

1600 West Broad SUP

The Pulse Corridor Plan

Public Copy
DO NOT REMOVE

The Pulse Corridor Plan - created through an extensive public engagement process including multiple public forums, stakeholder meetings and technical advisory committees. City Council adopted the plan in 2017 as an amendment to the City's Master Plan and as a plan for the Broad Street corridor.

3 Goals were established. Development should be:

- Compact & Mixed Use
- Connected
- Thriving & Equitable

1600 W Broad Street is within the **Allison Street Station** which has been established as a **Nodal Mixed-Use District** with a **Significant Node** at the intersection of Lombardy Street and Broad Street.

Nodal Mixed-Use District goals:

- ✓ High density pedestrian environment
- ✓ Active street fronts
- ✓ Alley driveways
- ✓ Little or no setbacks
- ✓ No surface parking

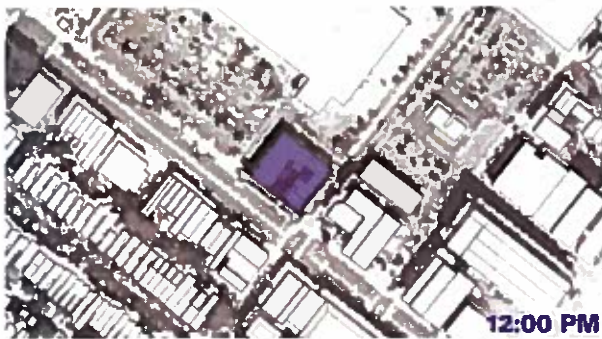
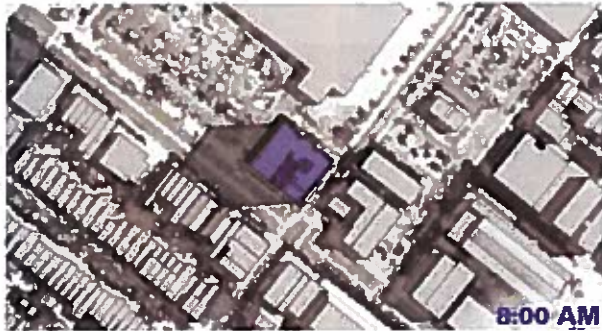
Corridor-wide (CW) Recommendations include:

- ✓ Mid-rise up to 12 stories in height
- ✓ Underground parking
- ✓ Entries facing the street
- ✓ Improve intersections
- ✓ Widen sidewalks
- ✓ Bike infrastructure



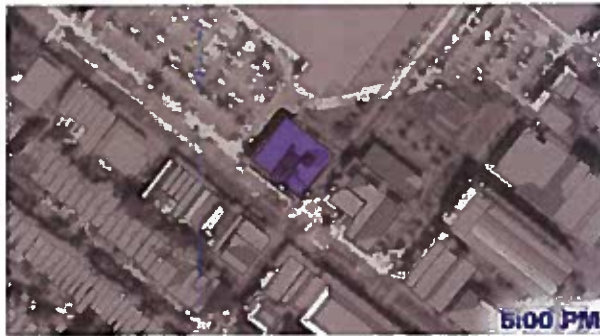
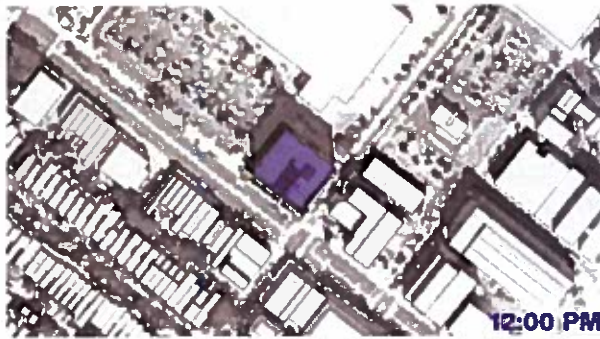
Summer Solstice

June 21 :: Sunrise: 5:49 AM, Sunset: 8:34 PM



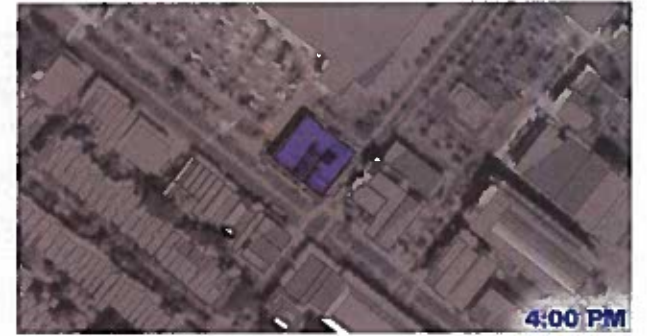
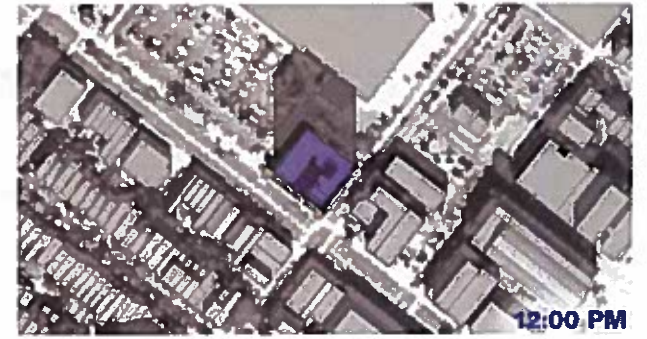
Spring/Fall Equinox

Mar20/Sep 23 :: Sunrise: 7:14 AM, Sunset: 7:21 PM



Winter Solstice

Dec 21 :: Sunrise: 7:21 AM, Sunset: 4:55 PM





Perspective Looking South Toward Campus and Downtown



Perspective Looking East Toward Retail Spaces



Perspective Looking North Toward Retail Spaces



Perspective West Along Lombardy

LOWE'S SECTIONS

The existing section in Figure 4.31 illustrates the condition along W. Broad Street with Lowe's and its parking lot to the north, and a two-story commercial structure to the south. The potential future section in Figure 4.32 imagines the redevelopment of the parking lot to a mixed-use building with underground parking, as well as a new residential infill building with ground floor commercial uses on a surface parking lot.

Please note that this section drawing is an illustration of how new development may appear at specific heights and forms. Please refer to the Future Land Use map and the Station Area Vision for the land use policy for this area.



Section cut-through line

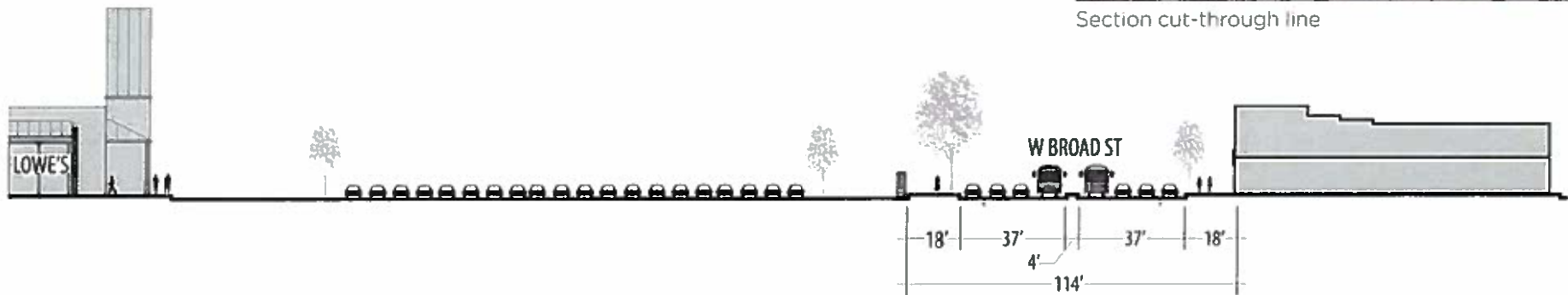


Figure 4.31 Lowe's: Existing Section

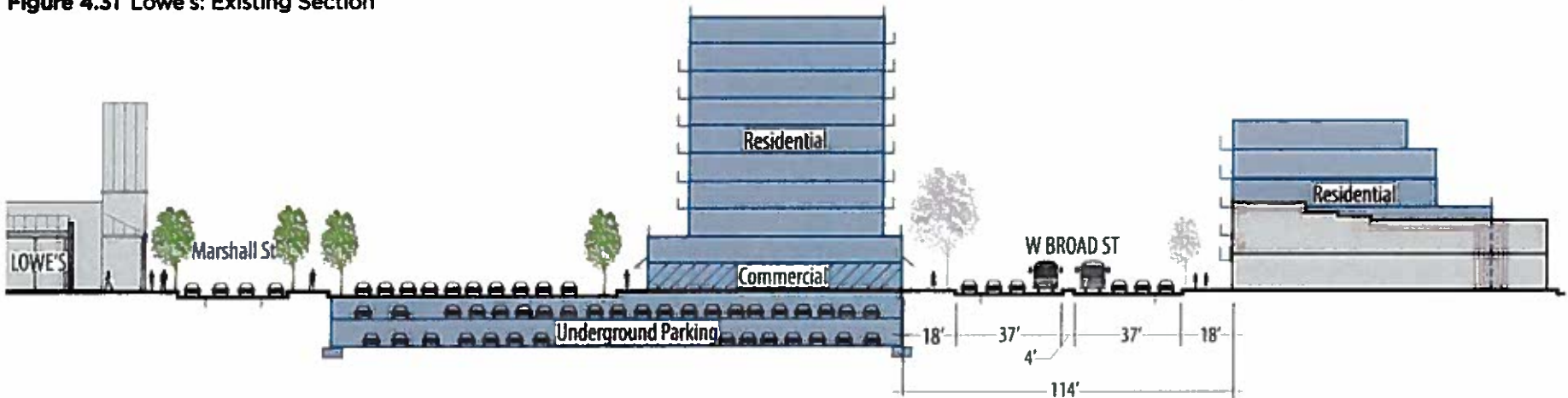


Figure 4.32 Lowe's: Potential Future Section