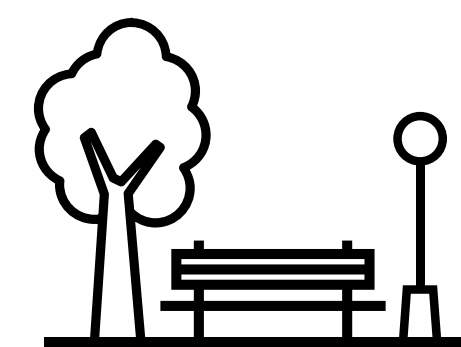


CONCEPTUAL DESIGN STANDARDS



- BUILDING FORM AND PLACEMENT**
- Height transitions adjacent to residential neighborhoods
  - Setbacks that enhance the public realm
  - Street wall and building form articulation or breaks
  - Pedestrian-oriented site design standards



- STREETSCAPES AND OPEN SPACE**
- Active ground floor standards
  - Enhance street tree and landscaping coverage for pedestrian comfort
  - Accessible and usable public or private open space

LEGEND

- Active Ground Floor
- Specific Plan Area Boundary
- Metro Gold Line & Station

