

VINTAGE MAIN STREET

Small-scale Commercial
 2 stories; 3 stories at Lincoln/Wyoming
 - Incentivize adaptive reuse
 - Appropriate parking for pedestrian oriented uses

MULTIFAMILY NEIGHBORHOOD

Multi-family Residential
 16 du/ac
 2-3 Stories
 - Enhance existing design treatments

Low Commercial
 2 - 3 Stories
 - No residential permitted

Public-Semi Public
 - No Change from existing Specific Plan

MIXED USE NEIGHBORHOOD

Medium Mixed Use
 65 du/ac
 4 - 5 Stories
 - Mixed Use with active ground floor uses
 - Design treatments facing Lincoln Avenue
 - Freeway buffer requirements

Low-Medium Mixed Use
 48 du/ac
 3 - 4 Stories
 - Mixed Use with active ground floor uses
 - Design treatments facing Lincoln Avenue
 - Height transitions to single family neighborhoods

COMMERCIAL & MULTI-FAMILY NEIGHBORHOOD

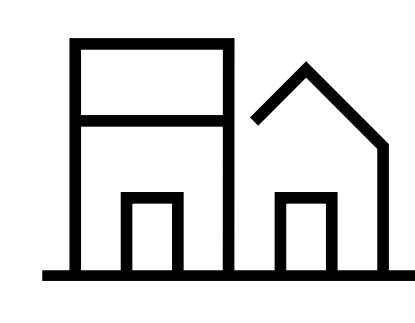
Commercial with emphasis on R&D
 2-3 Stories
 - Emphasis on light industrial and creative office
 - Design treatments facing Lincoln Avenue

Multi-family Residential
 16 du/ac
 2 - 3 Stories
 - Enhance existing design treatments

Single-Family Residential
 - Preserve single family neighborhood
 - Maintain RS-6 standards

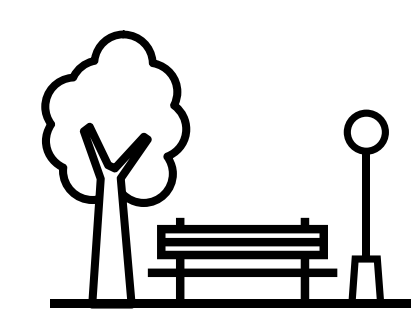
Office
 - Maintain for commercial use

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

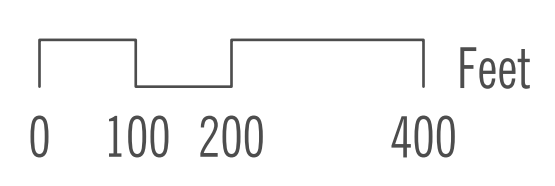


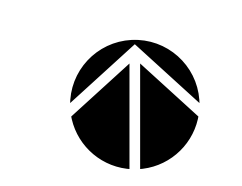
STREETSCAPES AND OPEN SPACE

- 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
-  Specific Plan Area Boundary Adjustment





02/28/2019