

# Central District Specific Plan

## Concept Building Massing Guideline Tools

Height limits help to establish a maximum building envelope. However, the size and scale of buildings is greatly impacted by their design, shape, and articulation. Guidelines and standards will be developed to shape the allowed building envelopes, and to create attractive and pedestrian-scaled buildings.

These images illustrate the types of guidelines and standards that will be used in the Specific Plan, to regulate the quality and scale of building forms.

Lower scale heights near neighborhoods or edges (transitions)

Setbacks & landscape

Balconies activate the street and add interest to the facade



Varied building heights

Transition to taller buildings away from the street

Establish ground floor height requirements and design standards



Varied heights & roof lines

Facade articulation (offsets)



Landscape setback treatments

Incorporate public plazas, open spaces, or paseos

Break in street wall & varied facade treatment

Facade articulation & outdoor space

Upper story steps back

Varied building forms

Entrances & windows face street

Landscaping & street trees

Public plaza or open space requirements



Ground floor with active uses & transparency