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.

Setbacks & landscape

Lower scale -

heights near

or edges (transitions)





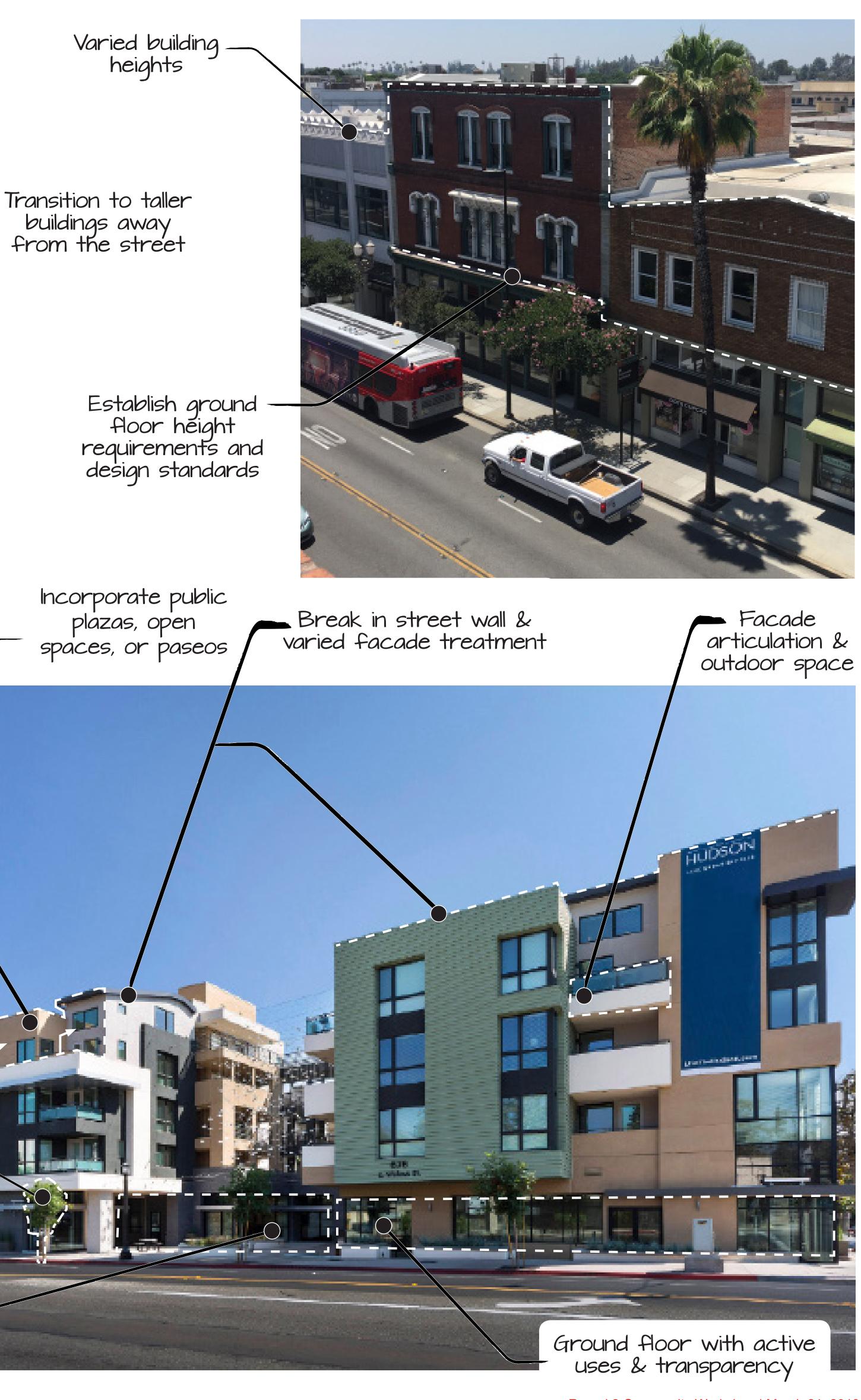


## **Central District Specific Plan** Concept Building Massing Guideline Tools

## Upper story steps back Varied building forms Entrances & windows face street Landscaping & street trees

Public plaza or open space requirements





Round 2 Community Workshop | March 21, 2019