

WASHINGTON
NEIGHBORHOOD

Medium Mixed Use
60 du/ac
4 Stories
- Appropriate parking management and standards
- Adaptive re-use to enhance "main street" character

Multi-Family Residential
32 du/ac
2 - 3 Stories

Medium Mixed Use
60 du/ac
4 Stories
- Sensitive height transitions to adjacent residential areas

Low Mixed Use
32 du/ac
2 - 3 Stories
- Sensitive height transitions to adjacent residential areas

Low Residential
6 du/ac
2 Stories

Institutional
Santa Catalina Branch Library

Low-Medium Commercial
2-3 Stories
- Appropriate parking management and standards

NORTH LAKE
RESIDENTIAL CORRIDOR

Low Mixed Use
32 du/ac
2 - 3 Stories
- Maintain low-rise scale and character
- Encourage adaptive re-use of existing small-scale residential buildings
- New development required to be consistent with existing character and design of the subarea

NORTH LAKE
COMMERCIAL CORRIDOR

Low Density Residential
6 du/ac
2-3 Stories

Low Commercial
2-3 Stories
- Maintain scale and commercial use
- Enhance appearance of commercial uses

Medium Density Residential
16 du/ac
2 Stories

NORTH LAKE
TRANSIT DISTRICT

Medium Mixed Use
60 - 87 du/ac
4 - 5 Stories
- Provide opportunities for more density in proximity to the station - allow 87 du/ac south of Villa Ave.
- High quality pedestrian environment
- Sensitive height transitions to residential areas
- Housing only allowed above commercial

High Density Residential
60 - 87 du/ac
4 - 5 Stories

High Density Residential
48 du/ac
3 - 4 Stories
- Sensitive height transitions to surrounding residential areas

Medium Density Residential
32 du/ac
2 - 3 Stories

Institutional

CONCEPTUAL DESIGN STANDARDS

- BUILDING FORM AND PLACEMENT**
- 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 treatments along Lake Ave. ☺☺ and Washington Blvd.
 - Enhance street tree and landscaping coverage for pedestrian comfort ☺☺

LEGEND

- Active Ground Floor Uses *
- Active Ground Floor Treatments *
- Specific Plan Area Boundary
- Specific Plan Area Boundary Adjustment
- * Refer to design treatment handout