





## Round 2 Workshop Comments

**ARTS & INNOVATION DISTRICT:** The preliminary concept for Arts & Innovation District sub-area maintains existing eclectic character. The land use emphasis is flex space, including instructional, light manufacturing, creative office, biotech, medical, R&D, breweries/brew pubs, restaurants, and live/work with up to 2.0 FAR. The concept includes required urban plazas and paseos for connections through blocks. Parking reductions are also included in the concept for adaptive re-use, incubator space and fine-grain retail.

**RAYMOND AVENUE TRANSIT VILLAGE:** The preliminary concept for the Raymond Avenue Transit Village sub-area focuses land uses on mixed-use residential, live/work, and a broad range of active ground floor uses, including neighborhood retail, arts-related retail, dining, gallery, assembly spaces and creative office with up to 3.0 FAR and 87 du/ac. The concept includes TOD appropriate parking standards and required urban plazas and paseos for connections through blocks.

**HEART DISTRICT:** The preliminary concept for HEART District focuses land uses on arts, educational, medical, retail, and neighborhood services with up to 3.0 FAR. Mixed-use residential, live/work, co-housing, student housing, and micro-units are encouraged with up to 87 du/ac. The concept includes TOD appropriate parking standards, required urban plazas and paseos for connections through blocks, and encouragement of public art within public and private development.

**ARROYO GATEWAY:** The preliminary concept for Arroyo Gateway maintains existing commercial character and with a land use emphasis on neighborhood-serving commercial and larger format commercial with up to 2.0 FAR. The concept establishes height transitions down to residential east of Arroyo Parkway.

**SOUTH FAIR OAKS NEIGHBORHOOD VILLAGE:** The preliminary concept for South Fair Oaks Neighborhood Village focuses uses on residential, senior housing, skilled nursing, assisted living and residential care with up to 32 du/ac south of Hurlbut and 48 du/ac north of Hurlbut. The concept establishes height transitions down to residential west of Fair Oaks Ave.