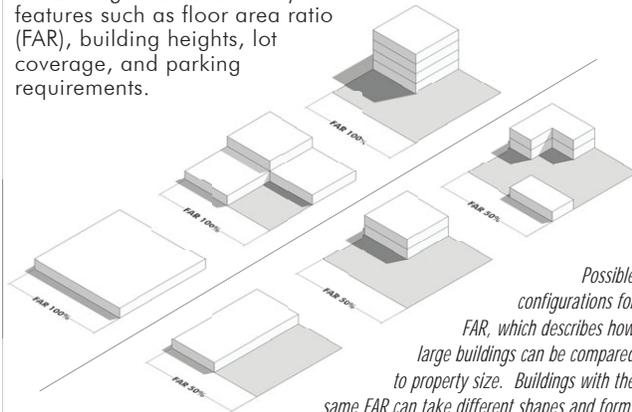


EXAMPLE OF DESIGN CONCEPTS

Development regulations and design standards are primarily contained in the Zoning Ordinance. They control features such as floor area ratio (FAR), building heights, lot coverage, and parking requirements.



Possible configurations for FAR, which describes how large buildings can be compared to property size. Buildings with the same FAR can take different shapes and form, depending on other development regulations such as height and lot coverage.



Stepbacks help keep buildings from appearing too large.



Facade openings break up large building mass.



Ground floor windows contribute to an inviting space for pedestrians at the sidewalk.



Paseos offer open space that can be used for recreation or travel.



Architectural features add variety to otherwise long facades



Programmed pockets of landscape zones along paseos create resting and passive recreation areas.



Windows and frequent entrances create inviting spaces for pedestrians and support outdoor activity.



Wide pathways ensure sufficient space for shared pedestrian or bicycle access.



Landscaping, vegetation, and furniture make public spaces more useful and enjoyable.



Upper story variations moderate the apparent scale of large, tall buildings



Consistent build-to lines in certain locations help define public gathering spaces.

