

Preliminary District Regulations Map



Activity Center/Core

- 6 Floors - Potentially Taller Conditional
- Ground Floor Retail Shopfronts
- Minimum Intensity

Innovation Edge

- 6 Floors (4 fl w/in 300 ft of Mathilda)
- Grand Entrances
- Deeper Landscaped Setbacks

Production Core

- 4 Floors max
- Fine Grained Ground Floor Space
- Shallower Setbacks to Activate Sidewalks & Make Work Visible
- Limited/Shared Parking

Mixed Workplace Transition

- 4 Floors max
- Less Strict Ground Floor Requirements

Grand Boulevard

- 3 Floors max
- Deeper Landscaped Setbacks
- Office, Large Scale Commercial, Hotel, Limited "Retail"

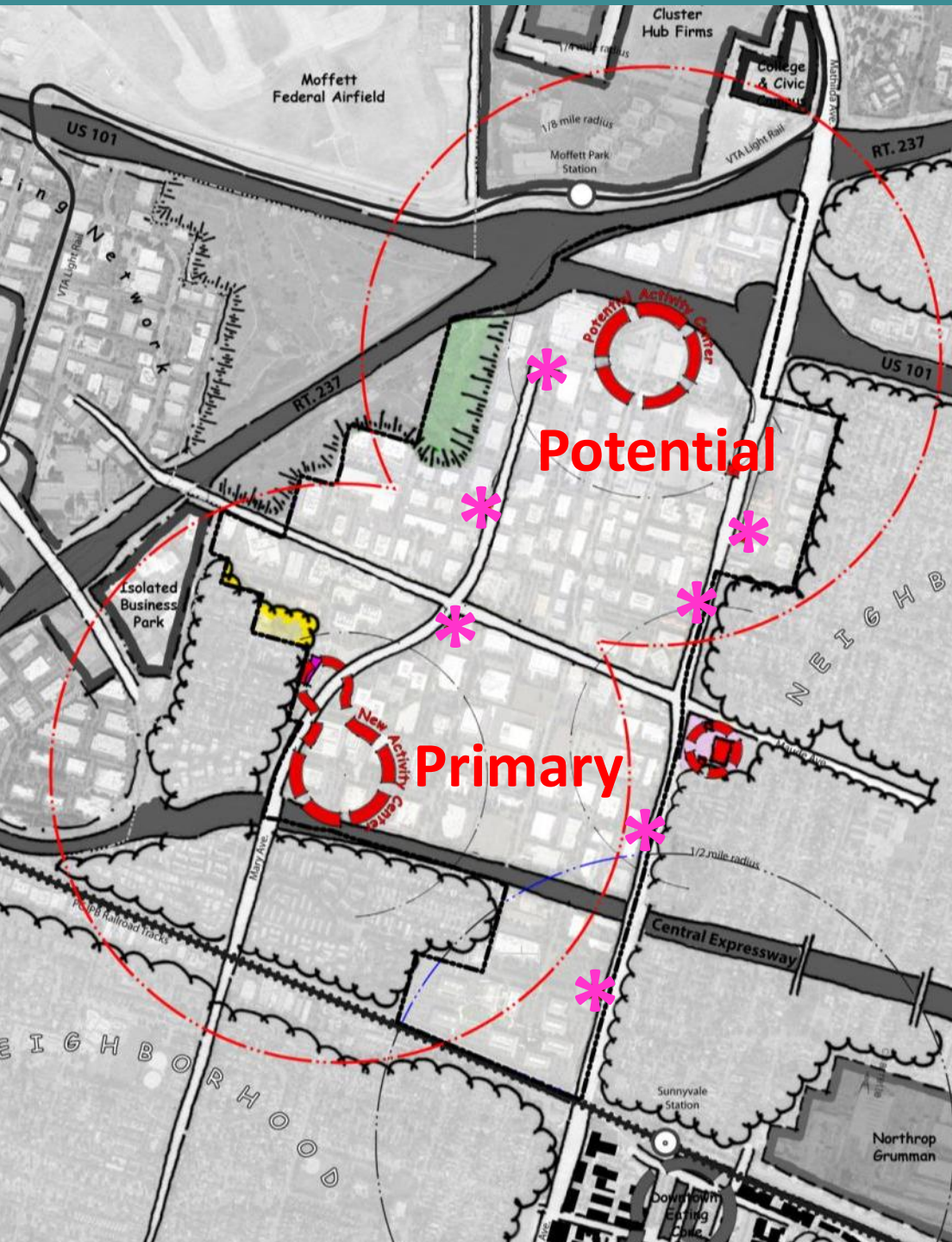
Neighborhood transition

- 3 Floor Attached/Stacked Residential, Office
- Height/Setbacks/Buffering Adjacent to Homes

Potential Street Improvements



- Landscaped Medians
- Street Lighting
- New & Improved Sidewalks
- New & Improved Bike Lanes
- New Street & Pedestrian Connections



Retail/ Activity Uses

Quick Breaks

Immediately outside or within building

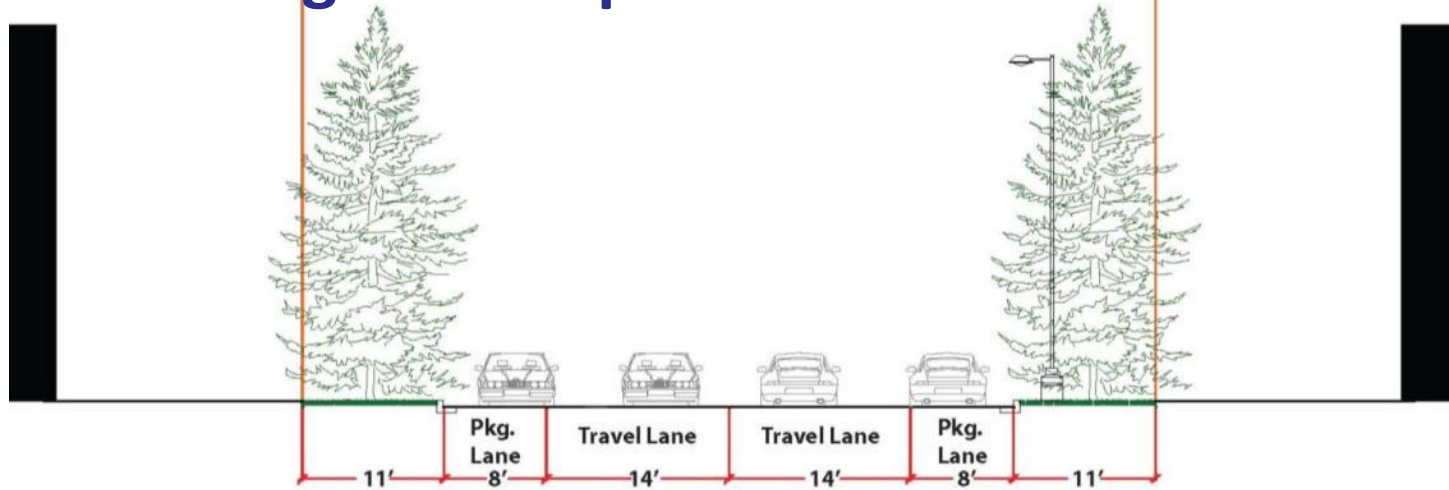
* Lunchtime Activity

Evenly distributed (within a 3 min. walk)

⊗ After Work Activity

Centrally located (within 10-15 min. walk, bike, drive, or transit)

Signature Space - Pastoria Ave.



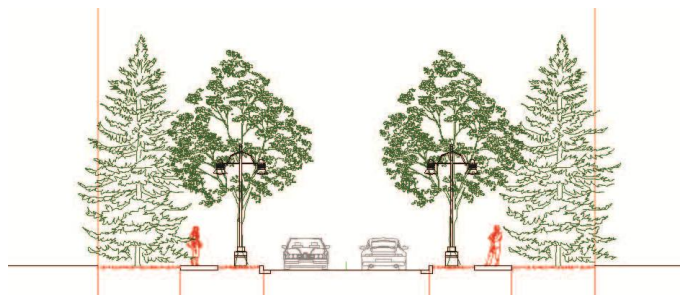
Existing Cross-Section



Proposed Design

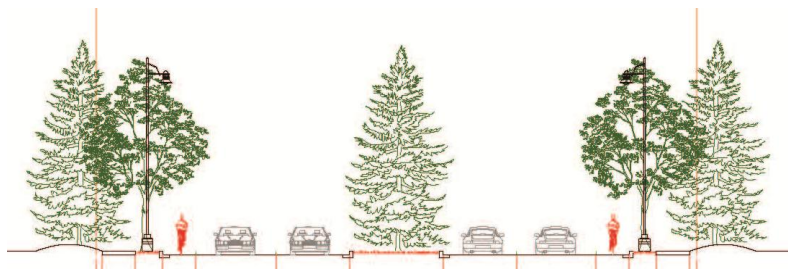
Local Streets:

Convert Parking Lane
to Sidewalks & Bike Lanes



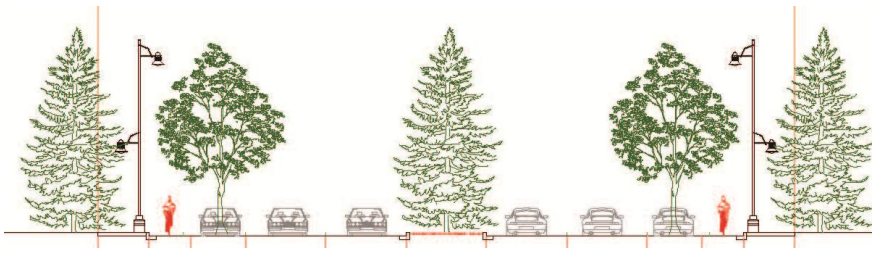
Maude Ave:

Convert Center Turn Lane
to Landscaped Median



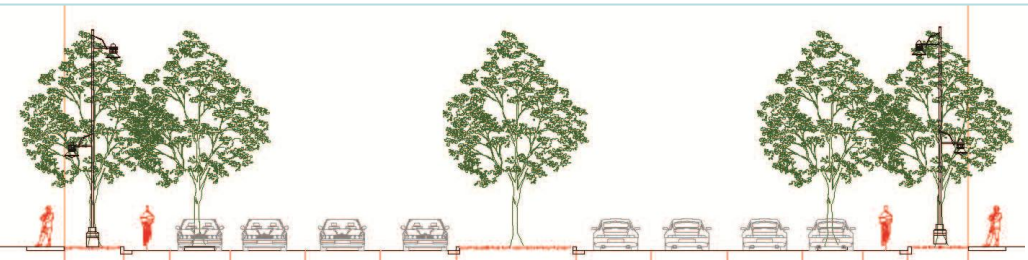
Mary Ave:

Convert Center Turn Lane
to Landscaped
Median & Create
Protected Bike Lane

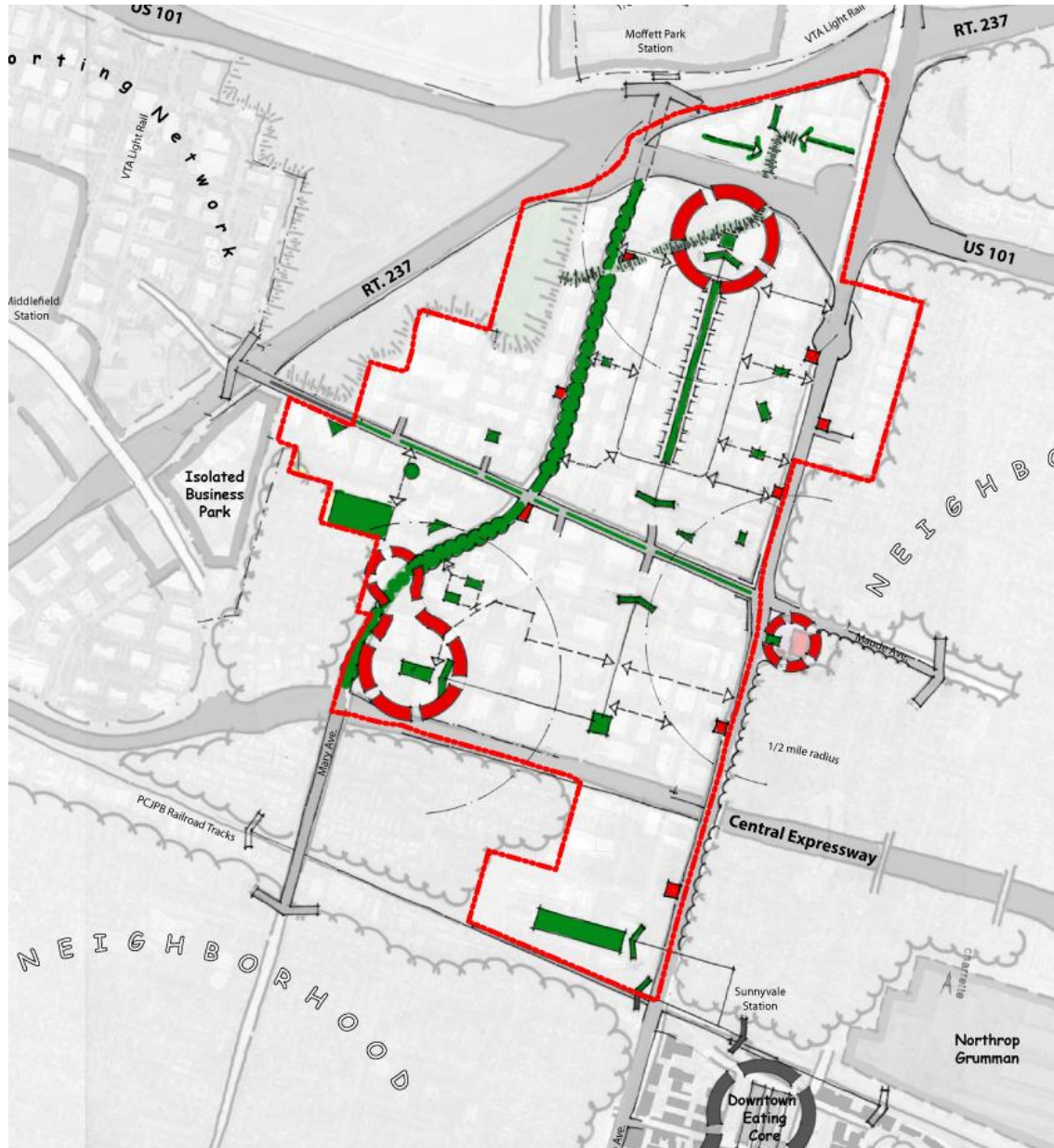


Mathilda Ave:

Add Protected
Bike Lane



District Streetscape & Public Space Concept



Interaction & Activity



District Identity



Lunch & Short Breaks