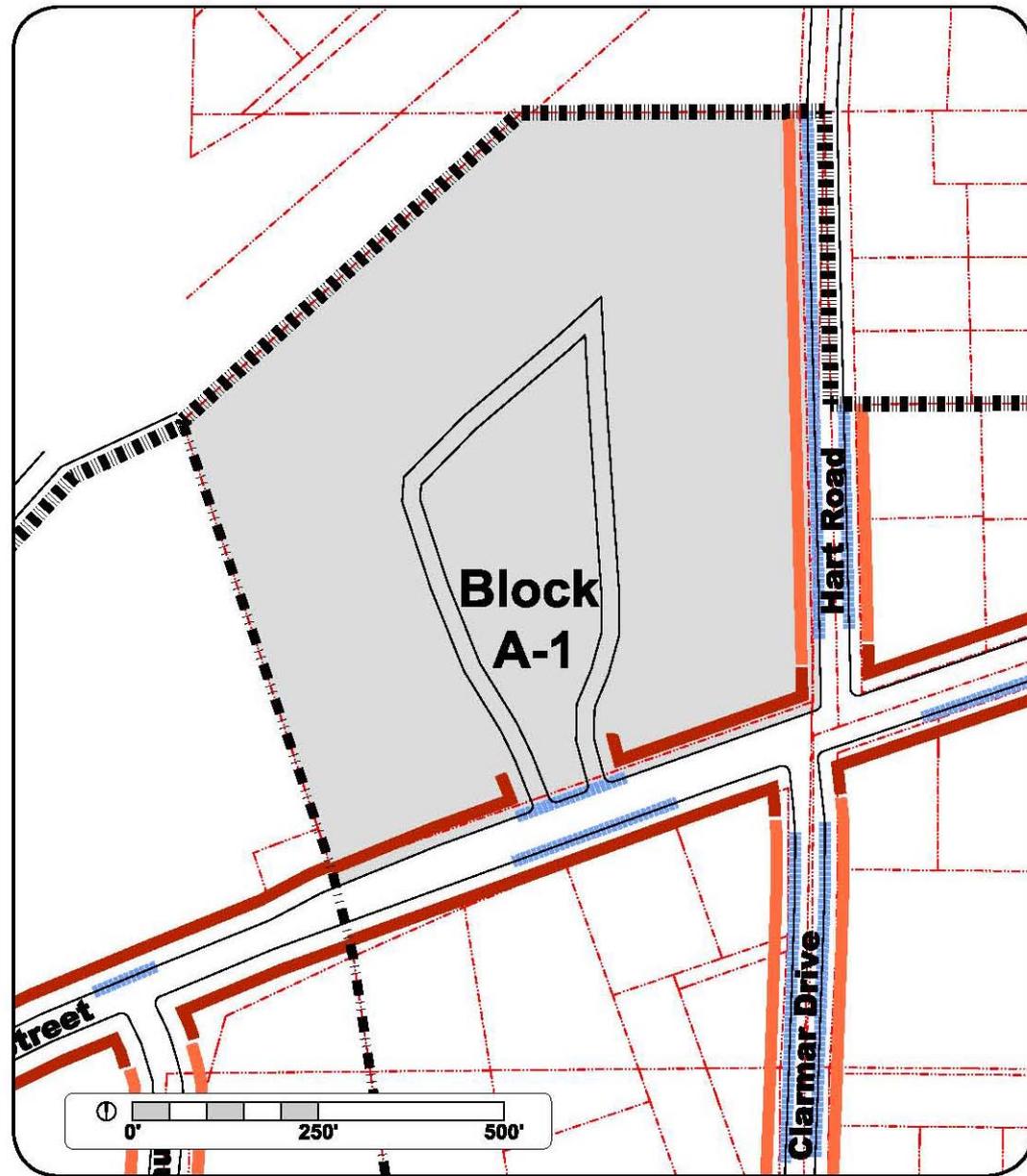


West Main Street frontage building scale

-  West Main Street Frontage Build-To Zone
-  Neighborhood Street Frontage Build-To Zone
-  Neighborhood Street Frontage (Proposed) Build-To Zone
-  Permitted Curb Cut Zone
-  Project Boundary
-  District Boundary



Use and Street Activation

Building Placement and Scale:

Note: The build-to zone in the mixed-use arterial sub-area is located 15'-20' from the property line on West Main Street frontages and 3' on each side of the average setback of existing development on neighborhood streets.

Circulation

Parking

Landscape and Streetscape

Other Regulations

West Main Street Frontage

Permitted uses are as follows: mixed or single use buildings comprised of retail, office, or multifamily.

Building fronts must occupy a minimum of 50% of the build-to zone within the property. A minimum of 70% of the build-to zone must be occupied by a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings are preferred to be a minimum of 2 stories and may not exceed 4 stories.

No curb cuts are allowed on this block; parcels must locate their access points off side streets.

Parking is prohibited in front of buildings and must be located on the side or in the rear. A maximum of one bay (60') of parking is permitted on building sides. Unlimited parking behind the building is permitted. Parking areas are prohibited from being located on the corner of blocks. All parking should be screened from West Main Street using approved features. Refer to design guidelines section 7.6.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.

Neighborhood Street Frontages

Permitted uses are as follows: mixed or single use buildings comprised of retail, office, or multifamily.

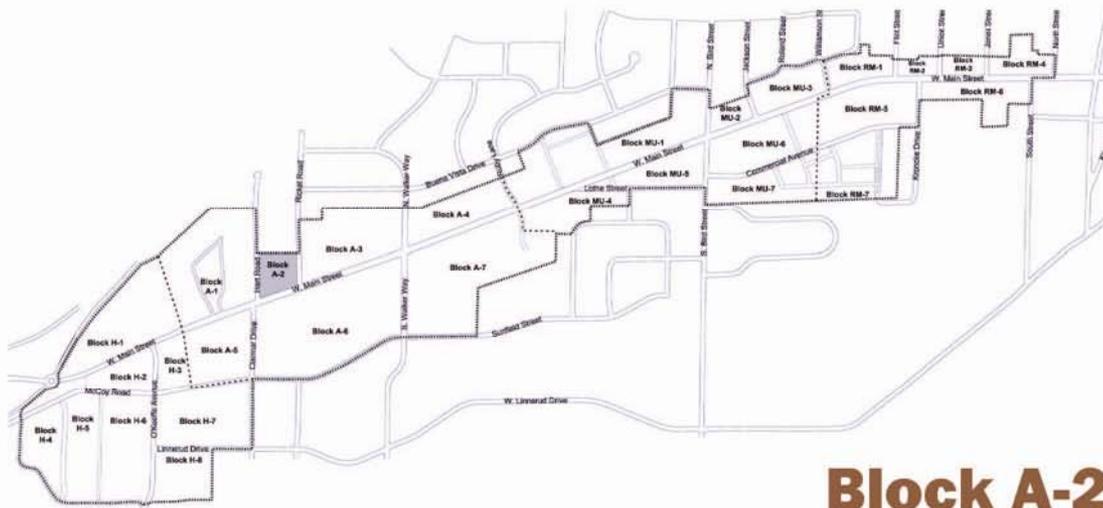
A minimum of 50% of the build-to zones must be occupied with a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings may not exceed 3 stories.

A maximum of one curb cut is permitted per parcel per block face. Refer to plan drawing for permitted locations.

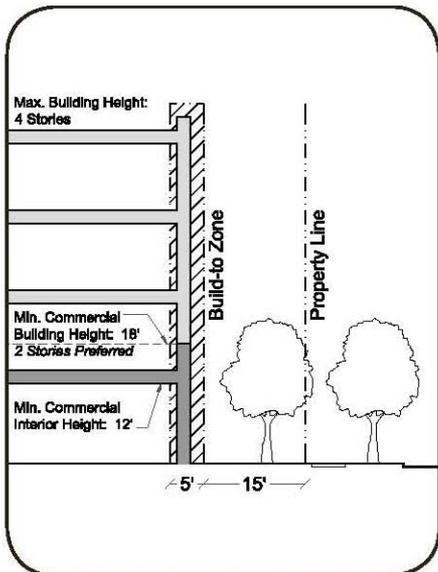
Parking areas must be screened from streets by buildings or other features including significant landscaping, decorative fencing, and garden walls. Parking areas are prohibited on the corner of blocks. Shared parking is strongly encouraged.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.

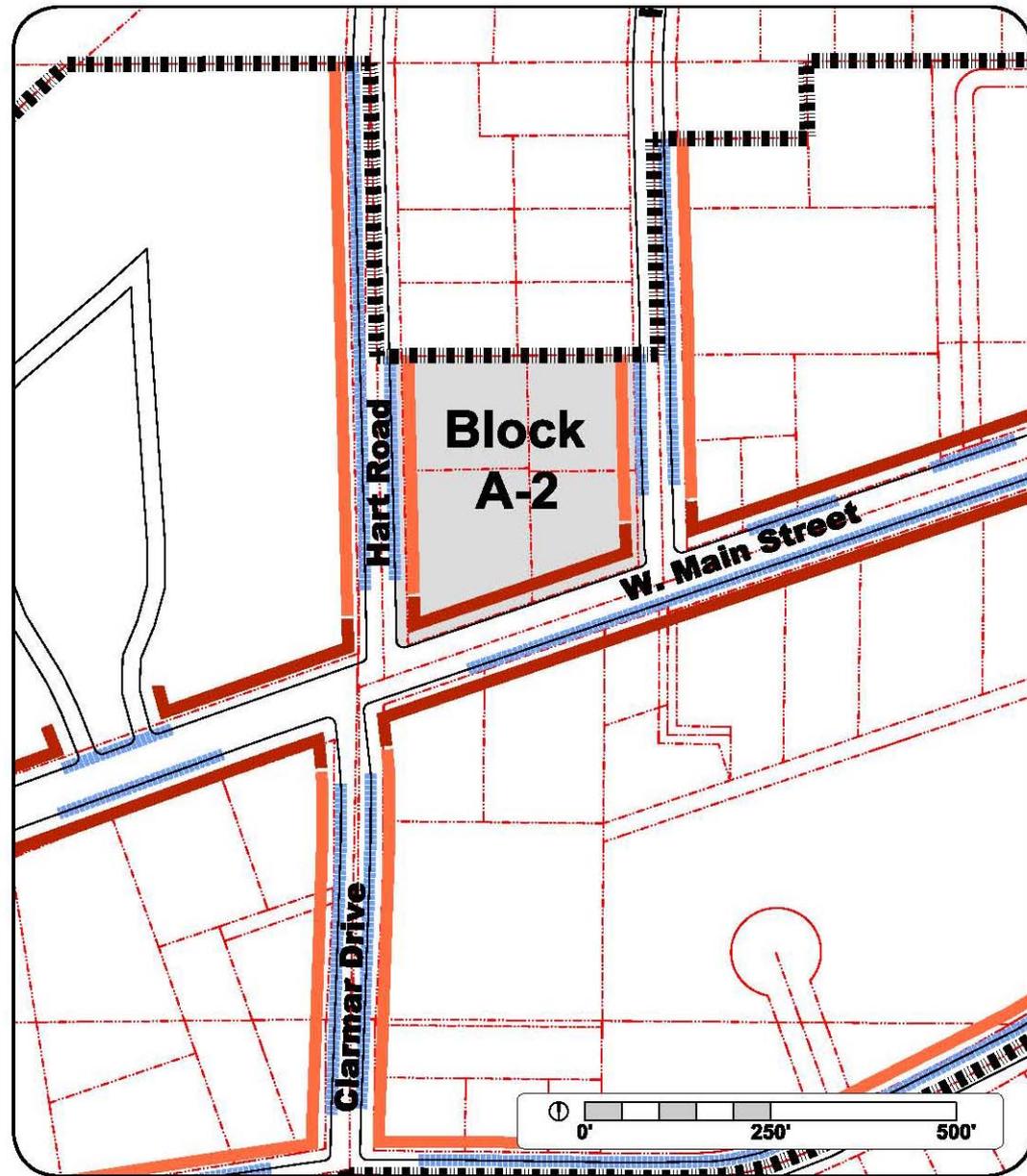


Block A-2



West Main Street frontage building scale

- West Main Street Frontage Build-To Zone
- Neighborhood Street Frontage Build-To Zone
- Neighborhood Street Frontage (Proposed) Build-To Zone
- Permitted Curb Cut Zone
- Project Boundary
- District Boundary



Use and Street Activation

Building Placement and Scale:

Note: The build-to zone in the mixed-use arterial sub-area is located 15'-20' from the property line on West Main Street frontages and 3' on each side of the average setback of existing development on neighborhood streets.

Circulation

Parking

Landscape and Streetscape

Other Regulations

West Main Street Frontage

Permitted use are as follows: mixed or single use buildings comprised of retail, office, or multifamily.

Building fronts must occupy a minimum of 50% of the build-to zone within the property. A minimum of 70% of the build-to zone must be occupied by a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings are preferred to be a minimum of 2 stories and may not exceed 4 stories.

A maximum of three curb cuts are permitted on the block face; refer to plan drawing for permitted locations. Corner parcels should locate their access point off the side street.

Parking is prohibited in front of buildings and must be located on the side or in the rear. A maximum of one bay (60') of parking is permitted on building sides. Unlimited parking behind the building is permitted. Parking areas are prohibited from being located on the corner of blocks. All parking should be screened from West Main Street using approved features.

Walks adjacent to spaces with high concentration of pedestrian activity should generally have terraces with decorative paving and street trees in

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.

Neighborhood Street Frontages

Permitted uses are as follows: mixed or single use buildings comprised of office or multifamily housing, single family housing, and duplexes.

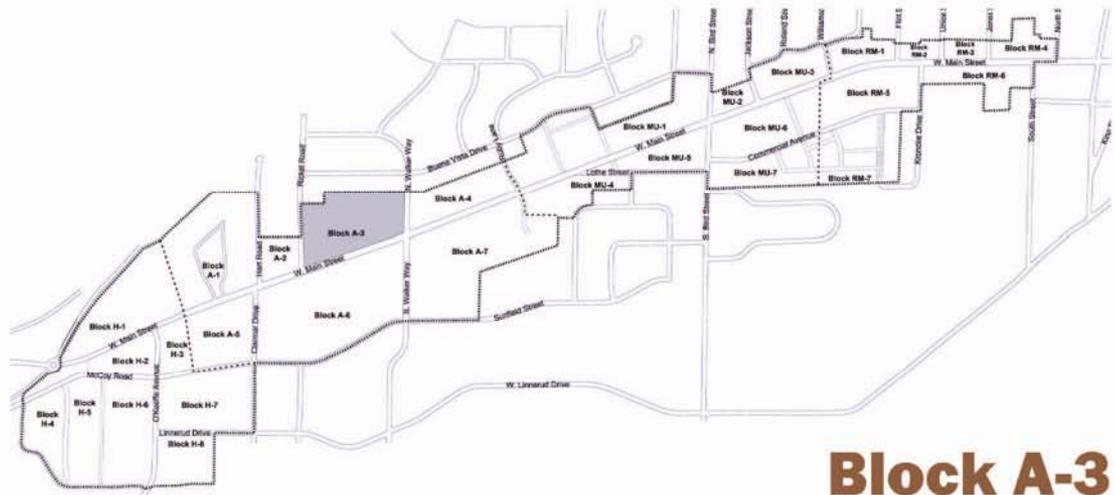
A minimum of 50% of the build-to zones must be occupied with a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings may not exceed 3 stories.

A maximum of one curb cut is permitted per parcel per block face. Refer to plan drawing for permitted locations.

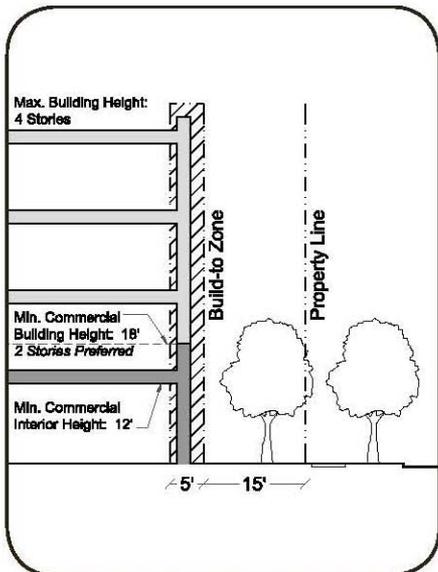
Parking areas must be screened from streets by buildings or other features including significant landscaping, decorative fencing, and garden walls. Parking areas are prohibited on the corner of blocks. Shared parking is strongly encouraged.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.

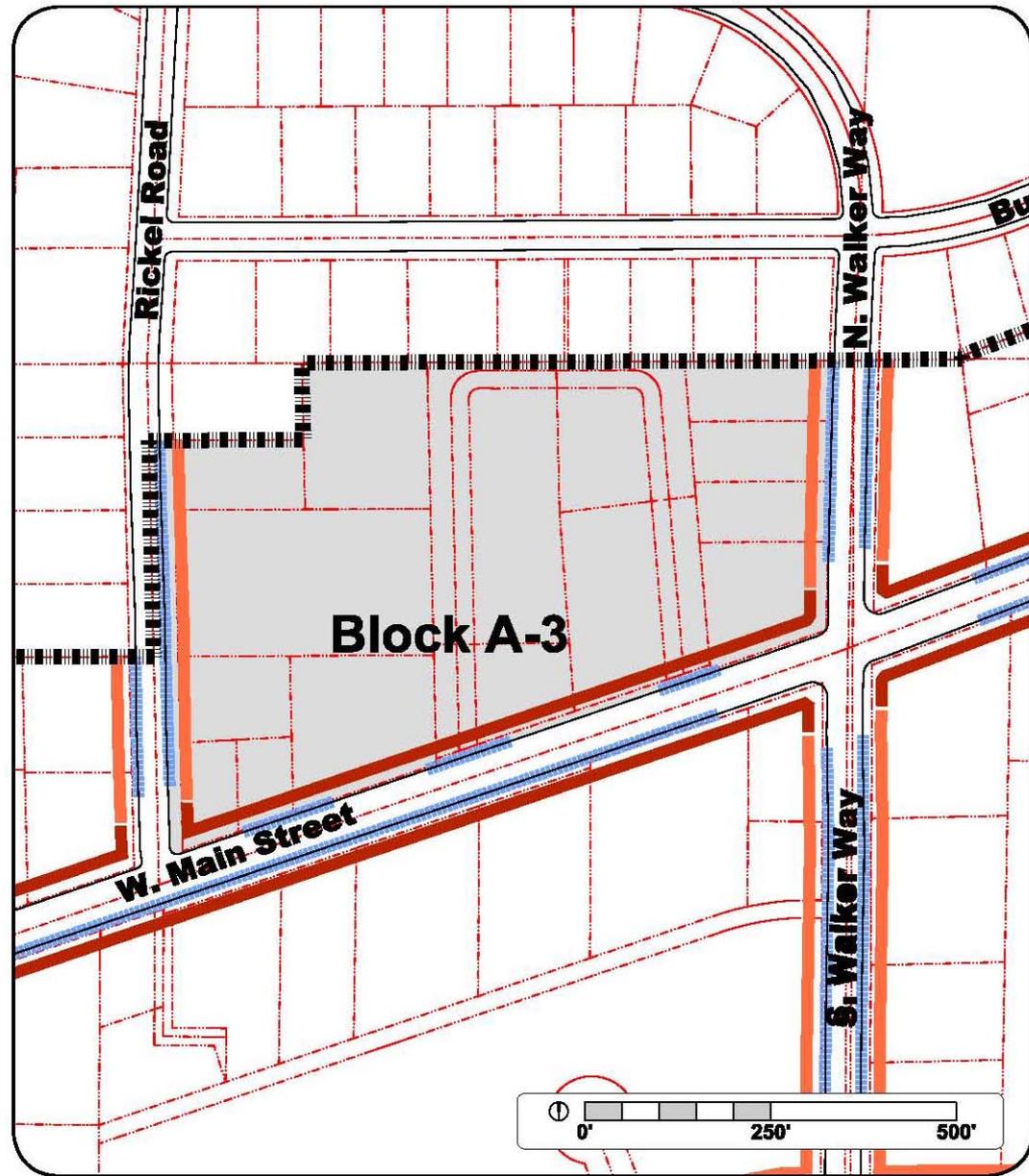


Block A-3



West Main Street frontage building scale

- West Main Street Frontage Build-To Zone
- Neighborhood Street Frontage Build-To Zone
- Neighborhood Street Frontage (Proposed) Build-To Zone
- Permitted Curb Cut Zone
- Project Boundary
- District Boundary



Use and Street Activation

Building Placement and Scale:

Note: The build-to zone in the mixed-use arterial sub-area is located 15'-20' from the property line on West Main Street frontages and 3' on each side of the average setback of existing development on neighborhood streets.

Circulation

Parking

Landscape and Streetscape

Other Regulations

West Main Street Frontage

Permitted uses are as follows: mixed or single use buildings comprised of retail, office, or multifamily.

Building fronts must occupy a minimum of 50% of the build-to zone within the property. A minimum of 70% of the build-to zone must be occupied by a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings are preferred to be a minimum of 2 stories and may not exceed 4 stories.

A maximum of three curb cuts are permitted on the block face. Refer to plan drawing for permitted locations. Corner parcels should locate their access point off the side street.

Parking is prohibited in front of buildings and must be located on the side or in the rear. A maximum of one bay (60') of parking is permitted on building sides. Unlimited parking behind the building is permitted. Parking areas are prohibited from being located on the corner of blocks. All parking should be screened from West Main Street using approved features. Refer to design guidelines section 7.6.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering and streetscape.

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.

Neighborhood Street Frontages

Permitted uses are as follows: mixed or single use buildings comprised of retail, office, or multifamily.

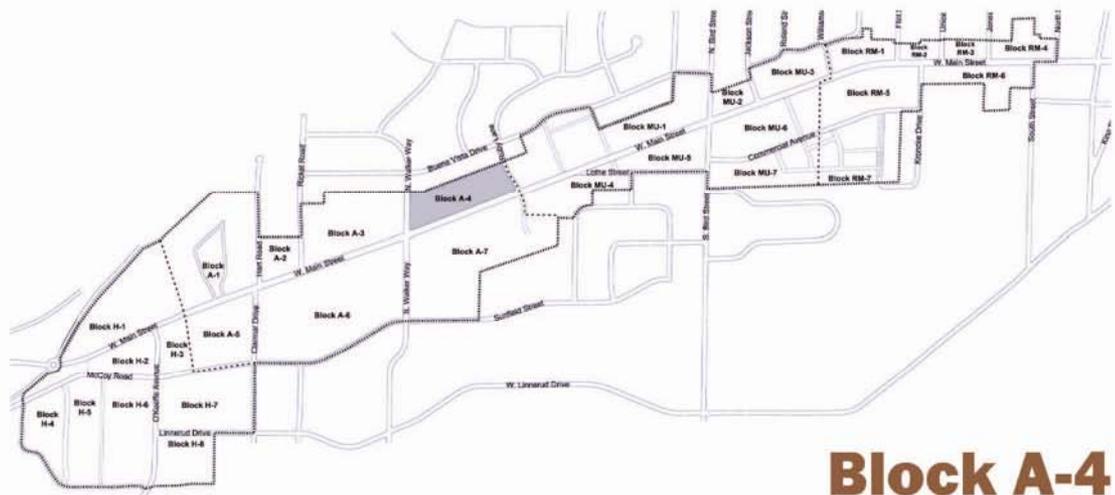
A minimum of 50% of the build-to zones must be occupied with a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings may not exceed 3 stories.

A maximum of two curb cuts are permitted per parcel per block face. Refer to plan drawing for permitted locations.

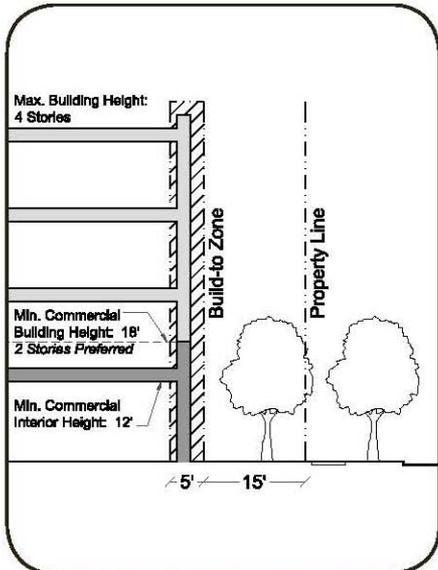
Parking areas must be screened from streets by buildings or other features including significant landscaping, decorative fencing, and garden walls. Parking areas are prohibited on the corner of blocks. Shared parking is strongly encouraged.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.

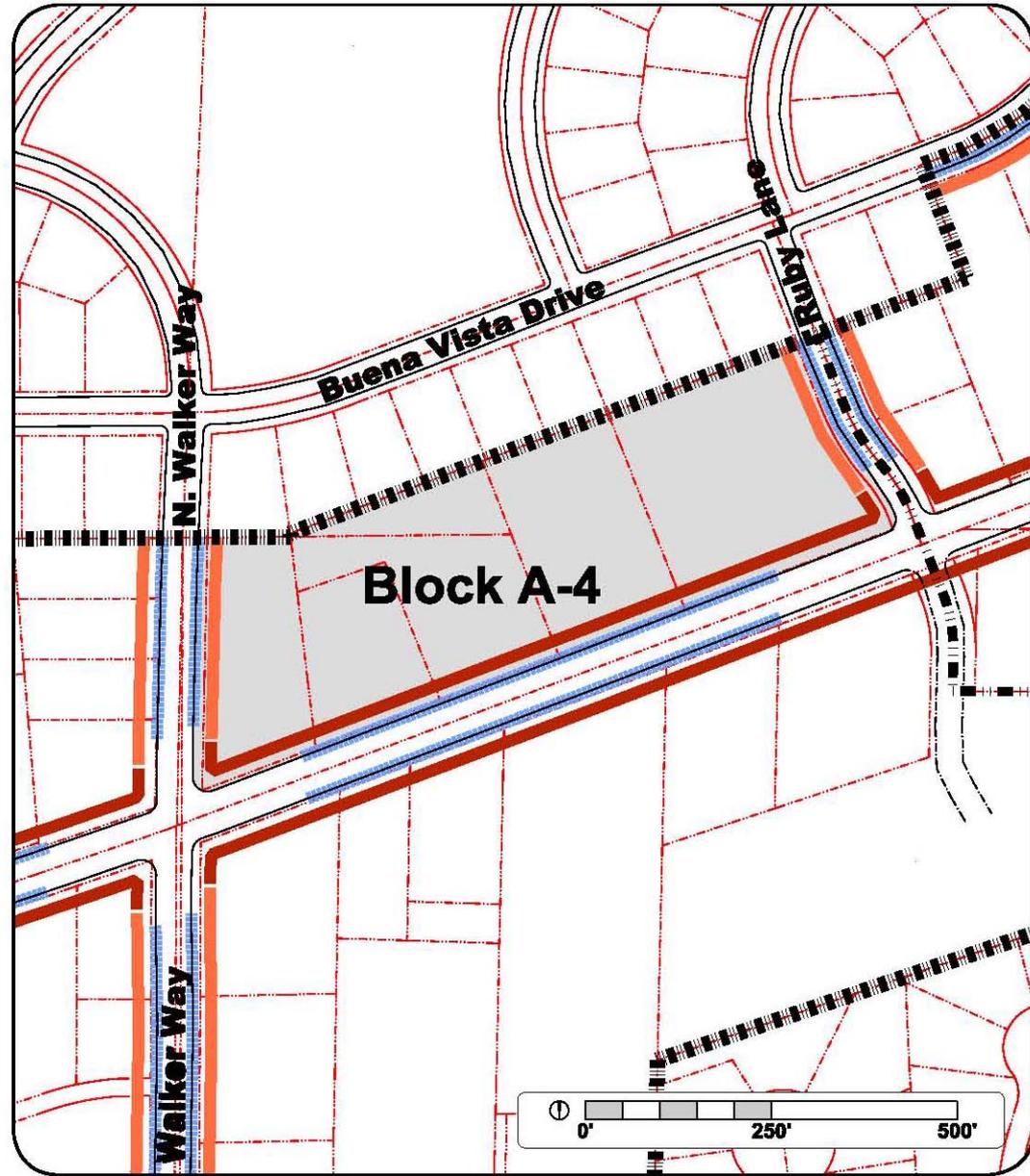


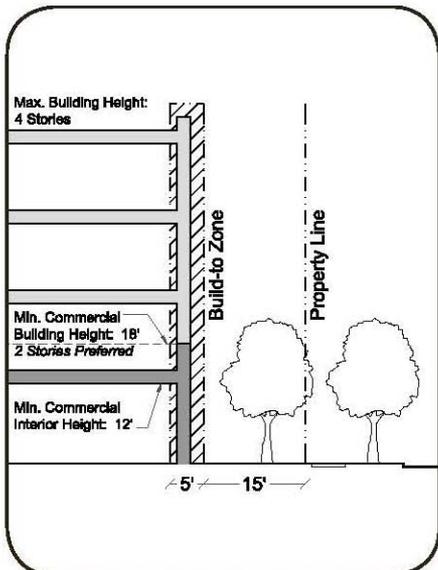
Block A-4



West Main Street frontage building scale

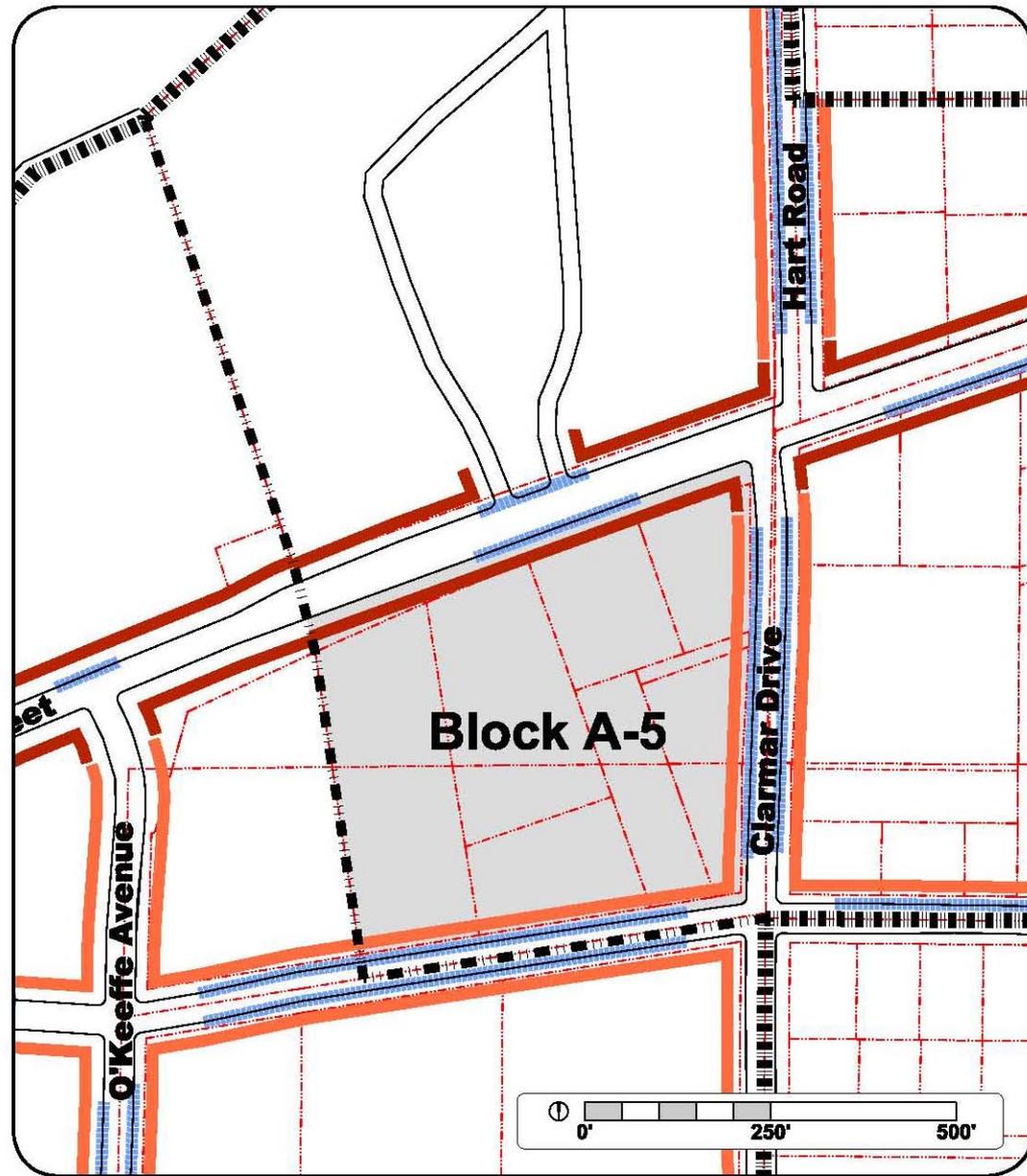
- West Main Street Frontage Build-To Zone
- Neighborhood Street Frontage Build-To Zone
- Neighborhood Street Frontage (Proposed) Build-To Zone
- Permitted Curb Cut Zone
- Project Boundary
- District Boundary





West Main Street frontage building scale

- West Main Street Frontage Build-To Zone
- Neighborhood Street Frontage Build-To Zone
- Neighborhood Street Frontage (Proposed) Build-To Zone
- Permitted Curb Cut Zone
- Project Boundary
- District Boundary



Use and Street Activation

Building Placement and Scale:

Note: The build-to zone in the mixed-use arterial sub-area is located 15'-20' from the property line on West Main Street frontages and 3' on each side of the average setback of existing development on neighborhood streets.

Circulation

Parking

Landscape and Streetscape

Other Regulations

West Main Street Frontage

Permitted uses are as follows: mixed or single use buildings comprised of retail, office, or multifamily.

Building fronts must occupy a minimum of 50% of the build-to zone within the property. A minimum of 70% of the build-to zone must be occupied by a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings are preferred to be a minimum of 2 stories and may not exceed 4 stories.

A maximum of four curb cuts are permitted on the block. Refer to plan drawing for permitted locations. Corner parcels should locate their access point off the side street.

Parking is prohibited in front of buildings and must be located on the side or in the rear. A maximum of one bay (60') of parking is permitted on building sides. Unlimited parking behind the building is permitted. Parking areas are prohibited from being located on the corner of blocks. All parking should be screened from West Main Street using approved features. Refer to design guidelines section 7.6.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Neighborhood Street Frontages

Permitted uses are as follows: mixed or single use buildings comprised of office or multifamily housing, single family housing, and duplexes.

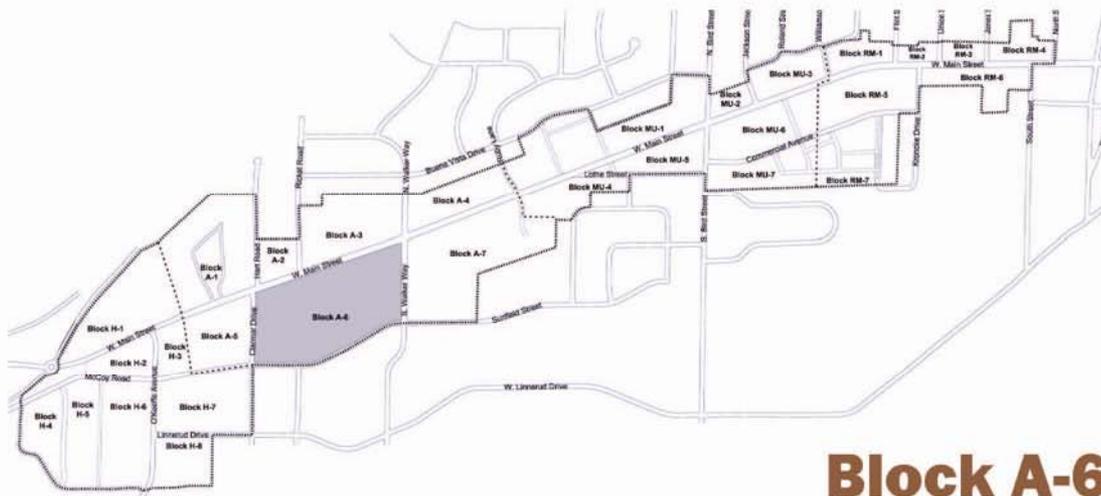
A minimum of 50% of the build-to zones must be occupied with a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings may not exceed 3 stories.

A maximum of two curb cuts are permitted per parcel per block face Refer to plan drawing for permitted locations.

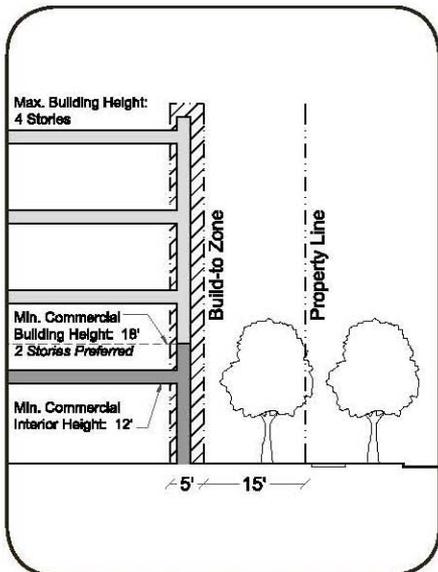
Parking areas must be screened from streets by buildings or other features including significant landscaping, decorative fencing, and garden walls. Parking areas are prohibited on the corner of blocks. Shared parking is strongly encouraged.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.

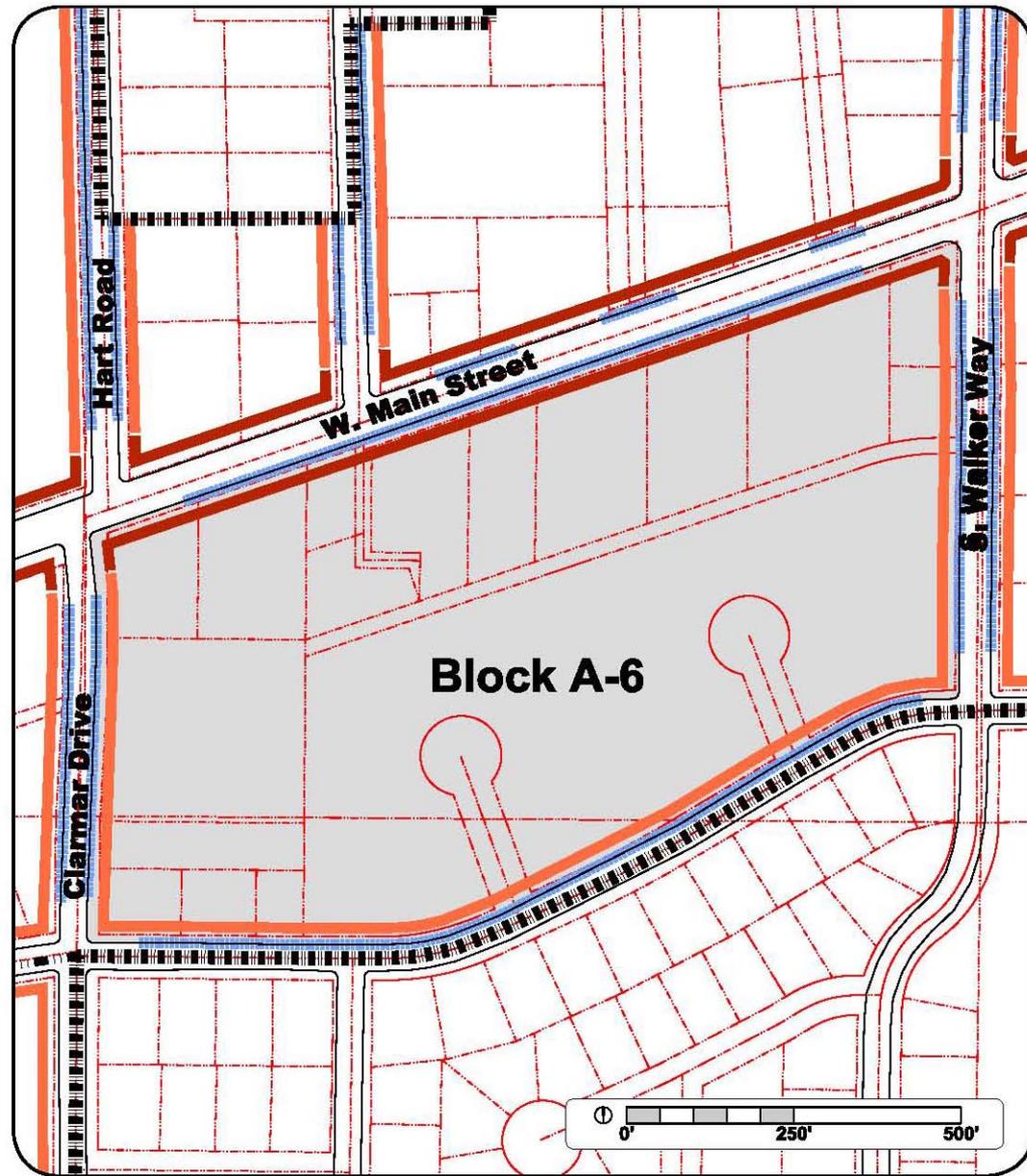


Block A-6



West Main Street frontage building scale

- West Main Street Frontage Build-To Zone
- Neighborhood Street Frontage Build-To Zone
- Neighborhood Street Frontage (Proposed) Build-To Zone
- Permitted Curb Cut Zone
- Project Boundary
- District Boundary



Use and Street Activation

Building Placement and Scale:

Note: The build-to zone in the mixed-use arterial sub-area is located 15'-20' from the property line on West Main Street frontages and 3' on each side of the average setback of existing development on neighborhood streets.

Circulation

Parking

Landscape and Streetscape

Other Regulations

West Main Street Frontage

Permitted uses are as follows: mixed or single use buildings comprised of retail, office or multifamily. Residential uses are permitted at the West Main Street frontage only above other uses.

Building fronts must occupy a minimum of 50% of the build-to zone within the property. A minimum of 70% of the build-to zone must be occupied by a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings are preferred to be a minimum of 2 stories and may not exceed 4 stories.

A maximum of two curb cuts are permitted on the block facerefer to plan drawing for permitted locations. Corner parcels are encouraged to locate their access point off the side street.

Parking is prohibited in front of buildings and must be located on the side or in the rear. A maximum of one bay (60') of parking is permitted on building sides. Unlimited parking behind the building is permitted. Parking areas are prohibited from being located on the corner of blocks. All parking should be screened from West Main Street using approved features. Refer to design guidelines section 7.6.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Neighborhood Street Frontages

Permitted uses are as follows: mixed or single use buildings comprised of office or multifamily housing, single family housing, and duplexes.

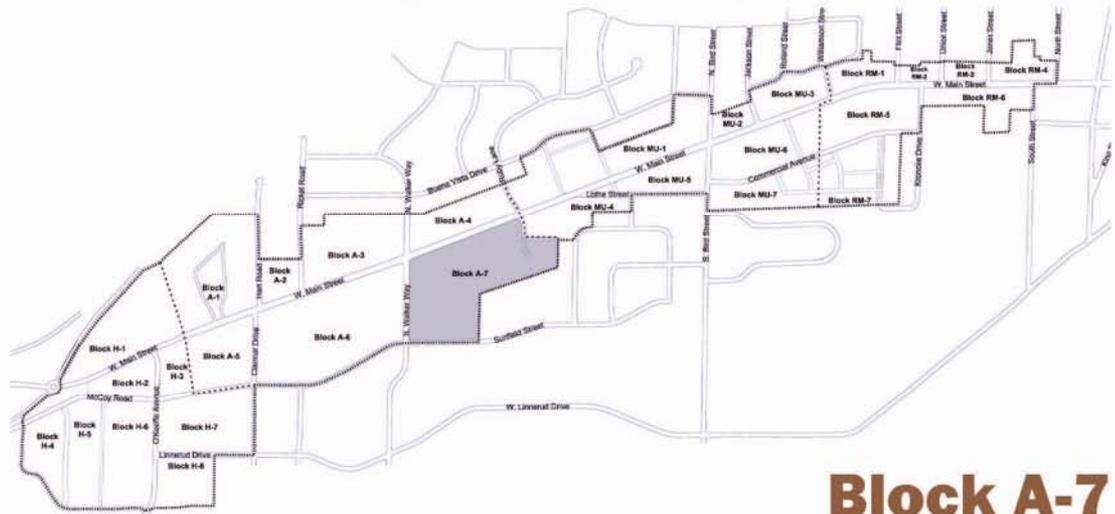
A minimum of 50% of the build-to zones must be occupied with a combination of building fronts and other approved features. Approved features are defined in the design guidelines section 7.4. Buildings may not exceed 3 stories.

A maximum of two curb cuts are permitted per parcel per block face. Refer to plan drawing for permitted locations.

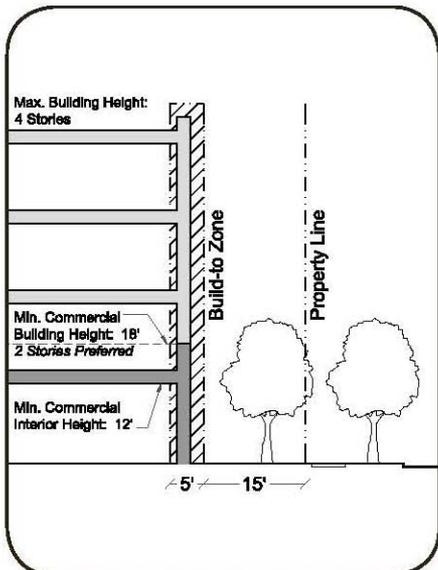
Parking areas must be screened from streets by buildings or other features including significant landscaping, decorative fencing, and garden walls. Parking areas are prohibited on the corner of blocks. Shared parking is strongly encouraged.

Refer to design guidelines section 7.7 for additional regulations regarding parking areas, buffering, and streetscape.

Refer to guidelines for additional regulations regarding building architecture, signage, and lighting.



Block A-7



West Main Street frontage building scale

-  West Main Street Frontage Build-To Zone
-  Neighborhood Street Frontage Build-To Zone
-  Neighborhood Street Frontage (Proposed) Build-To Zone
-  Permitted Curb Cut Zone
-  Project Boundary
-  District Boundary

