

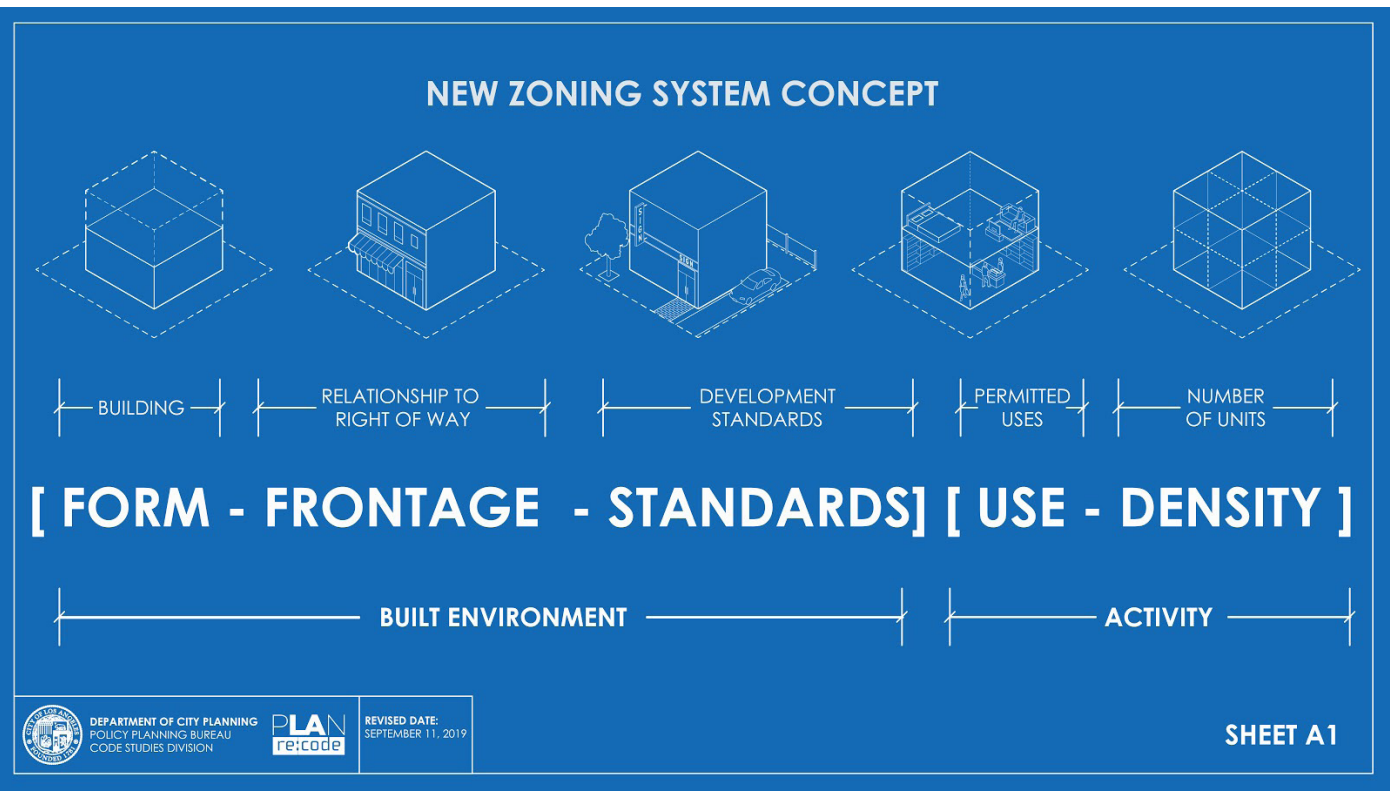
# COMMUNITY CHARACTER

Essential to the history of development and identity of Downtown is its collection of distinct neighborhoods. The range of places, each with a unique scale, building orientation and block pattern is protected and supported as Downtown evolves. The cultural resources that infuse the built form and institutions that activate these areas are fundamental to Downtown's success and rich character.

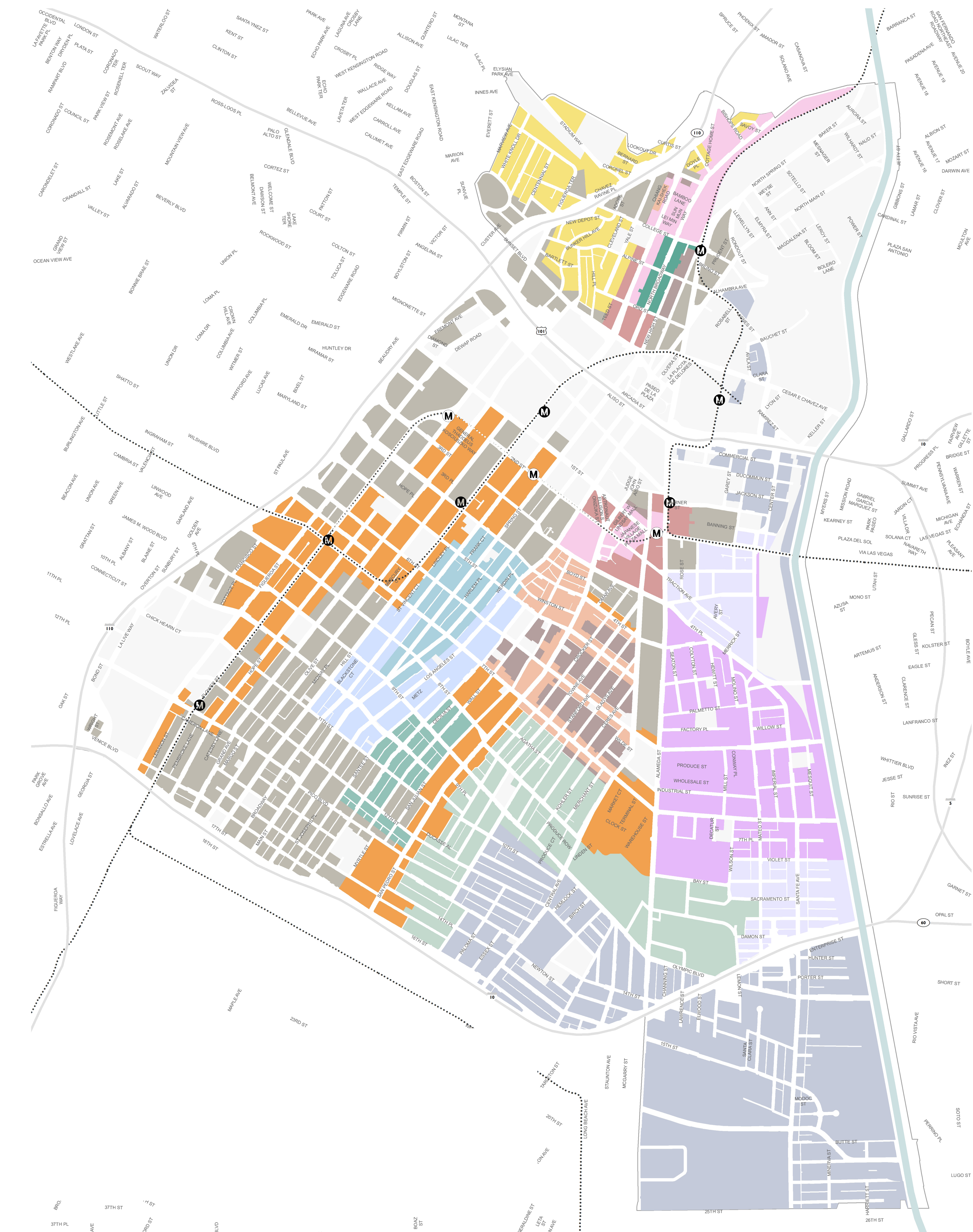


## REINFORCING SPECIAL PLACES

The Draft Community Plan supports the unique qualities of Downtown's many distinct neighborhoods through the application of building form and frontage regulations, in addition to the expanded application of the Downtown Design Guidelines.



Under each policy intent, there is a list of the *Draft Form Districts* and *Frontages* (components of the zone string), which have been applied to implement the stated intent. You can learn more about these draft zones in greater detail at the Zoning Station.



- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Preserve the fine-grain character through narrow building facades and frequent building entrances.
  - Encourage the inclusion of paseos, plazas, and courtyards to improve pedestrian access.
  - Introduce story limitations to encourage context-sensitive development.
- DRAFT ZONES:**
- Medium-Limited-Narrow 1 Form District (MLN1)
  - Medium Plus-Limited-Medium 2 Form District (PLM2)
  - Shopfront 2 Frontage (SH2)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Introduce story limitations to encourage context-sensitive development, while balancing the need to accommodate residential dwelling units.
- DRAFT ZONES:**
- Low-Limited-Narrow 1 Form District (LLN1)
  - Low-Limited-Medium 2 Form District (LLM2)
  - Multi-Unit 1 Frontage (MU1)
  - Multi-Unit 2 Frontage (MU2)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Implement contextual infill standards to ensure that where new development occurs, it complements the physical qualities and distinct features of existing historic resources.
  - Introduce story limitations and upper story setbacks to encourage context-sensitive development.
- DRAFT ZONES:**
- Medium Plus-Limited-Medium 2 Form District (PLM2)
  - Medium Plus-Limited-Medium 3 Form District (PLM3)
  - Medium-Limited-Narrow 1 Form District (MLN1)
  - Historic Core 1 Character Frontage (CHC1)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Preserve the fine-grain character through narrow building facades and frequent building entrances.
  - Encourage the inclusion of paseos, plazas, and courtyards to improve pedestrian access.
- DRAFT ZONES:**
- High-Unspecified-Medium 1 Form District (HUM1)
  - Historic Core 1 Character Frontage (CHC1)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Preserve the fine-grain character through narrow building facades and frequent building entrances.
  - Encourage the inclusion of paseos, plazas, and courtyards to improve pedestrian access.
- DRAFT ZONES:**
- Medium Plus-Unspecified-Medium 2 Form District (PUM2)
  - Shopfront 2 Frontage (SH2)

- Prioritize the pedestrian experience with form regulations that require engaging and active ground floor uses, strong street walls, and frequent entrances.
  - Introduce story limitations to encourage context-sensitive development.
- DRAFT ZONES:**
- Medium-Limited-Narrow 1 Form District (MLN1)
  - Medium-Limited-Medium 2 Form District (MLM2)
  - Alley Market 2 Frontage (AL2)
  - Shopfront 1 Frontage (SH1)

- Prioritize the pedestrian experience with form regulations that require engaging and active ground floor uses, strong street walls, and frequent entrances.
- DRAFT ZONES:**
- Medium-Unspecified-Medium 1 Form District (MUM1)
  - Medium Plus-Unspecified-Medium 1 Form District (PUM1)
  - Medium-Unspecified-Broad 2 Form District (MUB2)
  - High-Unspecified-Broad 2 Form District (HUB2)
  - High-Unspecified-Broad 3 Form District (HUB3)
  - Shopfront 1 Frontage (SH1)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Introduce story limitations to encourage context-sensitive development.
- DRAFT ZONES:**
- Medium Plus-Limited-Medium 1 Form District (PLM1)
  - Medium-Limited-Medium 2 Form District (MLM2)
  - General 1 Frontage (G1)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Preserve the fine-grain character through narrow building facades and entrance requirements that support commerce and outdoor display.
  - Introduce story limitations to encourage context-sensitive development.
- DRAFT ZONES:**
- Medium-Limited-Narrow 1 Form District (MLN1)
  - Medium Plus-Limited-Medium 1 Form District (PLM1)
  - Market 1 Frontage (MK1)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Implement contextual infill standards to ensure that where new development occurs, it complements the physical qualities and distinct features of existing historic resources.
  - Ensure the development of flexible and high quality structures by requiring construction types I, II, or IV. Introduce shared street typologies that preserve historic character while promoting safety for all users.
- DRAFT ZONES:**
- Medium Plus-Unspecified-Medium 1 Form District (PUM1)
  - Medium Plus-Unspecified-Medium 2 Form District (PUM2)
  - High-Unspecified-Broad 1 Form District (HUB1)
  - High-Unspecified-Broad 2 Form District (HUB2)
  - High-Unspecified-Broad 3 Form District (HUB3)
  - High-Unspecified-Broad 4 Form District (HUB4)
  - General 1 Frontage (G1)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Implement contextual infill standards to ensure that where new development occurs, it complements the physical qualities and distinct features of existing historic resources.
  - Ensure the development of flexible and high quality structures by requiring construction types I, II, or IV. Introduce shared street typologies that preserve historic character while promoting safety for all users.
- DRAFT ZONES:**
- Medium-Unspecified-Broad 1 Form District (MUB1)
  - Daylight Factory 1 Character Frontage (CDF1)
  - Daylight Factory/River 1 Character Frontage (CDR1)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Require frequent, large building entrances that support the distinct mix of commercial and wholesale uses that characterize the area.
  - Introduce story limitations to encourage context-sensitive development.
- DRAFT ZONES:**
- Low-Limited-Medium 1 Form District (LLM1)
  - Medium-Limited-Narrow 1 Form District (MLM1)
  - Daylight Factory 1 Character Frontage (CDF1)
  - Daylight Factory/River 1 Character Frontage (CDR1)

- Balance flexible lot configurations that sustain heavy commercial activity, while still improving the way that structures meet the streets.
- DRAFT ZONES:**
- Medium-Unspecified-Medium 1 Form District (MUM1)
  - Warehouse 1 Frontage (WH1)

- Require active ground floor design and street frontages that improve walkability and connectivity.
  - Require frequent, large building entrances that support the distinct mix of commercial and wholesale uses that characterize the area.
- DRAFT ZONES:**
- Medium Plus-Unspecified-Medium 1 Form District (PUM1)
  - Alley Market 1 Frontage (AL1)
  - Market 1 Frontage (MK1)

- Balance flexible large lot configurations that sustain industrial activity, while still improving the way that structures meet the streets.
- DRAFT ZONES:**
- Low-Unspecified-Full 1 Form District (LUF1)
  - Warehouse 1 Frontage (WH1)

## DRAFT MATERIALS