



DISTRICT DESIGN THEME APPLICATIONS

The intent of this section is to apply the above design themes and principles to each of the five districts within the DRAP. Illustration of these applications takes each community derived District Design Concept and district based goals introduced in the

Districts Chapter and further refines them through community input received during the immersion workshop into graphically rich 3D renderings with specifically customized design callouts.

Northern District Design Theme Applications



CC2: Compatible Roof Forms & Massing



CC4: Adaptive Reuse & Character Preservation



CC1: Façade Transparency & Articulation



CM1: Minimum 10' Sidewalk Width in Mixed-Use Areas



CM4: Consistent Street Furniture & Tree Placement



Community Character



Placemaking



Connectivity & Mobility



Sustainability



S2: Shade Structures & Canopies



P2: Public Gathering Nodes



CC3: Integrated Historic Signage



S1: Use of Native, Low-Water Landscaping

Eastern District Design Theme Applications



P2: Public Gathering Nodes



S1: Use of Native, Low-Water Landscaping



CM3: Pedestrian Crossings with Enhanced Paving



CM4: Furniture



CC2: Compatible Roof Forms & Massing



S2: Shade Structures & Canopies



S4: Cool Surface Materials



CM2: Active Ground Floor Uses



CC1: Façade Transparency & Articulation

: Consistent Street Furniture & Tree Placement



Community Character



Placemaking



Connectivity & Mobility



Sustainability

Southern District Design Theme Applications



P4: Alley Activation Elements



P3: Custom Light Fixtures as Public Art



S2: Shade Structures & Canopies



S4: Cool Surface Materials



Community Character



Placemaking



Connectivity & Mobility



Sustainability



CC2: Compatible Roof Forms & Massing



CC1: Façade Transparency & Articulation



CM4: Consistent Street Furniture & Tree Placement



S1: Use of Native, Low-Water Landscaping

Downtown District Design Theme Applications



P2: Public Gathering Nodes



CM3: Pedestrian Crossings with Enhanced Paving



CC2: Compatible Roof Forms & Massing



S4: Cool Surface Materials



S1: Use of Native, Low-Water Landscaping



S2: Shade Structures & Canopies

CM2: Active Ground Floor Uses

S2: Shade Structures & Canopies

-  **Community Character**
-  **Placemaking**
-  **Connectivity & Mobility**
-  **Sustainability**

San Marcos District Design Theme Applications



P1: District Gateways & Monuments



CM2: Active Ground Floor Uses



S2: Shade Structures & Canopies



P2: Public Gathering Nodes



S2: Shade Structures & Canopies



Community Character



Placemaking



Connectivity & Mobility



Sustainability



CC2: Compatible Roof Forms & Massing



CC1: Façade Transparency & Articulation



S4: Cool Surface Materials