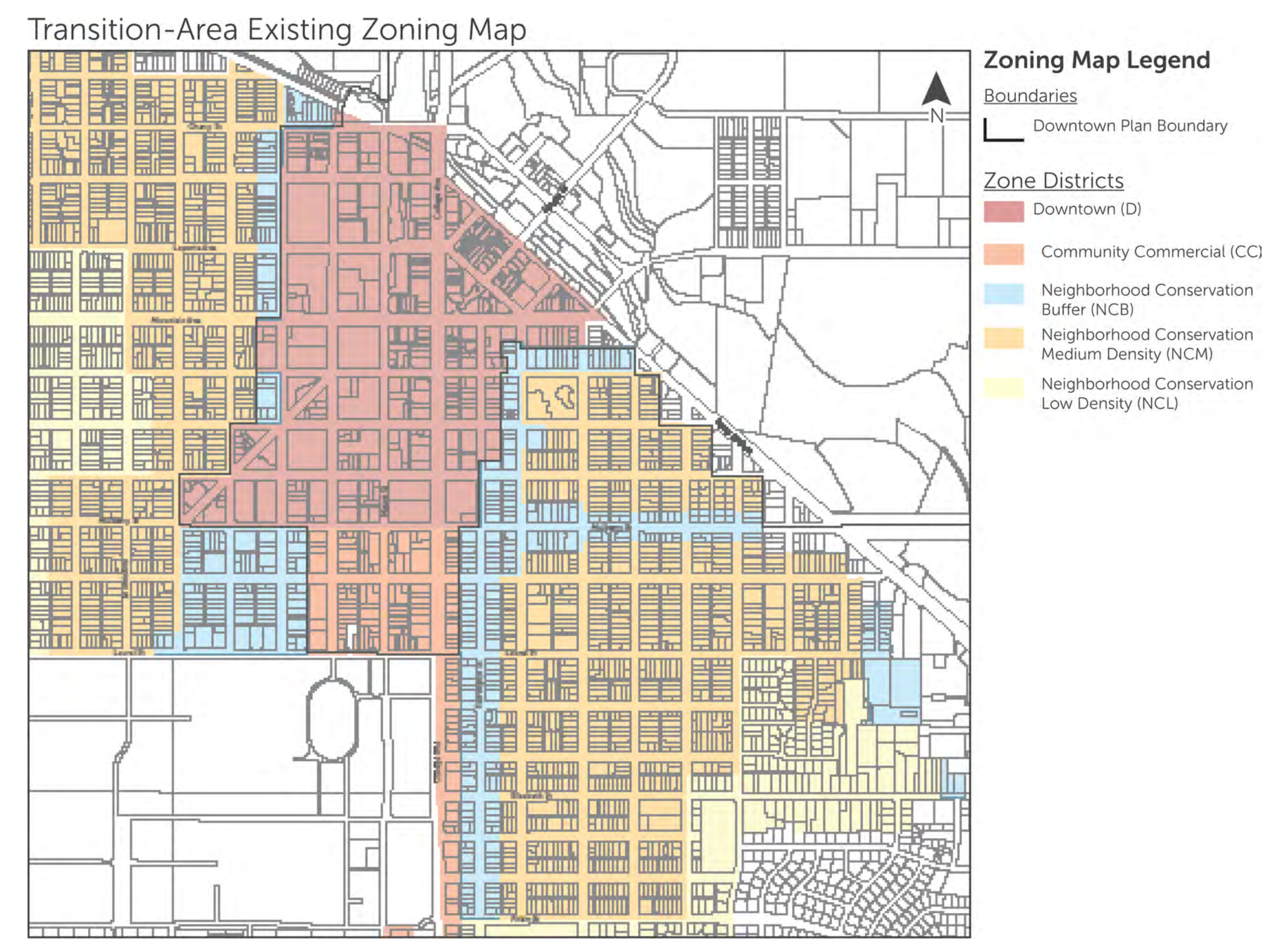


# Transition Areas

Potential design guidelines for the Neighborhood Conservation, Buffer (NCB) zone district

## Existing Conditions:

- Neighborhood Conservation Buffer (NCB) zoning exists between downtown/CSU and the residential neighborhoods
- Zone district allows for housing (including multi-family), mixed-use developments, and office uses
- Current height limit in the NCB is 3 stories



Map of existing NCB zone areas (in blue)

## What We've Heard:

- Don't expand NCB further into the neighborhoods
- Around 3 stories is an appropriate maximum height in the NCB zone
- In general, the uses allowed in NCB (housing, mixed-use, office) are appropriate
- Particular attention should be given to building design



An NCB area located at Laurel St. and Sherwood St.

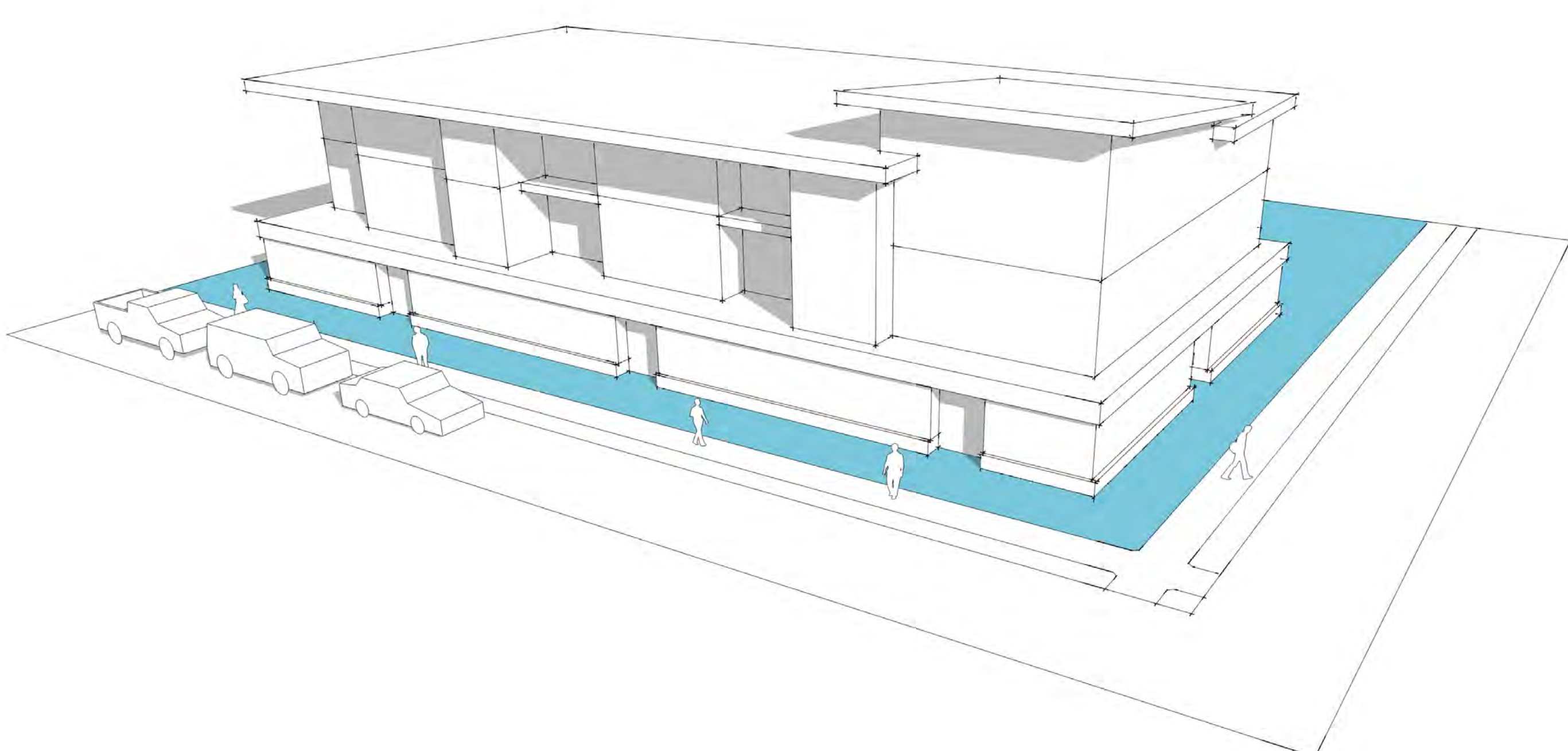
## Transition Areas: Preliminary Concept

### Ideas:

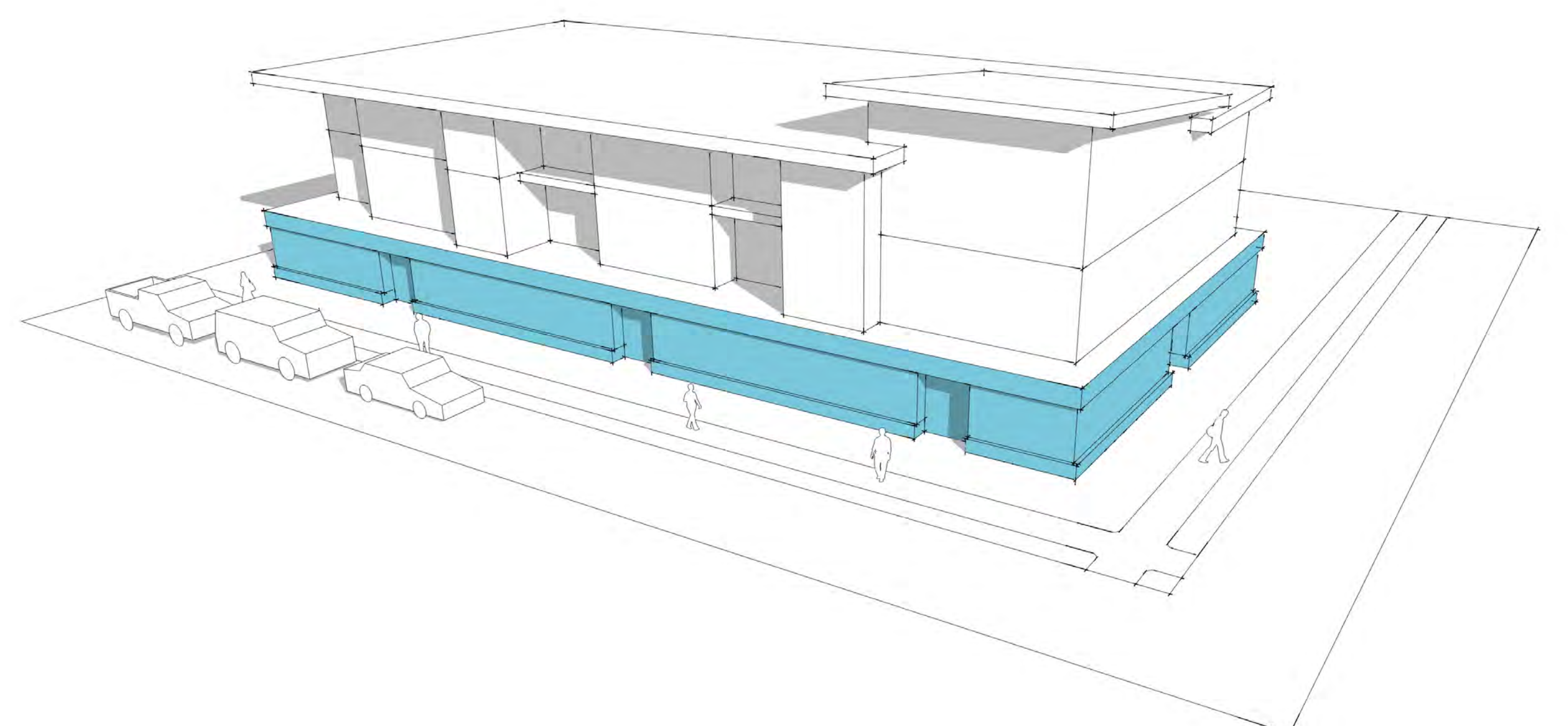
- Add design guidelines for the NCB zone
- Keep existing boundaries for NCB areas
- Continue coordination with the Downtown Plan update on transition-area options

## Examples of Potential Design Elements

### Landscape Setbacks

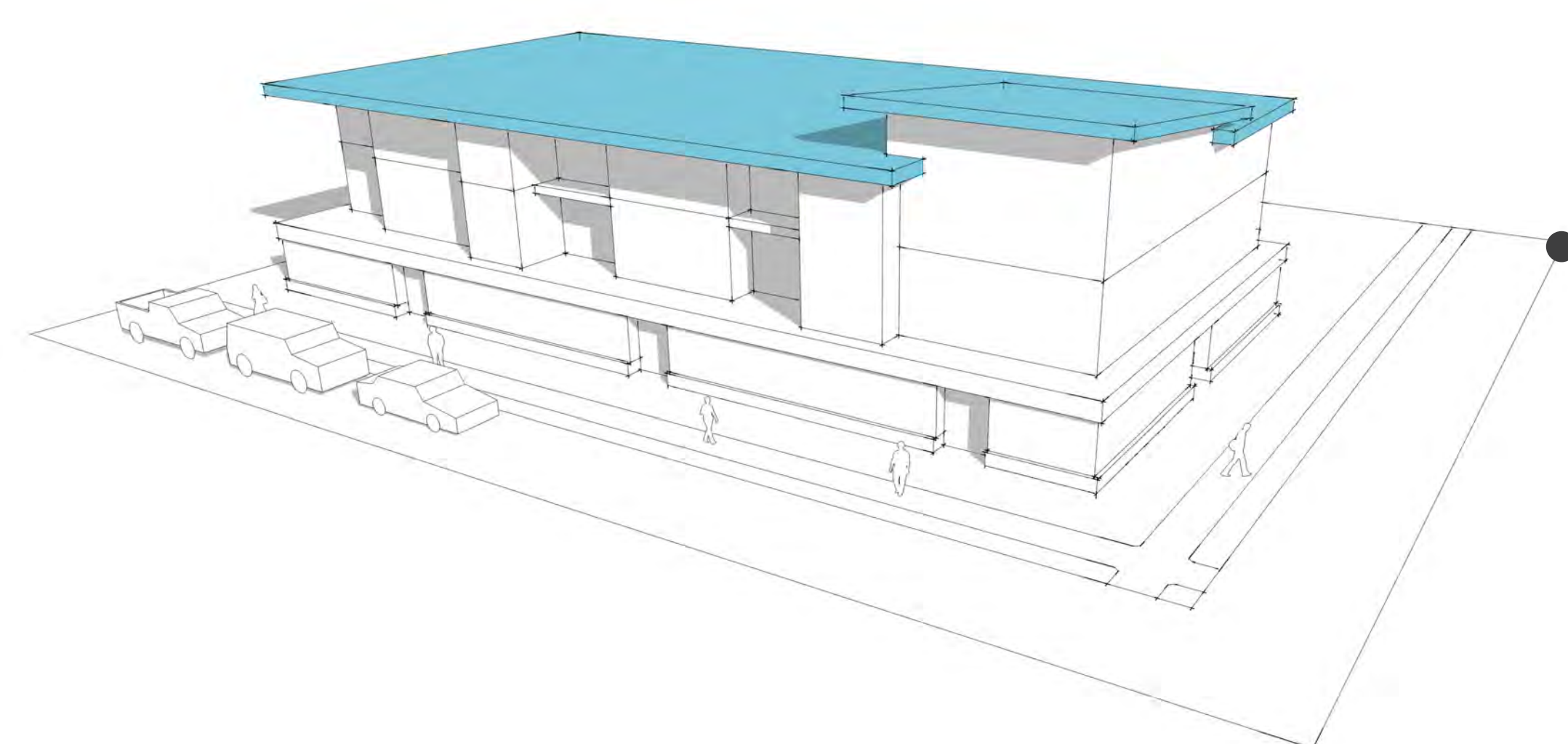
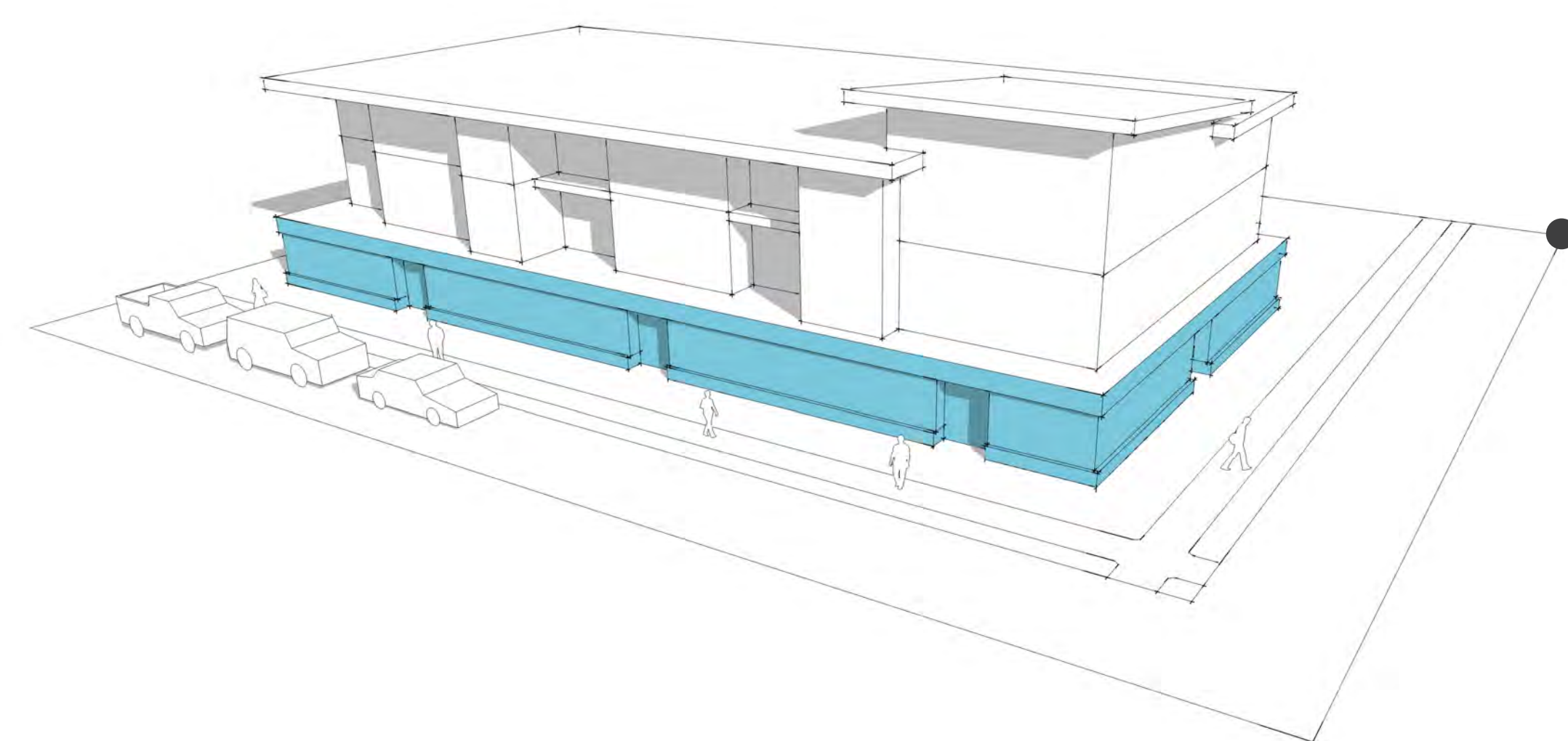
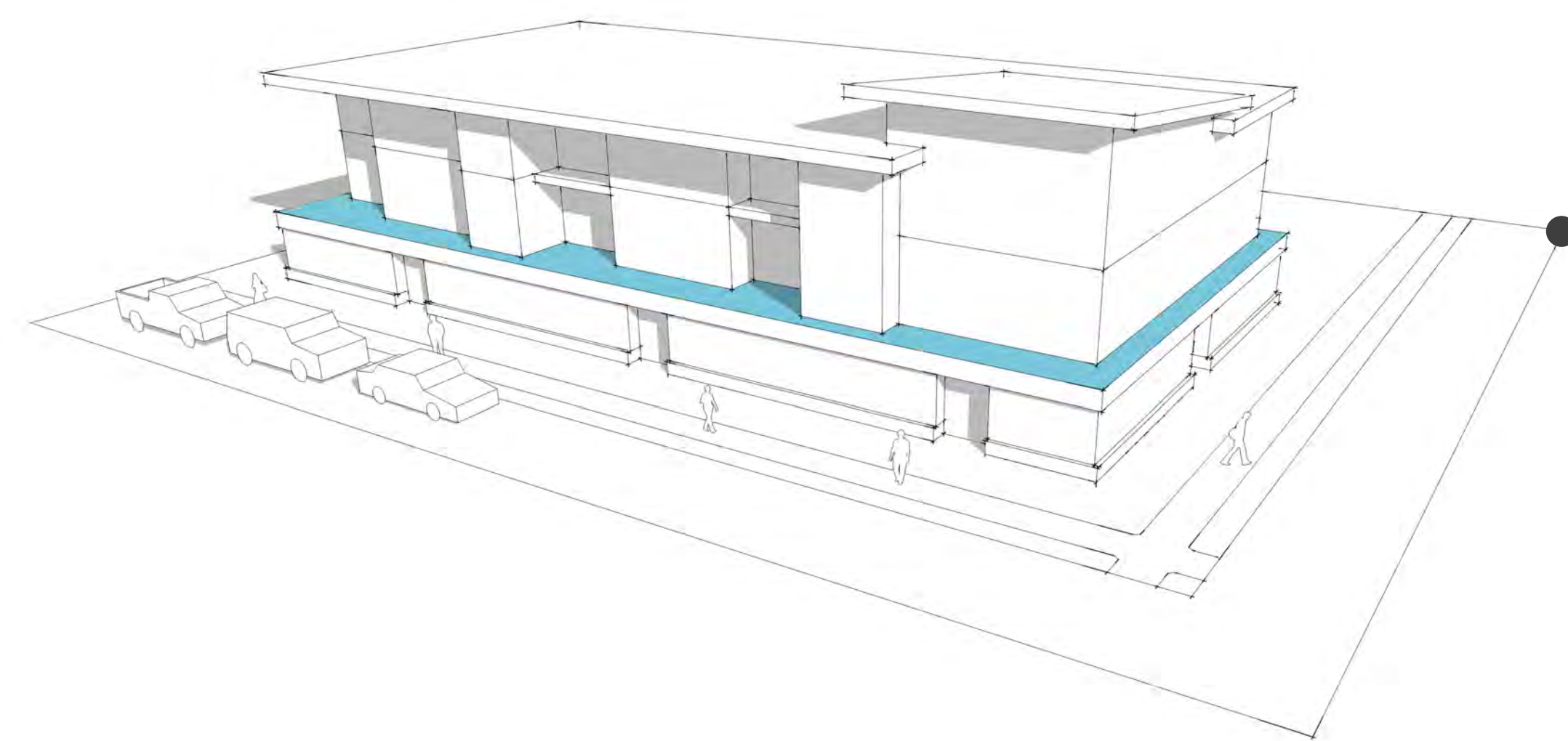
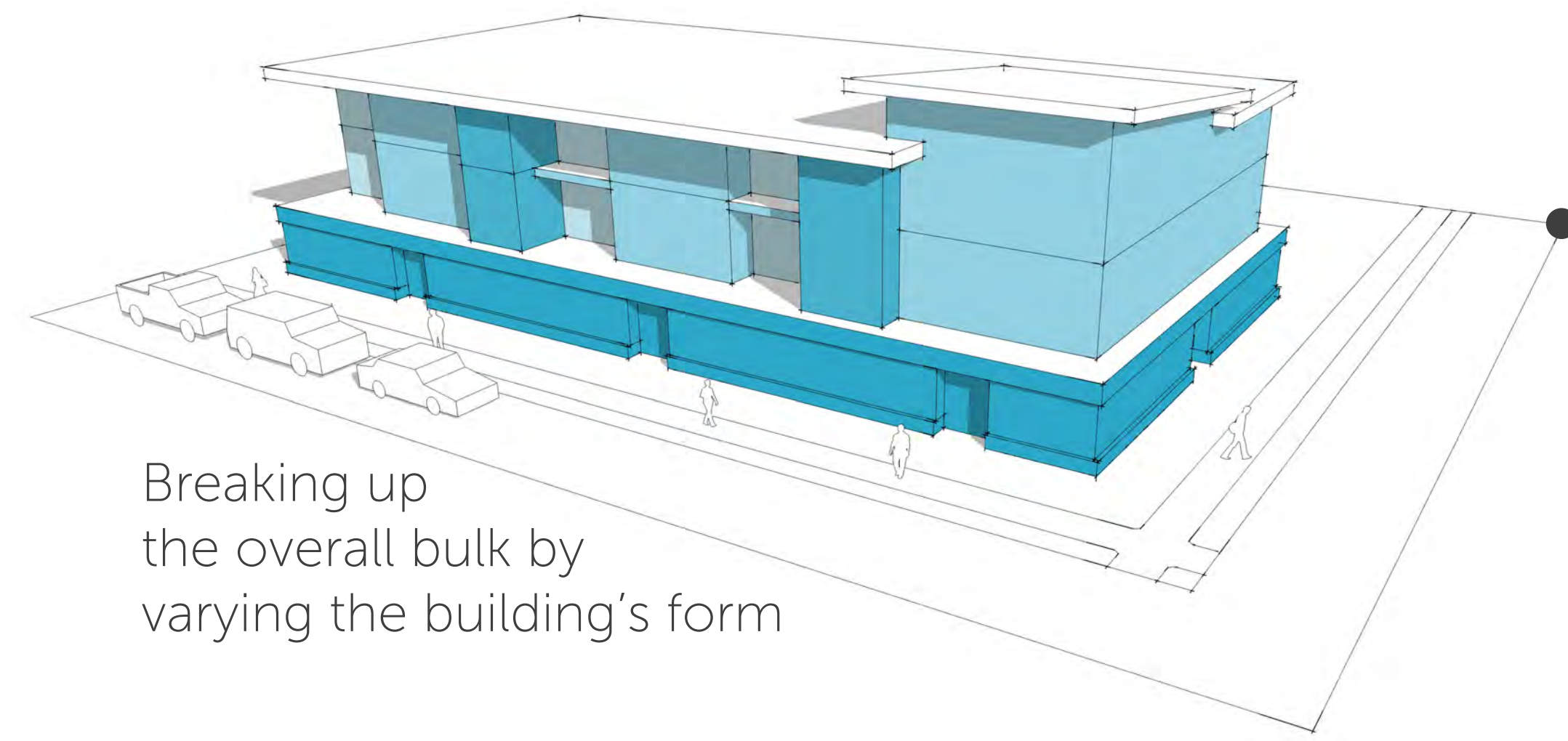
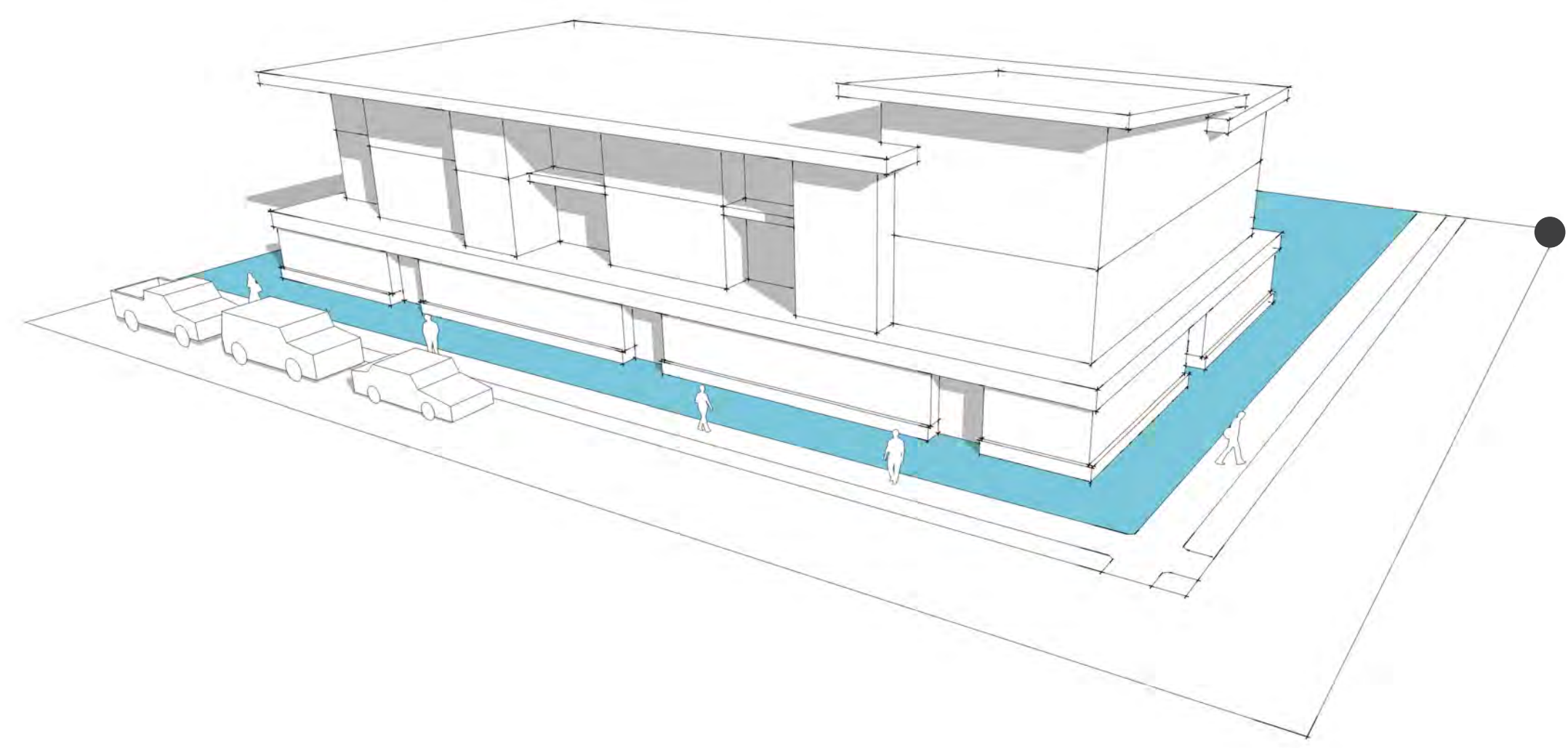


### Ground Floor Character





What are the most important design elements to consider with new development? (pick your top 3)



Landscape Setbacks	
Total Size	
Massing Proportions	
Land Use	
Upper Floor Stepbacks	
Building Materials	
Building Height	
Ground Floor Character	
Roof Form	

Tell Us More!