

Table of Contents

- EXECUTIVE SUMMARY 1
 - Key Findings 1
 - Key Recommendations 2
- 1. INTRODUCTION 1-1
 - 1.1 Overview 1-1
 - 1.2 Background Documents 1-1
 - 1.3 Regional Context and Plan Area 1-1
- 2. LAND USE AND URBAN DESIGN 2-1
 - 2.1 History 2-1
 - 2.2 Land Use and Zoning 2-1
 - 2.3 Urban Design 2-13
 - 2.4 Destinations and Landmarks 2-20
 - 2.5 Historic Resources 2-22
 - 2.6 Opportunities and Constraints 2-25
- 3. TRANSPORTATION AND CIRCULATION 3-1
 - 3.1 Existing Conditions 3-1
 - 3.3 DRTP Goals and Action Plans 3-7
 - 3.4 Opportunities and Constraints 3-15
- 4. 2001 SPECIFIC PLAN ANALYSIS 4-1
 - 4.1 2001 Specific Plan Zoning Districts 4-1
 - 4.2 Land Use Regulations 4-2
 - 4.3 Site Development Standards 4-5
 - 4.4 Mixed-Use Standards 4-7
 - 4.5 Development Incentive Bonuses 4-7
 - 4.6 Sign Regulations 4-8
 - 4.7 Parking Requirements 4-8
 - 4.8 Design Guidelines 4-8
 - 4.9 Wayfinding 4-10
 - 4.10 2010 Amendments to the 2001 Specific Plan 4-12
 - 4.11 Implementation 4-12
 - 4.12 Development since 2001 4-15
 - 4.13 Opportunities and Constraints 4-18

TABLE OF CONTENTS

LIST OF FIGURES

Figure 1-1	Regional Location.....	1-2
Figure 1-2	Downtown Specific Plan Area	1-4
Figure 2-1	General Plan Downtown Focus Area	2-3
Figure 2-2	General Plan Land Use	2-4
Figure 2-3	Zoning.....	2-9
Figure 2-4	Conglomerate Districts Map.....	2-14
Figure 2-5	Figure-Ground Map.....	2-16
Figure 2-6	Major Destinations, Landmarks, and Government Service Locations.....	2-21
Figure 2-7	Historical Resources	2-24
Figure 2-8	Potential Opportunity Sites.....	2-28
Figure 3-1	Parks, Trails, and Open Space Master Plan	3-4
Figure 3-2	Existing RABA Downtown Map	3-6
Figure 3-3	Existing Parking Supply and Use	3-8
Figure 3-4	Proposed Street Designations and Road Diets	3-12
Figure 3-5	Existing and Proposed Downtown Bikeway System Plan	3-14
Figure 3-6	Proposed Parking Garage Structures Location Options.....	3-19
Figure 4-1	Gateways and Wayfinding.....	4-11
Figure 4-2	Developments Since 2001 Specific Plan	4-17

LIST OF TABLES

Table 3-1	Existing Conditions	3-3
Table 4-1	Land Use Regulations.....	4-3
Table 4-2	Permit Requirements	4-5
Table 4-3	Development Standards	4-6
Table 4-4	Summary of Design Guidelines.....	4-9
Table 4-5	Implementation Matrix.....	4-13