
North 1st Street Village: Character Areas

Character Areas are used to denote specific districts that share similarities in area character. While the land use designations control allowed uses, Floor Area Ratios (FAR), and density (dwelling units per acre), the Character Areas helped inform the land use designations assigned to properties within the Village boundary.

The Village Plan establishes three character areas: Commercial Gateway, Central Civic Center, and Southern Mixed-Use.

Commercial Gateway Character Area:

The Commercial Gateway Character Area is located on the northern portion of the Village and is envisioned to be commercially focused, with neighborhood serving commercial uses and mid-scale commercial uses.

Central Civic Center Character Area:

The Central Civic Center Character Area is located in the center of the village and is envisioned to accommodate most of the growth in this village due to the larger parcels and proximity to freeway access. The Central Civic Center Character Area is intended to be developed with high-intensity residential and employment uses with a series of public-and privately-maintained but publically accessible plazas and open spaces woven throughout.

Southern Mixed-Use Character Area:

The Southern Mixed-Use Character Area is located in the southern portion of the village and is envisioned to be developed into a mixed-use environment that is blended with the existing neighborhood context.