

TRANSFORMING MALLS & OFFICE PARKS

OBJECTIVE DESIGN STANDARDS



Bayfair BART, VMWP

Newpark Mall Transformation
Newark, ELS

Great Mall, Milpitas, UFS

**VAN METER
WILLIAMS
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URBAN FIELD

OVERVIEW

This document provides a template of objective design standards that can be incorporated into local plans and codes to aid the transformation of malls and office areas to mixed-use neighborhoods.

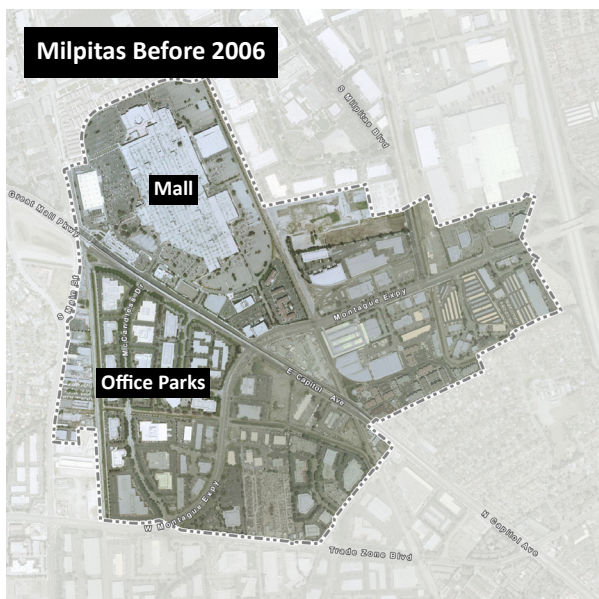
The transformation of malls and office areas to mixed-use environments integrating housing will be regulated by planning departments across California. The tools available to planning departments have previously included design guidelines, which are necessarily subjective, and development standards, which are now required to be objective. Objective design standards apply to new housing and mixed-use developments where housing is two thirds of the project or more. The design standards are followed by commentary about design issues.

Why are objective standards needed?

The intent of many municipalities' objective design standards is to address new State Law Senate Bill 330 (SB 330), to provide a certainty of review and to retain local control in an objective manner. SB 330 is explicit and requires a new housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of regional housing need. To be consistent with state law, municipalities must have standards that are applicable without ambiguity or subjectivity. If an application consistent with the General Plan and zoning meets these requirements, it cannot be denied or conditioned in a manner that would lessen the intensity of housing.

The reason for this is that the state Housing Accountability Act (HAA), which was first adopted in 1982 but has been subsequently amended and strengthened by laws such as SB 330 and SB 167, has enacted certain restrictions on municipalities regarding the processing of housing development applications. Municipalities may not deny housing development applications that are consistent with adopted general plan and zoning standards, or condition such applications in a manner that would lessen the intensity of housing .

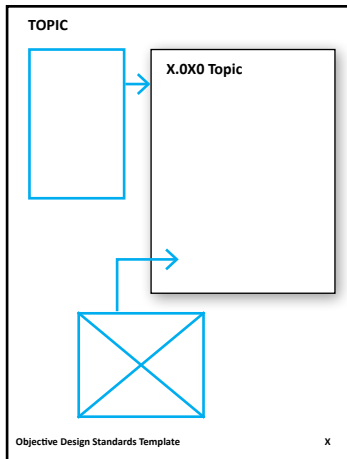
While municipalities are not required to adopt objective design standards, objective standards are now the primary mechanism to enforce community design goals that were previously implemented through processes like subjective design guidelines, design review, or subjective negotiations between developers and municipalities. In addition to state law, there is also a benefit to putting forth a clear and positive design vision for important community sites, ensuring that a baseline of good site design and architecture is accomplished in any future project.



The transformation of the Milpitas Transit Area from office parks in 2006 to mixed-use housing in 2019 around the Milpitas BART Station shows the potential of converting sites to new housing development. More housing is also planned for the mall site.

Project: Milpitas Metro, UFS

DESIGN STANDARD ORGANIZATION



How to Read: The following pages provide sample text for standards (**black**) and annotated guidance, graphics and alternative standard wording (**blue**).

The text of the template objective design standards is also available as a [downloadable word document](#) for ease of copying and editing.

This document is intended to be a flexible resource for municipalities seeking guidance on the design and transformation of malls, office parks, and other single-use non-residential districts into walkable, engaging, mixed-use neighborhoods. This comprehensive set of template objective design standards that can be refined for the local context and incorporated into local plans and codes. The accompanying commentary, graphic examples, and explanation of best practices provide context on the approach to using design standards.

Many of the template standards use common default values or numerical ranges, though the most appropriate standard may depend on local precedents and policies.

The standards in this template draw from work that was previously completed for a diverse range of Bay Area cities, including but not limited to Berkeley, Emeryville, San Leandro, Union City, Albany, Dublin, Milpitas, Palo Alto, Gilroy, Moraga, Mountain View, Oakland, and Walnut Creek. The work of multiple municipalities and consultants are provided here as examples of the different kinds of drawings, diagrams, and graphics that could accompany and illustrate the standards.

These template standards can provide a starting point for local municipalities to use, but will likely need to be adapted to align with local policies, development context, and place-based circumstances.

Building Typologies

The building typologies that the objective design standards apply to assume the following sizes and mostly address large mid-rise buildings.

(S) Small	(M) Medium	(L) Large	(XL) Extra Large
House-like/ Multiplex Buildings	Middle Housing	Mid-rise buildings	High-rise Buildings
<ul style="list-style-type: none"> Up to 3 stories Maximum height of 35 feet Building types include cottage clusters, duplexes, triplexes, fourplexes 	<ul style="list-style-type: none"> Up to 4 stories Maximum height of 45 feet Building types include rowhouses, walk-up multiplex buildings 	<ul style="list-style-type: none"> Greater than 4 stories Up to 90 feet in height. Occupied finished floor less than height of 75 feet Building types include mid-rises, podium buildings, wrapped structures 	<ul style="list-style-type: none"> Any building greater than 90 feet in height Any building with an occupied finished-floor greater than 75 feet in height

The transformation of malls and office parks often happens in phases over time, with a mix of new construction and existing buildings. In these circumstances, certain standards for larger-scale site planning – such as new street connections or large new open spaces – may be infeasible to require for adapted or reused existing buildings. However, standards for building-scale improvements – such as for active frontages or direct pedestrian access to building entrances – are likely feasible in all projects, whether they are reuse of an existing building or large-scale new development.

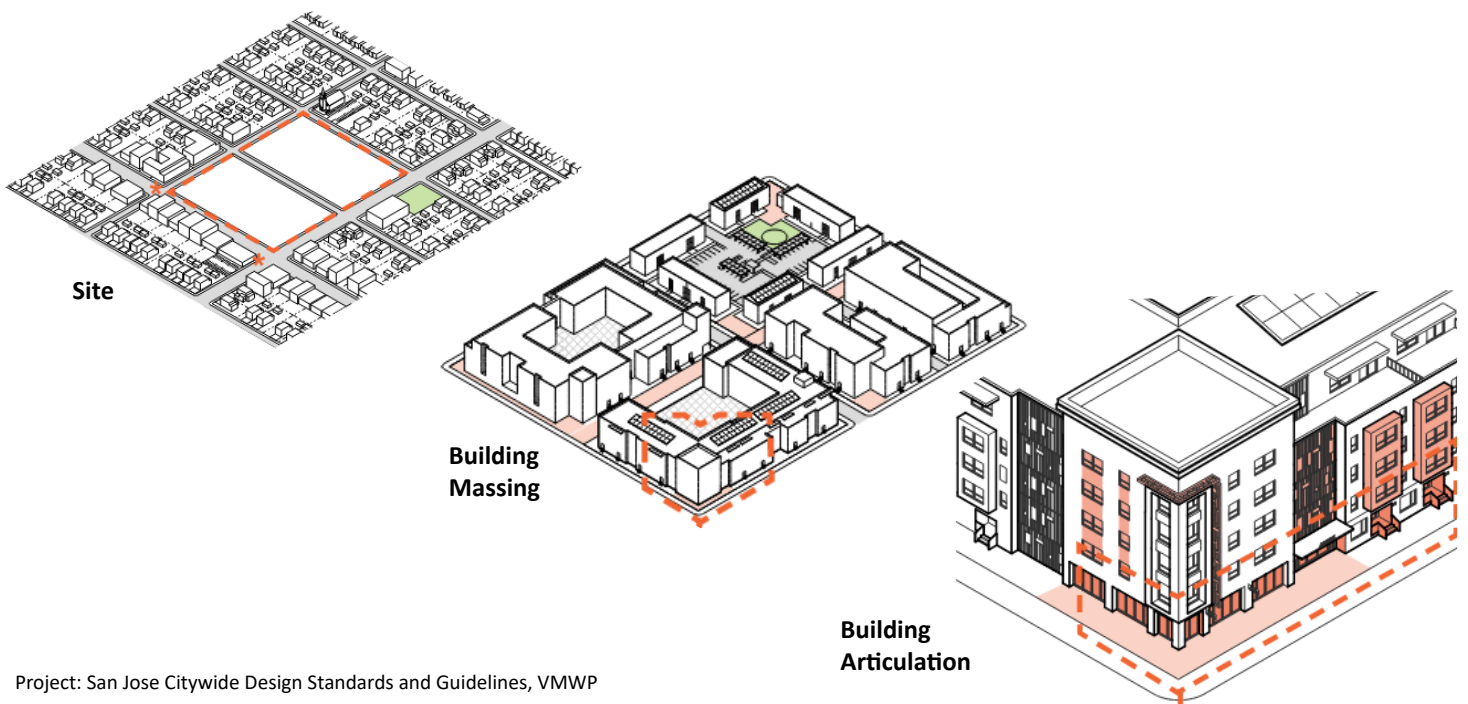
DESIGN STANDARD ORGANIZATION

Template Design Standard Topics

The template standards are organized into the following topics, starting with site planning and design before moving to more detailed issues of building placement, massing, and architecture:

- X.010 Intent
- X.020 Purpose
- X.030 Applicability
- X.040 Site Circulation and Access
- X.050 Building Orientation and Setbacks
- X.060 Building Massing and Articulation
- X.070 Building Facades
- X.080 Building Space Requirements
- X.090 Materials
- X.0100 Vehicle Parking
- X.0110 Bicycle Parking
- X.0120 Private Outdoor Open Space
- X.0130 Accessible Public Space
- X.0140 Landscaping
- X.0150 Fencing and Screening
- X.0160 Ancillary Facilities, Equipment and Utilities
- X.0170 Lighting

Design Standard Organization by Topic



Project: San Jose Citywide Design Standards and Guidelines, VMWP

BEST PRACTICES

Best practices for writing objective design standards:

- Be precise in the language of what is required so that it is easy to determine compliance, ministerially
- Provide a set or range of choices to allow for some flexibility.
- Allow a path for design innovation or historical buildings with exceptions from standards that is non-ministerial

Many municipalities will continue to require design review with an additional standard such as the following:

"All development in [AREA XX] shall be subject to design review as set forth in [ZONING CHAPTER LOCATION]."

The number of allowed exceptions and required findings may vary, but it is best practice to allow some administrative discretion for planning staff when implementing objective standards, without requiring approval from elected bodies such as Planning Commission or City Council.

Chapter X.XX [AREA XX] DESIGN STANDARDS

X.010 Intent.

The intent of this section is to allow [AREA XX] to evolve from an exclusively non-residential district into a mixed-use district with multi-family residential and commercial uses, including pedestrian-oriented design and amenities to support an active, inviting public realm. The standards will allow the existing area to evolve and adapt as development, reinvestment, and public realm improvements occur over time.

X.020 Purpose.

This chapter establishes regulations for design and development within [AREA XX]. The intent of these regulations is to provide standards and criteria for the following:

- A. New private and public development.
- B. Required infrastructure and amenities.
- C. Improvements to the street network and transportation facilities.
- D. Improvements to the public realm.

X.030 Applicability.

- A. The standards and regulations of this chapter shall apply to all developments and activities occurring within any zoning district of [AREA XX, AS MAPPED IN DIAGRAM XX].
- B. Standards and regulations apply to substantial modification or tenant improvements that affects 50% or more of the structure, front façade, or interior space. Tenant spaces are encouraged to maintain the existing facades with paint and minor upgrades such as awning replacement.
- C. All improvements shall comply with all applicable codes and requirements in effect at the time the development application is deemed or determined complete, or such other time required by state law, including but not limited to access and utility easements, fire, building, and health and safety codes, and local, state and federal laws.
- D. The Zoning Administrator may approve up to X administrative exceptions to reduce or waive the design standards in this chapter where the following findings may be made:
 - 1. The proposed use has unique operational or design characteristics with which providing the required design element is incompatible; and
 - 2. The alternative design includes elements to mitigate negative impacts, if any, of the reduction or waiver, such as enhanced architectural detail, façade relief, door and window treatments, public amenities, features to improve visual interest at the pedestrian level, or other elements.

Municipalities may exempt certain buildings, such as historic or architecturally unique buildings, from design requirements with a standard such as the following:

"[BUILDING XX OR LOCATION XX] is exempt from the standards in this chapter due to its unique architectural character. Major improvements in this location will require a Conditional Use Permit and Design Review through the Planning Commission."

SITE - ACCESS

What is a good block size for walking?

Walkable block lengths vary between 200-400 feet. For longer block lengths, it is important to allow for short cuts using through connections. It is best practice to limit block sizes and allow pedestrian connections mid block for long blocks where feasible, such as with through lots.

Many municipalities will provide additional requirements for street widths or defer to existing standards.

X.040 Site Circulation and Access.

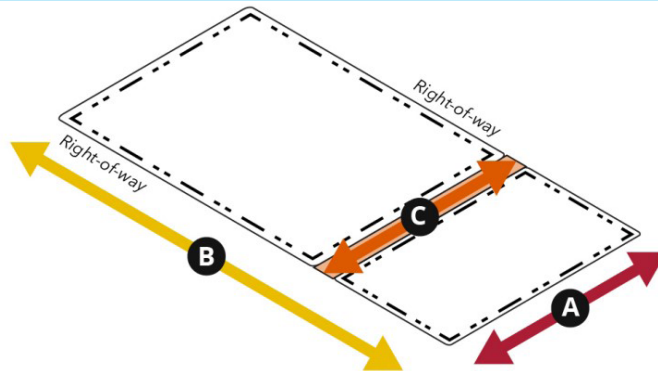
Intent: To enable easy site access for all modes of transportation and create new connections onto and through the site, while allowing flexibility for the exact future location of connections and amenities.

A. Required Connections

- 1. Required Streets.** Development in [AREA XX] shall include construction of [LIST ANY REQUIRED NEW STREETS OR PATHWAY], providing publicly accessible vehicle, pedestrian, and/or bicycle access through the area.
- 2. Other Required Connections.** Through lots that are located more than 400 feet from an intersecting street or pedestrian walkway shall provide a publicly accessible sidewalk, street, mid-block passageway, or other publicly accessible connection through the lot.
- 3. Maximum Street Dimensions.** Streets shall be the minimum width required for emergency vehicle access and to meet applicable public works standards. The public right away shall accommodate sidewalks, trees and bike lanes and other public features.

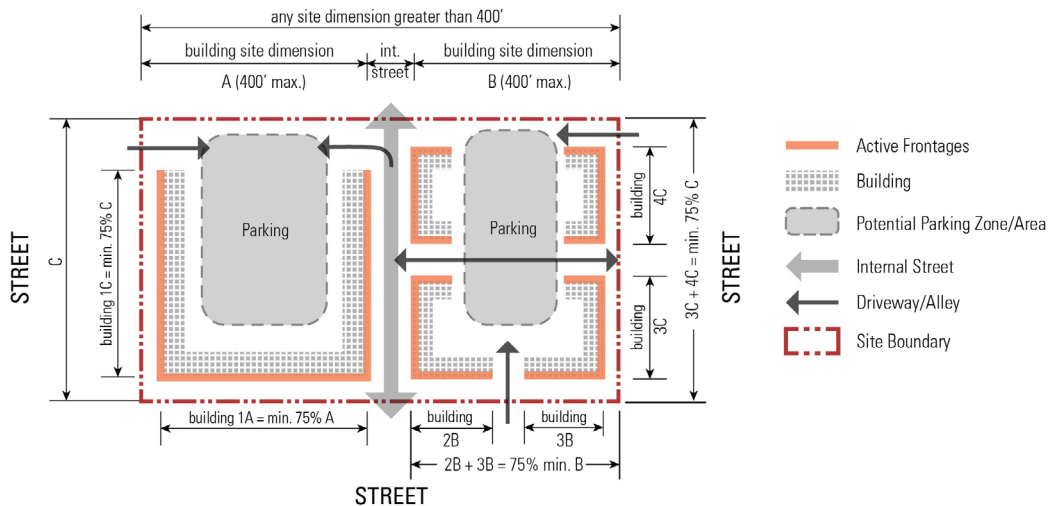
Site Circulation Diagrams

Site circulation diagrams illustrate required connections, maximum street widths and other connections into the lot.



- A** Maximum block length of 400 feet
- B** Block length greater than 400 feet
- C** Mid-block Connection between public rights-of-way
- Maximum perimeter length of 1,400 feet

Project: Milpitas Objective Design Standards, Raimi + Associates



Project: Pleasanton Objective Design Standards for Housing Sites, VMWP

SITE - ACCESS

B. Required Pedestrian and Bicycle Access

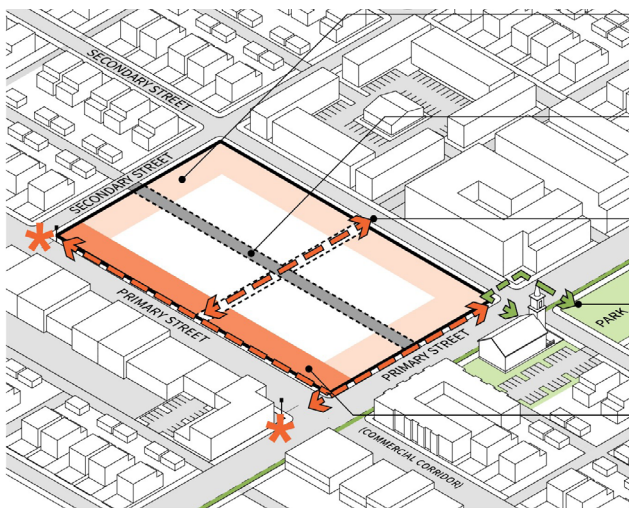
1. **On-site Pedestrian Access.** On-site pedestrian circulation and access shall be provided according to the following standards:
 - a. **Internal Connections.** A system of publicly accessible pedestrian walkways shall connect all buildings on a site to each other, to on-site bicycle and automobile parking areas, to any publicly accessible on-site open space areas or pedestrian amenities, and to the publicly accessible pedestrian circulation network.
 - b. **To the Public Circulation Network.** Publicly accessible on-site walkways shall connect the primary building entry or entries to a public sidewalk on each street frontage, with connections provided at least every 300 feet along portions of the development site perimeter that are adjacent to public rights-of-way.
 - c. **To Transit.** Where a transit stop is adjacent to the building frontage, publicly accessible pedestrian connections shall be provided.

2. **Bicycle Access.** On-site bicycle circulation and access shall be provided according to the following standards:
 - a. **To the Bicycle Network.** Bicycle connections shall be provided to any adjacent portion of the existing or planned public bicycle network, as identified in the Bicycle and Pedestrian Master Plan, with the amenity type specified in the Bicycle and Pedestrian Master Plan.
 - b. **Internal Connections.** Where a publicly accessible Class I, II, or IV bicycle facility is on or adjacent to the site, connections shall be provided from the new development project to the existing bicycle facility.

Connection should ideally be provided at least every 200-400 feet, and never further apart than 800 feet.

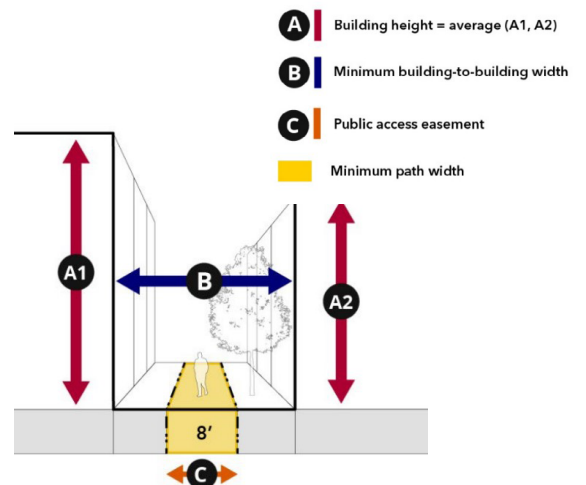
These required connection can be mapped if sufficient detail is not provided in the Bicycle and Pedestrian Master Plan.

On-Site (Internal Block) Design: The block can be further divided to provide alleys, through lanes, and other pathways to allow pedestrian and bicycle access to increase the public circulation network.



Project: San Jose Citywide Design Standards and Guidelines, VMWP

Pathway Design: The design of the alley or through lane should be based on the width between buildings and the height of adjacent buildings. The width of the publicly accessible path should be a significant portion of the pathway.



Project: Milpitas Objective Design Standards, Raimi + Associates

SITE - ACCESS

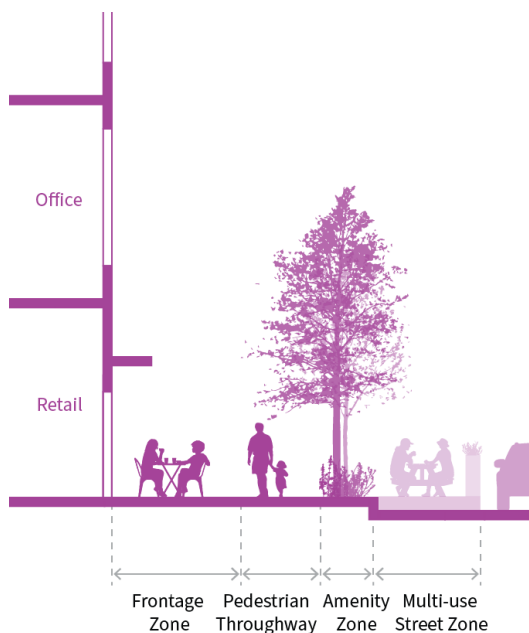
Sidewalk widths and requirements can vary by municipality but should rarely be less than 4 feet clear.

Neighborhood character and identity is on display in the streetscape. Consistent use of streetscape elements establish cohesion in the public realm.

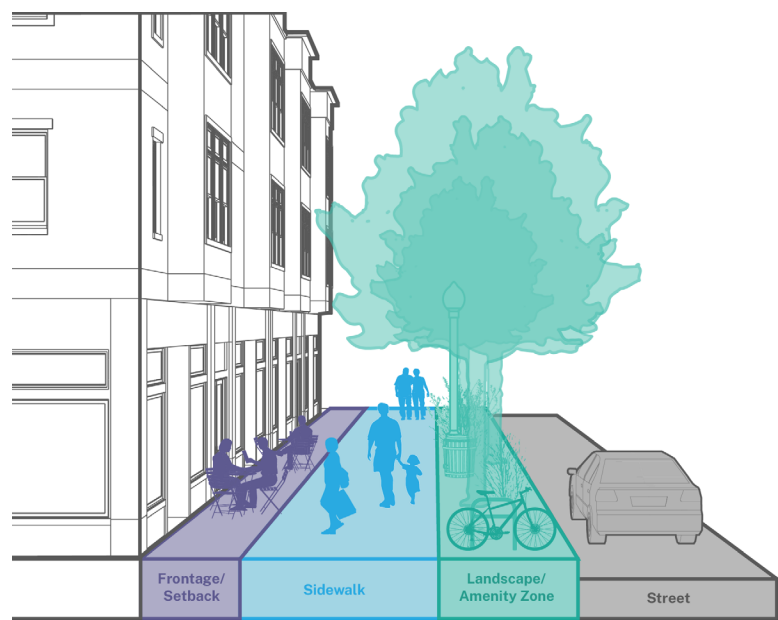
C. Sidewalk and Walkway Design

1. **Sidewalk Dimensions.** Publicly accessible sidewalks and walkways shall have a minimum total width of 10 feet when adjacent to ground-floor commercial, with six feet clear for pedestrians and an additional 4 feet for tree planting strip; and shall have a minimum total width of five feet in all other locations.
2. **Sidewalk and Walkway surfaces.** Publicly accessible walkways and sidewalks shall be hard-surfaced, and paved with scored concrete, stone, tile, brick, or comparable material.
3. **Crossings.** Where any sidewalk or walkway crosses parking areas, loading areas, or other streets, it must be clearly identifiable through the use of a combination of raised crosswalk, a different paving material, striping, bollards, or similar method to enhance pedestrian safety.
4. **Separation from Automobile Travel Lanes.** Where a required walkway or sidewalk is parallel and within two feet of an auto travel lane, it must be separated from the auto travel lane by a physical barrier consisting of a raised curb at least four inches high, or by another permanent physical barrier as determined by the Public Works Director.
5. **Curb Cuts.** Curb cuts and driveways providing access to parking facilities shall be from an alley or secondary street, rather than from the principal street, wherever such alley or secondary access is feasible, to avoid impacts on pedestrian sidewalks and walkways.

Sidewalk and Walkway Design Diagrams: The sidewalk is typically broken into the zones to address different circumstances. The **Frontage Zone** sometimes extends beyond the property line as a setback. The **Amenity Zone** is sometimes called different things but is typically where street trees, bike racks, parking meters, and other amenities are located. The **Multi-Use Street Zone** typically includes curbside parking, but where appropriate may also include outdoor seating or other types of uses.



Project: Milpitas Metro Specific Plan, UFS



Project: Arcata Gateway, UFS

B. Public Sidewalk Furnishings

- 1. Furnishings.** Furnishings and streetscape improvements such as tree grates, bollards, seating, public art, landscaping, and other street furniture shall be utilized to articulate street edges and provide separation between the automobile realm and the pedestrian realm.
- 2. Seating.** Publicly accessible seating areas such as benches, seat walls, planter ledges, and/or other seating areas shall be provided along the on-site pedestrian circulation network adjacent to major tenants or at significant pedestrian areas.
- 3. Coordinated Design Palette.** Streetscape furnishings along the publicly accessible pedestrian circulation network shall utilize a coordinated design palette.
- 4. Trash and Recycling Receptacles.** Publicly accessible sidewalks shall include at least one publicly accessible trash and recycling receptacle adjacent to major tenants of significant pedestrian areas.

City of Emeryville 

Standard Street Furniture Catalog

Adopted by Emeryville City Council
November 16, 2010
Updated January 2019

Litter/Recycling Containers

Forms + Surfaces
Urban Renaissance Receptacles
SLURB-36-RBU
26.5" dia. x 48.25" high
36 gallon, side opening receptacle with integrated recycle bin;
Uplap grillwork in black / textured finish
\$1,762 each (2009 price)
<http://www.formsurfaces.com>
Toll free: 800. 451-0410, California office (p) 805. 684-8626 (f) 805. 684-8620

There should be at least one container installed in the public right-of-way for each City project. Current locations include: San Pablo, 40th Street, City Hall, the Emeryville Greenway and Hollis Street. City logo will be included on receptacle.



Bike Racks

Palmer Group
Welle Series Circular Rack
CR02-IG or WCR02-SF
In-ground: 22" h (+10" below grade) x 36" w. Surface mount: 32.5" h x 36" w
Stainless steel or black; in-ground mounting whenever possible.
\$202 base price each, depending on finish and whether circular or square (recommended) tube
<http://www.bikeparking.com/wellecircular/index.html>
888.764-2453 email: info@bikeparking.com
Current locations include: Emeryville Greenway and Doyle Hollis Park

Additional photos from the City of Emeryville: see pages 40-50.



Source: City of Emeryville

SITE & BUILDINGS

Some areas may require additional limitations on location to avoid topographical features such as slopes, landslide hazards areas, seismic hazard areas, floodplains, water bodies, riparian areas, or ecologically sensitive areas. For example:

“Buildings must be located at least fifty feet from the toe of any slope that exceeds 100 feet in vertical elevation.”

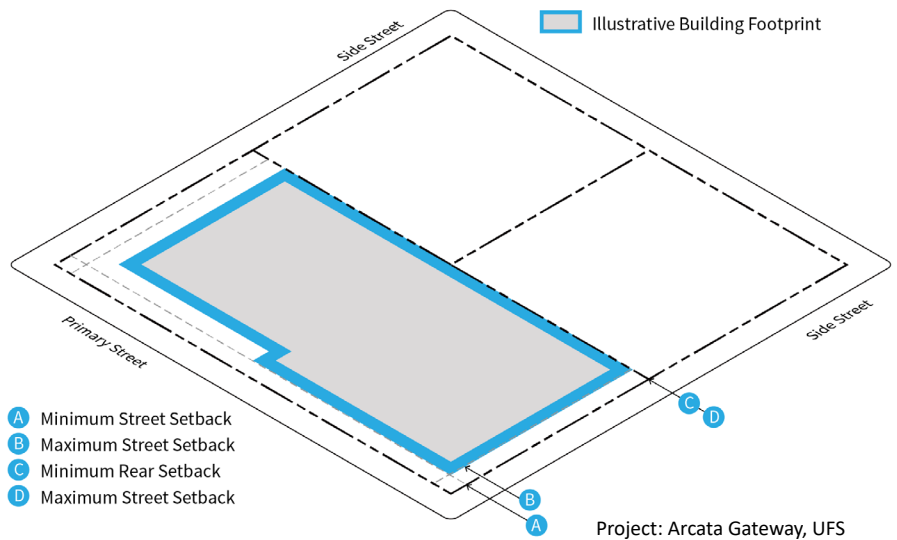
X.050 Building Orientation and Setbacks.

Intent: To frame a high-quality public realm with appropriate placement of buildings, to create a welcoming and well-designed pedestrian experience, and to enable coordinated site planning and design throughout [AREA XX].

A. Building Location and Orientation

- 1. Building Orientation.** Buildings located within 20 feet of a front or street side lot line or publicly accessible street shall orient parallel building frontage(s) toward the adjacent front or street side lot line or publicly accessible street.
- 2. Frontage orientation.** Buildings shall be sited with fronts to face and frame adjoining streets, plazas, outdoor spaces, and pathways.
- 3. Minimum setbacks.** Buildings are encouraged to be built to the minimum allowed setbacks to establish an attractive street wall, create a sense of enclosure and activation on fronting pedestrian walkways, and reduce the prominence of expansive surface parking lots.

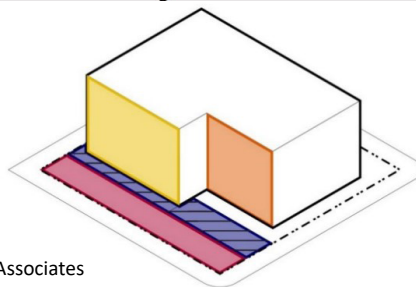
Building Siting Diagrams: The location of a building on a site depends on orientation to the streets and open space around it, setbacks and easement, and the amount of frontage that meets the street edge.








Setbacks and Build-to-Zones

Setbacks are most commonly set as minimums, but there can be maximums too. The minimum and maximum setbacks are often defined with a build-to-zone. This ensures a consistent building location closer to the street that allows for variation.

Building Type (see Section 1.3.a)	Minimum percentage of the building frontage within the build-to-zone
Small (S)	50%
Medium (M)	60%
Large (L), Extra Large (XL)	60%
Mixed-Use with ground floor commercial storefront frontages	70%



-  Build-to-Zone
-  Minimum front setback
-  Maximum front setback
-  Minimum % of building frontage within Build-to-Zone
-  Building frontage outside of Build-to-Zone

Project: Milpitas Objective Design Standards, Raimi + Associates

SITE & BUILDINGS

Frontage Improvements Diagram

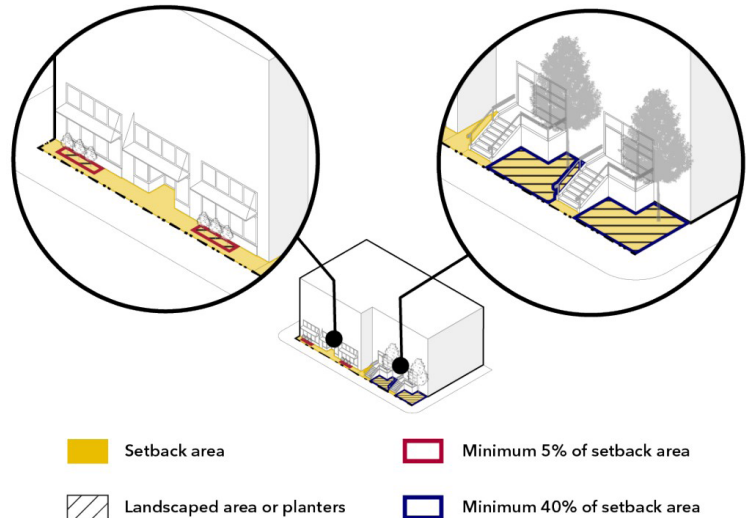


Project: San Jose Citywide Design Standards And Guidelines, VMWP

B. Building Frontage Improvements

1. **Frontage Improvements.** Any area between a building and the front property line, or any area between a building and on-site public space or the fronting public pedestrian walkway, shall be improved as part of a wider sidewalk, outdoor seating area, outdoor dining area, yard area, or other landscaped or usable open space.
2. **Outdoor dining.** Outdoor dining is allowed in the sidewalk and frontage area consistent with the following requirements:
 - a. Seating and dining areas shall not obstruct the pedestrian right-of-way.
 - b. Umbrellas and other shade devices shall not obstruct building entrances or signage.
 - c. Planters or railings may be used to separate seating areas from the sidewalk.
 - d. There is an adjacent ground-floor commercial use to which the outdoor dining is accessory.
3. **Ground-floor office frontage and setback area.** Front setback and frontage areas for ground-floor office uses may include landscaping, seating for guests and employees, public amenity areas, and other spaces that promote gathering, social activity, and pedestrian activity.
4. **Ground-floor non-office commercial frontage and setback area.** Front setback and frontage areas for ground-floor retail, restaurant and other non-office commercial uses may incorporate outdoor seating, landscaping, planters, dining areas, retail stands and kiosks, display spaces, dining spaces, public art, fountains, play areas, extensions of the public sidewalk, and other amenities to activate the sidewalk and street.
5. **Ground-floor residential frontage and setback area.** Front setback and frontage areas for ground-floor residential uses may incorporate landscaping, gates, entry treatments, unique paving treatments, changes in elevation, stairs, patios, gardens and other strategies to promote ground-floor activity and denote the transition from public to private space.

Frontage Setback Area Diagram

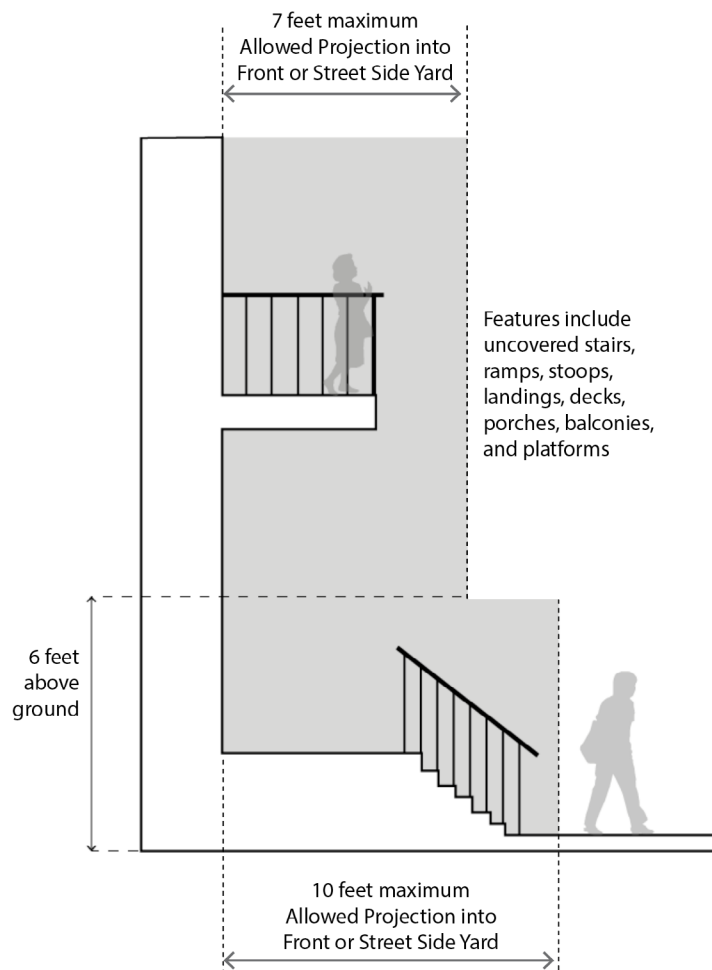


Project: Milpitas Objective Design Standards, Raimi + Associates

C. Encroachments

1. **Encroachments into Required Setbacks, Residential Uses.** The following projections into required setback areas are allowed for residential uses, subject to all applicable requirements of the Building Code.
 - a. Allowed Projections into Front or Street Side Yards: Uncovered stairs, guardrails, handrails, ramps, stoops, landings, decks, porches, balconies, and platforms
 - b. All elements six feet or less above ground elevation: 10 feet maximum projection
 - c. All elements more than six feet above ground elevation: 7 feet maximum projection
 - d. Covered porches and patios: 7 feet maximum projection, must be unenclosed on three sides
2. **Signage Projections.** Projections and signs may project over the sidewalk to indicate and demarcate shop fronts and increase pedestrian interest.

Encroachments Diagram



Project: San Leandro Objective Standards, UFS

BUILDING VOLUME

Building Massing Guidance:

- Standards may separate building design into horizontal and vertical expressions.
- The massing of apartment buildings should consider the typical structural grid with 30-foot bays.

This number may vary, typically between 6-10 townhomes in a row. The intent is to provide an upper limit on block-scale townhome massing, where applicable.

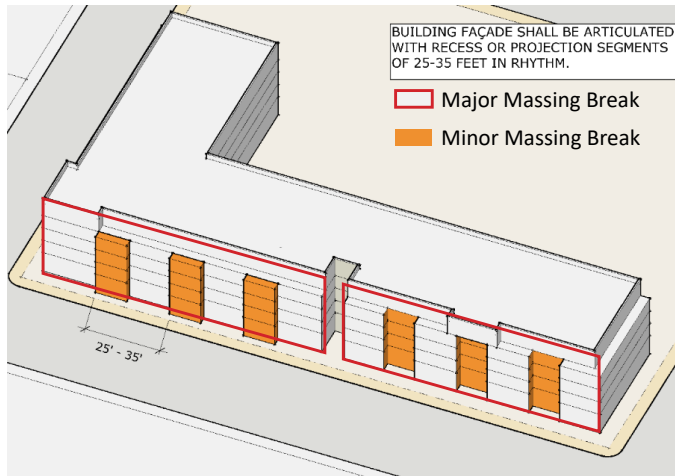
X.060 Building Massing and Modulation.

Intent: To ensure the volume, massing, and shape of buildings is varied and visually appealing, with a scale and level of detail that is oriented to the pedestrian experience.

A. Massing Requirements

- Massing Breaks.** All street-facing façades must include at least one horizontal or vertical projection or recess at least four feet in depth, or two projections or recesses at least two and one-half (2 ½) feet in depth, for every fifty (50) horizontal feet of wall. The articulated elements must be greater than one story in height and may be grouped rather than evenly spaced in fifty (50) foot modules. Building projections up to four feet into required setbacks are allowed, consistent with this standard.
- Townhome Massing.** The maximum number of townhouse or rowhouse units in any one contiguous building is [x].
- Townhome Front Facade.** Townhomes that are contiguous shall have architectural features to break up the front elevations such as stairs, projecting entrances, bay windows, porches, and other articulated façade elements.

Massing Breaks Diagram



Project: Pleasanton Stoneridge Mall Framework, VMWP

Townhome Massing that Expresses Individual Units



Project: Pleasanton Objective Design Standards for Housing Sites, VMWP

Alternative Wording for Major/Minor Massing Breaks:

1. Major Massing Breaks. Any building with frontage over 125 feet in length along a front lot line shall provide a massing break with a minimum width of 12 feet and minimum depth of 10 feet for the full height of the building, at least every 125 feet along the building length.

2. Minor Massing Breaks. Any building with frontage over 60 feet in length along a front lot line shall provide a minor massing break at least every 60 feet along the building length, as measured between building corners or major massing breaks.

Minor massing breaks may occur along the full height of the building or for just a portion of the building height, and may consist of:

- A recess with a minimum width of four feet and a minimum depth of three feet; or
- A projection with a minimum depth of two feet.

BUILDING VOLUME

Massing Modulation - Caution for Stepbacks

Building design standards sometimes include step backs to attenuate building massing. It is important to consider the impact of stepbacks on housing capacity and the cost of construction. Often they are applied when there are concerns about the perception of building massing and impact on shadows. While a reduction in massing seems like a good idea:

- Stepbacks when modeled do not have a significant impact on shadows, but are very difficult to build.
- Daylight planes have an outsized impact on housing production and are strongly discouraged.

This is why stepbacks are one of the most frequently waived building standards with State Density Bonus Laws.

The Impact of Stepbacks

The use of stepbacks may be desired to lessen the impact of building massing, but it can result in:

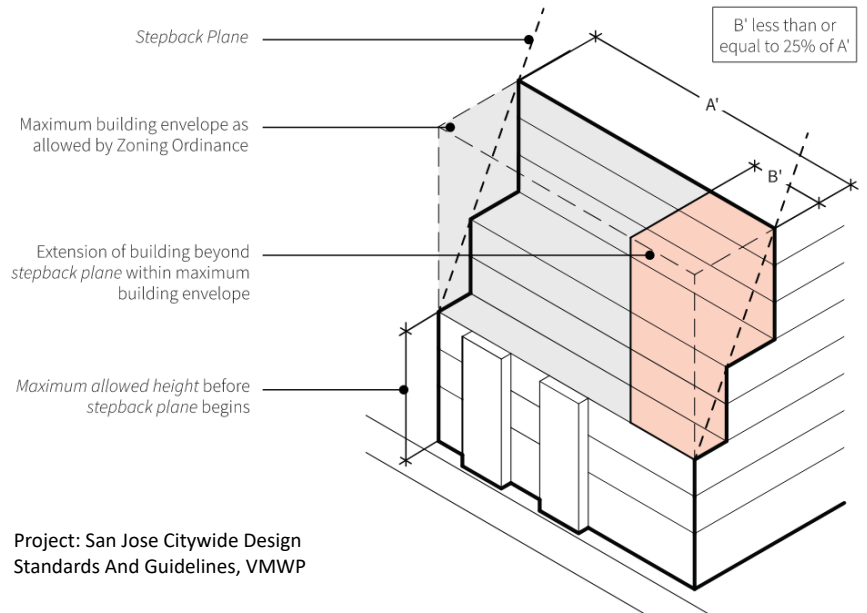
- A "wedding cake" massing
- Deterring development due to the increased cost of construction

Inefficient use of space

Stepback Best Practices

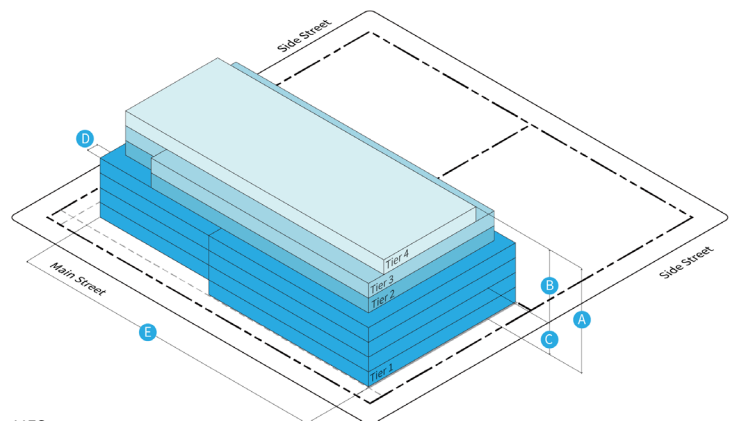
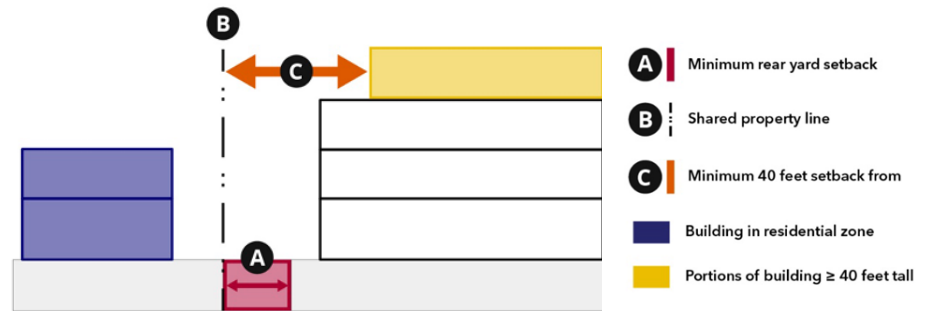
If stepbacks are desired:

- It is ideal to apply a stepback above 40 feet at the primary street edge. This is a common adjacency in low density settings (less than three stories).
- Stepbacks should be no deeper than an intended balcony depth, between 6-8 feet. Deeper setbacks decrease the capacity for housing.
- Stepbacks don't have to be uniform. They can be a percentage of the building footprint to allow for variation.



Examples of Stepbacks for Adjacency to Lower Density Development

Buildings next to low-scale development can use a setback greater than or equal to the required setback of the adjacent zone along the shared property line(s).



BUILDING VOLUME

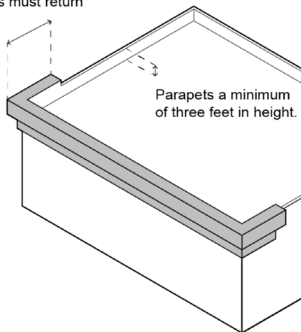
B. Building Design

1. **Lower and Upper Story Separation.** Lower and upper stories shall be separated by horizontal detailing such as an awning, overhang, cornice line, or belt course. Separation may occur above either the ground floor or second floor.
2. **Vertical Projections.** All street-facing façades must include vertical projections or recesses such as pilasters, porches, decks, bay windows, entry recesses, and other details that provide architectural articulation and design interest.
3. **Corner Elements and Architecture.** Buildings at corners of blocks shall orient design elements to both corners, with distinctive architectural elements within 50 feet of the street corner. Distinctive architectural elements may include height projections, articulation, variation in materials, façade transparency, public building entrances, and unique roof silhouettes. As an alternative, development projects may provide publicly accessible plazas or outdoor spaces at block corners instead of distinctive architectural elements, if the plaza or outdoor space is at least 300 square feet.
4. **Architectural Details.** Buildings shall include architectural details to add visual interest, variety, and articulation, including at least one of the following, which may also serve to provide other required elements such as vertical projections or lower and upper story separation as applicable:
 - a. Reveals
 - b. Course lines
 - c. Decorative cornices
 - d. Columns
 - e. Canopies
 - f. Arbors
 - g. Trellises

Building Design: Corner Elements

Architectural details must wrap around the building so that it does not appear as a false front.

Cornices and overhanging eaves must return



Project: San Leandro Objective Design Standards, UFS

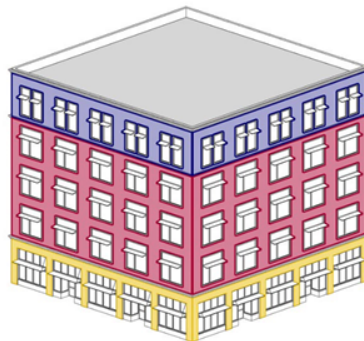
This standard will may apply within 25 and 75 feet of a street corner.

Lower and Upper Story Separation with Architectural Details

This is commonly referred to as "Base Middle Top" to name the separated portions of taller buildings. This is a helpful way of thinking about building design through zoning, however there are plenty of design exceptions that are also attractive.

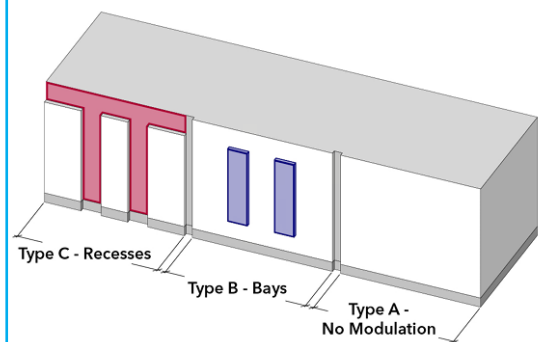


Datum lines along entire length of building with change in material



Distinct facade composition(s) differentiating base, middle, top

Vertical Projections



Vertical shifts Horizontal shifts

Project: Milpitas Objective Design Standards, Raimi + Associates

BUILDING VOLUME

Distinct Roof Form



Variation in roof/building height



Distinct roof form

5. Roof Lines. Horizontal Roof lines on buildings with flat or low-pitched roofs shall be varied and designed to minimize the bulk of a building, to screen roof-mounted equipment, and to enhance the building’s architectural design through the following methods:

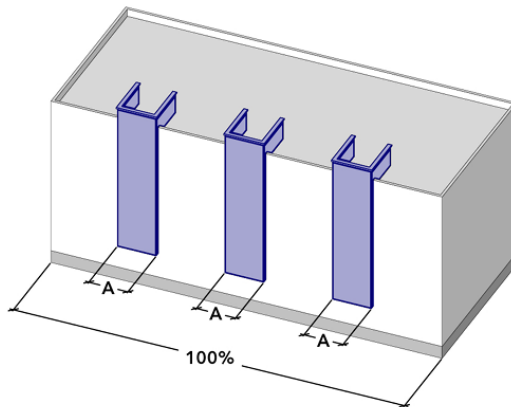
- a. A minimum of one roof line offset of at least 18 inches in height and 20 feet in length shall be provided for every 150 feet of façade length.
- b. Architectural elements – such as parapets, varying cornices, reveals, varying roof heights, or varying roof forms – shall be articulated at least every 50 feet along the street frontage
- c. Where parapets are provided, the minimum 18-inch offset in height required above may be substituted by an offset of at least 18 inches in depth. All parapets shall provide returns of at least six feet in depth at the end of the parapet face to avoid a false front appearance.

Roof Line Offsets

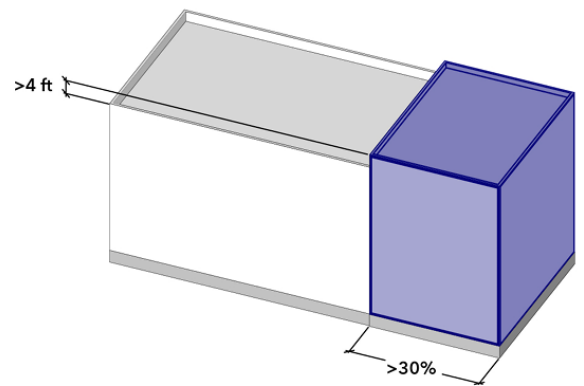


Project: San Leandro Objective Design Standards

Varying Roof Forms



Building modulation with variation in roof/building height where sum of A > 30%

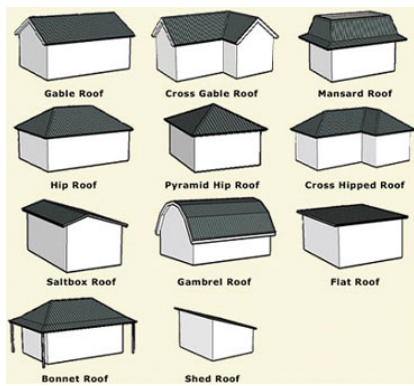


Variation in roof/building height

Project: Milpitas Objective Design Standards, Raimi + Associates

BUILDING VOLUME

Sloping Roof Types

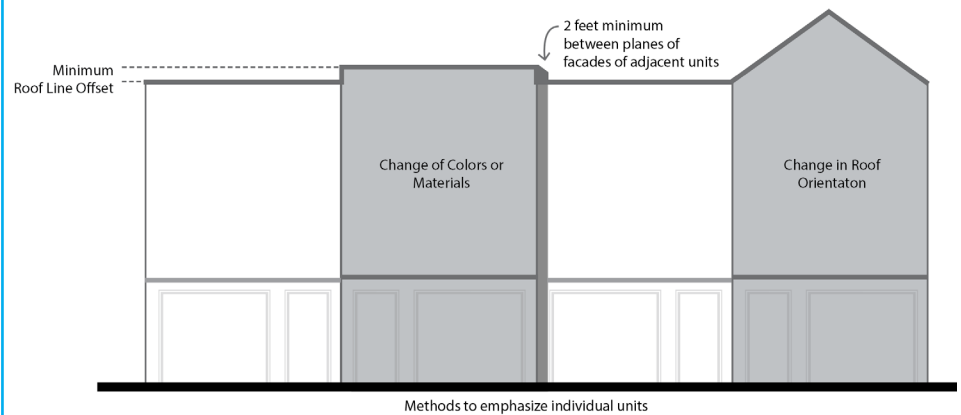


Source: American Standard Roofing

6. **Minimum Depth of Overhanging Eaves.** Overhanging eaves, if provided, shall extend a minimum of two feet beyond the supporting wall.
7. **Townhomes and Rowhouses.** In addition to the requirements above, attached side-by-side dwelling units (townhomes or rowhouses) shall be distinguished through methods such as:
 - a. Variations of two feet or more between the horizontal planes of the primary entrance façade of adjacent units.
 - b. A change in roof orientation between adjacent units (e.g., a gable roof adjacent to a hipped roof).
 - c. A roof line offset of at least 18 inches for each unit exposed on the associated elevation.
 - d. Change of colors or materials.

Townhouse Variation Requirements

The intent of these requirements is to create distinction between units. The diagram illustrates the menu of choices.

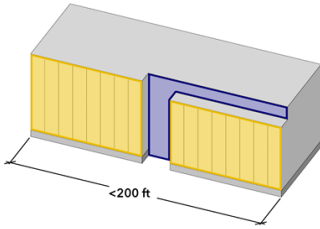


Project: San Leandro Objective Design Standards, UFS

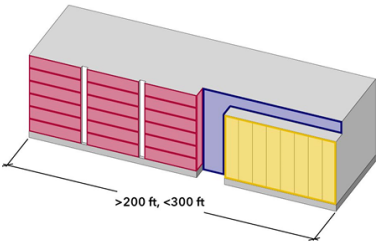
BUILDING FAÇADES

Facade Composition

Standards for facade composition are not always required, however if that level of detail is desired then it is ideal to require distinct facades to emphasize the massing breaks on longer buildings.



Distinct facade composition, where blue and yellow are both greater than 10% of total building facade



Distinct facade composition(s) where blue, red, and yellow are each greater than 10% of total building facade

Project: Milpitas Objective Design Standards, Raimi + Associates

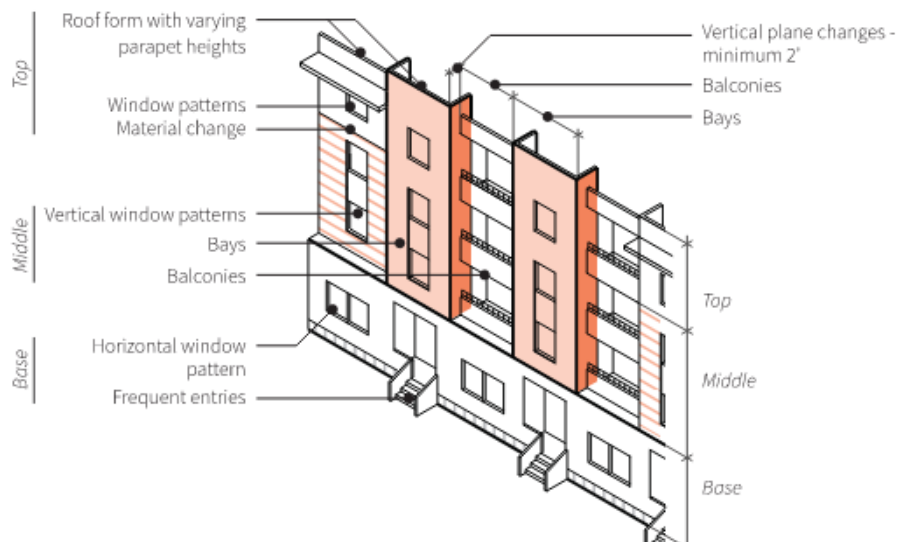
X.070 Building Façades.

Intent: To provide frequent windows, doors, and other façade details that provide pedestrian interest, rhythm, and design interest where buildings meeting the public realm, with ground-floor treatments appropriate to the residential, office, or commercial use.

A. Façade Design

- 1. Façade Detailing.** All building facades shall incorporate details, such as window and door trim, window recesses, cornices, changes in materials, or other design elements.
- 2. Façade Pattern.** Façade elements must establish building scale and pattern, using architectural techniques such as clustering or aligning windows and doors to form a regular pattern.
- 3. Visual Interest.** Building walls facing public streets and walkways shall provide variations and visual interest for pedestrians, which may include display windows, changes in building form, relief in wall plane, changes in color, material, and/or texture or similar variations.
- 4. Limits on Blank Walls.** No wall facing a public right-of-way shall run in a continuous plane of more than 20 feet without a window, door, or other visual interest.
- 5. Landscape Screening of Blank Walls.** Any blank wall facing a public right-of-way that is without windows, doors or other openings and is more than thirty (30) feet long or three hundred fifty (350) square feet in area, whichever is less, shall have landscaping installed and maintained along the wall which reaches a minimum height of four feet within three years.
- 6. Awnings and Overhangs.** Awnings and overhangs may be employed along active building frontages over the sidewalk to enhance the pedestrian realm. Awnings shall not be long and continuous. Awnings shall be made of durable, high-quality materials and shall not interfere with the tree canopy or signage.

Residential Façade Design

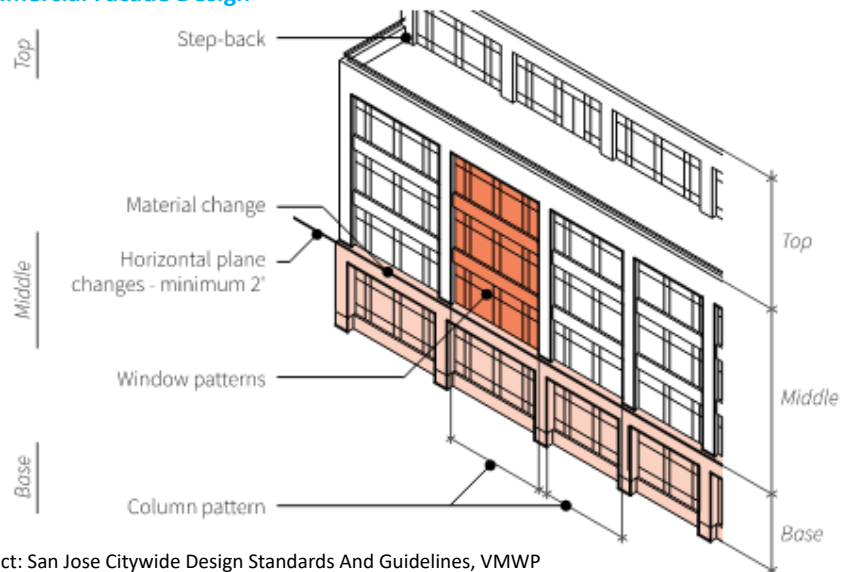


Project: San Jose Citywide Design Standards And Guidelines, VMWP

BUILDING FACADES

7. **Ground-floor Commercial Façade Architecture.** Non-office ground-floor commercial facades shall be designed to give identity to each commercial establishment through integrated architectural techniques such as recesses, vertical façade elements, enhanced materials, signage, and/or material and articulation differentiation between separate ground-floor spaces.
8. **Ground-floor Commercial Façade Design.** Non-office ground-floor commercial front facades shall utilize at least two of the following to activate the street and promote indoor/outdoor connections when fronting [IDENTIFY PRIMARY PEDESTRIAN-ORIENTED STREETS]:
 - a. Sliding or removable windows/doors
 - b. Outdoor displays and café seating in front of commercial/retail establishments that are designed to increase pedestrian activity and interest
 - c. Low planters with wide seat walls
 - d. Recessed entrances and porticos that increase the indoor/outdoor quality or allow for increased outdoor seating or display
 - e. Awnings and canopies
 - f. Visually transparent storefronts with clear glass windows and doors that are not blocked by storage, racks or shelving against glass should primarily define the active street front. If this is not possible then opaque glass can be employed.

Commercial Façade Design



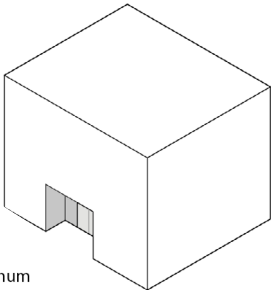
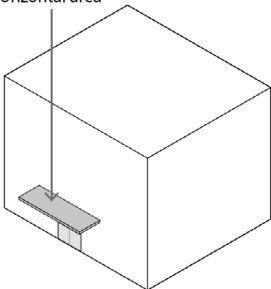
BUILDING FACADES

Required maximum distances between commercial entries can vary between 40 and 200 feet but ideally should not exceed 200 feet.

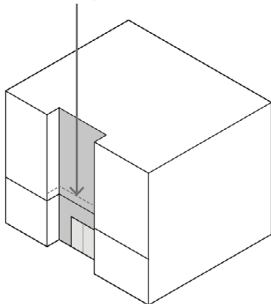
Required maximum distances between residential and office entries are often longer than between commercial and retail entries, but should ideally not exceed 200-400 feet for lobby-accessed buildings. Ground-floor units accessed with porches and stoops can be more frequent.

Building Entry Design

30 square feet minimum horizontal area



2 foot minimum extension above first floor plate

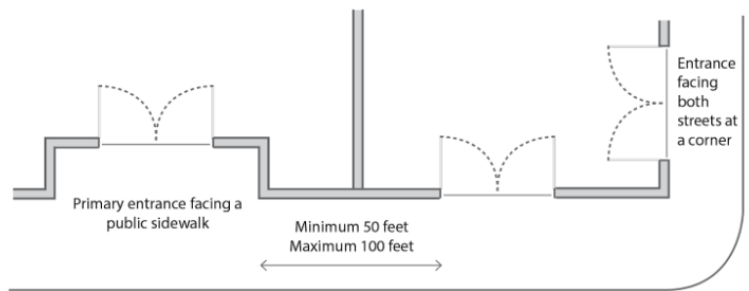


Project: San Leandro Objective Design Standards, UFS

B. Building Entries

1. **Minimum Number of Entrances Required.** There shall be a minimum of at least one building entrance oriented to the nearest public sidewalk or publicly accessible open space as follows:
 - a. One entrance an average of at least every 100 linear feet of ground-floor non-residential building frontage except office.
 - b. One entrance an average of at least every 200 linear feet of ground-floor residential or office building frontage.
2. **Separate Entrances for Mixed Uses.** Buildings containing a mix of residential and non-residential uses shall provide separate building entrances for residential and non-residential uses. Amenity areas such as exercise rooms do not require separate building entrances from the primary use.
3. **Entrances to Multiple Streets.** Buildings fronting multiple streets must provide multiple public entrances.
4. **Alley Entrances.** Buildings that abut a public alley must provide an entrance facing that alley.
5. **Corner Entrances.** Buildings with entrances at street corners shall provide an entrance toward both streets, or have a single angled corner entrance accessible to both streets.
6. **Entryway Illumination.** Building entries and addresses shall be illuminated with dark sky compliant fixtures to provide nighttime visibility from adjacent streets, public accessways, and common areas.
7. **Entry Design.** Building entries shall be differentiated from the overall building façade, through the use of a differentiated roof, awning or portico, recessed entries, doors and doorway with design details, trim details, decorative lighting, signage, or other techniques.
8. **Entry Access.** All buildings located in the interior of a site shall have an entrance from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk.

Corner Entrances



Project: San Leandro Objective Design Standards, UFS

BUILDING FACADES

9. Residential Entry Types. Ground floor residential entries may include any of the following: stoops, front doors, courtyard and forecourt entrances, ramped or at-grade entries, outward-facing and visually permeable lobby entrances, or other outward-facing residential entrance treatments.

Individual vs. shared residential entries are sometimes further specified with standards such as the following:

10. Shared Residential Entrances. All buildings with any exterior entrance that provides access to more than one unit shall provide a minimum of one primary shared entranceway per building in accordance with the following standards.

- a. The primary entranceway shall lead to a common area a minimum of 10-feet in each dimension.
- b. Exterior walls of common spaces, such as lobbies and community spaces, within 20 feet of a front or street side lot line or pedestrian walkway shall include windows, doors, or other openings for at least 30 percent of the building wall on which they are adjacent, between three and seven feet above the level of the sidewalk.
- c. The primary entranceway shall be emphasized utilizing at least one of the following methods:
 - i. A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth of five feet and a minimum horizontal area of 30 square feet.
 - ii. A recessed entry bay with a minimum depth of five feet.
 - iii. Incorporating the entrance into a vertical mass that extends two or more feet above the height of the first floor plate vertical mass.
 - iv. Incorporating one or more architectural features such as windows, sidelights, decorative materials, lighting, or signage.
- d. Buildings located within 20 feet of a front or street side lot line shall provide a primary entranceway oriented to and facing a front or street side lot line.
- e. Primary building entranceways located in the interior of a site shall be accessed from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk.

11. Primary Building Entry

- a. The Primary Building Entry for multifamily buildings shall face a public right-of-way or a publicly accessible pedestrian pathway.
- b. Primary building entries shall be scaled proportionally to the number of people served. Building entries inclusive of doorway and adjacent facade plane shall meet the following minimum width and depths from Primary Facade dimensions:
 - i. Multifamily entries (9 or more units); width: 10 feet; depth: 3 feet
 - ii. Upper floor commercial entries; width: 15 feet; depth: 5 feet
- c. Primary entries for multifamily entries (9 or more units) and commercial entries shall have a minimum of 60% transparent glazing between 3 and 7 feet in height for the required entry width.
- d. Building lobbies for primary entries for buildings serving more than 9 units shall include direct access to a stairwell to provide an alternative to elevators.
 - i. Stairwell shall be visible from lobby area
 - ii. Stairwell shall include natural light
 - iii. Stairwell may be open air (continued on page 24)

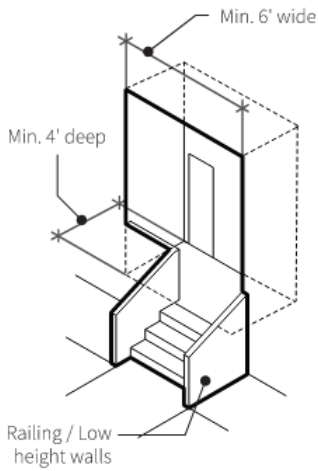


Project: Milpitas Objective Design Standards, Raimi + Associates

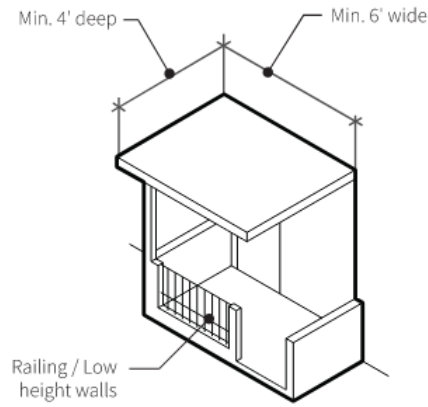
BUILDING FACADES

Building Entry Design for Individual Residential Entrances

RECESSED GROUND FLOOR UNIT ENTRANCE



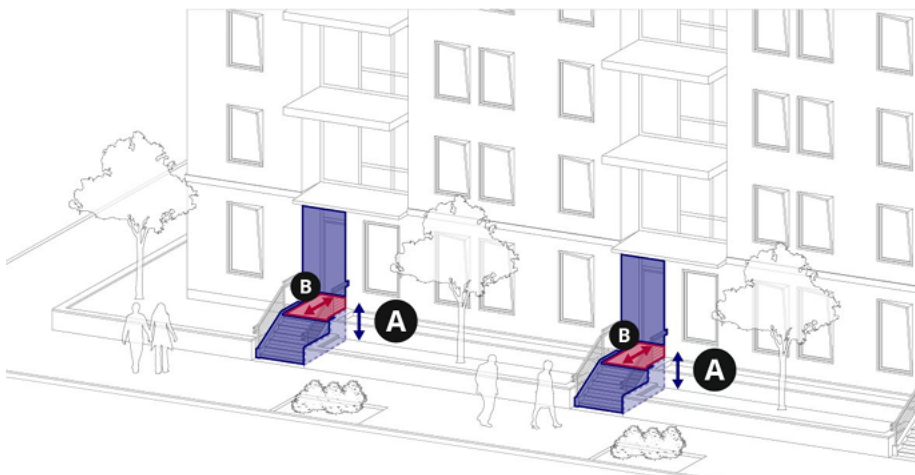
RESIDENTIAL ENTRANCE WITH PROJECTED ROOF



Project: San Leandro Objective Design Standards, UFS

12. Individual Residential Entrances. All units accessed through ground level individual entrances from the exterior shall provide a minimum of one primary individual entranceway per unit in accordance with the following standards.

- a. The primary entranceway shall be emphasized with a projection (such as a porch) or recess with a minimum depth of three feet and a minimum area of nine square feet.
- b. In buildings located within 20 feet of a front or street side lot line, all individually accessed units located along a public right-of-way shall have a primary entranceway oriented to and facing a right-of-way.
- c. All dwelling unit entranceways located in the interior of a site shall be accessed from a pedestrian walkway that is a minimum of four feet wide and connects to a public sidewalk.

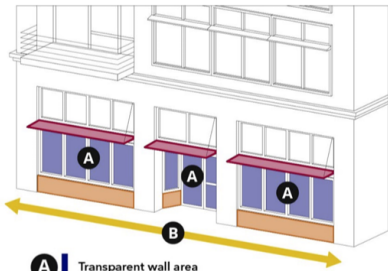


- A** | Maximum stoop height from back of sidewalk grade
- B** | Minimum entry landing depth
- Ground floor residential entry
- Entry landing

Project: Milpitas Objective Design Standards, Raimi + Associates

BUILDING FACADES

Windows and Openings



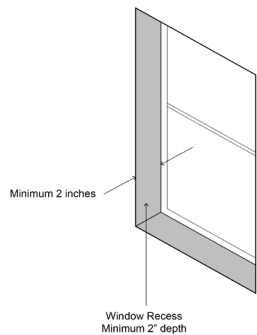
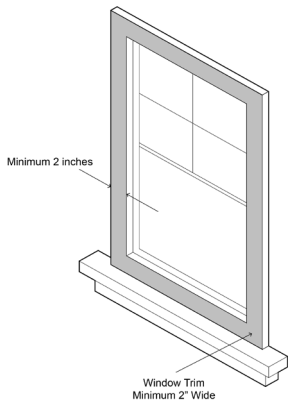
- A** Transparent wall area
 - B** Facade length
- $$\left(\frac{\text{Sum area of A}}{B \times 6 \text{ ft}} \right) \geq 60\% \text{ transparency}$$

- Minimum transparent glazing between 1.5-7.5 feet
- Awning, canopy, and weather protection between transom and display windows
- Bulkheads and solid base walls between 12"-30"

Project: Milpitas Objective Design Standards, Raimi + Associates

Window Trim Design

These options for window treatment help create relief and prevent a flat facade.

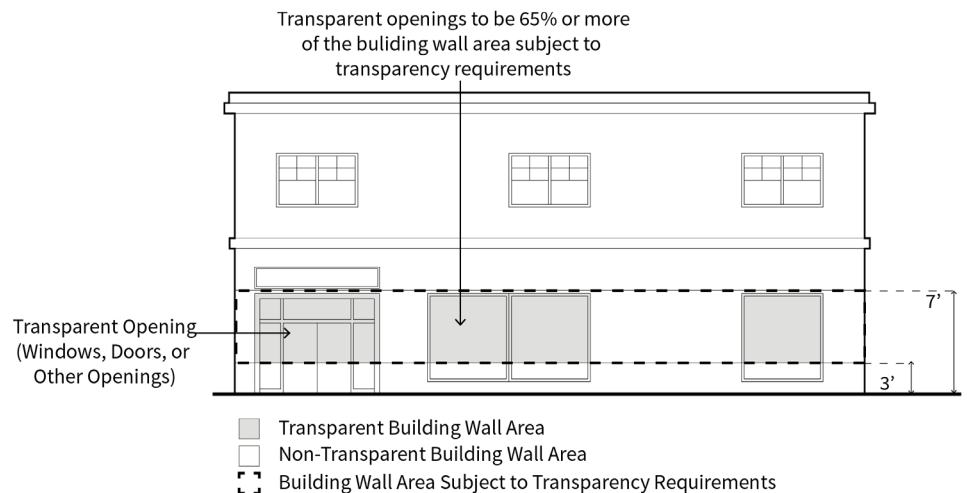


Project: San Leandro Objective Design Standards, UFS

C. Windows and Openings

1. **Required Openings.** Ground-level exterior walls facing and within 20 feet of a front lot line or publicly accessible street or open space shall run in a continuous plane for no more than 30 feet without a window, door, or other similar building opening.
2. **Required Transparency.** Required ground-floor transparency along publicly accessible sidewalks, publicly accessible pathways, and publicly accessible open spaces is as follows. Required transparent openings shall have a visible light transmittance of not less than 70%, and shall provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep:
 - a. For office, grocery store, pharmacy, and large-format retail uses, a minimum of 35% of the building wall located between three (3) and seven (7) feet above sidewalk level shall be transparent.
 - b. For non-office commercial ground-floor uses, a minimum of 50% of the building wall area located between three (3) and seven (7) feet above sidewalk level shall be transparent.
 - c. Ground-floor residential uses are allowed and encouraged but not required to meet these non-residential transparency standards to increase views, activation, and passive surveillance of outdoor spaces.
3. **Window Trim or Recess in Residential Uses.** Windows for residential uses shall have trim at least one-half inch in depth, or be recessed at least two inches from the plane of the surrounding exterior wall.
4. **Window Design.** Window designs shall differentiate the various components of the building such as ground floor retail spaces, stair towers, corners, or residential units.
5. **Prohibited Glazing.** For all uses, window films, mirrored glass, and spandrel glass are prohibited along the ground floor frontage.
6. **Prohibited Closures.** Gating, shuttering, or permanent closure of required non-residential openings is prohibited.

Required Transparency



Project: Arcata, UFS

BUILDING SPACE REQUIREMENTS

Requirements for ground-floor nonresidential ceiling heights can range significantly depending on municipality and location, from a low of 14 feet to a high of 20 feet. Ground-floor non-residential heights below 14 feet are often less attractive to tenants and are more difficult to lease. Modular housing may require ground-floor heights below 14 feet depending on the type of modular construction being used.

X.080 Building Space Requirements.

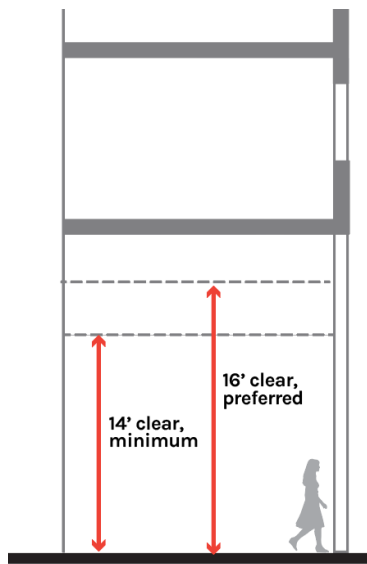
Intent: To ensure interior building spaces and residential amenities are usable and attractive for future tenants.

A. Space Requirements

- 1. Ground Floor Height, Nonresidential Uses.** The minimum ground floor height for nonresidential uses is 15 feet measured floor to floor or floor to ceiling structure.
- 2. Ground Floor Height, Residential Uses.** The minimum ground floor height for residential uses is 10 feet measured floor to floor.
- 3. Tenant Space Depth, Nonresidential Uses.** Nonresidential ground floor interior tenant spaces shall be a minimum of 60 feet in depth for a minimum of half of the width of the tenant space and a minimum of 40 feet in depth elsewhere on small or constrained sites .

Restaurant spaces may require additional features such as unique venting, plumbing, and appliance hook-ups.

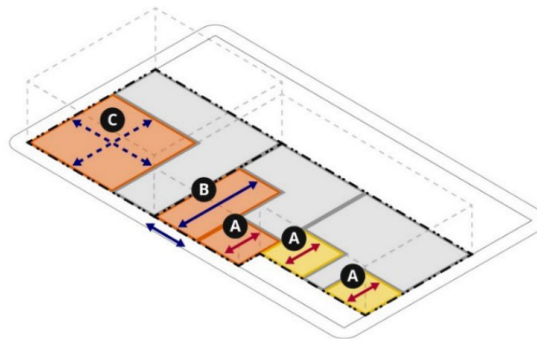
Ground Floor Height, Nonresidential Uses



Storefront Commercial

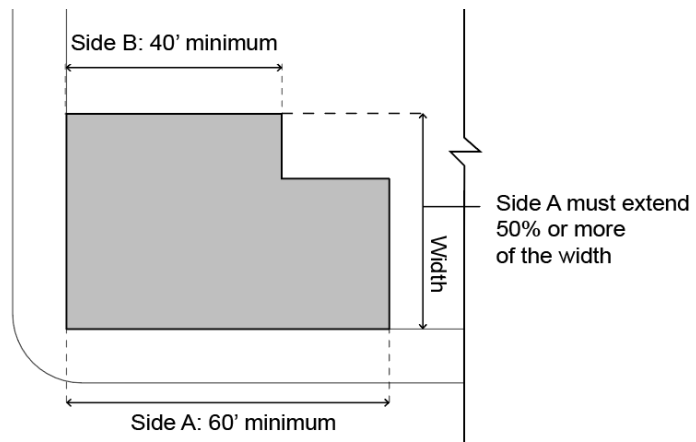
Project: San Leandro Objective Design Standards, UFS

Tenant Space Depth, Nonresidential Uses



- A** Active use minimum depth
- B** Minimum 40 feet depth for minimum 50% of frontage
- C** Corner space minimum 40 ft. depth on all frontages
- Storefront commercial or offi
- Ground floor residential
- Non-active use

Project: Milpitas Objective Design Standards, Raimi + Associates



Project: San Leandro Objective Design Standards, UFS

BUILDING SPACE REQUIREMENTS

The number and type of amenities will vary by municipality.

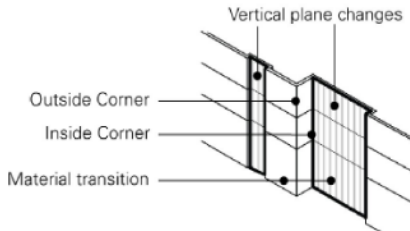
B. Residential Amenities

1. **Required Amenities.** Amenities that enhance the livability of the project and are not required elsewhere in the zoning code shall be provided. Projects shall include at least four of the following amenities.
 - a. Conference room.
 - b. Electric vehicle (EV) charging stations or 220 V power outlet for 25 percent of required parking spaces.
 - c. Fitness center.
 - d. Lap pool.
 - e. Tenant activity area, such as joint eating and cooking area, clubhouse, play area, screening room, or other activity area.
 - f. On-site commercial child care facility.
 - g. Pet washing facility or relief area.
 - h. Playground or outdoor active recreation facility.
 - i. (i) Public art.
 - j. Study room and/or library.
 - k. Bike repair or locker room.
 - l. Publicly accessible open space of 5 square feet per 1,000 square feet of floor area.
 - m. Other features similar to those listed above that are determined to be comparable in value and benefit to residents.
2. **Storage.** For residential uses, a minimum of two hundred (200) cubic feet of enclosed weather-proof and lockable private storage space in addition to guest, linen, pantry and clothes closets customarily provided shall be provided for each unit other than a dependent senior residential dwelling unit.
3. **Laundry.** For residential uses, a laundry area consisting of a place for an automatic washing machine and clothes dryer shall be provided in each unit unless common laundry facilities are provided.
4. **Residential Privacy and Ventilation.** Residential uses shall provide both privacy and access to light and air, which may occur through a variety of design strategies including the following:
 - a. Operable windows. Provide operable windows in living spaces to facilitate natural ventilation.
 - b. Window orientation. Avoid facing bedroom windows directly opposite neighboring bedroom windows.
 - c. Noise considerations for operable windows. In the placement of operable windows, consider the potential for noise transfer between units.
 - d. Sound-absorptive surfaces. At narrow courtyards and other spaces between buildings, provide absorptive surfaces in the form of landscaping and other materials to limit reverberation.

MATERIALS

The palette of desired building materials may vary by municipality.

Material Transitions



Project: Pleasanton Objective Design Standards for Housing Sites, VMWP

Not all municipalities will prohibit these materials but many will.

X.090 Materials.

Intent: To utilize high-quality, durable exterior materials that provide interest and balance in the design of the exterior façade.

1. **Exterior Building Materials.** A mix of exterior building materials shall be chosen based on character, durability, ease of maintenance and context, and may include:
 - a. Brick, natural clay colors
 - b. Stone
 - c. Stucco
 - d. Pre-cast concrete, glass-fiber reinforced concrete
 - e. High-quality, cast-in-place concrete, including board-form concrete
 - f. Ceramic tile
 - g. Cement plaster
 - h. Wood
 - i. Steel—Porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences, painted, stainless or pre-weathered steel are acceptable when limited to 50% of the building treatment.
 - j. Aluminum—Windows, panels (luco-bond and aluminum plate), storefront, curtain wall, doors; aluminum should be natural finish anodized, powder-coated or kynar (no bronze anodized).
 - k. Other Metal
 - l. Glass—Clear, low-e, non-reflective, solar-bronze or solar gray glass.
2. **Material Transitions.** Building materials shall wrap building corners and changes shall occur at inside corners, at a natural break point or a minimum of 4 feet from where the building plane changes direction.
3. **Accent Materials.** Use of accent materials such as brick, stone, tile, and anodized or painted metals shall be incorporated.
4. **Prohibited Materials.** Unfinished or natural T1-11 siding and spray stucco are prohibited.



Building Materials by Zones

Some municipalities address material application to facades by defining a base, middle, and top zone for buildings. Good design that does not include a distinction between base, middle, and top can still occur, so the definition of these zones should be not be strictly defined to allow for flexibility.

Project: Pleasanton Objective Design Standards for Housing Sites, VMWP

VEHICLE PARKING

X.100 Vehicle Parking.

Intent: To design parking and loading facilities that are easy to use, while protecting pedestrian safety, promoting a pedestrian-oriented public realm, and minimizing negative impacts of car storage, thus encouraging park-once opportunities for residents, workers, and visitors.

A. Parking Location

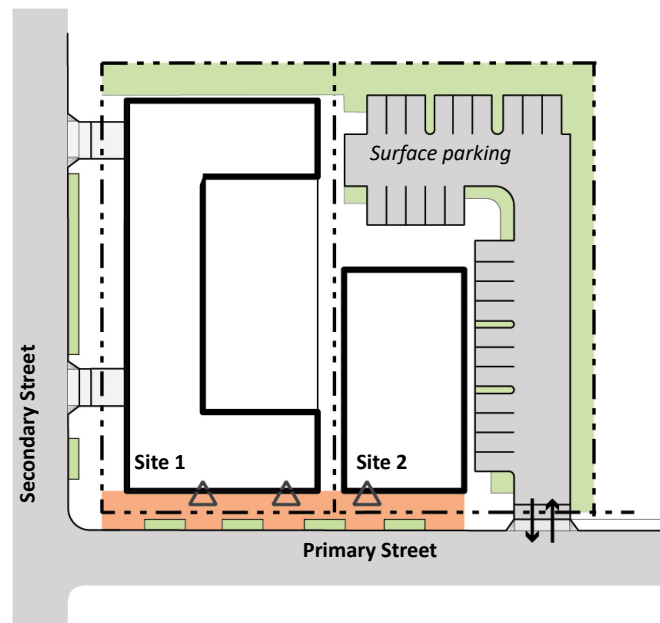
1. **Location of Required Parking.** All required parking shall be provided onsite or on streets immediately adjacent to the development.
2. **Limitations on Location of Parking.** Above ground parking and partially underground or underground parking with an exposed above ground parking podium height of more than three feet shall be located a minimum of 25 feet from the primary street-facing property line. Parking structures located underground or behind conditioned building space are exempt from this requirement.
3. **Maximum Parking Frontage.** The total width of above ground parking areas visible from the street, including open parking, carports, and garages shall not exceed 50 percent of any publicly accessible street frontage.

This maximum percentage should be reduced in more urban areas to avoid ground-floor parking frontage, using strategies such as parking reductions and ground-floor wrap of parking with usable building space.

B. Parking Access

1. **Parking Area Access.** When alley or side street access is available, primary access to parking areas shall be taken from this location, rather than the primary street.
2. **Driveway Width.** Driveways shall be a maximum width of 20 feet, or minimum required for emergency vehicle access.

Parking Access



Project: San Jose Citywide Design Standards And Guidelines, VMWP

VEHICLE PARKING

C. Parking Design

1. **Integrated garage entries.** Entries to structured parking garages shall be integrated into building facades using architectural techniques such as matching façades, material treatments, or recessed garage entries.
2. **Vehicular Entry.** Parking garage vehicular entrances facing the street shall be no more than 20 feet wide.
3. **Marked entrances.** Vehicle parking entrances shall be clearly marked.
4. **Pedestrian Entry.** Parking garages shall provide at least one clearly delineated at-grade pedestrian entrance on each street-facing frontage, physically separated from the vehicle entrance and connecting directly to the public pedestrian circulation network.
5. **Light Screening.** Parking garages shall be designed such that interior lighting is fully shielded and automobile headlamps are not visible from adjacent buildings, parcels, streets, public parks, publicly accessible outdoor space or designated open space area.
6. **Mechanized Parking Storage Systems.** Mechanized parking storage solutions such as mechanized, automatic parking or valet, or lift systems are allowed.
7. **Parking Design.** Any surface parking lots shall be sited to avoid long continuous lots, and shall be designed into small areas with landscaping and walkways leading to nearby building entries and public sidewalks.
8. **Unbundled Parking.** Unbundled parking, where spaces are sold or leased separately from building space, is allowed.

D. Off-Street Loading and Service Access

1. **Integration into Buildings.** Off-Street loading and service areas may be integrated into building architecture with the use of loading docks and garages.
2. **Loading Dock Design Requirements.** Loading docks shall be designed according to the following standards:
 - a. Loading docks shall not exceed 20 feet in width.
 - b. Loading docks shall be screened from view by fencing, landscaping, or architectural elements from any adjacent street, sidewalk, or other publicly accessible accessway or open space.
 - c. Loading docks shall be internal to the building envelope and equipped with closable doors.
3. **Loading Location.** Required off-street loading spaces shall be on the site of the use served or on an adjoining site and shall not face a public street.
4. **Alley Access.** On a site adjoining an alley, a required off-street loading space shall be accessible from the alley unless alternative access is approved by the Zoning Administrator.

BICYCLE PARKING

Requirements for long- and short-term bicycle parking can vary widely by municipality. In general, residential and office use will have larger shares of long-term bicycle parking than short-term visitor bicycle parking, while commercial and retail uses will have larger shares of short-term visitor bicycle parking than long-term bicycle parking.

X.110 Bicycle Parking

Intent: To provide high-quality, secure, well-designed bicycle parking for residents, workers, and visitors, encouraging bicycle use while reducing demand for automobile parking.

A. Required Parking

1. **Long-Term Bicycle Parking.** Long-term bicycle parking shall be provided to serve residents and workers consistent with the following standards:
 - a. A minimum of one long-term bicycle parking space for every residential unit
 - b. A minimum of one long-term bicycle parking space for every 10,000 square feet of office space.
2. **Short-Term Bicycle Parking.** Short-term bicycle parking shall be provided to serve shoppers, customers, guests, and visitors consistent with the following standards:
 - a. A minimum of one short-term bicycle parking space for every 10 residential units
 - b. A minimum of one short-term bicycle parking space for every 20,000 square feet of office space
 - c. A minimum of one short-term bicycle parking space for every 5,000 square feet of non-residential space besides office.

B. Bicycle Parking Design

1. **Bicycle Parking Space Dimensions.** All short-term and long-term bicycle parking spaces must meet the following minimum dimensional requirements:
 - a. Any bicycle parking space must include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;
 - b. No part of any rack may be located closer than 30 inches to a wall or other obstruction;
 - c. The front or back of any rack shall be located no less than 48 inches from a sidewalk or pedestrian way
 - d. A minimum of 30 inches shall be provided between any adjoining racks.
2. **Bicycle Parking Location.** All short-term and long-term bicycle parking must meet the following location requirements:
 - a. Bicycle parking shall be located outside of pedestrian walkways, and within 100 feet of a main entrance to the building it serves.
 - b. Bicycle parking shall be located outside of the public right-of-way except short term bicycle parking may be located within the right-of-way pursuant to an encroachment permit.
 - c. Where a publicly accessible bicycle parking area is not visible from the main entrance of the buildings, signs located at the main entrance of the building shall identify the location of bicycle parking.
 - d. Any lockers and racks shall be securely anchored to the pavement or a structure.

BICYCLE PARKING

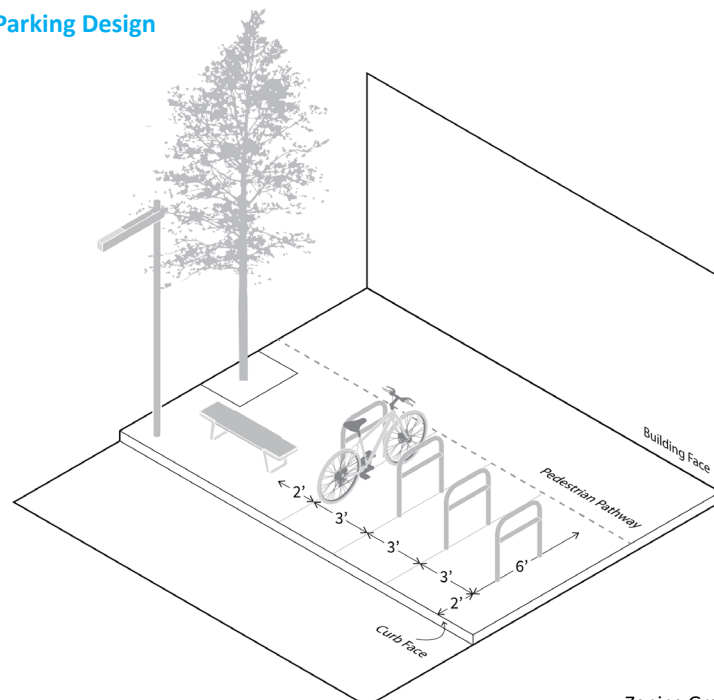
C. Long-term Bicycle Parking

1. Long-term Bicycle Parking Types. Long-term bicycle parking shall consist of one of the following:
 - a. Covered, lockable enclosures with permanently anchored racks for bicycles;
 - b. Lockable bicycle rooms with permanently anchored racks;
 - c. Lockable, permanently anchored bicycle lockers;
 - d. Private garages or other private, lockable storage space accessible from the outside; or
 - e. In-unit bicycle parking.
2. Long-term bicycle parking location. Long-term bicycle parking shall be fully enclosed or located indoors. If accommodated in a parking garage, long-term bicycle parking shall be located within 200 feet of a building entrance or pedestrian pathway in a lit area.

D. Short-term Bicycle Parking

1. Short-term Bicycle Parking Types. Short-term bicycle parking shall consist of a publicly accessible rack or racks firmly anchored to the ground, to which the bicycle can be locked.
2. Short-term Bicycle Parking Design Requirements. Short-term bicycle parking shall comply with all of the following:
 - a. Racks shall be designed and installed to allow two points of contact with the frame and allow the frame and one or both wheels to be secured.
 - b. Short-term bicycle parking shall be provided in well-lit, visible locations on private property near primary building entrances and the public sidewalk.
 - c. Short-term bike parking shall not impede pedestrian circulation.

Bicycle Parking Design



Zoning Graphic, UFS

PRIVATE OUTDOOR OPEN SPACE

X.120 Private Outdoor Open Space.

Intent: To provide an attractive, usable, and creative mix of personal and common private space for residents of multi-family development, allowing places of respite, gathering, and relaxation.

A. Private Open Space Requirements

- 1. Required Private Open Space.** Private outdoor open space shall be provided in compliance with the applicable zoning district and with the standards of this section.
- 2. Personal and Common Private Open Space.** Required Private Open Space may be provided as any combination of Personal Private Open Space and Common Private Open Space in accordance with the standards of this Section.
- 3. Calculating Required Private Open Space.** No portion of required open space shall be used for driveways or off-street vehicle parking and loading facilities, nor may one area of open space be double counted as satisfying the requirements of multiple types of required open space. However, the area provided to meet the open space requirement may count toward other site requirements such as landscaping, amenities, and stormwater retention and control if the area provided as open space also meets the criteria of those individual requirements.
- 4. Rooftop Space.** Rooftops may be utilized as private usable open space or public space. No more than 50% of Public Space requirements can be met with Rooftops.
- 5. Adjacent Publicly Accessible Open Space.** Adjacent publicly accessible open space may contribute up to 50% of the minimum private open space requirement for the project, if it is designed, integrated and maintained as part of the project and complies with all other requirements for publicly accessible open space.

This standard is intended as an incentive to provide more public space. Building occupants may use the publicly accessible open space as they would a common open space, while the space also provides a broader community benefit and amenity.

PRIVATE OUTDOOR OPEN SPACE

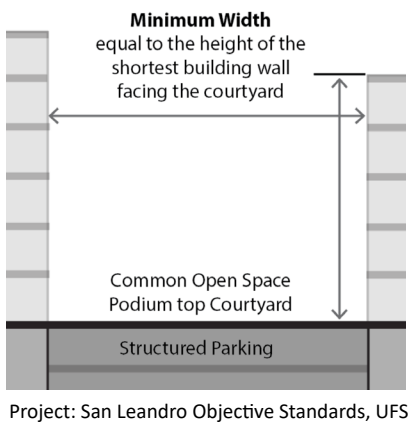
B. Personal Private Open Space Design

1. **Definition.** Personal Private Open Space provides outdoor open space areas for the exclusive use of the occupants of a single dwelling unit. It is not intended to be used for storage enclosures, unusable buffer space, unusable landscape area, or other unusable outdoor area. It may be provided in a range of formats including but not limited to the following:
 - a. Balconies
 - b. Decks
 - c. Patios
 - d. Private gardens
 - e. Private yards
 - f. Terraces
 - g. Porches
2. **Minimum Dimensions.** Personal private open space areas shall provide at least the following minimum dimensions for ground-level and upper-level spaces.
 - a. **Ground Level.** Private open space located on the ground level (e.g., yards, decks, patios) shall be a minimum of 100 square feet and have no dimension less than eight feet.
 - b. **Upper Level.** Private open space located above ground level (e.g., balconies) shall be a minimum of 50 square feet and have no dimension less than five feet.
3. **Accessibility.** Private Open Space shall be accessible to only one dwelling unit by a doorway to a habitable room or hallway.

Personal Private requirements in many municipalities commonly range from a minimum of 5'-10' in any one direction. Too large of a minimum can make balconies infeasible.

PRIVATE OUTDOOR OPEN SPACE

Podium-top common private open spaces are common for apartment buildings. The minimum width of the podium needs to be considered to provide some direct sunlight onto the podium top. This can be equal to the height of the shortest building wall facing the courtyard but also ranges between 30-50 feet minimum. A minimum depth of at least 2-4 feet of planting substrate should also be considered for landscaping on top of podiums.



For many municipalities, dimensional standards for common private outdoor areas range from 15-25 feet in any 1 direction.

C. Common Private Open Space Design

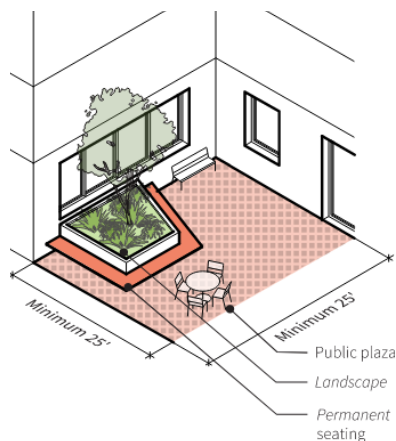
1. **Definition.** Common Private Open Space provides private shared access for all building occupants. It may be access-controlled and may be provided in a variety of formats including but not limited to the following:
 - a. Courtyards
 - b. Terraces
 - c. Forecourts
 - d. Gardens
 - e. Common outdoor dining areas
 - f. Plazas
 - g. Swimming pools
 - h. Tennis courts
 - i. Sports areas
 - j. Playground
 - k. Enclosed off-leash dog runs
 - l. Other recreation amenities
 - m. Rooftop amenities
 - n. Outdoor kitchens
 - o. Barbecue and picnic areas
 - p. Seating areas which could include seat walls, planter ledges, benches, movable seating, fixed seating and seating steps
 - q. Other usable landscaped or hardscaped areas
2. **Minimum Dimensions.** Common Private Open Space shall have a 20 foot dimension in at least one direction, with a minimum of at least 10 feet in all other directions.
3. **Accessibility.** Common private open spaces shall be accessible to all building occupants.
4. **Surfacing.** A surface shall be provided that allows convenient use for outdoor use. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, decking, or other serviceable surfacing.
5. **Minimum Landscaping.** A minimum of 10 percent of the total common private open space area shall be vegetated.
6. **Maximum Slope.** Slopes in common private spaces with more than 10 feet in elevation gain shall not exceed 10 percent.
7. **Natural surveillance.** Common private outdoor spaces shall be visible from residential units, other interior usable building space, or private outdoor areas such as patios, porches, decks, and balconies to increase passive surveillance by building occupants.

ACCESSIBLE PUBLIC SPACE

Some municipalities will require a minimum amount of publicly accessible space, while others will not, sometimes linked to existing requirements for public land or park dedication. Publicly accessible space may be privately or publicly owned, at the municipality's preference.

For many municipalities, dimensional standards for publicly accessible spaces range from 15-30 feet in any 1 direction.

Accessible public space diagram



Project: San Jose Citywide Design Standards and Guidelines, VMWP

X.130 Accessible Public Space.

Intent: To provide a beautiful, well-apportioned public realm with a range of publicly accessible spaces and amenities for community gathering, outdoor respite, and passive and active use.

A. Definitions and Criteria

- 1. Accessible Public Space.** Accessible Public Space includes paseos, plazas, outdoor dining areas, outdoor courtyards, usable green spaces or hardscaped areas, dog parks, recreation areas or facilities, play areas, alleys, parklets, seating areas, and other similar areas available for use by the public, and may be privately or publicly owned.
- 2. Ownership and Maintenance.** Accessible Public Space may be offered as dedication to the municipality or privately owned and maintained with dedication of a public access easement. Publicly Accessible Open spaces shall be maintained at no public expense. The owner of the property on which the open space is located shall maintain it by keeping the area clean and free of litter and keeping in a healthy state any plant material that is provided.
- 3. Coordinated Publicly Accessible Spaces.** Multiple developments may coordinate with each other and/or the municipality to create larger combined publicly accessible outdoor spaces.

B. Design Requirements

- 1. Minimum Dimensions.** Accessible Public Space shall have at least one minimum 20-foot dimension.
- 2. Access.** Accessible public spaces shall be ungated and open to the public during daylight hours.
- 3. Location.** Accessible Public Space shall have a direct, accessible pedestrian connection to a public right-of-way or easement.
- 4. Design Requirements.** Accessible Public Spaces shall:
 - a. Be unobstructed by fully enclosed structures
 - b. Include any practicable combination of lawn, garden, flagstone, wood planking, concrete, decking, or other serviceable, dust-free hardscape or surfacing
 - c. Not exceed a 10 percent slope for slopes with more than 10 feet of elevation gain.
- 5. Visibility.** Outdoor accessible public spaces shall be visible from building entrances, public streets and walkways, and/or other frequently occupied indoor and outdoor spaces.

ACCESSIBLE PUBLIC SPACE

C. Amenities

1. Accessible Public Space Amenities. Publicly accessible open spaces shall provide amenities to encourage active or passive use, including the following at minimum:
 - a. Provide pedestrian-scale lighting for appropriate nighttime uses and security.
 - b. Provide seating areas which could include seat walls, planter ledges, benches, moveable seating, fixed seating and seating steps.
 - c. Provide one or more plaques visible to the public stating the right of the public to use the space, the type of open space, and the hours of use.
 - d. Provide at least two of the following:
 - i. Site furnishings, including, but not limited to, tables, chairs, seating areas, or similar to create gathering places.
 - ii. Active recreation spaces, such as tot lot or playground, sport court, or similar.
 - iii. Drinking fountains
 - iv. Shading
 - v. Public art
2. Flexible Space. Accessible public space may include amenities to support flexible programming and events, such as removable bollards and power outlets.

X.140 Landscaping.

Intent: To ensure frequent, properly installed, and well-maintained landscaping and vegetated space, promoting ecological health and community well-being.

A. Landscape Requirements

1. **Landscape Required.** All areas of the site not used for access, parking, buildings, mechanical equipment, paving, or hardscape in private or publicly accessible open space shall be landscaped consistent with the following requirements.

B. Landscape Design and Specifications

1. **Landscape Specifications.** Landscaping areas shall be planted with a combination of trees, shrubs, and groundcover to achieve a mature appearance within three years of planting, consistent with the following standards:
 - a. **Trees.** A minimum of one 24-inch box size or greater tree shall be planted on average at least every 800 square feet of landscape area, and an average of at least every 60 feet on center along publicly accessible sidewalks. Tree grates shall be used for trees located in hardscape areas.
 - b. **Shrubs.** Shrubs shall be a container size of five gallons or greater at planting and planted at spacing distances appropriate for the plant species.
 - c. **Groundcover.** Landscaped areas that are not planted with trees or shrubs shall be planted with groundcover plants. Mulch (as a ground cover) shall be confined to areas underneath plants and is not a substitute for ground cover plants.
 - i. Groundcover plants other than grasses shall be four-inch pot size or greater and planted at spacing distances appropriate for the plant species.
 - ii. Groundcover plants shall be planted at a density that will cover the entire area within two years.
 - d. **Edible Landscaping.** Edible landscaping, including fruit trees and gardens, are considered landscaped areas.
 - e. **Stormwater treatment.** Stormwater treatment areas may count toward required landscaping.

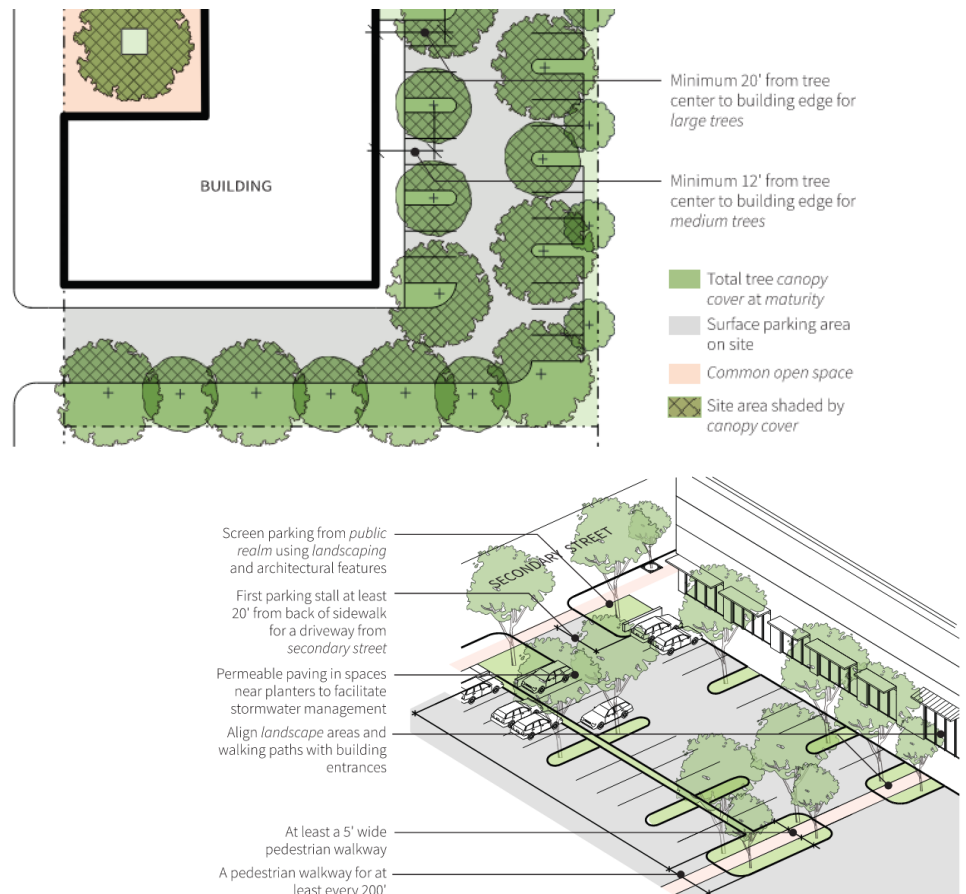
LANDSCAPING

2. **Tree and shrub clustering.** Tree and shrub planting may be grouped together in order to create stronger accent points or a sense of place. Trees may also be clustered on the west and southwest sides of buildings to provide shade and reduce heat gain in buildings during summer months.
3. **Water Efficiency.** All landscaping plantings shall be drought-tolerant consistent with California's Model Water Efficient Landscape Ordinance (MWEL0).
4. **Parking Lots.** Parking lots shall be landscaped through the use of concave islands and medians swales designed to accommodate trees, shrubs, and ground cover while providing drainage and biofiltration of concentrated stormwater, with a ratio of at least one tree for every 6 parking spaces.
5. **Landscape screening.** Landscaping may be used to provide effective screening of parking areas, retaining walls, fences, utility enclosures, utility cabinets, service areas, service corridors, and similar areas, to reduce negative visual impacts.

C. Landscape Maintenance

1. **Required Maintenance.** All landscaping shall be permanently maintained. A landscape maintenance bond shall be posted to secure the replacement of any necessary plant material by the developer for a period of one year.
2. **Required Irrigation.** All landscape shall be permanently irrigated with an automatic system, or planted with a plant palette that requires no permanent irrigation after plants are established.

Landscape Design for Parking Lots



Project: San Jose Citywide Design Standards and Guidelines, VMWP

X.150 Fencing and Screening.

Intent: To allow fencing and screening as necessary for security, privacy, and the differentiation of public and private space, while minimizing the potential negative affects of fencing and screening on the public realm and on occupants of adjacent buildings.

A. Required Screening

- 1. Required Screening.** Where a parcel abuts a residential district, screening at least six feet high is required along the abutting parcel line to address privacy and noise impacts. Such screening may consist of high evergreen landscaping, fencing, a wall along the property line, or other screening.
- 2. Building Equipment Screening.** Mechanical, electrical, and utility equipment shall be concealed from public rights-of-way and pedestrian paths with screening or landscaping if not otherwise concealed or integrated into building design.

B. Fencing and Screening Design

- 1. Commercial Fences.** Fences or walls along non-residential sidewalk frontages shall only be provided as needed to delineate seating or dining areas, or to ensure safety between commercial uses and any major streets, with a maximum height allowance of up to 48 inches. A taller fence is allowed if recommended by the Police Department or the Zoning Administrator.
- 2. Transparency of Fencing and Barriers.** Outdoor fencing, walls, and other visual barriers shall be partially transparent so as to create clear lines of sight along public and private walkways. Screening of utility areas or residential uses may utilize fully opaque screening or fencing.
- 3. Screening with Landscape.** Landscaping may be used instead of fencing to provide effective screening of parking areas, retaining walls, fences, utility enclosures, utility cabinets, service areas, service corridors, and similar areas, to reduce negative visual impacts.
- 4. Prohibited Fencing types.** Razor wire, chain link fencing, and electric fencing shall be prohibited.

ANCILLARY FACILITIES, EQUIPMENT AND UTILITIES

X.160 Ancillary Facilities, Equipment and Utilities.

Intent: To minimize negative impacts on building occupants, pedestrians, and adjacent uses when providing necessary equipment and utilities.

A. Trash and Recycling

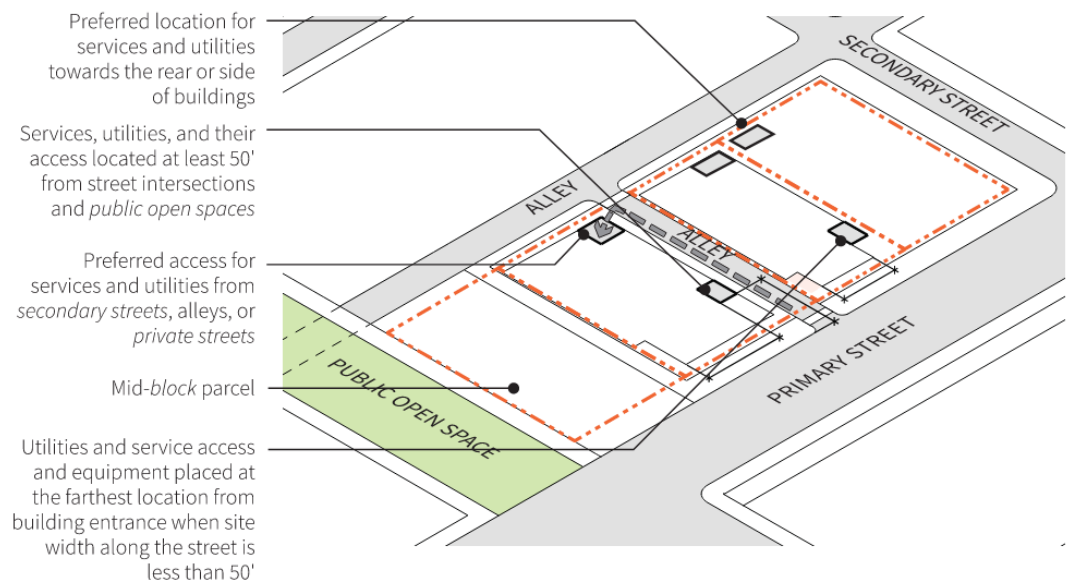
1. **Trash and Recycling Enclosures.** Permanent trash and recycling equipment shall be integrated into the building architecture or located in enclosures on the property.
2. **Colors and Materials.** The colors, materials and design of the trash and recycling enclosures shall match the building design.
3. **Location.** Exterior trash and storage areas shall be located to the rear or sides of the buildings, and not visible from the street or public right-of-way.
4. **Covered receptacles.** Outdoor garbage receptacles (trash cans and dumpsters) shall be housed under a roof or other covered structure.

B. Utilities

1. **Underground Utilities.** All new utilities and utility connections shall be placed underground, unless otherwise prohibited by the utility provider.
2. **Integrated Design of Utilities.** Any above-ground utilities, utility transformers, or utility connections shall be screened from view of adjacent public rights-of-way or integrated within the building architecture. When this is not possible, these ancillary features may be located in free-standing enclosures designed compatibly with the development's architecture style.
3. **Above-ground Utility Locations.** Above-ground utilities or utility enclosures may not be located within 50 feet of a street corner, or within the public right-of-way.
4. **Utility Transformer Access.** Utility transformers that are outside the public right-of-way shall have adequate access provided for proper maintenance.

Utilities Placement

This diagram shows preferred utility access oriented towards the rear or side of buildings and along secondary streets or alleys.



Project: San Jose Citywide Design Standards and Guidelines, VMWP

ANCILLARY FACILITIES, EQUIPMENT AND UTILITIES

C. Building Equipment

- 1. Integrated Design of Equipment.** Any building or mechanical equipment, shall be screened or integrated within the building architecture. When this is not possible, these ancillary features may be located in free-standing enclosures designed compatibly with the development's architecture style.
- 2. Screening of Roof-mounted Equipment.** Parapets or screening walls shall be provided at the roof and shall be high enough to screen all rooftop mechanical equipment, including air conditioning equipment, from being visible from a public area or along the public right-of-way. Parapets or screening walls shall be at least six inches above the tallest rooftop equipment.
- 3. Screening of Air Conditioning Equipment.** Wall-mounted, ground-mounted, or roof-mounted air conditioning units and associated electrical and plumbing service connections shall be screened by parapets, walls, fences, or landscape screening.
- 4. Rooftop Photovoltaic Systems.** Rooftop photovoltaic systems are permitted and not subject to Design Review. Rooftop photovoltaic or other solar or wind energy systems are not required to be screened.
- 5. Consistent Colors and Materials.** The color of all flashing, vents, exhaust fans/ventilators, and pipe stacks shall match the adjacent roof or wall material and/or color.
- 6. Equipment Noise.** Permanent mechanical equipment such as a motor, compressor, pump or compactor which would be a source of structural vibration or structure-borne noise in excess of adopted town ordinance standards shall be shock-mounted with inertia blocks or bases or vibration isolators.

LIGHTING

X.170 Lighting.

Intent: To provide adequate and attractive lighting at the pedestrian scale while also avoiding light pollution with dark-sky compliant lighting.

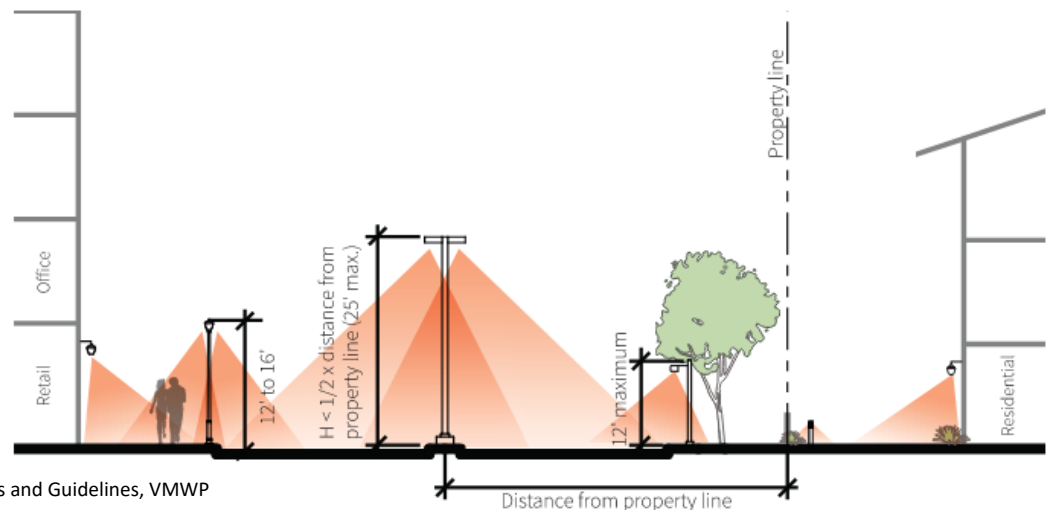
A. Lighting Design

- 1. Maximum Height of Freestanding Lighting Standards.** The maximum allowed height of a freestanding lighting standard is as follows:
 - a. Within 100 feet of a Residential District: 16 feet.
 - b. Other Locations: 25 feet.
- 2. Attached Fixtures.** Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof.
- 3. Lighting Styles.** Lighting design must use colors and finishes to be coordinated with architectural style of the building.
- 4. Pedestrian lighting.** Pedestrian-oriented lighting shall be provided along all sidewalks and pathways.
- 5. Light Pollution Reduction.** All exterior lighting shall be directed downward or inward toward the property and shall be dark sky compliant. Unshielded fixtures shall not be used.
- 6. Light Quality.** Lighting for public areas shall be 4,000 kelvin or less to provide a warmer light quality.

B. Lighting Levels

- 1. Parking Lighting.** Lighting in parking areas, garage areas, and carport areas shall be maintained with a minimum of one foot-candle of illumination at the ground level during the hours of darkness. Fixtures shall be dark sky compliant.
- 2. Pedestrian Access Lighting.** Aisles, passageways, walkways, and recesses related to and within a development shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Fixtures shall be dark-sky compliant.

This diagram explains location and height standards for pedestrian scale lighting.



Project: San Jose Citywide Design Standards and Guidelines, VMWP

OBJECTIVE DESIGN STANDARDS COMMENTARY



Typical issues when adopting objective design standards

The translation of subjective to objective design standards has been a struggle that California communities face in determining the best way to regulate new housing development. Converting design guidelines into objective design standards is more than turning the words "should" to "shall". This section provides an overview of some of the bigger design questions that come up in the practice of developing objective design standards.



How can objective design standards make good design? This is the hardest question to answer because it is in the eye of the beholder, and in any given community there is a wide range of perspectives to behold. Here are some typical answers that are part of the struggle to internalize objective design standards.

Is a certain style, good design? The word "style" conjures up a range of themes: Victorian, Mission, Gold Country, Modern, etc. The style of any particular building is often a reflection of many things and not necessarily one particular style and is highly subjective as criteria. A neighborhood or area may be of one style, but that may be that it was the pattern of a past era. The dynamic nature of neighborhood design and the need for housing are at odds with those who desire the preservation of a style through objective design standards.

Are more expensive materials good design? The material quality is difficult to determine. Some think it has to do with higher-cost building materials, e.g. copper gutters, wood siding vs. vinyl trim and stucco. Some think that higher quality includes more details, e.g. cornice detailing, decorative lights, etc. However, good design may use cheap materials and a wide range of materials with little detail.

Design for multifamily often sets the new character of a neighborhood. A balance must be struck between how prescriptive regulation is and affordability. These precedents from Fremont and Oakland show a range of expression in design. (Photos by Urban Field studio)

How much regulation results in good design? This question gets to the heart of regulation. How detailed should we get in addressing design? Spelling out requirements could make sure bad design doesn't happen, but a lot of regulation can restrict the possibilities, make everything look the same, and deter housing production. Regulation that is "too prescriptive" can result in a narrow set of choices and more expensive outcome.

How can we design apartment buildings so that they don't look so big? Apartment buildings are fundamentally different from single family homes and townhouses. They are typically 3-8 stories, which is taller than most houses and townhouses. They are also typically boxy because of the nature of stacking units. To make buildings "fit in" more with the previous single-family typology of housing the range of tools include:

- **Regulate the height:** The height of a building is often the focus of community concern, however from the street level perspective it is hard to discern the total height of a building unless it is compared to its neighbor for reference. Our perception of height is limited to around four stories. After that we stop counting, unless it is viewed as a bird-eye in a rendering. Typically a difference of two stories between existing buildings and the adjacent building is an acceptable difference, given the objective of building

OBJECTIVE DESIGN STANDARDS COMMENTARY



Here are two precedents of conversion of office parks to mixed-use multi-family housing in Milpitas (top) and Emeryville (bottom). They exhibit best practices for design standards through variation of the building massing and ground level treatment. (Photos by Urban Field Studio)

more housing.

- **Regulate the mass:** The volumetric shape of the building starts off as a rectangular mass, when left untreated, and at the block scale, can be overwhelming from the perspective of residential neighborhoods with more fine grain division. The apartment building mass is regulated with setbacks, stepbacks, building breaks, and modulation. The standards that are typically used are provided in this document. The intent is to break a large building into two or more volumes to break down the appearance of a large mass in comparison to the next block. It is also to make the scale of the building a more human scale.
- **Beware of Outsized Shadow Regulation** We can measure shadows, which means that we can clearly see that they are cast by larger buildings. However, it should be noted that many things are in shadow throughout the day and on cloudy days. Access to the sky is important, but the impact through shadow is one that is often weaponized as a reason not to build housing or to overly regulate the massing of buildings causing them to be more expensive. The trade off can be argued, housing or shadows?
- **Focus on the details that are closest to the public experience:** At a basic level, bigger buildings make us feel small in comparison to them. However, our experience of buildings is from the outside, typically at the ground level and when we see them from public spaces like streets and open space. Regulations should focus on what the greater community sees on the outside of the building and experience when they are near the building.
 - Make sure it's walkable by providing reasonable distances for access and circulation.
 - Make sure the ground floor treatment is somewhat inviting, interesting, or better yet, contributing to the vitality of the community.
 - Make sure there is visual privacy when desired, and visibility where appropriate.
 - Make sure there is some access to nature, be it open space, access to the sky, and to long views.

OBJECTIVE DESIGN STANDARDS COMMENTARY

Open Space Adjacent to Mall Buildings



Open Space Adjacent to New Mixed-Use and Residential Development



Project: Stoneridge Mall, Pleasanton, VMWP

What is unique about standards for office park and mall transformations?

One of the biggest opportunities for new housing are office parks and mall sites that are vacant. As these sites are being considered for mixed-use zoning, expanding from what is typically single-use commercial, there are many design issues to be considered to guide the transformation to finer-grained, thriving mixed-use neighborhoods.

Starting over or partially converting?

Office park conversions are generally more flexible than mall conversions. For malls, there are typically two different types of conversions: one completely abandons the original mall and starts over and the other keeps part of the mall alive. Where a mall is replaced housing is a priority and parking is a more flexible consideration in new development. Where part of the mall remains, the original tenants are prioritized and there is less flexibility in parking arrangements that accompany their leases.

Preserving Retail

Retail is particularly fragile in the conversion of mall projects where part of the mall remains. Here are some design notes about retail that should be considered in writing design standards.

- Retail must go on a predictable path. It should avoid turns and dead ends.
- The concentration of smaller storefront retail is typically 2-blocks long.
- Make sure there is flexibility in providing looping pathways.
- Interrupt retail as little as possible. Locate lobby entrances (to upper levels of housing) on side streets
- Preserve the retail street frontage for the retail experience and residents.
- Make it flexible to increase or decrease lease space. Make it possible for storefronts to change width.
- Do not put service for retail on the retail street.
- Consolidate garage and service on one side (in the back preferably)
- Separate service corridors with a clear and direct path to loading docks and trash areas.
- Do not allow service pathways to cross through residential spaces.

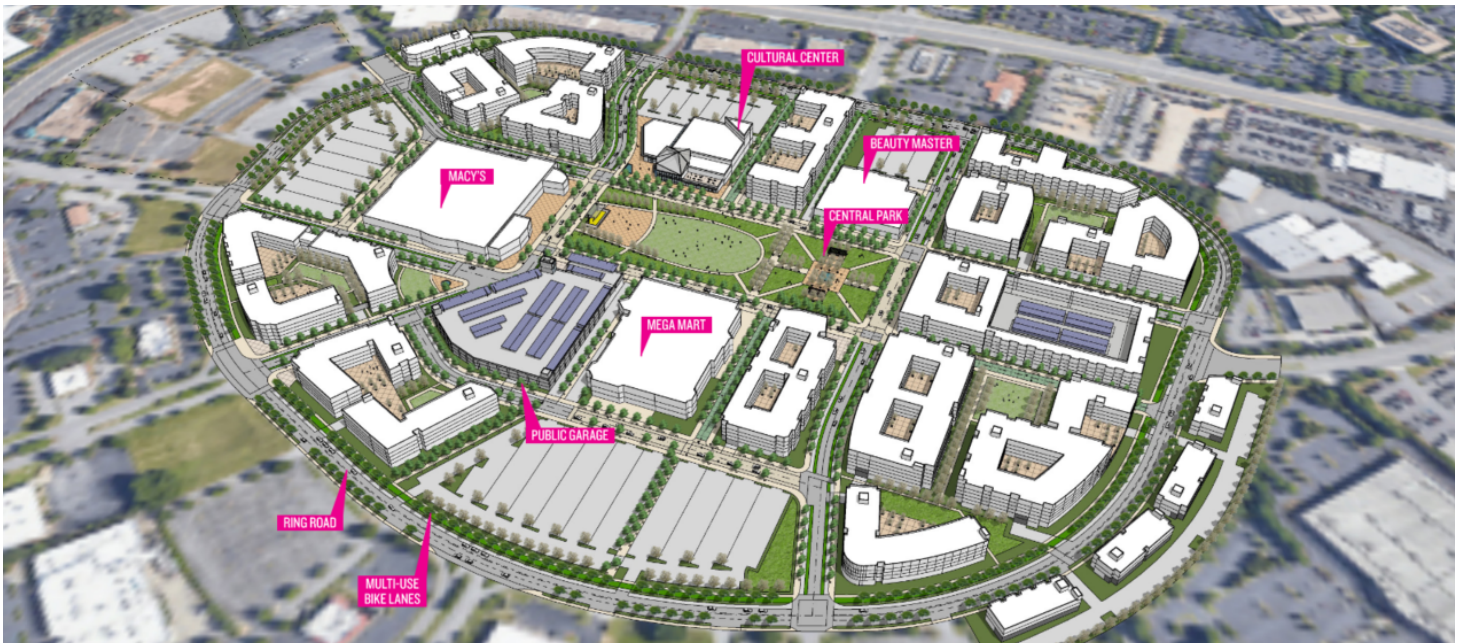
OBJECTIVE DESIGN STANDARDS COMMENTARY

Re-Connect Large Parcels

It is vital that the ecosystem of mixed-use is sustained by a connected street network. It is important that new streets provide as much connectivity as possible to give visitors, customers, and residents a reason to go through the site and support other trips. Every mixed use commercial center has to be part of routine movements across the city in order for it to be successful. New streets may need to be added to complete the street network even if the new neighborhood is all residential. The evolving pattern from a larger suburban urban pattern to a more walkable urban pattern requires these new connections, smaller buildings, and blocks.

Phasing and Adjacencies

Transformations take many phases to complete. For some time the development of an area may feel incomplete or odd as bigger new buildings are constructed next to existing low-rise buildings. It is important to design connected but clearly defined districts over phases to address the interface challenges between commercial and residential. It may be a good idea to separate and consolidate commercial retail or commercial from the new housing in new plans in a way that allows each to survive.



Project: Gwinnett Mall, VMWP

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