

Changes to the Toolkit for Mixed Use- July 2015

- P. 8 Guiding Principles #9: Remove “flexible zoning regulations” comment
- P. 9 Site Element Guidelines
- SS-1: Add a mixed-use project should be close to a “transit stop.”
  - SS-2: Remove comment re opportunities for infill and redevelopment, and add design projects that limit light to surrounding properties, increase noise or significantly change character of area.
- P.10 Site Area
- SA-4: ...develop or *maintain* community character
  - SA-7: Remove “ensure neighboring homes are not impacted” and add “should be designed to minimize impacts on surrounding uses.”
- P. 11 Block Size and Pattern
- BP-2: Give example of a street 400’ long
  - BP-5: Remove “encourage smaller buildings” and add “Encourage buildings that provide easy access to and through...”
- P. 12 Minimum lot size
- ML-2: Reword about parcel assembly
- P. 12 Separation of Uses: Intent: Describe types of ground floor uses.
- SU-2: Clarify how to provide residents with parking security while promoting shared parking.
- P.13 Site Planning, Bldg Design and Orientation
- SP-1.2: New section describing how to activate street and sidewalk ground floor uses.
  - SP-1.3: Remove 15% of bldg. façade step back and add “emphasize bldg. entries with smaller entry plazas, vertical massing and arch elements such as awnings, arcades or porticos.”
- P. 14 Ground Floor Space
- SP-2.2: Add live/work units
- P. 15 SP-2.4: Remove requiring retail doors facing the street at ground level.
- P. 15 Setbacks and Heights
- SP-3.3: Revise setbacks along street (minimal setback along ECR), add having wider sidewalks, minimum sidewalk width if bldg. over 3-stories.
- P. 15 Circulation, SP-5.1: Revise to mention orienting access and mitigating ped conflicts.
- SP-5.2: Remove ped-friendly streets that are a *natural extension* of surrounding neighborhood, and add “match” surrounding.
- P. 16, Building Design Guidelines, Rename Bldg Mass guidelines to BMA from BM
- P. 17 Building Design
- BD-1.1: Add awnings, arcades and porticos.
  - BD-1.6: Remove where buildings meet the corner and add *emphasize a corner feature*.
- P. 18 Building height. Remove comment to maximize heights along corridors, and say *step down bldgs close to sidewalks or roadways*.
- BH-1: Remove reference to zoning code for building height.

- P. 19 Building Orientation
  - BO-1.1: Add “personal services that include real estate or insurance-type uses.”
- P. 20 Ground level and entry designs
  - BO-2.1: Soften language re drapes and window treatments.
- P. 21 Ground level and entry designs
  - BO-2.8: Revise to address situations when a first floor façade is located on the property line rather than require it to be placed there.
- P. 22 Building Materials
  - Intent: State projects should be encouraged to go beyond green building standards rather be required to do so.
- P. 22 Building Material Guidelines
  - BM-1: Add wood as material type to consider.
- P. 22 Gathering places and open space
  - Intent: Include the option for sites to be oriented to existing open space, in addition to providing that space on site.
- P. 23 Guidelines- Open Space:
  - OS-2.1: Clarify that outdoor open spaces can be passive or active.
- P. 24 Landscaping Guidelines
  - LS-8: Clarify that water-pervious materials should be used unless it impedes pedestrian access.
  
- P. 26 Transportation and Parking Strategies and Guidelines
  - Title- Reword to: Parking Guidelines and Strategies to Reduce Auto Use. This is to clarify there are parking *guidelines* for how parking areas should be designed and *strategies* for how to reduce auto use. Also, the section was reordered to move the parking guidelines to the front and move the strategies back to be consistent with the title of the section.
- P. 26 General Parking Guidelines
  - PK-3: Clarify that bike parking should not interfere with pedestrian access.
- P. 27 Guidelines for Parking Lots
  - PL-5: Remove guideline that electric car charging stations be provided per City standards, and renumber the following guideline.
- P. 30 Potential Strategies
  - Intro and remaining section: Retitle and clarify language that the strategies are meant to provide guidance and not establish requirements.
- P. 32 Sample Projects
  - Intro: Reword opening sentence.
- P. 37 Other Resources
  - Climate Action Plan: Correct to remove the “draft” comment.