

DOWNTOWN SPECIFIC PLAN DESIGN GUIDELINES (CHAPTER 6)				
	SECTION	GUIDELINE	FINDING MET	COMMENT
		applications to form composed patterns of fenestration to complement a building's massing and to provide scale and rhythm. Mullion-less, monolithic glazing may be used in special applications (such as retail shop fronts or office lobbies) as an accent to the overall design but shall not be used as an overall design theme.		
23.		<p>GG-C.8 The use of transparent glass is required.</p> <p>a. To provide visibility into active spaces, fenestration should, at a minimum, provide visibility from three feet above the sidewalk to the clear ceiling height, as addressed in Guideline GG-B.5 above.</p> <p>b. Clerestory glass above a building canopy or awning is encouraged consistent with traditional commercial development patterns in Downtown.</p> <p>c. Tinted glass; fritted glass; and decorative glass may be used to augment other decorative elements of the building on the upper floors.</p>	Yes	The ground floor is comprised of clear floor to ceiling clear storefront glass. Clear curtain glass walls are proposed for the upper floor levels.
24.		GG-C.9 Additional protection to reduce solar gain shall be enhanced by building design utilizing recesses and shading devices, especially for the south and west facing facades of the building.	Yes	The building will need to be consistent with Title 24 requirements which address solar gain.
25.		GG-C.10 Reflective glass is not permitted, except in minor decorative applications.	Yes	None proposed.
26.		GG-C.11 Development projects shall comply with the City-adopted Bird Safe Design Guidelines.	Yes	As conditioned and designed.
27.	Building Materials	GG-C.12 Use of durable, high quality materials on building exteriors is required. Refer to Table 6-1 for the list of preferred and discouraged building materials.	Yes	The materials provide interest and texture on the façade.
28.	Color	GG-C.13 A variety of colors are encouraged, selected to enhance natural material choices such as stone, wood, and natural metals, and quality architectural materials such as precast concrete, brick masonry, and barrel tile.	Yes	The color palate includes a combination of grey and bronze toned materials including GFRC, metal panels, storefront and curtain wall.
29.		GG-C.14 Proposed building colors should be compatible with one another, as well as with that of the adjacent historic buildings, where applicable	Yes	The proposed colors are complementary.
30.		GG-C.15 Use colors to differentiate residential units. Use colors with a very high degree of light reflectance sparingly to control glare. Use darker and more intense colors at the building base.	Not Applicable	

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31.	Parking Structure Location and Access	GG-D.1 Within a parking structure, parking intended for commercial retail and service uses and visitors to the Downtown should be located primarily on the ground floor. Parking for residents and office employees should be located either below grade or on upper floors.	Yes	The project is using adjacent "Pear" parking structure for commercial retail uses.
32.		GG-D.2 Vehicular entries to parking garages should be away from pedestrian priority ways, to the maximum extent possible, to reduce pedestrian and vehicle conflicts.	Yes	The vehicular entries to parking levels is proposed from Booker and Aries Avenue, away from pedestrian priority ways.
33.		GG-D.3 Driveways into parking garages should not exceed a width of 30 feet and should be separated by a minimum distance of 10 feet.	Yes	Driveways into the garages are less than 30 feet. However, some curb cuts may total more than 30 feet as they provide access into loading areas and solid waste areas.
34.		GG-D.4 Avoid accessing parking garages and large surface parking lots directly from Mathilda, Murphy, Sunnyvale, and Evelyn Avenues, Driveways internal to the block may be used for access into the parking garage from these streets	Yes	
	Design of Parking Structures / Parking Lots	GG-D.5 – GG-D.16	Not Applicable	The proposed parking is in at lower level, first floor and second floor levels within the building.
35.	Open Space and Landscaping	GG-F.1 Major plazas are encouraged to incorporate flexible areas with a variety of landscaping that can accommodate large crowd gathering events, such as outdoor concerts and performances, and provide areas of shade and seating.	Not applicable	
36.		GG-F.2 In courtyards and exterior gathering spaces, public art, water elements, and/or outdoor seating should be incorporated into the design to provide additional interest and relaxing sounds at key pedestrian locations. These features should be in scale with the size of the gathering space.	Not applicable	
37.		GG-F.3 Comply with Municipal Code requirements for tree preservation. Healthy significantly sized trees shall be preserved and incorporated into the design of plazas and common open space areas unless the standards and criteria for removal are met.	Not applicable	

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38.		GG-F.4 Public gathering areas are encouraged to include well-designed seating options such as benches, seat walls, planter ledges, moveable chairs, and seating steps that complement existing plaza space in the Downtown. Seating and gathering areas should have a mixture of shaded and unshaded areas to increase usability in various weather conditions.	Not applicable	
39.		GG-F.5 Special paving materials, such as pavers, precast concrete, stone, tile, or other accent materials are encouraged at focal points and highly visible areas outside of the required public sidewalk.	Yes	The DSP standard sidewalk details will be used for the perimeter sidewalks.
40.		GG-F.6 Sustainable design features that are associated with utilizing renewable energy, reducing the heat island effect, and adopting low impact development (LID) stormwater strategies are highly encouraged	Yes	The project will comply with the City's Green Building requirements.
41.		GG-F.7 Use of appropriate native vegetation and water conserving plant material of varying textures and colors is highly encouraged. Plant material should conform to water efficient landscaping requirements in Title 19 (Zoning).	Yes	This project complies with Water Efficient Landscaping requirements.
42.		GG-F.8 All areas of plazas should be visible from surrounding building entrances, residential units or non-residential spaces, or other frequently occupied indoor/ outdoor spaces to maximize natural surveillance.	Not applicable	
43.		GG-F.9 Adequate lighting in plazas should be included for evening/nighttime uses and security and should be integrated as design features, to provide ambient lighting. Path lighting may be used to highlight main pedestrian circulation. Pole lighting should be placed adequately and equipped with necessary cut-off fixtures, to prevent light pollution and glare to the adjacent properties.	Not applicable	
44.	Usable Open Space	GG-F.12 Usable open space should be well landscaped to enhance the aesthetics of individual developments.	Not applicable	.
45.		GG-F.13 Residential common areas may be provided in a variety of formats, including courtyards, roof gardens, play areas, and outdoor kitchens. Common areas that have direct access from the	Not Applicable	

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		public streets may establish access restrictions.		
46.		GG-F.14 Common areas, located at upper-level floors for use by building residents and visitors, may qualify as usable open space.	Not Applicable	
47.		GG-F.15 Podium or rooftop patios and gardens with usable open spaces are highly encouraged.	Yes	The proposed buildings include decks at all upper floor levels.
48.		GG-F.16 At the street level, residential developments should provide a transition zone between the public realm and the private realm through use of open space and landscaping. The transition space may utilize a combination of planting beds, steps, varying paving materials, trellises, arcades, and low hedges or fencing.	Not Applicable	
49.	Plant Palette and Landscape Materials	GG-F.18 Maintain a recommended street tree list for the Downtown Specific Plan Area.	Yes	
50.		GG-F.19 The use of native and drought-tolerant trees is encouraged.	Yes	
51.		GG-F.20 Table 6-2 lists preferred and discouraged non-plant materials for use in landscaped and outdoor spaces	Yes	
52.	Streetscape Elements	GG-G.1 Unifying elements along The Loop should be considered to highlight this route, including street trees or plants, wayfinding signage, and/or paving materials.	Yes	The pedestrian sidewalk areas shall be consistent with the DSP standards for sidewalk treatments, plantings, lighting and furniture.
53.		GG-G.2 Key pedestrian crossings along pedestrian priority ways should be highlighted with color or special, durable paving, such as enhanced concrete.	Not applicable	
54.		GG-G.3 Encourage intersection bulb-outs to reduce the crossing distance for pedestrians.	Not applicable	
55.		GG-G.4 Consider “scramble crosswalks” or other innovative pedestrian crossings where appropriate.	Not Applicable	
56.		GG-G.5 Where there is no on-street parking, use landscape elements such as street trees, small bollards, raised planters, or other similar devices to provide	Yes	

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		protection for pedestrians from moving vehicles.		
57.		GG-G.6 Safe passenger pick-up/drop-off zones should be planned and incorporated near commercial and residential developments. These zones may be pull out spaces where there is adequate street right-of-way, public easement, and/or may be provided on private property, as addressed in Chapter 7.	Yes	There is an area proposed on Aries Avenue where pick-up and drop off can occur.
58.		GG-G.7 Street trees should be planted at an average of every 25 to 30 feet on center, when possible; 25 feet is preferred along pedestrian-oriented streets. Tree grates should be used in the Downtown Core for the street trees, to prevent compaction of soils in root zones.	Yes	Generally, 25 feet apart. Plantings on new street will more varied due driveway, loading and solid waste access on the north façade.
59.		GG-G.8 Permeable paving materials or planters that allow for stormwater capture are highly encouraged and should be used whenever possible to minimize the volume and/or rate of stormwater run-off.	Yes	The project is complying with the City's stormwater management requirements.
60.	Street Types	GG-G.11 Local Commercial Streets distribute traffic at the district level. Identified pedestrian priority ways serve to provide critical pedestrian connectivity among various destinations, while limiting vehicular driveways and access into individual parcels.	Not Applicable	
61.	Streetscape Furnishings	GG-G.14 Streetscape furnishings such as benches, planters, bike racks, trash receptacles, bollards, and tree grates should be selected from a coordinated palette and be compatible and well-integrated with the surrounding built environment within the Downtown.	Yes	Street furniture and lighting will be consistent with the DSP standards.
62.		GG-G.15 Streetscape furnishings should be used to reinforce the character and identity of a block or street. If desired, they may be used as a unifying element to tie together a larger district or corridor. Street furnishings should be functional while improving the pedestrian comfort, security, and safety of the Downtown.	Yes	
63.		GG-G.16 Street furniture, such as benches and seating areas, should be provided throughout The Loop and pedestrian	Yes	As noted above.

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		priority ways, as well as in all plazas within the Downtown to provide pedestrians a place to sit and relax.		
64.		GG-G.17 Seating options should be composed of durable materials that can be easily maintained.	Yes	As noted above.
65.		GG-G.18 Both fixed and movable outdoor seating should be included in plazas, allowing for privacy as well as group interaction, for additional flexibility of use.	Not applicable	
66.		GG-G.19 Seats with a back are encouraged where feasible.	Yes	These will be consistent with the DSP standards and benches located on the planters around the site.
67.		GG-G.20 Defensive design elements such as uncomfortable seating and similar obstacles to discourage public use, are discouraged in the public spaces.	Not applicable	
68.	Street Lighting	GG-G.21 Street lighting should be compatible in style and aesthetics with the street furnishings in the surrounding environment.	Yes	
69.		GG-G.22 Sufficient lighting should be provided to ensure safe pedestrian movement along The Loop and pedestrian priority ways during low light periods.	Yes	
70.		GG-G.23 Low brightness lighting fixtures utilizing warm, color-corrected light sources with appropriate beam cut-off are encouraged to minimize uncontrolled nighttime light and glare.	Yes	
71.	Service Facilities and Mechanical Equipment	GG-H.1 Locate service areas and drives away from public streets and nearby residential uses. Place service facilities in the least visible areas. The Loop or pedestrian priority ways should be avoided for any street level service facilities or mechanical equipment.	Yes	Service areas and drives located along Booker Avenue.
72.		GG-H.2 Fully screen all service facilities from the public street and adjoining properties with walls, fences, and/or landscaping treatments.	Yes	
73.		GG-H.3 Integrate screening for rooftop mechanical equipment into the building massing, using quality materials compatible with exterior building façade materials.	Yes	Rooftop mechanical equipment has been located on the top floors. Screening has

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		Arrange screening into a compact cluster to the extent possible rather than several small individual screening structures. If multiple screening structures are required, integrate them into the building massing. Roof access ladders shall not be located on the exterior of a building.		been designed to complement the architecture of the building.
Building Type-Specific Design Guidelines				
74.	Office	BT-C.1 Facade design should include high quality exterior materials, windows, sun control devices and other design elements to produce a well-articulated building. Techniques to create high quality exteriors include changes in materials and/or color, variations in the vertical planes, and incorporation of upper-level outdoor common areas should be used to avoid a monolithic and sterile appearance.	Yes	The upper floors of the proposed building utilize curtain glass walls broken up by vertical metal panel fins of varying widths and projections. Additionally, upper floors include decks to provide additional interest.
75.		BT-C.2 Additional articulation and transparency should be provided on the ground floor and at corners for a visually inviting pedestrian experience.	Yes	The double height ground floor is well-defined and enriched by a combination of Glass Fiber Reinforced Concrete (GFRC) panels, clear storefront glass, and dark bronze painted metal trims. The double height art walls near the lobby at Aries Avenue further adds warmth and visual interest at the pedestrian-level.
76.		BT-C.3 Windows should be well proportioned. Glazing should provide a high degree of light transmittance and prevent glare.	Yes	The proposed glazing for the upper floors is proportioned broken up by vertical metal panel fins of varying widths and projections. The size of glazing is limited along the east façade.
77.		BT-C.4 Main entrances for the public, staff, and visitors should be clearly identifiable. Within the Commercial Core and North of Washington Districts, building entries should be located along The Loop, pedestrian priority ways, or a primary pedestrian frontage, such as a plaza or other public street and lead directly to the main lobby space.	No	Although the main lobby is proposed along Aries Avenue, the entrance is clearly identifiable and well-designed.

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78.		BT-C.5 The lobby should be inviting, well-lit, secure, and clearly visible from the street, both day and night.	Yes	
79.		BT-C.6 Indoor atriums, outdoor plazas and public amenity areas should be incorporated into building frontages for employee and visitor uses.	Not applicable	
80.		BT-C.7 Public art is encouraged in the design of atriums, plazas, and public amenity areas.	Yes	The project proposes double height art wall on Mathilda and Aries Avenue
81.		BT-C.8 Roofs should be designed with usable rooftop gardens and/or light-colored roofing, to help reduce heating and cooling loads, address 'urban heat island' effects, and provide workers a significant private outdoor amenity area.	Yes	While the upper roof is mechanical screening, decks on all upper floor levels provide workers with outdoor area.
82.		BT-C.9 Parking should be accessed from alleys, away from pedestrian priority ways, when possible.	Yes	Access to parking levels is proposed from Aries and Booker Avenue.
83.	Ground Floor Retail within Mixed-Use Buildings	<p>BT-D.1 Ground floor retail and similar commercial uses should help define the public realm by placing the base of the building at the build-to-line (at the back of the sidewalk), with additional setbacks and recesses to support public activity on the street.</p> <p>a. As addressed in Section 6.2 B.1, ground floor setbacks and setbacks of partial or full portions of a building from the build-to-line are encouraged, to enhance and support the activities in the public realm.</p> <p>b. Setbacks and recesses should be a minimum of 30 inches deep to support landscaping and seating areas.</p> <p>c. A minimum 10-foot setback is recommended for café seating and outdoor dining activities, although a width of 15 feet is preferred.</p>	Yes	See responses to General Design Guidelines, Building Form and Articulation above.
84.		BT-D.2 Where outdoor dining areas are provided, dining activities shall not encroach into a minimum clear width of 5 feet for pedestrian access, at any given point along the pedestrian zone (defined in Section 7.5.1) for compliance with the American with Disabilities Act.	Yes	Any proposed outdoor dining areas shall maintain a minimum of 5 feet.
85.		BT-D.3 A strong physical and visual connection should be maintained with the streets or open space through entrances, open (transparent) storefronts, and outdoor	Yes	As noted above the ground floor is comprised of storefront

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		seating. See Section 6.2 C.4 for additional guidelines.		glazing and utility areas have been minimized.
86.		BT-D.4 A fine-grain rhythm should be created at the pedestrian level, using store windows, awnings, and columns.	Yes	Mullions help in visually breaking the storefront glass.
87.		BT-D.5 For larger tenants, retail entrances, displays, and special design features, such as recessed entry treatments should be located at the corner of the blocks.	Yes	A recessed entrance is proposed for the retail space near the intersection of McKinley and Aries Avenue.
88.		BT-D.6 Commercial storefront entrances should be easily identifiable and distinguishable from residential and office entrances. Recessed doorways, awnings, transparencies, changes in color or materials are encouraged to identify and enhance entrances.	Yes	The ground floor storefronts have been defined through exterior materials and changes in planes.
89.		BT-D.7 Storefronts, windows, and entry doors should be recessed at least six inches from the adjacent wall surface to create architectural relief, definition, and shadow.	Yes	Storefront and entry doors are recessed two to four feet from adjacent wall surface.
Commercial Core District Design Guidelines				
90.	Site Layout and Design	CC-A.1 Blocks measuring more than 400 feet in length should be divided with mid-block connections that provide pedestrian only access or shared access for vehicles, bicycles, and pedestrians.	Not applicable	The existing parcel is less than 400 feet wide along S. Mathilda Avenue.
91.	Architecture and Massing	CC-B.1 New buildings in the Downtown should be visually interesting and incorporate diverse materials and forms to maintain visual appeal and attraction.	Yes	See responses above.
92.		CC-B.2 Along Mathilda and Sunnyvale Avenues, building facades that occupy an entire block greater than 300 feet shall vary every one-third of the block and include a change in the architectural design elements (e.g., form, plane, texture, and colors), to ensure architectural interest.	Not Applicable	The block along Mathilda Avenue is not more than 300 feet. Nevertheless, the project incorporates change of material, wall planes and color.
93.		CC-B.3 Design of ground floor retail and commercial storefronts shall address the specific guidelines in Section 6.3 A.	Yes	See response above.

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94.		CC-B.4 New mid-rise and high-rise residential developments shall be subject to the specific guidelines in Section 6.3 B.	Not Applicable	
95.		CC-B.5 New office developments shall be subject to the specific guidelines in Section 6.3 C.	Yes	See responses above.
96.	Adjacent to Lower Scale Districts and Neighborhoods	<p>CC-C.3 New larger scale development that is located across the street from lower scaled districts, shall be designed to respect the scale of adjacent land uses through:</p> <p>a. Providing lower heights at the street level or defining a building base with a maximum height limit of 40 feet adjacent to residential development, and 50 feet adjacent to commercial or mixed-use development.</p> <p>b. Above the building base on the street, upper stories of the building must be set back, the greater of: 1) a distance equal to the height of the proposed building, measured from the build-to-line on the opposite side of the street (similar to Figure 6-7) or 2) a minimum of 15-feet from the build-to-line as shown in Figure 6-6 A.</p> <p>c. As an alternative to Guideline CC-C.3 b. above, buildings shall be set back in part or in whole to create an average sidewalk width of 20 feet (provided the minimum sidewalk width is 11 feet) and shall include a minimum setback of 5 feet above the building base as shown in Figure 6-6 B.</p> <p>d. Additionally, for high-rise buildings that are permitted through community benefits, upper floors above 100 feet should be reduced in scale by 10% from the floor below where this transition occurs.</p>	Not applicable	
97.		CC-C.4 On Mathilda Avenue, upper floors of buildings are not required to be set back and should provide articulation at the building base to support a more pedestrian-friendly scale on the street.	Yes	The proposed development has a well-defined building base articulated by a combination of Glass Fiber Reinforced Concrete (GFRC) panels, clear storefront glass, and dark bronze painted metal trims. The double height art walls along Mathilda Avenue

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				and Aries Avenue further adds warmth and visual interest at the pedestrian-level.
98.	CC-D. Parking	CC-D.1 On-site parking for new developments should be provided below grade or behind active uses.	Yes	The project proposes three levels of parking- lower, ground and second. The ground and second floor level parking areas are behind active uses.
99.		CC-D.2 Within a parking structure, parking intended for commercial retail and service uses and visitors to the Downtown should be located on the ground floor. Parking for residents and office employees should be located either below grade or on upper floors.	Yes	Commercial retail and service uses, and visitors will use parking at Pear garage. Office employees will use the parking proposed on-site at lower, ground and second floor levels.
100.		CC-D.3 Parking structure facades should be compatible with the principal building and use a similar color and composition or be screened using artistic or ornamental screens or "green" walls.	Yes	Parking is provided underground and within the main building. All parking areas are screened from view.
101.		CC-D.4 Parking structure facades should be located on local streets, with a minimal amount of access on Boulevards and Avenues.	Yes	Access to parking areas is provided from Aries and Booker Avenue.
102.		CC-D.5 The ground floor of a parking structure shall include active uses and/or decorative elements to maintain the quality of the pedestrian realm.	Yes	The project proposes three levels of parking- lower, ground and second. The ground floor level parking areas are behind active uses.
103.		CC-D.6 The ground floor should be designed to shield direct view of parked cars through use of decorative grilles, landscaping, or low walls.	Yes	All parking areas are screened from view
104.		CC-D.7 Upper floors of parking structures shall use fine-detail cladding materials and include decorative elements.	Yes	
105.		CC-D.8 Given the tighter constraints Downtown, parking garage ramps may be steeper than the city's Parking Structure Design Guidelines, subject to City review for pedestrian and vehicle safety.	Yes	Parking ramps provide a 17% slope where the Parking Structure Design Guidelines recommend a 12% slope. The proposed slope of 17% has been evaluated by the City's Traffic Division and the

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				slope is within typical parameters.
106.	Parks and Plazas	CC-E.1 The Heritage Trees north of McKinley Avenue should be preserved and incorporated into Redwood Square.	Not Applicable	
107.		CC-E.2 Redwood Square should incorporate flexible areas with a variety of landscaping that can accommodate large crowd gathering events, such as outdoor concerts and performances and provide areas of shade and seating.	Not Applicable	
108.		CC-E.3 Smaller outdoor plazas should be provided around the corners immediately south of the Murphy Station Heritage Landmark District as a transition from the historic buildings to newer higher density/intensity developments south of Washington Avenue.	Not applicable	