

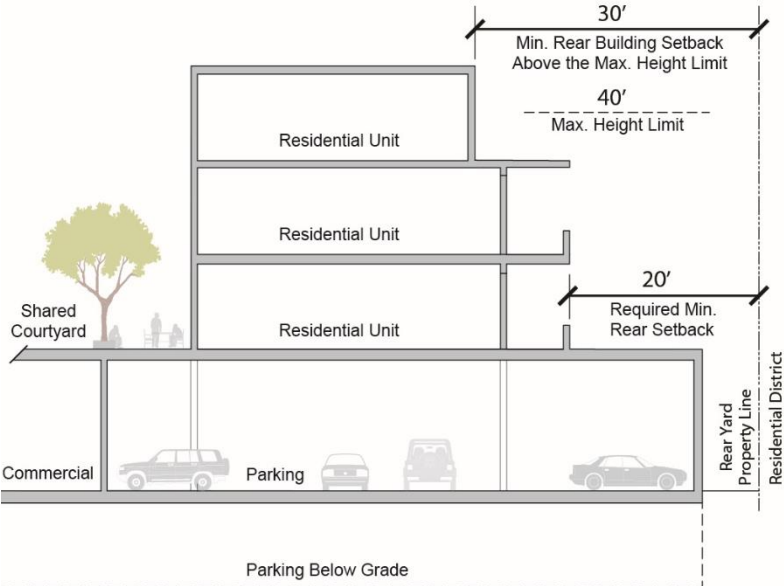


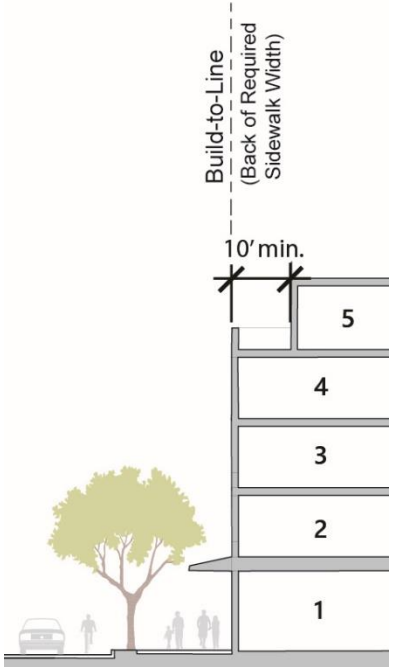
DESIGN GUIDELINES FOR BLOCK 20

The following design guidelines, shown in Table B-1, apply to Block 20 in the Downtown Specific Plan. Additions or proposed revisions to the Downtown Specific Plan are shown in red, underline or ~~strike-out~~ text.

Table B-1 Applicable Design Standards and Guidelines for Block 20

Guideline Section and Number	Design Topic	Proposed Standard or Guideline Updates
6.2 General Design Guidelines (GG)		
GG-A	Site Layout and Design	
GG-A.1 a, c, d	Activity Building Frontages	<p>Active building frontages should be created along the edges of Downtown parks, The Loop, and pedestrian priority streets, to activate these outdoor spaces and increase their security. Active building frontages include:</p> <ol style="list-style-type: none"> Mixed-use buildings with ground level commercial spaces, office lobbies, and/or residential entrances and <u>active</u> residential amenity spaces; along with private usable open spaces at the upper levels.
GG-B	Building Form and Articulation	
GG-B.2 a, b, c	Building Organization and Massing	<p><u>The following standards apply to all building types. Mid-rise and high-rise buildings</u>All buildings should <u>shall</u> be organized with a base, middle, and top as a fundamental design approach.</p> <ol style="list-style-type: none"> The building base should<u>shall</u> be differentiated with projections and <u>/or</u> setbacks and enriched with finer grain design details and decorative elements, such as awnings, canopies, arcades, entry<u>ies, and</u> window treatments;planter boxes, etc., and <u>landscape elements</u> to support a more pedestrian-oriented scale along the street. The middle and top portions of <u>mid-rise and high-rise</u> buildings, including the upper floors above the building base, <u>will need to</u>should be set back from the back of the sidewalk and articulated to create a regular rhythm and sense of pedestrian-scaled enclosure to the public realm. <u>Low-rise buildings and Smaller sites and</u> sites with shallow depths (<u>less than 100 feet</u>) may <u>not need to be setback at the upper floor, subject to propose incorporating</u> alternative design approaches to that

		<p>provide architectural interest through quality exterior materials and architectural features <u>and projections</u>.</p> <p>c. A building column grid system of 30 foot on center is commonly used for new mid-rise and high-rise buildings in the Downtown <u>proposing ground floor and/or underground garages. These structural bays and</u> should be referenced in the design of new buildings, to establish a consistent façade rhythm and commercial storefront widths along the street.</p>
GG-B.3 b, c	Building Organization and Massing	<p>New development which is adjacent to or across the street from <u>existing</u> lower-scale, <u>built</u> neighborhoods and historic districts should give special attention to scale and massing, to prevent significantly altering the existing neighborhood character. The height and massing of new development should be generally similar in scale to the adjacent district and step up to the maximum allowed building height, as suggested in Figure 6-2.</p> <p>b. <u>The height and massing of new development on Block 20 that shares a property line or alley with an adjacent residential district shall be no greater than the maximum height permitted for the block shown in Table 5-1 (Land Use and Development Intensities). Increases to the maximum height allowed by the Downtown Specific Plan, such as through State Density bonus, shall be placed a minimum depth of 30 feet from the rear yard property line, as shown in Figure 6-3.</u></p>  <p>FIGURE 6-3: BUILDING REAR YARD SETBACK FROM ADJACENT RESIDENTIAL LOT</p> <p><u>Building setbacks of a minimum 30 feet from the rear property line of an adjacent residential district is required for the portion of the building greater than the maximum permitted building height.</u></p> <p>c. <u>New development, at or above 4 stories or a maximum of 50 feet, shall step back a minimum of 10 feet from the build-to-line on Olive Avenue</u></p>

		<p>and Mathilda Avenue, rising up to the maximum permitted building height shown in Figure 6-4.</p>  <p>FIGURE 6-4: BUILDING STEP BACK at or above the 4th story is required across the street from a lower-scale district.</p>
GG-B.5 a, b, c	Façade Articulation and Variation	<p>Articulation of the building on the ground and upper floors is a priority, to avoid the appearance of a monolithic structure.</p> <ol style="list-style-type: none"> Continuous flat facades should<u>shall</u> be avoided and instead facades should be articulated through use of setbacks, recessed windows, awnings, balconies, bay windows, and breaks in the horizontal and vertical planes, <u>with a goal of providing breaks in the façade between 25-50 feet.</u> Commercial <u>and mixed-use</u> building facades should<u>shall</u> be articulated at least every 60 feet, to be more similar in scale to traditional commercial storefront <u>width and</u> patterns, such as<u>typical in</u> the Murphy Station Landmark District, consisting of lots that are more typically 25 feet and 50 feet in width.
GG-B.6 a, b, c, d, e, f (reformatted as indicated in updates to the right)	Façade Articulation and Variation	<p>A well-defined street edge is encouraged <u>along public streets in the Downtown, especially within the Commercial Core and North of Washington districts.</u></p> <ol style="list-style-type: none"> Ground floor facades <u>shall</u> address the street and define the public-realm edge by placing buildings along a build-to line behind the required sidewalk width (as defined in Section 7.5), to create a consistent but articulated setback along the streets <u>(Mathilda and Olive Avenues on Block 20).</u> [changed to a bullet point] A minimum ground floor setback of at least 30 inches from the back of sidewalks is encouraged every 100 feet or less. Setbacks

		<p>should be designed to activate the street with opportunities for window shopping, landscaping, outdoor dining, seating, covered walkways or overhangs, and other pedestrian amenities. [bullet point a in Chapter 6]</p> <p>c. Alternatively, the entire building or ground floor facade is encouraged to be further set back from the build-to-line, to provide additional public space on the street <u>and to define the public and private realms.</u> [bullet point b in Chapter 6]</p> <p>d. The height of the ground floor should<u>shall</u> be a minimum of 18<u>14</u> feet from floor to floor and. The ground floor facade should be designed with transparent storefronts that allow full visibility into retail, <u>service, office,</u> or common area spaces. [bullet point c in Chapter 6]</p> <p>e. Where residential <u>units are</u> proposed <u>on,</u> the first floor of residential units, they shall provide a should transition from the public realm with raised stoops, steps, or other transitional elements. [bullet point d in Chapter 6]</p> <p>f. Refer to Section 6.3 D for the design of ground floor retail uses within mixed-use buildings. [bullet point e in Chapter 6]</p>
GG-B.7	Façade Articulation and Variation	Buildings used as focal points at a street corner <u>(Olive and Mathilda Avenues)</u> should <u>shall</u> include special corner treatments, such as increased transparencies, pronounced entry features, wrap-around balconies or fenestrations, changes in materials, and/or increased height with accent roof elements.
GG-B.8	Façade Articulation and Variation	No changes.
GG-B.10, GG-B.11, GG-B.12	Building Tops and Roofs	GG-B.10 Variable heights and roof forms should be used to break up the building mass along a block. A uniform block of buildings built to the maximum height limit should <u>shall</u> be avoided. <u>Building heights may be increased by a maximum of 25 feet for towers, elevator and/or stairwell cores, chimneys, necessary mechanical appurtenances, and similar architectural or utility structures in accordance with SMC Section 19.32.030 (Building heights-Increased-When).</u>
GG-C	Architectural Character and Detail	
GG-C.1 to GG-C-4	General	GG-C.2 Building bases should <u>shall</u> be strongly defined with architectural features such as a stringcourse, a continuous horizontal band along the length of the building façade, step backs, or changes in materials and color. The base should be expressed with façade treatments and detailing that are scaled to pedestrians. Blank facades should be avoided, <u>especially along The Loop and pedestrian priority ways.</u>

GG-C.5	Windows	Where new development is planned near existing residential development, new windows and outdoor spaces should <u>shall</u> be carefully designed <u>sited and designed</u> to respect the privacy of adjacent and nearby neighbors by: <ul style="list-style-type: none"> a. Limiting direct views into the windows of other residential units <u>and private yards, when feasible.</u> b. <u>Incorporating landscaping, such as screen trees, to support the privacy of new and existing development.</u> c. <u>Incorporating translucent windows that support privacy while providing access to natural daylight.</u>
GG-C.6 to GG-C7	Windows	No changes.
GG-C.8 a, b, c	Windows	The use of transparent glass is required. <ul style="list-style-type: none"> c. Tinted glass; fritted glass; and decorative glass may be used to augment other decorative elements of the building on the upper floors <u>or used to address privacy issues.</u>
GG-C.9 to GG-C.11	Windows	No changes.
GG-C.12	Building Materials	No changes.
GG-C.13 to GG-C.14	Color	No changes.
GG-D	Parking	
GG-D.1, GG-D.3, GG-D.4	Parking Structure Location and Access	No changes.
GG-D.6 through GG-D.8	Design of Parking Structures	No changes.
GG-E	Signage	
GG-E.1	Color and Materials	No changes.
GG-E.3		Commercial signs shall consist of externally or internally-lit individual lettering <u>or .Signage externally lit signage</u> on awnings. Internally-lit cabinet signs are prohibited.
GG-F	Open Space and Landscaping	
GG-F.5, GG-F.7	Special Paving Materials	No changes.
GG-F.12	Usable Open Space and Common Open Space	Usable open space should be well landscaped <u>in accordance with SMC Chapter 19.37, "Landscaping, Irrigation and Usable Open Space,"</u> to enhance the aesthetics of individual developments.
GG-F.14		Common areas, located at upper-level floors for use by building residents and visitors, may qualify as usable open space. <u>Usable open space must be provided for multifamily residential and mixed-use</u>

		<p><u>developments as defined in SMC Section 19.37.100, "Usable Open Space Design Requirements" and the requirements for the Downtown Specific Plan blocks presented in SMC Section 19.28.90, "Block Development Criteria," except as noted below:</u></p> <p><u>a. Private balconies, solely used to meet usable open space requirements, must have a minimum dimension of five (5) feet in any direction and a minimum area of 50 square feet.</u></p> <p><u>b. Decks or rooftop patios and gardens must be a minimum of ten (10) feet in any direction and have a minimum area of 120 square feet.</u></p> <p><u>c. Podium level and central courtyard spaces that are used to provide daylight and natural ventilation to multifamily residential units must be a minimum average of 25 feet in any direction and have a minimum area of 1,000 square feet. The height of buildings above the courtyard space must rise no more than three (3) stories (30 feet) above the courtyard space; or otherwise, the minimum depth of the courtyard space shall be increased to match the height of the portion of the building rising above the courtyard.</u></p> <p><u>d. Usable open space shall be open to the sky.</u></p>
GG-F.17	Outdoor Common Areas and Spaces	No changes.
GG-F.20	Plant Palette and Landscape Materials	No changes.
GG-G	Streetscape	
GG-G.7, GG-G.8	Streetscape Elements	No changes.
GG-G.14, GG-G.15	Streetscape Furnishings	No changes.
6.3 Building Type Design Guidelines (BT)		
BT-D	Ground Floor Retail within Mixed-Use Buildings	
BT-D.1 through BT-D.7	Ground Floor Retail	No changes.