

COMMERCIAL

CITYWIDE DESIGN GUIDELINES

Pedestrian-Oriented/Commercial and Mixed Use Projects

Checklist for Project Submittal

Attachment A – Justification for Non-Applicable Design Guideline Items

OBJECTIVE 1: Consider Neighborhood Context and Linkages in Building and Site Design

1.1 Site Planning

- *Place drive-thru elements away from primary site corners and adjacent primary streets.*

Justification: The Project does not propose any drive-thru elements.

- *At gas stations, car washes, and drive-thru establishments, ensure that separate structures on the site have consistent architectural detail and design elements to provide a cohesive project site.*

Justification: Not Applicable; The Project does not include any gas stations, car washes, or drive-thru establishments.

1.2 Building Orientation

- *Orient the long side of large-format retail establishments parallel to the public street to physically define the street edge. Large format retail with multiple tenants should provide distinct entrances and storefronts to improve site design flexibility for future retail uses at the same location.*

Justification: Not Applicable; The Project does not propose any retail establishments.

1.3 Entrances

- *Ground floor retail establishments in mixed-use projects should maintain at least one street-facing entrance with doors unlocked during regular business hours to maintain an active street presence.*

Justification: Not Applicable; The Project does not propose any retail establishments.

1.4 Relationship to Adjacent Buildings

- *In pedestrian-oriented commercial areas with predominantly smaller storefronts (especially when a project is built over two or more lots), apply vertical breaks and pedestrian-scaled storefront bays to prevent monolithic "box-like" buildings and maintain a storefront rhythm consistent with surrounding buildings.*

Justification: Not Applicable; The Project is not located in a pedestrian-oriented commercial area with predominantly smaller storefronts.

- *Break up the floor space in large retail developments to add variety, interest, and built-in flexibility to accommodate future uses of differing scales.*

Justification: Not Applicable; The Project does not propose any retail establishments.

OBJECTIVE 2: Employ High Quality Architecture to Define the Character of Commercial Districts

2.2 Building Materials

- *In mixed-use projects, orient windows in street-facing units toward public streets, rather than inward, to contribute to neighborhood safety and provide design interest.*

Justification: Not Applicable; The Project is not a mix-use project.

- *In mixed-use buildings, ensure that balconies are sized and located to maximize their intended use for open space. Avoid "tacked on" balconies with limited purpose or function.*

Justification: Not Applicable; The Project is not a mixed-use project.

2.4 Storefront Character

- *Align awnings with others on the block, particularly the bottom edge of the awning. Coordinate the awning color with the color scheme of the entire building front.*

Justification: Not Applicable; The Project does not provide awnings because awnings are not considered as an architectural feature that relates to the industrial aesthetics of the two existing buildings.

OBJECTIVE 3: Augment the Streetscape Environment with Pedestrian Amenities

3.1 Sidewalks

- *In high pedestrian use areas, install tree guards to protect tree trunks from damage.*

Justification: Not Applicable; The Project is not located in or adjacent to a high pedestrian use area.

- *Ensure that new developments adjacent to transit stops invest in pedestrian amenities such as trash receptacles and sheltered benches or seating areas for pedestrians that do not intrude into the accessible route.*

Justification: Not Applicable; The Project is not adjacent to any transit stops.

3.2 Crosswalks/Street Crossings for Large-Scale Developments

- *Improve visibility for pedestrians in crosswalks by installing curb extensions/ " bump outs.*

Justification: Not applicable; The Project is not a large-scale development. Additionally, the project area does not adjoin any intersections with formal crosswalks.

- *Emphasize pedestrian safety and comfort at crosswalks with devices such as pedestrian crossing signals, visible and accessible push buttons for pedestrian actuated signals, and dual sidewalk ramps that are directed to each crosswalk.*

Justification: Not applicable; The Project is not a large-scale development. Additionally, the project area does not adjoin any intersections with formal crosswalks.

- *On wide streets, employ devices that decrease the crossing distance for pedestrians. Examples include a mid-street crossing island, an area of refuge between a right-turn lane and through lane, a curb extension/bump out, or a minimal curb radius.*

Justification: Not applicable; The Project is not a large-scale development. Additionally, the project area does not adjoin any intersections with formal crosswalks.

OBJECTIVE 4: Augment the Streetscape Environment with Pedestrian Amenities

4.1 Off-Street Parking and Driveways

- *Wrap parking structures with active uses such as retail spaces or housing units on the ground floor.*

Justification: Not Applicable; The Project does not propose a parking structure.

- *Blend parking structure facades with nearby buildings by incorporating architectural treatments such as arches or other architectural openings and varied building materials, decorative screening, climbing vines, or green walls to provide visual interest.*

Justification: Not Applicable; The Project does not propose a parking structure.

OBJECTIVE 5: Augment the Streetscape Environment with Pedestrian Amenities

5.1 On-Site Landscaping

- *Retain mature and healthy vegetation and trees when developing a site.*

Justification: Not Applicable; No mature and healthy vegetation and trees are documented on-site.

- *Use landscape features to screen any portion of a parking level or podium that is above grade. Trees, shrubbery, planter boxes, climbing plants, vines, green walls, or berms can be used to soften views from the public right-of- way.*

Justification: Not Applicable; The Project does not propose a parking structure.