

# Appendix A - Standards and Guidelines Reference Guide

Chapter Introduction ..... 23

## Development Standards

### I. Land Use

A. NORTH POINT AREA ..... 23

1. Primary Uses ..... 23
  - a. Mixed-Unit Residential
2. Other Uses ..... 24
  - a. Lodging
  - b. Water-Oriented Recreation

B. SOUTH CENTER AREA ..... 24

1. Primary Uses ..... 24
  - a. Mixed-Unit Residential
  - b. Community-Oriented Commercial
  - c. Mixed Use: Office/Commercial
  - d. Mixed Use: Residential/Commercial
  - e. Lodging
  - f. Restaurants
2. Other Uses ..... 24
  - a. Nightclubs with Live Entertainment
  - b. Performing Arts Theaters, Galleries, Cultural Facilities
  - c. Specialty Retail
3. Required Community Hub Uses ..... 24
  - a. Grocery Store/Market
  - b. Community Commercial Businesses
  - c. Health Club
  - d. Bank/ATM Facility
4. Other Local-Serving Uses ..... 25
5. Non Local-Serving Uses ..... 25

C. FREEWAY FRONTAGE AREA ..... 25

1. Primary Uses ..... 25
  - a. Administrative, Business and Professional Offices
  - b. Lodging
2. Other Uses ..... 25
  - a. Mixed-Use, Office/Retail
  - b. Conference Center
  - c. Restaurants

D. MAX. AMOUNT OF DEVELOPMENT ..... 25

1. Residential
2. Administrative, Business and Professional Offices
3. Lodging
4. Community Commercial, Restaurant, etc.

E. MINIMUM MARINA AREA ..... 26

F. HOUSING TYPES AND MIX ..... 26

1. Townhouse Units
2. Mid-Rise Flat Units
3. Tower/Condominium Units

G. GROUND LEVEL OCCUPIED SPACE ..... 26

H. RECREATIONAL PARK/OPEN SPACE ..... 27

I. LAND AREA CALCULATION ..... 27

J. POINT PARK ..... 27

K. EXISTING AND PRESERVED MARINA AREAS ..... 28

L. URBAN SCHOOL SITE ..... 28

M. INTERIM LAND USES ..... 28

N. SEQUENCE OF DEVELOPMENT ..... 28

1. Freeway Frontage Area ..... 28
2. South Center Area ..... 28
3. North Point Area ..... 29
4. Affordable Housing ..... 29
5. Development Phasing Plan ..... 29

---

**II. Building Height & Setbacks**

---

A. MAXIMUM BUILDING HEIGHT ..... 29

1. Maximum Base Building Height
2. Maximum Residential Tower Height
3. Percentage Area of Tower Buildings
4. Shadow Study(s)
5. Tower Massing and Spacing
6. Skyline Form
7. Parking Structures

B. TOWER STEPBACKS ..... 32

C. MAXIMUM HEIGHT EXCEPTIONS ..... 32

1. Special Architectural Forms
2. Rooftop Mechanical Equipment

D. RELATIONSHIP TO EXISTING RESIDENTIAL ..... 32

E. MINIMUM BUILDING HEIGHT ..... 32

F. ROOFTOP MECHANICAL EQUIPMENT .. 32

G. STREET/ESPLANADE FRONTAGE SETBACKS ..... 32

1. Bair Island Road
2. Blomquist Extension/Bridge/Roundabout
3. Private Streets and Parking Courts
4. Inner Harbor Esplanade
5. Outer Creek/Slough Esplanade

H. SIDE AND REAR SETBACKS ..... 35

I. POWER LINES SETBACK ..... 35

J. SPACE BETWEEN BUILDINGS ..... 35

---

**III. Streets & Ways, Site Development, & Parking**

---

A. BUILDING ORIENTATION & ENTRANCES ..... 35

B. ACCESSIBLE STREETS AND PEDESTRIAN WAYS ..... 35

C. STREET AND PEDESTRIAN WAY DESIGN IMPROVEMENTS ..... 35

1. Bair Island Road
2. Blomquist Extension/Bridge/Roundabout
3. Private Streets
4. Inner Harbor Esplanade
5. Outer Creek/Slough Esplanade

D. RESIDENTIAL OPEN SPACE ..... 39

E. COMMON OFFICE OUTDOOR SPACE ..... 39

F. PARKING REQUIREMENTS ..... 39

1. Mixed-Unit Residential
2. Commercial Retail

- 3. Administrative, Business and Professional Offices
- 4. Lodging, Hotels
- 5. Restaurants
- 6. Other Uses
- G. PARKING FACILITIES ..... 40
  - 1. Underground Parking Garages
  - 2. Above Grade Parking Structures
  - 3. Surface Parking Lots
- H. SECURE BICYCLE PARKING ..... 41
- I. SERVICE AREAS ..... 41
- J. SITE UTILITIES AND MECHANICAL EQUIPMENT ..... 41

**Urban Design Guidelines**

---

**I. Building Orientation and Design**

---

- A. BUILDING ORIENTATION ..... 45
  - 1. Multiple Building Arrangements
  - 2. Alignments with Streets and Ways
  - 3. Corner Buildings
  - 4. Relationship to Open Spaces
  - 5. Variation in Building Heights
  - 6. Tall Buildings
  - 7. Height and Massing at Open Spaces
  - 8. Water Edge Orientation
- B. GENERAL BUILDING DESIGN AND MATERIALS ..... 46
  - 1. Complementary Forms
  - 2. Massing
  - 3. Facade Composition
  - 4. Building Entrances
  - 5. Building Base Materials
  - 6. Blank Walls
  - 7. Facade Surface Relief
  - 8. Side and Rear Building Facades
  - 9. Wall Surface Materials
  - 10. Windows
  - 11. Roof Design
  - 12. Porches, Balconies, Awnings, Canopies
  - 13. Accent Lighting

- C. RESIDENTIAL BUILDINGS ..... 51
  - 1. Architectural Features
  - 2. Vertical Module
  - 3. Ground Floor Elevation
  - 4. Building Entrances
- D. COMMUNITY HUB COMMERCIAL BUILDINGS ..... 52
  - 1. Ground Level Facade
  - 2. Special Architectural Features
  - 3. Storefronts
  - 4. Roofs and Rooflines
- E. PARKING STRUCTURES ..... 54
  - 1. Complementary Form and Materials
  - 2. Auto and Pedestrian Entrances
  - 3. Rooftop Use
  - 4. Facade Design
  - 5. Openings
  - 6. Interior Lighting

---

**II. Open Spaces**

---

- A. GENERAL ..... 54
  - 1. Public Streets
  - 2. Semi-Private Open Spaces
  - 3. Private Open Spaces
- B. PUBLIC SPACES ..... 55
  - 1. Framing
  - 2. Focus/Purpose
  - 3. Variety of Public Spaces
  - 4. Common Design Elements
  - 5. Destination/Focus
  - 6. Composition
- C. SEMI-PRIVATE OPEN SPACES ..... 56
- D. PRIVATE OPEN SPACES ..... 56
- E. URBAN STREETSCAPE CHARACTER ..... 56
  - 1. Street Trees
  - 2. Street Lights
  - 3. Curbside Parking
  - 4. Relationship of Trees, Lights, Parking
  - 5. Design of Private Streets
  - 6. Walkways Close to Buildings

---

**III. General Site & Landscape Improvements**

---

- A. PAVING MATERIALS ..... 57
  - 1. Stone
  - 2. Brick Pavers
  - 3. Concrete Unit Pavers
  - 4. Poured-in-Place Concrete
  - 5. Other Surfaces
- B. LOW WALLS, FENCES, AND PIERS ..... 57
  - 1. Design
  - 2. Materials
  - 3. Not Recommended
- C. PLANT MATERIALS AND LANDSCAPE TREATMENTS ..... 57
  - 1. Plant Materials
  - 2. Trees Along Streets and Ways
  - 3. Landscaping in Surface Parking Lots
  - 4. Fountains
  - 5. Mounding Earth
- D. TRANSIT STOPS ..... 59
- E. SITE SIGNAGE ..... 59

---

**IV. Special Conditions**

---

- A. COMMUNITY HUB ..... 60
  - 1. Configuration of Commercial Space
  - 2. Open, Inviting Character
  - 3. Hub Gateway at Bair Island Road
  - 4. Marine Facilities and Services
  - 5. Waterfront Plaza
  - 6. Inner Esplanade
- B. WATERFRONT ESPLANADES ..... 61
  - 1. Design Elements
  - 2. Overlooks
  - 3. Landmarks
  - 4. Inner Esplanade Arcades
  - 5. Boat Tie-Ups
- C. POWER LINES SCREENING ..... 62