





03

DEVELOPMENT STANDARDS AND CONTROLS

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3.1 PURPOSE

Development Standards and Controls for The Baylands are designed to regulate at three scales: district, block and building. The combination of these multi-layered standards creates a community that integrates different types of places with various densities, character and building forms. In the West Side Mixed Use area these places range from the urban environment around the Bayshore Caltrain Station Plaza to the single family neighborhoods near the Roundhouse Park. In the East Side Campus Commercial area, these standards provide the framework for employment areas that include larger commercial campus development and sustainable infrastructure.

This chapter organizes these places into distinct districts and it provides the definitions for the controls and development standards that govern each district, block and building type. This chapter also establishes the goals of the Development Standards and their relation to the General Plan.

3.2 DEVELOPMENT STANDARDS GOALS AND CONSISTENCY

The following Development Standard goals address the requirements of the General Plan in effect in 2022 regarding development distribution, housing and building performance. This chapter includes development standards for the land uses and land use designations described in Chapter 2 of the Specific Plan.

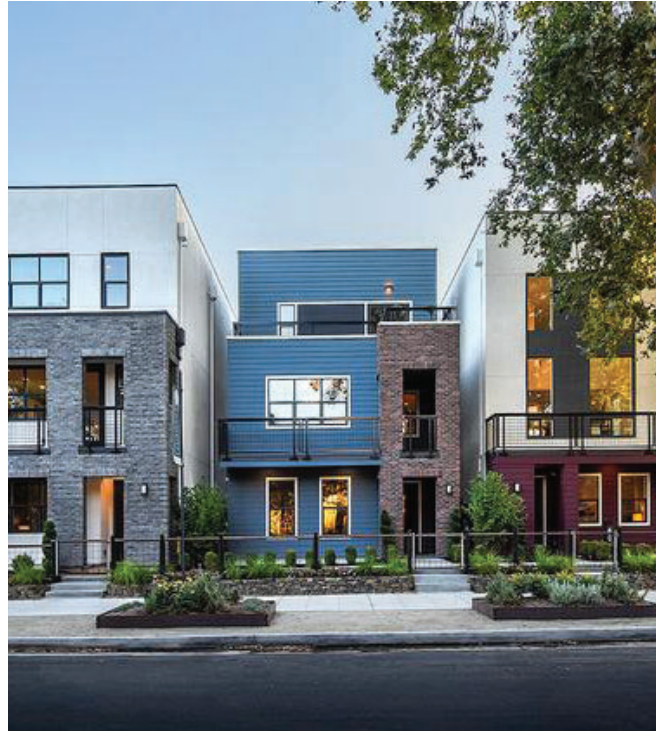
The General Plan is also periodically updated, and a revised General Plan is under development as of 2022. The Specific Plan is also consistent with the 2022 draft revisions to the General Plan, and will advance several draft policies that would be new or modified if adopted. For example, the Specific Plan would not result in the displacement or loss of any housing (including affordable housing), the Specific Plan affirmatively furthers fair housing by adding housing to a new geographic area and by adding housing at multiple income levels, and all elements of the Specific Plan include design and other features that advance sustainability and climate change goals.



GOAL 3.2.1: PROVIDE A VARIETY OF HOUSING OPTIONS THAT CONTRIBUTE TO REGIONAL AND LOCAL NEEDS WITH A RANGE OF AFFORDABLE OPTIONS.

This goal addresses the following General Plan and Housing Element 2015-2022 requirements:

- *"The Baylands Subarea provides for a transit-oriented variety of residential, employment and revenue-generating uses; natural resource management; and public and semi- public facilities. A range of 1800-2200 dwelling units (the upper range of which shall not exceed all units permitted under the State density bonus or other law providing for affordable housing)..."*
- *"Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constrains or special needs..." (Brisbane 2015-2022 Housing Element, Pg. VI-1).*
- *"Ensure that new residential development is compatible with existing development and reflects the diversity of the community...." (Brisbane 2015-2022 Housing Element, Pg. VI-1).*
- *"Avoid unreasonable government constraints to the provision of housing...." (Brisbane 2015-2022 Housing Element, Pg. VI-2).*



Building Design Diversity

The Specific Plan includes a variety of residential building types, such as mixed-use multi-family buildings, duplexes, townhomes and various single family typologies. The Development Standards provide guidelines that ensure design diversity for every block, neighborhood and building in the Specific Plan. By including such range of housing and building types, the Specific Plan ensures a diversity in neighborhoods, residential units, and price points.

GOAL 3.2.2: CREATE AN EMPLOYMENT HUB TO MEET LOCAL AND REGIONAL DEMAND WITH COMMERCIAL DEVELOPMENT THAT IS CONVENIENT AND BENEFICIAL TO CITY RESIDENTS

This goal addresses the following General Plan requirements:

- *"..up to 6.5 million square feet of new commercial development, with an additional 500,000 square feet of hotel development shall be permitted. Non-residential development shall be distributed both to the west and to the east of the rail line." (Amendment No. GP-1-18)*

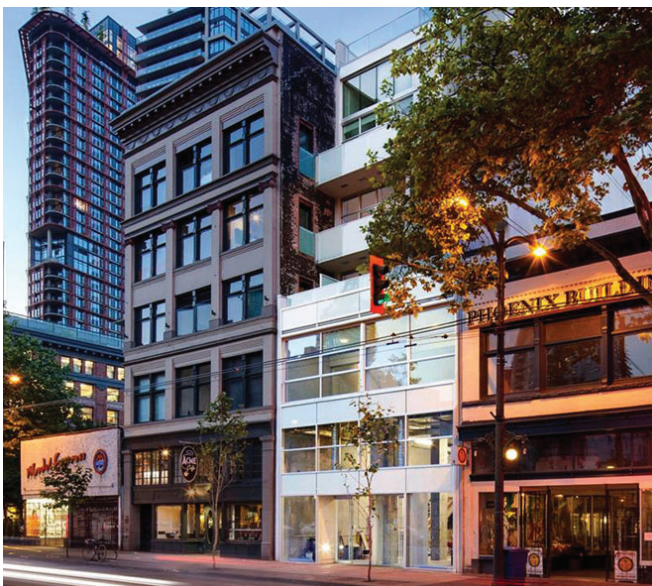


Mixed Housing Types

- “Brisbane will be a place where economic development... stabilizes and diversifies the tax base; serves the community by encouraging convenient and beneficial commercial development; provides sufficient revenues for necessary city services; [and] facilitates employment of residents...” (General Plan, Pg. 46).
- “The City of Brisbane will... celebrate diversity as essential to the physical character of the City [and] incorporate a mix of land uses to best serve its citizens...” (General Plan, Pg. 54).

The Specific Plan proposes a range of commercial uses and building typologies that are intended to meet both local and regional market needs. These commercial uses and building types also provide The Baylands residents with competitive employment options, as well as entertainment, recreation and shopping. The Developments Standards in this chapter create a framework that allows for a range of building sizes, massing and floorplates that are appropriate for different uses. These commercial uses range from transit-oriented offices near the Bayshore Caltrain Station Plaza to campus-like low density uses east of the Caltrain/JPB rail corridor.

As regional commercial market demands shift over time, the commercial component of The Baylands is flexible enough to adapt and accommodate new uses and tenants.



Mixed-Use Commercial Development.

This flexibility helps diversify Brisbane’s tax base by contributing a stable source of future and annual revenues.

GOAL 3.2.3: CREATE A TRANSIT ORIENTED DEVELOPMENT THAT INCORPORATES BEST SUSTAINABLE PRACTICES

This goal addresses the following General Plan requirements:

- “Provide housing opportunities for people who work in Brisbane to reduce vehicle miles travelled and greenhouse gas emissions...” (Brisbane 2015-2022 Housing Element, Pg. VI-1)
- “Encourage compact, in-fill, mixed-use and transit-oriented development to reduce vehicle miles traveled and greenhouse gas emissions...” (Brisbane 2015-2022 Housing Element, Pg. VI-1).
- “Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions...” (Brisbane 2015-2022 Housing Element, Pg. VI-1).

Key features of the Specific Plan are auto independence, walkable communities, safe biking networks, a broad range of transit options and unique recreational destinations. The Development Standards for The Baylands supply design criteria for blocks and buildings that encourage residents and workers to use alternative modes of transportation. By concentrating high density building types near transit, reducing parking ratios, and accommodating bike and other micro-mobility facilities, the Specific Plan gives residents and workers real alternative options to move in and around the site. Additionally, commitment to build LEED or GPR certified buildings, encourages each development parcel to incorporate green spaces, water conservation strategies and energy efficient technologies that will help with building operating costs (refer to Chapter 04 Sustainability Framework for details)

3.3 TYPES OF CONTROLS

The Baylands uses a large range of appropriate urban design and placemaking strategies that help identify key focal points and define the various places in the site. The Specific Plan uses multiple types of controls to frame the unique quality of each place while allowing for flexibility and variation that support identity and human scale. These controls are applied at the district, block and building levels. The following are the types of controls, their descriptions, purposes and uses.

3.3.1 DENSITY AND DEVELOPMENT CONTROLS

The site is segmented into distinct districts, each with a unique character, density, range of land uses and building types. To enhance variety and mix, the total development allocation is set by a maximum district total, which cannot be exceeded. Similarly, each block within a district also has a development maximum. Depending on the building type used, this block maximum may or may not be reached. This allows variation and mix of buildings that define the different neighborhoods in The Baylands (refer to Section 3.4 for details).

3.3.2 LAND USE, HEIGHT, SETBACKS AND MASSING

These controls refer to a range of residential and commercial building types that can be mixed within blocks according to the land use designation. Each building type has specific setback, height, parking, and ground floor use standards. These types of controls allow variety on every street and reduce repetition of similar building elements and massing (refer to Sections 3.5 and 3.6 for details)

3.3.3 FRONTAGE AND LINER REQUIREMENTS

Stipulated in each district, there are two levels of building frontage: 80% and 60%. These percentages refer to the length of a building façade that falls within the designated setback zone. They are intended to create an urban building edge along certain busy streets, while allowing more varied frontages in other lower density residential areas. In residential districts, these street frontage requirements create a pedestrian domain in relation to building setbacks. In addition, where above grade parking podiums are allowed, certain street frontages are required to use a residential or commercial liner to visually screen the parking (refer to Sections 3.5.2 and 3.5.6 for details)

3.3.4 OBJECTIVE DEVELOPMENT STANDARDS

Objective development standards have been included in the density and development controls, land use, height, setback and massing controls, frontage and liner requirements, and AGF use requirements. These standards apply at the District and Block levels (refer to Section 3.4 for more details). Additional objective development standards are provided at the Building Type level, which include, building height, setbacks, ground floor uses, massing/façade, materials, entry design, open areas, sustainability, etc. (refer to Section 3.6 for more details)

3.4. URBAN DESIGN STANDARDS DEFINITIONS

A series of Urban Design Standards provide the structure for all Districts, Blocks and Building Types in The Baylands. These standards help define variations in ground floor uses, frontages, setbacks and heights within the Specific Plan Area. By applying these standards, the Specific Plan ensures the unique characteristics of each neighborhood while allowing for flexibility and variation in design. These elements are important to create and support human scale environments throughout The Baylands. The following are purposes and definitions of each Urban Design Standard.

3.4.1 ACTIVE GROUND FLOOR USE

Purpose: To ensure that sidewalks, plazas and parks have appropriate adjacencies to activate the public domain.

Definition: Active Ground Floor (AGF) is designated as "required" or "allowed". High density residential and commercial parcels are required or allowed intensive AGF uses on appropriate areas. Required AGF areas must have retail, restaurants, commercial, or public/semi-public uses as permitted in the ground floor of high density residential and commercial parcels (refer to Chapter 02, Table 2.2 Allowable Uses). In areas designated allowed AGF, such uses may also be located, but are not required (refer to Figure 3.1 for locations of AGF). All other ground floor uses must be consistent with Table 2.2 Allowable Uses.



FIGURE 3.1 GROUND FLOOR USE REQUIREMENT



3.4.2 RESIDENTIAL FLEX-SPACE

Purpose: To allow non-residential flexible uses at the ground floor of residential units. These flexible uses also activate the sidewalk and ground level of residential areas.

Definition: Residential Flex-Space (RFS) is designated as "allowed" and is only present in the ground floor of residential units, where AGF is not allowed or required. RFS areas are comprised of non-residential and public/semi-public uses as permitted in the ground floor of residential parcels (refer to Chapter 02, Table 2.2 Allowable Uses and refer to Figure 3.2 for locations of allowed RFS). All non-residential uses within allowed RFS must be owned, managed and operated by the owner of the residential dwelling above. All revenue generated within RFS uses must be distributed to the owner of the dwelling unit above and is not counted against The Baylands' 6.5 million square feet of commercial maximum requirement. Other ground floor uses must be consistent with Table 2.2 Allowable Uses.

— Allowed Flex-Space Ground Floor

FIGURE 3.2 RESIDENTIAL FLEX-SPACE GROUND FLOOR ALLOWANCE



3.4.3 BUILDING STREET FRONTAGE

Purpose: To ensure that each street has building frontage that helps to define the pedestrian domain; provide convenient and active uses for the pedestrian; and give the public space definition and a sense of enclosure.

Definition: Along each designated street, public right-of-way or plaza, a minimum percentage of the building façade is required to fall within the stipulated setback ranges (see Figure 3.3). The length of a building façade that is parallel to a street, plaza or public space and which falls within the setback zone is divided by the total parcel frontage length to calculate the percentage of frontage (see Figure 3.3). All such frontages must be occupied by uses as permitted in Chapter 02, Table 2.2 Allowable Uses. Frontage shown on Figure 3.3 may include plazas 50 feet deep maximum along the eastern edge of Baylands Boulevard between Sunnydale Avenue and Geneva Avenue and between Main Street and Campus Parkway.

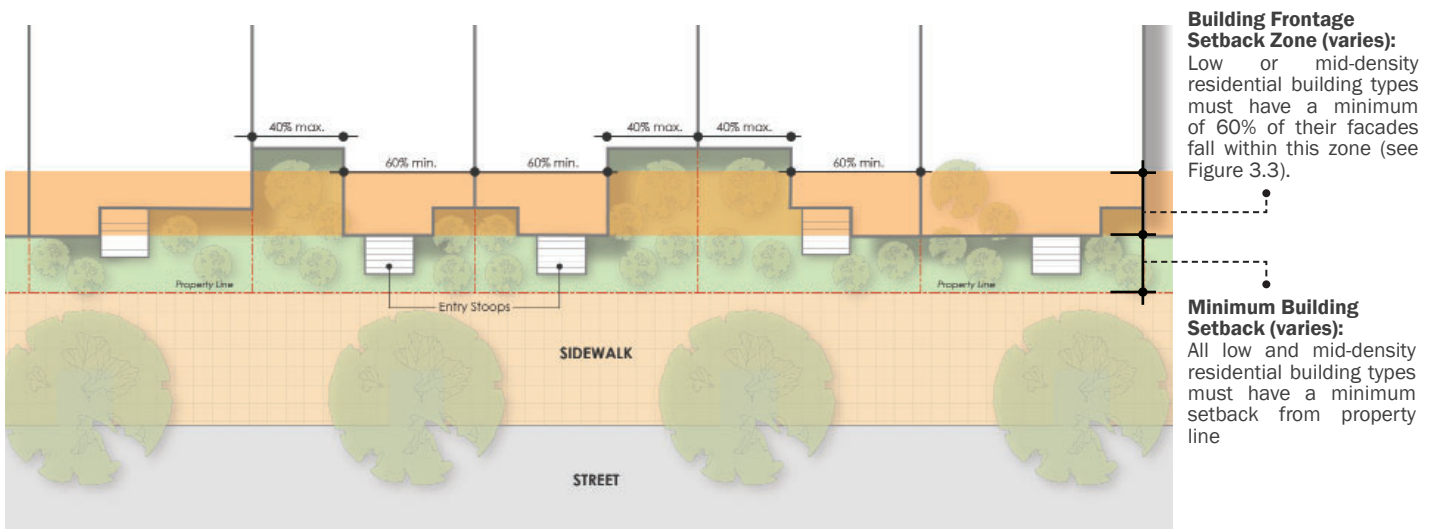
FIGURE 3.3 BUILDING FRONTAGE REQUIREMENT PER BLOCK

3.4.4 BUILDING SETBACKS

Purpose: To maintain a consistent and active street edge, buildings must be placed in proximity to the sidewalk, greenways, parks or plazas with setbacks based on ground floor use and building height.

Definition: All buildings have minimum setbacks based on type as specified in Section 3.6. Additionally, designated building types have frontage setback zones to create a more defined urban environment. These min/max ranges define the zone for the required Frontage and are required along certain streets (see Figure 3.3 and Figure 3.4). In no case shall surface parking occupy land between street and building, except for Low Density Commercial areas. The setback shall be measured from the property line to enclosure of habitable space. Parking podiums and structures have separate specified setback requirements that may differ from buildings sitting above.

LOW AND MID-DENSITY RESIDENTIAL



HIGH-DENSITY RESIDENTIAL AND COMMERCIAL

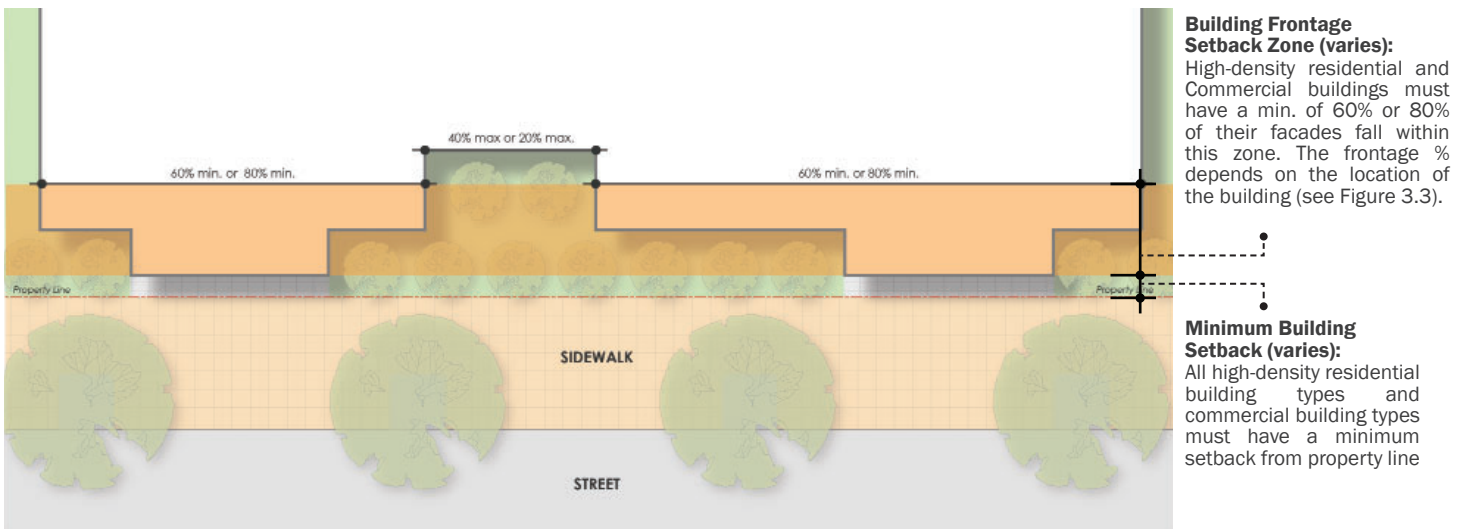


FIGURE 3.4 BUILDING SETBACKS AND DETAILED FRONTAGE

3.4.5 BUILDING HEIGHT

Purpose: To create variation in urban form and skyline and provide appropriate massing for key areas.

Definition: Height is defined by the maximum distance in feet allowed as shown in Figure 3.5. The height shall be measured from the lowest adjacent grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped or vaulted roof.

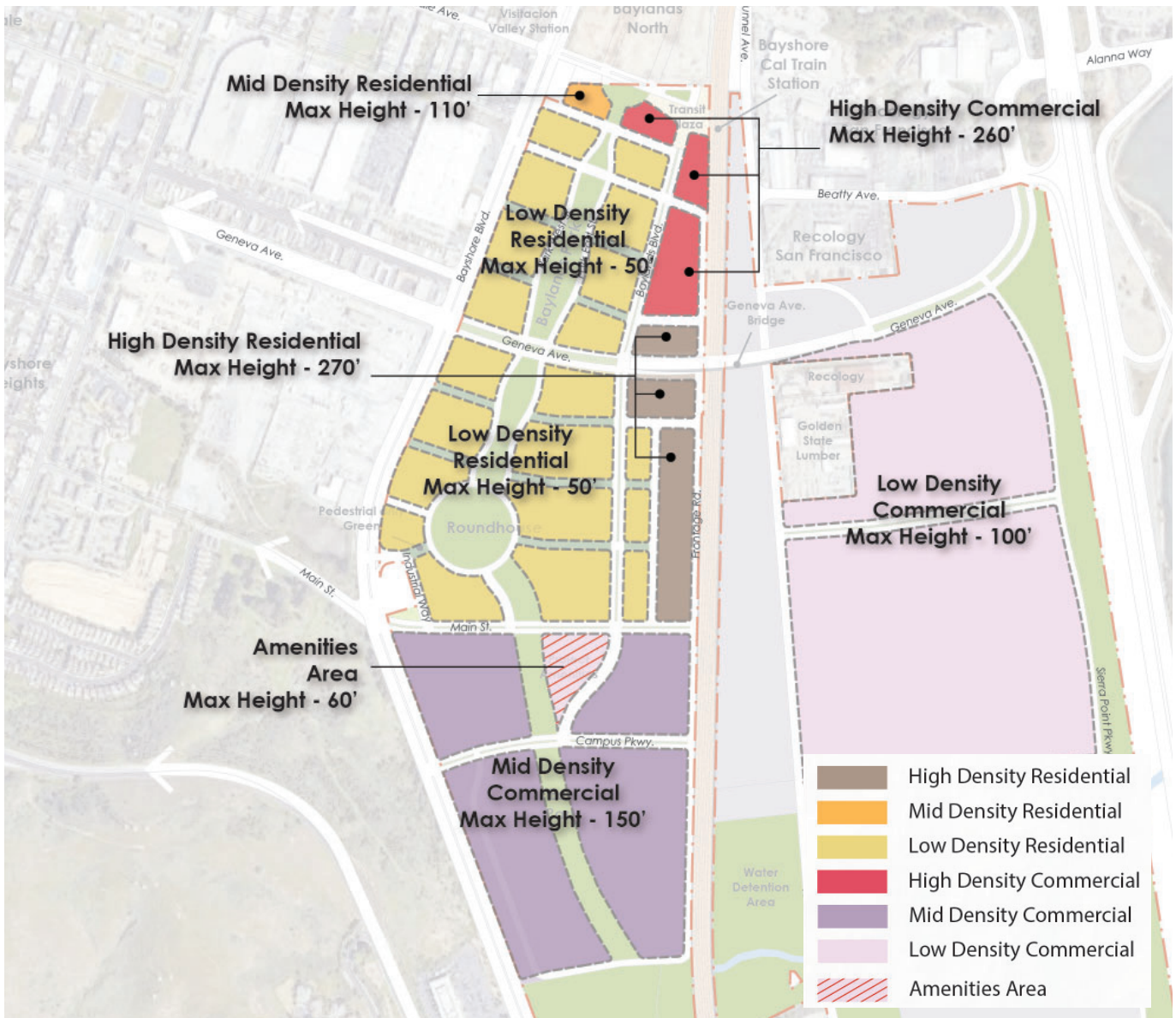


FIGURE 3.5 MAXIMUM BUILDING HEIGHTS

3.4.6 PARKING

Purpose: Parking maximums are established to reinforce use of alternate forms of mobility and protect at-grade open space and courtyards within each block that could be lost to parking. Parking maximums are established.

Definition: Below-grade parking structures are preferred for commercial and high density residential buildings. Parking is controlled by district maximums that shall not be exceeded. These district maximums total an overall maximum of 11,000 stalls for The Baylands. This methodology encourages flexibility in parking allocation as different uses or building types within each district may require different parking demand. Parking ratios are also specified based on building type and are designed to encourage residents and workers to use transit alternatives for commuting or moving around The Baylands. Individual unit garages are only allowed in Low Density Residential zones. Surface parking lots are allowed only in Low Density Commercial, Medium Density Commercial, Amenities Area and Sustainable Infrastructure zones. District plans in Section 3.5 provide general vehicular accessibility for each parcel (refer to Chapter 6 Circulation, Section 6.4.5 for more details).

3.4.7 LINER

Purpose: To screen above ground parking podiums from pedestrian environments, such as sidewalks, parks, plazas, etc.

Definition: Building or structure designated to mask an above-grade parking structure. Liner is only required at specific locations in The Baylands and includes uses such as AGF, Commercial, and Residential. For detailed locations of required liner refer to Section 3.5 District and Block Standards. There are environments in The Baylands where parking podiums are not required to be screened by a liner. Areas such as those along Frontage Road are meant to serve as primary vehicular access to parking structures and provide very little pedestrian traffic. In these spaces, AGF, commercial or residential uses are not appropriate.



3.5 DISTRICT AND BLOCK STANDARDS

Certain design elements of the Specific Plan are best controlled at the district and block levels. Each multi-block district has a distinct purpose and context. Differing street types, adjacencies and land uses define their treatments, building types, and access points. Every district is divided into multiple blocks, each with a specific land use, frontage requirement, and ground floor use. Furthermore, each land use allows several building types, ensuring that each block is different from the next (see Table 3.1 for details).

Each district section has a general description of intent, use and character. A plan is provided to indicate the allowable land uses per block and location of their Active Ground Floor and Flex-Space. An additional plan shows the parking locations and recommended vehicular access for each block.

Every district section also provides a table showing each block designation, its allowable use, corresponding building types and maximum development allowed. Each district has a maximum number of dwelling units or commercial square feet allowed that must not be exceeded. Similarly, each block has a maximum development quantity, but depending on the building type used, this maximum may not be reached. This allows some flexibility in the design of each block, while maintaining the maximum total build out for each district.



FIGURE 3.6 DISTRICTS PLAN

		DISTRICTS				
		BAYSHORE	ROUNDHOUSE	ICEHOUSE HILL	CAMPUS EAST	SUSTAINABILITY
LAND USES	• High Density Comm.	• High Density Residential	• Mid Density Commercial	• Low Density Commercial	• Sustainable Infrastructure	
	• High Density Residential	• Low Density Residential	• Amenities Area	• Open Space	• Open Space	
	• Mid Density Residential	• Open Space	• Open Space			
	• Low Density Residential					
	• Open Space					

TABLE 3.1 DISTRICT - LAND USES RELATIONSHIP

District	Land Use Category	Acres	Dwelling Units	Commercial Development (ft ²)
Bayshore	Low Density Residential	15.2		
	Mid Density Residential	0.9		
	High Density Residential	1.2		
	High Density Commercial	5.8		
	Open Space	5.8		
	Rights-of-Way	12.1		
	Sub - Total	41.0	730	1,100,000¹
Roundhouse	Low Density Residential	28.7		
	High Density Residential	6.8		
	Open Space	7.3		
	Rights-of-Way	16.2		
	Sub - Total	59.0	1,470	
Icehouse Hill	Mid Density Commercial	43.0		3,400,000
	Amenities Area	2.6		
	Open Space	46.3		
	Rights-of-Way	9.1		
	Sub - Total	101.0		3,400,000
Campus East	Low Density Commercial	81.9		2,500,000
	Open Space	50.1		
	Rights-of-Way	13.3		
	Sub - Total	145.3		2,500,000
Sustainability	Sustainable Infrastructure	87.2		
	Open Space	47.5		
	Rights-of-Way	13.0		
	Sub - Total	147.7		
TOTAL UPLAND AREA		494.0	2,200	7,000,000²
Brisbane Lagoon		121.8		
Existing land area to be affected by daily Sea Level Rise		26.0		
TOTAL SPECIFIC PLAN AREA		641.8	2,200	7,000,000

¹ A maximum of 500,000 sf² of hospitality is included as per the General Plan.

² Ibid.

3.5.1 BAYSHORE DISTRICT

The Bayshore District, located in the northwest corner of The Baylands is bounded by Bayshore Boulevard, the Caltrain right-of-way, Sunnydale Avenue, and Geneva Avenue. Allowable development for this area cannot exceed 730 dwelling units and 1.1 million square feet of commercial. Land use categories are High Density Commercial, High, Medium, Low Density Residential and Open Space per Figure 3.7. Allowable Building Types are Multi-Family High, Multi-Family Medium, Multi-Family Low, Townhomes and Duplex/Single Family. The non-residential Building Types allowed are Transit-Oriented Development Commercial and Hospitality. Ground floor uses in this district include Active Ground Floor and Residential Flex Space as per figure 3.7.

The Baylands Park serves as a unifying feature of the Bayshore District, extending from its center down to the Roundhouse. As this linear park moves through the site, it connects The Baylands north to San Francisco, while providing a central space for residents to enjoy the outdoors.

The denser buildings along Sunnydale Avenue and at the Bayshore Caltrain Station Plaza serve as an arrival point to The Baylands from the north. Along the Geneva Avenue bridge, a High Density Residential block helps frame the entry to the district from the east. The commercial development includes different office buildings and hotels, that frame the Bayshore Caltrain Station Plaza and Baylands Boulevard. These buildings allow ground floor retail and other public uses to boost activity near the station. These buildings also vary in height, massing and separation, ensuring there is no continuous wall along the tracks that may potentially obstruct views of the Bay from neighborhoods to the west (see Section 3.6 for more details)

Lower density residential blocks to the west feature east/west “Green Shared Streets” that provide enhanced pedestrian and bike access to the Baylands Park (refer to Chapter 06 Circulation for more details). These lower density blocks allow for more human-scale buildings and focus on their relationship to open space.

Located along Baylands Boulevard is a shuttle bus line that connects Caltrain station commuters to Icehouse Hill District and beyond to the City of Brisbane. A transit hub is also provided at the intersection of Geneva Avenue and Baylands Boulevard.

DISTRICT AND BLOCK STANDARDS

- Overall district maximum for residential development is 730 dwelling units.
- Overall district maximum for commercial development is 1.1 million square feet
- Allowable residential building types are Multi-Family High, Multi-Family Medium, Multi-Family Low, Townhomes and Duplex/Single Family.
- Allowable commercial building types are TOD Commercial and Hospitality
- The mix of building types within each block may vary, however maximum block development and district development cannot be exceeded
- Building frontage setbacks, and allowed deviations from minimum and maximum setbacks, are included in Section 3.4, Figure 3.3 and Figure 3.4
- Overall district maximum parking is 1,150 Off-Street spaces (refer to Chapter 06 Circulation, Section 6.4.5 for details)

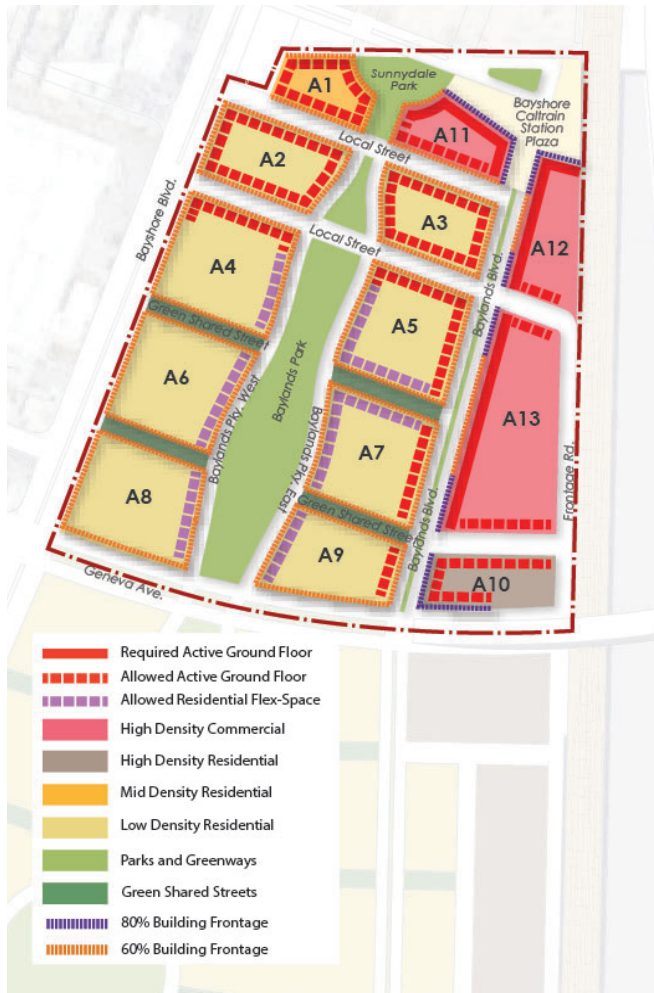


FIGURE 3.7 BAYSHORE LAND USE BLOCK PLAN



FIGURE 3.8 BAYSHORE VEHICULAR ACCESS PLAN

Block Number	Land Use	DUs per Block (max.)	Building Types Permitted
A1	Mid Density Res.	170	A-2,3,4
A2	Low Density Res.	55	A-3,4,5
A3	Low Density Res.	45	A-3,4,5
A4	Low Density Res.	70	A-3,4,5
A5	Low Density Res.	65	A-3,4,5
A6	Low Density Res.	65	A-3,4,5
A7	Low Density Res.	65	A-3,4,5
A8	Low Density Res.	80	A-3,4,5
A9	Low Density Res.	70	A-3,4,5
A10	High Density Res.	200	A-1,4

Block Number	Land Use	Commercial Floor Area (ft ²)(max.)	Building Types Permitted
A11	High Density Comm.	250,000	B-1,4
A12	High Density Comm.	450,000	B-1,4
A13	High Density Comm.	550,000	B-1,4
Block Number	Active Ground Floor (Commercial Floor Area) (ft²)(max.)		
A1-A3, A5, A7, A9-A10	25,000		

District Max
(not to be exceeded) **730 Dwelling Units**

District Max
(not to be exceeded) **1,100,000 FT² of Commercial**

TABLE 3.3 BAYSHORE DISTRICT

3.5.2 ROUNDHOUSE DISTRICT

The Roundhouse District is located in the western portion of The Baylands and is bounded by Bayshore Boulevard, Geneva Avenue, the Caltrain/JPB rail corridor, and Main Street. Allowable development in this area cannot exceed 1,470 dwelling units. Land use categories allowed are High Density Residential, Medium Density Residential, Low Density Residential and Open Space per Figure 3.9. Allowable residential Building Types are Multi-Family High, Multi-Family Medium, Multi-Family Low, Townhome and Duplex/Single Family. Ground floor uses in this district include Residential Flex Space as per figure 3.9

Although primary focus of the district is on single family units, the district offers a variety of housing options. These options range from Multi-Family High along the Caltrain tracks to traditional Townhomes and Duplex/Single Family centered around the Baylands and Roundhouse Parks.

This district is primarily a single family environment that is centered around the Baylands Park and Roundhouse. Low density blocks are compatible with active uses proposed for restoration of the historic Roundhouse building. This rehabilitation is essential to the character of the Roundhouse park and the district. The footprint area of the Roundhouse shall be included in the 25% Open Space requirement. This restoration includes an open-air theater with flexible seating and stage, community space, a railroad museum, a café, and other community-oriented uses. Like the Bayshore District, Roundhouse District features east/west “Green Shared Streets” that provide pedestrian and bike connectivity to the surrounding open spaces (refer to Chapter 06 Circulation for more details).

The Multi-Family High building type is comprised of residential towers set atop parking podiums. These towers capture views to the Bay, while elevating the living spaces away from the tracks. To avoid a continuous massing wall and blockage of views to the Bay, a minimum building separation is required for the Multi-Family High building type. Height flexibility and massing also prevent blockage of views (see Section 3.6 for more details). The gateway corner of Geneva Avenue and Baylands Boulevard provides an opportunity for local serving shops and other street activity uses.

DISTRICT AND BLOCK STANDARDS

- Overall district maximum for residential development is 1,470 dwelling units.

- Allowable residential building types are Multi-Family High, Multi-Family Medium, Multi-Family Low, Townhome and Duplex/Single Family

- The mix of building types within each block may vary, however the maximum block development and district development cannot be exceeded

- Building frontage setbacks, and allowed deviations from the minimum and maximum setbacks, are included in Section 3.4, Figure 3.3 and Figure 3.4

- Overall district maximum for parking is 1,200 off-street spaces (refer to Chapter 06 Circulation, Section 6.4.5 for details)



FIGURE 3.9 ROUNDHOUSE LAND USE BLOCK PLAN



FIGURE 3.10 ROUNDHOUSE VEHICULAR ACCESS PLAN

Block Number	Land Use	DUs per Block (max.)	Building Types Permitted
B1	Low Density Res.	75	A-3,4,5
B2	Low Density Res.	75	A-3,4,5
B3	Low Density Res.	80	A-3,4,5
B4	Low Density Res.	110	A-3,4,5
B5	Low Density Res.	35	A-3,4,5
B6	Low Density Res.	65	A-3,4,5
B7	Low Density Res.	115	A-3,4,5

Block Number	Land Use	DUs per Block (max.)	Building Types Permitted
B8	Low Density Res.	40	A-3,4,5
B9	Low Density Res.	40	A-3,4,5
B10	Low Density Res.	70	A-3,4,5
B11	Low Density Res.	130	A-3,4,5
B12	Low Density Res.	50	A-3,4,5
B13	High Density Res.	185	A-1,4
B14	High Density Res.	700	A-1,4

District Max <i>(not to be exceeded)</i>	1,470 Dwelling Units
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TABLE 3.4 ROUNDHOUSE DISTRICT

3.5.3 ICEHOUSE HILL DISTRICT

Icehouse Hill District is located between Bayshore Boulevard, the Caltrain tracks, Icehouse Hill Open Space, and Main Street. This district focuses on commercial uses centered around the Ecological Park. Allowable development for this area cannot exceed 3.4 million square feet of commercial. Land use categories are Mid Density Commercial, Amenities Area and Open Space per Figure 3.11. Allowable Building Types are Campus Mid-Rise, Campus Low-Rise, and Amenity. Ground floor uses in this district include Active Ground Floor as per figure 3.11. Parking in these buildings may include above-grade structures along the Caltrain/JPB rail corridor or podiums below buildings. Podiums may be below grade or up to one level above grade.

This Mid Density Commercial area is designed to orient to the Ecological Park that runs through the center of the district. This open space stretches from Main Street in the north, to Icehouse Hill and ultimately, connecting to the Community Fields in the south. Between Main Street and Campus Parkway, Baylands Boulevard becomes a 'shopping street' with ground floor shops, cafes, and restaurants. In the east, these retail shops front onto an urban plaza that is integrated into the commercial buildings. In the west, the shops are part of an amenities area that serves the residents of The Baylands.

A 5-acre parcel in the northwest corner of the district is being studied for a potential middle school (grades 6-8) to serve The Baylands community and surrounding neighborhoods. In addition, a mobility hub is located at the intersection of Baylands Boulevard and Campus Parkway, further activating the street with pedestrian traffic (refer to Chapter 06 Circulation for more details).

As the main element of open space in the district, Ecological Park provides trails and passive activities, while serving as an ecological and restorative open space. Icehouse Hill is a natural area located at the southern end of Icehouse Hill District, which provides hiking and biking trails, connecting the open space resources within this district to the overall pedestrian and bicycle facilities in The Baylands.

DISTRICT AND BLOCK STANDARDS

- Overall district maximum for commercial development is 3.4 million square feet.

- Allowable Building Types are Campus Mid-Rise and Campus Low-Rise.

- Mix of building types within each block may vary, however the maximum block development and district development cannot be exceeded

- Building frontage setbacks, and allowed deviations from minimum and maximum setbacks, are included in Section 3.4, Figure 3.3 and Figure 3.4

- Overall district maximum for parking is 6,150 Off-Street spaces (refer to Chapter 06 Circulation, Section 6.4.5 for details)



FIGURE 3.11 ICEHOUSE HILL LAND USE BLOCK PLAN

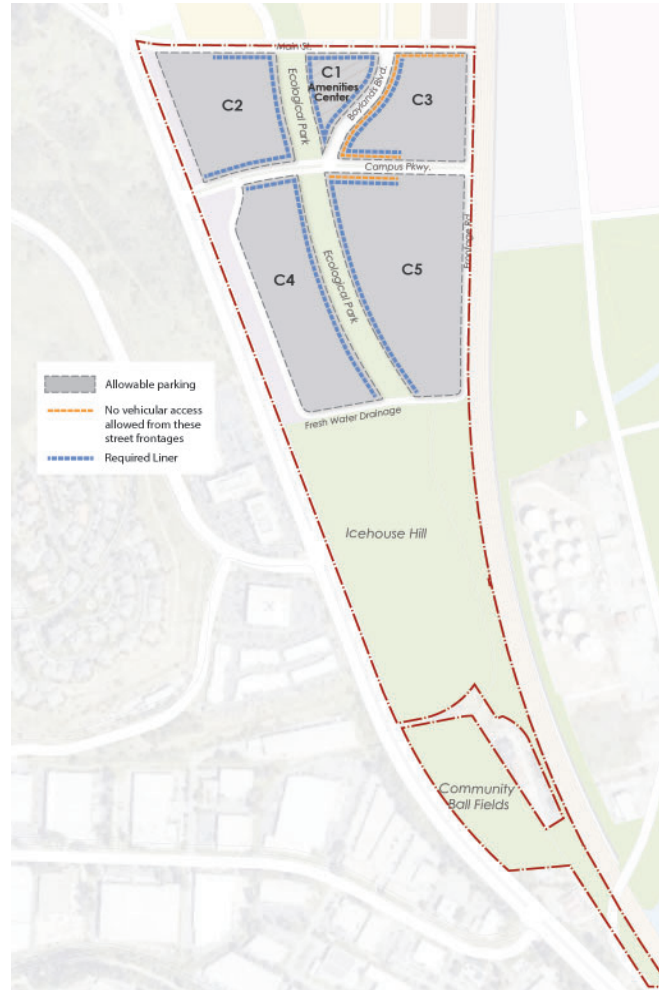


FIGURE 3.12 ICEHOUSE HILL VEHICULAR ACCESS PLAN

Block Number	Land Use	Commercial Floor Area (ft ²)(max.)	Building Types Permitted
C1	Amenities Area		B-5
C2	Mid Density Comm.	800,000	B-2,3
C3	Mid Density Comm.	750,000	B-2,3
C4	Mid Density Comm.	1,000,000	B-2,3
C5	Mid Density Comm.	1,150,000	B-2,3

District Max <i>(not to be exceeded)</i>	3,400,000 FT² of Commercial
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TABLE 3.5 ICEHOUSE HILL DISTRICT

3.5.4 CAMPUS EAST DISTRICT

The Campus East District is bounded by U.S. Highway 101, Tunnel Avenue, Geneva Avenue and Visitacion Creek Road South. Allowable development for this area cannot exceed 2.5 million square feet of commercial. Land use categories are Low Density Commercial and Open Space as per Figure 3.13. Allowable Building Type is Campus Low-Rise. The district is dominated by campus development, including commercial office sites that are oriented along Sierra Point Parkway. Given site grading, this orientation allows low density office buildings to enjoy views of the Bay over US Highway 101.

Buildings within this district are accessed primarily by vehicles from Sierra Point Parkway, Tunnel Avenue, Geneva Avenue and East Campus Road. A shuttle bus system provides access to the Caltrain station and other on-site destinations (refer to Chapter 06 Circulation for details).

The open space system includes Visitacion Creek Park and the Bay Trail. Visitacion Creek is enhanced with wetland areas to restore and protect local plants and wildlife. Potential trail enhancements are provided within Visitacion Creek Park that link with the overall Bay Trail and recreation network.

To preserve views to the San Francisco Bay, any development within 350 feet west of U.S. Highway 101 shall be limited to a height of 80 feet based on the grading plan included in the proposed Brisbane Baylands Infrastructure Plan (refer to Figure 3.13).

DISTRICT AND BLOCK STANDARDS

- Overall district maximum for commercial development is 2.5 million square feet.

- The allowable Building Type is Commercial Low-Rise

- No frontage percent required as this district has campus style development, which typically has large setbacks. These setbacks accommodate slope grade changes from the bottom of the streets to the top of the parcels. In addition, preliminary estimates of setbacks of future buildings from the top of slopes are recommended in Section 3.4 Table 3.4-2 of the Landfill Closure Plan to accommodate the seismic performance of the slopes. Future geotechnical analysis will be performed to refined these setback estimates.

- Overall district maximum for parking is 2,485 Off-Street spaces (refer to Chapter 06 Circulation, Section 6.4.5 for details)



FIGURE 3.13 EAST CAMPUS LAND USE BLOCK MAP



FIGURE 3.14 EAST CAMPUS VEHICULAR ACCESS MAP

Block Number	Land Use	Commercial Floor Area (ft ²)(max.)	Building Types Permitted
D1	Low Density Comm	1,200,000	B-3
D2	Low Density Comm	1,500,000	B-3

District Max <i>(not to be exceeded)</i>	2,500,000 FT² of Commercial
--	---

TABLE 3.6 CAMPUS EAST DISTRICT

3.5.5 SUSTAINABILITY DISTRICT

The Sustainability District includes the area between Tunnel Avenue and Caltrain/JPB rail corridor, the parcels north of Geneva Avenue and the site between Visitacion Creek and Lagoon Parks. Land use categories are Sustainable Infrastructure and Open Space per Figure 3.15. Although no development is allocated for this area, the Sustainability District serves as the primary source of infrastructure for The Baylands.

This district is zoned for infrastructure uses and houses a variety of suitability technologies, such as solar farm, battery storage, water storage, water recycling plant, and stormwater detention. The open space system in the Sustainability District includes Lagoon Park, Baylands Preserve Park and the Brisbane Lagoon. The Baylands Preserve Park provides a crucial connection between Visitacion Creek Park and Lagoon Park, while trail enhancements are provided within these parks that link with the overall Bay Trail network.

The parcels in this district are accessed primarily by vehicle from Sierra Point Parkway, Tunnel Avenue, Visitacion Creek Road South and Lagoon Road.

Similar to Campus East District, any development within 350 feet west of U.S. Highway 101 shall be limited to a height of 80 feet based on the grading plan included in the proposed Brisbane Baylands Infrastructure Plan (refer to Figure 3.13).

DISTRICT AND BLOCK STANDARDS

- No frontage percent required as this District has campus style development, which typically has large setbacks. These setbacks accommodate slope grade changes from the bottom of streets to top of the parcels. In addition, a preliminary estimate of setbacks of future buildings from the top of slopes is recommended in Section 3.4, Table 3.4-2, of the Landfill Closure Plan to accommodate seismic stability of slopes. Future geotechnical analysis will be performed to refine these setback estimates
- Overall district maximum for parking is 15 Off-Street spaces (refer to Chapter 06 Circulation, Section 6.4.5 for details)



FIGURE 3.15 SUSTAINABILITY LAND USE BLOCK MAP



FIGURE 3.16 SUSTAINABILITY VEHICULAR ACCESS MAP

Block Number	Land Use
E1	Sustainable Infrastructure
E2	Sustainable Infrastructure
E3	Sustainable Infrastructure
E4	Sustainable Infrastructure
E5	Sustainable Infrastructure

TABLE 3.7 SUSTAINABILITY DISTRICT

3.6 BUILDING TYPE STANDARDS

Development standards for The Baylands are provided at several scales. Overall design principles and goals guide the direction and qualitative elements in the Specific Plan. The Land Use Program controls the allowable uses and quantity of development across the whole site. The section on District and Block Standards controls the development for each district and for each specific block design within it.

This section on Building Types Standards controls the nature of the buildings, such as height, size, density, setback, parking, street frontage and ground floor use. Definitions of elements of the standards are given in Section 3.4. Several of the land use categories zoned in Chapter 02, Figure 2.1 Land Use Plan may have multiple building types mixed together to provide variety and human scale. For example, the Mid Density Residential zone allows for Multi-Family Mid, Multi-Family Low and Townhome building types to mix across each block (see Table 3.8 for details).

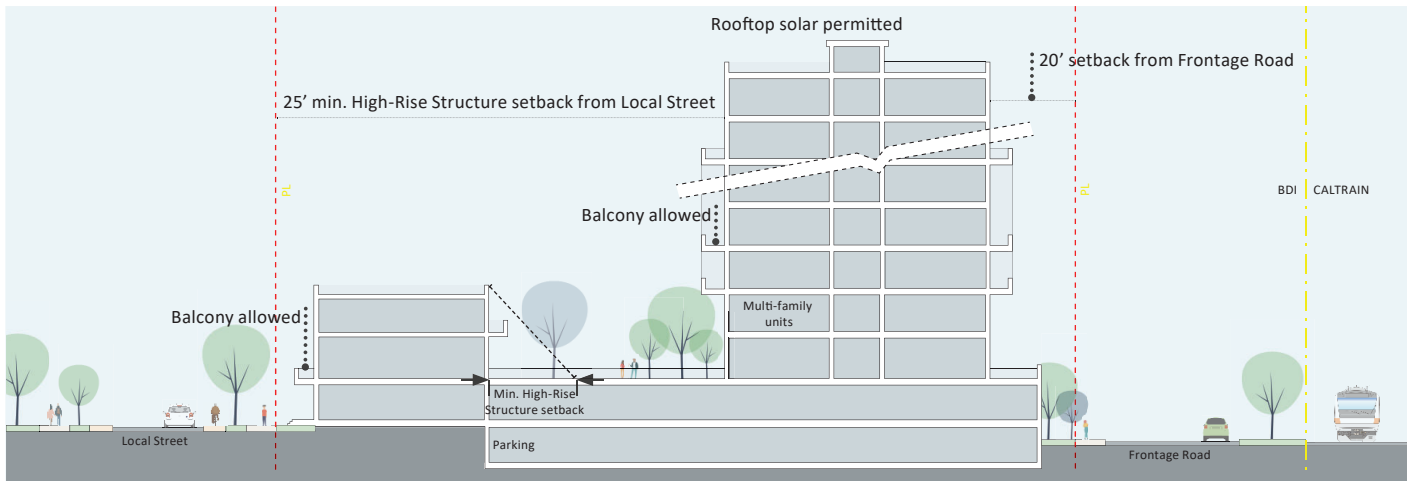
Each of the following building types has two sections: 'Description', which provides an overview of each type and 'Required Standards', which are the measurable controls for each type. 'Required Standards' for each building type function as part of the requirements that must be implemented by future projects and will need variances if requirements are not met. The application process for such variances shall comply with Brisbane's municipal code 17.46 (refer to Chapter 09 Implementation, Section 9.3 for details). Commercial Building Types have an additional section called 'Design Guidelines', which provide a set of recommendations for the design of building elements that are not required to be implemented for future construction. Required Standards are intended to be enforced by the City as part of the subsequent approval processes described in Chapter 09. Design Guidelines are intended to be advisory and help inform the Design Review process described in Chapter 09.

To illustrate concepts embodied in the development standards and design guidelines, prototypical building sections and precedent photos are included for each building type.

Land Use	Building Type
High Density Residential	A-1 Multi-Family High A-2 Multi-Family Mid A-4 Townhome
Mid Density Residential	A-2 Multi-Family Mid A-4 Townhome
Low Density Residential	A-3 Multifamily Low A-4 Townhouse A-5 Duplex/Single Family
High Density Commercial	B-1 TOD Commercial B-4 Hospitality
Mid Density Commercial	B-2 Campus Mid B-3 Campus Low
Low Density Commercial	B-3 Campus Low
Amenities Area	B-5 Amenity

TABLE 3.8 LAND USE - BUILDING TYPES RELATIONSHIP

3.6.1 A-1: MULTI-FAMILY HIGH



Section to represent basic design goals of multi-family high development

DESCRIPTION

Multi-Family High buildings have a maximum of 270 feet in height. Parking podium is maximum 35 feet at Frontage Road elevation. Towers are limited to parcels along Frontage Road. Multi-Family High buildings have allowed AGF retail and pedestrian environments at specified locations. This type is only allowed in High Density Residential zones.

Required Standards

Building Height (max)	<ul style="list-style-type: none"> 270 feet.
Building Street Frontage within Setback Zone	<ul style="list-style-type: none"> High-Rise Structure- no frontage required As per District Plans in Section 3.5. Townhome or AGF liner required at street, plaza, or park. No requirement on Frontage Road.
High-Rise Building Setbacks	<ul style="list-style-type: none"> 20 feet min. from Frontage Road ROW. 25 feet min. from Local Street ROW. 70 feet min. building to building separation between towers.
Parking Podium Setbacks	<ul style="list-style-type: none"> Min. 5 feet setback. 3-10 feet where liner frontage use required (see Section 3.5 for location of required podium liner and Section 3.4.7 for liner details).

Required Standards

Ground Floor	<ul style="list-style-type: none"> Retail, public services, entries or uses defined at required or allowed AGF locations (refer to Section 3.4.1 for details). Flex workspace, recreation facilities and other public services at Local Streets. Frequent street oriented entries required.
Parking	<ul style="list-style-type: none"> 1.0 stall/DU max. Parking podium- 35 feet max. height. Parking structure- 50 feet max. height. Parking access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access).
Bike Parking Facilities	<ul style="list-style-type: none"> Bicycle parking shall be installed in compliance with the ratios and design standards included in Chapter 06 Circulation, Tables 6.10 and 6.11.
Transportation Demand Management	<ul style="list-style-type: none"> For details on TDM measures refer to Chapter 06 Circulation, Tables 6.7 and 6.8.

Required Standards (Multi-Family High)

1. Building Modulation & Articulation

Intent

Multi-family architecture should break down scale of large residential buildings, and reduce the perceived intensity of the development from surrounding public roads. Articulation of façades should create texture and pattern giving large buildings a residential scale & character, and provide relief from long blank walls. Additionally, building articulation should define the streetwall, and create a human scale at street level.

Objective Standards

- Any multi-family façade shall demonstrate at least two of the following approaches for façade articulation (These standards shall apply to all sides of multi-family buildings):
 - Vertical or horizontal façade breaks
 - Changes in color or material
 - Expressed fenestration

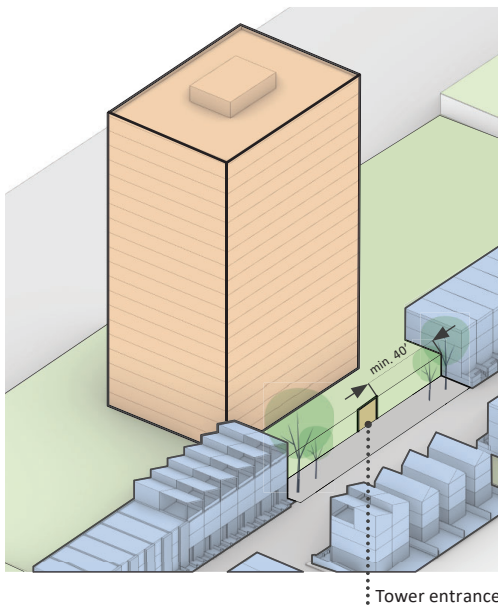


FIGURE 3.17: MID BLOCK TOWER LOCATION

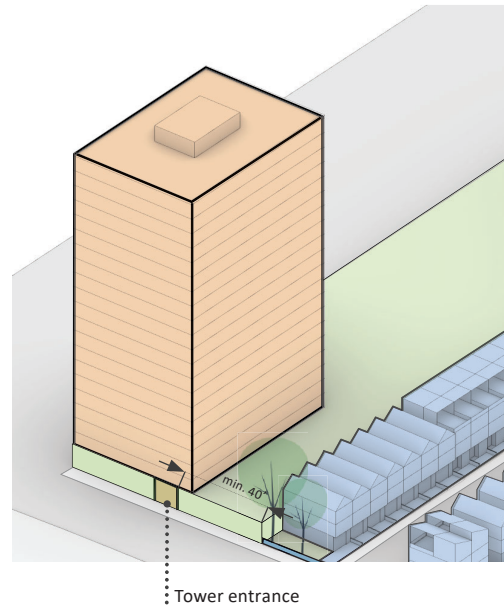


FIGURE 3.18: CORNER TOWER LOCATION

Required Standards (Multi-Family High)

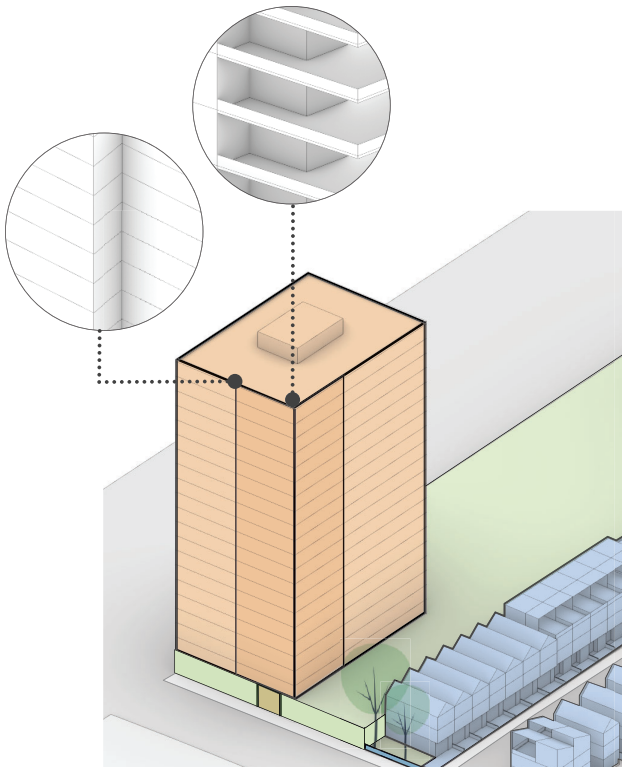
1. Building Modulation & Articulation

(continued)

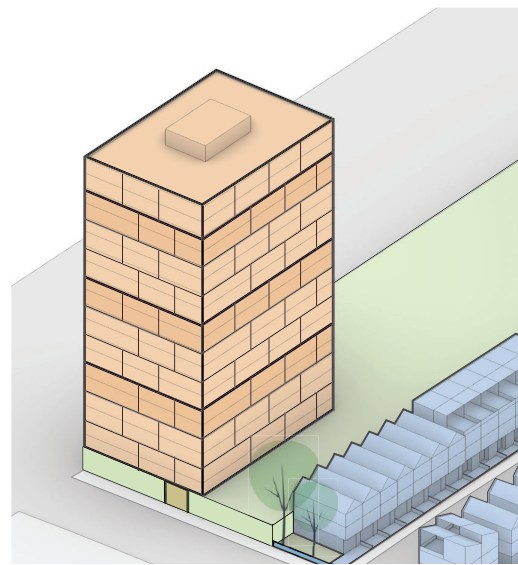
1.1 Façade Breaks:

Objective Standards

- Vertical breaks shall include changes in plane, such as projecting bays or balconies, recessed bays or terraces (occupiable spaces shall be minimum of 5' deep); other changes in plane shall be a minimum of 18"
 - For Façades greater than 60': provide minimum 1 vertical break
 - Where vertical breaks extend to the ground, façades shall comply with frontage requirements per Chapter 3.5.2.
- Horizontal breaks shall include changes in plane, such as projecting bays or balconies, recessed bays or terraces (occupiable spaces shall be minimum of 5' deep). To deter bird nesting, non-occupiable plane changes, e.g. cornice line or other articulation, shall be max. 18" deep
 - Upper Story Setback
 - On any floor below the roof, if occupiable, setback shall be a minimum of 5' from back of parapet wall
 - Where a tower is located directly adjacent to townhomes/single family units, the face of the tower closest to the townhomes should be setback from the rear façade of the townhomes by a distance greater than or equal to the height of the townhome/single family units above the podium



**FIGURE 3.19: VERTICAL MASSING
BREAK EXAMPLE**



**FIGURE 3.20: HORIZONTAL MASSING
BREAK EXAMPLE**

Required Standards (Multi-Family High)

1. Building Modulation & Articulation
(continued)

1.2 Change in Material

Objective Standards

- Changes in material, if used as a façade articulation strategy, shall meet the following criteria:
 - Provide a minimum of 2 materials (changes in color or material include variation in color or texture of one material, e.g. two different shades of brick). A single material shall comprise no more than 60% of the entire façade
 - Where material breaks occur, there shall be a minimum plane change of 8"

1.3 Expressed Fenestration

Objective Standards

- Expressed fenestration includes
 - Projecting sills, slab edges, or other framing elements (structural or non-structural), on at least 2 sides of a window, which extend a minimum of 4" beyond the face of building
 - Recessed window frames, minimum of 4" from face of building
 - A combination of recessed frame and projecting elements as described above
- If used as a façade articulation strategy, the maximum blank façade length between expressed fenestration elements shall not exceed 2x the height of the window

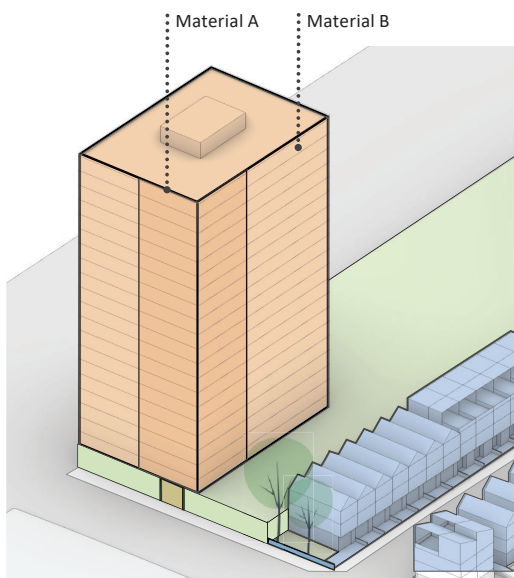


FIGURE 3.21: MATERIAL OR COLOR CHANGE EXAMPLE

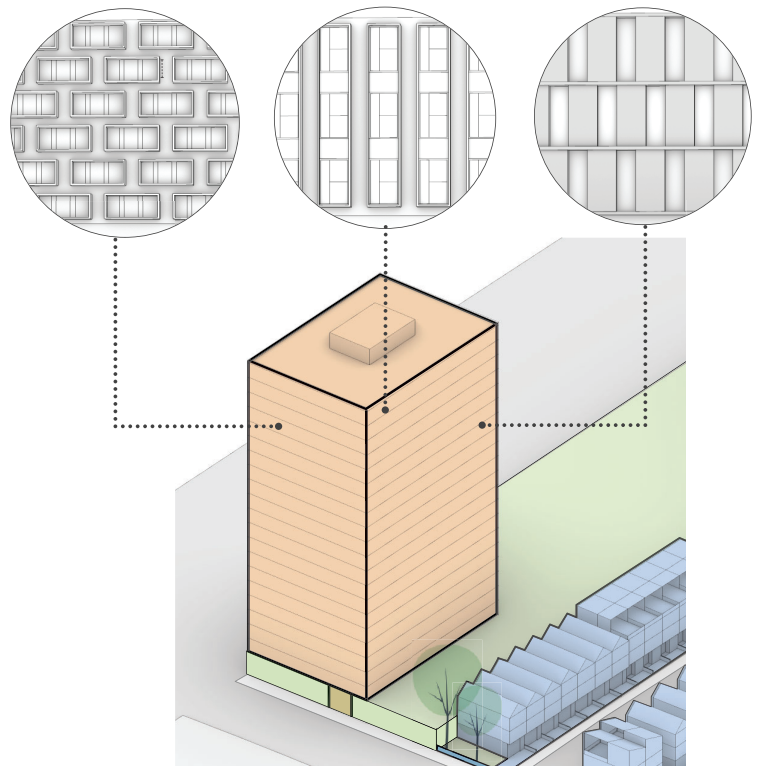


FIGURE 3.22: EXPRESSED FENESTRATION

Required Standards (Multi-Family High)

2. Roof Design

Intent

Roofs of multi-family buildings should accommodate photovoltaic arrays. Roof decks promote wellness and increase value by providing critical private urban open space. Roof decks should be attractive, functional, and consistent with the building's architectural character. Where provided, roof decks should be located to maximize views of San Bruno Mountain and/or the Bay. Trellises/Shade Structures provide an additional layer of thermal comfort to promote greater use of roof decks throughout the day, and contribute to the building's architectural character.

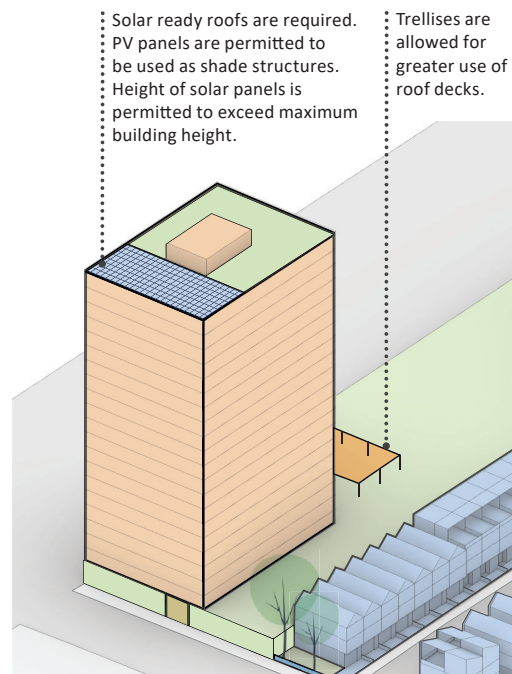


FIGURE 3.23: ROOF DESIGN

Required Standards (Multi-Family High)

2. Roof Design

(continued)

Objective Standards

- Where provided, roof decks shall be a minimum of 10' deep
- Trellises/Shade structures, if provided, shall not extend beyond any façade of the building.
- Utilities, utility penthouses, and solar panels is permitted to extend above the maximum building height
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, where provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - A minimum of 50% of the total surface area of non-occupiable roofs shall be designed to accommodate solar panels
 - PV systems is permitted to extend above the maximum building height
- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable flat roof surfaces through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain
- Where provided, mechanical/utility penthouses shall incorporate primary or secondary façade materials
- Rooftop Mechanical units, if provided:
 - Shall be located a minimum of 5' away from the roof edge
 - Shall receive screening via architectural metal, landscape, vertical planting, or other screening devices. Screening shall be at least equal in height to the mechanical elements that it screens and is permitted to extend above the maximum building height

Required Standards (Multi-Family High)

3. Façade Design

3.1 Ground Floor Active Frontage

Intent

Multi-family buildings contribute to Baylands' urban, mixed-use neighborhood character. Ground level uses should visually engage the street, and activate the public realm.

Objective Standards

- Provide active ground floor uses where required by Section 3.5.
- For the following ground floor uses, provide min 50% transparency
 - Retail, food & beverage, or other storefront
 - Lobby or other shared residential amenity spaces such as common areas, meeting spaces, or fitness/gym rooms

3.2 Building Entries

Intent

Building entries should be intuitively located, and easily identifiable from the street. Additionally, building entries should contribute to the character of adjacent street or public space

Objective Standards

- Location & Articulation:
 - Primary entries shall be located on public rights-of-way and shall prioritize streets where active ground floor and residential flex-space uses are allowed. Primary Entries shall not be located on Frontage Road
 - Primary entries shall incorporate *two or more* of the following design elements that provide shadow and depth:
 - Change in plane (projection or recess, minimum of 18")
 - Overhangs or protruding balconies above the entry
 - Change in color or material
 - Secondary entries shall incorporate *one or more* of the following design elements that provide shadow and depth:
 - Change in plane (projection or recess, minimum of 18")
 - Overhangs or protruding balconies above the entry
 - Change in color or material

Required Standards (Multi-Family High)

3. Façade Design

(continued)

- Entry Conditions
 - Primary building entrances shall be located a minimum of 40' from adjacent low rise residential units
 - Vertical separations is permitted to be achieved using the following features: stoops, stairs, patios (uncovered)
 - These structures shall extend into the setback zone a minimum of 5' and shall occupy no more than 50% of the surface area in the setback zone

Open Space & Public Realm

- Open Space
 - A minimum of 50% of the podium setback shall be landscaped; the surface area occupied by built-in planters or other permanent landscape features shall be included in this calculation
 - Irrigated landscapes shall comply to the provisions of the Water Conservation in Landscaping Ordinance (refer to City of Brisbane Municipal Code Chapter 15.70) or the latest State provisions, whichever is more effective in conserving water

3.3 Fenestration

Intent

Window design should allow interior spaces to engage the public realm and promote passive security (“eyes on the street”), while ensuring privacy for residents and maintaining a residential character.

Objective Standards

- Building elevations coplanar with the primary entry or facing a public right-of-way shall have minimum 35% fenestration area above the ground level; all other façades shall have minimum 30% fenestration area above the ground level
- Windows must incorporate clear vision glass; dark or reflective glass is not permitted
- South and west facing windows must incorporate at least one of the following passive energy-saving measures:
 - Recessed window frames (min. 4“ from building face)
 - Overhangs, light shelves, or other external shade structure
- Bird Safe Design:
Any building greater than 100 feet tall shall employ the following bird-friendly design strategies
 - Consult a qualified biologist experienced with urban building bird strikes design issues to identify measures related to the external appearance of the building to minimize the risk of bird strike

Required Standards (Multi-Family High)

3. Façade Design (continued)

- Use a bird-friendly glazing treatment on the façades of any floor within 12 feet of the level from a green roof if the façade has 50% or more glazed surface.
- Examples of bird-friendly glazing treatments include, but are not limited to:
 - Use of panned glass with fenestration patterns
 - Use of decorative screens, applied film, louvers, angled, fritted and/or frosted glass
 - Use of window treatments that reduce transmission of light of the building

3.4 Balconies and Overhangs

Intent

Where provided, balconies and overhangs must be meaningfully integrated with the overall architectural massing and expression of the building. Balconies and overhangs should be functional rather than purely ornamental

Objective Standards

- Projecting Balconies and overhangs balconies are limited to the setback zone and shall not extend beyond the Property Line
- Projecting Balconies shall have a minimum depth of 5'
 - Flooring for balconies shall be a solid material without any openings or perforations

3.5 Materials

Intent

Variation of materials within façades provides pattern & texture to individual buildings, and provides relief and modulation of long building façades.

Objective Standards

- Cladding of façades shall exhibit a minimum of two materials, two colors of the same material, or two different orientations of the same material (e.g. horizontal and vertical clapboard siding)
- Each cladding material shall have a min. 15% coverage of the total façade area
- A third accent/trim material or color for fenestration, projections, utility elements (vents, gutters, downspouts, etc) or other non-cladding elements, shall be provided in addition to the cladding materials

Required Standards (Multi-Family High)

4. Parking & Access

Intent

Where provided, off-street parking should be unobtrusive, and should not detract from, or obscure the building's primary entrance. Impact of parking access on the pedestrian realm should be minimized.

Objective Standards

- Parking podium
 - Parking podiums shall be screened from sidewalks, courtyards, parks, plazas, or any other pedestrian environment or public open space, with "Liner" buildings (refer to Section 3.5 for specific locations, and Section 3.4.7 for purpose and definition). Screening of podiums with active liners shall not be required on Frontage Road or Tunnel Avenue, as these are intended to serve as primary vehicular environments.
 - Where above-grade parking is lined with active uses, the design shall match and/or complement the design elements of the building façade.
 - Where exposed, podiums shall receive treatment to reduce visual impact, including but not limited to
 - Landscaping / vegetation
 - Architectural paneling with a minimum 30% opacity
 - Parking access shall not be located adjacent to, or facing, parks, plazas, building lobbies or primary entries (refer to Section 3.5 for allowable vehicular access locations)
 - Any parking or loading access shall not be located on the primary (residential entry or building entry) façade, and shall be located a minimum of 30' from secondary entries
 - Service areas shall not be visible or accessible on the primary building entry frontage
 - Entrances shall comply with the Vehicular Access Plans in Section 3.5, and shall be recessed by a min. of 6" from the face of building
 - All parking podiums shall make provisions for car sharing priority spaces and electrical charging stations

Required Standards (Multi-Family High)

5. Signage Design

5.1 Tenant Sign

- Tenant signage is permitted to consist of a sign plaque or a window sign per street frontage for each business at an overall size not to exceed a 0.5 sq. ft. per 1 foot of frontage. Maximum 50 sq. ft. Sign to be non-illuminated. Sign materials shall be selected to be complimentary to the building's architectural finish palette.

5.2 Residential Building ID Sign

- Multi-Family High Building ID signage at the site is permitted to be projecting or fascia mounted, positioned adjacent to the building entry or attached to a canopy structure over the entry. Sign materials shall be selected to be complimentary to the building's architectural finish palette. Projecting signs shall not encroach into the public right-of-way.

Type of Sign	Maximum Sign Area	Other Requirements
Multi-family Residential Uses in Residential Districts:		Not more than 1 sign per frontage. Up to 2 Building ID Signs. Max. 1 projecting sign per site.
a. Primary frontage	0.5 sq. ft. per lineal ft. of street frontage; maximum 100 sq. ft.	
b. Secondary frontage	20 sq. ft.	

FIGURE 3.24: REQUIREMENTS FOR BUILDING ID SIGNAGE

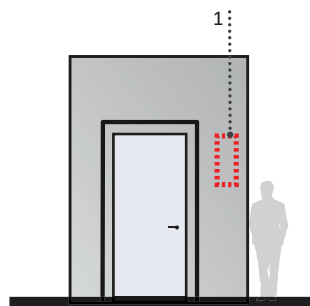


FIGURE 3.25: SIGNAGE SIGN

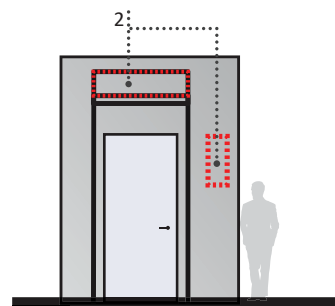


FIGURE 3.26: SIGNAGE SIGN

Required Standards (Multi-Family High)

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy

Objective Standards

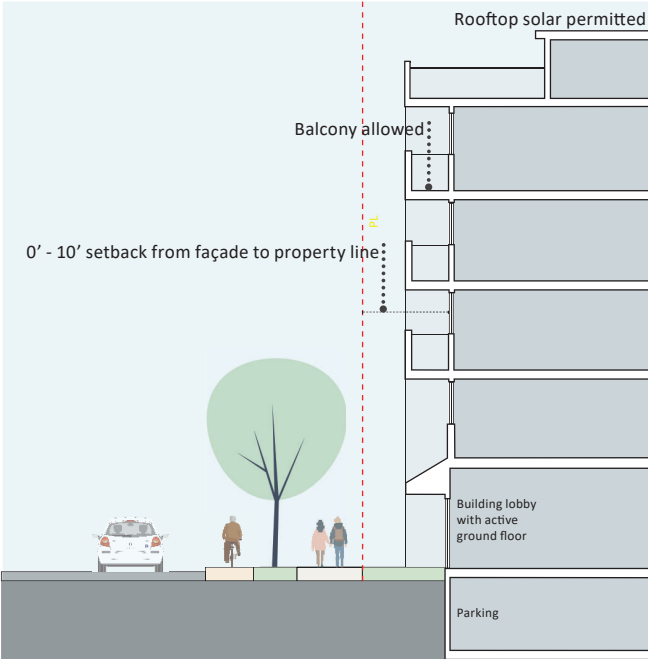
- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- All buildings shall be rated minimum Gold under the LEED Residential BD+C or Core and Shell Rating System, or Green Point Rated
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric

3.6.2 A-2: MULTI-FAMILY MID

DESCRIPTION

Multi-Family Mid buildings are a maximum of 110 feet in height. Parking is proposed below grade or in a single level podium above street level. These buildings are located along Sunnydale Avenue. Multi-Family Mid buildings have allowed AGF retail and pedestrian environments at specified locations. This type is allowed in High and Mid Density Residential zones.

Required Standards	
Building Height (max)	<ul style="list-style-type: none"> 110 feet
Building Street Frontage within Setback Zone (min)	<ul style="list-style-type: none"> As per District Plans in Section 3.5 . Townhome or AGF liner required at street, plaza, or park. No requirement on Frontage Road.
Mid-Rise Building Setbacks	<ul style="list-style-type: none"> 3 foot min. setback from property line. 3-10 foot setback along park, plaza, or local street. 40 ft min. building to building separation.
Parking Podium Setbacks	<ul style="list-style-type: none"> Min. 5 foot setback. 3-10 feet where liner frontage use required (see Section 3.5 for location of required podium liner and Section 3.4.7 for liner details).
Ground Floor	<ul style="list-style-type: none"> Retail, public services, entries, or uses defined as required or allowed 'Active Ground Floor' locations (refer to Section 3.4.1 for details). Frequent street oriented entries required.



Section to represent basic design goals of multi-family mid design development

Required Standards	
Parking	<ul style="list-style-type: none"> 0.75 stall/DU max. Parking podium- 15 feet max. height above street elevation or 25 feet max. height above street elevation at Frontage Road. Parking access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access).
Bike Parking Facilities	<ul style="list-style-type: none"> Bicycle parking shall be installed in compliance with the ratios and design standards included in Chapter 06 Circulation, Tables 6.10 and 6.11.
Transportation Demand Management	<ul style="list-style-type: none"> For details on TDM measures refer to Chapter 06 Circulation, Tables 6.7 and 6.8.

Required Standards (Multi-Family Mid)

1. Building Modulation & Articulation

Intent

Multi-family architecture should break down scale of large residential buildings, the façades of which can extend the length of a single block, and reduce the perceived intensity of the development from surrounding public roads. Articulation of façades should create texture and pattern giving large buildings a residential scale & character, and provide relief from long blank walls. Additionally, building articulation should define the streetwall, and create a human scale at street level.

Objective Standards

- Any Multi-family façade shall demonstrate at least two of the following approaches for façade articulation: vertical or horizontal façade breaks, changes in color or material, or expressed fenestration. These standards shall apply to all sides of multi-family buildings.

1.1 Façade Breaks:

Objective Standards

- Vertical breaks shall include changes in plane, such as projecting bays or balconies, recessed bays or terraces (occupiable spaces shall be minimum of 5' deep); other changes in plane shall be a minimum of 18". Façade length of breaks shall always be less than that of maximum façade length between breaks.
 - For façades greater than 180': provide minimum 2 vertical breaks; maximum façade length between vertical breaks: 90'
 - For façades equal to or less than 180': provide minimum 1 vertical break
 - Where vertical breaks extend to the ground, façades shall comply with frontage requirements per Chapter 3.5.2.

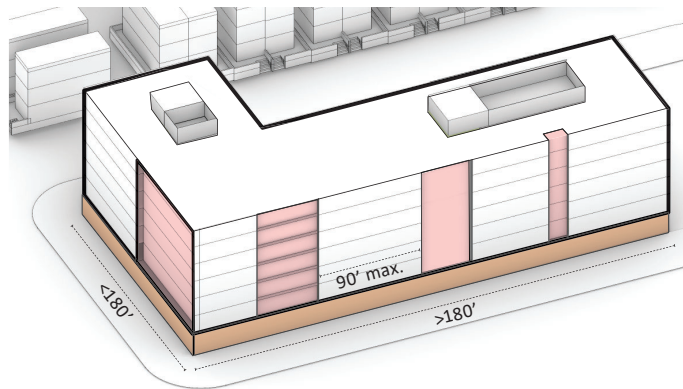


FIGURE 3.27: VERTICAL MASSING BREAKS

Required Standards (Multi-Family Mid)

1. Building Modulation & Articulation (continued)

- For buildings greater than 4 stories in height, horizontal breaks shall include changes in plane, such as projecting bays or balconies, recessed bays or terraces (occupiable spaces shall be minimum of 5' deep). To deter bird nesting, non-occupiable plane changes, e.g. cornice line or other articulation, shall be max. 18" deep.
 - Height of horizontal projecting zones shall be min. 20% of total building height (to top of parapet)
 - For façades greater than 180', single horizontal projecting zone shall not exceed 50% of overall façade length without a vertical break, such as change in plane, material change, or expression of vertical structure
 - Upper Story Setback
 - On any floor below the roof, if occupiable, setback shall be a minimum of 5' from back of parapet wall
 - Where a tower is located directly adjacent to townhomes/single family units, the face of the tower closest to the townhomes should be setback from the rear façade of the townhomes by a distance greater than or equal to the height of the townhome/single family units above the podium

1.2 Change in Material

Objective Standards

- Changes in material, if used as a façade articulation strategy, shall meet the following criteria:
 - Provide a minimum of 3 materials (changes in color or material include variation in color or texture of one material, e.g. two different shades of brick)
 - A single material shall comprise no more than 75% of the entire façade
 - Where material breaks occur, there shall be a minimum plane change of 8"

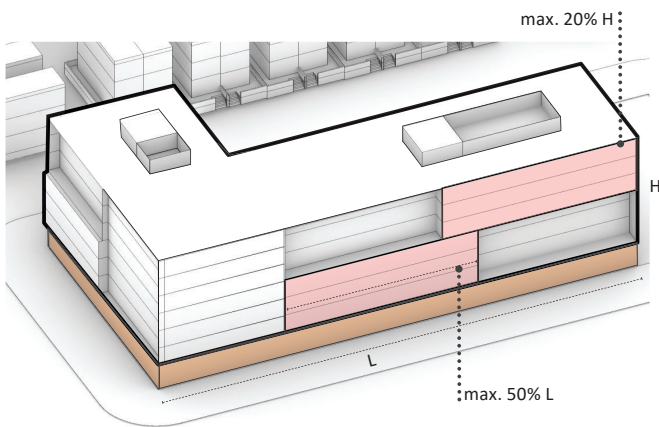


FIGURE 3.28: HORIZONTAL MASSING BREAKS

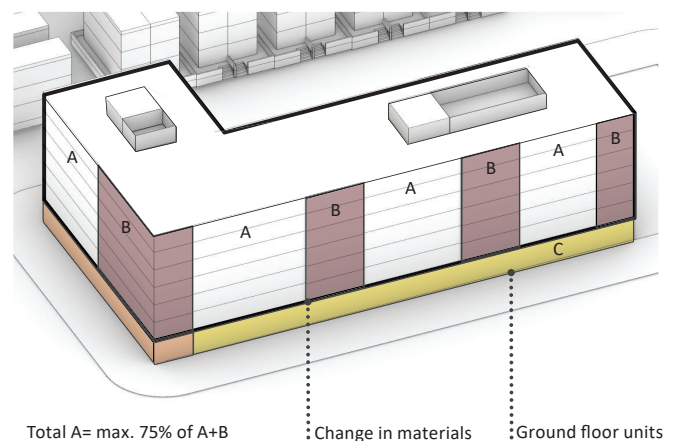


FIGURE 3.29: CHANGE IN MATERIALS

Required Standards (Multi-Family Mid)

1. Building Modulation & Articulation

(continued)

1.3 Expressed Fenestration

Objective Standards

- Expressed fenestration includes
 - Projecting sills, slab edges, or other framing elements (structural or non-structural), on at least 2 sides of a window, which extend a minimum of 4" beyond the face of building
 - Recessed window frames, minimum of 4" from face of building
 - A combination of recessed frame and projecting elements as described above
- If used as a façade articulation strategy, the maximum blank façade length between expressed fenestration elements shall not exceed 2x the height of the window

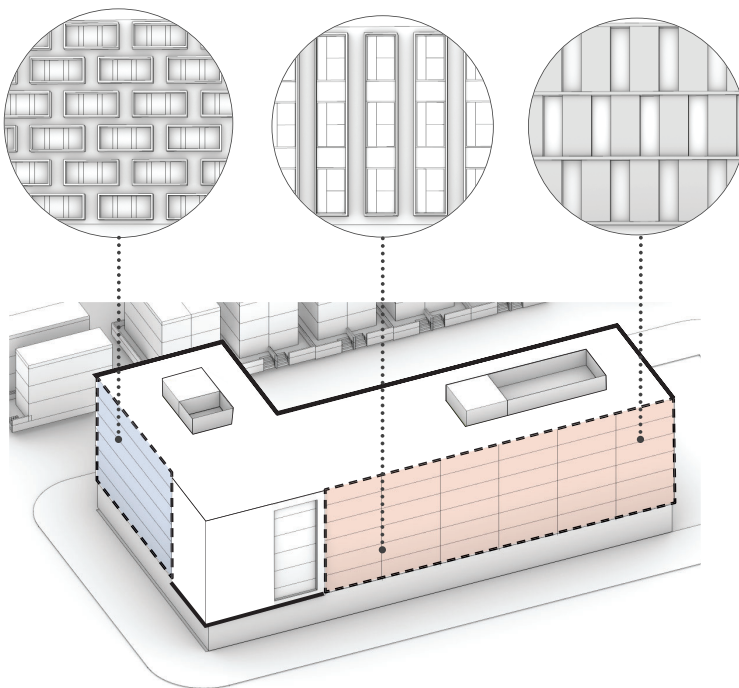


FIGURE 3.30: EXPRESSED FENESTRATION

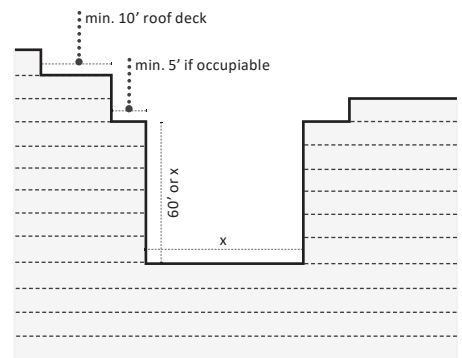


FIGURE 3.31: UPPER STORY SETBACKS

Required Standards (Multi-Family Mid)

2. Roof Design

Intent

Roofs of multi-family buildings should accommodate both roof decks and photovoltaic arrays. Roof decks promote wellness and increase value by providing critical private urban open space. Roof decks should be attractive, functional, and consistent with the building's architectural character. Where provided, roof decks should be located to maximize views of San Bruno Mountain and/or the Bay. Trellises/Shade Structures provide an additional layer of thermal comfort to promote greater use of roof decks throughout the day, and contribute to the building's architectural character. Podium roofs should also accommodate residential open space.

Objective Standards

- Where provided, roof decks shall be a minimum of 10' deep
- Trellises/Shade structures, if provided, shall not extend beyond any façade of the building
- Utilities, utility penthouses, and solar panels is permitted to extend above the maximum building height
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, where provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - A minimum of 30% of the total surface area of non-occupiable roofs shall be designed to accommodate solar panels
 - PV systems are permitted to extend above the maximum building height

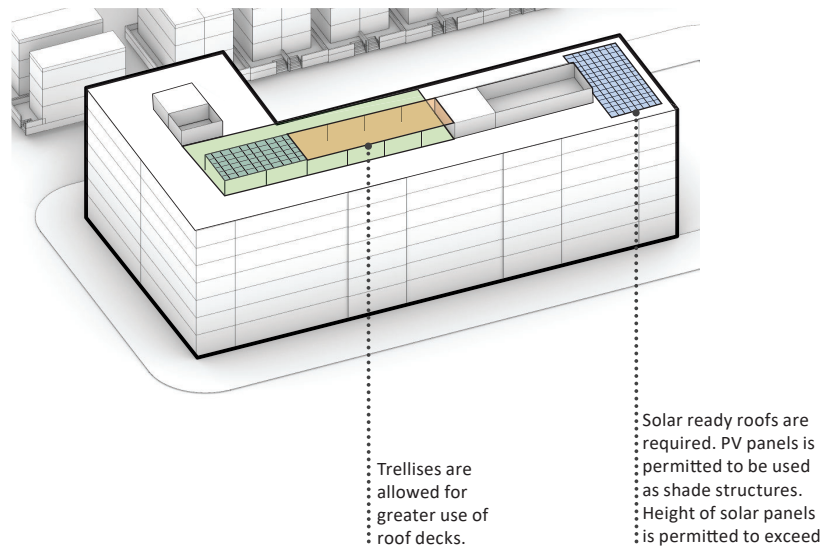


FIGURE 3.32: ROOF DESIGN

Required Standards (Multi-Family Mid)

2. Roof Design (continued)

- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable flat roof surfaces through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain
- Where provided, mechanical/utility penthouses shall incorporate primary or secondary façade materials
- Rooftop Mechanical units, if provided:
 - Shall be located a minimum of 5' away from the roof edge
 - Shall receive screening via architectural metal, landscape, vertical planting, or other screening devices. Screening shall be at least equal in height to the mechanical elements that it screens and is permitted to extend above the maximum building height

3. Façade Design

3.1 Ground Floor Active Frontage

Intent

Multi-family buildings contribute to Baylands' urban, mixed-use neighborhood character. Ground level uses should visually engage the street, and activate the public realm.

Objective Standards

- Provide active ground floor uses where required by Section 3.5.
- For the following ground floor uses, provide min 50% transparency (measured between ground plane and floorline of 2nd story)
 - Retail, food & beverage, or other storefront
 - Lobby or other shared residential amenity spaces such as common areas, meeting spaces, or fitness/gym rooms
 - Walk-up or townhome-style residential units with direct access to a sidewalk or public right-of-way

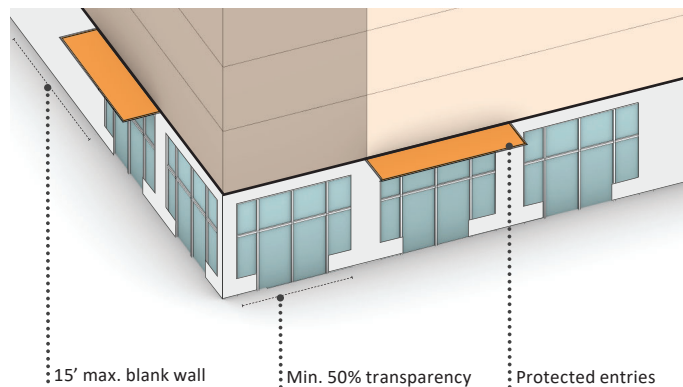


FIGURE 3.33: GROUND FLOOR ACTIVE FRONTAGE

Required Standards (Multi-Family Mid)

3. Façade Design (continued)

- For ground floor units without direct access to a sidewalk or public right-of-way, provide min 30% transparency (measured between ground plane and floorline of 2nd story)
- Along primary (entry) façade, maximum length for blank façade area at ground level shall not exceed 15'. Along other public rights-of-way, maximum length for blank façade area at ground level shall not exceed 30'

3.2 Building Entries

Intent

Building entries should be intuitively located, and easily identifiable from the street. Additionally, building entries should contribute to the character of adjacent street or public space.

Objective Standards

- Location & Articulation:
 - Primary entries shall be located on public rights-of-way and shall prioritize streets where active ground floor and residential flex-space uses are allowed. Primary Entries shall not be located on Frontage Road
 - Primary entries shall incorporate *two or more* of the following design elements that provide shadow and depth:
 - Change in plane (projection or recess, minimum of 18")
 - Overhangs or protruding balconies above the entry
 - Change in color or material
 - Secondary entries or exterior entries to ground level units shall incorporate *one or more* of the following design elements that provide shadow and depth:
 - Change in plane (projection or recess, minimum of 18")
 - Overhangs or protruding balconies above the entry
 - Change in color or material
- Entry Conditions
 - The space between the property line and face of building ("setback zone") is defined by the type of street on which the building fronts, per Chapter 6 – Circulation, Figure 6.1.
 - Local and Collector Streets: provide 1'-3' vertical separation between street level and building entry
 - Vertical separations are permitted to be achieved using the following features: stoops, stairs, patios (uncovered)
 - These structures are permitted to extend into the setback zone a max. of 5' and shall occupy no more than 50% of the surface area in the setback zone

Required Standards (Multi-Family Mid)

3. Façade Design

(continued)

- Open Space & Public Realm
 - A minimum of 50% of the front setback area shall be landscaped; the surface area occupied by built-in planters or other permanent landscape features shall be included in this calculation
 - Irrigated landscapes shall comply to the provisions of the Water Conservation in Landscaping Ordinance (refer to City of Brisbane Municipal Code Chapter 15.70) or the latest State provisions, whichever is more effective in conserving water

3.3 Fenestration

Intent

Window design should allow interior spaces to engage the public realm and promote passive security (“eyes on the street”), while ensuring privacy for residents and maintaining a residential character.

Objective Standards

- Building elevations coplanar with the primary entry or facing a public right-of-way shall have minimum 35% fenestration area above the ground level; all other façades shall have minimum 30% fenestration area above the ground level
- Windows must incorporate clear vision glass; dark or reflective glass is not permitted
- South and west facing windows must incorporate at least one of the following passive energy-saving measures:
 - Recessed window frames (min. 4“ from building face)
 - Overhangs, light shelves, or other external shade structure

3.4 Balconies and Overhangs

Intent

Where provided, balconies and overhangs must be meaningfully integrated with the overall architectural massing and expression of the building. Balconies and overhangs should be functional rather than purely ornamental.

Objective Standards

- Projecting Balconies and overhangs balconies are limited to the setback zone and shall not extend beyond the Property Line
- Projecting Balconies shall have a minimum depth of 5’
- Flooring for balconies shall be a solid material without any openings or perforations

Required Standards (Multi-Family Mid)

<p>3. Façade Design (continued)</p>	<p>3.4 Materials</p> <p><i>Intent</i></p> <p>Variation of materials within façades provides pattern & texture to individual buildings, and provides relief and modulation of long building façades.</p> <p><i>Objective Standards</i></p> <ul style="list-style-type: none"> • Cladding of façades shall exhibit a minimum of two materials, two colors of the same material, or two different orientations of the same material (e.g. horizontal and vertical clapboard siding) • A third accent/trim material or color for fenestration, projections, utility elements (vents, gutters, downspouts, etc) or other non-cladding elements, shall be provided in addition to the cladding materials • The following materials are not permitted <ul style="list-style-type: none"> ◦ Vinyl Siding ◦ T1-11 Plywood Siding ◦ Mirrored Glass
<p>4. Parking & Access</p>	<p><i>Intent</i></p> <p>Where provided, off-street parking should be unobtrusive, and should not detract from, or obscure the building’s primary entrance. Impact of parking access on the pedestrian realm should be minimized.</p> <p><i>Objective Standards</i></p> <ul style="list-style-type: none"> • Parking podium <ul style="list-style-type: none"> ◦ Parking podiums shall be screened from sidewalks, courtyards, parks, plazas, or any other pedestrian environment or public open space, with “Liner” buildings (refer to Section 3.5 for specific locations, and Section 3.4.7 for purpose and definition). Screening of podiums with active liners shall not be required on Frontage Road or Tunnel Avenue, as these are intended to serve as primary vehicular environments. ◦ Where above-grade parking is lined with active uses, the design shall match and/or complement the design elements of the building façade. ◦ Where exposed, podiums shall receive treatment to reduce visual impact, including but not limited to <ul style="list-style-type: none"> - Landscaping / vegetation - Architectural paneling with a minimum 30% opacity ◦ Parking access shall not be located adjacent to, or facing, parks, plazas, building lobbies or primary entries (refer to Section 3.5 for allowable vehicular access locations)

Required Standards (Multi-Family Mid)

<p>4. Parking & Access (continued)</p>	<ul style="list-style-type: none"> ◦ Any parking or loading access shall not be located on the primary (entry) façade, and shall be located a minimum of 30' from secondary entries - Service areas shall not be visible or accessible on the primary (entry) frontage - Entrances shall comply with the Vehicular Access Plans in Section 3.5, and shall be recessed by a min. of 6" from the face of building - All parking podiums shall make provisions for car sharing priority spaces and electrical charging stations
<p>5. Signage Design</p>	<p>5.1 Tenant Sign</p> <ul style="list-style-type: none"> • Tenant signage is permitted to consist of a sign plaque or a window sign per street frontage for each business at an overall size not to exceed a 0.5 sq. ft. per 1 foot of frontage. Maximum 50 sq. ft. Sign to be non-illuminated. Sign materials shall be selected to be complimentary to the building's architectural finish palette. <p>5.2 Residential Building ID Sign</p> <ul style="list-style-type: none"> • Multi-Family Mid Building signage is permitted to be projecting or fascia mounted, positioned adjacent to the building entry or attached to a canopy structure over the entry. Sign materials shall be selected to be complimentary to the building's architectural finish palette. Projecting signs shall not encroach into the public right-of-way.

Type of Sign	Maximum Sign Area	Other Requirements
Multi-family Residential Uses in Residential Districts:		Not more than 1 sign per frontage. Up to 2 Building ID Signs. Max. 1 projecting sign per site.
a. Primary frontage	0.5 sq. ft. per lineal ft. of street frontage; maximum 100 sq. ft.	
b. Secondary frontage	20 sq. ft.	

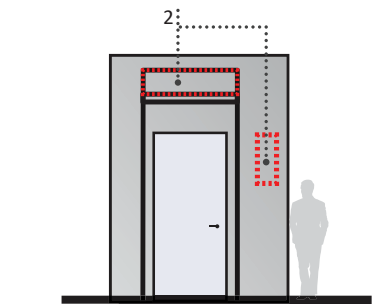
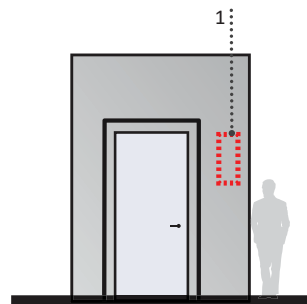


FIGURE 3.34: REQUIREMENTS FOR BUILDING ID SIGNAGE

FIGURE 3.35: SIGNAGE SIGN

FIGURE 3.36: SIGNAGE SIGN

Required Standards (Multi-Family Mid)

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy.

Objective Standards

- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- All buildings shall be rated minimum Gold under the LEED Residential BD+C Rating System, or Green Point Rated
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric



FIGURE 3.37: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

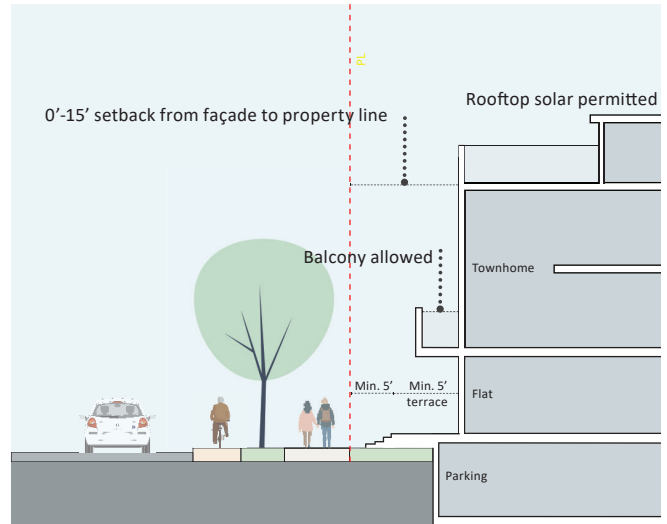


FIGURE 3.38: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

3.6.3 A-3: MULTI-FAMILY LOW

DESCRIPTION

Multi-Family Low buildings are comprised of stacked units up to 50 feet high. No more than 22 units per building are allowed. These is permitted to consist of Townhome units over single story flats or stacked townhomes. These buildings are allowed a 4th story roof deck and penthouse space not to exceed 1/2 of the third level or 500 square feet max. This 4th floor has a required setback of at least 15 feet from front or back façade. This type is allowed in all Low Density Residential zones. Parking is below grade.



Section to represent basic design goals of multi-family low development

Required Standards

Building Height (max)	<ul style="list-style-type: none"> 50 ft with a 4th story deck and penthouse no bigger than 1/2 the 3rd floor area or 500 square feet.
Building Street Frontage within Setback Zone (min)	<ul style="list-style-type: none"> As per District Plans in Section 3.5.
Low-Rise Building Setbacks	<ul style="list-style-type: none"> 5 foot min. setback from property line. 5-10 foot front setback at all streets, open spaces, parks, plazas. 10-15 feet front setback at Bayshore Blvd. 30 foot min. building to building separation .
Parking Podium Setbacks	<ul style="list-style-type: none"> NA.

Required Standards

Parking	<ul style="list-style-type: none"> 1.25 stall/DU max. 15 feet max. height below grade. Parking access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access)
Bike Parking Facilities	<ul style="list-style-type: none"> Bicycle parking shall be installed in compliance with the ratios and design standards included in Chaper 06 Circulation, Tables 6.10 and 6.11.
Transportation Demand Management	<ul style="list-style-type: none"> For details on TDM measures refer to Chaper 06 Circulation, Tables 6.7 and 6.8.

Required Standards (Multi-Family Low)

1. Building Modulation & Articulation

Intent

The nature of this building type inherently breaks down the massing of block into smaller groups of units, which reduces the perceived intensity of the development from surrounding public roads. These groups is permitted to take on different configurations to maximize efficiency of the parcel. Units should exhibit rhythm & variety in street-facing façades, and articulation should provide relief from long runs of repetitive forms within individual blocks, and over adjacent blocks. Additionally, building articulation should define the streetwall, and create a human scale at street level.

Objective Standards

- Primary Façades
 - Where building height is over 3 stories, provide horizontal articulation, such as a change in planes or change in material, above first story
 - Within any group of units, where the width of an individual unit is greater than 25', provide vertical articulation, such as a change in planes or change in material, above first story
 - Where building height/unit width is both over 3 stories and wider than 25', provide either horizontal articulation or vertical articulation, such as a change in plane or change in material
 - Changes in plane shall be a minimum of 18"
 - Changes in plane (e.g. projecting bays) shall not extend beyond the Property Line
- Side & Rear Façades
 - For end units in each group, the horizontal articulation of the primary façade (the façade which hosts the primary entry) shall extend along the perpendicular façade for a minimum 25% of the secondary façade length
- Building Separation
 - Pedestrian passages between groups of units shall be a minimum of 6' wide
 - Courtyards, if provided, shall be a minimum of 24' wide

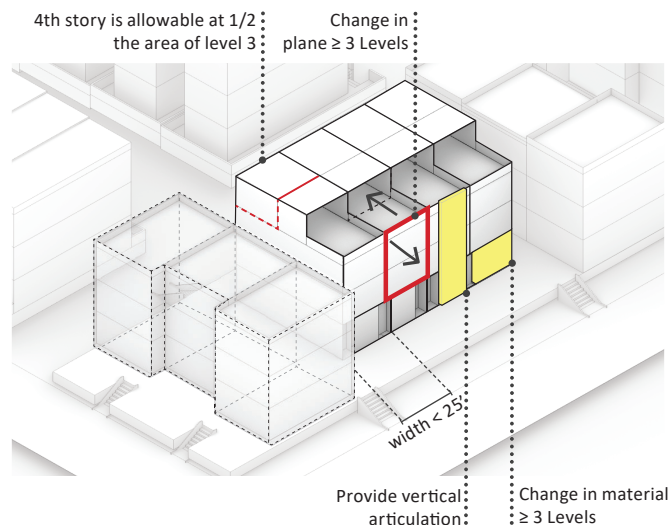


FIGURE 3.39: BUILDING MODULATION & ARTICULATION

Required Standards (Multi-Family Low)

2. Roof Design

2.1 Roofline Modulation & Variety

Intent

Variation in building rooflines reduces the perceived intensity of the development from adjacent public streets, and provides relief from long runs of repetitive forms within individual blocks, and across adjacent blocks. "Roofline" refers to a building's basic roof form or profile, such as Flat (1:12 slope or less), Shed, Gable, Hipped, Gambrel, and Vaulted.

Objective Standards

- No more than 4 adjacent units shall exhibit identical rooflines
- Adjacent rooflines of the same profile with a vertical height difference of more than 5' shall not be considered identical
- Adjacent units with the same roof form must exhibit variation in height and façade treatment, and must demonstrate different approaches to one or more of the following characteristics:
 - Building modulation & Articulation (see above)
 - Color and/or material
 - Fenestration type and/or pattern

2.2 Roof Decks & Trellises / Shade Structures

Intent

Roof decks promote wellness and increase value by providing critical private urban open space. Roof decks should be attractive, functional, and consistent with the unit's architectural character. Trellises/Shade Structures provide an additional layer of thermal comfort to promote greater use of roof decks throughout the day and contribute to the unit's architectural character.

Objective Standards

- Where provided, roof decks shall extend a minimum of 8' deep from the front or rear façade of the unit
- Trellises/Shade structures, if provided, shall not extend beyond the front or rear façade of the unit
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, where provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - PV systems is permitted to extend above the maximum building height

Required Standards (Multi-Family Low)

2. Roof Design (continued)

- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable roof surfaces through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain
- Rooftop Mechanical units, if provided:
 - Shall be located a minimum of 15' away from the front roof edge
 - Shall receive screening via architectural metal, landscape, vertical planting, or other screening devices. Screening shall be at least equal in height to the mechanical elements that it screens and is permitted to exceed the maximum building height

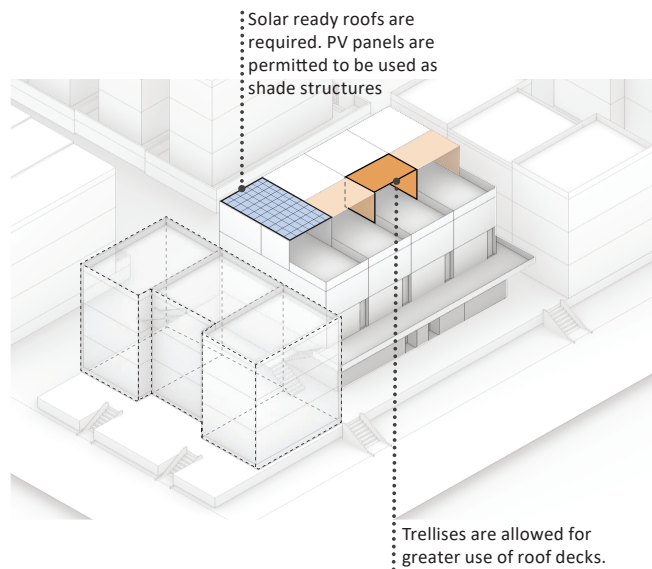


FIGURE 3.40: ROOF DECKS AND TRELLISES/SHADE STRUCTURES

Required Standards (Multi-Family Low)

3. Façade Design

3.1 Fenestration

Intent

Window design should allow interior spaces to engage the public realm and promote passive security (“eyes on the street”) while ensuring privacy for residents and maintaining a residential character.

Objective Standards

- Building elevations coplanar with the primary entry or facing a public right-of-way shall have minimum 30% fenestration area
- Rear elevations shall have minimum 25% fenestration
- Windows in side elevations, such as those on either side of a pedestrian passage, shall not directly align with any window in the facing elevation
- Windows must incorporate clear vision glass; dark or reflective glass is not permitted
- South and west facing windows must incorporate at least one of the following passive energy-saving measures:
 - Recessed window frames (min. 4” from building face)
 - Overhangs, light shelves, or other external shade structures

3.2 Balconies and Overhangs

Intent

Where provided, balconies and overhangs must be meaningfully integrated with the overall architectural massing and expression of the building. Balconies and overhangs should be functional rather than purely ornamental.

Objective Standards

- Projecting balconies and overhangs on any façade shall not extend beyond the Property Line
- Projecting balconies shall have a minimum depth of 5’
- Flooring for balconies shall be a solid material without any openings or perforations

Required Standards (Multi-Family Low)

3. Façade Design

(continued)

3.3 Building Entries

Intent

Building entries should be intuitively located, and easily identifiable from the street. Building entry conditions define the threshold between the public realm of the street and the private realm of the home. Additionally, building entries should contribute to the character and activity of adjacent street or public space.

Given the stacked character of this typology, multiple primary entry conditions are needed in a single building, including direct entrances and shared entrances, both of which should be highly visible and engage the public realm. “Direct entrances” shall refer to physical doors to individual units. Where feasible, direct entrances shall prioritize orientation towards public rights-of-way. “Shared Entrances” shall refer to stairs, pathways, gates, or other features of an entry sequence which provide access to direct entrances from common areas of the building, such as pedestrian passages or terraces.

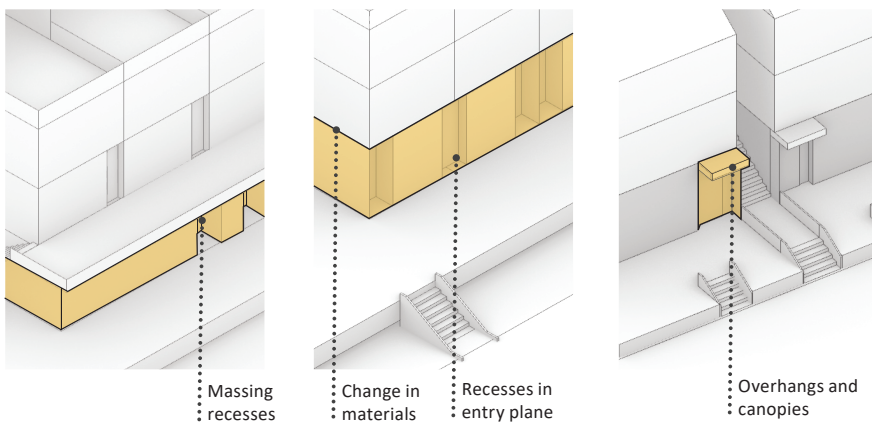


FIGURE 3.41: RESPONSE TO PUBLIC REALM

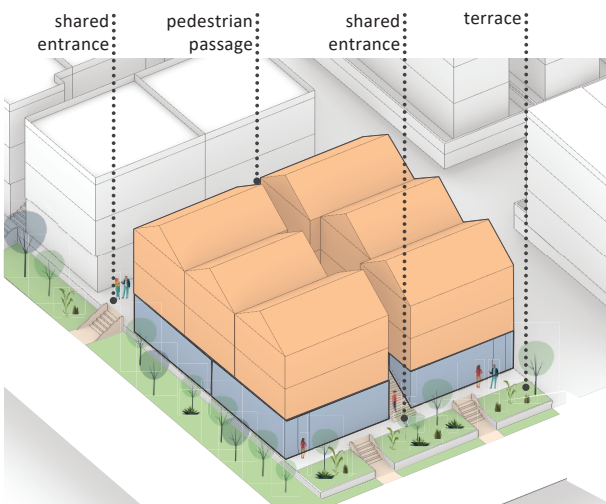


FIGURE 3.42: BUILDING ENTRY EXAMPLE

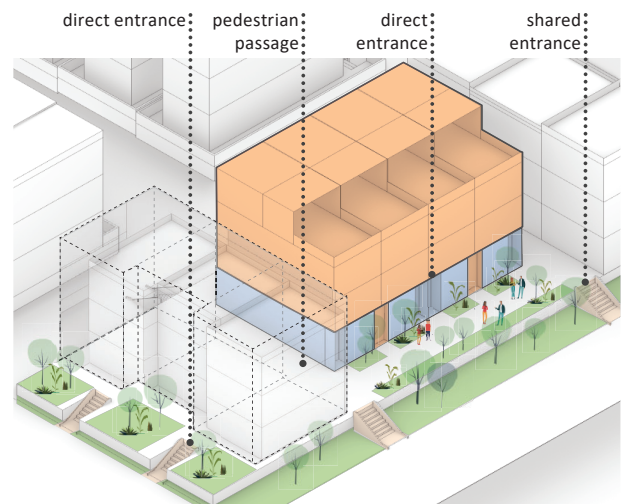


FIGURE 3.43: BUILDING ENTRY EXAMPLE

Required Standards (Multi-Family Low)

3. Façade Design

(continued)

Objective Standards

- Location & Articulation
 - Direct entrances from a second level shared terrace shall be allowed
 - Direct entrances shall incorporate *one or more* of the following design elements that provide shadow and depth:
 - Change in plane (projection or recess, minimum of 18")
 - Overhangs or protruding balconies above the entry
 - Change in color or material
 - Shared entrances shall be accessible from public rights-of-way
- Entry Conditions
 - The space between the property line and face of building ("setback zone") is defined by the type of street on which the building fronts, per Figure 6.1.
 - Regional Arterial (Bayshore Boulevard): Units along Bayshore must accommodate a significant grade change between the existing street and building entry; this vertical separation varies along the length of the street. Where a combination of stairs and retaining structures are used, no segment of a garden wall or planter facing Bayshore shall exceed 4' in height unless set back a minimum of 3' from the property line. If minimum 3' setback is provided, garden walls shall not exceed 6' in height
 - Regional Arterial (Geneva Avenue): provide 1'-4' vertical separation between street level and building entry
 - Local and Collector Streets: provide 1'-3' vertical separation between street level and building entry
 - Green Shared Streets: If provided, vertical separation shall not exceed 3'
 - Vertical separations are permitted to be achieved using the following features: stoops, patios (uncovered) or porches (covered structures)
 - These structures are permitted to extend into the setback zone a minimum of 5' and shall occupy no more than 50% of the surface area in the setback zone
- Open Space & Public Realm
 - Where a wall, fence, or hedge is provided, the maximum height for such features shall be:
 - 72" for Bayshore Boulevard only (refer to Entry Conditions above)
 - 48" for Geneva Avenue & Minor Arterials
 - 36" for local and collector streets

Required Standards (Multi-Family Low)

3. Façade Design

(continued)

- No wall, fence, or hedge shall be provided along green shared streets
- Front Setback Area:
 - A minimum of 50% of the front setback area shall be landscaped; the surface area occupied by built-in planters or other permanent landscape structures shall be included in this calculation
 - For frontages along Bayshore Boulevard, a minimum of 30% of the front setback area shall be landscaped; a minimum 15% of landscaped area shall be at grade, parallel to the public sidewalk
- Irrigated landscapes shall comply to the provisions of the Water Conservation in Landscaping Ordinance (refer to City of Brisbane Municipal Code Chapter 15.70) or the latest State provisions, whichever is more effective in conserving water

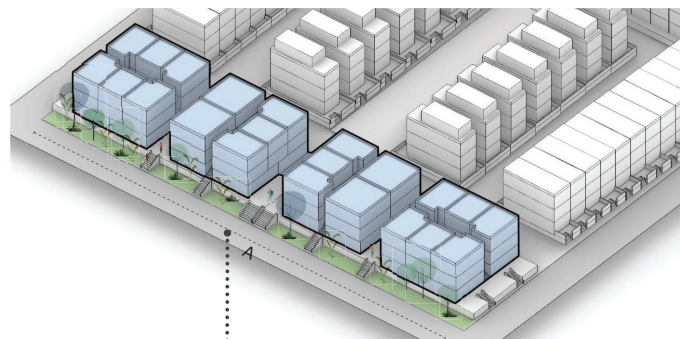
3.4 Materials

Intent

Variation of materials within façades provides pattern & texture to individual unit groups and provides relief from long runs of repetitive forms within individual blocks and over adjacent blocks.

Objective Standards

- Cladding of primary façades shall exhibit a minimum of two materials, two colors of the same material, or two different orientations of the same material (e.g. horizontal and vertical clapboard siding)
- A third accent/trim material or color for fenestration, projections, utility elements (vents, gutters, downspouts, etc) or other non-cladding elements, shall be provided in addition to the cladding materials
- For corner units facing two public rights-of-way, the cladding treatment of the primary façade shall be applied to the perpendicular façade
- The following materials are not permitted
 - Vinyl Siding
 - T1-11 Plywood Siding
 - Mirrored Glass



At-grade portion of setback zone (extents indicated by "A") shall be min 50% landscaped

FIGURE 3.44: MASSING ARTICULATION OPTION

Required Standards (Multi-Family Low)

4. Parking & Access

Intent

Off-street parking should be unobtrusive, and should not detract from, or obscure any direct or shared entrance. Impact of parking access on the pedestrian realm should be minimized.

Objective Standards

- If located along a public right-of-way, garage entrances shall be located between groups of units
- Carports and detached or open garages are not permitted
- Off-street surface parking is not permitted
- Where provided, garage entrances shall be recessed by a min. of 6" from the face of building

5. Signage Design

5.1 Low-Density Unit ID & Directional Sign

- Low-Density Unit ID signage at the site of a dwelling unit is permitted to consist of a sign plaque positioned adjacent to the unit's primary entry (Fig 3.46). Low-Density Directional signage is permitted to consist of a sign panel position on a wall adjacent to vertical circulation points (Fig 3.47) Sign materials shall be selected to be complimentary to the building's architectural finish palette
- Wall plaque is permitted to consist of a single-sided rigid sign plaque mounted flush to the building, or attached to a canopy structure over the entry, with graphics identifying the dwelling unit, at an overall size not to exceed a total of 20 sq ft. at primary frontage and 8 sq ft. at the secondary frontage. Sign to be non-illuminated.

Type of Sign	Maximum Sign Area	Other Requirements
Multi-family Residential Uses in Residential Districts:		Not more than 1 sign per frontage.
a. Primary frontage	20 sq. ft.	
b. Secondary frontage	8 sq. ft.	

FIGURE 3.45: REQUIREMENTS FOR SIGNAGE

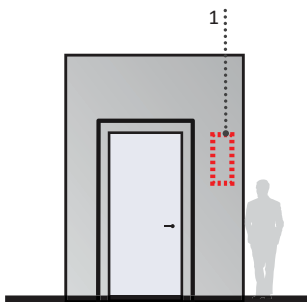


FIGURE 3.46: SIGNAGE SIGN

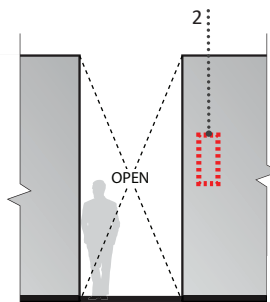


FIGURE 3.47: DIRECTIONAL SIGN

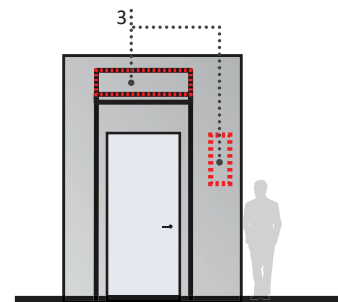


FIGURE 3.48: SIGNAGE SIGN

Required Standards (Multi-Family Low)

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy.

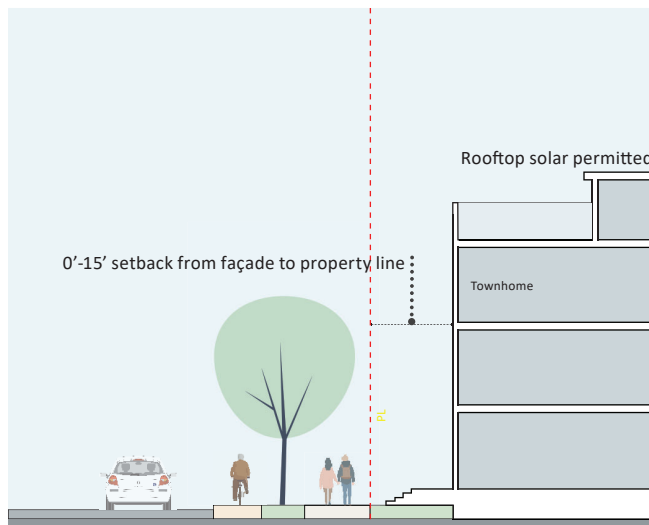
Objective Standards

- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- All buildings shall be rated minimum Gold under the LEED Residential BD+C Rating System, or Green Point Rated
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric

3.6.4 A-4: TOWNHOME

DESCRIPTION

Townhome includes buildings of up to 50 feet high and varying lot widths and depths. These townhomes are allowed a 4th story roof deck and penthouse space not to exceed 1/2 of the third level or 500 square feet max. This 4th floor has a required setback of at least 15 feet from front or back façade. Townhomes are parked below grade, or in individual garages at grade. They are located facing streets or interior block courtyards.



Section to represent basic design goals of townhome design development

Required Standards	
Building Height (max)	<ul style="list-style-type: none"> 50 feet with a 4th story deck and penthouse no bigger than 1/2 the 3rd floor area or 500 square feet.
Lot Width	<ul style="list-style-type: none"> 15 ft to 25 ft.
Building Street Frontage within Setback Zone (min)	<ul style="list-style-type: none"> As per District Plans in Section 3.5.
Building Setbacks	<ul style="list-style-type: none"> 5 foot min. setback from property line. 5-10 foot front setback at all streets, open spaces, parks, plazas. 10-15 foot front setback at Bayshore Blvd. 30 foot building to building separation at rear.
Parking Podium Setbacks	<ul style="list-style-type: none"> NA.

Required Standards	
Parking	<ul style="list-style-type: none"> 1.25 stall/DU max. At-grade garage or 15 foot max. height below grade. Parking access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access).
Bike Parking Facilities	<ul style="list-style-type: none"> Bicycle parking shall be installed in compliance with the ratios and design standards included in Chapter 06 Circulation, Tables 6.10 and 6.11.
Transportation Demand Management	<ul style="list-style-type: none"> For details on TDM measures refer to Chapter 06 Circulation, Tables 6.7 and 6.8.

Required Standards (Townhome)

1. Building Modulation & Articulation

Intent

The architecture of townhomes should exhibit rhythm & variety in primary (street-facing) façades. Articulation of façades provides relief from long runs of repetitive forms within individual blocks, and over adjacent blocks, and reduces the perceived intensity of the development from surrounding public roads. Additionally, building articulation should define the streetwall, and create a human scale at street level.

Objective Standards

- Primary Façades
 - Where building height is over 3 stories, provide horizontal articulation, such as a change in planes or change in material, above first story
 - Where building width is wider than 20', provide vertical articulation, such as a change in planes or change in material, above first story
 - Where building height/width is both over 3 stories and wider than 20', provide either horizontal articulation or vertical articulation, such as a change in plane or change in material
 - No more than 4 adjacent units shall exhibit identical façade treatments. "Identical" shall mean having the same façade articulation, design, features, color, and material.
 - Changes in plane shall be a minimum of 18"
 - Changes in plane (e.g. projecting bays) are limited to the setback zone and shall not extend beyond the Property Line
- Side & Rear Façades
 - For corner units facing two public rights-of-way, the horizontal articulation of the primary entry façade such as change in material or plane, shall extend along the perpendicular façade for a minimum 20% of façade length

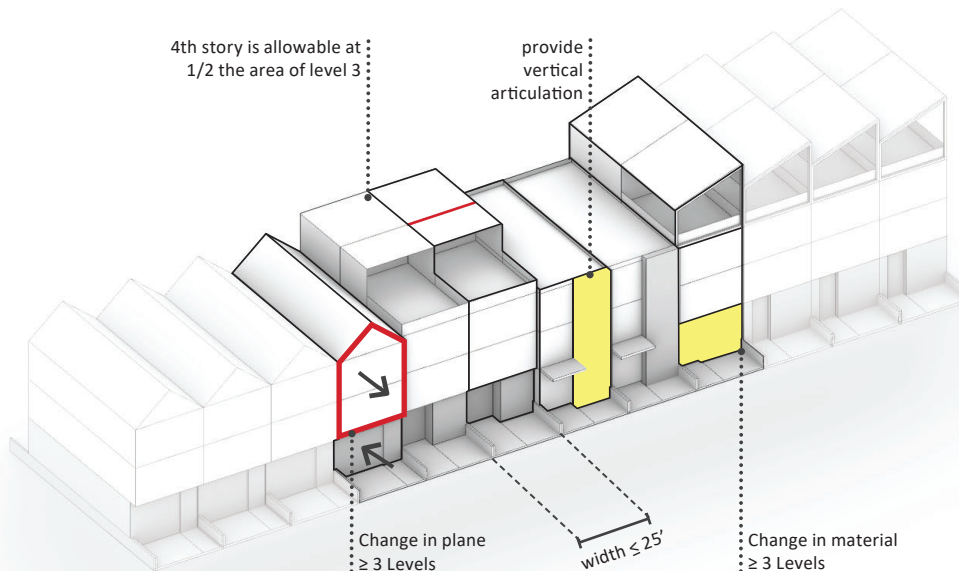


FIGURE 3.49: BUILDING MODULATION & ARTICULATION

Required Standards (Townhome)

2. Roof Design

2.1 Roofline Modulation & Variety

Intent

Variation in building rooflines reduces the perceived intensity of the development from adjacent public streets, allows for different interpretations of the Townhome typology, and provides relief from long runs of repetitive forms within individual blocks, and across adjacent blocks. "Roofline" refers to a building's basic roof form or profile, such as Flat (1:12 slope or less), Shed, Gable, Hipped, Gambrel, and Vaulted.

Objective Standards

- No more than 8 adjacent units shall exhibit identical rooflines
- Adjacent rooflines of the same profile with a vertical height difference of more than 5' shall not be considered identical
- Adjacent Townhome units with identical rooflines must exhibit variation in height or façade treatment, and must demonstrate different approaches to one or more of the following characteristics:
 - Building modulation & Articulation (see above)
 - Color and/or material
 - Fenestration type and/or pattern

2.2 Roof Decks & Trellises / Shade Structures

Intent

Roof decks promote wellness and increase value by providing critical private urban open space. Roof decks should be attractive, functional, and consistent with the unit's architectural character. Trellises/Shade Structures provide an additional layer of thermal comfort to promote greater use of roof decks throughout the day and contribute to the unit's architectural character.

Objective Standards

- Where provided, roof decks shall extend a minimum of 8' deep from the front or rear façade of the unit
- Trellises/Shade structures, if provided, shall not extend beyond the front or rear façade of the unit
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, where provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - PV systems is permitted to extend above the maximum building height

Required Standards (Townhome)

2. Roof Design (continued)

- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable roof surfaces through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain
- Rooftop Mechanical units, if provided:
 - Shall be located a minimum of 15' away from the front roof edge
 - Shall receive screening via architectural metal, landscape, vertical planting, or other screening devices. Screening shall be at least equal in height to the mechanical elements that it screens and is permitted to extend above the maximum building height

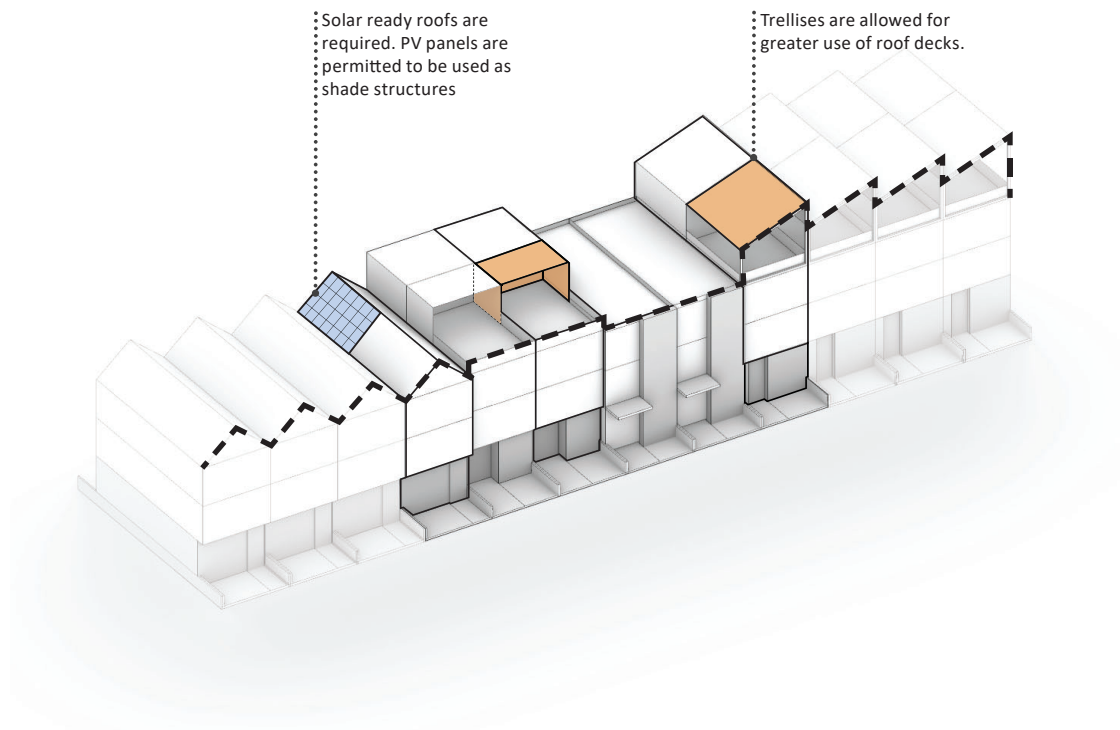


FIGURE 3.50: ROOF DECKS AND TRELLISES/SHADE STRUCTURES

Required Standards (Townhome)

3. Façade Design

3.1 Fenestration

Intent

Window design in Townhomes should allow interior spaces to engage the public realm and promote passive security (“eyes on the street”) while ensuring privacy for residents and maintaining a residential character.

Objective Standards

- Building elevations coplanar with the primary entry or facing a public right-of-way shall have minimum 30% fenestration area
- Rear elevations shall have minimum 25% fenestration
- Windows must incorporate clear vision glass; dark or reflective glass is not permitted
- South and west facing windows must incorporate at least one of the following passive energy-saving measures:
 - Recessed window frames (min. 4” from building face)
 - Overhangs, light shelves, or other external shade structures

3.2 Balconies and Overhangs

Intent

Where provided, balconies and overhangs must be meaningfully integrated with the overall architectural massing and expression of the building. Balconies and overhangs should be functional rather than purely ornamental.



FIGURE 3.51: ELEVATIONS WITH MINIMUM 30% FENESTRATION AREA

Required Standards (Townhome)

3. Façade Design

(continued)

Objective Standards

- Projecting Balconies and overhangs balconies are limited to the setback zone and shall not extend beyond the Property Line
- Projecting Balconies shall have a minimum depth of 5'
- Flooring for balconies shall be a solid material without any openings or perforations

3.3 Building Entries

Intent

Building entries should be intuitively located, and easily identifiable from the street. Building entry conditions define the threshold between the public realm of the street, and the private realm of the home. Additionally, building entries should contribute to the character of adjacent street or public space.

Objective Standards

- Location & Articulation
 - Primary entrances shall be located on public rights-of-way or public open space, and shall prioritize streets where Active Ground Floor or Residential Flex Space uses are allowed.
 - Primary entries shall incorporate *one or more* of the following design elements that provide shadow and depth:
 - Change in plane (projection or recess, minimum of 18")
 - Overhangs or protruding balconies above the entry
 - Change in color or material

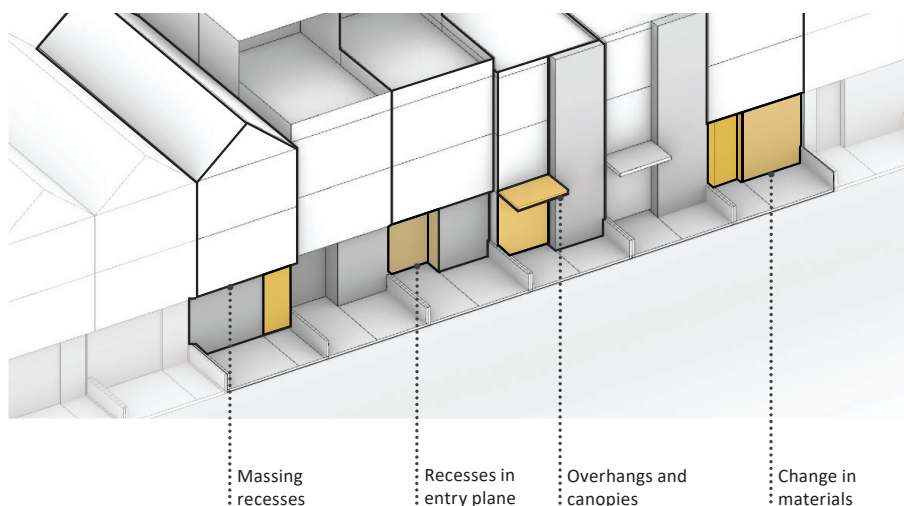


FIGURE 3.52: RESPONSE TO PUBLIC REALM

Required Standards (Townhome)

3. Façade Design

(continued)

- Entry conditions
 - The space between the property line and face of building (“setback zone”) is defined by the type of street on which the building fronts, per Figure 6.1.
 - Regional Arterial (Bayshore Boulevard): Units along Bayshore must accommodate a significant grade change between the existing street and building entry; this vertical separation varies along the length of the street. Where a combination of stairs and retaining structures are used, no segment of a garden wall or planter facing Bayshore shall exceed 4’ in height unless set back a minimum of 3’ from the property line. If minimum 3’ setback is provided, garden walls shall not exceed 6’ in height
 - Regional Arterial (Geneva Avenue): provide 1’-4’ vertical separation between street level and building entry
 - Local and Collector Streets: provide 1’-3’ vertical separation between street level and building entry
 - Green Shared Streets: If provided, vertical separation shall not exceed 3’
 - Vertical separations are permitted to be achieved using the following features: stoops, patios (uncovered) or porches (covered structures)
 - These structures are permitted to extend into the setback zone a minimum of 5’ and shall occupy no more than 50% of the surface area in the setback zone
- Open Space & Public Realm
 - Where a wall, fence, or hedge is provided, the maximum height for such features shall be:
 - 72” for Bayshore Boulevard (refer to Entry Conditions above)
 - 48” for Geneva Avenue & Minor Arterials
 - 36” for local and collector streets
 - No wall, fence, or hedge shall be provided along green shared streets
 - Front Setback Area:
 - A minimum of 50% of the front setback area shall be landscaped; the surface area occupied by built-in planters or other permanent landscape structures shall be included in this calculation
 - For frontages along Bayshore Boulevard, a minimum of 30% of the front setback area shall be landscaped; a minimum 15% of landscaped area shall be at grade, parallel to the public sidewalk
 - Irrigated landscapes shall comply to the provisions of the Water Conservation in Landscaping Ordinance (refer to City of Brisbane Municipal Code Chapter 15.70) or the latest State provisions, whichever is more effective in conserving water



FIGURE 3.53: GREEN SHARED STREETS



FIGURE 3.54: LOCAL STREETS

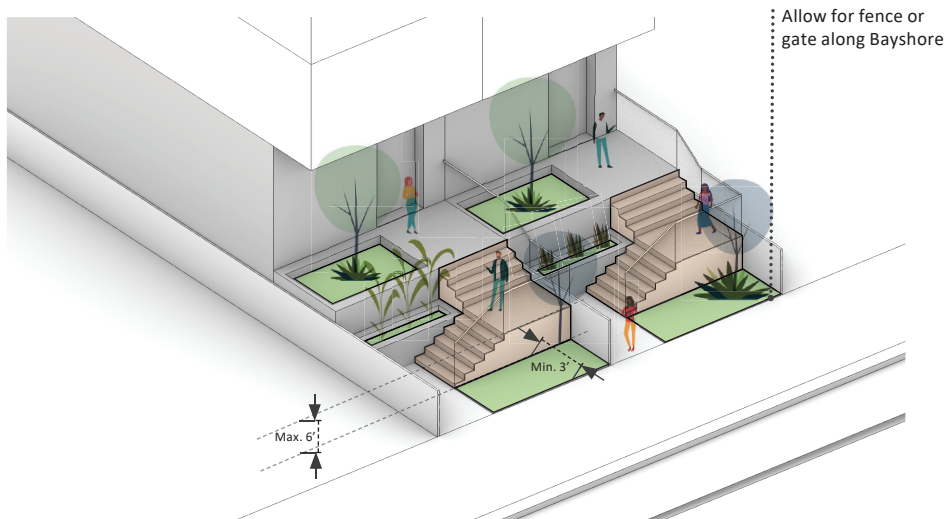


FIGURE 3.55: REGIONAL ARTERIAL (BAYSHORE BOULEVARD)

Required Standards (Townhome)

3. Façade Design

(continued)

3.4 Materials

Intent

Variation of materials within façades provides pattern & texture to individual buildings and provides relief from long runs of repetitive forms within individual blocks and over adjacent blocks.

Objective Standards

- Cladding of primary façades shall exhibit a minimum of two materials, two colors of the same material, or two different orientations of the same material (e.g. horizontal and vertical clapboard siding)
- A third accent/trim material or color for fenestration, projections, utility elements (vents, gutters, downspouts, etc) or other non-cladding elements, shall be provided in addition to the cladding materials
- For corner units facing two public rights-of-way, the material treatment of the primary façade shall be applied to the perpendicular façade
- The following materials are not permitted
 - Vinyl Siding
 - T-111 Plywood Siding
 - Mirrored Glass

: Continue material treatment from primary façade along perpendicular façade

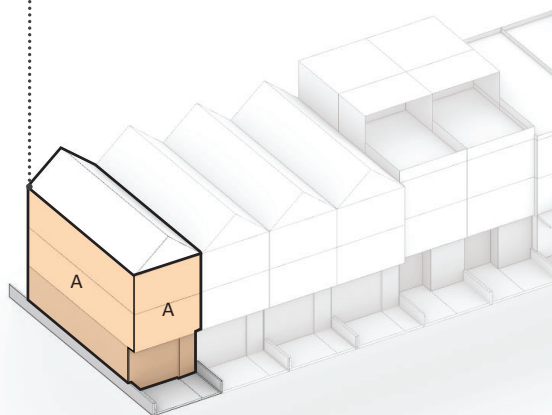


FIGURE 3.56: BUILDING MATERIALS

Required Standards (Townhome)

<p>4. Parking & Access</p>	<p><i>Intent</i></p> <p>Where provided, off-street parking should be unobtrusive, and should not detract from, or obscure the building’s primary entrance. Impact of parking access on the pedestrian realm should be minimized.</p> <p><i>Objective Standards</i></p> <ul style="list-style-type: none"> • Fully-detached garages shall receive the same material treatment as the primary building • Where provided, carports and open garages shall only be located in the rear of the lot, facing an alley • Where provided, garage entrances shall be recessed by a min. of 6” from the face of building
<p>5. Signage Design</p>	<p>5.1 Residential Home Occupation Sign</p> <ul style="list-style-type: none"> • Home occupation signage at the site of a dwelling unit that identifies a business or work entity being legally conducted on the same site by the occupant of the dwelling unit is permitted to consist of one (1) of the following, either a 1) sign plaque positioned adjacent to or above the building primary entry (Fig 3.58), 2) a projecting blade type sign attached perpendicular to the building façade, (Fig 3.59) or 3) a freestanding sign placed within the property line. (see Fig. 3.59). Sign materials shall be selected to be complimentary to the building’s architectural finish palette • Wall plaque is permitted to consist of a single-sided rigid sign plaque mounted flush to the building, or attached to a canopy structure over the entry, with graphics identifying the business or work entity, at an overall size not to exceed a total of 3 sq ft. Sign to be non-illuminated • Projecting sign is permitted to consist of a double-sided rigid sign plaque projecting from the building façade mounted with a clearance height to the bottom of the sign of not less than 6’-8”, with graphics identifying the business or work entity, at an overall size not to exceed a total of 3 sq ft. per sign face. Sign to be non-illuminated • Freestanding sign is permitted to consist of a double-sided rigid sign plaque supported by two posts, oriented perpendicular to the primary frontage, with graphics identifying the business or work entity, not to exceed a maximum height of 4’-0” with an overall size not to exceed a total of 3 sq ft. per sign face. Sign to be non-illuminated.

Type of Sign	Maximum Sign Area	Other Requirements
Residential Home Occupation:	3 sq. ft.	Home occupation permit must have been granted for the activity advertised by the sign; not more than 1 sign per permit.

FIGURE 3.57: REQUIREMENTS FOR ADVERTISING SIGNS

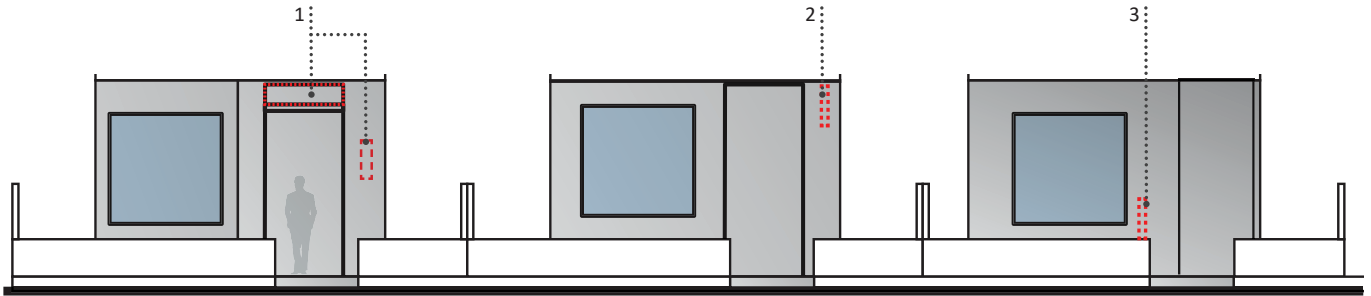


FIGURE 3.58: SIGNAGE DESIGN

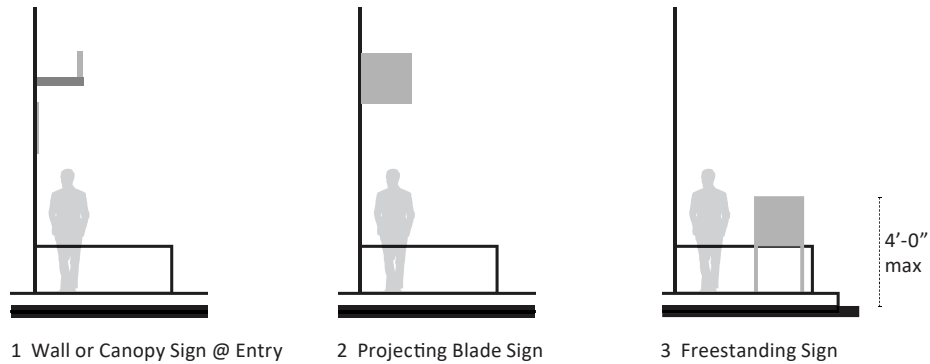


FIGURE 3.59: SIGNAGE DESIGN

Required Standards (Townhome)

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy.

Objective Standards

- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- All buildings shall be rated minimum Gold under the LEED Residential BD+C Rating System, or Green Point Rated
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric

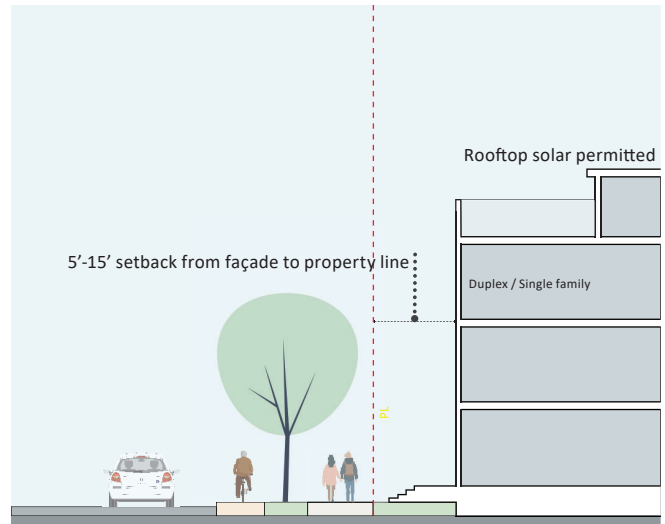


FIGURE 3.60: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

3.6.5 A-5: DUPLEX / SINGLE FAMILY

DESCRIPTION

Duplex/Single Family includes single or paired units of up to 50 feet high. These buildings are allowed a 4th story roof deck and penthouse space not to exceed 1/2 of the third level or 500 square feet max. This 4th floor has a required setback of at least 15 feet from front or back façade. These units is permitted to be paired to create duplex buildings that share a party wall. An average 3-foot side setback from one side to lot line is required for each duplex. These units can also be configured as freestanding Single Family homes. These homes is permitted to be alley-loaded with individual garages at grade. They are allowed in all Low Density Residential zones.



Section to represent basic design goals of duplex / single family design development

Required Standards	
Building Height (max)	<ul style="list-style-type: none"> 50 feet with a 4th story deck and penthouse no bigger than 1/2 the 3rd floor area or 500 square feet.
Lot Width	<ul style="list-style-type: none"> 18 feet to 30 feet.
Building Street Frontage within Setback Zone (min.)	<ul style="list-style-type: none"> As per District Plans in Section 3.5.
Building Setbacks	<ul style="list-style-type: none"> 5 foot min. setback from property line. 5-10 foot front setback at all streets, open spaces, parks, plazas. 10-15 foot front setback at Bayshore Blvd. Average 3 foot setback from one side to lot line for Duplex. 30 foot building to building separation at rear.
Parking Podium Setbacks	<ul style="list-style-type: none"> NA

Required Standards	
Parking	<ul style="list-style-type: none"> 1.25 stall/DU max. At-grade garage or 15 foot max. height below grade. Parking access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access).
Bike Parking Facilities	<ul style="list-style-type: none"> Bicycle parking shall be installed in compliance with the ratios and design standards included in Chaper 06, Tables 6.10 and 6.11.
Transportation Demand Management	<ul style="list-style-type: none"> For details on TDM measures refer to Chaper 06 Circulation, Tables 6.7 and 6.8.

Required Standards (Duplex/Single Family)

1. Building Modulation & Articulation

Intent

The architecture of single family & duplex houses should exhibit rhythm & variety in primary (street-facing) façades. Articulation of façades provides relief from long runs of repetitive forms within individual blocks, and over adjacent blocks, and reduces the perceived intensity of the development from surrounding public roads. Additionally, building articulation should define the streetwall, and create a human scale at street level.

Objective Standards

- Primary Façades
 - Where building height is over 3 stories, provide horizontal articulation, such as a change in planes or change in material, above first story.
 - Where building width is wider than 20', provide vertical articulation, such as a change in planes or change in material, above first story.
 - Where building height/width is both over 3 stories/wider than 20', provide either horizontal articulation or vertical articulation, such as a change in plane or change in material.
 - Changes in plane shall be a minimum of 18"
 - Changes in plane (e.g. projecting bays) are limited to the setback zone and shall not extend beyond the Property Line
- Side & Rear Façades
 - For corner units facing two public rights-of-way, the horizontal articulation of the primary façade such as a change in plane, shall extend along the perpendicular façade for a minimum 20% of façade length

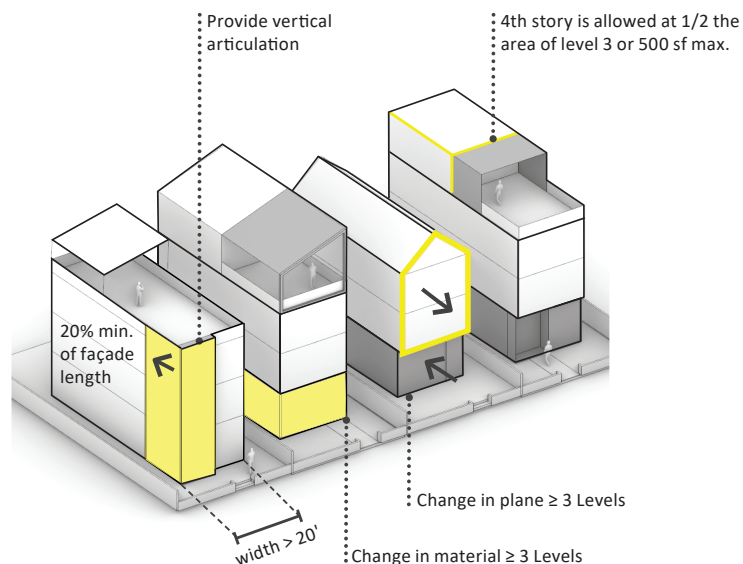


FIGURE 3.61: BUILDING MODULATION & ARTICULATION

Required Standards (Duplex/Single Family)

2. Roof Design

2.1 Roofline Modulation & Variety

Intent

Variation in building rooflines reduces the perceived intensity of the development from adjacent public streets, allows for different interpretations of the Single Family typology, and provides relief from long runs of repetitive forms within individual blocks, and across adjacent blocks. “Roofline” refers to a building’s basic roof form or profile, such as Flat (1:12 slope or less), Shed, Gable, Hipped, Gambrel, and Vaulted.

Objective Standards

- No more than 4 adjacent units shall exhibit identical rooflines.
- Adjacent rooflines of the same type with a vertical height difference of more than 5’ shall not be considered identical
- Adjacent Single Family units with the same roof form must exhibit variation in height or façade treatment, and must demonstrate different approaches to one or more of the following characteristics:
 - Building modulation and articulation (see above)
 - Color and/or material
 - Fenestration type and/or pattern

2.2 Roof Decks & Trellises / Shade Structures

Intent

Roof decks promote wellness and increase value by providing critical private urban open space. Roof decks should be attractive, functional, and consistent with the unit’s architectural character. Trellises/Shade Structures provide an additional layer of thermal comfort to promote greater use of roof decks throughout the day and contribute to the unit’s architectural character.

Objective Standards

- Where provided, roof decks shall be a minimum of 8’ deep from the front or rear façade of the unit
- Trellises/Shade structures, if provided, shall not extend beyond the front or rear façade of the unit
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, where provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - PV systems is permitted to extend above the maximum building height

Required Standards (Duplex/Single Family)

2. Roof Design

(continued)

- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable roof surfaces through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain
- Rooftop Mechanical units, if provided:
 - Shall be located a minimum of 15' away from the front roof edge
 - Shall receive screening via architectural metal, landscape, vertical planting, or other screening devices. Screening shall be at least equal in height to the mechanical elements that it screens and is permitted to extend above the maximum building height

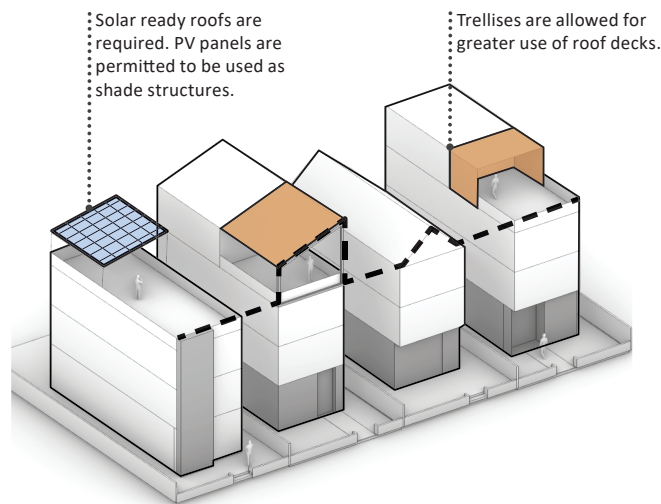


FIGURE 3.62: ROOF DECKS AND TRELLISES/SHADE STRUCTURES

Required Standards (Duplex/Single Family)

3. Façade Design

3.1 Fenestration

Intent

Window design in Single family homes should allow interior spaces to engage the public realm and promote passive security (“eyes on the street”) while ensuring privacy for residents and maintaining a residential character.

Objective Standards

- Building elevations coplanar with the primary entry or facing a public right-of-way shall have minimum 30% fenestration area
- Rear elevations shall have minimum 25% fenestration
- Windows in side elevations shall not directly align with any window in the facing elevation of a an adjacent unit
- Windows must incorporate clear vision glass; dark or reflective glass is not permitted
- South and west facing windows must incorporate at least one of the following passive energy-saving measures:
 - Recessed window frames (min. 4” from building face)
 - Overhangs, light shelves, or other external shade structures

3.2 Balconies and Overhangs

Intent

Where provided, balconies and overhangs must be meaningfully integrated with the overall architectural massing and expression of the building. Balconies and overhangs should be functional rather than purely ornamental.

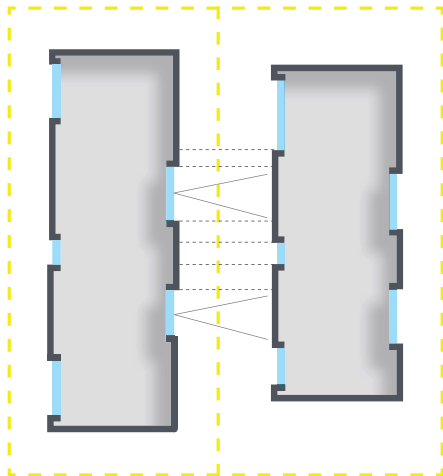


FIGURE 3.63: WINDOWS AND SIDE ELEVATIONS



FIGURE 3.64: ELEVATIONS FACING A PRIMARY STREET WITH MINIMUM 30% FENESTRATION AREA

Required Standards (Duplex/Single Family)

3. Façade Design

(continued)

Objective Standards

- Projecting balconies and overhangs balconies are limited to the setback zone and shall not extend beyond the Property Line
- Projecting balconies shall have a minimum depth of 5'
- Flooring for balconies shall be a solid material without any openings or perforations

3.3 Building Entries

Intent

Building entries should be intuitively located, and easily identifiable from the street. Building entry conditions define the threshold between the public realm of the street and the private realm of the home. Additionally, building entries should contribute to the character of adjacent street or public space.

Objective Standards

- Location & Articulation
 - Primary entries shall be located on public rights-of-way or public open space, and shall prioritize streets where Active Ground Floor or Residential Flex Space uses are allowed.
 - Primary entries shall incorporate one or more of the following design elements that provide shadow and depth:
 - Change in plane (projection or recess, minimum of 18")
 - Overhangs or protruding balconies above the entry
 - Change in color or material

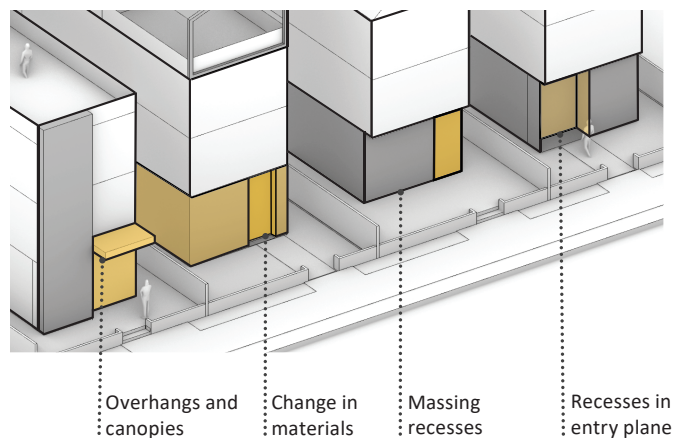


FIGURE 3.65: RESPONSE TO PUBLIC REALM

Required Standards (Duplex/Single Family)

3. Façade Design

(continued)

- Entry conditions
 - The space between the property line and face of building (“setback zone”) is defined by the type of street on which the building fronts, per Figure 6.1.
 - Regional Arterial (Bayshore Boulevard): Units along Bayshore must accommodate a significant grade change between the existing street and building entry; this vertical separation varies along the length of the street. Where a combination of stairs and retaining structures are used, no segment of a garden wall or planter facing Bayshore shall exceed 4’ in height unless set back a minimum of 3’ from the property line. If minimum 3’ setback is provided, garden walls shall not exceed 6’ in height
 - Regional Arterial (Geneva Avenue): provide 1’-4’ vertical separation between street level and building entry
 - Local and Collector Streets: provide 1’-3’ vertical separation between street level and building entry
 - Green Shared Streets: If provided, vertical separation shall not exceed 3’
 - Vertical separations are permitted to be achieved using the following features: stoops, patios (uncovered) or porches (covered structures)
 - These structures are permitted to extend into the setback zone a minimum of 5’ and shall occupy no more than 50% of the surface area in the setback zone
- Open Space & Public Realm
 - Where a wall, fence, or hedge is provided, the maximum height for such features shall be:
 - 72” for Bayshore Boulevard only (refer to Entry Conditions above)
 - 48” for Geneva Avenue & Minor Arterials
 - 36” for local and collector streets
 - No wall, fence, or hedge shall be provided along green shared streets
 - Front Setback Area:
 - A minimum of 50% of the front setback area shall be landscaped; the surface area occupied by built-in planters or other permanent landscape structures shall be included in this calculation
 - For frontages along Bayshore Boulevard, a minimum of 30% of the front setback area shall be landscaped; a minimum 15% of landscaped area shall be at grade, parallel to the public sidewalk
 - Irrigated landscapes shall comply to the provisions of the Water Conservation in Landscaping Ordinance (refer to City of Brisbane Municipal Code Chapter 15.70) or the latest State provisions, whichever is more effective in conserving water



FIGURE 3.66: GREEN SHARED STREETS



FIGURE 3.67: LOCAL STREETS

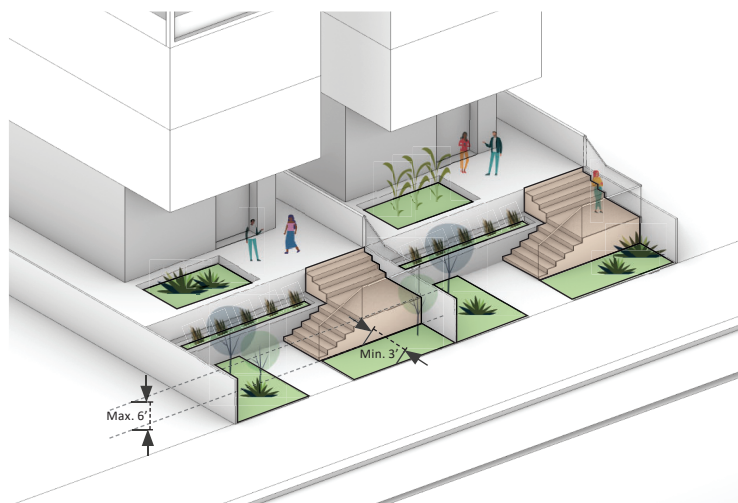


FIGURE 3.68: REGIONAL ARTERIAL (BAYSHORE LOULEVARD)

Required Standards (Duplex/Single Family)

3. Façade Design

(continued)

3.4 Materials

Intent

Variation of materials within façades provides pattern & texture to individual buildings and provides relief from long runs of repetitive forms within individual blocks and over adjacent blocks.

Objective Standards

- Cladding of primary façades shall exhibit a minimum of two materials, two colors of the same material, or two different orientations of the same material (e.g. horizontal and vertical clapboard siding)
- A third accent/trim material or color for fenestration, projections, utility elements (vents, gutters, downspouts, etc) or other non-cladding elements, shall be provided in addition to the cladding materials
- For corner units facing two public rights-of-way, the material treatment of the primary façade shall be applied to the perpendicular façade
- The following materials are not permitted
 - Vinyl Siding
 - T-111 Plywood Siding
 - Mirrored Glass

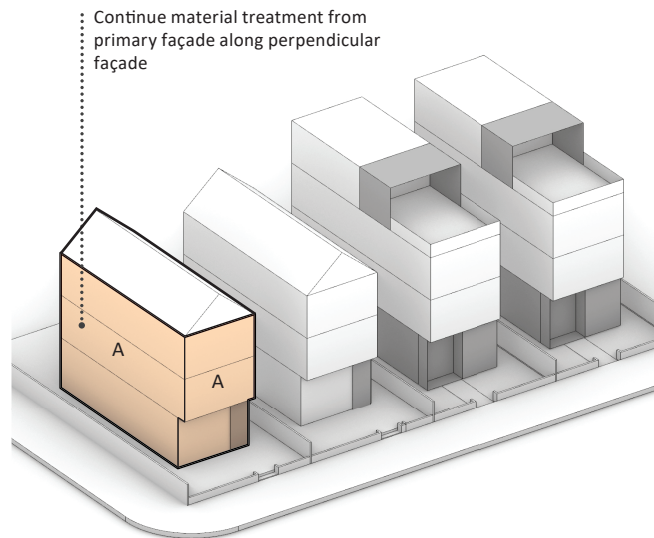


FIGURE 3.69: BUILDING MATERIALS

Required Standards (Duplex/Single Family)

<p>4. Parking & Access</p>	<p><i>Intent</i></p> <p>Where provided, off-street parking should be unobtrusive, and should not detract from, or obscure the building’s primary entrance. Impact of parking access on the pedestrian realm should be minimized.</p> <p><i>Objective Standards</i></p> <ul style="list-style-type: none"> • Fully detached garages shall receive the same material treatment as the primary building • Where provided, carports and open garages shall only be located in the rear of the lot facing an alley • Where provided, garage entrances shall be recessed by a min. of 6” from the face of building
<p>5. Signage Design</p> <p>Note: Section numbers (e.g. SAD 703.4) refer to the applicable sections of the Standards for Accessible Design guidelines</p>	<p>5.1 Residential Home Occupation Sign</p> <ul style="list-style-type: none"> • Home occupation signage at the site of a dwelling unit that identifies a business or work entity being legally conducted on the same site by the occupant of the dwelling unit is permitted to consist of one (1) of the following, either a 1) sign plaque positioned adjacent to or above the building primary entry (Fig 3.71), 2) a projecting blade type sign attached perpendicular to the building façade, (Fig 3.72) or 3) a freestanding sign placed within the property line. (see Fig. 3.72). Sign materials shall be selected to be complimentary to the building’s architectural finish palette. • Wall plaque is permitted to consist of a single-sided rigid sign plaque mounted flush to the building, or attached to a canopy structure over the entry, with graphics identifying the business or work entity, at an overall size not to exceed a total of 3 sq ft. Sign to be non-illuminated. • Projecting sign is permitted to consist of a double-sided rigid sign plaque projecting from the building façade mounted with a clearance height to the bottom of the sign of not less than 6’-8”, with graphics identifying the business or work entity, at an overall size not to exceed a total of 3 sq ft. per sign face. Sign to be non-illuminated. • Freestanding sign is permitted to consist of a double-sided rigid sign plaque supported by two posts, oriented perpendicular to the primary frontage, with graphics identifying the business or work entity, not to exceed a maximum height of 4’-0” with an overall size not to exceed a total of 3 sq ft. per sign face. Sign to be non-illuminated. <ul style="list-style-type: none"> ◦ Residential home occupation signs (Chapter 17.36 Advertising Signs, 17.36.030 General Regulations, B., 3.)

Type of Sign	Maximum Sign Area	Other Requirements
Residential Home Occupation:	3 sq. ft.	Home occupation permit must have been granted for the activity advertised by the sign; not more than 1 sign per permit.

FIGURE 3.70: REQUIREMENTS FOR ADVERTISING SIGNS

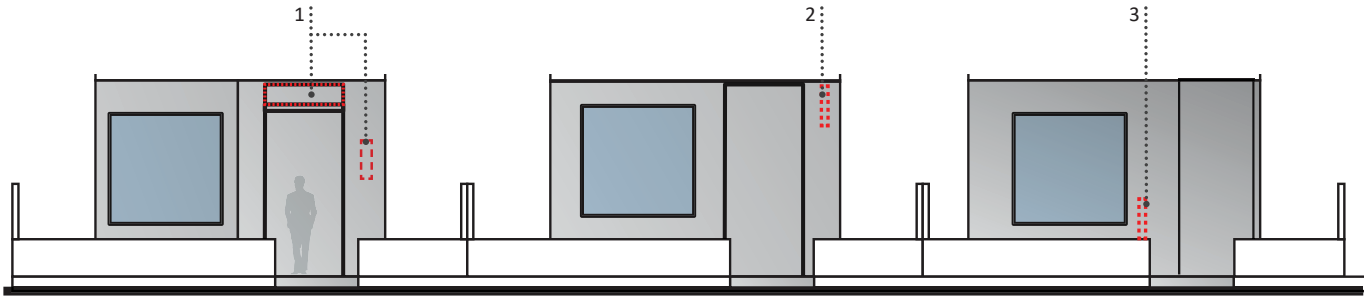


FIGURE 3.71: SIGNAGE DESIGN

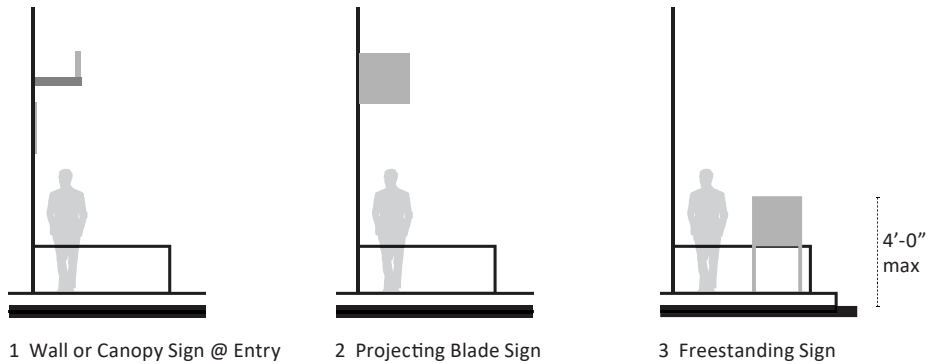


FIGURE 3.72: SIGNAGE DESIGN

Required Standards (Duplex/Single Family)

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy.

Objective Standards

- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- All buildings shall be rated minimum Gold under the LEED Residential BD+C Rating System, or Green Point Rated
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric



FIGURE 3.73: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



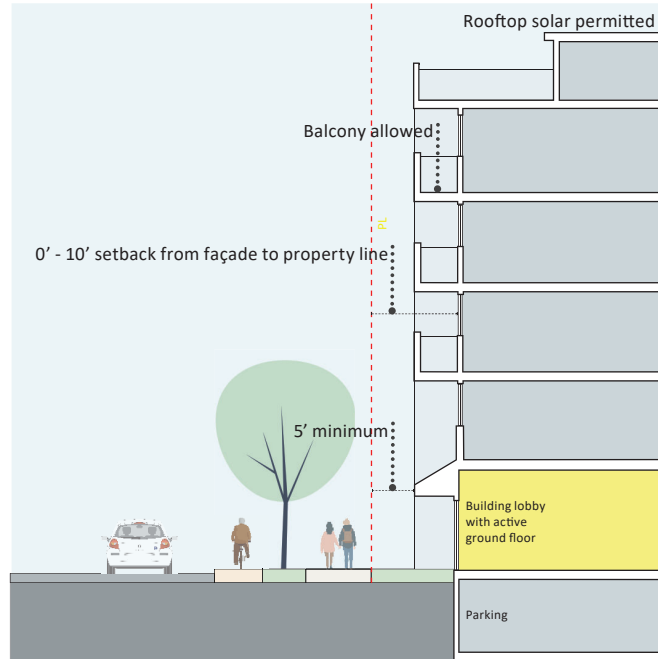
FIGURE 3.74: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

3.6.6 B-1: TOD COMMERCIAL

DESCRIPTION

TOD Commercial buildings have a maximum height of 260 feet and provide floor plates appropriate for a variety of commercial uses. This type has a variety of ground floor uses and setbacks. Parking is below grade or in two-story podiums. Along Frontage Road, the parking structure can be exposed while active ground floor uses are required along Baylands Boulevard and at the Bayshore Caltrain Station Plaza.

Required Standards	
Building Height (max)	<ul style="list-style-type: none"> • 260 feet.
Building Street Frontage within Setback Zone (min)	<ul style="list-style-type: none"> • As per District Plans in Section 3.5. • Podium – AGF liner required at street, plaza or park. • No requirement on Frontage road.
Building Setbacks	<ul style="list-style-type: none"> • 0-3 foot front setback at Active Ground Floor. • 0-10 feet at all other streets, open spaces, parks, and plazas. • 70 foot min building to building separation between towers.
Parking Podium Setbacks	<ul style="list-style-type: none"> • Min 5 foot setback. • 3-10 feet where liner frontage use required (see Section 3.5 for location of required podium or parking liner).
Ground Floor	<ul style="list-style-type: none"> • Retail, public services, entries or uses defined at required or allowed “Active Ground Floor” locations (Refer to section 3.5.1 for details). • Office, Flex workspace, recreation facilities, meeting rooms or public services at all other locations. • Frequent street oriented entries required.



Section to represent basic design goals of TOD Commercial

Required Standards	
Parking	<ul style="list-style-type: none"> • 1.5 stalls/1000 ft² max • Podium- 35 feet max. above street elevation at Frontage Road only. • Or parking structure of 50 feet max. above grade along Frontage road only. • Parking access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access)
Bike Parking Facilities	<ul style="list-style-type: none"> • Bicycle parking shall be installed in accordance with the ratios and design standards included in Chapter 06, Circulation, tables 6.10 and 6.11.
Transportation Demand Management	<ul style="list-style-type: none"> • Comply with TDM measures included in chapter 06, Tables 6.7 and 6.8

Design Guidelines (TOD Commercial)

1. Building Modulation & Articulation

Intent

The architecture of TOD Commercial should be designed to exhibit visual rhythm and variety. The articulation of façades reduces the perceived scale and intensity of the development from surrounding public rights-of-way, helps to identify building entryways, define the urban streetwall, and creates a human scale experience at the street level.

Design Guidelines

- For both podiums and towers, modulation of building scale and façade articulation can be achieved through one or more of the following approaches; for façades greater than 100' in length, at least one is required:
 - Horizontal break in plane (recession or projection)
 - Vertical break in plane (recession or projection)
 - Material differentiation
 - Shared patterns or physical connections between buildings
 - Articulated fenestration, such as recessed or projecting window frames with a minimum depth of 6"
- Bridging between buildings is permitted. Connecting elements is permitted to extend to the ground level to promote social activation and to help break down the scale of the massing
- Physical bridge connections should be designed with high transparency and programmed with active uses including entryways, amenity spaces, or collaboration and meeting spaces
- For buildings fronting low density residential areas, use setbacks, recessed bays, or other massing techniques to break down scale

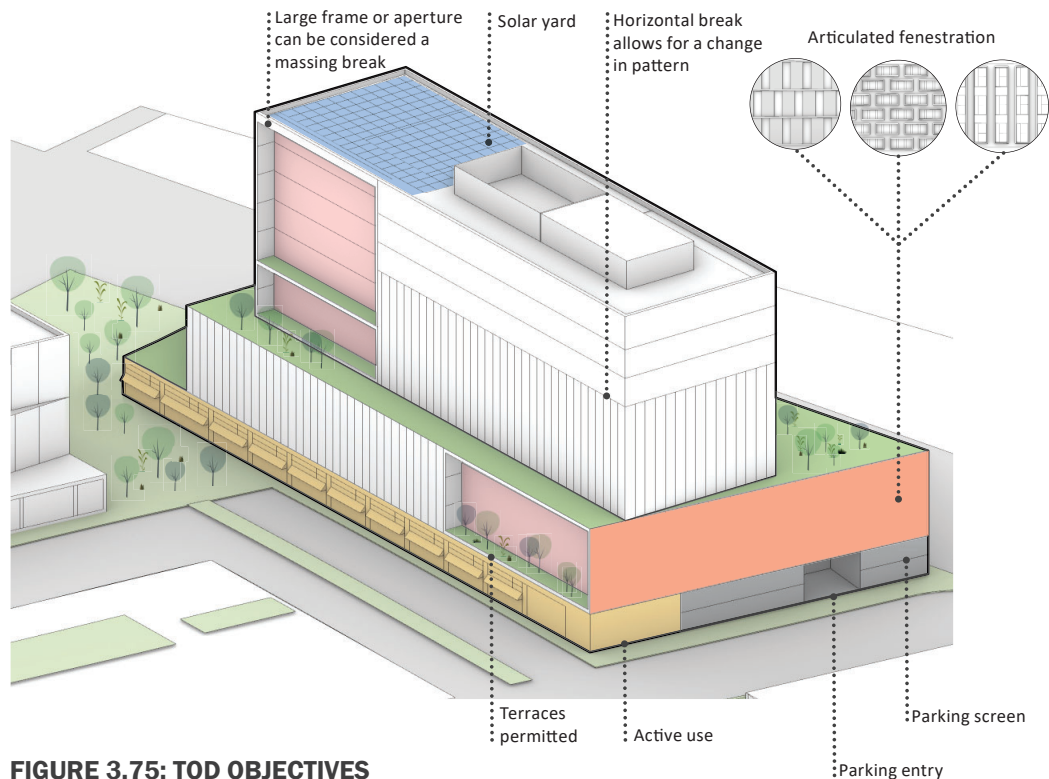


FIGURE 3.75: TOD OBJECTIVES

Design Guidelines (TOD Commercial)

2. Roof Design

2.1 Roofline Modulation & Variety

Intent

Building rooflines should distinguish commercial buildings from one another and provide relief from repetitive forms. Roof and parapet design is permitted to retain flexibility for a variety of rooftop uses and functions.

Design Guidelines

- Roof design shall be compatible with building design and articulation, accentuating the color, form, and materials of the overall structure
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, if provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - For non-occupiable roofs, a minimum 50% of surface area shall be available for solar panels
 - PV systems is permitted to extend above the maximum building height
- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable roof surfaces, through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain
- When facing a public right-of-way, rooftop mechanical equipment shall be located at least 15' away from the back face of the roof parapet and screened to reduce the visual impact using landscape/vegetation, green wall, or other screening devices. The screen shall be at least equal in height to the mechanical elements that it screens and is permitted to extend above the maximum building height

2.2 Terraces & Shade Structures

Intent

Terraces are shared areas which provide premium commercial amenity space and more diverse workplace settings for office tenants to enjoy. Terrace design should complement the building's architectural character and is permitted to strategically provide shade structures to promote greater year-round use of these building amenities.

Design Guidelines

- Terraces are permitted at the building roof level, podium level, and at any floor level within the tower footprint
- Terraces shall be a minimum of 15' deep in one dimension

Design Guidelines (TOD Commercial)

3. Façade Design

3.1 Fenestration

Intent

Window design in TOD Commercial should provide ample amounts of natural daylight throughout the day for building users, preserving views from interior spaces out to shared green spaces and other natural features. Fenestration at ground level should promote visual activation of the public realm through high amounts of building transparency.

Design Guidelines

- Where active ground floor uses are provided, the façade shall have a minimum of 50 percent transparency
- South and west facing windows shall be designed to reduce energy losses via use of recesses, overhangs, or other sun shading approaches
- Articulated fenestration is permitted in the design to establish visual rhythm, interest, and variety, and can be achieved through architectural approaches including:
 - Horizontal or vertical window grouping / clustering
 - Horizontal or vertical window recessing and/or projections
 - Window reveals with a minimum depth of 6"
- Any building greater than 100 feet tall shall employ the following bird-friendly design strategies:
 - Consult a qualified biologist experienced with urban building bird strikes design issues to identify measures related to the external appearance of the building to minimize the risk of bird strike.
 - Use a bird-friendly glazing treatment on the façades of any floor within 12 feet of the level from a green roof if the façade has 50% or more glazed surface. Examples of bird-friendly glazing treatments include, but are not limited to:
 - Use of panned glass with fenestration patterns
 - Use of decorative screens, applied film, louvers, angled, fritted and/or frosted glass
 - Minimizing the use of transparent building corners
 - Use of low profile, low intensity lighting directed downward
 - Use of shielded fixtures for outdoor lighting
 - Use of motion sensor lighting and automatic shut offs
 - Use of window treatments that reduce transmission of light of the building

Design Guidelines (TOD Commercial)

3. Façade Design

3.2 Building Entries

Intent

Building entries define the threshold between the public and the private realm, and as such, should be intuitively located and easily identifiable from the street. Given their visual prominence, building entries should seek to positively contribute to the character and identity of the primary public right-of-way which the entry abuts.

Design Guidelines

- Location & Articulation:
 - Entrances shall be appropriately scaled and easy to find. All primary and storefront entrances for each building shall be from a public right-of-way, or from public open spaces
 - Entry design is recommended to incorporate a change in material or change in plane relative to the primary building façade
 - Where Active Ground Floor use is provided, the façade shall have a minimum of 50 percent transparency (Refer to Section 3.5 District and Block Standards for locations of Required and Allowed Active Ground Floor)
- Open Space & Public Realm
 - A minimum of fifty percent (50%) of the front setback area shall be landscaped
 - Open spaces or plazas located along primary building façades shall include seating areas, plantings and/or vegetation. Landscape lighting shall be unobtrusive and shielded to prevent glare such as bollard-type fixture or ground-mounted up-lights for trees
 - Dense landscaping and/or architectural treatments shall be provided to screen features such as storage areas, generator, transformers, trash enclosures and other service elements
 - Irrigated landscapes shall comply with the provisions of the Water Conservation in Landscaping Ordinance (refer to City of Brisbane Municipal Code Chapter 15.70, or the latest state provisions, whichever is more effective in conserving water)

3.3 Materials

Intent

Variation of materials within façades provides pattern & texture to individual buildings and provides relief from long runs of repetitive forms within individual blocks and over adjacent blocks. Materials shall be of high quality with textures and colors that further accentuate building design. Changes in building materials along a building face shall relate to building massing.

Design Guidelines (TOD Commercial)

<p>3. Façade Design (continued)</p>	<p><i>Design Guidelines</i></p> <ul style="list-style-type: none"> • Façades shall not exceed a 60/40 window-to-wall ratio. Insulated shadow boxes is permitted to be included in the total wall area when their performance is that of a typical wall assembly used elsewhere in the building • The primary building material shall be expressed on building faces that are visible to the public • All buildings shall avoid use of mirrored glass • Particular attention should be paid to any reflective materials used on building exteriors. Reflective materials shall be positioned to ensure that no daytime glare is reflected onto the freeway or existing residential communities • Low VOC architectural coatings shall be used
<p>4. Parking & Access</p>	<p><i>Intent</i></p> <p>Where provided, off-street parking should be unobtrusive, and should not detract from, or obscure the building's primary entrance. Impact of parking access on the pedestrian realm should be minimized.</p> <p><i>Design Guidelines</i></p> <ul style="list-style-type: none"> • Parking Podium <ul style="list-style-type: none"> ◦ Parking podiums shall be screened from sidewalks, courtyards, parks, plazas, or any other pedestrian environment or public open space, with "Liner" buildings (refer to Section 3.5 for specific locations, and Section 3.4.7 for purpose and definition). Screening of podiums with active liners shall not be required on Frontage Road or Tunnel Avenue, as these are intended to serve as primarily vehicular environments. ◦ Where above-grade parking is lined with active uses, the design shall match and/or complement the design elements of the building façade. ◦ Where exposed, podiums shall receive treatment to reduce visual impact, including but not limited to: <ul style="list-style-type: none"> - Landscaping / vegetation - Architectural paneling with a minimum 30% opacity ◦ Parking Access shall not be located on the primary (entry) façade of the building, adjacent to, or facing, parks, plazas, building lobbies or primary entries (refer to Section 3.5 for allowable vehicular access locations) ◦ Any parking or loading access shall not be located on the primary (entry) façade, and shall be located a minimum of 30' from secondary entries • Service areas shall not be visible or accessible on the primary (entry) frontage • Entrances shall comply with the Vehicular Access Plans in Section 3.5, and shall be recessed by a min. of 6" from the face of building • All parking podiums shall make provisions for car sharing priority spaces and electrical charging stations

Design Guidelines (TOD Commercial)

5. Signage Design

5.1 Tenant Sign

- Tenant signage is permitted to consist of a sign plaque or a window sign per street frontage for each business at an overall size not to exceed a 1 sq. ft. per 1 foot of frontage. Sign to be non-illuminated. Sign materials shall be selected to be complimentary to the building’s architectural finish palette.

5.2 Commercial Building ID Sign

- Commercial Building ID signage is permitted to be projecting or fascia mounted. Sign materials shall be selected to be complimentary to the building’s architectural finish palette.

Type of Sign	Maximum Sign Area	Other Requirements
Permanent Commercial ID Signs:		Max. 1 sign for each street frontage. Up to 3 building signs.
Fascia Mounted	1 sq. ft. per 1 foot of frontage with Max. of 100 sq. ft.	
Projecting (Fig. 3.78)		No encroachment into the public right-of-way. 1 foot maximum projection above the face of the structure Not more than 1 projecting sign per site.
Monument		Up to 2 monument signs per commercial type.

FIGURE 3.76: REQUIREMENTS FOR COMMERCIAL BUILDING ID SIGNS

Required Standards

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy.

Design Guidelines

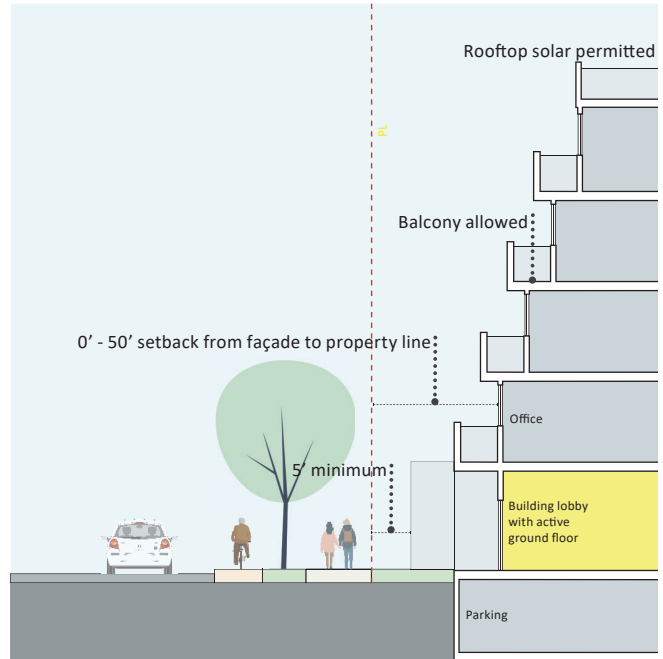
- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- Commercial buildings shall be rated Gold under the LEED v4.1 for New Construction or Core and Shell rating system
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric

3.6.7 B-2: CAMPUS MID-RISE

DESCRIPTION

Campus Mid-Rise has a maximum height of 150 feet, providing spaces appropriate for a range of commercial uses. These buildings orient to the open space in a campus-like setting. Parking is provided via surface lots, above-ground structures/ podiums along Frontage Road. This type is located in Mid Density Commercial zones.

Required Standards	
Building Height (max)	<ul style="list-style-type: none"> 150 feet.
Building Street Frontage within Setback Zone (min)	<ul style="list-style-type: none"> As per District Plans in Section 3.5. Podium – AGF liner required at street, plaza or park. No requirement on Frontage road.
Building Setbacks	<ul style="list-style-type: none"> 0-3 foot front setback at required AGF. 0-10 feet at all other streets, open spaces, parks, and plazas. 50 foot setback for no more than 50 percent of street frontage is required for sidewalk courtyards along Baylands Blvd., between Main St. and Campus Pkwy.
Parking Podium Setbacks	<ul style="list-style-type: none"> Min. 5 foot setback. 3-10 feet where liner frontage use required (see Section 3.5 for location of required parking liner).
Ground Floor	<ul style="list-style-type: none"> Retail, public services, entries or uses defined at required or allowed AGF locations (refer to Section 3.4.1 for details).



Section to represent basic design goals of Campus Mid-Rise

Required Standards	
Ground Floor (continued)	<ul style="list-style-type: none"> Office, Flex workspace, recreation facilities, meeting rooms or public services at all other locations. Frequent street oriented entries required.
Parking	<ul style="list-style-type: none"> 2.0 stalls/1000 ft² max. Parking podium - 35 feet max. height. Parking structure - 50 feet max. height. Parking podium/structure access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access).
Bike Parking Facilities	<ul style="list-style-type: none"> Bicycle parking shall be installed in compliance with the ratios and design standards included in Chapter 06 Circulation, Tables 6.10 and 6.11.
Transportation Demand Management	<ul style="list-style-type: none"> For details on TDM measures refer to Chapter 06 Circulation, Tables 6.7 and 6.8.

Design Guideines (Campus Mid-Rise)

1. Building Modulation & Articulation

Intent

The architecture of Campus Mid-Rise should be designed to exhibit visual rhythm and variety. The articulation of façades reduces the perceived scale and intensity of the development from surrounding public rights-of-way, defines the streetwall, and provides a sense of enclosure to the Ecological Park, and creates a human scale experience in the pedestrian realm.

Design Guidelines

- Modulation of building scale and façade articulation can be achieved through one or more of the following approaches; for façades greater than 100' in length, at least one is required:
 - Horizontal break in plane (recession or projection)
 - Vertical break in plane (recession or projection)
 - Material differentiation
 - Shared patterns or physical connections between buildings
 - Articulated fenestration, such as recessed or projecting window frames with a minimum depth of 6"
- To vary façade depth, one or more of the following shall be used:
 - Horizontal and vertical recessing and/or projections
 - Varied expression of floor heights
 - Changes in shading devices
 - Window reveals with a minimum depth of 6"
- Bridging between buildings is permitted. Connecting elements is permitted to extend to the ground level to promote social activation and to help break down the scale of the massing
- Physical bridge connections should be designed with high transparency and programmed with active uses including entryways, amenity spaces, or collaboration and meeting spaces
- Campus Mid-Rise buildings is permitted to provide “amenity pavilions”: single-story ground-level spaces connected to the podium but expressed as smaller masses or objects separate from the main building.

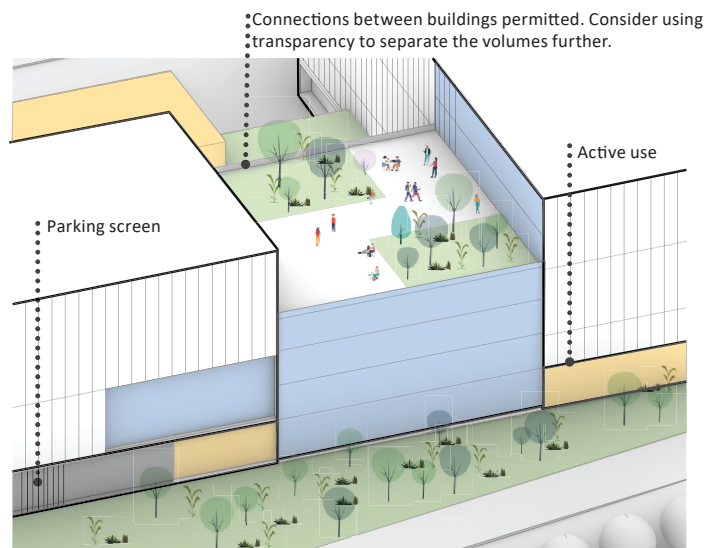


FIGURE 3.77: CAMPUS MID RISE OBJECTIVES

Design Guidelines (Campus Mid-Rise)

2. Roof Design

2.1 Roofline Modulation & Variety

Intent

Building rooflines should distinguish commercial buildings from one another and provide relief from repetitive forms. Roof and parapet design is permitted to retain flexibility for a variety of rooftop uses and functions.

Design Guidelines

- Roof design shall be compatible with building design and articulation, accentuating the color, form, and materials of the overall structure
- Roof edges facing public right of way shall be reserved for vegetation and/or amenity spaces, where possible
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, if provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - For non-occupiable roofs, a minimum 50% of surface area shall be available for solar panels
 - PV systems is permitted to extend above the maximum building height
- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable roof surfaces through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain
- When facing a public right-of-way, rooftop mechanical equipment shall be located at least 15' away from the back face of the roof parapet and screened to reduce the visual impact using landscape/vegetation, green wall, or other screening devices. The screen shall be at least equal in height to the mechanical elements that it screens and is permitted to extend above the maximum building height

2.2 Terraces & Shade Structures

Intent

Terraces are shared areas which provide premium commercial amenity space and more diverse workplace settings for office tenants to enjoy. Terrace design should complement the building's architectural character and is permitted to strategically provide shade structures to promote greater year-round use of these building amenities.

Design Guidelines

- Terraces are permitted at the building roof level, podium level, and at any floor level within the tower footprint
- Terraces shall be a minimum of 15' deep in one dimension

Design Guidelines (Campus Mid-Rise)

3. Façade Design

3.1 Fenestration

Intent

Window design in Campus Mid-Rise should provide ample amounts of natural daylight throughout the day for building users, preserving views from interior spaces out to shared green spaces and other natural features. Fenestration at ground level should promote visual activation of the public realm through high amounts of building transparency.

Design Guidelines

- Where active ground floor uses are provided, the façade shall have a minimum of 50 percent transparency
- South and west facing windows shall be designed to reduce energy losses via use of recesses, overhangs, or other sun shading approaches
- Fenestration shall be articulated to establish visual rhythm, interest, and variety, and can be achieved through architectural approaches including:
 - Horizontal or vertical window grouping / clustering
 - Horizontal or vertical window recessing and/or projections
 - Recessed or projecting window frames with a minimum depth of 6”
- Any building greater than 100 feet tall shall employ the following bird-friendly design strategies:
 - Consult a qualified biologist experienced with urban building bird strike design issues to identify measures related to the external appearance of the building to minimize the risk of bird strike.
 - Use a bird-friendly glazing treatment on the façades of any floor within 12 feet of the level from a green roof if the façade has 50% or more glazed surface. Examples of bird-friendly glazing treatments include, but are not limited to:
 - Use of panned glass with fenestration patterns
 - Use of decorative screens, applied film, louvers, angled, fritted and/or frosted glass
 - Minimizing the use of transparent building corners
 - Use of low profile, low intensity lighting directed downward
 - Use of shielded fixtures for outdoor lighting
 - Use of motion sensor lighting and automatic shut offs
 - Use of window treatments that reduce transmission of light of the building

Design Guideines (Campus Mid-Rise)

3. Façade Design

(continued)

3.2 Building Entries

Intent

Building entries define the threshold between the public and the private realm, and as such, should be intuitively located and easily identifiable from the street. Given their visual prominence, building entries should seek to positively contribute to the character and identity of the primary public right-of-way which the entry abuts.

Design Guidelines

- Location & Articulation:
 - All primary and storefront entrances to the building shall be from public open spaces or from a public right-of-way
 - Entry design shall incorporate two or more of the following features:
 - A change in material or change in plane relative to the primary building façade
 - Use of accentuating light and color
 - A projecting element above the entry
 - Recessed doors or cased openings
 - Where Active Ground Floor use is provided, the façade shall have a minimum of 50 percent transparency (Refer to Section 3.5 District and Block Standards for locations of Required and Allowed Active Ground Floor)
- Open Space & Public Realm
 - A minimum of fifty percent (50%) of the front setback area shall be landscaped
 - Active ground level uses, should be concentrated where possible along building façades facing open spaces to encourage outdoor activation and usage
 - Landscape lighting shall be unobtrusive and shielded to prevent glare such as bollard-type fixture or ground-mounted up-lights for trees
 - Dense landscaping and/or architectural treatments shall be provided to screen features such as storage areas, generator, transformers, trash enclosures and other service elements
 - Irrigated landscapes shall comply with the provisions of the Water Conservation in Landscaping Ordinance (refer to City of Brisbane Municipal Code Chapter 15.70, or the latest state provisions, whichever is more effective in conserving water)

3.3 Materials

Intent

Variation of materials within façades provides pattern & texture to individual buildings and provides relief from long runs of repetitive forms within individual blocks and over adjacent blocks.

Design Guidelines (Campus Mid-Rise)

3. Façade Design

Design Guidelines

(continued)

- Façades shall not exceed a 60/40 window-to-wall ratio. Insulated shadow boxes is permitted to be included in the total wall area when their performance is that of a typical wall assembly used elsewhere in the building
- The primary building material shall be expressed on building faces that are visible to the public
- All buildings shall avoid use of mirrored glass
- Any reflective materials on building exteriors shall be positioned to not reflect daytime glare onto the freeway
- Low VOC architectural coatings shall be used

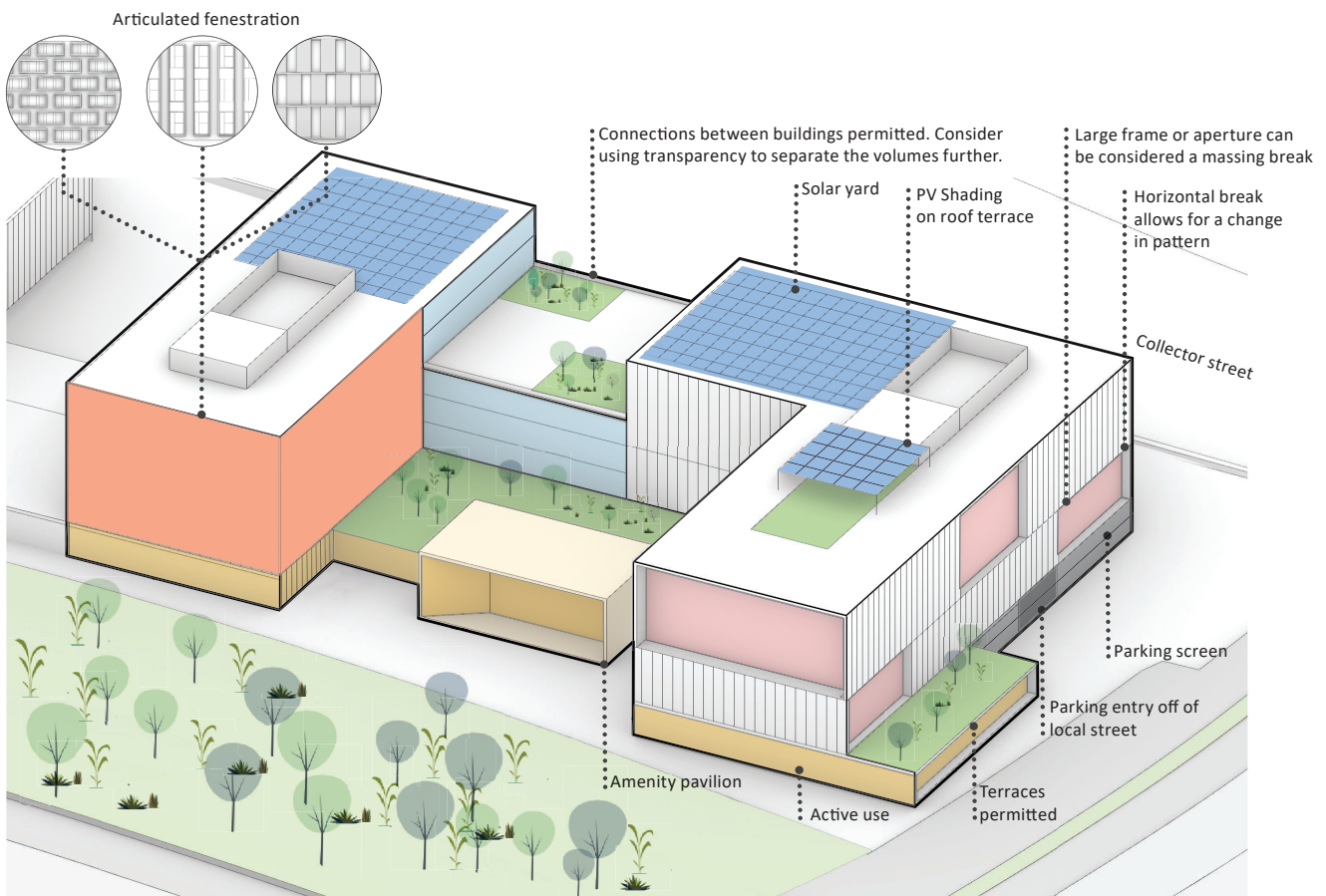


FIGURE 3.78: CAMPUS MID RISE OBJECTIVES

Design Guidelines (Campus Mid-Rise)

4. Parking & Access

Intent

Where provided, off-street parking should be unobtrusive, and should not detract from, or obscure the building's primary entrance. Impact of parking access on the pedestrian realm should be minimized.

Design Guidelines

- Parking Podium
 - Parking podiums shall be screened from sidewalks, courtyards, parks, plazas, or any other pedestrian environment or public open space, with "Liner" buildings (refer to Section 3.5 for specific locations, and Section 3.4.7 for purpose and definition). Screening of podiums with active liners shall not be required on Frontage Road or Tunnel Avenue, as these are intended to serve as primarily vehicular environments.
 - Where above-grade parking is lined with active uses, the design shall match and/or complement the design elements of the building façade.
 - Where exposed, podiums shall receive treatment to reduce visual impact, including but not limited to
 - Landscaping / vegetation
 - Architectural paneling with a minimum 30% opacity
 - Parking Access shall not be located on the primary (entry) façade of the building, adjacent to, or facing, parks, plazas, building lobbies or primary entries (refer to Section 3.5 for allowable vehicular access locations)
 - Any parking or loading access shall not be located on the primary (entry) façade, and shall be located a minimum of 30' from secondary entries
 - Service areas shall not be visible or accessible on the primary (entry) frontage
 - Entrances shall comply with the Vehicular Access Plans in Section 3.5, and shall be recessed by a min. of 6" from the face of building
 - All parking podiums shall make provisions for car sharing priority spaces and electrical charging stations
- Structured Parking
 - Placement of Parking Structures shall not obscure the principal building's primary entrance from public rights-of-way
 - The design shall match and/or complement the design elements of the principal building
 - Parking Structures shall receive treatment to reduce visual impact, including but not limited to
 - Landscaping / vegetation
 - Architectural paneling with a minimum 30% opacity
 - Incorporation of public art into screening elements is permitted

Design Guidelines (Campus Mid-Rise)

4. Parking & Access

(continued)

- Vehicular entrances to parking structures shall not be located adjacent to, or facing, plazas, building lobbies or primary entries (refer to Section 3.5 for allowable vehicular access locations).
- Surface Parking
 - The primary building entry shall be clearly visible from all parking areas.
 - Avoid crossing loading and service traffic with pedestrian routes between parking areas and the principal building. Circulation systems shall be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation shall take precedence over vehicular circulation
 - Surface parking is permitted to be covered by PV shade canopies and/or canopy trees to reduce visual impact, and shall not be visible from the Ecological Park

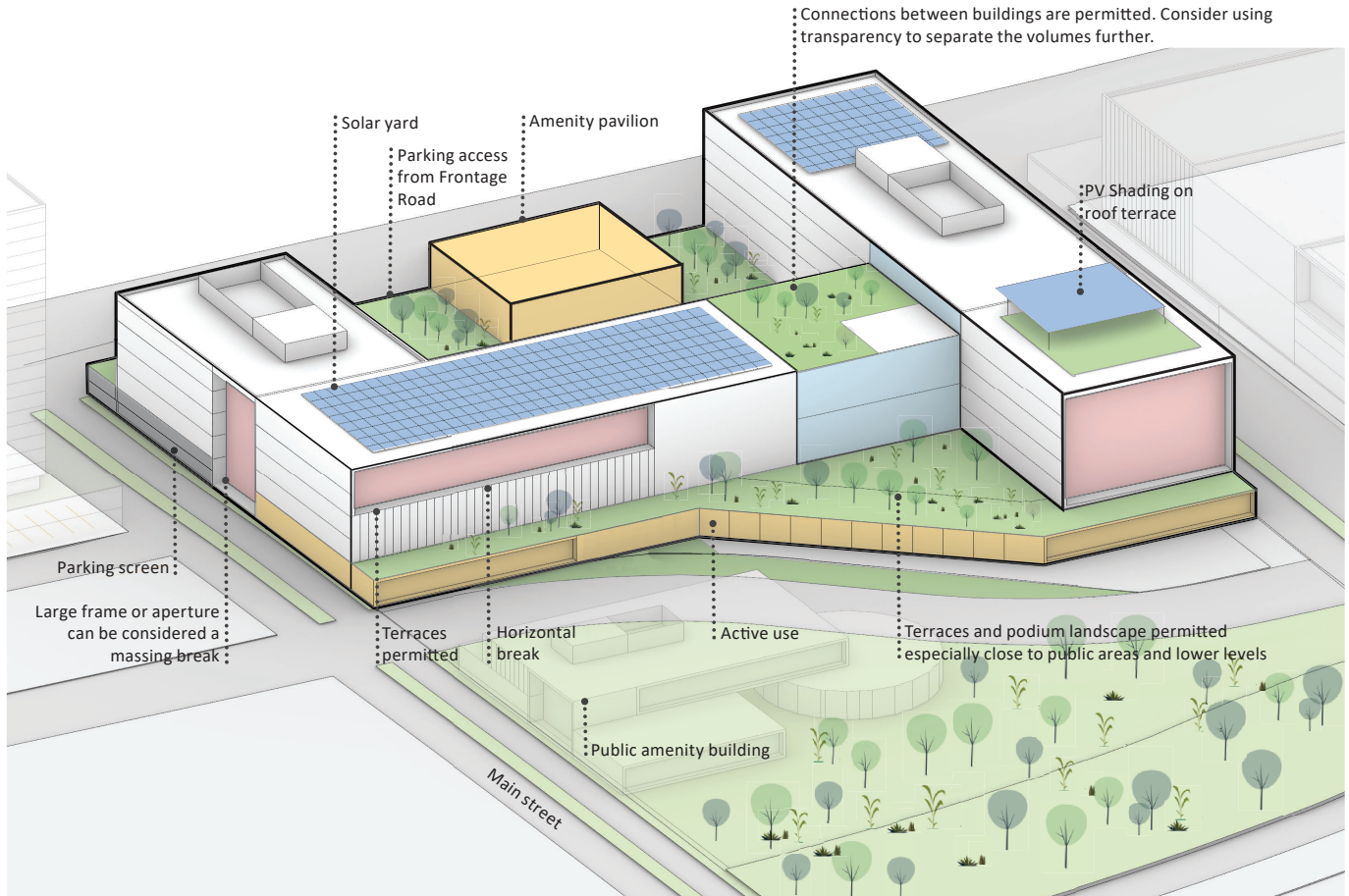


FIGURE 3.79: CAMPUS MID RISE OBJECTIVES

Design Guidelines (Campus Mid-Rise)

5. Signage Design

5.1 Tenant Sign

- Tenant signage is permitted to consist of a sign plaque or a window sign per street frontage for each business at an overall size not to exceed a 1 sq. ft. per 1 foot of frontage. Sign to be non-illuminated. Sign materials shall be selected to be complimentary to the building's architectural finish palette.

5.2 Commerical Building ID Sign

- Commerical Building ID signage is permitted to be projecting or fascia mounted. Sign materials shall be selected to be complimentary to the building's architectural finish palette.

Type of Sign	Maximum Sign Area	Other Requirements
Permanent Commercial ID Signs:		Max. 1 sign for each street frontage. Up to 3 building signs.
Fascia Mounted	1 sq. ft. per 1 foot of frontage with Max. of 100 sq. ft.	
Projecting		No encroachment into the public right-of-way. 1 foot maximum projection above the face of the structure Not more than 1 projecting sign per site.
Monument		Up to 2 monument signs per commercial type.

FIGURE 3.80: REQUIREMENTS FOR COMMERCIAL BUILDING ID SIGNS

Required Standards

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy.

Design Guidelines

- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- Commercial buildings shall be rated Gold under the LEED v4.1 for New Construction or Core and Shell rating system
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric

3.6.8 B-3: CAMPUS LOW-RISE

DESCRIPTION

Campus Low-Rise is less dense than other commercial types, with a maximum height of 100 feet. Generally, this type of building is found in Low Density Commercial areas east of the Caltrain/JPB rail corridor and are in a campus-like setting. These buildings are also allowed in Mid Density Commercial zones. Parking is permitted to be provided via structures or parking lots at grade. No street frontage is required.

Required Standards	
Building Height (max)	<ul style="list-style-type: none"> 100 feet.
Building Street Frontage within Setback Zone (min)	<ul style="list-style-type: none"> NA.
Building Setbacks	<ul style="list-style-type: none"> 40 feet min from top of embankment.
Parking Podium Setbacks	<ul style="list-style-type: none"> NA.
Ground Floor	<ul style="list-style-type: none"> Retail, public services, office, flex workspace, meeting rooms, lobbies, public services or other uses defined in Chapter 02, Table 2.2.

Required Standards	
Parking	<ul style="list-style-type: none"> 2.0 stalls/1000 ft² max. Surface parking. Parking structure - 50 feet max. height. Parking access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access).
Bike Parking Facilities	<ul style="list-style-type: none"> Bicycle parking shall be installed in compliance with the ratios and design standards included in Chapter 06 Circulation, Tables 6.10 and 6.11.
Transportation Demand Management	<ul style="list-style-type: none"> For details on TDM measures refer to Chapter 06 Circulation, Tables 6.7 and 6.8.

Design Guidelines (Campus Low-Rise)

1. Building Modulation & Articulation

Intent

The architecture of Campus Low-Rise should accommodate a variety of commercial users, and allow for unique architectural expression. Building massing should be broken down to reduce the perceived scale and intensity of the development from surrounding public rights-of-way. Buildings should exhibit visual rhythm and variety, and maintain a human scale at ground level, contributing to a campus environment.

Design Guidelines

- Modulation of building scale and façade articulation can be achieved through one or more of the following approaches; for façades greater than 100' in length, at least one is required:
 - Horizontal break in plane (recession or projection)
 - Vertical break in plane (recession or projection)
 - Material differentiation
 - Shared patterns or physical connections between buildings
 - Articulated fenestration, such as recessed or projecting window frames with a minimum depth of 6"
 - Other expressed elements or structural forms that create shadow and texture, and variation in depth
- Bridging between buildings is permitted. Connecting elements is permitted to extend to the ground level to promote social activation and to help break down the scale of the massing
- Physical bridge connections are permitted to have high transparency and programmed with active uses including entryways, amenity spaces, or collaboration and meeting spaces

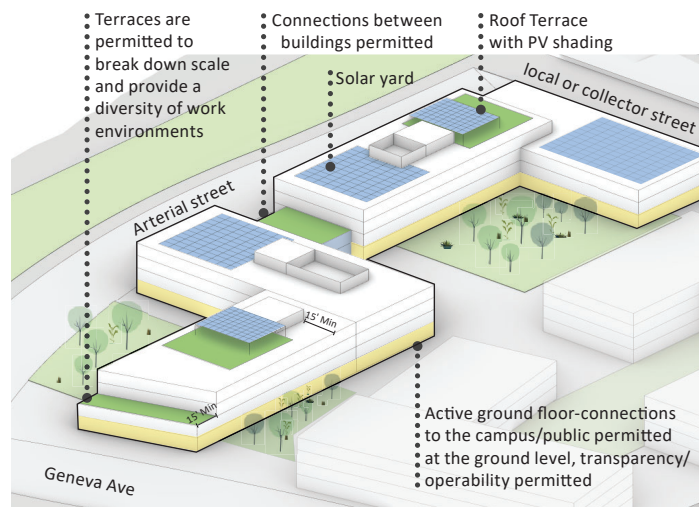


FIGURE 3.81: CAMPUS LOW-RISE OBJECTIVES

Design Guidelines (Campus Low-Rise)

2. Roof Design

2.1 Roofline Modulation & Variety

Intent

Building rooflines are an opportunity for architectural expression, and should distinguish buildings from one another. Unique roof forms are permitted.

Design Guidelines

- Roof design shall be compatible with building design and articulation, accentuating the color, form, and materials of the overall structure
- Roof edges facing public right-of-way shall be reserved for vegetation and/or amenity spaces, where possible
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, if provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - For non-occupiable roofs, a minimum 50% of surface area shall be available for solar panels
 - PV systems is permitted to extend above the maximum building height
- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable roof surfaces through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain
- Rooftop mechanical equipment shall be located a minimum of 15' away from the back of face of the roof parapet and shall be screened to reduce the overall visual impact using landscape/vegetation, green wall, or other screening devices. The screen shall be at least equal in height to the mechanical elements that it screens and is permitted to extend above the maximum building height

2.2 Terraces & Shade Structures

Intent

Terraces are shared areas which provide premium commercial amenity space and more diverse workplace settings for office tenants to enjoy. Terrace design should complement the building's architectural character and is permitted to strategically provide shade structures to promote greater year-round use of these building amenities.

Design Guidelines

- Terraces are permitted at the building roof level, podium level, and at any floor level within the tower footprint
- Terraces shall be a minimum of 15' deep in one dimension

Design Guidelines (Campus Low-Rise)

3. Façade Design

3.1 Fenestration

Intent

Window design in Campus Low-Rise should provide ample amounts of natural daylight throughout the day for building users, preserving views from interior spaces out to shared green spaces and other natural features. Fenestration at ground level should promote visual activation of the public realm through building transparency between indoor and outdoor spaces.

Design Guidelines

- At ground level, the façades shall have a minimum of 50 percent transparency when facing a public right-of-way or open space
- South and west facing windows shall be designed to reduce energy losses via use of recesses, overhangs, or other sun shading approaches

3.2 Building Entries

Intent

Building entries define the threshold between the public and the private realm, and as such, should be intuitively located and easily identifiable from the street. Given their visual prominence, building entries should seek to positively contribute to the character and identity of the street or open space which the entry abuts.

Design Guidelines

- Location & Articulation:
 - Primary entrances shall be from a public right-of-way, or shared open space within a campus environment
 - The entry design shall incorporate two or more of the following features:
 - Use of accentuating light and color
 - A projecting element above
 - A change in material, or change in plane in relative to the primary building façade
- Open Space & Public Realm
 - A minimum of fifty percent (50%) of the front setback area shall be landscaped
 - Green shared spaces are permitted between campus low-rise buildings to facilitate open-air work, collaboration, meetings, and passive recreation
 - Where feasible, active ground level uses, including work and collaboration spaces, should be located along building façades facing open spaces to encourage outdoor activation and usage
 - Open spaces or plazas located along primary building façades shall include seating areas, plantings and/or vegetation. Landscape lighting shall be unobtrusive and shielded to prevent glare such as bollard-type fixture or ground-mounted up-lights for trees

Design Guidelines (Campus Low-Rise)

3. Façade Design (continued)

- Dense landscaping and/or architectural treatments shall be provided to screen features such as storage areas, generator, transformers, trash enclosures and other service elements
- Irrigated landscapes shall comply with the provisions of the Water Conservation in Landscaping Ordinance (refer to City of Brisbane Municipal Code Chapter 15.70, or the latest state provisions, whichever is more effective in conserving water)

3.3 Materials

Intent

Variation of materials within façades provides pattern & texture to individual buildings and provides relief from long runs of repetitive forms within individual blocks and over adjacent blocks. Materials shall be of high quality with textures and colors that further accentuate building design. Changes in building materials along a building face shall relate to building massing.

Design Guidelines

- The primary building material shall be expressed on building faces that are visible to the public
- Façades shall not exceed a 60/40 window-to-wall ratio. Insulated shadow boxes is permitted to be included in the total wall area when their performance is that of a typical wall assembly used elsewhere in the building
- All buildings shall avoid use of mirrored glass
- Any reflective materials on building exteriors shall be positioned to not reflect daytime glare onto the freeway
- Low VOC architectural coatings shall be used

4. Parking and Access

Intent

Where provided, off-street parking should be unobtrusive, and should not detract from, or obscure the building's primary entrance. Impact of parking access on the pedestrian realm should be minimized.

Design Guidelines

- Parking podium
 - Parking podiums shall be screened from sidewalks, courtyards, parks, plazas, or any other pedestrian environment or public open space, with "Liner" buildings (refer to Section 3.5 for specific locations, and Section 3.4.7 for purpose and definition). Screening of podiums with active liners shall not be required on Frontage Road or Tunnel Avenue, as these are intended to serve as primarily vehicular environments.
 - Where above-grade parking is lined with active uses, the design shall match and/or complement the design elements of the building façade.

Design Guidelines (Campus Low-Rise)

4. Parking and Access

(continued)

- Where exposed, podiums shall receive treatment to reduce visual impact, including but not limited to
 - Landscaping / vegetation
 - Architectural paneling with a minimum 30% opacity
- Parking Access shall not be located on the primary (entry) façade of the building, adjacent to, or facing, parks, plazas, building lobbies or primary entries (refer to Section 3.5 for allowable vehicular access locations)
- Any parking or loading access shall not be located on the primary (entry) façade, and shall be located a minimum of 30' from secondary entries
- Service areas shall not be visible or accessible on the primary (entry) frontage
- Entrances shall comply with the Vehicular Access Plans in Section 3.5, and shall be recessed by a min. of 6" from the face of building
- All parking podiums shall make provisions for car sharing priority spaces and electrical charging stations
- Structured Parking
 - Placement of Parking Structures shall not obscure the principal building's primary entrance from public rights-of-way
 - The design shall match and/or complement the design elements of the principal building
 - Parking Structures shall receive treatment to reduce visual impact, including but not limited to
 - Landscaping / vegetation
 - Architectural paneling with a minimum 30% opacity
 - Incorporation of public art into screening elements is permitted
- Vehicular entrances to parking structures shall not be located adjacent to, or facing, plazas, building lobbies or primary entries (refer to Section 3.5 for allowable vehicular access locations).
- Surface Parking
 - The primary building entry shall be clearly visible from all parking areas.
 - Avoid crossing loading and service traffic with pedestrian routes between parking areas and the principal building. Circulation systems shall be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation shall take precedence over vehicular circulation
 - Surface parking is permitted to be covered by PV shade canopies and/or canopy trees to reduce visual impact

Design Guidelines (Campus Low-Rise)

5. Signage Design

5.1 Tenant Sign

- Tenant signage is permitted to consist of a sign plaque or a window sign per street frontage for each business at an overall size not to exceed a 1 sq. ft. per 1 foot of frontage. Sign to be non-illuminated. Sign materials shall be selected to be complimentary to the building's architectural finish palette.

5.2 Commerical Building ID Sign

- Commerical Building ID signage is permitted to be projecting or fascia mounted. Sign materials shall be selected to be complimentary to the building's architectural finish palette.

Type of Sign	Maximum Sign Area	Other Requirements
Permanent Commercial ID Signs:		Max. 1 sign for each street frontage. Up to 3 building signs.
Fascia Mounted	1 sq. ft. per 1 foot of frontage with Max. of 100 sq. ft.	
Projecting		No encroachment into the public right-of-way. 1 foot maximum projection above the face of the structure Not more than 1 projecting sign per site.
Monument		Up to 2 monument signs per commercial type.

FIGURE 3.82: REQUIREMENTS FOR COMMERCIAL BUILDING ID SIGN

Required Standards

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy.

Design Guidelines

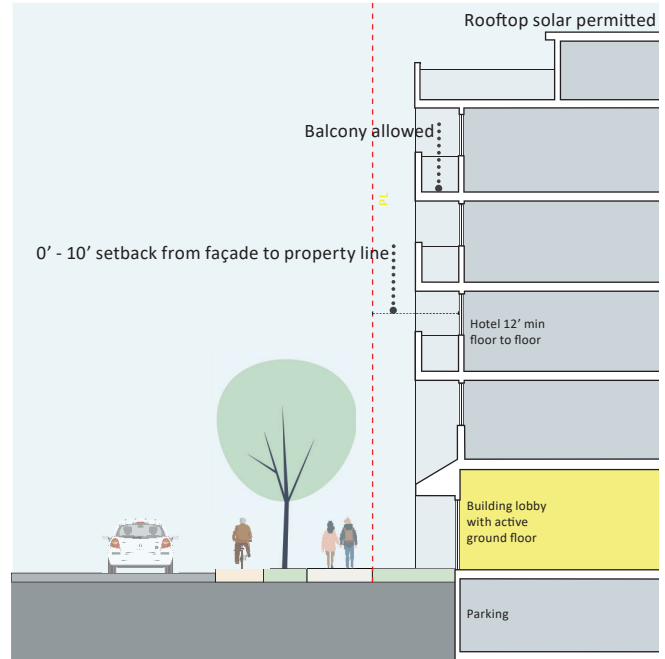
- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- Commercial buildings shall be rated Gold under the LEED v4.1 for New Construction or Core and Shell rating system
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric

3.6.9 B-4: HOSPITALITY

DESCRIPTION

Hospitality type has a maximum height of 240 feet, providing spaces appropriate for a diversity of commercial uses. Parking is below grade or in two-story podiums. This type is intended for use near the Bayshore Caltrain Station Plaza in High Density Commercial areas. Along Frontage Road, the parking structure can be exposed while AGF uses are required along Baylands Boulevard and at the Bayshore Caltrain Station Plaza.

Required Standards	
Building Height (max)	<ul style="list-style-type: none"> 240 feet.
Building Street Frontage within Setback Zone (min)	<ul style="list-style-type: none"> As per District Plans in Section 3.5. Podium – AGF liner required at street, plaza or park. No requirement on Frontage Road.
Building Setbacks	<ul style="list-style-type: none"> 0-3 foot front setback at Active Ground Floor uses. 0-10 feet at all other streets, open spaces, parks, and plazas. 50 foot setback for no more than 50 percent of street frontage is required for sidewalk courtyards along Baylands Blvd., north of Geneva Ave.
Parking Podium Setbacks	<ul style="list-style-type: none"> Min 5 foot setback. 3-10 feet. where liner frontage use required (see Section 3.5 for location of required podium liner and Section 3.4.7 for liner details).
Ground Floor	<ul style="list-style-type: none"> Retail, public services, entries or uses defined at required or allowed ‘Active Ground Floor’ locations (refer to Section 3.4.1 for details).



Section to represent basic design goals of Hospitality

Required Standards	
Ground Floor (continued)	<ul style="list-style-type: none"> Hotel lobby, office, flex workspace, meeting rooms or public services at all other locations.
Parking	<ul style="list-style-type: none"> 0.5 stall/1000 ft² max. Parking podium - 50 feet max. height. Parking access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access).
Bike Parking Facilities	<ul style="list-style-type: none"> Bicycle parking shall be installed in compliance with the ratios and design standards included in Chapter 06 Circulation, Tables 6.10 and 6.11.
Transportation Demand Management	<ul style="list-style-type: none"> For details on TDM measures refer to Chapter 06 Circulation, Tables 6.7 and 6.8.

Design Guidelines (Hospitality)

1. Building Modulation & Articulation

Intent

Hospitality architecture should be designed to exhibit visual rhythm and variety. Façade articulation reduces the perceived scale and intensity of the development from surrounding public rights-of-way, helps to define building entryways, and creates a human scale experience along street edges and within shared green spaces.

Design Guidelines

- Modulation of building scale and façade articulation can be achieved through one or more of the following approaches:
 - Horizontal break in plane
 - Vertical break in plane
 - Material differentiation
 - Shared patterns or physical connections between buildings
 - Articulated fenestration
- To vary façade depth, two or more of the following shall be used:
 - Horizontal and vertical recessing and/or projections
 - Changes in height and floor levels
 - Changes in shading devices
 - Window reveals with a minimum depth of 6"

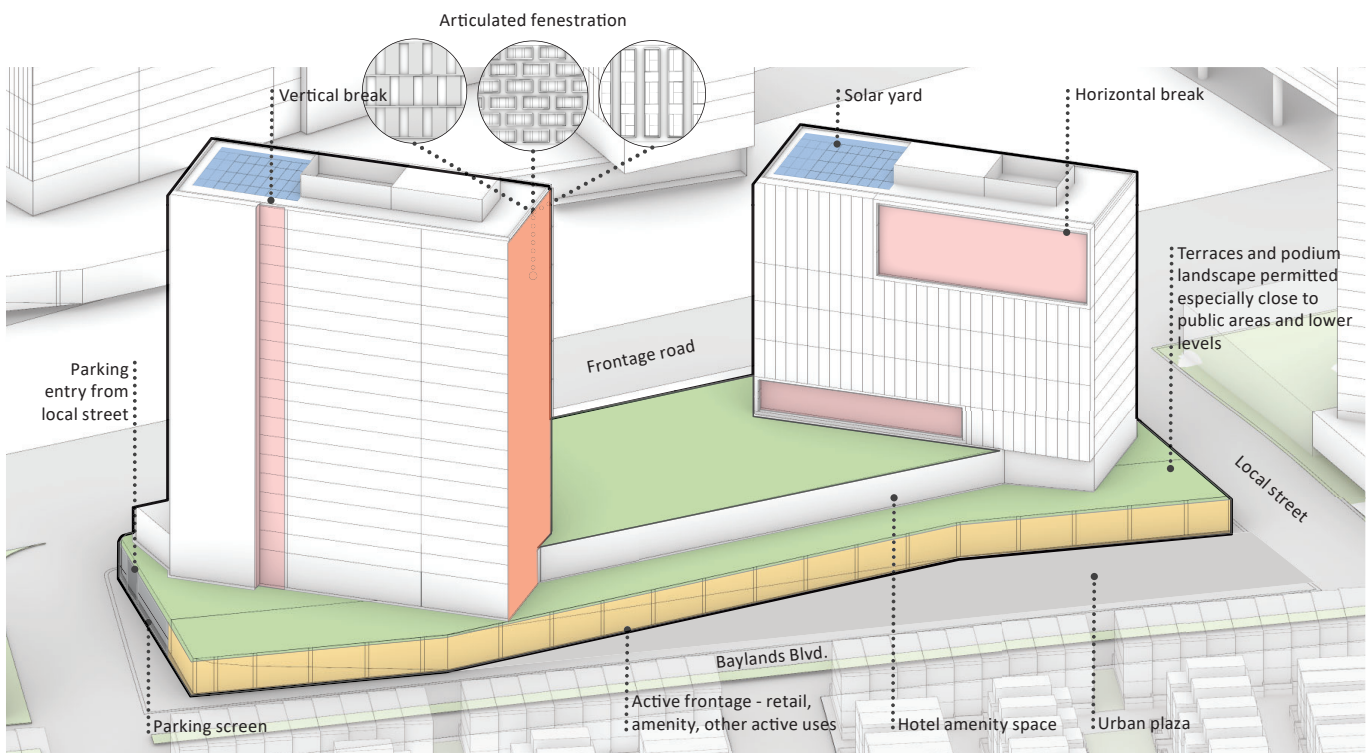


FIGURE 3.83: HOSPITALITY OBJECTIVES

Design Guidelines (Hospitality)

2. Roof Design

2.1 Roofline Modulation & Variety

Intent

Building rooflines should distinguish hospitality buildings from other types, and provide relief from repetitive forms. Roof and parapet design is permitted to retain flexibility for a variety of rooftop uses and functions.

Design Guidelines

- Roof design shall be compatible with building design and articulation, accentuating the color, form, and materials of the overall structure
- Roof edges facing public right of way shall be reserved for vegetation and/or amenity spaces, where possible
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, if provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - For non-occupiable roofs, a minimum 50% of surface area shall be available for solar panels
 - PV systems is permitted to extend above the maximum building height
- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable roof surfaces through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain
- Rooftop mechanical equipment shall be located a minimum of 15' away from the back face of the roof parapet and shall be screened to reduce the overall visual impact using landscape/vegetation, green wall, or other screening devices. The screen shall be at least equal in height to the mechanical elements that it screens and is permitted to extend above the maximum building height

2.2 Terraces & Shade Structures

Intent

Terraces are shared areas which provide premium amenity space for guests to enjoy. Terrace design should complement the building's architectural character and is permitted to strategically provide shade structures, wind breaks, or other features to promote greater year-round use of these building amenities.

Design Guidelines

- Terraces are permitted at the building roof level, podium level, and at any floor level within the tower footprint
- Terraces shall be a minimum of 15' deep in one dimension

Design Guidelines (Hospitality)

3. Façade Design

3.1 Fenestration

Intent

Hospitality fenestration should provide ample amounts of natural daylight and air throughout the day for guests, preserving views from interior spaces out to shared green spaces and other natural features. Fenestration at ground level should promote visual activation of the public realm through building transparency between indoor and outdoor spaces.

Design Guidelines

Where active ground floor uses are provided, the façade shall have a minimum of 50 percent transparency

- South and west facing windows shall be designed to reduce energy losses via use of recesses, overhangs, or other sun shading approaches
- Any building greater than 100 feet tall shall employ the following bird-friendly design strategies:
 - Consult a qualified biologist experienced with urban building bird strikes design issues to identify measures related to the external appearance of the building to minimize the risk of bird strike.
 - Use a bird-friendly glazing treatment on the façades of any floor within 12 feet of the level from a green roof if the façade has 50% or more glazed surface. Examples of bird-friendly glazing treatments include, but are not limited to:
 - Use of panned glass with fenestration patterns
 - Use of decorative screens, applied film, louvers, angled, fritted and/or frosted glass
 - Minimizing the use of transparent building corners
 - Use of low profile, low intensity lighting directed downward
 - Use of shielded fixtures for outdoor lighting
 - Use of motion sensor lighting and automatic shut offs
 - Use of window treatments that reduce transmission of light of the building

3.2 Building Entries

Intent

Building entries represent a threshold of arrival, and as such, should be intuitively located and easily identifiable from the street. Given their visual prominence, building entries should positively contribute to the character and identity of the street or open space which the entry fronts.

Design Guidelines

- Location & Articulation:
 - All primary and storefront entrances the building shall be from a public right-of-way

Design Guidelines (Hospitality)

3. Façade Design

(continued)

- The entry design shall incorporate two or more of the following features:
 - A change in material, or change in plane in relative to the primary building façade
 - Use of accentuating light and color
 - A projecting element above
 - Recessed doors or cased openings
- Where Active Ground Floor use is provided, the façade shall have a minimum of 50 percent transparency (Refer to Section 3.5 District and Block Standards for locations of Required and Allowed Active Ground Floor)
- Open Space & Public Realm
 - A minimum of fifty percent (50%) of the front setback area shall be landscaped
 - Landscape lighting shall be unobtrusive and shielded to prevent glare such as bollard-type fixture or ground-mounted up-lights for trees.
 - Dense landscaping and/or architectural treatments shall be provided to screen features such as storage areas, generator, transformers, trash enclosures and other service elements
 - Where landscaping is provided, at least 75% native California or drought tolerant plant or tree species shall be used (Refer to Section A4.106.3 Landscape Design)

3.3 Materials

Intent

Variation of materials within façades provides pattern & texture to individual buildings and provides relief from long runs of repetitive forms within individual blocks and over adjacent blocks. Materials shall be of high quality with textures and colors that further accentuate building design. Changes in building materials along a building face shall relate to building massing.

Design Guidelines

- The primary building material shall be expressed on building faces that are visible to the public
- Façades shall not exceed a 60/40 window-to-wall ratio. Insulated shadow boxes is permitted to be included in the total wall area when their performance is that of a typical wall assembly used elsewhere in the building
- All buildings shall avoid use of mirrored glass
- Any reflective materials on building exteriors shall be positioned to not reflect daytime glare onto the freeway
- Low VOC architectural coatings shall be used

3.4 Balconies and Overhangs

Intent

Where provided, balconies and overhangs must be meaningfully integrated with the overall architectural massing and expression of the building. Balconies and overhangs should be functional rather than purely ornamental.

Design Guidelines (Hospitality)

<p>3. Façade Design (continued)</p>	<p><i>Design Guidelines</i></p> <ul style="list-style-type: none"> • Projecting Balconies and overhangs balconies are limited to the setback zone and shall not extend beyond the Property Line • Projecting Balconies shall have a minimum depth of 5' • Flooring for balconies shall be a solid material without any openings or perforations
<p>4. Parking & Access</p>	<p><i>Intent</i></p> <p>Where provided, off-street parking should be unobtrusive, and should not detract from, or obscure the building's primary entrance. Impact of parking access on the pedestrian realm should be minimized.</p> <p><i>Design Guidelines</i></p> <ul style="list-style-type: none"> • Parking Podium <ul style="list-style-type: none"> ◦ Parking podiums shall be screened from sidewalks, courtyards, parks, plazas, or any other pedestrian environment or public open space, with "Liner" buildings (refer to Section 3.5 for specific locations, and Section 3.4.7 for purpose and definition). Screening of podiums with active liners shall not be required on Frontage Road or Tunnel Avenue, as these are intended to serve as primarily vehicular environments. ◦ Where above-grade parking is lined with active uses, the design shall match and/or complement the design elements of the building façade. ◦ Where exposed, podiums shall receive treatment to reduce visual impact, including but not limited to <ul style="list-style-type: none"> – Landscaping / vegetation – Architectural paneling with a minimum 30% opacity ◦ Parking Access shall not be located on the primary (entry) façade of the building, adjacent to, or facing, parks, plazas, building lobbies or primary entries (refer to Section 3.5 for allowable vehicular access locations) ◦ Any parking or loading access shall not be located on the primary (entry) façade, and shall be located a minimum of 30' from secondary entries • Service areas shall not be visible or accessible on the primary (entry) frontage • Entrances shall comply with the Vehicular Access Plans in Section 3.5, and shall be recessed by a min. of 6" from the face of building • All parking podiums shall make provisions for car sharing priority spaces and electrical charging stations

Design Guidelines (Hospitality)

5. Signage Design

5.1 Tenant Sign

- Tenant signage is permitted to consist of a sign plaque or a window sign per street frontage for each business at an overall size not to exceed a 1 sq. ft. per 1 foot of frontage. Sign to be non-illuminated. Sign materials shall be selected to be complimentary to the building's architectural finish palette.

5.2 Commerical Building ID Sign

- Commerical Building ID signage is permitted to be projecting or fascia mounted. Sign materials shall be selected to be complimentary to the building's architectural finish palette.

Type of Sign	Maximum Sign Area	Other Requirements
Permanent Commercial ID Signs:		Max. 1 sign for each street frontage. Up to 3 building signs.
Fascia Mounted	1 sq. ft. per 1 foot of frontage with Max. of 100 sq. ft.	
Projecting		No encroachment into the public right-of-way. 1 foot maximum projection above the face of the structure Not more than 1 projecting sign per site.
Monument		Up to 2 monument signs per commercial type.

FIGURE 3.96: REQUIREMENTS FOR COMMERCIAL BUILDING ID SIGNS

Required Standards

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy.

Design Guidelines

- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- Commercial buildings shall be rated Gold under the LEED v4.1 for New Construction or Core and Shell rating system
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric

3.6.10 B-5: AMENITY

DESCRIPTION

Amenity buildings have a maximum height of 60 feet and contain floor plates appropriate for residential amenities such as meeting rooms, recreation, restaurants, and club house. Parking is provided via at-grade lots. Primary application is along the west side of Baylands Boulevard between Main Street and Campus Parkway.

Required Standards

Building Height (max)	<ul style="list-style-type: none"> 60 feet.
Building Street Frontage within Setback Zone (min)	<ul style="list-style-type: none"> NA.
Building Setbacks	<ul style="list-style-type: none"> NA.
Parking Podium Setbacks	<ul style="list-style-type: none"> NA.
Ground Floor	<ul style="list-style-type: none"> All public entries must access sidewalks or greenways.

Required Standards

Parking	<ul style="list-style-type: none"> Surface parking. 0.25 stalls/1000 ft² max. Parking access must be located at a minimum of 50 feet from any street intersection (refer to Section 3.5 for parcel vehicular access).
Bike Parking Facilities	<ul style="list-style-type: none"> Bicycle parking shall be installed in compliance with the ratios and design standards included in Chapter 06 Circulation, Tables 6.10 and 6.11.
Transportation Demand	<ul style="list-style-type: none"> NA.

Design Guidelines (Amenity)

<p>1. Building Modulation & Articulation</p>	<p><i>Intent</i></p> <p>Given their comparatively smaller scale and public-facing nature of their programming, amenity buildings present an opportunity to introduce unique architectural character and identity that complement the residential or commercial buildings they programmatically support.</p> <p><i>Design Guidelines</i></p> <ul style="list-style-type: none"> Façades shall provide articulation to avoid large, flat wall areas. Articulation is permitted to be achieved through one or more of the following: <ul style="list-style-type: none"> Change in materials Horizontal break in plane Vertical break in plane Articulated fenestration Any permitted outdoor storage or mechanical equipment shall be fully screened from view from areas accessible to the general public
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Design Guidelines (Amenity)

2. Roof Design

2.1 Roofline Modulation & Variety

Intent

Building rooflines are an opportunity for architectural expression, and should distinguish buildings from one another. Unique roof forms are permitted. Roof and parapet design is permitted to retain flexibility for a variety of rooftop uses and functions.

Design Guidelines

- Roof design shall be compatible with building design and articulation, accentuating the color, form, and materials of the overall structure
- Roofs shall incorporate opportunities for photovoltaic (PV) panels
 - PV arrays, if provided, are permitted to be maintained as a solar yard or used as shade structures for roof terraces
 - For non-occupiable roofs, a minimum 50% of surface area shall be available for solar panels
 - PV systems is permitted to extend above the maximum building height
- Where solar panels or shade structures are not installed, cool roof design shall be employed for all non-occupiable roof surfaces through one or more of the following:
 - Highly reflective roofing material or coating (minimum 70% solar reflectance)
 - Green roof
 - Other systems or material with high thermal emittance (0.9 or higher) which provide reduction in solar heat gain

2.2 Terraces & Shade Structures

Intent

Roof terraces have the potential to provide premium outdoor amenity space for all to enjoy. Terrace design should complement the building's architectural character and is permitted to strategically provide shade structures to promote greater year-round use of these building amenities.

Design Guidelines

- Terraces are permitted at the building roof level, podium level, and at any floor level within the tower footprint
- Terraces shall be a minimum of 15' deep in one dimension
- Stepped terraces can be incorporated in the design to engage the building with surrounding parks and open spaces and to provide a point of public access to other rooftop amenities
- Terraces are permitted to connect to street level or public open space via a public stair or other vertical connection.

Design Guidelines (Amenity)

3. Façade Design	<p>3.1 Fenestration</p> <p><i>Intent</i></p> <p>Window design in Amenity buildings should provide ample amounts of natural daylight throughout the day for building users, preserving views from interior spaces out to shared green spaces and other natural features. Fenestration at ground level should promote visual activation of the public realm through building transparency between indoor and outdoor spaces.</p> <p><i>Design Guidelines</i></p> <ul style="list-style-type: none">• Window patterns shall be well proportioned to the building, shall be varied to achieve diversity in architecture, and shall provide adequate light and air to interiors, where applicable• South and west facing windows shall be designed to reduce energy losses <p>3.2 Building Entries</p> <p><i>Intent</i></p> <p>Building entries should be intuitively located and easily identifiable from the street. Given their visual prominence and public-facing nature, building entries should seek to positively contribute to the character and identity of the street or open space which the entry abuts and express a welcoming and inviting sense of arrival to visitors.</p> <p><i>Design Guidelines</i></p> <ul style="list-style-type: none">• Location & Articulation:<ul style="list-style-type: none">◦ Entrances shall be appropriately scaled and easy to find◦ Entry design is recommended to incorporate a change in material or change in plane relative to the primary building façade• Open Space & Public Realm<ul style="list-style-type: none">◦ The design of interior ground floor spaces should visually and programmatically engage with outdoor open spaces◦ Dense landscaping and/or architectural treatments shall be provided to screen features such as storage areas, generator, transformers, trash enclosures and other service elements
4. Parking and Access	<p><i>Intent</i></p> <p>Where provided, surface parking should be unobtrusive, and should not detract from, or obscure the building's primary entrance. Impact of parking access on the pedestrian realm should be minimized.</p> <p><i>Design Guidelines</i></p> <ul style="list-style-type: none">◦ The primary building entry shall be clearly visible from all parking areas.◦ Avoid crossing loading and service traffic with pedestrian routes between parking areas and the principal building. Circulation systems shall be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation shall take precedence over vehicular circulation◦ Surface parking is permitted to be covered by PV shade canopies and/or canopy trees to reduce visual impact

Design Guidelines (Amenity)

5. Signage Design

5.1 Tenant Sign

- Tenant signage is permitted to consist of a sign plaque or a window sign per street frontage for each business at an overall size not to exceed a 1 sq. ft. per 1 foot of frontage. Sign to be non-illuminated. Sign materials shall be selected to be complimentary to the building's architectural finish palette.

5.2 Building ID Sign

- Commercial Building ID signage is permitted to be projecting or fascia mounted. Sign materials shall be selected to be complimentary to the building's architectural finish palette.

Type of Sign	Maximum Sign Area	Other Requirements
Permanent Building ID Signs:		Max. 1 sign for each street frontage. Up to 3 building signs.
Fascia Mounted	1 sq. ft. per 1 foot of frontage with Max. of 100 sq. ft.	
Projecting		No encroachment into the public right-of-way. 1 foot maximum projection above the face of the structure Not more than 1 projecting sign per site.
Monument		Up to 2 monument signs per commercial type.

FIGURE 3.84: REQUIREMENTS FOR BUILDING ID SIGNS

Required Standards

6. Sustainability

Intent

Building design strategies should support the Baylands goal of Zero Carbon Buildings through energy-efficient design and onsite generation of renewable energy.

Design Guidelines

- Buildings shall comply with all performance standards in Chapter 4 Sustainability Framework
- Commercial buildings shall be rated Gold under the LEED v4.1 for New Construction or Core and Shell rating system
- All buildings shall be designed to accommodate Solar Photovoltaic Systems
- All building systems shall be electric

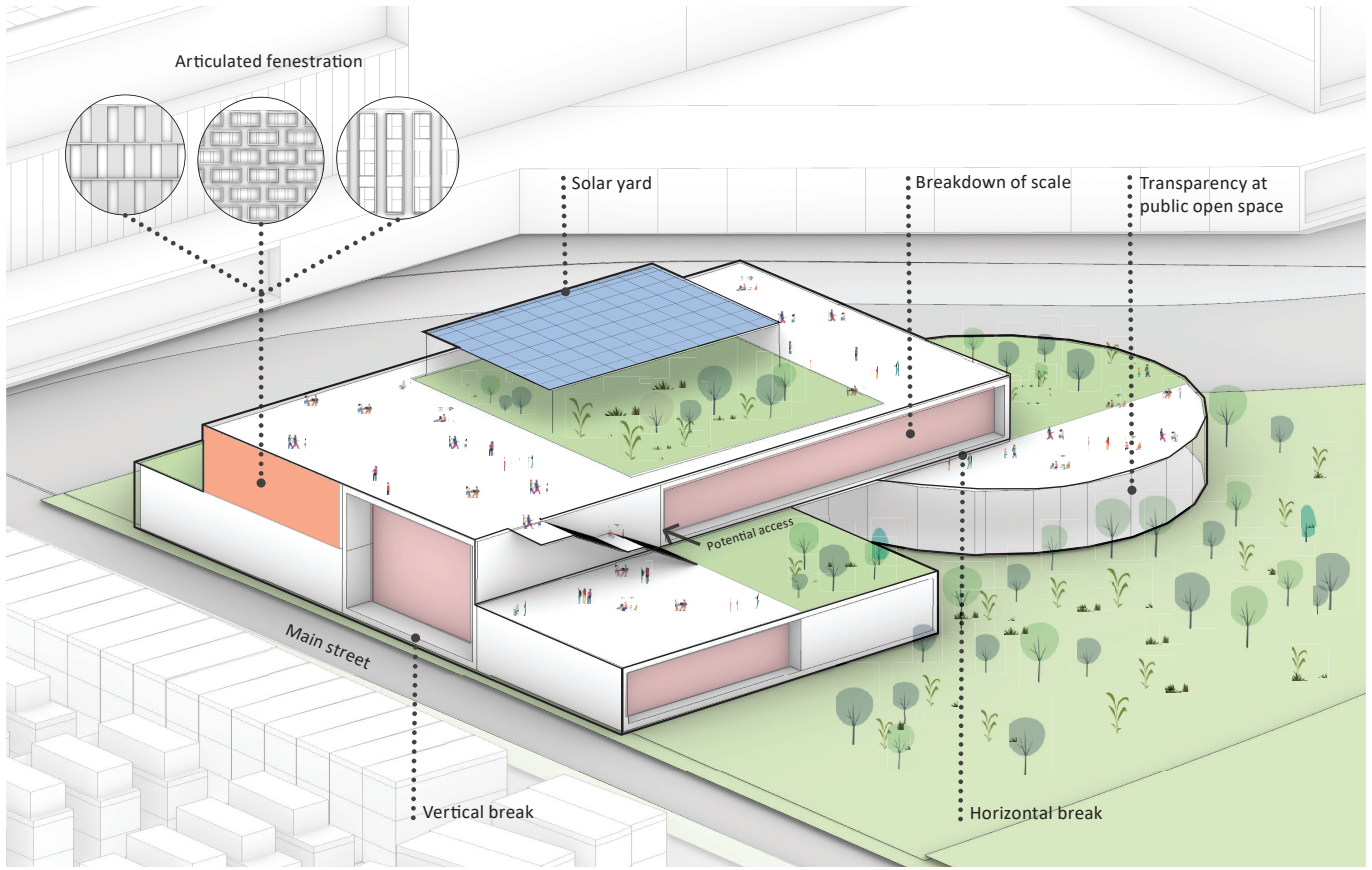


FIGURE 3.85: AMENITY OBJECTIVES

3.7 SCREENING DESIGN GUIDELINES

The following standards apply to all accessory uses within The Baylands. They are meant to reduce the visual impact of any structure or equipment classified as incidental and accessory to a principal use of a parcel.

3.7.1 ACCESSORY USE IN SUSTAINABLE INFRASTRUCTURE LAND USE

- The off-site visibility of exterior equipment such as heating and ventilation units, above-ground storage tanks, compactors and compressors, shall be screened to reduce overall visual impact using fencing, painting, landscape or other screening devices.
- The screening device shall be at least equal in height to the mechanical elements that it screens.
- Outdoor storage of trucks and equipment is only permitted in Sustainable Infrastructure and Open Space land uses
- Outdoor storage shall be screened to reduce overall visual impact using fencing, landscape or other screening devices
- All receptacles for collection and recycling shall be screened from view at street level

3.7.2 ACCESSORY USE IN OTHER LAND USES

- The off-site visibility of exterior equipment such as heating and ventilation units, above-ground storage tanks, compactors and compressors, shall be screened to reduce overall visual impact using fencing, painting, landscape or other screening devices.
- Where partially enclosed, the open element of the enclosures shall not be visible from public right-of-way.
- Where enclosed, enclosures shall be designed, painted and textured to match or complement the principal building.
- Screening devices shall have a maximum height of 15 feet. If lower, the devices shall at least be equal in height as the accessory equipment.

- Outdoor storage of trucks and equipment is only permitted in Sustainable Infrastructure and Open Space land uses
- Outdoor storage shall be screened to reduce overall visual impact using fencing, landscape or other screening devices
- All receptacles for collection and recycling shall be properly covered from public right-of-way.

3.8 LIGHTING DESIGN STANDARDS

All development within The Baylands shall comply with the following lighting design standards. These standards minimize project lighting effects, while maintaining requirements for public safety and comfort.

3.8.1 GENERAL STANDARDS

- Limit light spill across the property lines, such that illumination at the property line of any use within the Project Site that is attributable to the subject property does not exceed 0.1-foot-candles on business properties and 0.05-foot-candles on residential properties and open space areas. On-site lighting of site-specific development within the Project Site shall result in zero direct-beam illumination leaving the site.
- Street lighting shall be comprised of shorter, LED, pedestrian-scaled fixtures, rather than tall cobra head fixtures, and focus the light downward onto the pedestrian through zone.
- Off-street pedestrian walkways and trails shall have bollard-type lighting to ensure visibility and safety for pedestrians, cyclists, and others.
- Laser source lights and searchlights, and any other high-intensity light for outdoor advertising or entertainment used to attract attention to commercial activities or community events, shall be prohibited.
- Light fixtures that produce a warm light and focus the light downward onto the pedestrian zone shall be selected

- Landscape lighting shall be unobtrusive and shielded to prevent glare such as bollard-type fixture or ground-mounted up-lights for trees.
- Entry monuments shall be lighted with low-level lights with fixtures concealed to highlight the names, maps, etc.
- All parking lot, recreational area, walkway, and trail lighting shall have no light emitted above 90 degrees.
- Project lighting shall be designed to control light energy and ensure that exterior lighting is directed downward and away from adjacent streets and buildings in a manner designed to minimize off-site light spillage.
- Preserve Brisbane's existing dark sky views through light pollution reduction measures, including compliance with CalGreen light reduction standards, and compliance with one or more of the following measures:
 - (i) Use of exterior light fixtures that prevent light trespass, and direct light downwards instead of up to the sky, and avoid use of blue light.*
 - (ii) When interior or exterior lights must be left on at night, the operator of the buildings shall examine and adopt alternatives to bright, all-night, floor-wide lighting, which may include:*
 - *Installing motion-sensitive lighting.*
 - *Using desk lamps and task lighting.*
 - *Reprogramming timers.*
 - *Use of lower-intensity lighting*
- Internal silvering of the globe or external opaque reflectors shall be provided to direct light away from preserved wetland or open water habitats.
- Private sources of illumination around homes shall also be directed and/or shaded to minimize glare into these habitats.

3.8.2 GENERAL STANDARDS - ECOLOGICAL HABITAT ZONE

Within ecological spaces (refer to Figure 5.3.4), site lighting shall be used minimally and appropriately to reduce the impact on the ecological environment, and deployed as needed for accessibility, safety, and security.

- Near wetland habitat areas, street lighting shall be provided only at intersections.
- Low-intensity street lamps and low elevation lighting poles shall be used.

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