

PARCEL H DESIGN GUIDELINES MATRIX

Objective/S ubjective	Building Height, Massing and Treatment	Option 1		Option 2	
		Compliance Analysis	Discussion	Compliance Analysis	Discussion
O/S	Design Intent The massing of buildings should contribute to the overall form and structure of the community, to the spatial definition of public spaces and streets, and to the visual diversity and interest of the public realm. Taller buildings up to 240 feet in height should be designed and sited to accentuate the form and importance of Clinton Basin, and to mark the key gateways into the community.	Yes	The Phase 2 building is adjacent to Clinton Basin and a mid-rise building topping at 78'6". The massing of the building is broken down and differentiated from neighboring buildings.	Yes	The Phase 2 building is adjacent to Clinton Basin and a high-rise building topping at 235'. The building has three components: the tower, the mid-rise section at 85', and the base of the building is measured at 54' in height. These sections help break down the massing of the building and staying within the design guidelines. This is the only parcel on the east side proposed with a tower, helping to distinguish it from neighboring buildings.
	Mid-rise buildings up to 86 feet in height should be utilized to define internal streets, and building edges should step down to 55 feet along the remainder of the Clinton Basin and along more intimately-scaled residential mews. Portions of buildings should also be permitted to a height of 120 feet where such massing can be visually supported by the adjacent public open space.				
S	a. Building volumes should be articulated separately to break down the perceived scale and mass of the structure and to provide visual interest.	Yes	The two buildings have vertical and horizontal articulation to help break down the mass of the building and provides visual interest.	Yes	The Phase 2 building is adjacent to Clinton Basin and a high-rise building topping at 235'. The building has three components: the tower, the mid-rise section at 85', and the base of the building is measured at 54' in height. These sections help break down the massing of the building and staying within the design guidelines. This is the only parcel on the east side proposed with a tower, helping to distinguish it from neighboring buildings.
S	b. Corner locations, visual termini, major entries and other visible building frontages should receive special emphasis and treatment.	Yes	The corner façade of Brooklyn Basin Way and Clinton Basin were designed with special treatment and to help with connectivity to the public street.	Yes	The corner façade of Brooklyn Basin Way and Clinton Basin were designed with special treatment and to help with connectivity to the public street.
S	c. A varied building silhouette is encouraged through significant changes in massing at rooflines.	Yes	The two buildings are of different height to provide height variation within the parcel and to the adjacent parcels.	Yes	The two buildings are of different height to provide height variation within the parcel and to the adjacent parcels.
O	Tower Location and Massing Buildings above 120 feet and up to 240 feet in height are limited to particular tower zones (see diagram) located in areas that will have less shadow impact, and that will reinforce the overall form and structure of the community. Tower zones are established: at the edges of Clinton Basin and Gateway Park, along the Embarcadero at Channel and Shoreline Parks, and near the foot of Eighth Avenue. Within each of these zones, one tower will be permitted, subject to the following guidelines:	N/A	The buildings are proposed at 58 feet and 78 feet 6 inches in height.	Yes	The tower is permitted at proposed location.
S	1. The tower should be sited and shaped in a manner that reinforces the spatial characteristics of the public space and/or street on which it is located.	N/A	No tower is proposed for this option.	Yes	Building design complies.
O	2. The maximum floorplate of all towers should not exceed 15,000 square feet with the exception of the tower at the foot of 8th Avenue, which shall not exceed 12,000 square feet. Towers should have compact floorplates with no dimension exceeding 165 feet.	N/A	No tower is proposed for this option.	Yes	Building design complies.
O	3. The tower should be spaced such that one tower is at least 200 feet away from another tower.	N/A	No tower is proposed for this option.	Yes	The adjacent parcels do not have any towers proposed.
S	4. Architectural treatments should be employed to accentuate the vertical proportion of the towers through shaping, fenestration, materials, etc.	N/A	No tower is proposed for this option.	Yes	There are breaks in the building plane, use of glass, and variation in design of the building.
S	5. Special treatments should be introduced to vary and create interest across and enhance the skyline appeal and visual appearance of the structure (e.g., reduction of floorplate size and/or increase in floor-to-floor dimension on top floors, change in fenestration, spires, introduction of special materials or visual features, etc.).	N/A	No tower is proposed for this option.	Yes	An angled window wall at the top of the tower creates interest and helps to screen the mechanical equipment and solar panels at the top of the building.
S	6. The tower should be designed to provide an interesting silhouette, profile and volumetric form on the skyline through variation of building material, building shape, plane and stepbacks.	N/A	No tower is proposed for this option.	Yes	The Phase 2 building is adjacent to Clinton Basin and a high-rise building topping at 235'. The building has three components: the tower, the mid-rise section at 85', and the base of the building is measured at 54' in height. These sections help break down the massing of the building and staying within the design guidelines.
S	7. The topmost floors of the building should be architecturally differentiated through the use of stepbacks or changes in material and fenestration as appropriate to the overall architectural expression of the building.	N/A	No tower is proposed for this option.	Yes	Building design complies.

S	8. The tower should be architecturally integrated with the perimeter block architecture at its base, differentiated by a change in plane, material and/or fenestration. While setbacks may be appropriate to create a building base, vertical expression of the tower is also encouraged; "wedding-cake" buildings are discouraged.	N/A	No tower is proposed for this option.	Yes	The differing height sections of the tower occur at opposite ends of the building in order to avoid a "wedding cake" buildign design.
O	9. The use of mirrored or highly reflective glass is discouraged in favor of tower buildings that combine transparent curtain wall glazing with punctured wall treatments.	N/A	No tower is proposed for this option.	Yes	Building design complies.
S	10. Placement and design of balconies should avoid repetitive eggcrate patterns, but rather be located and designed to reinforce the overall building form.	N/A	No tower is proposed for this option.	Yes	Building design complies.
O	Variation in Overall Building Height Apart from the tower zones, the predominant building height within the Brooklyn Basin community is 86 feet. To promote additional variation in building height and to avoid a "pancake" or benching effect on the skyline, buildings will be permitted additional height of up to 120 feet, subject to the following guidelines:	Yes	The mid-rise building tops at 78 feet 6 inches and the townhome building has a maximum height of 58 feet, giving height variations on Parcel H and the adjacent parcels.	Yes	The tower building is split between three different heights: 235 feet, 85 feet, and 54 feet with and the townhome building with a maximum height of 58 feet. The variations these heights on Parcel H helps to distinguish it from the adjacent parcels.
O	1. The additional height is located along edges that will not result in excessive shading of public and pedestrian-oriented spaces. Acceptable locations include the 9th Avenue/Shoreline Park edge, on Parcels B, C, D, and H of the Preliminary Development Package.	N/A	This option does not seek the additional 120 ft. in height.	Yes	This parcel is for Parcel H which is included as one of the acceptable locations.
S	2. The additional height is employed in areas that articulate key intersections, gateways, and/or street and building geometries.	N/A	This option does not seek the additional 120 ft. in height.	Yes	The tower building will be along the corner of Brooklyn Basin Way and Clinton Basin which are two prominent street frontages within the Brooklyn Basin
O	3. The additional height does not exceed 50% of the area of the topmost floor below the 86-foot height.	N/A	This option does not seek the additional 120 ft. in height.	Yes	Building design complies.
O	4. A reduction of building height is encouraged below 86 feet (equivalent to the total floor area of the additional height above 86 feet); these reduced height areas should be located in areas that will result in increased solar access to streets, mews, or other public spaces.	Yes	The mid-rise building tops at 78 feet 6 inches and the townhome building has a maximum height of 58 feet, giving height variations on Parcel H and the adjacent parcels.	Yes	The tower building is split between three different heights: 235 feet, 85 feet, and 54 feet with and the townhome building with a maximum height of 58 feet to comply with this guideline.
O/S	Variation in Street Wall Building Volume and Plane Within a clear and coherent architectural composition, building facades should be articulated by means of recesses, changes in plane, bays, projecting elements, variations in exterior finishes or a combination thereof. Articulation strategies may include emphasis of groupings of dwelling units or occupied spaces, establishing vertical and horizontal rhythms, creating a varied building silhouette, adding visual accents and similar architectural strategies. Long unarticulated street walls should be avoided. The following guidelines apply to buildings of 86 feet in height or less:	Yes	Design of buildings on Parcel H has a coherent architectural composition, recesses, changes in building plane, canopies at the lobby and storefront entrances, use of stucco, metal, and composite wood for exterior of building.	Yes	Design of buildings on Parcel H has a coherent architectural composition, recesses, changes in building plane, canopies at the lobby and storefront entrances, use of stucco, metal, and composite wood for exterior of building.
O	1. Buildings should introduce a differentiated architectural expression and/or a step of at least 5 feet, above a height of 65 feet, to allow for the uppermost floors to be articulated, and to maintain a perceived street wall height roughly equivalent to, or less than, the building face-to-face dimension across the street. Along Clinton Basin, such expression should be provided above a height of 55 feet. (In order to encourage vertical expression, this stepback does not apply to tower buildings, corner elements, or to areas where additional height above 86 feet is permitted.)	Yes and No	The mid-rise building tops at 78 feet 6 inches. There is no differentiated architectural expression above 65 feet, however, there are buildings recesses in the upper levels to encourage vertical expression.	N/A	N/A
O	2. Significant changes in building massing should be provided above a height of 30 feet. Such changes are defined as a building offset of not less than five (5) feet for 20% of the building frontage along a public street or open space, incorporated at particular intervals depending upon the frontage and the scale of the adjoining street or public space. These intervals are as follows: • 150 feet along Main Street, Clinton Basin, Shoreline Park, the Embarcadero, and Channel Park; • 100 feet along all other internal streets; and • 60 feet along pedestrian mews.	Yes	An obvious change in the buildings' massing are provided to distinguish the ground retail and lobby areas from the residential units above.	Yes	An obvious change in the buildings' massing are provided to distinguish the ground retail and lobby areas from the residential units above.
S	3. To promote additional variation and articulation, changes in building materials are encouraged, consistent with a coherent volumetric approach to the overall massing and architectural expression. Varied fenestration, balconies, bay windows, loggia, etc. are also encouraged.	Yes	Stucco, metal siding, brick veneer, and wood composite are used for the exterior building materials. Varied fenestration and balconies are provided.	Yes	Stucco, metal siding, brick veneer, and wood composite are used for the exterior building materials. Varied fenestration and balconies are provided.

S	<p>Parking Garage Facades</p> <p>While parking garages are encouraged to be encapsulated within buildings, it is anticipated that some frontages may have portions of garages exposed to public street fronts. In such cases, special architectural treatments should be implemented to reduce their visual dominance and to integrate them into the overall form and character of the primary building, without masking the function of the structure for parking. Exposed parking garage facades should comply with the following guidelines:</p>	Yes	<p>Parking garages are encapsulated within the building and garage/screen doors are proposed at the entrance/exit of the garage.</p>	Yes	<p>Parking garages are encapsulated within the building and garage/screen doors are proposed at the entrance/exit of the garage.</p>
O/S	1. The parking garage façade should be architecturally integrated with the façade of the occupied space served by the garage.	Yes	Metal garage/screen doors are proposed at the entrance/exit of the garage to be architecturally integrated with the design of the building.	Yes	Metal garage/screen doors are proposed at the entrance/exit of the garage to be architecturally integrated with the design of the building.
S	2. Patterns of openings at garage facades should be similar in rhythm and scale to other openings within the building.	Yes	Garage openings are only located on the façade with other "back of house" areas.	Yes	Garage openings are only located on the façade with other "back of house" areas.
O	3. Building materials should be the same as those utilized in the occupied portion of the building.	Yes	Building design complies.	Yes	Building design complies.
O/S	4. Awnings, canopies, sunscreens, planters, ornamental railings, and other elements should be utilized to provide visual richness.	Yes	A canopy over the width of the garage opening is provided.	Yes	A canopy over the width of the garage opening is provided.
O	5. Transparent glazed or unglazed openings should not exceed 50% of the wall area visible from any public street front.	Yes	Metal garage/screen doors are proposed at the entrance/exit of the garage to be architecturally integrated with the design of the building.	Yes	Metal garage/screen doors are proposed at the entrance/exit of the garage to be architecturally integrated with the design of the building.
O	6. Interior lighting of garages should be designed to prevent direct view of the light source from streets or public access areas to the greatest degree practicable.	Yes	Building design complies.	Yes	Building design complies.
O	7. Exposed parking garages are not permitted along Clinton Basin, Shoreline Park or Channel Park.	Yes	Garage openings are only located on the façade with other "back of house" areas. This is not located along Clinton Basin.	Yes	Garage openings are only located on the façade with other "back of house" areas. This is not located along Clinton Basin.
S	<p>Windows</p> <p>The proportion and subdivision of typical windows should reflect the overall proportion and character of the building.</p>	Yes	Windows are provided at various sizes and locations depending on the interior layout.	Yes	Windows are provided at various sizes and locations depending on the interior layout.
S	1. Window materials, trim (if any), and detailing should be of a good quality and consistent with the architectural character of the building.	Yes	Vinyl windows are proposed in the residential areas and aluminum windows are proposed on the ground floor.	Yes	Vinyl windows are proposed in the residential areas and aluminum windows are proposed on the ground floor.
O/S	2. Windows set flush with cement plaster (stucco) finish without provision of trim, projecting sills, or other perimeter detailing are discouraged unless it can be demonstrated that the detail is critical to the architectural expression of the building. A recess dimension of not less than 2.5 inches should be the applicable general rule with larger recess dimensions encouraged to provide shadow lines and visual interest.	Yes and No	Windows without trim that are set in plaster are recessed 2 inches.	Yes and No	Windows without trim that are set in plaster are recessed 2 inches.
O	3. Glazing should be transparent to the maximum extent practicable. Reflective glazing, except at special locations that are consistent with the overall architectural design, is discouraged.	Yes and No	Frosted glazing is only proposed on the ground floor for the retail area.	Yes and No	Frosted glazing is only proposed on the ground floor for the retail area.
O	4. Punctured windows inset within an opaque wall should predominate in the lower portions of the building, where they can help to give scale to the public realm. Curtain wall glazing should be primarily utilized on the upper portions of buildings where vertical expression is more desirable.	Yes and No	Punctured and recessed windows are proposed on the ground floor. Some of these windows will have frosted glazing, giving the illusion of an opaque wall.	Yes and No	Punctured and recessed windows are proposed on the ground floor. Some of these windows will have frosted glazing, giving the illusion of an opaque wall.
S	<p>Rooftop Treatment</p> <p>Since many roofs will be visible from surrounding structures, they should be designed to be visually interesting, using non-reflective materials and colors.</p>	Yes and No	Roof material not provided. Solar panels are proposed but will not be confirmed until building permit process. Once the mid-rise is built, it'll be the tallest structure in comparison to the adjacent parcels.	Yes and No	Roof material not provided. Solar panels are proposed but will not be confirmed until building permit process. Once the tower is built, it'll be the tallest structure in comparison to the adjacent parcels.
S	1. Terraces and open spaces for the use and enjoyment of residents are encouraged.	Yes	Most units will have a personal balcony or patio area. There are various open space areas throughout the building.	Yes	Most units will have a personal balcony or patio area. There are various open space areas throughout the building.
O	2. Appliance vents, exhaust fans, and similar roof penetrations should be located so as to not be visible from streets or open spaces. Exposed metal penetrations and roof accessories should be finished to match or blend with the roof color.	Yes	Cross sections show that AC units and solar panels will be screened with the parapets and not visible from the street.	Yes	Cross sections show that AC units and solar panels will be screened with the parapets and not visible from the street.
O	3. Any screening devices employed should be consistent with the architectural character and composition of the building.	Yes	Building design complies.	Yes	Building design complies.

O/S	<p>Exterior Wall Materials All exterior materials should be durable and of a high quality. Acceptable materials include: cement plaster (stucco), cement boards or pre-cast panels, concrete, metal panels, stone, brick and split face block. EIFS (Exterior Insulation and Finish Systems), unfinished concrete block, hardboard or plywood siding, vinyl or aluminum siding are not allowed.</p>	Yes	Stucco, brick veneer, composite wood, and metal siding are proposed.	Yes	Stucco, brick veneer, composite wood, and metal siding are proposed.
O	<p>Roofing Materials for Sloped Roofs Concrete or clay tile, high quality composition shingles, slate, and standing seam metal roofing are permitted roof materials for slopes of 2:12 or greater. Sheet or roll roofing, synthetic shakes or shingles, high glaze tiles or glossy painted concrete tiles are discouraged.</p>	Yes and No	Roofs will be primarily flat with slight slope for drainage. Material of roof not provided.	Yes and No	Roofs will be primarily flat with slight slope for drainage. Material of roof not provided.
O/S	<p>Exterior Color Each project should create a cohesive color palette that takes into consideration the finish of all exterior elements, and that complements the architectural character and composition of the building. Projects are encouraged to employ more than one body color to articulate the form, rhythm and scale of the building. Accent colors are encouraged where they enhance the architectural character of the development project.</p>	Yes	Different colors are used for the buildings.	Yes	Different colors are used for the buildings.
O/S	<p>Mechanical Penetrations at Facades Mechanical penetrations at building facades, including kitchen and dryer vents, bath exhausts and other penetrations should be minimized to the maximum extent practicable. Where necessary they should be aligned horizontally and vertically with other penetrations, window openings and/or other architectural features to present an organized appearance, consistent with the architectural character and composition of the building.</p>	Yes	Building design complies.	Yes	Building design complies.
Building Orientation and the Public Realm					
O	<p>Retail Edges Along Main Street (between 8th Avenue and the Embarcadero), and along the Clinton Basin frontage, at least 75% of the building frontage should be in retail use including shops, restaurants, and cafes. These building frontages should adhere to the following guidelines:</p>	Yes	Building layout complies.	Yes	Building layout complies.
S	<p>1. The ground floor-to-floor dimension should promote viable retail uses that are welcoming and transparent in nature.</p>	Yes	Ground level retail spaces have a taller ground floor to ceiling height than other floors within the building to provide distinction from the other floors and provide additional transparency on the lower level.	Yes	Ground level retail spaces have a taller ground floor to ceiling height than other floors within the building to provide distinction from the other floors and provide additional transparency on the lower level.
O	<p>2. The minimum depth of retail space from storefront to rear should be at least 40 feet to promote viable uses.</p>	Yes	Building layout complies.	Yes	Building layout complies.
O	<p>3. The retail frontage should be built to the property line at the back of the sidewalk, except where an additional setback is required by zoning, or occupied by an outdoor café.</p>	Yes	Building design complies.	Yes	Building design complies.
O	<p>4. The interior finished floor elevation should be generally flush with the adjacent street or promenade frontage.</p>	Yes	Building design complies.	Yes	Building design complies.
O	<p>5. Building entries should be oriented to the street or promenade at intervals of approximately 50 feet, except for major anchor tenants such as grocery or drug stores, which could be a greater interval.</p>	Yes	Building design complies.	Yes	Building design complies.
O	<p>6. Shop fronts with a high level of transparency – at least 75% - should be established along these frontages.</p>	Yes	Building design complies.	Yes	Building design complies.
S	<p>7. The use of canvas awnings and metal canopies are encouraged to provide shelter and shade to the pedestrian, and color and life to the building façade (see awnings and canopies below).</p>	Yes	Metal canopies are proposed at ground level entries.	Yes	Metal canopies are proposed at ground level entries.
O	<p>Commercial and Work/Live Frontages Along Main Street (between 8th and 9th Avenues, and along Gateway Park (see diagram), at least 75% of the building frontages should be developed with a retail frontage as described above, and/or with a commercial work/live frontage that includes ground floor work spaces (e.g., workshops, studios, galleries, offices, etc.) with a direct orientation to the street or public space. These building frontages should adhere to the following guidelines:</p>	N/A	N/A	N/A	N/A
O	<p>1. Ground floor uses should have their primary access from the street or public space.</p>	N/A	N/A	N/A	N/A

O	2. The ground level use should be accessible to the public, and as such generally flush with the elevation of the adjacent sidewalk or promenade.	N/A	N/A	N/A	N/A
O	3. The commercial frontage should be built to the front yard setback or build-to line, except where an additional setback is occupied by a publicly accessible entry court that is visible from the street or promenade.	N/A	N/A	N/A	N/A
O	4. Building entries to ground level work-live or commercial space should be oriented to the street or promenade at intervals of approximately 50 feet or less.	N/A	N/A	N/A	N/A
O	5. Building fronts should include a moderate to high level of transparency – at least 50% - to promote pedestrian interest and security.	N/A	N/A	N/A	N/A
O	6. The use of canvas awnings and metal canopies are encouraged to provide shelter and shade to the pedestrian, and color and life to the building façade.	N/A	N/A	N/A	N/A
S	Streets with a Mixture of Conditions Along 5th, 7th and 8th Avenues, and along Brooklyn Way and Harbor Lane East and West, the ground level should be designed to provide an attractive building base, utilizing high quality materials (e.g., stone, precast masonry, etc.) detailing and treatments that complement the public environment. A variety of treatments are encouraged, including retail or commercial work/live frontages as described above, and/or frontages that comply with the following guidelines:	Yes	Ground uses along Brooklyn Basin Way include retail and common space areas. The exterior of these area include aluminum windows, brick veneer, and wood composite and metal canopies.	Yes	Ground uses along Brooklyn Basin Way include retail and common space areas. The exterior of these area include aluminum windows, brick veneer, and wood composite and metal canopies.
O	1. Frontages should include one or more of the following: • Residential lobbies with articulated building entries that provide a welcoming gesture to the street; • Common areas and/or sales or leasing offices generally flush with the elevation of the sidewalk; • Ground level residential units that are elevated above the grade of the adjacent sidewalk and/or that include other devices that protect the privacy of the unit (e.g., screen walls or elevated patio areas) from the street.	Yes	Lobbies and retail spaces are located on the ground level.	Yes	Lobbies and retail spaces are located on the ground level.
O	2. Individual unit entries with stoops connecting to the public sidewalk are encouraged, provided that such entries function as a primary entrance to the unit, and that the stoop is not utilized as a rear balcony.	No	Ground level units are not provided with stoops connected to the public sidewalk due to security concerns, configuration of the building, and would reduce the private open space area.	No	Ground level units are not provided with stoops connected to the public sidewalk due to security concerns, configuration of the building, and would reduce the private open space area.
O	3. Residential street fronts should incorporate landscaping in the front yard setback including planting beds, hedges, planters, etc.	Yes	Ground level unit will have landscaping in front of their patios for added privacy.	Yes	Ground level unit will have landscaping in front of their patios for added privacy.
O	4. Ground level residential windows should generally be located at least 48 inches above the elevation of the sidewalk or include elements that protect privacy; bay windows are encouraged to encroach 24 inches into the setback area.	Yes	Building design complies.	Yes	Building design complies.
O	5. Patio or street front gardens are also permitted within the setback area along residential street frontages, provided that they include entries at intervals no less than 50 feet and garden walls to provide a level of privacy, landscaping (e.g., hedges, vine pockets) to soften the wall.	Yes	Ground level unit will have landscaping in front of their patios for added privacy.	Yes	Ground level unit will have landscaping in front of their patios for added privacy.
O/S	Mews Edges Two pedestrian streets providing public pedestrian and visual access between 8th Avenue and Shoreline Park should be designed as intimately scaled mews lined with residential stoops that provide primary access to individual units. The following guidelines should be followed for these frontages:	N/A	N/A	N/A	N/A
O	1. Ground level residential or live-work units should be located along at least 75% of these frontages.	N/A	N/A	N/A	N/A
O/S	2. If the ground level use is residential, it should be elevated above the grade of the adjacent sidewalk and/or incorporate other devices that protect the privacy of the unit (e.g., screen walls, landscaping or elevated patios) from the street.	N/A	N/A	N/A	N/A
O/S	3. If the ground level use is live-work, it may be located generally flush with the sidewalk. However, provision should be made for appropriate privacy screening through low walls and landscaping.	N/A	N/A	N/A	N/A

O	4. Entries with stoops connecting to the public sidewalk should be provided as a primary entrance to the residential unit at intervals no less than 50 feet; the stoop should be designed as a public entry to the unit, and not as a private balcony or patio.	N/A	N/A	N/A	N/A
O	5. The mews should incorporate landscaping along the building fronts between entries, including planting beds, hedges, planters, etc.	N/A	N/A	N/A	N/A
S/O	Waterfront/Park Edge Ground level treatment of buildings facing waterfront open space including those along Shoreline Park (9th Avenue), South Park, Channel Park and Estuary Park should be designed to create a strong and visually attractive edge to the parks. While ground level activities are encouraged along these edges to the maximum extent practicable, it is particularly important for the buildings to introduce high quality architectural finishes and treatments that reinforce the public and civic nature of the open spaces. The following guidelines should be followed for these frontages:	Yes and No	No ground level activities are proposed along the Clinton Basin frontage. However, the building façade along this frontage was designed with articulation and provides visual interest.	Yes and No	No ground level activities are proposed along the Clinton Basin frontage. However, the building façade along this frontage was designed with articulation and provides visual interest.
O	1. Ground level common spaces such as courtyards or gardens that are accessible and visible from adjacent streets are encouraged.	Yes and No	Ground level common space is provided for residents and are not accessible to the public.	Yes and No	Ground level common space is provided for residents and are not accessible to the public.
O/S	2. Second level terraces and balconies that overlook the open space and provide a sense of security are also encouraged.	Yes	Some units on the interior side of the building will have balconies which overlook the open space.	Yes	Some units on the interior side of the building will have balconies which overlook the open space.
O	3. High quality materials (stone, masonry, terra cotta, architectural pre-cast, etc.), architectural and storefront detailing, and decorative elements, should be employed on the base of the building up to a height of at least 20 feet.	Yes	Building design complies.	Yes	Building design complies.
O	4. Articulated building entries should be provided wherever appropriate, at intervals of at least 200 feet or one per block face.	Yes	Building design complies.	Yes	Building design complies.
S	5. Entries should have a high level of architectural finish and detailing (e.g., moldings, canopies, etc.) that is in scale with the adjacent open space.	Yes	Lobby and store front entrances have a canopy, mix of façade materials, recessed windows from the remainder of the building, and more transparency to distinguish it from the upper levels.	Yes	Lobby and store front entrances have a canopy, mix of façade materials, recessed windows from the remainder of the building, and more transparency to distinguish it from the upper levels.
O	6. Landscaping (e.g., planting beds, hedges, etc.) should be incorporated in the setback area along public sidewalks and promenades.	Yes	Landscaping is provided along the ground units for added privacy.	Yes	Landscaping is provided along the ground units for added privacy.
S/O	Embarcadero Frontage Ground level treatment of buildings along the Embarcadero should provide an attractive visual edge to this important street, while offering a buffer from the adjacent freeway. Because of noise issues and the lack of on-street parking, significant street-oriented ground level uses are not anticipated. A greater setback of 25 feet from the back of sidewalk is established along the street, with generous provision for landscaping to create a suitable buffer.	N/A	N/A	N/A	N/A
S	1. High quality materials (stone, masonry, terra cotta, architectural pre-cast, etc.), architectural detailing, and decorative elements, should be employed on the base of the building up to a height of at least 20 feet to create a distinctive appearance that is suitable to this important boulevard.	N/A	N/A	N/A	N/A
O	2. Parking and service facilities should be architecturally screened with finishes that are an integral part of the building design, and that render all parking and service facilities invisible from public view.	N/A	N/A	N/A	N/A
S	3. Ground level uses are encouraged along the Embarcadero frontage (e.g., lobbies, common areas, retail display windows, etc.) to the maximum extent practicable.	N/A	N/A	N/A	N/A
S	Blank Walls Blank walls are discouraged along public streets and open spaces, but where they are unavoidable should be treated with high quality materials that are integral with the remainder of the building.	Yes and No	There are areas of blank wall space visible by the public. These blank areas have the trash room located behind it making it unavoidable. However, the architect has added reveal lines and changes in building color to help reduce the impact of the blank wall.	Yes and No	There are areas of blank wall space visible by the public. These blank areas have the trash room located behind it making it unavoidable. However, the architect has added reveal lines and changes in building color to help reduce the impact of the blank wall.

O/S	Awnings and Canopies Along ground level commercial street frontages, storefront awnings and/or canopies are encouraged to provide articulation and interest along the building façade, to avoid solar heat gain and glare within the buildings, and to provide sun and rain protection to pedestrians.	Yes	Canopies at entrances for commercial uses are proposed.	Yes	Canopies at entrances for commercial uses are proposed.
O	1. Awnings should be canvas or of a similar durable fabric designed for exterior use.	Yes	Canopies are either of metal or glass material.	Yes	Canopies are either of metal or glass material.
O	2. Retractable awnings are strongly encouraged and preferred over stretched framed awnings or awnings that are designed as signs.	No	No retractable awnings are proposed but stationary canopies made of durable materials will be utilized.	No	No retractable awnings are proposed but stationary canopies made of durable materials will be utilized.
O/S	3. Canopies should be of a lightweight material (e.g., metal) that is complementary with the overall design of the building.	Yes	Canopies are either of metal or glass material. The materials blend in with the other materials use on the buildings.	Yes	Canopies are either of metal or glass material. The materials blend in with the other materials use on the buildings.
O/S	4. Awnings and canopies should be divided into sections that relate to and emphasize the vertical elements and horizontal datum of the building façade.	Yes	Canopies will appropriately span the length of the entry.	Yes	Canopies will appropriately span the length of the entry.
O/S	Service Areas Along street fronts and public access ways, service doors and gates should be designed as an integral element of the building design, and screened from predominant public view.	Yes	Building design complies.	Yes	Building design complies.
O	1. The aggregate width of service doors should not exceed fifteen (15) feet within 60 (sixty) feet of any frontage.	Yes	Building design complies.	Yes	Building design complies.
O	2. Doors exceeding thirty (30) square feet in area should be recessed a minimum of six (6) inches from the primary building plane.	Yes	Service doors of 30 sq. ft. or greater will be recessed at least 6 inches.	Yes	Service doors of 30 sq. ft. or greater will be recessed at least 6 inches.
O	3. Service doors or gates should not allow any views into spaces served. Louvers required for venting or ventilation purposes are acceptable provided that they do not allow visibility into service areas.	Yes	Building design complies.	Yes	Building design complies.
O	Equipment Screening Mechanical equipment should be screened from predominant public view. All equipment within twenty (20) feet of a street front or setback line should be screened by one of the following means:	Yes	Electrical room, fire riser room, and elevator equipment room are located within the building and screened from public view.	Yes	Electrical room, fire riser room, and elevator equipment room are located within the building and screened from public view.
O	1. By enclosure entirely within the structure of the building with access provided by opaque service access doors, a portion of which may be exposed for meter reading;	Yes	Electrical room, fire riser room, and elevator equipment room are located within the building and screened from public view.	Yes	Electrical room, fire riser room, and elevator equipment room are located within the building and screened from public view.
O	2. By enclosure in a below grade vault or structure;	N/A	N/A	N/A	N/A
O	3. By provision of a fence or wall with a maximum average transparency of 50 percent. The top of the fence or wall should be at least equal in height to the equipment screened but not higher than eight (8) feet;	N/A	N/A	N/A	N/A
O	4. By combination of an open fence and adjoining planting that will reach a height sufficient to screen the equipment within three years.	N/A	N/A	N/A	N/A
O	5. Residential gas meters serving individual dwelling units in groups not exceeding four meters, individual commercial gas meters, and back flow preventers for irrigation systems not exceeding 2" nominal size, are excluded from the screening requirements.	Yes	Gas meters are located within the building.	Yes	Gas meters are located within the building.
O	Waste Handling Areas All waste handling areas should be either enclosed in the structure of the building or screened by a wall or fence consistent with the architectural character of the building and adequate to prevent view of trash or recycling containers from the street, public access areas, common circulation areas, or open spaces.	Yes	All waste handling areas are within an enclosed area within the building. Each level has a communal trash area for residents to dispose of their trash.	Yes	All waste handling areas are within an enclosed area within the building. Each level has a communal trash area for residents to dispose of their trash.