

Mixed Use Development

Mixed use projects combine both commercial and residential uses on the same parcel, either in separate (horizontal mixed use) building or the same building (vertical mixed use). The design standards for each use in the mixed-use project shall apply to the project. For example if the project consists of a mixed use retail and residential development in the downtown, it shall comply with the design guidelines for the CBD and residential development, as well as the guidelines outlined below.

Site Planning

- Loading areas and refuse storage facilities for the commercial use should be located as far as possible from residential units and should be completely screened from view from adjacent residential portions of the project or another adjacent residential uses. The location and design of refuse storage facilities should mitigate nuisances from odors when residential uses might be impacted.
- Residential buildings should be arranged to create opportunities for common open space for the residential use. Common open space areas should be completely separated from other uses on the site and should provide a semi-private gathering place for residents.

P

P

<5,000 SF

Architecture

- The architectural style and use of materials should be consistent throughout the entire mixed use project. However, differences in materials and/or architectural details may differentiate the residential portion of the project from the commercial portion of the project.
- When residential & commercial uses are in the same structure, separate pedestrian entrances should be provided for each use.
- All roof-mounted equipment should be completely screened from views above. Special consideration should be given to the location and screening of noise generating equipment such as refrigeration units, air conditioning, and exhaust fans so that they don't disturb residences.

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Proposed Guidelines

Guideline Type	M or P
Site Planning	
Buildings should be constructed near or along the front property line(s). <u>The minimal allowable A- setback should be used</u> “zero setback” from the <u>primary front</u> front property line(s) is encouraged.	P
Shorter block lengths are encouraged. <u>On larger parcels, projects should provide mid-block</u> pass-throughs or plazas to facilitate pedestrian access to parking areas and surrounding uses and to create pedestrian gathering spaces.	P
When a front setback <u>is required, amenities shall be provided to</u> is necessary, a majority of the setback shall be hardscaped with limited landscaping to accommodate uses that keep the public realm active, such as outdoor dining and seating.	M
<u>New structures or additions should be located to reduce impact to neighboring structures, trees, and other natural features.</u>	
Site Amenities	
Outdoor Space. include publicly accessible, designed outdoor space for resident and public use, that is proportionate to the size of the proposed buildings. Public spaces can include plazas, parks, courtyards, corridors, sidewalk cafes, trails, outdoor seating areas and/or similar active and passive areas. Public spaces should be located in visually prominent, accessible and safe locations that promote year-round activity.	M
Useable open space or public gathering places accessible to the community (e.g., a roof garden, expanded waiting area adjacent to a bus stop, etc.) shall be provided on larger projects.	M
Landscaping, shade trees, and benches shall be incorporated into the site design as well as outdoor dining areas to encourage pedestrian activity on the ground floor level of a building.	M
<u>Carports and garages shall be an integral part of the architecture of the site.</u>	M

<u>Pathways should be meandering to provide connectivity and maintain a natural aesthetic as opposed to long and straight pathways.</u>	<u>P</u>
Street Design	
Street Design. interior to each development, the pedestrian-oriented street design should include on-street, diagonal or parallel parking; wide pedestrian walkways along building frontages; street trees in tree grates or planting beds; and/or bulb-outs. with contrasting pavement at pedestrian crossings. Pedestrian crossings shall be included at regular intervals along the internal roadway system for maximum connectivity. <u>Center median landscaping is encouraged.</u>	P
<u>Design landscaping islands and walkways to connect building entries where possible.</u>	<u>P</u>
Minimize conflicts between pedestrians and vehicles by limiting curb cuts. Provide shared curb cuts between adjacent properties in multi-site developments wherever possible.	P
Compatibility with Adjacent Uses	
To ensure and protect the privacy of residents in adjacent single-family homes, windows in mixed-use projects facing single-family residences within 15 feet of the property line, shall be carefully arranged. Examples of privacy options include translucent or louvered windows, offset window patterns, <u>or clerestory windows</u> and locating windows five feet above the floor level.	M
<u>A. 5. Site planning and building design shall provide for convenient pedestrian access from the public street into the nonresidential portions of the project, through such means as courtyards, plazas, walkways, and street furniture.</u>	
Upper floors of mixed-use buildings shall be stepped back when adjacent to single-family r Residences.	M
Mixed-use projects shall be designed to minimize vehicular circulation on streets through local single-family neighborhoods.	M
<u>New development over a single story shall be designed in a way to minimize impact to natural ventilation and solar access on adjacent properties.</u>	<u>M</u>
<u>Use specific buffer zones for incompatible land uses.</u>	
Construction Between Uses	

Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.	M
Where practical, mechanical equipment and other sources of noise should be located away from building areas and exterior spaces designed for use by residents.	P
<u>A.2. Potential glare, noise, odors, traffic, and other potential nuisance conditions for residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.</u>	
<u>Orient buildings to minimize impact on natural ventilation and natural daylight for residences.</u>	M
<u>Site Lighting</u>	
<u>Site lighting should minimize impact between the various uses (i.e. shielding commercial lighting from residential uses).</u>	M
<u>D.3. Loading areas. Commercial loading areas shall be located away from residential units and shall be screened from view from the residential portion of the project to the maximum extent feasible.</u>	