

24V.210

MIXED TYPE DEVELOPMENT STANDARDS

24V.210.010 Purpose

This section regulates the development of large parcels or parcel assemblages. The intent is to:

1. Require buildings with massing and articulation that reflects the scale of the Victoria Corridor's development pattern and prevent large, monolithic, and repetitive buildings.
2. Ensure a mix of workplace, housing, and commercial uses consistent with General Plan goals.
3. Create a prestigious business corridor by emphasizing development of offices that would bring about high-value, high-wage jobs, and with supplemental supporting retail and residential uses.
4. Foster a significant concentration of workplace in the Plan Area, with the objective of creating 500,000 square feet of non-retail, employment generating uses.

24V.210.020 Submittal Requirements

An application for a development qualifying under this section shall include, at a minimum, a site plan, inclusive of diagrams and text, which identifies proposed individual building sites and their dimensions, existing adjacent thoroughfares, proposed new thoroughfares, proposed Building Type(s), proposed Frontage Type(s) and the relationship of the project site to its surrounding context.

24V.210.030 Standards

Each building within a Mixed Type Development shall comply with the applicable Transect Zone's Urban Standards and corresponding Regulations. However, standards and regulations shall be amended as follows:

A. MIXED BUILDING TYPES

Any parcel or parcel assemblage with a contiguous area of 30,000 sf or more shall be developed as Mixed Type Development in accordance with the standards in this section. Parcels or parcel assemblages with a contiguous area less than 30,000 sf may also be developed as Mixed Type Development.

1. A variation in building height and a mix of various building, use, and dwelling types within the same project is required.

2. Developments on parcels or parcel assemblages between 30,000 s.f. and 50,000 s.f. shall be composed of at least 2 buildings or shall be designed to have the appearance of multiple independent buildings that may be of the same or different building types as allowed by the applicable zone.
3. Developments on parcels or parcel assemblages exceeding 50,000 s.f. shall be composed of at least 3 buildings and/or shall be designed to have the appearance of multiple independent buildings that may be of the same or different building types as allowed by the applicable zone.
4. Mixed Type Developments allow for the inclusion of Stacked Dwellings if they are integrated into the overall design of a project.
5. Public buildings that, if included, should be located in visually prominent central locations recognizable and accessible to the public.

B. PEDESTRIAN ACCESS

Any parcel or parcel assemblage with a contiguous area of 30,000 sf or more shall conform to the Pedestrian Access requirements in accordance with the standards in this section. Parcels or parcel assemblages with a contiguous area less than 30,000 sf may also be developed as Mixed Type Development.

The relatively large blocks and resulting deep lots often accommodate buildings within the block that do not necessarily have direct frontage on any of the block bounding streets. These standards aim at ensuring that all dwelling units and/or residential lobbies independent of their location within a block have access to and are connected with the public realm.

1. The public realm shall extend into the block in the form of new streets, paseos and/or interconnected courtyards that provide direct access to a public street
2. Paseos and courtyards are limited to pedestrian traffic.
3. In no case may a vehicular driveway be the sole means of access to a dwelling
4. Permitted building types shall be arranged around and take their primary access from this semi-public extension of the public realm.
5. Semi-public paseos and courtyards that serve as an extension of the public realm shall have the following minimum dimensions and setbacks:
 - a. Paseos shall be a minimum of 15 feet wide between primary building walls. Architectural encroachments are not permitted.
 - b. Courtyards shall be at minimum 30'x30'. Architectural encroachments are permitted as per the Zones & Development Standards.

C. VEHICULAR ACCESS

Any parcel or parcel assemblage with a contiguous area of 30,000 sf or more shall conform to the Vehicular Access requirements in accordance with the standards in this section. Parcels or parcel assemblages with a contiguous area less than 30,000 sf may also be developed as Mixed Type Development.

1. Parking shall be accessed from new internal streets, alleys or driveways. Cul-de-sacs and dead end streets are prohibited unless topographical constraints prohibit through streets. Alleys may be dead-end if they allow for future connection to adjacent parcels. Garage doors shall face alleys or driveways. Flag lots are prohibited.

2. Thoroughfares shall fluctuate in design (i.e., travel lane widths, sidewalk widths, landscaping, etc.) according to variables including, but not limited to, vehicle capacity, vehicle speed, topography, pedestrian (including bicycle use) circulation, public transit, placement of adjacent buildings and businesses, and function beyond the project development boundaries; all subject to City Engineer approval.

D. MASSING AND ARTICULATION

Development shall be designed as if buildings were built on narrow lots; subject to decision-making authority discretion for lesser or greater widths. Each building shall have a clear and harmonious pattern of vertically-oriented facade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in rooflines, window groupings, applied facade elements such as piers or pilasters, bay windows and subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building facades along the street. Major vertical elements should be a maximum of 50 ft apart measured center-to-center.

E. MIX OF USES

The following standards shall apply to Mixed Type Developments until such a time as the Community Development Director determines that an adequate amount of workplace exists in the corridor:

1. In the T4.8, T4.9, and T5.3 Transect Zones, the ground floor of all development shall be occupied by workplace or retail uses.
2. In the T4.8 Transect Zone, proposed development shall consist of a minimum 2.6:1 office to retail ratio.

