



San Diego Ballpark Village
Master Plan Development Standards

October 18, 2005

APPROVED

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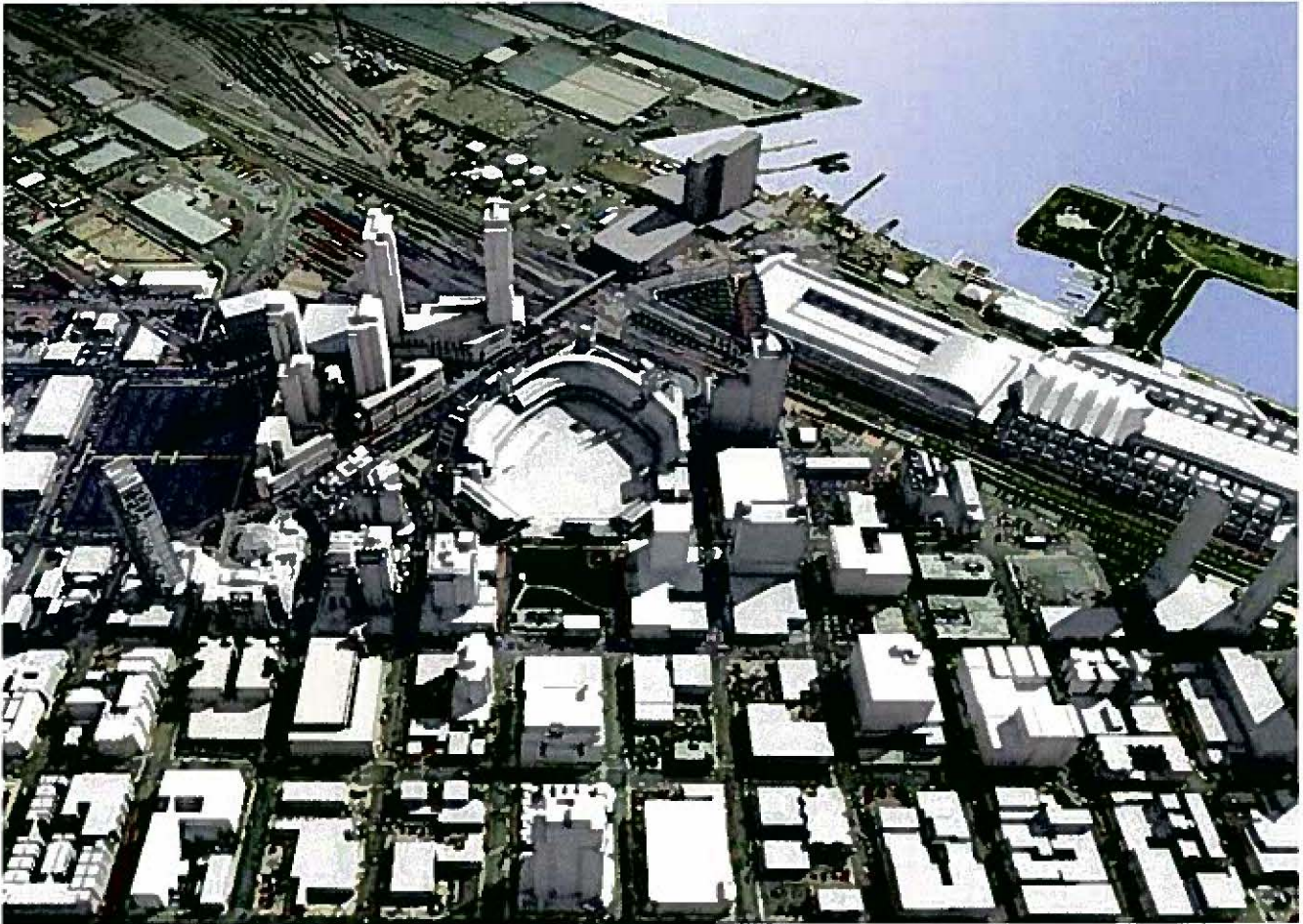


Figure 1: View of Proposed Project from North

I - Introduction

Purpose and Intent

The purpose of the Ballpark Village Master Plan (BPVMP) Development Standards is to establish general design and development criteria for Parcels C and D of the Sports and Entertainment District, a component of the Centre City Planned District. Parcel C is bounded by Park Boulevard to the West, 12th Avenue to the East, and Imperial Avenue to the South; Parcel D is bounded by Park Boulevard to the West, Imperial Avenue to the North, 11th Avenue to the East, and the Linear Park to the South.

These Development Standards will govern elements such as: minimum and maximum development, height, bulk, vehicular/ pedestrian circulation, building setbacks, stepbacks, tower orientation, and other general urban form elements. They are intended to complement the aesthetics and operations of neighboring Petco Park, and to provide a flexible urban design framework that allows a variety of uses to respond to changing market conditions.

The Centre City Development Corporation (CCDC) shall use the provisions of this document in the review of future Centre City Development Permit Applications for the various components of the BPVMP. The following guiding principles, which are consistent with the Downtown Community Plan, shall guide consideration of Development Permit Applications submitted to implement the BPVMP.

Ballpark Village shall contribute to the development of a distinctive world-class downtown with high quality buildings and amenities that reflect San Diego's unique setting.

- The urban form prescribed in the Ballpark Village Master Plan will be reflective of the Ballpark District and San Diego's downtown identity.
- The mixed uses in Ballpark Village will contribute to establish downtown as a vibrant and livable place that allows people to live close to work, transit, and culture.
- Ballpark Village will foster vital public spaces and active street-life. Building massing and placement should reinforce the celebration of San Diego's unique climate and waterfront location.
- The plan will be a component of the Balboa Park to Bay link, helping to re-establish Balboa Park's relationship to downtown.

Definition of Terms

“Base Zone” means the lower portion of a building up to a height ranging from fifty (50) feet to sixty (60) feet above ground level.

“Blank Wall” means any wall not enhanced by architectural detailing, artwork, landscaping, windows, doors, or similar features.

“Building Line” means the location of an exterior wall of a building nearest to and most nearly parallel to a property line.

“Building Materials” means all materials visible from the exterior of a building, including materials used for walls, roofs, structure, windows, doors, architectural or decorative features applied to the facade and trim.

“Bulk” means the visual perception of the organization of the Gross Floor Area of the structure compared to adjoining development.

“Centre City Development Permit” means all discretionary permits which are required to implement this plan.

“Common Open Space” means those usable spaces commonly accessible to the residents and their invites of a building .

“Enhanced Articulation Zone” are established to allow flexibility in the articulation of facades at specified locations. Special street wall requirements will apply at these locations

“Floor Area Ratio” means the numerical value obtained by dividing the total above ground Gross Floor Area of building(s) by the area of the lot, and as further defined in Land Development Code Section 113.0103.

“Gross Floor Area” means the total horizontal square footage of existing, proposed or potential floors of building(s) or portion thereof, included within the exterior surface of the surrounding exterior walls and as further defined in Land Development Code Section 113.0103.

“Land Use Mix” means the percentage distribution of a building’s Gross Floor Area devoted to residential and/ or nonresidential uses.

“Mid Zone” means that portion of a building immediately above the Base Zone up to a height of ninety (90) feet above ground level.

“Mixed Use Development” means buildings in which two (2) or more land uses are permitted.

“Off-Site Parking” means parking in a privately or publicly owned parking lot or structure that is not located on the same lot as the uses it serves.

“Pedestrian Entrance” means a functional entrance or door that is accessible to the general public and provides access to commercial, residential or “street level” uses. This does not include entrances to mechanical equipment or storage areas, emergency exits, or decorative non functional doors and entrances.

“Private Open Space” means an area connected or immediately adjacent to a dwelling unit. The space can be a balcony, ground or above grade patio or adjoining roof area used exclusively by the occupants of the dwelling unit.

“Recreational Facilities” means facilities which may or may not be open to the public that are ancillary to a residential complex, including swimming pools, saunas, courts and other recreational amenities.

“Residential Density” means a measure of housing, expressed in dwelling units per acre (“DUPA”).

“Screening” means partial enclosure of a space or area by a solid or enhanced perforated material that appears compatible and integrated with the materials and architectural design of the project, and is used for the purpose to create a visual and/ or physical barrier from contiguous development or public right-of-way.

“Stepback” means a separation between a specified vertical plane or line (such as a property line) and structural or building elements.

“Street Level Uses” means uses that are accessible to the general public which generate walk-in pedestrian clientele and contribute to pedestrian activity. Uses that generate pedestrian activity include but are not limited to: retail shops, restaurants, bars, theaters and the performing arts, commercial recreation and entertainment, personal and convenience services, hotels, banks, travel agencies, airline ticket agencies, child care services, libraries, museums and galleries.

“Street Wall” is the building facade along a property line adjacent to a public right-of-way.

“Tower Zone” means that portion of a building immediately above Mid Zone and above (90) feet from ground level. In order to provide flexibility for the design of the towers, the tower zone dimensions are greater than the maximum building (tower) dimension.

“Urban Open Space” means any usable space accessible to the general public which is one thousand (1,000) square feet or greater in size such as plazas, parks, pedestrian corridors, terraces, etc.



Figure 2: Park to Bay Link

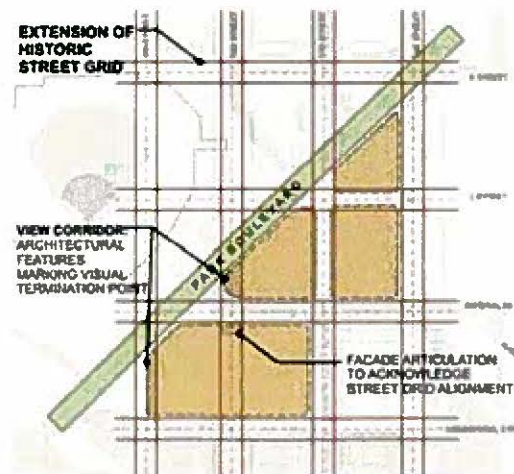


Figure 3: Concept Diagram - Extension of Downtown Grid

II - General Development Standards

Urban Design Principles

Park to Bay Link

CCDC intends to create a chain of open spaces that will link Balboa Park with the City's waterfront, forming a "green link" around Downtown. With its location on Park Boulevard, the Ballpark Village site will contribute to this objective by providing public and semi-public Urban Open Spaces that will enhance the pedestrian realm and will offer an open space amenity at the foot of Park Boulevard. See Figure 2.

Extension of Downtown Grid

The Downtown street grid begins a rotational shift at K Street and 10th Avenue; Ballpark Village represents the hinge point between the north-south orthogonal grid of Downtown and the roughly 40 degree shift in the grid of Southeast San Diego. Park Boulevard refers to the Southeast San Diego grid, while Petco Park is oriented with the Downtown grid. The Ballpark Village plan acknowledges the importance of Park Boulevard in the frontal orientation of its podiums while still recognizing it as an essentially north-south connector. Above the podium level, the orientation of the towers should reflect the orientation and grain of buildings to the north and west in the Downtown core, visually unifying the Ballpark Village site with the rest of the Centre City.

The scale of San Diego's 200 x 300 feet block grid lends itself well to pedestrian movement through the City: Extension of the grid into Ballpark Village will ensure that Downtown's vitality will also be found in the new development and at the same time facilitate certain specific pedestrian connections to the site. Park Boulevard will become a lively, grand boulevard that will be thronged with pedestrians on Ballpark event days. Event patrons parking in Tailgate Park will traverse an enhanced pedestrian corridor providing a direct east-west connection to Petco Park via the 10th Avenue crossing of Park Boulevard. Access between the existing Transit Center and points north, including the new Downtown Main Library, will be through a north-south pedestrian corridor connecting Park Boulevard to Imperial Avenue and the Linear Park. See Figure 3.

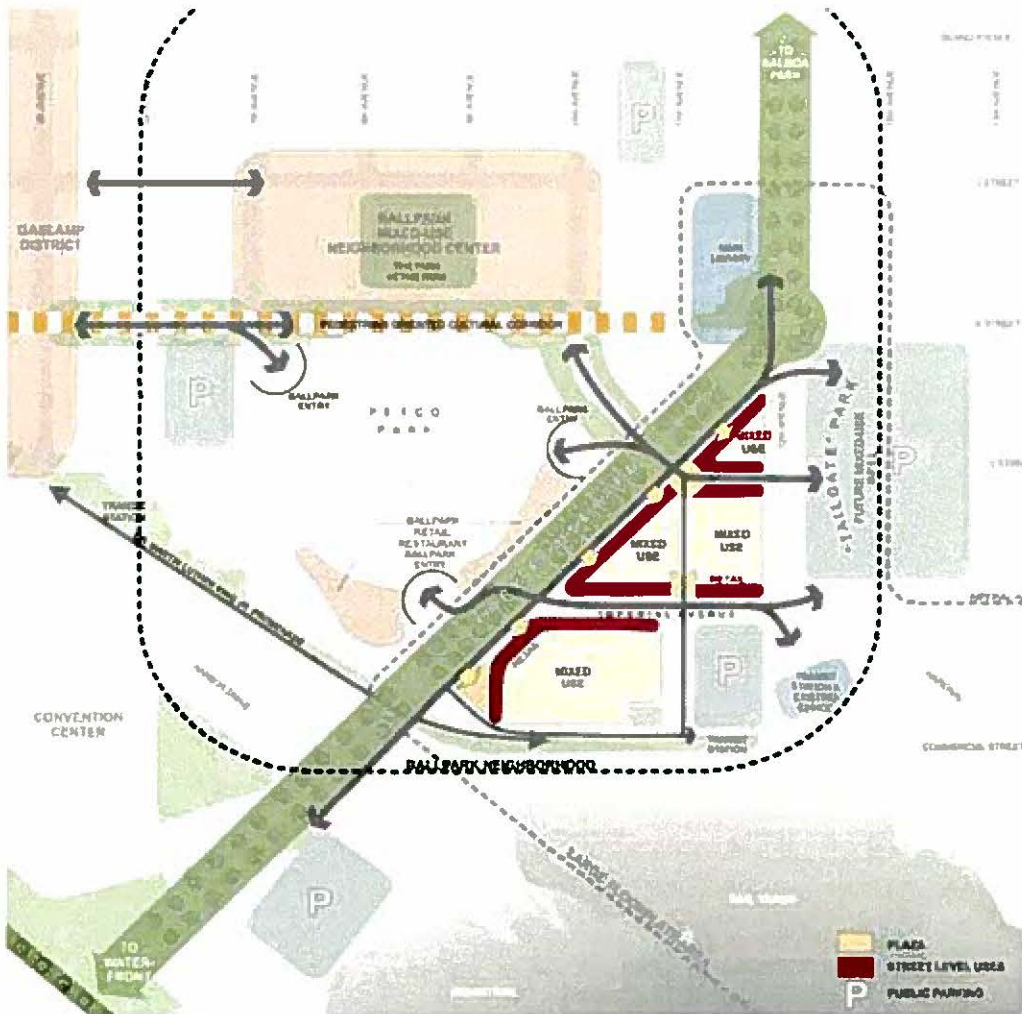


Figure 4: Neighborhood Integration

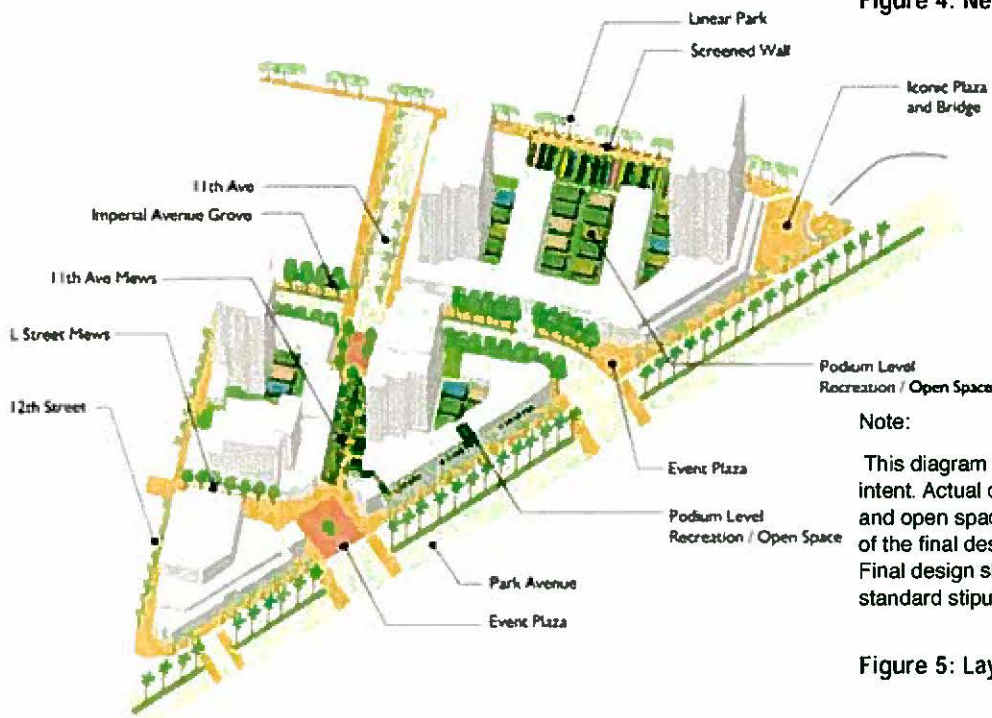


Figure 5: Layered Landscape Concept

Neighborhood Integration

Located within the Ballpark's Sports and Entertainment District, Ballpark Village has been conceived as a new vertical neighborhood fully integrated within its context. Planned as a set of blocks that extend San Diego's downtown urban street grid from East Village into the Ballpark Village area, Ballpark Village maintains the grain and the scale of ground plane circulation that contributes to Downtown's character and walkability, while also defining development parcels that support the project's concept of flexible time-phased development. The plan also anticipates circulation links and future block development. At the same time, the plan respects and builds upon the vertical layering of public-to-private zones, activating the street level with functions supporting public activity, and protecting the upper levels for privacy within individual developments. See Figure 4.

Layered Landscape Concept

The Ballpark Village open space concept addresses the needs of the public at the ground plane and serves the needs of the residents with podium open space, and recreation amenities. The open space framework envisions the following enhancements:

- Park Boulevard is conceived as a formal urban open space, visually and physically linking the project with the Ballpark. On game days or special occasions, Park Boulevard may be closed to traffic between 10th Avenue and Harbor Drive, creating a great urban space.
- The upper podium levels will include a series of open space amenities and recreation opportunities for residents with a landscape plant palette that is consistent with San Diego's climate, and the urban nature of the community.
- Landscape pedestrian linkages to future development at Tailgate Park and East Village.

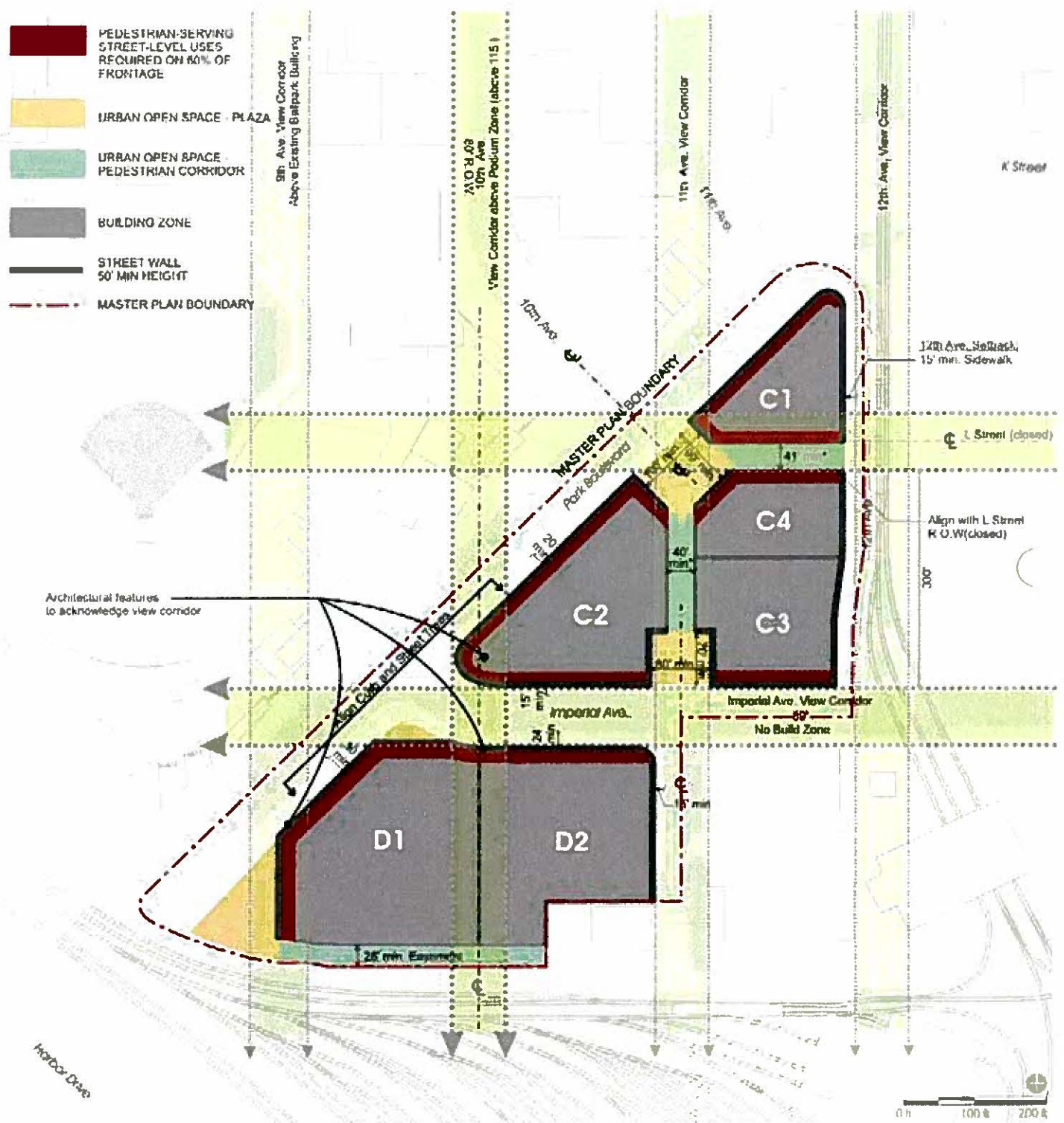
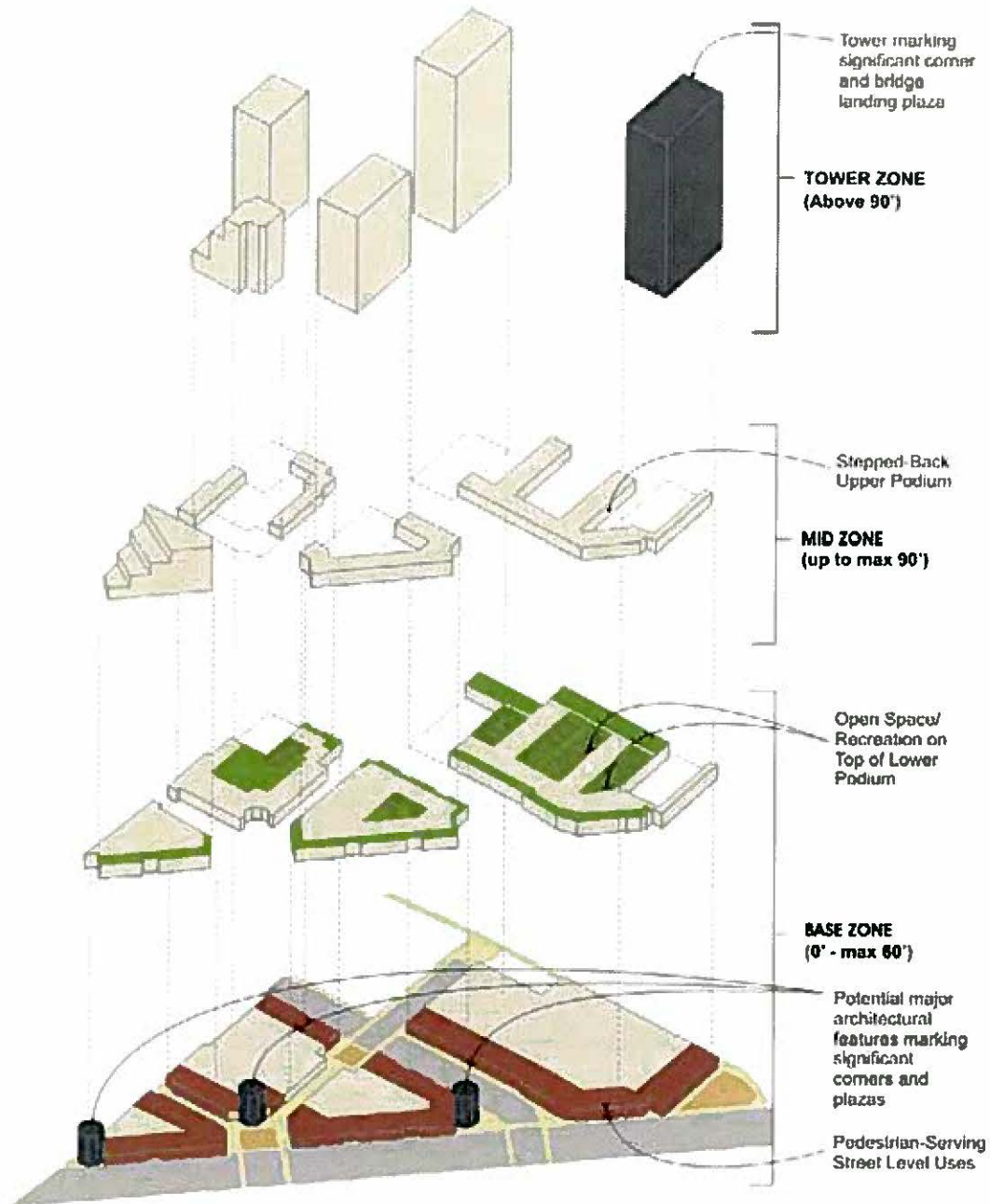


Figure 6: Plan Framework

Master Plan Framework/ Urban Design Principles



Note:

This diagram is intended to illustrate design intent. Actual configuration of podiums, towers and open space are subject to change as part of the final design of each individual parcel. Final design shall comply with the design standard stipulated in this document

Figure 7: Urban Design Principles - Massing Concept

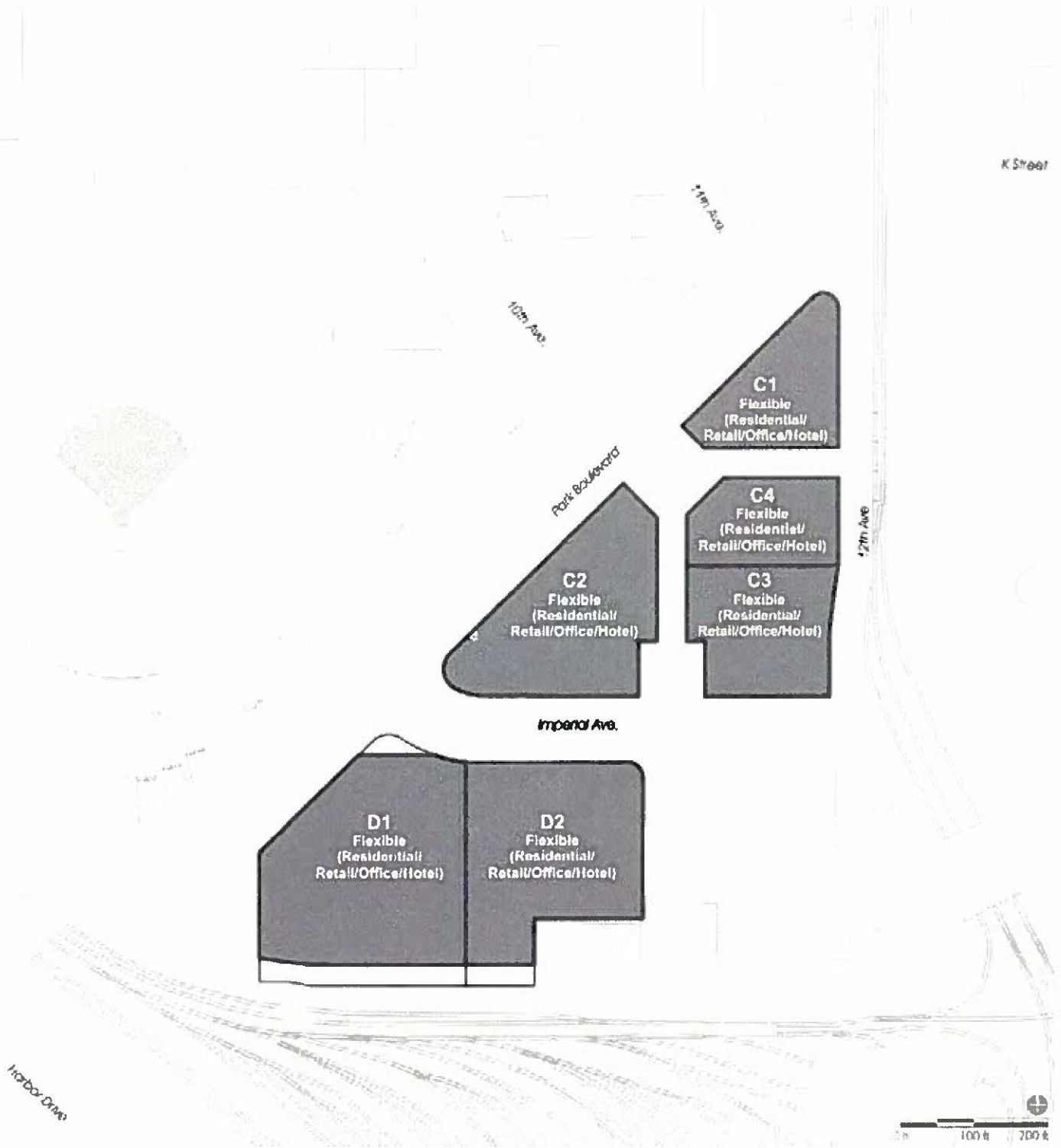


Figure 8: Potential Land Uses

Allowed Uses

Ballpark Village is intended as a mixed-use community that provides flexibility for the location of a variety of land uses. The following general land use classifications shall be permitted within Ballpark Village:

- Residential
- Commercial/ Professional Office
- Commercial Retail
- Commercial Services
- Visitor Accommodations
- Public and Semi-Public
- Parking
- Accessory Uses and Structures

Ground Floor Retail Guidelines

- Retail locations and configuration will be determined at the time of CCDC Development Permit Application for each parcel.
- Maximize pedestrian serving uses along Park Boulevard. Frontage devoted to residential and commercial lobbies should be minimized.
- No parking or service entries should be located on Park Boulevard. Vehicular and service access at the Bridge Plaza and the 10th Avenue Plaza as prescribed in this document are exempted.
- Retail uses should be anticipated at key corner locations along Park Boulevard.
- Retail uses should have direct access from adjacent sidewalk.
- Minimum depth of retail should be 30 feet.
- Minimum 18 feet ground level floor-to-floor height should be provided. Clear height to ceiling should be 14 feet.
- Within the area between three feet and twelve feet above the sidewalk, entries and windows should be transparent, e.g. clear or lightly tinted glass.
- Anchor tenants should be strategically located as part of an overall retail concept.
- Second floor/ mezzanine retail may occur at selected locations.
- Facade articulation zone for future tenants should be taken into account as part of the base building design.
- Restaurant use requirements such as venting, grease traps, etc. should be anticipated in the design of buildings.

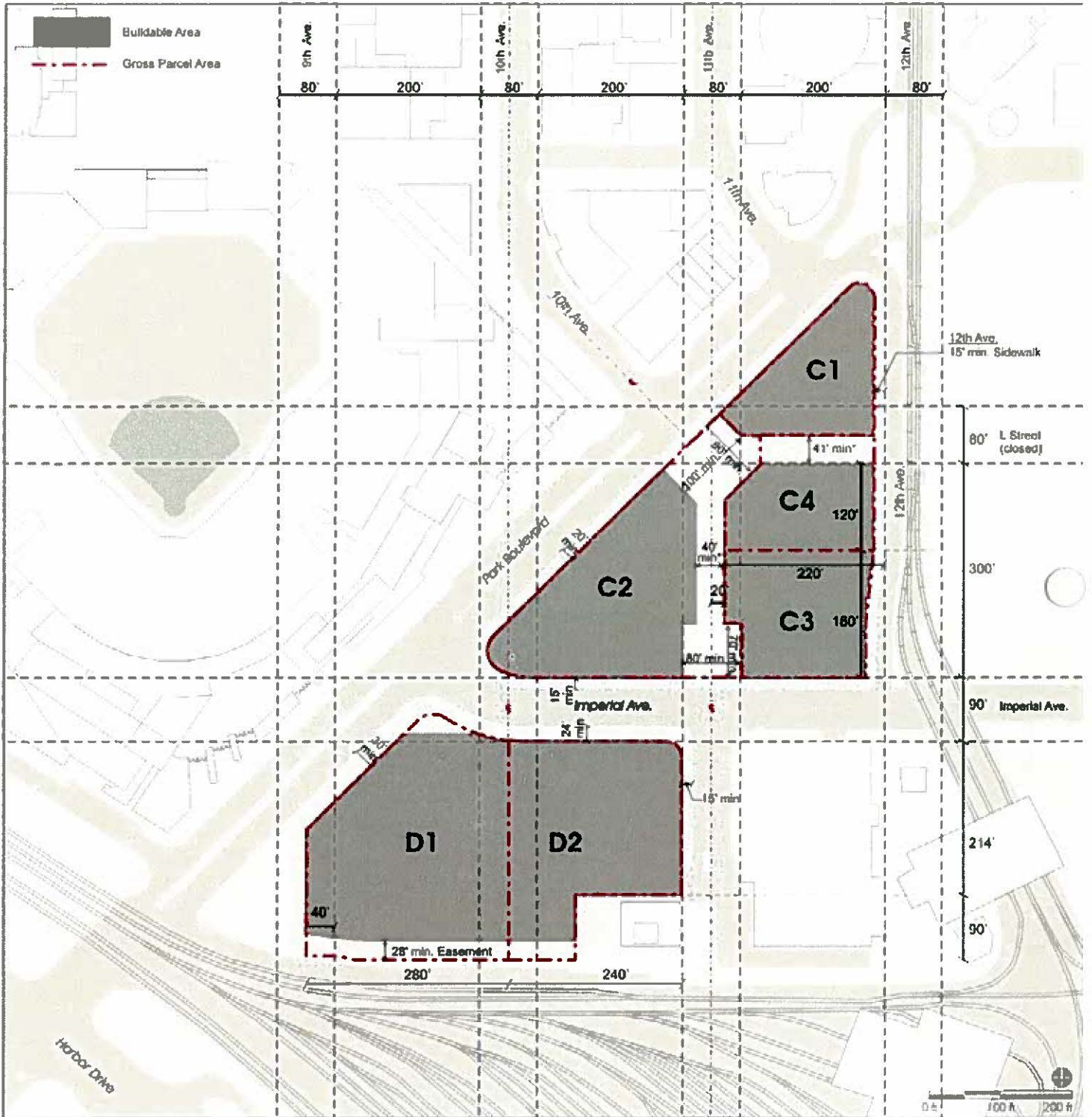


Figure 9: Parcelization Concept

Maximum Development

Maximum development criteria in the form of Floor Area Ratios are established for each parcel to determine the Intensity of development In Ballpark Village.

- The maximum combined Gross Floor Area above grade for all parcels shall not exceed 3,212,020 GSF, which includes 2,012,634 GSF (6.5 Base FAR), plus up to 1,199,386 GSF of Transferred Floor Area as prescribed for the Sports and Entertainment District in Section 103.1915(d)(5) of the Centre City Planned District Ordinance.
- Development of Parcels C and D combined shall not generate more than 16,500 Average Daily Trips (ADTs). The ADTs shall be calculated using the cumulative amount of square feet devoted to each land use and the traffic generation formulas utilized in the Final Addendum prepared for the Master Plan.
- The maximum FAR for Parcel C is transferable between Parcels C1, C2, C3, and C4 subject to the requirements of Table 1. The maximum FAR for Parcel D is transferable between Parcels D1, and D2.
- FAR shall not be transferable between Parcels C and D.

Minimum Uses

The following specified uses shall be developed within the Master Plan area.

- Office: No less than 300,000 GSF shall be developed and may be distributed throughout the Master Plan area according to final design.
- Retail: No less than 115,000 GSF shall be developed and shall be distributed throughout the Master Plan area according to final design.
- Affordable Housing: No less than 35,000 GSF of Affordable Housing shall be developed and shall be integrated within the Master Plan area.

Table 1 : Ballpark Village Minimum-Maximum Development ⁽¹⁾

Parcel Area Square Footage ⁽⁴⁾		Required Minimum Development		Maximum Permitted Development ⁽⁵⁾	
		Minimum FAR	Minimum Area (gross square footage above grade) ⁽²⁾	Maximum Area (gross square footage above grade)	Maximum FAR
C1 Sub-parcel	29,620 sf	5.5	162,910 sf	238,126 sf	
C2 Sub-parcel	74,734 sf	6.0	448,404 sf	615,386 sf	
C3/C4 Sub-parcel	65,365 sf	6.0	392,190 sf	794,866 sf	
Subtotal: Parcel C	169,719 sf		1,003,504 sf	1,498,527 sf ⁽⁶⁾	8.829
D1	80,361 sf	6.0	482,166 sf		
D2	59,556 sf	6.0	357,336 sf		
Subtotal: Parcel D	139,917 sf		839,502 sf	1,713,493 sf	12.247
Total: Master Plan	309,636 sf		1,843,006 sf	3,212,020 sf	10.372

Notes:

(1) All Sub-parcels shall be developed at no less intensity than the Required Minimum Development Area. Achieving the Maximum Development Permitted shall be dependent upon conformance with all requirements of the Master Plan and of the Owner Participation Agreement (OPA) with respect to each Sub-parcel, including, but not limited to, meeting the requirements of Section 701 of the OPA with respect to the time period within which density may be transferred from the Ballpark.

(2) Required Minimum Development for any Sub-parcel shall be calculated by multiplying the final Sub-parcel size by the Required Minimum Development FAR. If Sub-parcels C3 and C4 are developed separately, each Sub-parcel shall be developed at no less intensity than an FAR of 6.0.

(3) Regardless of the size of a Sub-parcel or a Parcel, the Maximum Development Permitted on each Sub-parcel and Parcel shall not exceed the Maximum Area specified for each Sub-parcel and Parcel, and the overall Maximum Permitted Development may not exceed 3,212,020 GSF or an FAR of 10.372.

(4) Sub-parcel sizes as shown are preliminary and are subject to lot line adjustments for purposes of construction phasing, pedestrian/vehicular circulation, parking garage configuration, utility placements, and similar design/constructability considerations. In no event shall such adjustments supersede the tower placement or bulk control requirements described elsewhere in this Master Plan document.

(5) Although the additive maximum areas for Sub-parcels C1, C2, and C3/C4 exceed this number, the maximum area (gross square footage above grade) for Parcel C shall not exceed 1,498,527 GSF.

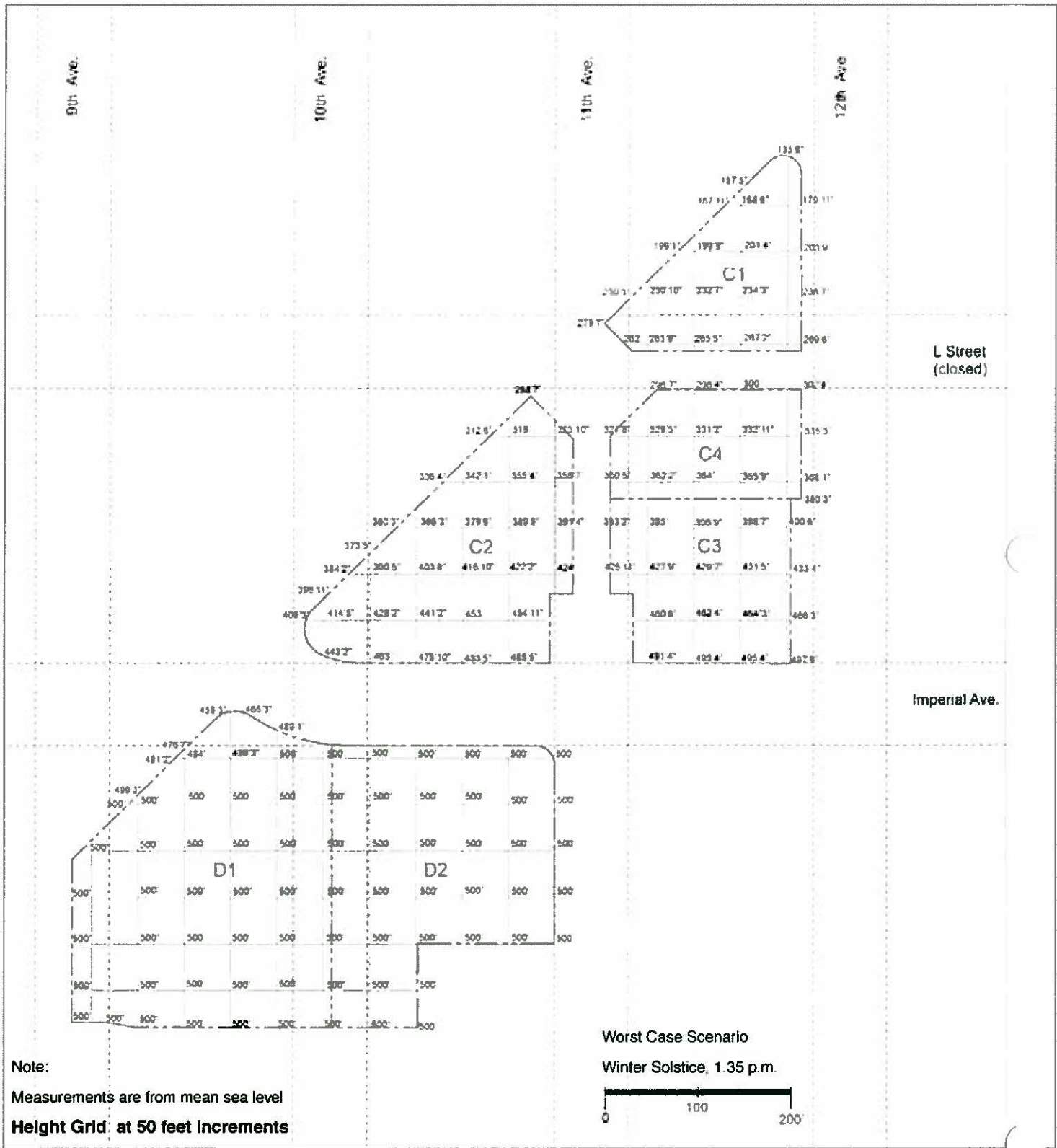
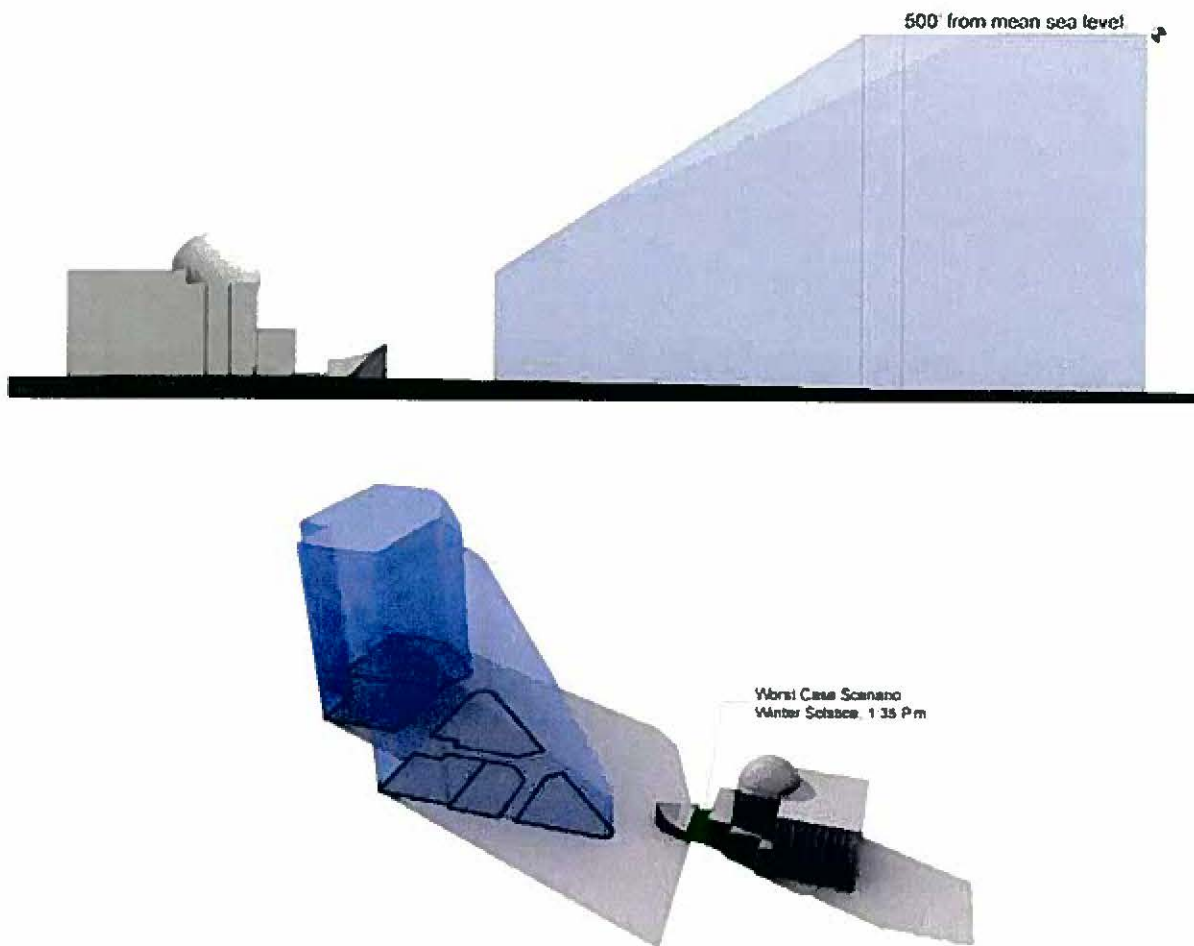


Figure 10: Maximum Building Heights

Maximum Building Height

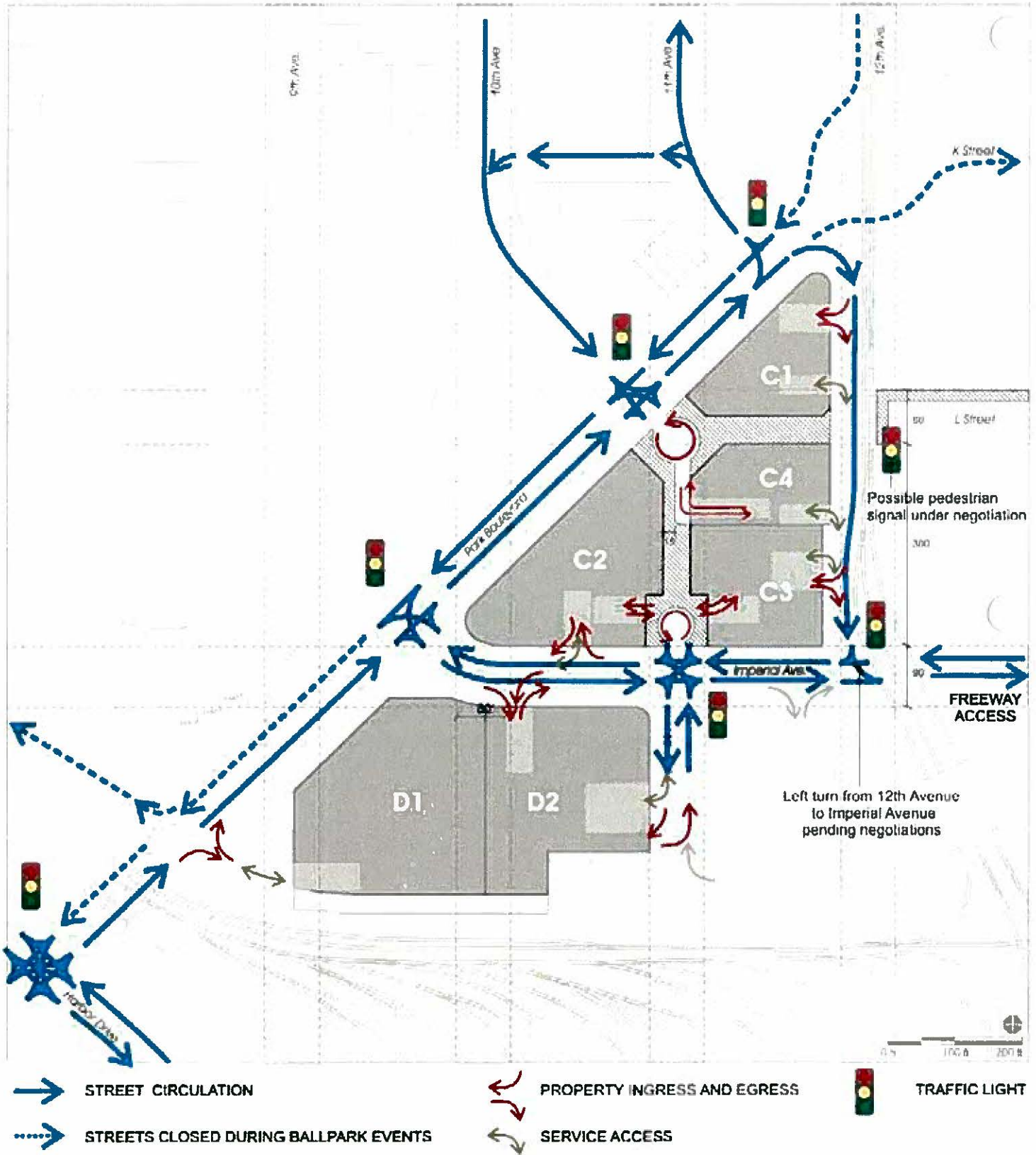
Maximum building heights are determined by the Sun Access Criteria for the adjacent Downtown Main Library courtyard, as well as the Airport Approach Overlay Zone (Land Development Code Chapter 13, Article 2, and Division 2), the Federal Aviation Administration (FAA), and the San Diego Unified Port District, as applicable.

- The Sun Access Criteria for the adjacent Downtown Main Library indicates that no portion of any building shall cast shadows on the Library courtyard before 3:10 PM on the Winter Solstice, and shadows may not cover more than 25% of the courtyard until after 3:35 PM.
- The maximum height of any building shall be five hundred (500) feet above Mean Sea Level (MSL), and shall be measured to the highest portion of the building including antennas, signs, elevator overrides, mechanical equipment and other appurtenances.
- The maximum height diagram illustrated in Figure 10, is provided for general reference only. Each individual development within Ballpark Village shall provide to CCDC conclusive graphical evidence of having met the above requirements as part of the Centre City Development Permit process.



Note: The height envelope defined in this document is based on the 2004 Downtown Main Library design. Subsequent revisions to the library design will not affect the shading limitations on the Ballpark Village project.

Figure 11: Sun Access Criteria



Note: In the event that parcels C3 and C4 are combined, driveway access to C4 from 10th Avenue Plaza shall be eliminated

Figure 12: Vehicular Circulation

Vehicular Circulation

- The maximum linear feet of all curb cuts for vehicular access along a public right-of-way shall be calculated at a ratio of 1.0 linear foot per five hundred (500) square feet of each gross parcel area.
- All vehicular access must be provided perpendicular to the public rights-of-ways. Individual curb cuts may be no greater than thirty (30) feet in width, unless the curb cut provides joint vehicular and service access, in which case, a greater width for curb cuts may be allowed through the Centre City Development Permit process.
- No vehicular access curb cut may be closer than sixty-five (65) feet from the curb line of the closest intersection, and shall be generally located according to the Vehicular Circulation and Access diagram illustrated in Figure 12.

Parking

The minimum number of off-street parking spaces required for uses within Ballpark Village shall be as prescribed in the following Parking Ratios Table.

Table 2 : Parking Ratios Table

Use	Minimum Number of Spaces Required
Residential <i>Affordable Units</i> <i>Market-Rate Units</i>	1.0 space per dwelling unit 1.5 space per dwelling unit
Office	1.5 space per 1,000 square feet of leasable space.
Hotel	0.5 spaces per guest room
Retail	2.0 spaces per 1,000 square feet of leasable space.
Motorcycle	1.0 Space per twenty required vehicle spaces
Bicycle Storage (Residential)	1.0 secured storage space for every five dwelling units

When a calculation of off-street parking spaces results in a fractional number; it must be adjusted to the closest whole number of spaces.

- All above ground parking associated with a project within Ballpark Village shall be screened and architecturally integrated into the project, and not visible to the public right-of-way.
- At least two (2) levels of parking shall be accommodated below grade prior to the provision of any above grade parking.
- Above grade parking shall not be located immediately adjacent to Park Boulevard, Imperial Avenue frontages or pedestrian mews and plazas. Along such frontages, uses such as ground floor retail, residential and commercial uses with a minimum depth of 30' shall be located, and may be used to screen parking uses.

Off-Street Loading Requirements

Off-street loading facilities shall be required for individual projects within Ballpark Village which exceed a gross floor area of forty thousand (40,000) square feet of retail space or 100,000 square feet of office and/or residential space. Loading facilities can be shared in mixed use conditions. All off-street loading and service areas shall be screened and architecturally integrated into the project.

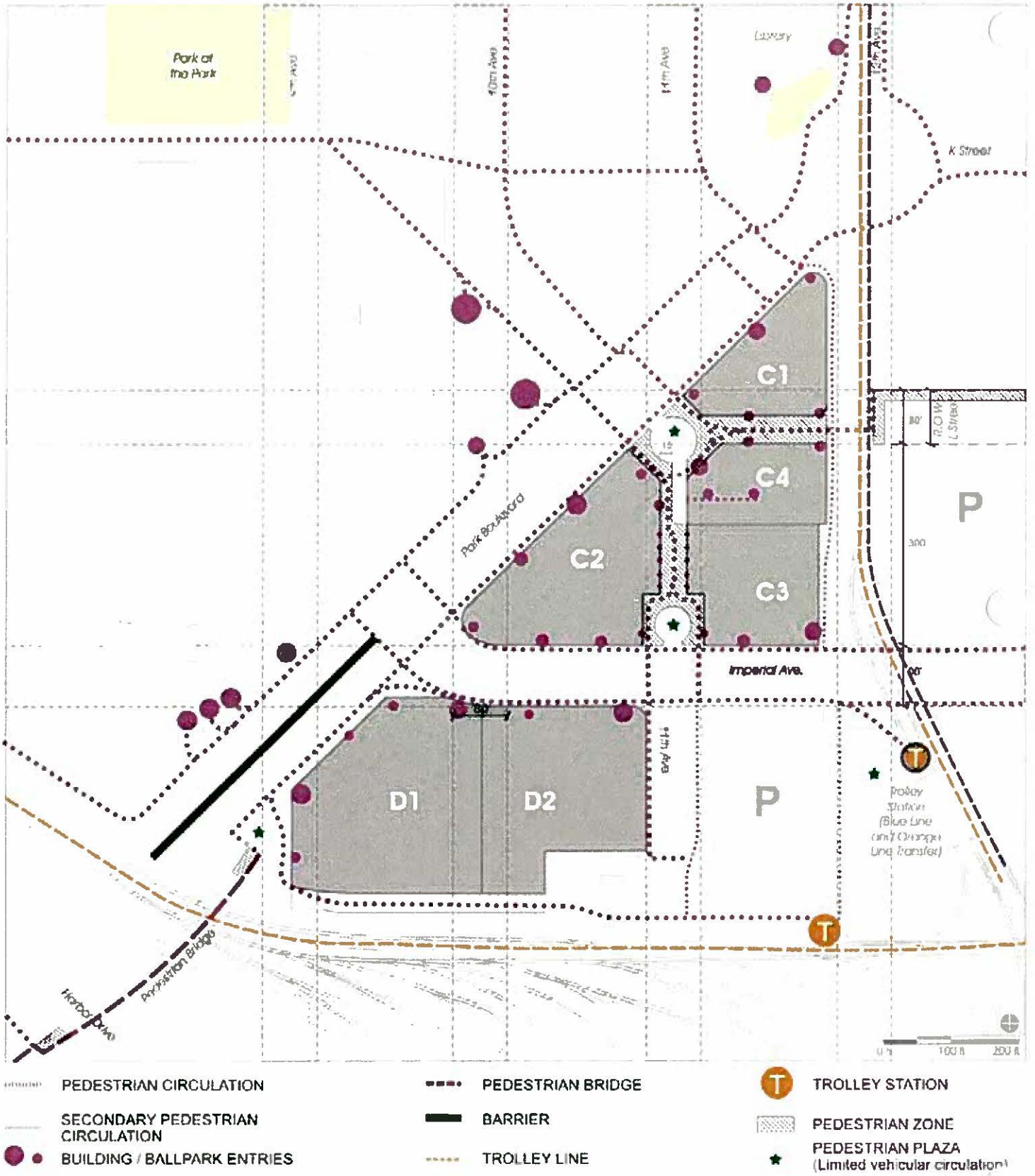


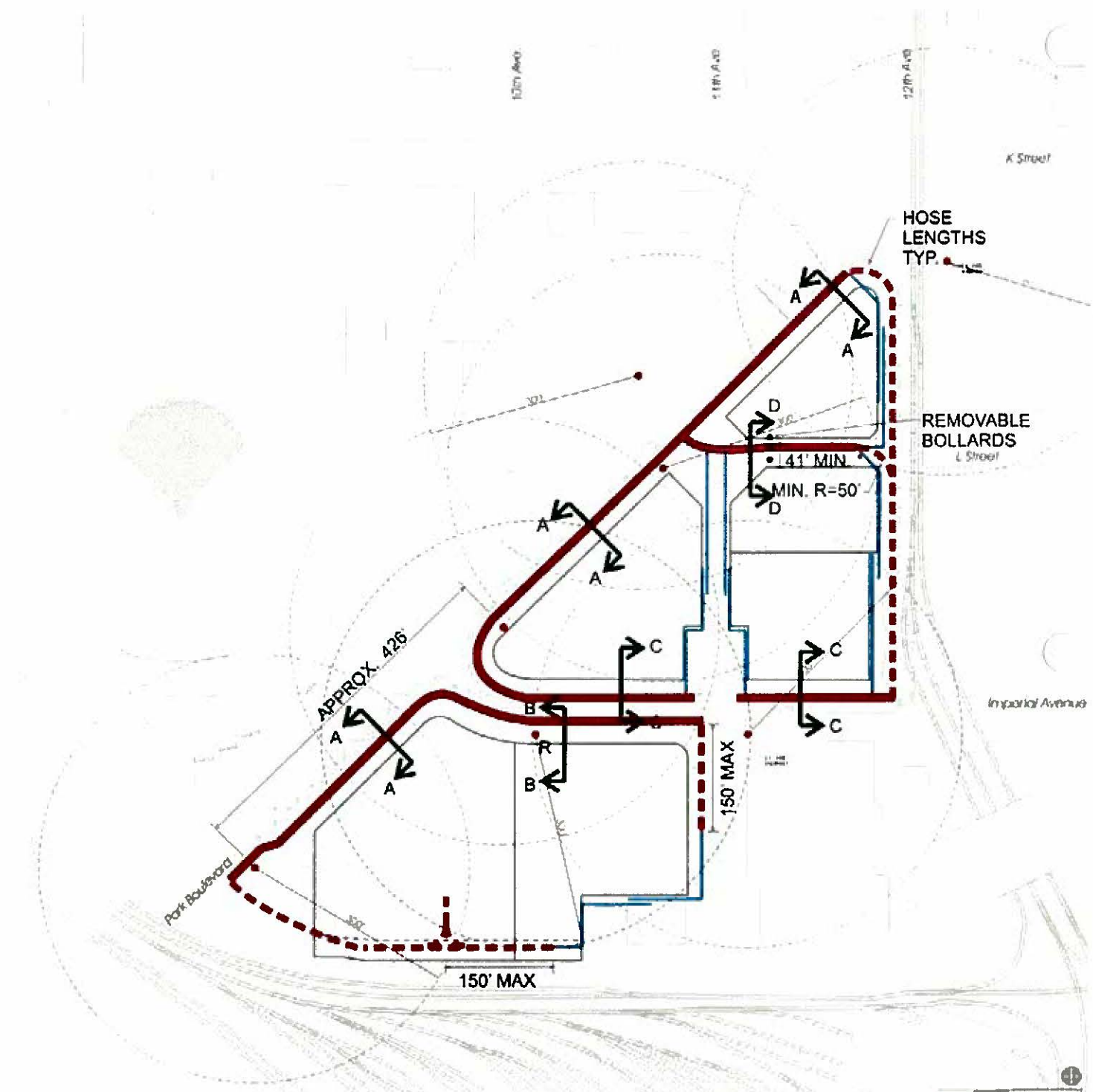
Figure 13: Pedestrian Circulation

Pedestrian Access

Street Level Uses

Along Park Boulevard and Imperial Avenue, at least sixty percent (60%) of the first story street wall frontage shall be devoted to Street Level Uses as defined in this document.

- Multiple storefront entries (6 feet double doors) shall be provided along Park boulevard, Imperial avenue, the Bridge plaza frontage and the "L" street pedestrian corridor.
- Pedestrian entrances shall be provided for all uses adjacent to public rights-of-way.
- Pedestrian entrances shall be directly accessible from public rights-of-way, and shall be located at the grade of the sidewalk.
- The "L" Street and 11th Avenue Pedestrian Mews should include active uses with commercial potential (including live-work uses) at the ground level. Uses above shall provide "eyes on the mews".
- At least 60% of the ground floor frontage should be transparent.
- No gates shall be allowed at either end of the Mews.



- FIRE LANE - 26' WIDE (No Red Curb)
 - FIRE ACCESS (22' WIDE)
 - ALTERNATIVE 100 FEET HAMMERHEAD PER FDDS - 101
 - HOSE LENGTH (200' MAX)
 - EXISTING FIRE HYDRANT AND 300' RADIUS
 - RELOCATED FIRE HYDRANT AND 300' RADIUS
- * FIRE ACCESS EASEMENT
41' MIN INCLUDES 26' FIRE LANE
PLUS ADDITIONAL 15' TO BLDG. FACE

Figure 14: Fire Access

Parcel C1

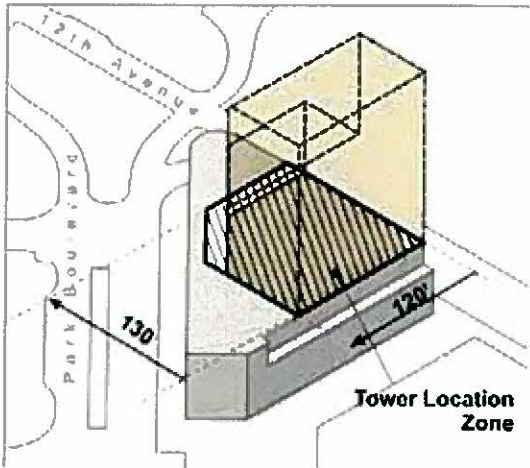
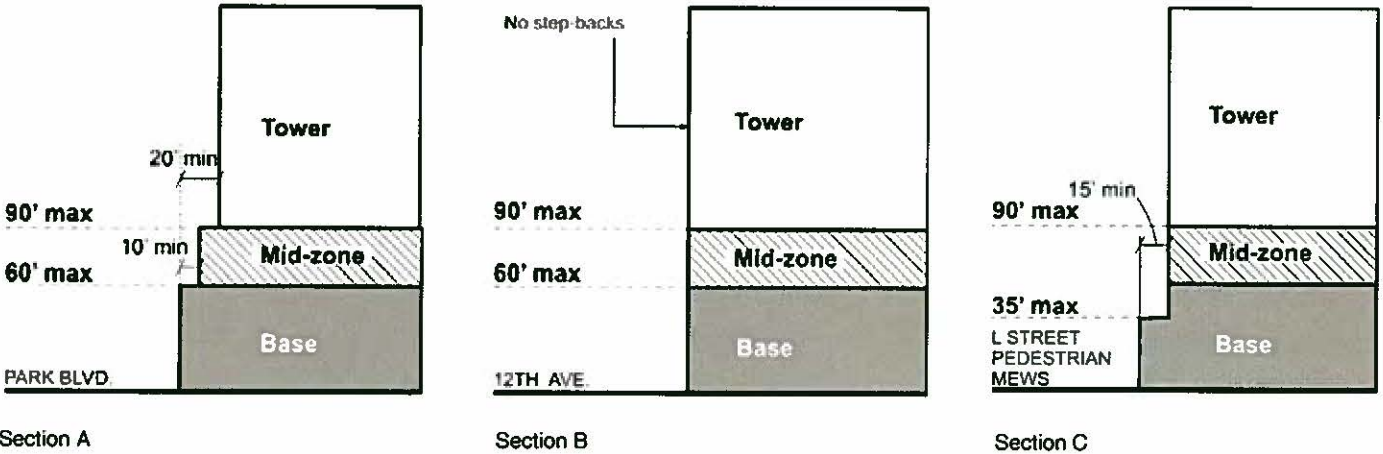


Figure 30: Parcel C1 Tower Location Zone & Orientation

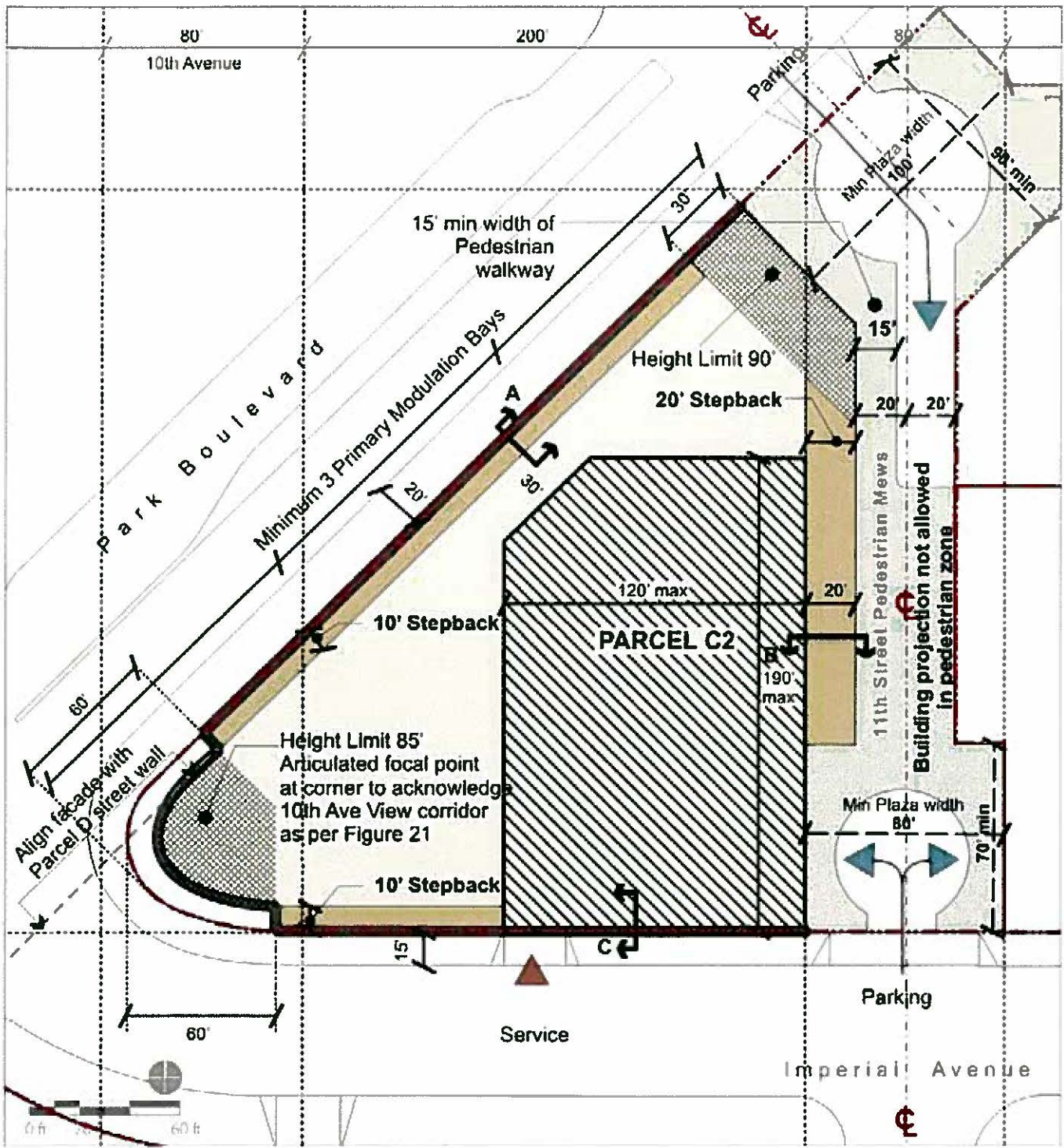


Section A

Section B

Section C

Figure 31: Parcel C1 Building Stepbacks



- Stepback at 35' Height
- Stepback at 60' Height
- Mid Zone
- Tower Zone
- Street Wall
50' min height
- Enhanced Articulation Zone
- Pedestrian Zone

Figure 32: Parcel C2 Building Siting

Parcel C2

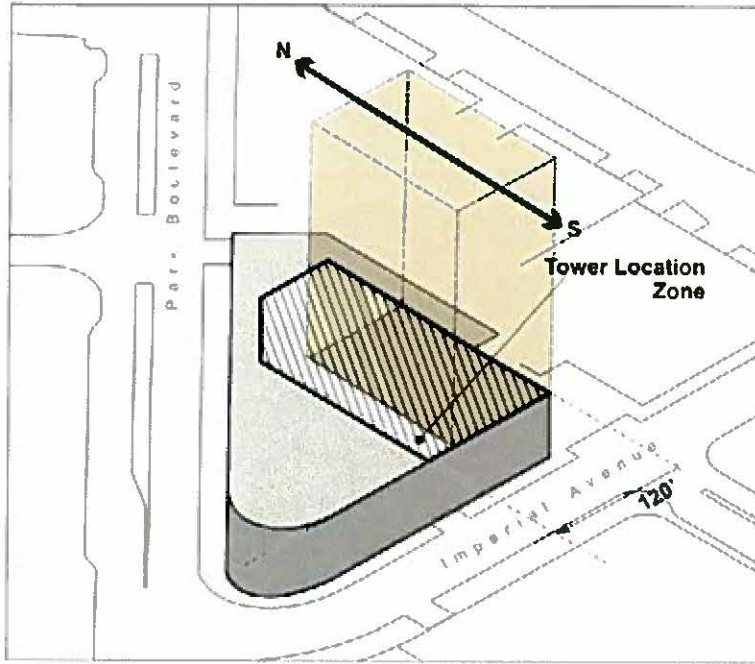


Figure 33: Parcel C2 Tower Location Zone & Orientation

Max. ht.
as per Fig. 10

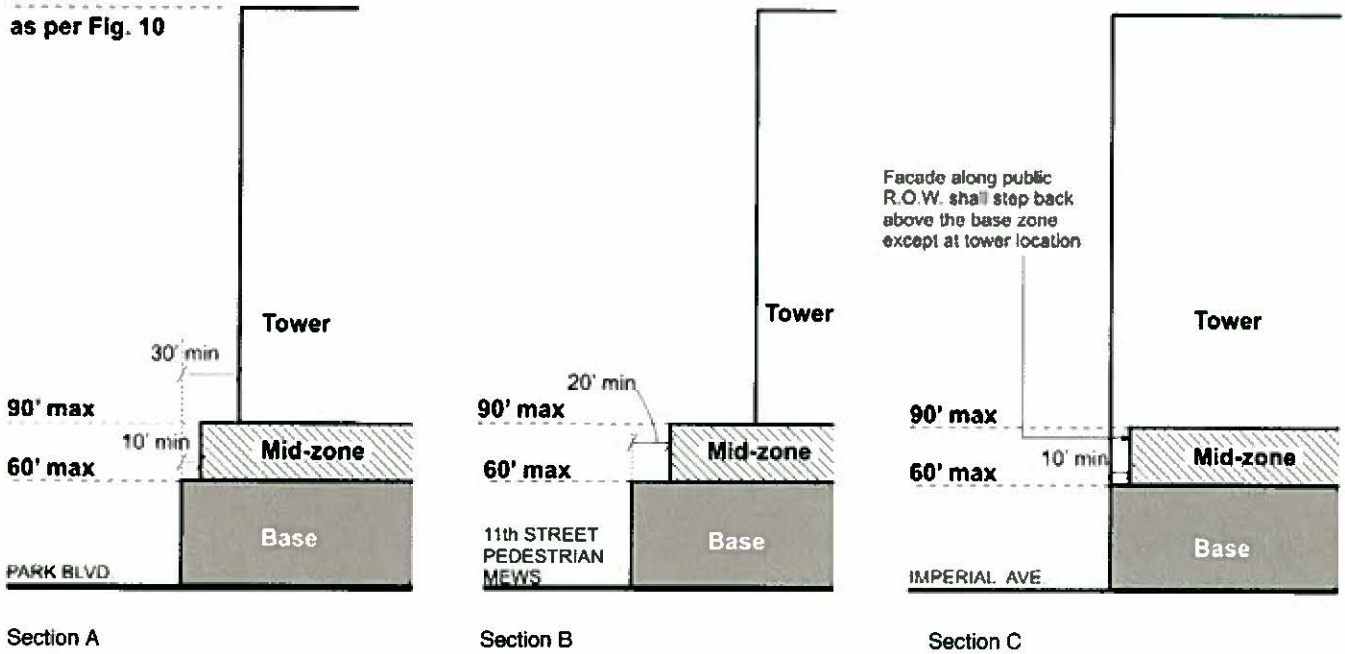
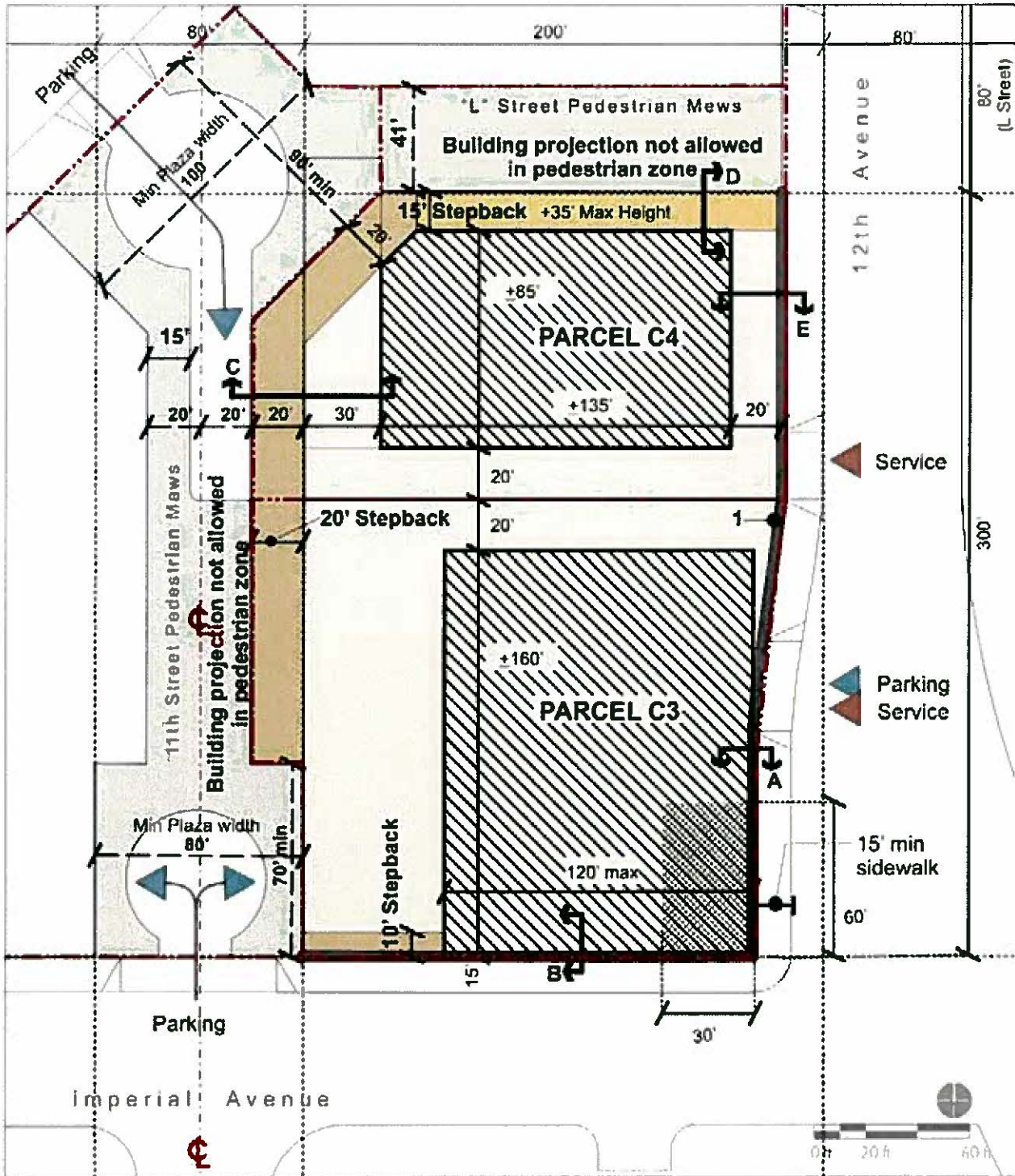


Figure 34: Parcel C2 Building Stepbacks

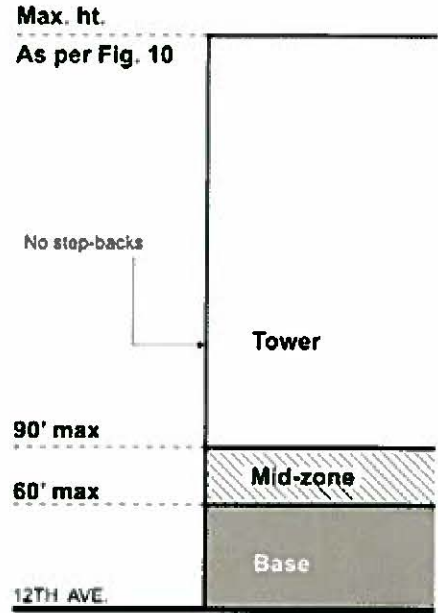


Note:
 1. The ground level elevation (where service and parking entries are located) shall be designed to be integrated with the rest of the 12th Avenue facade.

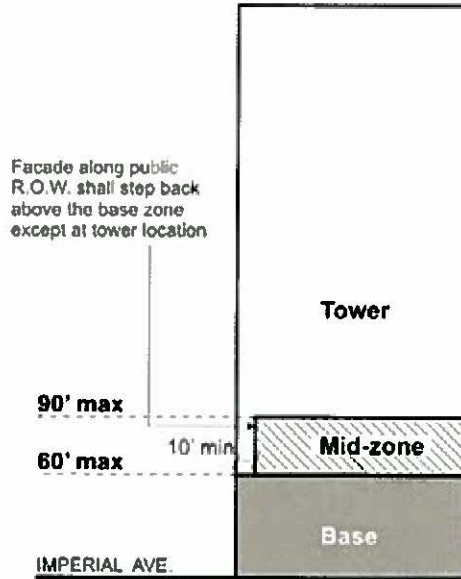
- Stepback at 35' Height
- Stepback at 60' Height
- Mid Zone
- Tower Zone
- Street Wall 50' min height
- Enhanced Articulation Zone
- Pedestrian Zone

Figure 35: Parcel C3/ C4 Building Siting

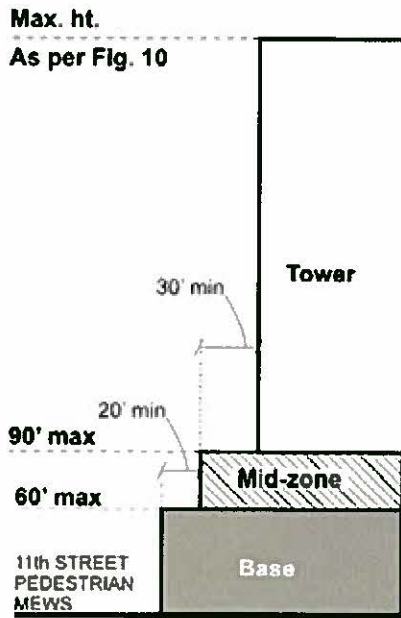
Parcel C3/ C4



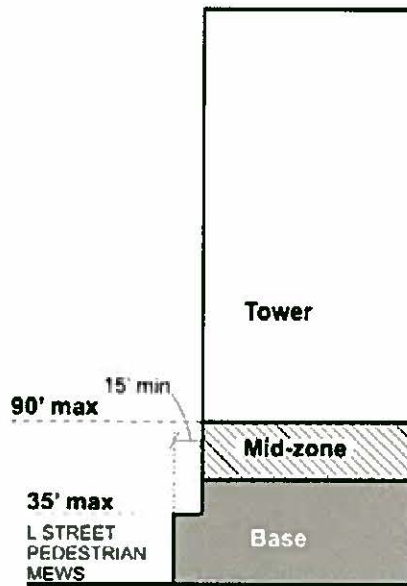
Section A



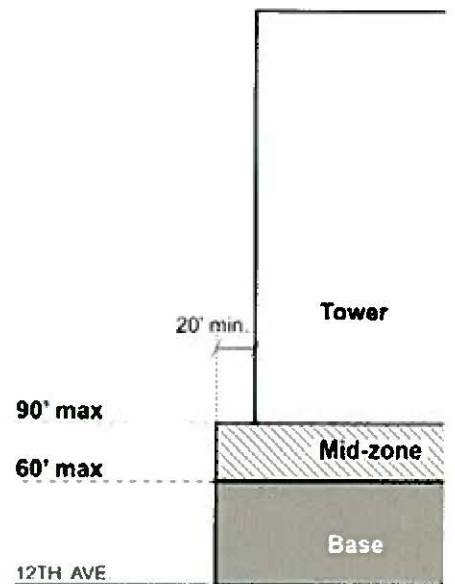
Section B



Section C



Section D



Section E

Figure 36: Parcel C3/ C4 Building Stepbacks



Parcel C3/ C4

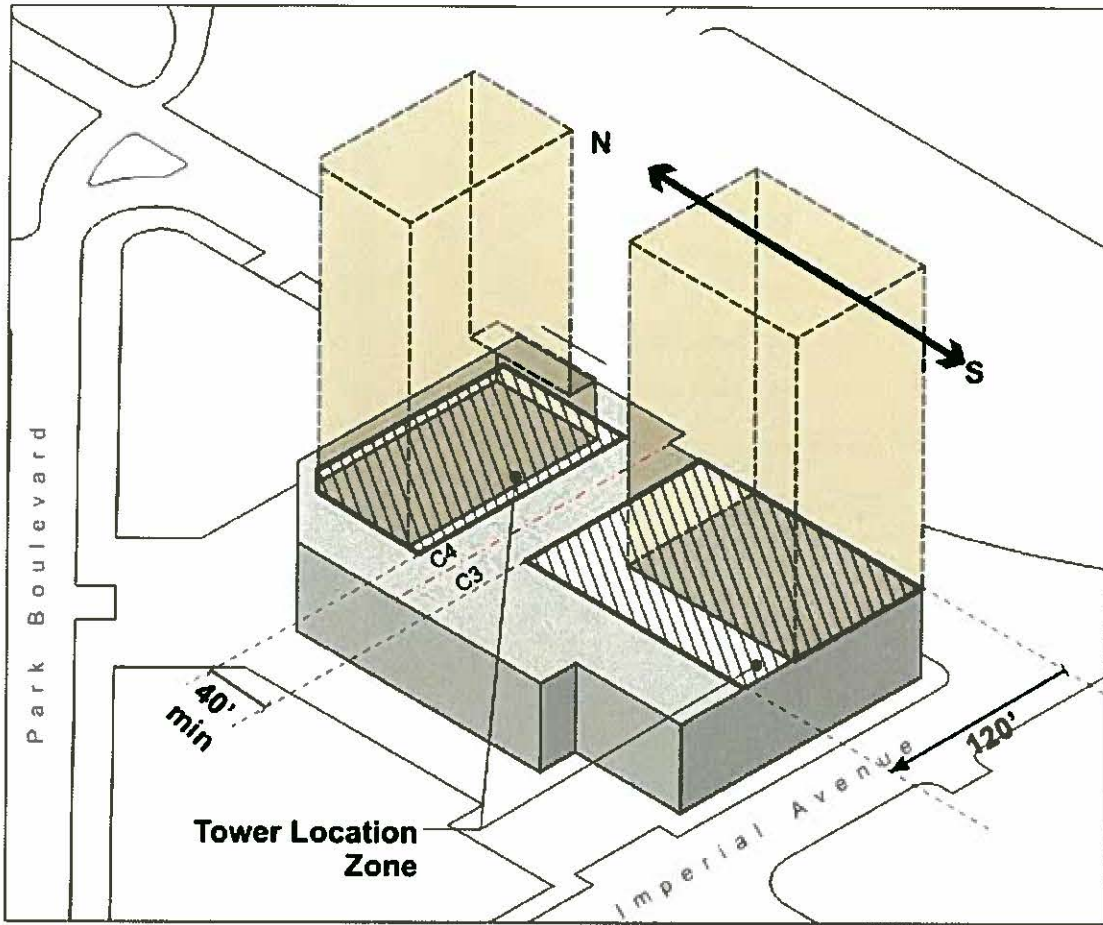
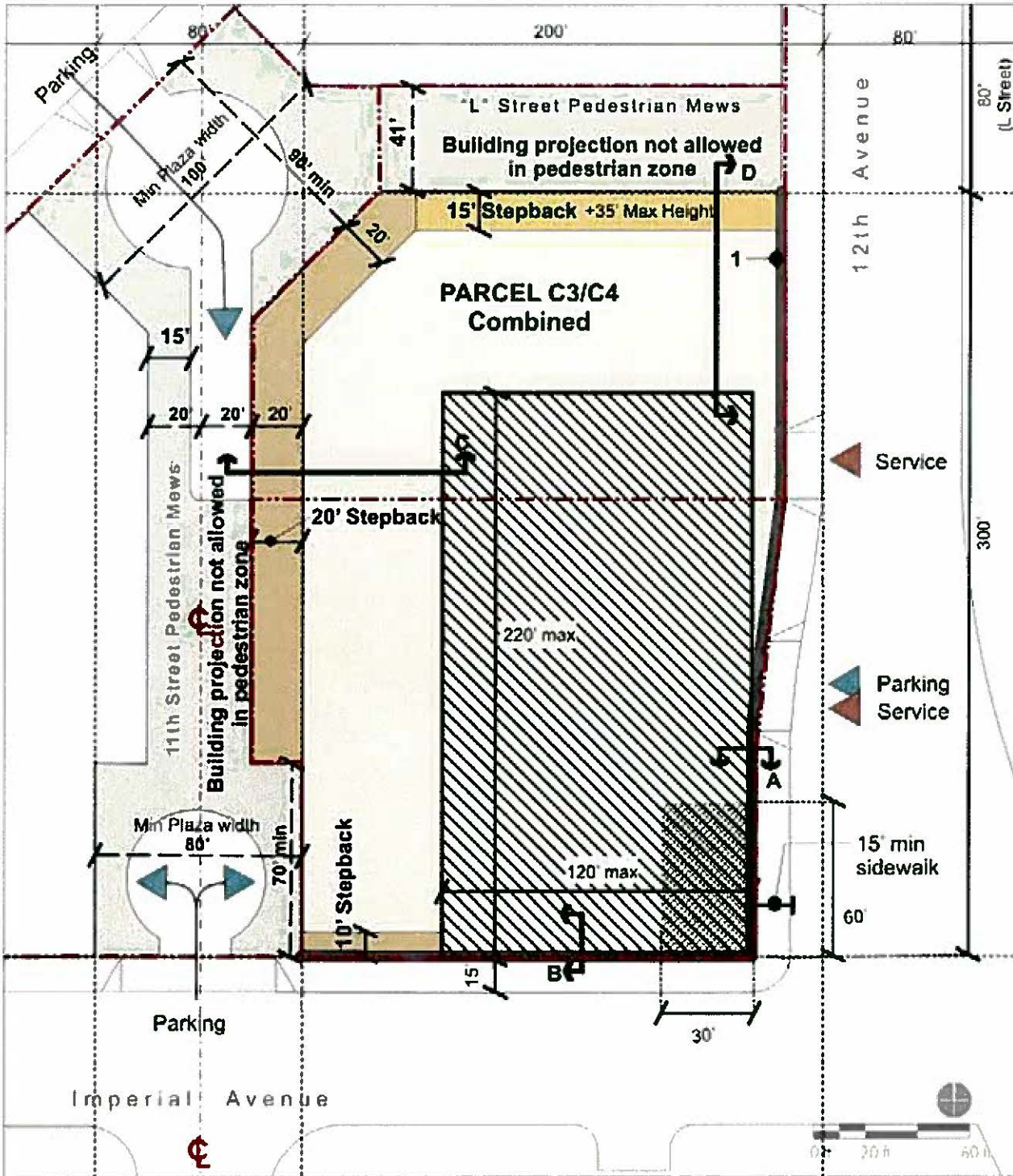


Figure 37: Parcel C3/ C4 Tower Location Zone & Orientation



Note:

1. The ground level elevation (where service and parking entries are located) shall be designed to be integrated with the rest of the 12th Avenue facade. Particular attention to the design of the corner of Imperial Avenue and 12th Avenue as an Enhanced Articulation Zone, should be given as the visual end of National Avenue.

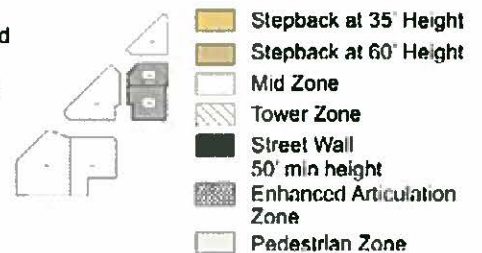


Figure 38: Parcel C3/ C4 Combined Building Siting

Parcel C3/ C4 - Combined

In the event that Parcel C3 and C4 are combined into one Parcel, the following standards shall apply

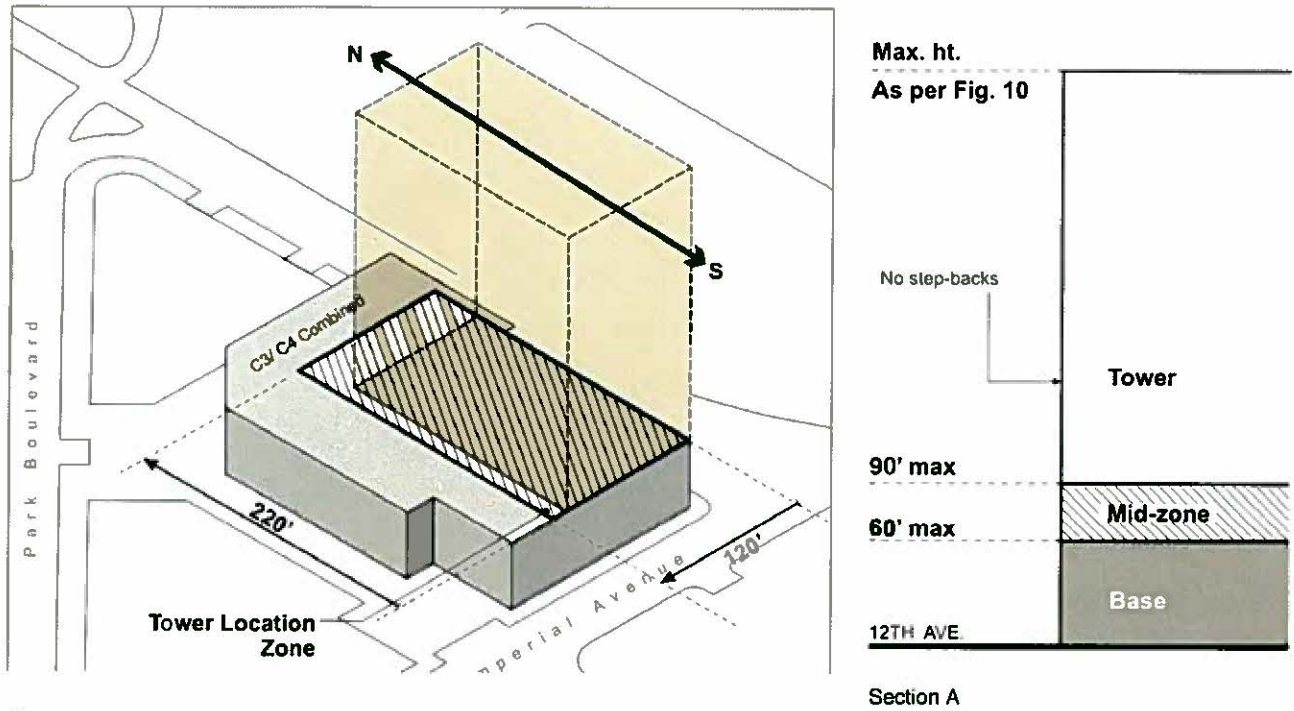


Figure 39: Parcel C3/ C4 Combined Tower location & Orientation

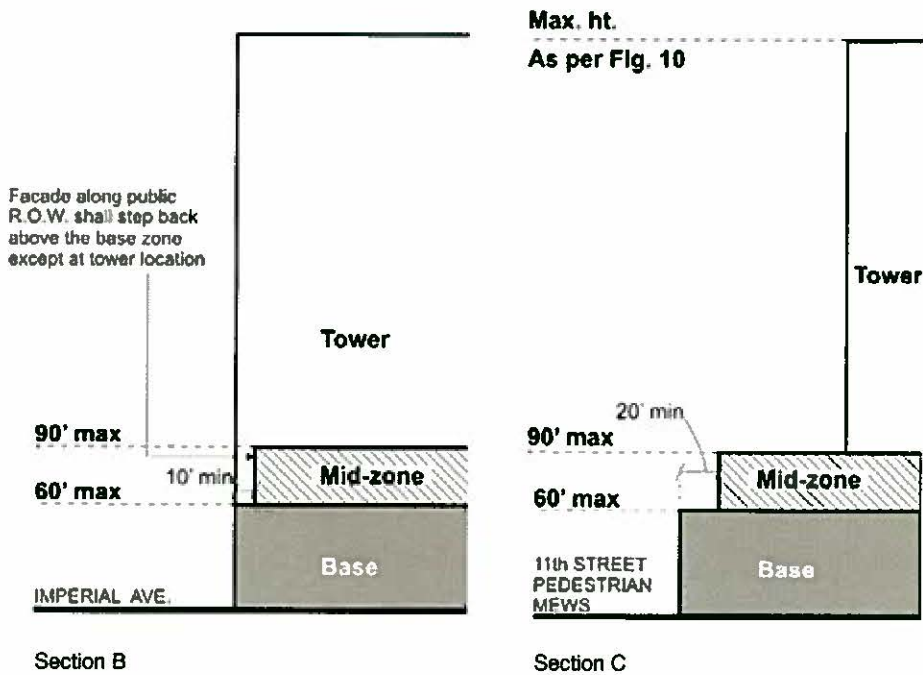


Figure 40: Parcel C3/ C4 Building Stepbacks



Figure 41: Streetscape Context Illustrative Plan

IV - Streetscape Standards

Streetscape Design Standards

The Streetscape Design Standards Table is based on the Centre City Streetscape Manual. Please refer to this manual for detailed information.

Table 4 : Streetscape Design Standards

Table: Streetscape Design Standards

Street	Street Designation	Pedestrian Lights Fixtures and Spacing	Streetlight Type Fixtures and Spacing	Sidewalk Width and Paving Type	Street Tree Type	Street Tree Spacing
Park Boulevard	Ceremonial	Not App.	Tear-Drop Fixture 75'-0" - 95'-0"	⁵ TBD 20'-0" Min.	Tipu Tree (<i>Tipuana tipu</i>)	20'-0" min. ⁴ 25'-0" max
Imperial Avenue	Ceremonial	Not App.	Gateway Light (Type A) 75'-0" - 95'-0"	Ballpark Paving 15'-0" Min.	Palo Alto Sweet Gum (<i>Liquidambar styraciflua 'Palo Alto'</i>)	20'-0" min. ⁴ 25'-0" max
11th Avenue South of Imperial	Gateway	Not App.	Gateway Light (Type A) 75'-0" - 95'-0"	Ballpark Paving 15'-0" Min.	Jacaranda (<i>Jacaranda mimosifolia</i>)	20'-0" min. ⁴ 25'-0" max
12th Avenue	Special	Not App.	Standard Light (Type C) 75'-0" - 95'-0"	Ballpark Paving 15'-0" Min.	Jacaranda (<i>Jacaranda mimosifolia</i>)	20'-0" min. ⁴ 25'-0" max
Pedestrian Mews	Not App.	³ Standard Light (Type C) or similar	Not App.	³ TBD see footnote 6	³ TBD	³ TBD
Plazas	Not App.	³ Standard Light (Type C) or similar	Not App.	³ TBD Not App.	³ TBD	³ TBD

1. The street designations are defined in the Centre City Streetscape Manual.
2. The pedestrian lights will be the Standard 12' Type C light or similar to be approved by CCDC at the time of Centre City Permit Application for each parcel.
3. To be determined at the time of Centre City Permit Application for each parcel.
4. Street tree spacing shall also be coordinated with streetlight spacing as defined in the Centre City Streetscape Manual.
5. Shall be developed to incorporate permeable surface and will relate aesthetically and in scale to Park to Bay Paving as defined in the Centre City Streetscape Manual.
6. Pedestrian Mews width shall be a minimum of 40' width.
7. All enhanced paving and crosswalk paving will be approved by CCDC.

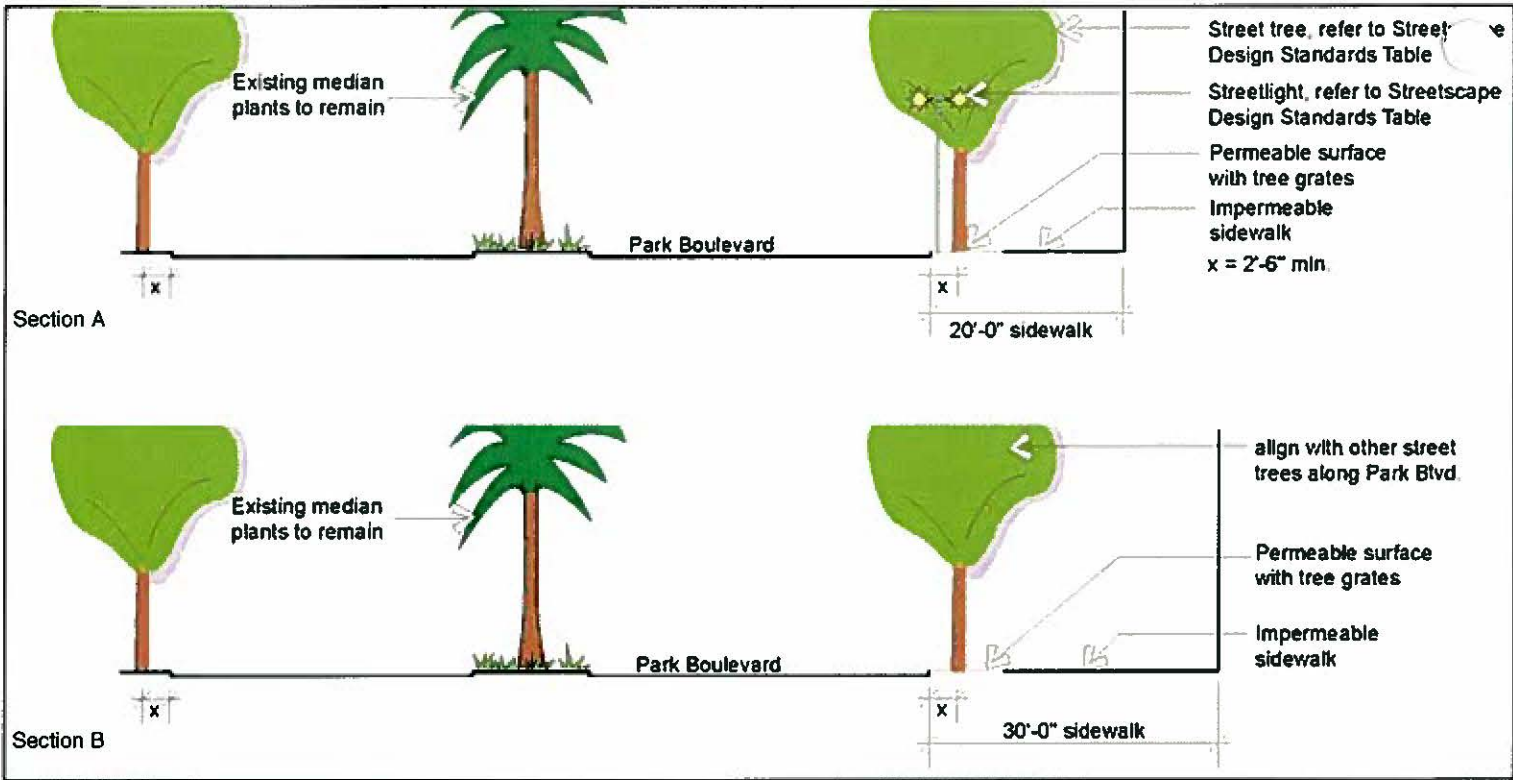


Figure 42: Sections at Park Boulevard

Scale: 1" = 20'

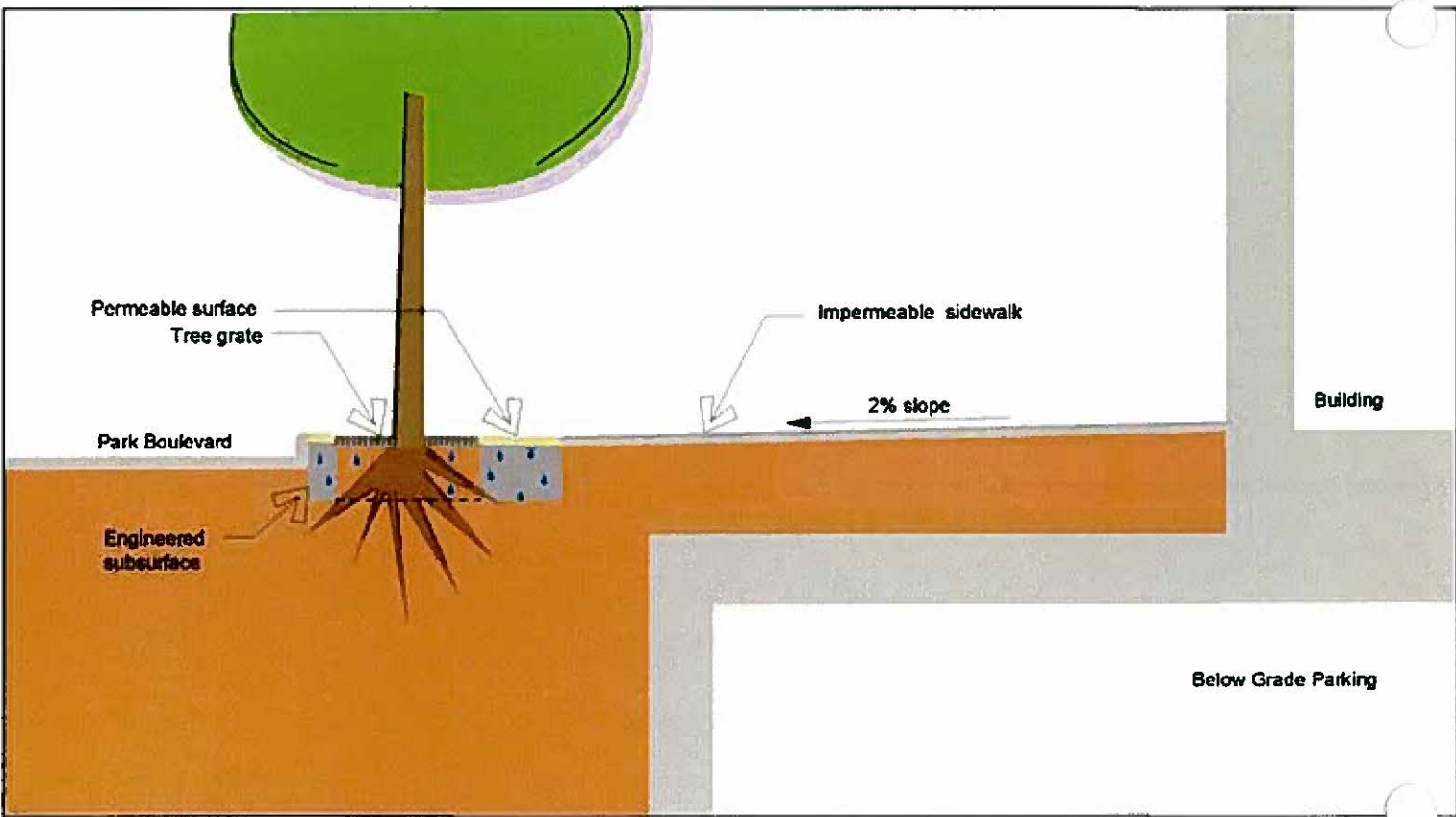
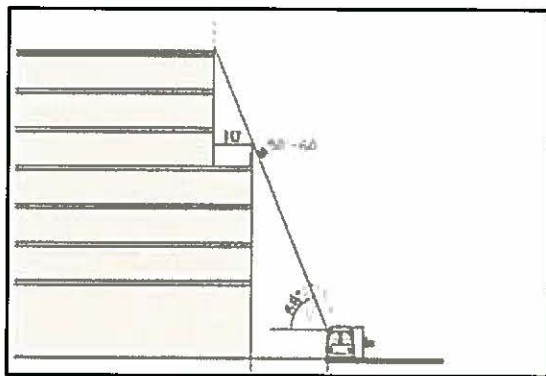


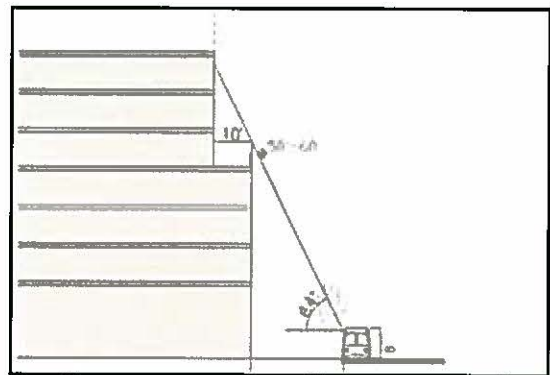
Figure 43: Permeable Paving at Park Boulevard

Scale: 1/4" = 1'

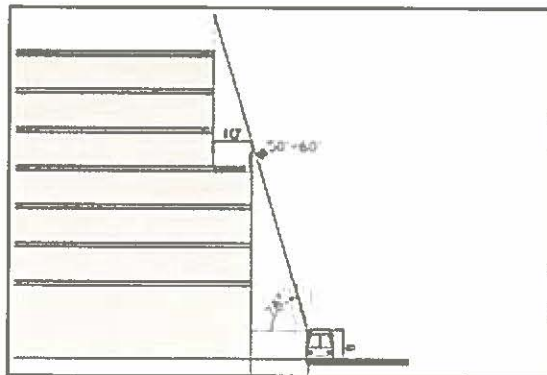
Fire Access



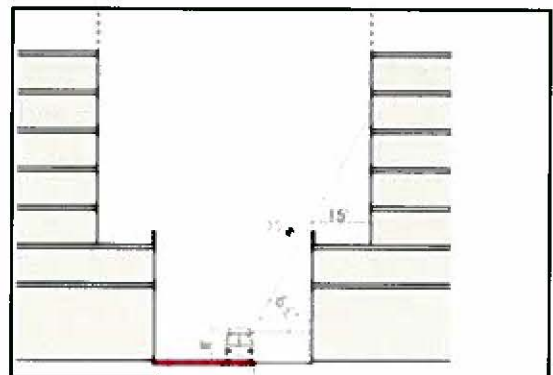
Section A-A



Section B-B



Section C-C



Section D-D

Figure 15: Sections - Fire Truck Access

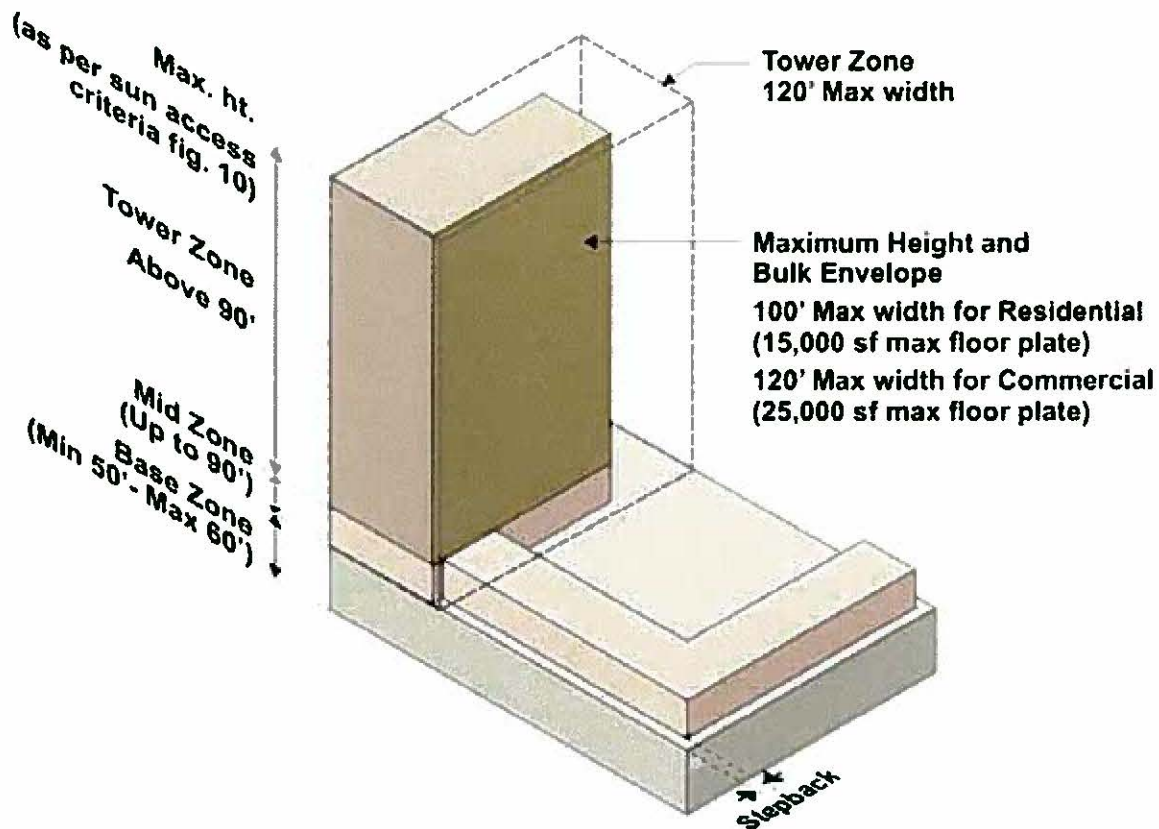


Figure 16: Building Height Zones

Notes:

"Base Zone" means the lower portion of a building up to a height ranging from fifty (50) feet to sixty (60) feet above ground level.

"Mid Zone" means that portion of a building immediately above the Base Zone up to a height of ninety (90) feet above ground level.

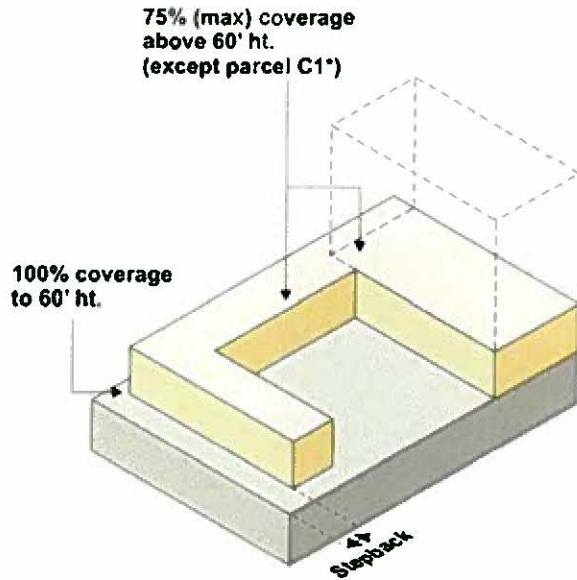
"Tower Zone" means that portion of a building immediately above Mid Zone and above (90) feet from ground level. In order to provide flexibility for the design of the towers, the tower zone dimensions are greater than the maximum building (tower) dimension.

Maximum Height varies by parcel and shall be as defined in Maximum Building Height Section

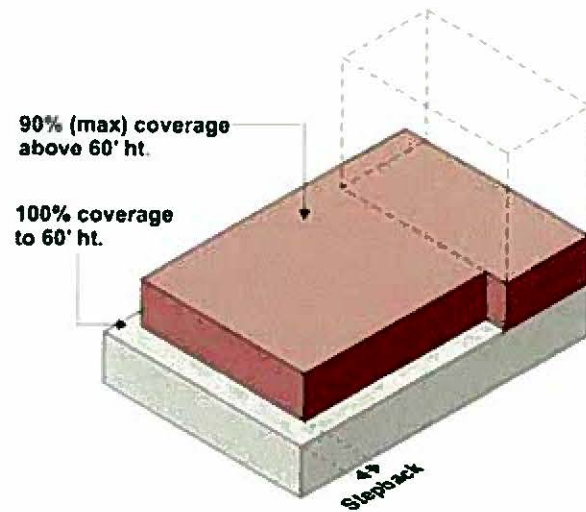
Building stepbacks are as defined in Urban Form Standards for each individual parcel.

III - Building Development Standards

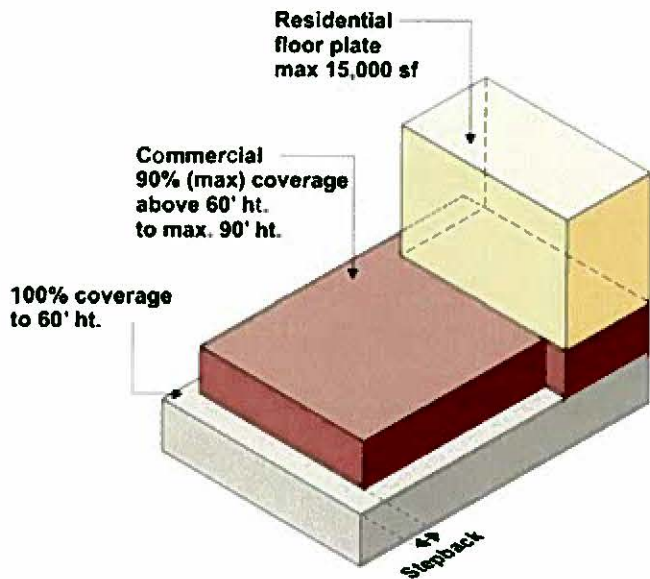
Building Coverage



Coverage - Residential



Coverage - Commercial

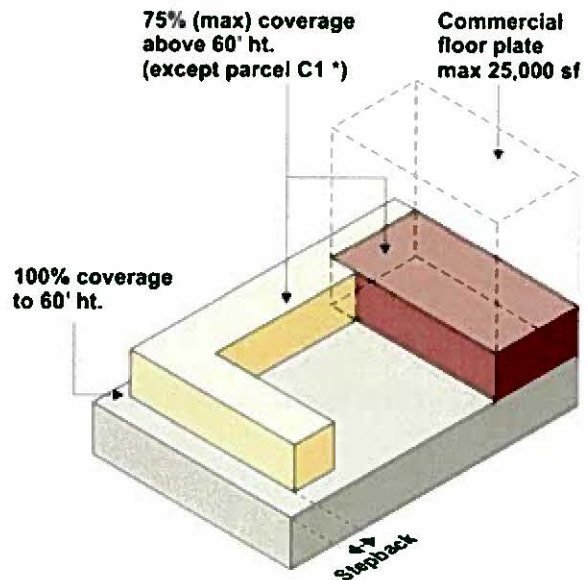


Coverage - Vertical Mixed Use

Note:

Coverage applies to building zone

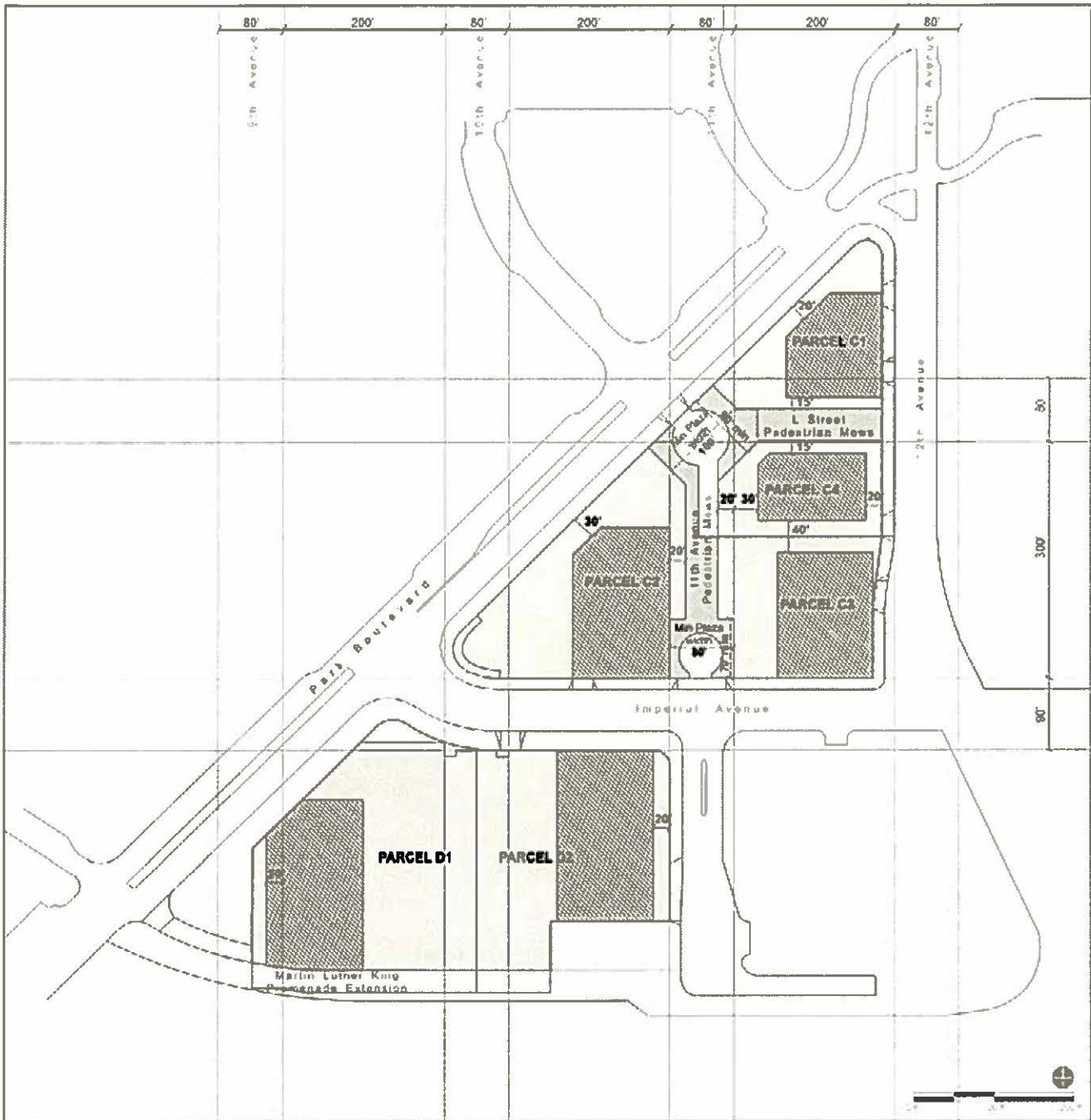
Parcel C1 governed strictly by sun access criteria



Coverage - Horizontal Mixed Use



Figure 17: Coverage - Residential, Commercial & Mixed Use



Notes:

- 1. Refer to Urban Form Standards for additional requirements

Figure 18: Tower Zone Control Diagram

Table 3 : Maximum Tower Floor plate

TOWER USE	MAX. PLAN WIDTH	MAX. PLAN DIAGONAL	MAX. FLOORPLATE
Residential/ Hotel	100 ft.	200 ft.	15,000 sf.
Commercial/ Office	120 ft.	250 ft.	25,000 sf.

Note:

Maximum Tower Floor plate applies to all the parcels except parcel C1

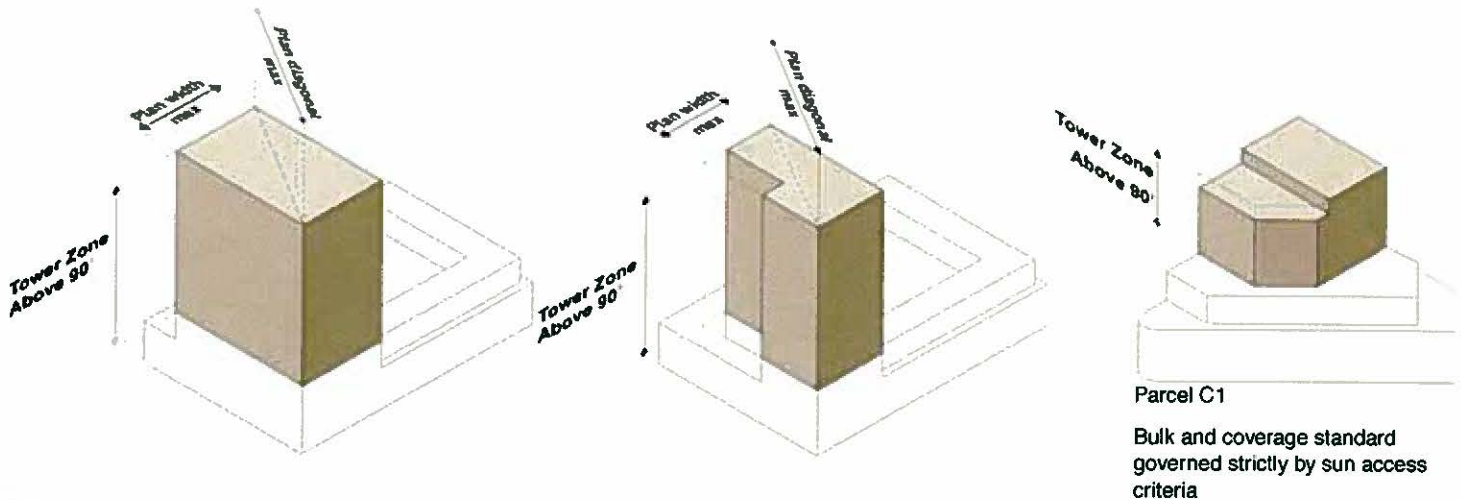


Figure 19: Maximum Tower Floor plate

Tower Design Guidelines:

- No two towers shall be “twin” or identical even if different heights.
- Balconies must be within maximum bulk allowed.
- Subtracted balconies are encouraged.
- Facade articulation and variation is encouraged. Avoid identical elevations.
- The top of the tower should be articulated to reduce apparent building bulk.
- Use of clear or lightly tinted glass is preferred. Mirror glass is not allowed.
- Reflectivity and tint of glass should be the minimum required to comply with the State of California Energy Code.
- Offsetting planes should be used to break any plane greater than 150 feet in length.
- Wall planes greater than 50 feet in width should include secondary modulation elements as part of the wall articulation. These elements may include balconies, changes in material, expressed window systems, offsets, reveals, and other features used to articulate the facade.

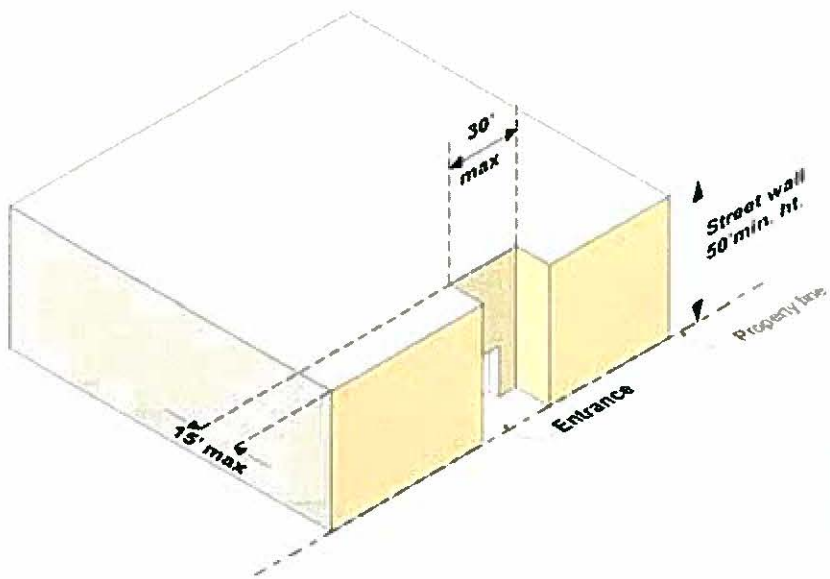
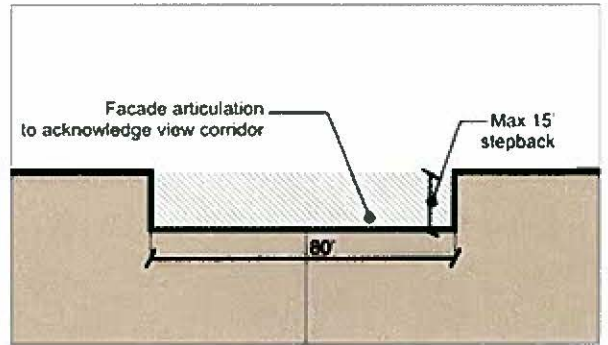
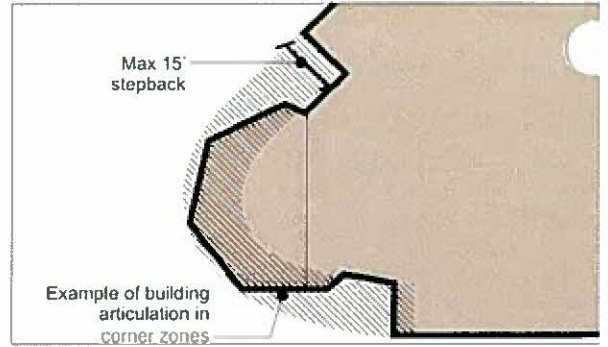


Figure 20: Maximum Street Wall Recesses



Note: Location of enhanced articulation zones as specified in individual parcels

Figure 21: Enhanced Articulation Zone

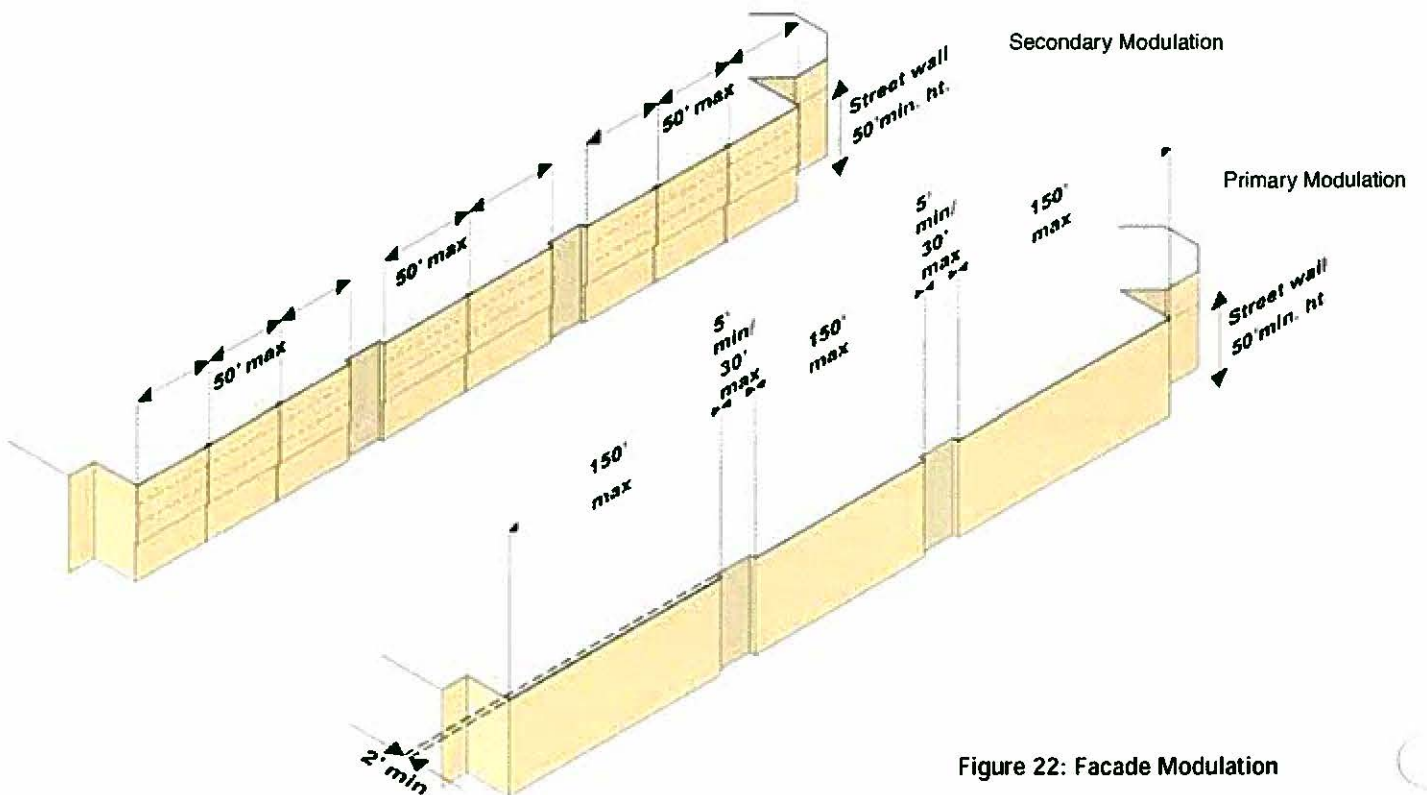


Figure 22: Facade Modulation

Street Level Development Standards

Street Wall

The street wall is the building facade along a property line adjacent to any public right-of-way. The street wall may include arcades, colonnades, recessed entrances and mid-block connectors. The following provisions apply:

- Street Wall requirements apply to Park Boulevard, Imperial Avenue, 11th Avenue and 12th Avenue. See special condition for Linear Park. See Figure 27 and Figure 28.
- With the exception of public plazas, mid-block pedestrian corridors and other ground level open spaces as defined in this document, a street wall is required along one hundred percent (100%) of the property line adjacent to the public rights-of-way.
- The street wall shall be located at, or within five (5) feet of the street property line or required building setback line.
- Street wall enhanced articulation zones are established to allow flexibility in the articulation of facades and to acknowledge special conditions. Street walls within this zone may be located within fifteen (15) feet of the street property line.
- The minimum street wall height shall be (50) fifty feet, and shall comply with the additional stepback requirements set forth in this document.
- Arcades and colonnades, if provided, shall have a minimum clear width of five (5) feet.
- Recessed entrances shall not exceed thirty (30) feet in length and shall be located within fifteen (15) feet of the property line.
- Public plazas, Mid-block pedestrian corridors, and open space as illustrated in the Urban Design Framework Diagram (Figure 6) meet the intent of these street wall requirements.

Street Wall Articulation

- Primary facade modulation is defined as a change in plane consisting of bays not exceeding 150' in length, with a minimum articulation 2 feet in depth and 5 feet in width. See Figure 22.
- The street wall facade shall be further articulated by secondary modulation bays that are not more than fifty (50) feet in width. Articulation may include expressed structural element, offsets, expressed mullions, bay windows, and other elements that break down the scale of the street wall. See Figure 22.
- Bays within the street wall shall be defined by changes in the pattern of window openings, bay windows, awnings and canopies, entrances, balconies, arcades, columns, pilasters, plane of the facade, materials and color, or other architectural features.
- Entrances and corners of buildings shall be articulated within the street wall facade. Maximum recess of articulated entrances shall be 15 feet. See Figure 20.
- Within the area between three (3) feet and twelve (12) feet above the sidewalk, entries and windows shall be transparent, e.g. clear or lightly tinted glass.
- At least 60% of the ground floor frontage should be transparent along pedestrian serving street frontages (Park Boulevard, Imperial Avenue and the "L" Street Pedestrian Mews.)

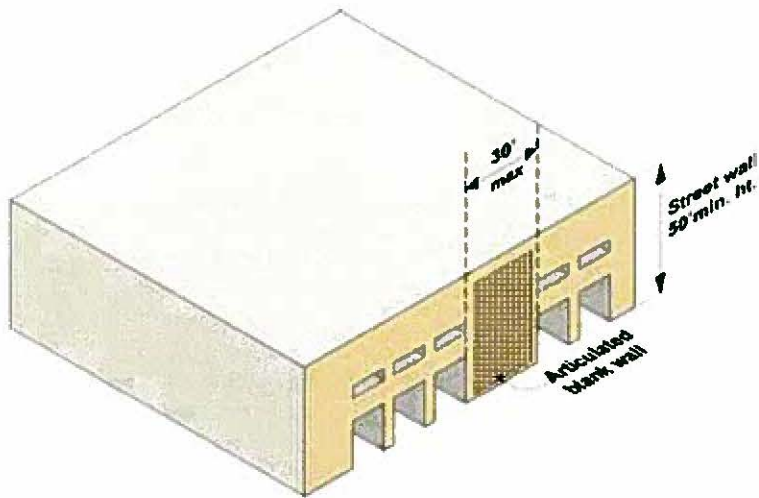
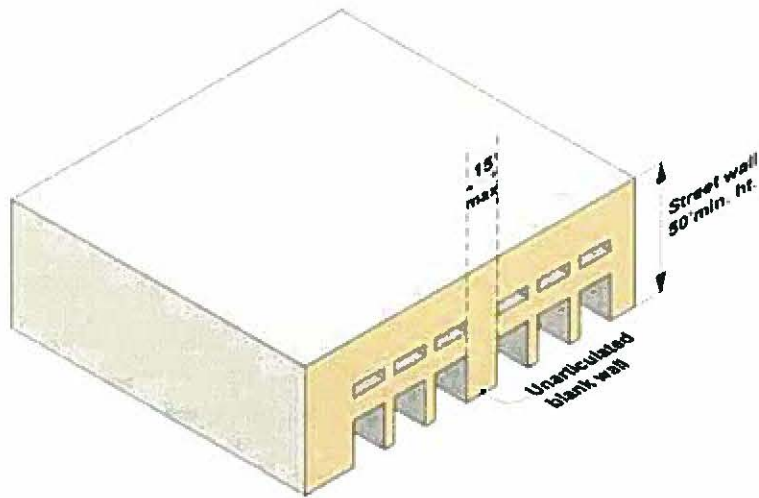


Figure 23: Blank Walls

Blank Walls

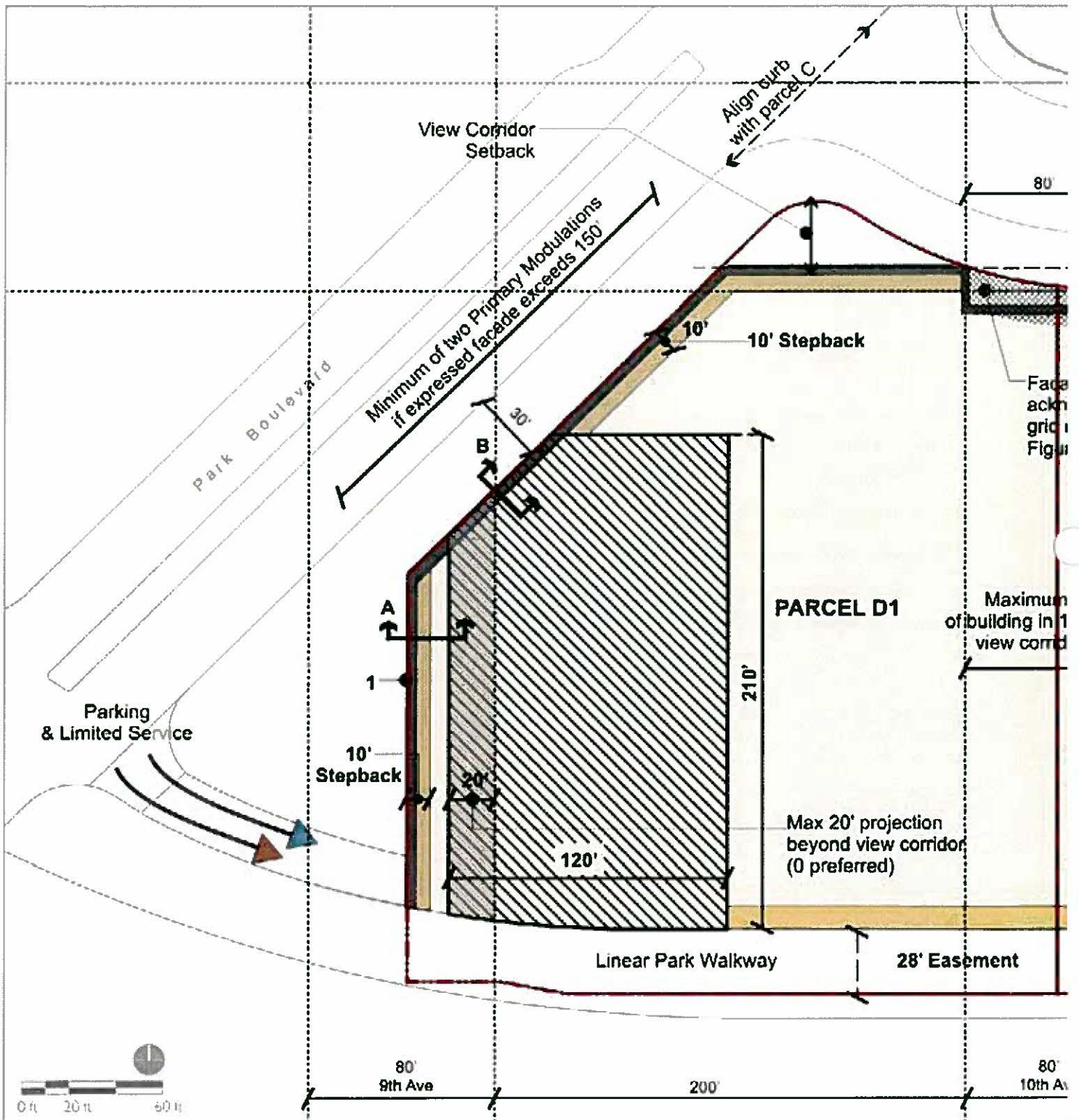
Blank wall area shall be any street wall area that is not transparent (including solid doors and mechanical areas but not including garage entrances).

- The maximum total blank wall area is thirty percent (30%) of the first story street wall. While the intent of this provision is to minimize blank walls along the street level, blank walls above the ground level shall also be limited to the same extent as the first story street wall.
- The maximum length of any continuous blank wall shall be fifteen (15) feet; however, the maximum length may be increased to thirty (30) feet if the wall area is enhanced with architectural detailing, ornamentation, landscaping, or art work.

Performance Standards

The following performance standards shall apply to all land use classifications:

- Except for those specific uses approved by CCDC as part of the Development Permit Application for each individual parcel in Ballpark Village, no use, activity or process shall produce continual noise, vibrations or noxious odors that are perceptible without instruments by the average person at the property lines of a parcel.
- No use, activity or process shall produce continuous loading or unloading of trucks at the site.
- All loading, service, and mechanical areas shall be screened out of view from pedestrian areas.
- All outdoor lighting shall be shielded or positioned so that direct light or glare does not materially and adversely impact adjacent residential uses.

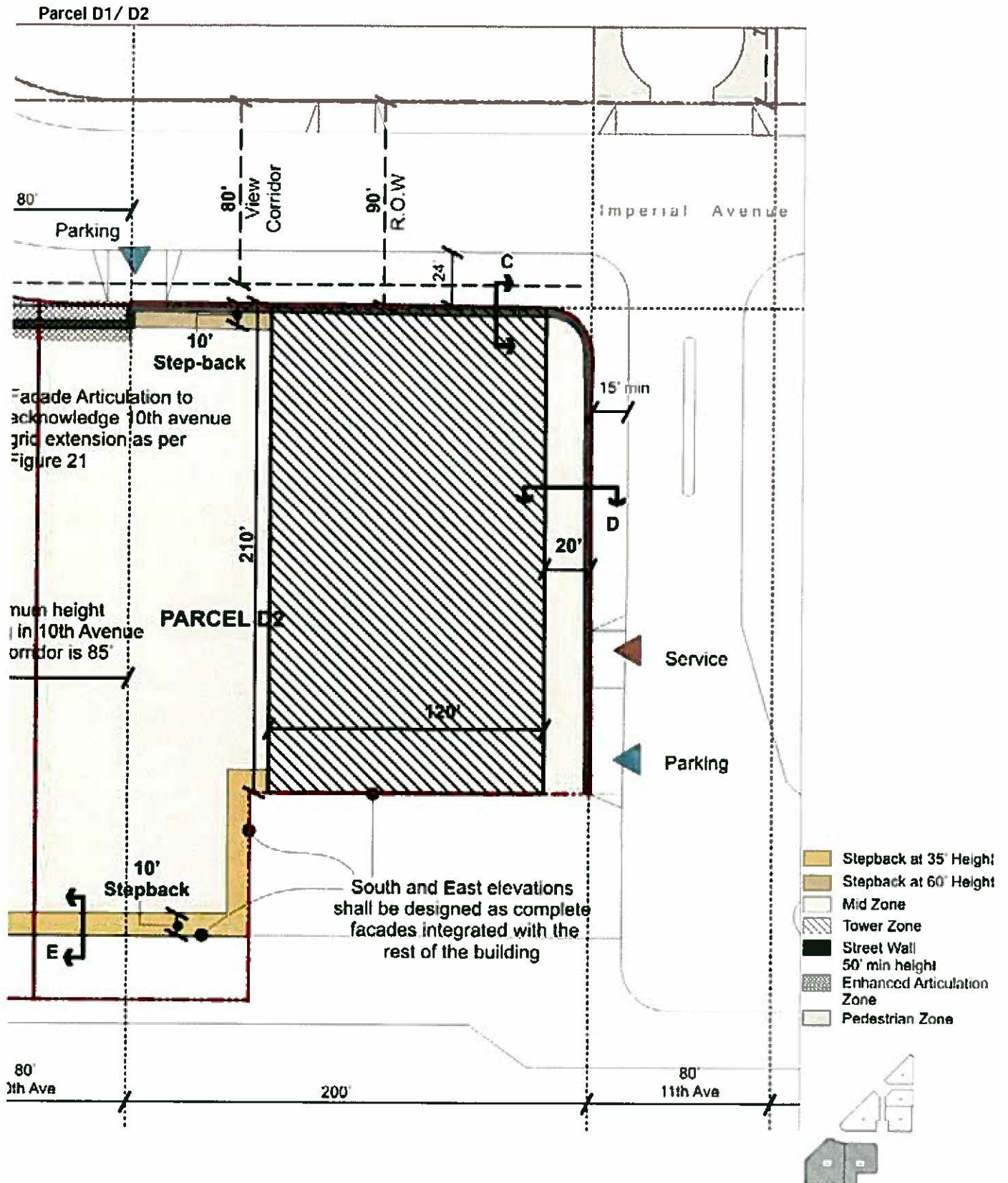


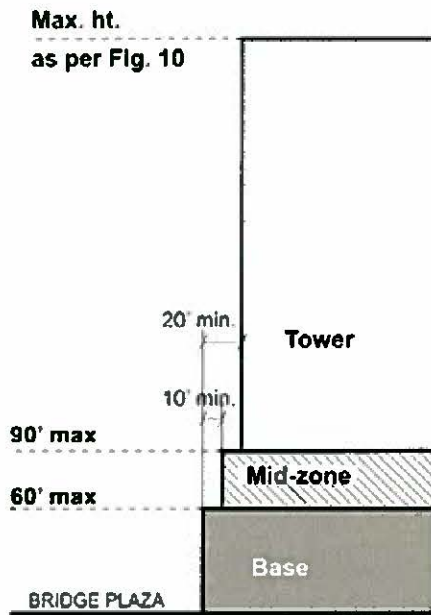
Note:

1. Design of building frontage should respond to pedestrian scale at plaza through the use of appropriately scaled materials, transparency at ground level, and facade articulation

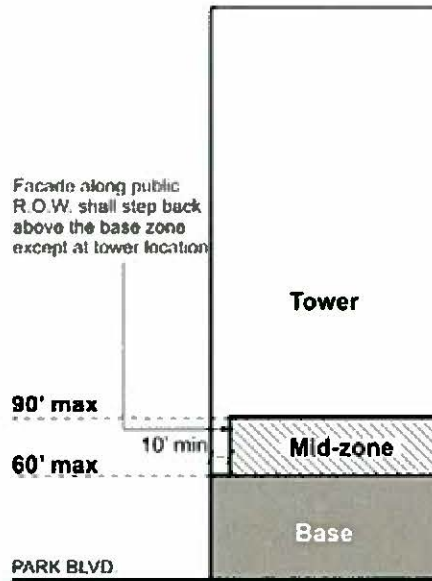
Figure 24: Parcel D1/D2 Building Siting

Urban Form Standards

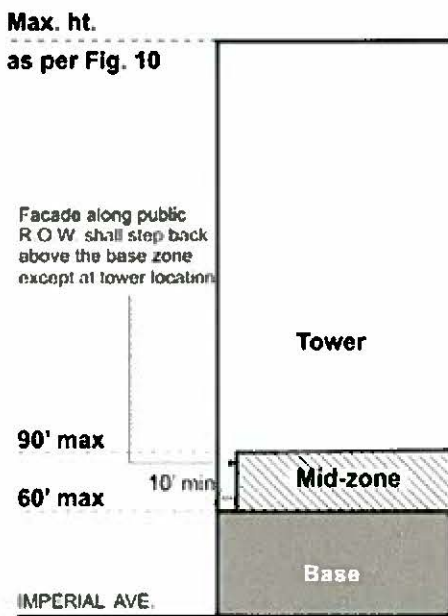




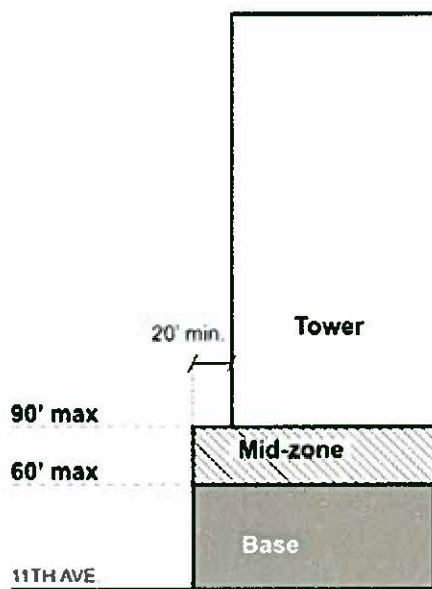
Section A



Section B



Section C



Section D

Figure 25: Parcel D1/ D2 Building Stepbacks

Parcel D1/ D2

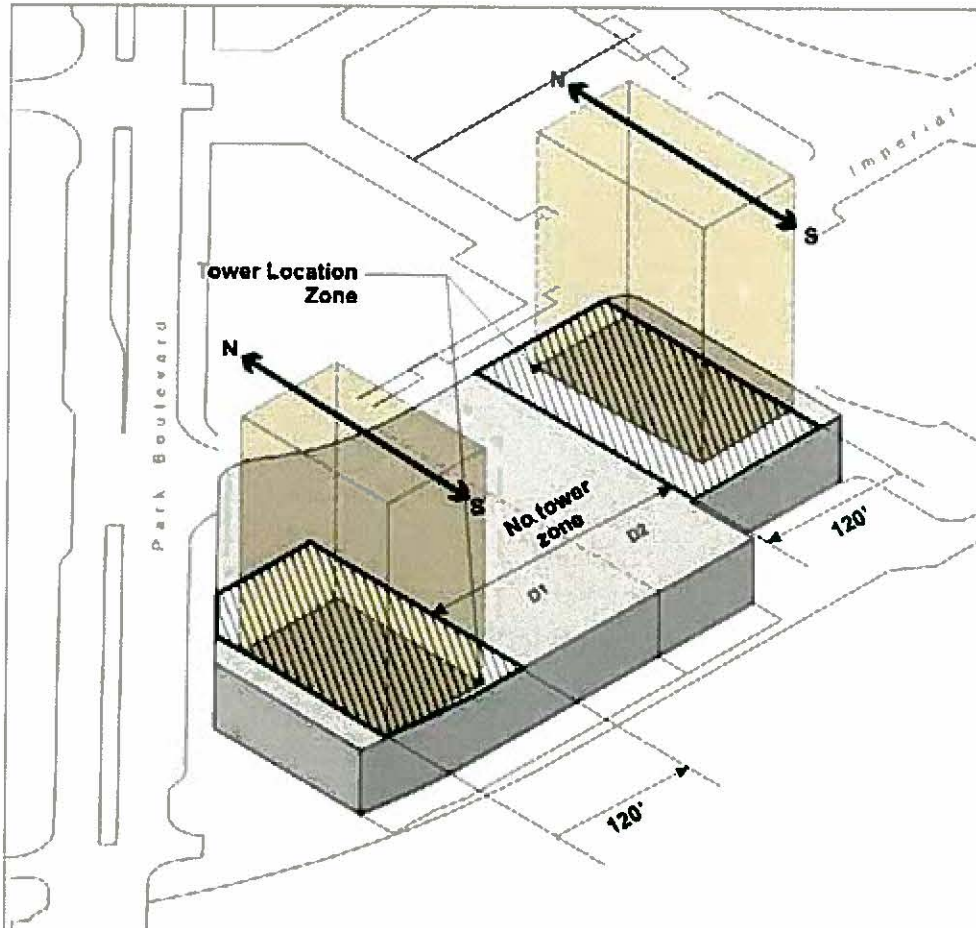
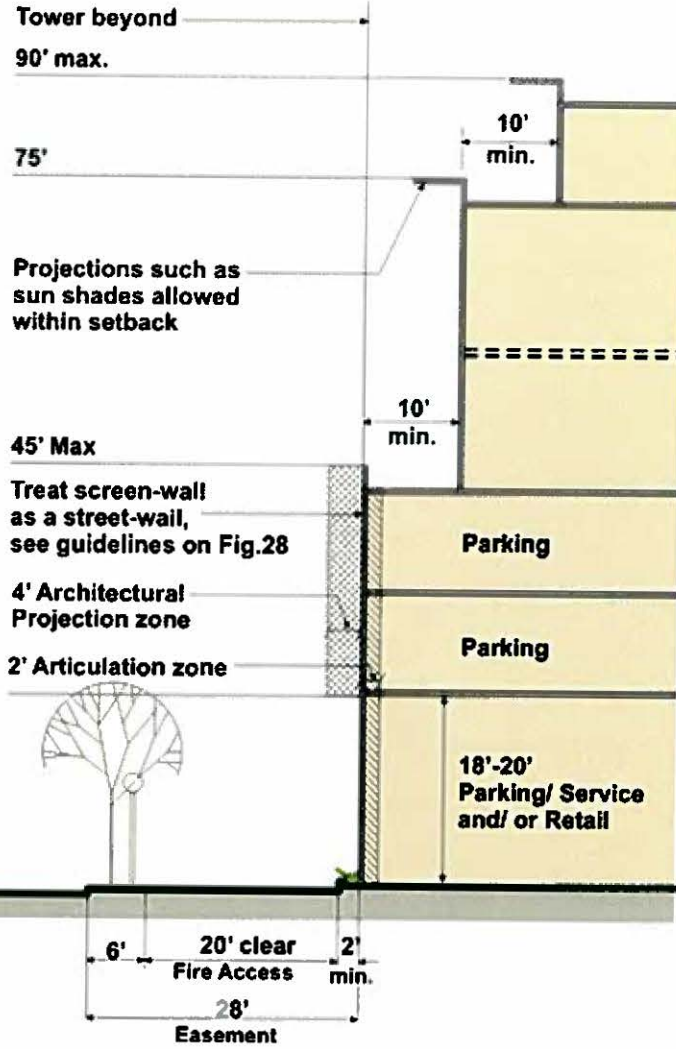


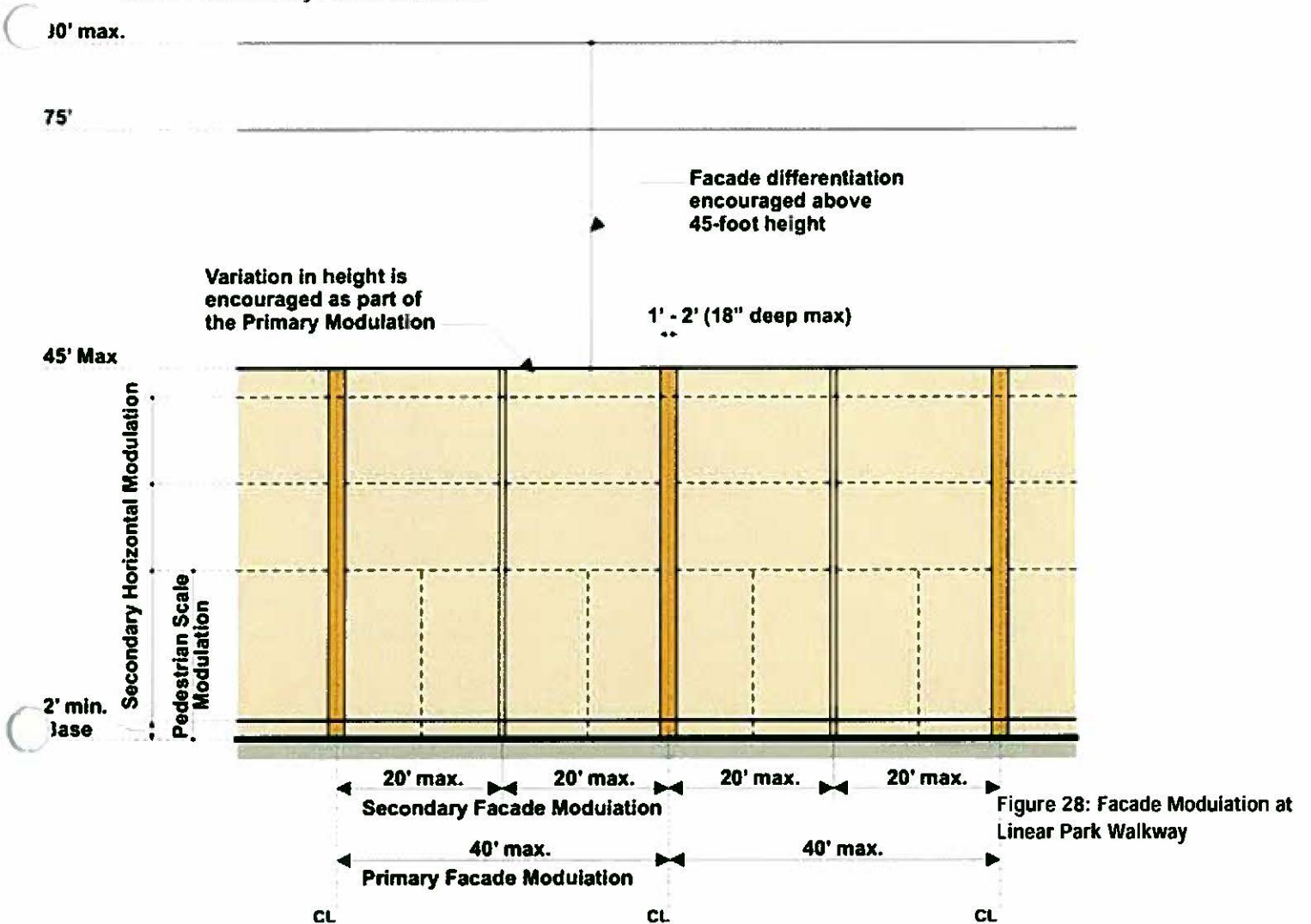
Figure 26: Parcel D1/ D2 Tower Location Zone & Orientation



Note: Building Stepbacks noted in this diagram do not apply to towers

Figure 27: Section E- Linear Park Walkway

Linear Park Walkway Facade Guidelines

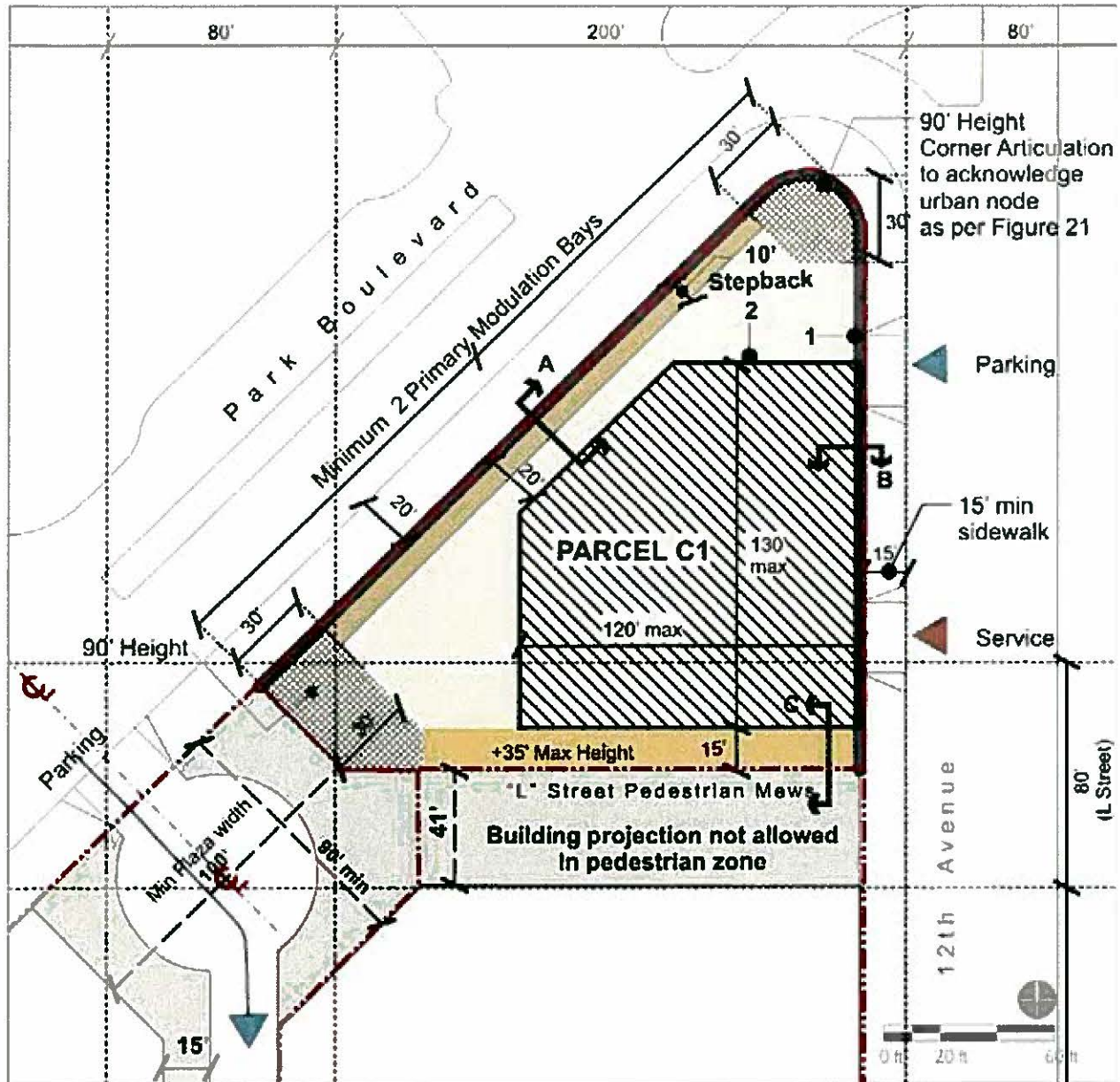


Primary Modulations

- Projections and recess of facade elements including structural columns, piers and major reveals should be used as the primary modulation. Bays should not exceed 40' in width.
- Minimum of two surface materials should be used in modulation of facade (above the base).
- Screened or perforated areas allowed for air flow but no direct visibility of autos.
- No light spillage from car headlights allowed.
- Primary modulation should occur within 2' articulation zone.

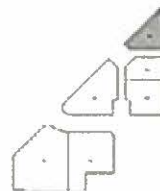
Secondary Modulation

- A minimum of two bays in the horizontal direction and three bays in the vertical direction should be used for secondary modulation.
- Additional modulation is encouraged at the ground level to provide pedestrian scale.
- Changes in material, offsets, reveals and other surface articulation elements should be used.



Notes:

1. The ground level elevation (where service and parking entries are located) shall be designed to be integrated with the rest of the 12th Avenue facade.
2. The tower zone indicated above is the maximum tower zone for the development.

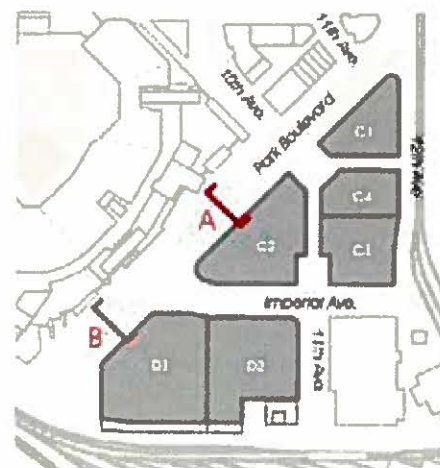


- Stepback at 35' Height
- Stepback at 60' Height
- Mid Zone
- Tower Zone
- Street Wall 50' min height
- Enhanced Articulation Zone
- Pedestrian Zone

Figure 29: Parcel C1 Building Siting

Park Boulevard

- Sidewalks shall be a minimum width of 20'-0". The sidewalk from Imperial Ave to the linear park walkway shall be a minimum of 30' and extended to align with the sidewalk north of Imperial Avenue, pending traffic engineering approval.
- The street trees shall match the existing Tipu trees (*Tipuana tipu*) on western side of the boulevard. All street trees shall comply with the Centre City Streetscape Manual.
- All trees shall be placed in tree grates in the sidewalk and shall comply with the street tree setback requirements; refer to the Centre City Streetscape Manual for more information.
- Sidewalk curbs and street trees shall align along Park Boulevard from the Linear Parkway to 11th Avenue.
- The sidewalk shall be developed with a permeable paving and/or other drainage system for storm water runoff to meet or exceed the current Environmental Impact Report; refer to Streetscape Design Standards Table.
- The streetlights shall comply with the Centre City Streetscape Manual; refer to the Streetscape Design Standards Table for more information.
- All street paving is to remain with the exception of the intersections at 10th, 11th and Imperial Avenue; these areas shall have improved street paving material and pattern at the crosswalks.
- Existing median planting shall remain.



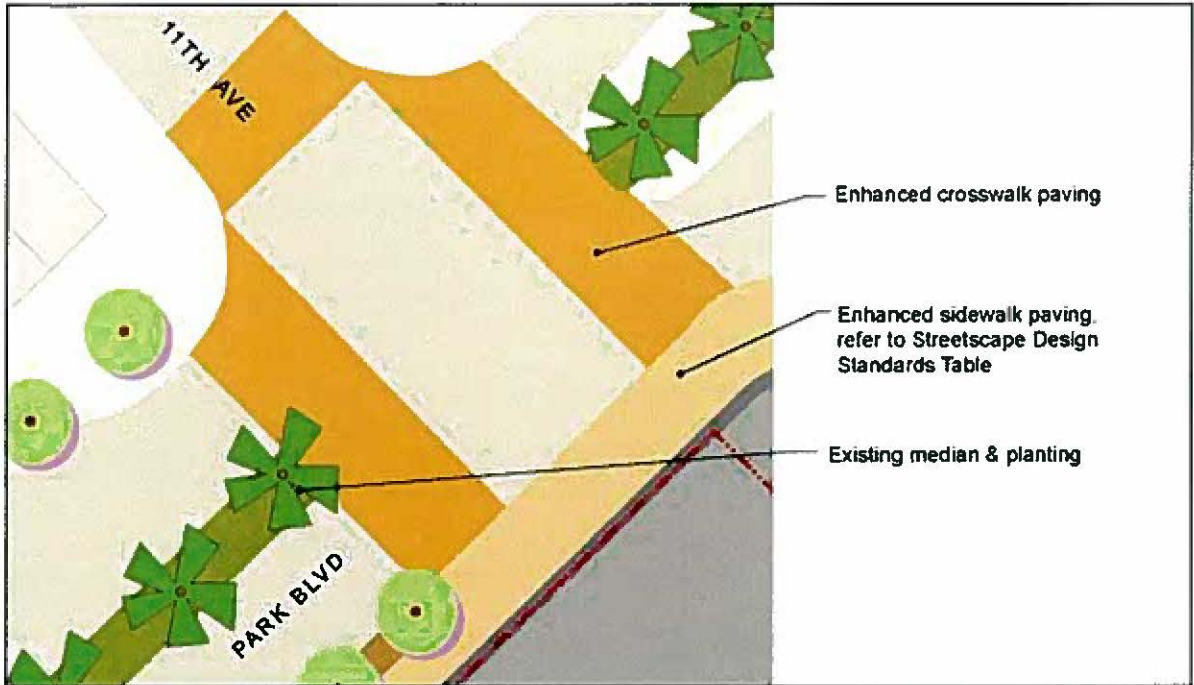


Figure 44: Plan A - Intersection at 11th Avenue and Park Boulevard

Scale: 1" = 40'

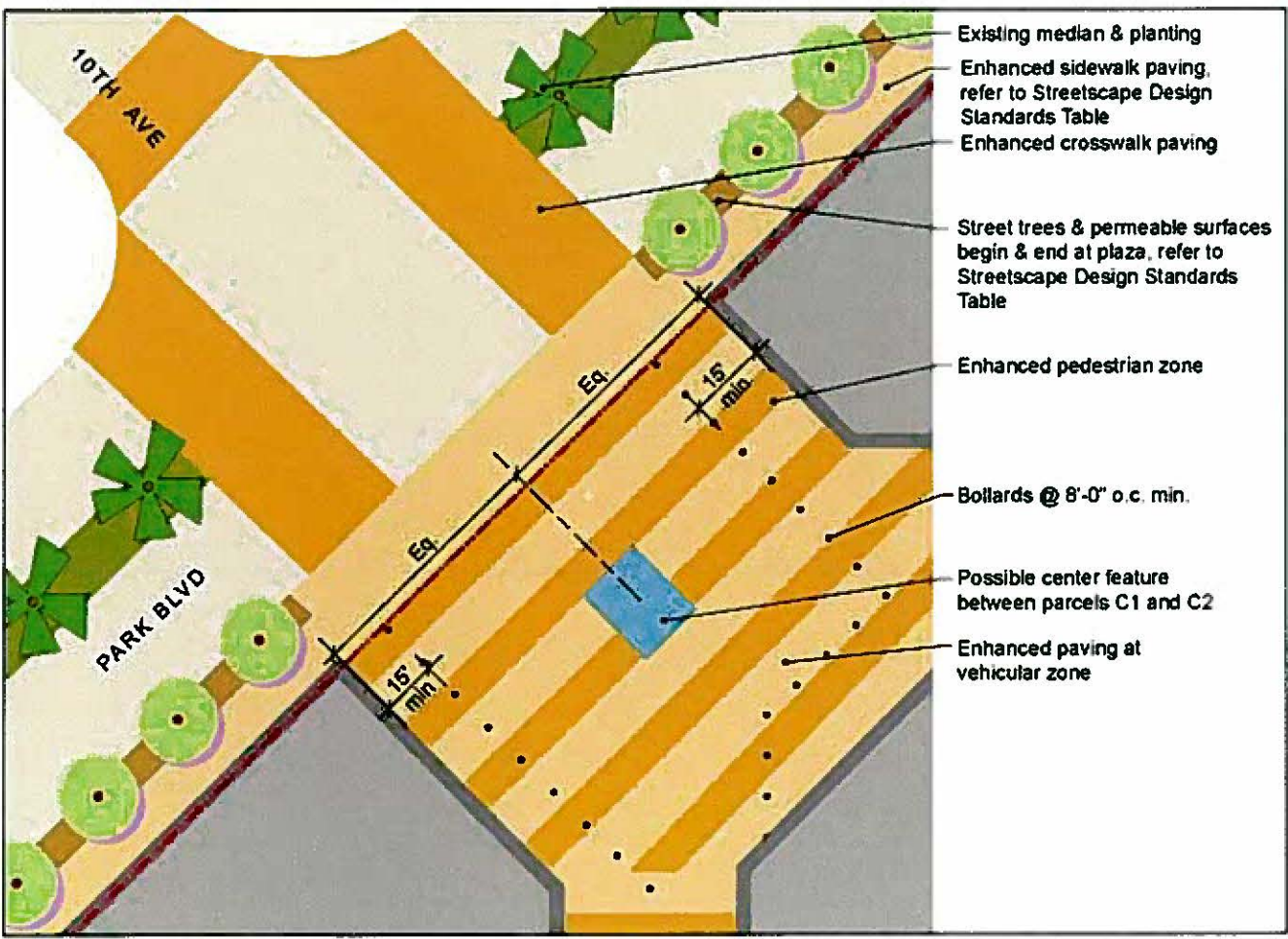


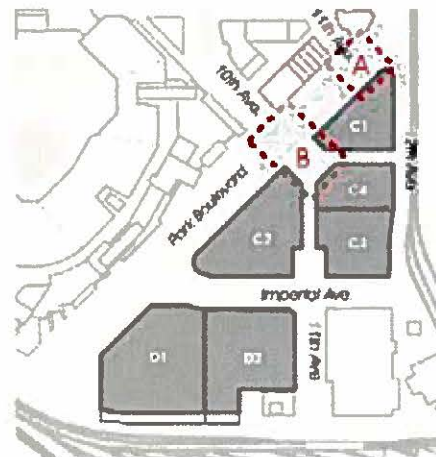
Figure 45: Plan B - Event Plaza at 10th Avenue and Park Boulevard

11th Avenue Intersection at Park Boulevard

- The sidewalk widths shall be consistent with the 20'-0" minimum requirement and shall comply with the Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.
- Enhanced paving shall differentiate the crosswalks. The enhanced crosswalk paving shall be approved by CCDC.
- The enhanced crosswalk paving may include pavers, stamped concrete, colored concrete, exposed aggregate concrete, scribed lines, colored asphalt, stamped asphalt or line paint. All paving patterns for the pedestrian mews and plazas shall be approved by CCDC.
- Streetlights shall comply with In the Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.

Event Plaza at 10th Avenue and Park Boulevard

- A 15'-0" minimum pedestrian circulation zone shall be maintained at the plaza edge.
- Enhanced paving shall differentiate the crosswalks. The enhanced crosswalk paving may include pavers, stamped concrete, colored concrete, exposed aggregate concrete, scribed lines, colored asphalt, stamped asphalt or line paint. The enhanced crosswalk paving shall be approved by CCDC.
- Bollards shall be placed at the edge of the vehicular area to protect pedestrian zones. The vehicular and pedestrian zones shall be coplanar within the plaza, no curbs allowed. All paving patterns for the pedestrian mews and plazas shall be approved by CCDC.
- No bollards shall be placed along the sidewalk and plaza that interferes with pedestrian movement through the sidewalk.
- Sidewalks are to remain clear of all obstructions.
- A water feature may be included In the center of the motor court.
- Site lighting shall be developed at the time of the Centre City Permit Application for each parcel.



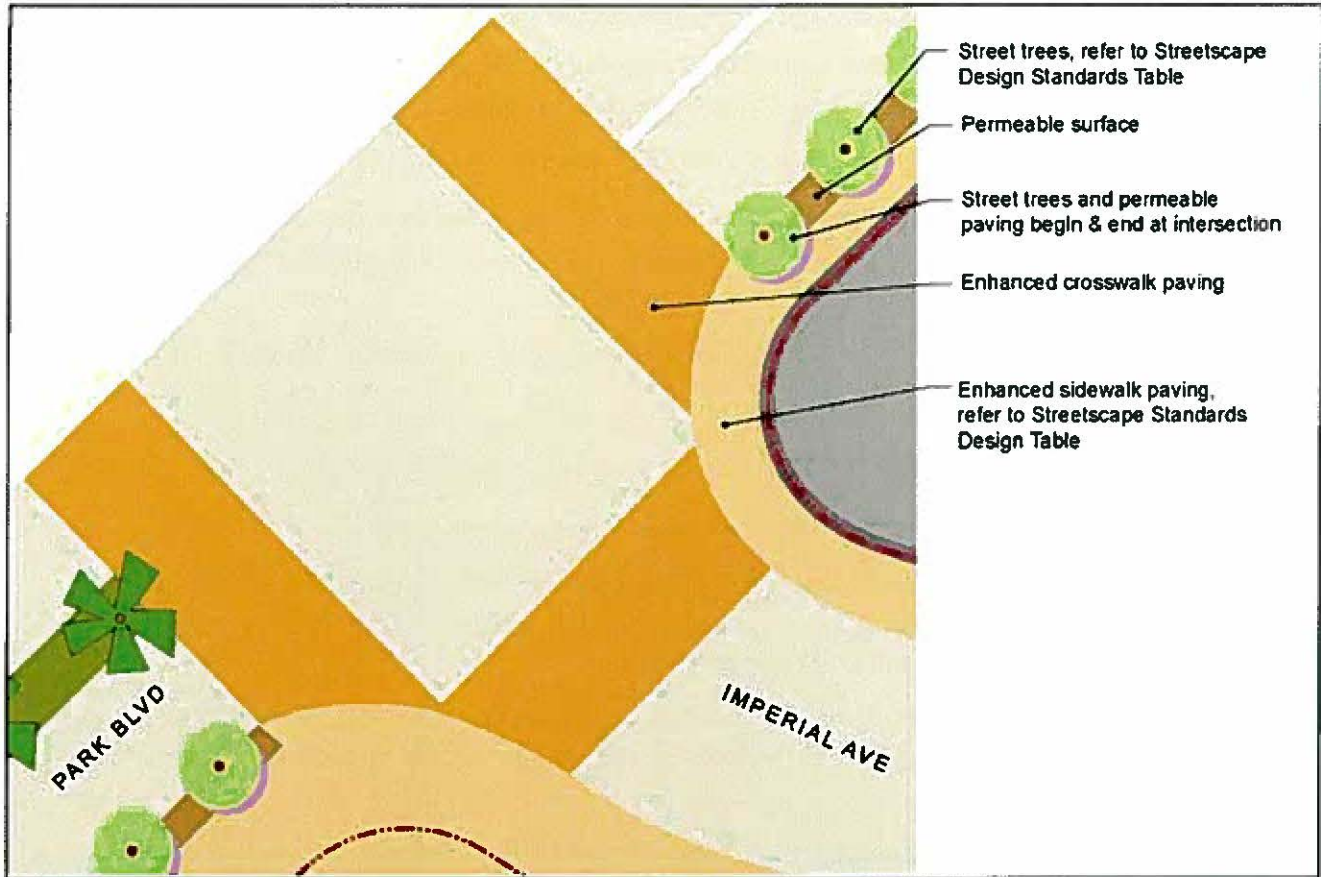
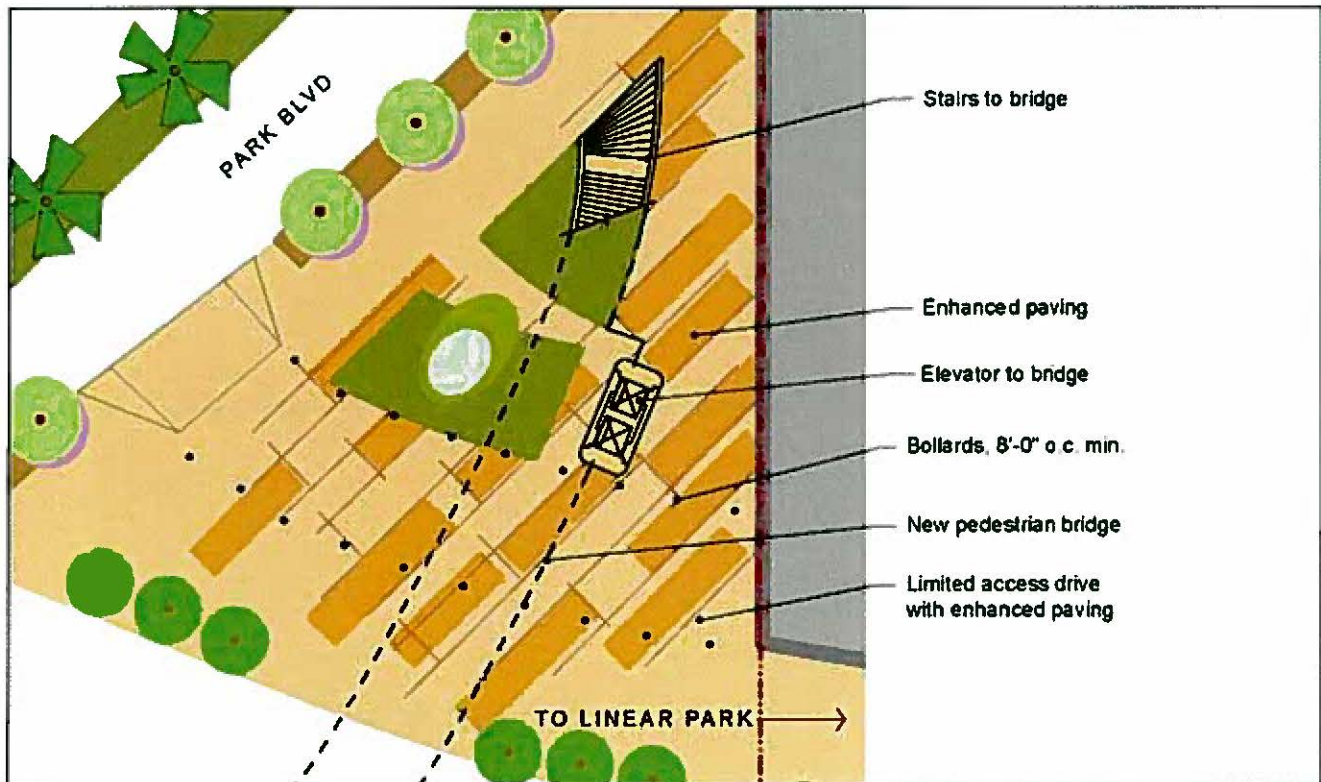


Figure 46: Plan A - Intersection at Imperial Avenue and Park Boulevard

Scale: 1" = 40'



Note: The plaza design will be coordinated with the final bridge and plaza plan

Figure 47: Plan B - Event Plaza at Linear Park and Park Boulevard

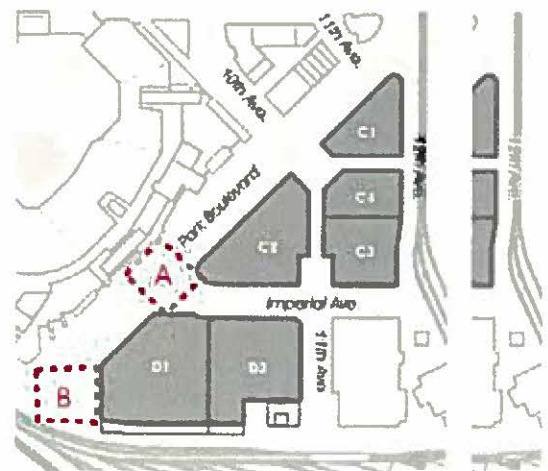
Scale: 1" = 40'

Intersection at Imperial Ave and Park Boulevard

- The sidewalks shall comply with the Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.
- Enhanced paving shall differentiate the crosswalks. The enhanced crosswalk paving may include pavers, stamped concrete, exposed aggregate concrete, scribed lines, colored asphalt, stamped asphalt or line paint.
- Streetlights shall comply with the Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.
- Trees shall start along the eastern edge of the intersection and continue along the Imperial Avenue view corridor. All trees shall comply with the Centre City Streetscape Manual; refer to the Streetscape Design Standards Table for more information.

Event Plaza at Linear Park and Park Boulevard

- The plaza shall incorporate the "limited access" drive aisle for parcel D, the fire lane required for parcel D and the pedestrian bridge.
- Distinct paving patterns shall differentiate the sidewalks and crosswalks.
- Bollards shall be placed at the edge of the vehicular area to protect pedestrian zones. The vehicular and pedestrian zones shall be coplanar within the plaza, no curbs allowed.
- No bollards shall be placed along the sidewalk and plaza that interferes with pedestrian movement through the sidewalk.
- Sidewalks to remain clear of all obstructions.
- Site lighting shall be developed at the time of the Centre City Permit Application for each parcel.
- Street trees along Park Boulevard shall be incorporated into the plaza.



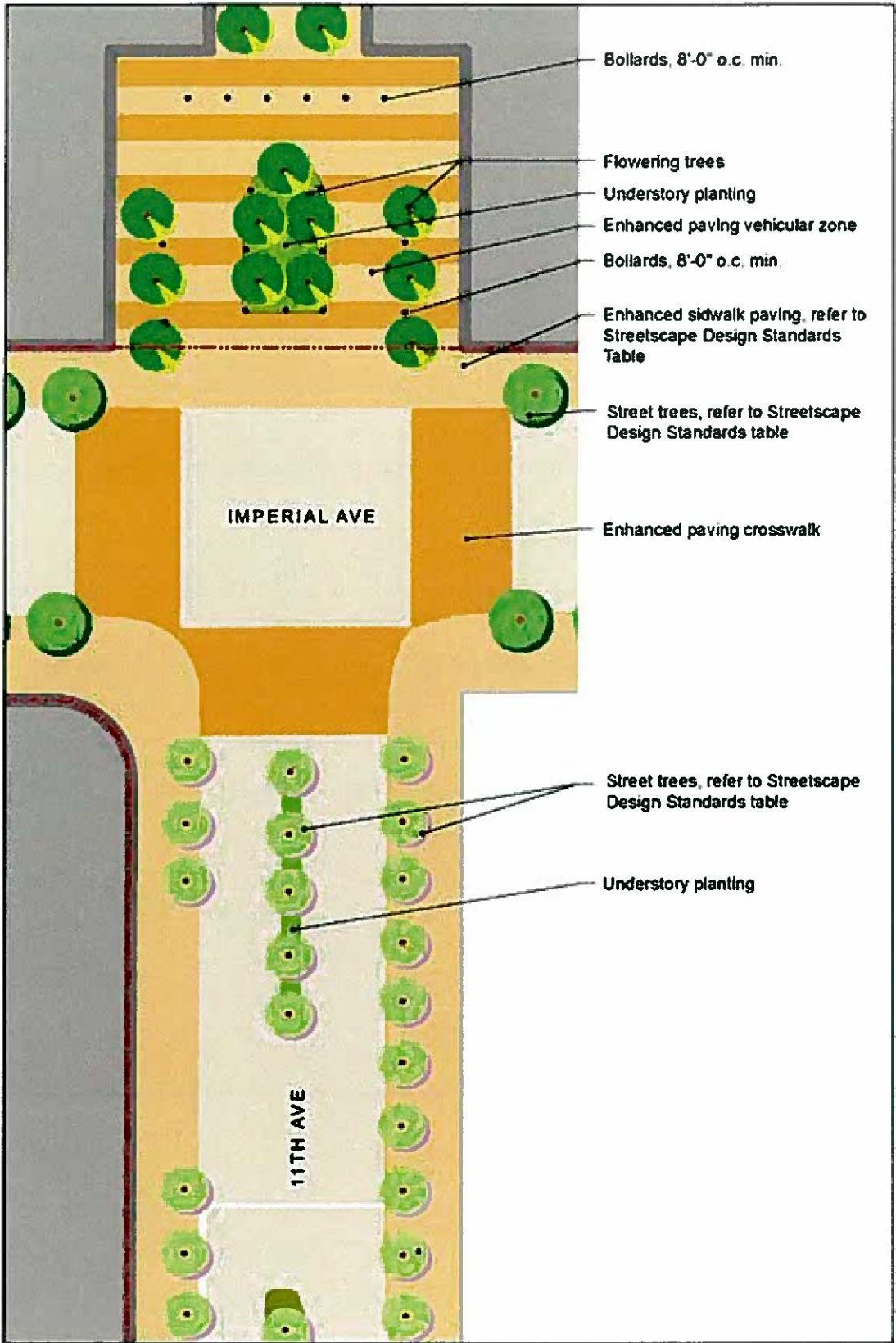
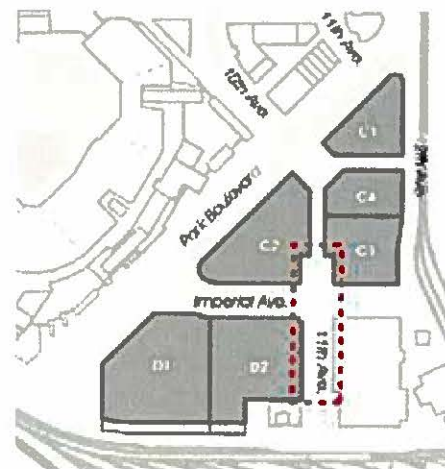


Figure 48: Event Court at 11th Avenue and Imperial Boulevard

Scale: 1" = 40'

Event Court at 11th Avenue and Imperial Boulevard

- A 15'-0" pedestrian circulation zone shall be maintained along court edges.
- Enhanced paving on sidewalks, crosswalks and motor court shall occur on parcel C. Distinct patterns and paving material shall differentiate the pedestrian zones, crosswalks and vehicular areas.
- The sidewalk along Imperial Boulevard and 11th Street shall comply with Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.
- Enhanced paving shall differentiate the crosswalks. The enhanced crosswalk paving may include pavers, stamped concrete, colored concrete, exposed aggregate concrete, scribed lines, colored asphalt, stamped asphalt or line paint.
- Bollards shall be placed at the edge of the vehicular area to protect pedestrian zones on Parcel C. The vehicular and pedestrian zones shall be coplanar within the plaza, no curbs allowed.
- No bollards shall be placed along the sidewalk and plaza that interferes with pedestrian movement through the sidewalk.
- Sidewalks are to remain clear of all obstructions.
- Flowering trees and understory planting shall occur in median areas and sidewalks on Parcel C, street trees shall comply with Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.
- Site lighting shall be developed at the time of the Centre City Permit Application for each parcel.



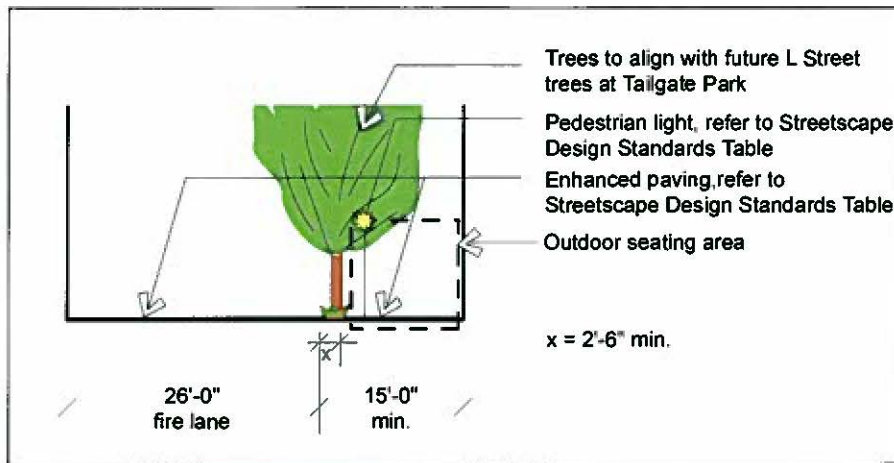


Figure 49: Section A at L Street Pedestrian Mews

Scale: 1" = 20'

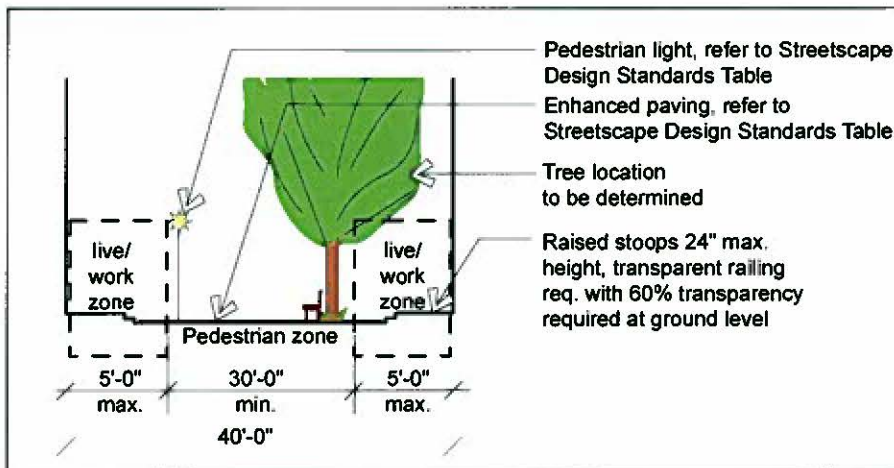


Figure 50: Section B at 11th Street Pedestrian Mews

Scale: 1" = 20'

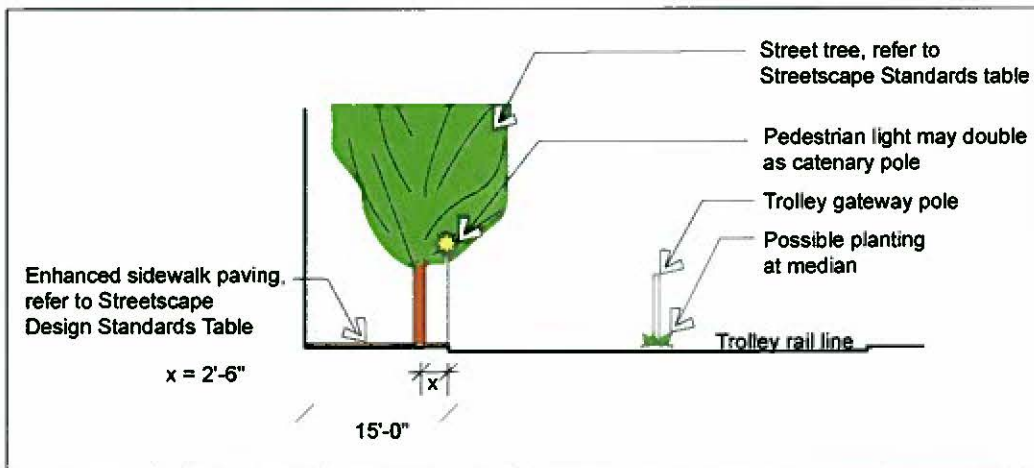


Figure 51: Section C at 12th Avenue

Scale: 1" = 20'

L Street Pedestrian Mews

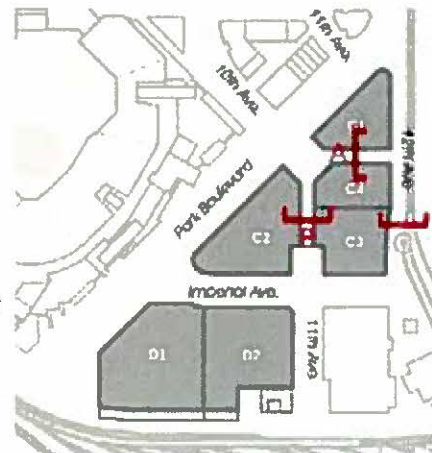
- The required fire lane shall be incorporated.
- Enhanced paving pattern and material shall designate pedestrian and outdoor seating areas. The pedestrian area is also the required fire lane.
- The enhanced paving pattern shall cross 12th street signifying pedestrian access from the adjacent "Tailgate Park".
- Lighted trees shall line the edge of the outdoor seating areas. The street trees shall be planned to align with future mews at "Tailgate Park".
- A consistent alignment distance shall be set between Parcel C4 and tailgate park.
- Understory planting shall be included.
- Site lighting shall be developed at the time of the Centre City Permit Application for each parcel.
- No gates at either end.

11th Street Pedestrian Mews

- Minimum width of a pedestrian mews shall be 40'. Within the mew the pedestrian zone width shall be 30'. In the event that live-work units are located facing the pedestrian mews, the minimum pedestrian zone may be reduced per CCDC's discretion.
- Live-work entries shall incorporate stoops to create privacy from the adjacent pedestrian through access. Raised stoops shall be 24" maximum height and have transparent railings; 60% transparency required at ground level.
- The live-work zone shall include low planting to designate intimate outdoor spaces for the residences within the 5'-0" maximum zone from the face of building.
- Seating shall be incorporated in the pedestrian and residential zones.
- Pedestrian oriented lighting shall be included In the Pedestrian Mews; refer to Streetscape Design Standards Table for more information. Site lighting shall be developed at the time of the Centre City Permit Application for each parcel.
- No gates at either end.

12th Avenue

- Streetlights shall comply with in the Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information. Lights shall double as catenary poles.
- The sidewalks shall comply with the Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.
- Low planting may occur at the median.
- Street trees shall comply with the Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.



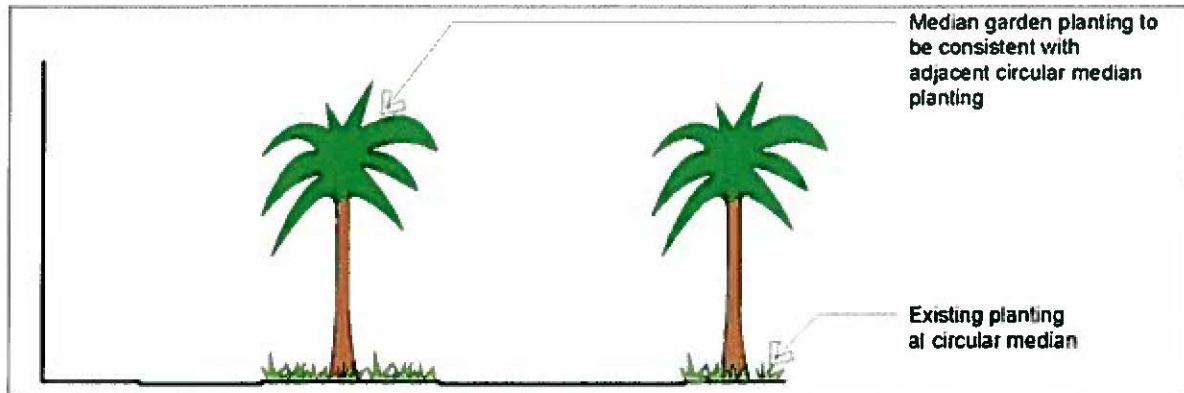


Figure 52: Section A at 12 Avenue and Park Boulevard

Scale: 1" = 20'

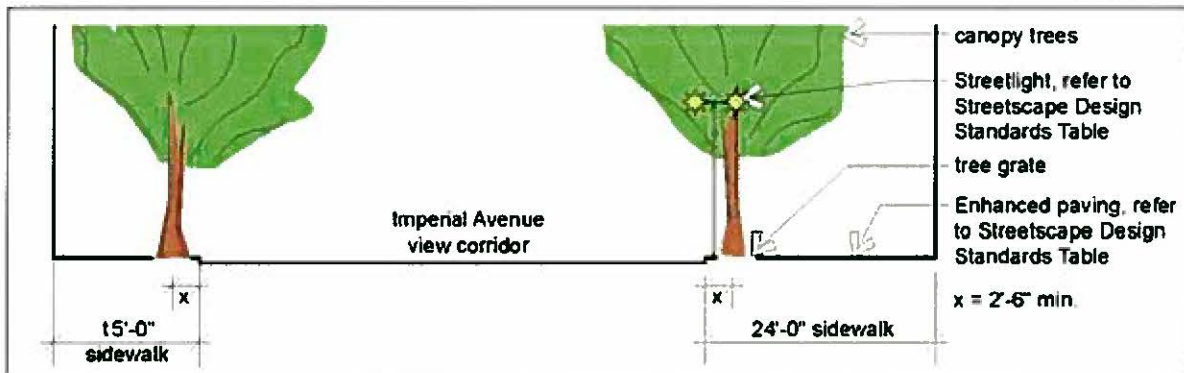


Figure 53: Section B at Imperial Avenue

Scale: 1" = 20'

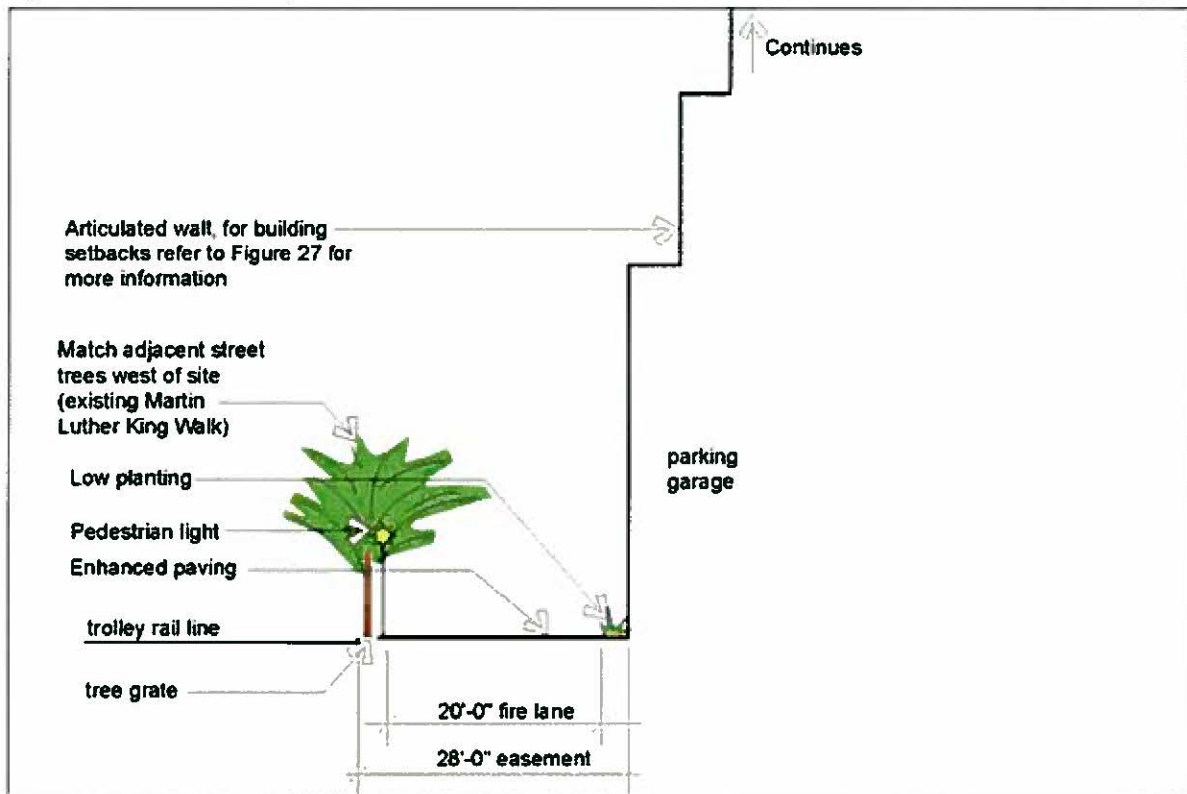


Figure 54: Section C at Linear Park

Scale: 1" = 20'

12th Street and Park Boulevard Garden Median

- The median shall be planted with vegetation that is complementary to the existing adjacent circular median and is consistent with existing neighborhood planting guidelines.
- No pedestrian access shall be incorporated

Imperial Avenue

- All street trees shall comply with the Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.
- The sidewalks shall comply with the Centre City Streetscape Manual; refer to Streetscape Design Standards Table for more information.
- The sidewalks shall be minimum 15'-0" on the north side and 24'-0" on the south side.

Linear Park Walkway

- The required 28'-0" easement shall incorporate the extension of the pedestrian walk, as well as the 20'-0" fire lane.
- An enhanced paving material and pattern shall be included. Paving shall relate aesthetically and in scale to the adjacent Plaza and existing Linear Park Walkway.
- The street tree type and groupings shall continue from the existing Linear Park Walkway.
- All trees shall be placed in tree grates in the sidewalk if they occur in a walkable area.
- Low planting may occur at building edge and will not encroach into the required fire lane.
- Site lighting shall be developed at the time of the Centre City Permit Application for each parcel. Lighting will relate aesthetically, in scale and spacing to lighting along the existing Linear Park Walkway.
- The adjacent wall may be articulated with landscape elements or architectural features which may be incorporated into the wall. See Figure 27.

