



Objective Design Standards (ODS) Worksheet

Downtown Vitalization Specific Plan (DVSP)

Project Address:

Date:

DVSP Section A.11 Objective Design Standards Worksheet				
Purpose		To foster a unique character that feels safe, welcoming, and engaging to pedestrians throughout the Specific Plan area.		
Building Location and Orientation				
#	Characteristic	Standard	Proposed (fill in all that apply)	Consistent and Sheet #
1	Building Entry	Primary building entries shall be located along public rights-of-way, landscaped open space areas, paseos, or fronts of other buildings.		
2	Corner Building Orientation	Corner Building Orientation. Buildings on corner lots shall orient the primary pedestrian entrance towards the larger of the fronting streets or incorporate a chamfered entrance.		
3	Residential Open Spaces	Residential Open Spaces. Multifamily residential development with multiple buildings shall arrange buildings to create outdoor spaces such as courtyards, pathways, paseos, and recreational areas, with windows facing the outdoor spaces		
Specific to the Core District				
4	Core District Street Wall	Where site conditions permit, buildings in the Core District with frontage on Del Monte or Reservation Road shall be built to side property lines unless the design includes a pedestrian paseo, or publicly accessible plaza.		
5	Angled Buildings	Primary building façades in the Core District shall be parallel to the front lot line and shall not be at an angle.		
Specific to the Multi-Family Residential District				
6	Garage Doors	For developments in the Multifamily Residential District containing 5 or more units, garage doors shall be oriented toward an alley or an internal private street or drive.		

Building Articulation, Massing, and Scale

Purpose		Create an attractive and pedestrian-friendly Downtown environment by encouraging varied building massing and facades that create variety and minimize the appearance of large box-like buildings.		
#	Characteristic	Standard	Proposed (fill in all that apply)	Consistent and Sheet #
1	Building Articulation	The wall plane on all façades visible from a public street or other publicly accessible spaces shall include at least two of the following massing changes or architectural elements to break up monolithic building façades: a. Architectural projections such as balconies covered porches, dormers, or bay windows. b. Varying setbacks to different parts of the building. c. A combination of volumes between one and five stories as allowed by applicable development standards. d. Upper story windows recessed at least two inches with header and sill, awnings, or trellises. e. Wall plane offsets of at least 18 inches. f. Accent materials and colors. g. Other features that serve the purpose of façade articulation at the discretion of the community development director.		
2	Pedestrian Scale Features.	Architectural details and materials shall be incorporated on the lower part of façades to relate to human scale and create visual interest. At least two of the following elements shall be provided: a. Awnings b. Trellises c. Transom windows d. Accent materials, textures, and colors		
3	Roofline Articulation	Buildings shall incorporate one of the following to articulate rooflines. a. A change in the height of a parapet or roof b. A change in roof pitch or direction c. Gables, parapets, or cornices of varying heights		
4	Blank Walls	Blank walls over 20 feet in height and 20 feet in length on elevations visible to the public are prohibited.		
5	External Stairways	Exterior stairways, where provided, shall be designed to be complimentary to the overall architecture of the building and consistent with its architectural style.		

6	Internal Walls	Exterior walls that face walkways internal to the development shall be articulated to a similar extent as the primary street-facing façade to enhance the pedestrian experience.		
Architectural Elements				
Purpose		Define and enhance the pedestrian realm and create a cohesive and attractive streetscape with visual interest.		
#	Characteristic	Standard	Proposed (fill in all that apply)	Consistent and Sheet #
1	Entries	a. All building entries shall be clearly defined with recesses, overhangs, accent materials, and detailing consistent with the following provisions. Entry design shall be defined with two or more of the following features: porch, decorative detailing or placement of art, a projecting element above the entrance, changes in the roofline, a tower, a recess, or a change in the wall plane. b. Primary pedestrian entries shall be accessible directly from a public street or sidewalk.		
2	Commercial Storefronts	First-floor façades of mixed-use developments shall include elements of traditional storefronts, which can be achieved with a traditional (Figure 2) or more contemporary design. On the first floor, at least 60% of the building facade shall be a transparent, and at least 20% of the façade of any floor above the first shall be transparent.		
3	Windows	a. Window and door type, material, shape, and proportion shall complement the architectural style of the building b. Storefront and office windows shall use visually permeable glass. Mirrored or reflective glass is prohibited. c. Windows shall be either recessed two inches or include surrounding enhancements such as headers and sills, shutters, or trellises in order to provide architectural relief on the façade surface.		
4	Roofs	a. Roofing materials shall not be reflective. Roofs with solar panels shall include design features that block glare into surrounding buildings, such as a parapet or screen. b. Roof elements shall continue all the way around the building, not just in the most visible locations. c. For all non-parapet roofs in the Transition and Multifamily Residential Districts, an overhang or eve of at least 16 inches in depth is required.		

5	Awnings	a. Awnings in the Core and Transition District shall fit within individual bays or structural divisions of the building façade rather than extending beyond a single bay b. Awnings and canopies shall be constructed of glass, painted baked enamel, or metal. Given their tendency to wear and fade, canvas, vinyl, and plastic awnings and canopies are not permitted. c. Internal lighting of awnings is prohibited. d. For each building, a consistent awning style and color shall be used across the entire building.		
6	Ancillary Structures	a. Ancillary structures shall incorporate similar or complementary roof pitch, materials, and architectural style as the primary buildings within the development. b. Common mailbox enclosures shall be designed similar or complementary in form, material, and color to the primary building.		
Materials and Color				
Purpose		Maintain and enhance the overall character and quality of development through the use of durable materials that contribute texture and richness to the Downtown environment and celebrate, through architecture, the diversity of the City of Marina.		
#	Characteristic	Standard	Proposed (fill in all that apply)	Consistent and Sheet #
1	Materials	a. Buildings shall incorporate at least two but no more than three . Buildings shall incorporate at least two but no more than three different types of materials on exterior walls. Window, door, balcony, and trim materials are not counted toward this limitation. b. Building materials designed for the coastal climate shall be used for exterior surfaces. c. At the pedestrian street level in the Core District, materials shall be selected that are durable and highly resistant to pedestrian traffic, such as precast concrete, stone masonry, brick, commercial grade ceramic tile, weatherized wood siding, and stucco. d. The following façade materials are prohibited: mirrored and heavily tinted glass, windows with "tape on" divisions/mullions, Vinyl and aluminum siding, plywood siding, corrugated fiberglass. e. The following roof materials are prohibited: highly reflective material (i.e. high gloss tile), Simulated clay tile roofs in metal, corrugated metal roof panels. f. Materials shall continue around corners for a minimum distance of four feet. If feasible, color and material changes shall occur at the inside corner of intersecting wall planes or where architectural elements intersect such as a chimney, pilaster, projection, or fence line.		

2	Colors	a. Building exterior colors may be earth tones, whites, greys, or muted blue, green, and dark red colors that are complementary to the building's architectural style. Bright or dark colors may be used on trims or accents only. Pastel, neon, or day-glow colors, as well as primary colors used as field colors, are prohibited.		
Utility and Service Areas				
Purpose		Buffer service and utility areas from the pedestrian environment to maintain a high-quality pedestrian environment and promote public health, safety, and welfare.		
#	Characteristic	Standard	Proposed (fill in all that apply)	Consistent and Sheet #
1	Service and Loading Areas	a. Service areas, including loading docks and storage areas, shall be screened from adjoining walkways with vines, evergreen shrubs, evergreen trees, decorative walls, or decorative fences. b. Loading areas shall be located and designed to minimize visibility from public areas and adjacent properties. c. Where possible, loading areas shall be accessible from side streets or alleys, rather than from the front of buildings. d. Loading areas shall be functionally separated from parking and pedestrian walkways for safety, and to provide convenient access for delivery trucks.		
2	Waste and Recyclable Material Storage.	a. Outdoor areas designated for storage of trash shall be completely enclosed in a walled and gated structure of sufficient size to accommodate storage of both trash and recyclable materials. b. Enclosures shall be finished with materials and colors complimentary to the primary buildings on the site. c. Enclosures shall include a roof structure to obscure views into the enclosure from above, where adjacent to multi-story buildings.		
3	Mechanical Equipment	Mechanical and utility equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners, transformers, electric and gas meters, junction boxes, or similar equipment excluding photovoltaic panels) shall be screened with landscaping, walls, or fencing or if roof mounted, with roof wells or parapets.		

Circulation and Access				
Purpose		Provide safe and efficient access to pedestrians and vehicles while minimizing the visual impact of parking areas and garages on the public streetscape.		
#	Characteristic	Standard	Proposed (fill in all that apply)	Consistent and Sheet #
1	Pedestrian Access and Circulation	a. Pedestrian pathways shall be provided and designed in compliance with the Americans with Disabilities Act (if required) and Title 24 of the California Code of Regulations, and adopted City Design Guidelines and Standards		
2	Parking and Circulation Areas.	a. Off-street parking and circulation areas shall be designed and screened in accordance with objective standards contained within adopted City Design Guidelines and Standards. b. Surface parking areas shall be located to the rear of buildings in the Core, Mixed-use Node, Multifamily Residential District, and to the rear and/or side of buildings in the Transition District.		
3	Vehicular Access	Vehicular access to off-street parking and loading areas shall be provided from alleys or secondary streets and not the primary frontage wherever possible.		
Parking Structures				
Purpose		Provide adequate parking Downtown while minimizing the negative visual impacts on the public realm from parking structures.		
#	Characteristic	Standard	Proposed (fill in all that apply)	Consistent and Sheet #
1	Structure Articulation	a. Horizontal openings shall be broken up with vertical columns to create a rhythm of openings. b. Parapet additions shall be added to key areas on the building to change the roof line and reduce its horizontal appearance. c. At least 60 percent of the wall face on parking structures shall be articulated with one or more of the following design elements: architectural treatments, artwork, durable lattices, and other design features.		

2	Ingress and Egress	a. Vehicular entrance and exit points for parking structures shall be accessible and easy to find, and separate pedestrian routes shall be provided to the outside. b. Vehicular entries and exits to parking structures shall be located in areas that will minimize impacts to pedestrians and neighboring land uses. c. Vehicular entries and exits to parking garages shall be recessed to help mitigate their impact. d. Elevators and stairways shall be located to increase visibility and improve safety.		
3	Lighting	Parking structures shall use full spectrum lighting to increase safety and comfort. Fixtures shall shine down, not out to the street, to minimize light pollution		