

North Bayshore Precise Plan Urban Design Principles

The following is a list of the key Precise Plan urban design principles that provide high level guidance to inform the policy development of the Gateway Master Plan and future development permits. A more complete description of each principle is included in the North Bayshore Precise Plan, pages 15-41. Below is brief description of the high level strategies for how the Plan will initially address each principle; further refinement of these strategies will be presented later in this Plan process as necessary and/or will be addressed during review of development permits at the site.

- 1) **Develop a connected network of pedestrian-oriented blocks and streets.** *New smaller blocks with new public streets will be created.*
- 2) **Create high-quality public frontages.** *Most buildings will include design elements such as lobbies, entries, seating areas, porches, etc that will be built close to public areas to help create high-quality frontages.*
- 3) **Orient buildings towards streets and shared open spaces.** *Buildings will be oriented towards streets and shared open spaces to support activity within these public areas.*
- 4) **Vary building massing to shape space and enhance building and neighborhood character.** *The Master Plan will include varied building massing and heights in different locations, depending on the building use and site constraints.*
- 5) **Integrate frontage design and ground-floor uses to generate active ground-floor frontages.** *To be addressed during the future development permit stage.*
- 6) **Articulate building facades to create human-scale buildings.** *To be addressed during the future development permit stage.*
- 7) **Distinguish North Bayshore as a unique, urban district through architecture and building design.** *The Master Plan will include an emphasis on unique architectural building designs for this area as appropriate to the location and use.*
- 8) **Design corner buildings to emphasize an entry, shape a public space, or provide a unique building image.** *The Master Plan will include language to ensure corner buildings are well designed.*
- 9) **Create high-quality on-site open space.** *The Master Plan will include key public open space areas. Private developments will address on-site open space requirements during the future development permit stage.*
- 10) **Design sites and buildings adjacent to natural open areas to reflect the unique natural setting and ecosystem of North Bayshore.** *This site is not adjacent to wildlife areas; focusing higher intensity development at this location helps preserve more sensitive habitat locations in North Bayshore.*
- 11) **Integrate sustainable building design and technologies to generate highly sustainable urban neighborhoods.** *To be further refined during Master Plan development and future development permits.*