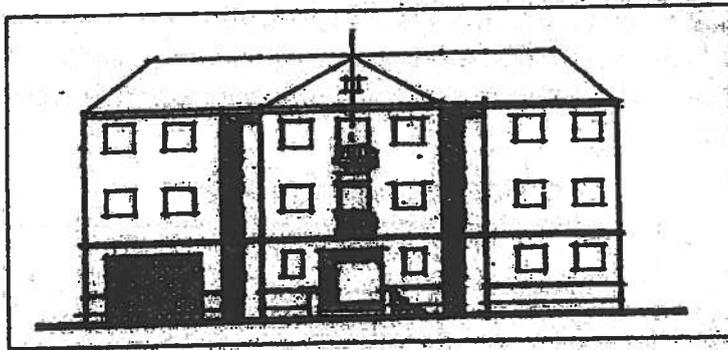


Parking Structure Design Guidelines

These design guidelines are to be used in conjunction with the design criteria applicable to the district where the structure is proposed to be located.

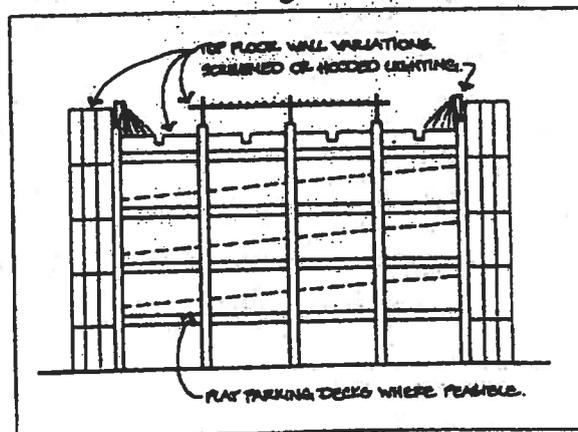
A. Parking Structure Design.

1. A safety plan shall be developed that addresses the design solutions for pedestrian entry and exist from the building and throughout the structure from floor to floor and may include solutions such as external elevator towers and stairwells that are open to public view or enclosed with transparent glazing.
2. Garage entrances shall be subordinate to the pedestrian entrance in terms of prominence on the street location and design emphasis and hierarchy.



3. Elevators to parking garages should be clearly visible from sidewalks.
4. Parking structures top floor wall designs must conform to one or more of the following options:
 - a. Top floor wall with architectural focal point. A top floor wall focal point refers to a prominent wall edge feature such as a glazed elevator and or stair tower, or top floor line trellis structure.
 - b. Top floor wall line variation:
 - Projecting Cornice: Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
 - Articulated parapet. Top floor wall line parapets incorporating angled curved or stepped detail elements.

Parking Decks

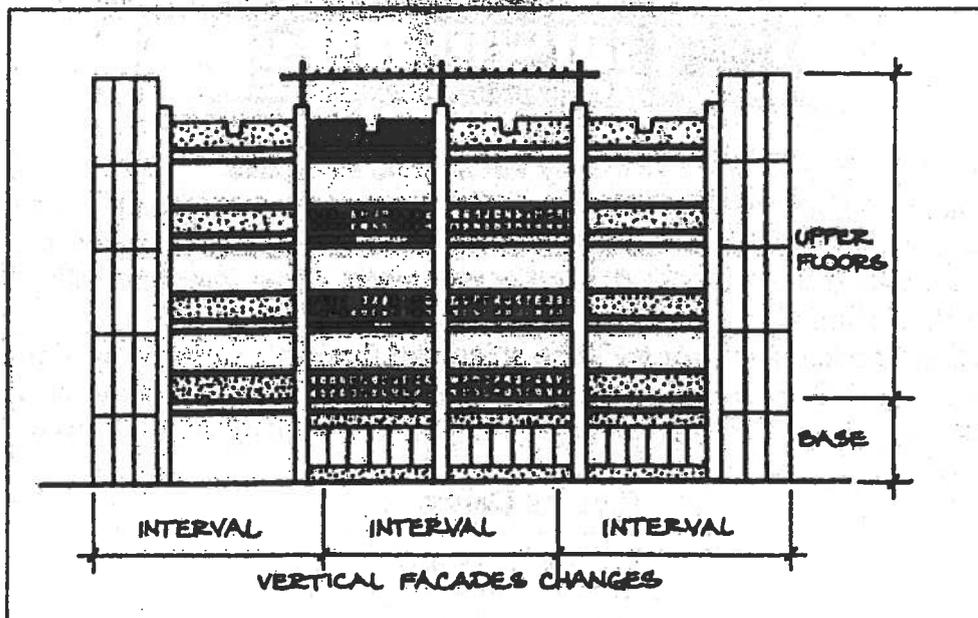


B. Parking Structure Character and Massing

Parking structure facades over one hundred fifty feet in length should incorporate vertical and or horizontal variations in setback, material or fenestration design along the length of the applicable façade, in at least one or more of the following ways:

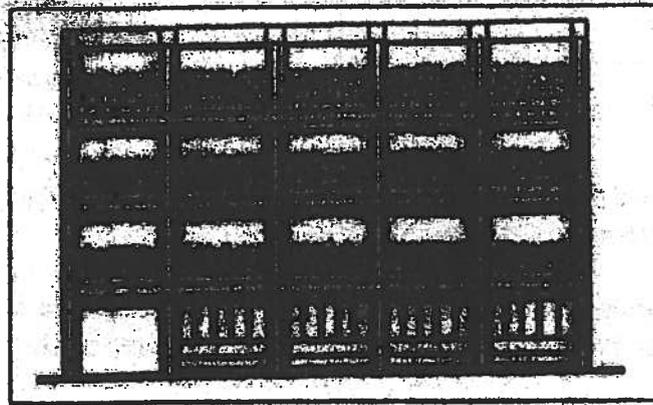
1. **Vertical Façade Changes.** Incorporation of intervals of architectural variation at least every eighty feet over the length of the applicable façade such as:
 - Varying the arrangement, proportioning and or design of garage floor opening;
 - Incorporating changes in architectural materials; and/or
 - Projecting forward or recessing back portions of the elements of the parking structure façade.
2. **Horizontal Façade Changes.** Designed differentiation of the ground floor from upper floors such as:
 - Stepping back the upper floors from the street level façade;
 - Changing materials between the structure base and upper floors; and/or
 - Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

Vertical Façade Changes

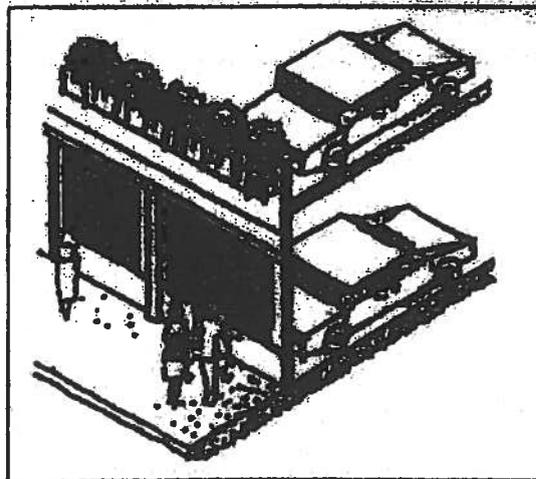


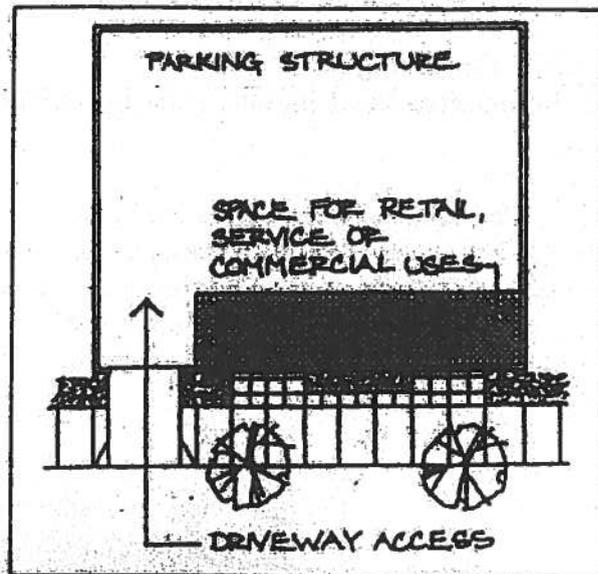
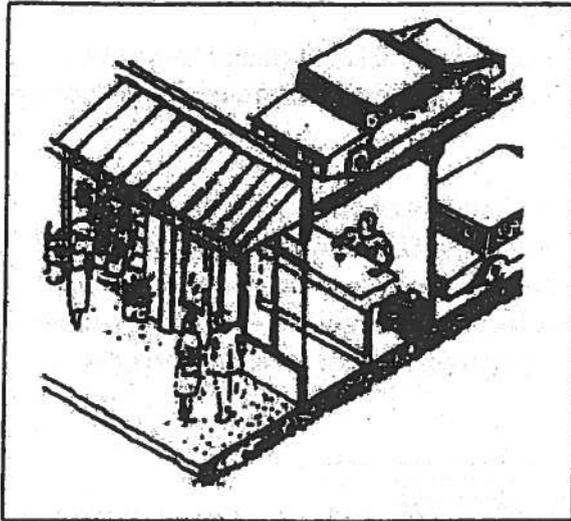
C. Minimizing Views into the Parking Structure Interior

1. Facades of parking structures shall be designed without continuous horizontal parking floor openings.
2. Any portion of a parking structure ground floor with exposed parking areas adjacent to a public street shall minimize views into the parking structure interior through one or more of the following methods:
 - Decorative trellis work and or screening as architectural elements on the parking structure façade, without compromising the open parking structure of the Uniform Building Code;
 - Glass window display cases incorporated into pedestrian walls built between two structural pillars. Glass window display cases shall be at least two feet deep, begin 12 – 30 inches above the finished grade of the sidewalk, and cover at least sixty percent of the area between two pillars.



The trellis work or window display cases may be viewed if the proponent can demonstrate that there is some other method to minimize views into the parking structure. The BAR shall approve alternate methods.





In addition to the above, views into the upper floors of parking structure shall be minimized through one or more of the following methods:

- a. The use of planters integrated into the upper floors of parking structure façade design
- b. Decorative trellis work and or screening as architectural elements on the parking structure upper floor facades; and/or

Upper parking floors designed as a pattern of window like openings on the parking structure façade.