



Appendix: Design Guidelines

The design guidelines laid out in the Midtown Milpitas Specific Plan will be shared and applied to new development within the entire Transit Area Specific Plan, including the Piper/Montague subdistrict. In many ways the guidelines are similar with the exception of references to Transit Area locations and the addition of mid-rise and high-rise guidelines reflecting the vision of the Transit Area Specific Plan. These design guidelines cover:

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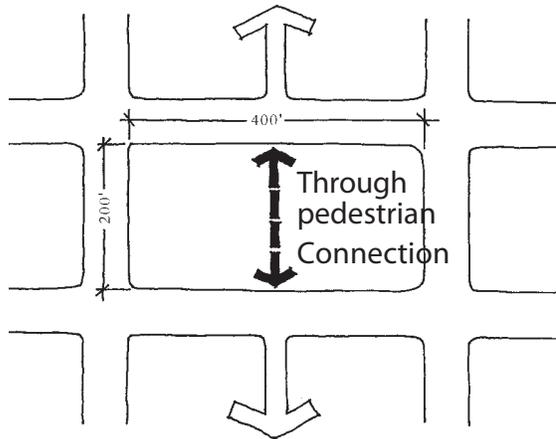
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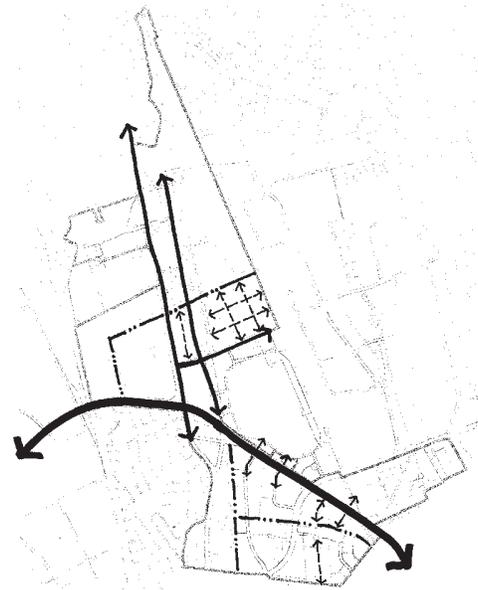
Guidelines have been added for mid-rise and high-rise buildings, since those building types were not covered in the Midtown Specific Plan.

In the case of a conflict between the design and development standards and policies in the Transit Area Specific Plan and those in the Midtown Plan, the guidelines in this Plan take precedence.

DESIGN GUIDELINES



Block dimensions and street grid.



Street grids at Capital and Curtis Avenues, and Main and Abel Streets to the north.

DESIGN GUIDELINES

The Design Guidelines include both general design guidelines and specific standards to guide future development within the Midtown Area. The guidelines are intended to guide phased development over a 20-year period. The Design Guidelines include both mandatory standards and interpretive design guidelines. The word “should” means that an action is required unless a determination is made that the intent of the guideline is satisfied by other means. Please note that these guidelines are minimum requirements, and developers may be required to provide additional amenities to meet the goals of the Specific Plan.

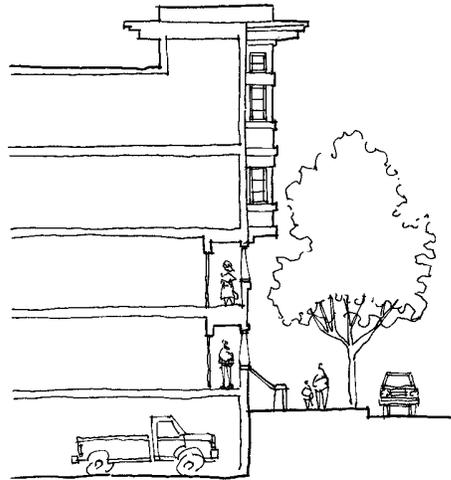
A. SITE PLANNING

I. Street Pattern

- a. The street pattern throughout the Transit Area should maximize connectivity throughout the area for autos, bicyclists and pedestrians.
- b. North of the Penetencia Creek corridor, Great Mall Parkway/Capitol Avenue together represent the primary “spine” and streets should run parallel and perpendicular to it.
- c. South of the creek, the primary orientation should be north-south.
- d. Block lengths should not exceed 500 feet between publicly accessible pathways. This may take the form of a pedestrian accessway with walkways. Block sizes must also meet the maximum block size standard of 4 acres.



The Crossings in Mountain View. These residential units address the street and include private steps to each unit.

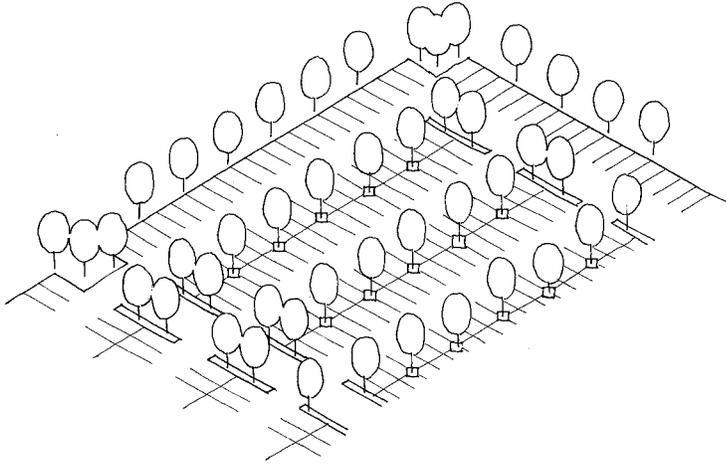


This illustrates a podium parking garage one-half level below grade with individual stairs to the units and trees along the street.

2. Site Configuration and Design

- a. Residential buildings should reinforce streets and pedestrian connections to the transit station(s) by being oriented toward the streets.
- b. Building facades should include street-facing entries, windows, special corner treatment, and other articulation.
- c. To mitigate the effects of adjacent service commercial or light industrial uses, increased setbacks and other measures, such as a solid 6 foot fence or masonry wall, should be considered.
- d. Primary vehicular access to all developments should be from curbcuts or accessways providing a direct connection to the street.
- e. Access drives to parking facilities should be shared wherever feasible in order to reduce curbcuts and potential conflicts with pedestrians.
- f. Street-facing surface parking lots are highly discouraged.
- g. At-grade garages for lower density residential development (i.e., rowhouses, townhouses) should be organized in well-landscaped auto mews and parking courts leading to individual garages.
- h. Security gates are prohibited in all areas of the Transit Area.

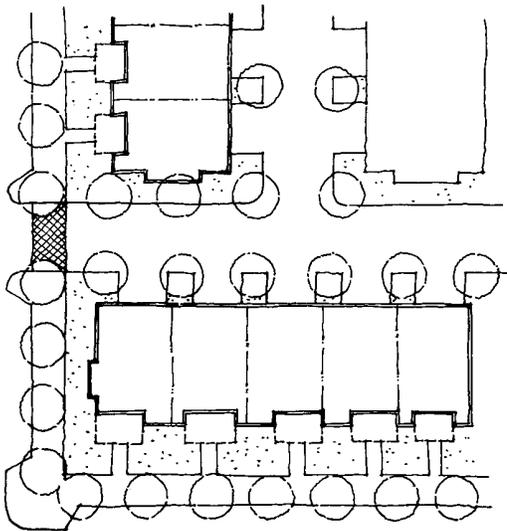
MILPITAS MIDTOWN SPECIFIC PLAN



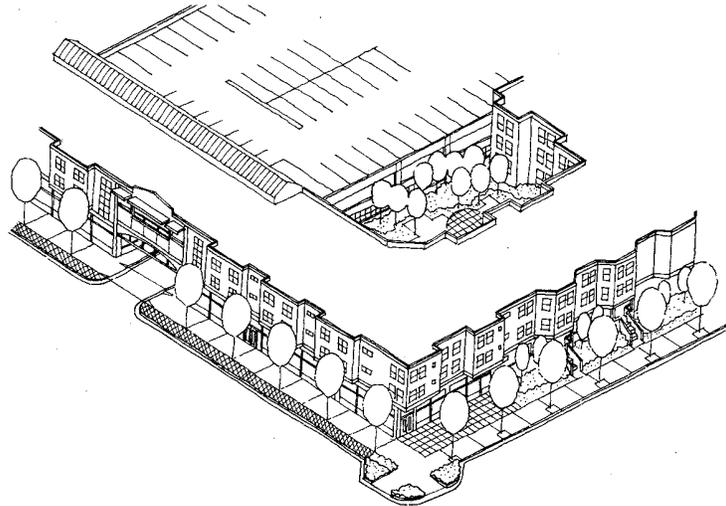
Trees planted at a ratio of 1:3 parking spaces on the perimeter of surface lots and 1:6 on the interior stalls.

3. Parking Areas

- a. Off-street parking facilities should have limited visibility (primarily entrances) from streets and accessways.
- b. Parking areas should be convenient yet not detract from the pedestrian nature of the area.
- c. Parking should generally be below grade or encapsulated within buildings to reduce the visual impact. Where not feasible, surface parking lots should be located primarily behind buildings.
- d. Surface parking areas should be well landscaped with trees planted in a regular configuration.
- e. In surface parking lots, trees should be installed at a ratio of one tree per three parking stalls for the perimeter of the parking lot, and one tree per six spaces for the interior of the parking lot.
- f. Where parking layout exceeds two rows in depth, parking should be aligned in the direction of pedestrian movement, and pedestrian island walkways should be provided within the planted area.
- g. All landscape areas should be protected with planter curbs a minimum of 6 inches-high.
- h. All perimeter setback areas should be landscaped. A screening shrub hedge (up to 6 feet high) should be planted along the property line between parcels.
- i. Parking areas within the Mixed-Use Districts should be designed in such a way to provide for a comfortable pedestrian experience.
- j. Broadleaf, deciduous trees should be used in parking lots to provide adequate shade in summer but allow sunlight to penetrate through in winter.
- k. Trees should be set into a tree grate or landscaped median that is a minimum of 4 feet-wide (internal dimension) and well protected by tree guards or other mechanisms.
- l. The use of permeable paving or alternative materials to reduce surface runoff is strongly encouraged as a surface material for parking stalls.
- m. Within each residential units/cluster of units, an adequate amount of bicycle parking stalls should be provided.
- n. Bicycle parking should generally be secured and weather protected.



Alley-loaded parking garages accessed from the rear of the building with adequate landscaping between units.



This illustrates a parking garage entry/frontage that does not detract from pedestrian comfort and is wrapped within residential building.

4. Treatment of Garage Frontage in Residential and Mixed-Use Projects

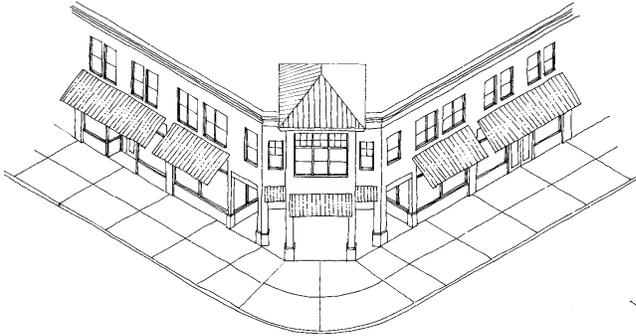
- a. For multifamily projects, service alleys or auto courts should incorporate design features to improve the appearance of the alley or auto-court.
- b. Landscaping between garages, such as vines on trellises, potted plants, or shrubs or small trees should be planted between every unit.
- c. The parking podium for multifamily buildings should be a maximum of 5 feet above grade and should be screened with stoops, stairs, or ornamental screens and landscaping.
- d. Vehicular entries to garages should be from the sides or rear of buildings and not from the primary street frontage to camouflage the garage from the streets, reduce pedestrian and vehicle conflicts, and present a more attractive primary street frontage.
- e. For projects which include multiple podium buildings, shared driveways should be provided when feasible.
- f. Parking garages accessed from the front of buildings is discouraged. However, if parking is accommodated in individual unit garages that

are accessed in the front of the building, the presence of the garage should be minimized by setting the garage back at least 4 feet behind the building entry.

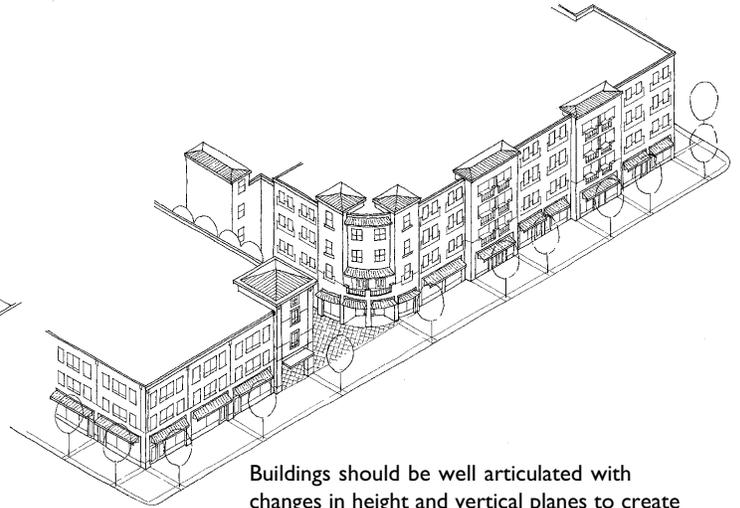
- g. For mews residential or live/work residential units, parking may be accommodated within small surface parking areas (i.e., no more than 20 spaces) or in “tuck under” garages beneath buildings.

5. Service Areas in Non-Residential Projects

- a. All loading areas should be located at the rear or sides of buildings.
- b. Loading areas should generally not be more than 30 feet from the building’s primary service entrance. They should not occupy more than 20 feet of the buildings’ rear facades.
- c. For commercial buildings, where there is no alternative, loading may occur through the front door.



Buildings should be oriented to the street with a strong entry element.



Buildings should be well articulated with changes in height and vertical planes to create an attractive streetwall.

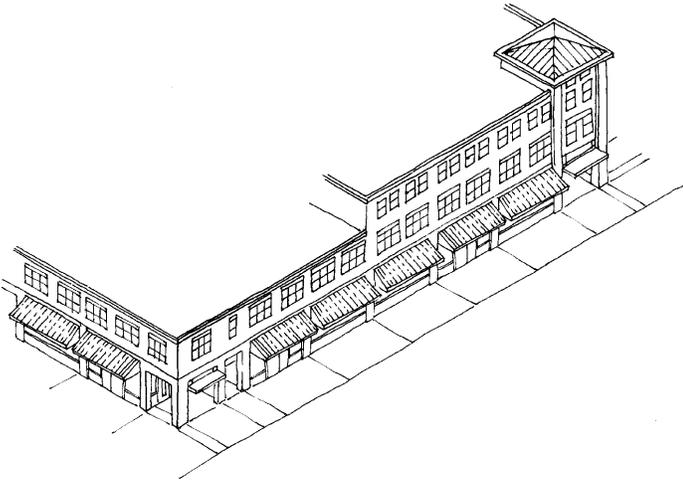
B. BUILDING DESIGN

I. Building Orientation

- a. Buildings should maintain a strong relationship to the street with primary building entrances oriented toward the street. Building mass should be parallel or on axis with adjacent street(s).
- b. Mews residential or live/work buildings should be oriented toward the street with windows, balconies, terraces oriented to the primary street as well as internal mews.

2 Building Massing and Articulation

- a. All exterior walls of a building should be articulated with a consistent style and materials.
- b. In no case should any facade consist of a blank wall.
- c. Buildings should be well articulated by changes in roof heights and vertical planes to reduce the appearance of bulk and create interesting building silhouettes.
- d. All building facades should have a well-defined base consisting of, but not limited to: thicker walls; richly textured materials (i.e. tile or masonry treatments); and a recognizable “top” consisting of, but not be limited to: cornice treatments; roof overhangs with brackets; stepped parapets; richly textured materials (i.e. tile or masonry treatments); and/or differently-colored materials.
- e. Building entries should be emphasized with special architectural and landscape treatment. In order to create visual interest on the other sides of buildings, secondary entrances should be treated in a similar manner.
- f. Balconies may be integrated with porches or entry features.
- g. Where units and houses face the public street, the use of balconies is encouraged for multifamily units.
- h. Upper story setbacks are encouraged especially for multifamily buildings. These setbacks should be a minimum of 6 feet or more.



Mixed-use buildings should maintain a consistent rhythm of storefronts and window rhythm with the appropriate wall-to-window ratio.

This illustrates an appropriate rhythm of storefronts on the ground floor with recessed windows and window frames above.

3. Fenestrations

- a. In mixed-use buildings, the windows should be designed to reflect the uses within, such as storefront windows at the street level and smaller windows for residential areas.
- b. Window and window frames should be set in the wall to provide a reveal (i.e., they should not be flush with the exterior face of wall).
- c. Windows should be vinyl clad, or high-quality vinyl.
- d. Window frames with high-quality metallic finishes may be allowed if found consistent with the proposed architectural vocabulary.
- e. Multi-paned windows are strongly encouraged in residential and mixed-use buildings.
- f. Snap-in plastic mullions are prohibited on street-facing facades and strongly discouraged on other facades.
- g. Window glazing should be clear or “Special E;” reflective or tinted glazing is prohibited.
- h. In multifamily and mixed-use projects, the windows visible from a street or courtyard, including those on all the facades of the buildings that front onto public or private streets or accessways, should have appropriately articulated header, jamb, and sill details to match the aesthetic of the building.
- i. In general, all windows in a residential building should have a height greater than or equal to their width, preferably with classical proportions (e.g., 2:1, 3:2, and 4:3).
- j. In residential units with narrow side yards, side elevation windows should be placed offset from those of the adjacent unit, or use obscure glass as appropriate in order to ensure privacy.
- k. Bars and security grills on windows and doors are prohibited.
- l. Doorways should be clearly identified with change in material, change in plane, or with architectural elements such as a canopy, where appropriate.



4. Building Materials

- a. All materials used should be of high-quality and properly installed.
- b. Materials selected should convey a sense of durability and permanence over any sort of architectural theme.
- c. Woodboard siding, wood shingles, tile, stucco, and/or masonry should be used. Scored plywood, such as T-111, vinyl, and aluminum siding are not allowed. If other simulated materials are used, they should be of a quality, color, and application that demonstrate a convincing realism.
- d. The primary exterior finish, whether wood or stucco, should be used on all facades of a unit or building, false-fronts are not allowed (i.e., if the front facade is primarily wood, the other facades should be wood, not stucco).
- e. Material changes should not occur at external corners, but may occur at interior corners as a return at least 6 feet from the external corners or other logical terminations.

- f. Roof materials should complement the materials and colors of the facades and provide texture or relief.
- g. Glass curtain walls and other highly reflective building materials are considered inappropriate for building walls.

5. Building Colors

- a. The body of the building or field colors should generally be more muted and light in tone. Accents, window frames, details of cornice lines etc., should be richer tones.
- b. Roofs should be mid- to dark-toned in color and complement the color of the building facade.
- c. Bright primary colors and pastels are not appropriate.
- d. Where rain gutters and down-spouts are not integrated into the exterior walls, their color should blend with adjacent surfaces.

6. Roof Design

- a. Roofs that have a relatively shallow pitch and deep eaves are encouraged.
- b. Buildings should have either hipped or gabled roofs with a slope no less than 4:12 and no greater than 8:12 or flat roofs with an articulated parapet.
- c. Mansard-style roofs and roofs with slopes steeper than 8:12 are discouraged.
- d. Eaves (both roof and porch) should generally be no less than 18 inches-deep.

C. LANDSCAPING, SIGNAGE, & LIGHTING

I. Landscaping

- a. The developers of townhouses should provide base landscaping within the front and side setbacks. This would include areas of turf/native grasses, shrubbery, at least one tree per housing unit for widths up to 30 feet, two trees for widths up to 50 feet, a walkway consisting of unit pavers, and a water efficient irrigation system.
- b. The developers of multifamily and mixed-use buildings should provide full landscaping.



A highly-landscaped pedestrian walkway in a residential development.

2 Accessway and Drive Aisle Landscaping

- a. Pedestrian walkways should be heavily landscaped providing a buffer between the path and the adjacent residential units.
- b. Unit pavers provide an attractive level of detail, and should be used at key gathering areas or intersections of paths.
- c. Vehicular accessways should be landscaped similar to adjacent streets, with tree spacing typically 20 to 30 feet on center (depending on the species used).
- d. Where the side yard space between residential buildings abuts a drive aisle, a 6-foot-wide planter should be provided with a street tree and ground cover.
- e. At the end of a residential drive aisles, a 6-foot-wide planting bed should be installed and be significantly planted to provide a green terminus.

3. General Planting Guidelines

- a. The guidelines below will help ensure a healthy, attractive, and sustainable residential landscape.
 - Native and drought-tolerant plant materials are strongly encouraged. Where recycled water is or will be available, use plant species tolerant of the water source.
 - Mulched planting beds are encouraged to be utilized as a replacement for turf areas. Mulches cover and cool soil, minimize evaporation, reduce weed growth and slow erosion. Acceptable organic mulches include bark chips, wood grinding (from non-infected wood sources), or leaves. Sheet plastic in planting areas should not be used.
 - For efficient water use, irrigate turf areas separately from other plantings. Landscape plantings should be grouped according to similar water needs.
 - Trees, shrubs, flowers and ground covers can be watered efficiently by an automatic system with low volume drip, spray, or bubbler emitters.



Projecting signs from storefronts.

4. Signage

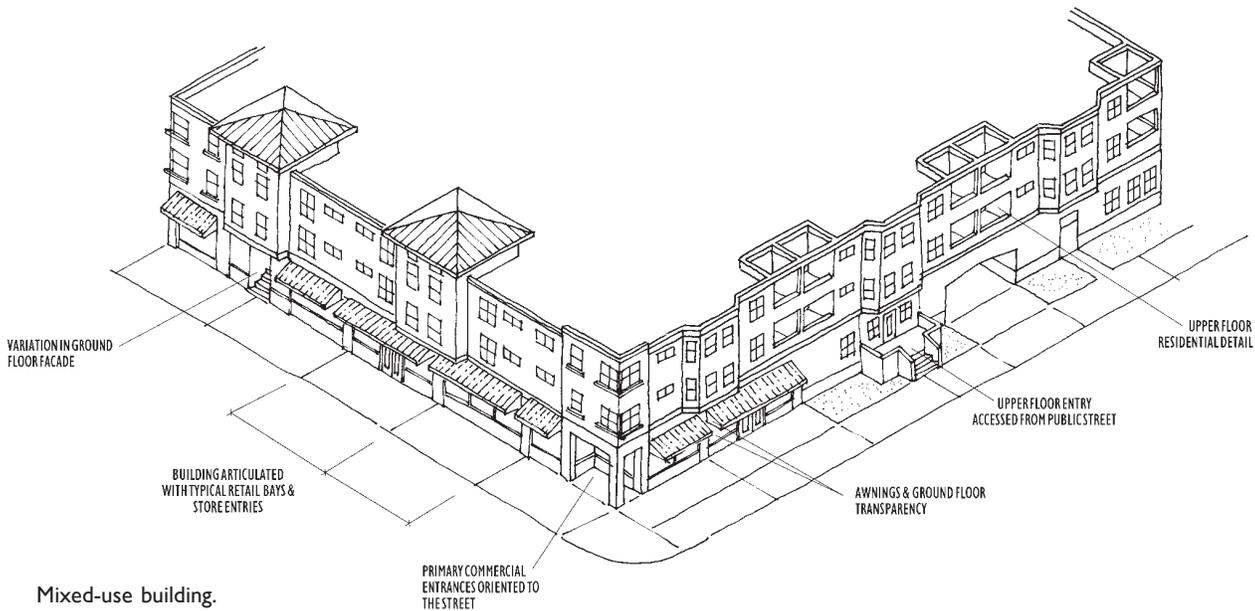
- a. A coordinated signage plan should be included for all multi-tenant buildings.
- b. Freestanding signs are discouraged, except at a single major site entry.
- c. Animated, moving, flashing, blinking, reflecting and revolving signs are prohibited.
- d. Cabinet signs are prohibited.
- e. All signs should be designed to complement the architectural style and setting of the structure or use it is adjacent to. Building wall and fascia signs should be compatible with the predominant visual elements of the building.
- f. Signs should be an integral part of the design of the storefronts in mixed-use buildings.
- g. The size of signs and sign letters should be proportional to the space they are located in, with the letters typically between 6 and 16-inches high.
- h. Sign letters and materials should be professionally designed and fabricated.
- i. Primary signs should contain only the name of the business and/or its logo.
- j. Signs should be constructed using high-quality materials such as metal, stone, wood.
- k. Exposed conduit and tubing is prohibited. All transformers and other equipment should be concealed.
- l. Projecting signs mounted perpendicular to the facade of the building should be located at least 8 feet above the sidewalk. The outside edge should be no more than 5 feet from the face of the building.
- m. Window signs should not exceed 15% of the window area. Signs should not obstruct visibility into and out of the window.
- n. Window signs may include one “open” or “closed” sign less than 2 square-feet.
- o. While bilingual signs are allowed, the size of English lettering should be at least equal to the size of letters of another language.



This illustrates a pedestrian-scale light fixture (between 12–16 feet) along a storefront sidewalk.

5. Lighting

- a. Lights should be designed and placed to direct lighting to appropriate surfaces and minimize glare into adjacent areas.
- b. The light source used in outdoor lighting should provide a white light for better color representation and to create a more pedestrian–friendly environment.
- c. Low pressure sodium lamps are prohibited.
- d. To reinforce the pedestrian character of the area, light standards along sidewalks should not exceed 12 to 16 feet in height.
- e. The use of uplighting to accent interesting architectural features or landscaping is encouraged.



D. DESIGN GUIDELINES BY BUILDING TYPE

I. Mixed-Use Buildings

- a. Mixed-use buildings, which contain a vertical combination of residential and commercial uses within a single building, are encouraged in the Transit Area.
- b. The mix of uses in vertical mixed-use structures should be carefully chosen and located for maximum compatibility and mutual benefit, as follows:
 - Retail uses should be generally limited to the ground-floor spaces along the street and prominent pedestrian promenade frontages;
 - Commercial uses within mixed-use projects should best serve the surrounding neighborhood and/or promote pedestrian traffic or public transit. Such uses may include, but are not limited to; childcare centers, cafes, dry cleaners, automated teller machines, video rentals, small groceries, newsstands, etc.; and
 - Commercial hours of operation should not conflict with adjacent residential uses.
- c. The primary facades of all buildings in the Mixed-Use Districts should face the street.
- d. Mixed-use buildings should have a building form that blends with the residential buildings that surround them.
- e. The ground-level should achieve maximum transparency, avoiding areas of blank walls.
- f. Ground-floor commercial uses should have an architectural design similar to traditional street front businesses, with large storefront windows, and easily accessible, clearly defined entries.
- g. The ground-floor area facing the street should be designed for retail use with taller floor to ceiling heights with a minimum height of 18 feet. For ground floor office space, the minimum floor to ceiling height is 15 feet.
- h. Mixed-use buildings should be developed with a rhythm in keeping with the desired pedestrian scale and character. Commercial (retail and office) bays should be between 20 and 40 feet.
- i. Variations in floor level, facades such as shallow recesses at entries, or arcades are encouraged, for they create the appearance of several smaller buildings and shops, rather than a single, large and monotonous building.



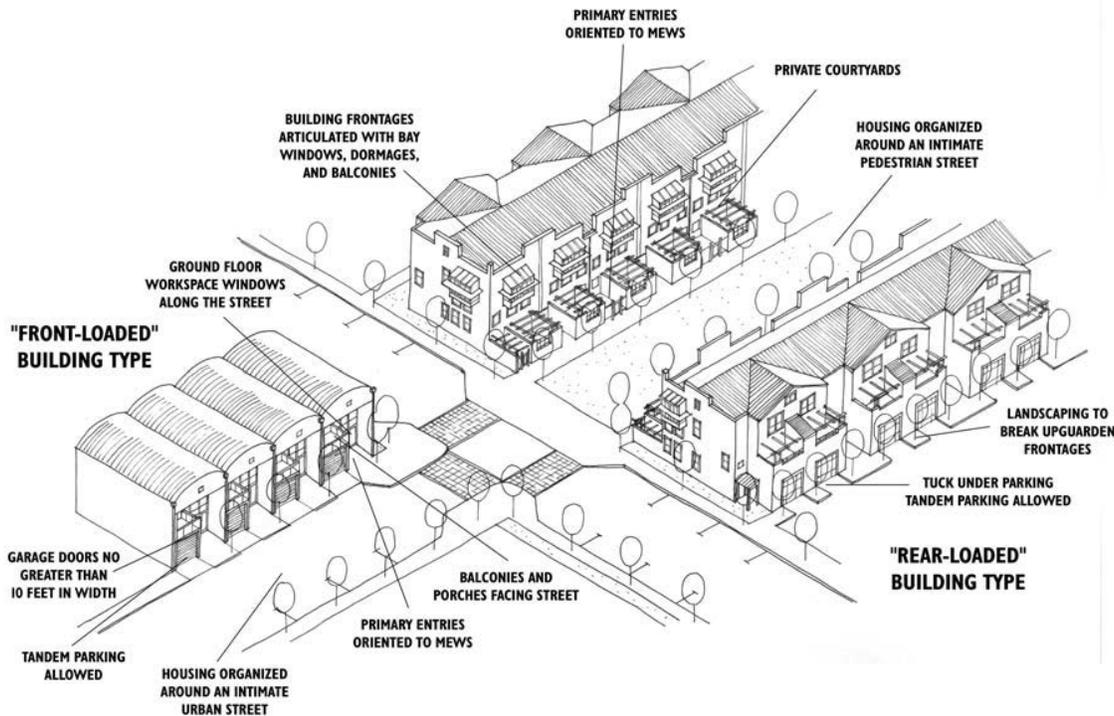
Lorin Street, Berkeley, CA.



Orenco Station, Hillsboro, OR.

These mixed-use developments include a range of housing units, office and retail space. They both have ground-floor retail with primary entrances oriented toward the street.

- j. Primary facades should be built parallel to the street.
- k. All commercial uses should have their primary entrances oriented toward the street, and entrances should be spaced no more than 50 feet apart.
- l. Blank walls should not occupy over 30% of the principal frontage, and a section of blank wall should not exceed 20 linear feet without being interrupted by a window or entry.
- m. Windows should encompass a minimum of 50% of a building's primary facade and a minimum of 30% of other building facades in order to create visual interest on all sides of the building.
- n. Ground-floor elevations should vary no more than 2 feet from sidewalk level.
- o. The primary entry(s) for commercial establishments and the entrances to the second floor residential units should be within the primary facade, and should be visible and accessible directly from a public street.
- p. In order to create visual interest on the other sides of buildings, secondary entrances should be treated in a similar manner as the main entry (although to a suitably lesser degree).
- q. The use of awnings is encouraged to provide shelter and shade along the sidewalk. Awnings should be no wider than a single storefront or architectural bay (whichever is narrower).
- r. Upper floors should have smaller window openings punched into solid walls.
- s. Upper floor residential uses should be detailed with porches, bay windows, dormer windows, and/or balconies.
- t. Curtain walls are prohibited.

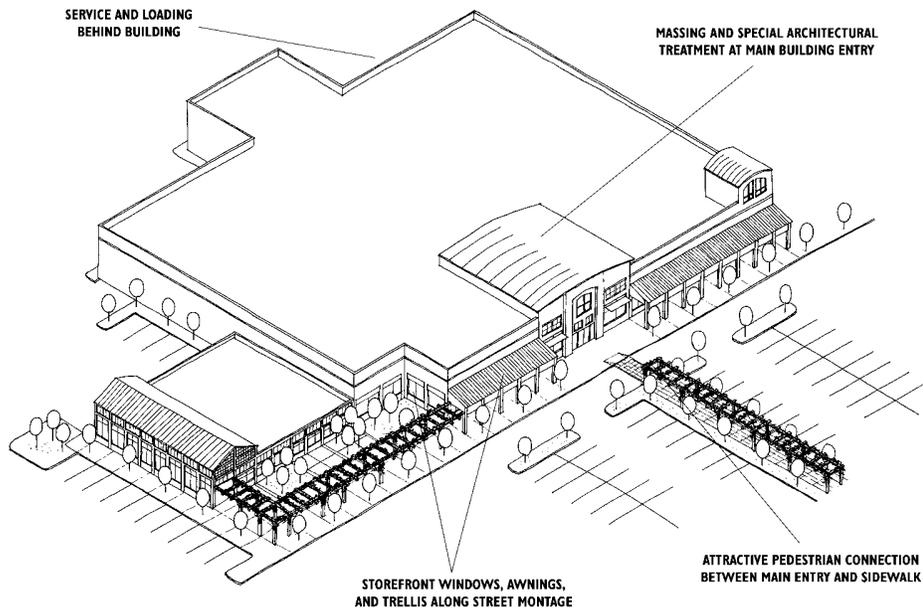


2. Multifamily Residential

- a. Multifamily buildings should be well articulated to break up the building mass. Variations in floor level, facades, roof styles, architectural details, and finishes that break up the appearance of large buildings should be employed.
- b. Street-facing facades of residential buildings should include stoops, porches, recessed windows, bay windows, and balconies in order to provide visual interest.
- c. Ground-floor units of multifamily residential units facing the street should be accessed directly from the street.
- d. The first floor should be no more than 5 feet above the sidewalk elevation.
- e. Porches, bays and balconies are required along street facades and may extend into the setback areas. Porches are required along at least 30% of the ground level of each unit.



MILPITAS MIDTOWN SPECIFIC PLAN



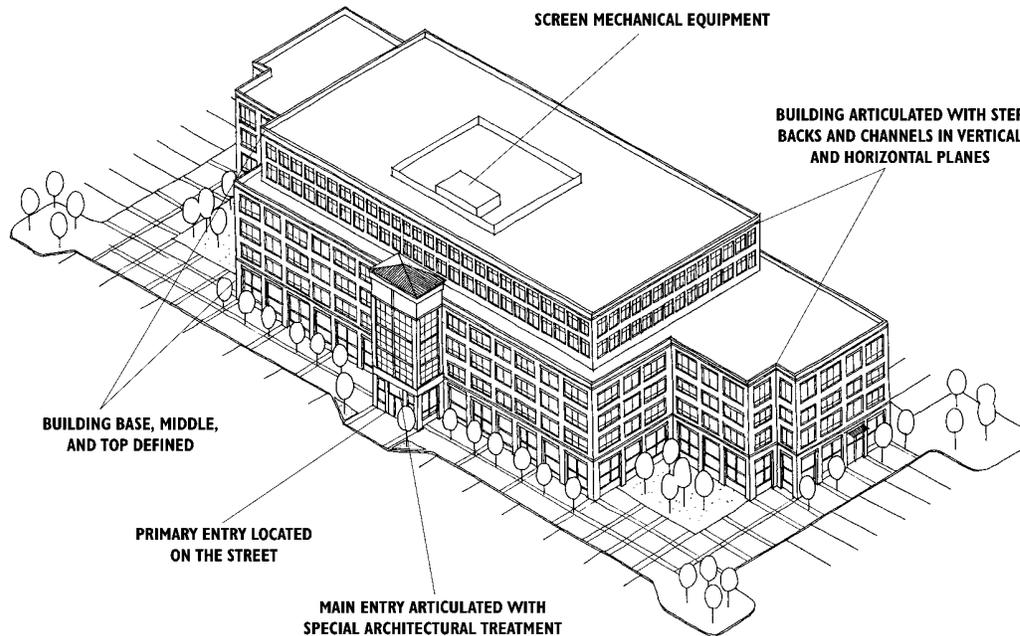
Big-Box Retail Building

3. Large Floorplate or Big-Box Retail

- Although big-box retail uses are primarily automobile-oriented, they should be designed to accommodate pedestrian and bicycle traffic as well, given the nearby locations of transit and higher density residential development.
- Building entries should be articulated with taller elements and with elements such as canopies.
- Buildings located at gateway intersections should include corner vertical elements to emphasize entries.
- Entries may orient to parking areas, but continuous sidewalks should be provided from the primary street directly to the doorway.
- A continuous arcade is strongly encouraged along the front facade.
- Building facades should be articulated with a combination of windows, entries and bays.
- Street-facing blank walls are strongly discouraged. Where they cannot be avoided, a permanent trellis should be planted with vines or other architectural and landscape design elements should be incorporated into the building design to reduce the visual impact of the blank wall.
- A small plaza is encouraged at the building entry to visually define the feature.



A trellis through the surface parking lot to enhance pedestrian connection to main store entrances.



Class A Office Building

4. Office Buildings

- Street- and plaza-facing facades should be lined with windows.
- Blank walls should not occupy over 30% of the principal frontage, and a section of blank wall should not exceed 20 linear feet without being interrupted by a window or entry.
- Vertical building elements should be used to break up what may otherwise be a horizontal architectural composition.
- Elements such as awnings, arcades, porches, or porticos should be incorporated along the street-facing facades.

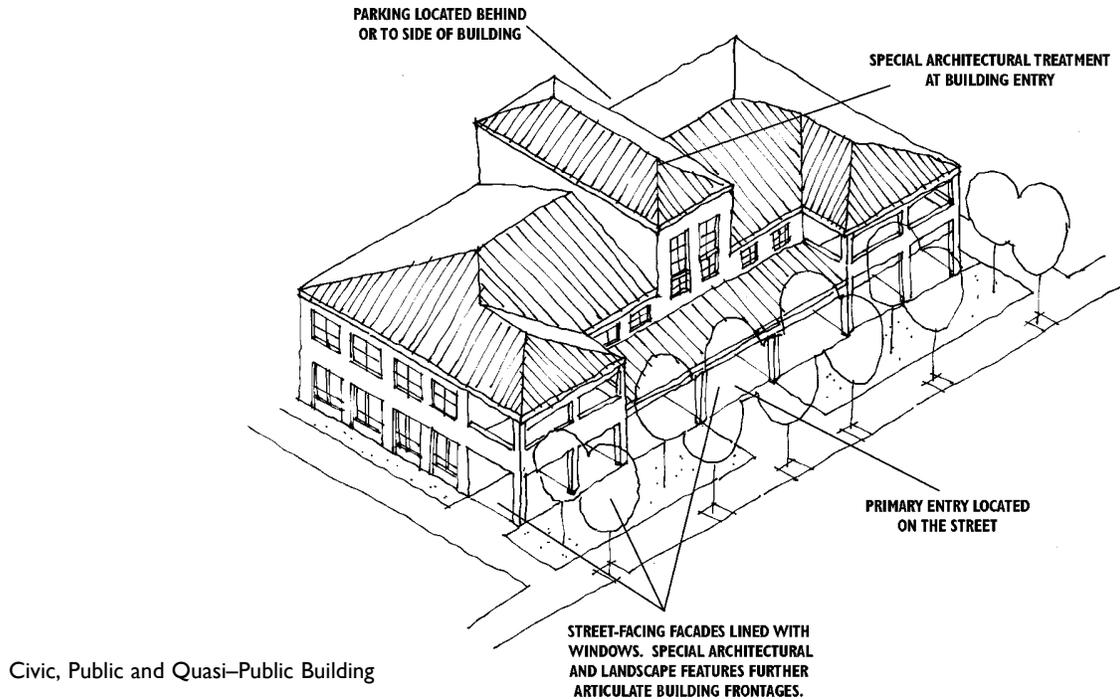


An office building that faces the street, has a distinguishable entry, provides service commercial uses on the ground-floor and has adequate floor-height proportions.

5. Class A Office Buildings

Class A office buildings are defined as high-quality office buildings with amenities that typically attract rents in the top 25% bracket.

- The base of the building facing the street should be designed to include retail uses (or service commercial uses).
- The floor to ceiling height of the first floor should be greater than the floor to ceiling heights of the upper floors and should generally be between 14 and 16 feet.
- The building form should incorporate a distinguishable base, a middle and a top.
- The architectural materials and designs should be of high-quality.
- The building base should be articulated either with a change in materials, color and finishes, fenestration pattern and size, and an emphasized building entrance or arcade.
- Quality materials that are durable and provide a sense of permanence should be used throughout the building.

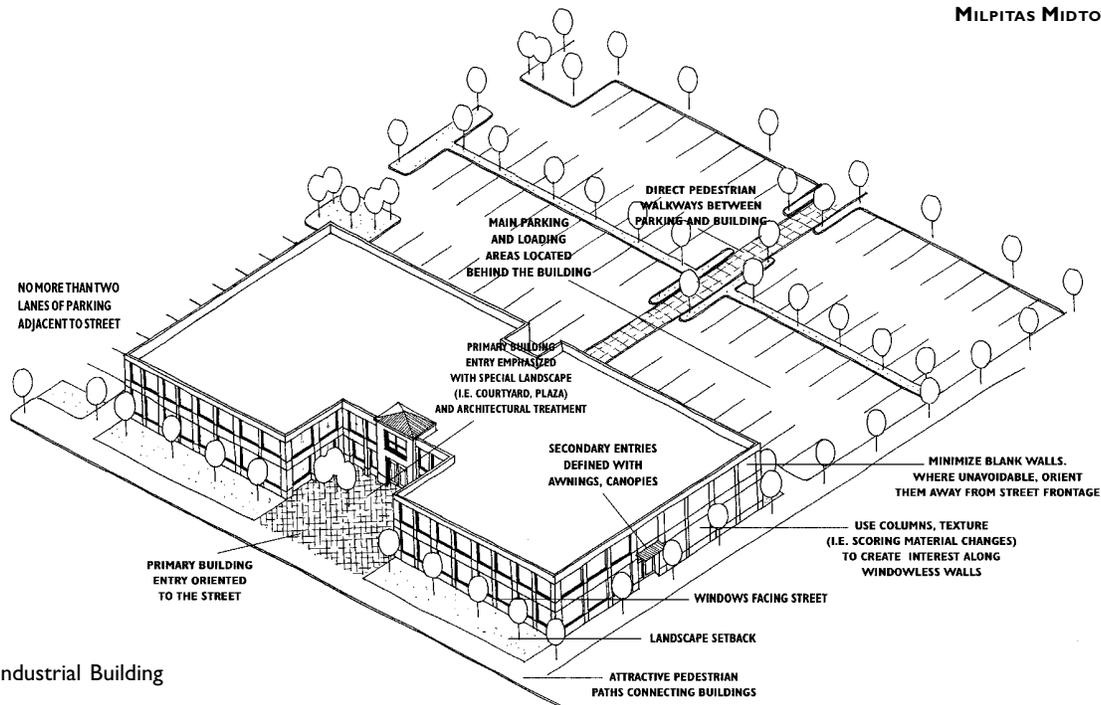


6. Civic, Public and Quasi-Public Buildings

- g. Additional accent materials such as tile insets or natural stone should be used at the base of the building to provide added texture, color and visual interest at the pedestrian level.
- h. Building entries should be clearly defined and designed to be clearly identifiable from the street.
- i. Rain gutters, scuppers and other drainage devices should be incorporated into the structure of the building.
- a. Primary building entries should be oriented toward the street, with attractive pedestrian walkways to the sidewalk.
- b. Street- and plaza-facing facades should be lined with windows.
- c. Public buildings should have a prominent building entrance defined by architectural and landscape features, such as tower elements, canopies, columns, recesses, plazas and landscaped open space.



Berkeley Library, Berkeley, CA.

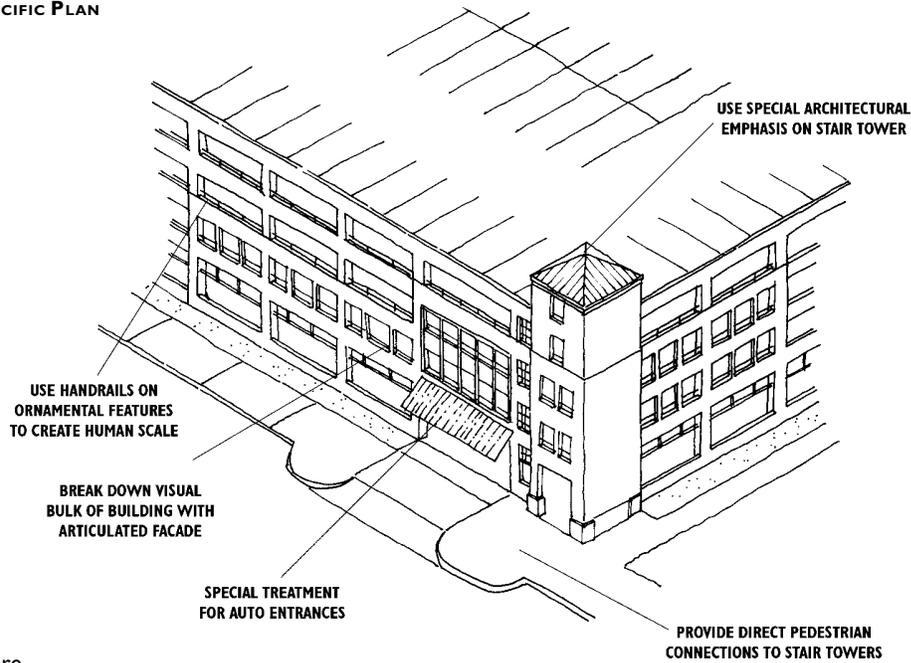


Light Industrial Building

7. Light Industrial/Industrial Park

- a. New office/industrial buildings should be oriented toward the street, with parking areas located to the side and behind buildings.
- b. A direct pedestrian connection between the street and sidewalk and the building entry or entry plaza is required.
- c. The primary building entry should face the street and should be clearly defined with special massing and landscape treatment to make it stand apart from the rest of the building.
- d. Buildings should be comprised of bold simple forms with highly articulated exterior planes and openings to provide an interplay of shadow and light and create a visual interest.
- e. The building should be sited and designed to reinforce the street edge or corner, where appropriate.
- f. The building mass should be broken up with arcades, balconies, and terraces to avoid a monotonous appearance.
- g. The use of architectural features, such as porticos, canopies, or arcades, special roof treatment and/or landscape treatment, such as entry plazas or courtyards should be used to create an easily identifiable entry.
- h. The use of industrial materials and accent features is encouraged to animate building facades and entries. These features may include: window canopies; cornice projections; tension cables to support entry canopies or trellises; structural pilasters or columns; fin walls which project from entries of window groupings; window mullions; and/or mechanical screens.
- i. When located to the side of buildings, parking should generally not consume more than 30% of the street frontage.

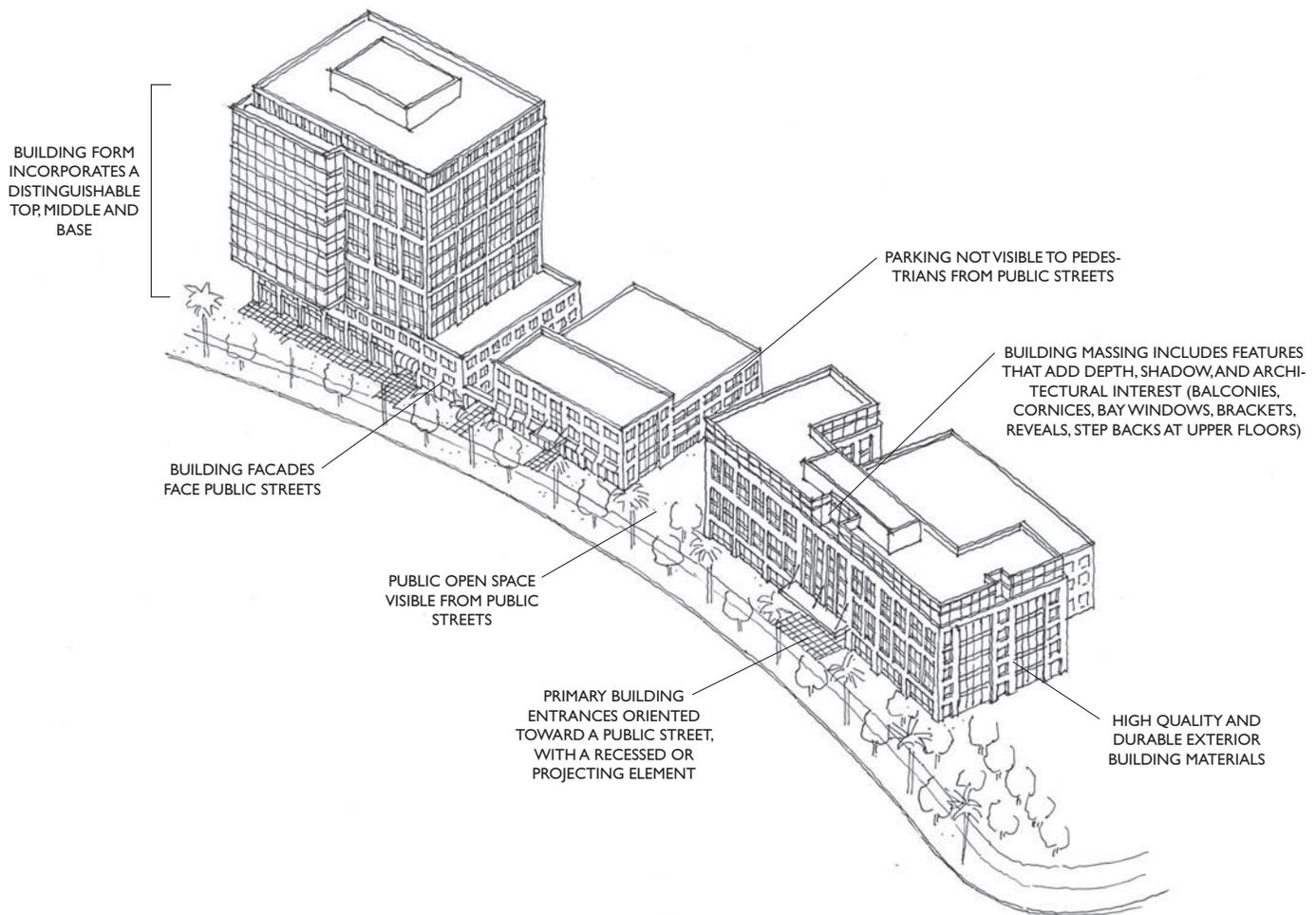
MILPITAS MIDTOWN SPECIFIC PLAN



Parking Structure

8. Parking Structures

- a. To the extent feasible, parking structures should be located away from prominent pedestrian streets.
- b. Parking structures should be designed in keeping with the character of the primary buildings on or near the site.
- c. Parking structure facades should be designed as compatible visual extensions of other multistory buildings.
- d. If feasible, active ground-level commercial uses should be incorporated into parking structures along the sidewalk.
- e. Auto entries should be located in a manner that minimizes pedestrian/auto conflicts.
- f. Openings should be carefully composed within the building wall to appear as well proportioned windows rather than continuous open strips.
- g. Variation in the dimension and proportion of openings and in the horizontal and vertical planes of the facade should be provided to create visual interest and to reduce the mass of the parking structure.
- h. Decorative screen and trellis elements of durable, high-quality materials are encouraged to provide variation and interest on the facade.
- i. Building detailing such as ornamental metal hand railings should be used to create human scale and interest.
- j. Entries and stairwells within parking structures should be located adjacent to public street and designed to be visually open, to promote a feeling of security and comfort.
- k. Stair towers should be designed as identity elements.



9. MID-RISE AND HIGH-RISE BUILDINGS

Building Bulk. Minimize building bulk and enhance the architectural articulation of buildings that are greater than 6 stories tall or have floor-plates over 15,000 square feet. On the longest side of a building, the maximum building plan dimension for buildings above 6 stories should not exceed 220 feet for commercial buildings and 140 feet for residential buildings. The other sides of the building should have a shorter plan dimension, not exceeding 110 – 120 feet.

Building Massing. Building massing shall include features that add depth, shadow and architectural interest, such as balconies, recesses, cornices, bay windows, and step-backs at upper floors. Architectural features should be integrated and consistent with the style of the building.

Building Form. The building form should incorporate a distinguishable base, middle, and top. The base should include the first two floors or a minimum of 30 feet in height. The top should include a minimum of the top habitable floor and the penthouse for mechanical and other equipment.

Articulation. Design Features, including but not limited to windows, window frames, cornices, reveals, and brackets, shall be of sufficient depth to create building articulation and shadow. Architectural features employed shall be integrated and consistent with the style of the building. If windows are recessed, they should typically be recessed between four to twelve inches.

Building Entries. Primary building entries should be oriented towards a public street. Building entrances should be designed with a recessed or projecting element, and articulated with special architectural treatment. A walkway leading from the street to the building entrance shall be provided (if the entrance is not adjacent to a sidewalk.)

Facades Facing the Street. Building facades should front onto public streets. Facades facing streets and open spaces should be articulated with windows. Windows and storefronts on the street level and ground floor should have clear glazing.

Building Materials and Design. Exterior architectural materials and building design should be of very high quality. Materials that are durable and provide a sense of permanence should be used throughout the exterior of buildings. Buildings along Montague Expressway must incorporate measures to ensure an attractive gateway image for the City of Milpitas.

Public Open Space. Open spaces accessible to the public, including plazas, courtyards, and other landscape features, should be visible from public streets. If public spaces are provided at the interior of the site or in building interiors, they must be clearly indicated with signage at building entrances.

Location of Parking. Parking must be located so that it is not visible to pedestrians on public streets. At least 70 percent of the building perimeter which faces the street shall be wrapped with habitable space. Exceptions may be allowed with a conditional use permit if the design quality is equivalent to habitable building space.

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