

land use & development

3. Building Design, Mass, and Scale

The Vision of the North Fremont Specific Plan is to create a presence and contribute to the variety of building sizes that create an eclectic streetface while remaining sensitive to existing adjacent residences.

Objectives

- O.3.1. The project contributes to an eclectic architectural mixed-use corridor.
- O.3.2. The project contributes to the overall diversity of the streetface.
- O.3.3. The project reflects the evolving character of the area, while also reflecting its own function and enhancing the area as a place for pedestrians, including visitors, residents and those who work there.
- O.3.4. The project is designed to support the success of the mix of uses proposed.
- O.3.5. The project preserves the privacy of existing adjacent residences through sensitive building design.
- O.3.6. Projects that occur at a major intersection provide a building anchor at the corner.

- O.3.7. The project contributes to a variety of height and mass along the streetface.
- O.3.8. The rhythm and scale of the street wall is designed to enhance the pedestrian experience.
- O.3.9. Projects exceeding 35 feet in height in the Village Core Area provide public open space in the form of a pedestrian plaza, courtyard, or pedestrian refuge area.
- O.3.10. Projects exceeding 35 feet in the Visitor Serving Area provide affordable housing units and additional parking that can be used by the business district or the Fairgrounds during large events.
- O.3.11. The project qualifies as as a Transit Priority Project (TPP) and implements the City's Climate Action Plan.

land use & development

Standards

- S.3.1. Maximum Building Height for buildings fronting North Fremont: 35 feet.
- S.3.2. Up to 50 foot-high buildings may be permitted in the Visitor Serving Area on the south side of North Fremont with a use permit, provided the project is consistent with all Mass and Scale and Site Planning objectives and design guidelines.*
- S.3.3. To qualify as a TPP, the project must comply with the definition contained in the California Environmental Quality Act.

Transit Priority Project

A Transit Priority Project (TPP), is defined by the California Environmental Quality Act (CEQA) Public Resources Code Section 21155, and is a project that generally meet the following criteria:

(1) contains at least 50 percent residential use, based on total building square footage and, if the project contains between 26 percent and 50 percent nonresidential uses, a floor area ratio of not less than 0.75;

(2) provides a minimum net density of at least 20 dwelling units per acre; and

(3) is within one-half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan.

Refer to CEQA Section 21155 for additional requirements and exceptions.

land use & development

Guidelines

- G.3.1. Use simple rectangular forms with flat, gable or hip roofs. Other forms may be used as an accent and should remain subordinate. These elements should be reviewed on a case-by-case basis.
- G.3.2. Provide a solid to void ratio on a new building façade that creates continuous interest to the pedestrian.
- G.3.3. Orient decks and windows away from the existing private yards and decks and windows of existing residences.
- G.3.4. New interpretations of traditional building styles are encouraged.
- G.3.5. Define prominent building corners with a strong building presence.



- G.3.6. Enhance block corners with a pedestrian-friendly entrance plaza. This may include human-scaled design features such as benches and planters.
- G.3.7. Enhance the pedestrian experience by incorporating:
 - Variation in height at internal lot lines
 - Variation in the plane of the front façade
 - Variation in architectural detailing and materials to emphasize the building module
- G.3.8. Vary building, façade, and/or parapet heights to reflect traditional lot width, possibly in conjunction with setting back an upper floor, across the width and the depth of the building, or at the front.

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- G.3.9. Repeat wall elements, including windows, columns, ornamental trim and architectural features, such that rhythms and patterns result.
- G.3.10. Use horizontal elements such as porches, balconies and horizontal coursing to break up the vertical mass of a wall.



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4. Building Materials and Colors

Objective

- O.4.1. The project uses building materials that convey a sense of “belonging” in the setting of the District.
- O.4.2. The project uses building materials that are durable and low maintenance to avoid maintenance issues.

Guidelines

- G.4.1. Use traditional building materials with detailing that reduce the perceived scale of a building.
- G.4.2. Use materials that convey a hand-crafted character.
- G.4.3. Use durable materials that have proven performance in the Monterey climate.
- G.4.4. Use high quality materials.
- G.4.5. Large panelized products and extensive featureless surfaces are discouraged.
- G.4.6. Incorporate changes in color, texture and materials into the building design to help to define human scale.