

C7 Streets, Blocks, and Open Spaces

C7.1 STREET STANDARDS

A Purpose

This Section provides design standards to ensure that proposed development is consistent with the Downtown's goals for an interconnected and walkable network of blocks and streets that supports the intended physical character, land use activity and quality. Streets must not only provide for the efficient and safe movement of people, goods, and services, but must also facilitate great places which contribute to the look, feel, and experience of the downtown area.

B Applicability

- i. This Section supplements the Public Work's Standards for street design. Where these standards conflict with the Engineering Standards, the standards of this section shall prevail.
- ii. These street standards are applicable for the transformation of existing streets and the creation of new streets in Downtown area.
- iii. Additional street assemblies can be integrated in this Section as approved by the City.

C Streetscape Standards

- i. Streets have an important role in place-making, in addition to their contribution of a major percentage of public space, streets' standards must be considered alongside building form, building types, frontage types, civic spaces and landscaping in creating urban places.
- ii. New or modified streets shall be designed to incorporate the following criteria:
 - a. Function: Ensuring essential access for deliveries and servicing, Effective use of curb space to support downtown activities and upgrading utilities.
 - b. Mobility: Safe, efficient, and reliable movement of people and goods.
 - c. Livability: Providing inclusive places that support vital economic, cultural and community activity.
- iii. All of the elements of the streets are context-based.
- iv. The street sections in this chapter suggest quality and intent. The dimensions in the street sections are based on field observations and aerials. Pre-construction topographic survey should determine existing conditions and final street dimensions should be modified accordingly.



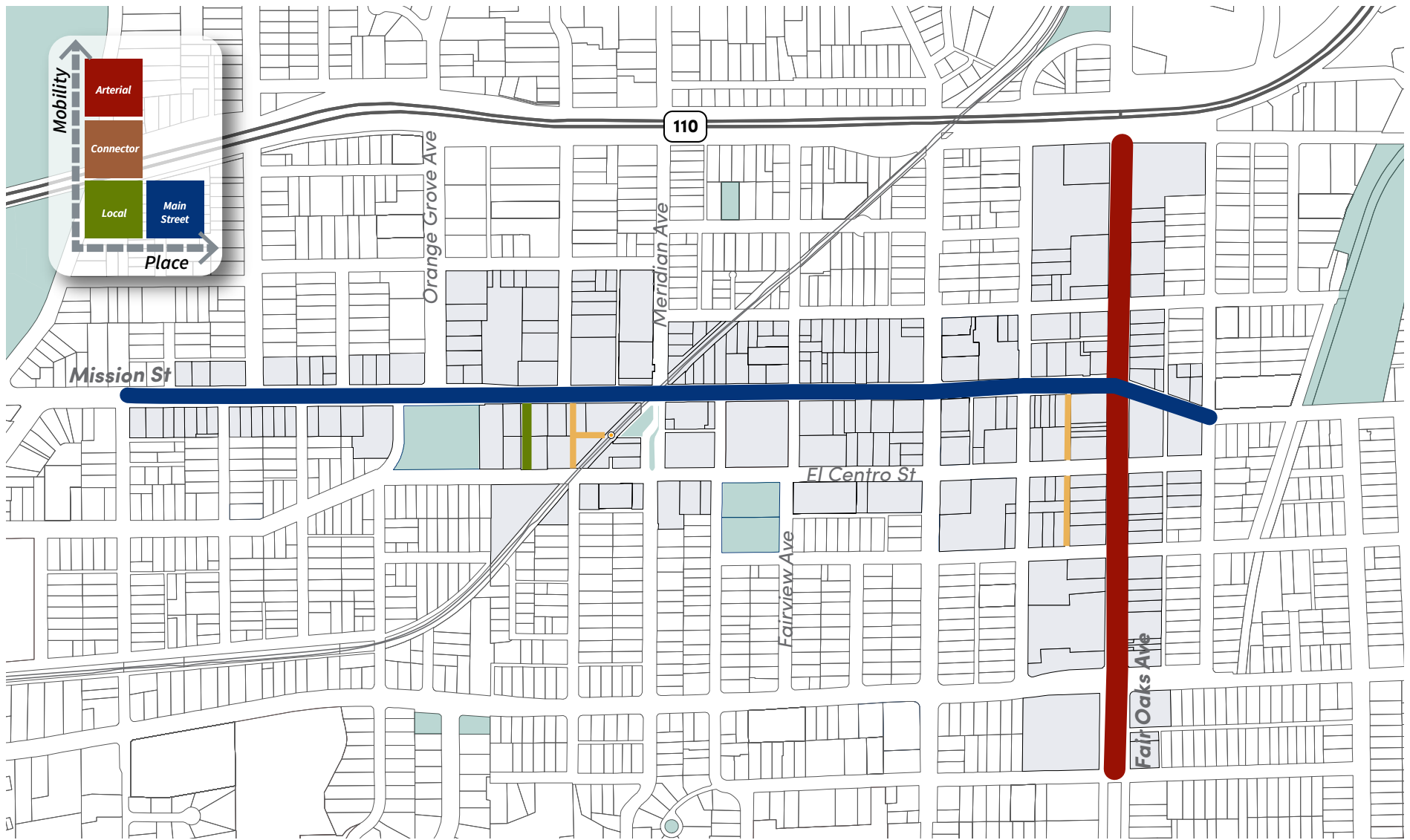


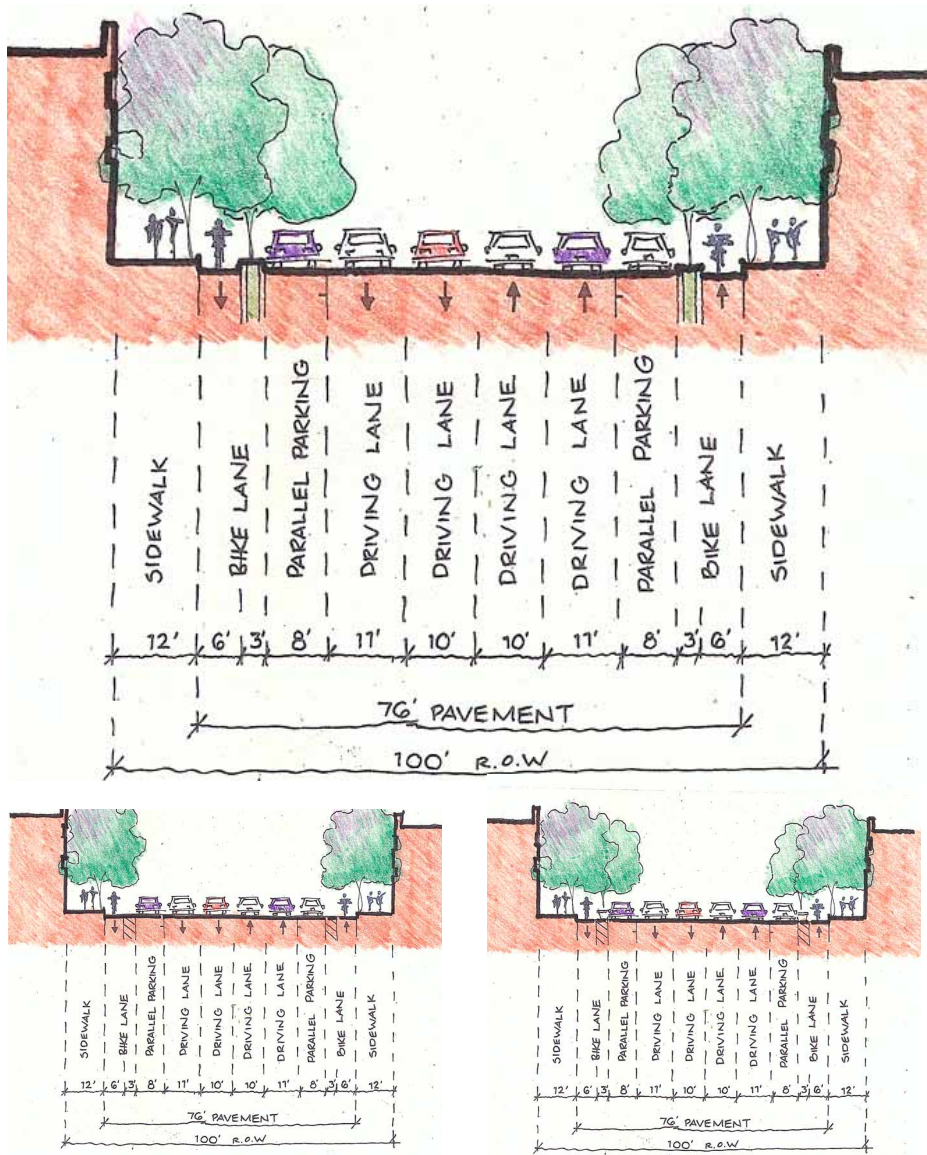
Figure C6.1. Street Types Map.

Based on the functional and mobility needs and the desire to preserve, enhance, or transform the street, the Downtown Vision identifies opportunities for Fair Oaks Avenue and Mission Street to transform into signature complete streets. The vision also calls out enhancements to existing alleys and new street and alleys.

The street types recognize the role of the street network in civic life but also highlight where areas are under pressure to keep people moving. In designing arterials and connectors, safe and efficient movement is critical, while context and type of desired place are important in the design of local and main streets.

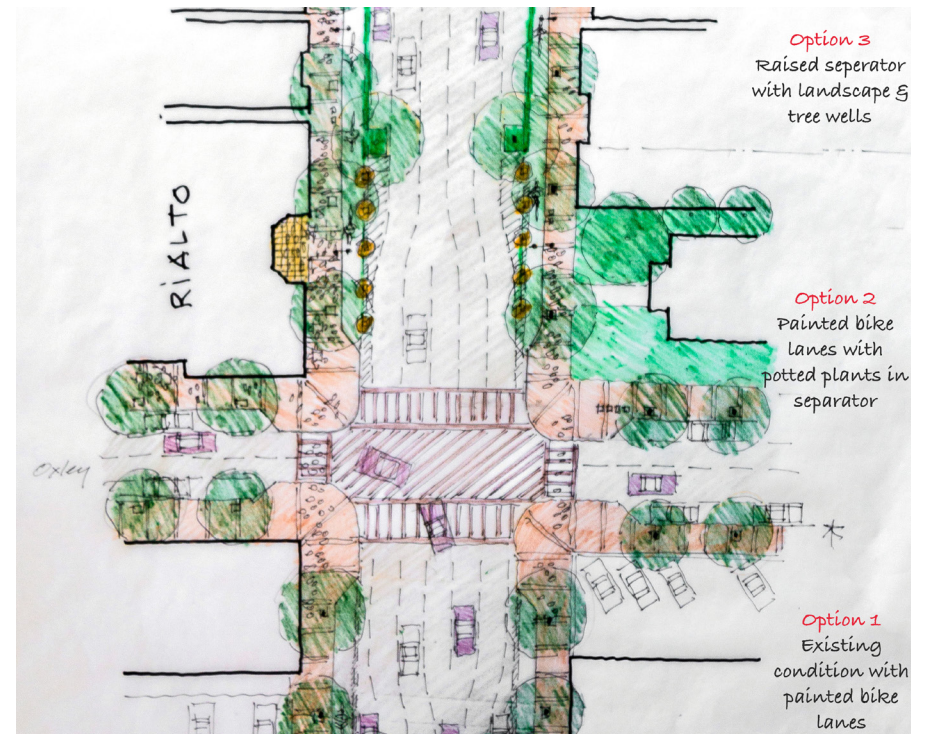
D Street Types

i Fair Oaks Avenue



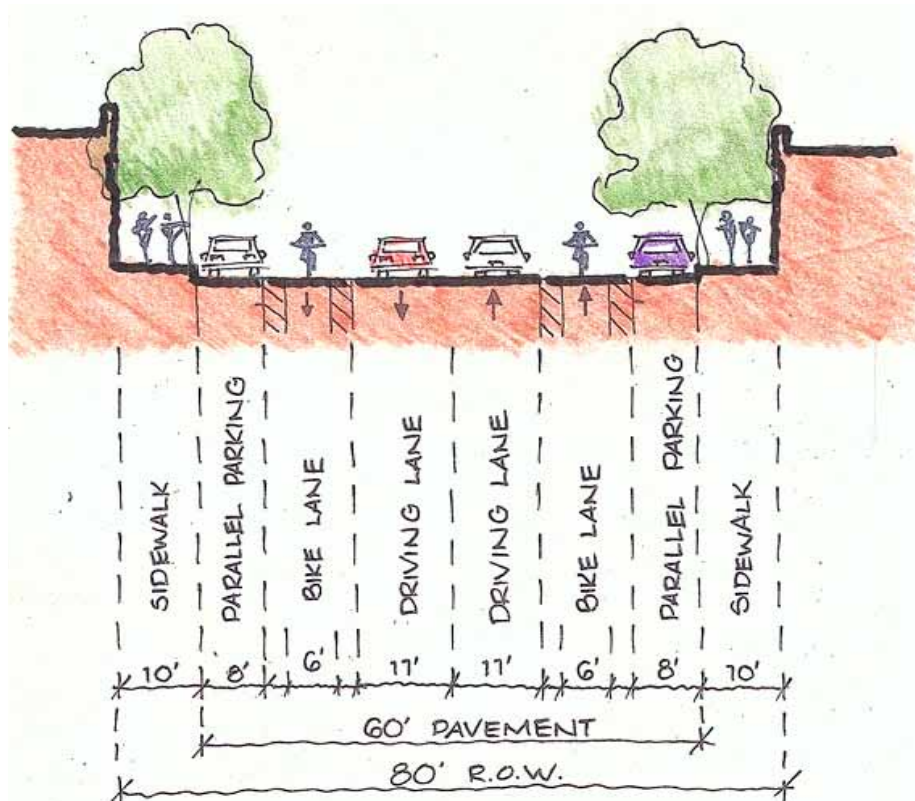
The bicycle lanes are located closest to the street curb and separated from the parallel parking by potted plants in the initial phases and permanent planters in the eventual phases.

Fair Oaks Avenue is envisioned to be configured as a grand double-tree lined north-south arterial. It will be restriped to have four travel lanes, two bicycle lanes and parallel parking on both sides.



ii Mission Street

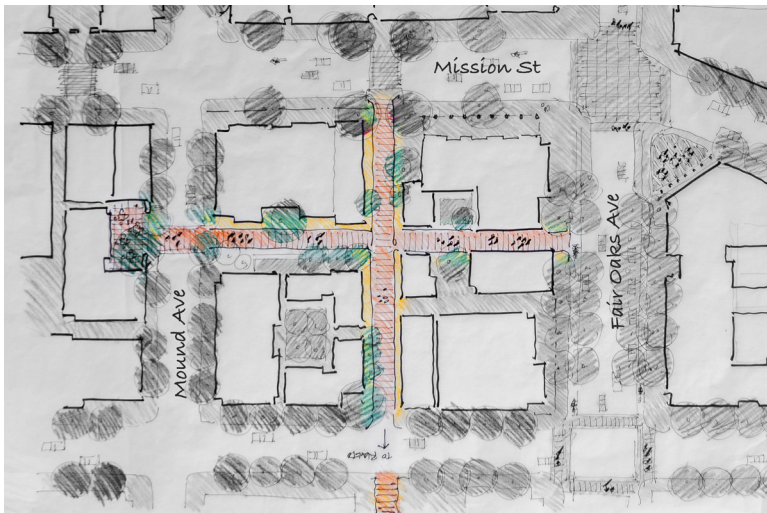
Mission Street is envisioned to be re-striped as a Main Street with two travel lanes, two bicycle lanes and parallel parking on both sides. This reinforces the character of Mission Street as a bicycle-friendly street connecting the light rail station to Fair Oaks Avenue.



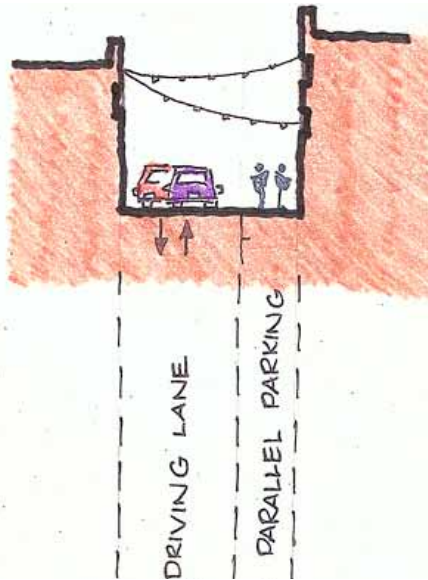
iii Alley



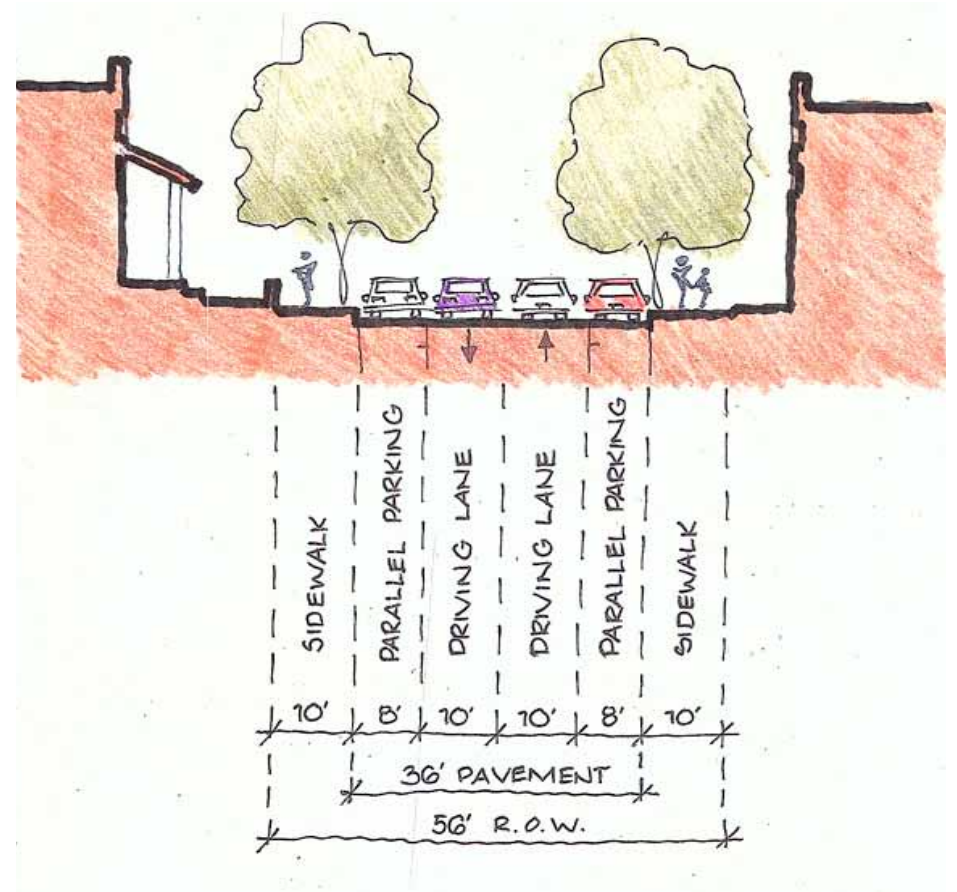
Pico Alley. The existing 15 feet wide alley east of the station is paved and enhanced with string lights. It becomes a quiet gathering space as well as an important pedestrian connection from the station to the eastern blocks, without getting onto Mission Street.



Edison Lane. The existing 20 feet wide alley behind the Rialto is paved and enhanced with trees and string lights. It becomes a north south pedestrian connection from Rialto to Mission.



iv New Street



C7.2 BLOCK STANDARDS

A Purpose

All blocks shall be designed per the applicable requirements identified in Table C7.1 to ensure that new and modified blocks result in walkable, interconnected streetscapes aligned by appropriately scaled buildings.

B Applicability

The standards shall apply to all new or modified blocks in the Downtown area.

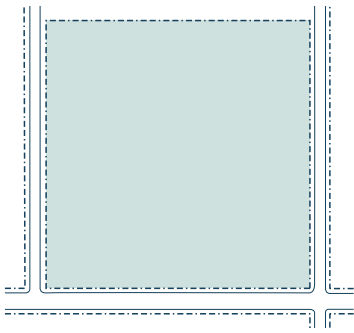
C Streetscape Standards

- i. New or modified blocks shall front a street (public or private).
- ii. New or modified blocks shall be subdivided to generate individual lots for buildings or open space as required by the applicable zoning district(s) and overlay(s) and in compliance with Section C4 'Development Standards'.
- iii. New or modified blocks may be designed in a variety of shapes. Individual block faces and the total block perimeter shall follow the standards established in the Table C7.1 below.

Zone	Block	
	Face Length	Perimeter Length
Mixed-use Core	400 ft. max.	1,600 ft. max.
Fair Oaks Corridor	600 ft. max.	1,800 ft. max.

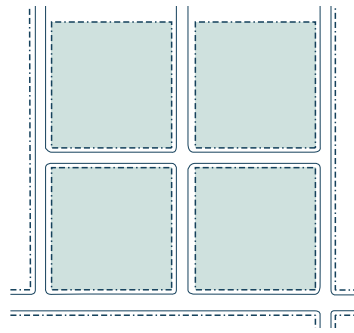
Table C7.1. Block Standards.

D. Sequence of Applying Block Standards



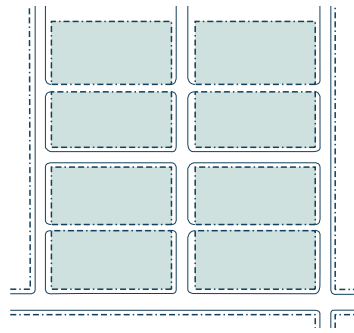
Step 1: Existing Site

Sites that are 4 acres or larger in size or existing blocks with 700 feet of frontage on any side shall be subdivided further to create additional blocks per the requirements of Table C7.1.



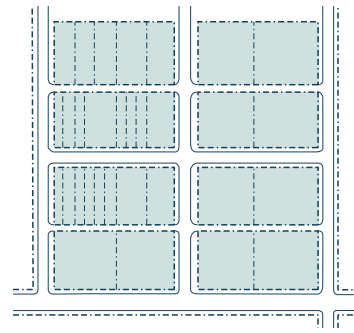
Step 2: Introduce Streets

Sites being subdivided into additional blocks shall introduce streets as allowed in the applicable zoning district(s) and comply with the applicable block-size requirements of Table C7.1.



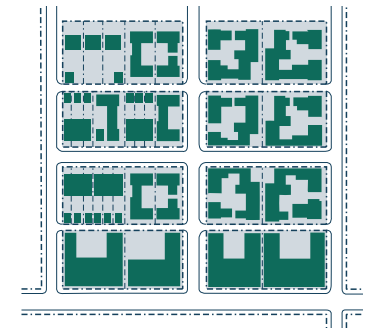
Step 3: Introduce Alleys

Access to new blocks and their individual lots is allowed primarily by alley or, side street, with a certain portion of lots allowed to access the lot via the primary street. The intent of limiting access to the rear or side of lots is to maintain the continuity of the streetscape without interruptions such as driveway access.



Step 4: Introduce Lots

Lots are introduced on each block to correspond with the selected building type(s) allowed by each zoning district.



Step 5: Introduce Projects

Each lot is to receive no more than one main building. The main building is then designed per the requirements of the applicable zoning district along with the allowed frontages and arranged to suit the particular organization of buildings desired for the block.

C7.3 OPEN SPACE STANDARDS

- A Purpose**
The purpose of this Section is to provide a catalog of pre-approved Public Open Space types that are appropriate to use within walkable urban environments.
- B Applicability**
- This section describes the guidelines for development of Public Open Spaces in the Downtown Area.
 - The Standards shall apply to all proposed development within downtown zones, and shall be considered in combination with the standards for the applicable zone.
 - Additional Public Open Spaces can be integrated into this section as they are approved by the City.
- C Design Objectives**
Open Spaces play an important role in place-making. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments. The diverse palette of parks and other publicly accessible open spaces are assigned to one or more downtown zones.
- D Open Space Required**
Each application that involves at least 4 acres shall be required to provide a minimum of five percent of the project area as open space. The required open space shall be designed in compliance with the applicable requirements from Table C7.2

Zones	MUC	FOC	MUC	FOC	MUC	FOC	MUC	FOC	MUC	FOC	MUC	FOC
	OS											
Type	Green		Square		Plaza		Pocket Park		Playground		Community Garden	
Illustration												
Example of Intended Character												
Description	An open space available for unstructured and limited amounts of structured recreation.		An open space available for civic purposes, unstructured and limited amounts of structured recreation.		Plazas are open spaces available for civic purposes and commercial activities. Building frontages should define these spaces. Plazas are typically hardscaped.		An open space available for informal activities in close proximity to neighborhood residences.		An open space designed for the recreation of children and interspersed within residential areas. Playgrounds may be included within other open spaces.		An open space designed as a grouping of plots for nearby residents for small-scale cultivation. Community Gardens may be included within other open spaces.	
Size	1 to 15 acres		½ to 5 acres		½ to 2½ acres		4,000 s.f. to ½ acre		There is no minimum or maximum size.		There is no minimum or maximum size.	
Frontage	2 streets		2 streets		2 streets		1 street		1 street		1 street	
Typical Facilities	Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths.		Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths.		Passive recreation, accessory structure, drinking fountains, and paths.		Passive recreation, accessory structure, drinking fountains, and paths.		Accessory structures, drinking fountain, and paths.		Accessory structures, drinking fountain, and paths.	

Table C7.2. Open Space Types.



Mike & Anne's

Three people are sitting on a bench in the foreground. On the left, a woman in a green jacket is gesturing while talking to a woman in a blue patterned sweater. In the middle, a man in a brown jacket and red hoodie is smiling. They are sitting on a metal bench with a decorative backrest.

Several bicycles are parked in the foreground. A blue Trek bicycle is prominent on the right. In the background, many other people are sitting at tables under large beige umbrellas, enjoying the outdoor seating area. A man in a blue vest is visible near the entrance of the cafe.