



**OBJECTIVE STANDARDS
FOR NEW MULTI-FAMILY AND MULTI-FAMILY MIXED USE DEVELOPMENT IN THE DOWNTOWN**

This form is intended to be completed by the applicant and verified by Planning staff. Select all elements provided as part of the project's design and use the narrative section to describe how the project meets/does not meet the subject standard (or if the standard does not apply).

OUTDOOR SPACE

(OS1) Outdoor Space	On lots for which the Lafayette Municipal Code requires open space, ground-level private open space areas shall be designed to include individual components from the following list to achieve a minimum total of twenty (25) points. The total points achieved must include components drawn from a minimum of three of the four categories.			
		Points	Category	Staff Review
Access	• visual access from a public right-of-way	(10)		
	• direct physical access to a public right-of-way	(6)		
	• unobstructed views to or from building interior	(5)		
	• direct physical access to building interior	(3)		
Spatial Definition	• 200-square-foot minimum space	(12)		
	• ground plane change in elevation	(6)		
	• raised planters	(4)		
	• seating wall	(4)		
	• a pergola or trellis	(4)		
Attributes	• water feature/fountain	(8)		
	• way-finding signage	(3)		
	• path lighting	(3)		
Amenities	• moveable chairs (minimum 4)	(3)		
	• benches with backs and armrests (minimum 2)	(3)		
	• tables (minimum 2) with seating	(3)		
	• bicycle racks	(1)		
		(Min. 25 points in 3 categories) TOTAL →		

Applicant Narrative:

Staff Comments:

CREEKS & LANDSCAPING

		Meets Standard	Staff Review
(CL1) Creeks	Lots abutting open segments of any creek, as identified in the Downtown Creeks Plan, adopted October 23, 2017 and as amended, shall conform to the following standards: <ul style="list-style-type: none"> • Views of the creek corridor shall be provided from upper level units on walls that face onto the creek. • Side setback areas that are required by Title 6 of the Municipal Code shall allow for views to the creek corridor from the right-of-way at the lot frontage. • For creekside parcels in the Plaza and East End downtown zoning districts that border the flood control channel, replace existing creek fencing with new fencing that meets City of Lafayette Standard Specifications for flood control channel fencing adopted on or after January 1, 2022. 		

Applicant Narrative:

Staff Comments:

		Meets Standard	Staff Review
(CL2) Landscape	For residential projects, the front setback shall maintain a minimum of 40 percent of its surface area as general planting (lawns, shrubs, trees and ground cover). A minimum of one tree shall be provided in the front setback for each 200 square feet or fraction thereof of all landscaping in the front setback.		

Applicant Narrative:

Staff Comments:

CREEKS & LANDSCAPING		Meets Standard	Staff Review
(CL3) Landscape	For mixed-use projects, the front setback shall maintain a minimum 15 percent of its surface area as general planting (lawns, shrubs, trees and ground cover). A minimum of one tree shall be provided in the front setback for each 400 square feet or fraction thereof of all landscaping in the front setback.		
(CL4) Landscape	All landscaping in the creek setback area required by Title 6, §6-1841 of the Lafayette Municipal Code or in any Contra Costa County Flood Control District easement area shall be selected from the plant palette in the Downtown Design Guidelines Appendix – Native Riparian Plant Palette.		
Applicant Narrative:			
Staff Comments:			

PARKING & CIRCULATION		Meets Standard	Staff Review
(PC1) Motorized Vehicles	Surface parking shall be prohibited in all front setback areas on lots with frontages on Mt. Diablo Blvd.		
Applicant Narrative:			
Staff Comments:			
(PC2) Bicycles	For residential projects, fixture(s) to accommodate bicycle parking shall be provided at a ratio of 1 bicycle per each five automobile parking spaces provided. No more than 20 percent of the total required bicycle parking spaces shall be located in the front setback.		
Applicant Narrative:			
Staff Comments:			
(PC3) Bicycles	For mixed use projects, fixture(s) to accommodate bicycle parking shall be provided at a ratio of 1.5 bicycles per each five automobile parking spaces provided. No more than 35 percent of the total required bicycle parking spaces shall be located in the front setback.		
Narrative:			
Staff Comments:			
(PC4) Pedestrians	All surface or structured parking facilities that maintain 15 or more car-parking spaces shall provide 5-foot-wide pedestrian circulation route(s) connecting the parking spaces to a building entrance		
Applicant Narrative:			
Staff Comments:			

HEIGHT & SCALE		Meets Standard	Staff Review
(HS1) Height	Along the front façade, a building shall maintain a consistent height for a linear distance no more than 60 feet. The sixty-foot linear distance shall include buildings on adjacent lots where the side setback distances for both parcels totals less than 15 feet.		
Applicant Narrative:			
Staff Comments:			

HEIGHT & SCALE	Meets Standard	Staff Review
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(HS2) Articulation	On the building street-facing façade, the horizontal dimension shall be no more than 25 feet without an articulation. The articulation shall utilize any combination of the measures below to achieve a minimum of 12 points.			
		Points	Staff Review	
	• A pilaster or pier protruding from the façade a minimum of 8 inches	(5)		
	• A bay window, balcony, or similar pop-out from the building façade (minimum 18 inches)	(5)		
	• Introduction of an architectural element, such as:			
	• trellis attached to façade	(3)		
	• awnings	(3)		
	• a juliet	(3)		
	• railings	(2)		
	• wall sconce lighting	(2)		
• a change of building material and façade color	(2)			
• a change of fenestration type	(2)			
• a minimum 18-inch change in length or width fenestration dimension	(2)			
(Min. 12 points) TOTAL →				

Applicant Narrative:

Staff Comments:

(HS3) Articulation- Secondary Frontage	For corner lots, on the secondary street facade for a minimum horizontal distance of 50 feet, measured from the point at which the two façade planes intersect, the horizontal dimension shall be no more than 25 feet without an articulation. The articulation shall utilize any combination of the measures below to achieve a minimum of 12 points.			
		Points	Staff Review	
	• A minimum change of one foot in the façade plane	(8)		
	• A pilaster or pier protruding from the façade a minimum of 8 inches	(8)		
	• A bay window or similar pop-out from the building façade	(5)		
	• Building entry alcove	(5)		
	• Introduction of an architectural element, such as:	(3)		
	• trellis attached to façade	(3)		
	• awnings	(3)		
	• a juliet	(2)		
• railings	(2)			
• wall sconce lighting	(2)			
• a change of building material and façade color	(2)			
• a change of fenestration type	(2)			
• a minimum 18-inch change in length or width fenestration dimension	(2)			
(Min. 12 points) TOTAL →				

Applicant Narrative:

Staff Comments:

BUILDING DESIGN	Meets Standard	Staff Review
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(BD1) Bulk- Upper Level	<p>The building bulk for upper levels shall be controlled as follows:</p> <ul style="list-style-type: none"> The second story shall have a maximum floor area no greater than 95 percent of the ground-floor floor area. The floor area reduction shall be applied to the street-facing façade. For corner lots, the floor area reduction shall be divided between and applied to both street-facing facades. The third story shall have a maximum floor area no greater than 85 percent of the ground-floor floor area. The floor area reduction shall be applied to the street-facing façade. For corner lots, the floor area reduction shall be divided between and applied to both street-facing facades. 		
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Applicant Narrative:

Staff Comments: