

SUMMARY OF FRONT STREET RIVERFRONT DEVELOPMENT STANDARDS

	Existing	Proposed
Base Height	50' (max)	No change to maximum base height.
Building Uses within Base Height:	3 floors of commercial, or 3 floors of residential above 1 level of commercial.	No maximum floors specified, just need to comply with Building Code.
Additional Height	Additional height not permitted south of Metro Center.	Establish Additional Height Zone B, between Soquel Avenue and Laurel Street. Allow buildings up to 70 feet for properties that meet specific Performance Criteria that promote high quality public access to the river, appropriate treatment of the riverfront edge and commitment to manage and maintain riverfront open space.
Ground Level Uses	Commercial uses required along Front Street.	Add live-work as a permitted ground level use along Front Street.
Building Stepbacks	Any development above 35' is required to step back at least 10' from the street.	Require at least 50% of Front and Laurel Street frontages to step back by 10 feet above a height of 50 feet. Require a stepback of 10 feet above 50 feet on frontages facing the Riverwalk.
Building Stepbacks	Any development above 35' is required to step back at least 10' from the street.	Buildings Adjacent to River Street, east-west streets, and publicly accessible passageways shall step back at least 10 feet from the street for any height above 35 feet.
Upper Level Standards	Not specified in current plan.	Require top floor area to not exceed 60% of the site area if the project includes a publicly accessible passageway to the river. If no passageway is included within the project, require the top floor to not exceed 60% of the floor area below.
Public Connections to River	No specific standard. Guidelines ask for pedestrian access between Front Street and the Riverwalk.	Require all new development to physically dedicate and/or to make a fair share financial contribution to the creation of publicly accessible connections along or near the extensions of Cathcart, Maple and Elm Streets, at widths of 60, 50 and 40 feet respectively.
Building Length and Setbacks	No standard.	Limit a building to 250' of lineal street frontage. Between buildings, a minimum 30' break between buildings must be provided.
Riverfront Treatment	No specific standard. Guidelines recommend provision of public seating, outdoor eating areas, and residential garden space overlooking the promenade.	Require all new riverfront development to coordinate with City and Army Corps to fill between the building wall and levee. Negotiate easements for the filled area to create a positive open space relationship with the Riverwalk.
Parking	The top deck of structured and encapsulated parking must be below the Riverwalk promenade elevation. Residential parking is required on-site.	The top deck of structured and encapsulated parking may be up to 5 feet above the Riverwalk promenade elevation, if high quality public access is provided per the Performance Criteria. Allow up to 100% of residential parking to be off-site.
Service Access	New access driveways are strongly discouraged.	Limit on-site driveways to one per property with 200 foot spacing where possible.

Last Updated: November 6, 2017