# TABLE OF CONTENTS

## SECTION 1: OVERVIEW OF THE BROADWAY PLAZA GUIDELINES ..................................................3  
A. INTRODUCTION ..........................................................................................................................5  
B. EXISTING CONDITIONS AND RENOVATION & EXPANSION ..............................................6  
C. DESIGN APPROACH ..................................................................................................................6  
D. FUTURE SITE PLAN, DEMOLITION & PHASING .......................................................................7  
  1. Future Site Plan - Public Spaces ..........................................................................................7  
  2. Future Site Plan - Retail Buildings & Garages ..................................................................8  
  3. Demolition ..........................................................................................................................8  
  4. Phasing ..................................................................................................................................8  
E. BUILDING TYPES .....................................................................................................................9  
BUILDING STORIES ..................................................................................................................9  

## SECTION 2: PUBLIC SPACES .....................................................................................................17  
A. INTRODUCTION .........................................................................................................................18  
B. PUBLIC SPACES .........................................................................................................................20  
  1. Broadway Plaza street ...........................................................................................................20  
  2. Broadway Lane ......................................................................................................................26  
  3. Nordstrom Paseo ....................................................................................................................29  
  4. Las Trampas Paseo ..................................................................................................................31  
  5. Macy’s Paseo ..........................................................................................................................33  
  6. Promenade Shops Paseo .........................................................................................................36  
  7. South Broadway & Newell Frontage ......................................................................................38  
  8. San Ramon Creek Walk ..........................................................................................................43  
  9. Bicycle and Transit Access ....................................................................................................46  
C. GENERAL DESIGN ELEMENTS AND CRITERIA ....................................................................48  
  1. Purpose .................................................................................................................................48  
  2. Landscape Character ..............................................................................................................48  
  3. Plant Materials ......................................................................................................................48  
     a. Tree Selection ..................................................................................................................48  
     b. Plant Material Sizing .......................................................................................................48  
     c. Screening .......................................................................................................................48  
     d. Accent Planting ...............................................................................................................48  
     e. Water Conservation .......................................................................................................48  
     f. Tree Preservation .............................................................................................................49  
     g. Plant List .......................................................................................................................49  
  4. Street Trees, Tree Grates, Planters .........................................................................................51  
     a. Street Trees ....................................................................................................................51  
     b. Tree Grates and Planters .................................................................................................52  
  5. Paving ....................................................................................................................................52  
  6. Site Furnishings ......................................................................................................................53  
  7. Fencing, Walls and Railings .................................................................................................54  
  8. Public Art ............................................................................................................................56  
  9. Stormwater and Drainage Design .........................................................................................56  
 10. Utilities and Service Areas .....................................................................................................58
# TABLE OF CONTENTS

11. Lighting.......................................................................................................................................60  
12. Signage/Wayfinding..................................................................................................................61  
13. Vendor Carts/Semi-permanent Kiosks.....................................................................................67  

## SECTION 3: BUILDINGS.......................................................................................................................69  
A. INTRODUCTION: BROADWAY PLAZA AND THE TRADITIONAL DOWNTOWN.............71  
B. RETAIL BUILDINGS...........................................................................................................................72  
1. Landlord & Tenant Elements........................................................................................................72  
2. Retail Building Scale & Variety....................................................................................................73  
3. Single Story Retail Buildings.......................................................................................................74  
4. Single Story Retail Buildings with Garage Above.........................................................................76  
5. Two-story Retail Buildings............................................................................................................78  
6. Three-story Retail Buildings........................................................................................................86  
7. Illustrative Examples.....................................................................................................................87  
C. ANCHOR STORE AT THE CORNER OF BROADWAY PLAZA & MAIN STREETS..........91  
1. Introduction................................................................................................................................91  
2. Massing & Overall Façade Articulation........................................................................................91  
3. Ground Floor Treatment..............................................................................................................92  
4. Upper Level Walls.......................................................................................................................93  
5. Colors & Materials......................................................................................................................93  
6. Awnings and Canopies................................................................................................................94  
7. Service Areas..............................................................................................................................94  
D. PARKING GARAGES...........................................................................................................................96  
1. Introduction................................................................................................................................96  
2. Massing and Articulation..............................................................................................................96  
3. Pedestrian Entrances....................................................................................................................97  
4. Vehicular Entry............................................................................................................................97  
5. Building Base..............................................................................................................................98  
6. Materials......................................................................................................................................98  
7. Roof Form and Design................................................................................................................98  
8. Pedestrian Safety..........................................................................................................................99  

## SECTION 4: TENANT DESIGN GUIDELINES.....................................................................................103
A. Introduction

These Broadway Plaza Design Guidelines were approved by the City of Walnut Creek on December 17, 2013 ("Approval Date"), concurrent with other City approvals that will facilitate the addition of up to 300,000 net new square feet of retail space, for a total of 1,100,000 square feet maximum, at Broadway Plaza in downtown Walnut Creek. These guidelines will serve as a guide for the design of future improvements planned for Broadway Plaza and are divided into four sections, as described below.

This first section, Overview of the Broadway Plaza Design Guidelines, includes a summary of site conditions as of the Approval Date, opportunities for future renovation and expansion, design approach, and site diagrams (including the 2013 site conditions, the future site plan, demolition, phasing, building types and building stories).

The second section, Public Spaces at Broadway Plaza, describes the layout and configuration of Broadway’s Plaza’s existing and future outdoor spaces, including vehicular streets, plazas, and pedestrian spaces.

The third section, Buildings at Broadway Plaza, describes the design for new retail buildings, a possible new anchor store and the three parking garages at Broadway Plaza.

The fourth section, Broadway Plaza Tenant Design Guidelines, addresses all aspects of tenant storefront designs within the Retail Buildings, and will be used in the review for approvals granted by the City for such exterior tenant improvements at Broadway Plaza.
B. Existing Conditions and Renovation & Expansion

As of the Approval Date, Broadway Plaza is a regional shopping center which contains Nordstrom, Macy’s, Macy’s Men/Juniors, Neiman Marcus, Crate & Barrel, David M. Brian, and another 75 to 80 leading national retailers, specialty shops, services, restaurants and cafes. Broadway Plaza has an open air format with several in-line and free-standing buildings of various sizes. With the completion of Neiman Marcus in 2012, Broadway Plaza has just under 800,000 gross square feet of commercial space, with over 600,000 square feet of that space in six stores: Nordstrom, Macy’s and Macy’s Men/Juniors, Neiman Marcus, Crate & Barrel and David M. Brian. (See Figure 1.1 on page 1-10.)

Many of these existing buildings date back to the early 1950s. With some exceptions, most buildings fronting on public streets are built to the property line with little or no setback. There are several approved encroachments for canopies, overhangs and other pedestrian-friendly elements.

The opportunities for renovation and expansion at Broadway Plaza are as follows:

- Rebuilding the shops between Macy’s and Nordstrom as two story retail shops, to allow for two-story tenants.
- Consolidating Macy’s retail operations into an expanded Macy’s building.
- Replacing the Macy’s Men’s building with one or more new retail buildings, and creating a new pedestrian corridor to South Main Street.
- Renovating the façades of the retail buildings west of Broadway Plaza street.
- Rebuilding the South Broadway parking decks, including the addition of below-grade parking and more retail space at the ground floor of the Nordstrom parking garage.
- Providing new public art at Broadway Plaza.
- Providing new signage and wayfinding at Broadway Plaza.
- Providing new landscaping and hardscape at Broadway Plaza, including new widened sidewalks along Broadway Plaza street, and widened pedestrian corridors.

C. Design Approach

A great retail project creates an inviting and flexible framework that allows for high quality tenant formats to change and evolve. One of the most successful examples of such a framework can be found throughout American towns and cities along downtown commercial Main Streets.

Characteristics of many downtown pedestrian retail districts include a diversity of architectural style, a variety of scale and building heights, with buildings typically built right up close to the property line. Over time, these buildings host a number of different retail tenants, with storefront, awning and even façade designs changing according to the tenants. These building façades can take many forms, some of which are illustrated in these Design Guidelines.

As Broadway Plaza redevelops, there will be
architectural elements built by the landlord, as well as elements built by its retail tenants. The tenant’s expression will be primary, with the Landlord’s expression being secondary. As such, color and material selections for the buildings will not “compete” with tenant façades, but will “frame” and form a backdrop for tenant architecture. In this way, Broadway Plaza will seem like a natural extension of the downtown, in which the commercial building shells are relatively simple and “frame” retail stores to give them the height, visibility, and frontage necessary for retail success.

Maintaining a high level of design quality at Broadway Plaza is of paramount importance to the Landlord and the City, and is critical to the continued success of Broadway Plaza as a great retail destination for both the community and its visitors. Broadway Plaza offers welcoming and inviting public spaces, with landscaping, amenities, and buildings that incorporate design attributes that are state of the industry for retail uses. These guidelines therefore emphasize a continued pedestrian-friendly design, with enhancements proposed to Broadway Plaza street as well as other pedestrian lanes, to promote more extensive use of outdoor gathering and dining spaces. They also address the need for connectivity to existing and planned trails and bicycle routes, as well as to transit-friendly points of access to optimize multi-modal access to the center. In order to facilitate wayfinding, the standards address signage in all its different manifestations throughout Broadway Plaza.

D. Future Site Plan, Demolition and Phasing

Figure 1.2 on page 1-11 illustrates the future site plan for the renovation and expansion of retail uses at Broadway Plaza. The guidelines that will govern the design of the improvements shown on the future site map are further described in Sections 2, 3 and 4 below.

1. Future Site Plan - Public Spaces

Public Spaces include Broadway Plaza street, a public right-of-way, which will be enhanced to create an intimate, walkable and pedestrian-focused street by narrowing the travel lanes, expanding the sidewalks and improving landscaping and paving. Pedestrian

Broadway Plaza street (2013)
walks, paseos and public gathering areas are enhanced with brick pavers in a network of pedestrian only spaces, which are the primary form of circulation within Broadway Plaza.

Broadway Lane will be an expanded pedestrian-only space that is in a similar location to its current placement. The corridor generally follows the route of the underground culvert and will be paved and landscaped with water features, seating and free standing kiosk areas.

The existing Fountain Plaza will be enhanced with new landscape paving and finishes.

A second plaza, “The Piazza”, will be located immediately north of the Macy’s Store and include a large multi-use space with informal outdoor seating, dining, landscaping and other amenities.

Pedestrian corridors will strengthen Broadway Plaza’s connections to the surrounding downtown streets and the adjacent downtown. Existing trail and bicycle routes, as well as transit-friendly points of access, will be enhanced to optimize multi-modal access to Broadway Plaza.

A new two-way bridge will replace the existing one way bridge spanning the San Ramon creek to the south of Macy’s. The bridge will create a better connection for pedestrians and cyclists from Newell Avenue to Broadway Plaza Street, with a new meandering sidewalk and landscaped areas south of the bridge that will feature native plants and will replace the diagonal parking located along the eastern edge of San Ramon Creek along Capwell Lane.

2. Future Site Plan - Retail Buildings & Garages

Neiman Marcus and Nordstrom are new and recently renovated multi-level department store buildings that frame the north end of the site along Mt. Diablo Boulevard. No work on these buildings is currently planned.

The Macy’s Women’s store will expand with a two-story addition to the south of the existing building. The existing Macy’s Men’s store will be demolished and replaced with two new retail buildings which are shown as Buildings 6 and 7 on Figure 1.2 on page 1-11. Building 6 will be one or two stories in height and Building 7 will be one, two or three stories in height.

A new vehicular driveway for access to Garage A will be located between Buildings 6 and 7. Building 7 may be expanded to the area where Stanford’s restaurant (Building G on Figure 1.2 on page 1-11) is located. The remainder of in-line retail buildings C1, C2, D1, D2, E1, E2, will remain and be updated with new exterior façade renovations.

3. Demolition

Figure 1.3 on page 1-12 illustrates areas of demolition that will occur in Phases 1 and 2.

Buildings B1, B2 and B3 will be demolished and replaced with new retail buildings, Buildings 1 and 2 (on Figure 1.2 on page 1-11). These buildings are two-story in-line retail buildings with multiple tenants.

Existing Garage C will be demolished and replaced with Building 3, located along the east side of Broadway Lane. This will be a multi-level building, with ground floor retail stores and 2 levels of parking above and 1 level of parking below.

Existing Garage D will be demolished and expanded parking will be accommodated in a new Garage D. Garage C will sit under and over one-level of retail shops. Garage D will be a 4-level structure east of the Macy’s building and will provide direct access into Macy’s. Garage D will include one level of parking below grade.

At the south end of Broadway Lane, the space will culminate in the new Piazza. Buildings 4 and 5 will both be new free standing two- and three-story retail buildings that face the plaza from the south, and flank the entry to Macy’s department store.

Garage A, the existing 5-level structure, will continue to serve Broadway Plaza. Should the need arise, Garage A may eventually be expanded over Building C2 as part of future phases.

4. Phasing

Redevelopment of Broadway Plaza will take place over three phases, illustrated on Figure 1.4 on page 1-13. Timing will depend on a number of factors, including tenant demand for retail space.

Phase 1: The retail shops between Macy’s and
Nordstrom, and the existing South Broadway parking garages will be demolished. Buildings 1, 2, 3, 4, and 5 will be constructed, as will Macy’s expansion to the south and the new garages along South Broadway. Façade improvements will be implemented at Buildings C1, C2, E2 and D2. Broadway Plaza street, Broadway Lane and other pedestrian areas will be improved in accordance with these Design Guidelines.

Phase 2: The existing Macy’s Men’s store will be demolished and Buildings 6 and 7 and Las Trampas Paseo will be constructed; such construction also may involve construction in the areas where Building G (Stanford’s) is located.

Phase 3: Additional upper level retail may be added at Buildings 4, 5, 6, 7 and/or the existing shops along Broadway Plaza street (Buildings C1, C2, D1, D2, E1, E2) and the Promenade, as dictated by market and tenant demands. Building 7 may expand to include Building G’s footprint, may be built to three stories, and may be built in Phase 2 or later.

E. Building Type

Figure 1.5 on page 1-14 illustrates the different types of buildings planned for the renovation at Broadway Plaza.

F. Building Stories

Figure 1.6 on page 1-15 illustrates the number of stories permitted for each building at Broadway Plaza. Buildings in the area of Building 7 and Building G may be two or three stories.
Figure 1.1 - Existing Site as of 2013
Figure 1.2 - Future Site Plan
Figure 1.3 - Demolition Plan

EXISTING BUILDINGS TO REMAIN
BUILDINGS TO BE DEMOLISHED IN PHASES 1 & 2

PROJECT BOUNDARY

25 50 150 FEET
BROADWAY PLAZA PLANNED DEVELOPMENT DISTRICT

DESIGN GUIDELINES CITY COUNCIL APPROVED DECEMBER 10, 2013

OVERVIEW - Introduction | 1-13

BROADWAY PLAZA PLANNED DEVELOPMENT DISTRICT

DESIGN GUIDELINES CITY COUNCIL APPROVED DECEMBER 10, 2013

OVERVIEW - Introduction | 1-13

GARAGE D

1 LEVEL BELOW GRADE
1 LEVEL AT GRADE
2 LEVELS ABOVE

PHASE 1

PHASE 1 - Facade Improvements

PHASE 2

PHASE 2 - Landscape/Hardscape

FUTURE PHASES

Additional S.F. of space on site to max net new 300k S.F. including possible anchor store at Building 7/Building G location and/or ongoing facade renovations.

Garage A

Future expansion

Figure 1.4 - Phasing Plan
OVERVIEW - Introduction

BROADWAY PLAZA PLANNED DEVELOPMENT DISTRICT
DESIGN GUIDELINES CITY COUNCIL APPROVED DECEMBER 10, 2013

Figure 1.5 - Building Types Key Plan

1-14 | OVERVIEW - Introduction
Figure 1.6 - Permitted Above Grade Building Stories
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A. INTRODUCTION

The success of Broadway Plaza as a thriving and dynamic retail center is largely dependent upon the public spaces that will surround the retail buildings; linear passages with clear circulation, providing destinations at the end of the passages to encourage discovery, and modulation of building heights to articulate corners are all derived specifically from the need to create a functional and enjoyable shopping experience.

The proposed network of pedestrian corridors and plazas will be designed to create a welcoming, intimate, comfortable and attractive environment, with ample public spaces that can be enjoyed by shoppers, visitors and members of the Walnut Creek community. To this end, a variety of corridors and public spaces, each with their own unique characteristics, will be provided within Broadway Plaza.

Common features of these areas are:

1. **Overall feel:** The corridors will be designed to create a welcoming and intimate feel. The scale and quality of such places as Walnut Creek’s downtown (including the 12’ wide Oak Lane), the existing pedestrian paseos at Broadway Plaza (15’ Nordstrom Paseo, 22’ Promenade Shops Paseo, 24’ Macy’s Paseo) and well known pedestrian-friendly places such as Santa Barbara and Carmel are all desirable precedents for Broadway Plaza. Broadway Plaza street will retain the tree lined pedestrian focused charm of the traditional streets in the downtown. The pedestrian corridors and street will retain the width and feel of the downtown even though some will become wider as a response to the scale of the new buildings. Wider pedestrian corridors (over 35’ wide) will feature central landscape planters to add landscape and shade and an intimate scale; some will include outdoor dining and retail kiosk shops. Careful attention will be paid to parapet heights in order to achieve an appropriate scale and introduce variety and modulation.

2. **Paving materials:** The ground surface will be a mix of brick and concrete pavers and integrally colored concrete, to match existing pavement treatments. Pavers could be either permeable or impermeable, based on stormwater treatment requirements.

3. **Landscaping:** One of the distinguishing features of the pedestrian environment at Broadway Plaza is the extensive landscaping. The redeveloped site will feature an equivalent, or greater, amount of trees, as well as additional landscaped areas for public use and enjoyment.

Sidewalk Landscaping (planters, stripes) should be avoided adjacent to on-street parking stalls.
Figure 2.1 - Site Plan showing network of pedestrian corridors
B. PUBLIC SPACES

Eight corridors, or “zones”, are proposed throughout Broadway Plaza, as depicted in Figure 2.1 on page 2-19. In addition to improvements and enhancements to six existing corridors, two new corridors (zones 4 and 8) will be created. Each corridor will have its own individual characteristics, as follows:

1. Broadway Plaza street (Zone 1) - Figure 2.2

   **Summary:**

   Broadway Plaza street runs through the project in a north/south direction, and is very much the heart of the plaza, connecting together key buildings and spaces. The existing street alignment will be kept, but many enhancements will be made to the street in order to improve the overall pedestrian experience, including additional trees, wider sidewalks and raised crosswalks.

   **Improvements:**

   a) Broadway Plaza street will be a tree lined pedestrian-friendly street with shade trees, benches, landscaping, pots, hanging baskets
with flowers and bicycle racks.

b) Sidewalk widths will be increased to an average width of 14’ at the street. The typical sidewalk width may be reduced in certain areas to match the existing sidewalk width due to existing conditions, but in no cases will it be less than the existing width.

c) The existing trees in front of Nordstroms and near the existing fountain plaza will be retained.

d) The spacing of new trees will provide a more consistent shade canopy than the existing trees, particularly along the east side of the street where existing shade is sporadic.

e) Crosswalks and vehicular drop-off areas will connect the street with adjacent public spaces and pedestrian corridors and extend out from the site to connect with the surrounding streets.

f) Two public transit stops will be provided.

g) Primary hardscape finishes shall be brick or permeable pavers in a range of colors, with concrete banding creating transitions where appropriate.

h) Parking aisles at the street will be a permeable material.

i) Pavers will be used at new crosswalks within the project.

j) Enhanced crosswalk treatments will be created at the South Main terminus of Broadway Plaza Street to emphasize the importance of this pedestrian connection, and to complement (though not necessarily match) the existing enhanced mid-block crosswalk.

Figure 2.4 - Section B-B
Figure 2.5 - Broadway Plaza street

Keynotes
1. Fountain Plaza
2. Nordstrom Paseo
3. Valet/Drop-off
4. Mt. Diablo Boulevard
5. Raised Pedestrian Crosswalk
6. Bus stop
7. Parking
8. Nordstrom Fountain
Figure 2.6 - Broadway Plaza street

Keynotes
1. Fountain Plaza
2. Valet/Drop-off
3. Raised Pedestrian Crosswalk
4. Bus stop
5. Parking
6. Nordstrom Fountain

PUBLIC SPACES - Public Spaces | 2-23
BROADWAY PLAZA PLANNED DEVELOPMENT DISTRICT
DESIGN GUIDELINES CITY COUNCIL APPROVED DECEMBER 10, 2013

Figure 2.7 - Broadway Plaza street

Keynotes
2. Nordstrom Paseo
3. Valet/Drop-off
4. Macy’s Paseo
5. Raised Pedestrian Crosswalk
6. Bus stop
7. Parking
Figure 2.8 - Section C-C
2. Broadway Lane (Zone 2) - Figure 2.9

Summary:

Broadway Lane, linking Nordstrom and Macy’s, will continue to be a pedestrian-only area. It will be realigned to face Nordstrom’s front entrance (which currently faces the existing parking lot), and enhancements will include new paving, added trees and fountains, and more continuous retail along its edges, particularly along the east side. Raised planters and small fountains will frame seating areas, and the added height of buildings will contribute to an enhanced sense of shade. Trees, shade, benches and the sound of running water will create the feel of an inviting oasis, protected from vehicular traffic.

Improvements:

a) Broadway Lane will be widened to a minimum building-to-building width of 34’, with an average building-to-building width of 40’.

b) The general alignment of Broadway Lane shall shift to the east to create a direct connection to Nordstrom’s south entrance, and to run more directly over the San Ramon Culvert.

c) The existing trees will be removed due to the realignment of Broadway Lane; these trees shall be replaced by a minimum of ten (10) trees, spaced to provide evenly spaced shade. The selected tree species will have a tall canopy so as to minimize impact to storefront visibility.

d) Broadway Lane will feature pedestrian amenities such as seating, fountains, retail kiosks, landscaping, pots, and hanging baskets with seasonal flowers.

e) Primary hardscape finishes will be brick or permeable pavers in a range of colors, with concrete banding creating transitions where appropriate.
Figure 2.10 - Section D-D

PEDESTRIAN STREET
34' MINIMUM, 40' AVERAGE

SAN RAMON EXISTING CULVERT

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

PARKING

PARKING

PARKING
Keynotes

1. Main Piazza
2. S. Broadway Entry
3. Valet/Drop-off
4. Nordstrom Entry
5. Fountain and Raised Planter
6. Seating Area With Pots & Benches
7. Nordstrom Paseo
8. Kiosk (location may vary)

Figure 2.11 - Broadway Lane
3. Nordstrom Paseo (Zone 3) - Figure 2.12

Summary:

Nordstrom Paseo, running along the southern edge of Nordstrom, will continue to be an intimate pedestrian corridor, although it will be widened from its current width to create a more generous pedestrian experience and to allow for outdoor seating.

Improvements:

a) Nordstrom Paseo will be widened to a minimum building-to-building width of 26’, with an average building-to-building width of 30’.
b) Nordstrom Paseo will be designed to accommodate outdoor seating, tables and umbrellas.
c) Bicycle racks will be provided at the South Broadway end of the Paseo to cater to cyclists arriving from the north.
d) Existing planters along Nordstrom will be retained.
e) Primary hardscape finishes shall be brick or permeable pavers in a range of colors, with concrete banding creating transitions where appropriate.
Figure 2.14 - Nordstrom Paseo

Keynotes

1. Broadway Plaza street
2. Nordstrom Entry
3. Nordstrom Fountain
4. South Broadway
5. Broadway Lane
6. Bicycle Parking

Figure 2.15 - Section E-E
4. Las Trampas Paseo (Zone 4) - Figure 2.16

**Summary:**

Las Trampas Paseo is a new pedestrian corridor allowing vehicular access to the five-level garage from Broadway Plaza street, and allowing pedestrian access from South Main to Broadway Plaza street, at the current Macy’s Men’s location.

**Improvements:**

a) Las Trampas Paseo will run in an east-west direction in order to create a new view corridor and pedestrian connection from South Main Street to Broadway Plaza Street.

b) Las Trampas Paseo will provide an additional means of access from Broadway Plaza Street to the 5-level parking deck located along South Main Street, by means of a two-way vehicular and pedestrian street with landscape and sidewalks.

c) The minimum building to building width in this corridor will be 44’.

d) Sidewalk widths will be a minimum of 10’.

e) Sidewalks may be wider to accommodate...
outdoor dining.

f) Bicycle racks will be provided to cater to cyclists arriving from South Main Street.

g) Las Trampas Paseo will feature a small pocket park adjacent to the South Main/Las Trampas vehicular bridge.

h) The pocket park will feature trees, landscaping and seating. Proposed trees for this area are Red Buds.

i) Primary hardscape finishes will be brick or permeable pavers in a range of colors, with concrete banding creating transitions where appropriate.

j) Enhanced crosswalk treatments will be created at the Botelho/South Main intersection to emphasize the importance of this pedestrian connection.

Figure 2.18 - Las Trampas Paseo

Keynotes
1. South Main Street
2. Broadway Plaza street
3. Las Trampas Paseo
4. Service Lane
5. Garage Entrance
6. Pocket Park
7. Open Culvert
5. Macy’s Paseo (Zone 5) - Figure 2.19

**Summary:**

Macy’s Paseo, running along the northern edge of Macy’s Department Store, will be widened and will open up into a new event piazza.

Macy’s Paseo will connect two important new areas of the project: the new vertical circulation improvements at the new vehicular entrance to the garage at South Broadway, and the new Las Trampas Paseo corridor described above.

**Improvements:**

a) Macy’s Paseo will be widened to a new minimum building-to-building width of 35’ and an average building to building width of 42’.

b) The location of Macy’s Paseo will be shifted north to allow for deeper retail shops along the Macy’s side.

c) Macy’s Paseo will feature a new open piazza designed to accommodate a wide range of events.
d) Shading in the Main Piazza will primarily be provided by the tall buildings to the south.

e) In order to maximize flexibility, the piazza will not have any permanent features in it; instead it will accommodate tables, chairs, and umbrellas, all of which can all be removed to allow the piazza to be used for community events.

f) Primary hardscape finishes will be brick or permeable pavers in a range of colors, with concrete banding creating transitions where appropriate.
Macy's Drop-Off along Broadway Plaza Street (illustrative)

Macy's Lane looking to Main Piazza (illustrative)
6. Promenade Shops Paseo (Zone 6)  
- Figure 2.22

Summary:

The Promenade Shops Paseo connects the promenade fountain with South Main Street. Although building façades will be upgraded and improved in this area, the basic layout of the paseo will remain as is, with improvements to paving where necessary for consistency with the remodeled portion of the Center.

Improvements:

a) The Fountain Plaza will remain a major pedestrian plaza, and the Promenade Paseo shall remain a major entrance to the site.

b) The existing intimacy of these narrow pedestrian lanes will be maintained, as will their width, which varies between 20’ and 26’, with a 24’ average.

c) Grey concrete will be replaced with brick or permeable pavers wherever possible; existing pavers will be replaced based on their condition.

d) Trees in healthy condition will remain.

e) Enhanced crosswalk treatments shall be created across South Main Street to emphasize the importance of this pedestrian connection.
Keynotes

1. South Main Street
2. Promenade Shops Paseo
3. Fountain Plaza
4. Broadway Plaza street
5. Drop-Off/Valet
6. Raised Crosswalk
7. South Broadway & Newell Frontage (Zone 7) - Figure 2.25

**Summary:**

Improvements at the South Broadway and Newell frontages will be on creating an appealing landscape buffer to help screen the garage and to provide stormwater treatment functions, as well as pedestrians and bicycle paths.

**Improvements:**

- a) The frontage along South Broadway and Newell Avenue will provide significant landscape improvements for aesthetic and storm water treatment functions, with a planting and tree buffer to help screen the parking garages located along these edges.
- b) City-mandated building setbacks will be implemented: 20’ to 30’ along South Broadway, with a 25’ average, and 10’ to 20’ along Newell Avenue, with a 15’ average.
- c) Vehicular access points to the garage will remain in their approximate current location.
- d) Sidewalks will be designed with a minimum distance of 15’ from back of sidewalk to face of
e) Where there is no street parking, a continuous landscaping strip will be considered along the edge of curb to create a buffer between pedestrians and vehicles.

f) The sidewalk along Newell Avenue will meet the requirements of a class I bike trail per the City of Walnut Creek bicycle master plan.

g) Enhanced crosswalk treatments will be created at the South Broadway garage entrances to reinforce a pedestrian connection with the west side of the street.

h) Enhanced crosswalk treatments will be created at the north and west crosswalks of the South Broadway/Newell Street intersection to emphasize the importance of this pedestrian connection.
Figure 2.28 - South Broadway & Newell

Keynotes

1. Garage Entry
2. Main Garage Entry
3. Landscape Buffer & Bio-swale
4. Nordstrom Paseo
5. Valet/Drop-Off
6. Retail Shops
7. Broadway Lane
8. Garage D
9. Vehicular Exit from Basement Level
10. Benches
Figure 2.29 - Section L-L

Figure 2.30 - Section M-M
Keynotes

1. South Broadway
2. Landscape Buffer/Bioswale
3. Newell St
4. Garage D
5. Perimeter Lightwell to Basement
6. Sidewalk
7. Benches

Figure 2.31 - South Broadway & Newell
8. San Ramon Creek Walk (Zone 8) - Figure 2.32

Summary:

Garage and vehicular access will be set back away from the creek, to allow for the creation of a landscaped buffer zone with indigenous plant species that can provide animal habitat. Connections from this area to Broadway Plaza street will be strengthened by means of a new bridge, new sidewalks and new crosswalks.

Plant material along the creek walk area includes native shrubs and grasses. Larger shrubs (4’) are used toward the back although they will not block view to the oak trees along the creek. Low shrubs (2’) are used near the seating areas. The shrubs are evergreen and will provide a contrast to the grasses and perennials that change with the seasons. Perennials have been included to provide seasonal color when some of the native plants are dormant.
Figure 2.34 - San Ramon Creek Walk

Keynotes
1. Newell Entry
2. Creek Walk/Park
3. New Bridge
4. Service/Loading
5. Macy’s Expansion
6. Garage Entry
7. Newell Street
8. Capwell Lane
9. Newell Avenue
10. Broadway Plaza street

Garage D

Newell Entry
Creek Walk/Park
New Bridge
Service/Loading
Macy’s Expansion
Garage Entry
Newell Street
Capwell Lane
Newell Avenue
Broadway Plaza street
Improvements:

a) The diagonal parking will be removed, and replaced with a landscaped area that will have an average width of at least 25’, with a planting of native and low water shrubs, grasses and perennials to complement the existing plants along the creek and to provide additional wildlife habitat.
b) A new bridge that accommodates two lanes of traffic as well as an ADA compliant sidewalk will be provided.
c) A meandering path will be added from the Newell crosswalk area through the new planting area to the new bridge.
d) Interpretive signs will be installed along the path; these will provide educational information about creek heritage, habitat associated with the creek and a display of both native and drought tolerant plant material.
e) The plants will be labeled throughout the display garden for residents and visitors to Broadway Plaza as examples of plants appropriate for personal gardens in the Walnut Creek area.
f) Plants will be chosen to attract butterflies and offer an interesting seasonal display of color and texture along the path.
g) Benches will be incorporated, to provide a resting spot to enjoy and learn about plants and creek habitat in an urban setting.
h) Enhanced crosswalk treatments will be created at the Maria Lane/Newell intersection to emphasize the importance of this pedestrian connection.
i) New site lighting and street trees will be added to the portion of Capwell Lane east and north of the new bridge.
j) A new sidewalk will create an accessible pedestrian route from the bridge to Broadway Plaza street.
9. Bicycle and Transit Access

Bicycle and pedestrian facilities at Broadway Plaza and surroundings will include raised concrete sidewalks, painted pedestrian crosswalks, Class I bike paths, Class II bike lanes, Class III bicycle routes, signalized intersections, and dedicated bicycle/pedestrian paths. These are shown on Figure 2.35. The Iron Horse Regional Trail, a Class I bicycle/pedestrian path, is located directly east of the Project and provides a regional connection between the cities of Pleasanton to the south and Concord to the north.

City planned bicycle routes in proximity to the Project include a new Class III bicycle route along San Miguel Drive-Newell Avenue, and between Olympic Boulevard and City Limits; a new Class III bicycle route along California Boulevard, between Newell Avenue and Trinity Avenue, and a new Class II bicycle lane along Civic Drive, from California Boulevard and Walden Road. As part of project-related improvements, a new Class III bicycle lane will be implemented along the project’s Newell Avenue frontage.

Bicycle parking will meet the needs of both employees and visitors. The focus of visitor bicycle parking will be convenience, while the focus of employee parking will be security.

To meet these goals, bike racks will be provided on the site in key locations, both at outdoor areas and within parking structures. Racks will, however, be located away from heavily traveled areas where pedestrian safety is important.

Existing bike lockers will be relocated to better serve customers and employees cycling to the site. In addition, showers will be made available to employees. Transit access is primarily provided by the Route 4 bus trolley, which serves the pedestrian retail district and connects the project to the Walnut Creek BART Station. The trolley follows a one-way figure eight loop, traveling south on Locust, then East on Mt Diablo, then south on Broadway Plaza, looping back north up North Main and Locust, then east on Mt Diablo and north on North Main towards BART.
Figure 2.36 - Landscape Plan (illustrative)
C. General Design Elements & Criteria

1. Purpose
The purpose of the following standards and guidelines is to support the development of comfortable and enjoyable public spaces for pedestrian use within the Broadway Plaza Planned Development District. This section addresses the hardscape and softscape elements that define circulation patterns, mitigate climatic factors, and provide sensory details that enhance the experience of walking, seating, and social/cultural gathering at Broadway Plaza.

2. Landscape Character
Broadway Plaza has been envisioned as a destination and centerpiece of the downtown area with pedestrian friendly retail streets. Access to and from the area will be easy and offer multiple options for users. The network of streets and public spaces within the zone will focus on the pedestrian experience and create a welcoming atmosphere with ample landscaping, water features, seating and outdoor dining.

3. Plant Materials
Plant materials shall be incorporated in site design to provide ‘softening’ of hard paving and building surfaces and to ameliorate climatic factors (Refer to Plant List for appropriate shrub, groundcover and vine species).

A. TREE SELECTION
(Refer to Plant List)
- Trees adjacent to retail establishments will have canopies, with open branching structures, to ensure visibility.
- Trees will be carefully selected and located where they will complement the building elevations and minimally obscure retail storefronts and signage from view.
- Tree species will be selected with root growth habits that will not cause damage to sidewalks.
- Trees will be compatible with an established design program for Broadway Plaza or or surrounding area. (Refer to Section 4 Street Trees, Tree Grates and Planters for additional information.)
- Energy conservation within structures will be addressed by recognizing the sun exposure around the site and providing appropriate tree species.

B. PLANT MATERIAL SIZING
a) Plant materials will be sized so that the landscaping has an attractive appearance at the time of installation and a mature appearance within a minimal number of years of planting, given the species of plants.

C. SCREENING
a) Evergreen shrubs and trees will be used for assist in the visual screening along rear property lines, around trash and recycling areas and mechanical equipment, and to obscure parking garages and surface parking.

b) Informal hedges could be used to assist in the visual screening of garages and service areas with frequent visual breaks for accent plantings.

D. ACCENT PLANTING
Seasonal and year-round flowering shrubs and trees will be planted throughout the pedestrian environment, including areas adjacent to walks, in plazas and courtyards, as a frame for building entrances and at pedestrian street intersections.

E. WATER CONSERVATION
(Refer to City of Walnut Creek Water Conservation Guidelines for additional information)

a) Water intensive landscaping, such as turf grass, will be concentrated in areas of high visibility and use, such as Plazas and Courtyards.

b) Plant materials will be chosen which grow well in Walnut Creek’s climate and the given soil conditions without requiring excessive irrigation. (Refer to the Plant List)

c) A plan for an automatic irrigation system and certification (preferably by a Landscape Architect) that the plan is in compliance with the City’s
Water Conservation Guidelines will be provided as part of a project application submittal to insure that plants receive adequate water for healthy growth.

F. TREE PRESERVATION
(Refer to City of Walnut Creek Tree Preservation Ordinance for additional information)

a) No irrigated landscape area will be allowed under existing oak trees or other highly protected species which would be adversely affected.

b) Mature, existing trees will be preserved whenever possible. In cases where existing highly protected trees are approved for removal, substantial additional trees, other landscaping, and/or additional mitigation measures are required per the Walnut Creek Tree Preservation Ordinance.

G. PLANT LIST

a) Trees

<table>
<thead>
<tr>
<th>Tree Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer rubra ‘Autumn Blaze’</td>
<td>Nyssa sylvatica</td>
</tr>
<tr>
<td>Arbutus ‘Marina’</td>
<td>Pistacia chinensis</td>
</tr>
<tr>
<td>Chionanthus retusus</td>
<td>Platanus x acerfolia*</td>
</tr>
<tr>
<td>Cupressus sempervirens</td>
<td>Podocarpus macrophyllus</td>
</tr>
<tr>
<td>Ginkgo biloba</td>
<td>Prunus caroliniana</td>
</tr>
<tr>
<td>Gleditsia triancanthos inermis</td>
<td>Quercus agrifolia</td>
</tr>
<tr>
<td>Koelreuteria paniculata</td>
<td>Vitex</td>
</tr>
<tr>
<td>Lagerstroemia indica</td>
<td>Cercis canadensis</td>
</tr>
<tr>
<td>Liriodendron tulipifera</td>
<td>Cercis occidentalis</td>
</tr>
<tr>
<td>Lophostemon confertus</td>
<td>Quercus rubra</td>
</tr>
<tr>
<td>Magnolia ‘Little Gem’</td>
<td>Lagerstroemia indicia ‘Natchez’</td>
</tr>
<tr>
<td>Platanus racemosa*</td>
<td></td>
</tr>
</tbody>
</table>

Nyssa sylvatica  Pistacia  Ginkgo  Liquidambar  Lophostemon confertus  Quercus rubra
### Shrubs

<table>
<thead>
<tr>
<th>Agapanthus africanus</th>
<th>Loropetalum 'Little Pixie'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agave sp.</td>
<td>Myrtus</td>
</tr>
<tr>
<td>Aloe vera</td>
<td>Nandina</td>
</tr>
<tr>
<td>Anigozanthos ‘Bush Ranger’</td>
<td>Olea europaeo 'Little Ollie'</td>
</tr>
<tr>
<td>Aspidistra</td>
<td>Phormium tenax 'Monrovia Red'</td>
</tr>
<tr>
<td>Berberis ‘Crimson Pygmy’</td>
<td>Pittosporum wheeleri</td>
</tr>
<tr>
<td>Buddleia</td>
<td>Plumbago auriculata</td>
</tr>
<tr>
<td>Buxus</td>
<td>Rhaphiolepis</td>
</tr>
<tr>
<td>Callistemon citinus ‘Little John’</td>
<td>Rhamus californicus 'Little Sur'*</td>
</tr>
<tr>
<td>Ceanothus ‘Victoria’*</td>
<td>Rosa sp.</td>
</tr>
<tr>
<td>Cotoneaster</td>
<td>Rosmarinus o. 'Tuscan Blue'</td>
</tr>
<tr>
<td>Dietes bicolor</td>
<td>Viburnum</td>
</tr>
<tr>
<td>Dietes vegata</td>
<td>Yucca recurvifolia</td>
</tr>
<tr>
<td>Dodonea</td>
<td>Xylosma</td>
</tr>
<tr>
<td>Echium</td>
<td>Arctostaphylos 'Emerald Carpet'*</td>
</tr>
<tr>
<td>Equisetum</td>
<td>Artemesia californica*</td>
</tr>
<tr>
<td>Dietes iridoides</td>
<td>Pennisetum orientale</td>
</tr>
<tr>
<td>Lavandula agustifolia ‘Super Blue’</td>
<td>Rosa floribunda 'Iceberg'</td>
</tr>
<tr>
<td>Fatsia Japonica</td>
<td>Polystichum Munitum*</td>
</tr>
<tr>
<td>Cupressus sempervirens ‘Tiny Towers’</td>
<td>Juncus effusus pacificus 'Quartz Creek'*</td>
</tr>
<tr>
<td>Heteromeles arbutifoalia</td>
<td>Lantana</td>
</tr>
<tr>
<td>Coffeeberry</td>
<td>Cercis Occidentalis*</td>
</tr>
</tbody>
</table>

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**General Design Elements**

- **Agapanthus africanus**
- **Aloe vera**
- **Anigozanthos ‘Bush Ranger’**
- **Aspidistra**
- **Berberis ‘Crimson Pygmy’**
- **Buddleia**
- **Buxus**
- **Callistemon citinus ‘Little John’**
- **Ceanothus ‘Victoria’***
- **Cotoneaster**
- **Dietes bicolor**
- **Dietes vegata**
- **Dodonea**
- **Echium**
- **Equisetum**
- **Dietes iridoides**
- **Lavandula agustifolia ‘Super Blue’**
- **Fatsia Japonica**
- **Cupressus sempervirens ‘Tiny Towers’**
- **Heteromeles arbutifoalia**
- **Coffeeberry**
- **Rhhamus ‘Little Sur’**
**Elymus triticoides** | **Festuca rubra**
---|---
**Hordeum brachyantherum** | **Juncus balticus**
**Juncus patens** | **Ranunculus californicus**
**Stipa pulchra** | **Bronus carinatus**
**Elymus glaucus** | **Eriogonum fasciculatum**
**Festuca californica** | **Melica californica**

### d) Ground Cover/Perennials

| Achillea millefolium | Rosemary |
| Arctostaphylos | Rudbeckia ‘Goldsturm’ |
| Baccharis | Sisyrinchium bellum |
| Epilobium canum ‘Everett’s Choice’ | Ruellia |
| Jasminum | Verbena bonariensis |
| Salvia ‘Dara’s Choice’ | Lantana |
| Eschscholzia californica | Penstemon heterophyllus |
| Gazania | Echinacea |
| Myoporum parvifolium | Helenium |
| Liriope ‘Silvery Sunproof’ | Epilobium canum |
| Mimulus guttatus | Sisyrinchium angustifolia |
| Melica torreyana | |

### e) Grasses

| Calamagrostis | Muhlenbergia capillaris |
| Carex barbare | Pennisetum |
| Helictotrichon | Nasella tenuissima |

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**Arctostaphylos** | **Lantana**
---|---
**Rosemary** | **Verbena**
**Calamagrostis** | **Carex**
**Miscanthus** | **Pennisetum**
**Campsis** | **Distictis**
**Muhlenbergia** | **Parthenocissus**
Note: The chart references general species that are acceptable for the project. This list shall be expanded to include additional native plants prior to the Phase I final Design Review approval. Specific selection of plant material within each species must be reviewed and approved by landscape architect.

* Asterisk denotes local California native plants used in Creek Walk area.

4. Street Trees, Tree Grates, Planters

A. STREET TREES

   a) Where possible street trees shall be planted at regular (forty (40) feet maximum) intervals or match existing intervals on adjoining street sections, taking into account street lights, utilities, curb cuts and other factors.

   b) Street tree placement will include consideration for vehicle line of sight, entrance and exit curb cuts, street light and traffic control devices, and other site specific conditions.

   c) Any existing street tree which constitutes a specimen or mature tree within the regulation of Title 3, Chapter 8 of the Municipal Code may be substituted for the required street tree.

   d) Street tree species for city streets will conform to the master tree planting plan maintained by the Community Development Department. City streets within the Broadway Plaza Master Plan Zone and their corresponding approved tree species are given below:

      i) Mt. Diablo Blvd. – Liquidamber

      ii) Newell Avenue – Lophostemon confertus

   g) Vines

<table>
<thead>
<tr>
<th>Species</th>
<th>Plants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campsis radicans</td>
<td>Macfadyena</td>
</tr>
<tr>
<td>Ficus pumila</td>
<td>Parthenocissus tricuspidata</td>
</tr>
<tr>
<td>Jasminum</td>
<td>Wisteria sinensis</td>
</tr>
</tbody>
</table>

   Pavers (example)

   Brick pavers (example)
iii) S. Broadway – Red Oak  
iv) S. Main - (match existing)  
v) Other possible street tree species shall be selected from the Plant List.

e) Street trees will be installed consistent with planting standards maintained by the Community Development Department which specify soil depth, irrigation requirements, tree grates, staking, and other planting details.

B. TREE GRATES AND PLANTERS  
a) Tree wells shall be a minimum of 48 inches square and have openings that meet ADA requirements.

b) Tree wells may be raised planters, raised curbs, or at grade. Raised planters will be low, seat-height walls and raised curbs will be six (6) to nine (9) inches high. At grade tree wells will be covered by tree grates or planted with shrub or groundcover species selected from the Plant List.

c) Tree grates will be cast iron and color will be coordinated with adjacent paving treatments. Prohibited materials include wood and concrete.

5. Paving  
a) Paved areas will incorporate best management practices to control stormwater as outlined in the National Pollution Discharge Elimination System (NPDES) Guidelines. See Section 9 - Stormwater and Drainage Design – LID approaches.

b) Whenever feasible, pervious paving material will be utilized to reduce impervious surface area.

c) The number of different paving material types and patterns will be minimized to create a unified streetscape. Changes in materials and patterns may be used, however, to highlight circulation patterns (e.g. intersections or crosswalk areas), gathering spaces and building/storefront entrances. Appropriate colors for pavers include reds, tans and buffs, with some darker accents.

d) Paving design will distinguish gathering areas (e.g. plazas, café outdoor seating) from circulation routes using changes in
6. Site Furnishings
   a) Plazas, Paseos, Pedestrian Streets and other publicly accessible areas will be detailed with decorative, pedestrian-scaled site furnishings.
   b) Site furnishings may include benches, café tables and chairs, umbrellas, trellises, pergolas, freestanding planters, ornamental trash and recycling receptacles, bike racks, heaters, wind screens, light posts, and decorative bollards.
   c) When designing seat walls with straight edges of more than 6 feet in length, detailing will be provided to prevent skateboard damage.
   d) Masonry surfaces will be treated with an anti-graffiti coating.
   e) Metal surfaces will be coated with highly durable finishes such as aliphatic polyurethane enamel. An ultraviolet protectant clear coating is strongly recommended for dark or fugitive colors.
   f) Bollards will be cast iron, cast aluminum, or precast concrete. An anti-graffiti protective coating is recommended for precast concrete.
   g) Colors and finishes of street lights, fencing and other painted metal surfaces will be consistent throughout the area, except as accents.

   e) The selection of approved paving materials from local sources (within 500 miles of the site) and use of salvaged materials is encouraged.
   f) Approved pervious paving materials include:
      i. Pervious brick or concrete pavers
      ii. Pervious concrete with integral color admixture at vehicular areas
   g) Approved impervious paving materials include:
      i. Brick
      ii. Unit/precast pavers
      iii. Integral colored concrete
      iv. Concrete with acid etched finish or non-slip
   h) Prohibited paving materials include:
      i. Compacted earth or sand
      ii. Asphalt at pedestrian areas
      iii. Gravel
      iv. Decomposed granite
h) Street and building-mounted metal furnishings will be powdercoated or painted with Waterborne Acrylic Polyurethane, such as Tnemec Series 1080 or similar product. For powdercoated finishes, a chemically compatible UV protectant clear coat is recommended for prevention of color fading.

7. Fencing, Walls and Railings
   a) All fencing, walls and railings will be designed to complement buildings and landscape areas. Overall height of fencing, walls and railings adjacent to Pedestrian Streets, Courts and Plazas will not exceed three (3) feet. Guardrails are exempt from this limitation and will meet all relevant code requirements.
   b) Fencing or walls shall be used to screen service and refuse areas.
   c) All fencing, walls and railings will be built of attractive, durable materials that are compatible with the architecture within the Broadway Plaza Planned Development District.
   d) Chain link, barbed-wire, razor-wire, and corrugated metal fencing are not permitted.
   e) Appropriate wall and support post materials include stone, brick, precast concrete, poured-in-place concrete, and stucco.
   f) Appropriate fencing/railing and support post materials include wood and metal. Wood picket fences are not permitted. For metal fencing, recommended materials include wrought iron, cast iron, welded steel, tubular steel, and aluminum.
   g) Support posts will be used to add visual interest and break up long expanses in fencing, walls and railings. Masonry posts will measure minimum 18 inches per side or diameter. Metal or wood posts will measure minimum 6 inches per side or diameter.
   h) Maximum spacing between posts will be 20 feet.
   i) Support post materials may differ from fence materials (e.g. wood fence panels may be combined with metal posts).

8. Public Art
Public art will be provided in accordance with
applicable provisions of the Walnut Creek municipal code. The public art implementation plan (Figure 2.37 on page 2-57) identifies potential locations for major and minor works of public art within the project. It is anticipated that the art budget will allow for the work of more than one artist. The Landlord is proposing to retain the services of an art consultant, who will participate in the artist selection process, and further develop the art program in accordance with processes and procedures established by the Art Commission.

a) Opportunities for use of larger scale art work at parking garage façades should be considered

b) Public Art should be considered as a way of enlivening the project’s South Broadway entrance, and other entrances as appropriate

c) Opportunities for smaller scale artwork at the proposed Creek Walk area along Newell should be considered

d) Opportunities for artwork at the South Main and Macy’s bridge balustrades should be considered

e) Public Art should not be located so as to visually compete with areas containing retail storefronts

f) Sculptural elements that interrupt pedestrian flow should be avoided

g) Art elements should not impact the functionality and usability of the new public piazza

h) Opportunities for relocation of the existing public art pieces, based on the new project layout, should be considered

9. Stormwater & Drainage Design

Every application for a development project, including but not limited to a rezoning, tentative map, parcel map, conditional use permit, variance, site development permit, design review, or building permit that is subject to the development runoff requirements in the City’s NPDES permit shall be accompanied by a stormwater control plan that meets the criteria in the Contra Costa Clean Water Program Stormwater C.3 Guidebook, 5th edition (October 2010). Development projects should minimize stormwater runoff and treat rainwater as a resource to the extent possible. LID (low impact development) approaches to store, infiltrate, evaporate, filter and
Figure 2.37 - Possible Art Locations
detain runoff are encouraged. Stormwater treatment methods should not interfere with flow of pedestrian traffic, and should not interfere with tenant storefronts. Rainwater leaders should not discharge rainwater onto pedestrian surfaces.

Stormwater and drainage design will be approached in a number of different ways (Figure 2.39 on page 2-59):

a) Vegetated swales in long, narrow landscaped areas such as the South Broadway and Newell Avenue frontages, which should be used to treat runoff from adjacent parking garages.

b) A mix of impervious and Pervious joint pavers over a common underlying layer of gravel or drain rock in new pedestrian areas, primarily east of Broadway Plaza street, where because of the retail nature of the project planters or swales are not feasible.

c) Below-grade Mechanical treatment vaults to retrofit existing buildings, primarily west of Broadway Plaza street, where in ground treatment vaults will be installed in addition to new pavers (pervious and impervious) over an underlying layer of gravel or drain rock.

10. Utilities & Service Areas
This section generally addresses areas reserved for refuse collection, recycling enclosures, trash compactors, HVAC units, and communications equipment.

a) Electrical transformers and similar utility structures shall be undergrounded or placed in the rear of buildings. If undergrounding is infeasible, the structure should be enclosed within the building or adequately screened from the view of any public frontage. Screening shall be by a solid fence or wall with an integrated planting treatment.

b) All exterior trash and storage areas, service yards, loading docks and ramps, trash compactors, wood service poles, electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, transformers, HVAC units, communications equipment, etc., should be screened from view in a manner that
Figure 2.39 - Stormwater plan
is compatible with the building and site design. Screening materials should be substantial and durable, and the screening should be well-designed. Generally, all such elements should be located to the rear of buildings and/or away from public frontages.

c) Trash Enclosures
- Trash enclosures should be constructed of sturdy, durable, opaque materials (with trash receptacles screened from view) which are designed to be compatible with the project architecture.
- Trash enclosures should include adequate, accessible and convenient areas for collecting and loading recyclable materials. Dimensions of the recycling area should accommodate receptacles to meet the recycling needs of the project.

d) Noise
- Generators, HVAC units, and trash compactors, and similar equipment should be placed in enclosures to mitigate noise, per applicable Walnut Creek municipal code ordinances.

d) Lighting will unify the various retail components by creating consistent and distinct light quality throughout the exterior space. The lighting system will use a shared vocabulary with the street furnishing, to create a consistent urban environment.

e) Light will be generated by efficient light sources to save energy and minimize operating costs. All pole mounted lights over 15 feet will be cut off to limit any sky illumination. All poles must be fixed horizontally.

f) Light will create a sense of safety and security throughout the project with well lit spaces providing clear identification of circulation, gathering spaces, and parking facilities.

11. Lighting
The existing decorative pedestrian light poles and other site lighting will be upgraded and replaced to meet current lighting and energy standards. Lighting will be integrated to building design, and the ambient lighting from the storefronts will be a significant source of sidewalk illumination during business hours.

a) Light defines the image of Broadway Plaza at night, and will create a distinct identity through the illumination of people, streets, parks, buildings, plazas, art, and signs.

b) Light will define the entrances to and the circulation within Broadway Plaza including the streets, pedestrian pathways, paseos, and parks.

c) The lighting system will utilize roadway/pedestrian luminaire for roadways with shared pedestrian activity. Pedestrian only areas will utilize a mix of pedestrian scale pole and catenary cable mounted luminaires. Large scale poles will provide locations for ambient and special event lighting at the Broadway Plaza.
12. Broadway Plaza Signage & Wayfinding

The overall character of the signage and graphics for Broadway Plaza should be appropriate to the uniqueness of Broadway Plaza as the East Bay’s premier retail destination. In general, the signage will be small scale that reflects the pedestrian scale of a downtown environment rather than a larger vehicular scaled approach that is more akin to suburban shopping environments. The different wayfinding sign types will have a thematic unity that will contrast with the anticipated variety of tenant signs, with graphic consistency manifesting itself in elements such as site pageantry, wayfinding sign systems and directories.

Materials for the signage will relate to and reflect the quality of materials used throughout the architecture of the project.

Sign types are described and illustrated in the following pages, and may include the following:

- district identity signs
- vehicular directional signs and parking garage counters
- directory signs
- freestanding pedestrian directional signs
- blade pedestrian directional signs
- wall mounted pedestrian directional signs
- signs for restrooms
- signs for amenities
- passageway signs
- banners
- signs for bike paths and bike parking
- enhanced regulatory signs
- landlord graphics
- temporary barricade graphics

In addition to the sign types described herein, tenant signs will be subject to a separate set of tenant design guidelines, which are described in Section 4, Tenant Design Guidelines.

Final designs for Landlord signage shall be submitted to staff and DRC for review. All signs and wayfinding shall remain subject to the Walnut Creek Municipal Code, Title 10, Chapter 8.

Tenant signage subject to the approval of a Sign Program to be reviewed and approved in conjunction with submittal of project plans for each individual phase.
DISTRICT IDENTITY

Signs or markers that identify the borders of the project and may act as a gateway or brand identifier. These will be located at key entry points. These will:

• relate to the existing identity signs
• not interfere with pedestrian circulation.
VEHICULAR DIRECTIONAL
Signs that guide vehicles to anchor tenants, parking and amenities within the project. These will:
• be located at key decision-making points.
• relate to the existing identity signs.
• not interfere with pedestrian circulation.
• include parking counters at parking lot entrances.

DIRECTORY
Signs that includes map and listing of tenants and amenities within project. These will:
• be placed at key points of pedestrian decision making within the project.
• relate to the existing identity signs.
• show the broader context of Downtown Walnut Creek, to create a perceptual connection between Broadway Plaza and other projects in the downtown.
• These could include advertisements on the reverse side, internal to project, not visible to any public right of way.
FREESTANDING PEDESTRIAN DIRECTIONAL

Freestanding signs that guide visitors to anchor tenants, parking and amenities within the project. These will:

- be located at key decision making points.
- fit within the chosen stylistic approach for the family of on-site wayfinding signs, which will relate to existing identity signs.
- indicate the locations of Department Stores and other anchor tenants
- indicate locations of amenities such as concierge and restrooms
- indicate the locations of the parking garages
- indicate locations and names of streets and pedestrian corridors within the project and adjacent to the project

BLADE PEDESTRIAN DIRECTIONAL

Wall mounted signs that project perpendicular to the wall and guide visitors to anchor tenants, parking and amenities within the project. These will:

- be located at key decision making points.
- fit within the chosen stylistic approach for the family of on-site wayfinding signs
- indicate the locations of Department Stores and other anchor tenants
- indicate locations of amenities such as concierge and restrooms
- indicate the locations of the parking garages
- indicate locations and names of streets and pedestrian corridors within the project and adjacent to the project
WALL MOUNTED PEDESTRIAN DIRECTIONAL

Wall mounted signs that guide visitors to anchor tenants, parking and amenities within the project. These will:

- be located at key decision making points.
- fit within the chosen stylistic approach for the family of on-site wayfinding signs
- indicate the locations of Department Stores and other anchor tenants
- indicate locations of amenities such as concierge and restrooms
- indicate the locations of the parking garages
- indicate locations and names of streets and pedestrian corridors within the project and adjacent to the project

AMENITIES

Signs that identify services within the project that enhance the overall guest experience. These will:

- be located at points of service.
- fit within the chosen stylistic approach for the family of on-site wayfinding signs
SEASONAL EVENT BANNERS

Banners attached to light poles or walls that create a sense of pageantry and advertise a range of events.

- These may be switched out for events or seasonally as preferred.
- The programming for the banners will be coordinated both by the City and by Broadway Plaza.
- These could advertise local off-site civic events (e.g., at the Lesher Center), and upcoming Broadway Plaza events (e.g., Broadway Plaza Summer Concert series).
- When not advertising events these could simply illustrate the project’s name or the project’s logo
- Banners should be mounted on light poles, and may overhang a vehicular street if a 15'-0" height clearance is maintained.

BIKE PATH

Signs, markers and racks clearly mark bike paths, accessibility and parking. These will:

- be placed at key locations for bicyclists and pedestrian visibility.
- be coordinated with the city-wide bike signage program.
ENHANCED REGULATORY
Enhanced regulatory signs keep the overall look and feel consistent throughout the project and add an element of heightened quality.

- These will be located as needed within project.
- These must meet CA MUTCD standards where applicable

KIOSKS AND RETAIL MERCHANDISING UNITS
Broadway Lane could accommodate a number of small retail kiosks.

- These would be either fixed or mobile structures.
- These could have a maximum size of 500 square feet.
SECTION 3: BUILDINGS
BROADWAY PLAZA PLANNED DEVELOPMENT DISTRICT
DESIGN GUIDELINES CITY COUNCIL APPROVED DECEMBER 10, 2013

A. Introduction: Broadway Plaza and the Traditional Downtown

In addition to its public spaces, Broadway Plaza includes three building types:

1. Retail Buildings
2. Anchor Stores
3. Parking Garages

These three building types exhibit different architectural characteristics, have distinct functional requirements and will be addressed using three distinct design approaches, as discussed in Section B below.

Project Design Vision

Broadway Plaza will offer a signature retail, shopping and dining destination that feels as though it grew organically over time from its place in the heart of downtown Walnut Creek. Broadway Plaza’s urban streetscape will blend the community’s relaxed and sophisticated lifestyle with its natural surroundings, ultimately delivering an energized retail development with the services and amenities highly desired by this growing area of the East Bay. The earth tones and natural hues will color an intimate, modern environment that connects Broadway Plaza and downtown seamlessly.

Public amenities, including thoughtful displays of art throughout the development, exquisite landscaping, respite seating areas and charming paseos, are central to the Northern California allure of the expanded project. Broadway Plaza’s open air design will provide a comfortable atmosphere all year, featuring multiple buildings interconnected by a mix of abundant green spaces, lush landscaping and water features. The center’s format offers long-term flexibility and sustainability as the project adapts and evolves to suit the needs of the surrounding community as well as changes in the retail industry. The trend is toward shopping trips that are shorter but more productive and an open-air format offers conveniences that allow consumers to maximize their time and their experience.

Broadway Plaza is designed incorporating green-building practices to earn LEED Certification in the “Core and Shell for New Construction and Renovations” Category. Key items include storm water quantity and quality control, heat island effect controls for roof and site paving, public transportation access, bike storage and shower facilities, water efficient landscaping, water use reduction, on-site energy generation, enhanced commissioning, exemplary waste management, use of certified wood, low emitting materials, innovative non-ducted garage ventilation, and green education.

Broadway Plaza is composed of several key components including department stores, restaurants and specialty shops. Storefronts will produce a visually exciting and appealing array of streetscape retail. Each building will serve as a “blank canvas,” allowing retailers to express their individual brands through their own unique architectural designs. The end result will be a very exciting and enticing array of modern streetscape retail. The varied forms and architecture of the building composition of individual storefronts will help to create a natural and organic presence within the property and the city as a whole.
B. Retail Buildings

1. Landlord and Tenant Elements

Downtown Walnut Creek, including Broadway Plaza, includes many examples of the different ways tenant and landlord designs come together. In some cases, the tenant has in-filled a landlord’s partial façade; in other cases, the whole façade may have the tenant’s identity. Examples of buildings with only the tenant’s façade include Crate and Barrel, Apple, and Gap stores along South Main Street; Cheesecake Factory at Olympic and Locust, Pottery Barn along Mount Diablo Boulevard, and Anthropologie at Mt. Diablo and Locust. Conversely, an example of where tenant design is minimal is the Mount Diablo frontage of Olympia Place, which is dominated by landlord-designed repetitive architectural elements, and tenant expression is achieved purely by means of signage.

In order to maintain the same general scale that can be found in the traditional downtown, buildings containing retail shops and restaurants at Broadway Plaza will primarily consist of one and two story buildings. The following images illustrate examples of these building types from Walnut Creek’s downtown.

Elements of retail buildings built by the landlord will include the building’s structure, roofing, and often (but not always) portions of the building’s façade (“Landlord Elements”). The tenant’s elements will include store signage, storefront systems, and all or part or all of the building’s façade, designed in conformance to the tenant’s brand identity (“Tenant Elements”). Landlord Elements and Tenant Elements may interface in a variety of ways: a tenant may add a storefront, signage and an awning below a landlord fascia; a tenant’s signage or façade may rise up in front of the landlord’s fascia; or a tenant’s building elements may occupy an entire first and second level.

The landlord will maintain a “master elevation” for the Landlord Elements of each building, which will incorporate Tenant Elements as they are finalized and approved by the landlord and submitted for review by the City of Walnut Creek. All tenant improvements (T.I) space plans shall include renderings of the adjacent elevation.

Tenant Elements will be consistent with the design criteria and guidelines set forth in both Section 3.B, Retail Buildings and Section 4, Tenant Design Guidelines.
2. Retail Building Scale and Variety

The scale of the retail buildings at Broadway Plaza will be generally consistent with the scale of Walnut Creek’s downtown commercial buildings, which consist of a mix of one, two and three story buildings, with storefronts ranging from 35’ to 150’.

Consistency with the scale of buildings in the downtown area shall be achieved in the following ways:

A. Variety in Parapet Heights:
   1) Single story building parapet heights facing streets and paseos will range from 20’ to 24’.
   2) Where a single story retail building is contained within a parking garage, there will be a lower parapet, distinct from the structure of the garage, at a height of 18’ to 26’, that terminates the tenant’s portion of the façade.
   3) Two story building parapet heights will be in the range of 33’ to 46’, although corner elements may be taller if appropriate.
   4) Three story building heights may not exceed the allowable 50’ height limit.

B. Building Variation and Articulation:

To create liveliness and variety in building expression, Landlord Elements and Tenant Elements will be combined to achieve the following in retail buildings:

1) Retail buildings will be visually broken up into two or more building expressions with changes in one or more of the following:
   • fenestration
   • building color
   • building massing, using a projection or a recess
   • parapet height
   • parapet style
   • wall planes
   • high quality building materials
2) Full floor tenant storefronts (no landlord architecture) will be designed as stand-alone spaces that create interest from top to bottom with proportional window treatments.
3) All tenant spaces shall have a vertical separation between them.
4) Storefronts that are modified over time will include appropriate redesign of upper storefront areas and new vertical separation as needed.
5) Glazing systems will be recessed to avoid flat façades.
6) Tenant façades will be approximately 70%-85% storefront glass and 15%-30% hard surface. See Section 4 for additional requirements.
7) Storefront windows will be visually permeable, with minimal storefront window boxes. Where window boxes are provided they will contain active/seasonally changeable displays, not static imagery only.

To allow a tenant’s architecture and design to be more expressive, there may be less variation and articulation of architectural elements on the upper floor of a two story building; such design elements likely will include might include windows, decorative panels or other ornamentation.
3. Single Story Retail Buildings

Figure 3.1 on page 3-75, illustrates the vision for single story retail buildings on the west side of Broadway Plaza street, with a series of tenant façades abutting each other, and either extending beyond the landlord upper fascia, or stopping just under the landlord upper fascia, to create liveliness and variety of expression.

Single story building design includes rebuilding the façades of most of the single story buildings west of Broadway Plaza Street, although these may be subsequently be rebuilt as two story buildings in later phases, in which case the guidelines for two-story buildings would apply.

To create liveliness and a variety of expression, the following guidelines will be applied to single story retail buildings:

a) The landlord will provide a fascia defining the limit of tenant improvements.
b) The fascia will range from 14’ to 22’ in height above the sidewalk elevation.
c) Tenant Elements may be allowed to cover or replace Landlord Elements.
d) Tenant Elements are encouraged to project above (higher) the adjacent Landlord Elements (architecture), to create variety in parapet height.
e) Tenant improvements will conform to the criteria provided in the Tenant Design Guidelines set forth in Section 4.

Example of tenant elements overlapping landlord fascia

Example of tenant elements extending above landlord fascia
Figure 3.1 - Building C1 East Elevation: example of single story retail building (illustrative)
4. Single Story Retail Buildings with Garage Above

Figure 3.2 on page 3-77 illustrates a vision for Building 3, a single story retail building, located over below grade parking and below upper level parking in the new Garage C and facing Nordstrom Lane.

To create liveliness and variety of expression and to help screen the parking garage above, the following guidelines, in addition to criteria specified in Section 3.B.3, shall apply to the single story retail building within Garage C:

a) Tenant façades will always be forward of the garage structure, by an amount not less than 18”.

b) The upper limit of the tenant façade will range from 18’ to 26’ above the adjacent paseo elevation.
Figure 3.2 - Building 3 West Elevation: example of single story retail building with garage above (illustrative)
5. Two-story Retail Building

Figures 3.3 through 3.5 (pages 3-81, 3-83, 3-85) illustrate the vision for the two story retail buildings at Broadway Plaza, with examples of tenant and landlord improvements for Building 1 along Broadway Plaza street and Building 2 along Macy’s Paseo. These buildings likely will have a greater number of smaller tenants on the ground floor, and fewer, larger tenants on the upper level. Upper level tenants could be two-story tenants with a presence and entrance on the ground floor, or they might be located only on the upper floor, with access from the second floor of a garage over a pedestrian bridge.

As with single story retail buildings, the architecture will be a mix of Landlord Elements and Tenant Elements. Landlord Elements will be designed to define a clear separation where different tenants occupy the upper and lower floors of the same space, to unify the upper and lower levels where the same tenant occupies the space and to coordinate upper and lower façades when the upper and lower level lease lines do not align. The Landlord Elements also will define an upper fascia and parapet at the building’s upper level. To address these issues, promote initial and future leasing flexibility and create liveliness and variety in architectural expression, the following guidelines shall apply to two-level retail buildings:

a) The landlord will provide an intermediate band and upper fascia defining the limits of Tenant Elements at both the ground floor and the upper floor.

b) The intermediate band shall be approximately 3’ wide, and shall start at 18’ above the sidewalk or paseo elevation.

c) The top of the parapet upper fascia will range from 33’ to 46’ above the sidewalk or paseo elevation, although building corners may be higher when appropriate.

d) Tenant Elements are encouraged to project higher than adjacent Landlord Elements, subject to compatibility with the overall building façade.

e) Tenants will be encouraged to extend their elements through the intermediate band in cases where a tenant has space on the upper floor located directly over space on the lower floor.

f) At the upper floor Tenant Elements are encouraged to project higher than the adjacent landlord architecture, to create variety in parapet height, subject to compatibility with the overall building façade.

Buildings C, D & E, future phase 2-story additions, shall maintain an appropriate step-back from the Fountain Plaza as determined by the Design Review Commission.
Two-story Retail Building Example 1:
Figure 3.3 on page 3-81 is an illustrative elevation of Building 1 West, showing a hypothetical layout with 10 tenants at the lower level along the Broadway Plaza street frontage, and a landlord façade at the upper floor.

The elevation shows tenant and landlord zones, and an indication of where one tenant might end and the other one begin.

At the upper floor, should no leases be signed when the building is first presented to the DRC for Design Review as part of the phase 1 submittal, the landlord shall provide the façade. Once the space is leased the tenant might do one of the following:

a) take the façade as is, and add either signage, banners or awnings per the tenant design guidelines.
b) modify the fenestration.
c) modify the intermediate landlord band, subject to the guidelines for two-story retail buildings.
d) modify the upper landlord fascia and parapet, subject to the guidelines for two-story retail buildings.

The adjacent images illustrate examples of upper floor tenants using banners to create identity in a landlord-designed second floor and an example of a horizontal fascia used to create a strong visual separation between a lower and an upper floor, to mediate between two very different rhythms and expressions.
Fig. 3.3 - Building 1 West Elevation: example of two-story retail building (illustrative)
Two-story Retail Building Example 2:
Figure 3.4 on page 3-83 is an illustrative elevation of Building 2 East, showing a hypothetical layout with 10 tenants at the lower level, 2 of which extend to the upper level, with one additional upper floor tenant accessed from the parking garage bridge.

Where tenants extend from grade to the second floor, they may:
   a) propose to modify or eliminate the intermediate landlord band, to create a unified two-story façade.
   b) modify the upper landlord zone and create a step in the upper cornice line of the building.

The following images illustrate a variety of ways that two-level tenants could create a two-level expression, including the use of a unified palette of materials, or double-height windows, or upper level awnings.
Figure 3.4 - Building 2 East Elevation: example of two-story retail building (illustrative)
Two-story Retail Building Example 3:

Figure 3.5 on page 3-85 is an illustrative elevation of Building 1 West elevation, showing a hypothetical leasing or re-leasing scenario, in which 4 of the lower floor tenants extend to the second floor, and showing potential modifications to landlord elements. The upper floor footprint of these tenants might be greater than the lower floor footprint. Landlord modification could include:

a) adding awnings
b) adding banners
c) changing the paint color
d) re-cladding the building with a different material
e) creating a sense of unity between the ground and upper floor façades.

The following images illustrate examples where an upper floor tenant extends over a lower floor tenant. It is anticipated that this will be a fairly typical scenario for the two story buildings.
Figure 3.5 - Building 1 West Elevation showing potential L-shaped tenants extending over lower floor tenants (Illustrative)
6. Three-story Retail Building

Building 7 may be a one, two or three-story building. If it is built as a three-story building, the architecture will be a mix of Landlord Elements and Tenant Elements. This building is likely will have a greater number of smaller tenants on the ground floor, and fewer, larger tenants on the upper level. Upper level tenants could be two or three-story tenants with a presence and entrance on the ground floor, or they might be located only on an upper floor, with access from the second floor of Garage A over a pedestrian bridge. As with two-story buildings, Landlord Elements will be designed to define a clear separation where different tenants occupy the upper and/or lower floors of the same space, to unify the upper and lower levels where the same tenant occupies the space and to coordinate upper and lower façades when the upper and lower level lease lines do not align.

To address these issues, promote initial and future leasing flexibility and create liveliness and variety in architectural expression, the following guidelines shall apply to three-level retail buildings:

a) The Landlord Elements generally will define the height of the building’s third story level.

b) Where appropriate, the landlord will provide an intermediate band and upper fascia defining the limits of Tenant Elements at both the ground floor and the upper floors.

c) The intermediate bands shall be approximately 3’ wide.

d) Tenant Elements may be allowed to project higher than adjacent Landlord Elements, subject to compatibility with the overall building façade.

e) Tenants will be encouraged to extend their elements through the intermediate band in cases where a tenant has space on the upper floor located directly over space on the lower floor.

f) At the upper floor Tenant Elements may be allowed to project higher than the adjacent landlord architecture, to create variety in parapet height, subject to compatibility with the overall building façade.

At the upper floor, should no leases be signed when the building is first presented to the DRC for Design Review, the landlord shall provide the façade. Once the space is leased the tenant might do one of the following:

a) take the façade as is, and add either signage, banners or awnings per the tenant design guidelines

b) modify the fenestration in the tenant zone

c) modify the intermediate landlord band, subject to the guidelines for two-story retail buildings

d) modify the upper landlord fascia and parapet, subject to the guidelines for two-story retail buildings
7. Illustrative Examples
The images on the following pages (Figures 3.6 - 3.11) contain views depicting the vision for the project: welcoming public spaces framed by one and two story buildings containing a variety of architectural expressions. All the ground floor expression will be created with tenant architectural elements, with minimal landlord elements such as piers or pilasters; at the upper floors, the architectural expression will be a mix of tenant and landlord architectural elements, with the upper cornice of the buildings defined by the landlord.
Figure 3.8 - Building 3 - View toward Nordstrom

Figure 3.9 - Illustrative view at Main Piazza looking East
Figure 3.10 - View at Main Piazza Looking West

Figure 3.11 - View along Broadway Plaza street
C. Anchor Store at the Corner of Broadway Plaza & Main Streets

1. Introduction

This section establishes guidelines that will apply to the “Anchor Store” that might be built within Broadway Plaza at the corner of Broadway Plaza and Main Streets. An “Anchor Store” for the purposes of these Guidelines is defined as a stand-alone, single-tenant building (although it may abut other buildings), three stories in height, with a total building area exceeding 50,000 sf. If a building is one, two, or three stories, but less than 50,000 sf, the guidelines set forth in Section 3.B above will apply to both the Landlord Elements and Tenant Elements.

The standards listed below will apply to the Anchor Store (Building 7):

- All façades will be articulated to add visual interest, distinctiveness and human scale.
- Particular attention will be paid to the ground floor of the building where it abuts a public right of way.
- Elements such as storefronts, entrance doors, awnings and canopies will be used to create articulation and interest at the ground floor.
- A variety of primary materials and textures will be incorporated, including both traditional materials such as brick, stone, concrete and stucco, and accent materials such as structural steel, glazing, curtain walls and other high-quality, durable materials.

Additional guidelines for each element are detailed below.

EXISTING ANCHORS

Any newly proposed anchor store or expansion or alterations to existing department stores within the project (Macy’s, Nordstrom, Neiman Marcus) are beyond the scope of these guidelines and would be subject to an independent design review by staff and the DRC, in conformance with the City’s Design Review regulations, which regulations would be applied to assure such development is compatible with the development approved under these guidelines.

2. Massing and Overall Façade Articulation

a) Primary building entries will be accented with strong architectural definition, and will be either recessed into or projecting in front of adjacent wall surfaces.

b) The building will have a clearly defined base and roof edge so that the façade has a distinct base, middle and top at a scale that relates to an individual person.

c) Canopies and recessed or projected

Existing Anchor (2 story) Massing Composition showing use of recesses and projections to create visual interest
window bays also may be used to define the pedestrian level and base of the building.

d) Portions of the building may recede behind the required setback in order to create visual interest.

e) Changes in color and materials may be incorporated and associated with a change in plane.

3. Ground Floor Treatment

a) Storefronts will be introduced at the ground floor where the building abuts a major thoroughfare or pedestrian sidewalk. At least 35% of such ground floor frontage will include some kind of storefront, display window or building entrance. These windows will provide visual access to the inside of the building, while also serving as an area for merchandise display. Enclosed display window areas will be provided where actual windows cannot be provided; these could contain merchandise, art or tenant graphics. In addition, display windows may incorporate the following design features:

1. Large expanses of glass may be used: windows may be large butt glazed panels or subdivided and separated by mullions

2. Decorative treatments such as fritted glass, spandrel glass or decorative films will be used to enliven windows or modulate transparency.

3. Architectural elements such as projecting sills, molded surrounds or lintels will be used to enhance openings and add additional relief.

4. Plaster reveals or surrounds will be used to create the appearance of deepset doors and windows.

5. Clear glass is recommended; however, if tinted glazing is used, light tints and green, grey or blue hues are recommended; deeply tinted and mirrored glass is not permitted.

b) Building entrances will be emphasized using one or more of the following features:

1. A recessed entrance or recessed bay in the façade to create a transitional spaces between the outside and inside of the store.

2. Special wall treatments with accent materials such as stone or ceramic tile.
3. Building accents such as column or overhanging roofs, awnings and canopies.
4. Ornamental ceiling treatments, such as coffering.
5. Decorative light fixtures.
6. Projecting awnings or canopies, designed as a fabric awning or as a permanent architectural canopy utilizing materials from the primary building such as metal or glass.
7. Introduction of a change in roofline or major break in the surface of the wall.

c) Doors and entrances will include the following features:
1. Doors at storefronts will include glazing in the door and side windows that permit views into the store.
2. Service or employee doors that are visible from public streets or walkways will be an integral part of the building design.
3. Doors at storefronts with windows should match the materials, design and character of the display window.
4. Doors will be flanked by columns, decorative fixtures or other details.

4. Upper Level Walls

a) Quality materials such as stone, porcelain tile or spandrel glass.
b) Large scale elements at building entries or building corners.
c) Building stepbacks, to create relief and articulation.
d) Outdoor features such as upper level roof terraces, with trellises and other shade structures.
e) Architectural ornamentation.
f) Large scale artwork integrated into the building façade.

5. Colors and Materials

a) In concert with the primary building material(s), a variety of complementary materials will be used to articulate different building elements, such as the ground floor façade, the building base, horizontal break bands, pier or column bases, roof terminations, sills, awnings and similar building components.
b) Genuine materials will be utilized rather than
simulated materials, where possible; where simulated materials are used, they should be in keeping with the character and properties of the material being simulated.

c) Exterior building colors should be compatible with surrounding buildings.
d) Primary colors and other complementary colors can be used as accents to enliven the architecture, but should be used sparingly, in order to enhance visual interest at key building components or details.

6. Awnings and Canopies

a) Canopies over building entries are encouraged, including colors and material detailing.
b) Awnings are encouraged, and, if used, should be provided over each storefront of buildings with multiple storefronts.
c) Awnings should be located within the individual structural bays and should not hide architectural detailing.
d) Awning design should be consistent with the character and design of the building.
e) If used, lighting for awnings should be placed to enhance the appearance of the building.
f) Awning color(s) should be compatible with the overall building color scheme.

7. Service Areas

a) Adjacent or outdoor service yards are to be incorporated into the overall design of the building composition.
b) Entrances to yards for service vehicles must be screened by architectural gradesolid or opaque gates and service doors.
c) Enclosure walls will be a minimum of 12’ high and constructed of durable, architecturally consistent materials.
d) Service areas incorporated inside the overall massing of the building will be screened by louvers or opaque walls or screens.
e) Wall louvers will be incorporated into the overall building design composition.
Window Design at Store Entry (example)

Enclosed Service Yards (example)

Integral Awning Design (example)

Example of enhanced materials and variety of massing (example)

Architectural Elements (example)

Use of large scale artwork at façade (example)
D. Parking Garages

1. Introduction

Garages are an integral part of Broadway Plaza. The three existing parking garages will be altered or rebuilt as needed to provide additional parking spaces sufficient to meet all of Broadway Plaza’s parking requirements on site. Garages C and D, the Nordstrom and the Macy’s Garage which are located along the western edge of South Broadway, will be demolished and reconstructed to provide additional parking and more efficient parking layouts.

Illustrative elevations of Garages C and D are shown on page 3-101.

Levels 4 and 5 of Garage A, the existing 5 level garage that is located along the eastern edge of South Main Street, could be expanded to the west over Building C2 and Building 6, if needed to provide parking for development that could occur in the third phase of development.

Garage C will provide parking spaces on an underground level and on levels 2 and 3, over the single story retail shops in Building C. Two vehicular access points will be provided along South Broadway: one will be closer to Nordstrom and the other will be a main drop off area where Garage C and D are aligned.

Garage D will be a 4-level facility with one level below ground, one level at grade and 2 levels above grade. In addition to the main drop off area on South Broadway, vehicular access will be located off Newell Avenue, near the intersection of Newell Avenue and Maria Lane. A ramp at each point of access will give shoppers direct access to the upper levels. The images on page 3-100 show examples of the kind of architectural expression that might be appropriate for the new Garage C and Garage D. The southeast corner of Garage D shall include gateway features.

2. Massing and Articulation

Various architectural treatments will be used to “break down” the large mass of the new garages so that
they better complement Broadway Plaza’s pedestrian character and smaller scale retail buildings. Blank walls will not be used. Architectural design and detail will be used to give interest to the façade. Architectural features will be carried around all four sides of the garages.

To soften the appearance of the garages and create an enjoyable pedestrian experience, the following guidelines will apply to Garages C and D:
  a) Parked vehicles, plumbing, electrical conduits, raceways, and lighting will be screened.
  b) Façades will include either walls with window displays and awnings or screens with design interest.
  c) Façades will include other architectural elements such as columns, pilasters and/or changes in wall planes.
  d) Wall trellis or frames with vertical landscaping, “green screen” walls may be mounted to visually screen openings or walls.
  e) Planters and landscaping will be provided where appropriate at the building base to soften the garage edges at the ground plane.

3. Pedestrian Entrances

Pedestrian entrances to the parking structures will be designed to create an easily noticeable change within the façade treatment by employing one or more of the following techniques:
  a) Provide a corner or building-end pedestrian entry.
  b) Provide a recessed or set-back pedestrian entry within the building façade.
  c) Signify a pedestrian entrance with the use of a projecting awning or canopy.
  d) Use ornamentation that creates visible detail for pedestrians.
  e) Use architectural signs or banners to supplement architectural treatment of pedestrian entrances.

4. Vehicular Entry

Vehicular entrances will be designed to be readily identifiable. Recommended treatments for vehicular entrances include:
  a) Directional signage from primary roadways, in coordination with a sign program that identifies the entry points from various approaches to the structure.
  b) Mounting a prominent illuminated sign or entry canopy above the vehicular entry.
c) Architectural framing of the vehicular entry as a well-integrated part of the building’s overall façade composition.

d) Attractive design and color of metal door grille work, decorative doorframe ornaments, ornamental lighting, etc.

5. Building Base

Garages will include a base treatment at the ground level that assists in visually establishing a “human scale”. Base treatment will extend around all sides of the structure. A building base may be created by any or all of the following treatments:

a) Use of thicker wall treatments at the ground.

b) Use of an intermediate cornice line or protruding horizontal band.

c) Use of different materials and/or colors than the wall surface of the rest of the building.

6. Materials

Garages will be constructed with high quality materials that are compatible with adjacent or nearby buildings. Primary exterior building materials may include:

a) Precast concrete copings and trim for use with other wall materials such as textured poured-in-place concrete, textured concrete block, brick, stone, stucco and EIFS.

b) Cap and trim pieces (these may also be precast concrete products).

c) Decorative treatments, such as alternating courses of differing heights, different surface textures and patterns of colored blocks.

d) Brick and brick veneers; provided that if veneer is used, full depth brick veneer is preferable to brick tile veneer, and that brick veneers will be mortared to give the appearance of structural brick.

e) Stone and stone veneers, which are especially useful as a special accent material, particularly at sills or on decorative panels.

f) Stucco and EIFS, except that highly textured stucco or plaster surface textures are not recommended; the pattern of joints will be architecturally coordinated with the overall façade composition, joints will be regularly spaced, and sealant colors will be coordinated with surface and other building colors.

g) Landscape elements such as trees, vines, trellis structures or “green screens” to soften building massing.

7. Roof Form and Design

The eave or cornice line of the parking garages will be designed and shaped to create an interesting visual profile. The following design elements will be considered to achieve such interest:

a) Extended stair towers and elevator cores to help identify vertical circulation

b) Surface mounted cornices, continuous shading elements, or trellises.

c) Special design of parapet walls and/or guard railings. Variations in height and profile created by contrasts between railing posts and wall panels.

d) Due to their highly visible locations, light poles and fixtures used at the upper deck of parking structures will be coordinated with site area lighting.

e) Glare and illumination levels will be carefully controlled.

Rooftop solar collector panels may be used on the top level and shall not cover more than 75% of the
roof surface, or extend more than 12’ above the allowed height limit.

8. Pedestrian Safety

The garage will provide an open and well-lit environment to promote pedestrian safety. The following elements will be included:
   a) Stairs will be open, not enclosed.
   b) Stairs will be roofed.
   c) Elevators will have at least one glass wall.
   d) Lighting will be provided throughout.

9. Parking Management System

A parking management system will be implemented to enhance the customer experience in the garages. In addition to parking counters at each entrance showing the number of available spaces, the proposed system shall have real-time space availability indicators at each parking space in the facility.

LED Dynamic signage will indicate space availability for each garage level, zone, and parking aisle, ADA parking locations and parking count available, nested parking (preferred parking) locations, valet parking locations and the number of available, general use spaces along defined aisles. LED Dynamic signage will be strategically located at the pedestrian entry plazas, transitions between levels and at the end of drive aisles.

Parking space occupancy LED status light indicators will be used to indicate full or available parking spaces. Green shall denote an available space. Red shall denote an occupied space. Blue shall denote an unoccupied ADA space. Yellow shall be available as a color code for contingency use (special event, valet, etc). The status indicators shall be visible down the drive aisle serving the space and shall be located at the drive aisle end of each parking space to be monitored.
Garages C & D, Primary Vehicular Entrance Along South Broadway (illustrative)

Garage D, View at Newell and South Broadway Intersection (illustrative)

Garage C, Vehicular Entrance at Northeast Corner (illustrative)
Introduction

This Section 4 of the Broadway Plaza Design Guidelines provides the design criteria and guidelines for the Tenant Elements (store signage, storefront systems, and all or part of the buildings façade) of the Retail Buildings at Broadway Plaza. These Tenant Elements will be consistent not only with this Section 4, but also Section 2.B Retail Buildings.

The City of Walnut Creek will refer to these tenant criteria in review of storefront designs and project components; however the City is not bound to enforce or otherwise compel individual tenants within the center to comply with Landlord criteria. The Landlord criteria remain a private lease arrangement between the landlord and tenant. Tenant storefronts, lighting and signage is subject to separate City of Walnut Creek Design Review and Sign Permits.

Set forth below are excerpts from the Landlord’s Broadway Plaza Tenant Criteria Manual dated December 2013 for tenants at Broadway Plaza. Portions of the Criteria Manual that do not relate to the Tenant Elements are not included below.

The Tenant Elements will not only brand the tenant’s identify, will be fully coordinated and integrated with the Landlord Elements for the building on which the Tenant Elements will be located, as described in Section 2.B. Tenant expression to complement the Landlord Elements will be manifested through the creative use of storefronts, awnings and signage that enhances the appeal and liveliness of Broadway Plaza with diversity of design element, materials, color and texture.

In particular, the following guidelines will apply to Tenant Elements:

a) Storefront design shall include design elements, high quality materials and cannot consist of glazing only.

b) Recesses at entry doors are required.

c) Up to 70% of a storefront may project out a distance of either 18” or 24” beyond the lease line; the projecting portion of the storefront may also step up as determined by the landlord in order to create variety of massing at the street frontage.

d) Signage criteria are very specific as to allowable letter size and type, and address secondary signs such as awning signs and blade signs

e) Awnings, canopies, and other shade elements are encouraged.
GENERAL STOREFRONT REQUIREMENTS

Broadway Plaza is a pedestrian-oriented outdoor shopping center. Storefronts shall be designed to be an expression within the context of a building façade.

All storefront designs and plans are subject to Landlord approval. The overall image should be well coordinated, fully integrating components such as entries, displays and signage.

Storefronts must be of the highest caliber: expressing state of the art and material quality and meeting or exceeding the very best examples. To achieve this goal, Tenants shall be required to select an Architect who has experience in retail Tenant design.

Projections or awnings, where required, must be three-dimensional, emphasizing creative, dynamic forms and designs.

The following criteria apply:

1. All storefront construction shall be self supporting from the floor and independent of the building fascia and bulkhead structure. Storefronts may be braced to the overhead structure within the Tenant space for lateral bracing only. A minimum of 60% of the storefront is to be display windows.

2. Three-dimensional articulations in both storefront plan and height are required for all storefronts in the new Tenant areas.

3. Tenants will provide a flush transition between their flooring and the pedestrian walkway.

4. Storefronts visible from upper levels must take special care that the tops of storefronts are finished to match the storefront design. There are to be no exposed conduits, raceways, access panels or equipment visible from upper level. In addition, all surfaces of any visible projections must also be finished to match.

5. The underside of the entry portal soffit shall be finished to match the storefront. Gypsum board will not be permitted.

6. Stores less than 800 square feet shall be required to have durable floors and gypsum board ceilings throughout the sales area.

7. Pedestal type security system not allowed. Tenant can specify concealed system. Tenant to submit specifications to Landlord for approval.

8. Entry doors are required and are to be a minimum of 9’-0” in height. All other doors are to be hinged or pivot-type doors. Doors are suggested to be the height of the glazed storefront, where possible. Maximum opening width allowed for storefront entrance is 8’-0”.

9. Mezzanines are not permitted in any area of this project.

10. No TV monitors within 10’ of storefront glazing (City requirement).

Materials used in the construction of storefronts shall be high quality, durable, exterior-rated, authentically portrayed and code compliant. The entire storefront area is subject to the Landlord’s scrutiny for quality of finishes, detailing and construction methods.

The success of the storefront design is largely dependent on how creatively materials and design details are used to develop a unique and well executed image for each Tenant. The following are minimum standards for the use and installation of materials for storefront construction. Proposed materials and colors are to be submitted on a color material sample board to the Landlord for review during the preliminary design review process. Final color and material samples are to be submitted to the City as part of the storefront design review application. (Refer to PLAN SUBMITTAL & REVIEW PROCEDURES for more detailed requirements.)
STOREFRONT DESIGN CRITERIA

Storefront Windows and Glazing

Storefront design cannot consist of glazing only. Tenant must introduce other design elements/materials as per Landlord’s requirements.

Window configuration and glazing comprise the largest compositional elements of storefronts. They establish a great deal of the design character and define the relationship between interior and exterior. The glazing systems establish the framework for the display of the Tenant’s image and merchandise. Size, proportion and pattern should be carefully considered.

The transparent surfaces of the storefront serve an important design role to the storefront and the interior by creating an architectural display area. The use of glazing should be creatively explored and carefully detailed. The following criteria applies:

1. All glazing design for storefront is not allowed. A minimum of 15-30% of storefront must be hard surface material. Refer to approved material list of this manual for more information.
2. Large panes of glazing must be of sufficient thickness to meet code and be properly supported.
3. All glass shall be tempered.
4. In frameless assemblies, glass panel joint details must be top quality and are subject to strict Landlord review. Glazing edges must be polished, ground or chamfered. Glazing channels at corner conditions must be mitered.
5. Tenants may be required to provide seismic clips to stabilize tall expanses of glass. Silicone sealant at glazing joints is not permitted.
6. Reflective glass (including the extensive use of mirror) and/or tinted glass is not permitted on storefronts or in the storefront entry zone.
7. Tenants are not restricted to asymmetrical design, particular proportions, sizes or types of glazing systems.
8. Tenants are encouraged to “open-up” their storefront by extending their glazing to the extents of their leaseline.
9. Butt-joint glazing is encouraged for show windows that infill larger storefront forms. Glass shall be clear polished plate or tempered glass as required by code.
10. Window mullions are required to meet all material and finish standards.
11. Glazing should be predominantly clear to emphasize merchandise display.
12. Decorative glazing such as colored, beveled, sandblasted or etched glass may be used to create accent pattern and interest.
13. Glazing shall be a minimum of ½” thick, clear tempered glass where used in conjunction with mullions or framed systems.
14. Weather tight conditions must be maintained for exterior glazing.
15. Minimum 6” durable base along entire storefront length is required.
16. Long or tall expanses of flat surfaces will not be allowed.
Canopies and Awnings Types

Canopies and/or awnings are allowed throughout the property. Canopies/Overhangs/Awnings must be an integral part of the storefront design if used. The underside may be articulated with architectural elements such as brackets, coffers or exposed beam ends. Canopies may be constructed from glass, metal or wood. Internally illuminated canopies are not permitted. Canopies must be supported by Tenant’s storefront and may not be attached to shell building.

Creative materials and forms of awnings are encouraged to promote identity among Tenants.

- Creative, imaginative, unusual shapes
- Semi-spherical
- Multiple awnings
- Unusual materials (such as louvers, wood, wire, metal, etc.) are subject to review by Landlord’s Tenant Coordinator.

See page S54 for awning signage requirements.

Overhangs

Overhangs are permitted in storefronts provided that they are an integral part of the storefront design. The underside of overhangs must be articulated with architectural elements such as brackets, coffers or exposed beam-ends.

Umbrellas

Umbrellas are only allowed in the Tenant’s exterior Leased Premises and cannot overhang into the public right-of-way. Umbrellas should be small in scale (maximum 6'-0” in diameter) and no more than 9'-0” high at the peak. Wood or wrought iron are the only acceptable materials for the umbrella structure. No insignia, graphics or text is permitted on the umbrella fabric. The umbrella fabric must be flame retardant material in a color approved by Landlord’s Tenant Coordinator.

Sign Construction & Installation

1. The Tenant is responsible for all signs, permits, power sources, connections and installations.
2. All raceways, transformers, ballasts, P.K. housings, conduit, boxes, electrode boxes and other wiring shall be concealed from public view.
3. Exposed crossovers between letters or words are not permitted.
4. Metal sign materials, fastenings and clips of all types, shall be hot-dipped galvanized iron, stainless steel or brass. Black iron materials of any type are not permitted.
5. Labels on exposed sign surfaces are not permitted, except those required by local ordinances. Any required labels must be inconspicuous.
6. All electrical sign components must be U.L. labeled.
7. Signs with visible “weep holes” (Interior Application).
MATERIALS

General Material Requirements

- The use of natural materials is encouraged. All materials used in storefronts must be durable, non-corrosive and exterior-rated.

- Careful attention to the detailing or joinery of differing materials is necessary. A carefully defined edge must be established between different materials and surfaces on the storefront as well as between the Tenant and Landlord finishes.

- All finished store materials shall be durable such as glass, tile, metal, stone, terrazzo, plaster, hardwood or similar materials approved by the Landlord. Reflective wallpaper, vinyl wall coverings, plastic laminates, mirror, slatwall or tambour will not be permitted.

- Any wood material used for storefront construction must comply with all code requirements.

Materials

- High quality is expected for all metal applications. Metal such as shop-painted aluminum and steel, stainless steel, solid brass, bronze, pewter or enamel coated steel may be used for hardware, trim and panels when well designed and detailed.

- Lap joints and seams must be even and straight and concealed when possible. Outside corners are to be mitered or continuous break shaped.

- Fabrication must be heavy gauge material (18 gauge minimum). In no case is oil canning (resulting from light reflection from an uneven or buckled surface), scratches, warps, dents, occlusions, visible seams or other imperfections allowed. Minimum 1/2” thick fire-rated plywood or other solid substrate is required behind all metal panels.

- Sealants on natural metals are required to prevent tarnishing and must be maintained by Tenant at Tenant’s expense.

- Textured or brushed stainless steel, galvanized, sandblasted and etched metals are encouraged in creative applications.

- Unique treatments such as patina, rusted, etched and imprinted metals will be considered for special design objectives.

- Polished metals should be solid, not plated and limited to accent trim.

- Simulated finishes such as metallic laminates and anodized aluminum are not permitted.

- Metal edges cannot come into contact with each other, specify and show on plans with a joint detail.

Stone

Granite, marble, limestone, slate, adoquin and other natural stone materials may be used in storefront applications. Stone may be polished, unpolished, sandblasted, flamed, honed, split-face or carved. Careful craftsman-like attention to detail is required at all connections and transitions to other materials.

- Edge details must prevent visible unfinished edges. Exposed edges must be quirk mitered, chamfered or polished to match adjacent surface finish.

- The transition between stone and adjoining materials must be defined by use of metal reveals.

- Stone used as a paving material must be flush when meeting other flooring materials.

- Natural stone must be protected against staining and discoloration by means of sealers appropriate to the material.

Wood

Wood will be subject to careful scrutiny and only allowed in limited amounts unless specifically made for use in exterior applications.

Painted or stained wood may be used in applications such as window frames, decorative trim or molding and for solid areas, such as decorative bulkheads. In some cases, it may be used for larger architectural elements, such as columns and entablatures. Wood paneling and plank construction are not acceptable unless presented in a highly imaginative concept and approved by the Landlord.
MATERIALS (cont’d)

- All detailing and construction is to be executed in a high quality, craftsman-like manner.
- Wood used in the construction of the storefront must be kiln dried, mill quality hardwood and must meet local flame spread requirements (Class III 76-200).
- Painted wood must have a shop quality enamel finish.
- Wood without a paint finish must receive a clear, preservative sealant.
- Extensive use of natural wood finishes is discouraged. All stains and finishes must be approved by Landlord’s Tenant Coordinator.

Tile

Tile may be used in diverse applications. Its use is encouraged to introduce light, decorative texture or graphic quality to a storefront.

- Porcelain, ceramic or glass tiles in glazed or natural finishes may be used as accents and in limited field applications. Patterns used over large areas are expected to have a sophisticated, well executed design concept.
- Small and intricate mosaic tile patterns may be utilized for detail and accent only.
- All tile must be carefully detailed at outside corners with bull nose edges or special corner trims. Lapped or butt joints are not permitted.
- Grout color should match the background color of the tile so as not to emphasize a grid pattern.

Pre-cast Stone and Concrete

Many pre-cast stone and concrete products are currently available that may be acceptable for storefront applications. The use of these materials is at the discretion of the Landlord.

Plaster

Plaster, cement plaster (stucco) and Venetian plaster finishes may be considered for limited storefront applications, provided the finish texture is a light dash, sand or smooth finish. Plaster or stucco finishes should be used in combination with other high quality materials such as stone or metal and not be the primary storefront material.

Faux Finishes

Faux finishes may be used at the Landlord’s discretion.

- Actual samples of the faux finish must be submitted to the Landlord. Photographs of previous examples are helpful but may not be substituted for an actual sample.
- Faux finishes must be executed by a commercial artisan specializing in that medium.

Painted Surfaces

Any paint applied to the materials in the storefront is to be specified and is under the approval of the Landlord’s Design Consultant. All paint should be of high quality for an even and durable finish. The following criteria must also be observed:

- Painted wood surfaces must be properly prepared and sealed prior to the application of a high grade enamel.
- Painted metal shall have a factory applied finish of baked enamel or powder coat treatment.
- Painted gypsum wall board will be allowed only within the interior of the storefront, not on the exterior storefront.
- Required MDF finish process:
  1 Coat primer, 2 coats finish (sprayed and sand between each step).
  * Specify drywall behind the MDF
  Min. thickness for MDF is ¾” on storefronts.
Prohibited Materials

The following is a list of prohibited materials. In rare instances, special consideration may be given for the use of a prohibited material if its application is highly original, creative and essential to the theme or design concept of the storefront. Exceptions will be determined by the Landlord during design review:

- Plastic laminates; Plastic spandrel panels or applied plastic laminated materials
- Glossy or large expanses of acrylic or Plexiglas
- Pegboard
- Mirror
- Reflective glass
- Simulated materials such as brick, stone or wood veneer
- Clear anodized aluminum
- Vinyl, fabric or paper wall coverings
- Plywood or particle board
- Sheet or modular vinyl
- Luminous ceilings, including “egg crate”
- Vinyl awnings
- 4”x4”, 6”x6”, 12”x12” tiles
- Glazed tiles
- Other materials deemed unacceptable by the Landlord
REQUIREMENTS BY ZONE

- ZONE ONE (p. A35)
- ZONE TWO (p. A36)
- ZONE THREE (p. A37)
ZONE 1 REQUIREMENTS

- Tenant may project storefront either 18” or 24” beyond lease line, but in no case beyond the property line or other limits, per the Landlord’s LOD.
- Up to 70% of frontage may project.
- Projected part of storefront may also project up into the Landlord neutral band, up to a maximum of 2’-6”.
- Extent of allowable projection to be determined by Landlord, and may be subject to review by the City of Walnut Creek Design Review.
ZONE 2 REQUIREMENTS

- No pop-outs allowed in Zone 2.
Tenant may project storefront either 18” or 24” beyond lease line, but in no case beyond the property line or other limits, per the Landlord’s LOD.

- Up to 70% of frontage may project.
- Storefront may either extend to the underside of the Landlord fascia, or extend above Landlord fascia.
GENERAL SIGNAGE REQUIREMENTS

Redevelopment of Broadway Plaza will require and be subject to a separate Tenant Sign Program, which shall be reviewed and approved by the Design Review Commission prior to installation of any tenant signage. These sign guidelines may be used in the creation of the required Sign Program.

Tenant signs are vital to the successful functioning of the Shopping Center. Uncontrolled signs can create a verbal jungle and fail in their goal to communicate effectively. The ultimate goal is to produce a colorful collage of signs that tastefully inform, delight and stimulate the shopper.

All sign materials must be consistent with the design theme, enhancing the storefront and evoking a positive retail image. Due to the variety of architectural treatments within Broadway Plaza, each storefront sign will be carefully considered in relationship to its particular location. What may be appropriate in one location may not work in another. Each proposed sign will be evaluated on its originality and compatibility with neighboring signs as well as its overall image within the Shopping Center.

The Landlord reserves the right to disapprove any sign design that is not compatible with these criteria and the aesthetics of the Shopping Center. Exceptions to these specifications are extremely rare and must be approved in advance by the Landlord. As with all undertakings, the ultimate success of the Mall depends on the positive contribution of all participants.

This criteria is intended to assist you, the Tenant, during the design and construction phases of your sign. It is provided by the Landlord in the interest of maintaining a high level of design excellence throughout the Center.

This criteria is intended to harmonize with the leasing documents. It is the responsibility of the Tenant to forward a copy of these criteria to their architect, contractor and various consultants.

Landlord reserves the rights to, from time to time, make additions, deletions, revisions, etc., as may be required to the contents, specifications and attachments referenced or contained herein. No deviation from the enclosed criteria will be accepted without prior written approval from The Macerich Company.

All signs are subject to City sign permit and Building & Electric permit prior to installation.

General Requirements for Primary Sign Design

The following requirements apply to all Tenant signs:

1. All primary storefront signs must be illuminated. External illumination designs are subject to Landlord approval.

2. Imaginative signs utilizing a variety of materials are encouraged. Adaptation of current sign practices may be necessary in order to comply with these criteria.

3. Sign Shop Drawings for all signs, logos and graphics visible from the common area are to be submitted to the Landlord for final approval prior to fabrication/installation.

4. Sign wording is limited to the Tenant’s trade name and shall not include specification of merchandise sold or services rendered, regardless of the Tenant’s legal name. Corporate crests, logos or insignia may be acceptable pending the Landlord’s approval and provided they are part of the Tenant’s name.

5. One sign is permitted per store frontage. Tenants occupying corner spaces may utilize one sign per elevation with a maximum of two (2) signs, or one sign on a diagonal corner.

6. Signs shall be designed as an integral part of the storefront, with letter size and location proportional to the overall storefront design, and in compliance with design district criteria.

7. See signage diagrams for allowable signage locations.

8. Letter size: proportional letter required; max allowed for height of letter is 13% of overall storefront height. Example - a storefront that is 12'-0" in height will be allowed to have a maximum letter height of 18.72". See page S56 for sign area calculations.

9. Letter dimensions of greater proportions may be considered if, in the Landlord’s opinion, the sign design is of exceptional merit and architectural quality.

10. Signs are to remain on during shopping center business hours. Signs are
GENERAL SIGNAGE REQUIREMENTS (cont’d)

10. Sign components must be controlled by a time clock and must be on a separate circuit from other lighting.

11. Advertising placards, banners, pennants, names, insignia, trade-marks and other descriptive material may not be attached to the storefront or glazing.

12. Backlit components must be contained wholly within the depth of the letter.

13. Premium quality fabrications are required. Hums, flickers and light leaks are not permitted. Attachment devices, bolts, clips, threaded rods, fasteners, tubes, raceways, conduit and other mechanisms are to be concealed from public view.

14. Electrical raceways are not to be visible.

15. Signs must comply with all codes and regulations, must bear the U.L. label and must have current sign permits.

16. Storefront signs are to state the store name and/or logo as stated on the Lease and may not advertise or list items sold.

17. Tenant may use Landlord bulkhead for lateral bracing only.

18. Threaded rods or anchor bolts shall be used to mount sign letters spaced out from background pane. Angle clips attached to letter sides will not be permitted. All bolts, fastenings and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze and no black iron materials of any type shall be permitted.

19. All signage shall not exceed a maximum brightness of 100 foot-candles.

Primary Signage Design

The zone for Tenant’s primary signage is located directly above the entry portal. Optional locations are located immediately adjacent to the entry above the display window. The following are sign types that are required:

1. Reverse channel (halo letters) minimum of 2” deep and must be projected from the background.
   - All neon is to be backed by a non-reflective architectural shape.

2. Internally illuminated metal-face with push-through acrylic graphics.

3. Dimensional graphics or letterforms pinned off storefront or attached to a sign power shelf.

4. Consideration will be given to internally illuminated sign housings having unique shapes with letters routed out and formed letters protruding beyond the routed out letter.

5. Edge-lit, sandblasted glass (with a continuous light source).

6. Cast metal letters, raised or flush with fascia surface.

7. Gold leaf on glass or stone.

8. Silk-screened glass or metal panels.

9. Indirect illumination or non-internally illuminated signs (artisan type panel signs).
GENERAL SIGNAGE REQUIREMENTS (cont’d)

Primary Signage Examples

Reverse channel dimensional halo-lit letterforms

These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.
BROADWAY PLAZA PLANNED DEVELOPMENT DISTRICT
DESIGN GUIDELINES CITY COUNCIL APPROVED DECEMBER 10, 2013

GENERAL SIGNAGE REQUIREMENTS (cont’d)

Primary Signage Examples

Internally illuminated metal face with push-through acrylic graphics.

These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.
GENERAL SIGNAGE REQUIREMENTS (cont’d)

Primary Signage Examples

Edge-lit, sandblasted glass (with a continuous light source).

These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.
Primary Signage Examples

Cast metal letters, raised or flush with fascia.

These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.
GENERAL SIGNAGE REQUIREMENTS (cont’d)

Primary Signage Examples

Dimensional graphics or letterforms pinned off storefront or attached to a powered signage shelf.

These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.
ALTERNATE SIGNAGE

Storefront Window Signs

If the Tenant wishes to provide additional Tenant identity, it is to be located at the pedestrian level on the inside face of the storefront glass.

1. Storefront window signs may include either the Tenant’s logo, name and website address.
2. Glazing signs are to be translucent (similar to frosted glass), reverse-reading and applied directly to the interior of the glass surface.
3. Tenant graphics on storefront glass shall be computer cut flat vinyl graphics (text/letter/logos)
4. Maximum allowable area of window signage is 15% of ground floor window area, per City of Walnut Creek criteria.
5. Tenant graphics/logo will be limited to a maximum of 3” in height.

Threshold Signs

In addition to storefront signs, Tenants are encouraged to incorporate signs into their entryway flooring. Landlord will review threshold signs on an individual basis.

1. Threshold signs are to be graphics comprised of logos, crests and accent.
2. Finish is to be flush with adjacent materials and consistent with entry flooring quality.
3. Recommended materials include tile, stone, metal and terrazzo inlays.
4. Threshold sign may not extend beyond the lease line into the Center.
5. Exterior slip surfaces subject to disabled access requirements for slip resistance.

Awning Signage

Awning signage is subject to City review as part of the Tenant’s overall sign proposal. Signage is limited to one awning, preferably over entry doors.

1. Signage may be incorporated into the awning design which may be painted, silk-screened or integrated within the awning itself. The signage should be proportional to the awning size so that it does not clash or overpower the structure.
2. Awning and/or canopies shall be made of glass or metal are the preferred materials of choice although fabric awnings will be considered.
3. Awning signage may be considered as the main Tenant’s identification at the sole discretion of the Landlord.
4. Additional signage in addition to the Tenant’s main identification signage is subject to the sole discretion of the Landlord. Repetative signage is not permitted.
5. Signage is permitted on only one awning, if multiple are present on storefront, and subject to City review and approval.
6. Signage may occur on the valence of the awning and may be painted or silk-screened in a contrasting color.
7. Wording shall be confined to Tenant’s name and logo only.

Awning Logos

Logos are highly encouraged on awnings. Symbols applied to awnings provide a highly effective method of Tenant identity while adding color and interest to the storefront design. Logos should be silk-screened or painted when on a fabric awning. Three-dimensional ‘medallion type’ logos should be integrated when the awning is designed out of glass and/or metal. Size of logo should be proportional to the overall size of the awning, subject to Landlord approval. Logo shall be submitted along with awning and signage shop drawings.

1. The lowest point of any awning or shade element shall be 10’ above the finished floor. It is the designer’s responsibility to ensure that awnings conform to all applicable codes.
ALTERNATE SIGNAGE (cont’d)

2. Awning framework should be painted to match the awning fabric.
3. Materials such as plastic or vinyl will not be permitted. In no case shall awnings be enclosed on the underside and internally illuminated, allowing the awning to function as a canned light source.
4. Awnings must be cleaned and maintained in good condition by Tenant at Tenant’s expense.

Blade Signs
Blade signs are encouraged and subject to prior written approval of the Landlord:
1. A projected or suspended (blade) sign in front of the store.
2. Non-illuminated signs will be considered under special circumstances.
3. Blade signs are required to be 8 feet above finished floor. Maximum blade sign size is 4 1/2 sq ft. Maximum projection is 4’ including bracket.
4. Blade sign material shall be high quality material such as wood, metal or glass. Landlord will be sole judge as to the acceptability of materials and designs. No plywood or painted signs are permitted. Sign boxes and illuminated cabinets will not be permitted.

Prohibited Signs/Materials
1. Internally illuminated plexi-faced channel letters.
2. Vacuum-formed or injection-molded plastic signs.
3. Cabinet or standard “can type” signs with illuminated translucent backgrounds and silhouetted letters.
4. Exposed skeleton neon applied directly to fascia element.
5. Temporary or “sales” signs attached to storefront.
6. Freestanding tripod signs.
7. Flashing, scintillating, moving, sequencing, audible or odor producing signs.
8. Paper, cardboard and Styrofoam signs.
9. Credit card and advertising placards, decals, stickers or trademarks.
10. Manufacturer labels.
11. Carpet or rubber entry mat signs.
12. Internally illuminated awnings.
13. Other signs deemed unsuitable by the Landlord.
14. Signs employing unedged or uncapped plastic logos or letters with no returns and exposed fastenings.
15. No simulated materials (i.e., wood grained plastic laminates, Zolatone etc.) or wall covering permitted.
Sign Area Calculations

Sign area calculations shall be made by circumscribing a “box” around the main body of the sign.

All signage shall conform to the following requirements:

1. Area of the sign shall be calculated by:
   - Store footprint or “Lease line” width multiplied by 2/3 equals the maximum sign area in square feet.

2. Width of the sign shall be calculated by:
   - Dividing the overall sign area, by the maximum letter height.
   - See page S47 for allowable letter height.

Sample Sign Area Calculation:

1. Lease line width at 25'-0", times 0.667 = 16.68 square feet of sign area.

2. If the maximum letter height of 1'-6" is desired, it will be divided into the maximum area which yields a maximum width of 11'-1.5" by 1'-6" in height.

   25 x 0.667 = 16.68 (area of sign in SF)

   16.68 divided by 1.5 = 11'-1.5"
NOTE: Blade signs or awnings that encroach into the public right of way will require an encroachment permit.
SIGNAGE DIAGRAM - MULTI-LEVEL TENANTS (ZONE 1 ONLY)

1'-0" MIN

BLADE SIGN ZONE

TOP OF LANDLORD FASCIA

GROUND FLOOR

LEASE LINE

LEASE LINE

LEASE LINE

6" MIN
12" MAX

3'-6" MAX

8'-0" MIN

1'-0" MIN

1'-0" MIN

2'-0" MIN

4'-0"

8'-0"

2'-0" MIN

3'-6" MAX

1'-0" MIN

GROUND FLOOR

LEASE LINE

LEASE LINE

LEASE LINE

6" MIN
12" MAX

3'-6" MAX

8'-0" MIN

1'-0" MIN

2'-0" MIN

4'-0"

8'-0"
Each Zone 2 and Zone 3 tenant is permitted to add a primary sign on the South Broadway façade of Garage C.

- Maximum letter size to be 12”.
- Maximum length of sign to be 12’.
- Letters to be reverse channel halo lit.
BARRICADE GRAPHICS GUIDELINES

Barricade Material and Programs

A. Where Landlord has a barricade recycle program in place, Landlord will install barricade at Tenant’s expense. Tenant is encouraged to use Landlord vendor for barricade graphics. In the event installation of barricade is otherwise specified by Landlord or Tenant Lease agreement the following barricade specification must be used:

- Face to be a minimum of 1/4” MDF with 6 mil factory applied vinyl surface. Minimum class C certification for flame spread.
- Wall system is to be constructed of fully welded extruded aluminum frame material.
- All seams must be flush.
- In no event will metal studs/drywall be allowed.

B. Construction barricade graphics installed by vendor other than Landlord approved vendor will need to meet the following requirements:

- Complete a Boston Barricade Supplied Graphics materials Release Form.
- Apply graphics to barricade by following specific instruction found on the Boston Barricade Supplied Graphics form.

Barricade Graphics Design Guidelines

i. Option 1 - Full barricade wrap of retailer graphics to cover 100% of barricade surface (found on pages 4-6 of this manual).

ii. Option 2 - A minimum of 75% of barricade covered with retailer graphics. Non-covered sections of barricade to be painted to coordinate/complement with retailer installed graphics (found on pages 7-8 of this manual).

iii. Extreme Sized Barricades which exceed 90 linear feet are given special exceptions. Graphics will be approved on an on project basis. Graphics and painting should be consistent and cover entire barricade. The percentage of graphics will be taken into consideration as per the length and height of the barricade.

iv. Exterior Barricades should be either a molded product or plywood but should adhere to the same standards above.

v. Graphics installed by Tenant must be completed within 3 days of construction commencement.

vi. Information should be provided to Landlord by Tenant two weeks before lease execution, if graphics are to be installed by Landlord.
BARRICADE GRAPHICS GUIDELINES (cont’d)

Option 1

- This option includes covering 100% of the barricade surface with a graphic vinyl wrapping.
- The vinyl wrapping would include a complete coverage of the front of barricade.
- Doors and access points would also be considered part of the barricade surface and need to be covered in vinyl fabric treatment.

Note: Barricades that exceed 90 total linear feet (all three sides) are given special exceptions. Graphics will be approved on a per project basis. Graphics and painting should be consistent and cover entire barricade. The percentage of graphics will be taken into consideration as per the length and height of the barricade.
BARRICADE GRAPHICS GUIDELINES (cont’d)

Option 1 Examples
BARRICADE GRAPHICS GUIDELINES (cont’d)

Option 1 Examples

1. Electric Ladyland
   - Womens
   - Mens
   - Kids

2. Kate Spade
   - Fashionable women's clothing
Option 2

- This option includes covering at least 75% of the barricade surface with vinyl graphics.
- The non-vinyl portions of the barricade surface need to be painted in a coordinating color to create an impression the entire barricade is one continuous image.
- Vinyl graphics do not have to be in one continuous piece on the barricade.
- There are multiple options in how the Vinyl graphics are applied to barricade.

- Graphics may be broken into sections to create a geometric pattern across the barricade.
- Cut vinyl letting for store name will be considered vinyl graphics in the overall calculation of vinyl coverage.
- Doors and access points are required to be either covered with vinyl or painted. Doors are considered part of the barricade surface for all graphic treatments.

Note: Barricades that exceed 90 total linear feet (all three sides) are given special exceptions. Graphics will be approved on a per project basis. Graphics and painting should be consistent and cover entire barricade. The percentage of graphics will be taken into consideration as per the length and height of the barricade.
BARRICADE GRAPHICS GUIDELINES (cont’d)

Option 2 Examples
BARRICADE GRAPHICS GUIDELINES (cont’d)

Landlord Example
ENVIRONMENTAL MISSION STATEMENT

Macerich is committed to planning, designing, constructing and operating Broadway Plaza in an environmentally sound manner. We will implement green-building strategies and technologies wherever practical to minimize the environmental impact of the development on the Walnut Creek community.

As the developer of Broadway Plaza, Macerich is proud to be part of the Walnut Creek community. It has been critical from the outset that Broadway Plaza adopts the values of this special place in every way. Broadway Plaza is committed to being a leader in green-building strategies.

We expect and will strongly encourage the same forward-thinking from Broadway Plaza retailers. Not only is it the right thing to do, but green-building will pay huge dividends in acceptance and loyalty in a community that understands and values environmental sustainability.

As developer and retailer, we are partners in creating something special - something that will be fully embraced by Walnut Creek. Green-building will be a significant part of creating this special environment.

Through the practice and implementation of green-building strategies and technologies, Broadway Plaza can and will mitigate the project’s environmental impact. The project is already off to a fantastic start and we need your help and commitment in carrying the environmental torch to the finish line. The following pages detail the green-building technologies we have included in the Broadway Plaza design.

Thank you in advance for your collaborative efforts.
**What is green-building?**

While there is no single definition of green-building, the fundamental principles can be adhered to through design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants in the following areas:

- Sustainable site planning
- Safeguarding water and water efficiency
- Energy efficiency and renewable energy
- Conservation of materials and resources
- Indoor environmental quality

The design, construction, and maintenance of buildings has a tremendous impact on our environment and our natural resources. There are more than 76 million residential buildings and nearly 5 million commercial buildings in the U.S. today. These buildings together use one third of all the energy consumed in the U.S., and two-thirds of all electricity. By the year 2010, another 38 million buildings are expected to be constructed. The challenge will be to build them smarter, so they use a minimum of nonrenewable energy, produce a minimum of pollution, and cost a minimum of energy dollars, while increasing the comfort, health, and safety of the people who live, work, and shop in them. The onus is on us, the developers and retailers, to make this a priority.

**LEED (Leadership in Energy & Environmental Design)**

Early on in the project, the Broadway Plaza development team looked to adopt a framework to tackle the green-building goals of the project. The most established framework and the one we have chosen to guide our efforts is the United States Green Building Council’s LEED program.

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources.

**High Expectations**

Macerich is holding this project to the highest standards of green-building design. As our partner, we challenge you to raise the bar.

In the spirit of raising the bar, the Broadway Plaza Tenant Criteria contains requirements as well as recommendations. While we have listed those items that are required, we are also providing you with other green-building strategies and technologies that are optional. This was done, in part, to help you identify opportunities for green-building strategies and technologies in the build out of your stores, but mostly because it helps strengthen the project’s commitment to the environment.

It is our hope that you will strongly consider implementing as many green building and LEED strategies/technologies that you can with the “greatest practical efficiency.”

**Helpful Resources**

**LEED-CI for Commercial Interiors**
If LEED certification is the goal for your Tenant space, this document provides the necessary framework.

**Green strategy/technology checklist**
Created by Tenant coordination, this checklist summarizes the opportunities Tenants have to show their “green” commitment.

[www.usgbc.org](http://www.usgbc.org)
United States Green Building Council website providing resources dedicated to green-building and LEED.

[www.greenerbuildings.com](http://www.greenerbuildings.com)
Information and resources on the full spectrum of environmental issues related to buildings and facilities. GreenerBuildings.com is a partnership between the U.S. Green Building Council and the National Environmental Education & Training Foundation’s Green Biz.com
CENTER GREEN DESIGN

Green-building Accomplishments

While the development team continues to evaluate and identify opportunities, there have been many green-building strategies and technologies already incorporated into Broadway Plaza. As we decide to implement certain strategies and technologies, the team uses the lens of “greatest practical efficiency.” That means a use that is technically and financially feasible. We are seeking certification under 2009 LEED for Core and Shell.

Green-building strategies employed at Broadway Plaza include:

Broadway Plaza is a green site – We expect to earn LEED points for site selection (our site won’t destroy protected habitat or prime farmland), for development density and community connectivity, for access to public transportation, and for reuse of an existing structure. We hope to earn points for providing preferred parking to energy-efficient, low-emitting vehicles and for providing appropriate parking capacity.

Our landscape and roof membrane has been chosen to reduce the heat island effect, and the landscape has been designed to reduce water consumption. We use less water inside as well: A reduction in interior water consumption should earn multiple LEED points.

Our air-conditioning systems were designed to be energy efficient and non-polluting, and our building design will minimize solar heat gain and radiant heat transmission. We expect to win LEED points for optimal energy performance and for ‘enhanced commissioning’ of the HVAC systems, and for increased ventilation.

We will supplement grid power with rooftop photovoltaic panels.

We’ve chosen recycled materials and FSC-certified wood in order to reduce the environmental impact of our building materials, and our indoor paints, adhesives, carpets, and plywood are free of formaldehyde and other odorous, irritant chemicals.

Finally, our construction process has been managed to reduce construction waste and pollution. We’ve managed indoor air quality during construction, 75% of our construction waste will be recycled, and we’ve planned our construction process to account for construction related erosion and pollutant runoff.
The following is a summary of how a hypothetical Broadway Plaza retailer might expect to earn LEED points for its green finish-out. If the tenant were to win all of these points, it would earn a LEED Gold certificate.

*Reference: 2009 LEED-CI*

**Sustainable Sites**
6 points
Because Broadway Plaza is LEED certified, we start with three points. We’ll also get points for development density, public transportation access, and parking.

**Water Efficiency**
2 points
By installing waterless urinals, low-flow water closets, and operation sensors and low-flow faucets at lavatories, the tenant reduces water consumption by 30%, earning two points.

**Energy & Atmosphere**
8 points
Our hypothetical tenant earns eight points by managing lighting power, HVAC performance, using Energy-Star rated equipment, measuring energy usage, and buying energy from sustainable sources.

**Materials & Resources**
5 points
Careful management of the construction process and selection of recycled, regionally manufactured, and certified materials.

**Indoor Environmental Quality**
9 points
Credits for low-VOC paints, glues, carpet, and plywood. We also earn credits for lighting controls, thermal comfort, and daylighting, which are part of good retail design, green or not.

**Innovation and Design Process**
3 points
One point for having a LEED-accredited professional on the design team, and two for exemplary performance, in water efficiency and certified wood.

*Total 33 points, which puts this tenant in the LEED Gold range.*
REQUIREMENTS & RECOMMENDATIONS FOR THE TENANT

LEED CRITERIA REQUIREMENTS

Water Efficiency

1. The Tenant is required to install waterless urinals in tenant restrooms where urinals are used.

2. Low flow water closets using 1.1 gallons per flush or less will be installed in all common area restrooms.

3. Operation sensors and low flow faucets using 1.0 GPM or less will be installed on all lavatories.

Impact: Each waterless urinal can save approximately 7,800 gallons of water per year over traditional flush urinals. While waterless urinals can save valuable water resources, they also require less cleaning time and have no flushing machinery that can break down.

Energy & Atmosphere

1. Restaurants will use HVAC&R refrigeration with no CFC-based refrigerants.

Impact: Reduces ozone depletion and reduces the accumulation of greenhouse gases that contribute to Global Warming.

2. Automatic occupancy sensing lighting controls will be installed in all spaces not regularly occupied such as storage rooms and restrooms.

3. Exterior glazing units for both storefronts and doors must have a solar heat gain coefficient (SHGC) of not more than 0.27 and a U-value of not more than 0.79. Tinting or films applied after the glass is installed is prohibited. Landlord suggests a 1” thick insulated, low-E storefront system to meet these criteria. Prior to installation Tenant will be required to submit documentation from the glass manufacturer for each type of storefront glass used demonstrating that it meets these criteria.

4. Exterior wall insulation with an R-value of 19 or greater shall be provided and installed by Tenant.

5. HAV refrigerant shall meet zero-ozone-depletion standards, e.g. R-410a sold by Honeywell under the trademark AZ-20.

6. HVAC energy efficiency:
   a. Tenants on First and Second Levels shall provide their own split system air conditioning. Systems shall be heat pumps or cooling only, 3-phase powered with a minimum efficiency of 11.5 EER cooling and 8.0 HSPF heating.
   b. Tenants at the Third Level have the option to install systems as described above for First and Second Level tenants or may provide package rooftop air conditioning heat pumps, package units or cooling-only units with a minimum cooling efficiency of 11.0 EER.

Impact: Reduces lighting and energy costs while reducing heat loads in the tenant space.

Materials & Resources

1. Provide an easily accessible dedicated area that serves the tenant space for the collection and storage of materials for recycling including (at a minimum) paper, corrugated cardboard, glass plastics and metals.

2. Tenants and Tenant’s contractors, vendors, suppliers...etc. must use the recycling facilities located on the Property. General contractors will be assessed a fee for the use of Landlord-provided recycling facilities during the Tenant’s construction. Contact the Landlord’s designated tenant coordinator for pricing and placement of such facilities. Once the Mall is open and operating, Tenants should meet with the property/operations manager to understand the program further.

Impact: Facilitates the reduction of waste generated by building occupants that is hauled to and disposed of in landfills thus reducing land, water and air pollution impacts.

Indoor Environmental Quality

1. Minimum outside air quantities shall exceed the minimum rate required by ASHRAE standard 62.1-2004 or the applicable local governing code, whichever is more stringent, by at least 30%. Provide airflow monitoring and setpoint alarm.
2. During finish-out construction, Tenants must implement the following methods for maintaining indoor air quality (IAQ):
   b. Protect absorptive materials (stored-on-site and installed) from moisture damage.
   c. If air handlers are used during construction, filtration media with a Minimum Efficiency Reporting Value (MERV) of 8 or more must be installed at each return air grille, per ASHRAE 52.2.
   d. Replace all filtration media immediately prior to occupancy.
3. Adhesives (including carpet adhesives), sealants, and sealant primers used in the interior of the space shall meet the South Coast Air Quality Management District (SCAQMD) Rule #1168.
4. Aerosol adhesives used in the interior shall meet Green Seal Standard GC-36.
5. Interior paints and coatings applied on-site must meet the following standards:
   a. Topcoat paints: Green Seal Standard GS-11, Paints
   b. Paints on ferrous substrates: Green Seal Standard GS-03, Anti-Corrosive Paints
   c. All other architectural coatings, primers, and undercoats: SCAQDM Rule 1113.
6. Carpet and carpet pad shall meet the following standards:
   a. Carept: Carpet and Rug Institute - Green Label Plus
   b. Carpet Pad: Carpet and Rug Institute - Green Label
7. Composite wood, composite agrifiber products, and laminate adhesives shall contain no added urea-formaldehyde resins.

Impact: Reduces the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and wellbeing of installers and occupants.

LEED CRITERIA RECOMMENDATIONS

Energy & Atmosphere
1. The tenant is encouraged to have 70% ENERGY STAR compliance equipment and appliances (excluding HVAC, lighting and building envelope products).

Impact: Achieves increasing levels of energy conservation beyond the prerequisite standard to reduce environmental impacts associated with excessive energy use.

Materials & Resources
1. Use materials, including furniture and furnishings, with recycled content such that the sum of post-consumer recycled content plus 1/2 of the preconsumer content constitutes as least 20% of the total value of the materials in the project.
2. Use a minimum of 20% of the combined value of construction and furniture materials and products that are manufactured regionally within a radius of 500 miles.
3. Use rapidly renewable construction, materials and products, man made from plants that are typically harvested within a 10-year or shorter cycle.
4. When using new wood-based products and materials, use a minimum of 50% that are certified in accordance with the Forest Stewardship Council’s Principles and Criteria.

Impact: Increases the demand for building products that incorporate recycled content materials, therefore reducing impacts resulting from extraction and processing of virgin materials; supports the regional economy and reduces the environmental impacts resulting from transportation; reduces the use and depletion of finite raw materials and long-cycle renewable materials; and encourages environmentally responsible forest management.