

Exhibit B

Z.C. Case No. 14-12
Open Space/Urban Plaza and Park Design Guidelines

Introduction

The urban design of the project is predicated on the need to break down the long north-south blocks within the Union Market District by introducing pedestrian oriented east-west open spaces to connect 5th and 6th Streets. This will also increase pedestrian movements throughout the Union Market District. The open spaces – the plaza to the north and the park to the south – will be flexible enough to accommodate a range of programming, from a few hours to all day events, and a range of people from 25 on a typical early morning to 1,000+ for events. However, in order to design the park and the plaza in their final conditions, the designs of the adjacent buildings will need to be advanced further. These guidelines have been created to shape the designs of those spaces in the future.

Design Principles

Both the park and the plaza will have retail shops immediately to the north and south. There is potentially a strong synergy between the retail shops and intensive programming within the two open spaces. For example, people attending an evening concert in the plaza would be likely to patronize the adjacent restaurants, and similarly, shoppers at the Market on Saturday morning will linger in the park and plaza. With that in mind, both spaces should be designed with flexibility to allow for a variety of different programs and light to heavy pedestrian usage. This will require for example that the central part of the spaces be kept clear of permanent vertical improvements such as planters, site walls, permanent furniture and plantings, and be generally limited to hardscape and lawn. Movable furniture and planters will be used extensively to allow for flexible use of both the park and the plaza.

In addition, given the importance of the deaf community within Union Market, Deaf Space principles will play an important role in the design of open spaces, both in the public realm and on private property. Circulation needs to be wide enough to accommodate several signers walking abreast, and should be clear of protruding obstructions to ensure that people can walk without having to look away from the person they're signing with. This will generally require that primary circulation paths be at least 8' wide. Minor circulation paths may be narrower. More information on the Deaf Space principles can be found elsewhere in this application.

Union Market has a legacy as the industrial and wholesale neighborhood in the District. The historic building and open space made use of a pallet of simple materials that were durable and unadorned, which lends itself to a contemporary interpretation. New development at Union Market should follow suit, with both new buildings and new open spaces designed to a simple aesthetic reflecting the character of the neighborhood. A sample material palate is attached to this set of guidelines.

A number of other topics should be considered at final design, including the following:

- *Outdoor Dining* – There will need to be a zone of hardscape at least 12' deep along retail frontages to allow for outdoor dining.
- *Outdoor Seating* – Opportunities should exist to allow for both larger groups to sit together, as well as individual seating. Seating will be provided in both sunny and shaded areas.

- *Outdoor Lighting* – Pedestrian lighting will be full cut-off with LED lamping.
- *Plant Pallet* – The plant materials should be at least 75% by cost of adaptive and native plants. Green walls should be provided where appropriate.



UNION MARKET

sample material palette

 EDENS.

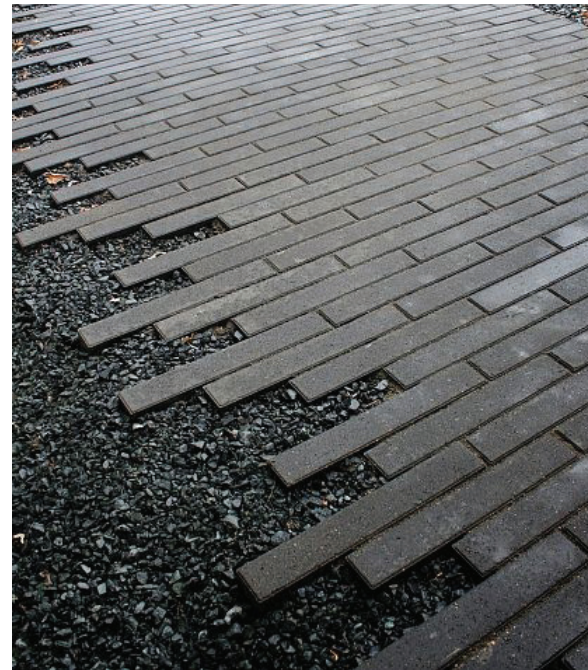
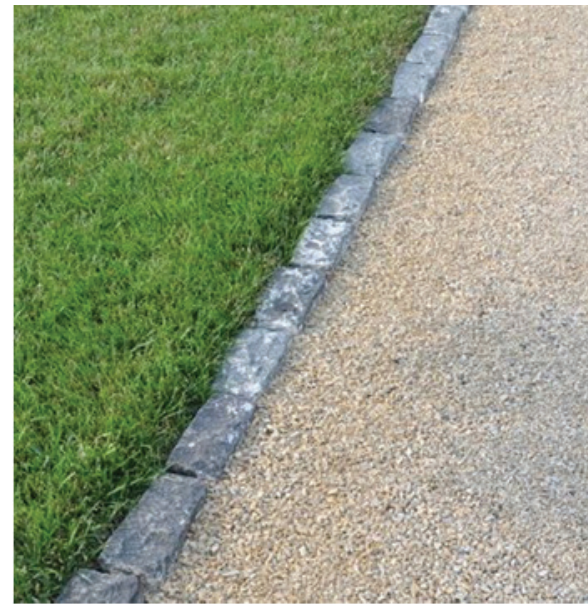
cast in place concrete



steel for edges, drain covers, guardrails and handrails, etc.



pavers (asphalt, concrete, clay and or stone)



crushed stone or stone dust

wood decks and boardwalks

