

Southcenter Design Manual Issues Matrix

Page numbers are from the documents included in the binders and used for the 4/3/14 Council Work Session.

Design Criteria	Comment (language changes in strikout/underline, recommendation in bold)	Exhibit #/ Date/Source	Staff comment/analysis/options
i, Interpretation	Public realm. Provide a definition	A.Ekberg, letter 4.22.14	Staff Response: Make the following change. 18.28.120 Corridors A. Purpose: To provide standards specific to a hierarchy of corridors and implement the vision for Southcenter as set forth in the Subarea Plan. B. A Corridor consists of the following elements <u>which together comprise the public realm</u> (see Figure 18. Corridor Definition of Terms):
p. 4 Service Areas and Mechanical Equipment	Response to Target's suggestion for new design guidelines for back of house facades.	A.Gygi, Target, letter 4.28.14	Staff Recommendation: Add loading docks to the service areas and mechanical equipment section of the Design Manual. B. Automotive <u>Loading Docks and Service Bays:</u> Buildings containing <u>loading docks or</u> automotive service bays shall be designed to minimize their visibility from the public realm.
p 16, 7. Entrances & doors.C	Secondary entrances. Change "shall" to <u>should</u> under the photo examples to provide more flexibility.	A.Ekberg, letter 4.22.14	Staff Response: Make the change.