

Southcenter Design Manual Issues Matrix

- Note that comments listed without an exhibit reference were delivered verbally during the public hearing.

Design Criteria	Comment (language changes in strikout/underline, recommendation in bold)	Exhibit #/ Date/Source	Staff comment/analysis/options
1 D	Add an example to clarify that an existing building may be modified to match a new addition, such as with the I Fly expansion where the red color used on the expansion was carried over onto the awnings and roof of the other buildings on site.	Staff edit	Staff Recommendation: Add a fourth design example under this criterion to read 4. Alternately an existing building may be modified using the design vocabulary carried over from the addition to create compatibility.
8 A.	The term "four-sided" implies that buildings can't have more complex forms.	McLeod 6/28/12 PC WS	Staff Recommendation: Change to read "Buildings shall be "four-sided", meaning that a All facades including side and rear facades should be considered visible (unless facing "blind" onto an adjacent party wall) and should be treated with an architectural façade composition similar to that on the building's front.
10 D	The Southcenter mall maintains multiple main entrances. Should a redevelopment occur that triggers design review Westfield does not want to be limited to building a "visually secondary" entrance.	Letter from Brent Carson (VanNess Feldman GordonDerr), 6.25.12	Staff Recommendation: Add a third design example under this criterion to read, " 3. Large multi-tenant buildings may have multiple main entrances. "
Pg 30, 10 E & E.1	Westfield is concerned with how the Loading & Service entrance provision will be interpreted for the Mall, which faces 4 separate streets. Determining the "least visible location" may not meet the needs of the retailer(s) involved and may simply not be feasible. Westfield would suggest that the term "shall" be replaced with "should". The City should consider allowing reasonable screening to achieve this objective.	Letter from Brent Carson (VanNess Feldman GordonDerr), 6.25.12	Staff Recommendation: Change to read "All service entrances and associated loading docks and storage areas shall should be located to the side or rear of the building unless all facades face a public street in which case <u>locate them in the least visible location or screen them with landscaping shall be used.</u> "
11 A 2	Including the word translucent implies that internally lit glass canopies are not permitted which is not the intent.	McLeod 6/28/12 PC WS	Staff Recommendation: Change to read "Vinyl or plastic awnings, and translucent awnings with interior lighting are not permitted. "