

## G. KEY SITES

**PRINCIPLE:** Buildings located on key sites should be carefully designed to terminate views from streets, parks or open space; reinforce prominent corner locations; and serve as landmarks within the urban fabric of the Railyards.

### Background and Intent

Buildings located at key sites should embody the identity of the district in which they are located. Special architectural consideration should be given to all development located on these sites to that enhance their position within the district and ensure the creation of landmarks within the Railyards Plan Area.

### Guidelines

- ◆ Buildings should include large-scale fenestration on all visible frontages.
- ◆ Buildings should have a prominent roofline.
- ◆ All buildings should include highly-visible features and architectural detail.

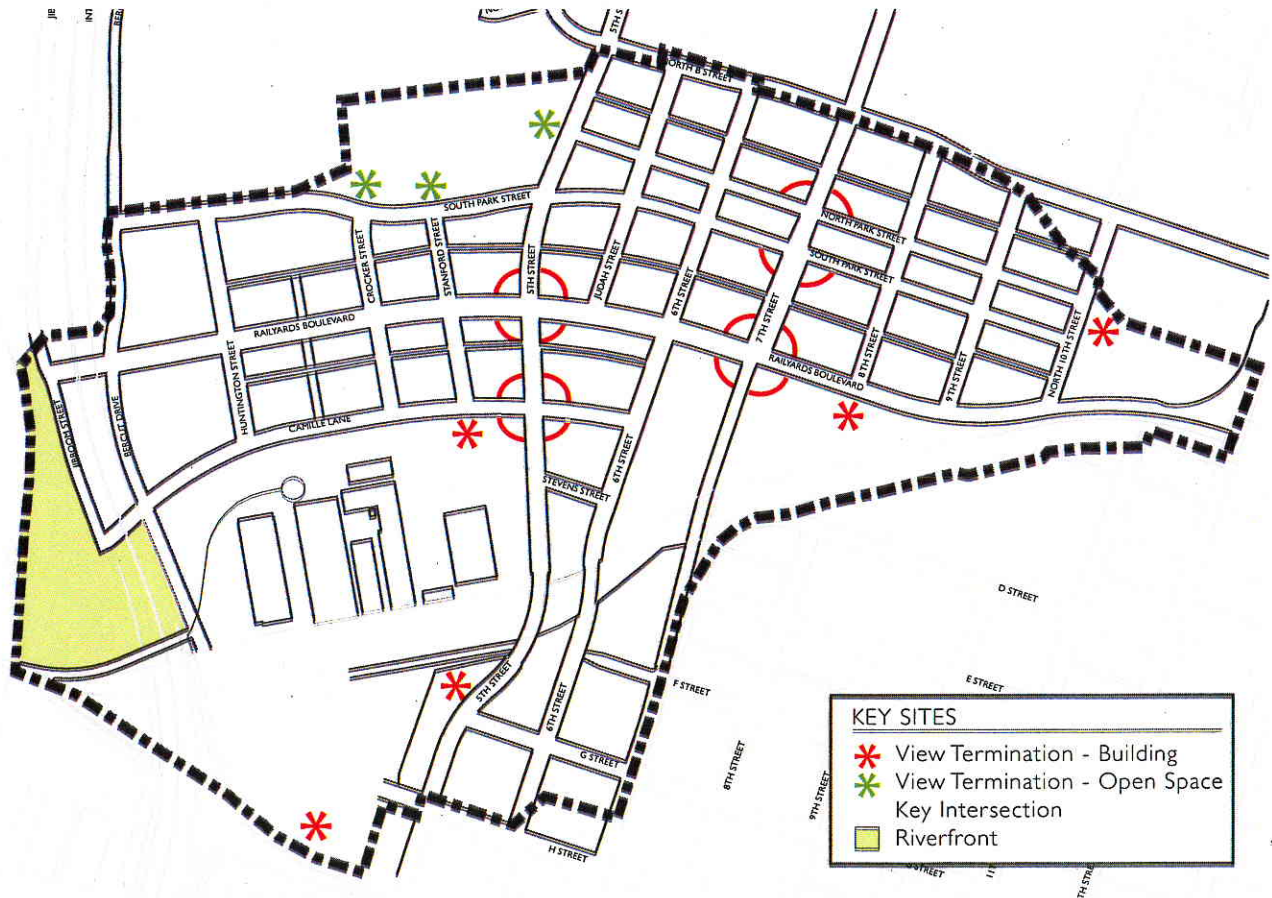
- ◆ The ground floor of buildings should have prominent design features and pedestrian-oriented articulation.
- ◆ Buildings should serve as iconic representation of its district's character.

#### i. Corner Sites at Primary Intersections

- ◆ Buildings should be oriented to specifically address the corner and intersection.
- ◆ Primary entry should be oriented towards the corner and visible from the intersection.

#### ii. Terminated View Corridors

- ◆ Primary entry should be oriented towards and visible from the main view corridor.



iii. Riverfront

Any new development in the Riverfront area shall meet the following guidelines, which are illustrated below:

- ◆ All development should give highest priority to maintenance and enhancement of visual and physical access from the east side of the I-5 Freeway to the Riverfront.
- ◆ Development shall include a Riverfront Promenade directly along the Sacramento River itself.
- ◆ Development shall include pedestrian access ways under the Freeway from both the Central Shops and Camille Lane.
- ◆ The intersection of Camille Lane and Jibboom Street should provide a pedestrian and vehicular.
- ◆ Staging Area to the Riverfront, with a possible parking lot for Riverfront visitors.
- ◆ A central gathering place, which might include a water feature, sculpture, amphitheater or other landmark feature, shall be constructed at the junction of the Riverfront Promenade and the pedestrian access ways from the Central Shops and Camille Lane.
- ◆ Two residential towers may be constructed on Building Sites located both north and south of the pedestrian access way leading to the Riverfront from the Central Shops. These towers will provide shelter to Riverfront users from the noise and visual clutter of the railroad and the I-5 Freeway. Access to these buildings should occur on a new street extending south from Jibboom Street under the freeway.
- ◆ Residential towers should be slender on their upper stories so as to preserve visual access to the River for I-5 motorists.

