

From: [Charles S. Bryant](#)
To: [Ally Medina](#); [Christian Robin Patz](#); [Christine Daniel](#); [Dianne Martinez](#); [John J. Bauters](#); [Michael Guina](#); [Scott Donahue](#); [Sheri Hartz](#)
Subject: Articulated Buildings
Date: Friday, September 27, 2019 4:45:03 PM

Mayor Medina and City Councilmembers,

A Councilmember has asked how an articulated building would be defined from the point of view of our planning documents. We are providing this response to all Councilmembers so that you all have the same information.

The term “articulated” is not defined in the Planning Regulations or General Plan. However, the term does appear in several places in those documents, from which its meaning can generally be inferred as a variation in wall plane that creates visual interest. Features that create shadow lines and reduce the appearance of an unbroken flat wall may be considered articulation.

For example, in the Section of the Planning Regulations that designates Significant Structures (Section 9-5.1210), the term “articulated” is used to describe the significant features of five of the 85 buildings on the list. These include Jellybean Square at 6450 Hollis Street, Public Market West at 6005 Shellmound Street, Artist Coop North at 1420 45th Street, Peet’s Coffee and Tea at 1400 Park Avenue, and Icon at 1401 Park Avenue. The pictures that illustrate these buildings in the Planning Regulations, and the descriptions of their significant features, are included below.

I hope this helps.

Charlie



Jellybean Square (“symmetric windows around taller articulated entry, rounded corners, industrial windows with sills”)



Marketplace West (“articulated brick, pilasters, cornice and parapet”)



Artist Coop North (“articulated yellow brick, rectangular relief above windows, contrasting entry columns, lentic and shield, rhythm of vertical windows”)



Peet's Coffee and Tea ("taller central section, concrete inlay, large windows, articulated brick façade")



Icon – 1401 Park ("articulated center of façade, contrasting concrete inlay, decorative cap and brick relief on pilasters and parapet, pilasters and windows symmetric around central entry")