

Draft

MIXED USE - COMMUNITY DESIGN

Existing Development



Adopted Policy

Mixed, Integrated and Compact Uses:

Mixed Use areas are to be compact and interconnected, instead of large buildings with large parking lots in front of them. Uses should be integrated rather than each use being placed in isolated pods.

Street Network and Parking:

Redevelopment of larger centers should include an expanded street network to serve as the organizing framework of the development and to break up the large, monolithic blocks of land. New buildings should front on these streets with doors and windows facing the street. Large surface parking should be broken down into smaller pods with extensive landscaping. Surface, shared and on-street parking are encouraged.

Pedestrian Mobility:

An extensive pedestrian network should be provided. Both internal and external streets should be designed with pedestrian amenities such as sidewalks, enhanced crosswalks and pedestrian level lighting. Pedestrian connections should be provided between the front doors of buildings and the sidewalks along streets.

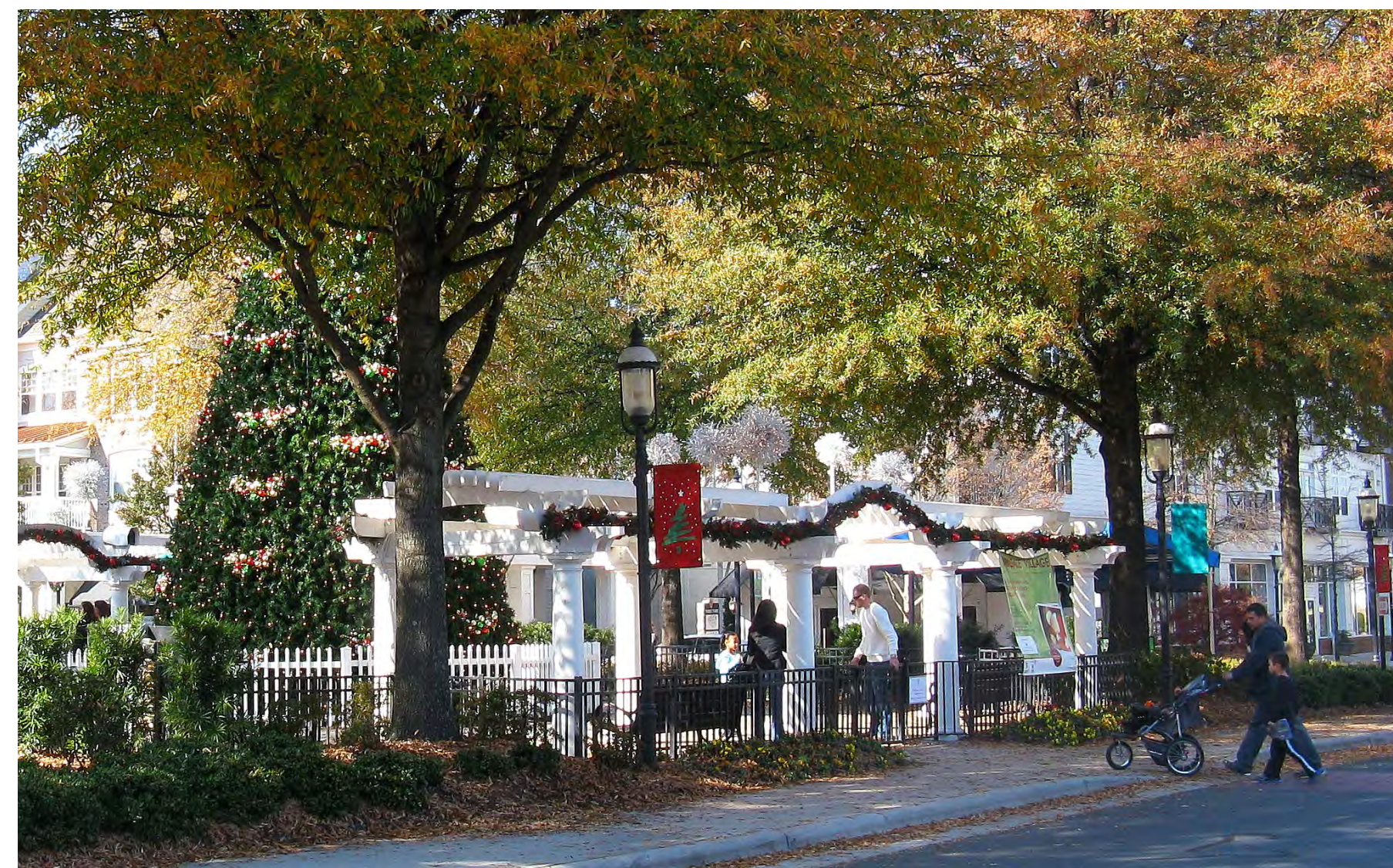
Open Space:

Open space should be incorporated into larger developments and can be used as a public gathering space and an organizing feature for development.

Appearance and Pedestrian Orientation:

Redevelopment should focus on improving the appearance and pedestrian-friendliness of abandoned and underutilized commercial areas.

Potential Development



Public Comments



Draft

MULTI-FAMILY DESIGN GUIDELINES

Illustrative Photos



Draft Design Guidelines

1. Exterior Building Materials

Intent: Buildings should be constructed with durable and lasting materials consistent with the character of the surrounding community.

Example Guidelines:

- a. For buildings abutting a street, a minimum percentage (e.g. 30%) of a building's total façade should comprise one or more of these example materials; brick, natural stone (or synthetic equivalent), or other equivalent or better material consistent with community character.

2. Building Placement and Site Design

Intent: Building placement and site design should be organized to create and enhance a vibrant pedestrian environment.

Example Guidelines:

- a. Buildings should be arranged and oriented to front along public or private streets with parking located behind or to the side of the building.
- b. Buildings should front a minimum percentage (e.g. 50%) of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).
- c. Minimize the use of front-loaded garages, parking pads and driveways for individual residential units along streets.
- d. Orient buildings to enclose and define open space and green space.

3. Building & Architectural Design

Intent: Building massing and architectural form should be designed to break up long, monolithic forms and massing in order to create visual interest and architectural variety.

Example Guidelines:

- a. Buildings should include modulations of the building massing/ façade plane (recess, projection, architectural treatment, etc.). Modulations should be regularly spaced and of a minimum width (e.g. 10 feet) and height (e.g. extending through all floors) in order to create visual interest and variety.

4. Architectural Elevations

Intent: Building elevations should be designed to create distinct architectural form and character.

Example Guidelines:

- a. Building elevations should include vertical bays or articulated architectural facade features including: exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.
- b. Buildings should be designed with a recognizable architectural base articulated through building massing or change in materials (e.g. a wainscot base of masonry materials).
- c. Building elevations facing streets should not have large expanses of blank walls (e.g. maximum 20 feet in length). Architectural features such as, but not limited to, banding, medallions, or design features or materials should be incorporated into the design to avoid a sterile, unarticulated blank treatment of such walls.
- e. Accessory structures should be consistent with the principle building in material, texture and color.
- f. The main entrance of a building should be articulated and expressed in greater architectural detail than other building entrances.

5. Roof Form and Articulation

Intent: Roof form and rooflines should be designed to avoid the appearance of a large monolithic roof structure.

Example Guidelines:

- a. Long rooflines should avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
- b. Pitched roofs should have a minimum pitch (e.g. five feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.
- c. Roof top HVAC and related mechanical equipment should be screened from public view at grade from the nearest street and from the nearest single-family structure.

6. Service Area Screening

Intent: Site service areas (dumpsters, refuse areas, recycling, storage) should be screened from view.

Example Guidelines:










- a. Service areas should be screened by through a combination of landscaping, fence, and/or wall.
- b. Utility structures should be screened architecturally or with evergreen landscape material.
- c. Walls should be designed to match and complement the building architecture of the site's residential buildings.

Public Comments

Illustrative Photos



Draft TRANSIT SUPPORTIVE USES - COMMUNITY DESIGN

Existing Condition	Suggested Policy	Potential Development	Public Comments
	<p>Connect First Floor Uses to Street: Design buildings to front on public streets or on open space, with windows and doors at street level connected to the public realm.</p>		
	<p>Design of Ground Floor Level: Provide taller floor-to-floor heights and larger openings at the ground floor.</p>		
	<p>Active Uses on Corners: Require corners to have active uses and meet first floor design standards.</p>		
	<p>Entrances: Building entrances should be prominent and easily identifiable. Residential unit entrances fronting streets should be well-designed and provide vertical and/or horizontal separation from the sidewalk.</p>		
	<p>Structured Parking: Include active uses on the ground floor of parking structures. No ground floor parking should face onto a public street.</p>	