

CENTERS AND CORRIDORS DESIGN GUIDELINES NEW CHANGES



Guidelines Application

- Bold paragraph three: each guideline **must** be addressed.
- Bold paragraph five “**equal to or better than**”.

Buildings Along the Street

□ GUIDELINES

- For shopping centers, keep 15% a shall.
- At least 30% of the frontage of the site consists of building façade.

Building to the Corner

- **Intent:** “Building placement and massing should create an environment that frames the public realm and creates an urban street edge. Proper building placement along the street ensures the development of a site and contributes to the liveliness of sidewalks.”
- **Guidelines:** Buildings shall hold the street corner although setbacks that accommodate publically accessible plazas are acceptable. Such plazas should be located along the eastern, western, or southern block face as to maximize exposure to sun. Consideration may be made to provide extra space for pedestrians or a generous entry.

Deviation from this guideline must meet the intent of this section and requires a recommendation of approval by the Design Review Board.

Building Materials

- **INTENT** - “Building design incorporates quality materials and architectural elements to support pedestrian oriented development.”
- **GUIDELINES** - The building base fronting any street or public right-of-way, consisting of the ground floor level up to the second floor, should be clad in durable upgraded materials such as stone, tile, metal, masonry, concrete and/or glass.

The building base’s upgraded materials should extend to within 6” of sidewalk/finish grade and these materials should wrap corners of exposed property line walls a minimum of 5’.

Exit corridors, garage openings, loading docks, and all recesses should provide a finished appearance to the street with street level exterior finishes fully wrapping into the openings to a minimum dimension of 10’.

Treatment of Blank Walls

□ GUIDELINES

□ Add these treatment options:

Differentiation of textures and colors

Vertical landscape wall / vegetative “green” wall

Raised Planters

Display windows

Signage as identified in “Sign Design”

Other architectural detailing.

Prominent Entrances

□ GUIDELINES

- Change “ornamentation” to: “Special or unique architectural detailing around opening/door.”
- The entrance should be considered as a collection of elements:
 - (a) Overhead: Canopy, porches, building extensions.
 - (b) Transitional: Stoops, courtyards, stairways, portals, pocket gardens, decks.
 - (c) Ground Surface: Seating walls, special paving, landscaping, trees, lighting.

Massing

□ INTENT

- “Buildings that frame and define the street express a fine-grain character that contributes to the quality of the public realm and pedestrian experience. Well-articulated buildings and detailed street walls are important to the fabric of the city and establish a human-scale urban experience.”

Massing

- **GUIDELINES** - Add “continuous, unobstructed storefront glazing”.
- “The top” of the building shall be treated with a distinct outline that adds variation through varying heights, steps, or depths. See Roof Form for additional requirements.
- New structures **SHALL** incorporate vertical **AND** horizontal modulations to develop distinct architectural volumes, break monotonous volumes, and create fine-grain character in scale with adjacent neighborhood character

Roof Form

- **Add:** Pitched roofs ... to highlight major entrances “are to be used in reference to surrounding context and reinforce architectural character of the street.”
- Flat Roofs, are to be used in reference to surrounding context, reinforce architectural character of the street and be modulated to establish human scale interaction.
 - (a) Parapets without vertical or horizontal modulation in any (30') span shall have an outward projecting cornice of 6" minimum.
 - (b) Stepped parapets of varying heights (2' or 1 x wall height), cornice/architectural projection articulated through varying heights and depths.