

Diagram 3.f - Gateway Elements & Signature Facades

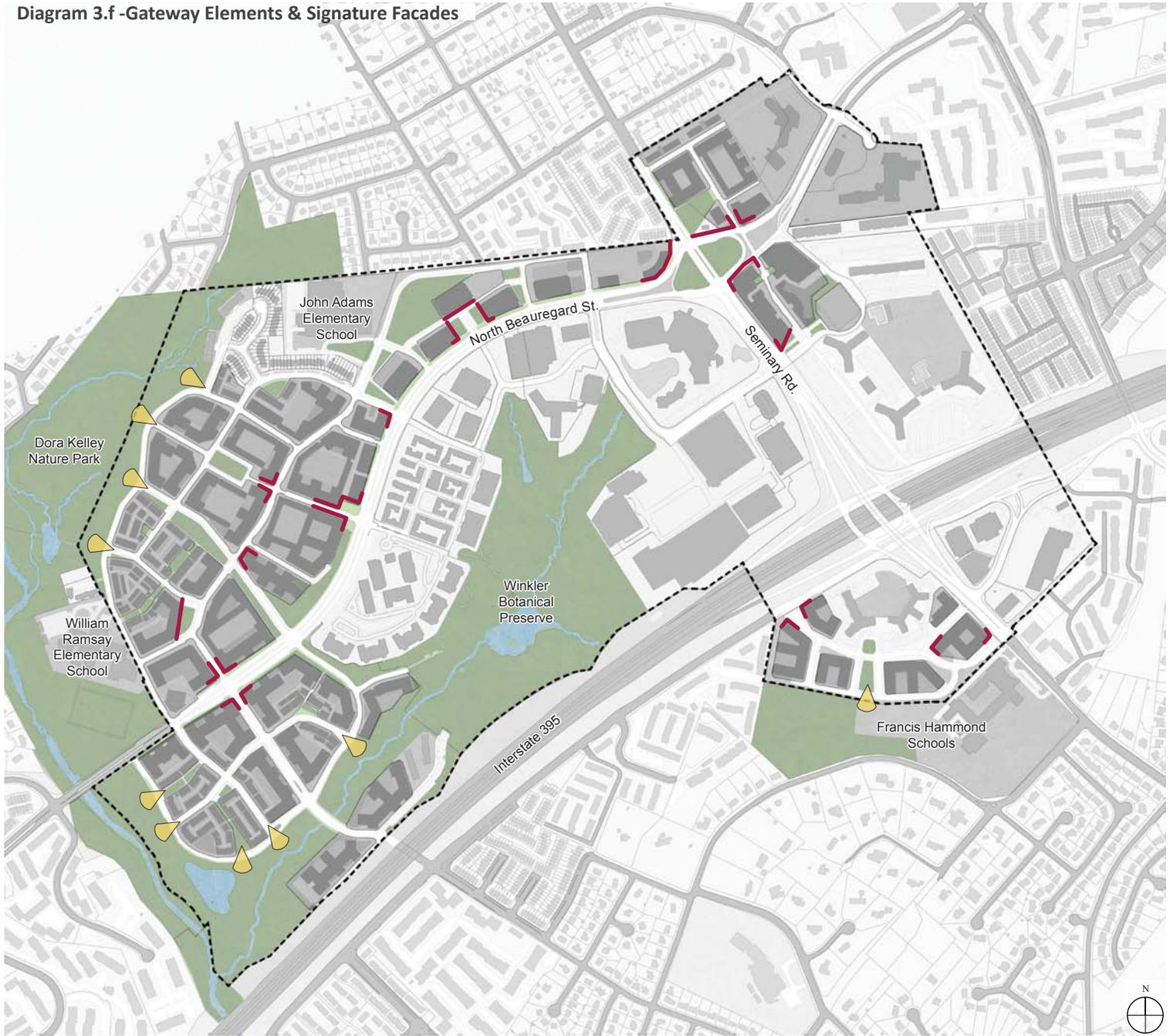


Diagram 3.f - Gateway Elements & Signature Facades

- BSAP Boundary
- ▲ Views to Open Space
- Gateway Elements and Facades

g) Bicycle & Pedestrian Network

Combined with an efficient transit system and pedestrian-friendly streets, a proposed fine-grained bicycle and pedestrian network that promotes walking and cycling will further contribute to a more sustainable community and a healthier populace. A collective system of new sidewalks, off-street trails, green streets and mid-block passages will provide pedestrians with more choice of routes, creating a complete and diverse bicycle and pedestrian network. The proposed bicycle network capitalizes on the new streets and will provide a variety of dedicated on-street and off-street safe bicycle facilities.

- (4) Adequate bicycle parking should be provided within public and private open spaces in accordance with Alexandria's Bicycle Parking Standards
- (5) Placement for future bike share should be considered in near high activity, retail and/or transit locations.
- (6) Transitway stops and stations should be fully accessible via sidewalks or paved trails. Effort should be made to provide direct connections between transitway stops and building entries where feasible.

i. Standards

- (1) The Bicycle and Pedestrian Network Plan assigns the different types of routes proposed in the CDD #21 and #22 . Mid-block passages and on and off-street bicycle facilities and trails shall be provided as shown in Diagram 3.g.
- (2) The various bicycle facilities shall be coordinated with the City's Transportation Master Plan, and Bicycle and Pedestrian Mobility Plan.
- (3) Three different bicycle facilities are proposed. These types include:
 - (a) On-road Bicycle Facilities (lane) shall provide a five-foot bike lane.
 - (b) On-road Bicycle Facilities (sharrow) shall provide a 14-foot sharrow (shared bicycle and vehicular lane).
 - (c) Off-road Bicycle Facilities shall be included in a minimum 10-foot multi-use trail.
 - (d) Mid-block passages shall include landscaping and connect directly with the urban sidewalk network.
 - (e) Proposed off-street trails shall connect to existing trails where feasible to create a complete and enhanced trail network.



ii. Guidelines

- (1) Enhanced street crosswalks should be provided at mid-block locations where mid-block passages intersect with streets.
- (2) Proposed trails for pedestrian use should be a minimum of 6 feet wide. They should preserve the integrity of Holmes Run and Dora Kelley Nature Park. Trails should be made of pervious materials and be kept to a minimum scale to fulfill their promenade purpose.
- (3) Non-vehicular connections to surrounding communities outside the Small Area Plan should be provided as shown on Diagram 3.g so as to enhance overall regional connectivity.



Diagram 3.g - Bicycle & Pedestrian Network

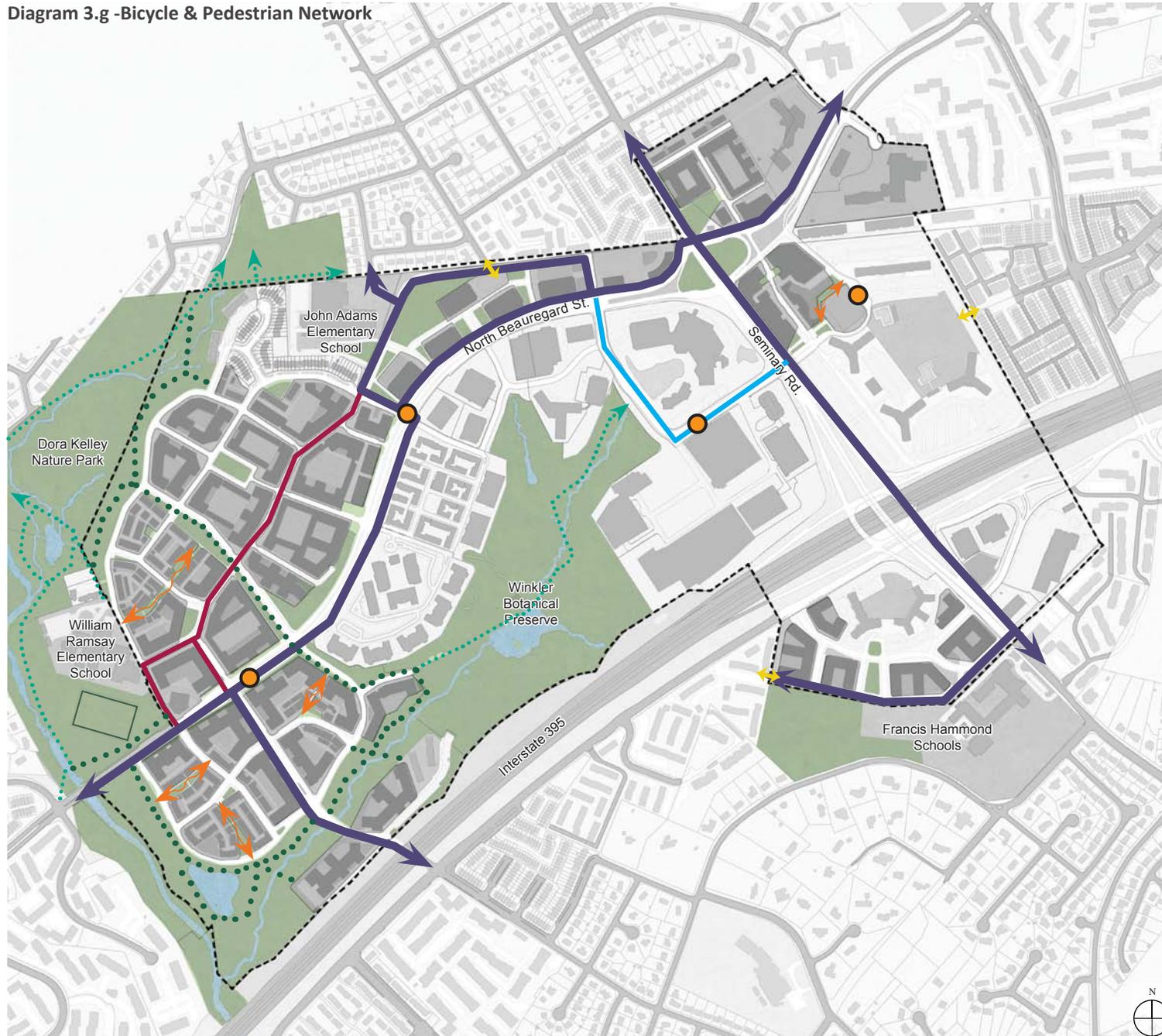


Diagram 3.g - Bicycle & Pedestrian Network

- BSAP Boundary
- Existing Trails
- Proposed Trails
- On-Road Bicycle Facilities (5' Bike Lane)
- On-Road Bicycle Facilities (14' Sharrows includes vehicular travel lane)
- Off-Road Bicycle Facilities (10' multi-use trail)
- Major Mid-Block Passages
- Potential pedestrian and bicycle connections to neighboring communities
- Proposed Transitway Stop

h) Public Open Space

Each neighborhood should give equal consideration to its urban fabric and public realm. As an important component of the public realm, the Open Space Network capitalizes on a wide range of passive and active recreational opportunities, interwoven throughout the CDD #21 and #22, where people can gather, stroll, exercise, picnic, celebrate and play in a safe and beautiful environment. Open spaces are intended to serve as the primary social gathering places for residents and workers. A collection of useful public spaces, greatly ranging in size and character will positively contribute to the vitality of the urban environment, enrich the civic spirit of a community and reinforce the area's habitat biodiversity and ecology.

The Open Space Network is intended to connect to the City and Regional open space system, and also be connected by the pedestrian network within the CDD #21 and #22. (see Diagram 3.h).

For purposes of this document, public open space shall include both dedicated public open space and private open spaces with public access easements in accordance with CDD #21 and #22. Additional open space (public access and private access) shall be provided. Detailed Open Space is provided in Chapter 9 - Neighborhood Specific Standards and Guidelines.

i. Standards

- (1) Each neighborhood shall provide public open spaces as shown on Diagram 3.h. The specific design and location of the open spaces, as well as their general programming, shall be further detailed during the DSUP process.
- (2) Each neighborhood shall distribute public open space in such a manner to ensure residents are within a five-minute walk from one.
- (3) Open spaces shall be accessible and designed to invite people of all ages and mobility.
- (4) Defined Open Spaces shall be visible with a minimum of one side bordering a street unless constrained by natural conditions. Defined Open Spaces shall be entered directly from a street.
- (5) Adjacent existing community parks shall be linked to the proposed Open Space Network.
- (6) Accessory buildings and semi-enclosed structures (such as a cafe, a gazebo or pavilion) may be built within an open space but shall not exceed 25% of the total area. If approved as part of the DSUP process, such buildings and structures shall not be deducted from the maximum square footage.

- (7) A range of open space types, each with their own character and scale shall be provided within each neighborhood. Each open space type will be determined during the DSUP process and designed for their principal intended character and function as set forth in Table 3.h.1.
- (8) Major mid-block pedestrian passages shall be required as depicted in Diagram 3.h and shall generally be 30 to 60 feet wide.
- (9) Walls within Defined Open Spaces shall be constructed of brick, stone or concrete. Fences shall be built of painted metal and/or wood.
- (10) Plants within Open Spaces shall require minimal maintenance and be horticulturally acclimatized to the region.
- (11) Open spaces shall contain benches, trash receptacles and bike racks, in keeping with the scale of the space.
- (12) Furnishings within public open space shall meet all applicable City standards.
- (13) Paving within Greenways shall consist of pervious materials.

ii. Guidelines

- (1) The distribution of open space throughout the plan area should be comprised of a mix of passive and active uses.
- (2) Pavement within Defined Open Spaces should consist of the following pervious and non-pervious materials such as: scored concrete, concrete pavers, brick, stone or gravel.
- (3) Public Open Spaces should be designed with consideration of climate and sun exposure throughout the year. Where appropriate, provide opportunities for wind-protected, shaded and sunny areas for different year-round recreational activities.
- (4) Materials within open spaces should be selected with consideration of their durability and maintenance. Their quality should reflect the importance of the space as a civic space.
- (5) Open spaces should not be fenced, with the exception of playgrounds, pools and dog parks.
- (6) Landscape plantings should be consistent with the City's Landscape policy recommendations.



Courtesy of Portland Urban Condos



Courtesy of Park View Condos



Courtesy of Justin Martin

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PLAN FRAMEWORK 3.15

DRAFT

Diagram 3.h -Illustrative Public Open Space Types



Diagram 3.h Public Open Space Types

Open Space Types		Public Open Space	Private with Public Access
	Greenways	•	
	Greens		•
	Squares		•
	Plazas		•
	Pocket Parks		•
	Major Mid-Block Passage		•
	Community Garden	•	
	Dog Park	•	

- BSAP Boundary
- Resource Protection Area (RPA)
- Playground
(A playground will be located in each of the six residential neighborhoods.)
- Existing Major Adjacent Open Space
- City-Owned Land
- The possible location of the Community Garden and Dog Park are shown for illustrative purposes only. Specific size, design and location to be defined during the DSUP process.
- ① Athletic field to be constructed by the City using developer contributions

TABLE 3.H.1 OPEN SPACE TYPES

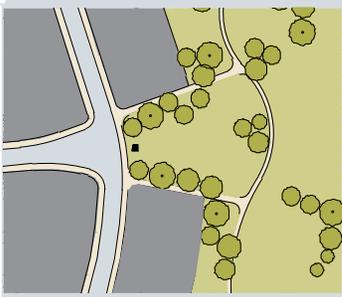
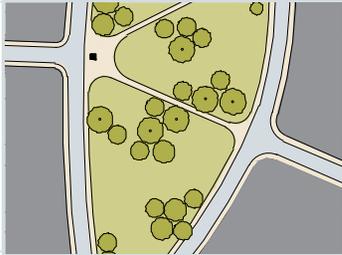
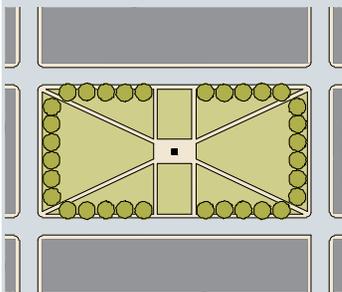
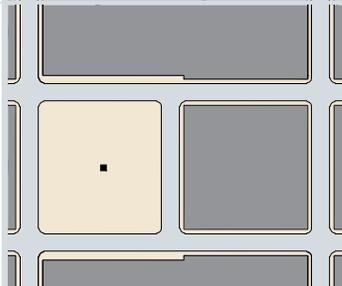
TYPE	CHARACTERISTICS	DIAGRAM	PHOTOGRAPHIC ILLUSTRATION
GREENWAY (GW)	Highly accessible and visible larger open space for structured active and passive recreation. Greenways have extensive street frontage and are spatially independent of surrounding building frontages. Landscape treatment can consist of paths, trails, waterbodies and woodlands, naturally disposed landform, playing fields, playgrounds, pedestrian and cycling trails, seating, lighting, community center and infrastructure and parking. Greenway may be lineal, following the trajectories of natural corridors and their size may vary. Its landscape pattern can be naturalistic in more rural areas and formal in urban areas. There are no minimum or maximum size requirements.		
GREEN (GR)	A neighborhood-centered local open space sized to site conditions and available for unstructured passive and active recreation. Greens are spatially defined by extensive perimeter streetscape rather than building frontages. Its landscape consists of treatment of landform, open ground and plantings, naturalistically arranged with pedestrian circulation, seating, recreation facilities and lighting. Stormwater management provisions may be integrated into landscape treatment, but may not impede the public use of the open space. Greens typically vary in size from 1/4 acre to two acres.		
SQUARE (SQ)	Prominently sited urban open space for unstructured civic use, commercial activity and passive recreation. Squares are spatially defined by substantial, adjacent streetscape and building frontages with streets on at least one side. Its landscape consists of paving, walls, landscape elements and plantings formally arranged. They may contain civic buildings. Squares typically vary in size from 0.15 acre to 2 acres.		
PLAZA (PZ)	Major urban open space for civic purposes and programmed activities. Plazas are spatially defined by building and street frontages. Building edges at grade contain continuous public service uses for animation and support. Plaza grade should be flush with perimeter sidewalks and provide access to adjacent buildings. Its landscape consists primarily of pavement with the option of strategically placed trees planted at grade. Plazas may be anchored by landmark focal point, such as water feature or public art. Plazas are typically located at the intersection of important thoroughfares. They may contain civic buildings. Plazas typically vary in size from 0.10 acre to 2 acres.		

TABLE 3.H.1 OPEN SPACE TYPES

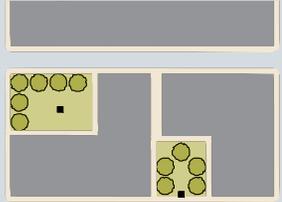
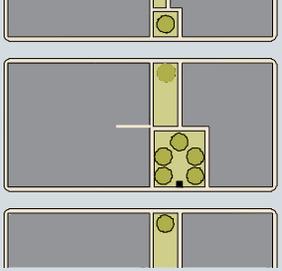
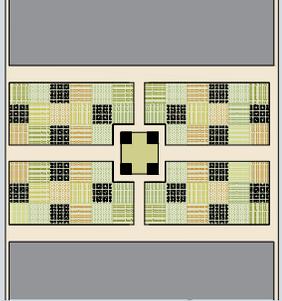
TYPE	CHARACTERISTICS	DIAGRAM	PHOTOGRAPHIC ILLUSTRATION
<p>POCKET PARK (PP)</p>	<p>A small open space designed for both passive and active recreation. In residential areas, pocket open spaces may include playgrounds attached within a block or detached within the neighborhood. There shall be no minimum or maximum size.</p>		
<p>MAJOR MID-BLOCK PASSAGES (BP)</p>	<p>Linear open space passage dedicated to pedestrian use only, providing mid-block connection between streets or destinations. Passages are generally defined by buildings and provide direct visual and physical link to facilitate pedestrian circulation. The minimum width shall be 30 feet and shall vary in width as generally depicted in Diagram 3.h. These spaces are intended to be more pedestrian, intimate, landscaped “green” streets. Provisions for emergency vehicles should be considered in their specific design.</p>		
<p>COMMUNITY GARDEN (CG)</p>	<p>A grouping of garden plots available for small-scale cultivation, generally for residents of apartments and other dwelling types without private gardens. Community gardens should accommodate individual storage sheds. Community gardens are valuable for their recreational and communal role, similar to that of a club. There are no minimum size for community gardens. Community gardens may extend no greater than 25 feet into the landward Resource Protection Area (RPA) boundary. In the Greenway District the community garden shall be 2,500 square feet minimum.</p>		
<p>DOG PARK (DP)</p>	<p>A small open area specifically designed and equipped for the play of dogs. A dog park is fenced, has water access and may include an open shelter. Minimum size must be 1/2 acre as per city guidelines for new dog areas. Dog parks shall be located outside the Resource Protection Area (RPA) and shall be designed as per city standards.</p>		

TABLE 3.H.2 ILLUSTRATIVE LIST OF POSSIBLE OPEN SPACE USES

USES	GW	GR	SQ	PZ	PP	BP	CG	DP
ACTIVE USES								
Structured Playfields	■	■	■					
Unstructured Playfields	■	■	■	■	■			
Nature Trails	■	■						
Riding Trails	■							
Sledding	■	■						
Playground	■	■	■	■	■	■	■	
Bicycling	■	■						
Interactive Water Fountain			■	■				
Concerts	■	■	■	■				
Swimming	■	■						
Festivals		■	■	■			■	
Farmers Market			■	■			■	
Fishing	■							
Bird Watching	■	■						
Rock Climbing	■	■						
Dog Walking	■	■	■	■	■	■	■	■
Dog Park Fenced	■	■						■
Community Garden	■	■			■		■	
Skate Park		■	■	■	■			

USES	GW	GR	SQ	PZ	PP	BP	CG	DP
PASSIVE USES								
Picnic	■	■	■	■	■	■	■	
Parking	■	■		■			■	■
Food and Retail Kiosk			■	■				
Seating / Comfort Station	■	■	■	■	■	■	■	■
Restrooms	■		■					
Barbeque Grill	■	■			■		■	
Concerts	■	■	■	■				
Festivals		■	■	■			■	
Farmers Market			■	■			■	
Outdoor Dining			■	■	■		■	

■ Illustrative permissible uses.

Note:

The purpose of Table 3.h.2 is to demonstrate that the different types of open spaces in the plan area can incorporate a variety of active and passive uses.

Final programming of permissible uses shall be determined during the DSUP process.

KEY:

- GW: Greenway
- GR: Green
- SQ: Square
- PZ: Plaza
- PP: Pocket Park
- BP: Major Mid-block Passage
- CG: Community Garden
- DG: Dog Park

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Chapter 4: Urban Design

The character of Beauregard will be principally established by the size of the blocks, quality of the buildings on private lots and their meaningful relationship to the surrounding public spaces and streets. Urban Standards and Guidelines regulate the private land by establishing the physical and functional relationships between buildings. They prescribe the rules related to block size, building placement and massing (including setbacks, height, and frontages), and other Standards and Guidelines essential to creating a pedestrian-friendly, high-quality urban environment.

a) Blocks

One of the measures to ensure that Beauregard will develop as an urban, pedestrian-oriented series of neighborhoods is to require urban human-scaled block sizes for each of the neighborhoods.

i. Standards

- (1) Block sizes shall have a maximum perimeter of 1,600 feet. The intent of this standard is to maintain the permeability of all blocks in order to facilitate pedestrian movement and ensure the opportunity for blocks to accommodate uses that otherwise meet the urban design goals of this document. Block perimeter shall be measured as the right-of-way perimeter adjacent to public streets (dedicated or public access easements) Block size is further illustrated in Chapter 10 - Definitions.
- (2) Where mid-block pedestrian passages of 30 to 60 feet are provided, (see illustrative definitions in Chapter 10) the block perimeter shall be measured from public right-of-ways (dedicated or public access easements) to the mid-block pedestrian connections. Under this provision, the mid-block pedestrian passages shall be continually open to the public and connect two public streets.
- (3) Other mid-block pedestrian passages in mixed-use and commercial areas, as depicted in Chapter 9, shall be allowed to be a minimum of 15 feet wide.

ii. Guidelines

- (1) Where possible, mid-block passages should be provided to ensure permeability of blocks.
- (2) Other mid-block passages for residential locations should be a minimum of 20 feet wide. They may be softscaped or hardscaped and should be well lit for security and comfort purposes.



b) Building Character & Massing

Buildings that line the street should generally be in scale with the width of that street. The mass of a building also contributes to the air and light quality of a street. The size of a building is independent of its scale as articulating the massing can modify its scale. A building's massing can be articulated horizontally in plan (in and out), vertically in elevation (up and down), or both. Building character and massing are important features of neighborhood design as they contribute to the beauty and walkability of a community.



i. Standards

- (1) Buildings shall provide architectural scaling and material elements to reduce the appearance of the height and length of building facades through the use of changes in wall plane, height, and materials.
- (2) Large-scale buildings shall be architecturally differentiated through the use of color and materials within each block.
- (3) Buildings shall incorporate a variety of materials, fenestration, patterns and colors to ensure the articulation of the street wall.
- (4) The articulation of multi-family building courtyards shall maintain a minimum width:height ratio of 1:3 in at least one dimension, in order to avoid light well conditions. Courtyards should be wider where possible.
- (5) HVAC and mechanical equipment shall be integrated into the overall building design and not be visible from adjoining streets and or open spaces. Through-wall units or vents shall be prohibited along street frontages and open spaces, unless recessed within a balcony.

ii. Guidelines

- (1) A variety of heights is encouraged within the neighborhoods
- (2) Uninterrupted facades should be discouraged. Long buildings (over 250 feet long), should be broken down to a scale comparable to that of the buildings on the rest of the block face. This can be accomplished by articulating the building in plan or elevation.
- (3) The design and façade treatment of mixed-use buildings should differentiate commercial from residential uses with distinguishing expression lines (such as cornices, projections, banding, etc.), changes in fenestration, façade articulation and/or material changes.
- (4) Mixed-use buildings should be articulated with architectural projections, such as terraces, awnings, canopies and bay windows in order to provide variation to the building massing.
- (5) Buildings should allow for live-work and comparable ground floor uses to occur where possible.
- (6) Balconies may be indented (as loggias) or cantilevered, excluding where retail is provided. Where appropriate, cantilevered balconies should be integrated within and add to the overall architectural design and aesthetic appearance of the building utilizing complementary materials and scale.

c) Building Frontages and Setbacks - Building Streetwall

Maintaining a consistent streetwall is a fundamental component for a vibrant and interesting pedestrian life and a coordinated public realm. Buildings should respond to their context and character of each neighborhood. For example, in the Town Center, buildings may have zero or shallow setbacks and generally be at the back of the sidewalk. Buildings closely aligned to the street edge, with consistent setbacks, provide a clear sense of enclosure to streets, enabling them to function as human-scaled, outdoor rooms while other neighborhoods may have deeper setbacks for front yard or courtyards. The placement of the building and design of the facade along the street edge should be given particular attention, as it is that portion of a building that is the primary contributor to pedestrian activity. Building setbacks and frontages terms are illustrated in Chapter 10 - Definitions.



i. Standards

- (1) Building with retail frontages shall provide a minimum of 85% of the building streetwall along the property line. Exceptions shall include:
 - (a) Along North Beauregard St. where additional setbacks are required as shown in street sections in Chapter 7.
 - (b) Storefronts that provide seating areas and may be permitted.
- (2) Office and hotel buildings shall provide a minimum of 80% of the building streetwall along the property line.
- (3) Multi-family buildings shall provide an average setback of 10 feet from the property line for a minimum of 30% of the total frontage of each building. See streetwall definition and illustration in Chapter 10 - Definitions.
- (4) Townhouses and stacked townhouses shall provide the following minimum frontage setbacks:
 - (a) Townhouses with frontages along major mid-block passages and/or public open spaces may be built to the property line.
 - (b) All other townhouses and stacked townhouses shall provide a minimum five foot setback from the property line.
- (5) Corner townhouses and stacked townhouses shall provide a continuous street wall along side streets. Garden walls connecting the principal building to the garage shall maintain the streetwall.
- (6) With the exception of utility rooms, building mechanical equipment, utilities boxes and meters and trash storage shall be located on building roofs, below grade, or in alleys where possible. Where otherwise provided, they shall be adequately screened with landscaping walls or integrated as part of the design of the building. Bathroom and dryer vents shall be permitted to vent through walls.

ii. Guidelines

- (1) In the Greenway, Garden, Upland Park and Seminary Overlook neighborhoods setbacks for front yards and courtyards are encouraged.
- (2) Larger front setbacks for residential buildings are encouraged within the Garden and Greenway Neighborhoods.
- (3) Multi-family buildings should provide building breaks in the form of courtyards and front yards as landscape amenities.
- (4) Eroded building corners are generally discouraged.
- (5) Townhouses and stacked townhouses may provide side yards and gardens.

d) Building Height and Height Transitions

Maximum building heights are intended to ensure buildings of complementary size and massing face each other. Height transitions ensure appropriate massing and scale next to existing neighborhoods. Alternatively, height transitions along frontages allow buildings to minimize their impact on the public realm and insure a smoother transition of scale to neighboring communities to maintain the urban design intent of the CDD #21 and #22. See illustrated definitions in Chapter 10 - Definitions

i. Standards

- (1) Building heights and height transitions shall be required at locations shown on Neighborhood Specific Standards and Guidelines (Chapter 9).
- (2) Buildings adjacent to the required building transition areas (as shown in Chapter 9) shall utilize approaches such as building stepbacks, building shoulders, landscape buffers and/or courtyards, but not limited to those defined and illustrated in Chapter 10 - Definitions. Transitions may be required at other locations if deemed necessary as part of the development review process.
- (3) The height of residential buildings on major mid-block passages identified on Diagram 3.h shall be limited to a height of 45 to 55 feet.

ii. Guidelines

- (1) Building setbacks may include landscaping shoulders, decks, and landscaping.
- (2) A variety of building heights is encouraged.



Courtesy of Shindoverse

e) Building Orientation and Entries

Building orientation and entries are an important components of a building's design and contribute to the public realm and distinctive character of a building. Well-designed and detailed entries provide visual cues to pedestrians and motorists.

i. Standards

- (1) Building orientation shall provide a complementary façade to the building it faces across a street, open space or mid-block pedestrian passages, such that the front of a building faces the front or side of buildings, except in instances when it faces existing buildings.
- (2) Buildings shall have their principal pedestrian entrance along a street, open space or mid-block passage with the exceptions of visible entrances off a courtyard.
- (3) Building entries shall be given prominence on the street frontage and sized appropriately for the scale of the building.
- (4) Building entries shall have a change in material, color or wall plane to enhance the building façade and to clearly indicate entry locations.
- (5) Building entries for mixed-use buildings shall distinguish entrances for residential and commercial uses.
- (6) Multifamily, office and hotels shall provide prominent entries through canopies, change-in-color materials or wall plane.
- (7) Entries for multifamily buildings shall provide protection from the elements with canopies, marquees, recesses or roof overhangs.

ii. Guidelines

- (1) Building entries to retail and residential mixed-uses should be provided on interval of 80 feet on average, with the exception of large-scale retail buildings, hotels or site constraints.
- (2) Townhouse entries should include special details, such as changes in plane, color, materials or front stoops and railings, to enhance the distinction of each unit.
- (3) Building entries where adjacent to off-street multi-use paths should be set back to minimize pedestrian and bicyclist conflicts.
- (4) Pedestrian entrances for underground parking structures should not be from an alley, where possible.



f) Residential Uses at Grade

It is important to provide sufficient privacy for ground-floor residents and to achieve an appropriate, yet harmonious interface between residential buildings and the adjacent sidewalks.

i. Standards

- (1) Ground floor residential uses shall have a finished floor height above average sidewalk grade of a minimum 12 inches if setback a minimum of 5 feet. All other ground floor residential uses shall have a finished floor height above average sidewalk grade of a minimum 18 inches. Exceptions shall be allowed for ADA/FHA compliance. See illustrated definitions in Chapter 10 - Definitions.
- (2) Residential buildings with ground-floor units shall provide landscaping, walls, fences, stoops or similar elements to provide an attractive and private frontage to the building.

ii. Guidelines

- (1) Stoops, porches and direct individual entries should be encouraged for ground-floor residential units.



g) Garden Walls, Retaining Walls and Fences

Garden walls and fences provide transitions between the private and public realm and contribute to the spatial enclosure of streets and privacy of yards and courtyards.

i. Standards

- (1) Garden walls and fences shall be built to a minimum height of two feet and a maximum height of three and a half feet along street frontages. Rear walls and fences shall be built to a maximum height of six feet.
- (2) Garden walls and fences shall minimize visual monotony through changes in plane, height, texture and material.
- (3) Garden walls and fences shall provide complete enclosure by connecting with other walls, fences, hedges or buildings.
- (4) Garden walls and fences materials:
 - (a) Materials for walls shall be brick, stucco, metal and/or stone.
 - (b) Gates in garden walls, if any, shall be painted wood or metal.
 - (c) Garden walls at frontages shall match the principal building.
 - (d) Where fencing is provided within the front or side yards, decorative metal fencing shall be used. Fences in rear yards shall be wood or metal.

ii. Guidelines

- (1) Garden walls and fences should be articulated to match, or be complementary to, the building's architectural style and materials.
- (2) Variations in garden wall and fence designs should be strongly encouraged between adjacent properties.
- (3) Where retaining walls are needed, the height, length and visual impacts of the walls should have pedestrian scale elements.
- (4) Retaining walls where visible from an adjoining street should include a brick or stone veneer, and should include pattern changes or similar design measures to relieve visual monotony of longer walls.
- (5) Vegetated walls should be considered for wall sections above six feet in height.



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Chapter 5: Building Design

The following standards apply to building and site components that are visible from streets, open space or public spaces. The intent is to create distinctive architecture within a high-quality public realm. New buildings are encouraged to reflect a high quality, contemporary and vernacular design vocabulary.

a) Retail Uses & Storefronts

Storefronts line streets and sidewalks, typically containing the greatest pedestrian activity within the neighborhood. As such, a higher level of design scrutiny shall be given to these building components to ensure pedestrian comfort, a high quality and a high level of transparency at the ground level of the building. Storefronts should provide significant visual interest and should have the opportunity to express their individual identity with varying storefront treatments, colors and patterns.

The City's successful retail streets and storefronts reflect a fine-grained pattern of multiple shops and businesses. Within a given block the variety of retail offerings, complexity of window displays and multiple entrances provide the pedestrian with a significant level of visual interest. The successful performance of the retail areas will be directly related to the successful design and construction of their retail storefronts. It is the intent of the retail storefronts that all retail tenants will have the opportunity to design and install their own storefronts as a way to express their individual identity. Storefronts should be "individual" expressions of a tenant's identity. Tenants and buildings should be required to avoid uniform storefronts. Lighting is required to add to both the character and the safety of public streets, as well as to contribute to the overall success of a neighborhood. The following storefront standards and guidelines shall apply:



i. Standards

- (1) Ground floor retail uses shall be provided in locations shown as required retail frontages on Diagram 3.d for an average depth of 45 feet for each block.
- (2) Corner retail storefronts shall extend at least 45 feet on average in depth along the side street and/or open space, and shall also be expressed in the architecture. Depth shall only be measured from the primary entrance for corner retail entrances.
- (3) Required retail frontage setbacks shall not exceed 25 feet from back of curb.
- (4) Required retail shall provide a minimum of 18 feet of height from floor to floor.
- (5) Storefront windows shall be used frequently to enliven the sidewalks.
- (6) On required retail frontages (Diagram 3.d), shall provide a solid to void ratio of a maximum of 40% solid and a minimum of 60% void. Large format retail uses (defined as uses exceeding 20,000 square feet) shall be allowed to reduce the minimum void requirement to 40%, the remainder of the frontage shall be required to include windows, murals, artwork, or other compatible architectural treatments.
- (7) Special consideration shall be given to the scale and configuration of large format retail buildings to ensure they are in keeping with the massing and urban character of buildings.

- (8) Retail frontages shall be architecturally articulated through the varied use of materials, colors, display windows, entrances, awnings and signage.
- (9) High-quality, durable materials are especially critical at street level within reach of pedestrians. The materials for the retail storefronts shall consist of stone, brick, concrete, metal, glass, and wood. Construction detail and finish shall adhere to craftsman standards.
- (10) Opaque, smoked, and reflective glass on storefront windows shall be prohibited unless used as accent materials.
- (11) Window groupings, material changes, or columns on the principal facade to accentuate individual storefronts and denote a smaller increment of building bays shall utilize pedestrian-scaled design on the ground floor of larger buildings.
- (12) Various door and storefront configurations shall be permitted, including, but not limited to: protruding, inverted and flush entry ways.
- (13) Storefront awnings shall be appropriate to the style of the building and storefront. Other standards include:
 - (a) Awnings and canopies shall be durable and resistant to fade.
 - (b) Awnings and canopies shall be a woven fabric or other material that conveys the aesthetic of the natural material of canvas, metal, glass etc.
 - (c) Backlit awnings shall be prohibited.
 - (d) Awnings and canopies shall have a minimum depth of three feet and provide at least eight feet of clearance above the sidewalk.
- (14) The design of the retail storefronts shall be administratively approved by the Director of Planning and Zoning and subject to the standards herein.



ii. Guidelines

- (1) Retail frontages should be designed to create a comfortable, yet highly animated pedestrian environment.
- (2) Storefronts should be predominantly glass to provide views into the store.
- (3) Storefront colors should reflect a store's unique identity and be complementary to the entire building colors.
- (4) Street-level retail and restaurant use as are encouraged to use operable windows and doors which can allow them to open onto sidewalk areas. Outdoor patios should be encouraged to activate street frontages. Operable windows are encouraged where feasible and appropriate.
- (5) Recessed storefront doors should be encouraged as they provide shelter and do not impede pedestrian movement.
- (6) Awnings and canopies:
 - (a) Storefronts longer than 20 feet should provide awnings, canopies and/or other architectural embellishments.
 - (b) Storefront awnings may be retractable or fixed.

- (c) Awnings and canopies should be mounted above display window, but below the cornice line or second story window sills.
- (d) Structural supports for awnings should be finished and painted to match or complement the awning fabric.
- (e) Awnings and/or canopies should be placed on buildings near local transitway stops.
- (f) Street Cart Vendors should be permitted within retail areas of the plan, subject to city standards.

b) Signage

It is the intent of the signage standards and guidelines, that it will incorporate uniqueness, creativity and high quality design, yet well integrated into the overall streetscape. Signs are applied architectural elements and can be used to reinforce the architectural style of the building. Good signage design will enliven and enrich the streetscape experience for pedestrians without detracting from the coherence and quality of streets and public spaces.



i. Standards

- (1) Signage shall be designed to be integral and compatible with the storefront.
- (2) Each retail tenant shall install a minimum of one sign for each retail street frontage. In addition, each retail tenant shall provide a second pedestrian oriented sign such as a projecting sign, blade, or window sign. Corner retail tenants shall install a minimum of two signs, one on each street frontage.
- (3) Retail tenants shall be allowed a maximum of one square feet per linear foot of tenant storefront or 50 square feet, whichever is greater. The Director of Planning and Zoning may approve signage for retail uses up to two square feet per linear foot of frontage for exceptional design.
- (4) Signs shall be in the form of a window sign, a band sign, a blade sign, a nameplate sign, a marquee sign, a painted dimensional sign, flat sign, illuminated sign, fabricated dimension sign or awnings.
- (5) Signage shall be located to not obscure architectural design elements such as projections, cornices, or change of building material or pattern.
- (6) Illuminated retail and residential signs shall be limited to a maximum height of 35 feet above the grade of the adjoining sidewalk. Illuminated office and hotel signs shall be permitted a maximum of 50 feet above the grade of the adjoining sidewalk and illuminated office and hotel signs shall be permitted above 35 feet subject to the criteria listed below:
 - (a) Illuminated signage shall be appropriate in scale, design, color and compatible with the building;
 - (b) Illuminated signage may not be internally illuminated with neon gas;
 - (c) Illuminated signage may not be illuminated between 10:30 pm and 6:30 am.; and
 - (d) Does not have an adverse impact on the adjoining residential use(s) or park(s)
- (7) Sign illumination by bare floodlight, blinking or flashing bulbs shall be prohibited.
- (8) Blade signs shall be attached perpendicular to the building façade and may extend from the frontage line as long as it does not interfere with pedestrian flow.



- (9) Freestanding signs other than traffic/directional and wayfinding signs shall be prohibited with the exception of sandwich boards, which are permitted on the sidewalk, but shall be removed by the end of business each day.
- (10) Materials shall be durable natural materials such as cast, polished or painted metal; glazed and ceramic tile; etched, cut or stained glass; cast stone and carved natural stone. Fixed lightweight metal and glass structures are acceptable.
- (11) Projecting signs are required for each retail tenant, proportional to the retail storefront.
- (12) Box signs, signs employing flickering rotating or moving lights and/or signs painted directly on the storefront other than window graphics, freestanding signs, vinyl plastic awnings shall be prohibited.
- (13) High-pressure sodium vapor (yellow orange) lighting shall be prohibited for exterior use including buildings, parking facilities, service areas, signage, etc. Such lighting shall be prohibited inside parking garages or building entries where it would be visible from the outside.



ii. Guidelines

- (1) For any building or project, exterior light fixtures- their design, size, finish and location should be compatible with, and appropriate for, the building architecture, materials and colors.
- (2) Signage illumination should be designed and located to control light trespass such that it accommodates public safety without creating glare. Other illumination Guidelines include:
 - (a) Illuminated signage should be externally illuminated, except signage within storefront glazing. However, back-lit, halo-lit and reverse channel letters should be permitted.
 - (b) Decorative bracketed lighting complementary to the storefront is encouraged for blade signs.
 - (c) Neon signs may be considered based on creativity and the overall compatibility and character of the tenant storefront design.
 - (d) Blade signs externally illuminated with decorative bracketed lighting complementary to the storefront should be permitted.



c) Other Signage

i. Standards for banners

- (1) Banners for specific community-oriented events such as festivals or holidays may be approved for a defined period of time at the discretion of the Director of Planning and Zoning and Transportation and Environmental Services. Banners for seasonal or recurring events may be installed on a regular basis if so approved.
- (2) The banners shall be maintained in good condition. Maintenance of the banners shall be the sole responsibility of the retail tenants and property owners.

ii. Standards for Wayfinding

- (1) A Comprehensive wayfinding system shall be provided within the CDD #21 and #22 . It shall be consistent with the City's wayfinding program and requirements.



d) Building Fenestration

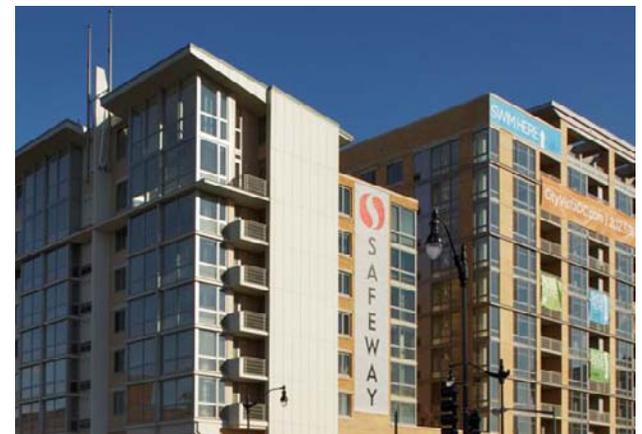
Building fenestration is used to articulate the building facades, contribute to the architectural character and use of a building and to provide points of visual interest for pedestrians. The size, frequency, and location of windows will be one of the primary visual characteristics of each building. Building fenestration should be appropriately proportioned for the building's scale and function.

i. Standards

- (1) Window and door placement shall provide a high degree of transparency at the lower levels of the building, maximize visibility of pedestrian active uses, provide a human-scaled architectural pattern along the street and establish a pattern of individual windows and exterior openings within building facades that provides a greater variety of scale through material variation, detail and surface relief.
- (2) Office and retail buildings shall provide a minimum solid to void ratio of 60%/40%.
- (3) Multi-family residential buildings shall provide a minimum solid to void ratio of 70%/30%.
- (4) Townhouses and stacked townhouses shall provide a minimum solid to void ratio of 75%/25%
- (5) Mirrored, reflective or darkly-tinted glass is prohibited. Frosted and/or etched glass shall be permitted as accent glazing.
- (6) Within a building, window types shall be complementary and minimize the use of different window styles.
- (7) Doors for residential uses shall be vertical in proportion (taller than they are wide).
- (8) Doors shall be constructed of wood or metal, and may be entirely glazed in glass.
- (9) Permitted window finish materials include wood, pvc wood-board, aluminum, copper, steel or vinyl.
- (10) The above standards shall exclude garage doors, or doors not visible from a street or public space.
- (11) Mullions visible from public streets or open spaces shall be exterior on the window. Exclusions are permitted for windows on interior courtyards and facades not visible from the adjoining street or open space.
- (12) Permitted dormer types include gable, hipped, shed, and eyebrow.
- (13) When used, shutters shall be appropriately sized to cover the window opening.
- (14) In masonry construction, a header and sill is required for windows not located in a storefront.
- (15) Bay windows on townhouses and stacked townhouses shall not exceed a depth of three feet (measured perpendicular to the wall face) and a minimum underside clearance of nine feet.

ii. Guidelines

- (1) Window glazing and patterning should be consistent or complementary throughout the building.
- (2) Buildings should provide a general vertical fenestration pattern, except where horizontal expressions are used as an accent or to emphasize a curvilinear facade.



- (3) Multiple rhythm of window openings are encouraged for larger buildings.
- (4) Windows should be grouped to establish rhythms and hierarchies at important places on the facade.
- (5) Transparent glass should contain a minimum 60% light transmittance factor.
- (6) Front entry doors should be distinctive in order to enhance a building façade.
- (7) Permitted configurations for doors should be casement and french. Sliding doors should only be permitted in interior courtyard or in rear yards where not visible from an adjoining street or open space.
- (8) Windows openings should reveal their thickness within the building wall, when appropriate to the building material used.
- (9) Where stylistically appropriate, windows should include mullions or muntins to create shadow lines.
- (10) Residential units should maximize operable windows.
- (11) Windows should reflect a rhythm, scale and proportion compatible with the overall building design.
- (12) Simulated or true-divided lights are encouraged on the ground floor.
- (13) Bay windows should be visually supported.
- (14) Headers should span openings in masonry construction and appear to visually carry the wall load above. They should be slightly wider than the opening they span.
- (15) Window openings in masonry construction should have a sill that is rectangular in form that gently slopes slightly away from the opening to shed water.
- (16) Sills should be slightly wider than the window opening.

e) Building Materials

Standards for building materials are provided to ensure durable materials are utilized to create permanent buildings, and to create visual harmony along neighborhood streetscapes.

i. Standards

- (1) Building materials shall be used to express their specific purpose and express the tectonic nature of the materials (i.e.: heavier materials should support lighter materials).
- (2) Building materials for each facade shall consist of the following: brick, stucco, wood, metal, stone, cementitious siding or cementitious panels or architectural precast concrete. Trim materials shall consist of stone, cast stone, metal, wood, or similar durable materials.
- (3) Other innovative and new materials not listed here and not prohibited shall be considered as part of the DSUP Process.
- (4) Sides and rears of townhouses that are visible from an adjoining street and/or open space shall be designed in a compatible manner utilizing a similar architectural treatment as the primary facade.
- (5) Masonry walls, whether load-bearing or veneer, shall be of brick, natural stone, or cast stone.
- (6) Vinyl and aluminum siding is prohibited. Decorative and/or split-face CMU shall only be permitted as accent material.



- (7) (EIFS) shall only be permitted as accent material above the first floor.
- (8) The base of the building (generally the first two stories) has the greatest effect on pedestrian activity and therefore shall be constructed of materials of the highest quality and durability.
- (9) Permitted roofing materials shall include metal standing seam, wood shingle, slate, synthetic slate, low profile metal tile, architectural asphalt shingles for townhouses and stacked townhouses and/or flat roof membranes. Recycled products are highly encouraged.
- (10) Railings shall be constructed of wood, metal, iron, stone or glass.
- (11) Gutters shall be copper, steel, or aluminum and shall be painted or galvanized (except for copper). Downspouts shall match gutters in material and finish.

ii. Guidelines

- (1) Where multiple exterior materials are used in a single building, they should be combined on each facade horizontally or on a different plane, with heavier (physically or aesthetically) materials below the lighter. The change in material should occur at the floor or sill level.
- (2) Masonry
 - (a) Headers and sills should meet the following guidelines:
 - (i) Headers and sills should be comprised of a variety of materials including brick, stone, cast stone, terra-cotta and metal.
 - (ii) Headers should include ornate moldings and pediments, where appropriate.
- (3) Siding
 - (a) Siding types should include: horizontal lap, of wood or composition board (such as Hardiplank); vertical board and batten of wood or composition board (such as Hardiplank); wood shingles.
 - (b) Siding types should incorporate vertical corner boards at least 3” in width on outside building corners, if appropriate to the architectural style of the building.
- (4) Chimneys should be constructed of masonry.
- (5) Railings should be factory finished or painted (except in the case of stone) to match other trim elements.

