

Part III: Private Realm

Part III provides guidance for the design of elements within the bounds of private property, including the general arrangement of site components and building design as it relates to the public realm.

See complete guidelines document for additional guidance on Commercial Development Frontage, Mixed Office-Residential Development Frontage, Adaptively Reused Building Frontage, and other special conditions.

Urban Design

Ensure Downtown development addresses the public realm through consistent frontage conditions, street level activity, and strong design elements that engage with pedestrians and create visual interest.

The most intensely developed areas of cities typically have uniform frontages, with edges of development very near to or abutting the lot line, or back of sidewalk.



Development Frontage

What is Development Frontage?

A development's frontage refers to the portion of the site and building that directly abuts a street, establishing a relationship with the public realm.

Allowable Frontage Zone

When the right-of-way between the curb and the property line is less than fifteen feet (15 ft.), additional frontage up to a maximum setback of fifteen feet (15 ft.) may be necessary to provide adequate public realm dimensions as required by these Design Guidelines. The table below and subsequent guidelines establish standard development frontage type setbacks. Setback dimensions are determined based on space needed for pedestrian zone amenities with additional setbacks required.

Intent

Establish consistency in how buildings front onto the right-of-way with predictable frontage conditions based on frontage typologies.

Allowable Frontage by Development Type

Development Type	Min-Max Frontage Yard (feet)
Townhouse	6-15
Multi-Family	0-15
Mixed Office-Residential	0-15
Commercial	0-15
Mixed-Use	0-15
Institutional	10-25
Civic	varies

Townhouse & Multi-Family Development Frontages

This type of frontage applies to townhouse development frontages abutting a public right-of-way.

- Set the face of the building a minimum of six (6) feet from the back of sidewalk to create a usable frontage yard to include a porch, stoop, or patio serving as a transition area between the street and individual units.
- Raise porches and/or elevate entry ways to:
 - Enhance privacy and refuge for residents;
 - Define and enhance the identity of individual units through architectural treatments at the ground level; and
 - Provide a buffer between the public and private realms.
- Delineate frontage yards from the public realm by either a low fence, knee wall, hedge, landscaping, or other similar means to create defensible space and a layered buffer between the public and private realms.
- Express individual units with repeated patterns or motifs such as, but not limited to, inset or projecting entry ways, window bays, balconies, stoops, railings, and architectural features.
- Modulate the wall plane of multi-family residential developments using common entry areas, courtyards, recessed areas and projections.



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Building Design

Street Wall

Consistent development frontage maintains a well-defined edge, or a Street Wall, which provides a sense of enclosure, security, and comfort to pedestrians.

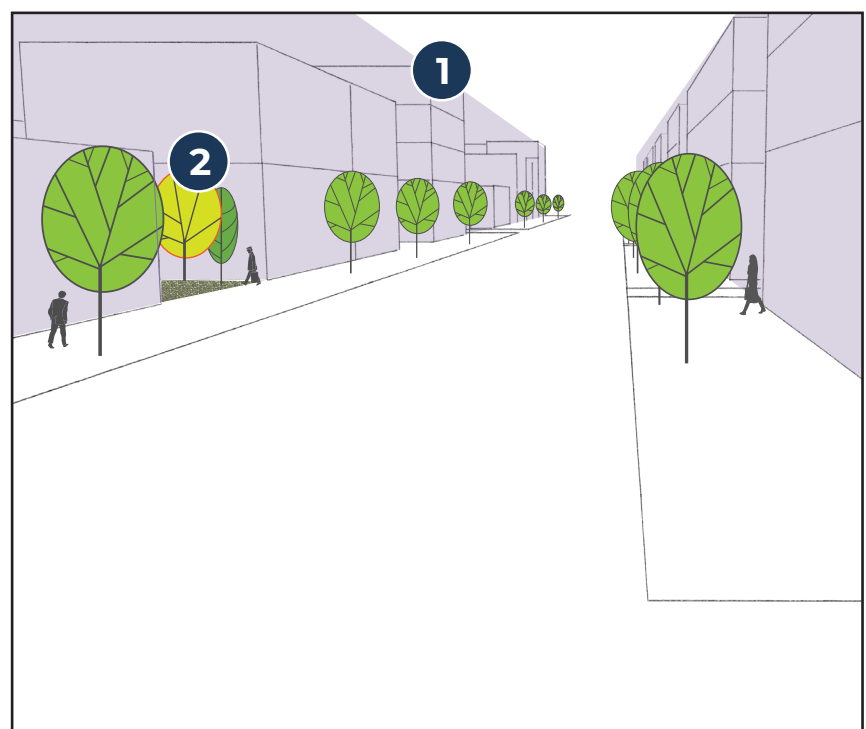
- 1 ▶ Line the edge of streets to frame the public realm and align the face of buildings parallel to the back of sidewalk to create a uniform and consistent edge to create a strong and well-defined street wall.
- 2 ▶ Utilize voids and small gaps in the street wall for relief and variation. For example, a void can be used to allow vehicular access through the development while still maintaining a continuous street wall in the upper levels.
 - ▶ Avoid excessive distances between the building, adjacent buildings, and the public sidewalk.
 - ▶ Locate habitable portions or active uses of the development close to corners of intersections or near public open space.
 - ▶ Place non-habitable portions of the development mid-block or otherwise internal to the block.

Building Massing

A building's massing refers to its overall organization, configuration, and arrangement of volume and form.

- ▶ Emphasize street corners with building massing and/or architectural elements.
- 3 ▶ Utilize modulations of the wall plane to break up large or building mass or lengthy walls.
 - 4 ▶ Provide definition between the lower and upper levels of buildings to emphasize the pedestrian realm.
 - 5 ▶ Use one or more of the following features to break up the massing and bulk of the building:
 - ▶ Windows and entry areas;
 - ▶ High quality public art such as a moosaic, mural, sculpted elements, or relief;
 - ▶ Small setbacks, indentations, or modulation of the facade;
 - ▶ Design features, such as balconies, lighting fixtures, canopies and/or awnings, a horizontal trellis, or decorative pattern in the materials used;
 - ▶ Seating ledges; and/or
 - ▶ Landscaped area or raised planter.

Intent
Maintain predictable overall building design through consistent application of upper level and street level design elements.



Street Level Facade

- 6 ▶ Break up the wall plane into divisions or bays to establish a rhythm at the street.
- 7 ▶ Use one or more of the following methods to distinguish the ground floor(s) from the upper floor(s):
 - ▶ Projections, such as canopies;
 - ▶ A change in materials;
 - ▶ Architectural features such as coping or reveal;
 - ▶ An expression line that generates a physical design separation; and/or
 - ▶ Differentiating spacing and type of openings.
- 8 ▶ Avoid lengthy, unbroken wall planes, especially at the storefront level. The applicant may achieve this either by:
 - ▶ Dividing the facade into a series of display windows with smaller panes of glass;
 - ▶ Constructing the facade with small human-scale materials such as brick or decorative tile along bulkheads;
 - ▶ Providing recessed entries;
 - ▶ Carefully sizing and integrating signage; and
 - ▶ Providing consistent door and window reveals.



See complete guidelines document for information on Window and Door Visibility and Transparency, and additional Pedestrian Entry guidelines

Pedestrian Entry

The pedestrian entry is the primary or secondary entrance to a building that serves as a visual cue to identify the building and protects pedestrians from the elements, shielding from rain, wind, and sun as they enter and exit the building.

Location of Pedestrian Entry

- ▶ Orient the building's primary entrance to the public realm according to the following hierarchy to provide convenient access for pedestrians.
 - ▶ Public plaza or park
 - ▶ Primary addressing street
 - ▶ Secondary addressing street
 - ▶ Pedestrian passageway
 - ▶ Other open space frontage or other street
- ▶ Provide corner entrances at the intersection of two streets to increase visibility of the entryway and anchor the corner.

Intent

Ensure primary and secondary entrances to buildings are pronounced, identifiable, highly accessible, protected, and inviting to pedestrians.

