

Design Guidelines

DEVELOPMENT/ ARCHITECTURAL CHARACTER

Guidelines that relate to the look and/or performance of buildings and related elements.

Building Mass, Scale, & Articulation

This section guides the size and form of individual buildings to ensure appropriate height and placement in relation to their surroundings. Articulation techniques promote a more human scale for building design by dividing buildings mass into smaller parts.

SEE
MORE

These concepts are explored in more detail on the *Building Mass, Scale, and Articulation* exhibit.



Buildings sited / located at the termination of an arterial or collector street should maximize location, take advantage of visibility, enhance wayfinding, and terminate views in a meaningful manner.



Design new development to maximize site lines to and from development.



Vary cornice lines to create visual interest.

Design Elements & Architectural Features

This section guides the placement, style, and scale of elements such as windows, doors, and materials at both the ground and upper stories. These features establish a building's character and enhance a sense of place.

SEE
MORE

These concepts are explored in more detail on the *Design Elements & Architectural Features* exhibit.



Facades should be designed to have three-dimensional form. While transparent treatments may be used, flat and minimally-textured facades are discouraged on both ground and upper levels.



Use building materials and features to define ground floor and add visual interest. Windows, display areas, canopies, awnings, wall art, and other architectural features integral to the building are encouraged.



Lighting may also be used to highlight distinctive features of a building.

Adaptive Reuse & Sustainable Building Design

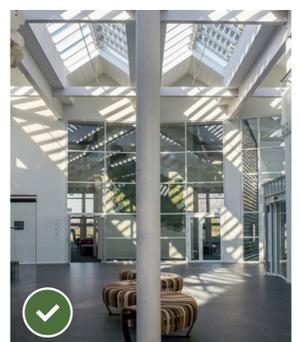
This section addresses phasing and design features that encourage the adaptive reuse of older buildings. Phased improvements may not entirely comply with code so flexibility in the application of these guidelines is encouraged.



When appropriate, encourage the reuse of existing buildings instead of developing new buildings.



Consider integrating existing buildings into new developments.



All projects should incorporate passive solar heating, cooling, and daylighting strategies as appropriate and feasible.

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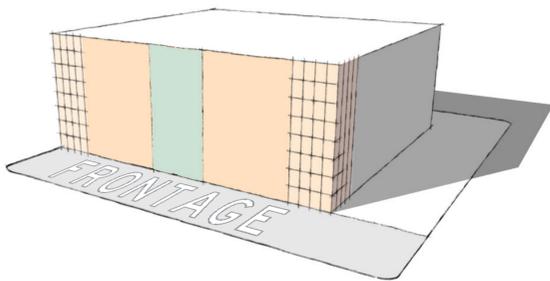
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Building Mass, Scale and Articulation

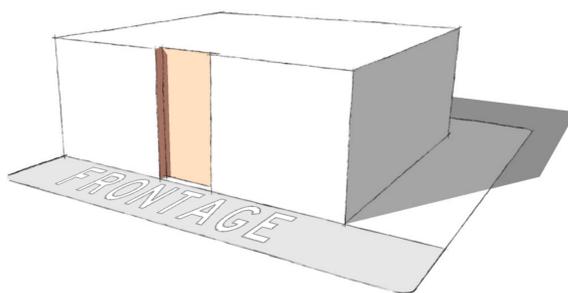
This section guides the size and form of individual buildings to ensure appropriate height and placement in relation to its surroundings. Articulation techniques promote a more human scale throughout building design by dividing building mass into smaller parts.

GUIDELINE DA.1: Utilize additional strategies such as color changes, material changes, minor wall offsets, height variation, wall setbacks, accent lines and upper floor step backs to articulate buildings. The uppermost portion of the façade should be articulated with a treatment in scale with the building.

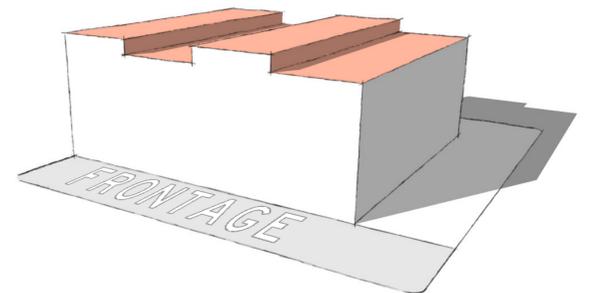
COLOR / MATERIAL CHANGES



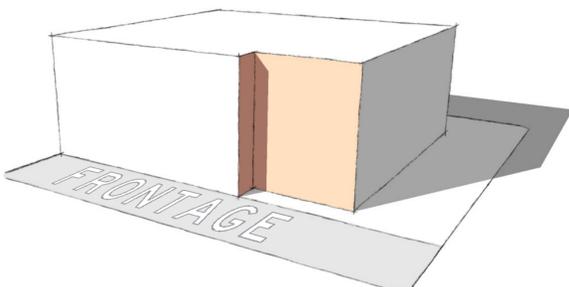
MINOR WALL OFFSETS



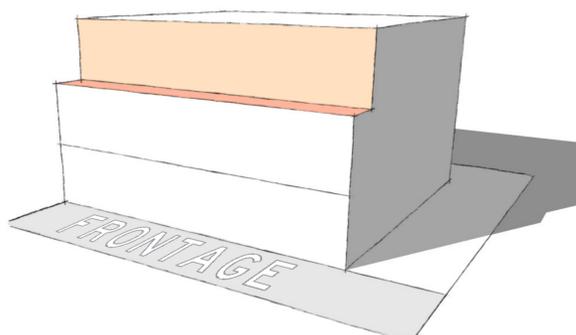
HEIGHT VARIATION



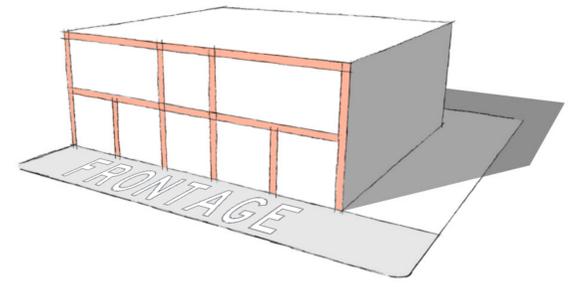
WALL SETBACKS



UPPER FLOOR STEP BACKS



ACCENT LINES



We want your feedback on the guidelines discussed on this exhibit—please respond on the survey provided!

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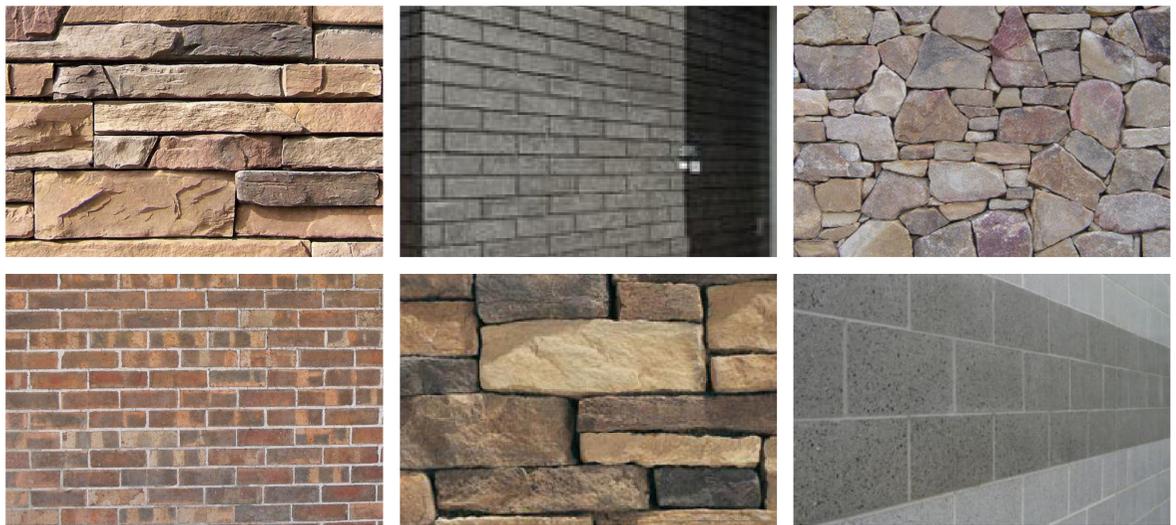
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GUIDELINE DA.2: Utilize traditional masonry materials such as stone, concrete, and brick where feasible and appropriate.

MATERIALS PALETTE



GUIDELINE DA.3: Architectural concrete may be considered as a primary building material.



GUIDELINE DA.4: Architectural glass may be considered as a primary building material.



GUIDELINE DA.5: Steel paneling (e.g. pole barn materials) may not be considered as a primary building material.



GUIDELINE DA.6: Wood siding or cedar shakes shall be permitted in residential situations when context permits.



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