

General building guidelines	Image Examples	
<p>Building height and placement: Maximum building height is determined by zoning requirements, but typically should not exceed six stories without a detailed review process.</p> <p>Care should be taken to avoid blocking views toward the river and bluffs from nearby streets and properties. The longest dimension of a building should be oriented perpendicular to the riverfront, rather than parallel.</p>		
<p>Facade articulation: Long facades should be divided into smaller increments by architectural elements, variation in materials, etc.</p> <p>Buildings should have a defined base, middle and top. The base or ground floor should include elements that relate to the human scale and appeal to the pedestrian, such as awnings, windows and arcades.</p> <p>Building tops should be articulated with cornices or parapets.</p>		
<p>Transparency: a minimum percentage of building facades should be composed of windows and doors.</p> <p>Commercial and office uses: 30% of ground floor front facade.</p> <p>Residential: 15-20% of front facade.</p>		

Building materials: masonry and other durable materials are encouraged. Pre-fab metal and concrete block are discouraged. Glass and metal should be used as accents.



Building colors: Limit bright primary colors to a small percentage of façade and roof (i.e. 15%).



Building entries: Should be clearly visible and accessible from the street. Street-facing entrances should be architecturally prominent.



Backs of buildings: Rear facades should be well-maintained and welcoming in appearance. A well-defined rear entrance is encouraged where there is rear yard parking. Pedestrian connections between rear yard parking and front entrances are encouraged.

Service areas should be screened from view, preferably by walls or fences of materials that are compatible with the principal building.



Building Types

Image Examples

Residential: Attached and Multi-Family

- Building heights 2 - 6 stories, with careful placement of taller buildings.
- Buildings 'step down' to neighborhood scale.
- Front setbacks of 10-20 feet.
- Variety of roof types.



Mixed Use: Live-Work, Commercial/Residential, Industrial Residential

- Building heights 2 - 6 stories, with careful placement of taller buildings.
- Percentage of active retail at ground floor.
- No front setback for storefront-type buildings.
- Flat roofs typical.



Nonresidential - Free-standing Commercial, Office, Industrial

- No front setback for storefront-type buildings.
- Height: minimum 1.5 stories.

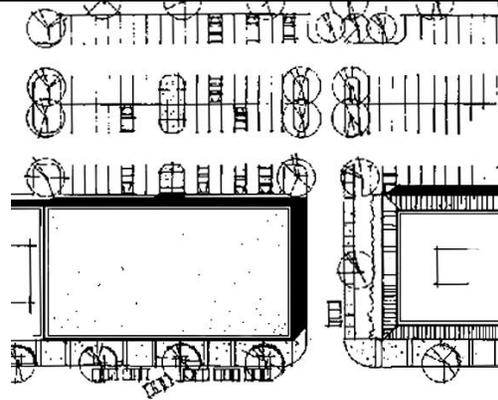


Site Design, Circulation and Parking

Image Examples

Driveways and Surface Parking: Locate surface parking to side and rear of buildings where feasible.

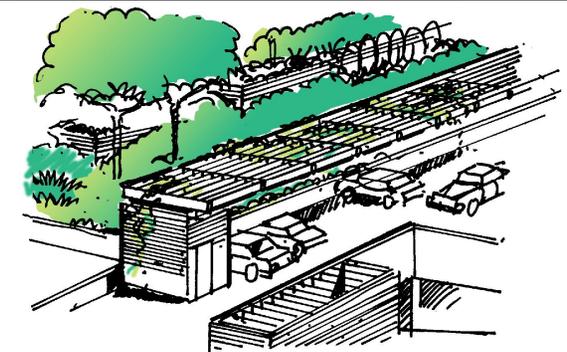
Encourage or require shared parking between complementary land uses.



Structured Parking: Encourage or require a specified percentage of 'liner' storefronts along street frontages.

Encourage trellis or other green features on roofs/sides of structures.

Place entrances to parking structures on side streets, not primary street, where possible.



Screening: Surface parking and service / loading areas should be screened where visible from street. Screening may consist of hedges, low walls or decorative fencing high enough to screen parked cars but low enough to allow visibility (3 - 3½ feet). A berm with low plantings and canopy trees may also be effective.



Internal Circulation: Encourage or require interconnected circulation within the block. The use of alleys for pedestrian circulation, rear entrances, and shared parking can all provide a high degree of connectivity.



Signage: Encourage wall signs and monument signs that are well-integrated with building's design. Pylon signs are discouraged. Signs inside windows, including temporary signs, should not block more than 40% of the total window area. Sign colors and materials should echo or complement those of the building. Backlit signs are inappropriate.

