SITE AND BUILDING DESIGN

Site design involves decisions about where buildings and land uses are located and how buildings relate to their surroundings. Building design involves the architectural character and details of individual buildings. High-quality site and building design ensure that new development enhances community character.

GOALS OF SITE DESIGN GUIDELINES:
1. Development sites that are efficient use of space
2. Projects coordinated with the surrounding street character
3. Safe, pedestrian-friendly environments
4. Buildings and sites that are accessible to all

GOALS OF BUILDING DESIGN GUIDELINES:
1. Architecture that contributes to a community character and relates to the existing built context
2. Buildings that enhance the public realm
3. Architectural features that create visual interest

SITE DESIGN

Setbacks
A building setback is the distance between the building and a property line. - the front setback of a building defines the relationship between the building and its surroundings.

Setback requirements are intended to protect the character of the existing street edge area from new development, ensuring visual harmony in the pattern of the street and its related streets.

Representative Guidelines:
- Ensure that setbacks respect the character of the existing street edge area from new development, ensuring visual harmony in the pattern of the street and its related streets.
- Design and landscape from setbacks for pedestrian use. Provide a place to enter the site or building directly from the public realm.
- Locate commercial buildings as close as possible to the streets. Backed setbacks may be acceptable to preserve existing buildings and create wider setbacks or create a more public space, such as an outdoor seating area.

Public and Open Spaces
These open and public areas provide places for people to gather, interact and relax.

Representative Guidelines:
- Integrate semi-public outdoor spaces into the commercial development to support pedestrian activity and a vibrant public realm.
- Design plaza and building facades to maintain visual connection between adjacent uses.
- Integrate appropriate landscaping and lighting to create pleasant outdoor spaces.
- Provide access to the area, with adequate entry areas and signage in the public realm.

Universal Design
Universal design creates an environment that everyone can share, regardless of their level of ability.

Representative Guidelines:
- Incorporate universal design into building designs to the extend with a smooth transition that does not detract from the overall design.
- Use design elements with texture, even surface along instead of smooth.
- Provide a single pedestrian point of entry to the site that accommodates all users.

Building Design
Well-designed buildings provide an attractive face to the street and define the edge of the public realm, contributing to comfortable, pedestrian-friendly environments.

Representative Guidelines:
- Design building form to integrate with the mass of adjacent buildings.
- Use vertical architectural elements, such as chimneys or piers, to define building form and create a sense of place at the ground floor and upper levels.
- Use varying wall panels or shapes, tinted glass, and architectural details to enhance building massing by adding components that relate to the human scale.

Mass and Proportion
A well-designed building has proportions and massing that help it relate to its surroundings, and to the human scale.

Representative Guidelines:
- Design a building that has massing that relates to the scale of adjacent buildings.
- Include vertical architectural elements, such as chimneys or piers, to define building form and create a sense of place at the ground floor and upper levels.
- Use varying wall panels or shapes, tinted glass, and architectural details to enhance building massing by adding components that relate to the human scale.

Building Materials
The use of appropriate building materials can help a new building fit into the existing community.

Representative Guidelines:
- Select building materials that are suited to the local climate, light, and soil conditions that exist on the site.
- When a material is used to define a structural element, such as doors or walls, select the material in a way that is consistent with the surrounding use of the material.
- Limit the number of different materials used on the exterior of a building to a small but varied palette.

Articulation
The quality of a building is the degree to which the building’s different parts come together—can be designed to create visual harmony and help others understand a building’s intended purpose.

Representative Guidelines:
- Include colors and materials that are differentiable between the components of a building while preserving a unified architectural theme.
- Select specific color and material to complement those that are present and are set back from the building face.
- Include materials to enhance buildings, use varying wall panel and projecting or recessed features to express individual functions of the building.