

IV. Street Character

1. GENERATING THE PUBLIC REALM

- ▶ 1.1 Relationship to Public Realm
- 1.2 Parking
- 1.3 Corner lots
- 1.4 Ground floors
- 1.5 Holistic design

2. FRONTAGE TYPES

- ▶ 2.1 Consistency
- 2.2 Activating the street
- 2.3 Corner lots
- 2.4 Additional frontage types

3. SIGNIFICANT SITES

- ▶ 3.1 Adaptive reuse
- 3.2 Lots adjacent to historic structures
- 3.3 Street terminations

4. FACING THE STREET

- ▶ 4.1 Room orientation
- 4.2 Window and door size and placement

5. FRONT YARD LANDSCAPE

- 5.1 Front yard continuity
- 5.2 Walls and fences
- 5.3 Berms
- 5.4 Elevated front yards
- 5.5 Sidewalk seating

V. Block Character

6. FITTING IN OR STANDING OUT (choose one)

- ▶ 6.1 Historic/sensitive contexts
- ▶ 6.2 Definite but incomplete contexts
- ▶ 6.3 Contexts in transition

7. RELATING TO NEIGHBORS BY MASSING AND SCALE

- ▶ 7.1 Scale
- 7.2 Side and rear elevations
- 7.3 Side and rear windows
- 7.4 Existing site features
- 7.5. Multiple Lot Projects

8. PEDESTRIAN ACCESS TO BUILDINGS

- ▶ 8.1 Entrances into buildings
- 8.2 Entrances into courtyards

9. VEHICULAR ACCESS TO BUILDINGS

- ▶ 9.1 Garage entrances
- 9.2 Placement
- 9.3 Screening of surface lots
- 9.4 Alleys

10. LIVE WALLS

- ▶ 10.1 At-grade parking podiums
- ▶ 10.2 Partially subterranean podiums
- 10.3 Blank walls
- 10.4 Commercial storefronts

VI. Building Character

11. STYLE

- 11.1 Components of style
- 11.2 Style choices
- 11.3 Traditional architecture
- 11.4 Contemporary architecture
- 11.5 Design consistency

12. SCALE AND MASSING

- 12.1 Simplicity
- 12.2 Architectural logic
- 12.3 Scale
- 12.4 Proportion

13. MATERIALS AND DETAILING

- 13.1 Durability of materials
- 13.2 Authentic materials
- 13.4 Synthetic materials
- 13.5 Multiple materials
- 13.6 Exposed wood
- 13.7 Discoloration of materials
- 13.8 Reflective materials
- 13.9 Masonry and stone veneer
- 13.10 Trim and molding
- 13.11 Color
- 13.12 Overhanging eaves
- 13.13 Drainage
- 13.14 Attached Elements
- 13.15 Finishes and Fixtures
- 13.16 Lighting and Signage

14. OPENINGS

- 14.1 Materials
- 14.2 Details
- 14.3 Configurations
- 14.4 Placement
- 14.5 Accessories
- 14.6 Security grills

15. SUSTAINABLE FIT

- 15.1 Indoor/outdoor relationships
- 15.2 Passive solar design
- 15.3 Water conservation
- 15.4 Green building

16. SHARED OPEN SPACE

- 16.1 Habitable area
- 16.2 Amenities
- 16.3 Courtyard and forecourt frontage
- 16.4 Landscape
- 16.5 Finishes
- 16.6 Opening to street
- 16.7 Enclosure
- 16.8 Paving
- 16.9 Private patios in courtyards

17. PRIVATE OPEN SPACE

- 17.1 Size
- 17.2 Balconies and rooftop structures
- 17.3 Privacy
- 17.4 Finishes

18. LANDSCAPE AND HARDSCAPE

- 18.1 Compatibility
- 18.2 Climate mitigation
- 18.3 Drought tolerance
- 18.4 Tree canopy
- 18.5 Green screen
- 18.6 Sustainable storm water management
- 18.7 Fences and garden walls
- 18.8 Walls visible from public realm
- 18.9 Private realm walls and fences
- 18.10 Screening of trash
- 18.11 Stair treads

19. BUILDING SYSTEMS PLACEMENT

- ▶ 19.1 Vents, grilles, caps
- 19.2 Mechanical equipment
- 19.3 Solar panels

20. SERVICES AND UTILITIES PLACEMENT.

- ▶ 20.1 Utility access
- 20.2 Utilities visible from the street
- 20.3 Noise and odor