

District-wide Guidelines: Site Planning**Guideline SP 1 Encourage Integrated Site Planning**

Intent New development in the Central District should contribute to a coherent sense of the whole. This idea stresses: reinforcing the architectural context, placing a strong visual emphasis on the street, and supporting active public space. Likewise, developments that turn inward, result in left-over space or fail to address public life are inappropriate. Fulfillment of these wider design objectives requires an integrated approach to site planning. Buildings, parking, service access, plazas, and courtyards must each recognize the important relationship between public and private space.



Downtown Precedent: outdoor rooms are well-integrated to extend public space

- Recommendations**
- SP 1.1 Provide for the functional and visual integration of building, services, vehicular access and parking, and "outdoor rooms" such as plazas, fore-courts, interior courtyards, and passages.
- SP 1.2 Site parking and services so as to allow desired uses and activities; for instance, locate parking behind buildings or interior to a block to support pedestrian-oriented streets.
- SP 1.3 Discourage developments that are internally focused at the expense of an active street environment, or developments that result in "left-over" space.
- SP 1.4 Establish clear pedestrian connections on-site that are well-marked and gracious; direct pedestrians from surface or structured parking to buildings, streets, and public spaces.
- SP 1.5 Buffer adjacent sensitive land uses from undesirable impacts that may originate from a site; buffers may be landscape and/or architectural in character.



Downtown Precedent: gracious paths connect building, outdoor space and rear parking

Citywide Design Criteria

- **Integrated Planning:** A site should support the functional and visual integration of on-site facilities and uses.
- **Comfortable Access:** A site should establish an easy transition between exterior and interior space.



District-wide Guidelines: Site Planning**Guideline SP 2 Define Public Space**

Intent The life of Downtown is closely tied to the character of its public space. Collectively, new and old buildings through their location and orientation configure outdoor space; they determine its intimacy, spaciousness, continuity and enclosure. It is especially important to acknowledge the importance of streets as public space. Where the building meets the sidewalk should be a place of intense interaction; a consistent building line at or near the front property line contains activity, unifies the street, and establishes visual continuity along the street.



Downtown Precedent: a consistent building frontage defines the space of the street

Recommendations SP 2.1 Locate and orient buildings to positively define public streets and civic spaces, such as public plazas; maintain a continuous building street wall and in general limit spatial gaps to those necessary to accommodate vehicular and pedestrian access.

SP 2.2 Build to a sufficient height at or near the property line to define the street edge and create a sense of enclosure.

SP 2.3 Encourage recessed main building or shop entrances consistent with a traditional "main street" design that is inviting and does not interrupt street and/or retail continuity.

SP 2.4 Permit "eroded" building corners at street intersections sufficient to promote visibility and to allow for the comfortable collection of people.

SP 2.5 Allow large developments to pull back from the street edge for plazas or gracious entry fore-courts, provided street continuity is not unduly interrupted along the majority of the block.

SP 2.6 Allow the integration of an arcade or colonnade along the sidewalk edge, provided street and/or retail continuity is not unduly interrupted.



Downtown Precedent: street facades are built at or near the edge of the sidewalk

**Citywide
Design Criteria**

- Spatial Definition: A street should read as well-defined space.
- Functional Integration: A site should support the functional and visual integration of on-site facilities and uses.



Downtown Precedent: recessed entries welcome without interrupting retail continuity



District-wide Guidelines: Site Planning

Guideline SP 3 Site Plazas and Courtyards Appropriately

Intent Plazas and courtyards are an integral part of the social life of Downtown. They promote civic gathering and can provide a quiet refuge from the urban environment. The more intimate-style courtyard is traditional in Pasadena. Nonetheless, the location, size, and design of a plaza, courtyard or garden must be carefully considered in relation to its surroundings. Outdoor space that is excessively large or incorrectly sited may lack spatial definition, weaken the continuity of the street, or detract from the existing network of open space.



Downtown Precedent: buildings and landscape shape functional outdoor rooms

Recommendations SP 3.1 Encourage the presence of well-defined outdoor space, such as on-site plazas, interior courtyards, patios, terraces and gardens; these are especially encouraged in association with major developments.

SP 3.2 Site outdoor spaces in accordance with the location and scale of adjacent streets, buildings, and uses; for instance, on-site plazas should not unduly interrupt the retail continuity of a street.

SP 3.3 Site outdoor spaces to establish a comfortable transition between the exterior and interior of a building.

SP 3.4 Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street; on-site plazas may serve as a well-defined transition from the street.

SP 3.5 Define and contain outdoor spaces through a combination of building and landscape, and discourage oversized spaces that lack containment.

SP 3.6 Dimension outdoor spaces to human occupation; they should be proportioned to their surroundings and envisioned use.

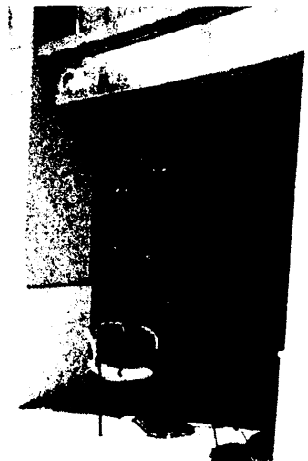
SP 3.7 Link adjoining outdoor spaces with comfortable paths and walks to create a network of spaces.



Downtown Precedent: outdoor spaces typically maintain a visual connection to the street

Citywide Design Criteria

- Outdoor Rooms: A site should have places amenable to outdoor activity and use.
- Comfortable Access: A site should establish a easy transition between exterior and interior space.



Downtown Precedent: spaces provide a transition between indoors and outdoors



District-wide Guidelines: Site Planning**Guideline SP 4 Create Comfortable Outdoor Rooms**

Intent Gathering places such as plazas and courtyards should be useful, as well as attractive; consider them as “outdoor rooms.” They should be comfortable places, amenable to social activity, with plenty of sunlight, shade trees and seating. Lush plants, warm and inviting materials, pleasing details, and quality construction suggest human occupation, physical comfort, and use.

- Recommendations**
- SP 4.1 *Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating.*
- SP 4.2 *Create a pleasant microclimate, including shade from summer sun and access to winter sunlight; locate seating with consideration to noontime sun and shade.*
- SP 4.3 *Plant deciduous trees; shade and sunlight are most effectively regulated through the planting of deciduous trees that are sizeable at maturity, although this does not prohibit evergreens and palms.*
- SP 4.4 *Use plants, furniture and lighting to shape, embellish, enliven and give purpose to outdoor space; lush plants, warm materials and pleasing details are encouraged.*
- SP 4.5 *Include integrated landscape planters and/or freestanding pots of varying size.*
- SP 4.6 *Encourage the presence of uses that will activate outdoor space and complement street activity; consider locating retail businesses, outdoor cafes, and vendors within a plaza or around its perimeter.*
- SP 4.7 *Design outdoor space with safety in mind; on-site public plazas should promote visibility from the street, and provide architecturally compatible lighting to enhance nighttime security.*
- SP 4.8 *Consider adding a focal element, for instance, a sculpture, fountain, or art piece to outdoor space; civic art in outdoor plazas and courtyards is encouraged.*

Citywide Design Criteria

- **Outdoor Rooms:** A site should have places amenable to outdoor activity and use.
- **Human Occupation:** A site should include amenities for comfortable social interaction.



Downtown Precedent: outdoor furniture and plants invite social activity



Downtown Precedent: shade trees provide filtered sunlight



Downtown Precedent: fountains often provide an attractive focal element



District-wide Guidelines: Site Planning

Guideline SP 5 Maintain Landscape Traditions

Intent Pasadena, including Downtown, has an outstanding tradition of Mediterranean landscape design. Plazas, intimate courtyards, terraces and gardens contribute to an exceptional outdoor setting, abundant with trees and floral displays. New development should continue to build upon these traditions and qualities found within the local landscape.

Recommendations SP 5.1 Utilize a landscape palette that reflects the history, culture, and climate of the Central District; in general, use a rich, yet coordinated palette of landscape materials to provide scale, texture, and color.

SP 5.2 Encourage the use of on-site planting, furniture, lighting and site details that respect the landscape character of the immediate area and support the design intentions of the building architecture.

SP 5.3 Provide year-round greenery; automatic watering systems and drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns.

SP 5.4 Make prudent use of water as a defining element in the landscape; for instance, a fountain may provide the focal point of a courtyard or plaza.

SP 5.5 Provide opportunities for installation of civic art in the landscape; designer/artist collaborations are encouraged.

SP 5.6 Extend the landscape character of the site to surface parking lots; in particular, introduce mature shade trees.

SP 5.7 Restrict ground-level landscaping that conflicts with retail entrances and window displays.

Citywide Design Criteria

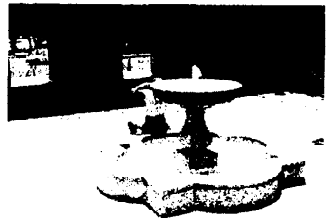
- Cultural Expression: A community should express local history and culture.
- Human Occupation: A site should include amenities for comfortable social interaction.



Downtown Precedent: year-round greenery recognizes the area's favorable climate



Downtown Precedent: intimate courtyards with lush plants enhance the urban setting



Downtown Precedent: landscape traditions include the soothing presence of water



District-wide Guidelines: Site Planning**Guideline SP 6 Control Vehicular Access and Parking**

Intent Parking is an integral component of the Downtown, requiring careful planning. However, it is important that the overwhelming visual presence of parked cars be minimal and that parking entrances not interrupt pedestrian and retail continuity. For example, curb cuts should be managed to reduce potential conflicts with pedestrians and to avoid interruptions in street tree and building rhythms. Parking should encourage and not prohibit an active pedestrian environment.

Recommendations SP 6.1 Encourage subterranean and structured parking; parking garages should be located to the interior of a block, where feasible.

SP 6.2 Incorporate space for retail and pedestrian-oriented uses along the street level facade of a parking garage, especially where pedestrian activity is most desired; parking garages should provide visual interest along the street;

SP 6.3 Site surface parking lots behind buildings or interior to a block, not to the front and preferably not to the side of a building in relation to the street; most importantly, surface parking is not to be located at a street corner.

SP 6.4 Minimize the number of curb cuts and access points to parking from the street; curb cuts should be consolidated and placed at mid-block, or provide alley access to service and parking, where feasible.

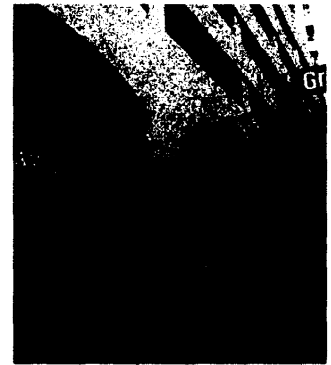
SP 6.5 Screen views of automobiles from public view and adjacent sensitive land uses, including adequate screening for parking garages; dense planting is often an effective screen for surface parking.

SP 6.6 Direct parking lot lighting away from adjacent properties, and use pedestrian-scaled fixtures that emit a warm light.

SP 6.7 Use landscaping to minimize the expansiveness of surface parking lots; shade surface parking and reduce heat build-up with rows of mature canopy trees.

Citywide Design Criteria

- Public Character: A street should readily communicate that it is public space.
- Integrated Planning: A site should support the functional and visual integration of on-site facilities and uses.



Downtown Precedent: ground floor retail with a garage maintains sidewalk interest



Downtown Precedent: canopy trees shade parking lots and reduce their visual impact



District-wide Guidelines: Site Planning

Guideline SP 7 Make Service Facilities Unobtrusive

Intent The siting of necessary building elements such as service access and mechanical equipment should be given careful consideration. Often, poor planning and siting of these elements creates unsightly conditions that interrupt satisfactory public views. Planning in the early stages of development should consider the placement of service facilities and their effects on the public environment.



Downtown Precedent: the rear of the building provides access to a screened service area

Recommendations SP 7.1 Consider service facilities as an integral part of the site plan; avoid siting service areas and mechanical equipment as an afterthought.

SP 7.2 Locate service, loading, and storage areas away from public streets and public spaces, as far as feasible.

SP 7.3 Restrict service, loading, and storage areas from directly facing public streets, residential neighborhoods, or other important civic spaces; where possible, take service access along an alley.

SP 7.4 Buffer adjacent sensitive land uses from the undesirable impacts of service facilities; use landscape or cohesive architectural treatment to screen service access and facilities.

SP 7.5 Screen roof-mounted mechanical equipment from public view and locate it away from the street edge; reference the Citywide Design Guidelines for Screening of Rooftop Equipment.



Discouraged: visible trash, service and parking areas detract from the street

Citywide Design Criteria

- **Public Character:** A street should readily communicate that it is public space.
- **Integrated Planning:** A site should support the functional and visual integration of on-site facilities and uses.



District-wide Guidelines: Building Design**Guideline BD 1 Respect Surrounding Character**

Intent Contemporary ways of building can potentially create visual conflicts with older buildings due to differences in scale, massing, and degrees of articulation. On the other hand, new buildings are occasionally clothed in exteriors that mimic past architectural styles. This nostalgic misrepresentation confuses the relationship between buildings over time, devaluing and questioning the authenticity of true historic structures. Pasadena emphasizes the notion of historical continuity – the relationship of built structures over time. This relationship expresses diversity within a coherent whole, reinforcing the unique and evolving historical and cultural character of the City.

- Recommendations**
- BD 1.1 Design visually attractive buildings that add richness and variety to the Downtown environment, including creative contemporary architectural solutions.*
- BD 1.2 Integrate new development with its surroundings, emphasizing functional and visual continuity while admitting individual expression.*
- BD 1.3 Establish a harmonious transition between newer and older buildings; compatible design should respect the scale, massing and materials of adjacent buildings and landscape.*
- BD 1.4 Complement the architectural character of an adjacent historic building or area; however, imitation of historical styles is discouraged.*
- BD 1.5 Avoid mimicry of historical architectural styles; new buildings should not appear to have been constructed during a past era, and references to period architecture should be interpreted in a contemporary manner.*
- BD 1.6 Discourage excessive and overly gratuitous ornamentation that detracts from the visual clarity of Downtown's historic architecture.*
- BD 1.7 Employ design strategies and incorporate architectural elements that reinforce Downtown's unique qualities; in particular, Downtown's best buildings tend to support an active street life.*

Citywide Design Criteria

- Contextual Fit: A building should fit with its surroundings.
- Three-Dimensional Quality: A building should add interest and variety to its surroundings.



Downtown Precedent: scale and massing of new buildings relate to historic structures



Downtown Precedent: design elements and materials respect historic surroundings



District-wide Guidelines: Building Design

Guideline BD 2 Mitigate Massing and Bulk

Intent Large, monolithic buildings negate the qualities particular to the Central District. At their worst, these buildings make Downtown a less humane place. The proper consideration of the scale, massing and detail of individual buildings will contribute to a coherent streetscape and satisfying public environment.

Recommendations BD 2.1 Design building volumes to maintain a compatible scale with their surroundings; in general, break down the scale and massing of larger buildings.

BD 2.2 Rely on building massing and orientation to place strong visual emphasis on the street and other important civic spaces.

BD 2.3 Employ strong building forms such as towers to demarcate important gateways, intersections, and street corners; strong corner massing can function as the visual anchor for a block.

BD 2.4 Employ simple, yet varied masses, and emphasize deep openings that create shadow lines and provide visual relief; discourage monolithic vertical extrusions of a maximum building footprint.

BD 2.5 Use articulated sub-volumes as a transition in size to adjacent historic or residential structures that are smaller in scale.

BD 2.6 Vary three dimensional character as a building rises skyward; in general, differentiate between the base, middle and top levels of a building.

BD 2.7 Emphasize the horizontal dimension to make a tall building appear less overwhelming.

Citywide Design Criteria

- Contextual Fit: A building should fit with its surroundings.
- Three-Dimensional Quality: A building should add interest and variety to its surroundings.



Downtown Precedent: simple, varied massing orients to the street and provides visual relief



Downtown Precedent: buildings traditionally express a base, middle, and top



Discouraged: unarticulated, monolithic buildings negate the street and a rich design history



District-wide Guidelines: Building Design

Guideline BD 3 Unify and Articulate Building Facades

Intent Ultimately, all buildings need to make a positive contribution to the architectural heritage of Pasadena. A set of responsive, regulating proportions will contribute to a coherent building design and promote architectural unity within the Downtown. Proper articulation of a building’s facade will add to the richness and variety of Downtown architecture.

Recommendations BD 3.1 Establish a building’s overall appearance on a clear and pleasing set of proportions; a building should exhibit a sense of order.

BD 3.2 Utilize a hierarchy of vertical and horizontal expression; facade articulation should reflect changes in building form.

BD 3.3 Respond to the regulating lines and rhythms of adjacent buildings that also support a street-oriented environment; regulating lines and rhythms include vertical and horizontal patterns as expressed by cornice lines, belt lines, doors, and windows.

BD 3.4 Use regulating lines to promote contextual harmony, solidify the relationship between new and old buildings, and lead the eye down the street.

BD 3.5 Provide a clear pattern of building openings; fenestration should unify a building’s street wall and add considerably to a facade’s three-dimensional quality.

BD 3.6 Avoid uninterrupted blank wall surfaces along all building facades; the use of opaque and highly reflective glass is also discouraged.

BD 3.7 Encourage the use of recessed windows that create shadow lines and suggest solidity.

Citywide Design Criteria

- Three-Dimensional Quality: A building should add interest and variety to its surroundings.
- Human Scale: A building should contribute to a more pleasant and humane living environment.



Downtown Precedent: facade rhythms and patterns create visual harmony



Downtown Precedent: facades exhibit pleasing proportions and three-dimensional quality



Downtown Precedent: clear expressions of design intent offer visual appeal



District-wide Guidelines: Building Design

Guideline BD 4 Activate the Street Edge

Intent Accommodating public use at the ground floor is critical to a socially and visually stimulating Downtown, and street level facades offer the greatest opportunity to support pedestrian activity. Multiple storefronts, shop entrances, and activities enliven the street, sustain attention, and provide a safe pedestrian environment. Generous windows placed at the ground floor give people inside a knowledge of those on the street, and the people on the street gain an awareness of the activity inside. This phenomenon is commonly referred to as “eyes on the street,” and supports an active day and night street environment.



Downtown Precedent: shop entrances and large storefront windows animate the street

Recommendations BD 4.1 Promote active, pedestrian-oriented uses with a high degree of transparency along the street; uses should be readily discernable to the passer-by.

BD 4.2 Design buildings to encourage multi-tenant occupancy and walk-in traffic at the street level; as far as feasible, uses which have little need for walk-in traffic should be discouraged from street-front locations.

BD 4.3 Encourage a frequent cadence of storefront entrances along streets where a pedestrian-oriented environment is especially desired.

BD 4.4 Discourage grade separations between sidewalks and ground floor commercial uses.

BD 4.5 Rely on shop windows and entrances to animate the street and sustain attention; provide generous street-level windows and encourage storefronts that are predominantly transparent glass.

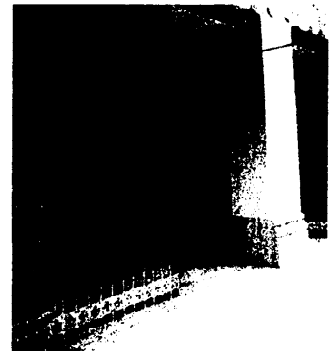
BD 4.6 Restrict the use of reflective, opaque, and highly tinted glass, especially at street level; storefront doors also tend to be more inviting when they are transparent glass.



Downtown Precedent: transparent glass windows dominate storefront facades

Citywide Design Criteria

- Sidewalk Activity: A street should be an active and engaging place.
- Visual Transparency: A building should offer helpful cues about its access and use.



Downtown Precedent: retail entrances meet the sidewalk at grade



District-wide Guidelines: Building Design**Guideline BD 5 Demarcate Building Entrances**

Intent Buildings should offer helpful cues to their access and use. A main lobby entrance to a building serves a different purpose than a storefront entrance to a street level shop. The differences in use should be accentuated in their design. Main entrances that are easily distinguishable provide comfort and ease for the pedestrian searching for their destination. Prominent entrances also add character, identity, and interest along the street.

Recommendations BD 5.1 Provide well-marked, articulated building entrances oriented to streets and public space.

BD 5.2 Orient main building entrances to directly face the street; buildings that front multiple streets should provide a main entrance along each street.

BD 5.3 Relate the size and scale of a main building entrance to the overall width and height of the building and its ground floor "base."

BD 5.4 Accentuate the entrance(s) to a building's main lobby or interior office space; these main building entrances should be prominent in terms of size, articulation, and use of materials.

BD 5.5 Consider placing the main building entrance at a street corner, where feasible.

BD 5.6 Differentiate a main building entrance from storefront entrances into street level businesses.

BD 5.7 Encourage the use of highly crafted materials or civic art pieces to accentuate the appearance of entrances.

Citywide Design Criteria

- Public Character: A street should readily communicate that it is public space.
- Visual Transparency: A building should offer helpful cues about its access and use.



Downtown Precedent: a main building entrance accentuates the street elevation



Downtown Precedent: main building entrances differ in appearance from shop entries



District-wide Guidelines: Building Design**Guideline BD 6 Encourage High-Quality Construction**

Intent Pasadena's architectural heritage is extraordinary among local communities and new buildings should continue this tradition. Therefore, it is imperative that all buildings are constructed as a long-term addition to the urban fabric. A well-built structure adds value to the Central District. It contributes to the stock of well-crafted buildings, and communicates the significance and enduring quality of the place.

Recommendations BD 6.1 Consider each building as a high-quality, long-term addition to Downtown; exterior design and building materials should exhibit permanence and quality appropriate to an urban setting.

BD 6.2 Use materials, colors, and details to unify a building's appearance; buildings and structures should be built of compatible materials on all sides.

BD 6.3 Design architectural features that are an integral part of the building, and discourage ornamentation and features that appear "tacked-on" or artificially thin; this applies to balconies, canopies and awnings, as well as exposed rafters and beams, moldings, downspouts, scuppers, etc.

BD 6.4 Employ especially durable and high-quality materials at the street level, encouraging those materials that show permanence and quality, minimize maintenance concerns, and extend the life of the building; examples of appropriate building materials for use at the street level include: stone, terra-cotta or tile, metal, brick and transparent glass.

BD 6.5 Avoid the use of applied foam ornamentation and EIFS (Exterior Insulation & Finish System) on exposed, ground level locations; in addition, through-the-wall vents should not be placed on primary elevations.

BD 6.6 Limit the number of materials and colors used on the exterior of an individual building so that there is visual simplicity and harmony; intense color should be used only as an accent or as part of a carefully executed and balanced color scheme.

Citywide Design Criteria

- Contextual Fit: A building should fit with its surroundings.
- Human-scale: A building should contribute to a more pleasant and humane living environment.



Downtown Precedent: quality materials express that buildings are a long term civic investment



Downtown Precedent: awnings fit with the architecture

Examples of high quality material and detailing for general application include:

- Plaster cement walls with extruded channel reveals and smooth-troweled surfaces.
- Extruded metal framing for storefronts.
- Concealed downspouts threaded through interior walls; if exposed, downspouts that are an appropriate size and gauge for the scale of the building.
- Heavy-gauge metal or tile cuppers on balconies.



District-wide Guidelines: Building Design**Guideline BD 7 Emphasize Human-Scale Design**

Intent The individual interacts with the street level of a building in an intimate fashion, and this is likely to influence our perception of the entire place. If emphasis is placed on the human-scale, buildings will communicate that Downtown is an inviting and pleasant living environment. Rich visual details at the street level add interest and character to the facade, setting the stage for an active street environment and reinforcing pedestrian comfort.

- Recommendations**
- BD 7.1 Distinguish the ground level of a building from the upper levels of a building, especially where a building orients to the street and/or defines public space.
- BD 7.2 Establish a rhythm of vertical elements along the street-level facade; for instance, the regular cadence of display windows and shop entrances enhances the pedestrian experience.
- BD 7.3 Use design elements such as separate storefronts, display windows, shop entrances, exterior light fixtures, awnings and overhangs to add interest and give a human dimension to street-level building facades.
- BD 7.4 Give greater attention to detail at the street level of a building to satisfy the pedestrian; emphasize details that modulate the light and provide evidence of artistry and craft.
- BD 7.5 Show creativity and individual expression in the design of storefronts, and encourage shop windows that reveal multi-layered displays and shifting patterns of activity.
- BD 7.6 Provide overhead cover along the sidewalk for pedestrian comfort, especially where there are few mature street trees; canopies and awnings are encouraged.
- BD 7.7 Size exterior light fixtures, canopies and awnings to the scale of the building and sidewalk.

Citywide Design Criteria

- Three-Dimensional Quality: A building should add interest and variety to its surroundings.
- Human-scale: A building should contribute to a more pleasant and humane living environment.



Downtown Precedent: street-level shops read differently from upper stories



Downtown Precedent: frequent shop windows rhythmically spaced create visual interest



Downtown Precedent: visual details add richness to the street level facade



District-wide Guidelines: Building Design

Guideline BD 8 Design Roof Silhouettes

Intent A building’s silhouette can provide a memorable image. As an important feature of the building, the rooftop should be interesting in form, complement the building, and favorably add to Downtown’s skyline. Often, however, rooftop equipment and other important components are not considered in the design, and have a negative visual impact on the building. This equipment can be so large as to draw attention to itself, or the screening devices can be so extensive that they alter the mass of the building.



Downtown Precedent: historic buildings often display a distinctive cornice

Recommendations BD 8.1 Express roofs in a visually interesting manner that complements the composition of the building and the surrounding area; sculpted roof forms are encouraged.

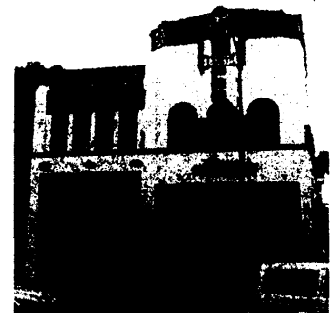
BD 8.2 Employ high quality roofing material for roofs that are visible from the street and other public spaces.

BD 8.3 Use a strong, attractively detailed cornice or parapet in conjunction with a flat roof.

BD 8.4 Design roof silhouettes that are orderly and attractive; mechanical penthouses and stair towers should appear as integrated forms, and should be clad with materials complementing the main body of the building.

BD 8.5 Locate and/or screen rooftop equipment so that it is not visible from streets and other public spaces, including alleys; use methods of rooftop screening that are integral to the building’s form.

BD 8.6 Give consideration to potential views of the rooftop from adjacent buildings.



Downtown Precedent: roof forms complement the building composition

Citywide Design Criteria

- Contextual Fit: A building should fit with its surroundings.
- Three-Dimensional Quality: A building should add interest and variety to its surroundings.



District-wide Guidelines: Building Design**Guideline BD 9 Require Compatible Parking Structures**

Intent Parking structures tend to be large and monolithic, detracting from the appearance of the street and deadening the sidewalk. Ideally, parking structures will be located to the interior of a block with minimal visual impact, but this may not always prove possible. Parking structures that front on the street must take special care to fit with the urban fabric; massing, scale, and facade articulation should respond to surrounding buildings and provide three-dimensional interest.

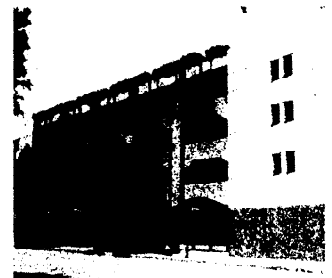
- Recommendations**
- BD 9.1 Design parking structures that are compatible with, but not necessarily indistinguishable from, adjacent buildings and their surroundings in terms of scale, massing, and materials; in particular, the height of a parking structure should not exceed the height of the principal building it serves.*
- BD 9.2 Minimize the presence of large, blank walls; achieve a balance of solids (wall) and voids (openings) arranged to complement neighboring structures.*
- BD 9.3 Provide architectural screens and/or a rhythm of window-like punched openings arranged so as to articulate the facade, hide parked vehicles, and shield lighting.*
- BD 9.4 Ensure that ground floor parking is entirely screened from public view, and preferably, that the ground floor integrates active uses along the sidewalk.*
- BD 9.5 Locate vehicular ramps within the structure so that they are not readily visible from the street.*
- BD 9.6 Make sure that pedestrian entries to the parking structure are clearly articulated, and that stairwells and elevators may be identified.*

Citywide Design Criteria

- Contextual Fit: A building should fit with its surroundings.
- Three-Dimensional Quality: A building should add interest and variety to its surroundings.



Downtown Precedent: garage design responds to the area's scale and articulation



Downtown Precedent: Facade treatment screens vehicles and provides visual interest



District-wide Guidelines: Urban Residential

Guideline UR 1 Respect Urban Development Patterns

Intent Residential buildings should add to the character and quality of the Downtown community. This begins with a strong relationship between the building and the street; street-oriented development will support compatibility among an active mixture of Downtown uses. Nonetheless, urban housing must provide for minimum levels of privacy required of any living environment. A layered transition from public to private space is critical.

- Recommendations**
- UR 1.1 Discourage internally focused residential developments; residential buildings should create a consistent urban street wall that defines the street edge, including street elevations that are especially visible and attractive.
 - UR 1.2 Limit breaks in the building street wall to those necessary to accommodate vehicular and pedestrian access, or to establish a visual connection with communal open space areas.
 - UR 1.3 Employ simple and strong, yet varied massing, that places strong visual emphasis on the street; articulated sub-volumes and horizontal regulating lines should provide a visual transition to adjacent structures that are smaller in scale.
 - UR 1.4 Alter roof form and height to complement a residential building's mass and articulation.
 - UR 1.5 Minimize setbacks from the sidewalk while maintaining privacy for residential uses.
 - UR 1.6 Provide a shallow setback and a minor grade separation between the first floor and sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.
 - UR 1.7 Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor of an otherwise residential building.

Citywide Design Criteria

- Spatial Definition: A street should read as well-defined space.
- Contextual Fit: A building should fit with its surroundings.



Downtown Precedent: urban housing places strong visual emphasis on the street



Downtown Precedent: urban housing may occupy the floors above street-oriented retail



Downtown Precedent: minor grade separations protect residential privacy

