



Figure III-55
Acceptable signage type



Figure III-56
Acceptable signage type



Figure III-57
Good example of signage that is flexible and integrated into the architecture

PART TWO: BUILDING TYPE REQUIREMENTS

III.2 COMMERCIAL AND MIXED USE

- A minimum of approximately 75% of the linear feet of the retail frontage should be glazed with clear (untinted, non-reflective) glass.
- The retail base height should be appropriate to the scale of the pedestrian and should be proportioned to the overall building scale.
- The retail base should be designed to allow integration and flexibility for different signage types.
- Articulation of the retail base should have a direct relationship to the architectural elements and massing above.
- The use of complementary and unique signage is encouraged. Signage elements can include raised pin letters, pin letters, free-standing signs on the sidewalk, cantilevered awnings with graphics, and other solutions.
- Continuous horizontal or "ribbon" windows are discouraged.



Figure III-58
Signage and base materials contribute to a varied urban street scene



Figure III-59
Horizontal or "ribbon" windows are discouraged



Figures III-60,61

Good examples of variety of units stacked vertically to create variation in massing



Figure III-62

Two and three story massing is encouraged for townhouse/rowhouse groups

III.3 APARTMENT, CONDOMINIUM, AND LOFT

- A variety of unit types stacked vertically within a building are encouraged to be incorporated so that ground floors or upper stories differ from typical stories, creating variation in massing within a building.
- Where stacked dwelling units are identical, the window patterns should be varied to create larger or distinctive window groupings at top floors.
- Individual entrances to ground floor units are encouraged.

III.4 TOWNHOUSE/ROWHOUSE

- Individual garage doors shall not be allowed to directly front onto Framework Streets.
- Individual townhouse or rowhouse units shall not be considered individual buildings for the prohibition on identical buildings of section III.1.2(a). However, groups of townhouses should relate in proportions, scale, color and materials.
- Units on Framework streets and the View Corridor should have front doors and stoops to activate them.
- Groups of units sharing party walls may be designed as single buildings. It is not required that individual units within such groups appear to have been constructed separately.

III.5 SMALL LOT SINGLE-FAMILY

- Garage doors shall be concentrated in courts and alleys. Individual garage doors shall not be allowed to directly front on to, or get access from a Framework Street.
- Homes within clusters may vary in height from 2 to 3 stories.
- Front doors for units should be organized around courtyards and have a stoop or private walkway that connects to the public sidewalk.
- Diversity should be created within the auto courts and alleys using recessed doors, overhangs, trellis features, landscape elements, and other devices. Adequate landscape pockets should be provided in between garage doors to allow for significant planting.
- Small lot single family homes may share an architectural style with their neighbors.
- Small lot single family homes may differ in style from their neighbors.
- Auto courts should be accented by landscaping, treatment of garage and entry doors, and enhanced pavement.



Figure III-63

Good example of auto courts accented by landscaping, treatment of garage and entry doors, and enhanced pavement



Figure III-64

Good example of single family homes that share an architectural style with their neighbors



Figure III-65

Good example of single family homes that differ in style with their neighbors