

BUILDING H3 DESIGN STANDARDS REVIEW

K. Multistory large retail establishments and mixed-use retail commercial buildings.

2. GENERAL DESIGN CRITERIA Multistory large retail establishments and mixed-use retail commercial buildings are designed to foster active street life.		
REQUIRED	PROVIDED	COMPLIANT
(K.2.a) Their ground-floor fronts have large windows to encourage a connection between the commercial activity within and the public life of street and sidewalk. Since upper-story uses may be office or residences, those windows are appropriately smaller.	Yes; glass storefronts along sidewalks and plazas, smaller windows for residences	Yes
(K.2.b) These guidelines favor steeply pitched gable and hip roofs, overhanging eaves and balconies, simple building walls of stucco, stone or brick and muted exterior colors with rich trim and detail colors.	Flat roof, articulated cornice, overhanging balconies, brick, and siding	Yes
(K.2.c) Building materials shall include primarily brick, stucco, native stone, synthetic and composite siding, and precast masonry on building walls fronting on public streets.	Predominantly brick and fiber cement panel siding, with vinyl and panels	Yes
(K.2.d) Roofs should have consistent pitches and generous overhangs in order to provide visual coherence. Roofs should also demonstrate common-sense recognition of the climate by utilizing appropriate pitch, drainage and materials.	Flat roof with parapet, articulated cornice and flying roofline	Yes
(K.2.e) Appropriate lighting is desirable for nighttime visibility, crime deterrence and decoration. Lighting on site shall create light necessary for convenience and safety without causing light pollution or glare.	Lighting at street level is provided	Yes
(K.2.f) At the front of the building, exterior lights shall be mounted between eight feet and 20 feet above grade.	Soffit downlights between 8 and 20 feet high - shown at 9' high	Yes

3. BUILDING DESIGN STANDARDS

a. Façade and exterior walls

REQUIRED	PROVIDED	COMPLIANT
(K.3.a.1) The building shall be between two stories and six stories in height, except for Station Circle where they may be in accordance with Subsection K(1)(f). The gross floor area of any finished floor located above 75 feet in height above finished grade shall be no greater than 20,000 square feet.	5 story building, meets sf. requirement	Yes
(K.3.a.2) At least 80% of the ground floor shall have at least 12 feet clear height.	Yes, clear height is minimum 12' for all ground floor retail	Yes
(K.3.a.3) Within 75 feet of a building corner, the building shall be built to the RBL or have an articulated corner detail treatment. In all other areas, buildings shall be built to not less than 75% of the RBL.	Articulated corner provided	Yes.
(K.3.a.4) The ground floor shall have not less than 60% fenestration measured between two feet and 10 feet above the fronting sidewalk.	60%+ fenestration on retail fronts	Yes
(K.3.a.5) Uses requiring door or window security gates shall be permitted to install mesh or lattice gates on the interior of windows and doors. Exterior or solid gates are prohibited.	If security gates are required, will comply	Yes
(K.3.a.6) Upper-story facades facing a public street, Main Street or a parking area in excess of 600 parking spaces shall have between 30% and 80% fenestration measured for each story between three feet and nine feet above the finished floor.	Each story above the ground floor complies	Yes
(K.3.a.7) No less than 50% of the upper-story dwelling units fronting on a street shall have balconies and/or balconettes.	More than 50% of upper story units will have a balcony/balconette	Yes
(K.3.a.8) Each building shall be required to display an articulated base and roofline or cornice. The base and cornice line shall each equal at least 5% of facade height, and in no instance shall be less than two feet.	Cornice-like treatment and flying roofline provided, more than 5% of façade height	Yes
(K.3.a.9) Awnings and overhangs are encouraged and may project over the sidewalk at a minimum clearance of eight feet.	Canopies (where provided) are 9' and 12' above the sidewalk	Yes

b. Materials and colors.		
REQUIRED	PROVIDED	COMPLIANT
(K.3.b.1) Exterior building materials and colors should be compatible with materials and colors to be utilized throughout the transit-oriented mixed-use development shown in § 205-76.1Y(4).	Neutral and compatible tones.	Yes
(K.3.b.2) Predominant exterior building materials on a primary facade shall be quality materials, including, but not limited to, brick, sandstone, native stone veneer, cultured stone and stone veneer, stucco, composite siding, and tinted/textured concrete masonry units.	Predominantly brick and vinyl siding, with composite accents	Yes
(K.3.b.3) Building materials on the secondary facade may be those permitted on the primary facade and painted, concrete masonry units, and vinyl siding.	Predominantly brick and vinyl siding, with composite accents	Yes
(K.3.b.4) Predominant facade colors shall be low reflectance, subtle, neutral or earth tone colors provided in § 205-76.1Y(4). The use of high intensity colors, metallic colors, black or fluorescent colors shall be prohibited.	Colors comply with zoning table	Yes
(K.3.b.5) Building trim and accent areas may feature brighter colors, including primary colors as provided in § 205-76.1Y(4).	No accented trim proposed.	Yes
(K.3.b.6) Building trim may be brick, stone, cast stone, cultured stone, painted or treated metal, composite materials, precast materials, high density plastic, fiberglass-reinforced polyurethane, grid-reinforced cement and equivalent materials and painted or stained wood.	Trim to be brick, painted composite and vinyl	Yes
(K.3.b.7) Exterior building materials shall not include smooth-faced concrete block, unarticulated smooth-faced concrete or non-architectural steel panels not treated with an approved building material.	No smooth-faced materials proposed	Yes
(K.3.b.8) Permitted signs of all types may utilize corporate or trademarked color schemes in addition to those colors permitted in § 205-76.1Y(4).	One non-retail sign proposed to showcase apartment community name – 3' letter height. Retail signs designated in signage package	Yes

c. Entryways - Entry design elements and variations shall give orientation and identity to the building and uses within.		
REQUIRED	PROVIDED	COMPLIANT
(K.3.c.1) Each mixed-use retail building shall have a clearly defined, visible customer, visitor and/or resident entrance(s).	Entries defined by porticos, overhangs and lights	Yes
(K.3.c.2) Each building entrance shall feature no fewer than three of the following: [a] Canopies or porticos; [b] Overhangs; [c] Recesses/projections; [d] Arcades; [e] Raised cornice parapets over the door; [f] Peaked or arched roof forms; [g] Awnings; [h] Architectural details such as tile work and moldings which are integrated into the building structure and design.	Building complies	Yes

d. Roofs		
REQUIRED	REQUIRED	REQUIRED
(K.3.d.1) Roof features should be used to complement the character of the mixed-use retail and residential buildings on the transit-oriented mixed-use development. Variations in rooflines shall be used to add visual interest to, and reduce the scale of, large buildings. Roofs shall have no less than two of the following features: [a] Parapets concealing flat roofs; [b] Overhanging eaves, extending no less than two feet past supporting walls; [c] Sloping roofs that do not exceed the average height of supporting walls; [d] Three or more roof planes. [e] An articulated cornice at the eave line or parapet line a minimum of two feet in height	Parapet and railing and articulated cornice, with flying roofline on prominent corners	Yes
(K.3.d.2) Visible roof materials shall be architectural shingles, slate, tile, metal panels, metal or solar shingles. Flat roofs, concealed by a parapet, may be any material.	Flat roof concealed by parapet	Yes

4. MECHANICAL EQUIPMENT. The following equipment shall be placed away from any RBL and be screened from view from the street on which the building fronts:		
REQUIRED	PROVIDED	COMPLIANT
(K.4.a) Air compressors.		
(K.4.b) Mechanical pumps.		
(K.4.c) Exterior water heaters.		
(K.4.d) Water softeners.		
(K.4.e) Utility and telephone company meters or boxes.		
(K.4.f) Garbage cans for individual uses.		
(K.4.g) Storage tanks.		
(K.4.h) Roof-mounted equipment and safety rails shall be placed away from the RBL frontage and be screened from view from the street.	Placed away from frontage and screened	Yes

5. PARKING AND LOADING		
REQUIRED	PROVIDED	COMPLIANT
(K.5.a) Parking is prohibited within the front setback between the front of the building and the front property line. For all Main Street properties, all required off-street parking shall be located between the rear property line and an imaginary line extended from the rear of the building to the side property lines.	Parking provided in adjacent surface lots	Yes
(K.5.b) Loading areas shall be screened from view of public streets and parking areas containing more than 200 parking spaces by a solid masonry screen wall at least eight feet high. Required screen walls shall be faced with an approved facade building material compatible with the primary building facade and have an articulated vertical element not less than every 15 feet along the length of said wall.	Designated loading area shown on site plan, but does not require screening	NA