

V. RESIDENTIAL BUILDINGS AND FRONTAGES

(Primarily for buildings in the Causeway District)

A. Statements of Intent

1. Building forms and façades that are both urban and residential are encouraged. Likewise, mixed-use residential buildings, with retail space below residential units, are encouraged.
2. Building frontages and entrances are encouraged to be at or near the sidewalk.
3. The use of intermediate spaces between the public and private realms, such as porches and balconies, is recommended.
4. Encourage design that provides the resident with a sense of privacy and the pedestrian with a sense of security resulting from visual oversight of the street by residents.



B. Narrative

Villages require residents to bring them to life and then to keep them active on a 24-hour basis. The continuous use of the streets, shops, restaurants, walks, and bike trails by residents - and by those who visit - creates a comfort and interest that attracts newcomers and assures return visitors. Nothing draws people to a place like an active community. Continuous use communicates that a place has already established itself as a safe environment, as well as one that invites repeated exploration and promises new features to discover.

The residential portions of the village should be designed to feel like a neighborhood that is safe and secure, yet has access to all the amenities and features that an urban environment makes possible. Porches and balconies serve as “transition” elements between the private residences and the public street. Off-street parking, in parking structures or hidden from view behind surrounding buildings, reinforce the pedestrian-oriented character of the street.

In addition, small landscaped plazas may be provided at principal entrances and corners where people can relax and observe in comfort and shade. All of these features reaffirm that residents belong in an urban environment, and that their homes can be inviting, safe and comfortable, with an urban sensibility.

C. Guidelines

1. The design and scale of the architectural façade and the provision of its details and features, particularly at grade and second levels, should be residential. Where retail or office uses are on the ground level, with residential above, the first floor building articulation should follow section for that portion of the building. Provide a select combination of features, including porches, balconies, recessed entries, bay windows, trim and window detailing, brick patterning and belt courses, articulated corners, and cornice detailing.

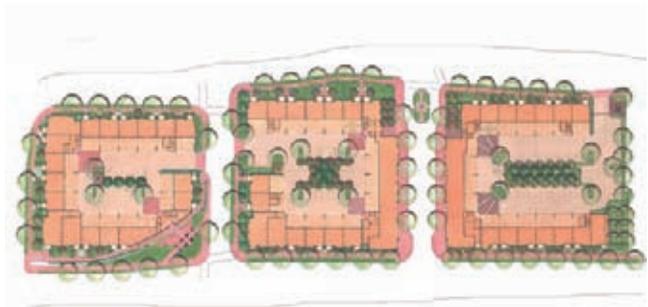


2. Provide an ordered, human-scaled system of architectural elements on the building's face. Windows and doors should tend to align, and a sense of rhythm and pattern should be present.
3. Principal residential building entrances should be highlighted and made distinct from any adjoining store and business fronts.
4. The ground floor should be elevated above finished grade to achieve a greater sense of privacy and security from the street for the resident.
5. Consider articulating or emphasizing building corners with quoins, medallions, patterned brick, or stonework.





6. Parking for residents may be made available in the parking courts enclosed by residential perimeter block apartment buildings, in the inner-court parking lots throughout the Causeway District, or as is available on the street. Parking on the first level may be considered, provided that other residential or retail use faces the street.
7. Where the ground level of a building consists of residential units, provide for entries into units from street to these ground level units.
8. Provide adequate acoustic isolation between ground floor retail and upper levels of residential.



With parking placed behind the buildings, the building front can again adjoin the sidewalk.

