

# Purple Line Transit Neighborhood Plan

## Urban Design Strategies



### Commercial Corridor Urban Design

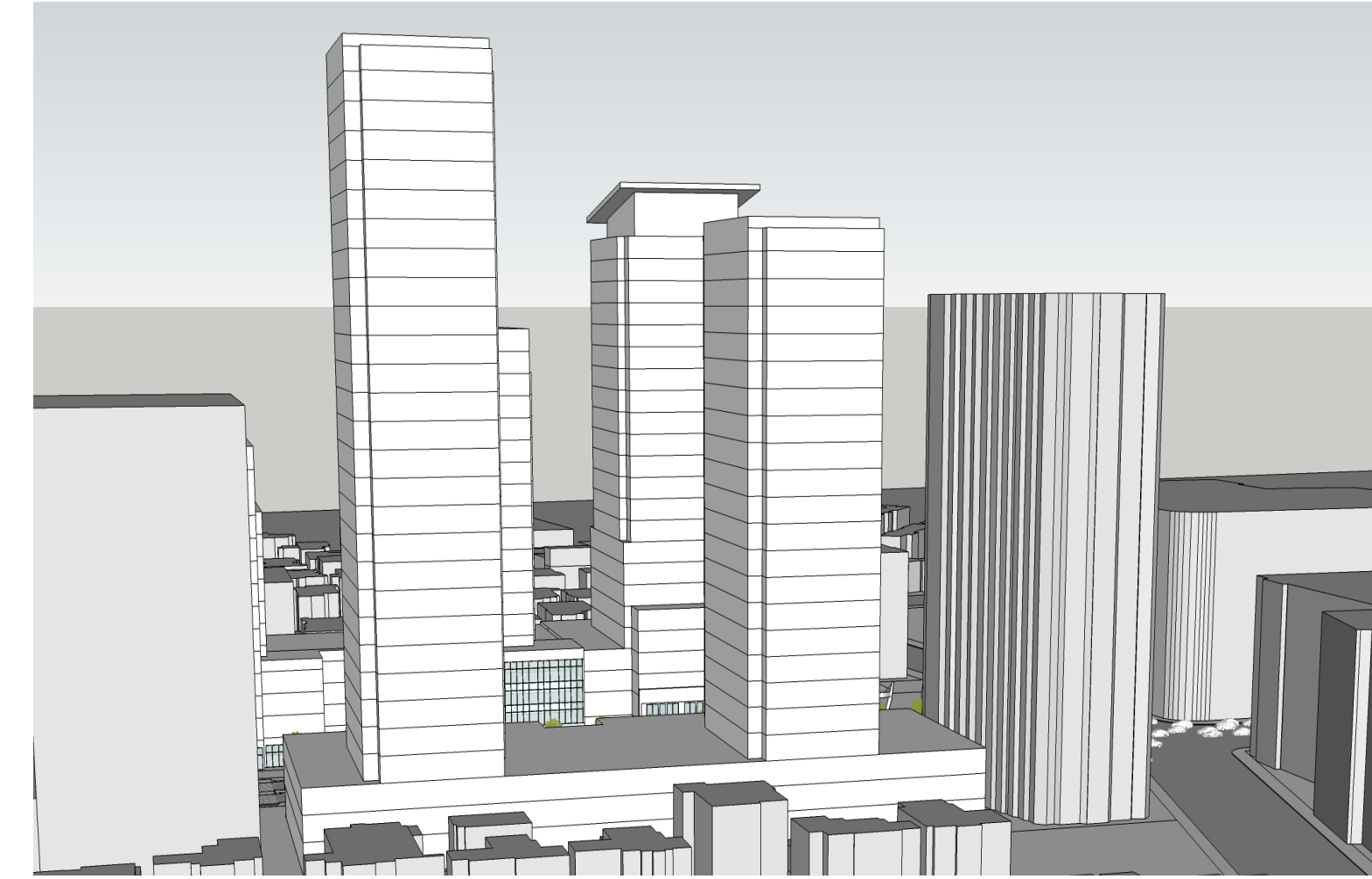
Regulate buildings using new zoning tools to ensure that new development is pedestrian-oriented, human-scaled, and compatible with the surrounding context. The standards regulate building form and orientation, architectural features, open space, and parking design.



#### Vehicle Access

Prioritize Pedestrian Safety

- Driveways that are strategically placed for pedestrian safety
- Surface parking and parking structures that are not visible from the street or appropriately screened from view



#### Massing

Provide Visual Breaks

- Require spacing between towers and other tall building elements to reduce impacts to light and air
- Vary and articulate building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level (see image below)



#### Architectural Treatment

Create Visual Interest

- Windows and doors that are transparent
- Varied high quality materials and details
- Mechanical equipment and utilities that are screened from public view



#### Building Orientation & Transparency

Promote Pedestrian Activity

- Pedestrian friendly entrances oriented towards the street
- Avoid uninterrupted blank walls along all building façades through active uses with transparency (windows and doors) on ground floors



#### Transitional Height

Ensure Compatibility with Adjacent Uses

- Transitional height requirements address adjacency of new non-residential or mixed-use buildings to single-family residential zones



#### Building Elements

Protect Pedestrians & Improve Aesthetics

- Encourage architectural elements that add visual interest and enhance the user experience, including canopies, awnings, balconies, cornices, and window bays

### Multifamily Neighborhood Character

Maintain the pattern of development and building elements of older multifamily neighborhoods that have a unique character with "Conservation District" tools and building form regulations for new developments.

#### Conservation Districts

Require new developments in certain areas to incorporate typical design elements (where applicable)

- Potential regulations include transparency, window styles, roof lines, prominent elements, and materials

#### Building Forms

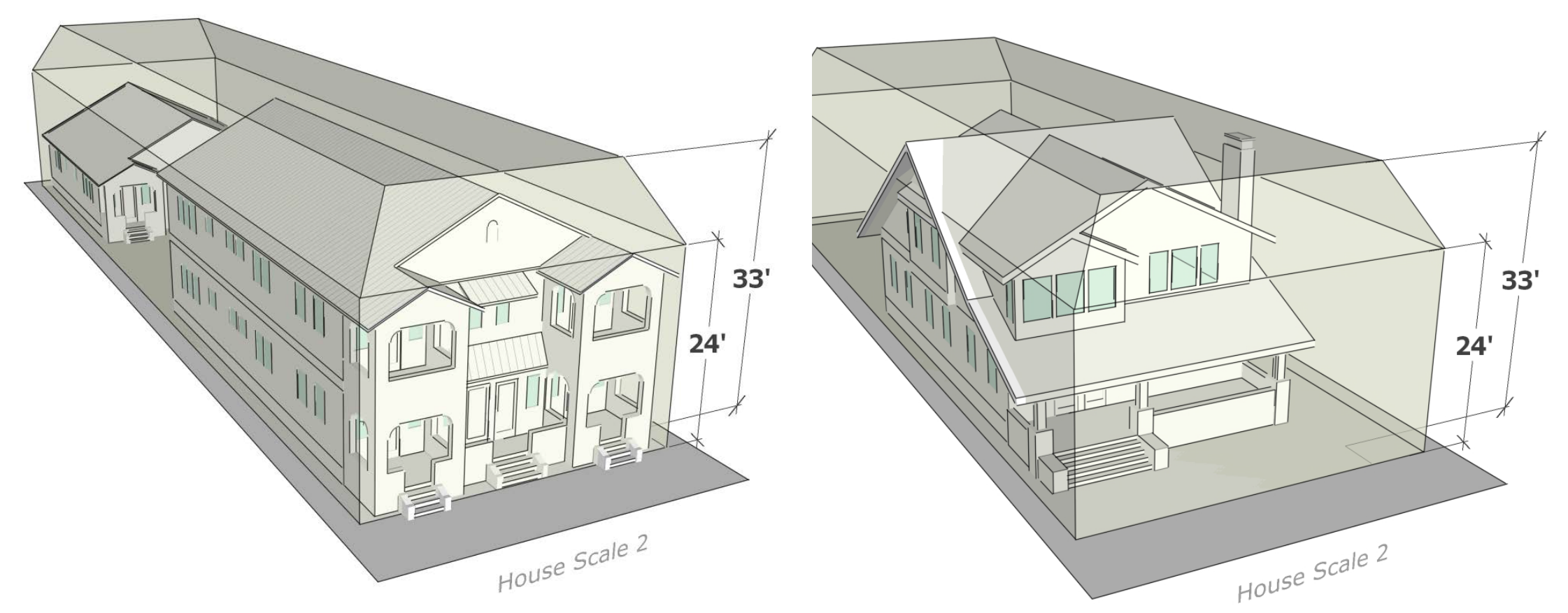
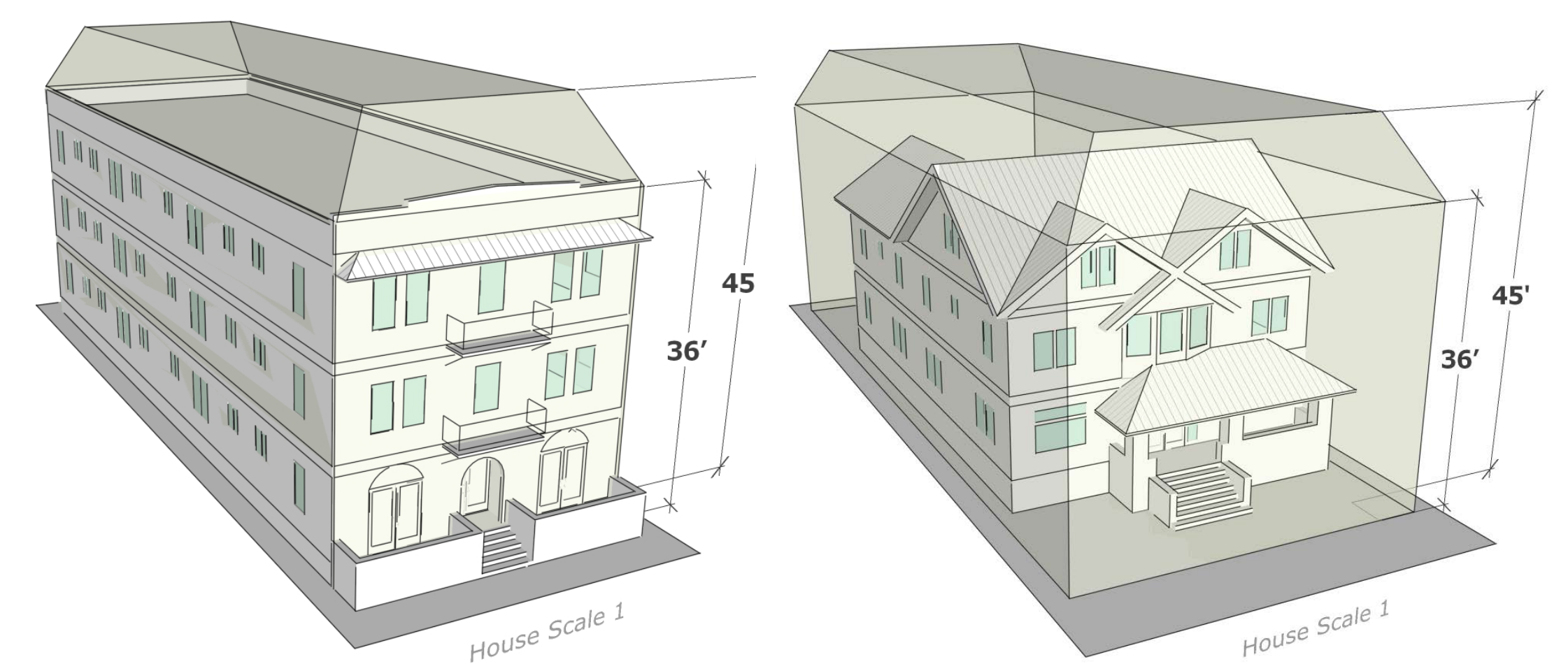
Form regulations can accommodate a variety of housing forms while maintaining neighborhood scale

- Examples of regulations include height limits, maximum building envelopes, and upper story stepbacks consistent with neighborhood patterns

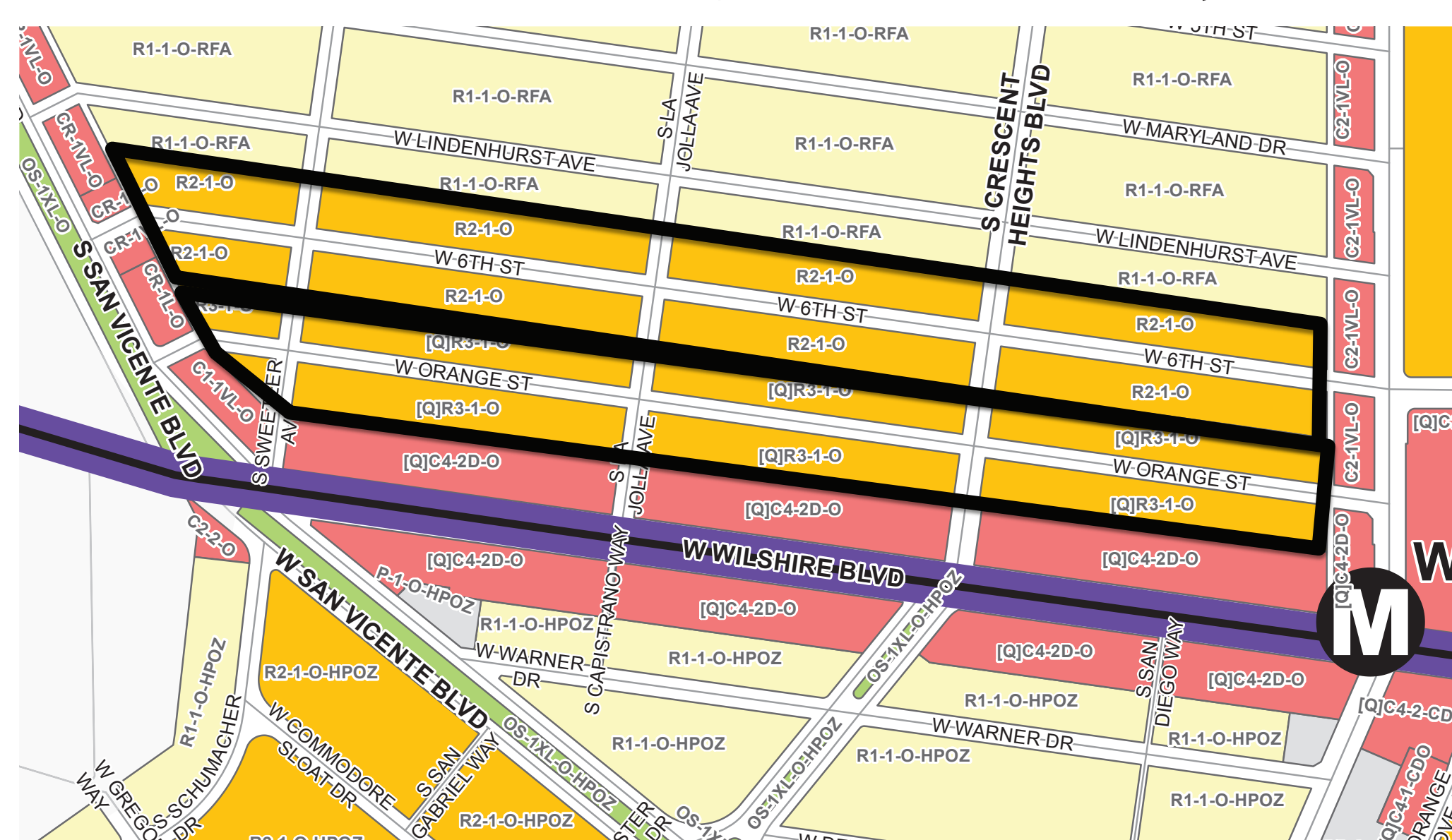
#### Encouraged



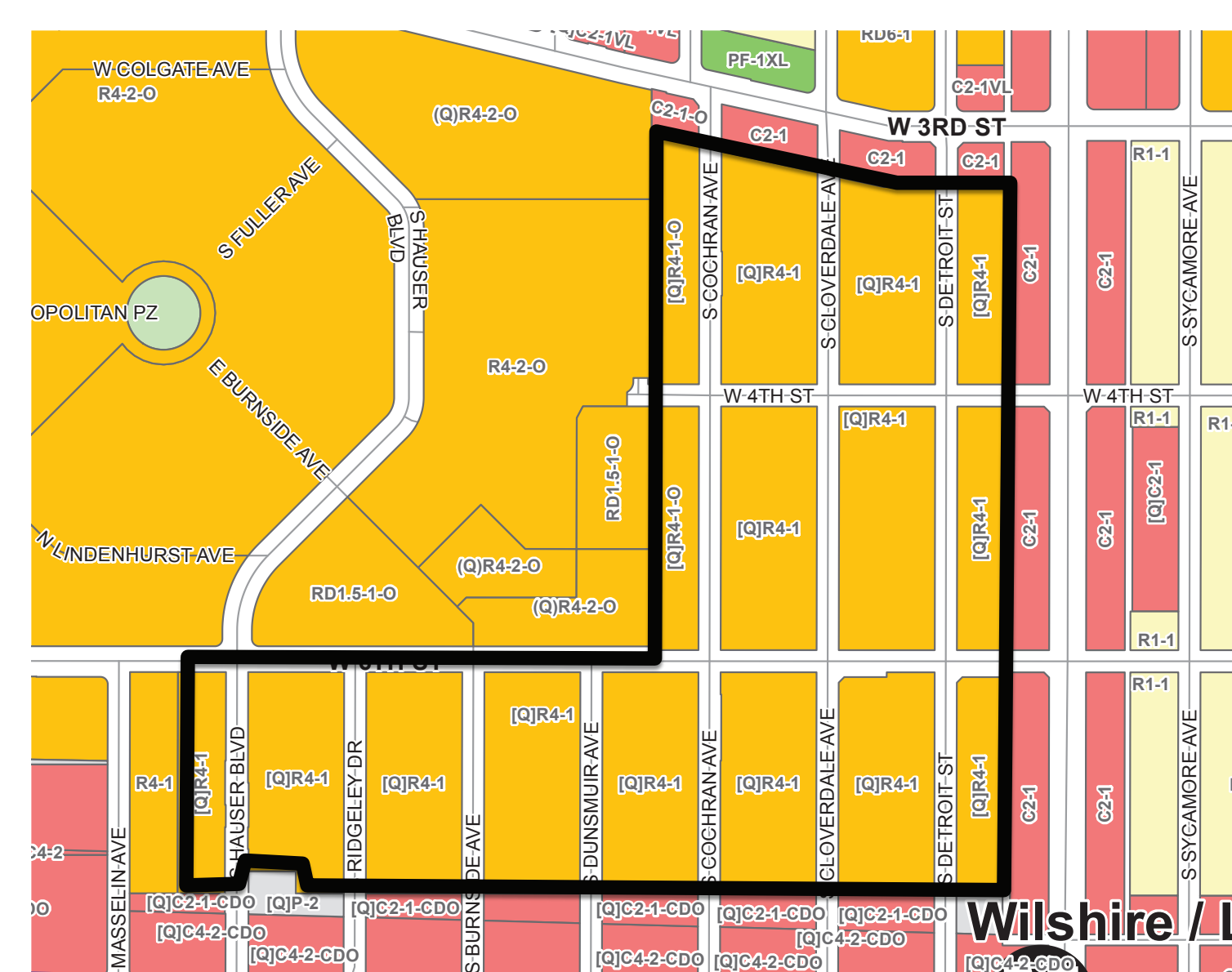
#### Discouraged



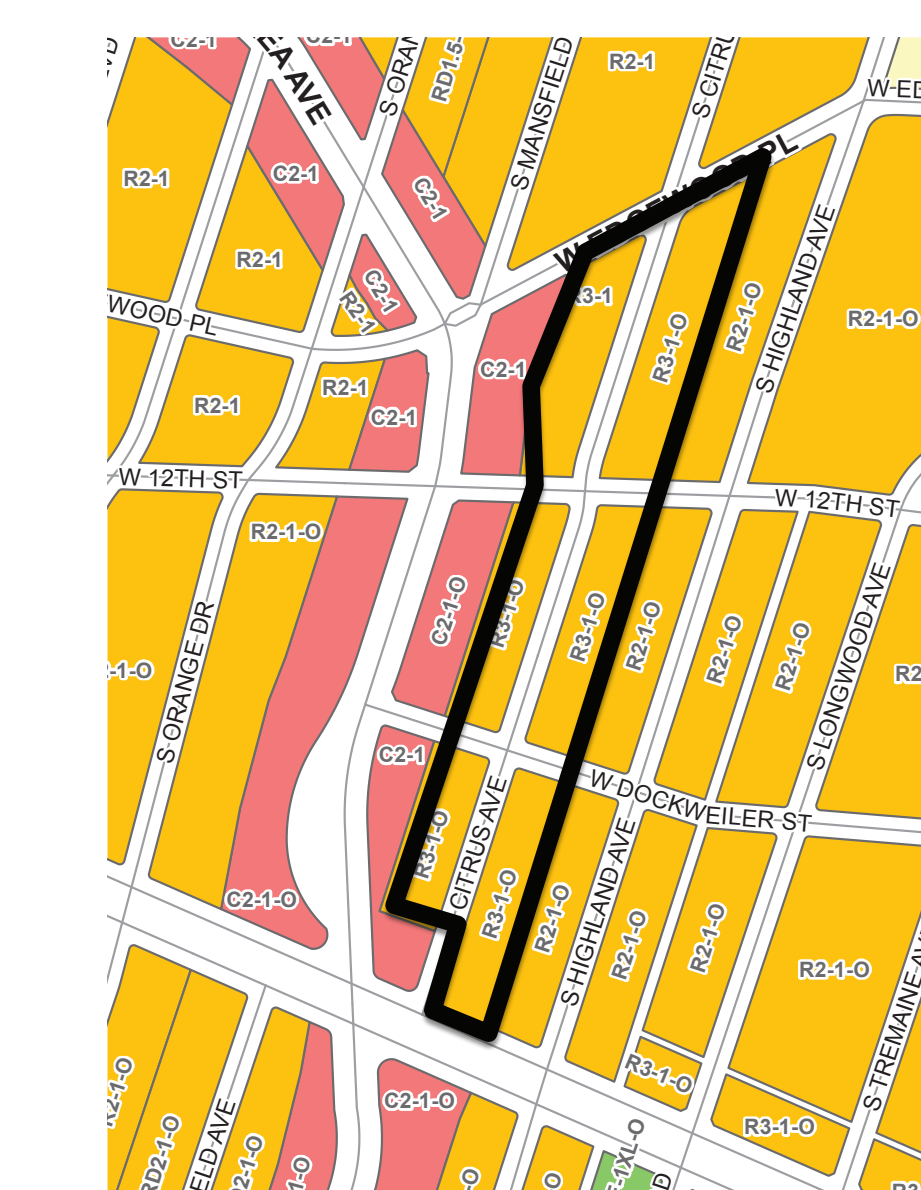
#### 6th St./Orange St. Multifamily



#### Ridgeley Dr./Detroit St. Multifamily



#### Citrus Ave. Multifamily



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