

Purpose

The design code will guide applicants and purchasers of property within the Erdman Center project to develop appropriate architectural styles, building configurations, and site plans that are in keeping with the goals of creating a vibrant, urban employment center. This code establishes rules, constraints and guidelines governing building form, frontage design, architectural style, landscaping, lighting and signage. This pre-application process will be undertaken in cooperation with the private Architectural Review Committee with a goal of screening design issues prior to the application of the Specific Implementation Plan submittals. This additional review step seeks to augment the public review process, but does not replace the public review and approval of the Specific Implementation Plans.

Although based on traditional planning and design principles, the design code is intended to encourage design creativity. Our intent is to balance unity and diversity in the design of the buildings and public spaces to achieve a human-scaled and high quality environment.

The Erdman Center Design team will provide the City staff and neighborhood representatives an opportunity for input prior to the submittal of the first Specific Implementation Plan.

Design Code Concepts

1. The primary task of architecture and landscaping is the physical definition of streets and public spaces as places of shared use.
2. Individual buildings should fit congruently with the surrounding buildings and open spaces; this issue is more important than architectural style.
3. The design of streets and buildings should reinforce safe and secure environments, but not at the expense of accessibility and openness.
4. Development must adequately accommodate automobiles. It should do so in ways that respect the pedestrian and the form of public space.
5. Streets and squares should be safe, comfortable, and interesting to pedestrians. Properly configured, they encourage walking and enable neighbors to know each other and protect their neighborhood.
6. Architecture and landscape design should grow from local climate, topography, tradition, and building practice.
7. Techniques of heating, cooling, lighting and water management should be resource-efficient and minimize the emission of greenhouse gases.

Passed Rev. 3, 8-4-10

General Design Principles

The following text outlines district-wide general design principles that will guide the implementation of the project. Detailed design guideline will be prepared and administered by the private design review committee to help refine and enhance buildings designs prior to application for public review and approval per the PU:SIP review process.

1. **Entrances.** Primary building on the internal street shall have entrances oriented toward the street. Entrances for office use on upper floors shall have an operating door that opens to the street. Additional secondary entrances may be oriented to a secondary street, lane or parking area. Entries shall be clearly visible and identifiable from the street.
2. **Façades.** Principal building facades shall be set on or close to the build-to line, and are intended to define the space of the street. Permitted frontage types include awnings, canopies, galleries, arcades and forecourts. Frontages set back from the build-to line shall accommodate amenities such as outdoor seating, art, displays, fountains or landscaping. Vertical articulation of buildings shall be based on a three-part concept, including base, middle and top elements. Ground floor shopfronts shall have a three part design consisting of a lower bulkhead, display windows in the middle, and a cornice above serving as a sign band. No blank walls shall be permitted to face the street, sidewalk or public open space.
3. **Doors, Windows and Openings.** For commercial office uses at the ground floor, windows, doors and other openings shall comprise at least 50% of the ground floor façade. For retail uses at the ground floor, windows, doors and other openings shall comprise at least 60% of the ground floor façade. Glass in retail shopfronts shall be clear, un-tinted glass.
4. **Residential Uses.** Residential uses at the ground floor, fronting a public street or walkway, shall be separated from the street by means that may include a raised floors, stoops, forecourts, landscaping, low fences and walls.
5. **Service Area Screening.** Outdoor storage, service and loading areas should be screened from an abutting public street or walkway by a wall, fence or screen of plant material at least six feet in height.
6. **Screening of Rooftop Equipment.** All rooftop equipment, with the exception of solar and wind energy equipment, antennas and dishes shall be screened from view of abutting streets and public walkways. Rooftop equipment shall be screened from adjacent buildings and neighbors to the extent possible.
7. **Building Materials.** Buildings shall be constructed of durable, high quality materials that are appropriate for a mixed-use district surrounded by residential neighborhoods.
8. **Architectural Style.** The overall architectural character of the district will be enhanced by the presence of a range of architectural styles. Traditional styles are encouraged, but high quality designs of other styles will be permitted based on design merit. Individual buildings should fit congruently with the surrounding buildings and open spaces; this issue is more important than architectural style.
9. **Parking Structures.** The ground floor of any parking structure abutting a public street or walkway should be designed and architecturally detailed in a manner consistent with mixed-use or commercial buildings. Sloping parking ramps should not dominate the design of the façade. Openings or windows should appear consistent with those of mixed-use or commercial buildings.