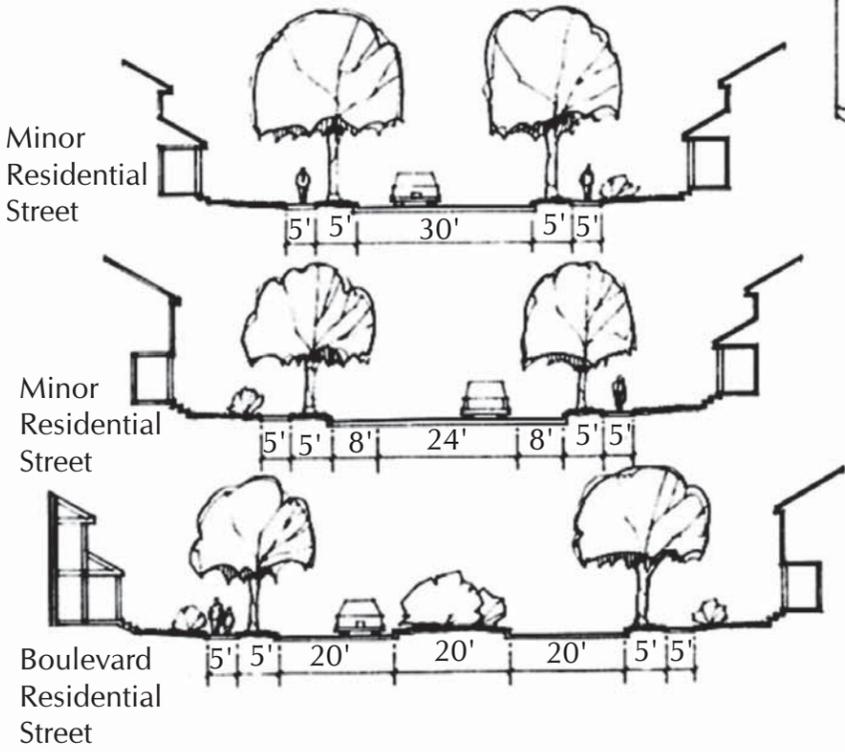
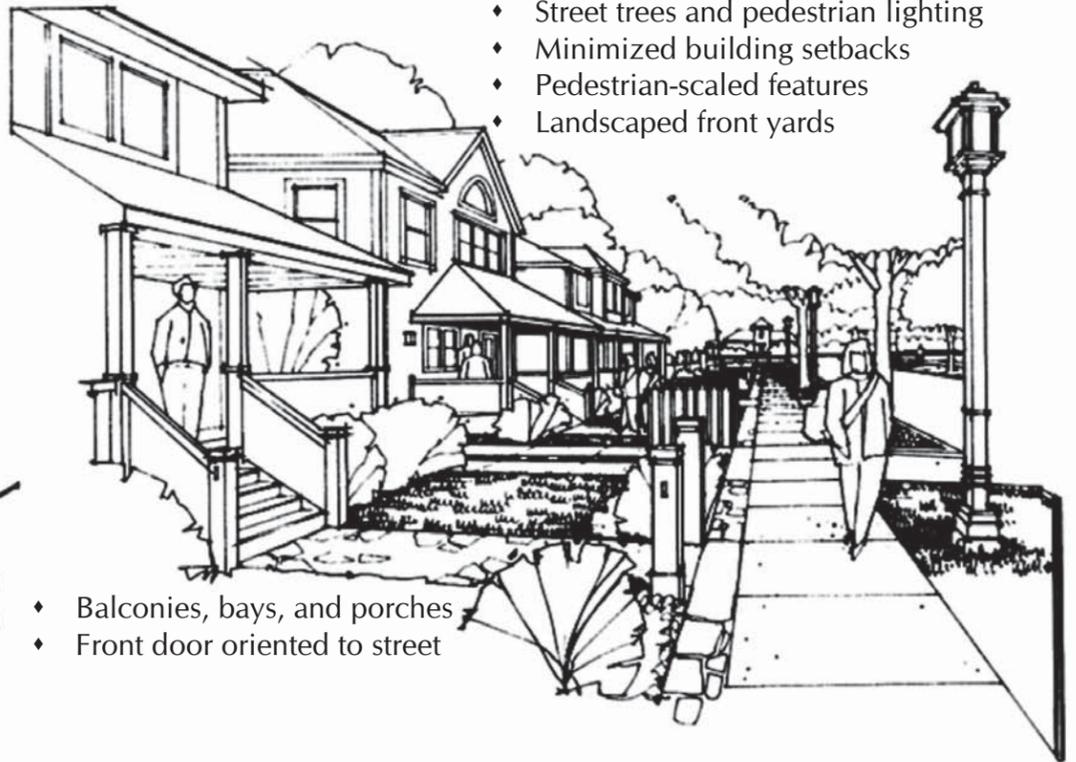


STREET CROSS SECTION



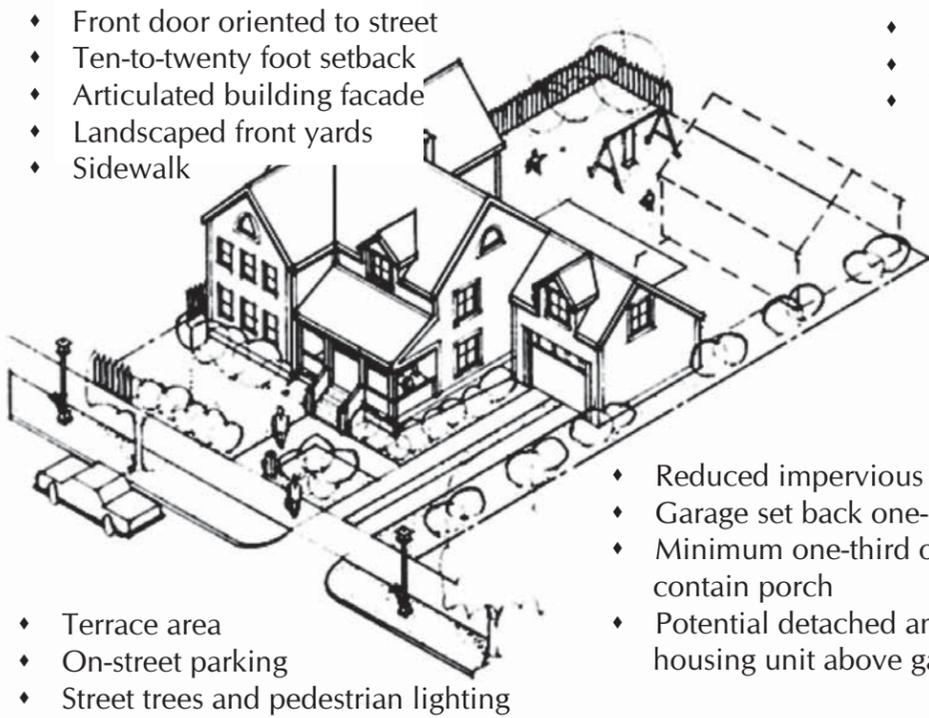
STREETSCAPE



- ◆ Street trees and pedestrian lighting
- ◆ Minimized building setbacks
- ◆ Pedestrian-scaled features
- ◆ Landscaped front yards

- ◆ Balconies, bays, and porches
- ◆ Front door oriented to street

SINGLE FAMILY PARCEL

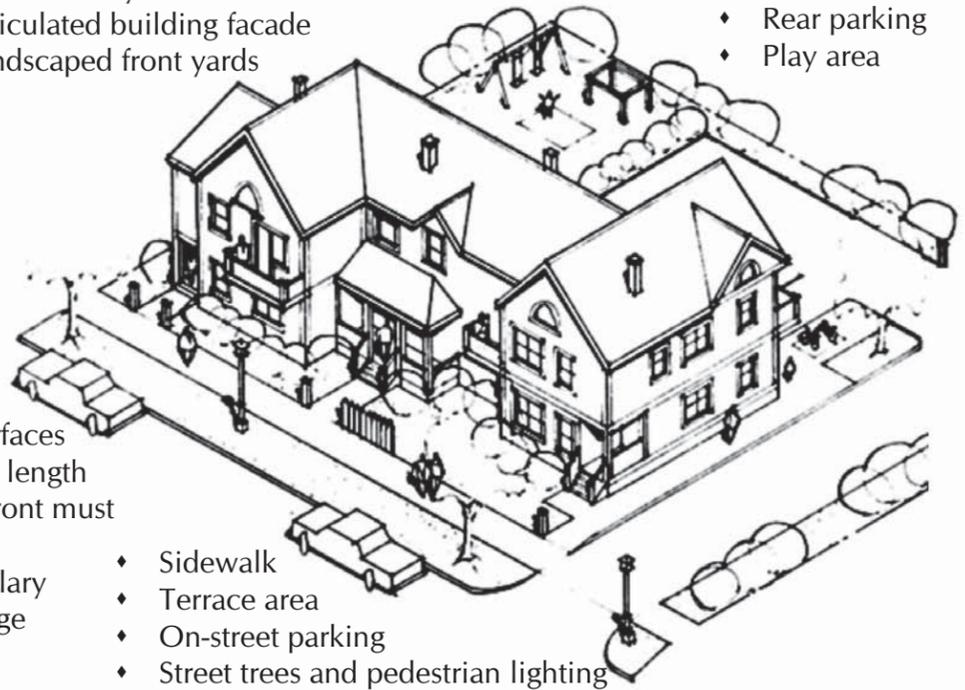


- ◆ Front door oriented to street
- ◆ Ten-to-twenty foot setback
- ◆ Articulated building facade
- ◆ Landscaped front yards
- ◆ Sidewalk

- ◆ Terrace area
- ◆ On-street parking
- ◆ Street trees and pedestrian lighting

- ◆ Reduced impervious surfaces
- ◆ Garage set back one-car length
- ◆ Minimum one-third of front must contain porch
- ◆ Potential detached ancillary housing unit above garage

MULTIFAMILY PARCEL

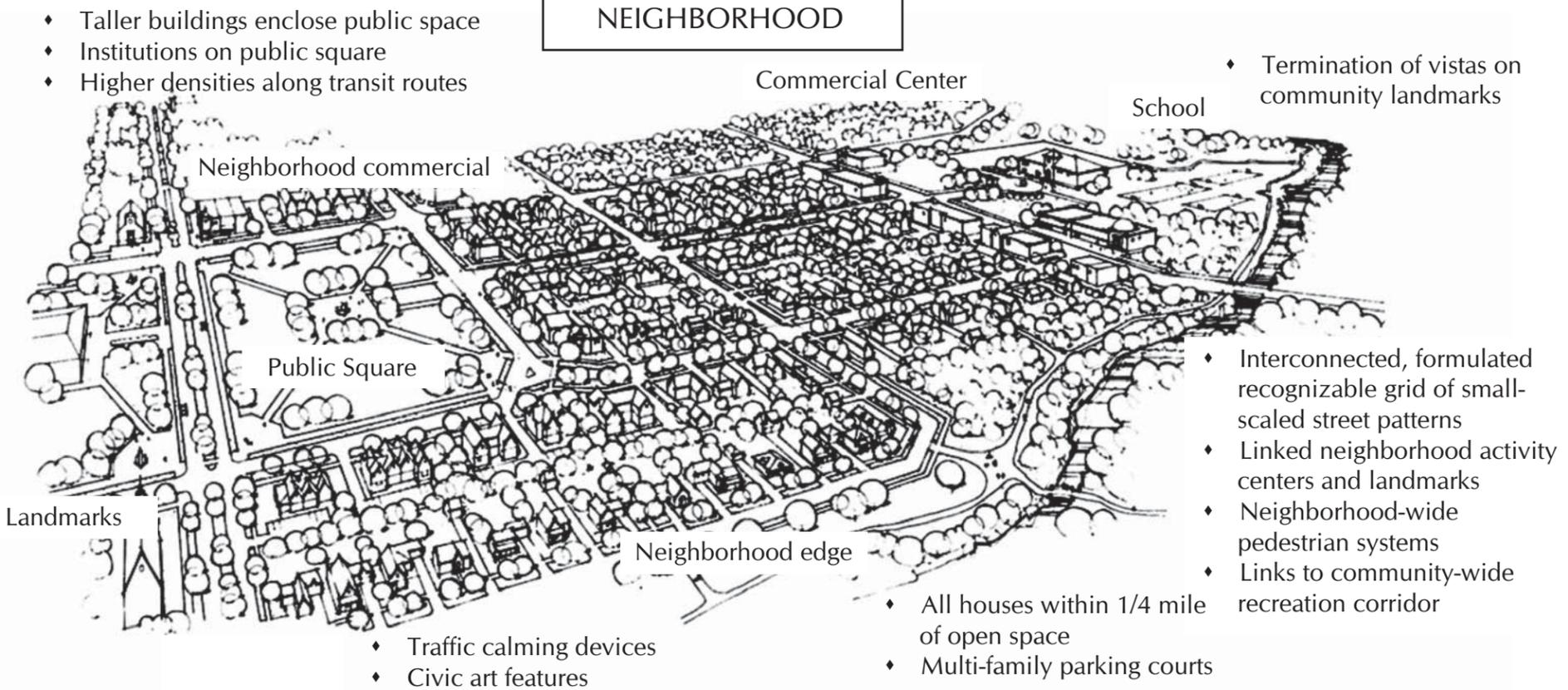


- ◆ Porches, bays, and balconies
- ◆ Ten-to-twenty foot setback
- ◆ Articulated building facade
- ◆ Landscaped front yards

- ◆ Rear parking
- ◆ Play area

- ◆ Sidewalk
- ◆ Terrace area
- ◆ On-street parking
- ◆ Street trees and pedestrian lighting
- ◆ Front doors oriented to street
- ◆ Facade rhythm reflecting adjacent single-family

NEIGHBORHOOD



- ◆ Taller buildings enclose public space
- ◆ Institutions on public square
- ◆ Higher densities along transit routes

- ◆ Termination of vistas on community landmarks

- ◆ Interconnected, formulated recognizable grid of small-scaled street patterns
- ◆ Linked neighborhood activity centers and landmarks
- ◆ Neighborhood-wide pedestrian systems
- ◆ Links to community-wide recreation corridor

- ◆ All houses within 1/4 mile of open space
- ◆ Multi-family parking courts

- ◆ Traffic calming devices
- ◆ Civic art features

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TRADITIONAL NEIGHBORHOOD DESIGN GUIDELINES