

## 5.2 BUILDING PLACEMENT

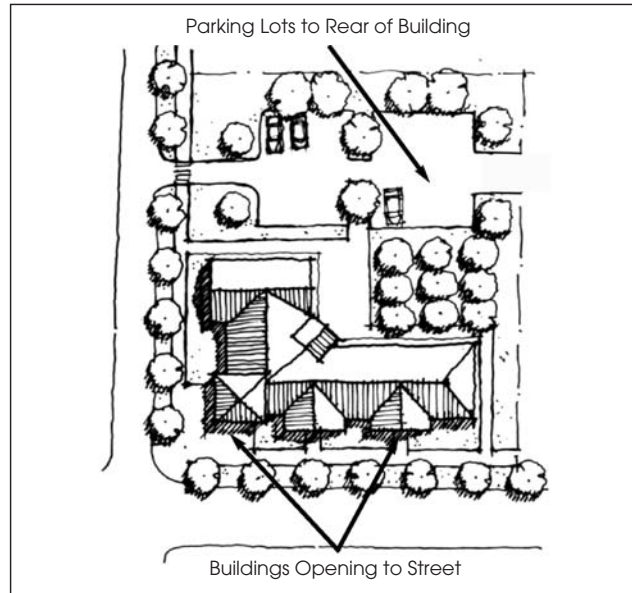
*A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets lined by buildings rather than parking lots are more interesting to move along, especially for pedestrians, and provide a safer environment.*



*Locate buildings on the corner to create pedestrian interest and reduce the visual impact of parking*



*Locate residential buildings close to the sidewalk to create pedestrian interest along the frontage and maximize the functional use of the rear yard*



### Guidelines

1. Locate buildings close to the pedestrian street (within 25 feet of the curb), with off-street parking behind and/or beside buildings.
2. Outside of Mixed-use Activity Centers, buildings on infill lots should generally be setback a distance equal to an average of all buildings within 300 feet on the same side of the street.
3. If the building is located at a street intersection, place the main building, or part of the building, at the corner. Parking, loading or service areas should not be located at an intersection.
4. To maximize the street frontage of buildings and minimize the street frontage of parking lots, buildings should be articulated so that the long side fronts the street.
5. Pedestrian circulation should be an integral part of the initial site layout. Organize the site so that the buildings frame and reinforce pedestrian circulation, and so that the pedestrians walk along building fronts rather than along or across parking lots and driveways. Also arrange buildings to create view corridors between pedestrian destinations within and adjacent to the site including building entrances, transit stops, urban open space, and nearby public amenities including parks and greenways.

### 5.3 STREET LEVEL ACTIVITY

*The sidewalks remain the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.*



*Sidewalks should encourage casual social interaction*



*Porches and stoops create a semi-public outdoor space that encourages pedestrian activity*



*Small sidewalk displays help bring the indoors outside and add pedestrian interest*

#### Guidelines

1. The ground floors of buildings in Mixed-use Activity Centers should be encouraged to contain public or semipublic uses such as retail or entertainment uses with direct entry from the street. In residential areas, the predominate architectural feature of the home should be porches and stoops. These features encourage pedestrian activity by providing an attractive destination and an interesting journey.
2. Retail activities within buildings should be oriented toward the street and have direct access from sidewalks through storefront entries.
3. Buildings should have at least one primary entrance facing a pedestrian-oriented street. Alternatively, a primary entrance may be directly accessed by a sidewalk or plaza within 20 feet of the entrance (except single family detached homes).
4. Street level windows should be transparent to permit views to the interior and to provide exterior security through “eyes on the street.”
5. Open-air pedestrian passageways (with or without overhead cover) are generally more visible and more inviting than interior hallways. This can be an attractive, successful location for store entries, window displays, and/or restaurant/café seating.
6. Take the “indoors” outdoors by spilling interior space (e.g. dining areas, small merchandise displays) onto walkways and plazas and bring the “outdoors” into the building by opening interior spaces (e.g. atriums) to views and sunshine.