

B: Use of Transparent Street-Level Building Materials

what is it?

- ◆ Walls at street level that are required to incorporate a designated amount of transparent storefronts and/or entry ways
- ◆ No blank walls at street level

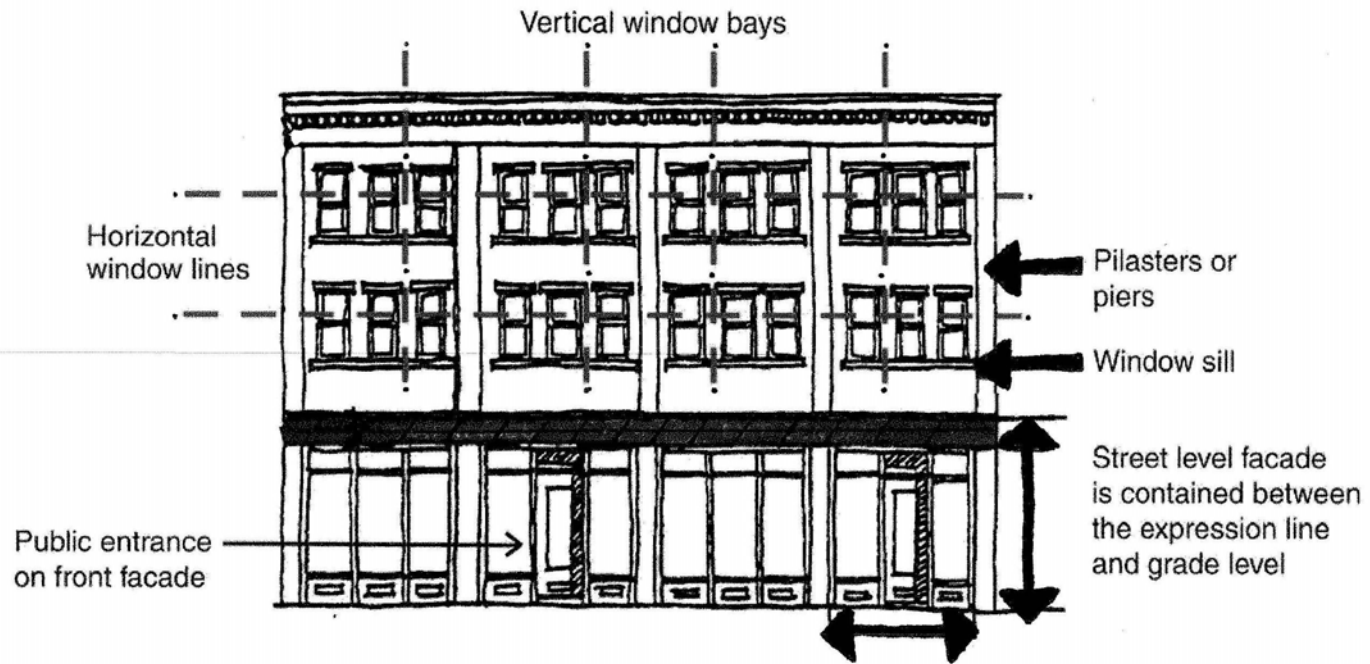
Use of Transparent Street-Level Building Materials

advantages

- ◆ Regulates development at the scale of an individual building or lot
- ◆ Enhances character of neighborhood
- ◆ Encourages and compliments a pedestrian scale environment
- ◆ Promotes harmony in the physical relationships between buildings

Use of Transparent Street-Level Building Materials

example regulations



Arrangement of Facade Elements

Transparent Street-Level Building Materials



Design Committee Proposal

Transparent Street-Level Building Materials

- ◆ *Street level façade.* **Minimum of 75% with no maximum of the street level façade shall be transparent**
- ◆ *Upper level facade.* **Minimum of 25% and maximum of 75% of the upper level façade shall be transparent**

Where would zoning changes apply?

- ◆ All planned buildings and all alterations, renovations, or expansions that include exterior changes to buildings
- ◆ Within the Central and General Commercial Districts within the DDA District boundaries
- ◆ Adopted into City law as regulations, not advisory guidelines – Zoning Ordinance