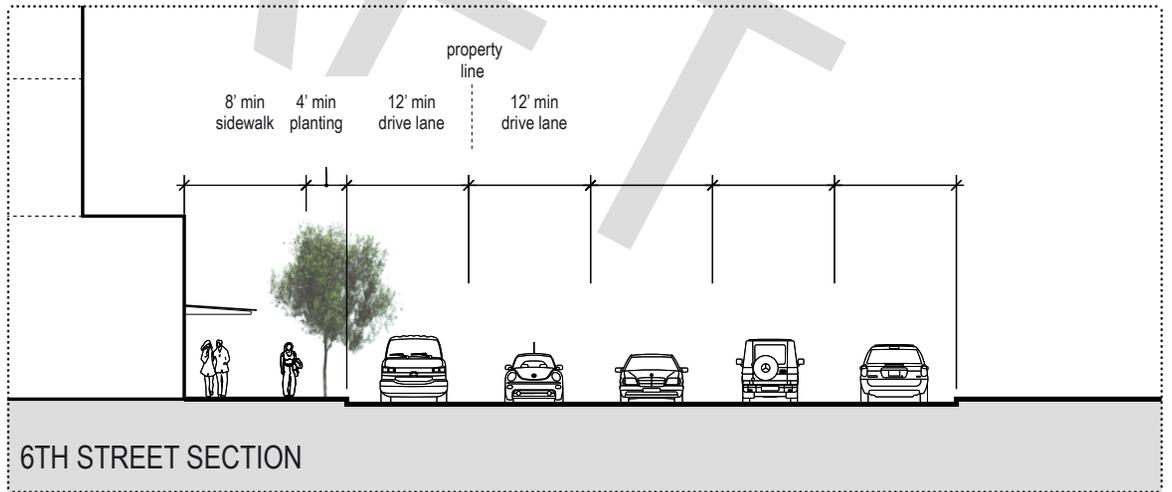
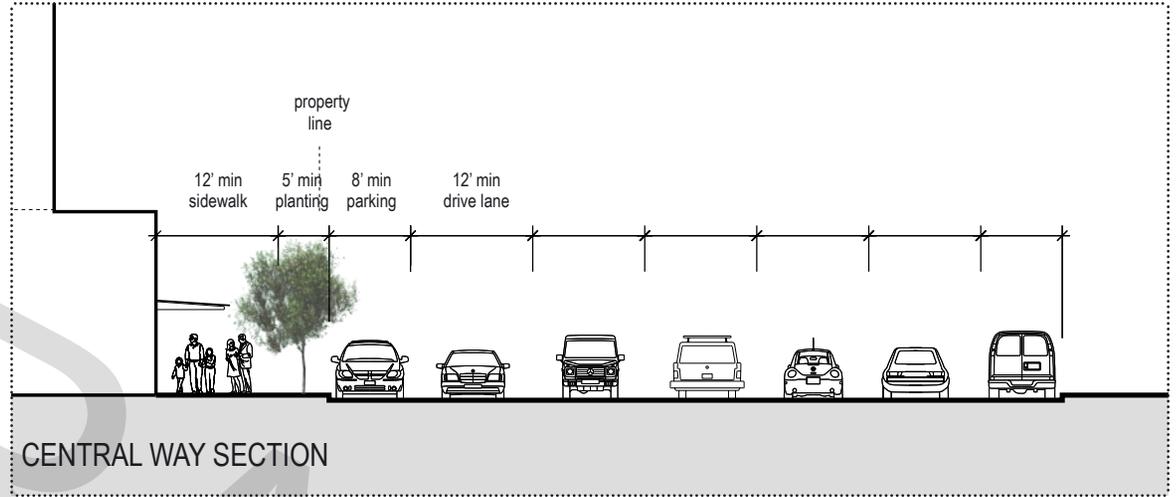
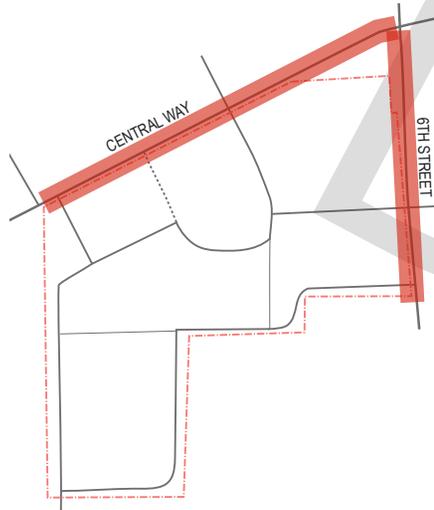


# STREET CLASSIFICATION

## Adjacent Street Improvements

Central Way

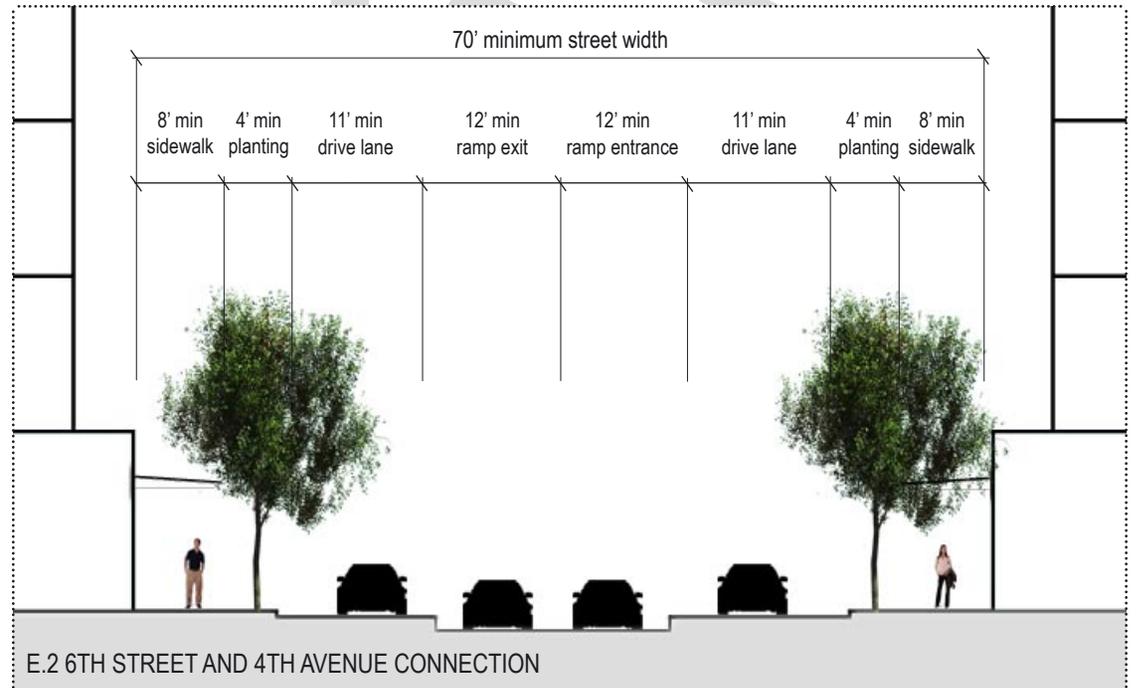
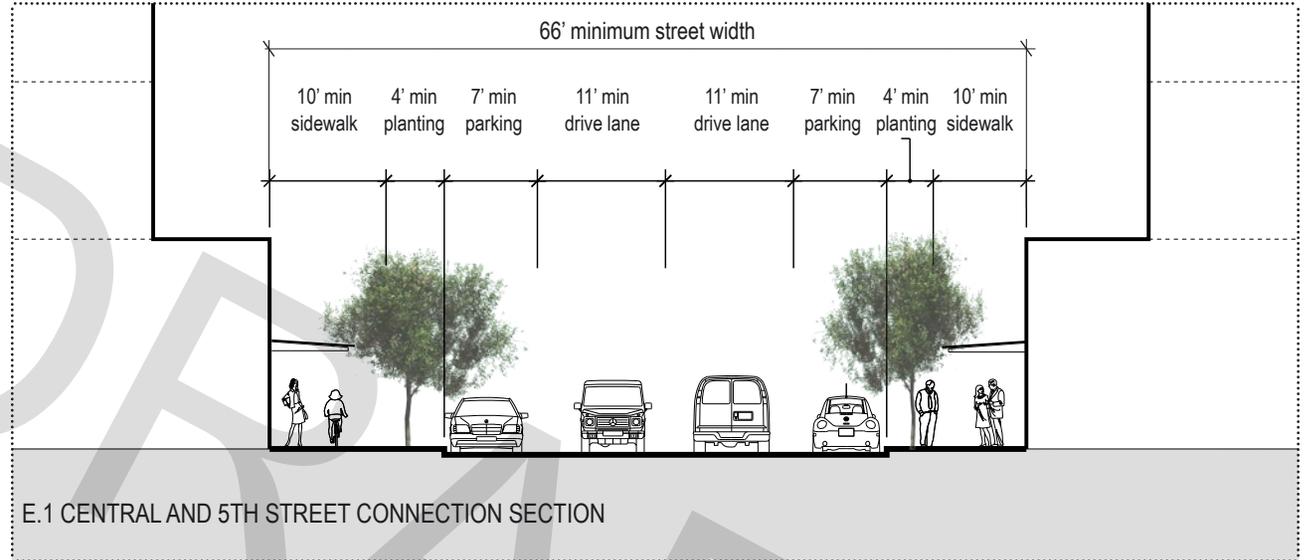
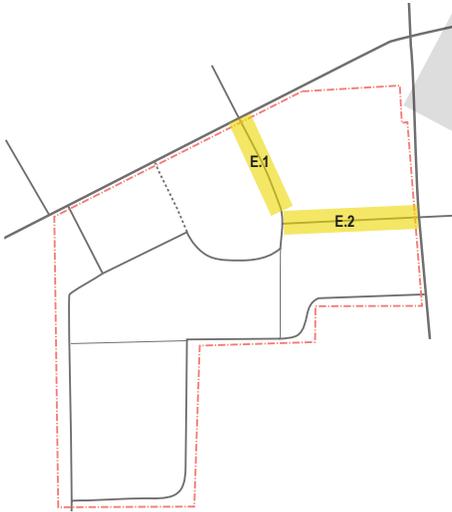
6th Street



# STREET CLASSIFICATION

## External Connections

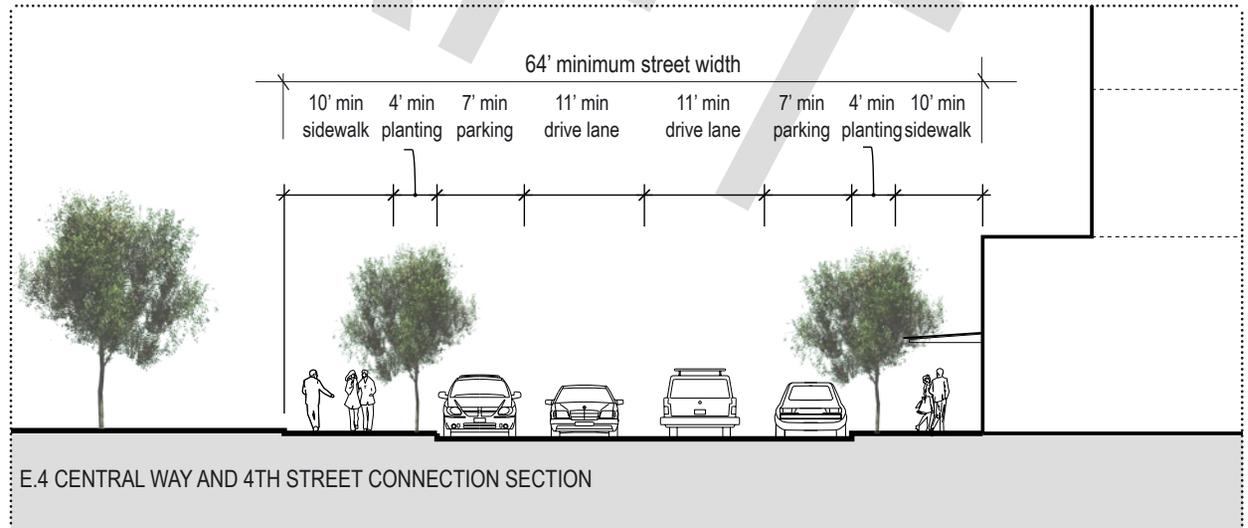
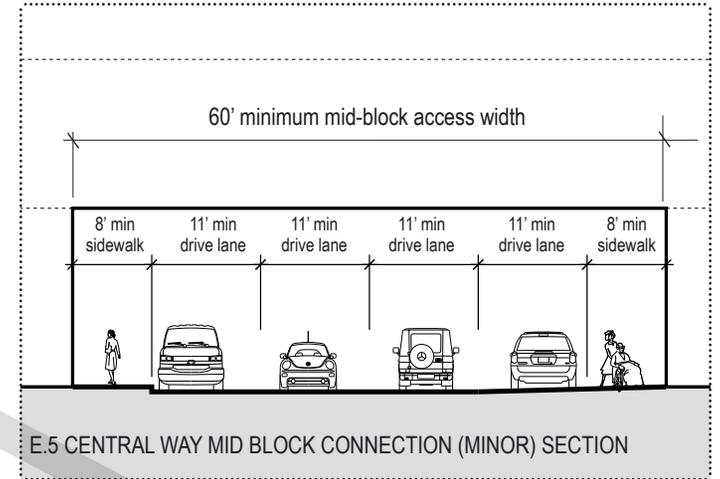
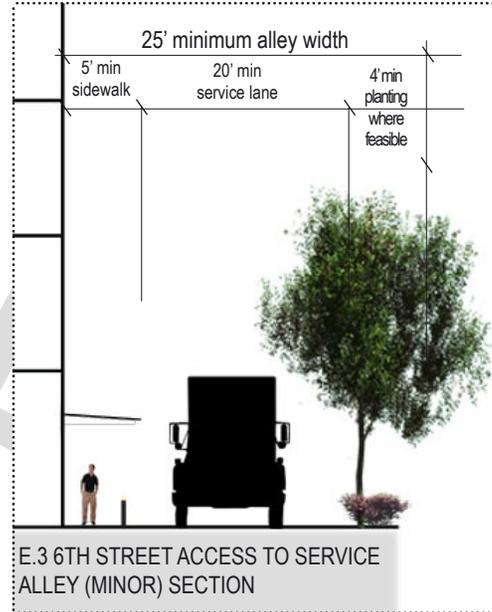
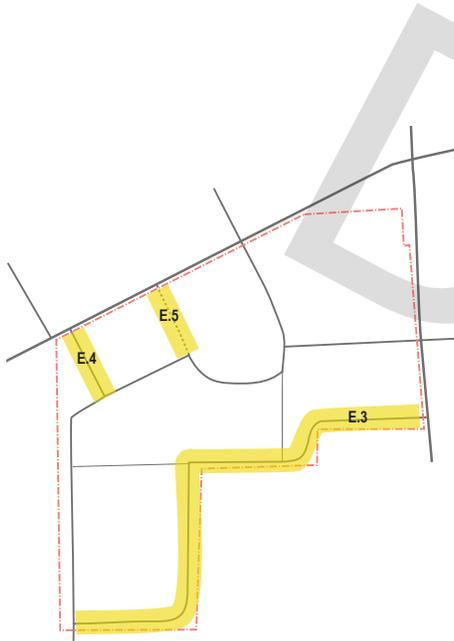
- E.1 Central and 5th Street Connection
- E.2 6th Street and 4th Avenue Connection



# STREET CLASSIFICATION

## External Connections

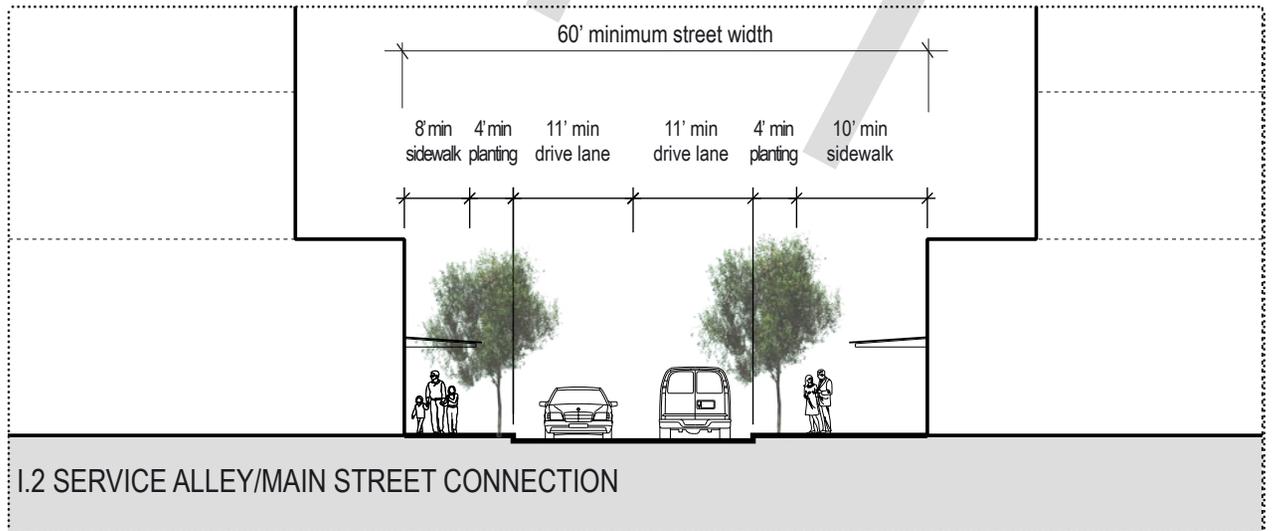
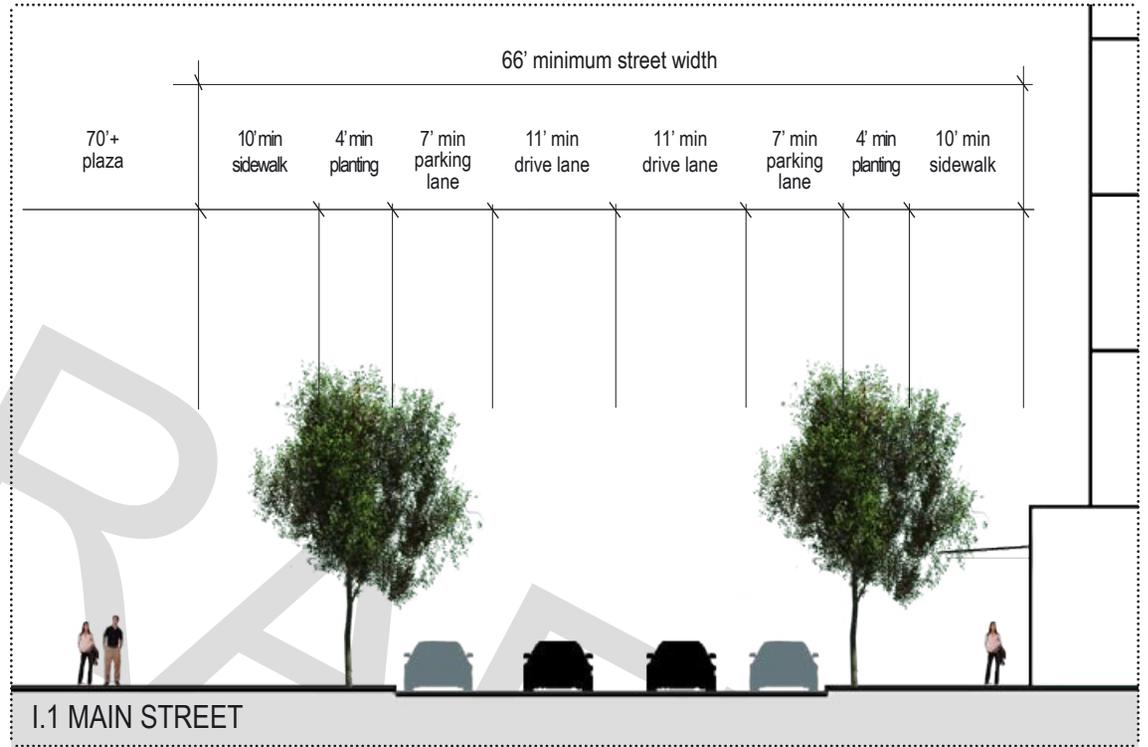
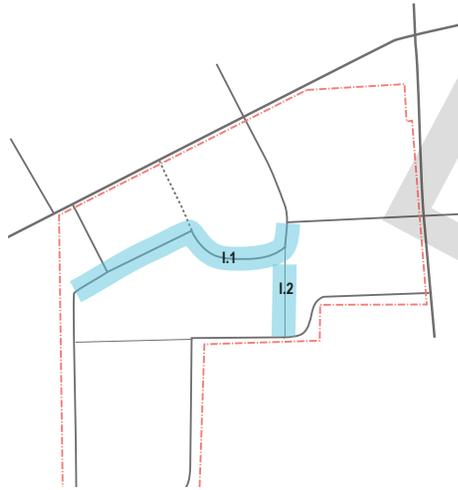
- E.3 6th Street access to service alley (minor)
- E.4 Central Way and 4th Street Connection
- E.5 Central Way mid block connection (minor)



# STREET CLASSIFICATION

## Internal Streets

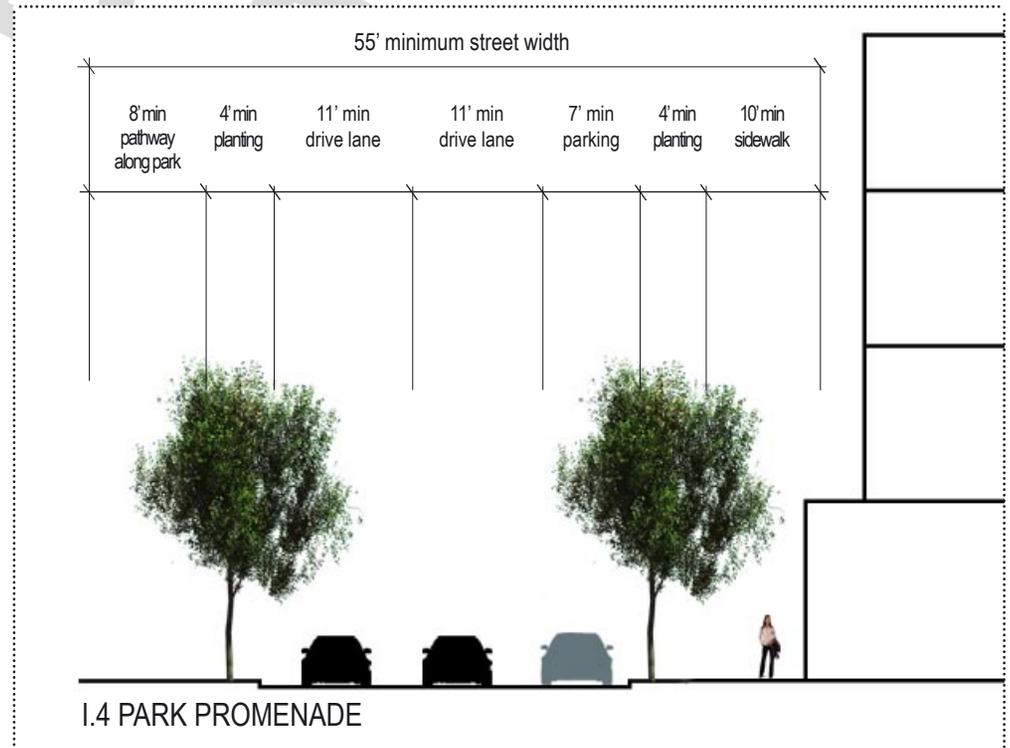
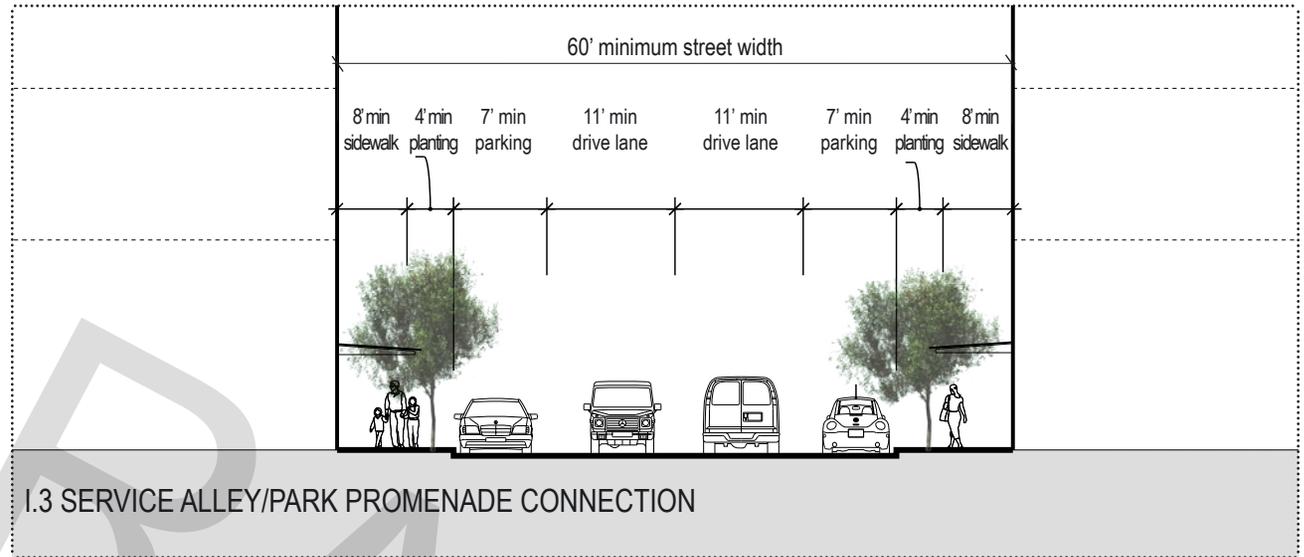
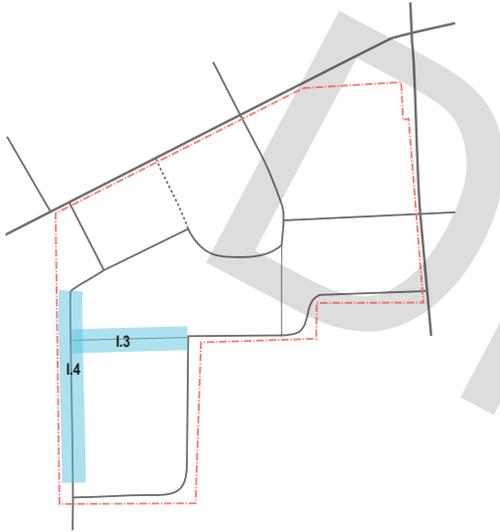
- I.1 Main Street
- I.2 Service Alley /Main Street Connection



# STREET CLASSIFICATION

## Internal Streets

- I.3 Service Alley/Park Promenade Connection
- I.4 Park Promenade

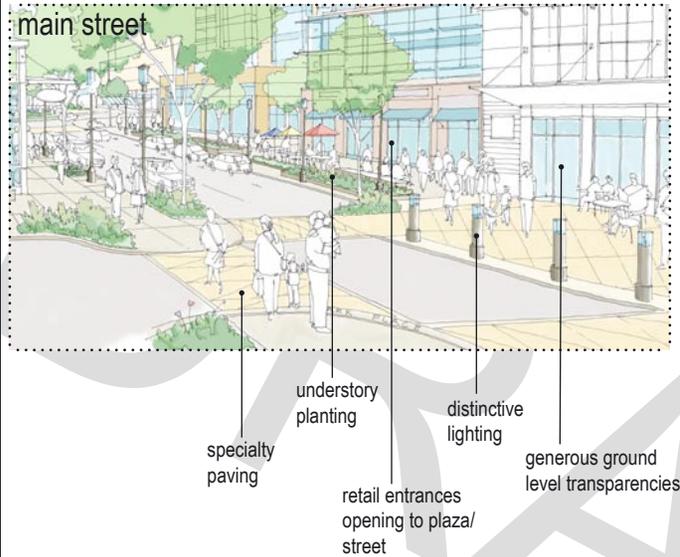
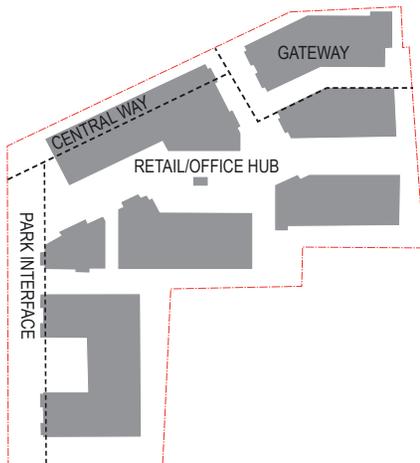


## OVERLAY AREAS

1. Gateway
2. Central Way
3. Park Block
4. Retail/Office Hub

**Overall Intent: To create a rich pedestrian-oriented environment and successful retail hub pedestrian oriented village retail center.**

### Four Overlay Areas



street level faced with recessed entrances, pedestrian oriented signs, and street trees

## Site Planning for All Overlay Areas

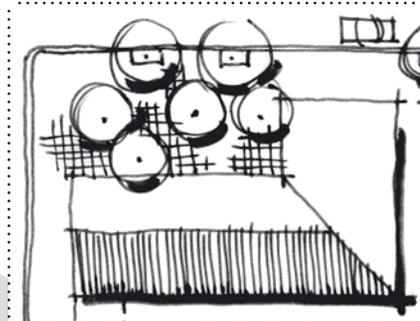
### 1. Streetscape.

**Intent: To maintain a continuous and safe streetscape with a pedestrian-friendly character.**

- a. Sidewalk area should maintain an adequate clear zone for pedestrian travel.
- b. A street should contribute to the physical safety and comfort of pedestrians. Consider the following to help define the sidewalk space:
  - i.) On-street parking.
  - ii.) A well-defined amenity zone set out to the curb for understory plantings, street trees, and other street furniture such as benches, trash receptacles, signs.
- c. Use design elements such as separate storefronts, pedestrian-oriented signs, exterior light fixtures, awnings and overhangs to add interest and give a human dimension to street-level building facades.
- c. In general, buildings should be set as close as possible to sidewalk to establish active, lively uses. Maintain a continuous street wall, limiting gaps to those necessary to accommodate vehicular and pedestrian access.
- d. Encourage recessed main building or shop entrances consistent with a traditional "main street" design that is inviting and does not interrupt streetscape continuity.
- e. Permit "eroded" building corners at street intersections sufficient to promote visibility and to allow for the comfortable collection of people.
- f. Allow larger buildings to pull back from the sidewalk edge for gracious entry fore-courts, provided street continuity is not interrupted along the majority of the block.

## OVERLAY AREAS

1. Gateway
2. Central Way
3. Park Block
4. Retail/Office Hub



courtyard at building corner

### Site Planning for All Overlay Areas

2. Public Spaces: Plazas, Courtyards and Seating Areas

**Intent: To provide a friendly pedestrian environment by creating a variety of usable and interesting public and semi-public open spaces within private development**

- a. Make plazas and courtyards comfortable for human activity and social interaction – standing, sitting, talking, eating.
- b. Define and contain outdoor spaces through a combination of building and landscape; oversized spaces that lack containment are discouraged.
- c. Plazas, courtyards and other pedestrian space should include at least three of the following:
  - i.) Special landscape.
  - ii.) Pedestrian scale bollard or other accent lighting.
  - iii.) Special paving, such as integral colored/stained concrete, brick, or other unit paver.
  - iv.) Public art.
  - v.) Seating, such as benches, tables, or low seating walls.
  - vi.) Water feature.

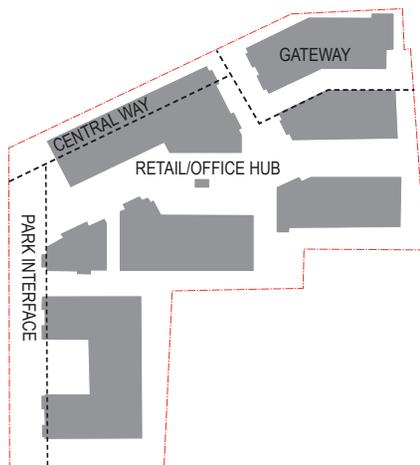


plaza space with seating and landscaping



courtyard with special paving and seating and water feature

### Overlay Areas



# OVERLAY AREAS

1. Gateway
2. Central Way
3. Park Block
4. Retail/Office Hub



passageway with retail and pedestrian-scale lighting



pedestrian only connection with significant landscaping

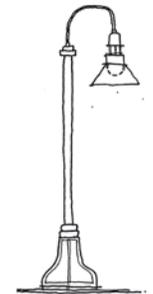
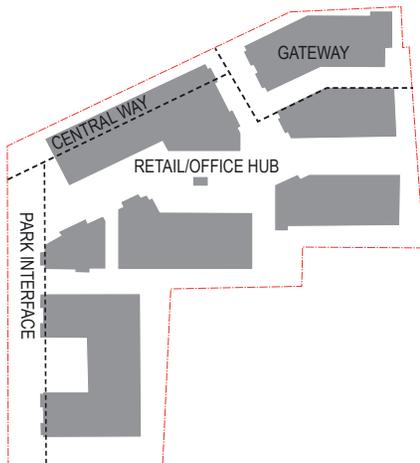


narrow passageway/fire access with retail and pedestrian-scale lighting



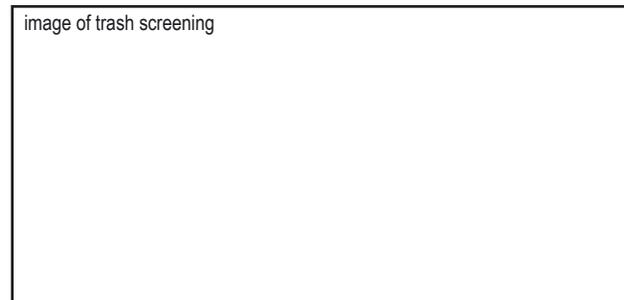
clear pedestrian connection alley with retail and landscaping

## Overlay Areas



shielded light fixture

image of trash screening



## Site Planning for All Overlay Areas

### 3. Pedestrian Connections and Wayfinding

**Intent: To create a network of safe, attractive, and identifiable linkages for pedestrians.**

- a. Clearly defined pedestrian connections shall be provided at locations specified in the Street Classification section (see corresponding street section in this document).
- b. Wayfinding elements, including signage, and inlays into sidewalk surfaces should contribute to a clearly defined pedestrian and vehicle network within the project area, and to surrounding areas.

### 4. Lighting

**Intent: to ensure that lighting contributes to the character of the project, provides personal safety, and does not disturb adjacent developments and residences**

- a. Use City-approved fixtures for street lighting.
- b. Lighting elements throughout the project should be complementary, including public open spaces, accent lighting, and streets.
- c. All lighting should be shielded from the sky and adjacent properties wither through exterior shields or through optics within the fixture.

### 5. Screening of Trash and Service Areas

**Intent: to screen trash and service areas from public view.**

- a. All service, loading and trash collection areas shall be screened by a combination of planting and architectural treatment similar to the design of the adjacent building.

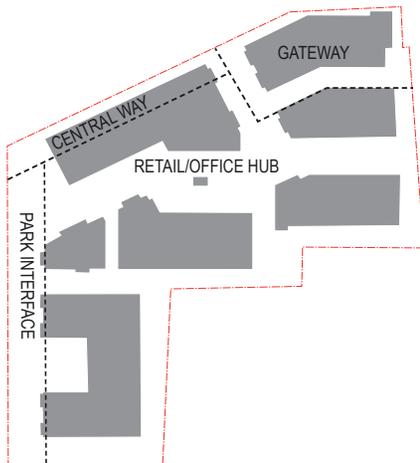
## OVERLAY AREAS

1. Gateway
2. Central Way
3. Park Block
4. Retail/Office Hub



Street Level Emphasis

## Overlay Areas



## Building Design for All Overlay Areas

1. Orientation to the Street

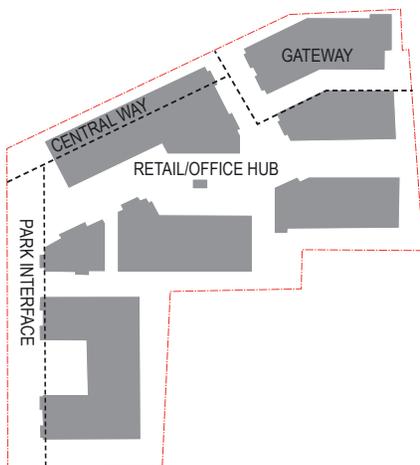
***Intent: Ensure that buildings contribute to the liveliness of Park Place's public spaces, and overall community character.***

- a. People traveling along streets and public spaces should be able to see storefronts, windows, merchandise and other activity. Design buildings with a frequent cadence of entrances to encourage multi-tenant occupancy and walk-in traffic at street level.
- b. Entrances: principal building entry should be visible from the street and public space and marked by large entry doors, canopy/portico/overhang.
- c. Transparency: to provide a visual connection between activities a minimum of 60% of any ground floor façade located along Streets \_\_\_\_\_ shall be comprised of windows with clear, "vision" glass.

## OVERLAY AREAS

1. Gateway
2. Central Way
3. Park Block
4. Retail/Office Hub

Overlay Areas



### Bulk and Scale

### Architectural Expression

### Roof Form

## Building Design for All Overlay Areas

### 2. Massing/Articulation

***Intent: To reduce the apparent bulk of buildings in the project area and maintain a pedestrian scale.***

- a. In general, break down the scale and massing of buildings into volumes that achieve an appropriate scale in relation to their surroundings.
- b. Buildings should distinguish a “base” using articulation and materials. Include regulating lines and rhythms expressed by cornice lines, belt lines, doors and windows to create a scale that supports a street-oriented environment.
- c. Provide clear pattern of building openings; fenestration, including windows, balconies, bays should unify a building’s street wall and add considerably to a façade’s three-dimensional quality.
- d. Employ major architectural expression in the façade, roof form, massing and orientation, such as larger bulk, tower forms, over-sized windows and entrances to demarcate important gateways, intersections, and street corners; strong corner massing can function as a visual anchor at key locations within the project area.
- e. Roof Silhouettes: express roofs in an interesting manner that complements the composition of the building and surrounding area. Locate and/or screen rooftop equipment so that it is not visible from streets and other public spaces; use methods of rooftop screening that are integral to the building’s form. Give consideration to potential views of the roof top from adjacent buildings.