

Proposed Concept	OK	Not OK	Please explain why you are not OK with this concept.
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Articulation

Corridors & Centers: Any [arterial (<i>for Centers</i>)], street or entrance facade exceeding 100 feet in length shall incorporate two or more of the following building elements every 40 feet:	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Changes in wall or roof plane with a depth or height of at least 2 feet.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Changes of color, texture, or material.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Columns, ribs, pilasters, or reveals at least 1 foot wide and 8 inches deep.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Window or door openings.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Balconies, awnings, or canopies.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Entrance Design

Centers: Principal entrances shall be clearly defined and distinguishable from the abutting street, pedestrian walkway or parking lot by incorporating three or more of the following design elements:	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Architectural detailing such as brickwork or ornamental moldings.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Recesses or projections from the building façade with a minimum depth of 3 feet.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Parapet wall or roof raised a minimum of 3 feet above the adjoining structure.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Pilasters projecting from the building façade a minimum of 8 inches and/or architectural or decorative columns.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
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Entrance Design (continued)

Arcades, colonnades, and galleries.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
Awnings and canopies.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
Integral planters or wing walls that incorporate landscape or seating.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
Display windows surrounding the entrance.	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>

Transparency

<p>Corridors: At least 50 percent of the area between 4 and 9 feet above grade of any street or entrance façade shall consist of windows, glass doors or other transparent (clear or slightly tinted) building surfaces. Display windows that are at least 2 feet deep are permitted and may be counted toward the 50 percent transparency requirement.</p>	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
<p>Centers: For pedestrian-oriented routes, at least 70 percent of the area...</p>	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
<p>Centers: For arterial facades without a public entrance, at least 20 percent of the area...</p>	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>
<p>Centers: For all other buildings not located along the pedestrian-oriented route, at least 50 percent of the area between 4 and 9 feet above grade of any entrance façade...</p>	<input type="radio"/>	<input type="radio"/>	<hr/> <hr/>

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Materials

Corridors: Street and entrance facades shall be constructed of at least 50 percent heavy materials or glass.

OK Not OK

Corridors: All other building facades shall be constructed of at least 20 percent heavy materials or glass.

OK Not OK

Centers: Arterial, street and entrance facades shall be constructed of at least 60 percent heavy materials or glass.

OK Not OK

Centers: All other building facades shall be constructed of at least 30 percent heavy materials or glass.

OK Not OK

Corridors & Centers: Non-durable materials such as EIFS and cement board are not allowed on the first 3 feet above grade of arterial (for Centers), street, and entrance facades.

OK Not OK

All building facades shall be designed to a similar level of detail and finish.

OK Not OK

The design of inconspicuous side and rear walls will be reviewed for approval on a case by case basis.

OK Not OK

Parking Structures

Any ground-floor parking in structures shall be screened from public sidewalks.

OK Not OK

Parking structures shall be designed with the appearance of horizontal floors, concealing sloped floors or ramps visible on street facades. (Entrance and exit ramps may be visible through openings on the ground floor.)

OK Not OK

Materials for parking structures shall be compatible with materials of the main building.

OK Not OK
