

ATTACHMENT B:

CHANGES TO THE GUIDING PRINCIPLES

The following shows the changes to the “Guiding Principles”, contained in the introduction of the document, made since the Design Review Committee meeting. These changes were made as a response from review by the Design Review Committee and staff. Added text is underlined; deleted text is identified in bubbles in the right margin.

1. Build upon patterns of urban development that lend a special sense of place.
 - Enhance existing neighborhoods that have a well-defined and vibrant urban design context.
 - Develop attractive urban neighborhoods in areas where they do not currently exist.
2. Provide elements that define the street and the place for pedestrians.
 - Locate buildings to spatially define street ~~edges and corners~~.
 - Construct high quality storefronts and ground floor residential space.
 - Create a visual relationship connection between the public right of way and ~~new construction~~ ground floor activities.
 - Reduce the visual impact of on-site parking.
 - Enhance the pedestrian space by F ~~framing~~ the sidewalk area with trees, canopies, and other features.
3. Allow for a diversity of architectural expression ~~to prevent monotony~~.
 - Allow for street fronts with a ~~Develop for street fronts with~~ a variety of architectural expression that is appropriate in its context.
 - Respect the design vocabulary of historic and established neighborhoods while allowing for a variety of architectural styles.
4. Encourage high quality design and construction.
 - Add visual interest, ~~variety~~, and distinction to the community.
 - Construct buildings with high quality materials and detailing that make a lasting contribution.
 - ~~Achieve~~ Develop buildings with pleasing compositions and forms.
5. Design buildings that reinforce the urban character of the different corridor and place types.
 - Design buildings on principal corridors with a more urban character than those on secondary corridors.
 - Develop storefronts that contribute to successful retail districts.
 - Create high quality multi-family developments adjacent to commercial districts.
6. Create transitions in height, bulk, and scale.
 - Achieve a compatible transition between areas with different scale buildings.
7. Use sustainable design techniques.
 - Treat on-site stormwater.
 - Use green building techniques.
- ~~7.8.~~ Create a safe urban environment.

- Employ design features that discourage crime, while not sacrificing design excellence.
 - Include site design measures to improve safety for pedestrians.
2. ~~Use sustainable design techniques:~~
 - ~~— Treat on-site stormwater.~~
 - ~~— Use green building techniques.~~
 3. ~~Implement a transparent and consistent development review process.~~