Ground Floor - Urban Design Considerations
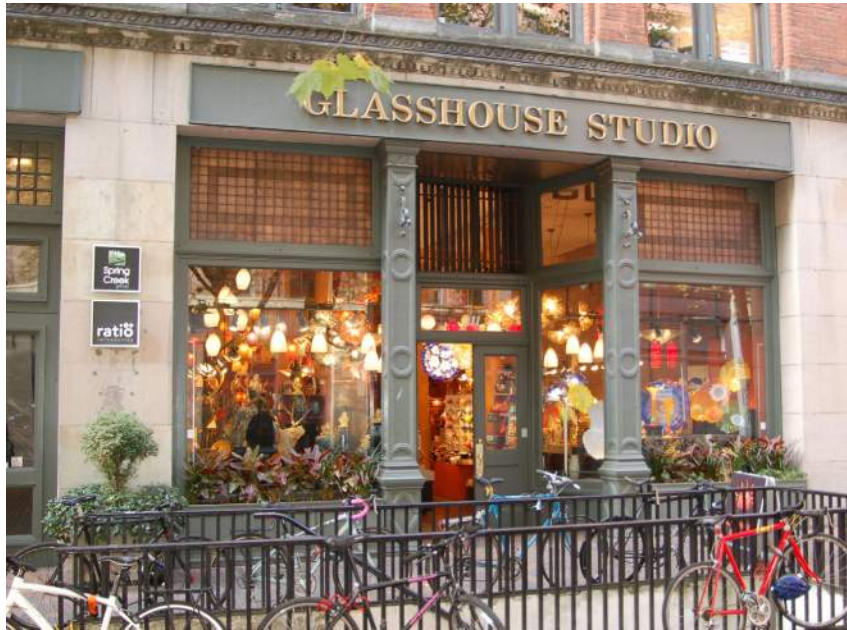
1 Ground floor height
2 % Transparency
3 Height of window sill
4 Height of window top
5 Spacing of storefront entries
6 Placement of lobby entrance

Retail, Commercial - Ground Floor

1. Ground floor height
2. % Transparency
3. Height of window sill
4. Height of window top
5. Spacing of storefront entries
6. Placement of lobby entrance
7. Canopy height
8. Canopy depth

Retail, Commercial - Ground Floor

1. Ground floor height
2. % Transparency
3. Height of window sill
4. Height of window top
5. Spacing of storefront entries
6. Placement of lobby entrance
7. Canopy height
8. Canopy depth
9. Sidewalk merchant zone

Retail, Commercial - Ground Floor

1 Ground floor height
2 % Transparency
3 Height of window sill
4 Height of window top
5 Spacing of storefront entries
6 Placement of lobby entrance
7 Canopy height
8 Canopy depth
9 Sidewalk merchant zone

Retail, Commercial - 13th Ave Docks

1   Ground floor height
2   % Transparency
3   Height of window sill
4   Height of window top
5   Spacing of storefront entries
6   Placement of lobby entrance
7   Canopy height
8   Canopy depth

Common Space - Ground Floor

1   Ground floor height
2   % Transparency
3   Height of window sill
4   Height of window top
5   Spacing of unit entries
6   Placement of lobby entrance
7   Entrance rise from street
8   Entrance door setback from sidewalk
9   Privacy landscaping
10 Privacy screening or railing
11 Extent - canopy protection
12 Canopy height
13 Canopy depth

Live-Work Units - Ground Floor

1   Ground floor height
2   % Transparency
3   Height of window sill
4   Height of window top
5   Spacing of unit entries
6 Placement of lobby entrance

7   Entrance rise from street
8   Entrance door setback from sidewalk
9   Privacy landscaping
10 Privacy screening or railing
11 Extent - canopy protection
12 Canopy height

13 Canopy depth

Live-Work Units - Ground Floor

1 Ground floor height
2 % Transparency
3 Height of window sill
4 Height of window top
5 Spacing of unit entries
6 Placement of lobby entrance
7 Entrance rise from street
8 Entrance door setback from sidewalk
9 Useable/occupyable porch
10 Privacy landscaping
11 Privacy screening or railing
12 Extent - canopy protection
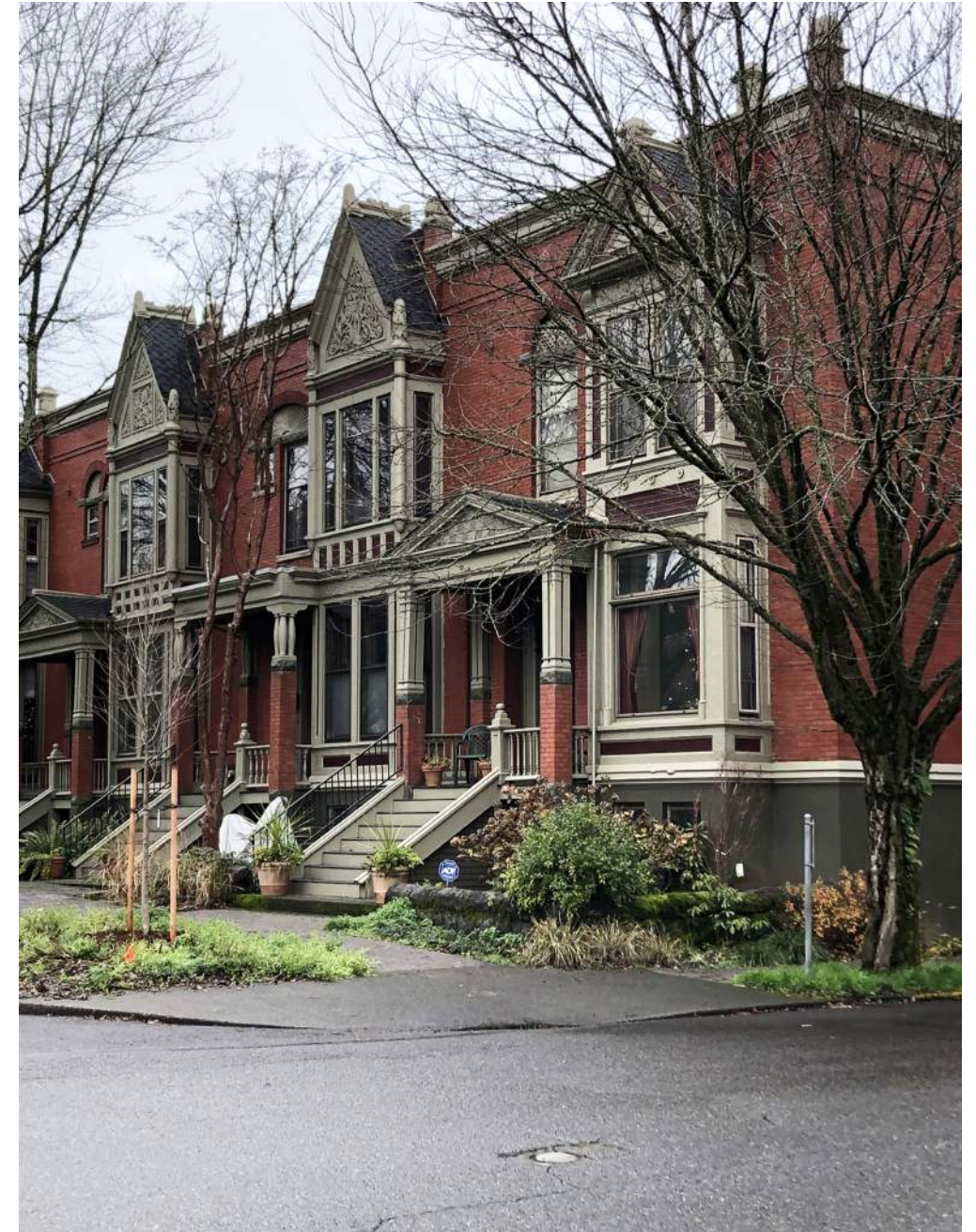13 Canopy height
14 Canopy depth

Live-Work Units - Ground Floor

1 Ground floor height
2 % Transparency
3 Height of window sill
4 Height of window top
5 Spacing of unit entries
6 Placement of lobby entrance
7 Entrance rise from street
8 Entrance door setback from sidewalk
9 Useable/occupyable porch
10 Privacy landscaping
11 Privacy screening or railing
12 Extent - canopy protection
13 Canopy height
14 Canopy depth

Residential Units - Ground Floor

1 Ground floor height
2 % Transparency
3 Height of window sill
4 Height of window top
5 Spacing of unit entries
6 Placement of lobby entrance
7 Entrance rise from street
8 Entrance door setback from sidewalk
9 Useable/occupyable porch
10 Privacy landscaping
11 Privacy screening or railing
12 Extent - canopy protection
13 Canopy height
14 Canopy depth

Residential Units - Ground Floor

1 Ground floor height
2 % Transparency
3 Height of window sill
4 Height of window top
5 Spacing of unit entries
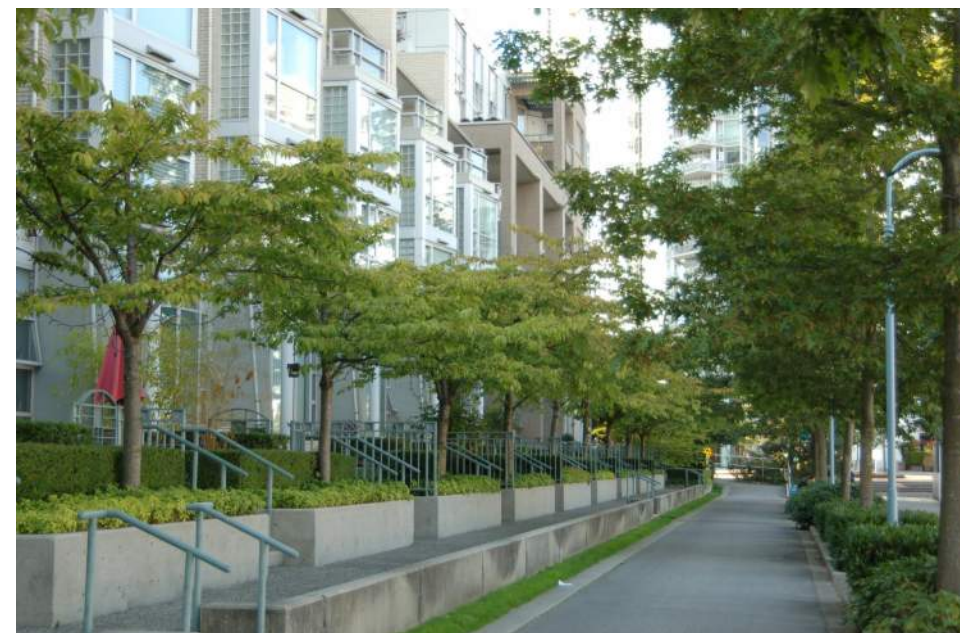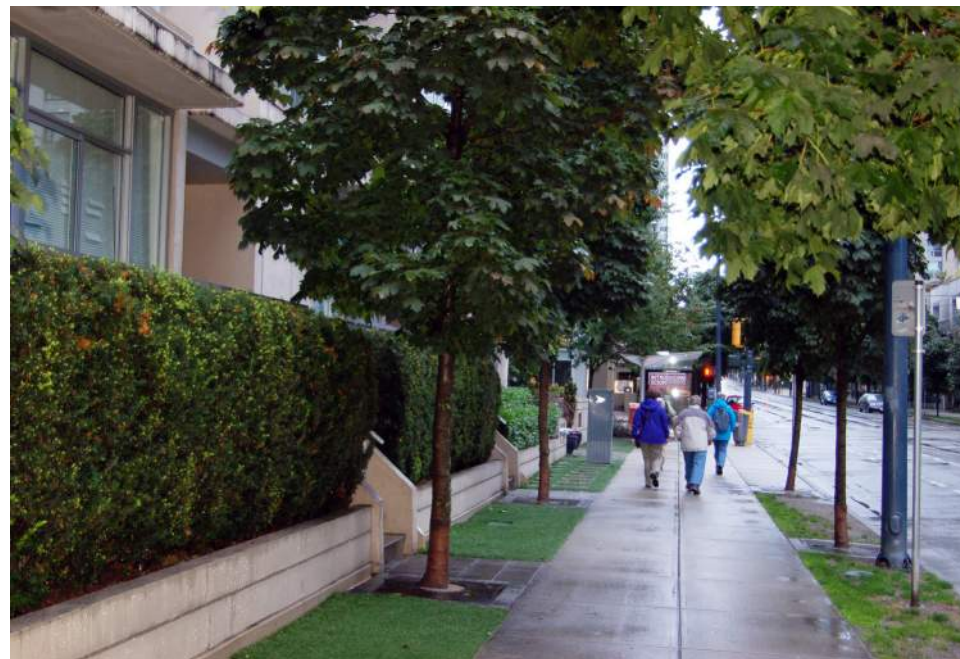
6 Placement of lobby entrance
7 Entrance rise from street
8 Entrance door setback from sidewalk
9 Useable/occupyable porch
10 Privacy landscaping

11 Privacy screening or railing
12 Extent - canopy protection
13 Canopy height
14 Canopy depth

Residential Units - Ground Floor

Residential Units - Ground Floor

1 Ground floor height
2 % Transparency
3 Height of window sill
4 Height of window top
5 Spacing of unit entries
6 Placement of lobby entrance
7 Entrance rise from street
8 Entrance door setback from sidewalk
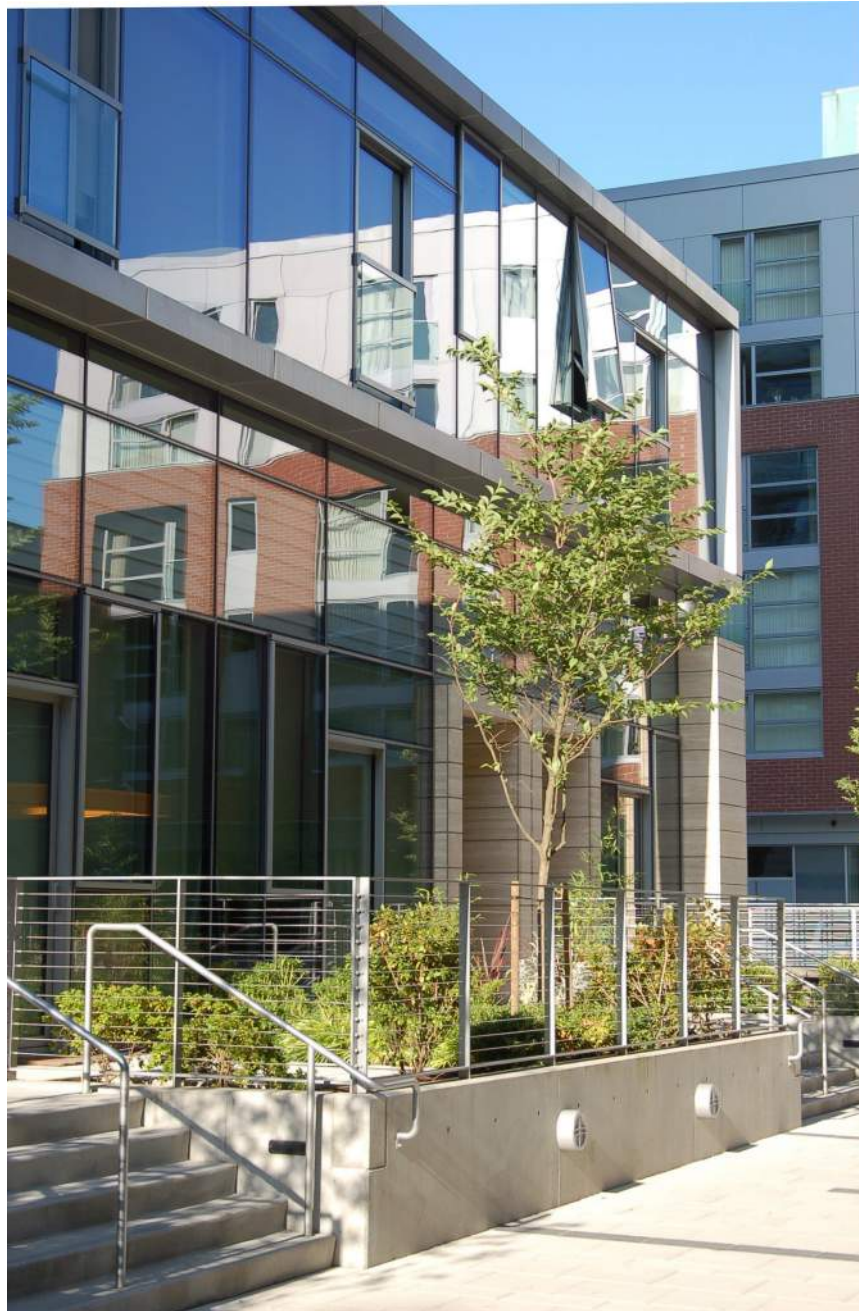9 Useable/occupyable porch
10 Privacy landscaping
11 Privacy screening or railing
12 Extent - canopy protection
13 Canopy height
14 Canopy depth

Residential Units - Ground Floor

1   Ground floor height
2   % Transparency
3   Height of window sill
4   Height of window top
5   Spacing of unit entries
6   Placement of lobby entrance
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9   Useable/occupyable porch
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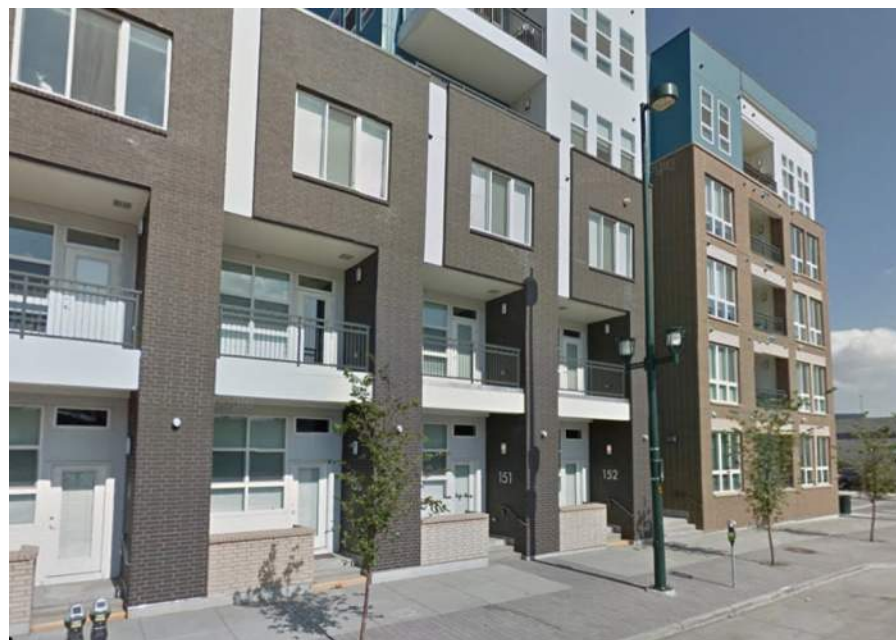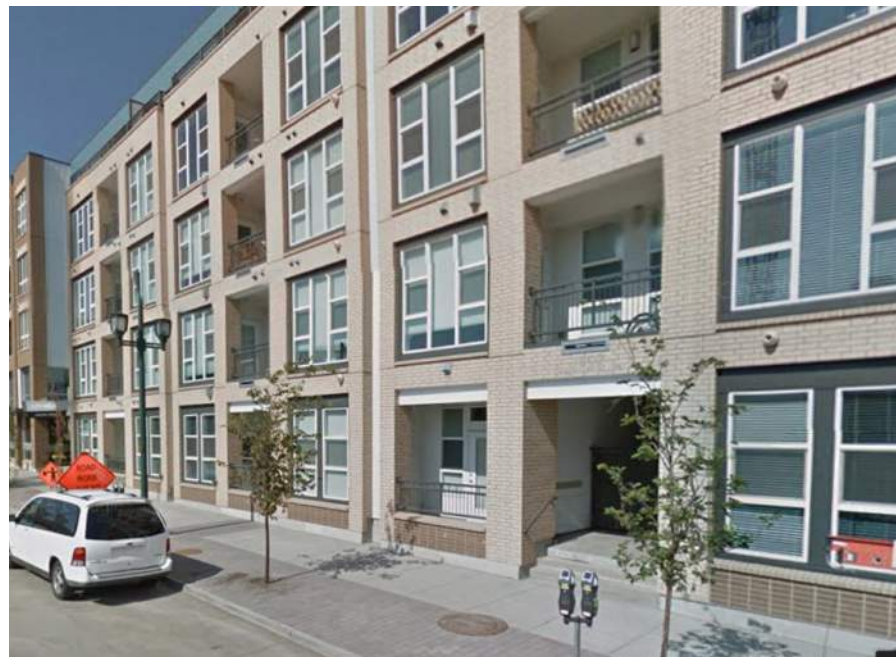12 Extent - canopy protection
13 Canopy height
14 Canopy depth

Residential Units - Ground Floor

1 Ground floor height
2 % Transparency
3 Height of window sill
4 Height of window top
5 Spacing of unit entries
6 Placement of lobby entrance
7 Entrance rise from street
8 Entrance door setback from sidewalk
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Residential Units - Ground Floor

Residential Units - Ground Floor

GROUND FLOOR DESIGN

Ground Floor Use	Retail/Commercial/Common space	Live/work Unit	Residential	
Factors				
First floor height	14' to 16'	14' to 16' if at grade; 9' to 14' if raised above street level	9' to 10' if raised above street level	
Percent transparency	70%	40% to 70% or greater	40% min.	
Height - window sills from grade	0" to 1'-6"	1'-6" to 36"	36"	
Height - window top from grade	12' to 16'	5' or within 1' of ceiling	5' or within 1' of ceiling	
Spacing of storefront entries	25' - 30'	NA	NA	
Spacing of unit entries		At each unit, paired or evenly spaced	At each unit, paired or evenly spaced	
Placement of lobby entrance	facing street with best ped access	facing street with best ped access	facing street with best ped access	
Entrance rise from street grade	NA*	0" to 1'-6" max	1'-6" min. to 3'-6" max.	
Entrance door setback from back of sidewalk	0" preferred, deeper at owner's discretion	0" preferred, deeper at owner's discretion	Min. 4'	
Privacy landscaping	NA	NA?	Provides privacy in chair on porch	
Privacy screening or railing	NA	NA?	Provides privacy in chair on porch	
Useable/occupyable porch space	NA	NA?	4' x 5' min. not including	
Extent - canopy protection	Half of frontage, continuous	Integral with unit entrance	Integral with unit entrance	
Canopy height	Min. 8'/max. 14'			
Canopy depth	Min. 5'/max. 8'			
* unless on 13th Ave docks				