



COMMUNITY DESIGN GUIDELINES (1998)		PROJECT NAME		CASE NUMBER	
DATE		PROJECT ARCHITECT		PROJECT VALUE \$	
MACRO	STAFF		COMMISSION		
	+ / -	Comments	+ / -	Comments	
<p><b>P1: Plan Area Character.</b> Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.</p>					
<p><b>P2: Historic and Conservation Districts.</b> Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.</p>		+	<p>The overall composition of the building appears to use a cohesive design language with proportions and rhythms of openings and building articulation that appear to complement the conservation district. Building massing and scale are well proportioned and complementary to the conservation district and surrounding neighborhoods.</p> <p>The application of the materials gives the proposed school building a civic character and convey a presence of permanence. The color choices in the brick and metal tie the proposed building into the context of the Piedmont Conservation District and directly reference the historic Jefferson High School building without mimicking historical styles.</p>		

<p><b>P3: Gateways.</b> Develop or strengthen the transitional role of gateways in adopted community and neighborhood plans.</p>	<p>N/A</p>			
<p><b>E4: Corners that Build Active Intersections.</b> Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.</p>	<p>+</p>	<p>The northwest corner of the building abuts the intersection of N Killingsworth St &amp; Kerby Ave. Large windows open into the library/media center at the ground level, and upper floors also have large areas of glass, all of which help to activate this intersection.</p>		
<p><b>D1: Outdoor Areas.</b> When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;</p>	<p>?</p>	<p>Within the Piedmont Conservation District, the Jefferson High School site is nearly completely occupied by the new building.</p> <p>The experience of the setback areas along the three street frontages is still unclear.</p>		
<p><b>D6: Architectural Integrity.</b> Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.</p>	<p>N/A</p>			
<p><b>D7: Blending into the Neighborhood.</b> Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.</p>	<p>+</p>	<p>See P2.</p>		
<p><b>MID</b></p>	<p><b>STAFF</b></p>		<p><b>COMMISSION</b></p>	
	<p>+ / -</p>	<p><i>Comments</i></p>	<p>+ / -</p>	<p><i>Comments</i></p>
<p><b>E1: The Pedestrian Network.</b> Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that links destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.</p>	<p>+</p>	<p>Public sidewalks provide efficient and pleasant pedestrian connections within the Conservation District.</p>		

<p><b>E2: Stopping Places.</b> New large scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.</p>	<p>+/-</p>	<p>A large stopping place is proposed at the main entrance off N Kerby Ave. A smaller, recessed stopping area is located at the arts entry.</p> <p>There are no apparent stopping places on the N Killingsworth frontage.</p>		
<p><b>E3: The Sidewalk Level of Buildings.</b> Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.</p>	<p>+/-</p>	<p>The west facade along N Kerby Ave has large expanses of glass at the ground level and two primary entries into the building.</p> <p>While the overall massing of the N Killingsworth facade is still rather flat, the application of dimensional materials (particularly at the second floor) and rhythm of openings helps to bring life to this facade. Additional depth could be provided with strategic placement of canopies or other projecting elements if pushing and pulling the massing is too difficult because of the program within.</p> <p>The east facade along N Commercial Ave has the least detail, though the sidewalk level is still distinct from the upper floors.</p>		
<p><b>D2: Main Entrances.</b> Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.</p>	<p>-</p>	<p>No entrances face N Killingsworth St, a designated Transit Street and Main Street.</p> <p>Some form of entrance should be provided, if not directly facing N Killingsworth, then at least at the corner of N Killingsworth &amp; N Kerby Ave.</p>		

<p><b>D4: Parking Areas and Garages.</b> Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.</p>	<p>N/A</p>	<p>No parking areas are located within the Piedmont Conservation District.</p>		
<p><b>D5: Crime Prevention.</b> Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.</p>	<p>+/-</p>	<p>Windows with views into active ground level uses help to reduce the likelihood of crime.</p> <p>Providing an entry on the N Killingsworth frontage could help to better meet this guideline.</p> <p>Ground level lighting will be important, particularly along the N Commercial Ave frontage, which has uses that are not conducive to large windows.</p>		
<p><b>D8: Interest, Quality, and Composition.</b> All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.</p>	<p>+</p>	<p>The overall composition of the building appears to use a cohesive design language with proportions and rhythms of openings and building articulation that appear to complement the conservation district. Building massing and scale are well proportioned and complementary to the conservation district and surrounding neighborhoods.</p> <p>Proposed materials include a combination of regular and angular brick and flat and folded metal panels. The application of the materials gives the proposed school building a civic character and convey a presence of permanence.</p>		
<p><b>MICRO</b></p>	<p><b>STAFF</b></p>		<p><b>COMMISSION</b></p>	
	<p>+ / -</p>	<p><i>Comments</i></p>	<p>+ / -</p>	<p><i>Comments</i></p>

<p><b>E5: Light, Wind, and Rain.</b> Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.</p>	<p>–</p>	<p>The proposed school building has little in the way of protection from rain, wind, and glare.</p> <p>Additional canopies or other forms of rain protection should be provided along N Killingsworth St, N Kerby Ave, and N Commercial Ave.</p>		
<p><b>D3: Landscape Features.</b> Enhance site and building design through appropriate placement, scale, and variety of landscape features.</p>	<p>?</p>	<p>Landscape features are still relatively undefined.</p>		