

## **Week Five Discussion March 24, 2008**

### **ISSUE: Entrances**

A challenge for large-scale development is to create enough dispersed activity on its surrounding sidewalks to provide a level of safety and human scale found in blocks comprised of many smaller buildings. By providing access points for different interior uses at the street edge, larger buildings can contribute to the activity on the sidewalk and can evolve to support different uses over time.

### **Resources:**

Downtown Master Plan Design Principle 3

Historic District Ordinance: Page 12

Chadbourne : Page 54

### **ISSUE: Windows**

Commercial and mixed use buildings should provide a high level of transparency at the street level in order to visually connect activities within and outside of the building. The depth of window insets contributes to the visual thickness of the wall in which it is located and reinforces building material.

### **Resources:**

Downtown Master Plan Design Principle 7

Historic District Ordinance: pgs. 15-16

Chadbourne: Pgs: 41-42, 52, 58-69

### **ISSUE: Materials and Sample Panel**

Individual masonry elements of a known size, when applied over larger facades, lend texture and allow the observer to understand the total size and scale of the structure as well as distance and relationship to the building. The message of quality and durability inherent in long-lasting materials creates the perception of timelessness and continuity. High quality materials provide an expression of concern for the quality of the pedestrian experience.

Often the built product in the field differs from the materials on the approved plans. This has been addressed in other cities by the requirement of a sample panel.

### **Resources:**

Downtown Master Plan Design Principle 6

Historic District Ordinance pgs 13-15

Chadbourne pgs 58-69