The City of Lilburn & Lilburn Community Improvement District

OLD TOWN OVERLAY DESIGN GUIDELINES

Lilburn GEORGIA

LILBURN COMMUNITY IMPROVEMENT DISTRICT

sizemoregroup

June 2025

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CONTENT

INTRODUCTION

INTRODUCTION

Project Overview

The City of Lilburn has developed a set of Design Guidelines to help preserve the historic character of Old Town Lilburn while ensuring the aesthetic compatibility of new development and construction within the area's existing architectural and community context. These guidelines serve as a baseline for design expectations, allowing flexibility where appropriate, but maintaining a consistent standard for quality and character.

This effort has been conducted in collaboration with the City of Lilburn and the Lilburn Community Improvement District (LCID). These coordinated efforts and clear standards for materials, size, shape, and details help to create a unified visual character that respects Lilburn's historic roots and encourages thoughtful revitalization.

Enforcement of the Lilburn Old Town Overlay Design Guidelines is managed through the City's development review process. All projects within the overlay district must be submitted to the Planning Department for review and approval to ensure compliance with the guidelines. The Planning Department evaluates proposals based on their alignment with the intent and standards outlined in the document. Final authority on interpretation and approval rests with the Planning Director, who has the discretion to determine consistency with the design principles and overall vision for Old Town Lilburn.

Figure 1. View of Old Town Lilburn

INTRODUCTION

The City of Lilburn

The City of Lilburn's Vision

"We envision a vibrant city where businesses prosper, where safety is a lifestyle, and where friends share life together in a community that will span the generations."

The City of Lilburn's Mission

Utilize economic development and public safety resources to provide a great quality of life to our residents, visitors, and business owners.

The City of Lilburn's Values

- Safety
- Trails
- Education
- Transportation
- Family
- Fiscal Responsibility
- Quality of Life
- Services
- Recreation

Project Goals

- Good Design
- Good Placement
- High-Quality Materials

INTRODUCTION

Project Overview

Adopted by the City Council in October 2013, the Lilburn Old Town Overlay District serves as a planning framework for thoughtful, mixed-use development. This overlay encourages a walkable, main-street environment that reflects the area's historic charm, promotes community interaction, supports pedestrian and bicycle access, and strengthens connections to local amenities. As Old Town Lilburn continues to experience significant growth, these guidelines are key to shaping a vibrant, cohesive future.

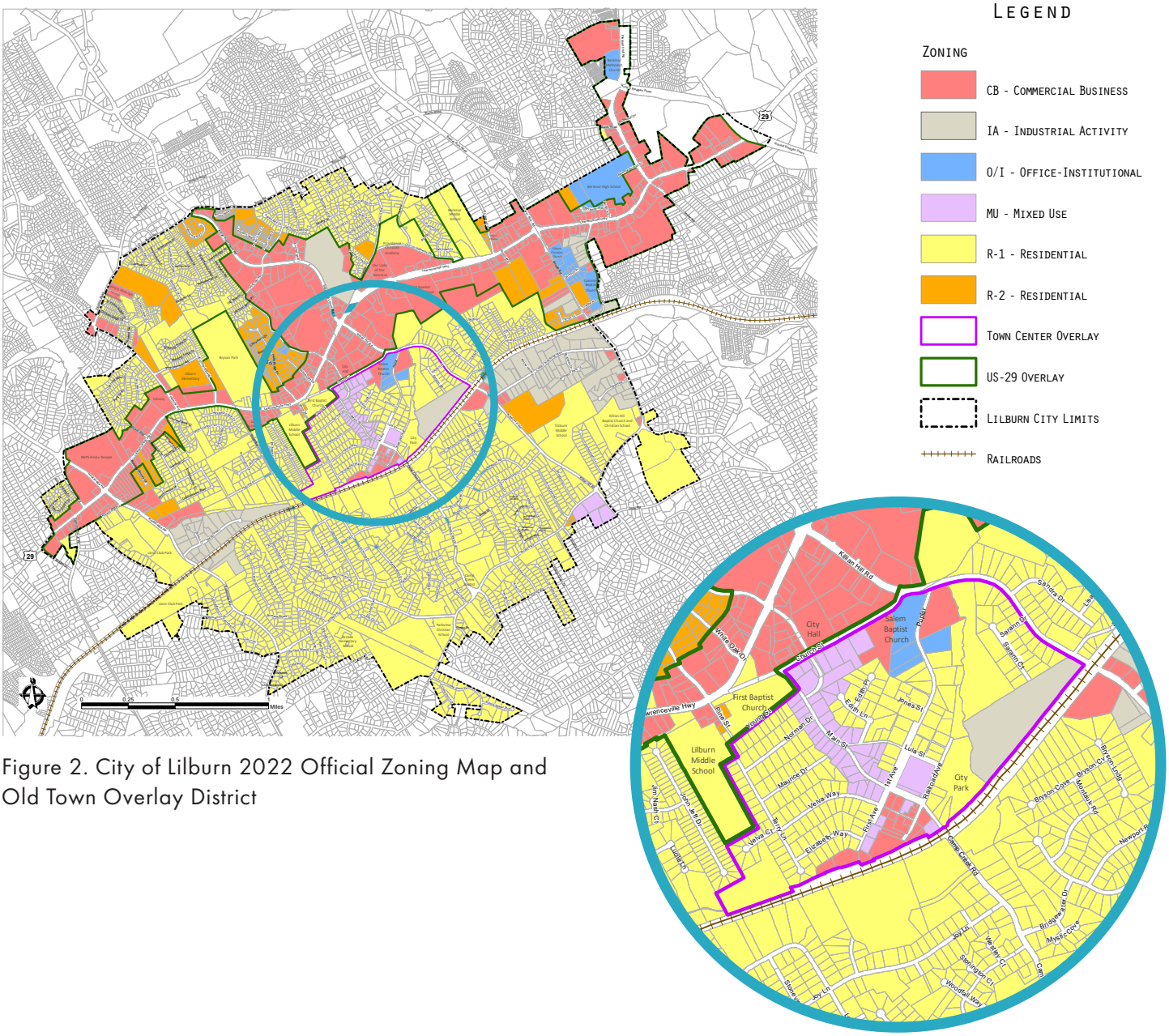


Figure 2. City of Lilburn 2022 Official Zoning Map and Old Town Overlay District

INTRODUCTION

Existing Conditions

Figure 3. Aerial view of Old Town Lilburn

Figure 4. View of Old Town Lilburn Main Street

INTRODUCTION

Existing Conditions

Figure 5. View of Old Town Lilburn Main Street

Figure 6. View of Lula Street Northwest

INTRODUCTION

Existing Conditions

Figure 7. View of Main Street Northwest

Figure 8. View of First Avenue

Figure 9. View of Main Street Northwest

DESIGN STANDARDS

DESIGN STANDARDS

The City of Lilburn has established a set of design standard categories, each guided by core principles that shape key design considerations. These categories are outlined below.


Placement


Architectural Styles


Color & Materiality


Massing: Scale, Proportion & Volume


Fenestration


Walls, Fencing & Screening


Entry


Activated Ground Floor


Articulation


Architectural Lighting


Outdoor Spaces


Parking Lots


Parking Structures


Planting Zones


Signage


Pop-up & Temporary Structures


Art

PLACEMENT

I.e., the strategic location of buildings and various building elements such as entryways, open space, parking, etc. Effective placement ensures that a site is walkable, accessible, and sustainable, and should promote active and human-scaled design.

PLACEMENT

Main Principles

BO

BUILDING ORIENTATION & RELATIONSHIP

Building frontages should be oriented to the sidewalk and/or an accessible open space and create a comfortable pedestrian realm. Building setbacks should align with and relate to the surrounding context. Main entrance should face the primary street. Front setbacks shall allow for a relationship between the building or front porch to the sidewalk/to connect to street life. Side setbacks should create consistent activity along streetscape/to encourage walkability and promote safety (commercial). Buildings may be oriented to face a courtyard or mew.

SA

STREETFRONT ACTIVATION

Street frontage should comply with city streetscape standards and provide a continuous, active, attractive, and safe pedestrian realm. Supplementary outdoor zones, such as outdoor dining, should enhance rather than obstruct pedestrian thoroughfares. Recessed ground-floor entrances, side or rear supplemental zones, can be utilized for outdoor dining or other activities to avoid impeding pedestrian traffic.

PI

PEDESTRIAN INFRASTRUCTURE

Pedestrian infrastructure shall be considered in the early stages of building design to ensure a safe and comfortable walking environment and promote alternative modes of transportation, while not impeding the pedestrian flow. (I.e. sidewalks, seating areas, planting zones, accessible ramps.)

HD

HUMAN-SCALED DESIGN

Design elements shall be human-scaled, such as appropriate setbacks and distances between entrances to enhance walkability and the pedestrian experience.

PL

PARKING LAYOUT

On-street parking in front of buildings should minimize visual and physical impact to pedestrians and enhance pedestrian safety. Parking lots should be in the rear or concealed from view by buildings to maintain the aesthetic appeal of the streetscape and accessible from less intense thoroughfares to avoid impeding pedestrian traffic.

Residential: Ensure parking areas/garages are hidden from street view, such as on the side or in the back of residential lots.

PLACEMENT

Commercial

Figure 10. Allocating areas in the right-of-way for public activities (i.e. outdoor dining, patios, etc.) encourages pedestrian interaction and ground floor activation.

Figure 11. Human-scaled design such as wider sidewalks and pedestrian crossings foster greater walkability. On-street parking in front of buildings minimizes visuals and physical impact to pedestrians and enhances pedestrian safety.

Figure 12. Include signage and activated spaces with greenery and human-scaled design.

Figure 13. Pedestrian infrastructure such as seating, bike racks, and planting zones located at regular intervals can designate pedestrian areas.

BO Building Orientation & Relationship

SA Streetfront Activation

PI Pedestrian Infrastructure

HD Human-scaled Design

PL Parking Layout

PLACEMENT

Commercial

Figure 14. Maintaining a consistent ground level allows commercial businesses and retail to draw in pedestrians. Recessed entrances can mitigate interruptions to pedestrian traffic.

Figure 15. Orienting building façades to the sidewalk edge establishes a street wall that promotes safety and comfort in the pedestrian realm.

Figure 16. Placement of on-street parking, separated by components such as retaining walls or trees creates a more walkable and visually pleasing environment.

BO Building Orientation & Relationship

SA Streetfront Activation

PI Pedestrian Infrastructure

HD Human-scaled Design

PL Parking Layout

PLACEMENT

Commercial

Figure 17. Building façades and entrances with zero setback from the sidewalk make for inviting and activated pedestrian spaces.

Figure 19. Ensure unobstructed pedestrian access to storefronts with buffers from the street (i.e. landscaping, trees, street furniture, on-street parking).

Figure 18. Wide sidewalks allow for unobstructed pedestrian flow. Pedestrian amenities that do not impede the pedestrian right-of-way, create a comfortable environment.

BO **Building Orientation & Relationship**

SA **Streetfront Activation**

PI **Pedestrian Infrastructure**

HD **Human-scaled Design**

PL **Parking Layout**

PLACEMENT

Commercial (Undesired)

Figure 20. Parking lots located in the front of the building create an uninviting pedestrian environment.

Figure 21. Planting zones interrupting sidewalks and pedestrian areas should be avoided.

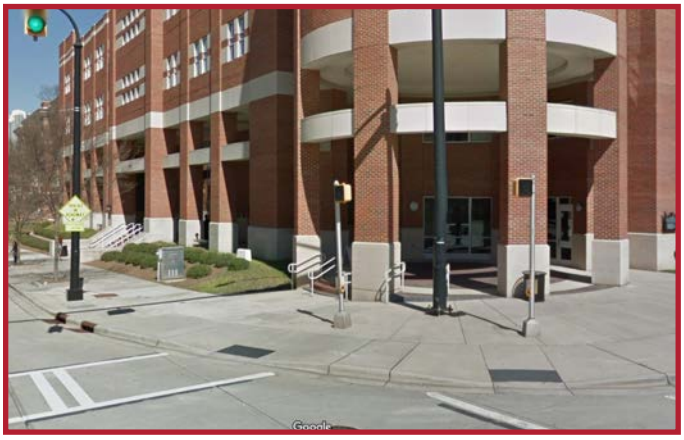


Figure 22. Avoid monolithic façades which lack human-scaled design and ground level activation. Building fronts should include façade variation and articulation to create visual interest.

Figure 23. A lack of greenery and automotive-focused streets should be avoided.

BO **Building Orientation & Relationship**

SA **Streetfront Activation**

PI **Pedestrian Infrastructure**

HD **Human-scaled Design**

PL **Parking Layout**

PLACEMENT

Residential

Figure 24. Entrances and front porches should front the sidewalk, activating the street.

Figure 25. Residential structures should maintain consistency with the existing and adjacent homes.

Figure 26. Shared driveways can provide less curb cuts along the pedestrian right-of-way and lead to rear parking areas.

Figure 27. Front setbacks should be shallow enough to foster pedestrian interaction with the streetscape, allowing building entrances, porches, and façades to actively engage the sidewalk. Setbacks that are too deep create separation and reduce the sense of connection between buildings and the public realm.

BO **Building Orientation & Relationship**

SA **Streetfront Activation**

PI **Pedestrian Infrastructure**

HD **Human-scaled Design**

PL **Parking Layout**

PLACEMENT

Residential (Undesired)

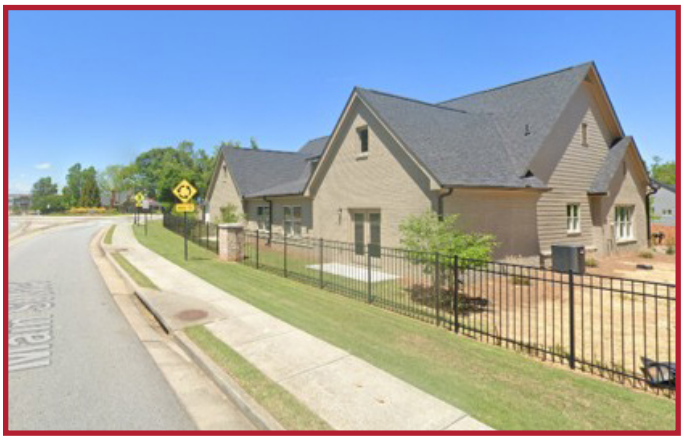


Figure 28. Avoid fronting the major street/pedestrian thoroughfare with the backs of buildings. This creates an unfriendly and un-engaged pedestrian environment.

Figure 29. Parking garages at the front of the building lead to uninviting and unsafe pedestrian spaces.

ARCHITECTURAL STYLES

I.e., distinctive design languages or historical identity that influence the aesthetic expression and character of buildings, neighborhoods, or cities.

ARCHITECTURAL STYLES

Main Principles

CR

CONTEXT & RELATIONSHIP

Existing residential should maintain existing features and details that contribute to the existing character of the building and its adjacent context. Multi-family residential in Old Town should be low-rise (3-6 stories) in relation to surrounding building heights, with shared open spaces and courtyards. Additions and renovations to existing residential must be respectful of a building's original architecture. An addition should not damage or obscure architecturally important features of the existing building.

S

STYLE

Influences on residential architectural styles may include:

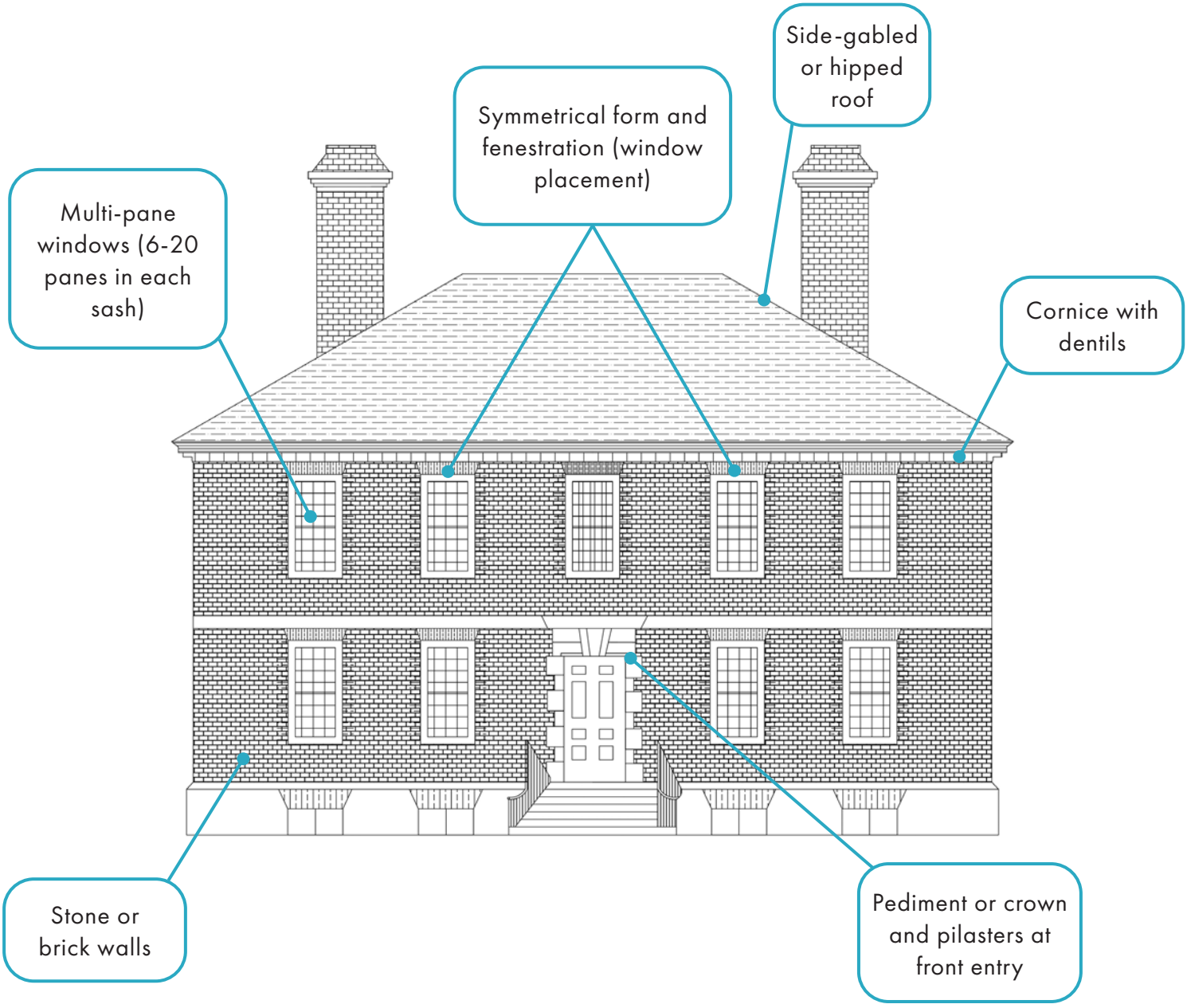
- Craftsmen
- Greek Revival
- Victorian
- Queen Anne
- Italianate

Influences on commercial architectural styles may include:

- Georgian (arches)
- Romanesque (connected arches)
- Greek Revival
- Italianate (arched, ornate windows)
- Modern Industrial

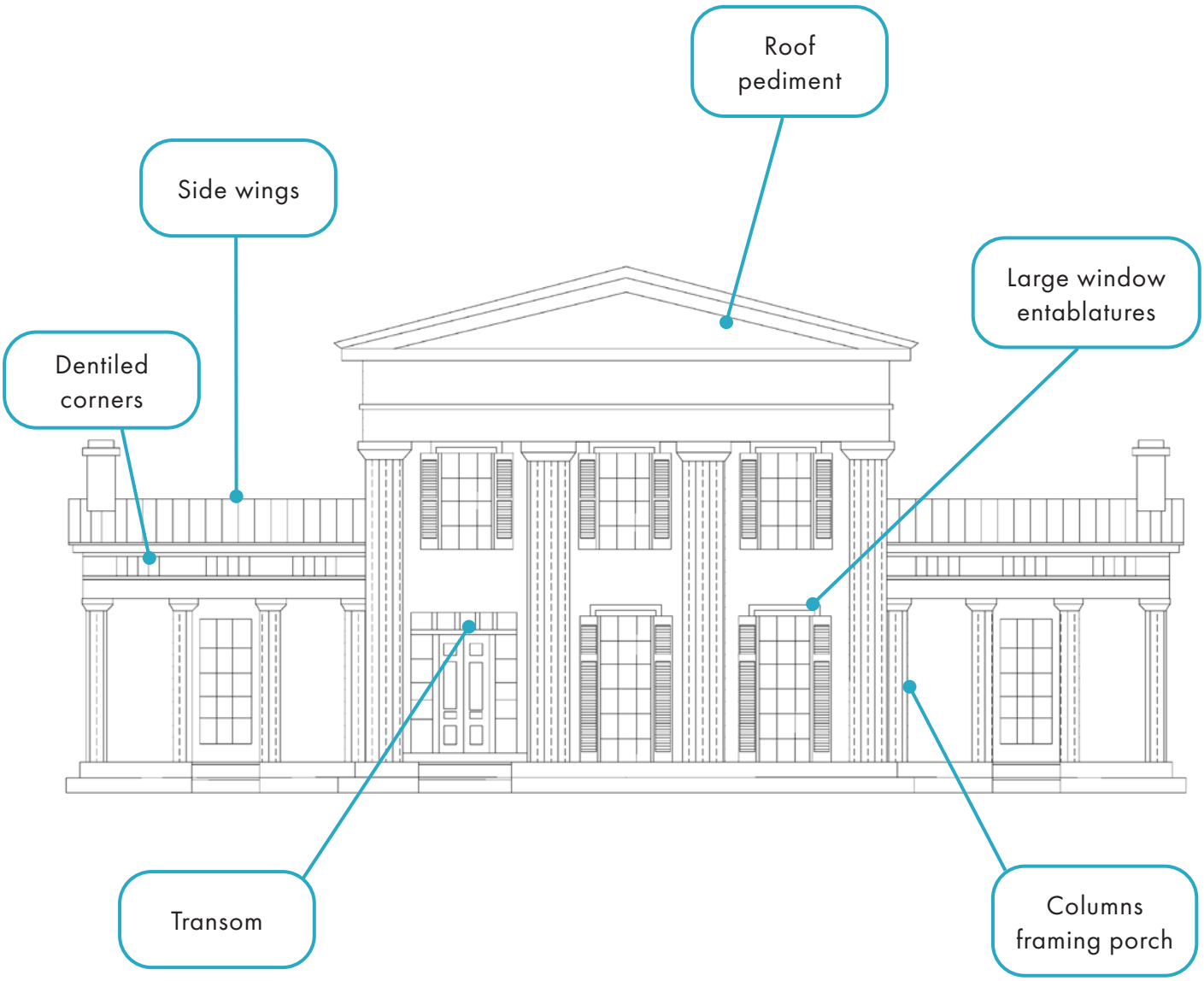
ARCHITECTURAL STYLES

American Georgian



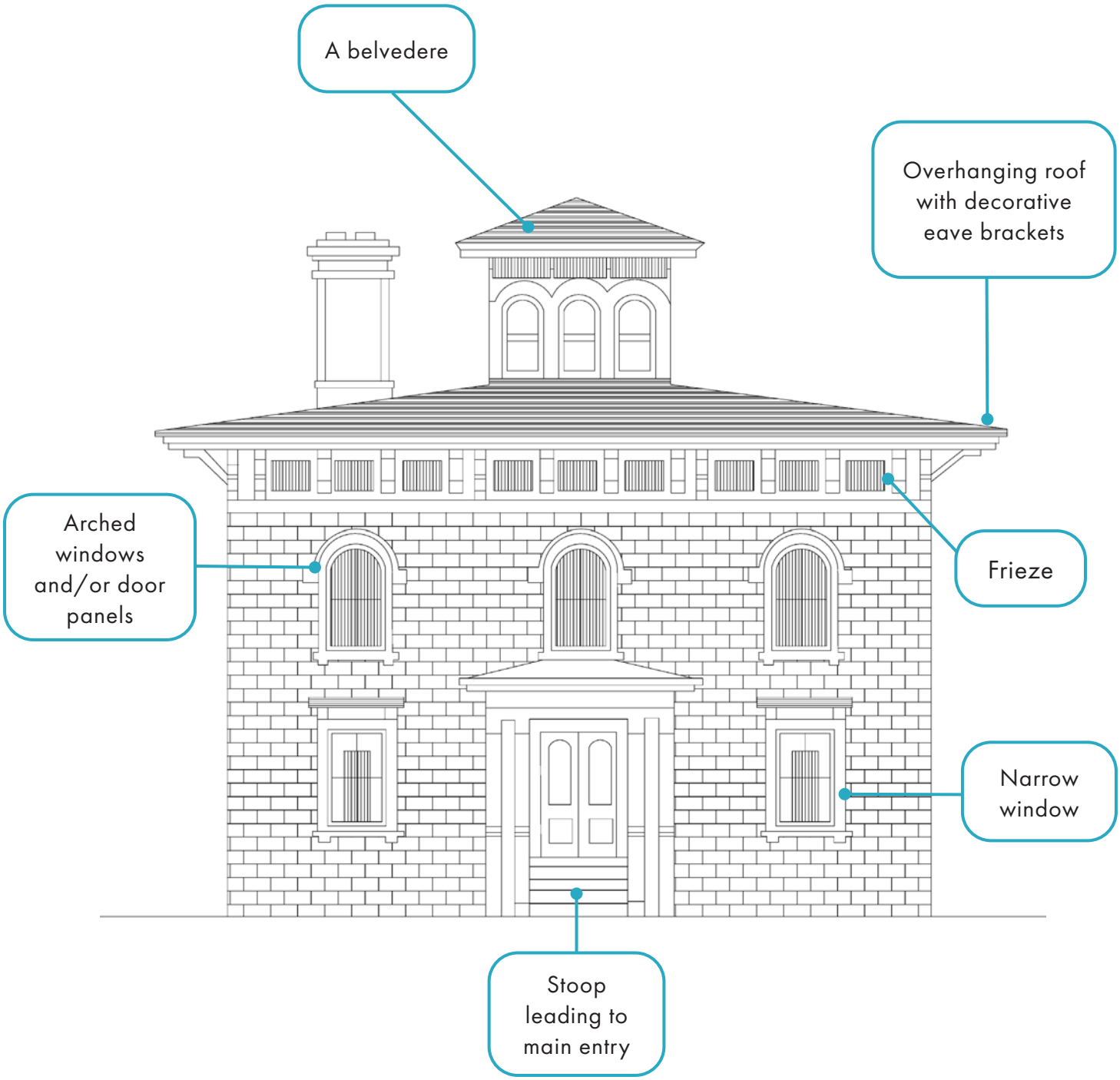
ARCHITECTURAL STYLES

Greek Revival



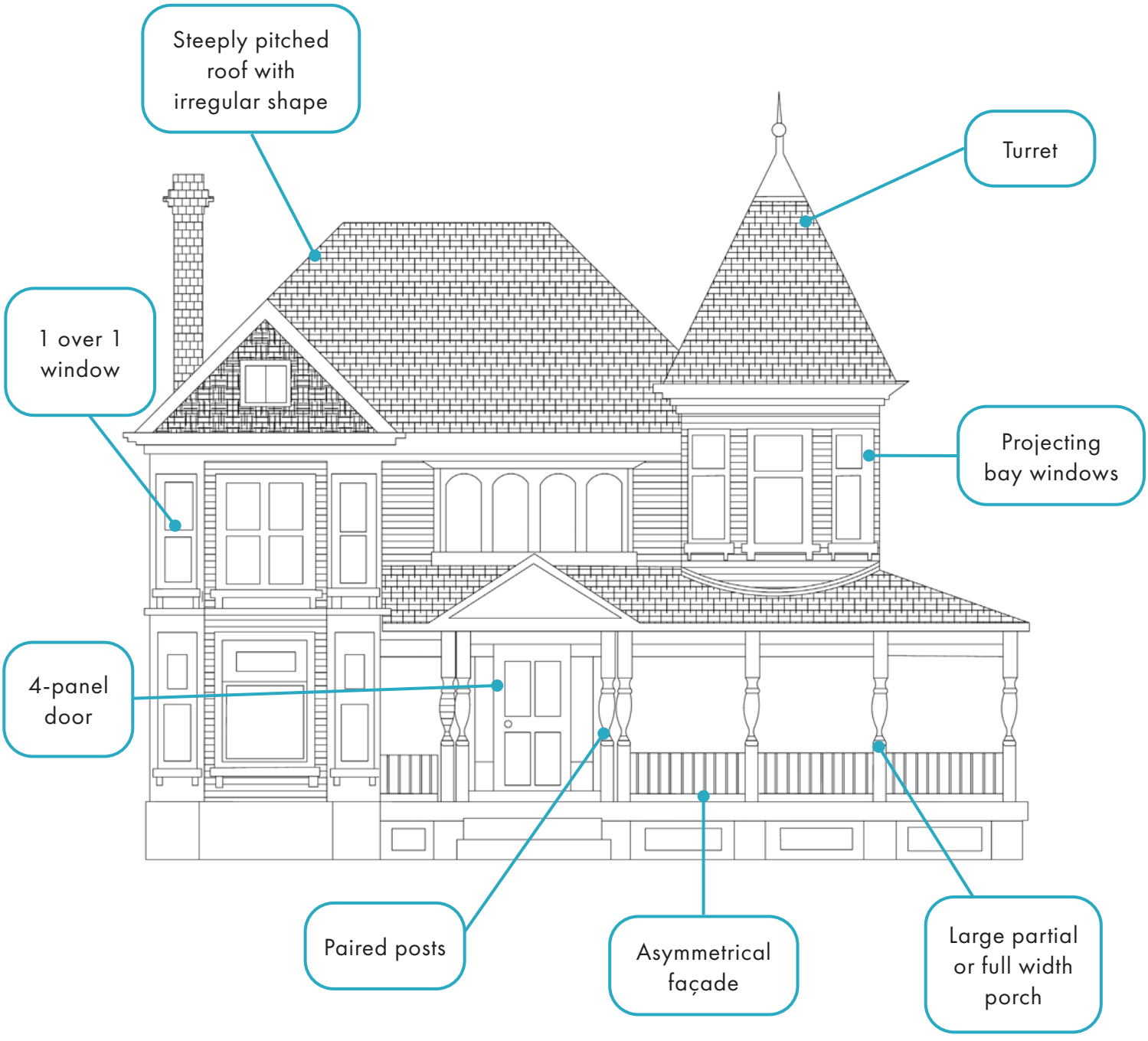
ARCHITECTURAL STYLES

Italianate



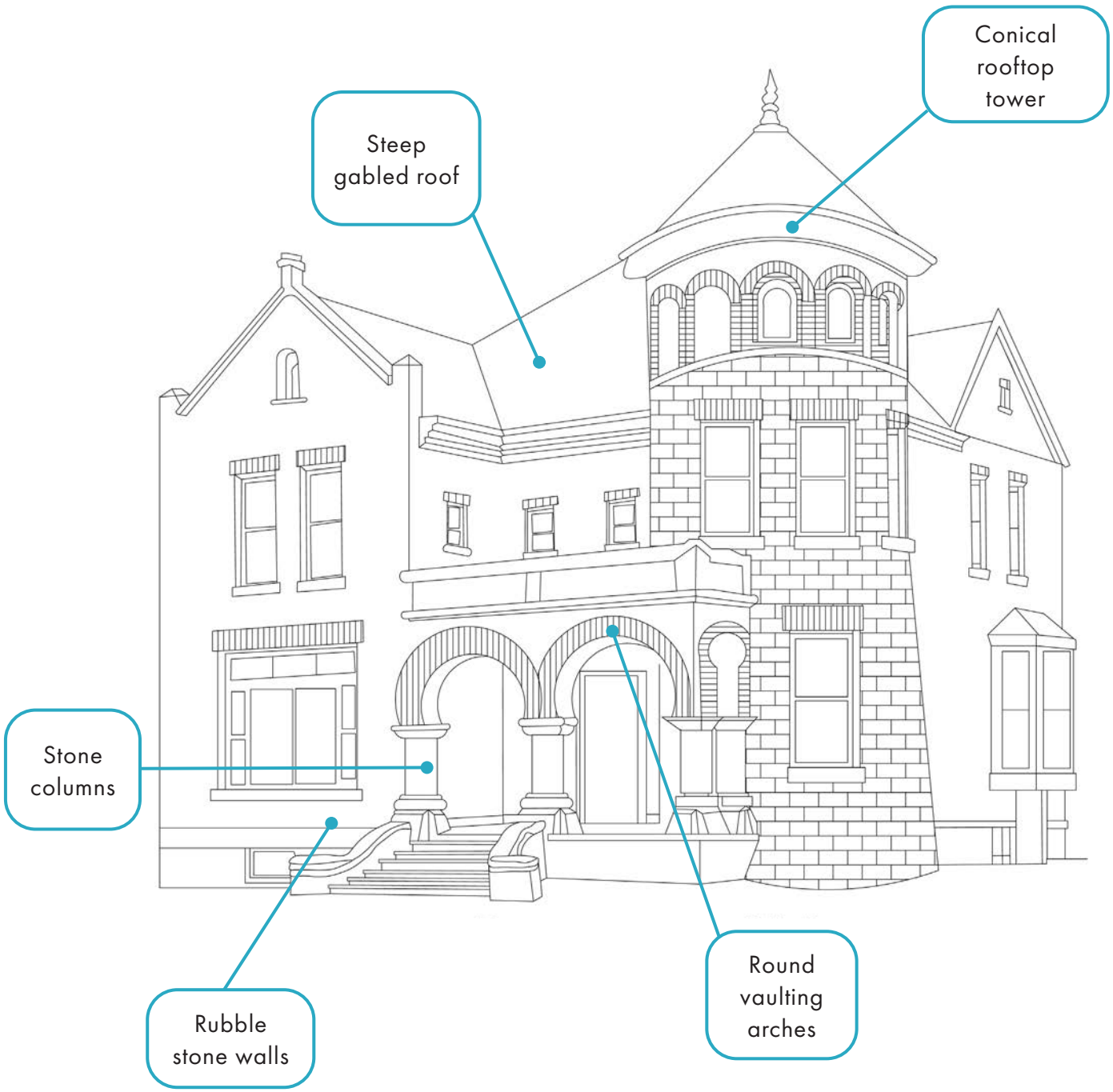
ARCHITECTURAL STYLES

Queen Anne



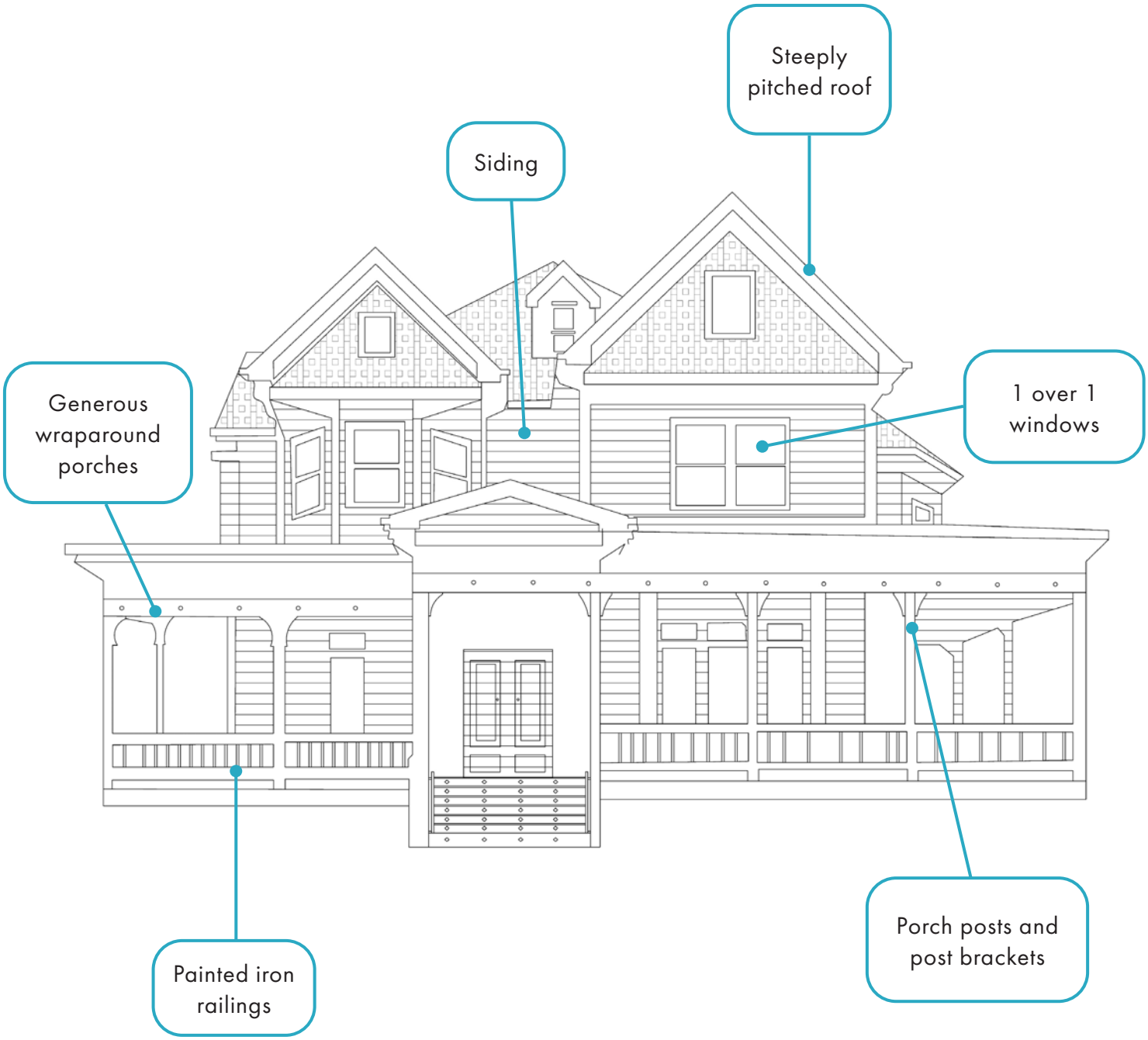
ARCHITECTURAL STYLES

Romanesque



ARCHITECTURAL STYLES

Victorian



ARCHITECTURAL STYLES

Commercial

Figure 30. Integrate details from architectural styles like Georgian and Romanesque, including arches, cornice dentils, and decorative window trim.

Figure 31. Incorporate recessed entries and articulated building details to enhance depth and visual interest, drawing from Romanesque and Georgian precedents.

Figure 32. Maintain a balanced façade composition. Architectural details such as lighting fixtures and signage should maintain a consistent overall aesthetic.

Figure 33. Consider architectural styles in context, ensuring consistent, but not replicative architectural design within surrounding context.

CR
Context & Relationship

S
Style

ARCHITECTURAL STYLES

Commercial

Figure 34. Porches, balconies, and entry porticoes provide a transition between public and private space and should be designed with scale and detailing appropriate to the building's architectural style.

Figure 35. Traditional elements like brickwork, stone accents, and wood detailing should be integrated into new construction to reinforce Old Town's architectural identity.

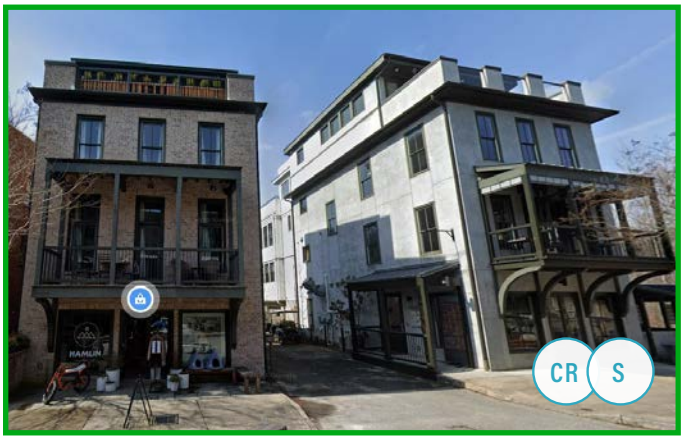


Figure 36. Details such as cornices, brackets, balustrades, and trim should be well-proportioned and reflective of the building's era, avoiding excessive ornamentation that could detract from the original character.

Figure 37. Emphasize classical proportions by incorporating symmetrical window arrangements and pilasters.

CR **Context & Relationship**

S **Style**

ARCHITECTURAL STYLES

Commercial

Figure 38. Integrate decorative lintels and keystones above windows and doorways to reference historic architectural motifs.

Figure 39. Combine recessed balconies and layered façade treatments to create shadows and depth.

Figure 40. Select materials such as natural stone, terra cotta, and painted wood trim to reinforce historical continuity, paying close attention to craftsmanship and subtle variation in finishes.

Figure 41. Modern industrial architectural styles can be incorporated into building design in a manor that still reflects the historical styles, such as Georgian and Greek Revival, to fit into the context of Old Town. Material use, such as brick and stone, can tie styles together.

CR
Context & Relationship

S
Style

ARCHITECTURAL STYLES

Commercial (Undesired)

Figure 42. Façade designs should incorporate traditional proportions and detailing to ensure compatibility with the surrounding architectural fabric, avoiding an overly commercial or industrial appearance.

Figure 43. Overly industrial or starkly modern designs should be avoided; architectural styles should reflect the historic and residential character of Old Town.

CR
Context & Relationship

S
Style

ARCHITECTURAL STYLES

Residential

Figure 44. Existing Residential should maintain existing features and details that contribute to the existing character of the building and its adjacent context.

Figure 45. Front entryways featuring paneled doors, sidelights, and transoms contribute to the welcoming residential character and should be preserved or thoughtfully reintroduced.

Figure 46. Elements like high-quality shutters, dormer windows, bay windows, and wrap-around porches can be integrated to enhance visual appeal and articulation of buildings.

Figure 47. Roof forms, slopes, and eave heights should echo those traditionally found in the Old Town, with special attention given to the integrity of historic rooflines.

CR
Context & Relationship

S
Style

ARCHITECTURAL STYLES

Residential

Figure 48. Example of Greek Revival influence.

Figure 49. Example of Greek Revival influence.

Figure 50. Example of Craftsman Style influence.

Figure 51. Example of Craftsman Style influence.

CR
Context & Relationship

S
Style

ARCHITECTURAL STYLES

Residential

Figure 52. Example of Victorian influence.

Figure 53. Example of Victorian influence.

Figure 54. Example of Italianate influence.

Figure 55. Example of Italianate influence.

CR
Context & Relationship

S
Style

ARCHITECTURAL STYLES

Residential

Figure 56. Example of Queen Anne influence.

Figure 57. Example of Queen Anne influence.

Figure 58. Example of Modern Industrial influence.

Figure 59. Example of Modern Industrial influence.

CR
Context & Relationship

S
Style

ARCHITECTURAL STYLES

Residential (Undesired)

Figure 60. Harsh, boxy forms and unadorned façades should be softened with architectural details, varied rooflines, and material transitions that enhance visual interest.

Figure 61. Building materials should be warm and inviting, avoiding overly sleek, reflective, or factory-like finishes that clash with Old Town's established aesthetic.

Figure 62. Avoid building styles that lack clear architectural style and articulation.

Figure 63. Architectural styles should have variation in form and articulation to make context more engaging and avoid visual monotony.

CR **Context & Relationship**

S **Style**

COLOR & MATERIALITY

I.e., the selection and application of colors, textures, and materials in buildings and semi-public spaces to convey a desired aesthetic, evoke a sense of place, and address identity, sustainability, and maintenance considerations.

COLOR & MATERIALITY

Main Principles

QR

QUALITY & RESILIENCE

Encourage the use of high-quality, authentic, and durable materials.

CR

CONTEXT & RELATIONSHIP

Select colors and materials that complement (not replicate) and enhance the surrounding context while also contribute to the diversity of character within the area. Muted and neutral tones, such as warm grays, earth tones, deep reds, and soft blues and greens, are encouraged to maintain cohesion with historic Main Street while allowing for subtle variation.

OT MS

OLD TOWN, MAIN STREET

Materials and colors should align with the context of existing Main Street buildings, such as brick, wood siding, stone and muted or neutral colors.

OT SS

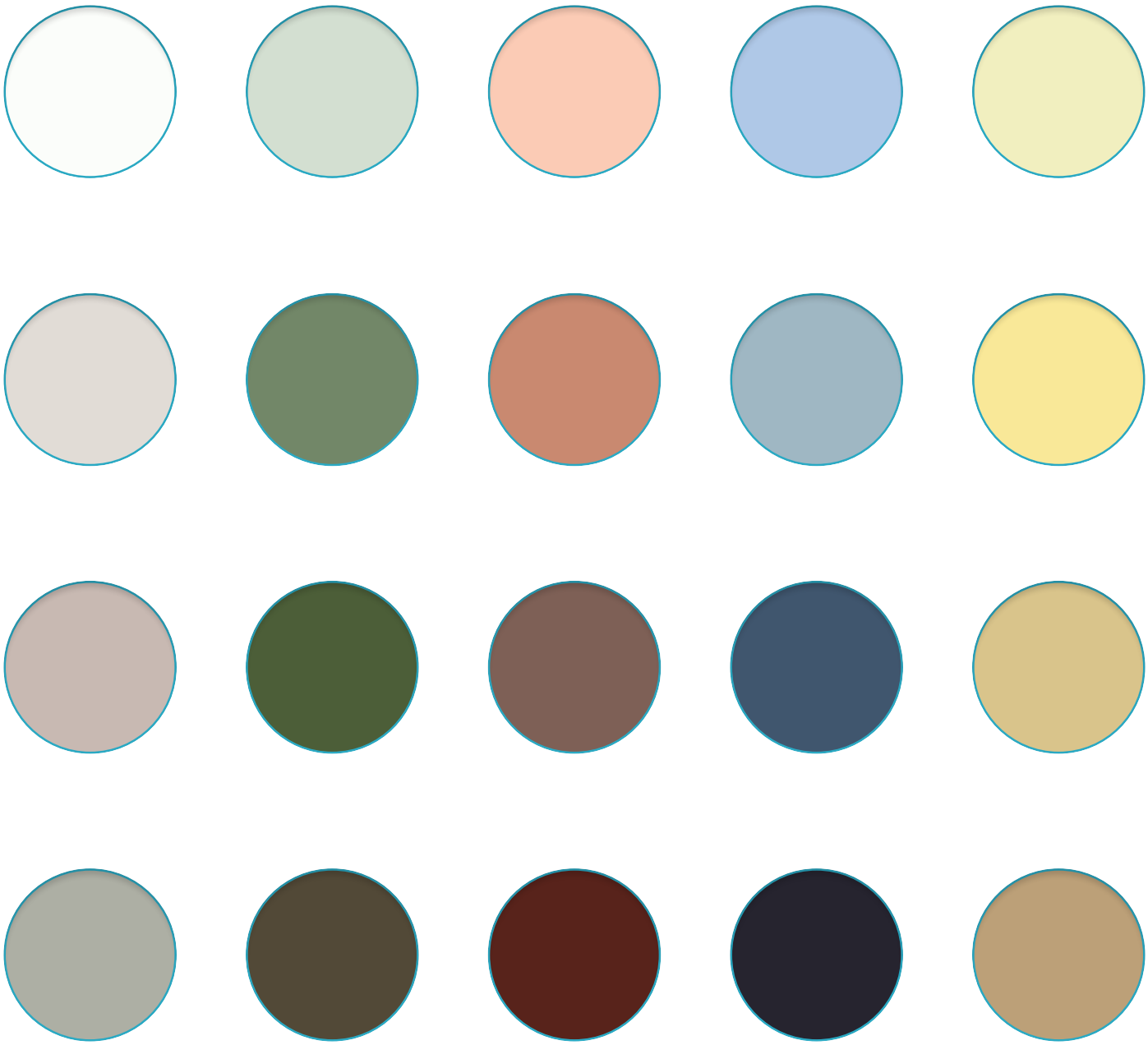
OLD TOWN, SURROUNDING STREETS

Materials and colors should align with the context of existing buildings; however, there is greater opportunity for variety in materiality and color through more vibrant colors, murals, and a larger variety of materials in these areas. Exterior walls shall utilize brick, glass, wood, cementitious siding, stucco, or stone. Metal or metallic materials may be permitted but shall not constitute most of the material on any individual wall or façade unless approved by the City.

COLOR & MATERIALITY

Recommended Color Palette

The following is a preferred color palette for Old Town Lilburn. Muted and neutral tones, such as warm grays, earth tones, deep reds, and soft blues and greens, are encouraged to maintain cohesion with historic Main Street while allowing for subtle variation.



COLOR & MATERIALITY

Commercial

Figure 64. Brick and neutral-toned painted brick can be used in conjunction to differentiate facades. Bolder colors can be used on architectural details, such as window frames to create visual interest and emphasize details.

Figure 65. Brick and painted wood detailing is a common aspect of Old Town.

Figure 66. Muted and neutral tones, such as warm grays, earth tones, deep reds, and soft blues, should be prioritized to maintain cohesion with historic Main Street while allowing for subtle variation.

Figure 67. Materials such as brick, stone, or wood should be carefully chosen to tie together buildings of varying sizes and heights, promoting a harmonious streetscape.

QR **Quality & Resilience**

CR **Context & Relationship**

OT MS **Old Town, Main Street**

OT SS **Old Town, Surrounding Streets**

COLOR & MATERIALITY

Commercial

Figure 68. Traditional material elements help maintain the historic feel of Old Town.

Figure 69. Allow for a variety of color and materiality to differentiate building façades and create visual interest.

Figure 70. Wood siding, whether painted or natural, should complement the surrounding color palette, with finishes that emphasize texture and craftsmanship rather than a mass-produced appearance.

Figure 71. Layering materials, such as combining brick with painted wood or using a mix of stucco and stone, can create depth and variation while maintaining harmony with adjacent buildings.

QR **Quality & Resilience**

CR **Context & Relationship**

OT MS **Old Town, Main Street**

OT SS **Old Town, Surrounding Streets**

COLOR & MATERIALITY

Commercial

Figure 72. A variety of materials and colors allow for variation and interest in the façade.

Figure 73. Complimentary color choices can emphasize unique architectural detailing and the ground floor.

Figure 74. Pops of color can be incorporated into architectural details to provide character, while maintaining the neutral, muted, and earth tones on the primary façade.

Figure 75. More vibrant colors can be used sparingly as accents.

Figure 76. Muted colors and natural hues in structures can exist in proximity to one another without creating a visually overwhelming frontage.

QR **Quality & Resilience**

CR **Context & Relationship**

OT MS **Old Town, Main Street**

OT SS **Old Town, Surrounding Streets**

COLOR & MATERIALITY

Commercial (Undesired)

Figure 77. When modern materials are used, they should be consistent in scale and texture with the historic material palette to create a smooth transition between old and new structures.

Figure 78. Overly bright or neon colors should not be used as primary building colors, as they can disrupt the visual harmony of the neighborhood.

Figure 79. Avoid extreme contrasts between materials or colors that create a jarring visual effect, such as stark black-and-white palettes or clashing finishes.

QR **Quality & Resilience**

CR **Context & Relationship**

OT MS **Old Town, Main Street**

OT SS **Old Town, Surrounding Streets**

COLOR & MATERIALITY

Residential

Figure 80. When incorporating contemporary materials, they should be balanced with traditional elements to ensure visual continuity with Old Town's fabric.

Figure 81. Pitched roofs and overhangs should incorporate durable materials like standing-seam metal or high-quality shingles in muted tones to maintain consistency with traditional architectural forms.

Figure 82. Pops of color for a full façade should be complimented with neutral, muted, earth tones on adjacent façades.

Figure 83. Colors that compliment the neutral, muted, and earth tone palette are preferred.

QR **Quality & Resilience**

CR **Context & Relationship**

OT MS **Old Town, Main Street**

OT SS **Old Town, Surrounding Streets**

COLOR & MATERIALITY

Residential

Figure 84. Variation in brick colors allows for visual interest in long, connected façades.

Figure 85. The use of traditional materials, such as wood siding or brick, should align with and enhance the established color palette.

Figure 86. High-saturation or bright colors should be limited to focal areas and tempered by adjacent façades in calm, earthy tones to prevent visual imbalance.

Figure 87. Multiple colors on a single, continuous façade should be used sparingly and selected to complement one another, avoiding clashing tones.

QR **Quality & Resilience**

CR **Context & Relationship**

OT MS **Old Town, Main Street**

OT SS **Old Town, Surrounding Streets**

COLOR & MATERIALITY

Residential (Undesired)

Figure 88. Overly bright colors that are set adjacent to each other disrupt the preferred visual appearance of Old Town.

Figure 89. Quality materials should be considered throughout the façade.

QR **Quality & Resilience**

CR **Context & Relationship**

OT MS **Old Town, Main Street**

OT SS **Old Town, Surrounding Streets**

MASSING: SCALE, PROPORTION & VOLUME

I.e., the overall form, size, and shape of buildings or structures in relation to each other and their surroundings, including considerations of scale, proportion, and volume.

MASSING: SCALE, PROPORTION & VOLUME

Main Principles

BF

BUILDING FORM

Break down large building mass by incorporating dynamic and/or transitional elements such as step downs, height and plane variations, recessed entrances, balconies, etc.

AV

ARCHITECTURAL VARIATION

Incorporate detail elements such as cornices, varied rooflines, detailed parapets, and differentiated façades to enhance the visual interest between buildings and complement the character of the existing context.

HD

HUMAN-SCALED DESIGN

Consider the relationship between the ground-level and upper floors, such as the design of first floors/storefronts to create a welcoming environment for pedestrians and enhance experiences at the streetscape.

CR

CONTEXT & RELATIONSHIP

Encourage vertical and horizontal variation between buildings, appropriate to context and overall scale, to create greater visual interest. Building scales and transitions should not be in stark contrast to adjacent context. First floor building heights of non-residential uses should be consistent with adjacent buildings.

MASSING: SCALE, PROPORTION & VOLUME

Commercial

Figure 90. Variety of massing in adjacent, connected façades provides visual interest and creates a pedestrian-friendly environment.

Figure 91. Varying height planes between adjacent buildings can create visual interest.

Figure 92. Breaks in massing between buildings of slightly different proportions can ease transitions between differences in scale.

Figure 93. Buildings of roughly similar proportions in massing but with architectural, façade, and material variations are ideal.

BF **Building Form**

AV **Architectural Variation**

HD **Human-scaled Design**

CR **Context & Relationship**

MASSING: SCALE, PROPORTION & VOLUME

Commercial

Figure 94. Buildings of roughly similar proportions in massing should be encouraged, but variation in architectural styles, façade treatments, and materials should be employed to avoid monotony.

Figure 95. Buildings should incorporate horizontal and vertical variations to create a rhythm that enhances visual interest and avoids a monolithic appearance.

Figure 96. Breaks in massing between buildings with slightly different proportions should be employed to ease transitions between differences in height and width.

Figure 97. Differentiation in building heights may occur but visual impact should be reduced with architectural elements, such as recessed façades, vertical breaks, or landscaping buffers to reduce the visual impact of larger structures.

BF **Building Form**

AV **Architectural Variation**

HD **Human-scaled Design**

CR **Context & Relationship**

MASSING: SCALE, PROPORTION & VOLUME

Commercial

Figure 98. Corner buildings can provide unique building forms that create interest and emphasize the urban form.

Figure 99. Consider differentiation in commercial versus residential entrances in mixed-use buildings, such as in-setting the residential entrance to make it less prominent than the commercial entrance.

Figure 100. Large building forms should be visually broken down through setbacks, recesses, and articulated façades to maintain a pedestrian-friendly scale.

Figure 101. Variation in building form is encouraged on connected buildings to breakdown the overall façade. Unique forms can create an end cap.

BF **Building Form**

AV **Architectural Variation**

HD **Human-scaled Design**

CR **Context & Relationship**

MASSING: SCALE, PROPORTION & VOLUME

Commercial (Undesired)

Figure 102. Overuse of large, boxy forms with no recesses or projections can create a harsh, monotonous feel that is out of character with Old Town's traditional streetscape.

Figure 103. Large, monolithic buildings with no variation in height, setback, or façade articulation should be avoided, as they create an overwhelming and uninviting presence.

Figure 104. Sharp, unmitigated contrasts in massing between adjacent buildings (such as a sudden jump from one to six stories) should be softened through step-backs, roof transitions, or intermediate structures.

BF **Building Form**

AV **Architectural Variation**

HD **Human-scaled Design**

CR **Context & Relationship**

MASSING: SCALE, PROPORTION & VOLUME

Residential

Figure 105. Roofline variations and insets create interest and breakdown large masses.

Figure 106. Variations in massing, setback, and materiality can be used in conjunction to break down larger building masses.

Figure 107. Insets, balconies, and variation to the ground floor create a more pedestrian scale for large buildings.

Figure 108. Varying rooflines and rooftop elements can break down larger masses.

BF **Building Form**

AV **Architectural Variation**

HD **Human-scaled Design**

CR **Context & Relationship**

MASSING: SCALE, PROPORTION & VOLUME

Residential (Undesired)

Figure 109. Flat, uninterrupted façades should be avoided. Façade articulation, such as recessed windows, cornices, balconies, or decorative elements, should be used to create depth and visual rhythm along the street.

FENESTRATION

I.e., the arrangement, proportion, materiality, and design of windows, doors, and other openings in building façades to regulate natural light, ventilation, views, and privacy.

FENESTRATION

Main Principles

V

VISIBILITY

First floor commercial uses should have a greater percentage of fenestration than upper-level floors. First floor commercial uses to have openings (doors and windows) no less than 50%. Upper levels should have openings (doors and windows) of not less than 20%. At commercial uses, tinted or reflective glass which inhibits the connection between the exterior environment and interior spaces is discouraged.

HD

HUMAN-SCALED DESIGN

Large windows and door openings should be accentuated with architectural details such as mullions to establish human-scaled design, particularly at the ground floor.

A

ARTICULATION

It is encouraged to develop a fenestration rhythm which creates regularity and pattern within a building façade. Variation in fenestration rhythms between buildings is appropriate.

CR

CONTEXT & RELATIONSHIP

Fenestration style should match the architectural styles as listed in this document, including the use of elements such as mullions, transoms, etc. appropriate to the style.

FENESTRATION

Commercial

Figure 110. Visibility into the ground floor creates a connection to the pedestrian environment. Mullions help to break down large windows.

Figure 111. Bay windows, recessed openings, or decorative lintels can be used to introduce architectural variety.

Figure 112. Windows should respect the historical context, with traditional proportions and placements in older areas. Decorative architectural elements can provide visual interest.

Figure 113. Windows should create a sense of continuity across the façade, either through vertical alignment or by creating strong horizontal bands.

V **Visibility**

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

FENESTRATION

Commercial

Figure 114. Windows should create a sense of continuity across the façade, either through vertical alignment or by creating strong horizontal bands. Variation in window detailing creates visual interest.

Figure 115. Using high-quality materials such as aluminum, steel, or wood can enhance the durability and appearance of the windows.

Figure 116. Window styles should align with architectural styles listed in the style section – including modern industrial, as shown above, and fit the overall architectural style of the building.

Figure 117. The design of the windows should complement the overall architectural style of the building and the surrounding area.

V **Visibility**

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

FENESTRATION

Commercial (Undesired)

Figure 118. Avoid using too many uniform, identical windows on a single façade, which can lead to a rigid, factory-like appearance rather than a cohesive architectural design.

Figure 119. Maintain a consistent window-to-wall ratio that complements the building's overall massing.

Figure 120. Avoid randomly placed or overly varied window shapes and sizes.

Figure 121. Windows should be well-articulated with frames, mullions, and sills that add depth and texture to the façade.

V **Visibility**

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

FENESTRATION

Residential

Figure 122. Larger windows are encouraged in public-facing areas, while privacy should be considered in residential contexts.

Figure 123. Window detailing can help define the building's architectural style.

Figure 124. Decorative crowns, and tall and narrow windows are encouraged to improve the aesthetics of residential buildings.

Figure 125. Materials and colors of the fenestrations should complement the overall color scheme of the building and neighborhood.

V **Visibility**

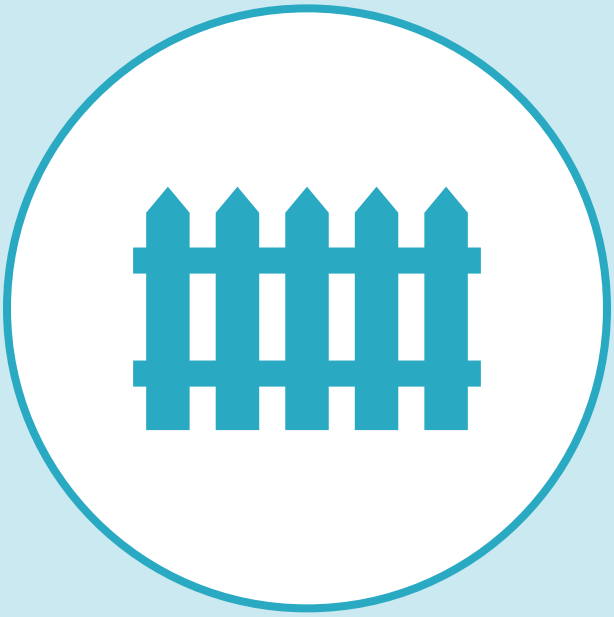
HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

WALLS, FENCING & SCREENING

I.e., architectural and landscape elements utilized to define boundaries, provide security, mitigate noise or visual impacts, and create privacy within urban or site contexts.



WALLS, FENCING & SCREENING

Main Principles

QR

QUALITY & RESILIENCE

Encourage the use of high-quality, authentic, and durable materials. Appropriate materials include wood, brick, stone, concrete, granite, and steel.

HD

HUMAN-SCALED DESIGN

Wall or screening massing should be accentuated through architectural detailing and pedestrian amenities such as seating.

CR

CONTEXT & RELATIONSHIP

Materiality and architectural design to fit into the context of the associated building and/or the surrounding area. Avoid walls and fencing which disrupt views into storefronts or which creates unsafe areas due to lack of visibility.

S

SUSTAINABILITY

Green screening is encouraged to soften the edge and integrate with natural surroundings, as an alternative to man-made materials for fencing, walls, and screening.

WALLS, FENCING & SCREENING

Figure 126. Walls and fences should be constructed from high-quality, durable materials such as brick, stone, concrete, or steel, ensuring longevity and resilience while complementing the architectural style of the surrounding area.

Figure 129. Use transparency or semi-transparent materials in fencing to maintain visual connectivity.

Figure 127. Vary textures or patterns in the surface to create visual interest. Green screening elements are also encouraged to add beauty and visual interest.

Figure 128. Material selection for walls, fences, and screens should be contextually appropriate, reflecting the architectural and cultural character of the surrounding neighborhood, and avoiding designs that feel out of place or jarring. Consider green to enhance attractiveness.

QR **Quality & Resilience**

HD **Human-scaled Design**

CR **Context & Relationship**

S **Sustainability**

WALLS, FENCING & SCREENING

Figure 130. Integrate seating or resting spots into the design where appropriate.

Figure 131. Keep wall heights at a pedestrian-friendly scale, avoiding imposing barriers. Incorporating green screenings can also provide more privacy and visual appeal.

Figure 132. Match materials, colors, and styles with the surrounding architecture and landscape.

QR **Quality & Resilience**

HD **Human-scaled Design**

CR **Context & Relationship**

S **Sustainability**

WALLS, FENCING & SCREENING

Figure 133. Utilize quality materials that fit into the context of the surrounding area.

Figure 135. Break up long expanses with vertical elements like columns or pilasters. Incorporating green screening to fencing is encouraged.

Figure 134. Ensure vegetation complements rather than overwhelms the built environment.

QR **Quality & Resilience**

HD **Human-scaled Design**

CR **Context & Relationship**

S **Sustainability**

WALLS, FENCING & SCREENING

Undesired

Figure 136. Match materials, colors, and styles with the surrounding architecture and landscape.

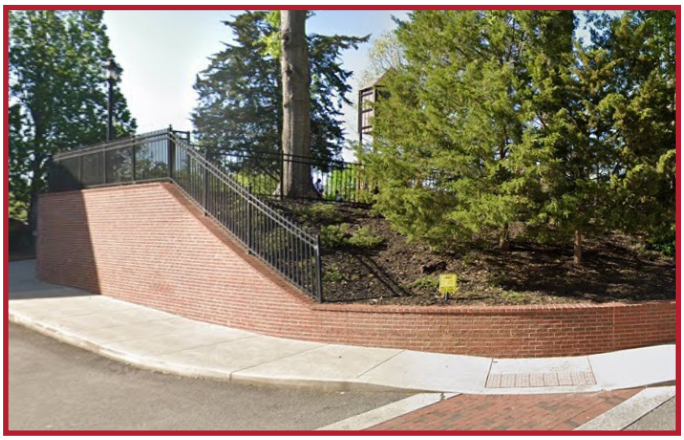


Figure 137. Keep wall heights at a pedestrian-friendly scale, avoiding imposing barriers.

Figure 138. Avoid designs that feel too institutional.

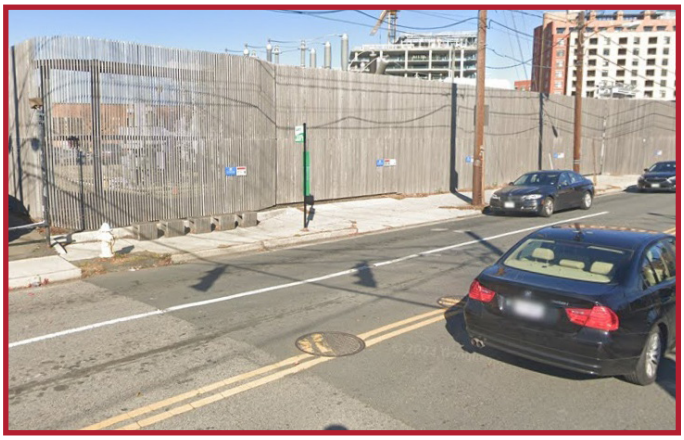


Figure 139. Avoid overly industrial or modern aesthetics that disrupt the neighborhood's character.

ENTRY

I.e., the designated point(s) of access into a building or site, often designed to facilitate circulation, provide security, and create a welcoming impression.

ENTRY

Main Principles

CA

CONNECTIVITY & ACCESSIBILITY

All public entrances should be designed to be accessible to all individuals of all levels of physical ability, particularly in addressing elevation changes. Utilize gradual ramps to address grade changes without interrupting pedestrian flow, serving multiple tenants where appropriate.

SA

STREETFRONT ACTIVATION

Entries should be clearly pronounced and located along or accessible to main pedestrian thoroughfares, with activated frontages to promote visual engagement. Recessed entrances may be used to help maintain unimpeded pedestrian flow. Main entrances should face primary streets and frontages should be aligned to sidewalk edges.

A

ARTICULATION

Elements such as awnings, planters, balconies, etc. can be used to bring visual focus to entrances and delineate separation from pedestrian thoroughfares; however, these design elements should not physically or visually obstruct entrances.

WS

WAYFINDING & SIGNAGE

Clear signage and wayfinding elements should be strategically placed to provide direction and information to pedestrians, while maintaining appropriate style and scale to the surrounding context.

ENTRY

Figure 140. Accessible elements such as ramps and tactile elements should be incorporated at entrances.

Figure 141. Entries should still allow for the flow of pedestrian traffic without impediment.

Figure 142. Grade changes can be navigated with ramps and retaining walls in addition to stairs.

Figure 143. Retail and residential entrances can be differentiated through articulation and fenestration variation.

CA **Connectivity & Accessibility**

SA **Streetfront Activation**

A **Articulation**

WS **Wayfinding & Signage**

ENTRY

Figure 144. Consider articulation around entrances to enhance visual appeal and clarify the transition between the public realm and private spaces, such as using distinctive doorways, window groupings, or materials that signal entry points.

Figure 145. Corner entrances should be designed to activate both street frontages, creating a sense of openness and connectivity between different sides of the building and promoting pedestrian flow on all surrounding streets.

Figure 146. Activate entryways with design elements such as awnings, planters, or lighting to draw attention to the entrance while maintaining openness and clarity of the pathway for pedestrians. These features should not obstruct the entrance or create barriers to accessibility.

Figure 147. Main building entrances should face primary streets, with entry doors aligned to the sidewalk edge to create a direct connection between the interior and exterior environments, enhancing accessibility and promoting street activity.

CA **Connectivity & Accessibility**

SA **Streetfront Activation**

A **Articulation**

WS **Wayfinding & Signage**

ENTRY

Figure 148. Ramp elements can be incorporated into main entrance designs rather than side entrances.

Figure 149. Design entries to maintain a welcoming atmosphere with visually engaging features like large windows, detailed doorways, and transparent materials that encourage passersby to interact with the building.

Figure 150. Integrate landscaping features, such as low planters or small trees, around entries to soften the transition between building and sidewalk while providing visual interest without blocking access or views.

CA **Connectivity & Accessibility**

SA **Streetfront Activation**

A **Articulation**

WS **Wayfinding & Signage**

ENTRY

Undesired

Figure 151. Avoid entries and accessibility components which create physical barriers to entrances.

Figure 152. Avoid shielding storefront façades and ground floor entrances as this creates an uninviting and inactive ground floor.

ACTIVATED GROUND FLOOR

I.e., ground-level spaces designed to engage with the surrounding urban environment, typically through façades, pedestrian-friendly features, and active uses such as retail or public amenities.

ACTIVATED GROUND FLOOR

Main Principles

SA

STREETFRONT ACTIVATION

Encourage uses along street fronts which are publicly accessible as opposed to those intended for private businesses/uses. Incorporate street front elements that actively engage with and enhance pedestrian environments, such as outdoor dining areas and attractive storefront displays. These exterior supplemental zones should not impede pedestrian traffic, but should promote greater visibility, accessibility, and comfort. Consider recessed ground floor entrances. Corner entrances should address and activate both street frontages. Avoid building uses which are not user-occupied (i.e. parking, storage, circulation, etc.)

A

ARTICULATION

The strategic placement of articulation elements such as planters, railings, canopies, and other features can be used to delineate commercial spaces from pedestrian zones and thoroughfares; however, these design elements should not physically or visually obstruct entrances.

T

TRANSPARENCY

Transparency is encouraged to promote unobstructed views into buildings, facilitating exterior visual engagement with interior programming through storefront windows. Elements which impede visibility, such as security bars or grilles and vegetation, should be avoided. Tinted or reflective glass which inhibits the connection between the exterior environment and interior spaces is discouraged.

Exception: Residential uses do not require the same level of transparency or visibility as commercial uses. In these cases, it is appropriate to include window tinting or enhanced landscaping to promote privacy.

ACTIVATED GROUND FLOOR

Figure 153. Inset entries should be considered in order to avoid congesting pedestrian thoroughfares.

Figure 154. Recessed first floor entrances can be utilized to provide overhang shelter from the elements and accommodate greater pedestrian activity.

Figure 155. Planters can be used to delineate entries or patios for retail and commercial areas and provide separation from pedestrian traffic.

Figure 156. Residential ground floor uses can include plantings and physical barriers to separate private entrances from the public realm. Plantings and barriers to remain pedestrian friendly.

SA
Streetfront Activation

A
Articulation

T
Transparency

ACTIVATED GROUND FLOOR

Figure 157. Activate ground floor commercial with outdoor seating and transparent storefront windows to connect with pedestrian activity.

Figure 158. Pedestrian activity, planting zones, outdoor dining areas, and parking should be oriented in such a way that it does not physically or visually impede entrances.

SA
Streetfront Activation

A
Articulation

T
Transparency

ACTIVATED GROUND FLOOR

Figure 159. Storefront windows should provide unobstructed views into the interior, inviting people to engage visually with the space.

Figure 161. Planters and landscaping elements can be used to subtly delineate entrances or outdoor patios from pedestrian zones, offering both separation and aesthetic appeal while maintaining a clear path for foot traffic.

Figure 160. Outdoor dining should only be considered in areas with sufficient right-of-way to ensure it doesn't impede pedestrian traffic or create unsafe conditions. Delineation in paving can provide a clear differentiation between the sidewalk and outdoor dining/patios.

SA **Streetfront Activation**

A **Articulation**

T **Transparency**

ACTIVATED GROUND FLOOR

Undesired

Figure 162. Outdoor dining should only be considered in areas that have the appropriate right-of-way to accommodate it without impeding pedestrian activity.

Figure 163. Street-level spaces should be designed to accommodate publicly accessible uses such as retail, cafes, or galleries, ensuring active engagement with the street. Avoid inactive uses like parking or storage on the ground floor.

SA **Streetfront Activation**

A **Articulation**

T **Transparency**

ARTICULATION

I.e., the differentiation or variation in the design of building façades or elements to create visual interest, enhance aesthetics, and respond to functional requirements. This could include elements such as awnings, balconies, cornices, roof detailing, parapets, gables, etc.

ARTICULATION

Main Principles

HD

HUMAN-SCALED DESIGN

Building details and articulation elements should promote a sense of scale that is comfortable and relatable to pedestrians, particularly at the street level. This may include components such as façade details, balconies, canopies, recessed entries, etc.

SA

STREETFRONT ACTIVATION

Elements such as awnings, balconies, cornices, roof detailing, parapets, gables, etc. should be utilized to provide contextual variation from building to building. Monolithic structures and façades should be avoided. Variation in façades, design features, and overall massing should be incorporated in such a way that enhances the surrounding context while also promoting a sense of contextual character. Third floor and above shall be delineated through architectural detailing such as cornices, windows, etc.

PR

PROPORTION & RELATIONSHIPS

Horizontal and vertical articulation elements should be integrated with the consideration of the surrounding context and adjacent buildings while maintaining an appropriate sense of scale.

S

SUSTAINABILITY

Architectural articulation should enhance both the aesthetic appeal and environmental performance of the building. Façade elements such as overhangs, shading devices, and dynamic window placements can optimize daylighting. The design should also consider the long-term durability of materials to minimize maintenance and reduce environmental impact.

ARTICULATION

Commercial

Figure 164. Incorporate changes in material, color, or texture to break up large masses and create visual interest, ensuring that the building maintains a relatable scale for pedestrians

Figure 165. Create transitions between neighboring buildings with complementary designs.

Figure 166. Design the articulation of upper floors with clear delineation, such as the use of cornices, windows, or parapets, to visually separate the building mass, ensuring the structure is appropriately scaled in relation to the surrounding context.

Figure 167. Blend architectural details, such as decorative window treatments or textured surfaces, to enhance the building's character while respecting the proportions and style of nearby structures, ensuring it complements the neighborhood's visual language.

HD **Human-scaled Design**

AV **Architectural Variation**

PR **Proportion & Relationship**

S **Sustainability**

ARTICULATION

Commercial

Figure 168. Vary the material treatments around entrances to create visual interest and distinction from the rest of the façade, using elements like brick, stone, or metal to enhance the architectural appeal.

Figure 170. Use variation in window placement and size around entrances to enhance visual interest, break up large expanses, and add to the overall rhythm of the building.

Figure 169. Use fine architectural details such as moldings, trim, or decorative cornices to highlight key areas of the building, adding depth and character while maintaining a human-scaled design.

HD **Human-scaled Design**

AV **Architectural Variation**

PR **Proportion & Relationship**

S **Sustainability**

ARTICULATION

Commercial (Undesired)

Figure 171. Balance repetition with variation to avoid monotony.

Figure 172. Break down large façades with human-scaled details such as windows and doors.

HD **Human-scaled Design**

AV **Architectural Variation**

PR **Proportion & Relationship**

S **Sustainability**

ARTICULATION

Residential

Figure 173. Vary rooflines, window sizes, and heights to create visual interest.

Figure 174. Incorporate long-lasting, durable materials in articulation elements to reduce long-term maintenance needs and minimize the building's environmental impact, enhancing both its aesthetic value and sustainability.

Figure 175. Consider architectural elements such as recessed entries, balconies, and canopies to provide shelter and visual interest at the ground level.

Figure 176. Incorporate landscaping elements to soften the building's appearance and create a more inviting environment. Landscaping should reduce water runoff and provide shade in the summer.

HD **Human-scaled Design**

AV **Architectural Variation**

PR **Proportion & Relationship**

S **Sustainability**

ARTICULATION

Residential (Undesired)

Figure 177. Avoid overly uniform façades that lack variation in material, color, or texture, as they can create a monotonous, un-engaging appearance that detracts from the surrounding architectural context.

Figure 178. Avoid large blank walls. Expanses of unbroken, flat walls can make a building look monotonous and uninviting. This lack of variation fails to create visual interest or break down the building's mass.

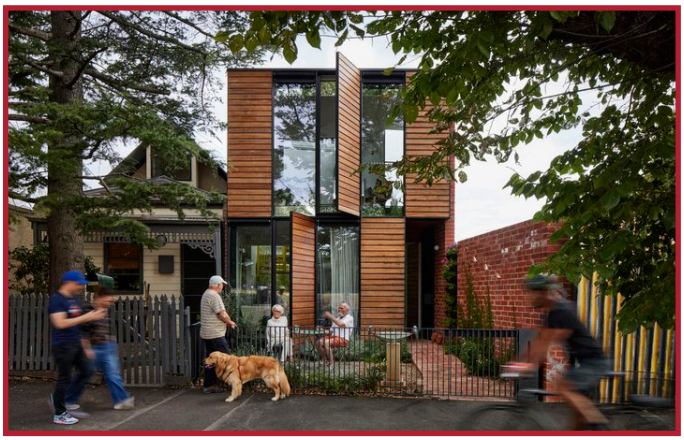


Figure 179. Avoid poor integration with surroundings. Buildings that do not consider their context or fail to integrate with the surrounding environment can appear out of place. Good articulation should enhance the overall streetscape.

Figure 180. Avoid flat façades without any recesses, projections, or other forms of modulation.

HD **Human-scaled Design**

AV **Architectural Variation**

PR **Proportion & Relationship**

S **Sustainability**

ARCHITECTURAL LIGHTING

I.e., the strategic use of lighting fixtures and techniques to illuminate architectural features, enhance visibility, create ambiance, and contribute to the safety and security of semi-public spaces.

ARCHITECTURAL LIGHTING

Main Principles

HD

HUMAN-SCALED DESIGN

Light fixtures and sources should promote a sense of scale which is comfortable and relatable to the pedestrian, particularly at the street level. Lighting should enhance safety and security for pedestrians without creating uncomfortably over-lit spaces.

A

ARTICULATION

Lighting should accent or highlight building features and design. When appropriate, lighting can be combined with or used to emphasize landscaping, street trees, or other architectural elements. Avoid light pollution/unnecessary spread and adverse impacts on adjacent buildings/public spaces.

CR

CONTEXT & RELATIONSHIP

Pole and fixture designs should be evenly spaced and adhere to and/or enhance the character of the building's context. Multi-tenant buildings to have consistent lighting. Consider the lighting character of the surrounding context.

ARCHITECTURAL LIGHTING

Figure 181. Lighting should accent or highlight building features and design.

Figure 182. Consider lighting above and below canopies to ensure pedestrian-scale lighting.

Figure 183. Lighting should be incorporated into building detailing.

Figure 184. Lighting should accent or highlight building features and design.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

ARCHITECTURAL LIGHTING

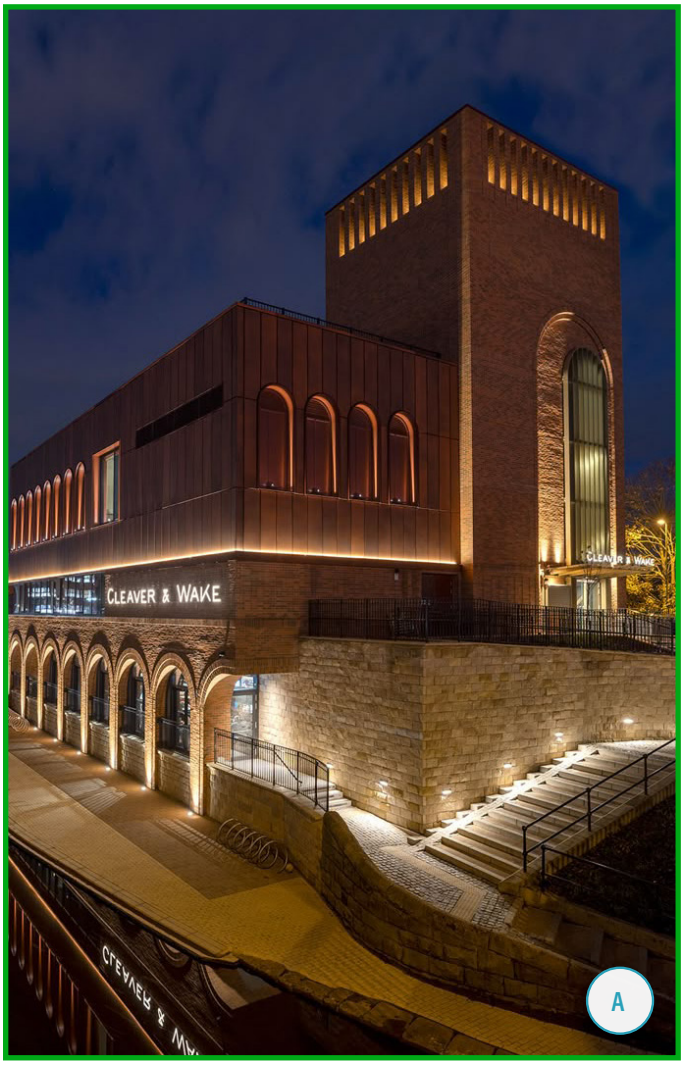


Figure 185. Lighting can emphasize architectural elements.

Figure 186. Façade uplighting can enhance building architecture and create visual interest.

Figure 187. Consider façade uplighting to create a friendly and engaging pedestrian environment in the evening.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

ARCHITECTURAL LIGHTING

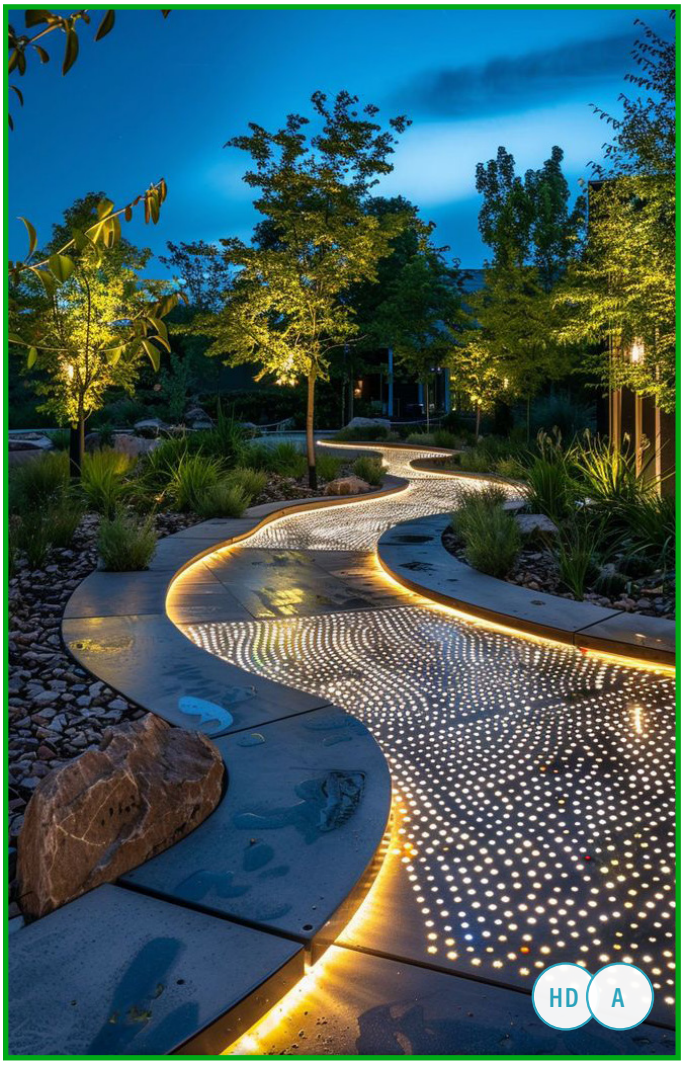


Figure 188. Consider lighting of paths and sidewalks for pedestrian safety and interest.

Figure 189. Landscape lighting can compliment building lighting.

Figure 190. Consider lighting paths and sidewalks for pedestrian safety and interest.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

ARCHITECTURAL LIGHTING

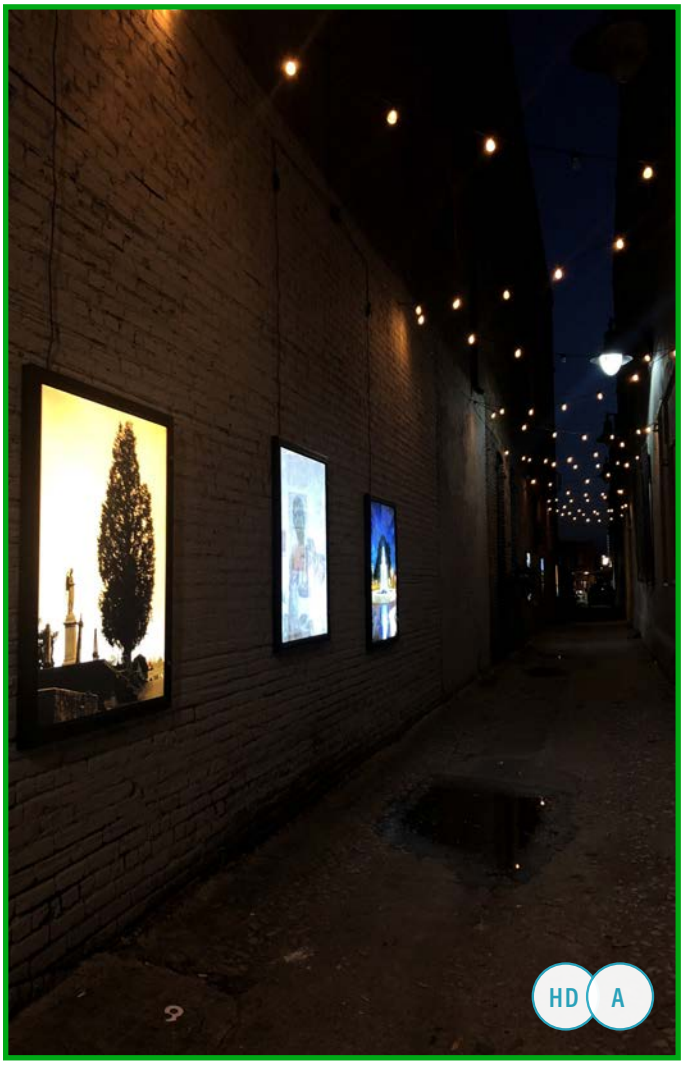


Figure 191. Artistic lighting, like backlit art can create inviting pedestrian environments.

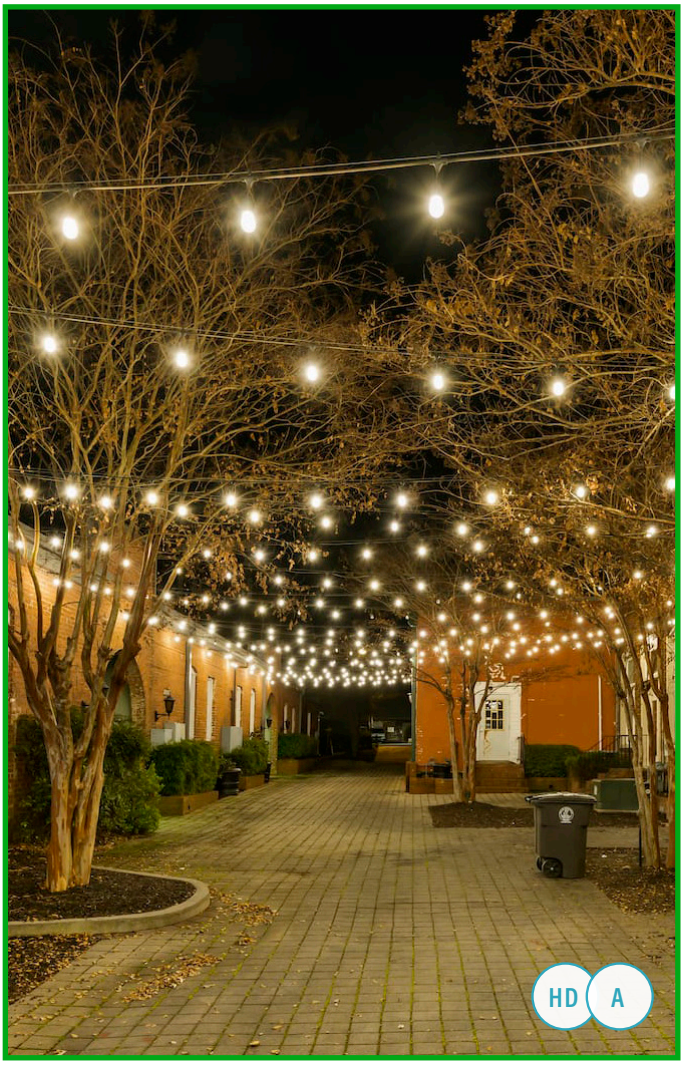


Figure 192. String lights provide a pedestrian-friendly environment.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

ARCHITECTURAL LIGHTING

Undesired

Figure 193. Lighting should illuminate key pedestrian areas to make it feel safe and comfortable.

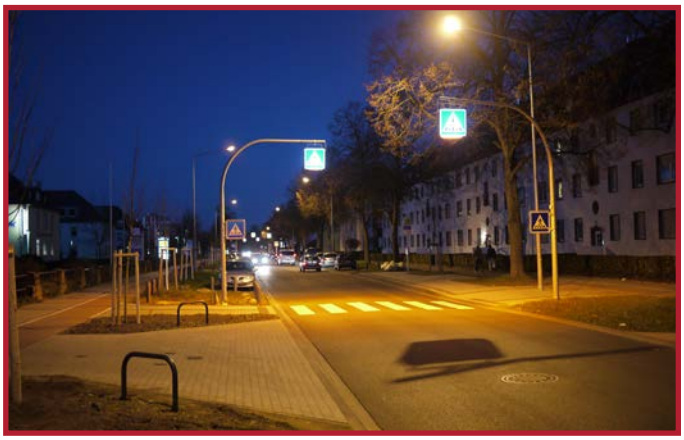


Figure 194. Lighting should be properly scaled and be of a consistent design to create a pleasant environment.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

OUTDOOR SPACES

I.e., outdoor spaces associated with individual residences or commercial establishments, often enclosed or partially enclosed, possibly visible but not always open to public access.

OUTDOOR SPACES

Main Principles

HD

HUMAN-SCALED DESIGN

Outdoor spaces should promote a sense of scale which is relatable to the pedestrian. Outdoor spaces should incorporate elements that create a comfortable environment for users, such as shade, ventilation, protection from weather, etc. Private spaces should be separated from public space; this may be achieved through walls, planters, or other design elements that create separation that is human-scaled.

QR

QUALITY & RESILIENCE

Encourage the use of high-quality, authentic, and durable materials. Appropriate materials include wood, brick, stone, concrete, granite, and steel.

VC

VISUAL CONNECTIVITY

Paths and vistas should terminate into an intentionally designed viewpoint.

OL

OUTDOOR LIVING

Incorporate outdoor spaces which promote a healthy and shared lifestyle. Outdoor spaces should provide places for community interaction, physical and mental wellness, access to nature, and architectural interest by breaking down larger masses. Consider music to create a welcoming environment and multi-sensory experience, with respect to surrounding neighbors.

CR

CONTEXT & RELATIONSHIP

Private outdoor spaces should relate to and/or enhance the adjacent building context, character, and scale. Outdoor spaces should be distinct in their separation from public spaces and thoroughfares. Elements such as utilities, building equipment, dumpsters, etc. should be placed out of public view and screened using landscaping, fencing, or other architectural elements.

OUTDOOR SPACES

Figure 195. Private outdoor space within a mixed-use or commercial development may provide amenities for visitors, such as activated greenspace and water features.

Figure 196. Furniture like tables, chairs, benches, and loungers add functionality to outdoor spaces, allowing for activities such as dining, reading, or working outdoors.

Figure 197. Ensure pathways are wide, smooth, and free of obstacles, making them accessible for people of all ages and abilities, including those with disabilities.

Figure 198. When possible, buildings should front outdoor spaces to create a visually appealing streetscape, contributing to the overall beauty of the area.

HD **Human-scaled Design**

QR **Quality & Resilience**

VC **Visual Connectivity**

OL **Outdoor Living**

CR **Context & Relationship**

OUTDOOR SPACES

Figure 199. Outdoor spaces should provide places for community interaction, physical and mental wellness.

Figure 200. Greenery, such as trees and plants, not only beautifies but also provides shade and improves air quality. Ground cover can be varied, including stones/pebbles as an alternative to grass and pavers.

Figure 201. Attractive and creative landscaping, and well-designed parks make spaces more inviting.

Figure 202. Well-chosen furniture can significantly improve the visual appeal of an outdoor space, making it more inviting and enjoyable. It can also complement the overall design and theme of the area.

OUTDOOR SPACES

Figure 203. Having designated seating areas encourages gatherings and social interactions, whether it's for family meals, friendly get-togethers, or community events.

Figure 204. Outdoor seating should provide designated spaces for either public activity or dining without impeding any pedestrian walkways.

Figure 205. Water features like fountains, ponds, and waterfalls add beauty and elegance to outdoor areas, creating a visually pleasing environment.

Figure 206. Activate outdoor spaces through interesting or unique architectural and artistic elements.

HD **Human-scaled Design**

QR **Quality & Resilience**

VC **Visual Connectivity**

OL **Outdoor Living**

CR **Context & Relationship**

OUTDOOR SPACES

Undesired

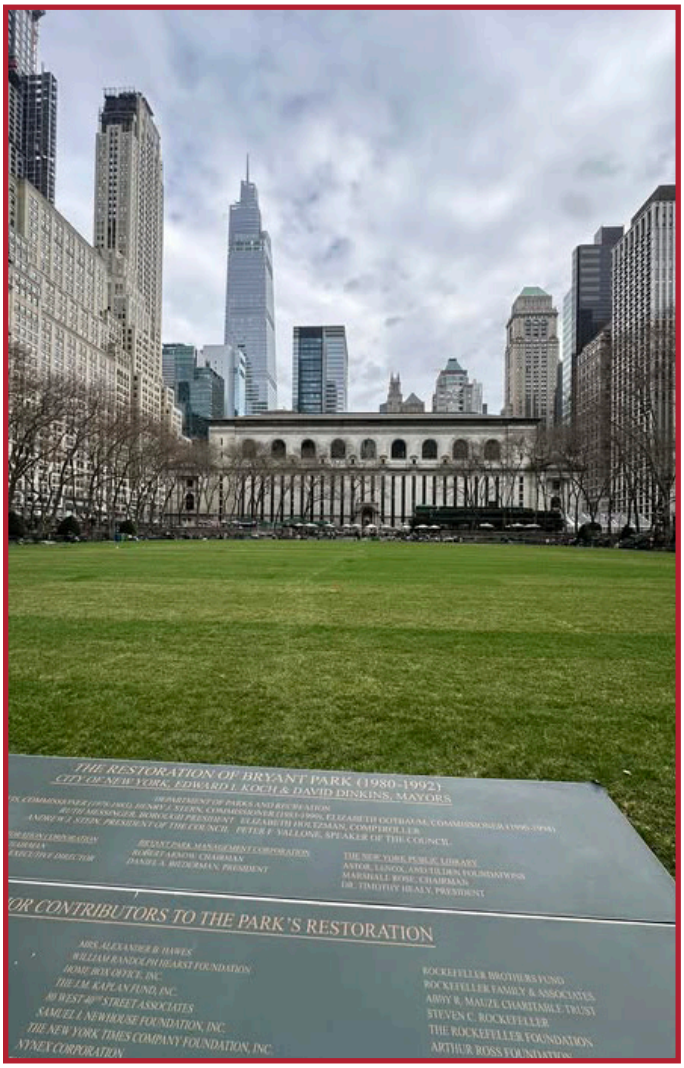


Figure 207. Avoid outdoor spaces that do not promote a sense of scale which is relatable to the pedestrian.

Figure 208. Avoid outdoor spaces that do not relate to and/or enhance the adjacent building context, character, and scale.

HD **Human-scaled Design**

QR **Quality & Resilience**

VC **Visual Connectivity**

OL **Outdoor Living**

CR **Context & Relationship**

PARKING LOTS

I.e., dedicated areas for short- to long-term surface parking, with design considerations for accessibility, sustainability, safety, and aesthetics.

PARKING LOTS

Main Principles

HD

HUMAN-SCALED DESIGN

Parking should not impede upon pedestrian thoroughfares or spaces and should minimize the number of curb cuts and interruption to sidewalks.

A

ARTICULATION

Planting zones and/or landscaping should be used to buffer parking from sidewalks and pedestrian zones. Sustainable materials and screening should be used where appropriate.

CR

CONTEXT & RELATIONSHIP

On-street parking should be encouraged where appropriate; otherwise, parking lots should be oriented at the rear of buildings where possible. Entrances to parking should ideally be to the side or rear of buildings and accessible from less intense thoroughfares to avoid impeding pedestrian traffic. Corner parking lots are discouraged. Consider inter-parcel connectivity to adjacent parking lots.

S

SUSTAINABILITY

Integrate pervious surfaces and tree canopies into parking lot designs to address heat island impact and water run-off issues that are typically associated with large impervious surfaces. Integrate green infrastructure to manage stormwater challenges. Consider avoiding dark, non-reflective surfaces to mitigate radiant heat absorption. Integration of bike racks in parking lots are encouraged.

PARKING LOTS

Figure 209. Parking lots should prioritize pedestrian pathways, ensuring safe and comfortable movement. Features like clear crosswalks, pedestrian islands, and adequate lighting enhance safety.

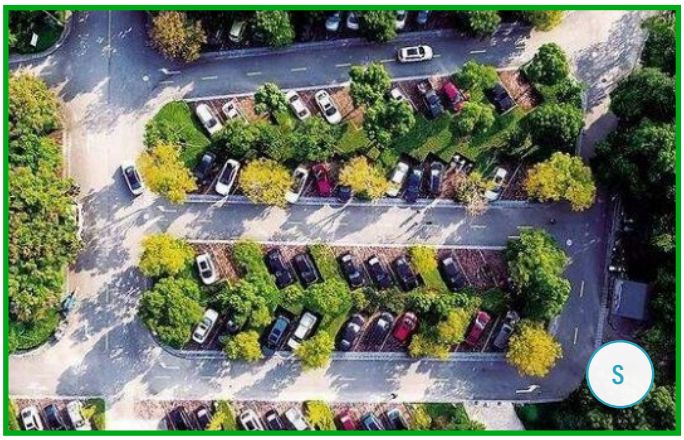


Figure 210. Parking lots should incorporate permeable surfaces to reduce runoff and integrate landscaping to manage stormwater and improve aesthetics.

Figure 211. Vegetative buffers between the parking lot and the street create a soft edge and pedestrian friendly environment.

Figure 212. Incorporate natural stormwater run-off strategies into medians and landscaping within parking lots, including curb cuts into natural swales.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

S **Sustainability**

PARKING LOTS

Figure 213. Parking lots should incorporate permeable surfaces and vegetation to allow water to infiltrate through the pavement and into the ground, reducing runoff and preventing flooding. This helps manage stormwater more effectively and reduces the burden on drainage systems.

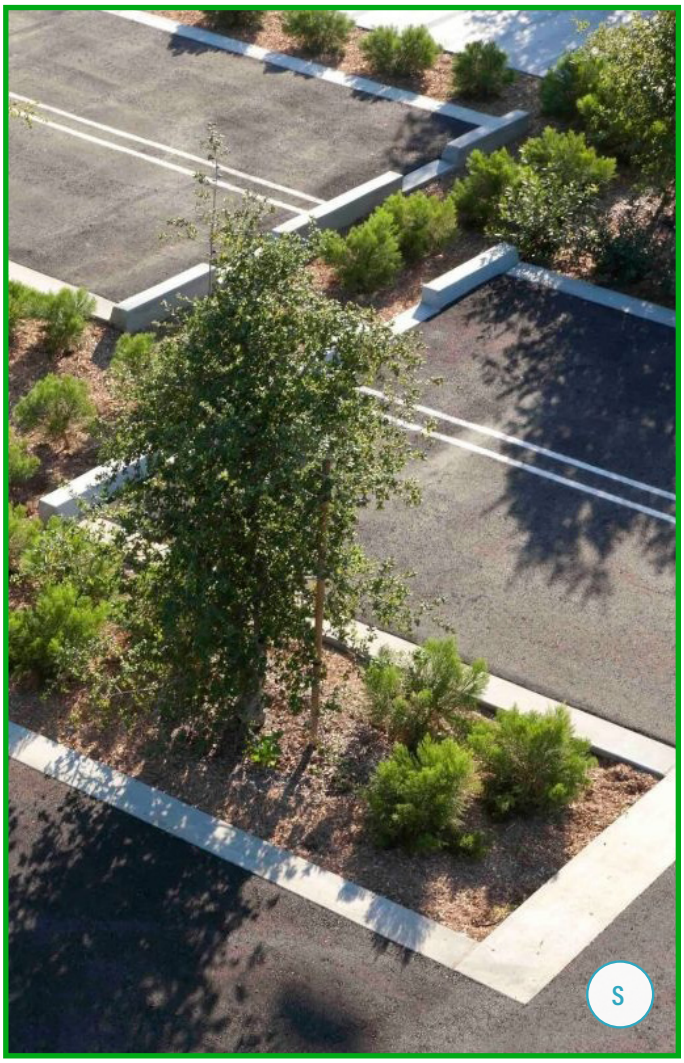


Figure 214. Incorporate natural stormwater run-off strategies into medians and landscaping within parking lots, including curb cuts into natural swales.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

S **Sustainability**

PARKING LOTS

Undesired

Figure 215. Avoid parking lots with dark, non-reflective surfaces, and non-permeable surfaces. Non-permeable surfaces prevent water from infiltrating into the ground, leading to increased runoff.

Figure 216. Avoid parking lots with large walls separating the parking areas with the sidewalk, this is less desirable as landscaping is preferred to give a soft edge and make it more pedestrian friendly.

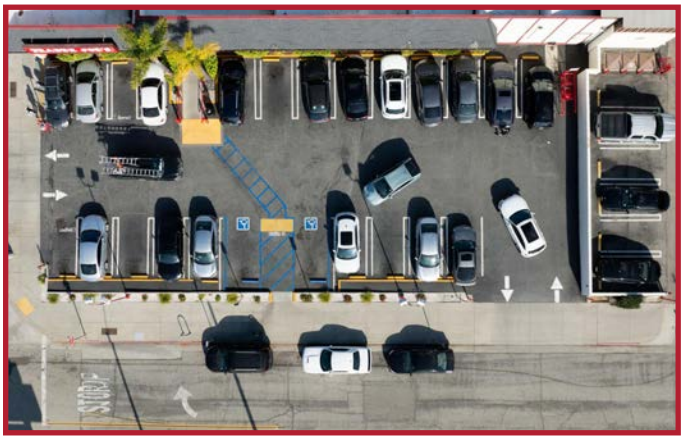


Figure 217. Avoid parking lots without adequate lighting and planting zone buffers from sidewalks and pedestrian zones.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

S **Sustainability**

PARKING STRUCTURES

I.e., multi-level or above or underground facilities specifically designed for parking vehicles, integrated into environments to optimize land use and minimize surface parking.

PARKING STRUCTURES

Main Principles

HD

HUMAN-SCALED DESIGN

Parking structures should not impede upon pedestrian thoroughfares or spaces and should minimize the number of curb cuts and interruption to sidewalks. Pedestrian entrances and circulation should be positioned to align with existing pedestrian thoroughfares and spaces. Lighting should be incorporated to provide wayfinding and safety that is pedestrian-oriented.

CM

COLOR & MATERIALITY

Parking structures should reflect the high-quality character and materiality of the adjacent buildings. Sustainable materials and screening should be used where appropriate. Consider incorporating public art or installations on large expanses of façades.

CR

CONTEXT & RELATIONSHIP

Parking structures should be oriented at the rear of buildings where possible. Entrances to parking decks should ideally be to the side or rear of buildings or incorporated into the architectural design of the building and accessible from less intense thoroughfares to avoid impeding pedestrian traffic. Street front dimensions of parking structures should be minimized. Where street frontage occurs, ensure pedestrian activity at ground level is part of the structure or within a supplemental zone in front of the structure. This could include commercial uses on the ground floor or public pedestrian space in front of the parking structure.

S

SUSTAINABILITY

Integrate pervious surfaces and tree canopies into parking structure designs to address heat island impact and water run-off issues that are typically associated with large impervious surfaces. Integrate green infrastructure to manage stormwater challenges. Consider avoiding dark, non-reflective surfaces to mitigate radiant heat absorption. Integration of bike racks in parking structures are encouraged.

PARKING STRUCTURES

Figure 218. Consider architectural materiality and style to fit into the context of the surrounding area. Orient pedestrian access to sidewalks and major pedestrian thoroughfares.

Figure 219. Consider creating commercial space on the ground floor on major pedestrian thoroughfares, to engage the street and ensure consistent pedestrian activity.

Figure 220. Emphasize pedestrian accessibility.

Figure 221. Where street frontage occurs, ensure vegetative buffer between the sidewalk and the parking structure.

HD **Human-scaled Design**

CM **Color & Materiality**

CR **Context & Relationship**

S **Sustainability**

PARKING STRUCTURES

Figure 222. Use balanced vertical and horizontal proportions to avoid the overwhelming appearance of large, monolithic structures. This can be achieved through the use of repetitive vertical elements and varied façade treatments.

Figure 223. Pedestrian entrances and street fronting façades should incorporate appropriately scaled elements and contextually relevant materials and styles.

Figure 224. Designing the ground floor to include retail spaces, cafes, or other active uses engage pedestrians and create a vibrant street life.

Figure 225. Wrapping the garage with residential or retail spaces hide the utilitarian appearance of the parking structure, creating a more visually appealing façade.

HD **Human-scaled Design**

CM **Color & Materiality**

CR **Context & Relationship**

S **Sustainability**

PARKING STRUCTURES

Figure 226. Less traditional architectural styles, materials, and use of artistic elements to be used, as appropriate to complement the surrounding context.

Figure 227. Use transparent materials for stairwells and elevators to enhance visibility and safety, making the space feel more open and secure.

Figure 228. Unique artistic elements such as murals, mosaics, or laser-cut metal panels can be considered based on the context. These can reflect local culture, nature, or abstract designs, adding a distinctive character to the façade.

Figure 229. Paneling can screen the parking deck while providing a context appropriate artistic façade.

HD **Human-scaled Design**

CM **Color & Materiality**

CR **Context & Relationship**

S **Sustainability**

PARKING STRUCTURES

Undesired

Figure 230. Avoid plain and unwelcoming façades.

Figure 231. Avoid plain structures without greenspace or vegetation and, proper pedestrian access at the ground level.

HD **Human-scaled Design**

CM **Color & Materiality**

CR **Context & Relationship**

S **Sustainability**

PLANTING ZONES

I.e., designated areas reserved for the cultivation of vegetation, including trees, shrubs, flowers, and greenery, to enhance aesthetics and environmental quality.

PLANTING ZONES

Main Principles

HD

HUMAN-SCALED DESIGN

Planting zones should promote a sense of scale which is comfortable and relatable to the pedestrian, particularly at the street level, and consider elements such as shade, noise reduction, fragrance, and aesthetic interest. Planting zones should not impede upon pedestrian thoroughfares, sightlines, spaces, or accessibility. Avoid poisonous or potentially harmful vegetation, such as the Holly plant, that can harm passersby.

QR

QUALITY & RESILIENCE

Hire a licensed landscape architect to ensure high-quality and sustainable landscape design. Ensure plant materials that are local and resilient to area/climate. Leave adequate room for tree roots. Encourage plants such as evergreens that maintain green leaves year-round.

CR

CONTEXT & RELATIONSHIP

Planting zones should not obstruct views of street fronting retail by incorporating shorter vegetation or larger mature trees. Large trees and planting may be appropriate in front of residential entrances. Adhere to list of trees and plants in the Lilburn Downtown Development & Design Considerations to maintain relationship to greater context.

S

SUSTAINABILITY

Integrate green infrastructure to manage stormwater challenges with planting zones as appropriate.

PLANTING ZONES

Figure 232. Consider landscaping elements to create an inviting entrance especially to properties that are contextually set back from the sidewalk.

Figure 233. Integrate outdoor seating into "front yard" landscaping to create an inviting pedestrian atmosphere.

Figure 234. Planters and planting areas can be used to separate retail areas from high-traffic pedestrian sidewalks.

Figure 235. **Pl**anting zones should incorporate plants that offer seasonal variety to enhance visual interest throughout the year.

HD **Human-scaled Design**

QR **Quality & Resilience**

CR **Context & Relationship**

S **Sustainability**

PLANTING ZONES

Figure 236. Planting zones can be incorporated into public seating or store fronts to create a more welcoming and vibrant atmosphere.

Figure 238. Planting zones can be used as transitional spaces between differing grades.

Figure 237. Consider how landscaping will compliment fencing and retaining walls – creating a softened edge along the sidewalk.

HD **Human-scaled Design**

QR **Quality & Resilience**

CR **Context & Relationship**

S **Sustainability**

PLANTING ZONES

Figure 239. Consider use of pots and boxes to delineate semi-private spaces such as outdoor dining and to provide a buffer from the street.

Figure 240. The design of the planters should complement the surrounding urban design. This includes choosing colors and styles that blend well with the environment.

Figure 241. Planters should be designed for easy maintenance, including features that make watering and pruning straightforward

Figure 242. Planters should be placed in a way that does not obstruct sightlines for drivers and pedestrians, ensuring safety for all.

HD **Human-scaled Design**

QR **Quality & Resilience**

CR **Context & Relationship**

S **Sustainability**

PLANTING ZONES

Undesired

Figure 243. Planting zones should not impede the flow of pedestrian traffic.

Figure 244. Planting zones should not impede upon pedestrian thoroughfares, or accessibility.

SIGNAGE

I.e., visual communication elements such as signs, graphics, and wayfinding systems used to convey information, guide navigation, and promote identity within the built environment.

SIGNAGE

Main Principles

HD

HUMAN-SCALED DESIGN

Ensure that signage is scaled appropriately for pedestrian legibility. Signage located at ground level should not impact pedestrian circulation.

A

ARTICULATION

Signs should be indirectly lit; internally lit signs are prohibited. Signage illumination should be lit in line with surrounding area's level of activity. Lighting of signs within 75 feet of residential use or 150 feet of a residential district are subject to Director approval. Sign lighting should be LED warm (yellow-white), not cool (white-blue). Lighting should not disrupt adjacent buildings or activities. Avoid animated signage, meaning any sign, or part of a sign, that uses movement, changing lights, or color shifts.

CR

CONTEXT & RELATIONSHIP

The style and design of signage should complement and/or enhance the character of the building and context. Signage should be a secondary element to overall building and streetscape design.

SIGNAGE

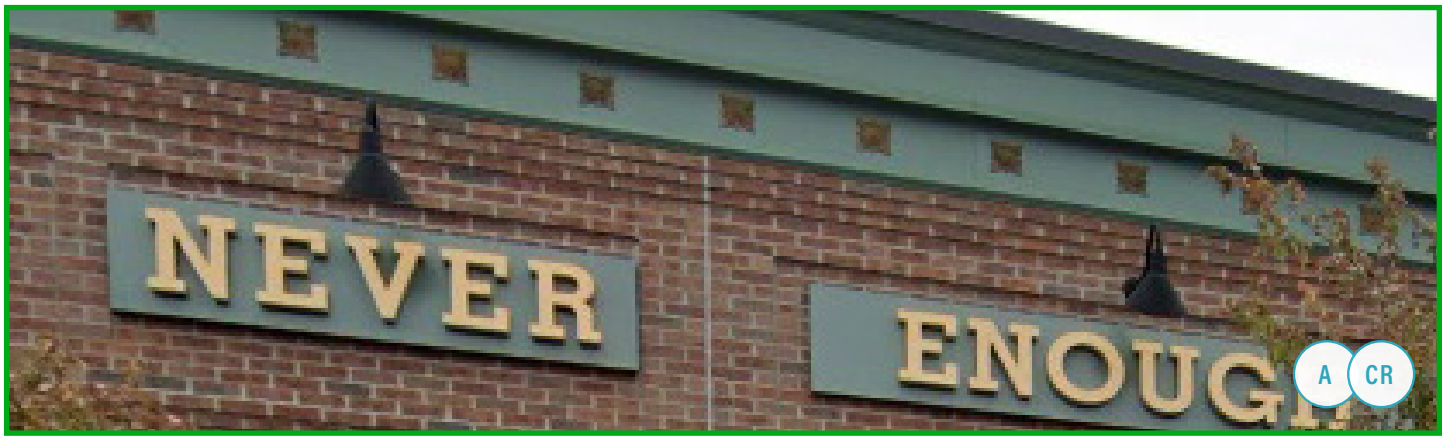


Figure 245. Wall signs should be placed in a way that does not obscure or damage architectural details.

Figure 246. Projecting signs should use materials and design elements that are consistent with the character of the neighborhood.

Figure 247. The size of the sign should be proportionate to the building and not overwhelm the architectural features.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

SIGNAGE

Figure 249. Permanent window signs should be professionally applied, using vinyl lettering, etched glass, or painted details that align with the business's branding.

Figure 250. Awning signs should be placed on the vertical flap of the awning and not extend beyond the edges of the awning.

Figure 248. Signage and lettering should complement existing retail and signage character.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

SIGNAGE

Figure 251. Window signs should be placed in a way that does not obstruct the view into the business or interfere with the architectural features of the building.

Figure 252. Signage fonts should be legible, clean, and consistent with the character of the district—avoid overly stylized or novelty typefaces.

Figure 253. Contextually appropriate awnings that are textured or pattern can be incorporated for additional character.

Figure 254. The size of the sign should be proportionate to the building and not overwhelm the architectural features.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

SIGNAGE

Figure 255. Signage painted on buildings should take up no more than 25% of the façade surface area.

Figure 256. The sign should be clear and professional, avoiding overly flashy or modern graphics that might clash with the area's aesthetic.

Figure 257. The size of wall signs should not overwhelm the building's façade.

Figure 258. The design or the sign should be consistent with the character of the district. Materials used should complement materials used in the building.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

SIGNAGE

Figure 259. Wall signs should complement the architectural features of the building and should not extend above the roofline.

Figure 260. Illuminated signs should be at a scale that does not overwhelm the building façade.

Figure 261. Signs can be illuminated to increase visibility.

Figure 262. The design of lights above signage should complement the building and be consistent with the character of the area.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

SIGNAGE

Figure 264. Blade signs should be designed to complement the architectural style of the building and the overall character of the area.

Figure 266. Signage can feature decorative brackets and should be made with high-quality materials that enhance their visual appeal.

Figure 263. Lights above signage should only illuminate the surface area of the sign and should add to the aesthetics of the building façade.

Figure 265. Lighting and signage lettering should complement one another and the surrounding context.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

SIGNAGE

Undesired

Figure 267. Signs should not look out of place and disrupt the natural harmony of the area.

Figure 268. Larger signs can be more difficult and expensive to maintain, especially if they are exposed to harsh weather conditions.

Figure 269. Excessively large signs do not fit into the context of the area and can be perceived as aggressive marketing tactics, potentially giving a negative impression of the business.

Figure 270. Large stand-alone signs overwhelm the visual landscape, creating a cluttered and chaotic appearance that detracts from the overall aesthetic of the area.

HD **Human-scaled Design**

A **Articulation**

CR **Context & Relationship**

POP-UP & TEMPORARY STRUCTURES

I.e., non-permanent installations, pavilions, or interventions designed to activate underutilized areas, support events or activities, and foster community engagement on a short-term basis.

POP-UP & TEMPORARY STRUCTURES

Main Principles

QR

QUALITY & RESILIENCE

Ensure the use of high-quality and durable materials in temporary structures. Ensure that the materials and construction methods comply with local building codes and safety regulations, even for short-term use.

HD

HUMAN-SCALED DESIGN

Structures should not impact pedestrian circulation. Serving counters/windows and entrances should face the public realm. Temporary structures should be accessible, this may include designing ramps, providing adequate lighting, and ensuring that entrances are ADA-compliant.

CR

CONTEXT & RELATIONSHIP

The style and design of signage should complement and/or enhance the character of the surrounding building(s) and context. Placement of the structure should enhance rather than hinder the flow of pedestrian traffic. The design should take into account the architectural style and historical significance of surrounding buildings. Colors, materials, and forms should harmonize with the existing environment rather than clash with it.

POP-UP & TEMPORARY STRUCTURES

Figure 271. Pop-ups can be designed using recycled materials to minimize environmental impact.

Figure 272. Position pop-ups in areas with high foot traffic to encourage interaction.

Figure 273. Include green spaces, gardens, and outdoor seating areas to create inviting environments for relaxation and social interaction.

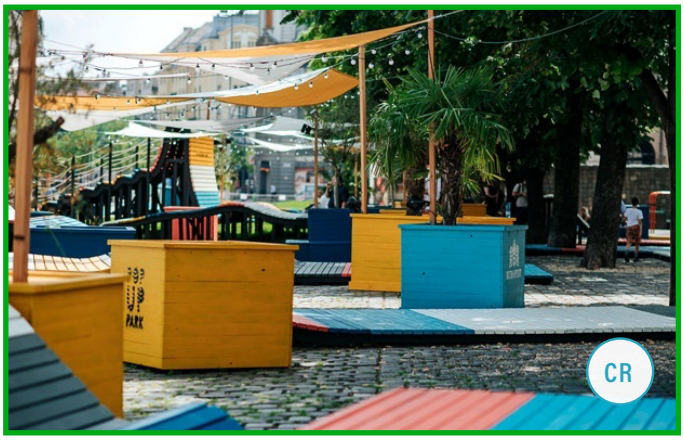


Figure 274. Integrate public art installations to add visual interest and cultural value. These can become landmarks and attract visitors.

QR **Quality & Resilience**

HD **Human-scaled Design**

CR **Context & Relationship**

POP-UP & TEMPORARY STRUCTURES

Figure 275. Temporary structures that provide seating should be positioned in high foot traffic areas such as popular destinations like train stations, parks, plazas, and office complexes.

Figure 276. Pop-ups with a food component activate underutilized spaces and provide opportunities for residents to come together and engage with their surroundings.

Figure 277. Food trucks create spaces for social interaction, events, and activities.

QR **Quality & Resilience**

HD **Human-scaled Design**

CR **Context & Relationship**

POP-UP & TEMPORARY STRUCTURES

Figure 278. Food trucks should be incorporated in underutilized areas to make the area more dynamic and engaging. Incorporating seating areas in food trucks is encouraged to promote social interactions

Figure 279. Food truck parks where multiple trucks gather, offer a variety of food options and create a lively, communal space

QR **Quality & Resilience**

HD **Human-scaled Design**

CR **Context & Relationship**

POP-UP & TEMPORARY STRUCTURES

Figure 280. Lighting or sculptural elements can be incorporated into pop-up structures for additional character.

Figure 281. Use of shipping container for pop-ups should include improvement and beautification of the container.

QR **Quality & Resilience**

HD **Human-scaled Design**

CR **Context & Relationship**

POP-UP & TEMPORARY STRUCTURES

Undesired

Figure 282. Avoid structures that do not align with the surrounding context in terms of visual style and quality.

Figure 283. Avoid overly industrial styles or temporary structures which clash with their surrounding context.

QR **Quality & Resilience**

HD **Human-scaled Design**

CR **Context & Relationship**

ART

I.e., artistic installations, sculptures, murals, or performances integrated into the public realm to enhance cultural expression, stimulate dialogue, enrich the visual experience of public environments, and promote interaction and photo opportunities.

ART

Main Principles

QR

QUALITY & RESILIENCE

Ensure the use of high-quality and durable materials and paints on art and murals. Reflective, neon, and fluorescent colors should generally be avoided. If an artwork is intended to be permanent, weather-proof and vandalism-resistant coatings should be used.

DR

DESIGN REVIEW BOARD

Meet requirements and approvals as necessary from the City Planning Department and Design Review Board.

CR

CONTEXT & RELATIONSHIP

The style and design of art should complement and/or enhance the character of the surrounding building(s) and context. Artwork should not detract from or cover defining architectural features or historical design elements. The scale of any artwork should be appropriately proportionate to the building and site size. The installation of art such as murals on buildings should be incorporated architecturally into the façade and should be limited to one building per block face. Artwork should be oriented to avoid safety hazards or distracting drivers.

ART

Figure 284. Artwork should be seamlessly integrated into the building and not distract from the building's architectural features.

Figure 285. Incorporate art into functional elements such as fences.

Figure 286. Large murals should not be distracting and should contribute to the use of the building.

Figure 287. Art can be incorporated into building elements or street fronting façades to increase visual interest and pedestrian engagement.

QR **Quality & Resilience**

DR **Design Review Board**

CR **Context & Relationship**

ART

Figure 288. Large murals in public spaces should create focal points and landmarks that contribute to the branding of the area.

Figure 289. Art should be incorporated into functional elements to blend utility with aesthetics.

Figure 290. Consider sculptural art and material or object reuse.

Figure 291. Consider functional art such as benches, light fixtures, etc.

QR **Quality & Resilience**

DR **Design Review Board**

CR **Context & Relationship**

ART

Figure 292. The scale of any artwork should be appropriately proportionate to the building and site size.

Figure 294. Artwork should encourage interaction.

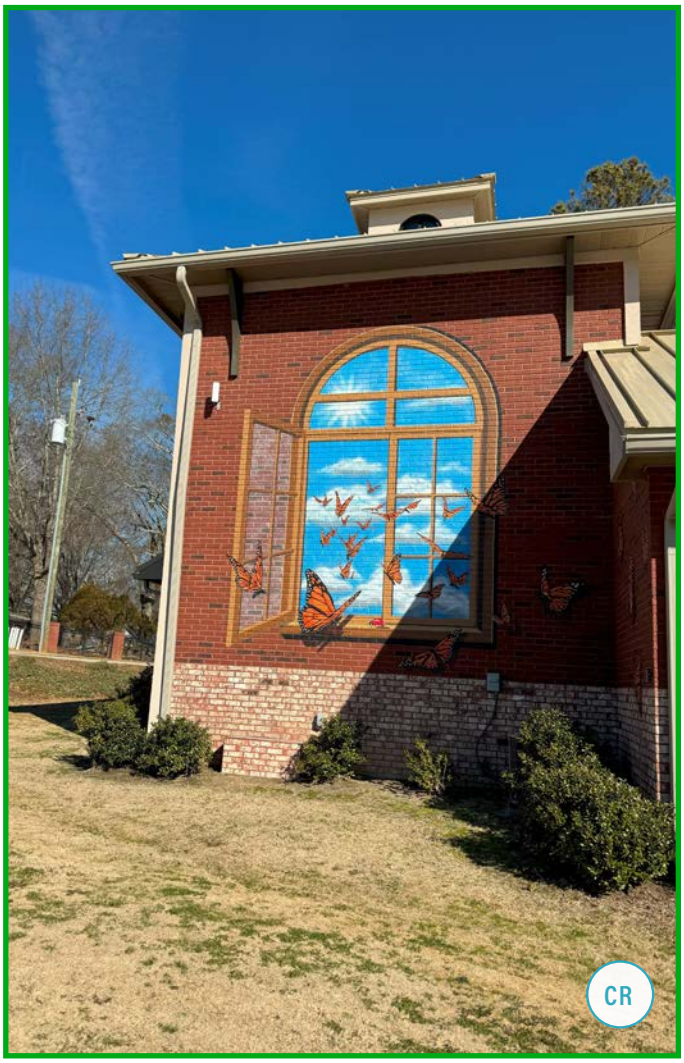


Figure 293. Murals should match the surrounding context and add beauty and interest to the building.

QR **Quality & Resilience**

DR **Design Review Board**

CR **Context & Relationship**

ART

Undesired

Figure 295. Avoid art pieces that are at a scale that would discourage human interaction.

Figure 296. Artwork should relate to the site's context and not detract from the building.

Figure 297. Reflective, neon, and fluorescent colors should generally be avoided.

Figure 298. The scale of any artwork should be appropriately proportionate to the building and site size.

QR **Quality & Resilience**

DR **Design Review Board**

CR **Context & Relationship**

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