



Ogden City

Redevelopment Agency Special Meeting Agenda

February 23, 2016 – *immediately following the regular City Council meeting that begins at 6:00 p.m.*

City Council Chambers

Municipal Building – Third Floor

2549 Washington Boulevard, Ogden, UT 84401

AMENDED

1. ***Roll Call. Pursuant to Section 52-4-207 “Electronic Meetings” of the Open and Public Meetings Law, Chair White will participate in the meeting via teleconference and such electronic means will provide the public body the ability to communicate via the teleconference.
2. Approval of Minutes: *(Voice vote)*
 - a. Special meeting of November 24, 2015 – *Board member Garner*
 - b. Special meeting and work session of December 15, 2015 – *Board member Hyer*
3. Reports from Administration:
 - a. **Ogden River Bend Phase I Amendments.** Proposed Resolution 2016-5 approving the first amendment to the Mixed Use Zone Development Agreement for the Ogden Bend Master Planned Community within the Ogden River Redevelopment Project Area. *(Adopt/not adopt resolution – roll call vote)*
4. Public Comments. This is an opportunity to address the Redevelopment Agency regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comments will be limited to three minutes per person. Participants are to state their name and address for the record. Comments which cannot be made within these limits should be submitted in writing to the City Council Office (citycouncil@ogdencity.com).

The Board encourages civil discourse for everyone who participates in our meetings. Comments pertaining to an agenda item that includes a public hearing or public input should be given during the meeting as that item is discussed.

5. Comments:
 - a. Executive Director.
 - b. Board members.
6. Adjournment.

REMINDER: A City Council work session will be held immediately following the Special Redevelopment Agency meeting in the Council Chambers and Council work room. The purpose of the work session is to discuss the Lester Park Design Charrette results (in the Council Chambers), have Council-Mayor discussion, and discuss the Capital Improvement Plan Quarterly Report and Council business (in the Council work room).

February 23, 2016
Page Two

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should contact the Management Services Department at 629-8701 (TDD# 629-8949) or by email: ADACompliance@ci.ogden.ut.us at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and/or agenda was posted in three public places within the Ogden City Limits on this 22nd day of February, 2016. These public places being: 1) City Recorder's Office on the 2nd floor of the Municipal Building; 2) 2nd floor foyer of the Municipal Building; and 3) the Weber County Library. A copy was posted to the Utah State Public Notice Website and the Ogden City Website, as well as provided to the Standard-Examiner.

TRACY HANSEN, MMC
OGDEN CITY RECORDER

Visit the City Council Meetings page at: councilmeetings.ogdencity.com
Redevelopment Agency Board Agenda Information Line – 801-629-8159



Redevelopment Agency Meeting BOARD STAFF REVIEW

PROPOSED FIRST AMENDMENT TO THE MIXED USE ZONE MASTER DEVELOPMENT AGREEMENT (MUMDA) FOR PHASE 1 OF THE OGDEN BEND MASTER PLANNED COMMUNITY

DETERMINATION: Adopt/not adopt resolution

PLANNING COMMISSION

RECOMMENDATION: Approval of the amendments (6-0)

Executive Summary

The proposed amendment to the Mixed Use Zone Master Development Agreement, or MUMDA, is specific to the townhomes proposed in Phase 1 of the development. The MUMDA is a requirement of the Mixed Use (MU) zone and acts as a master development agreement for phased projects within the Ogden River Redevelopment Project Area. The proposal would amend the architectural style and materials of the townhomes proposed for the north end of the development area. The previously approved architectural design was a Victorian style. The amendment would allow the Transitional Modern design instead. Elements defining these styles were included in the Ogden Bend Redevelopment Master Plan and Design Guidelines document approved in 2011.

Background

2002

The River Project Redevelopment Area Plan and Budget was adopted by the City Council.

2011

In 2011, the RDA Board approved the Ogden Bend Redevelopment Master Plan and Design Guidelines covering the area located between 18th Street and 20th Street and Washington Boulevard and Wall Avenue. The design guidelines were developed to guide redevelopment of the area and provided guidance on the location and mix of land uses, design guidelines, architectural styles and details, and open space locations and design.



Redevelopment Agency Meeting BOARD STAFF REVIEW

May 28, 2013

The RDA Board approved Resolution 2013-10 authorizing a Land Transfer and Development Agreement (LTDA) with Ogden 20th Street, LLC. The LTDA included as an exhibit a draft of the Mixed Use Zone Master Development Agreement (MUMDA). Under the terms of the agreement, final MUMDA and phase 1 site development plans were to be reviewed and approved by the RDA Board prior to construction.

September 10, 2013

The RDA Board adopted Resolution 2013-16 authorizing the Executive Director to execute the MUMDA subject to confirmation by the Ogden City Planning Department that Exhibit C-1, showing final site plan and architectural details for Phase 1, was consistent with the Board's direction and approval.

September 2, 2014

The RDA Board adopted Resolution 2014-13 approving amendments to Exhibit C-1 of the MUMDA showing final site plan and architectural details for Phase 1 of the development. The amendments were specific to buildings B and B-1 of the development plan.

September 9, 2014

The City and the Developer enter into the MUMDA agreement for the Ogden Bend Master Planned Community. The RDA Board authorized the Executive Director to enter into the agreement with the developer with Resolution 2013-16; however, the agreement was not executed until after the details of Exhibit C-1 were finalized with the adoption of Resolution 2014-13.

January 6, 2016

The Ogden City Planning Commission reviewed a proposed amendment to the MUMDA specific to the townhomes included as Building C within the development area. The Commission recommended approval of the amendments with a vote of 6-0.

February 2, 2016

The Council Office receives the transmittal for the proposed amendments to the MUMDA.



Redevelopment Agency Meeting

BOARD STAFF REVIEW

February 16, 2016

The RDA Board reviewed the proposed amendments at a work session. No changes were proposed as a result of the review.

Proposal

The developer, PEG Development, is requesting an amendment to the MUMDA for the six townhomes included on the north end of the Ogden Bend Master Planned Community development area. Phase 1 of the development area is located between Park Boulevard and 20th Street and Grant Avenue and Childs Avenue. The proposed amendment changes the architectural style of the townhomes from a Victorian style to a Transitional Modern style. Both styles are permitted under the Ogden Bend Redevelopment Master Plan and Design Guidelines. The proposed amendment includes several recommendations from the Planning Staff and Planning Commission. The recommendations have been incorporated into the proposed amendment.

The proposed amendment is the first amendment to the MUMDA since its execution on September 9, 2014. During that time, much of the development for Phase 1 has taken place. The townhomes are the last element of Phase 1 to be undertaken. The developer is requesting the changes based on amended interior designs and market conditions.

Planning Commission

The Planning Commission is required to review and provide a recommendation of approval for amendments to this development agreement. The Planning Commission reviewed this item at the January 6, 2016 meeting and provided a recommendation of approval with a 6-0 vote. The recommendation was made subject to the following conditions:

1. Having a non-reflective coating on the metal siding used on the buildings.
2. Adding brick on the two-story module of the end units and wrapping the brick on the sides to the wall extension.
3. Adding a fence and post along the ground level patios and ornamental grasses to separate the space from the public sidewalk.
4. Add vertical elements to rear elevations to distinguish individual units.



Redevelopment Agency Meeting

BOARD STAFF REVIEW

5. Look at variations to create asymmetrical designs for the six units.
6. Add patio doors where appropriate and change front door to glass to relate to architectural style.

Attachments

1. Transmittal
2. Resolution 2016-5
 - a. Attachment A – Mixed Use Zone Development Agreement First Amendment
 - b. Exhibit A – Amended Phase 1 Building Use Plan
3. Planning Commission Report
4. Phase 1 Development Site Plan
5. Architectural Styles Pages from Ogden Bend Redevelopment Master Plan and Design Guidelines

Board Staff Contact: Glenn Symes, (801) 629-8164

OGDEN CITY REDEVELOPMENT AGENCY TRANSMITTAL

DATE: January 15, 2016
TO: Ogden City Redevelopment Agency
THRU: Mark Johnson, CAO
FROM: Tom Christopoulos, CED Director
RE: Amendment to Ogden River Bend Phase 1 exhibit for townhome building elevations at 267-277 Park Boulevard.
STAFF CONTACT: Greg Montgomery, Planning Manager

RECEIVED

FEB 02 2016

OGDEN CITY
COUNCIL OFFICE

REQUESTED TIMELINE: February 9, 2016

RECOMMENDATION: Approval subject to:

1. Having a nonreflective coating on the metal siding used on the buildings.
2. Adding brick on the two story module of the end units and wrapping the brick on the sides to the wall extension.
3. Adding a fence and post along the ground level patios and ornamental grasses to separate the space from the public sidewalk or wall element when next to sidewalk.
4. Added vertical elements to rear elevation to distinguish individual units.
5. Look at variations to create asymmetrical design for the six units.
6. Add patio doors where appropriate and change front door to glass to relate to architectural style.

DOCUMENTS: Resolution, Planning Staff report.

DISCUSSION:

Soren Halladay explained that they are moving forward with the townhomes for phase one. The earlier townhome design did not understand some of the important dynamics which have been discovered since the development has moved forward. In reviewing the market conditions, the six units have an opportunity to take what has been learned from the present development and add new features which the market is looking for. The space is available to create some unique features which would not work with the earlier Victorian townhome design. Some of the things they are looking at adding are decks that are adequate in size to be used. Each unit would have a couple of deck variations and one would be of substantial size to meet market requests. The next change is to have garages large enough to be able to store recreational equipment and not just a car. The proposed garage would be 32 feet deep to accommodate this. The final change would be to be a three story unit rather than a two story unit so there would be

more living space. These changes then require that the building design go to a transitional modern style rather than Victorian.

Staff explained that the transitional modern design allows use of other materials and the plan proposes to use some areas of architectural metal. Staff explained the need to have some brick areas on the ground level at the corners of the building to help tie into other buildings on the block. A revised design was submitted which illustrated this brick requirement.

The Commission then commented on some key elements that should be addressed with the design. The architect for the project explained some of their reasons for the design. One of the key concerns of the Commission was that the rear elevation was not true to the front design of identifying that there are six separate units. Ways to make that distinction were discussed such as different materials or colors that related to each unit rather than trying to blend the back into only three modules. The importance of having patio separations on the ground level was also discussed which included having a wall instead of a fence when the patio is next to the sidewalk. There was also discussion that the front façade uses all the same elements and some distinctions are needed so the design is asymmetrical. This is important when viewed from the street. The developer explained that he thought these were good suggestions and would work to implement them into the design.

PLANNING COMMISSION ACTION

The Planning Commission reviewed this item on January 6, 2106. A motion was made based on the findings the proposed amended design with the suggestions discussed is consistent with the architectural design guidelines and the materials and colors are consistent with the first phase and previous approvals to recommend approval of revising the building design plan for the townhomes subject to staff recommended revisions and adding to recommendation three that there be a solid wall design when the patio is next to the sidewalk and adding three other conditions which are:

1. Adding vertical elements to rear elevation to distinguish individual units.
2. Look at variations to create asymmetrical design for the six units.
3. Add patio doors where appropriate and change front door to glass to relate to architectural style.

PLANNING COMMISSIONERS VOTE

	<u>Yes</u>	<u>No</u>
Blaisdell.....	X	
Herman.....	X	
Holman.....	X	
Schade.....	X	
Southwick.....	X	
Wright.....	X	

CONCERNS OF CITIZENS:

None expressed.

RESOLUTION NO. 2016-5

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF OGDEN, UTAH
APPROVING THE FIRST AMENDMENT TO THE MIXED USE ZONE DEVELOPMENT
AGREEMENT FOR THE OGDEN BEND MASTER PLANNED COMMUNITY WITHIN
THE OGDEN RIVER REDEVELOPMENT PROJECT AREA.**

WHEREAS, the Agency is a redevelopment agency, also known as a community and urban renewal agency, and a separate public body corporate and politic, duly and regularly created, established, organized and existing under and by virtue of the Constitution and laws of the State of Utah; and

WHEREAS, the Agency operates and is authorized to transact business and exercise its powers under and pursuant to the Limited Purpose Local Government Entities – Community Development and Renewal Agencies, Title 17C, Utah Code Annotated 1953, as amended (the "Act"), previously known as the Utah Redevelopment Agencies Act; and

WHEREAS, the Agency adopted a Final Area Project Area Plan, dated June 20, 2002 (the "Project Plan"), for the redevelopment area known as the Ogden River Redevelopment Project Area (the "Project Area"); and

WHEREAS, in Resolution No. 2013-16, the Agency approved the execution of a Mixed Use Zone Development Agreement which was to be developed on land partially owned by the Agency and known as the Ogden Bend Master Planned Community; and

WHEREAS, the Developer has requested certain modifications to the Development Agreement in order to change the design and architectural style of the townhomes approved in the development agreement; and

WHEREAS, the Ogden City planning commission has reviewed the new architectural drawings and has recommended that the proposed changes be incorporated into an amendment to the Development Agreement; and

WHEREAS, the Agency Board finds that the new exterior elevations comply with and further the development objectives, design objectives, and the specific design objectives and controls described in the Project Plan, the master plan and the design guidelines.

NOW, THEREFORE, it is hereby resolved by the Redevelopment Agency of Ogden City, Utah:

1. The Agency hereby approves the changes to The Mixed Use Zone Development Agreement for the Ogden Bend Master Planned Community as contained in the First Amendment to the Mixed Use Zone Development Agreement, attached hereto as Attachment A.
2. The Executive Director of the Agency is hereby authorized to execute the First Amendment, including correction of any minor clerical corrections that may be discovered before the document is signed.

APPROVED AND ADOPTED this _____ day of _____, 2016.

REDEVELOPMENT AGENCY OF
OGDEN CITY, UTAH

Chair

ATTEST: _____

Approved as to form:

 3/1/16
Legal Date

ATTACHMENT A

MIXED USE ZONE DEVELOPMENT AGREEMENT

FIRST AMENDMENT

OGDEN BEND MASTER PLANNED COMMUNITY
MIXED USE ZONE DEVELOPMENT AGREEMENT
FIRST AMENDMENT

This First Amendment to the Mixed Use Zone Development Agreement is entered into on this ____ day of _____, 2016, by and between Ogden City, a Utah municipal corporation (“**City**”), 2549 Washington Boulevard, Ogden, Utah, 84401; Ogden 20th Street Apartments, LLC, a Utah limited liability company (“**Developer**”), 180 North University Avenue, Provo, UT, 84601; and the Ogden Riverbend Subdivision Phase 1 Townhomes Association, Inc., a Utah nonprofit corporation (“**Association**”). City, Developer and Association may each be hereinafter referred to as a “**Party**” or collectively as “**Parties**.”

WHEREAS, Developer is in the process of developing phase 1 of the Ogden Bend Master Planned Community within the Ogden River Redevelopment Project Area (the “**ORRPA**”); and

WHEREAS, City and Developer entered into a Mixed Use Zone Development Agreement for the Ogden Bend Master Planned Community on or about September 9, 2014, and which is recorded with the office of the Weber County Recorder as entry # 2702153 (the “**Development Agreement**”); and

WHEREAS, Developer record a plat entitled Ogden Riverbend Subdivision, Phase 1, recorded in Weber County Plat Book 76, Page 29, which created lots 2 through 7 for the construction of individual townhomes (“**Townhome Lots**”); and

WHEREAS, section 1.2.6 of the Development Agreement defines the term “Building Use Plan” and requires that each phase of the Ogden Bend Master Planned Community have an approved Building Use Plan prior to the construction of new buildings; and

WHEREAS, section 6.8 of the Development Agreement requires final architectural approvals to be incorporated into the Building Use Plan for an approved development phase; and

WHEREAS, Exhibit C-1 to the Development Agreement (at pages 153-154) contains depictions and requirements associated with the structures to be built on the Townhome Lots; and

WHEREAS, the parties desire to amend the Development Agreement to modify the architectural approvals associated with the Townhome Lots; and

WHEREAS, the proposed changes have been determined to be consistent with the *Ogden Bend Redevelopment Master Plan and Design Guidelines*, dated May 2011, prepared by Urban Design Associates (“Master Plan”), and with the terms of Ogden City’s mixed use ordinance,; and

WHEREAS, Developer and Association are prepared to comply with all aspects of the Development Agreement not specifically modified by this amendment;

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties agree as follows:

1. *Project Area and Ownership*: The land which is the subject of this Amendment is located in Weber County, State of Utah, and is more fully described as follows:

LOTS 2, 3, 4, 5, 6 and 7 OGDEN RIVERBEND SUBDIVISION, PHASE I, RECORDED SEPTEMBER 11, 2014, AS ENTRY NO. 2702156, IN THE WEBER COUNTY RECORDER’S OFFICE.

(hereinafter referred to as the “**Property**”).

2. *Project Development Standards*: Pages 153-154 of the approved Building Use Plan for Phase 1 of the Ogden Bend Master Planned Community are hereby replaced and superseded in their entirety to allow the construction of townhome units with the dimensions and exterior architectural elevations as shown on **Exhibit A** (Amended Phase I Building Use Plan) attached hereto, and incorporated herein by reference
3. *Effect*. The terms of this Amendment are not intended replace or supersede any term of the Development Agreement not expressly identified herein. If there is an express conflict between the Development Agreement and this First Amendment, the terms of this First Amendment shall control.
4. *Recording*. This Amendment shall be recorded with the office of the Weber County Recorder and shall be governed and construed in accordance with the laws of the State of Utah and the ordinances of Ogden City;
5. *Runs with Land*. This Amendment is a covenant against the land comprising the Project, shall run with the land, and shall be enforceable against any successor-in-interest, in whole or in part, of any portion of the Project.

WHEREFORE, the Parties have executed this Amendment on the date first above written.

DEVELOPER:

OGDEN 20TH STREET APARTMENTS, LLC,
A UTAH LIMITED LIABILITY COMPANY

By:
Its:

By:
Its:

STATE OF UTAH)
 :SS.
COUNTY OF _____)

I hereby certify that on this _____ day of _____, 2016, before the subscriber, a Notary Public of the State of Utah, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, who did acknowledge that (he)(she)(they), having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

NOTARY PUBLIC

STATE OF _____)
 :SS.
COUNTY OF _____)

I hereby certify that on this _____ day of _____, 2016, before the subscriber, a Notary Public of the State of Utah, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, who did acknowledge that (he)(she)(they), having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

NOTARY PUBLIC

ASSOCIATION:

OGDEN RIVERBEND SUBDIVISION PHASE 1 TOWNHOMES ASSOCIATION, INC.,
A UTAH NONPROFIT CORPORATION

By:
Its:

STATE OF UTAH)
 :SS.
COUNTY OF _____)

I hereby certify that on this _____ day of _____, 2016, before the subscriber, a Notary Public of the State of Utah, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, who did acknowledge that (he)(she)(they), having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

NOTARY PUBLIC

My Commission Expires:

CITY:

OGDEN CITY, a Utah municipal corporation

Michael P. Caldwell
Mayor

Attest:

City Recorder

Approved as to Form:

City Attorney

STATE OF UTAH)
 :SS.
COUNTY OF Weber)

I hereby certify that on this _____ day of _____, 2016, before the subscriber, a Notary Public of the State of Utah, personally appeared Michael P. Caldwell, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, who did acknowledge that (he)(she)(they), having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

NOTARY PUBLIC

My Commission Expires:

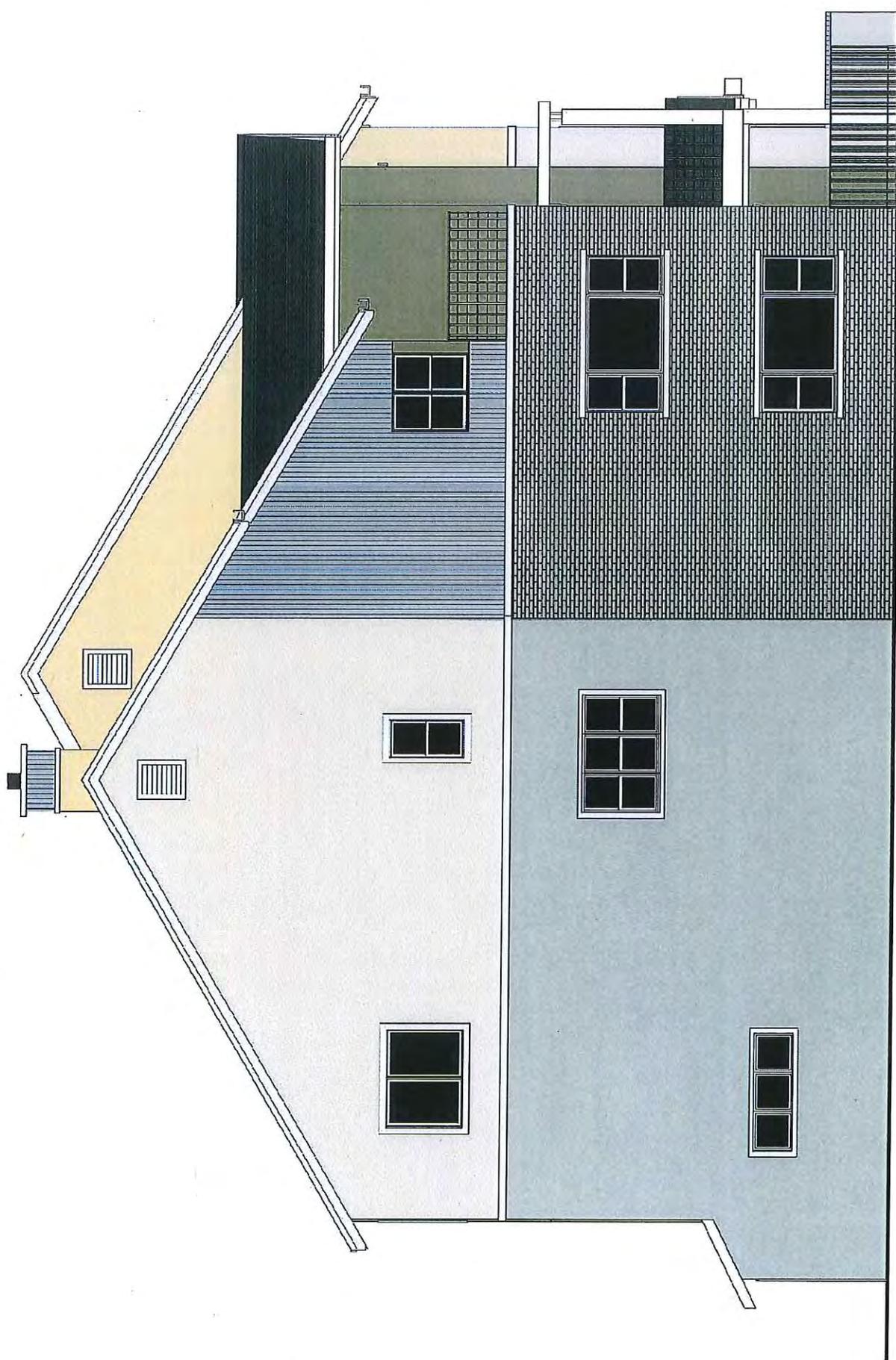
EXHIBIT A

AMENDED PHASE 1 BUILDING USE PLAN

(Lots 2-7)



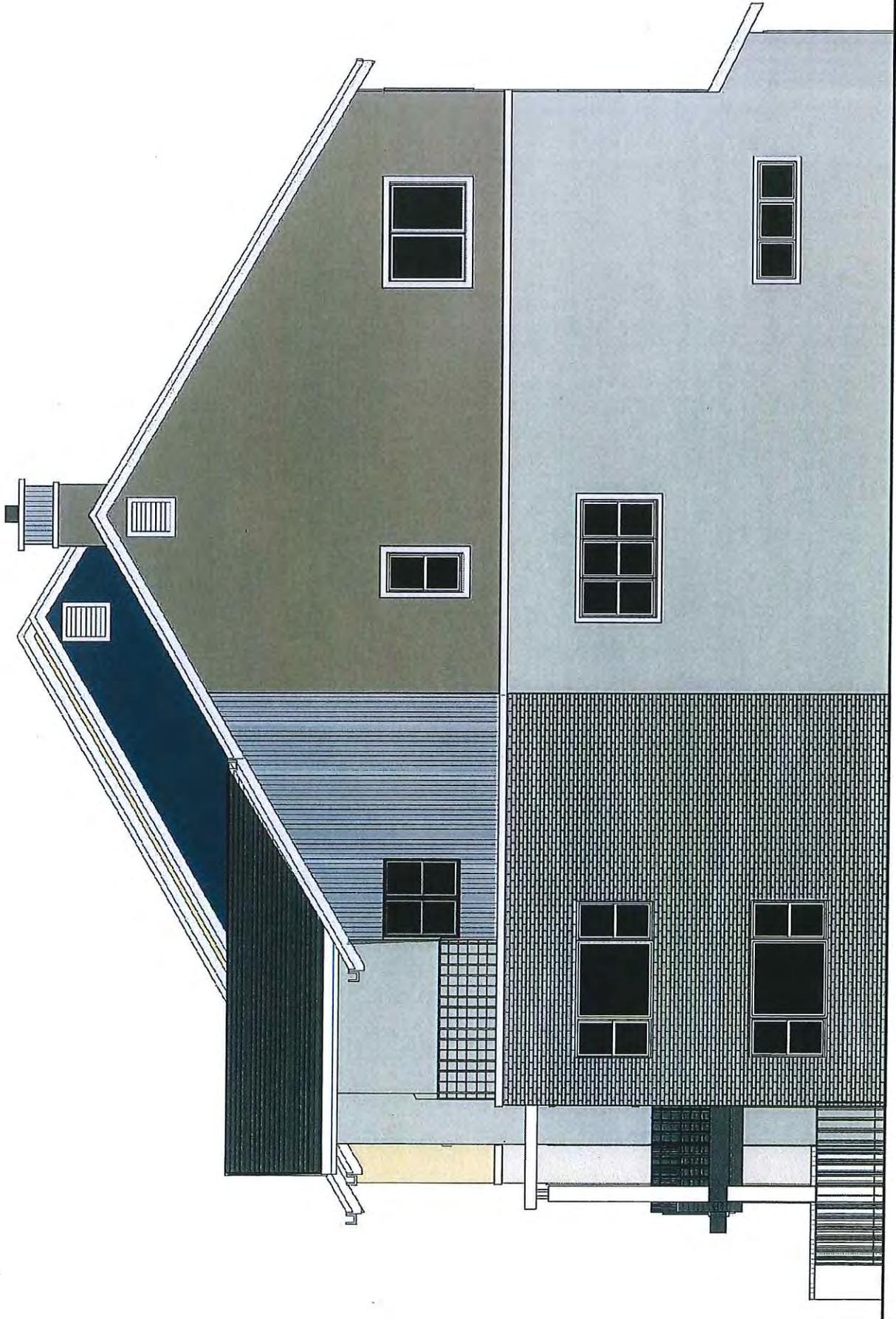
FRONT



LEFT



REAR



RIGHT

Report by Greg Montgomery

Agenda Name: Amendment to Ogden River Bend Phase 1-Townhome building elevations at 267-277 Park Boulevard

Petitioner/ Developer: PEG Development/ attn. Soren Halladay
180 N. University Avenue Suite 200
Provo, Utah 84604

Petitioner/ Developer's requested action: Approval of building design for 6 unit townhome.

Planning Staff's Recommended Action

Approval of the proposed building design subject to

1. Having a non-reflective coating on the metal siding used on the building.
2. Adding brick on the two story module of the end units and wrapping the brick on the sides to the wall extension.
3. Adding a fence along the ground level patios and ornamental grasses to separate the space from the public sidewalk.

Planning Commission's determination for action

1. The proposed building elevations are/ are not consistent with the Ogden Bend Design guidelines.
2. The building design, materials and colors are/ are not consistent with the development pattern of the first phase and previous approvals.

Past History

August 6, 2014- Amendment made to have landscape parking screen wall, remove balconies from inner courtyard area, and revise planter details along 20th Street.

January 8, 2014- Revised conditions approved on brick levels for buildings B and B-1.

October 2, 2013- Preliminary subdivision approval given for Ogden River Bend phase 1.

September 4, 2013- Site plan and building elevations for phase 1 approved.

April 6, 2011- Ogden River Bend Redevelopment and Master plan approved.

May 2, 2007- The area was rezoned to MU.

Vicinity Map



Project Summary

Property Address: 267-277 Park Blvd.
Zone: MU
Community Plan: CBD
Property Size: 8,048 SQ. FT.- 33 d.u.a.
Existing Use: Vacant

deep. The second is to provide balconies that face north towards the mountains. Those balconies vary in size from 154 to 216 square feet in size on the third level and 15 to 42 square feet on the second level. The third is for the units to be three story. The living space in the six units range from 2,184 square feet to 2,487 square feet.

The proposed building materials are to be stucco, brick and metal siding as shown in the attached drawings. There would be metal railings on each balcony. On the ground level would be a covered entrance and then a side patio with landscaping around it.

What Planning Commission reviews

In the MU zone the Commission reviews the original concept design and building designs that go into the development agreement. The review is for compliance with the MU ordinance and the Ogden Bend Redevelopment Master Plan and Design Guidelines. If an amendment is being made to the development agreement which is the case with this request the Commission reviews the same material for compliance.

The Commission's recommendation is then forwarded to the Redevelopment Agency for an amendment to the development agreement exhibits.

Factors for consideration of action

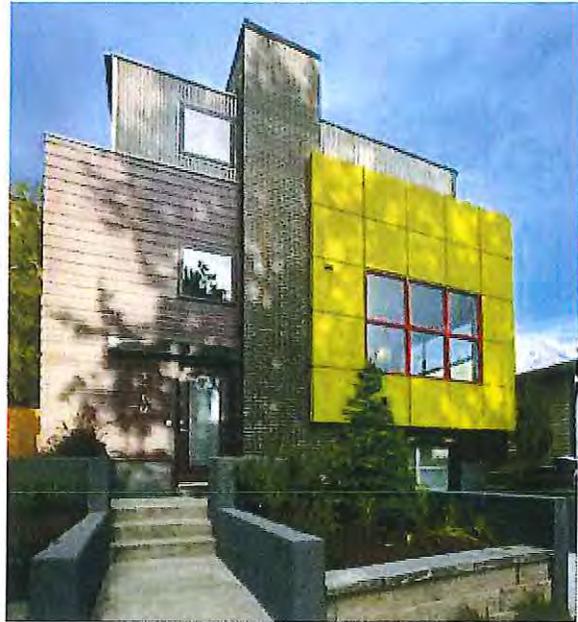
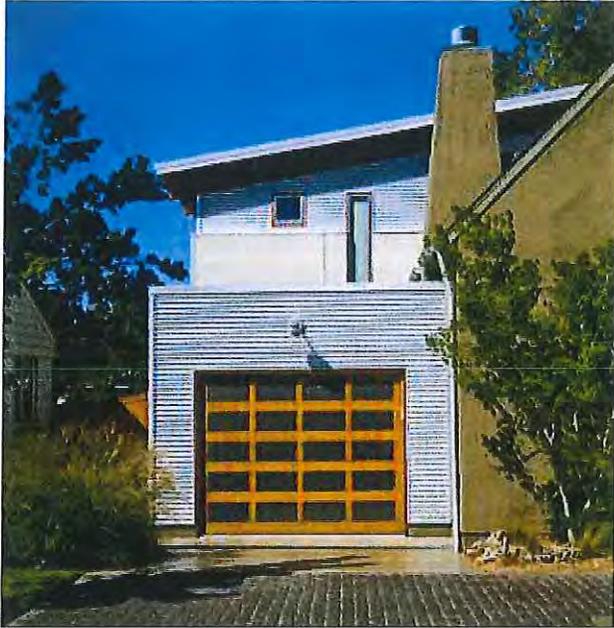
1. Change from Victorian to Transitional Modern

The MU ordinance requires that there be at least three different architectural styles on a development block. The desire to add marketing features such as front balconies to this set of townhomes does not fit the Victorian style which is the reason for the architectural design change. The present development block has Loft Mercantile with the building to the east, Arts and Crafts for the two apartment buildings on the east and west and then Loft Mercantile and Transitional Modern for the building along 20th Street. Changing from Victorian to Transitional Modern still retains the minimum three types of architectural styles on the block. There is an additional benefit from this style change in that the buildings increase in height to create a stronger mass along the south side of Park. The new buildings will have a maximum height of 45 feet to the roof peak and the small mixed use building to the east has a height of 40 feet.

2. Building material compatibility.

The Design Book states that for Transitional Modern that, "Material use relates to climatic considerations and modern design aesthetic... cladding should be consistent on each façade or additive element, or building story. Thoughtful compositions of siding materials is encouraged."

New materials such as metal siding on the third level of the end units and around the windows of the second to the end units is proposed. While not a traditional residential material it is something that can be found in transitional modern design and its use is according to a pattern for the building. The following pictures show the use of this type of metal in other residential buildings.



Staff's only concern is that the material not be highly reflective but have a matted finish.

The next area of concern deals with the brick treatment on the building. There is a small area of brick above the second door from each end of the building. There is a large amount of brick used throughout the block development on the ground level. Staff feels that there needs to be a continuity of that material used in this building at the ends of the building. There is a perfect module at the east and west end of the building that is two stories and can wrap around the corner to an area where the wall plan changes. This would help bring a common use of material in different ways along Park Boulevard.



3. Creation of semi-private areas along Park

The townhomes have 10 foot setback from the sidewalk at the end units. The patio area is shown as a concrete area but there is nothing to create a line of change from the public sidewalk to the patio. There needs to be a definition of space by adding a fence around the patio and then having landscaping in front of the fence to soften the transition between the two spaces. Using the same type of metal railing found on the upper balconies on the ground level would be an easy way to define this space and using taller grasses in the small space between the fence and sidewalk would give the texture needed to make a good transition from the public to the private space.

Attachments

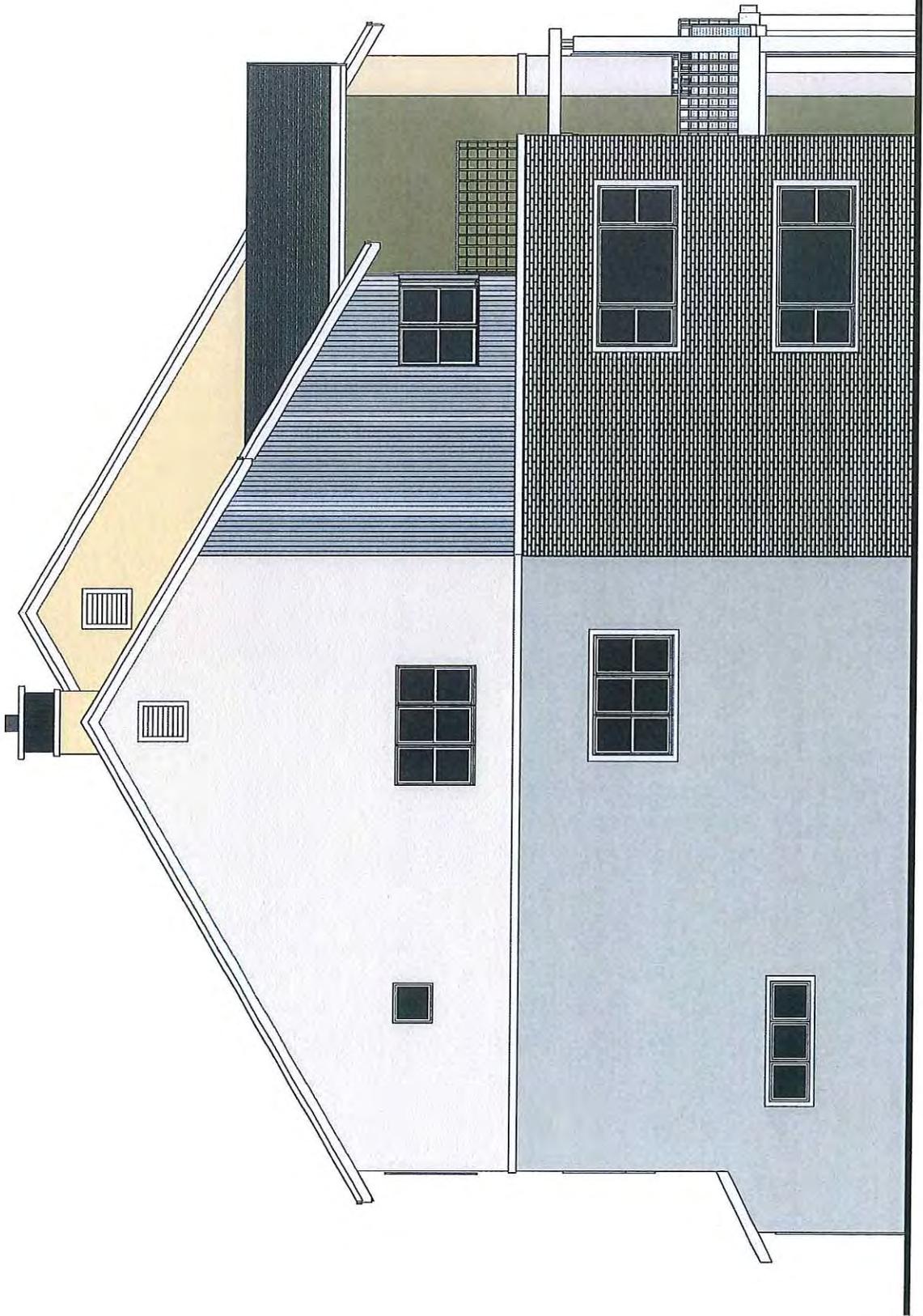
1. Exterior building elevation and material call out.
 2. Colored rendering of front elevation.
 3. Floor plan
 4. Perspective of front
 5. Suggested area of brick placement
-



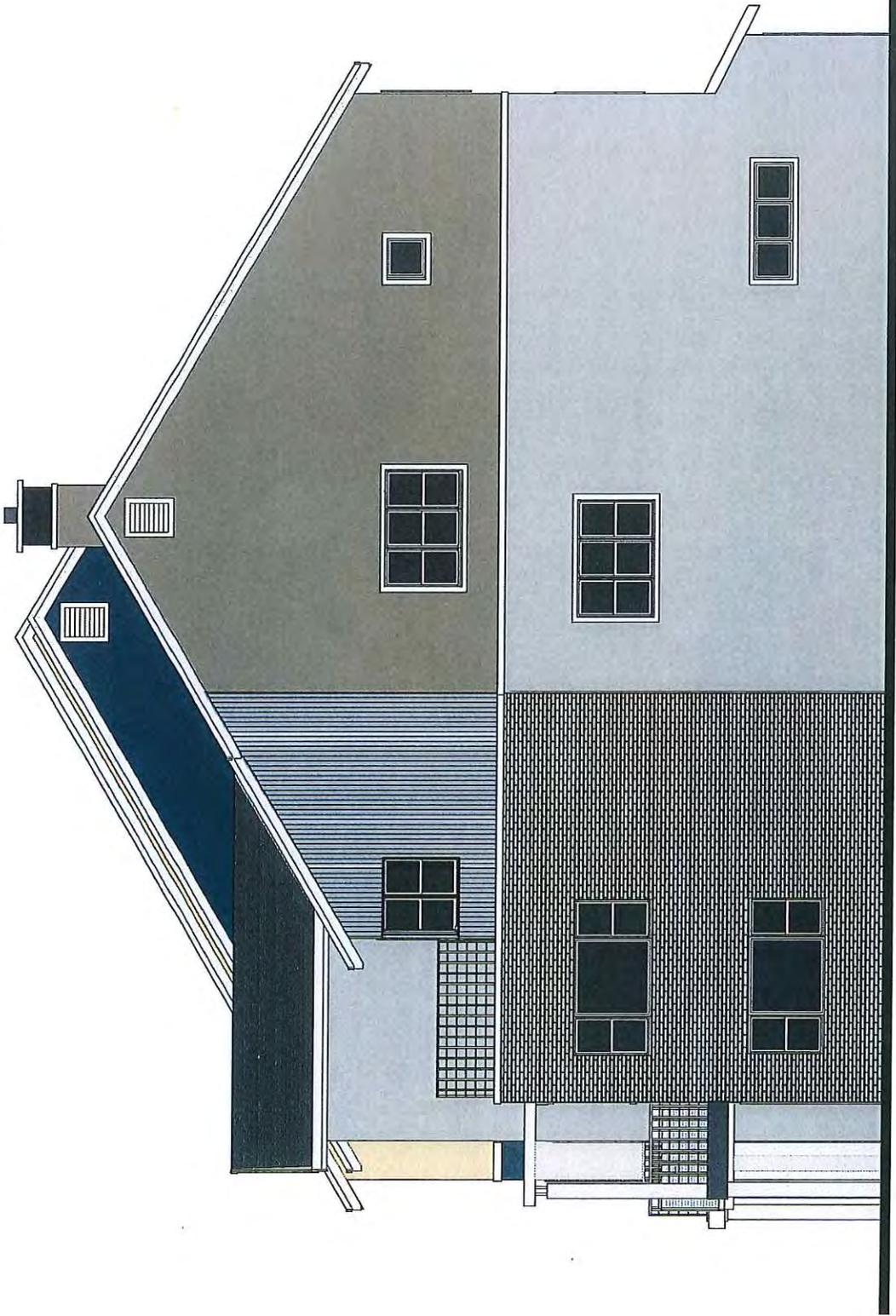
FRONT



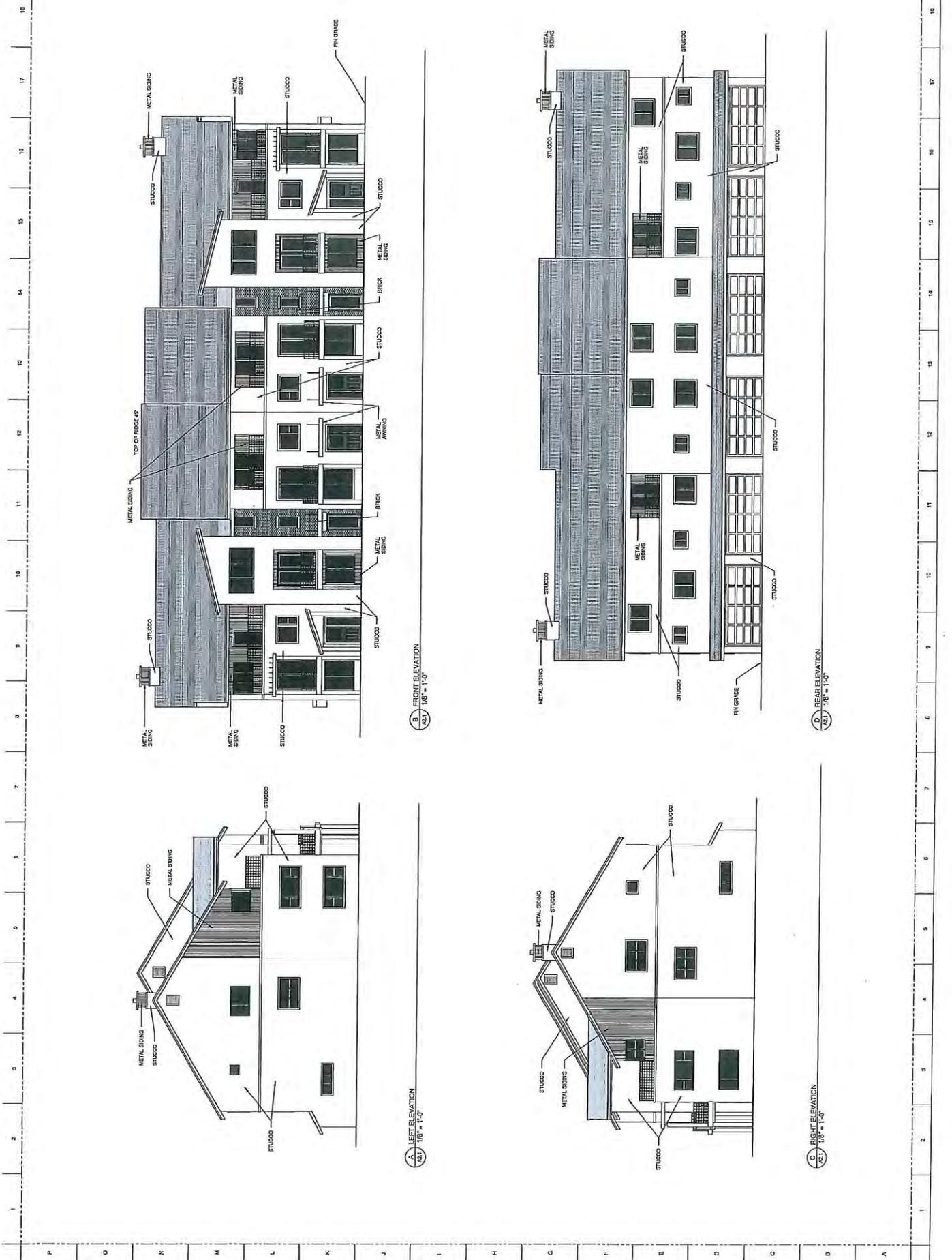
REAR



LEFT



RIGHT

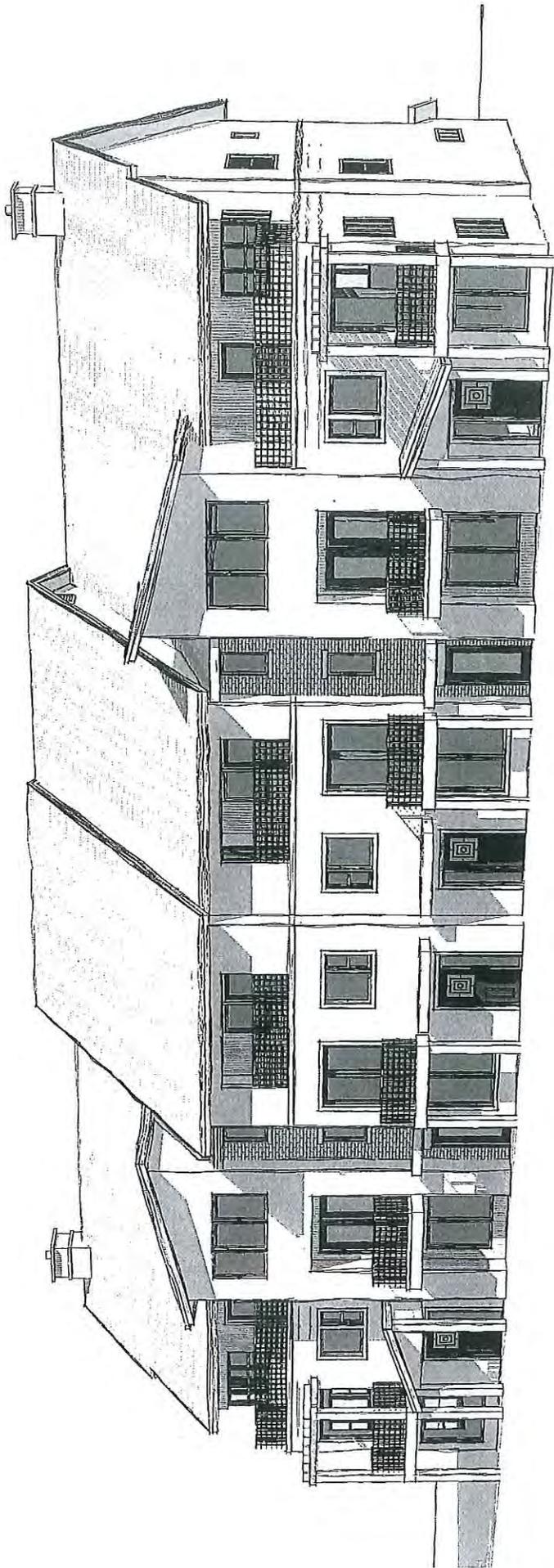


A LEFT ELEVATION
 A2.1 1/8" = 1'-0"

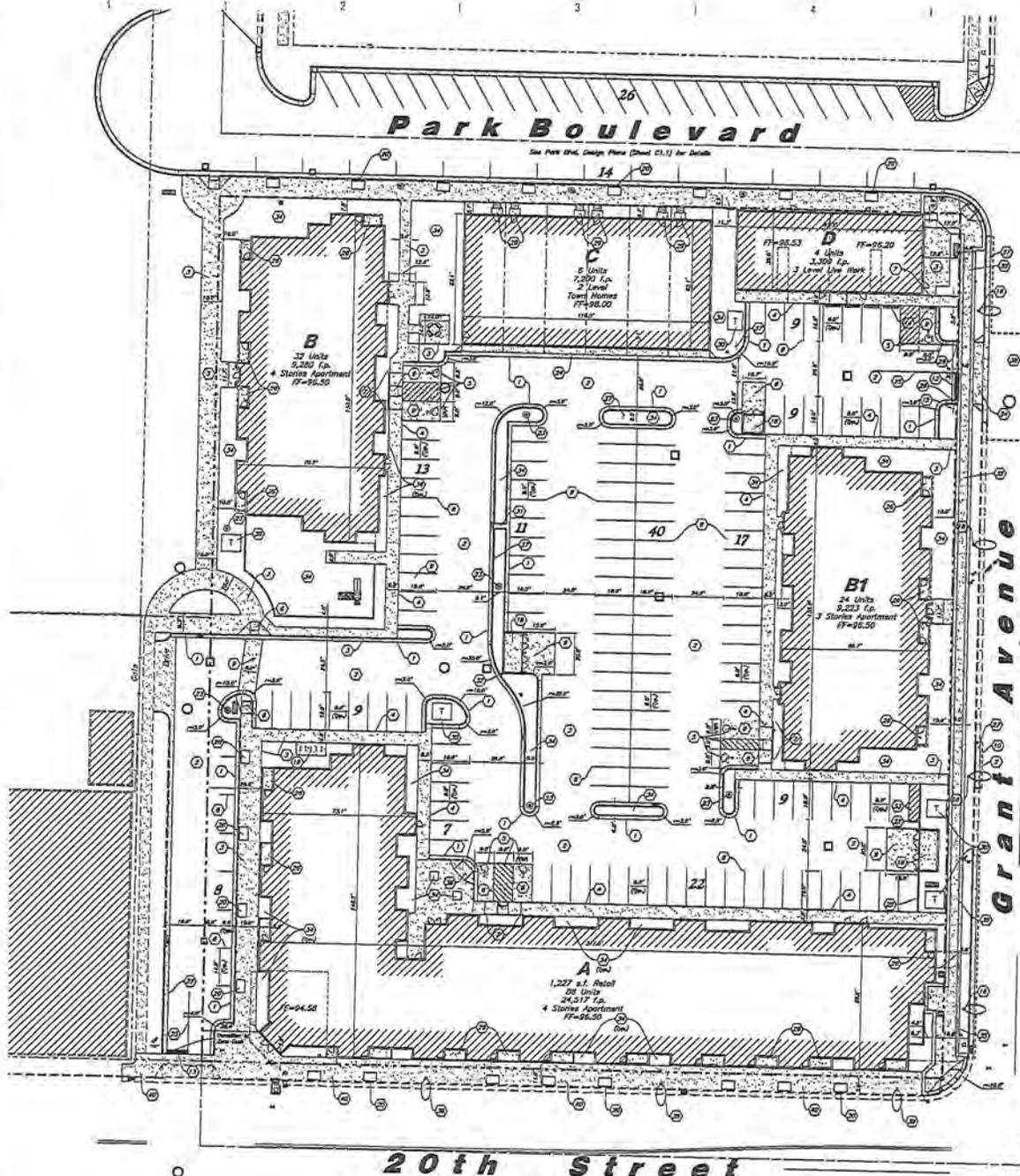
B FRONT ELEVATION
 A2.1 1/8" = 1'-0"

C RIGHT ELEVATION
 A2.1 1/8" = 1'-0"

D REAR ELEVATION
 A2.1 1/8" = 1'-0"



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000



Site Data
 Site Area = 17,855 s.f. (316 ac.)
 Landscape Area Provided = 20,843 s.f. (47%)
 Impervious Area Provided = 55,464 s.f. (60%)
 Building Footprint Area = 61,548 s.f. (65%)
 Total Units = 154 units
 Parking Provided = 154 stalls (1.0 stall/unit)

General Site Notes:

1. Site delineated on drawings all results a partial (See Note)
2. Site area boundaries and lines to be located as shown on the site plan.
3. All existing structural walls and lines are to be located as shown on the site plan.
4. All dimensions are in feet of each wall unless otherwise noted.
5. Street wall boundaries of all public streets are shown as shown on the site plan.
6. See Note 10 for Concrete Details to be placed at locations shown on the site plan.

Legend

The Line? Part Code Ref

Site Construction Notes

1. Check 30" dia. at 20' (20)
2. Check 24" dia. at 15' (15)
3. Check 18" dia. at 10' (10)
4. Check 12" dia. at 5' (5)
5. Check 6" dia. at 2' (2)
6. Check 4" dia. at 1' (1)
7. Check 3" dia. at 1' (1)
8. Check 2" dia. at 1' (1)
9. Check 1" dia. at 1' (1)
10. Check 1/2" dia. at 1' (1)
11. Check 1/4" dia. at 1' (1)
12. Check 1/8" dia. at 1' (1)
13. Check 1/16" dia. at 1' (1)
14. Check 1/32" dia. at 1' (1)
15. Check 1/64" dia. at 1' (1)
16. Check 1/128" dia. at 1' (1)
17. Check 1/256" dia. at 1' (1)
18. Check 1/512" dia. at 1' (1)
19. Check 1/1024" dia. at 1' (1)
20. Check 1/2048" dia. at 1' (1)
21. Check 1/4096" dia. at 1' (1)
22. Check 1/8192" dia. at 1' (1)
23. Check 1/16384" dia. at 1' (1)
24. Check 1/32768" dia. at 1' (1)
25. Check 1/65536" dia. at 1' (1)
26. Check 1/131072" dia. at 1' (1)
27. Check 1/262144" dia. at 1' (1)
28. Check 1/524288" dia. at 1' (1)
29. Check 1/1048576" dia. at 1' (1)
30. Check 1/2097152" dia. at 1' (1)
31. Check 1/4194304" dia. at 1' (1)
32. Check 1/8388608" dia. at 1' (1)
33. Check 1/16777216" dia. at 1' (1)
34. Check 1/33554432" dia. at 1' (1)
35. Check 1/67108864" dia. at 1' (1)
36. Check 1/134217728" dia. at 1' (1)
37. Check 1/268435456" dia. at 1' (1)
38. Check 1/536870912" dia. at 1' (1)
39. Check 1/1073741824" dia. at 1' (1)
40. Check 1/2147483648" dia. at 1' (1)
41. Check 1/4294967296" dia. at 1' (1)
42. Check 1/8589934592" dia. at 1' (1)
43. Check 1/17179869184" dia. at 1' (1)
44. Check 1/34359738368" dia. at 1' (1)
45. Check 1/68719476736" dia. at 1' (1)
46. Check 1/137438953472" dia. at 1' (1)
47. Check 1/274877907520" dia. at 1' (1)
48. Check 1/549755815040" dia. at 1' (1)
49. Check 1/1099511630080" dia. at 1' (1)
50. Check 1/2199023260160" dia. at 1' (1)
51. Check 1/4398046520320" dia. at 1' (1)
52. Check 1/8796093040640" dia. at 1' (1)
53. Check 1/17592186081280" dia. at 1' (1)
54. Check 1/35184372162560" dia. at 1' (1)
55. Check 1/70368744325120" dia. at 1' (1)
56. Check 1/140737488650240" dia. at 1' (1)
57. Check 1/281474977300480" dia. at 1' (1)
58. Check 1/562949954600960" dia. at 1' (1)
59. Check 1/1125899909201920" dia. at 1' (1)
60. Check 1/2251799818403840" dia. at 1' (1)
61. Check 1/4503599636807680" dia. at 1' (1)
62. Check 1/9007199273615360" dia. at 1' (1)
63. Check 1/18014398547230720" dia. at 1' (1)
64. Check 1/36028797094461440" dia. at 1' (1)
65. Check 1/72057594188922880" dia. at 1' (1)
66. Check 1/144115188377845760" dia. at 1' (1)
67. Check 1/288230376755691520" dia. at 1' (1)
68. Check 1/576460753511383040" dia. at 1' (1)
69. Check 1/1152921507022766080" dia. at 1' (1)
70. Check 1/2305843014045532160" dia. at 1' (1)
71. Check 1/4611686028091064320" dia. at 1' (1)
72. Check 1/9223372056182128640" dia. at 1' (1)
73. Check 1/18446744112364257280" dia. at 1' (1)
74. Check 1/36893488224728514560" dia. at 1' (1)
75. Check 1/73786976449457029120" dia. at 1' (1)
76. Check 1/147573952898914058240" dia. at 1' (1)
77. Check 1/295147905797828116480" dia. at 1' (1)
78. Check 1/590295811595656231680" dia. at 1' (1)
79. Check 1/1180591623191312463360" dia. at 1' (1)
80. Check 1/2361183246382624926720" dia. at 1' (1)
81. Check 1/4722366492765249853440" dia. at 1' (1)
82. Check 1/9444732985530499706880" dia. at 1' (1)
83. Check 1/18889465971060999413760" dia. at 1' (1)
84. Check 1/37778931942121998827520" dia. at 1' (1)
85. Check 1/75557863884243997655040" dia. at 1' (1)
86. Check 1/151115727768487995310080" dia. at 1' (1)
87. Check 1/302231455536975990620160" dia. at 1' (1)
88. Check 1/604462911073951981240320" dia. at 1' (1)
89. Check 1/1208925822147903962480640" dia. at 1' (1)
90. Check 1/2417851644295807924961280" dia. at 1' (1)
91. Check 1/4835703288591615849922560" dia. at 1' (1)
92. Check 1/9671406577183231699845120" dia. at 1' (1)
93. Check 1/19342813154366463996890240" dia. at 1' (1)
94. Check 1/38685626308732927993780480" dia. at 1' (1)
95. Check 1/77371252617465855987560960" dia. at 1' (1)
96. Check 1/154742505249331711975121920" dia. at 1' (1)
97. Check 1/309485010498663439500243840" dia. at 1' (1)
98. Check 1/618970020997326879000487680" dia. at 1' (1)
99. Check 1/1237940041994653780000975360" dia. at 1' (1)
100. Check 1/2475880083989307560001950720" dia. at 1' (1)
101. Check 1/4951760167978615120003901440" dia. at 1' (1)
102. Check 1/9903520335957230240007802880" dia. at 1' (1)
103. Check 1/19807040671914460480015605760" dia. at 1' (1)
104. Check 1/39614081343828920960031211520" dia. at 1' (1)
105. Check 1/79228162687657841920062423040" dia. at 1' (1)
106. Check 1/158456325373315683840124846080" dia. at 1' (1)
107. Check 1/316912650746631367680249692160" dia. at 1' (1)
108. Check 1/633825301493262735360499384320" dia. at 1' (1)
109. Check 1/1267650602986525470720998768640" dia. at 1' (1)
110. Check 1/2535301205973050941441997537280" dia. at 1' (1)
111. Check 1/5070602411946101882883995074560" dia. at 1' (1)
112. Check 1/10141204823892203765767990149120" dia. at 1' (1)
113. Check 1/20282409647784407531535980298240" dia. at 1' (1)
114. Check 1/40564819295568815063071960596480" dia. at 1' (1)
115. Check 1/81129638591137630126143201192960" dia. at 1' (1)
116. Check 1/16225927118227526025228640385920" dia. at 1' (1)
117. Check 1/32451854236455052050457280771840" dia. at 1' (1)
118. Check 1/64903708472910104100914561543680" dia. at 1' (1)
119. Check 1/1298074169458202082018312308887360" dia. at 1' (1)
120. Check 1/2596148338916444164036624617774720" dia. at 1' (1)
121. Check 1/5192296677832888328073249235549440" dia. at 1' (1)
122. Check 1/10384593355657776576144984671108880" dia. at 1' (1)
123. Check 1/20769186711315553155228973342377760" dia. at 1' (1)
124. Check 1/41538373422631107110457746684755520" dia. at 1' (1)
125. Check 1/83076746845262214221091553739511040" dia. at 1' (1)
126. Check 1/16615349370452442842182307479022080" dia. at 1' (1)
127. Check 1/33230698740904885684364601558044160" dia. at 1' (1)
128. Check 1/66461397481809771368729203117608320" dia. at 1' (1)
129. Check 1/132922794963619542775784406235216640" dia. at 1' (1)
130. Check 1/265845589927239085551568845470433280" dia. at 1' (1)
131. Check 1/5316911798544781711031137690110666560" dia. at 1' (1)
132. Check 1/10633823597089563422062753802213333120" dia. at 1' (1)
133. Check 1/2126764719417912684412510760442666640" dia. at 1' (1)
134. Check 1/4253529438835825368825021520885333280" dia. at 1' (1)
135. Check 1/8507058877671650737645043041770666560" dia. at 1' (1)
136. Check 1/17014117755343301475290080835441333120" dia. at 1' (1)
137. Check 1/3402823551068660295058016170882666240" dia. at 1' (1)
138. Check 1/6805647102137320590116032341765332480" dia. at 1' (1)
139. Check 1/13611294204267441180220064668353066480" dia. at 1' (1)
140. Check 1/2722258840533488236044012936670613280" dia. at 1' (1)
141. Check 1/54445176810669764720880258733412226560" dia. at 1' (1)
142. Check 1/108890353621395294417776511746444453120" dia. at 1' (1)
143. Check 1/217780707242790588835555329492889026240" dia. at 1' (1)
144. Check 1/435561414485581177671110658985778052480" dia. at 1' (1)
145. Check 1/8711228289711623553422213979715560480" dia. at 1' (1)
146. Check 1/17422455779432461106844447559543121920" dia. at 1' (1)
147. Check 1/34844911558864922217288889119186243840" dia. at 1' (1)
148. Check 1/6968982311772984443457777835836247680" dia. at 1' (1)
149. Check 1/13937964623545968869155556716712495360" dia. at 1' (1)
150. Check 1/27875929247091937738311111343424911040" dia. at 1' (1)
151. Check 1/55751858494183875476622222686849822080" dia. at 1' (1)
152. Check 1/1115037169883677495332444

Architectural Styles

A series of well-developed styles and architectural vocabularies were popular throughout the United States in the 19th and 20th Century. These styles were adapted by local builders through the use of early pattern books and later catalogs of house plans. In Ogden, many of the neighborhoods are comprised of a rich mix of remarkable examples of historic styles. In each house, they display characteristics of the national style but at the same time, remain rooted in Ogden through a regional interpretation of the style.

As a new neighborhood for Ogden, Ogden Bend will also incorporate a mix of styles. These styles are applicable to a variety of building types found in Ogden. Victorian and Arts & Crafts are common, national styles based on time-tested conventions. Transitional Modern combines traditional town-making prototypes and principles with large areas of glazing and modern detailing. Loft Mercantile draws from the industrial history, and local surviving building prototypes in new uses. Each style will be adapted to modern typologies and modern living.

VICTORIAN

- » Simple massing with additive elements to create variety
- » Asymmetrical facade compositions common
- » Moderate to steep roof pitches
- » Prominent porch elements
- » Delicate and ornate detailing
- » Vertical window and door proportions
- » Orderly, symmetrical relationship of windows

ARTS & CRAFTS

- » Shallow-pitched roofs with deep overhangs
- » Deep, broad porch elements with expressive structural components
- » Exposed structural elements in the eaves such as rafters and brackets
- » A mixture of materials such as brick, shingles, and siding
- » Asymmetrical window and door compositions
- » Grouped windows

TRANSITIONAL MODERN

- » Traditional architectural massing
- » Building design & programming orient to public spaces around it
- » Continuous flow of space between interior and exterior
- » Use of porches and clearly defined entrances
- » Expressive use of materials to highlight varied forms
- » Material use relates to climatic considerations and modern design aesthetic

LOFT MERCANTILE

- » Simple rectangular volumes, usually three to four stories tall
- » Regular pattern of simple windows
- » Facades are composed of repetitive elements that express the structural grid
- » Simple details
- » Masonry materials
- » Storefronts may be one-story in height, and create a composition in alignment with those windows above



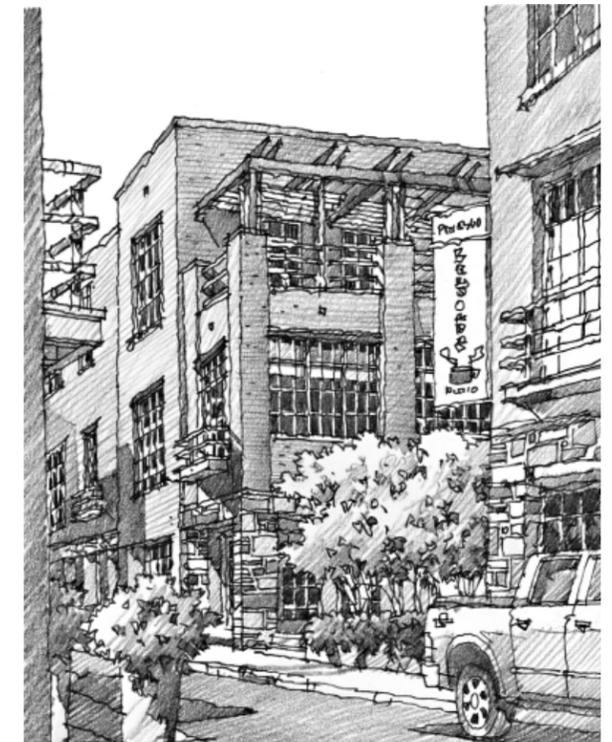
Victorian



Transitional Modern



Arts & Crafts



Loft Mercantile

Victorian

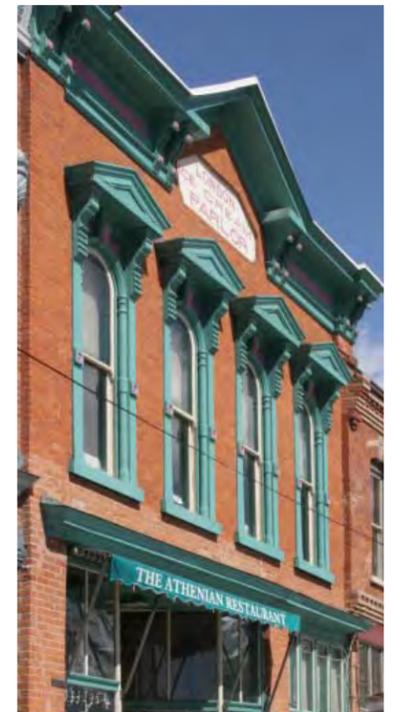
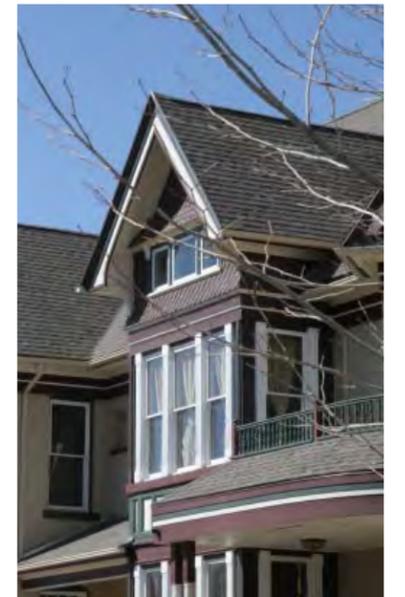
The Victorian style achieved widespread popularity in the United States in the mid-1800s. Named for the last decades of the reign of Queen Victoria in England, the style was readily accessible to many home builders as a result of pattern books that provided drawings of these early house designs, making it easier for the builders of both country estates and modest dwellings to adopt the style. While the style initially became fashionable in the East, it spread into this region with the initial settlers in the 1850s.

Dramatic changes in construction techniques (mass production for example) and railroad shipping (which allowed construction materials to move more easily around the country at low cost) contributed to the broad appeal and proliferation of the Victorian style. The evolution in construction techniques also allowed for greater expression in both the massing and details of Victorian style houses and commercial buildings.

The Ogden Bend Victorian is centered on the simple, elegant forms that were adapted to houses in the smaller towns and the rural farmhouse and western town centers. The massing forms are quite simple, and the ornamentation is restrained and typically limited to the porches, entries and cornices.

Key Elements of the Victorian Style

- » Simple massing with additive elements to create variety
- » Asymmetrical facade compositions common
- » Moderate to steep roof pitches
- » Prominent porches and porch elements
- » Delicate and ornate detailing
- » Vertical window and door proportions
- » Orderly, symmetrical relationship of windows



© 2011 URBAN DESIGN ASSOCIATES

Small Residential Types

FACADE COMPOSITION

- » Often broken into 3- or 5-part compositions which helps to emphasize verticality of the style
- » Asymmetrical compositions provide opportunity for unique special elements

- » Sliders may not be used where they are visible from public thoroughfares.
- » Alignment of window and door head is recommended.

WINDOWS & BAYS

- » Typically double-hung type, set deep for shadow; traditional trim profiles are recommended.
- » Typical gridded pane configurations include 1-over-1, 2-over-1, 2-over-2, 4-over-4; with vertical proportions.
- » External 3/4-inch-wide projecting muntin bars are recommended.
- » Typically, individual units shall have the same window design throughout, with the exception of special windows in hierarchical positions such as the gable, dormers, and/or bay windows.

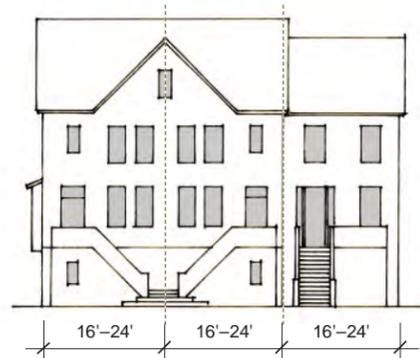
DORMERS

- » Windows are similar in design and proportion to main facade windows
- » One- or two-window compositions are common

DOORS

- » 6'-8", 7'-0", 8'-0" head heights, typically.
- » Often, glass is incorporated in exterior front doors in a combination of glass panels, sidelights and transom windows.
- » Painted or stained wood; aesthetic equivalent acceptable

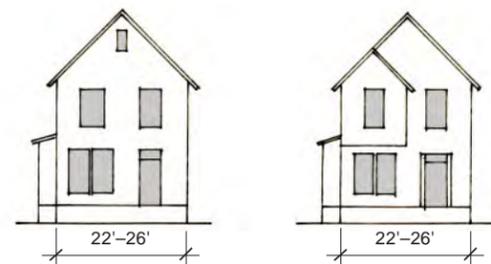
FACADE COMPOSITION



Townhouses



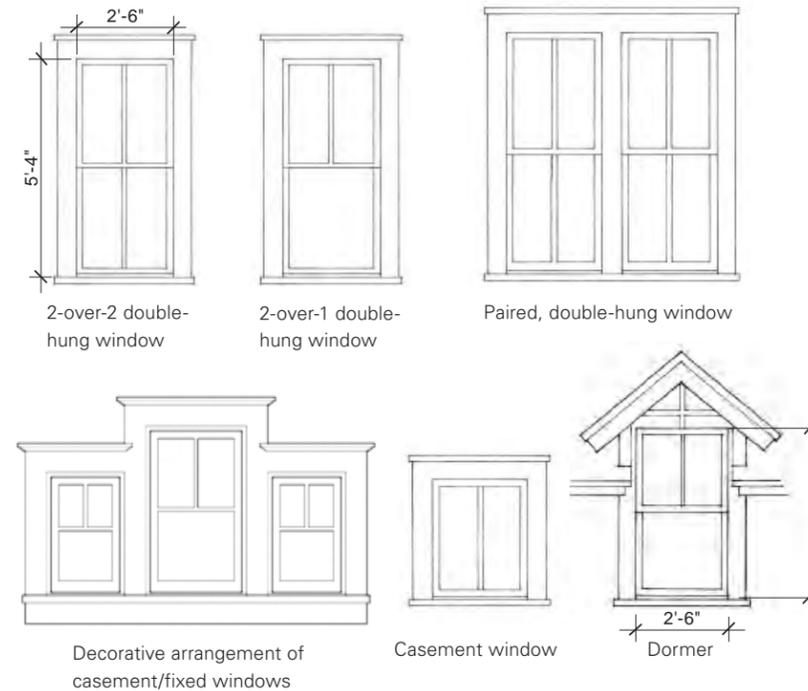
Carriage Houses



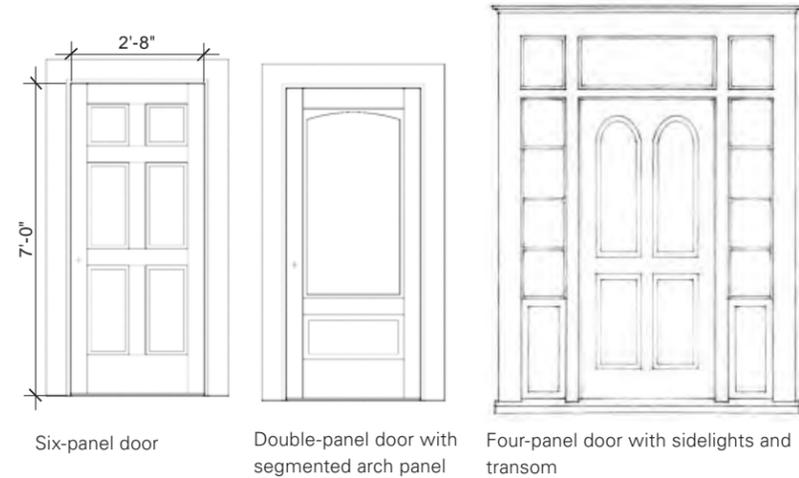
Cottages



WINDOWS & DORMERS



DOORS



Small Residential Types

EAVES

- » Eave returns on gable elevations are typical, use low profile metal flashing on top of return.
- » Raking eaves may have an oversized, decorative board at the gable end.
- » Boxed eaves can have profiled brackets at 24 inches on center and grouped at corners.
- » Materials: smooth exterior plywood, smooth fiber-cement board, Tongue and groove planks in wood, PVC, or similar

PORCHES

- » Design of eave details must be equal to, or of higher quality than the eaves of the main body roof.
- » Porch columns should be spaced to create vertical proportions in between columns.
- » Materials: Columns may be fiberglass, polymer, or wood. Straight or turned wood balusters; solid rails clad in wood, cut shingle, siding, or brick are permitted.



Cottage Carriage House Townhouse Live-Work

ROOF

- » Typical pitches of 8/12 to 16/12.
- » Materials: Dimensioned architectural grade asphalt or fiberglass shingles; Metal, narrow standing seam or 5-V panels, metal finish or painted; slate or synthetic slate.

CLADDING

- » Consistent on all facades of primary mass. Exceptions include: secondary masses (wings) gables, dormers, and garages
- » Materials: Siding is to be hard cement board (with 8- to 10-inch-wide skirt boards); shingles, brick, or stucco (as an accent to brick)

EAVES

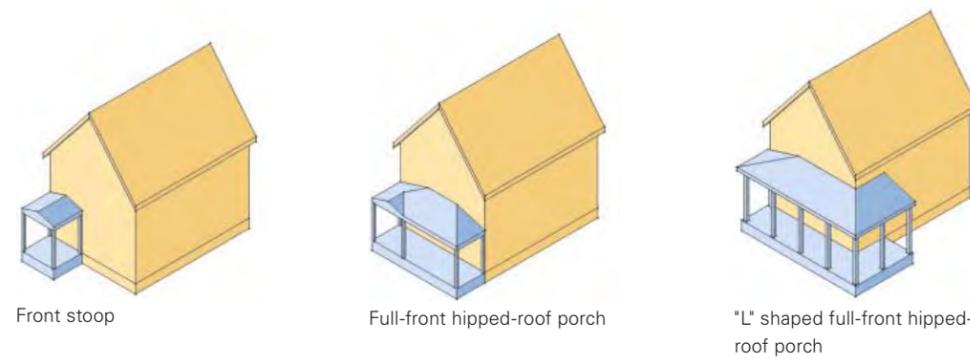


Common raking eave, gable elevation

Raking eave – closed with moldings and frieze board

Flat boxed eave with frieze board and crown molding

PORCH COMPOSITION

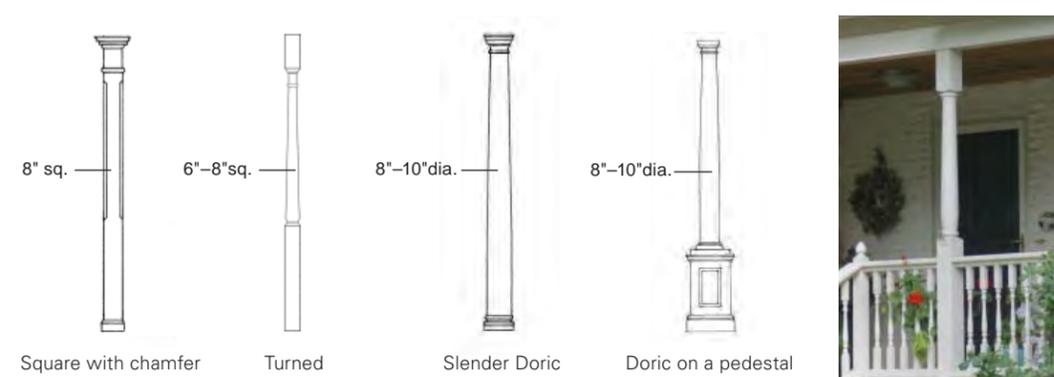


Front stoop

Full-front hipped-roof porch

"L" shaped full-front hipped-roof porch

PORCH COLUMNS



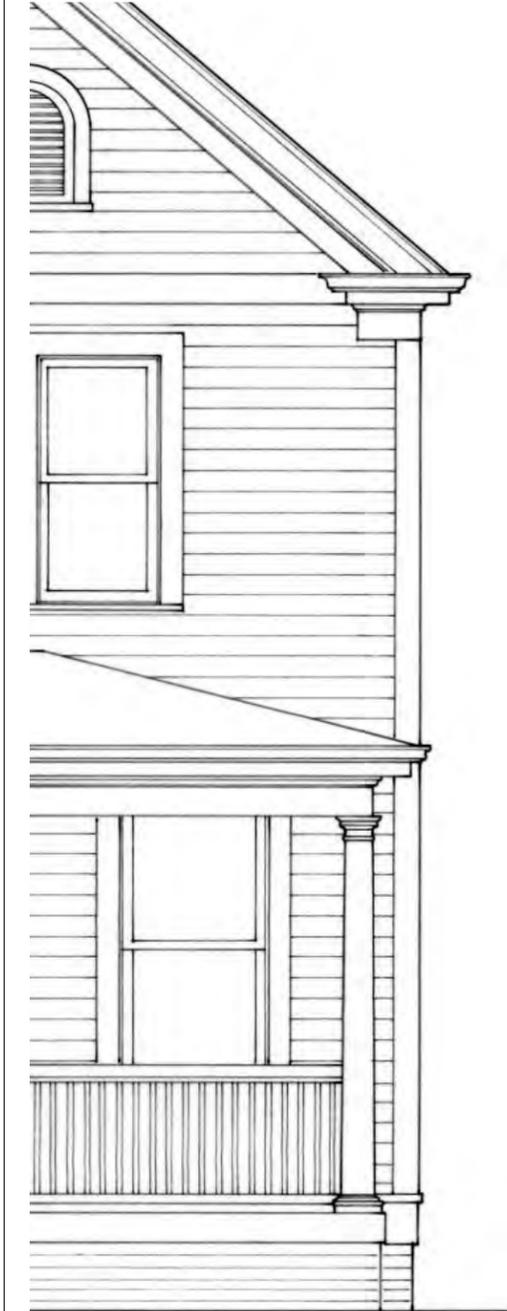
Square with chamfer

Turned

Slender Doric

Doric on a pedestal

PARTIAL ELEVATION



Large Residential & Commercial Types

MASSING

- » Front facades are designed as parapet wall fronts with some form of cornice expression, or as pitched roofs.
- » Articulated cornice using brackets, paneling, and shaped moldings, or the top may be defined using cut or cast stone elements and accent brickwork.
- » Massing is typically a two- or three-story building with a tall ground floor and vertical proportions.

FACADE COMPOSITION

- » Composed into three and four bay compositions; five or six bay composition for larger buildings
- » In mixed-use buildings, a ground floor use is expressed as a unique, single storefront composition. These are then attached to form a streetscape.
- » Variation of building height to neighboring buildings is recommended.



Live-Work

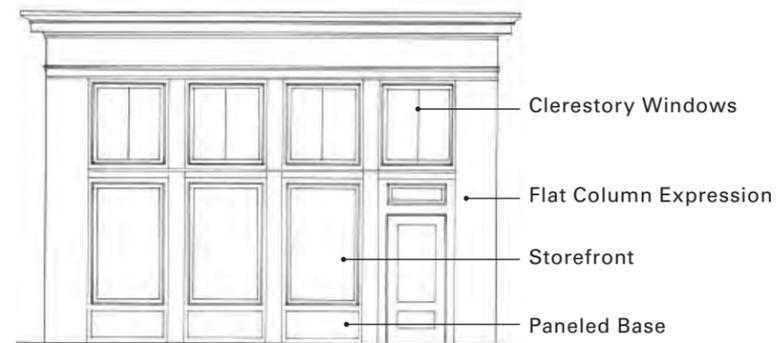


Mixed-Use

WINDOWS AND STOREFRONTS

- » Standard windows are double hung with a one-over-one pattern or two-over-two pattern of divided lights. Storefronts are predominantly large panes of glass, often with transoms above.
- » Ground-floor retail spaces have a recommended minimum clearance of 12 feet from floor-to-ceiling.
- » Storefront design must utilize the full height of the ground-floor facade frontage.
- » Typically the storefront will have a deep entablature/cornice expression above the shopfront that serves as an area for signs.
- » Design facade for maximum transparency

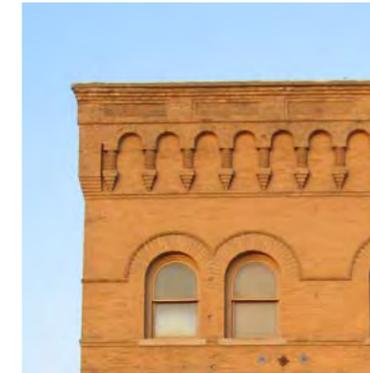
STOREFRONTS



CORNICE ELEMENTS



Cornice with ornate brick molding



Cornice with traditional bracket detail

MIDDLE ELEMENTS



Simple windows in a brick facade



Window with ornate brick and stone lintel and brick string course

BASE ELEMENTS



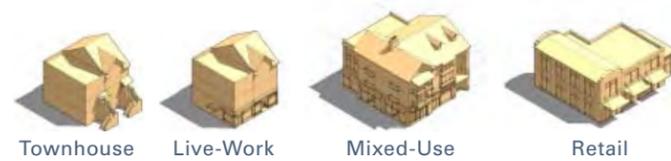
Transitional Modern

In the 20th century, many advocates of the Modern movement called for a break with the past and for the invention of new forms and details that would create the vision of a new world. However, many of today's architects recognize the importance of time-tested principles in the creation of new neighborhoods. This style intersects a broad palette of influences from traditional styles with modern, local architectural practice. Together it represents a distinctive feel of Northern Utah.

This section is developed from three important characteristics. The first is to provide buildings that contribute to the character and quality of the public space. Elements such as porches, windows, and clearly defined entrances facing the street are critical. The second is the creation of strong connections between the interior and the exterior. Large openings of glass and doors that can be opened up, are critical to the implementation of this concept. The third is to follow the principles of green design, which include shading devices, passive solar design, the use of overhangs, trellises, and porches, as well as providing proper orientation to the sun. In this case, details may incorporate playful, modern sensibilities.

Key Elements Of The Transitional Modern Style

- » Traditional architectural massing
- » Building design & programming orient to public spaces around it
- » Continuous flow of space between interior and exterior
- » Use of porches and clearly defined entrances
- » Expressive use of materials to highlight varied forms
- » Material use relates to climatic considerations and modern design aesthetic



© 2011 URBAN DESIGN ASSOCIATES

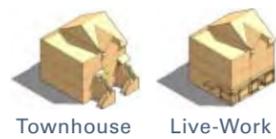
Small Residential Types

FACADE COMPOSITION

- » May be broken into bays to emphasize a vertical elements
- » Local symmetries based around strong elements such as heavy porches or wide bay projections

WINDOWS, BAYS, & DORMERS

- » Repetitive compositions of the same may be set in contrast to hierarchical windows of an alternate type.
- » Corner windows may be used.
- » Combinations of picture, casement and double-hung windows may be composed together.
- » Windows should be set deep for shadow; use traditional profiles.
- » Typical gridded pane configurations of Victorian and Arts and Crafts may be used.
- » Profiled muntin bars between panes are acceptable. External 1-inch-wide or more projecting muntin bars preferred.



Townhouse Live-Work

- » Sliders may not be used where they are visible from public thoroughfares.
- » Align window head with door heads.

DOORS

- » Typically 6'-8", 7'-0", 8'-0" heights
- » Often, glass is incorporated in exterior front doors.
- » Painted or stained wood; aesthetic equivalent acceptable
- » Building entrances may be emphasized or de-emphasized, depending on building typology

BALCONIES

- » May be treated as integral or additive elements
- » Walls, railings provide opportunity for material varieties

FACADE COMPOSITION



Townhouses

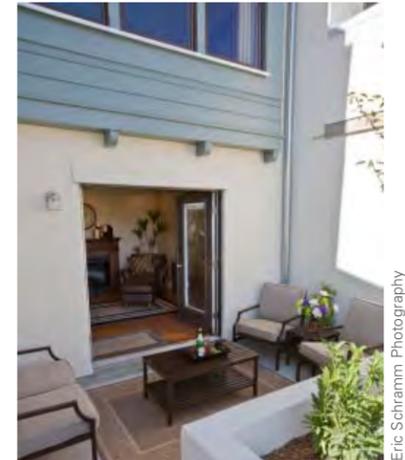
WINDOWS



DOORS



Eric Schramm Photography



Eric Schramm Photography

BALCONIES



Small Residential Types

EAVES

- » Open or closed eaves are permitted. Detailing shall be simple and elemental.
- » Open eaves typically have a 2x6-inch or 2x8-inch straight cut rafter tail 16 to 24 inches on center.

PORCHES

- » Exposed rafters and structural members is strongly encouraged.
- » Columns may be metal, fiberglass, polymer, or wood.
- » Straightforward simple detailing is required.

ROOF MATERIAL

- » Dimensioned architectural grade asphalt or fiberglass shingles
- » Metal, narrow standing seam or 5-V panels, metal finish or painted
- » Slate or synthetic slate cladding

CLADDING

- » Cladding should be consistent on to each facade or additive element, or building story. Thoughtful compositions of siding materials is encouraged.

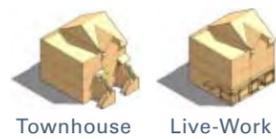
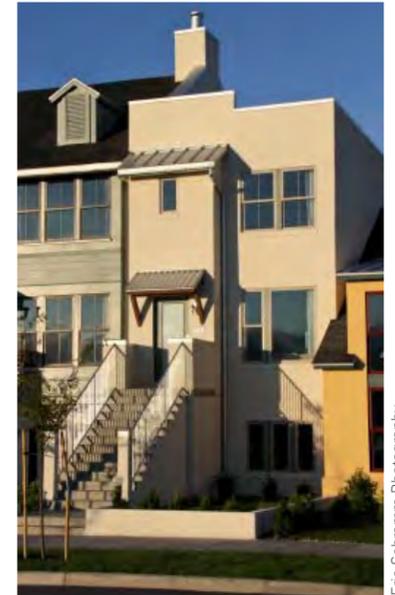
EAVES



PORCH ELEMENTS



PARTIAL ELEVATION



Townhouse Live-Work

Large Residential & Commercial Types

MASSING

- » Streets and public spaces should use high-quality materials.
- » Massing is typically a two- or three-story building with a tall ground floor and more vertical proportions.

FACADE COMPOSITION

- » Facades will have a variety of forms and compositions.
- » Picturesque, asymmetrical compositions are recommended.
- » Larger buildings may have five- or six-bay compositions above the ground floor with varying storefront treatments on the ground floor.
- » In mixed-use buildings, a ground floor use is expressed as a unique, single storefront composition. These are then attached to form a streetscape.



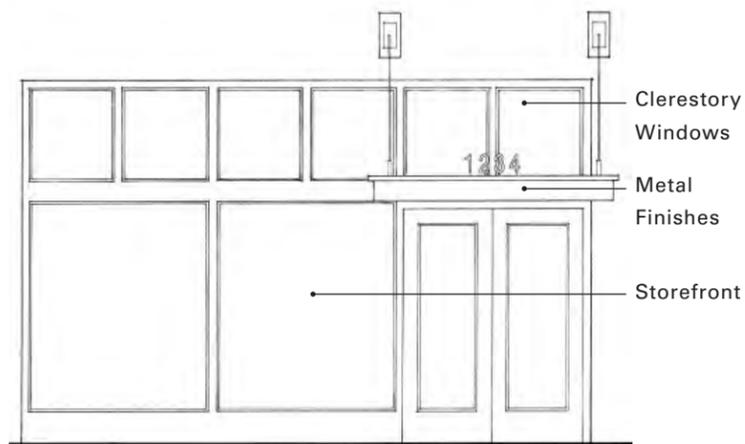
WINDOWS AND STOREFRONTS

- » Windows above the ground floor are typically vertical in proportion. Storefronts are predominantly large panes of glass, often with transoms above.
- » Storefronts shall incorporate the spirit of traditional storefronts with rich materials and high transparency.
- » The entrance door should be recessed into the storefront to prevent the door from opening into the sidewalk.
- » Typically the storefront will have a deep entablature/cornice expression above the shopfront for signage.

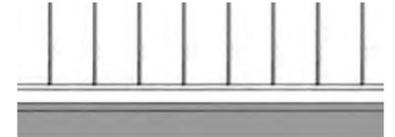
CLADDING

- » Cladding should be consistent on to each facade or additive element, or building story. Thoughtful compositions of siding materials is encouraged.

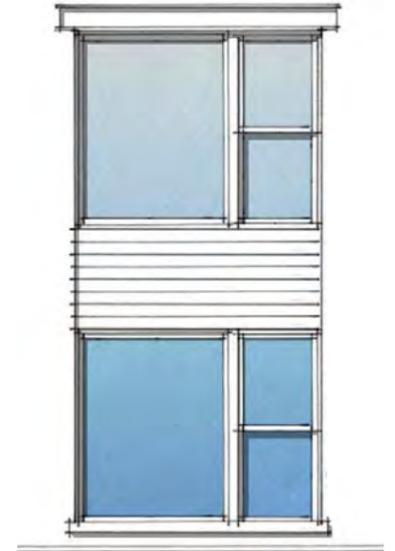
STOREFRONTS



CORNICE ELEMENTS



MIDDLE ELEMENTS



BASE ELEMENTS

