RIVER DISTRICT DESIGN STANDARDS

River District Design Standards
Geographic Boundary

DESIGN ATTRIBUTES	CURRENT ZONING	NEEDS IMPROVEMENT?
RIVER LANDSCAPE BUFFER	Continuous Native Landscaping	Ok
Transition Along River		Yes
Outdoor Plazas		Yes
Walkway Along River		Ok
STREET CONNECTIONS/GRID	Augument as Needed	Ok
Walkway Spines	Walkways v. Alleys	Yes
Streetscape / Linden		Yes
Streetscape / Jefferson		Yes
BUILDINGS		
Landmark Exception	Sensitive to Landmarks	Yes
Industrial Buildings	Design like Commercial Bldgs.	Yes
Massing & Placement	5 Stories Max	Yes
Terracing - River 1 Story		Yes
Terracing - Street 3 Story		Yes
Parking Lots	Interior or Sides	Ok
Limited Street Frontage	50% Max	Yes
Views & Access	125 Feet Max Along River	Yes
CHARACTER & IMAGE		
Articulation	No Blank Walls	Yes
Outdoor Spaces	Plazas	Yes
Windows	Frames, Sills, Lintels	Yes
Rooflines	Pitched - 8:12, 6:12, Flat - Cornices	Yes
Materials	Brick, Stone, Wood	Yes
SITE DESIGN		
River Landscaping	Native to River	Ok
Walks, Fences, Planters	Match Building	Ok