CORNERSTONES

Community
The proposed redevelopment plan for Cascade Plaza envisions a vibrant, mixed-income, mixed-use walkable community that provides social, economic and private benefit to all residents—working and new. The vision is to build a community that encourages neighbors to bond, enhances the quality of life and fosters an intangible sense of belonging and community pride in residents.

Sustainability
The plan should incorporate sustainable principles in all aspects of physical design and community outreach, creating long-term physical, social and economic value for all.
To accomplish this commitment, the project is registered with the United States Green Building Council to certify the project as a LEED certified Neighborhood Development. The regulations within this document were tailored specifically to address the required criteria needed for LEED NC certification.

Built Environment
The buildings planned throughout Cascade should provide a mix of architectural styles. Focusing options and should display an urban schedule that meets or exceeds the recommendations within this document. Buildings generally should be “tied” to their individual styles and should be reflective of the character found throughout East Nashville. Traditional styles may be provided when the surrounding context is more traditional in form; elsewhere, more contemporary styles may be appropriate to represent the current market conditions. Development strategies that transition to the greater community should complement the community’s architectural vernacular and character.

The overall scale of buildings within each district plays a key role in affecting residents, industry, pedestrians and activity within the community. Special consideration should be provided on details on the ground floor of all buildings to enrich the pedestrian experience and the more active portions of the building, providing an architecturally distinguished building facade for the community.

Public Realm
The design of the public realm within Cascade Plaza is perhaps the most fundamental priority in creating a successful community. The balance of community services, recreation and creating a “sense of place” is paramount to the success of the development. From the pedestrian park in the extensive bike and pedestrian network, the interconnected park network will create opportunities for all age levels and will provide a valuable asset.

The successful implementation of these strategies will result in the creation of a community that provides a lasting legacy for generations to come.
SUBDISTRICTS

Due to the diverse character in the Coxe
Plaza Redevelopment District, four subdistricts
have been identified. The identification of each
subdistrict is based on the following key factors:

- The community vision (Envision Coxe);
- The proposed development pattern;
- The proposed building types;
- The market of the surrounding communities;
- The existing and potential real estate market.

Sub Districts:
Neighborhood Center
Neighborhood Core
Neighborhood Edge
Civic
NEIGHBORHOOD CENTER
SUBDISTRICT A

LOT FRONTAGE
- Commercial / Mixed-use: 90% min.
- Residential: 80% min.
  - Access, drives, open spaces, pedestrian passages
  - Building areas are excluded from this calculation.
- Subdistrict General: 6 stories within 90 feet max.
- Intermediate Blocks: 12 stories within 174 feet max.
- All: 4 stories min.
  - “Intermediate Blocks” are defined as property east of West 3rd Street.
- Buildings including grocery may be reduced to 2 stories along the primary street frontage.

MINIMUM FLOOR TO FLOOR HEIGHT
- Ground Floor Commercial: 15 feet
- Ground Floor Residential: 11 feet
- Mezzanine shall not be considered a story for the purposes of calculating overall height.
- Min. Step-back Depth (if required): 15 feet
- Step-back between: 2nd and 7th floors
- Verticals and/or more are required to provide
  - Upper floor step-back
  - Horizontal step-back to begin from minimum build-to-zone setback line.
- See Gregory for additional Height requirements.

MASSING & FACADES
- If the project has ground floor dwelling units at 50% of the building floor area, the separation between front building placement of 24 inches minimum. All remaining units shall have a minimum floor area of 12 inches, with the exception of required accessible units,
- Verticals shall not be exceeded by 24 inches, and a maximum of 24 inches allowed.
- Residential buildings are encouraged to provide
  - Outdoor space
  - Corners of units

GLAZING
- Commercial Ground: 50% glass to 10 ft.
- Commercial Upper: 50% glass to 5 ft.
- Residential: 35% glass to 3 ft.
- MAX. COMMERCIAL HEIGHT: 5 stories
- MIN. COMMERCIAL HEAD HEIGHT: 8 feet
- Commercial ground floor glazing should be set at all levels above ground floor glazing, and should not be reflective or linked to a point that results in visibility into the building.
- Any ground level commercial use being a public street frontage or public space must be kept visible (unobstructed) at night.

ROOF FORMS
- The maximum slope of any roof form should be no greater than 3/12 pitch; the DPR may consider steeper forms upon review.
- Traditional stepped roof forms may contain conditioned space and shall not be considered a “story” for the purposes of calculating maximum number of stories.
- Dormers shall be kept modest in scale, size, and number.
- Any flat roofs (less than 4/12 pitch) should not exceed 20% of the roof.
- Equipment areas are not permitted.

MATERIALS
- Vinyl siding is not permitted; Vinyl ceilings may be acceptable if approved by the DPR.
- EIFS is only allowed on the third floor and above on any non-street / open space facing those buildings.
- The DPR must review and approve all building materials and applications.
- All shutters whether operable or not shall be mounted on hinges with all visible parts on the bottom end and should be mounted so as to appear operable.

ACCESS & PARKING
- Off-street parking should be provided on both sides of every street which is permitted by the DPR (additional 10 GSW may be required).
- Parking shall be permitted between a street and a building. Side yard parking shall be limited to one parking bay and side yard parking is subject to review by the DPR.
- One vehicle parking space shall be set back at a min. of 18 feet from street right of way. Off-street parking is encouraged to be located in the rear of the building.
- On-street parking should be limited to 20% of the total development.
- Driveway curb cuts should be kept as narrow as possible when truck access is required.
NEIGHBORHOOD CORE
SUBDISTRICT B

LOT FRONTAGE
- Park Street Frontage: 75% min.
- Subdistrict General: 60% min.
- Access drives, open spaces, pedestrian passages, and lighting areas are excluded from this calculation.

HEIGHT
- Subdistrict General: 4 stories within 60 feet max., 2 stories min.

MINIMUM FLOOR TO FLOOR HEIGHT
- Ground Floor Commercial: 15 feet
- Ground Floor Residential: 11 feet

MEASUREMENTS
- Measurments shall not be considered a story for the purposes of calculating overall height.
- Also applies to additional Height requirements.

MASSING & FACADES
- If the project has ground floor dwelling units with 50% of those units should have an elevated floor height of at least building placement of 24 inches minimum. All remaining units should have a minimum distance between 18 inches with the exception of required accessible units, utility units, and topographically challenging units.
- Mixed-use and commercial buildings are encouraged to provide a functional enty onto the street sidewalk network or other public space at frequent intervals to promote activity at the street level.
- Residential buildings are encouraged to provide porches and stoops with direct access to the public sidewalk for ground level units.
- For building facades, fronting streets and open spaces, the width of any setback facades shall not exceed 20 feet in width. Pavers, building wall openess or projections, and porches with materials and colors shall be used to achieve this massing standard.
- Porches should be a minimum of 8 feet in depth.
- Stoop should be a minimum of 4 feet in depth and 8 feet in width.

GLAZING
- Commercial Ground - grade to 10 foot: 50%
- ALL - floor to floor: 20%
- MAX. COMMERCIAL SILL HEIGHT: 3 feet
- MIN. COMMERCIAL HEAD HEIGHT: 8 feet
- Commercial ground floor glazing should be clear on all building sides and not be reflective or tinted in a way that restricts visibility into the building.
- Any ground floor commercial use facing a public street frontage or public space must be kept visible (unsheathed) at night.

HOOF FORMS
- The maximum slope of any roof form should be no greater than a 12:12 pitch. The DRC may consider steeper forms upon review.
- Traditional sloped roof forms may contain conditioned spaces and shall not be considered a "story" for the purposes of calculating maximum number of stories.
- Dormers shall be kept modest in scale, size and number. They may be hip, gable, shed or any full cornice, however careful attention to historic proportions, proportions and details are critical with each. Shingled roof forms may be appropriate, but shall avoid shallow roof slopes (less than 4:12 pitch) and shall not cover a majority of the roof.
- Exposed Butler buildings are not permitted.

MATERIALS
- Vinyl siding is not permitted. Vinyl window may be acceptable if approved by the Design Review Committee.
- EPS is only allowed on the third floor and above, on any non-street / open space facing building facades.
- The DRC must review and approve all building materials and applications.
- All materials whether operable or not shall be mounted on hangers withce straps, on the bottom rail and should be mounted as to appear operable.

ACCESS & PARKING
- On-street parking should be provided on both sides of every street where permitted by MoCo (additional R.O.W. may be required).
- Parking shall be permitted on the third floor and above, on any non-street / open space facing building facades.
- The DRC must review all building materials and applications.
- All materials whether operable or not shall be mounted on hangers withce straps, on the bottom rail and should be mounted as to appear operable.
NEIGHBORHOOD
EDGE
SUBDISTRICT C

LOT FRONTAGE

D General
60% min.
• Access drives, open spaces, pedestrian passages, and outdoor dining areas are excluded from this calculation.

HEIGHT

B Subdistrict General
3 stories within 45 feet max.
2 stories min.
• Properly placed buildings shall be limited to 2 stories within 25 ft. of the sidewalk.
• Properly placed buildings shall be limited to 2 stories within 25 ft. of the sidewalk.
• Buildings shall be kept low in scale, size, and mass. They may be banded, gabled, angled, or have full windows.

MINIMUM FLOOR TO FLOOR HEIGHT

B Ground Floor Residential
11 feet
• Height shall not be considered a story for the purposes of calculating overall height.
• For kitchen or other suitable space on the ground floor, check with the Building Department.

MASSING & FACADES

• If the project has ground floor dwelling units, at least 50% of the units should have an external frontage of not less than 54 inches in width. At least 50% of the units should have an exterior wall that is a minimum of 10 feet in width.
• Mixed-use and commercial buildings are encouraged to provide a functional entity onto the street sidewalk or other linear public space or services to promote activity at the street level.
• Residential buildings are encouraged to provide porches and stoops with direct access to the public sidewalk for ground floor units.
• For building heights, see the existing code for heights.
• Height shall be a minimum of 8 feet in depth (8 ft. minimum, 12 ft. maximum, or as required by the building department).
• Height shall be a minimum of 4 feet in depth and 6 feet in width.

GLAZING

ALL - floor to floor
20%
• The maximum slope of any roof form should be greater than 1:12 pitch. The DRC may consider shallower forms upon review.
• Traditional sloped roof forms may be considered for the purposes of calculating maximum number of stories.
• Dormers may be kept low in scale, size, and mass. They may be banded, gabled, angled, or have full windows.

MATERIALS

• Vinyl siding is prohibited. Vinyl siding may be acceptable if approved by the Design Review Committee.
• EIFS is only allowed on the third floor and above on one story or one stories.
• The DRC must review and approve all building materials and applicability.
• All finishes shall be compatible or not shall be mounted on fixtures or piping in accordance with the building code.

ACCESS & PARKING

• On-street parking should be provided on both sides of every street where permitted by Metro (additional ROW may be required).
• Parking shall not be permitted between a street and a building. Side yard parking shall be limited to one parking bay and shall be located parallel to the street (4 feet of covered width) and side yard parking shall be set back a minimum of 20 feet from street right of way. Off-street parking is encouraged to be located in the interior of the project and limited to 20% of the total development floor area.
• Driveway cut-outs shall be kept as narrow as possible, where feasible.
• Parking lots shall be located along public streets by 2:12 year round.
• On-street parking spaces shall be created to accommodate these parking lots.
• Sidewalks and pedestrian access shall be provided within 20 feet of any street intersection and must be located between two building structures and fully accessible to streets or open spaces.
CIVIC
SUBDISTRICT D

GENERAL

Institutional buildings will be the focal points of the community and their placement and detailing should reflect their prominence within the community. Special attention should be put into the detailing of architectural features and surfaces of the buildings facing public view such as terminating street vistas, open spaces, and public streets.

Setbacks for civic buildings will vary; some building may be built to the back of a sidewalk for an urban experience while others may be setback substantially within the site in a more prominent position. The DPR shall review the building placement and civic structure to ensure the intent of the Envision Cayon Master Plan is met.

HEIGHT

Sub-district General 3 stories within 50 feet max.

GLAZING

ALL FLOORS - floor to floor 35%
SIGNAGE GUIDELINES

Quality signage has a significant impact on the character and perception of the community. Signage provided throughout Cuyuna Place should convey a sense of uniformity, quality and style.

DESIGN

- Signs shall be of high quality design and craftsmanship.
- Wood and metal are preferred materials. Signs using wood should only use high-quality natural wood with suitable finishes.
- Plastic and similar synthetic materials are discouraged.
- Sign colors and style should be compatible with the building facade.
- A dull or matt finish is encouraged to reduce glare and enhance legibility.
- Signs shall not obscure key architectural features.
- Awning signs are appropriate. However, the size of the letters/graphics should be limited and graphics limited to one per awning beam.
- Awning signs are not permitted above the 3rd story/finished floor of any building.
- Signs shall be limited to non-prominent signs related to the use of business conducted on the premises only.
- Murals or type signs for announcements of activities taking place at the location are prohibited (exceptions: institutional uses).
- Projecting signs shall be limited to below the fourth floor finished floor height and shall not extend above any roof line.
- Sidewalk or "sandwich board" signs may be provided so long as they do not obstruct the pedestrian pathway, vehicle traffic or sight lines to adjacent roadways.
- Mechanical enclosures shall be finished to match the background wall or be integrated into the overall design of the sign.
- High-quality hand-painted signs are permitted.
- No billboards or general advertising signs other than the primary use of the building may be provided.
- High-quality permanent window painted signs are permitted.
- Multilayer signs on a property may share a sign, but collectively shall not exceed the area allowed per any individual sign.
- Temporary signs shall be limited in size to 9 ft. and displayed for a maximum of 14 days.
- A sign extending more than 18 inches from building facade must maintain vertical clearance from ground a minimum of 10 feet. Signs that exceed within the public ROW must be approved through Metro's Mandatory Referral Process.

SIGN ILLUMINATION

- Signs shall be either spotlighted, externally lit, or back lit with a diffused light source.
- External illumination: Light sources shall be directed towards sign minimizing glare to the sidewalks or adjacent properties.
- Internal illumination: Signs may be internally illuminated but the sign background must be darkens with only graphical text or logos being illuminated.
- Spot-lit signs should completely shroud all light sources, light should be concealed primarily within the sign frame,
- Awning signs shall only be externally lit from above.
- Neon signs are permitted.

GROUND SIGNS

- Ground signs shall be limited to one per property for each street frontage and shall not exceed 24 square feet.
- Signs shall include a necessary basic base and sign shall not exceed 4 feet in total height.
- Signs shall be located on private property and shall not obscure the view of any vehicular roadway.

PERMITTED SIGNS

- Wall mounted or painted
- Window
- Awning
- Canopy
- Projecting
- Sidewalk Signs

TOTAL SIGN ALLOTMENT = 1.5 square feet per 1 linear foot

The total sign area shall be assigned to any sign type but shall not exceed 24 square feet.

- Sign allocation shall be no more than 24 square feet.
- Multiple locations across a building or property shall share the total sign allotment.

PROHIBITED SIGNS

- Changeable Copy Signs
- Pole Signs
- Sidewalks
- Finishing or sign parallel signage
- Bare bulb, lighted signs
- Signs (may be considered by DRC with proper design considerations)
- Project Registered with USGBC
- LEED ND principles will be integrated within Design Guidelines
- Imbedded within all aspects of physical design and community culture
- Long term physical, social and economic value for all residents
SITE GUIDELINES

OPEN SPACE
Open space is very important in urban areas because of its many benefits. In addition to providing relief from the urban landscape, natural open space provides valuable outdoor amenity space for exercise, protects waterways from erosion and runoff, and increases the urban tree canopy. In particular, natural features such as mature trees that provide urban tree canopy should be preserved and enhanced.

GUIDELINES
- Open space should be provided in each subdistrict and should complement subdistrict character.
- Open space corridors to be designed to support the architectural concept to ensure that interior and exterior spaces relate well to one another and support the functions of the development.
- Open spaces are to be designed to contribute to a broader network of open spaces throughout the development. Open space includes sidewalks, alleys, streets, and circulation routes.
- Incorporate features such as courtyards, plazas and place-making elements such as trees, fountains, and public art.
- Include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.
- Design common open spaces for use by all residents to encourage physical activity and social interaction.
- The site, available activities, and features of each open space should meet the needs of expected users, ensuring each space has a purpose and function.
- Subdistrict open spaces should connect with, or enhance, the uses and activities of other nearby public open space where appropriate. Look for opportunities to support uses and activities on adjacent properties, and/or the sidewalk.
- Each subdistrict should provide safe pedestrian connections to the shared civic open space subdistrict.
- Outdoor recreation facilities to be located within 1/2 mile walking distance of new dwellings.

Multi-use fields provide opportunities for active and passive recreation.

Outdoor fitness equipment provides opportunities for exercise.

Generously sized plazas, lush plantings, a variety of paving materials, water features, and seating greatly enhance year-round activity.

Mature trees enhance and make a significant feature of the open space.
SITE GUIDELINES

HARDCORE

Durable and slip-resistant paving materials are to be used in all conditions. Use pervious and recycled materials whenever possible to reduce site stormwater runoff.

GUIDELINES

Veinular Pavement:
- Parking: Pervious materials such as porous concrete and pervious pavers are encouraged for all interior parking stalls.
- Sidewalks: Should be made up of contrasting or textured surfaces that stand out from the street surface. Stamped asphalt is prohibited.

Pedestrian Pavement:
- Sidewalks within Public R.O.W. should be constructed as broom finished concrete. The use of concrete slab is prohibited.
- Multi-use paths: Should be constructed with integrally colored concrete with a lightly exposed aggregate finish.
- Cycle Tracks: Should be constructed with integrally colored concrete with an lightly exposed aggregate finish to match completed cycle tracks in Nashville.
- Sidewalk within Green Space - Should be constructed with a combination of concrete pavers, integrally colored concrete with a lightly exposed aggregate and broom finished concrete. The use of concrete slab is prohibited.
- Steps: Materials to be compatible with adjacent sidewalk materials.
- Places and outdoor gathering areas should have higher levels of pavement detail and visual interest than pedestrian paths and sidewalks.

Cycle track is clearly defined through the change of hardcape materials.

Concrete pavers are used at crosswalks to provide visual cues for vehicles.

Pervious pavers are used in parking stalls to reduce site stormwater runoff.

Different materials are used in plazas and outdoor gathering areas to provide interest.
SITE GUIDELINES

ENCLOSURES AND LANDSCAPE SCREENING

Mechanical equipment, trash enclosures, and utilities should be provided with architectural enclosures or fencing, placed in unobtrusive locations, and screened by landscaping. Screens may be composed of shrubs, trees, berm and/or walls.

GUIDELINES:
Location:
- Enclosures should be isolated from public view.
- Enclosures should be located away from adjacent parcels to minimize visual and odor impacts.
- Ground level mechanical equipment should be screened with an enclosure or structure incorporated into the architectural scheme.
- Dumpsites and trash bins should be concealed from view to the greatest extent possible. Access to these areas should be minimized and arranged so that excessive viewing is avoided or public results.

Height:
- Fence or wall of at least 6' in height for screening.

Materials:
- Enclosures should be constructed of durable materials and the color, texture, and architectural detailing shall be compatible with the building architecture.
- Electrical receptacles should be placed on a concrete pad.
- Landscaping should be provided around enclosures to soften views wherever possible. Any plants used in screening should be chosen based on their hardiness and ability to provide a year-round visual barrier.
SITE GUIDELINES

SITE FURNITURE

Site furniture such as seating, tables, trash receptacles, recycling receptacles, bike racks, bollards and planters is an important component for Ceyco Place. These elements not only serve specific functions but also help to visually unify the development by creating a "vocabulary" of complementary furnishing styles. Site furniture also allows for social gathering on many levels, from 1-2 people to larger groups. It is important that the site furniture have a unifying aspect to it and be consistent in scale, proportion, and appearance. Site furnishings shall be placed and arranged in a manner to support the pedestrian circulation, building entry points, paseo, etc. The color of site furniture shall be consistent and cohesive within Ceyco Place.

GUIDELINES

- Provide access for people of all abilities. Comply with current ADA Accessibility Guidelines (ADAAG).
- Consider the limitations and needs of persons with disabilities to minimize potential obstructions and hazards.
- Reduce life cycle costs by utilizing high quality products that are durable, backed by a solid warranty by reputable vendors.
- Positioning of site furniture shall not hinder pedestrian or bicycle traffic flow and shall be situated to avoid damage by landscape maintenance equipment, such as lawn mowers and string trimmers. Locate in a comfortable setting protected from vehicles.
- Powdercoated metal is preferred for durability.
- Locate and anchor to pavement.
- Moveable, freestanding furniture should be considered in courtyards, atriums or places that can be secured. They should not be considered in public or unsecured areas.
- Consider umbrellas for shade where ever appropriate. Umbrellas should be permanently anchored to tables. Tables with umbrellas should be anchored to the ground.
- Parking in and around benches and trash receptacles should be compatible with the design and material of the adjoining pedestrian paving and shall extend completely under the furnishing to avoid plant maintenance.
- Benches and chairs to be placed so that its face is 4-6’ from edge of all walks.
- Provide users with choice of sitting in the sun or in the shade.
- Trash receptacles to be placed so that their fronts are 12’ back from walkways.
- Trash receptacles shall be placed where pedestrian activity warrants their use, such as building entrances, waiting areas, plazas or other pedestrian nodes. Those receptacles located in seating areas should be an adequate distance from benches to minimize the effect of trash odors and insects on bench users.
- Trash receptacles should have removable inserts to dump trash.
- Bollards are to be used in Ceyco Place to control vehicular, bicycle and pedestrian traffic.
- Bicycle parking shall be provided to meet Metro Bike Parking requirements.
- Site furnishings for transit stops should complement subsidized furnishings.
- Newspaper boxes are prohibited.
SITE GUIDELINES

FENCES

GUIDELINES
Location:
- Fencing shall not be used to delineate property boundaries but may be used to define functional areas such as children’s play space, dog parks or defined garden areas. Choose semi-transparent rather than opaque screening for safety.

Height:
- Maximum of 6’ height permitted
- Maximum of 5’ height permitted for privacy fences
  Privacy fences are appropriate only around rear yards.

Materials:
- Minimize life-cycle costs by utilizing high quality products that are durable, backed by a solid warranty and vendor reputation and are aesthetically pleasant.
- Materials must be compatible with the adjacent architecture.
- Chain link or woven fences are prohibited.
- Metal fences should be galvanized or powdercoated for durability.

APPROPRIATE

INAPPROPRIATE

WALLS

GUIDELINES
Location:
- Walls shall not be used to delineate property boundaries but may be used to define functional areas. Choose semi-transparent rather than opaque screening for safety.
- Retaining walls shall be incorporated where necessary and serve as seat walls where possible.

Height:
- Walls intended as seat walls shall be at least 12" tall and no more than 24" tall. (18" is preferable). The depth of a seat wall shall be at least 15" when accessible from both sides from only one side and 30" minimum. (36" is preferable) when accessible from both sides.
- Retaining walls should not exceed 6' in height. Retaining walls over 6' in height, when necessary, should be terraced with room provided for landscaping.

Materials:
- Materials must be compatible with the adjacent architecture.
- Walls constructed of natural materials and masonry is preferred.

APPROPRIATE

INAPPROPRIATE
SITE GUIDELINES

LIGHTING

Site lighting quantity and quality plays an important role of security and overall confidence of Cayce Place throughout the night. Lighting should be designed to provide a safe environment without over-lighting the space or creating light trespass on the adjacent neighbors. Not only should lighting satisfy requirements for vehicular use on streets, driveways, and parking lots, but also address the needs of pedestrians on walkways and in public open spaces. Lighting fixture selection must help unify the aesthetics of Cayce Place. Use lighting to increase site safety in all locations used by pedestrians and to highlight landscape and architectural details.

GUIDELINES:

- All outdoor light fixtures should meet illuminating Engineering Society (IES) or North America standards.
- Streetlighting: Streetlighting shall provide uniform lighting along the full width of public right-of-way. In places where pedestrian safety is important and encouraged along the right-of-way, streetlighting poles heights and spacing shall be taken into consideration to articulate a pedestrian-friendly environment.
- The use of LED fixtures is strongly encouraged. Energy efficient lamps and the use of photocells shall be required.
- Ballasted poles should be provided for all streetlights.
- Exterior Site Lighting: All outdoor light fixtures shall be full-cutoff, Dark Sky-compliant to direct light downward and reduce light pollution. Light Control: Provide placement and fixture styles for all building and site lighting to minimize light trespass beyond the site boundary. Fixtures types should be International Dark Sky Association (IDA) approved fixtures based on the category of fixture.
- Landscape Lighting: Landscape lighting shall use LED bulbs and be directed downward. Uplighting is not permitted.
SITE GUIDELINES

STREETSCAPE AND PUBLIC R.O.W.

Streetscapes that are safe, well-designed, and attractive are a key community goal. It is important that these areas be built at a human scale, especially for people experiencing social along the streets, sidewalks, and public spaces. Streetscapes are designed with special paving, landscaping, lighting, and other features that create an interesting and inviting environment. When designed and built with quality in mind, these physical elements create a positive sense of place.

GUIDELINES

- All transportation facilities in the public right-of-way shall be designed, constructed, operated, and maintained to enhance environmental quality and to enable safe access for people of all ages and abilities to safely move along and across the street right-of-way, regardless of their mode of transportation.
- Refer to Complete and Green Streets Policy during design, construction and maintenance.
- Continuous sidewalks for walking to be provided along both sides of the street.
- Curb cuts and other sidewalk interruptions are to be limited.
- Complete pedestrian walkways and bicycle infrastructure with existing infrastructure, where possible to support pedestrians and cyclists.
- Consider existing and future bicycle traffic so that access and connections are integrated into the project.
- Bicycle facilities should be located to maximize convenience, safety, and security.
- All construction within the right-of-way shall be designed in accordance with Metro Public Works standards and specifications.
- Refer to the Major Collector Street Plan where applicable.

STREETSIDE ELEMENTS

Refer to BP for specifics on street cross-sections.

Pedestrian Zones:

- Furnishing Zone: Located between the curb and the pedestrian travelway, this zone helps to provide a buffer between pedestrians and vehicles.
- Pedestrian Travelway: Located between the furnishing zone and frontage zone. This zone is designed to provide unobstructed movement of pedestrians.
- Frontage Zone: Located from pedestrian travelway to the property line. This zone is the ideal location for outdoor dining and display areas for nearly businesses.
Metro Public Hearings
Kirkpatrick Park Metro Council Public Hearing – September 6th
Overall Development Planning Commission – September 22nd
Overall Development Council 1st Reading – November 1st
Overall Development Council Public Hearing – December 6th
Overall Development Council 3rd Reading – December 20th
Overall Development Effective Date – January 3rd, 2017