

Future Five

Design/ Development Guidelines



January 2008
Amended June '08 per City Council motion



5-Points Design Guidelines

Table of Contents

I. Introduction	3
II. Area boundaries	4
III. Review Process	5
IV. Principles	6
V. Design guidelines	7-15



5-Points Design Guidelines

Introduction

Master Plan Goals

1. Preserve unique identity: maintain, promote, and enhance 5-points unique village like atmosphere that results from thriving small businesses and pedestrian friendly developments.
2. Enhance market vitality: seek ways to ensure that 5-points maintains and improves its commercial vitality by providing improved safety, ample parking, sophisticated signage, and other conveniences.
3. Promote mixed use: improve the 24-hour activity and pedestrian focus of 5-points by establishing and promoting a healthy mix of commercial, office and residential uses.
4. Elevate building character: improve and enhance the character of existing buildings in order to provide improved visual vitality to 5-points. Encourage new buildings to respond to existing fabric in scale and texture.
5. Increase density: create strategies to encourage and guide future infill development in five points to encourage more investment and a stronger urban fabric.
6. Foster diversity: support and encourage a variety of businesses and the proper mix of merchants in order to maintain the healthy diversity currently seen in 5-Points.

The Five Points Design Guidelines are principle-based guidelines, intended to support the goals and objectives of the Future Five Master Plan, which was adopted by City Council in August 2006. Details about the master planning process may be found in that document, available at the City of Columbia Planning Department or online, at http://www.columbiascgateway.com/planning_pz.asp.

The strongest sentiment that came from the master planning process was the desire to preserve the unique village atmosphere of Five Points. Current zoning regulation alone could ultimately result in the erosion of the village atmosphere over time, while too much design regulation could stifle the creative expressions of art, architecture, and signage that gives 5-points its eclectic flavor.

The Design Principles are general principles that every new development or major improvement shall meet. The Design Guidelines are more specific recommendations on how the principles may be met, largely drawn from physical characteristics found in 5-Points.

The goals and objectives are summarized, at left.

5-Points Design Guidelines

Area boundaries

The red line indicates the boundaries of the Five Points Overlay District. All parcels within this boundary are required to obtain a Certificate of Design Approval prior to receiving a zoning permit for exterior work. The aqua colored line shows the boundary of the MX-1 zoning district, which distinguishes between Upper and Lower Five Points. Check with the City zoning office for the zoning classification of particular parcels.



5-Points Design Guidelines

Review Process

Any improvements to buildings or property that are visible from the public right-of-way and require a zoning permit must first obtain a Certificate of Design Approval. Visible from the public right of way means substantially visible by any person standing at street level in any right-of-way within or abutting the overlay district.

Small projects will be reviewed at the staff level. Larger projects will go before the Design/Development Review Commission for review and approval. If an applicant is not satisfied with the staff decision, he or she may appeal to the Commission level within 30 days for a re-hearing.

The threshold for Commission review is outlined in the City of Columbia zoning ordinance.

Projects which meet the threshold automatically go to the Design Development Review Commission for review and approval. Projects which must go before the Commission for review and receive a Certificate of Design Approval will also receive a 50% discount on their building permit fees. This does not apply to projects appealed from the staff level.

5-Points Design Guidelines implementation

Design Principles

Section 1: Building mass and Organization

- 1.1 Respond to neighborhood context
- 1.2 Reinforce the positive urban form and unique features of the District
- 1.3 Create a transition in bulk and scale
- 1.4 Design a well-proportioned and unified building

Section 2: The Streetscape

- 2.1 Promote pedestrian interaction
- 2.2 Provide active street-facing facades
- 2.3 Design for personal safety and security

Section 3: Parking and Service areas

- 3.1 Minimize curb cuts and driveways
- 3.2 Minimize the visual impact of parking
- 3.3 Minimize the presence of service areas

Section 4: Signage

- 4.1 Promote pedestrian oriented signage that complements the architecture and the district

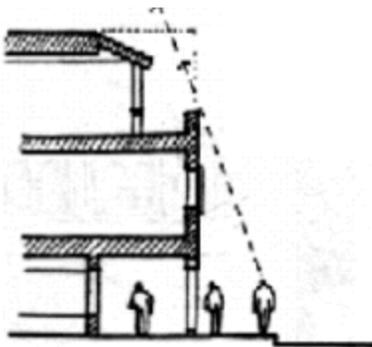




Respond to non-standard site shapes, edge conditions, and roof shapes



Respond to immediate context regarding building height, massing, and scale.



Utilize step-backs to mitigate building heights that are taller than neighboring structures or on the edge of the District

5-Points Design Guidelines

Section 1:

Building mass and Organization

1. 1 Respond to the neighborhood context

Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing in the Five Points area.

- A. Respond to existing physical conditions, such as nearby buildings which have employed distinctive and effective massing compositions, sites that are non-standard shapes, edge conditions, and roof shapes
- B. Address the public realm, with the physical design as well as the program of the building
- C. Respond to immediate context regarding building height, massing, and scale
- D. Utilize step-backs to mitigate building heights that are taller than neighboring structures, or on the edge of the District
- E. Articulate the buildings façade both vertically and horizontally in intervals that reflect existing structures or platting patterns

1.2 Reinforce the positive urban form and unique features of the District

- A. Reinforce the desirable patterns of massing and facade composition found in the surrounding area. Consider complementing the following:

Scale and proportions

Expressed structural bays and modulations

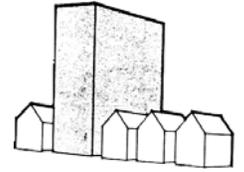
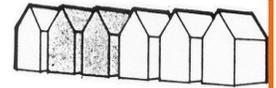
Fenestration patterns and detailing

Exterior finish materials and detailing

Roof forms

- B. Conceal parking areas behind businesses or in structures with active frontage
- C. Utilize awnings, canopies, and/or outdoor dining areas
- D. Utilize public art and creative expressions to identify businesses
- E. Use materials that are consistently used throughout the district: brick and stucco facades; aluminum or wood storefront trim; glass with at least 80% transparency

Reinforce the desirable patterns of massing and facade composition found in the surrounding area



Use awnings, canopies, or outdoor dining areas



Use public art and creative expressions to identify businesses



1.3 Create a transition in bulk and scale

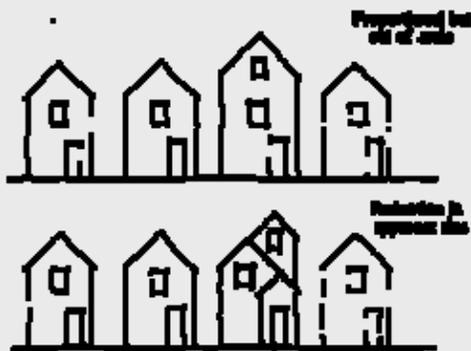
Height limits and upper setback requirements are outlined in the City zoning ordinance. However, these maximums do not take into account the context of individual parcels. Buildings requiring design review should compose the massing of the building to create a transition to the height, bulk, and scale of development on adjacent lots and in neighboring districts.

Factors to consider in analyzing potential height, bulk, and scale impacts includes:

- A. topographic relationships
- B. distance from a less intensive areas, such as residential neighborhoods
- C. effect of site size and shape
- D. type and amount of separation between lots

Some techniques that may be used to mitigate the height, bulk, and scale in order to achieve a compatible design are:

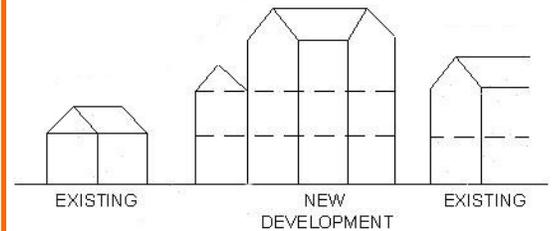
- E. use of architectural style, details (such as roof lines, belt-courses, cornices, or fenestration), color, or materials that derive from neighboring development.
- F. architectural massing of building components



- G. responding to topographic conditions in ways that minimize impacts on neighboring development



Create a transition in bulk and scale



Use architectural style, details, color, or materials that derive from neighboring development

1.4 Design a well-proportioned and unified building

Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building so that all components appear integral to the whole.

When composing the massing, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- A. setbacks, reveals/projections, and open space
- B. relative sizes and shapes of distinct building volumes
- C. roof heights and forms

When developing the architectural elements and program of the building, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- D. Façade modulation and articulation
- E. window and fenestration patterns
- F. corner features
- G. streetscape and open space features
- H. building and garage entries
- I. Building base and top

When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:

- J. exterior finish materials
- K. architectural lighting and signage
- L. shadow patterns



Consider how... setbacks, reveals/projections, and open space can contribute to create a building that exhibits a coherent architectural concept



Consider how... window and fenestration patterns can contribute to create a building that exhibits a coherent architectural concept

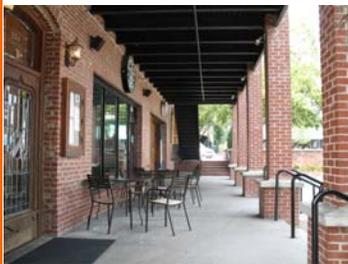
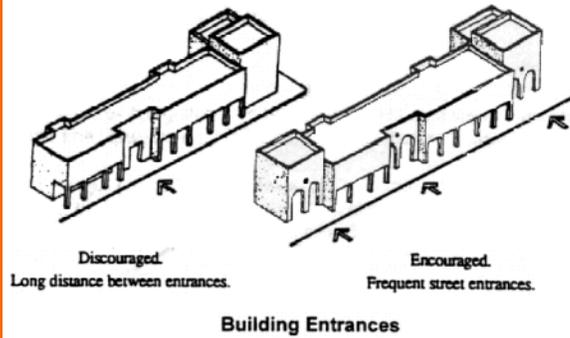


Consider how... architectural lighting and signage can contribute to create a building that exhibits a coherent architectural concept





Entrances should be articulated in a scale and manner that is consistent with the building and the surroundings.



Utilize outdoor seating and overhead weather protection.



Provide windows at street level to allow visibility into the building interior (50-75% of street facing façade)



Where blank walls exist or are unavoidable, utilize mosaics, murals, or other public art to enhance the façade.



Section 2

The Streetscape

2.1 Promote pedestrian interaction

- A. Buildings should have entrances from the public sidewalk
- B. Entrances should be articulated in a scale and manner that is consistent with the building and the surroundings
- C. Building features, especially at street-level, should be human scaled
- D. Signage should be visible and oriented to the pedestrian
- E. Utilize outdoor seating and overhead weather protection

2.2 Provide active street-facing facades

- A. Buildings should not have blank, unarticulated street wall facades
- B. Provide windows at street level to allow visibility into the building interior (50-75% of street facing façade)
- C. Where windows are not possible, display windows may be used as a substitute
- D. Where blank walls exist or are unavoidable, utilize mosaics, murals, or other public art to enhance the façade

2.3 Design for personal safety and security

- A. Provide adequate lighting
- B. Retain clear lines of sight into and out of entries
- C. Use landscaping that maintains visibility
- D. A mix of uses with varying hours of activity is encouraged
- E. Provide upper floor windows and balconies for added visibility
- F. Avoid building features that provide hiding places for criminal activity
- G. Minimize curb cuts



Use landscaping that maintains visibility



A mix of uses with varying hours of activity is encouraged



Provide upper floor windows and balconies for added visibility



Provide specialty paving where the driveway crosses the sidewalk



Locate the driveway to be less prominent



Provide shade trees within the parking lot in islands, and also along the street edge

Section 3

Parking and Service Areas

3.1 Minimize curb cuts and driveways

- A. Minimize the number of curb cuts , and locate them away from street intersections
- B. Minimize the width of the curb cut, the driveway, and the garage opening, if applicable
- C. Provide specialty paving where the driveway crosses the sidewalk
- D. Share the driveway with the adjacent property owner
- E. Locate the driveway to be less prominent
- F. Enhance the garage opening with specialty lighting, artwork, or materials having a distinctive pattern, texture, or color

3.2 Minimize the visual impact of parking

Surface parking

- A. Locate surface parking at the rear of the lot, behind the building
- B. Screen surface parking from pedestrians with a low wall or evergreen hedge
- C. Provide shade trees within the parking lot in islands, and also along the street edge

Structured parking

- D. Locate parking structures in the block core, with actively programmed building space fronting all streets
- E. Incorporate pedestrian oriented uses at street level to reduce the visual impact of parking structures.
- F. Where active uses along the street front are not possible, set the facility back from the sidewalk and install dense landscaping
- G. Visually integrate the parking structure with building volumes above, below, and adjacent
- H. Incorporate artwork into the façade
- I. Enhance the pedestrian entry to reduce the relative importance of the vehicular entry



Incorporate pedestrian oriented uses at street level to reduce the visual impact of parking structures

Where active uses along the street front are not possible, set the facility back from the sidewalk and install dense landscaping



3.3 Minimize the presence of service areas

- A. Plan service areas for less visible locations on the site
- B. Screen service areas to be less visible
- C. Use durable screening materials that complement the building
- D. Incorporate landscape screening to make the screen more effective
- E. Locate the opening to the service area away from the sidewalk

Use durable screening materials that complement the building





Creative, one-of-a-kind signs and figurative signs of high-quality materials are encouraged



Signs should be in scale with the building and compatible with the architecture

4.1 Promote pedestrian oriented signage that complements the architecture and the district

- A. Plastic cabinet signs shall not be permitted; plastic facing is generally discouraged
- B. New construction and complete redevelopments of existing structures shall submit a sign plan to coordinate multiple tenant buildings
- C. Internally illuminated signs and freestanding signs are discouraged
- D. Creative, one-of-a-kind signs and figurative signs of high quality materials are encouraged
- E. Signs should be in scale with the building and compatible with the architecture