

Proposed Walkable Place Pilot Area Plans

Walkable Place Pilot Area - Hogan/Lorraine Street



The proposed Hogan/Lorraine Street

Walkable Place Standards are mandatory rules applied to new development and redevelopment along the designated WP Street. There are five standards:

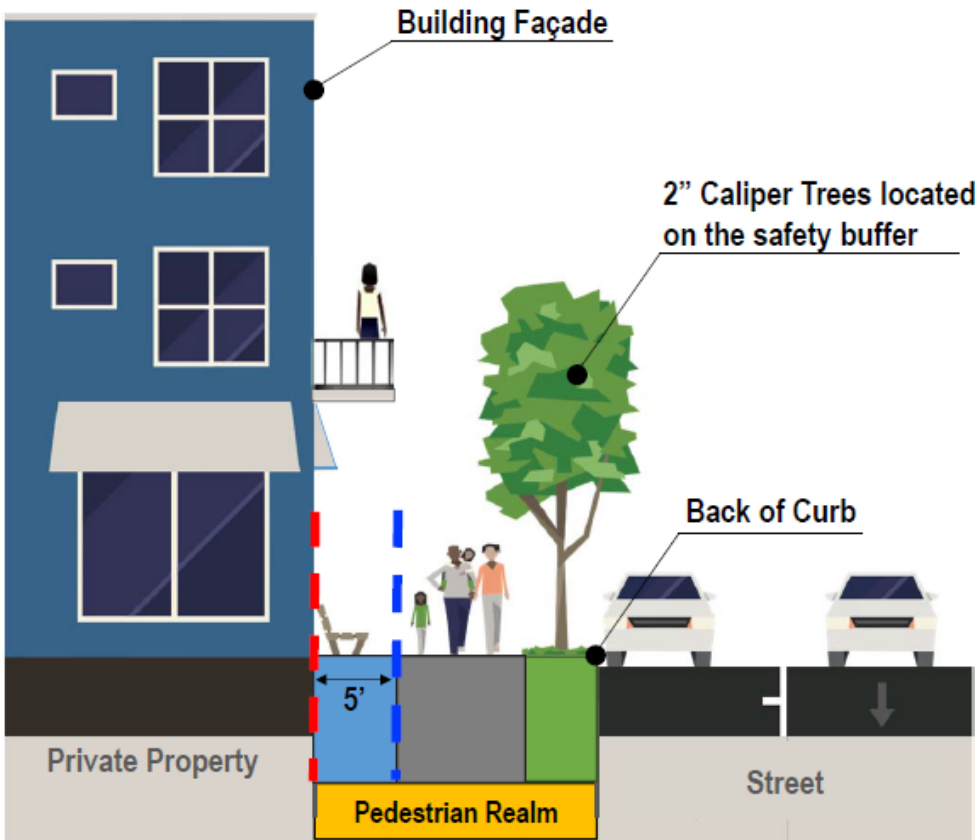
1. Street Width (established by the MTFP)
2. Pedestrian Realm
3. Building Design
4. Site Design
5. Off-Street Parking Standards

*Corner properties at the intersection of the Primary WP Street and a local street are required to provide a minimum 6' unobstructed sidewalk and 4' safety buffer along the local street.

Proposed Pedestrian Realm Rules – Hogan/ Lorraine Street Walkable Place Pilot Area

Pedestrian Realm is the area that includes hardscape, publicly accessible sidewalks, clear pedestrian spaces, pedestrian amenities, softscape, and utilities along the walkable street between the roadway (measured from the back of curb, where applicable) and the ground floor façade, as applicable. This requirement is mandatory for new development and redevelopment along the designated WP Street.

Primary Streets – Pedestrian Realm rules (minimum requirements)

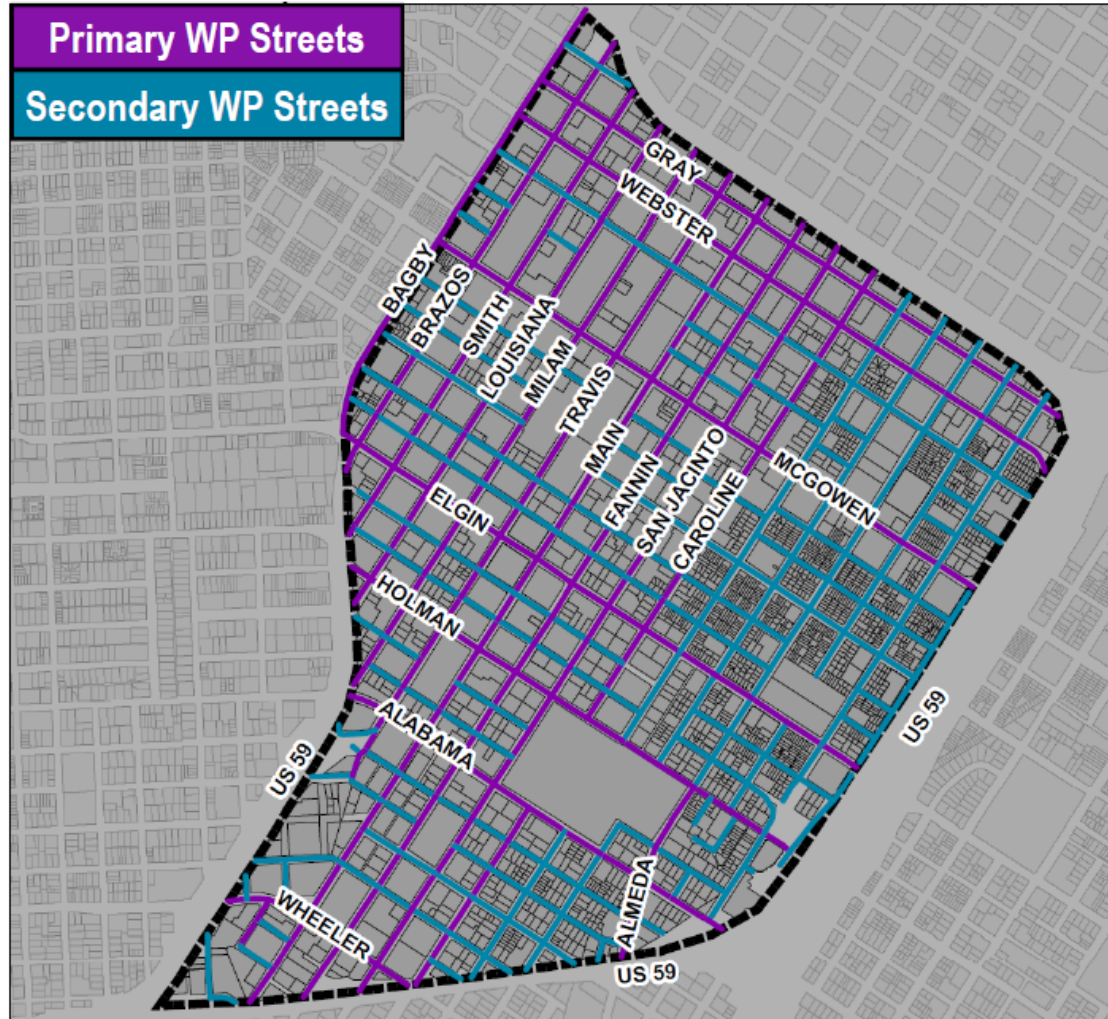


The Pedestrian Realm for Hogan/Lorraine exists between the Back of Curb and the ground floor building façade requiring, at minimum, a 4' Safety Buffer and a 6' unobstructed sidewalk. The ground floor building façade must be located no less than 5' from the Property line. There may be times that the unobstructed sidewalk will extend into the private property via a Sidewalk Easement.

- - - 5' Building Line
- - - Property Line
- 6' Unobstructed Sidewalk
- 4' Safety Buffer

No auto-related uses within the pedestrian realm, except driveway(s) perpendicular with the adjacent public streets. (MAX 35% softscape)

Walkable Place Pilot Area - Midtown



Midtown’s Walkable Place rules are divided into two street classifications. Primary and secondary. Primary streets have mandatory rules and Secondary streets have mandatory and optional rules. The rules are divided in four categories:

1. Sidewalk and Safety buffer (established by the current codes)
2. Pedestrian Realm
3. Building and Site Design Standards
4. Off-Street Parking Standards (established by the current codes)

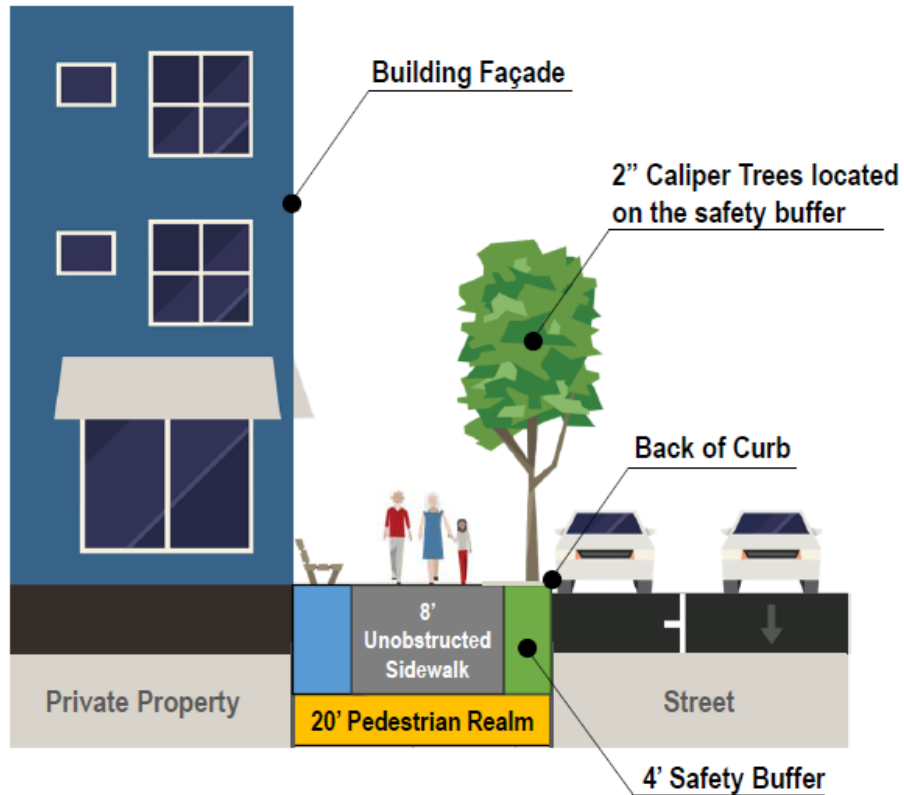
Walkable Places rules will apply for new development along streets classified as Primary and Secondary.

Primary Streets
Sidewalk and Safety Buffer
Pedestrian Realm
Building Design Standards
Site Design Standards
Secondary Streets
Sidewalk and Safety Buffer
Pedestrian Realm (if opt-in)
Building Design Standards (if opt-in)
Site Design Standards (if opt-in)

Proposed Pedestrian Realm Rules – Midtown Walkable Place Pilot Area

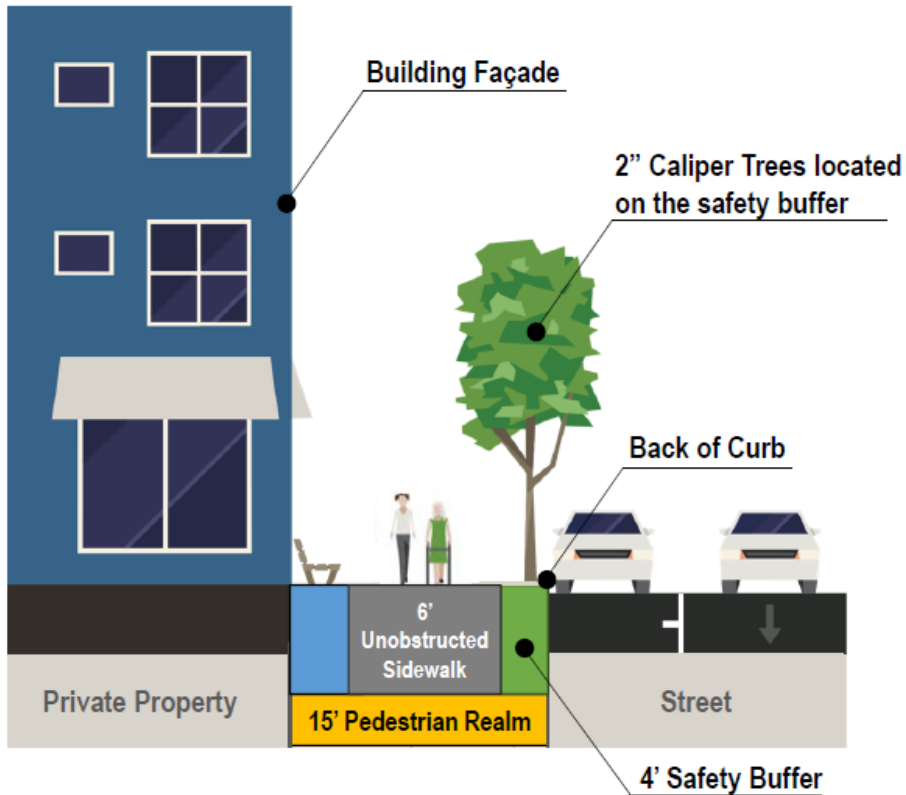
Pedestrian Realm is the area that includes hardscape, publicly accessible sidewalks, clear pedestrian spaces, pedestrian amenities, softscape, and utilities along the Walkable Place street between the roadway (measured from the back of curb, where applicable) and the ground floor façade, as applicable. This requirement is mandatory for Primary Streets and optional for Secondary Streets(except sidewalk and safety buffer requirements).

Primary WP Streets – Pedestrian Realm rules (minimum requirements)



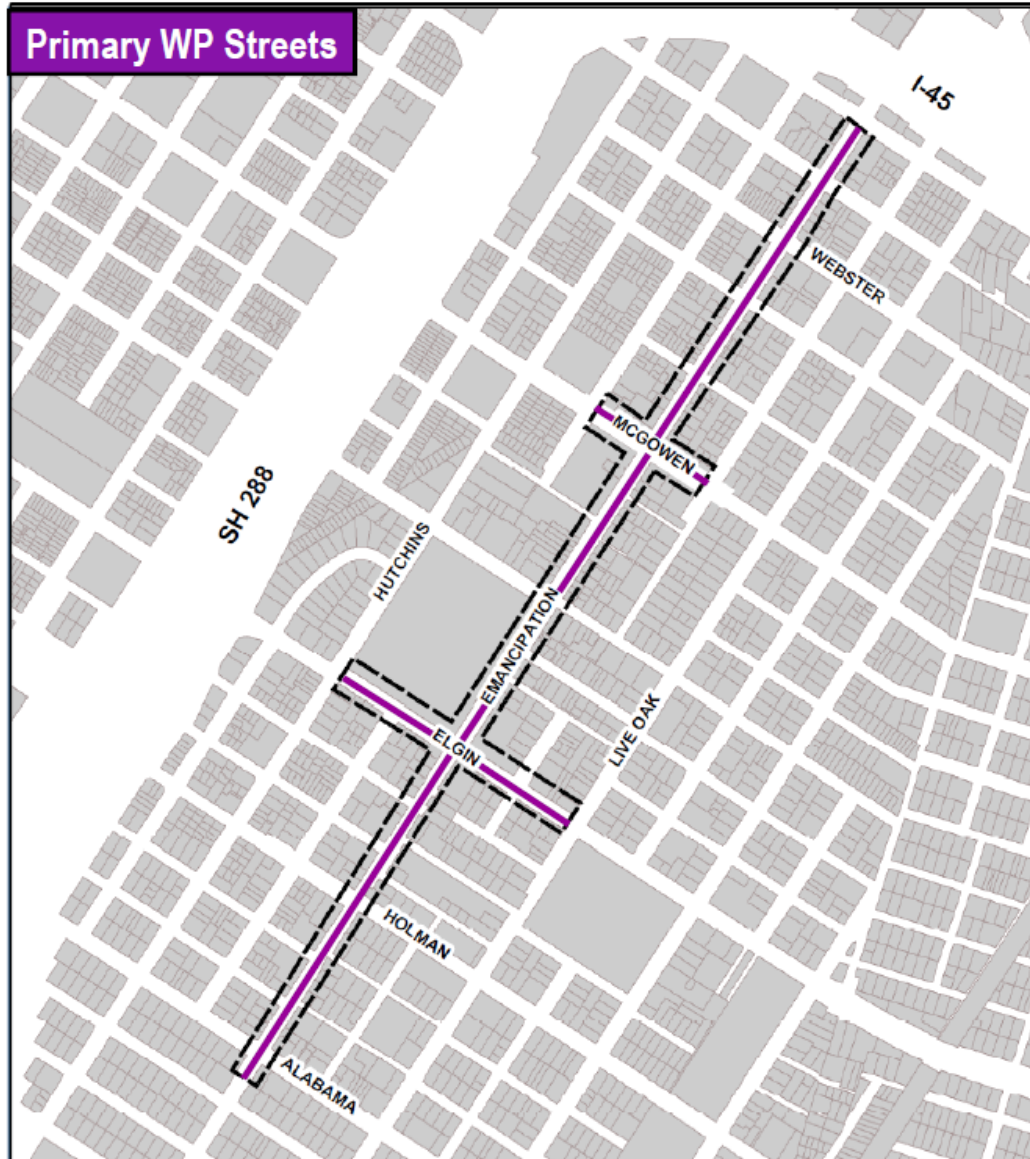
No auto-related uses within the pedestrian realm, except driveway(s) perpendicular with the adjacent public streets. (MAX 35% softscape)

Secondary WP Streets – Pedestrian Realm rules (minimum requirements)



No auto-related uses within the pedestrian realm, except driveway(s) perpendicular with the adjacent public streets. (MAX 35% softscape)

Walkable Place Pilot Area – Emancipation Avenue



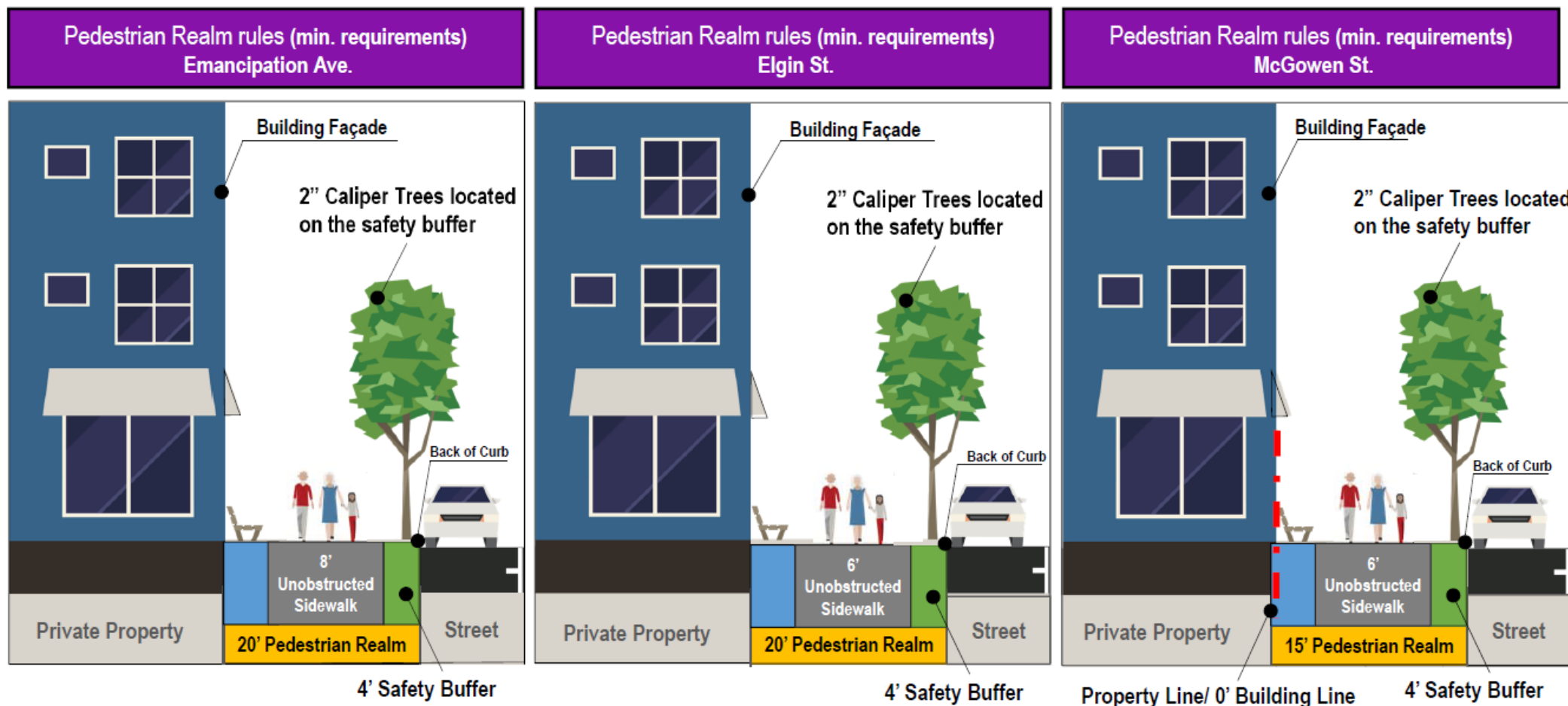
The proposed Emancipation Avenue Walkable Place **rules** are mandatory rules applied to new development and redevelopment along the designated Primary WP Streets. There are five standards:

1. **Street Width** (established by the MTFP)
2. **Pedestrian Realm**
3. **Building Design**
4. **Site Design**
5. **Off-Street Parking Standards** (established by the current codes)

*Corner properties at the intersection of the Primary WP Street and a local street are required to provide a minimum 6' unobstructed sidewalk and 4' safety buffer along the local street.

Proposed Pedestrian Realm Rules – Emancipation Avenue Walkable Place Pilot Area

Pedestrian Realm is the area that includes hardscape, publicly accessible sidewalks, clear pedestrian spaces, pedestrian amenities, softscape, and utilities along the walkable street between the roadway (measured from the back of curb, where applicable) and the ground floor façade, as applicable. This requirement is mandatory for new development and redevelopment along the designated Primary WP Streets.



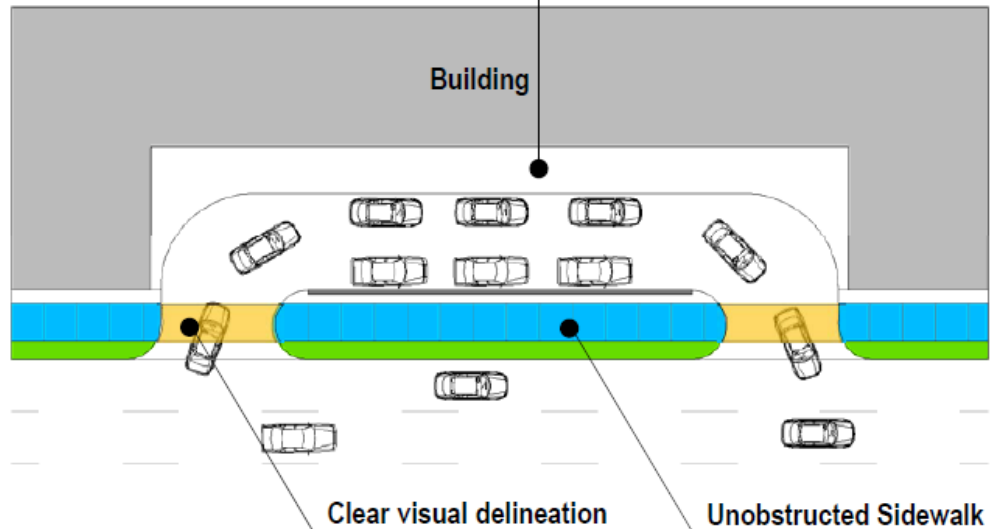
No auto-related uses within the pedestrian realm, except driveway(s) perpendicular with the adjacent public streets. (MAX 35% softscape)

Proposed Pedestrian Realm Rules (Applied to All Walkable Places)

Pedestrian Realm – Drop-off area is an exception to the Pedestrian Realm requirement

A proposed drop-off area behind the pedestrian realm must meet the following requirements:

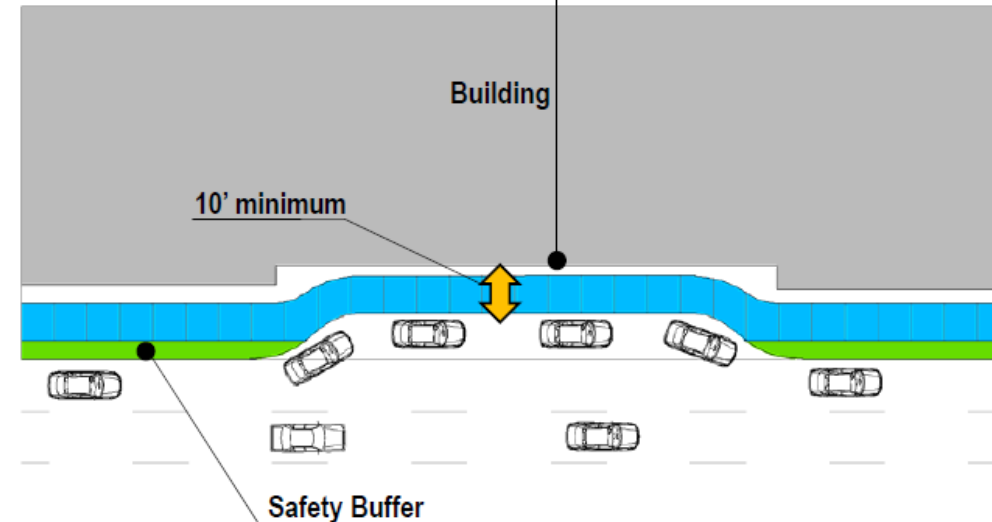
- A clear visual delineation for the sidewalk across any driveway.
- When fronting both Primary and Secondary WP Streets, pedestrian drop-off area behind the pedestrian realm must be along a Secondary WP Streets



If there is a proposed on-street cutback, allow the following pedestrian realm exceptions:

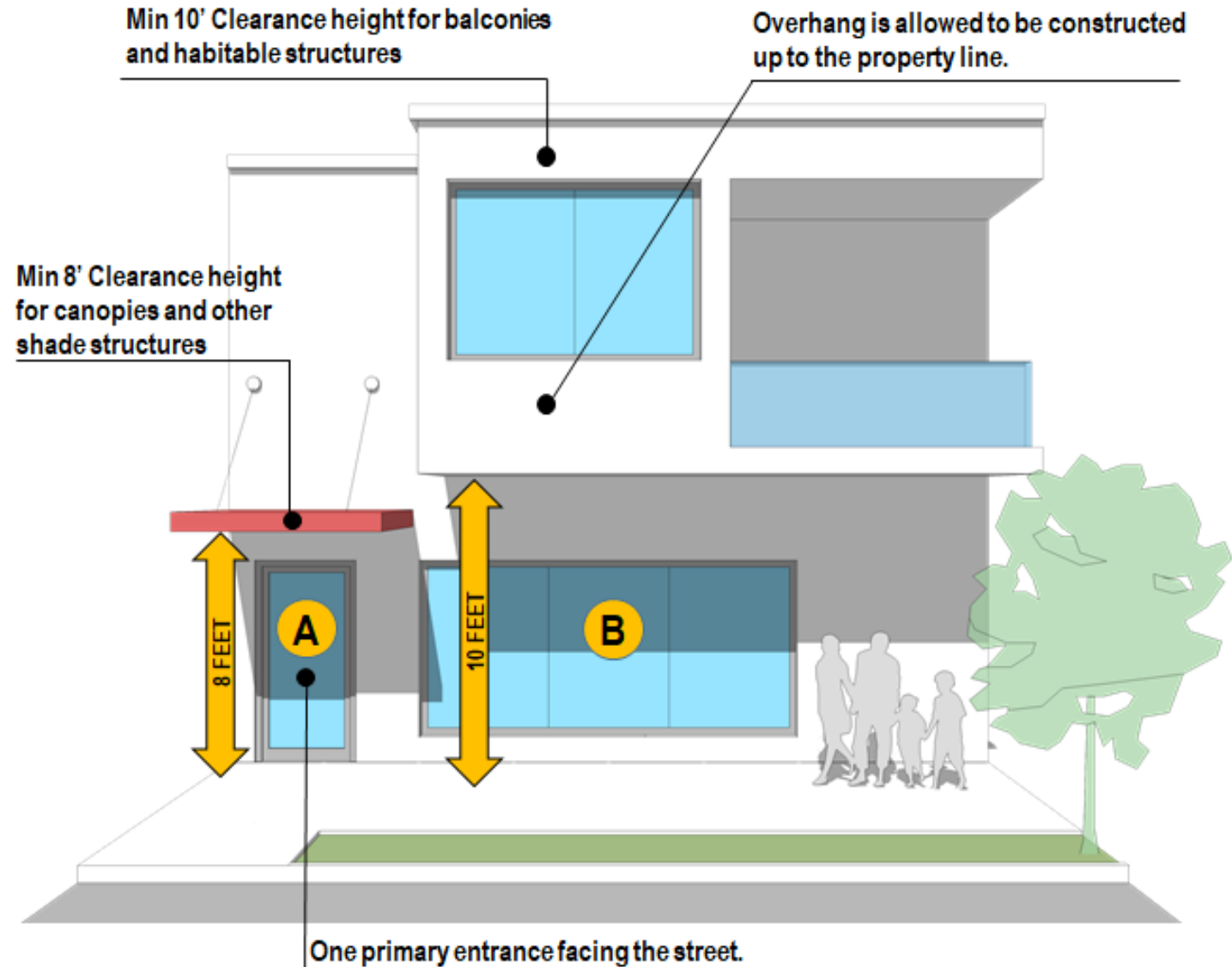
- Min 10 feet between the curb and the building façade
- No safety buffer is required

The on-street cutback design must be approved by City Traffic Engineer



Proposed Building Design Rules – Non-single Family Residential (Applied to Walkable Places)

Building Design criteria regulates the minimum requirements of the ground floor façade elements such as windows, doors, and shading structures to create an interaction between the building and the pedestrian realm.



Ground Floor Façade: is the area of the building façade measured between the finished floor of the ground floor and a vertical height of 8 feet.

The total area of **A (doors)**, **B (windows)** into occupiable space on the ground floor façade must be 50% along primary streets and 40% along secondary streets.

Occupiable space means an area inside the building intended for human activities (live, work, play, worship, shop, eat, or similar). It excludes areas such as storage or utility areas, parking garages, loading docks, etc.

Proposed Building Design Rules -- Single Family Residential (Applied to All Walkable Places)

Building Design criteria regulates the minimum requirements of the ground floor façade elements such as windows, doors, shading structures and decorative features to create an interaction between the building and the pedestrian realm.



Front Door facing the Walkable Place Street with pedestrian access.

Non-opaque fence with a maximum height of 48 inches

If a tract is further subdivided, lot access must be from a shared driveway, Type 2PAE, alley or new public street created by the same subdivision plat.

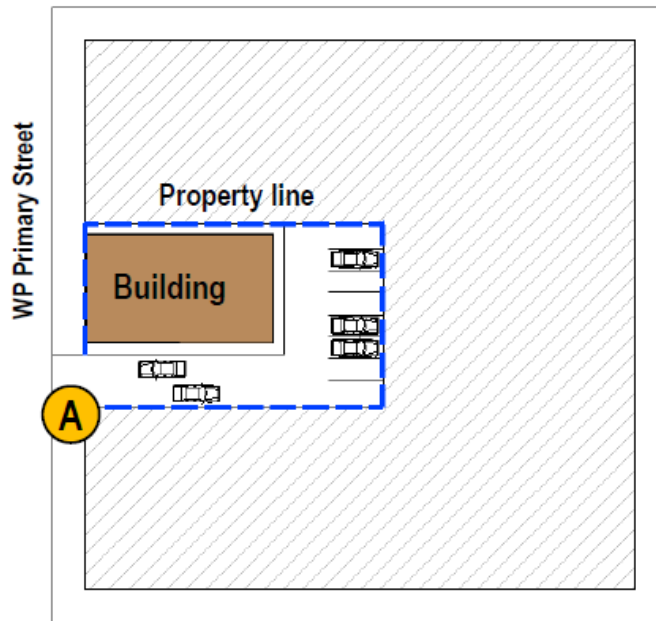
Proposed Site Design Rules (Applied to All Walkable Places)

Site Design criteria regulates the location of the parking area and the location and dimension of new curb cuts. The parking area must be located on the back or a side of a proposed building. For each property, either a two-way 30 foot driveway or two one-way 15 foot driveways are allowed along a WP street.

Exceptions:

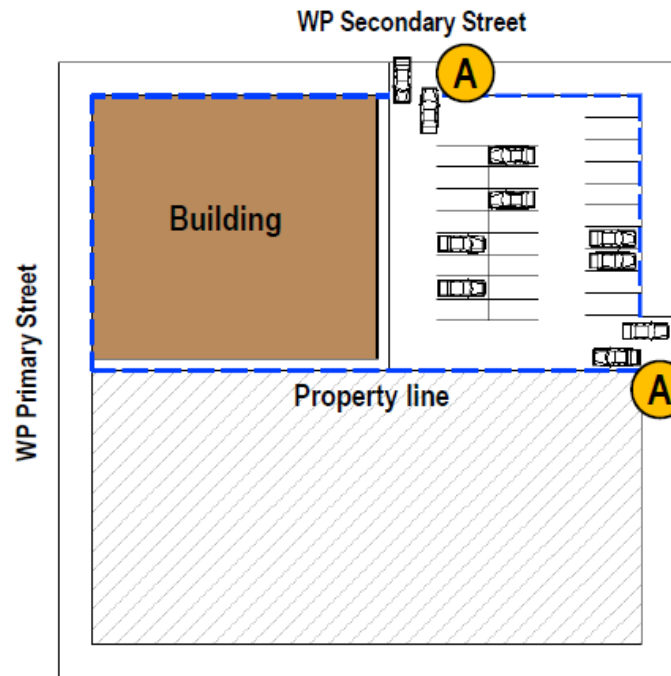
- (1) If a property has frontage along both Primary and Secondary WP streets, no new curb cuts can be created along the Primary street(s).
- (2) If the property has frontage on three or more WP streets, one Secondary WP street can be exempted from the of driveway location and dimension requirements.

Parking Area on the Back



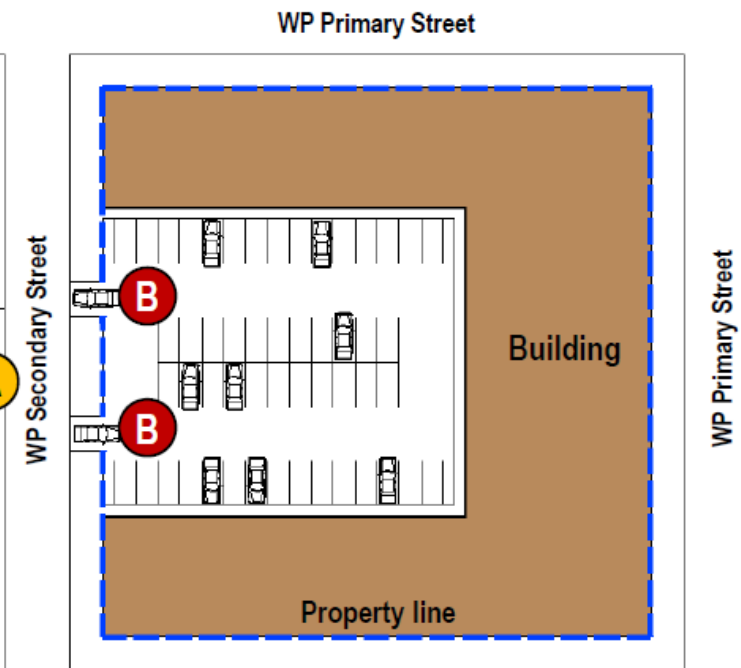
A One 30' two way driveway

Parking Area on the back or side



A One 30' two way driveway on each secondary street

Parking Area wrapped by the proposed building



B Two 15' one way driveways

Proposed Off-Street Parking Rules (Applied to All Walkable Places)

New developments within the pilot area must meet Chapter 26 parking requirements. In addition, they are required to provide the following additional bicycle parking:

- (1) 1 Bicycle space for every 5,000 sq. ft. of Gross Floor Area (GFA) for uses that required bicycle parking.
- (2) 1 Bicycle space for every 20 dwelling units for apartments.

