NOTE:
ELEVATIONS AND PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE

5 PERSPECTIVE 2
SCALE:

UDO 18.20.210 - EXCERPT

Purpose. The "D" (Downtown) District constitutes the "downtown" core and its fringe areas. It recognizes the unique characteristics of the traditional central area, which accommodates a mix of uses such as retail, service, special shops, offices and residential.

The "D" District is consistent with the Urban Center/Downtown future land use category, and implements the following Comprehensive Plan policies:

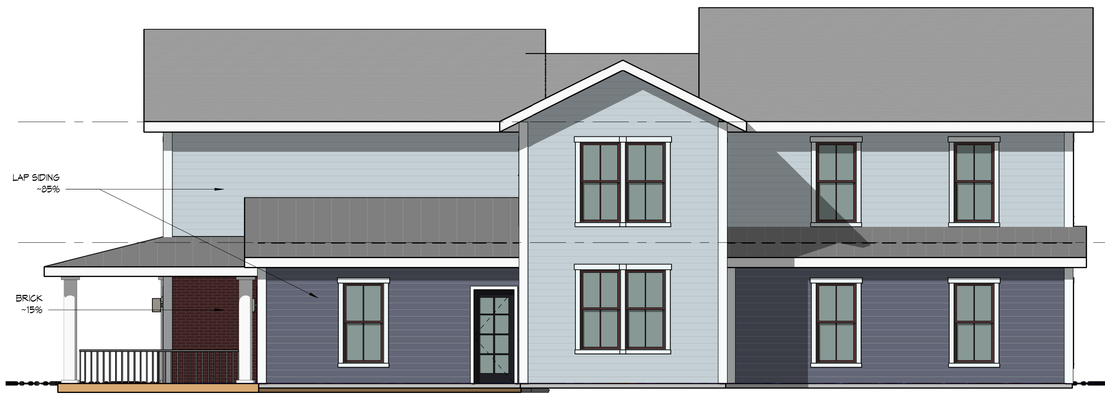
•The original Town policies (Principles OT-1 to OT-3 and supporting policies) to provide a wide range of commercial, cultural, educational and entertainment experiences and to establish Downtown as the focal point of the community.

•Principle LUCC-4: Encourage mixed-use development, especially in the downtown area, to support commercial uses, promote walkability, and provide for a variety of housing options.

•HN-2.3: Higher Residential Densities. Target future medium and high-density residential development to locations that are accessible to and integrated with potential employment and transit centers.

•LUCC-6.1: Targeted Development.
•LUCC-7.4: Alternative Zoning Techniques.
•LUCC-9.1: Mixture of Complementary Land Uses.
•HN-1.2: Mixed Uses and Mixed Incomes.
•HN-1.3: Encourage architecturally compatible infill housing in older neighborhoods.

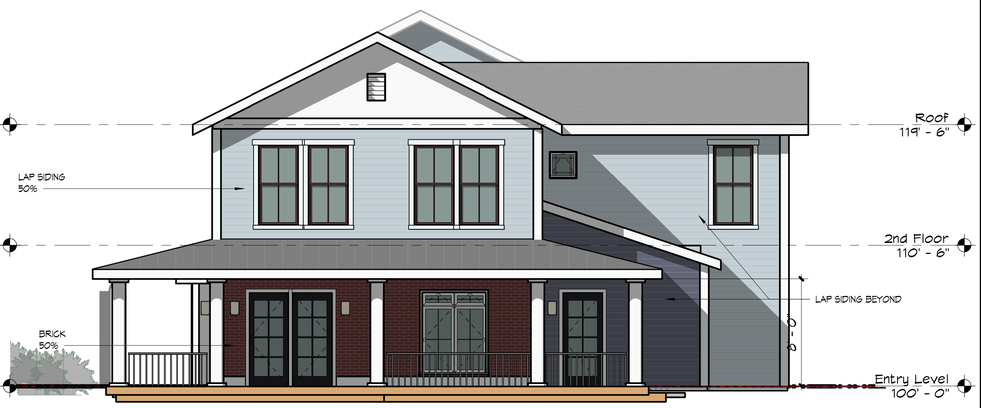
DESIGN NARATIVE:
New structure is designed as 'transitional' and targeted to adhere to the purpose of the downtown zoning objectives as set forth in the UDO excerpt noted above. Although the use is intended to be light commercial in nature, the form and residential detailing honor the adjacent single family homes. The design intent is due to being located on the border line of the downtown district to the south and prewar residential to the north. The design utilizes a midsize scale to provide a step down or transition between the adjacent commercial zoning with larger building forms and the smaller scales of the adjacent residential. The form and scale are coupled with materials and roof forms that compliment the adjacent single family homes, along with the durability of the commercial structures of downtown. The transitional design is considerate of both development purposes, downtown and residential, per the UDO objectives and compliments the adjacent building forms in scale (as a step down to single family), form, and materials.



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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Date:	5.17/19

REVISIONS

NO	DESCRIPTION	DATE

A.4

PROPOSED ELEVATIONS

TreanorHL NO. 4.2019

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