

Purpose: The purpose of this section is to modify the underlying zone districts to encourage land uses, density, and design that enhance the Federal Boulevard Corridor. The Federal Boulevard Framework Plan encourages a more walkable, pedestrian friendly corridor. This is accomplished by encouraging mixed-use, high density residential, and neighborhood-supporting uses along the Federal corridor. A combination of landscape and architectural standards, as well as provisions for pedestrian and vehicle access, will provide for attractive and functional development while allowing mixed use, commercial, and residential growth within this corridor.

Applicability: These standards apply to applications for development or expansions of existing uses within the boundary of the Federal Boulevard Framework Plan.

Relationship to underlying zoning district. The provisions of the Federal Boulevard Framework Plan Overlay District are in addition to the requirements of the underlying zoning district for a subject property and may supersede the zoning district requirements.

Relationship to other Zoning Overlays- The provisions of the Federal Boulevard Framework Plan Overlay District are in addition to the requirements of other applicable zoning overlays. Properties within the half (1/2) mile buffer from the Stations are required to follow the TOD Overlay (TODO) regulations.

Design requirements. The following requirements shall apply to all development within the Federal Boulevard Framework Plan Overlay District. In addition to the Overlay District requirements, each zone category's requirements shall also apply. The following subarea design standards support the overall subarea vision. They are intended to assist private developers, public agencies, and service providers in bringing about orderly and desirable growth of the area by providing a common thread of elements. These elements will serve to visually unify the subarea while allowing each development proposal to identify its own theme

Site Planning

Building Orientation. Primary commercial, mixed-use, or residential (not applicable to single-family or duplex developments) building entrances shall face streets, connecting walkaways, plazas, parks or similar outdoors spaces, but not parking lots. Building faces shall face street frontages, with corner lots prioritizing Federal Boulevard. Main entrances shall be provided with a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.

Off-Street Parking. Off-street parking should be located behind, above, within, or below street-facing buildings to the maximum extent feasible. No parking will be allowed between the street and the front or side of a building.

Sense of Place: Applicable to multifamily development, commercial, mixed-use, and industrial development. Enhanced landscaping and open space is required between public sidewalks and the front façade of the structure. A minimum of two (2) elements demonstrating a sense of place are required. A minimum of one (1) of the elements that is specific to the Federal corridor is required. The Community and Economic Development Department may accept any of the following examples for:

- Gateways to the site at pedestrian entrances that can be enhanced by special plantings or decorative fencing.
- Accents, such as brick pavers or other material changes that can enhance the pedestrian experience.

- Lighting effects, such as decorative fixtures, pole types, lamp color, and style
- Patios with seating
- Plazas with benches
- Promenades
- Terraces
- Water features
- Clock Towers
- Murals
- Pocket parks
- Local Artwork Displays

Additional elements that are not listed may be accepted and approved by the Director with written justification as part of the building permit application. An alternative location for the elements can be approved by the Director with written justification.

Bicycle Parking. To allow for a pedestrian friendly design, bicycle parking shall be provided for all development along the Federal Boulevard, Zuni Street, and Lowell Boulevard corridors. Bicycle parking areas shall be located near structure entries but shall not encroach into pedestrian walkways.

Driveways. The creation of new sidewalk curb cuts shall be avoided whenever an alternative point of access is available or can be created. Where feasible, ingress and egress from parking shall be from side streets. The consolidation and sharing of driveways and curb cuts between adjacent properties and interior connections between parking lots and/or the use of shared parking facilities is strongly encouraged.

Large Signs. No large signs should be permitted along Federal Boulevard, Lowell Boulevard, and Zuni Street within the Overlay boundaries

Shared Parking. Shared parking is strongly encouraged throughout the Federal Boulevard Framework Plan and must meet the minimum requirements outlined in Section 4-13-04-06-01.

Additional Landscaping Buffers to achieve compatibility:

- a. New Commercial uses adjacent to existing residential uses and agriculture uses are required to provide a Type-C buffer as outlined in Section 4-17, plus an additional five (5) foot bufferyard and two (2) additional trees per eighty (80) linear feet of lot line.

Bufferyard C: Fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard.*

- b. New Industrial uses adjacent to existing residential uses and agriculture uses are required to provide a Type-D buffer as outlined in Section 4-17, plus an additional five (5) foot bufferyard and three (3) additional trees per sixty (60) linear feet of lot line.

Bufferyard D: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard.*

Character and Image

Flexible, pedestrian-scaled building fronts. To allow for a transition to a more pedestrian-friendly corridor regardless of use, street-level development along Federal Boulevard must incorporate typical commercial shopfront dimensions to allow conversion to more active uses.

Architectural Design.

1. Horizontal Articulation: Buildings greater than two stories or taller than 30 feet shall be designed to have a clearly identifiable base, body and top with horizontal elements separating these components. The component described as the body shall constitute a minimum of 50% of the total building height. (See Figure 4-10-A)

2. Building Articulation: For buildings with a façade longer than 50 feet on any street edge, building articulation will be required at every 50 feet along the façade facing that street edge. Building articulation may be achieved through such things as window recesses, vertical and horizontal projections/banding, vertical and horizontal recesses, window composition/design, balconies and other architectural elements to be substantial in depth, in order to create shadow and architectural relief. Use of different colors does not provide building articulation.

3. Composition: Elements within each segment of a building facade, defined by a different roof height, are required to be symmetrical. A symmetrical condition is achieved when facade elements and openings are repeated in the same positions on either side of a central vertical line for that segment.

4. Entrances: To the maximum extent feasible, primary facades and entries shall face the adjacent street. Main entrances shall be provided with a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.

5. Scale: Facades shall incorporate a minimum of two (2) continuous details refined to the scale of 12 inches or less within the first 10 feet of the building wall, measured vertically at street level.

6. Expression: All masonry elements designed to appear as load-bearing shall be visually supported by other masonry elements directly below. On masonry building walls, expressed or implied structural piers shall be evident as vertical alignments on the facade.

7. Color: A maximum of two (2) primary colors for each building segment may be used with a maximum of two (2) secondary accent colors. If accent colors are to be used, they too must be described and used throughout the development and complement the primary colors.

Building Material.

1. General: A minimum of 50 % of the building walls shall incorporate brick, cast stone, stone, formed concrete, glass in combination with metal or other high quality, long-lasting masonry or stone material over a minimum percentage of surface area (excluding windows, doors and curtain walls). The remainder of wall area may incorporate other materials.

2. Glare: Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of traffic safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.

3. Transparency:

- a. Required Transparency: Facades shall incorporate transparent features (windows and doors) over a minimum percentage of the surface area of street fronting facades. Minimum percentages for ground level: 25% of surface area minimum; and upper levels of all uses: 15% surface area minimum. Transparency of the ground level shall be calculated within the first 15 feet of the building wall, measured vertically at street level. In cases where a building has more than two facades fronting a street or primary travel way, the transparency requirement shall only be required on one facade based on pedestrian traffic and vehicular visibility. All ground level windows shall provide direct views to the building's interior or to a lit display area extending a minimum of three (3) feet behind the window. Ground level windows shall extend above an eighteen (18) to twenty-four (24) inch base. Materials that restrict the ability of the public to view the inside of a structure from the outside are generally prohibited but may be allowed in limited locations in structures intended for financial or other uses with documentable safety concerns.
- b. Glass: Mirrored glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Windows located along a sidewalk and/or a street on the first floor of a building shall use transparent glass with a maximum visible light reflectance of approximately 0.15 to allow pedestrians to view activity within the building.
- c. Location and Details: Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

Use Modifications

Mixed-Use Development. Mixed use shall be allowed as a permitted use in all zone districts within the Federal Boulevard Framework Plan Overlay, if (1) the parcel is a minimum of seventy-five (75) feet of lot width and (2) fronts along an arterial, collector or State Highway. Mixed Use in a zone district other than Mixed-Use (MU) must be approved through an Administrative Review Permit and must meet all other performance standards outlined in Section 4-10.

Incentives. Incentives will be available within the Overlay Boundaries.

Conditional Use Permit Required. To achieve the vision outlined in the Federal Boulevard Framework Plan, the following uses require an approved Conditional Use Permit in all underlying zone districts in which it is a permitted use:

Agricultural Businesses and Farm Operations

Agriculture Support Businesses and Services

Nurseries

Forestry and Siviculture

Airports, Landing Strips, and Heliports
Dry Cleaners
Heavy Retail and Heavy Services
Heavy Industry
Landscape Storage Yards
Moderate Manufacturing or Processing
Light Industry
Light Manufacturing or Processing
Outdoor Storage in excess of 25% of the building area

Prohibited Uses. The following uses are prohibited in all zone districts in the Federal Boulevard Framework Plan boundaries:

New Mobile Home Parks
Jails and Prisons
Forestry and Siviculture
Airports, Landing Strips, and Heliports
Sexually Oriented Businesses
Heavy Manufacturing or Processing uses

Definitions:

Active Use. A use that attracts pedestrian activity during varied times of the day, provides access to the general public and conceals uses designed for parking and other non-active uses if present. Such uses generally include, but are not limited to, retail, commercial uses, restaurants, coffee shops, libraries and educational and cultural uses. Active uses typically do not include professional offices.