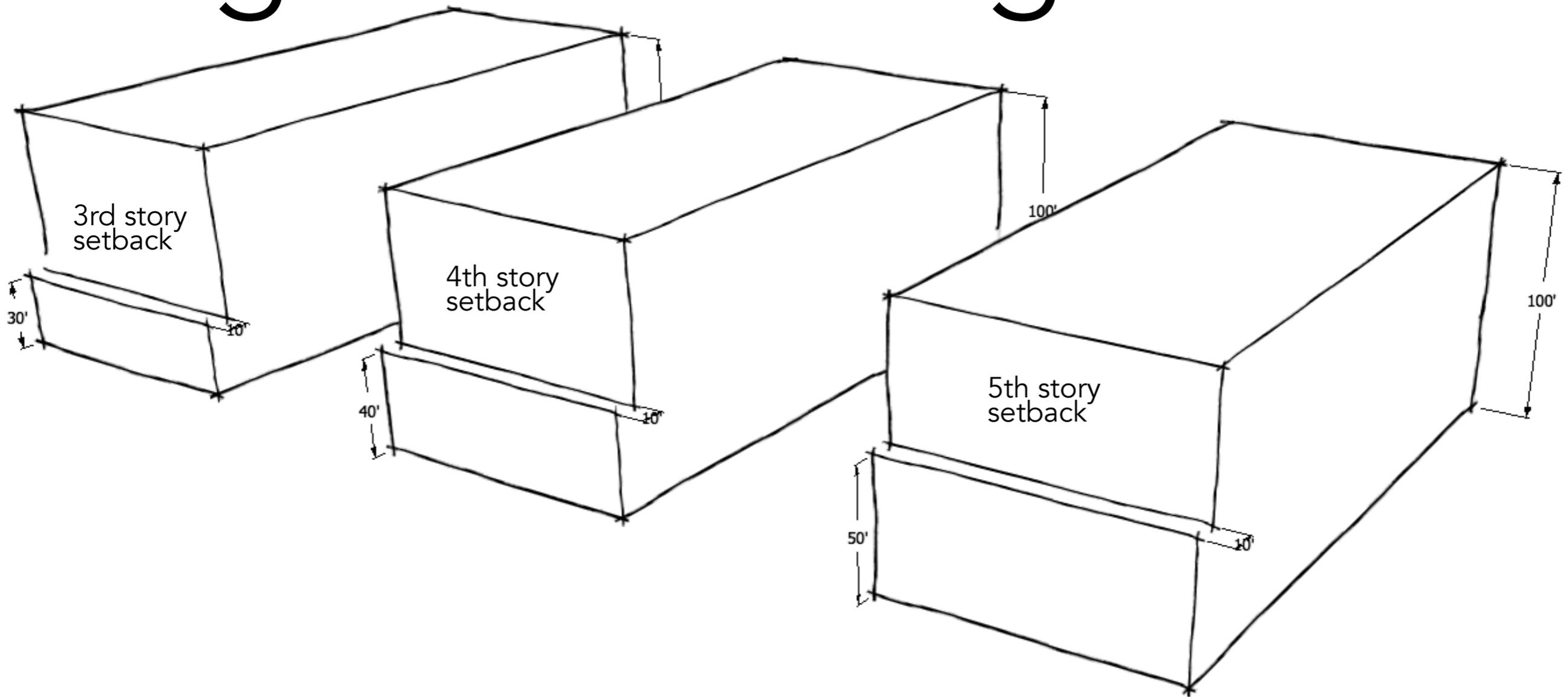


DMUC Overlay District Urban Design Issues

height & massing street activation

Submitted to the Burlington Planning Commission
by Julie Campoli, Terra Firma Urban Design
June 15, 2016

Height & Massing



B.iv.a. Required Building Height Setbacks

In upper story setback at least ten (10) feet from the primary plane of the façade below shall occur within the first 60- ft of Building height at either the 3rd, 4th, or 5th story in order to provide a change in the vertical plane of the façade. Such a change shall involve the full width of the Building facade

Setback after 4th floor



California St
Denver, Colorado
Street View - Aug 2015

ATM ATM

COLORADO NATIONAL BANK

17th St

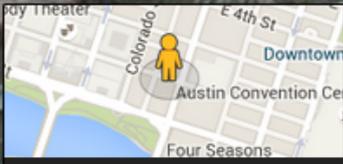


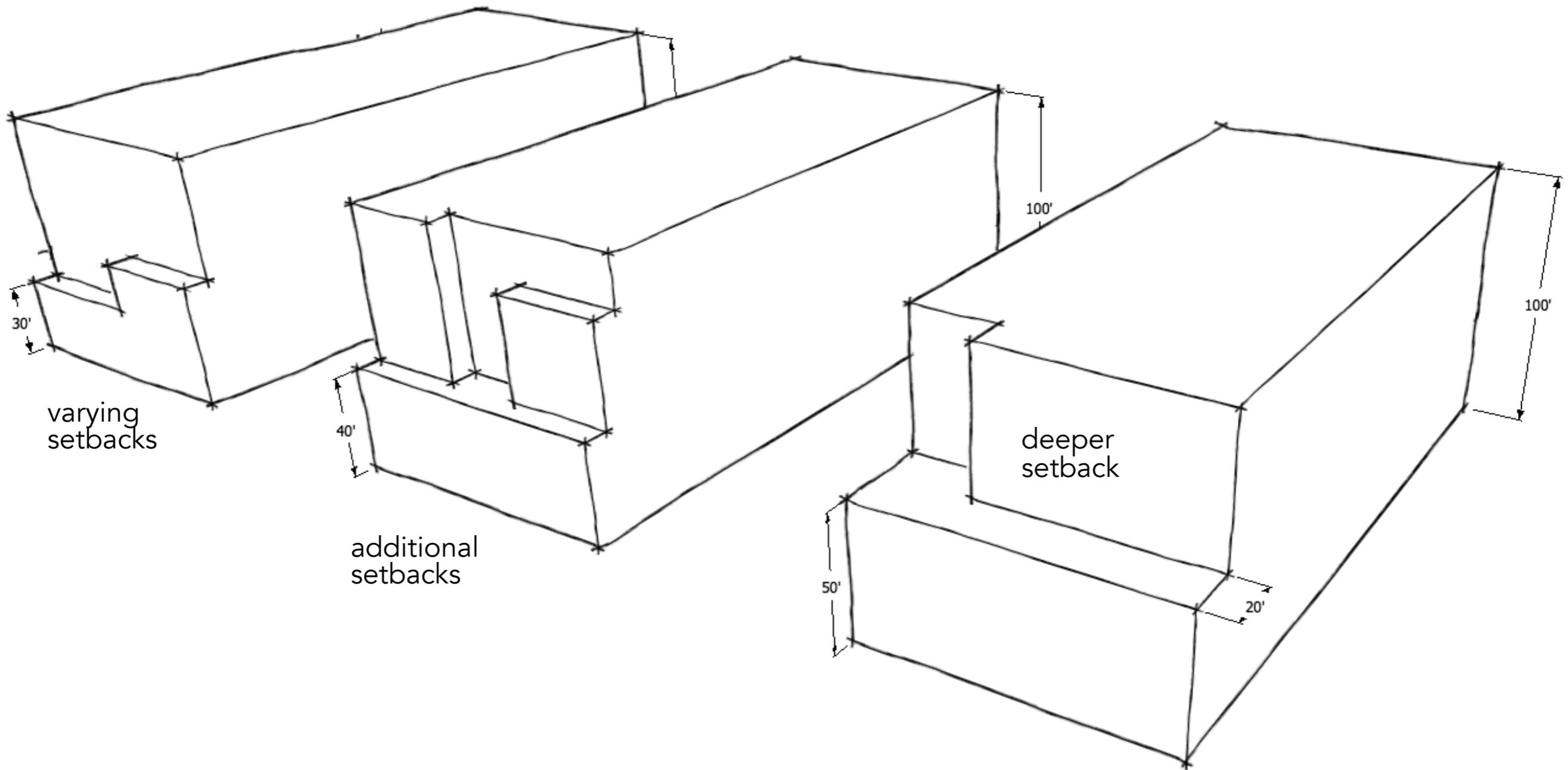
Setback after 6th floor



High-rise tower set back from 6-story podium (previous slide)

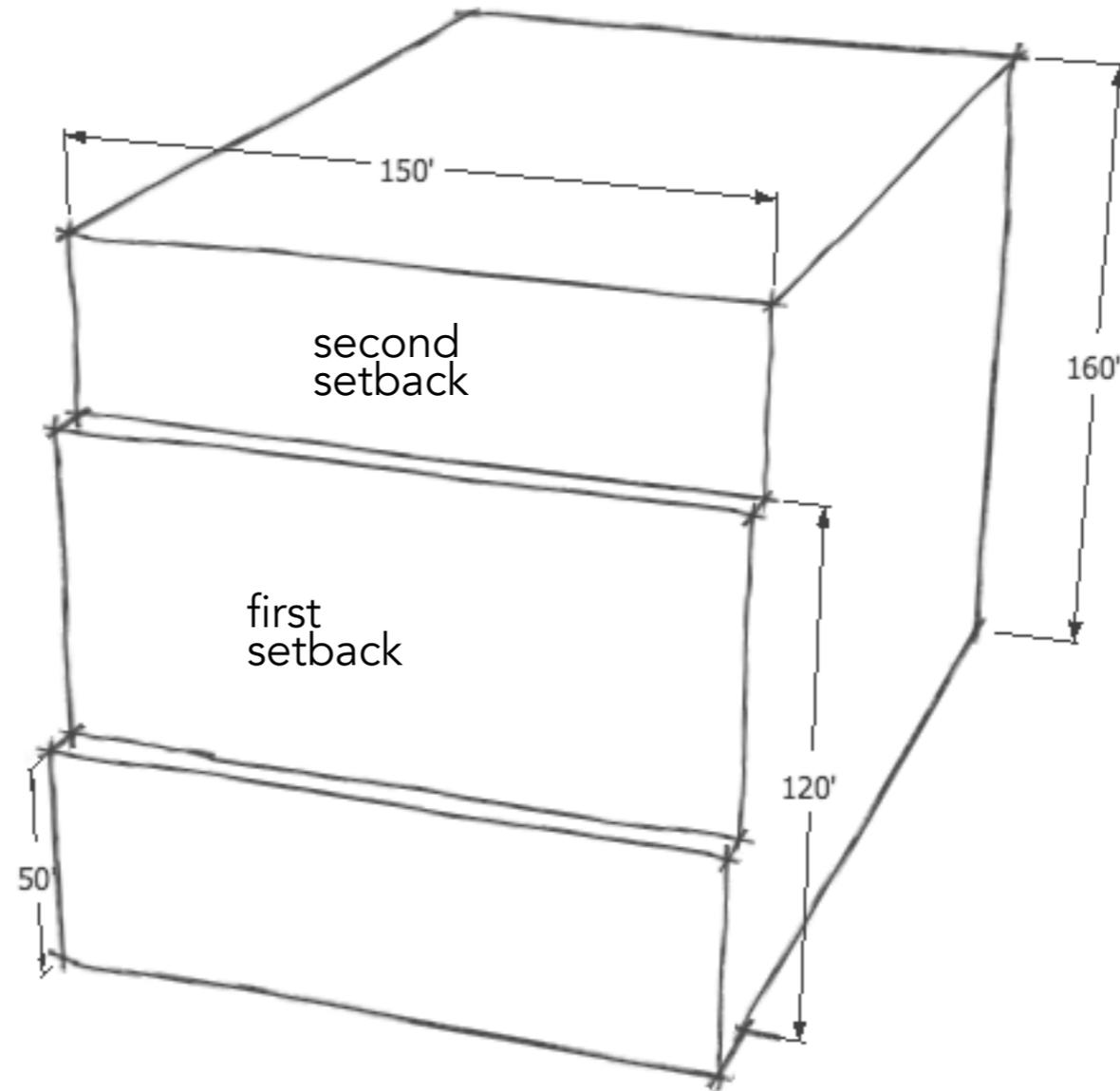
W Willie Nelson Blvd
Austin, Texas
Street View - Apr 2015





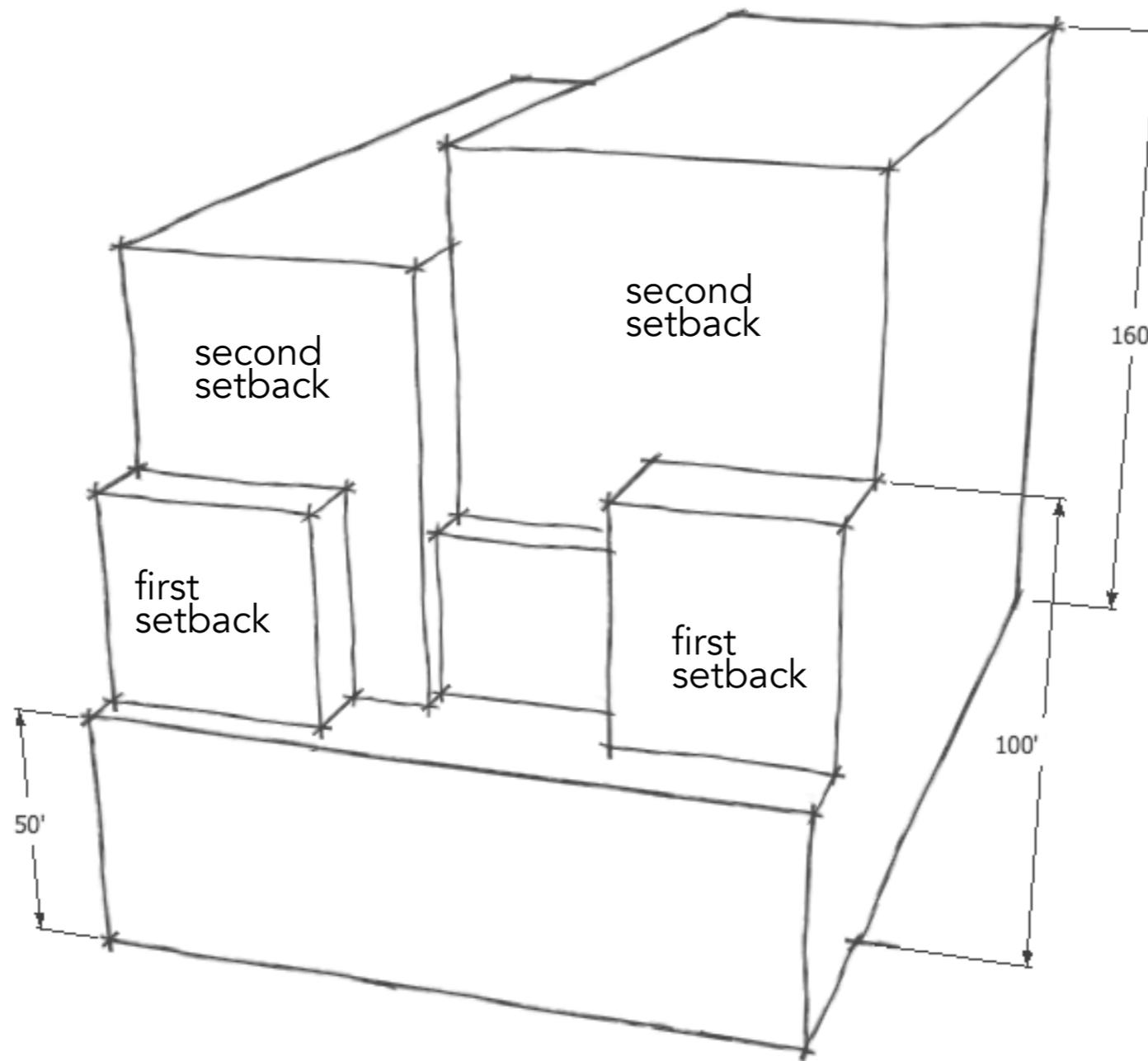
B.iv.a. Required Building Height Setbacks - +6 stories

Such a change shall involve the full width of the Building facade but does not have to occur in the same story. Additional upper story setbacks may occur in order to provide additional terraces,



B.iv.b. Required Building Height Setbacks +10 stories

For Building facades exceeding ten (10) stories in height a second upper story setback at least ten (10) feet from the primary plane of the façade below shall occur at either the 10th, 11th, or 12th story in order to provide another change in the vertical plane of the façade. Such a change shall involve the full width of the Building façade



B.iv.b. Required Building Height Setbacks

Such a change shall involve the full width of the Building façade, but does not have to occur in the same story. Additional upper story setbacks may occur in order to provide additional terraces, taper and visual interest to taller Buildings.

Setbacks on 5th, 9th, and 12th floors *



*This example does not conform to BTV proposal as setbacks don't include the full width of both building planes

Setbacks on 5th, 9th, and 12th floors, used as terraces



*This example does not conform to BTV proposal as setbacks don't include the full width of both building planes

Setbacks on 5th, 9th, and 12th floors *



Little Raven St
Denver, Colorado
Street View - Jun 2015

Setbacks on varying floors



Residential neighborhood example w/ no ground floor retail

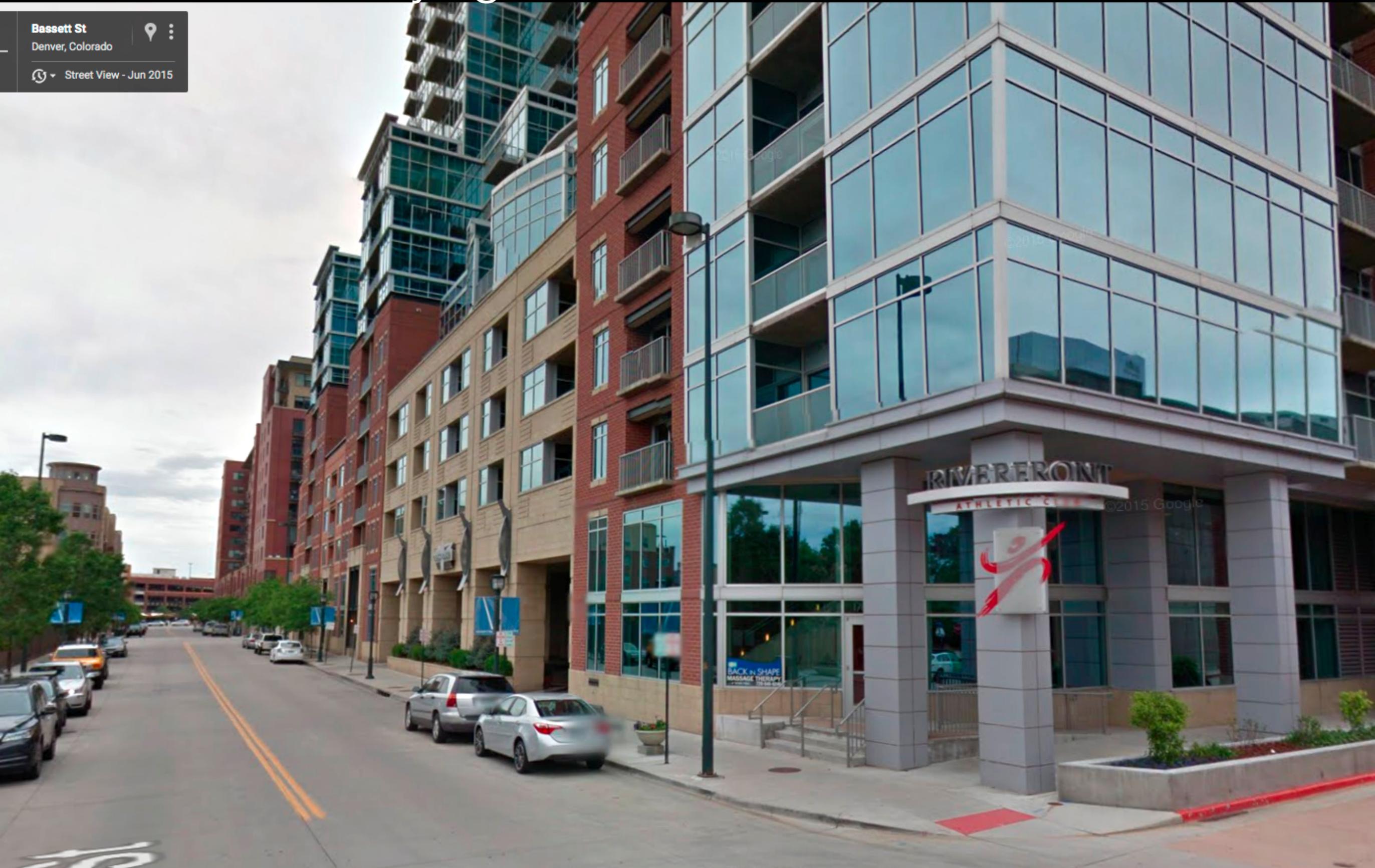
Setbacks on varying floors

Bassett St

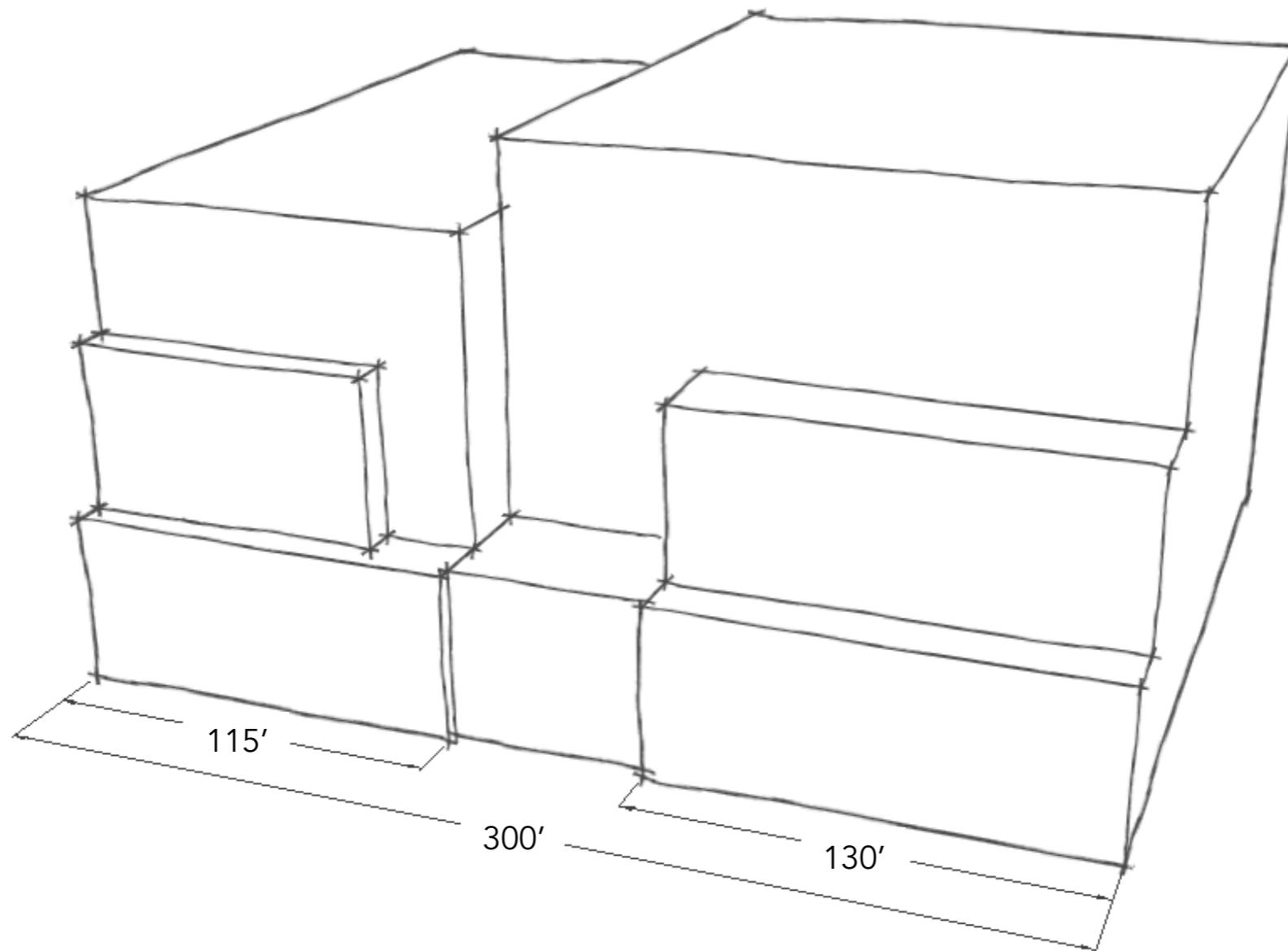
Denver, Colorado



Street View - Jun 2015



Residential neighborhood example w/ no ground floor retail



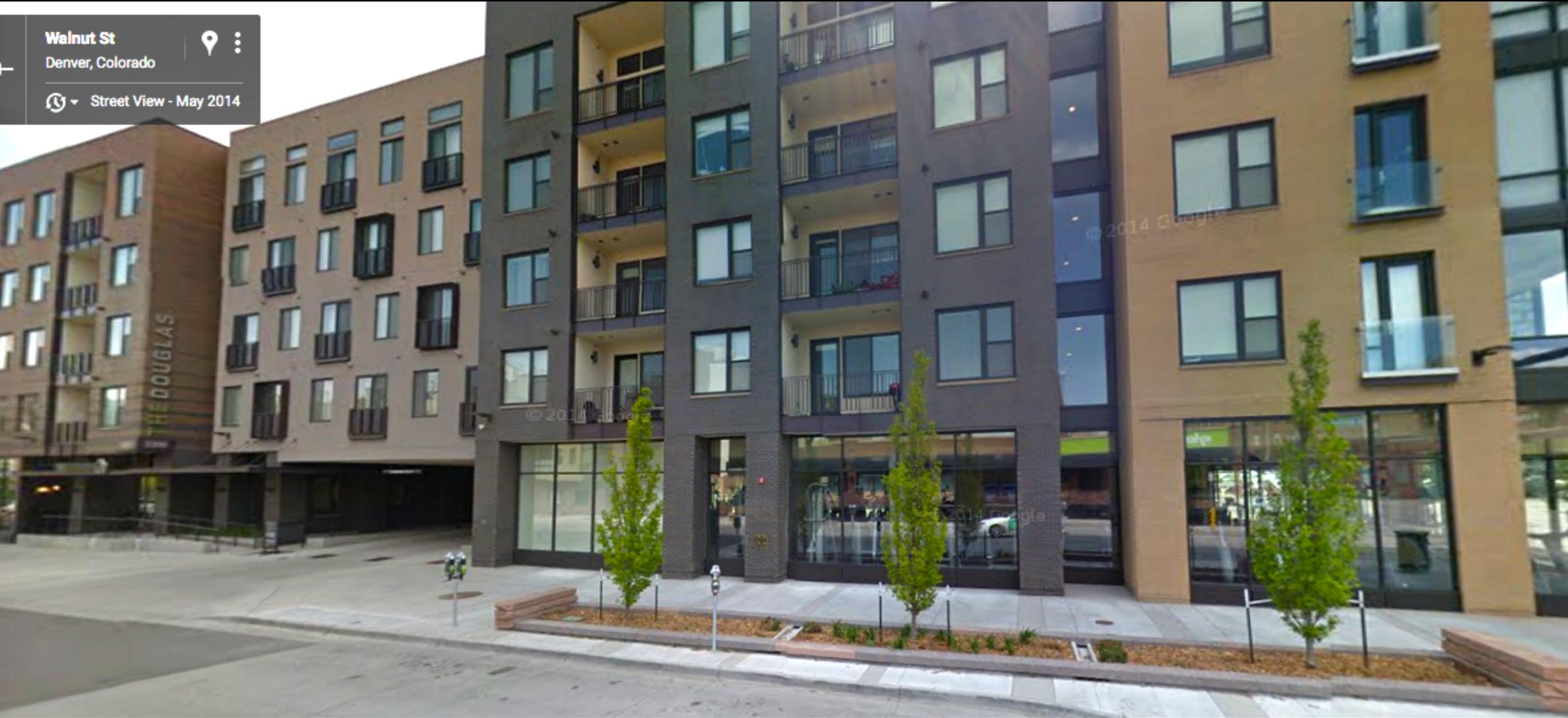
B.iii. Facade Articulation

Buildings with facades greater than one hundred and fifty (150) feet in width must include a more substantial change in the horizontal plane of the façade where for every one hundred and fifty (150) feet in facade width, one (1) or more architectural bay as required above must either recess or project by at least four (4) feet involving the full height of the façade from the average plane of the street wall portion of the facade. Such bays shall occur no closer than fifty(50) feet from the Building's corner.

Projecting bays break up a scale of a facade longer than 150'



Recessed planes break up scale of a facade longer than 150'

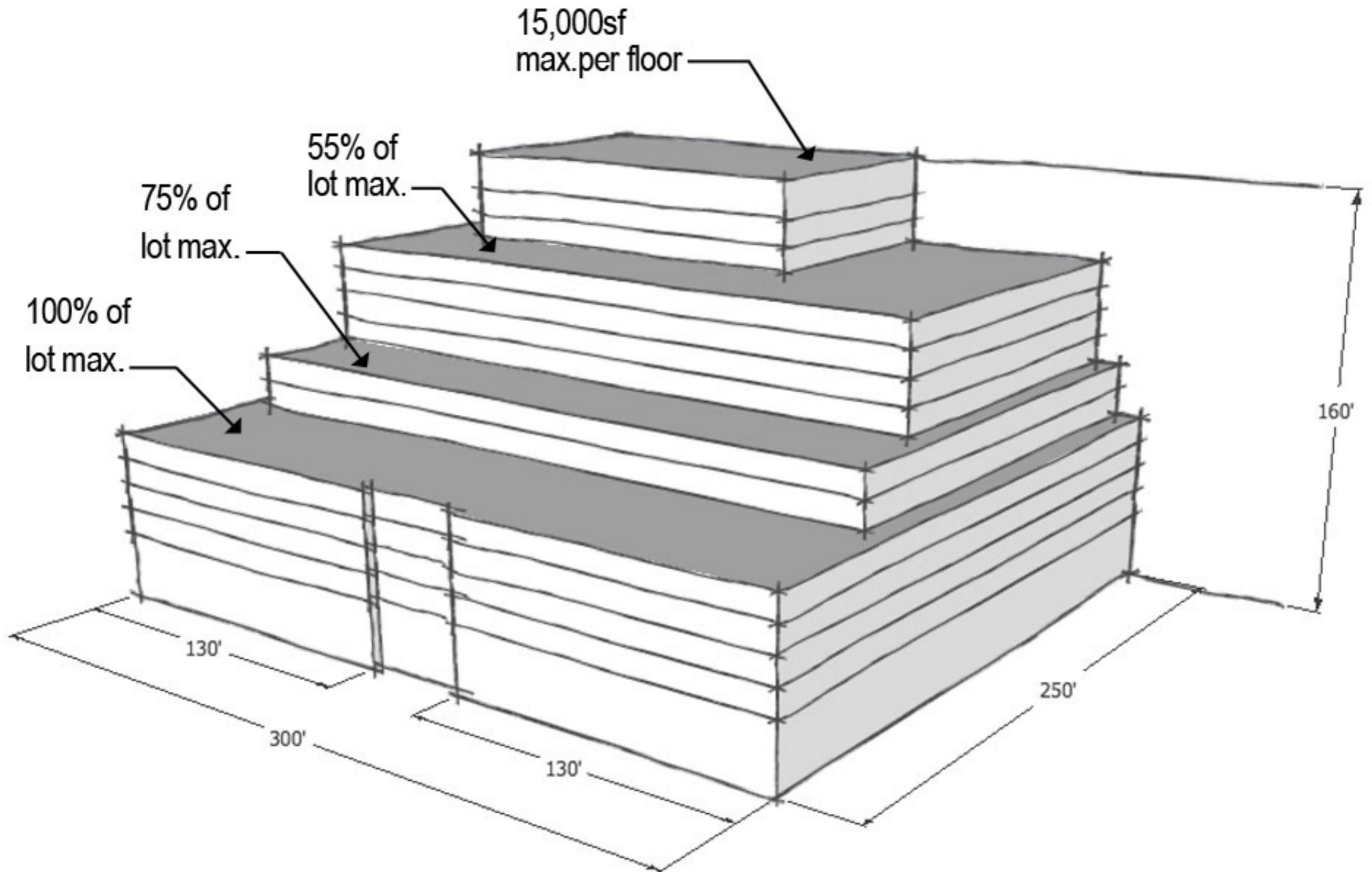


Recessed central bay breaks up a scale of a facade longer than 150'



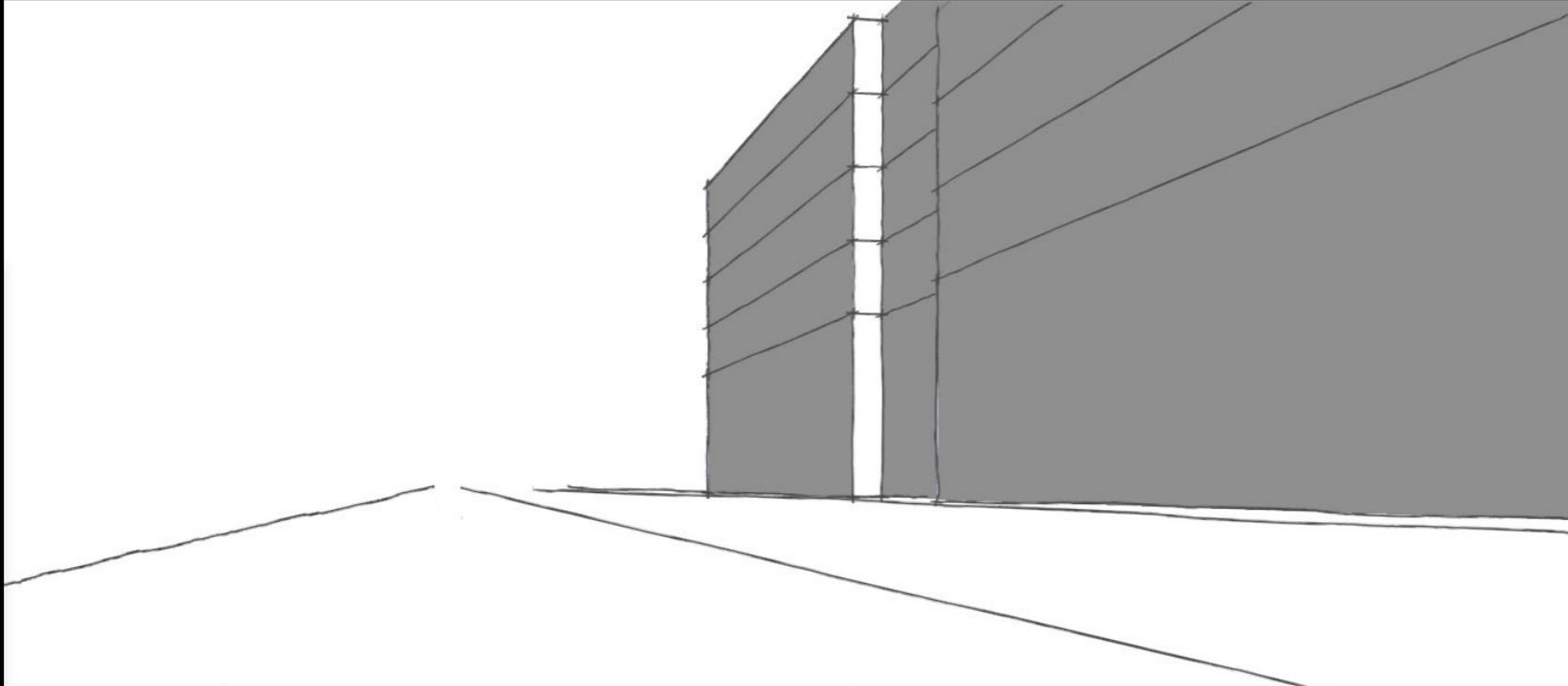
Floor Area Ratio of 9.5 Building Envelope

Full coverage of lot at ground level, and decreasing allowed coverages at upper stories create additional building setbacks



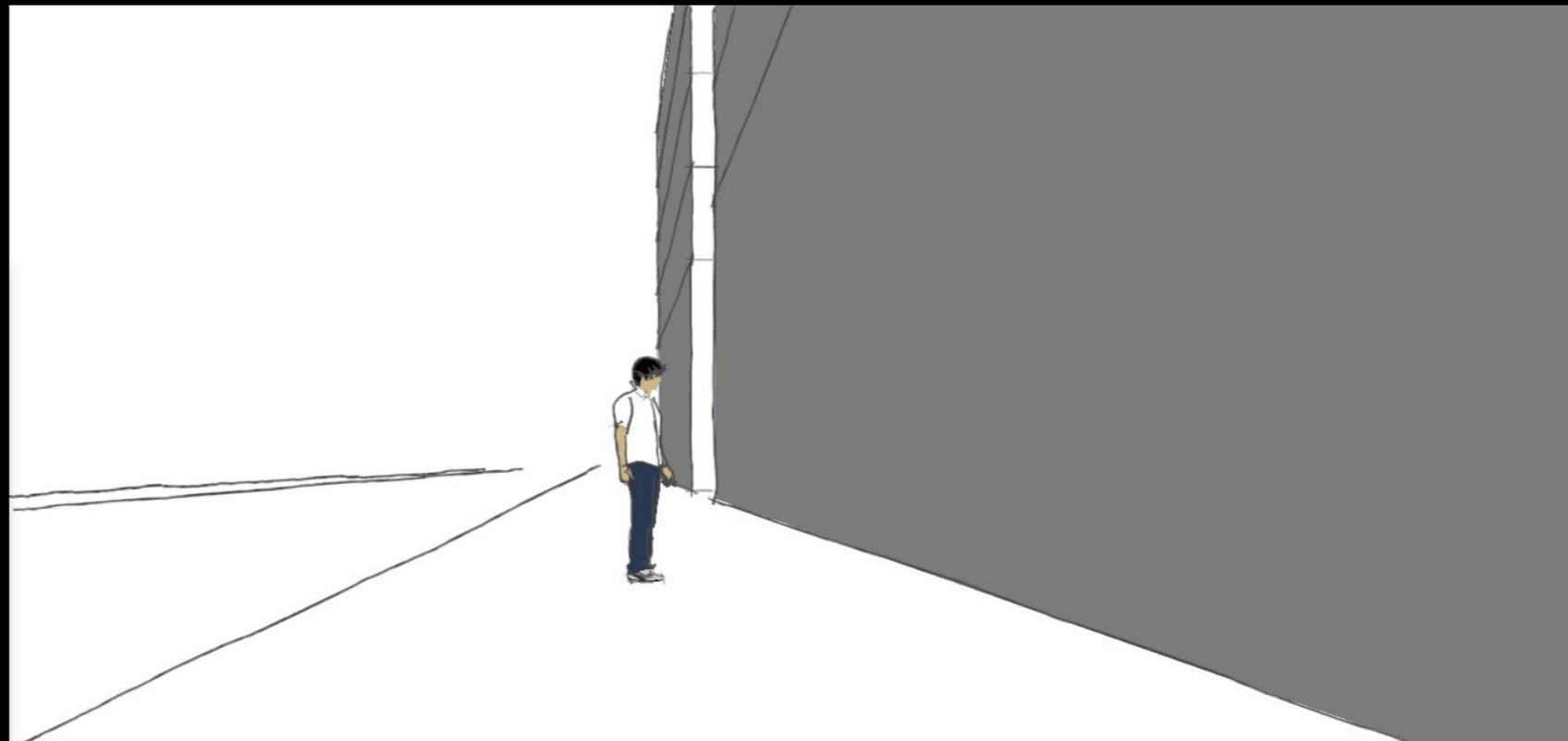
Floor Area Ratio of 9.5

View of floors 6-14 are not visible at eye level from sidewalks along the street due to setbacks created by maximum coverages at upper levels

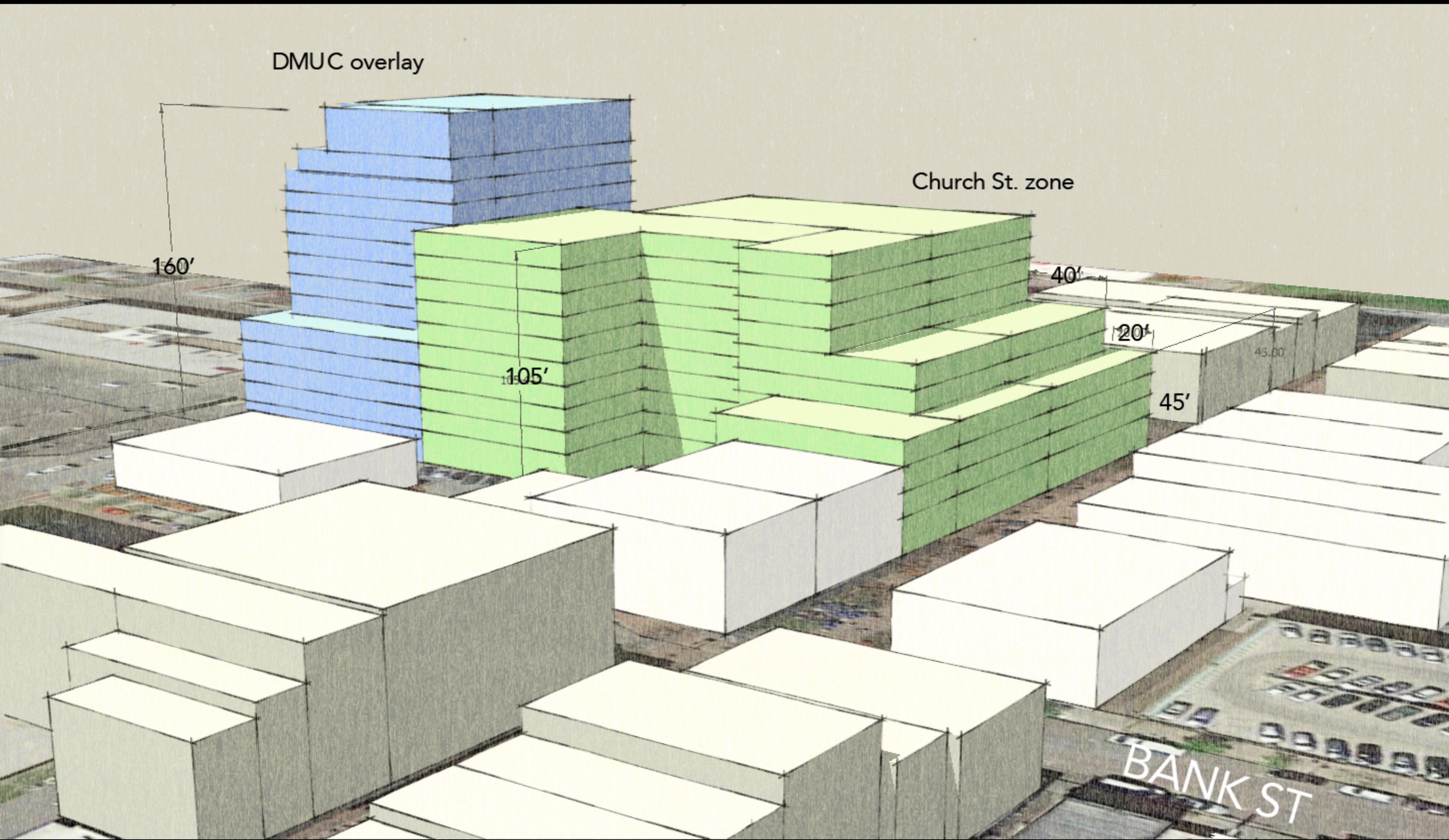


View from sidewalk
across the street

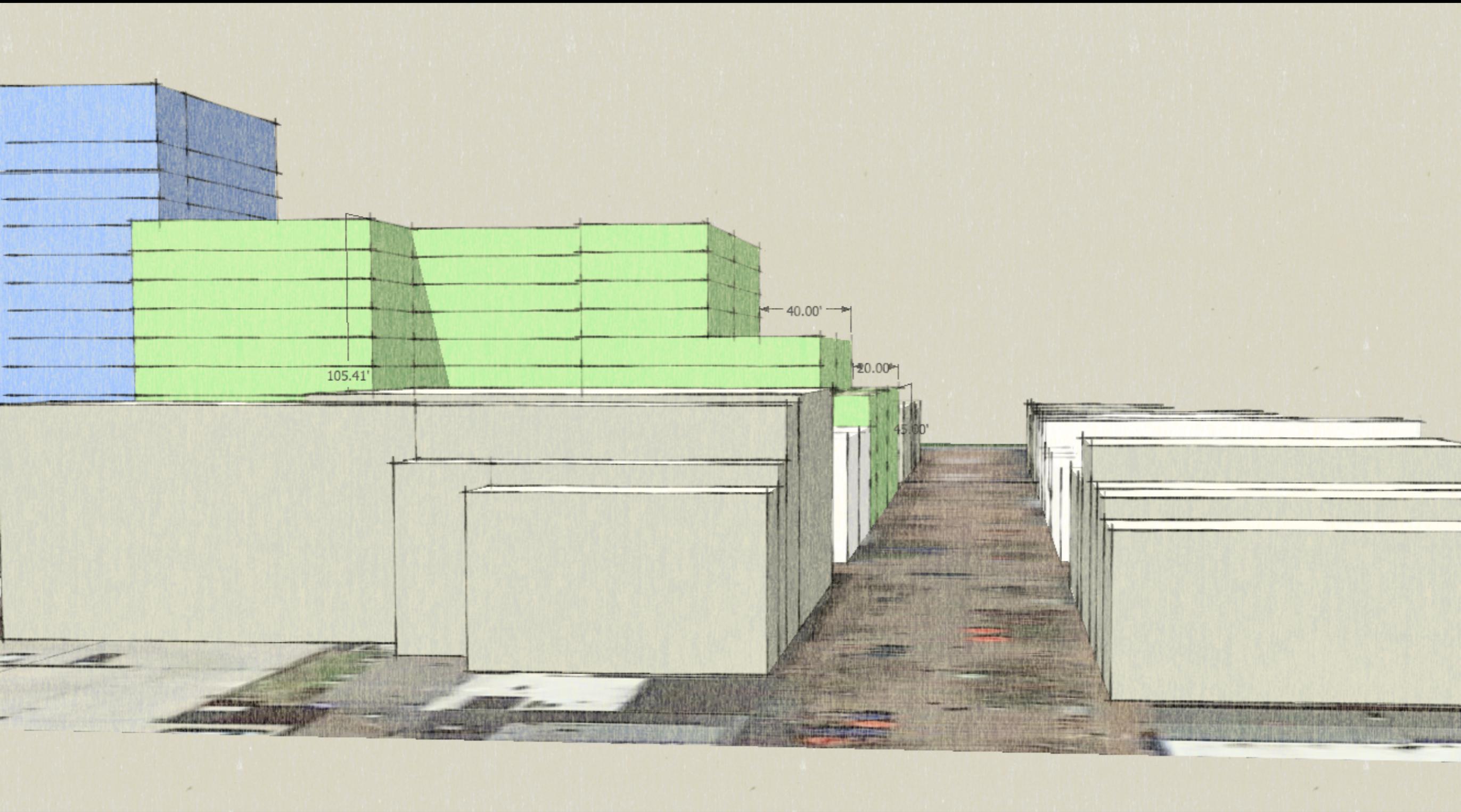
Eye level view from
adjacent sidewalk



Building envelopes along Church St. and in one block of DMUC overlay district

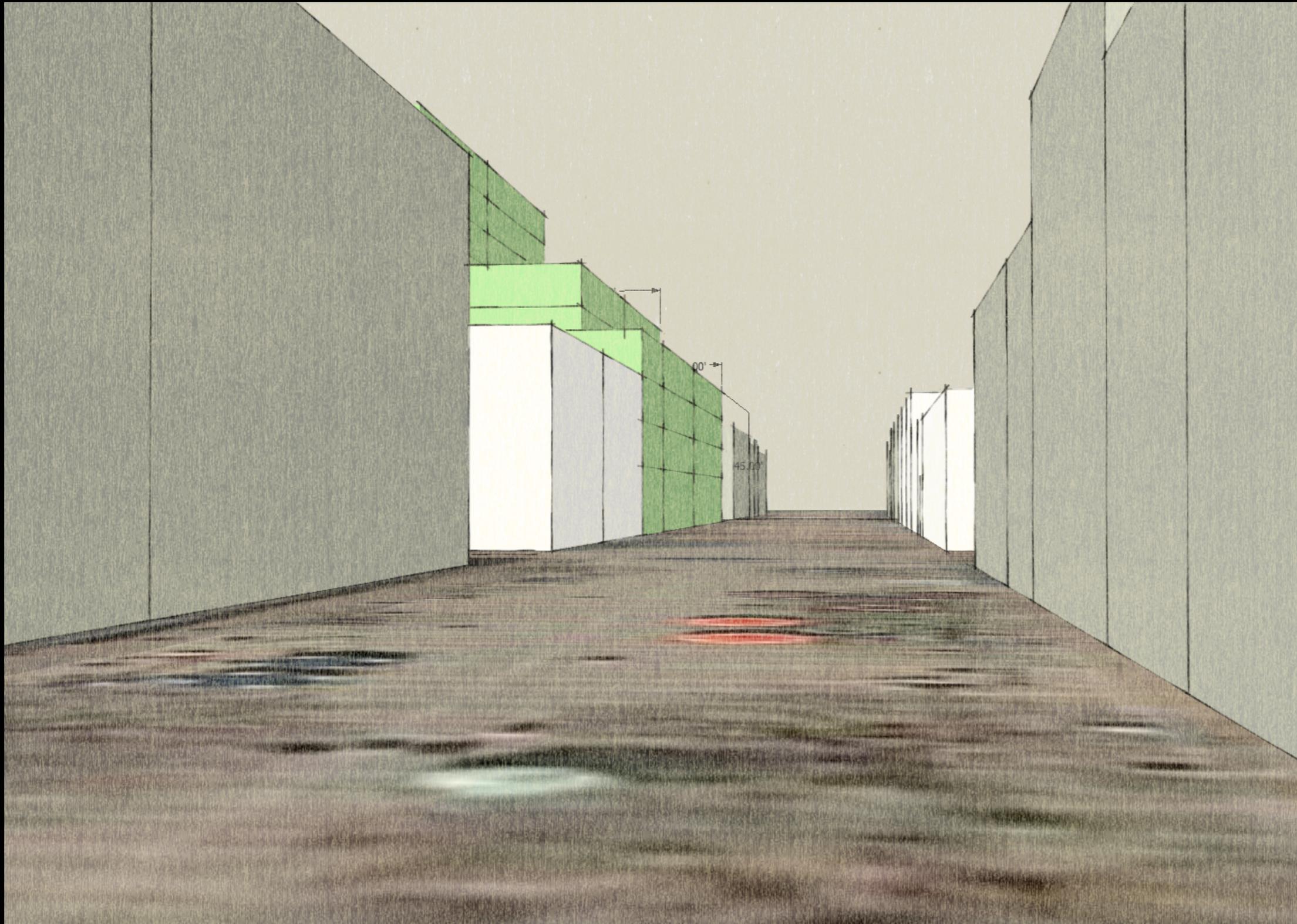


Building envelopes in Church St. zone (green) and DMUC overlay district (blue)



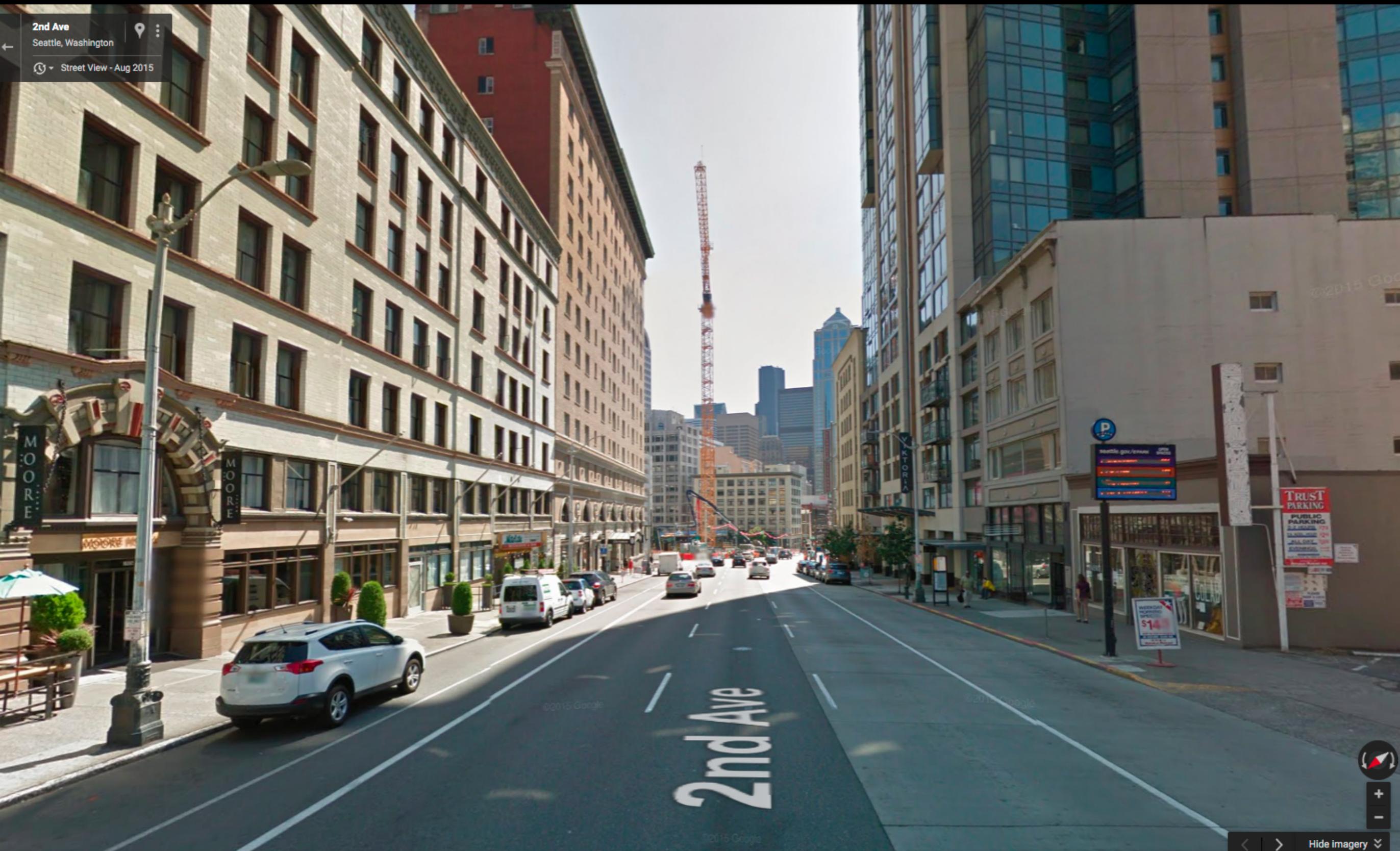
Low aerial view (not eye level) looking north on Church

Building envelopes in Church St. zone (green)



Eye level view looking north on Church St toward intersection of Bank

Street with buildings of varying heights



2nd Ave
Seattle, Washington
Street View - Aug 2015



Street Activation

Traditional retail streets—frequent entrances, transparent facades



Traditional retail streets—frequent entrances, transparent facades





lack of entrances and retail
along the primary street
creates a dead street



frequent entrances
combined with retail
draws pedestrian activity

High quality building materials but lack of entrances and active uses on the street level



Active retail use at corner combined with setback encourages sidewalk activity



Effect of building height on the street



Right-of-way narrower than Bank, Cherry and College. 10-story building on right

Frequent entrances and windows, active uses, tree canopy

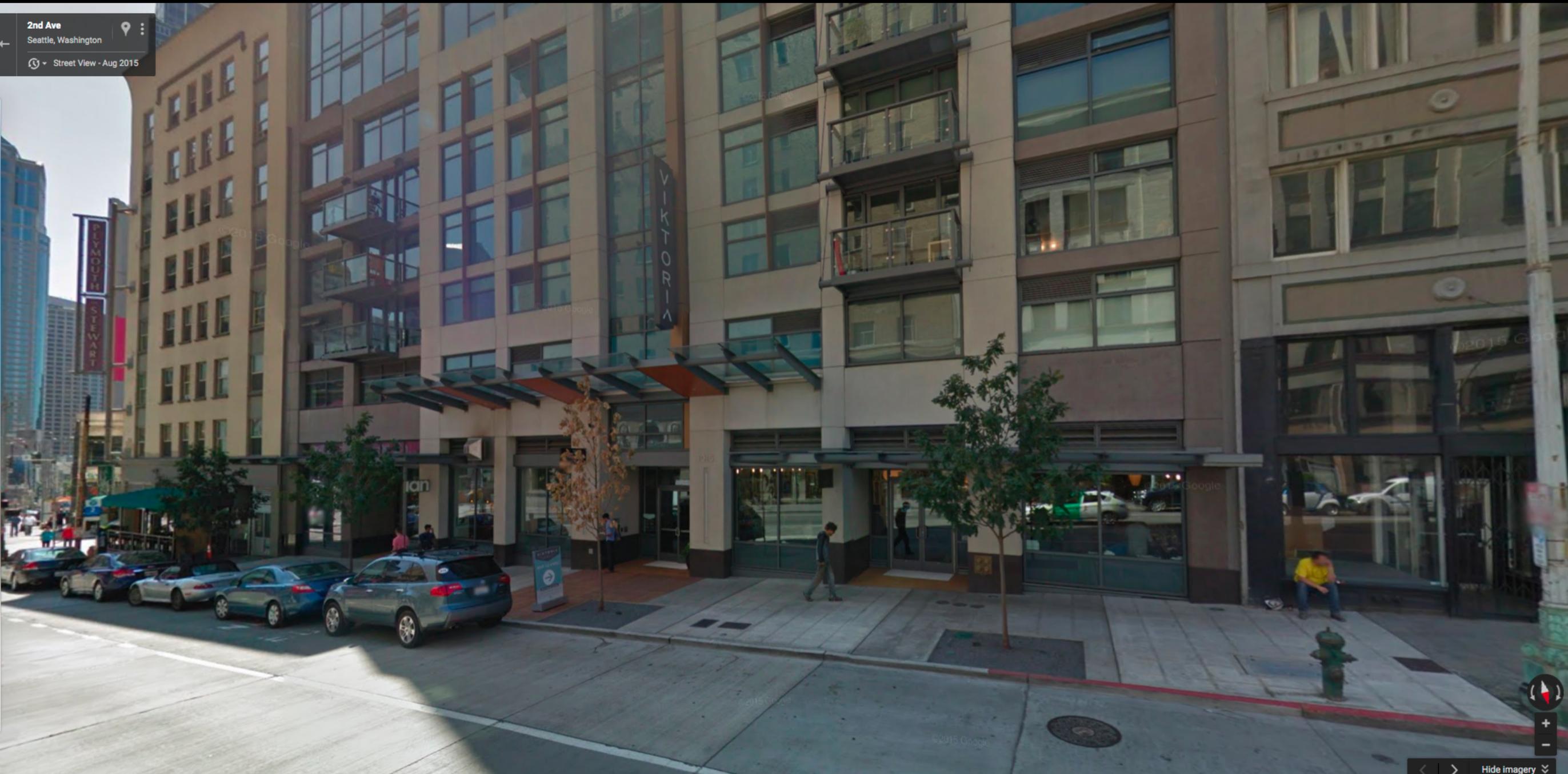


17 story tower above an activated street (previous slide) barely perceptible from street



Facade articulation and street activation

Frequent entrances and windows, active ground floor uses, set back architectural bays



Multi-story tower above an activated street (previous slide) barely perceptible from street

