



Commercial Zones - Minimal Setback



Transition and Residential Zones - Grade Separated



Residential Zones - Limited Setback & Grade Separated



Residential Zones - Courtyard

Open Space

Outdoor rooms such as plazas and forecourts can provide a residential amenity and add visual interest to the streetscape. Shared open space functions best at or near grade, may be landscape or hardscape, and can include amenities such as fountains, seating, and arbors. Forecourts, interior courtyards and other shared spaces, whether located adjacent to the sidewalk or interior to a building, should provide direct pathway connections and visual sight lines to the sidewalk.



Entries

Entries should be oriented towards the main street and be celebrated through multiple architectural cues such as covered porches or recessed doorways, accent lighting and a higher level of detailing.



Windows

Establish a scale, rhythm and character that clearly reflects the residential function of the building. Windows should be abundant and highly transparent but also maintain privacy. Windows along the ground floor will inherently be at a smaller scale and less frequent than adjacent commercial buildings. However, by utilizing bays, balconies and terraces the street elevation can be enlivened without sacrificing privacy.



Materials & Finish

Buildings in walkable areas should feature the greatest level of detailing and highest quality materials at the pedestrian level with an opportunity for more affordable materials on upper levels. Residential buildings in urban centers should use durable, high quality materials reflective of downtown and compatible with commercial buildings. Brick, stone and tile reflect permanence and an investment in the community.



Landscaping, Buffers & Privacy

Lush landscaping, low walls, terracing and green screens are associated with residential districts and can demarcate residential buildings in urban settings. Landscape features can provide additional privacy and transition elements while enhancing the pedestrian experience. Landscaping alone is rarely enough to compensate for a flawed building design.



Streetscape Design

Street trees and more abundantly landscaped planter strips offer an extension of premises and create a transition from the activity of the street, placing the people on the sidewalk in a safer and more relaxed environment. A consistent green edge at the street or within a setback can denote a residential zone and provide additional district character.



Parking & Access

Parking access should be limited and the pedestrian environment prioritized with the fewest disruptions possible. Underground, sub-grade and parking interior to the building should provide access from an alley or secondary street when possible and not on the primary façade unless absolutely necessary. Parking entries should be architecturally integrated with the building.



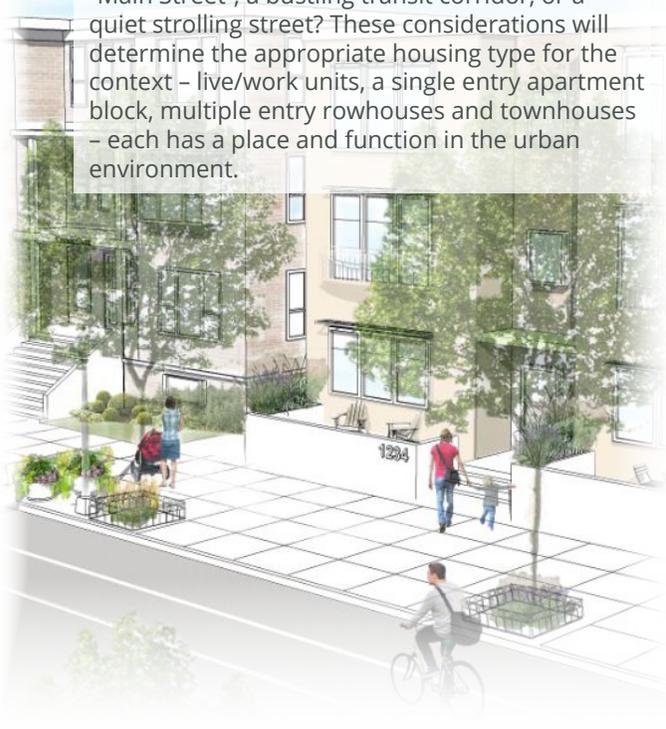
URBAN RESIDENTIAL FRONTAGES

Urban places

require a strong connection between buildings and the street – a pattern that establishes the framework for the vibrant, walkable streetscapes associated with successful commercial centers. Residential uses are essential to an active street environment and contribute round-the-clock activity that provides for safe and lively neighborhoods. Well-designed frontages support compatibility between the mix of uses associated with walkable centers including shopping, dining, entertainment and living.

Most downtown residences are in the upper stories of mixed-use buildings with commercial spaces on the ground floor. However, when dwellings are located at the pedestrian level, it is important that the building design enhances the pedestrian environment while maintaining privacy for residents. Layering transition elements from public to private spaces can achieve both.

Successful residential frontages respond to the unique context of the urban center. Is the street primarily occupied by storefronts or residential entries? What is the character of the street and how should the building relate to it? Is it a “Main Street”, a bustling transit corridor, or a quiet strolling street? These considerations will determine the appropriate housing type for the context – live/work units, a single entry apartment block, multiple entry rowhouses and townhouses – each has a place and function in the urban environment.



Setbacks - How do urban homes best meet the street?

In urban settings, buildings should site at or near the sidewalk to reinforce the existing urban fabric while maintaining an entry sequence appropriate for the housing type. The deeper lawns and landscaping often associated with residential buildings in suburban locations are not in keeping with the context of active, walkable areas.

Commercial Zones – Minimal Setback

Streets with a high mix of commercial uses should match the commercial setback for most of the building frontage - generally at the sidewalk or with a minimal setback. Although the majority of the building façade should meet the sidewalk, variations in the setback can respond to building function, add visual interest and provide resident amenities when well designed and proportioned to the context.

(Residential types: lobby or central hall buildings with a single entry, live/work units.)

Transition and Residential Zones – Grade Separated

Terraces, porches and stoops offer transitional space between the public sidewalk and private dwellings while animating the street and providing space for casual interaction. Often this configuration is the best and most flexible option when units occupy the ground floor providing a high level of privacy without compromising the pedestrian realm. Grade separation can be used in conjunction with the other setback conditions discussed here.

(Residential types: single-entry apartment blocks, townhouses, rowhouses.)

Residential Zones – Limited Setback

Limited setbacks are appropriate when residential frontages predominate along the street and the context supports a setback. The setback area can be designed with hardscape or landscape.

(Residential types: single-entry apartment blocks, townhouses, rowhouses.)

Residential Zones – Courtyard

Shallow courtyards can work in urban settings as part of the entry sequence to single and multiple entry buildings when abutting or directly connected to the sidewalk. In a successful courtyard building, although entries may be focused inwardly, the courtyard itself will have a prominent entry to the street. Other guidelines related to building siting, frontage, entries and detailing should be followed.



Resources

The City of Eugene offers loans and incentives to encourage downtown housing development through private investment in our community. For more information on these opportunities, please visit www.eugene-or.gov/819/Loans-and-Incentives. Or, contact us directly:

Design Consultation Service

Zach Galloway
Urban Design Studio
Senior Planner
Phone: 541-682-5485
Email: Zach.A.Galloway@ci.eugene.or.us

Amanda Nobel Flannery
Economic Prosperity
Programs Manager
Phone: 541-682-5535
Email: Amanda.NobelFlannery@ci.eugene.or.us



City of Eugene
Planning & Development Department
Atrium Building
99 W. 10th Ave
Eugene, OR 97401