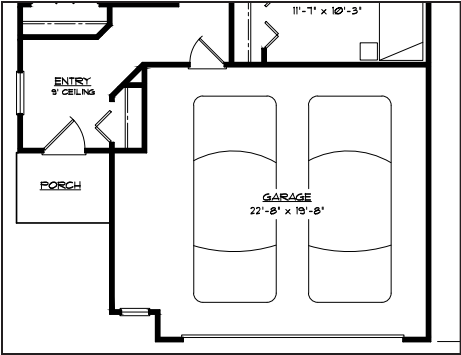


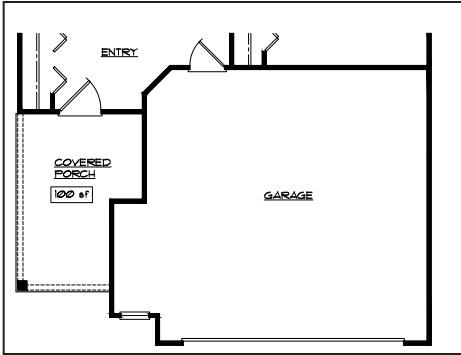
Pedestrian-Oriented Building Design: Garage Forward Design Mitigation



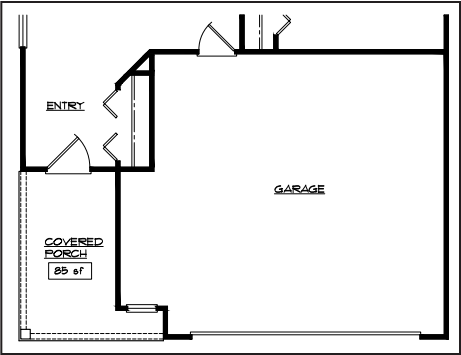
ORIGINAL DESIGN

Original design placed emphasis on garage over porch.

City staff used design guidelines to recommend an enlarged porch to minimize the visual impact of the garage from the street.

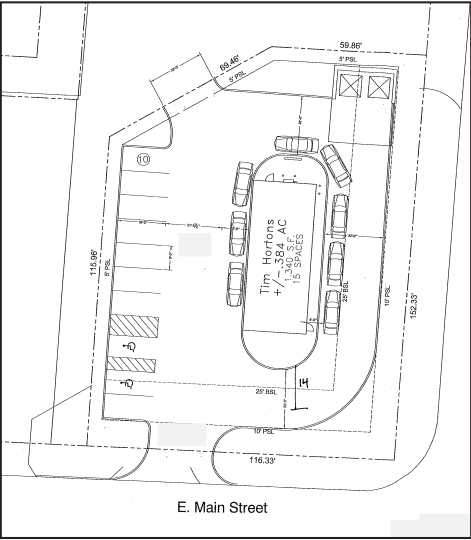


The applicant submitted several variations, and the final decision agreed upon provided a large front porch that extends to the front of the home and minimizes the visual impact of the garage.

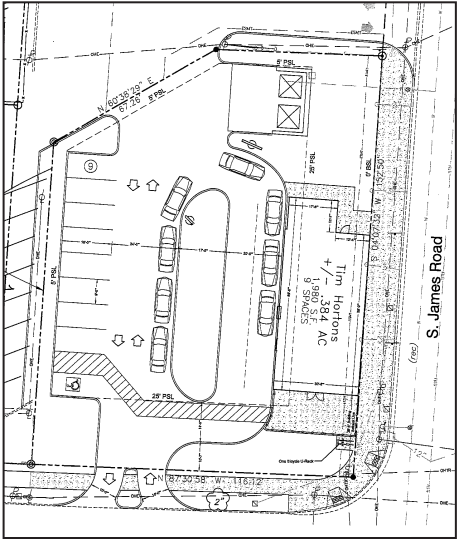


FINAL DESIGN

Pedestrian-Oriented Building and Site Design: Tim Horton's



ORIGINAL DESIGN



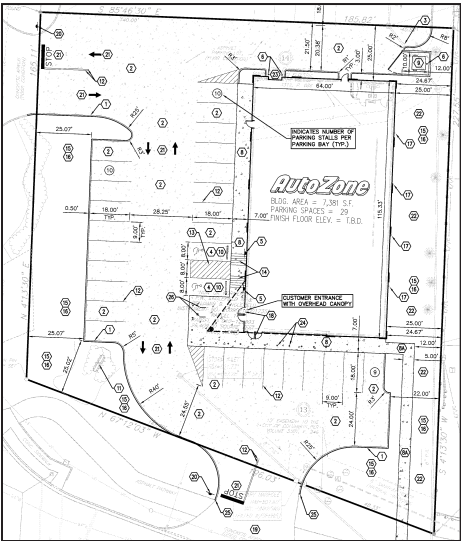
FINAL DESIGN

Original proposal includes a typical Tim Horton's with a drive-through aisle wrapping the building.

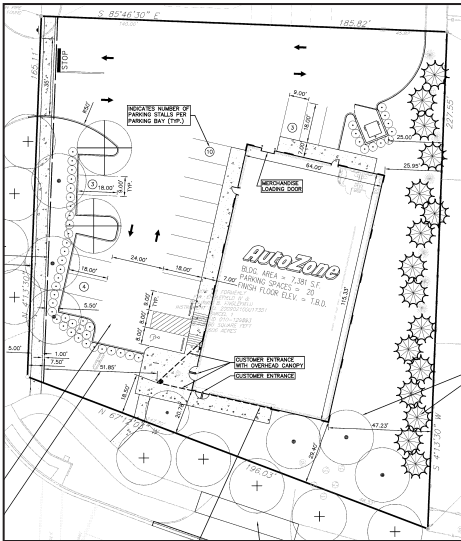
City staff used design guidelines to recommend a reduced setback to improve the visual appearance from the street and to provide increased pedestrian access.

The final design shows the building fronting on James Road with patio space for visitors.

Pedestrian-Oriented Building and Site Design: Autozone



ORIGINAL DESIGN



FINAL DESIGN

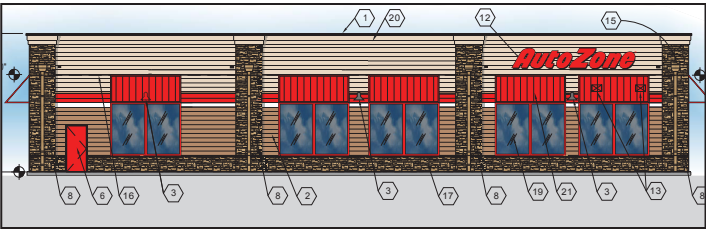
Original proposal included a typical AutoZone site plan and elevations. The building was setback from the street and the side elevation was blank.

City staff used design guidelines to recommend a more inviting storefront with glass windows, a reduced setback to provide street presence and the elimination of a curb cut and increased landscaping.

The final design removed the curb cut on Henderson Road, providing a continuous sidewalk and improved pedestrian experience. It also included street trees, landscaping and a higher level of design on the building.



ORIGINAL STORE DESIGN



FINAL STORE DESIGN



Before and After Development Review

How a Plan Can Improve Projects