

It is Belmont's intent to provide a more urban form in creating architectural compatibility with the intensive and diverse neighborhoods and activity centers near the campus through the following future design considerations for all activity zones.

- Provide a sense of entry from public streets through the use of projections and recesses in the façade, porches, terraces, fenestration embellishments, windows and doors
- Provide windows with regular spacing and a vertical orientation singularly and compositionally as a group
- Provide a definable horizontal base and cornice for buildings and parking structures
- Provide materials and details that complement those of nearby older urban buildings without being facsimiles of those buildings

It is Belmont's further intent to provide architectural compatibility for proposed buildings and adjoining neighborhoods in conjunction with specific uses and locations as follows:

- Provide architectural articulation for proposed buildings that are located on the proposed campus boundary and opposite the street from a specified single-family residential neighborhood
- Provide a façade that substantially screens the exterior appearance of proposed parking structures that are visible from a public street

**Academic and Mixed Use Zones Opposite Single-Family Residential.** Three locations are identified where architectural compatibility guidelines are applicable:

- Ashwood Avenue for the single-family residential portion that fronts Ashwood Avenue between 15<sup>th</sup> Avenue and Belmont Blvd.
- 15<sup>th</sup> Avenue for the single-family residential portion that fronts 15<sup>th</sup> Avenue between Ashwood Avenue and Bernard Avenue approximately
- 15<sup>th</sup> Avenue for the single-family residential portion that fronts 15<sup>th</sup> Avenue between Acklen and Caldwell Avenues
- A proposed building at the corner of 15<sup>th</sup> and Wedgewood Avenues is exempt from any horizontal architectural compatibility guidelines and may be exempt from any vertical architectural compatibility guidelines if, in the opinion of Metro Planning Staff, a reasonable attempt has been made by Belmont to purchase the houses in the first block from Wedgewood Avenue.

Horizontal Face. Proposed buildings that front the identified portion of Ashwood and 15<sup>th</sup> Avenues are to be sited so that their horizontal face includes an articulation of walls and appearances. The articulation is to simulate the appearance of the horizontal face and spacing of the opposing existing single-family residential. The length of proposed buildings can be the equivalent of several single-family sites. Examples of how articulation may occur include, but are not limited to, the following:

- Ends of building turned perpendicular to the street
- Entries involving porches or porticos
- Bays involving walls or windows
- Breezeways
- Enclosed stairwells

Vertical Face. Proposed buildings that front the identified portions of Ashwood and 15<sup>th</sup> Avenues are to be designed so that the vertical face of buildings over two stories includes an articulation of walls and fenestration that complements the lower rise single-family character of the opposite block face. The articulation is to occur between the second and third stories. The articulation is to simulate the appearance of the height of the opposite existing single-family residential. Examples of how articulation may occur include, but are not limited to, the following:

- Extended porches and porticos
- Recessed façade
- Balconies and terraces
- Roof extensions
- Material changes

**Parking Structures.** Proposed parking structures that are visible from a public street are to be designed so that exposed faces look similar to buildings with other types of uses. The screening should alter their appearance as a parking structure and limit the visibility of stored vehicles. Belmont has an example of appropriate screening in conjunction with the existing parking structure associated with the Curb Event Center. Additional examples of screening include, but are not limited to, the following:

- Masonry faces and complementary concrete
- Architectural metal screens
- Window-like openings