



## Design Guidelines

### Downtown Champaign • East University Avenue

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#### Awnings

Principle: Awnings increase the variety and liveliness of the streetscape; provide necessary weather protection; and also provide signage opportunities. These positive qualities need to be retained while limiting the negative affects of visual clutter that can amass without some control.

Guideline: Awnings are to remain a minimum of 9 feet above the sidewalk grade; may extend no more than 4 feet from the building face, not to exceed a 45 degree angle; should be a woven acrylic and a standard shape (traditional). All awnings are subject to design review. Please note the Redevelopment Incentive Program cannot be used to fund signage on awnings.



#### Balconies

Principle: Balconies above the first floor increase the participation of people in the street life while increasing the safety of the pedestrian (through additional passive surveillance). Unfortunately balconies can become unattractive when used for storage if not properly screened.

Guideline: All balconies may be considered as a percentage of the overall building frontage. All balconies from 0 to 3 feet above finish floor of the balcony must be a minimum of 80% opaque.



#### Building Frontage

Principle: Buildings which maintain a uniform edge make a stronger overall pedestrian environment.

Guideline: All new street structures must have a minimum of 70% of the building built up to within 10 feet of the frontage line. Structures may not be more than 20 feet apart.



## Building Height

Principle: Buildings should work together to reinforce the space on the street. A height limitation/expectation produces a more consistent urban environment.

Guideline: New buildings should be a minimum of 20 feet in height and not exceed 50 feet without setback. Additional floors that exceed 40 feet may be added with a 10 foot setback for every 20 feet in vertical rise.



## Building Surface and Glazing

Principle: Buildings should reinforce street life while providing an interesting and active place. Storefronts with displays and a street-to-store visual connection enhance the public space. Visual connection of the upper floors to the street is desirable while also providing light and air to the apartments, offices, and retail above. The openings in the upper floor area should be functional and reinforce the spatial quality of the street.

Guideline: At the street level a minimum of 80% of the building surface should be transparent glazing. At the second floor and above a minimum of 33% of the building surface may be glazed.

