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DRAFT**DRAFT****Design Principles:****Development of Lots 2/5 and Wallace Deck**

*Offered by Chapel Hill Planning Department
December 4, 2004*

As plans are drawn for proposed development of Chapel Hill's downtown parking lots 2 and 5, along with redevelopment of the Wallace Parking Deck, particular attention is needed to design of new structures and pedestrian spaces: the size and scale of buildings, the architecture of buildings, the configuration of public spaces, and the interface between existing streets, existing buildings, and the new development.

Buildings

- **Scale:** Attention should be focused on the relationship of building height to adjacent buildings and sidewalks, with consideration pedestrian scale. Consideration should be given to designing buildings that may be taller for portions that are set back further from the street.
- **Architecture:** Architectural details and materials should be designed to reflect and enhance the existing visual character of downtown Chapel Hill.
- **Use:** Ground-level uses should be devoted, as much as possible, to retail and restaurant establishments.

Public Plazas

- **Size:** The size of public plazas should be designed to accommodate regular daily use for passage, sitting, talking in small groups, and dining, while also accommodating regular periodic events such as fairs, performances, and meetings.
- **Location:** The location of the public spaces shall be in close proximity to and easily visible from adjacent public sidewalks.
- **Lighting:** Lighting for public areas should provide, in accordance the Town's Streetscape Plan, for nighttime visibility and security, while minimizing spillover lighting into adjacent residential areas.
- **Civic Art:** Locations should be designed into public plazas for placement of public art.
- **Disability Access:** Public spaces must be accessible to persons with physical disabilities.