



**Hope Gardens  
Neighborhood Design  
Guidelines**

Metropolitan Development &  
Housing Agency

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ARCHITECTS



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
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073196

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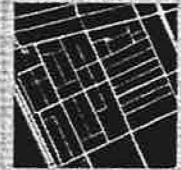
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0.0

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## INTRODUCTION

The Metropolitan Development and Housing Agency initiated this project to provide a site plan and design guidelines for the Bicentennial Neighborhood Project within the Phillips-Jackson Redevelopment District in January of 1996. This project is funded by the THDA Bicentennial Grant Program. This grant, as well as its proximity to the Bicentennial Mall, make it a very special project. The grant of \$2 million will be parlayed into \$5 million with the addition of MDHA's funds. Extensive efforts by the Metro Planning Commission and the neighbors within the target area have preceded this design guideline document and have laid the groundwork admirably and professionally for this document. A renewed sense of community is intended through this project's improvements to existing housing stock, re-establishment of a strong social and physical infrastructure, and construction of new well-designed homes attractive to a broad cross-section of the community.

This is a 3-year project with a \$5 million total cost. MDHA hopes to do rehabilitation of 43 existing units and build 57 new units, for a total of 100 units within the Phillips-Jackson Redevelopment District. Forty-two of these new homes are targeted for the Bicentennial Neighborhood within the area known as Hope Gardens. These design guidelines are intended to be generally applicable to the entire Phillips-Jackson Redevelopment District and specifically applicable to the Hope Gardens neighborhood which is the focus of the following document.

The Nashville Housing Fund intends to act as developer on behalf of the owner, MDHA, for the initial units built within this area. This is NHF's first project since being formed. MDHA plans to use Community Development funds to build the infrastructure recommended herein.

Efforts have been made to ensure that these guidelines have variety to encourage a true neighborhood. This also applies to ownership versus rental. The market needs to have much more influence on what is to be included. A recent marketing study indicated that there is

currently a significant market for downtown residential units given reasonable rental rates and/or costs of home ownership. The desire to be located close to work with reasonable amenities nearby were noted as prime determinants. The market size for downtown residence was conservatively estimated to be 6036 households.

## PROCESS

The Hope Gardens Bicentennial Neighborhood Site Plan and Design Guidelines project has been performed in Four different phases: Orientation/Research, Analysis, Concept, and Project Closure. Throughout the process the Planning Team has worked in close concert with representatives of MDHA and NHF. In addition, during the Analysis phase a charrette was held with numerous representatives of the Hope Gardens neighborhood and interested parties who have expressed a desire to live in this area. The information and exchange of ideas gathered during the charrette gave the Planning Team further insight into the needs and desires of the neighborhood. The active participation in and contributions to the planning process by area residents, businesspersons and potential residents bodes well for the implementation of these initiatives by evidence of a receptive audience and willing, eager adjacent landowners.

This project is to integrate into the existing neighborhood fabric. Therefore, critical mass needs to start in strategic locations with improvements spread throughout the neighborhood. Creating diversity is achieved with a variety of house sizes and designs. Because the neighborhood is the closest to downtown it must have a distinctly urban feel. It should accommodate the pedestrian as well as the automobile. The existing infrastructure, the proximity to the Bicentennial Mall and planned development in the Phillips-Jackson area allow the Hope Gardens neighborhood the potential to become one of the most desirable residential neighborhoods in the downtown area.



Introduction

# 0.1

## Hope Gardens Neighborhood Design Guidelines

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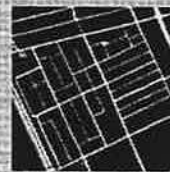
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process

1.0

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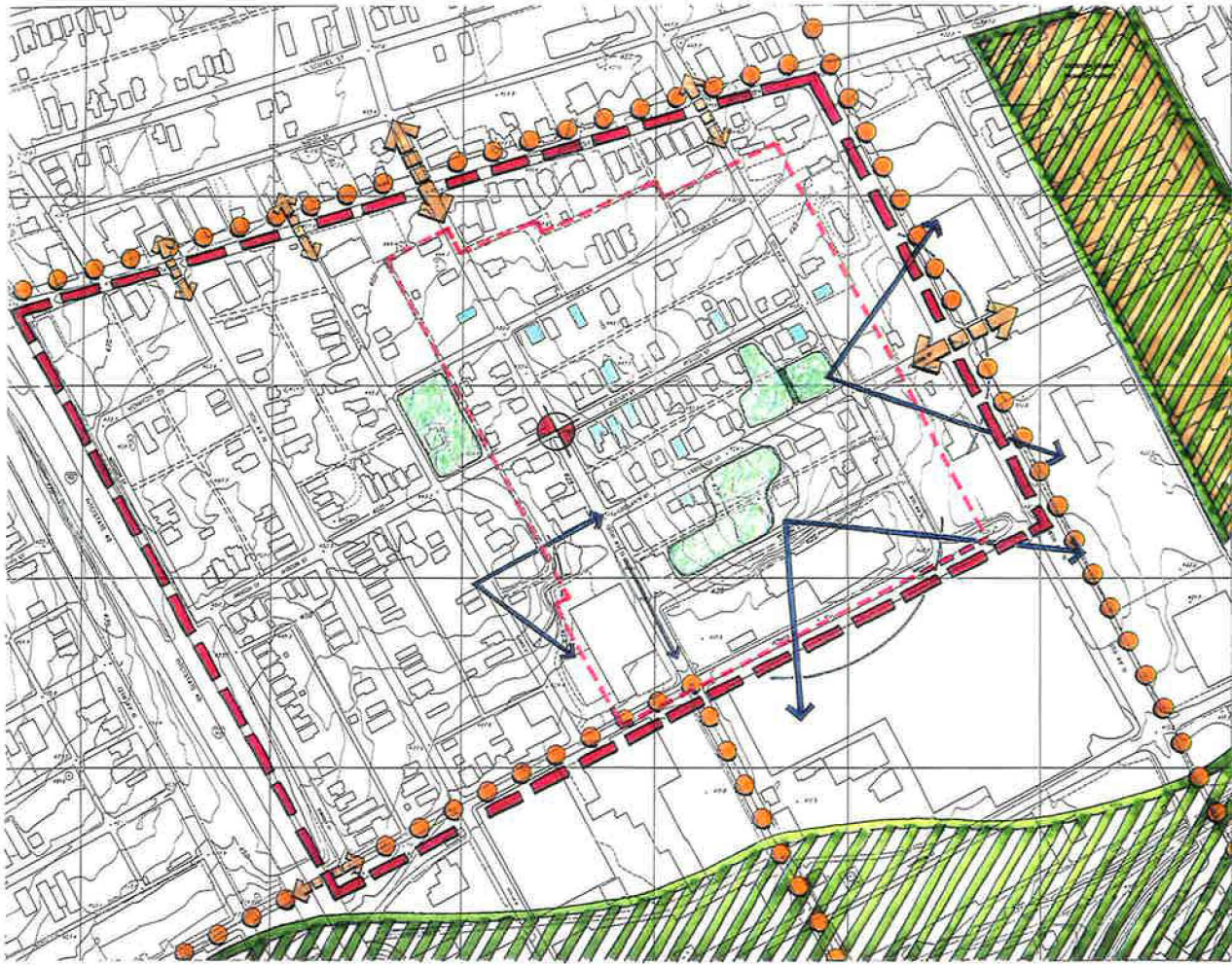


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-  ACCESS
-  BUG ROUTES
-  VIEWS
-  PARK
-  WORTHY OF CONSERVATION-HISTORIC
-  TARGET AREA
-  FUTURE GREENWAY
-  OPEN GREENSPACE



Site Analysis

# 1.1

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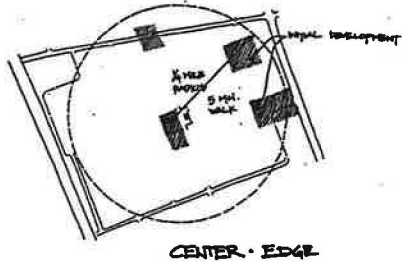
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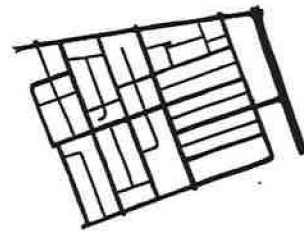
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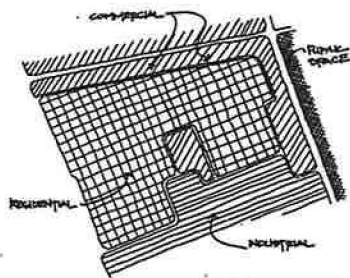
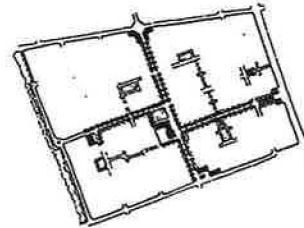
Diagrams



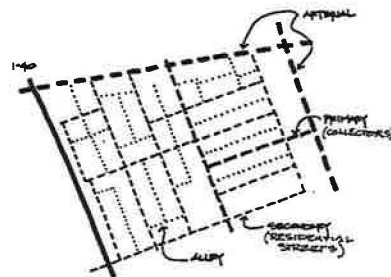
CENTER - EDGE



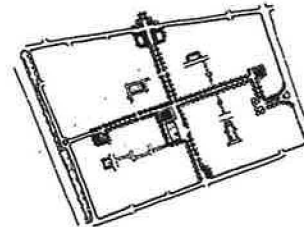
STREET NETWORK



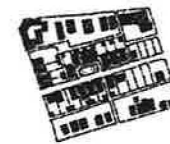
EXISTING LAND USE



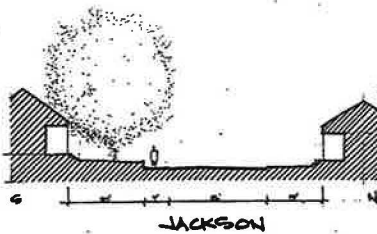
HIERARCHY OF STREETS



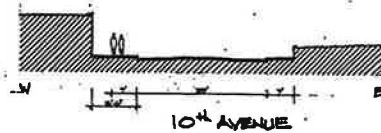
NEIGHBORHOOD STUDIES



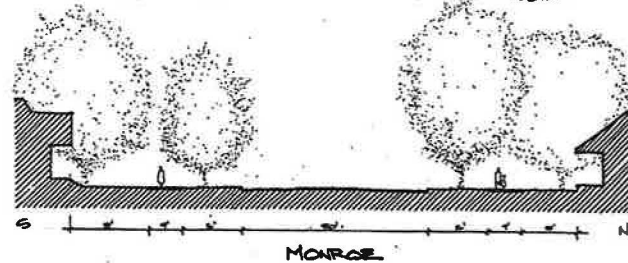
SPATIAL STUDIES



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10th AVENUE



MONROE

# 1.2

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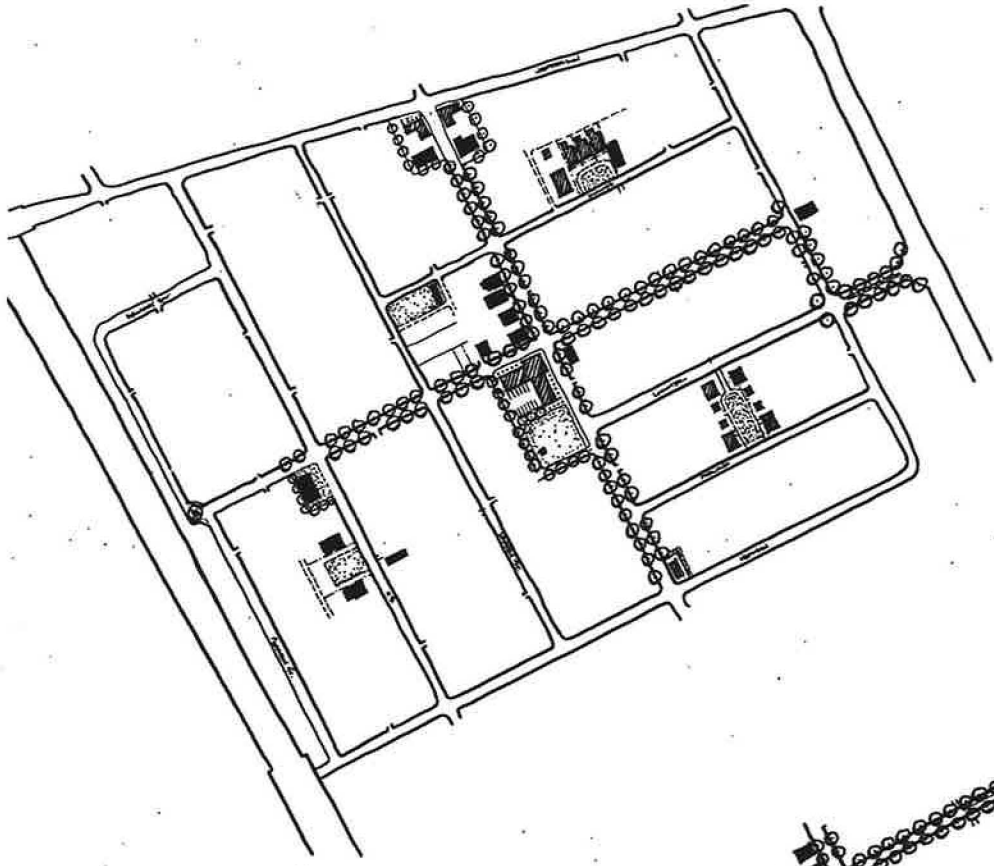
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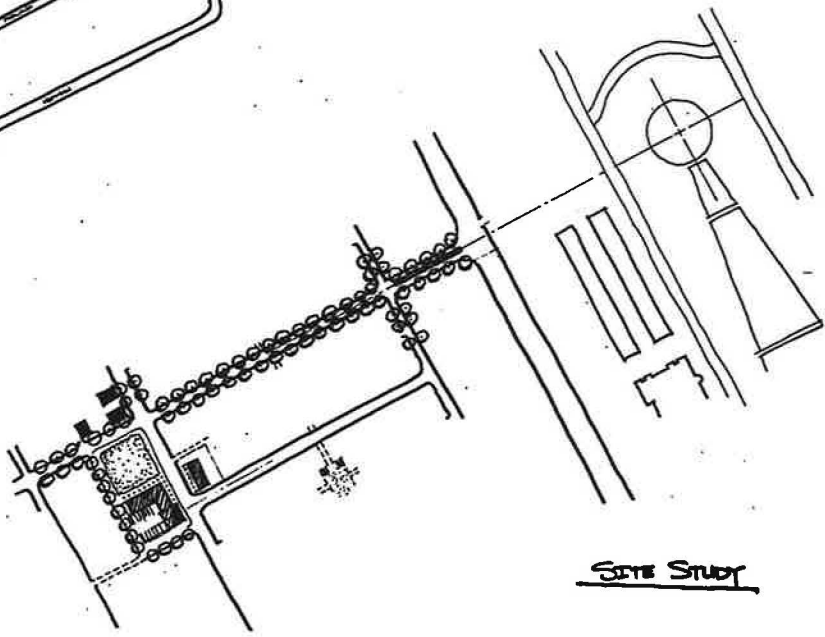
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SITE PLAN



SITE STUDY



Site Studies

1.3

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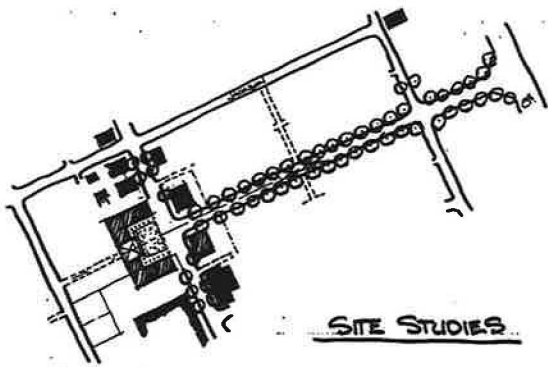
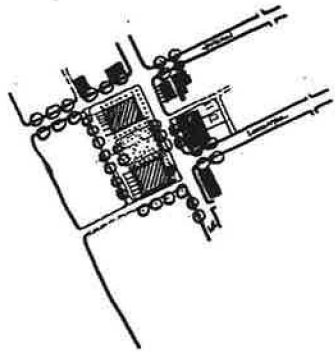


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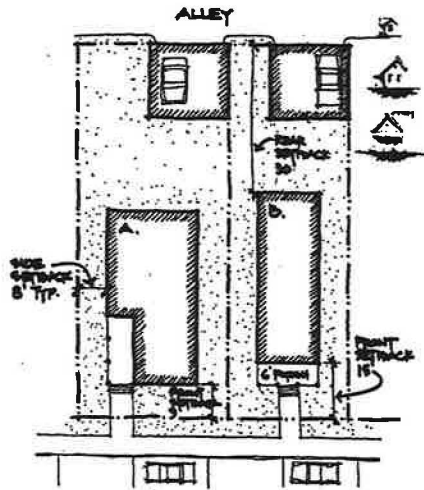
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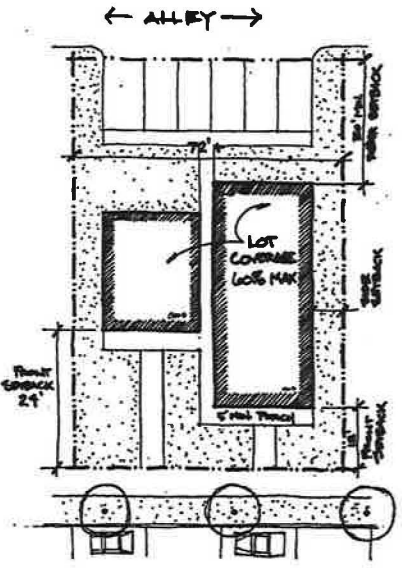




SITE STUDIES



COTTAGE  
 HEIGHT: 11' TYP.  
 LOT COVERAGE: 50% MAX  
 PROPERTY WIDTH: 32'-40'



GARDEN APARTMENT (3 UNITS)  
 HEIGHT: 25' MAX  
 3 STORY MAX



Site and Building Studies

1.4

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# 1.5

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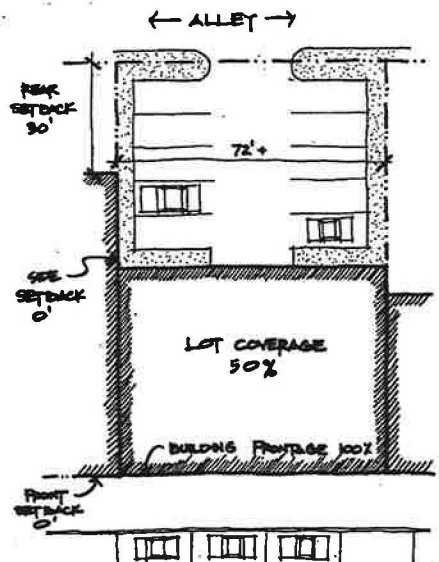
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IVYBROOK GLENNY AVENUE  
ARTISTICS

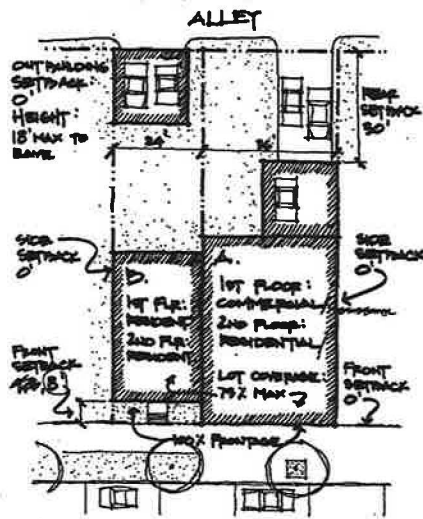


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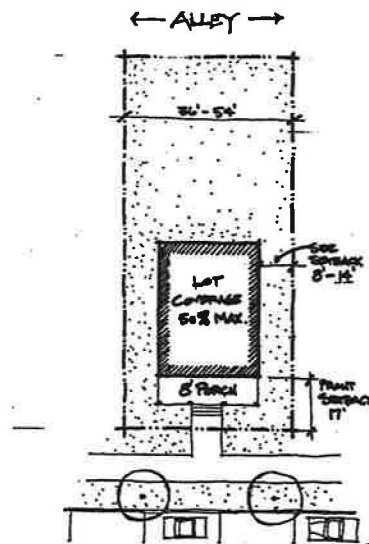
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**SHOPFRONT**  
GROUND FLOOR: COMMERCIAL  
UPPER FLOOR: COMM./RESIDENTIAL



(B) **TOWN ROWHOUSE**  
HEIGHT: 30' MAX  
(A) **LIVE/WORK UNIT**



**BUNGALOW**  
BUILDING FOOTPRINT: 100%  
HEIGHT:





Elevation Studies

# 1.6

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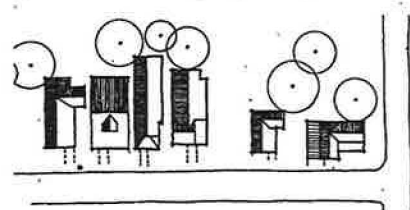
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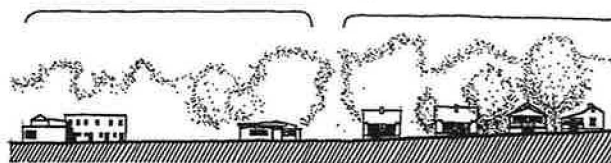
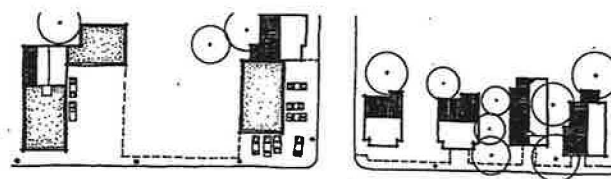
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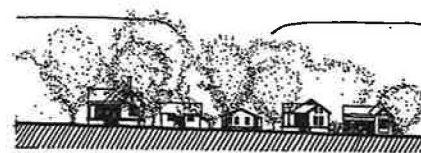
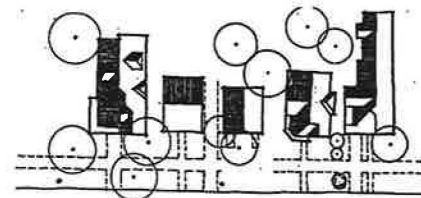
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- DENSITY
- PUBLIC · SEMI-PUBLIC · PRIVATE
- CREATION OF AN OUTDOOR ROOM
- LACK OF COMPLETE SIDEWALKS



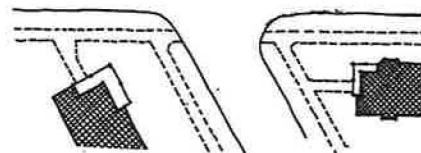
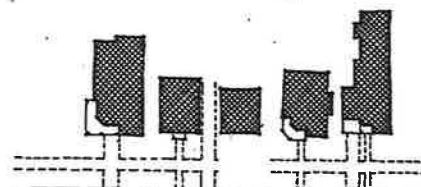
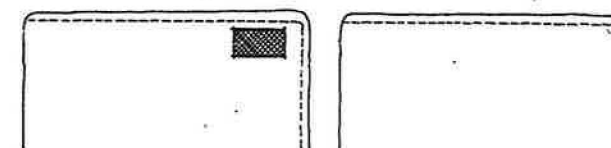
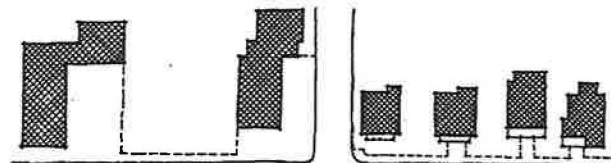
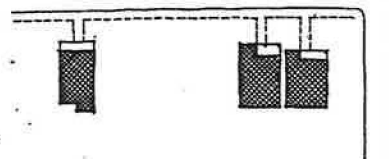
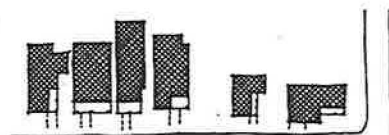
10<sup>th</sup> AVENUE

- PARKING LOT AS PUBLIC SPACE
- LACK OF DEFINED PEDESTRIAN SPACE
- LACK OF VEGETATION
- ABRASIVE OVERALL APPEARANCE

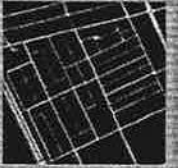


MONROE

- SCALED FOR AUTOMOBILE
- UNDER STREET - FASTER TRAFFIC
- WRAP-AROUND PORCHES



orientation



2.0

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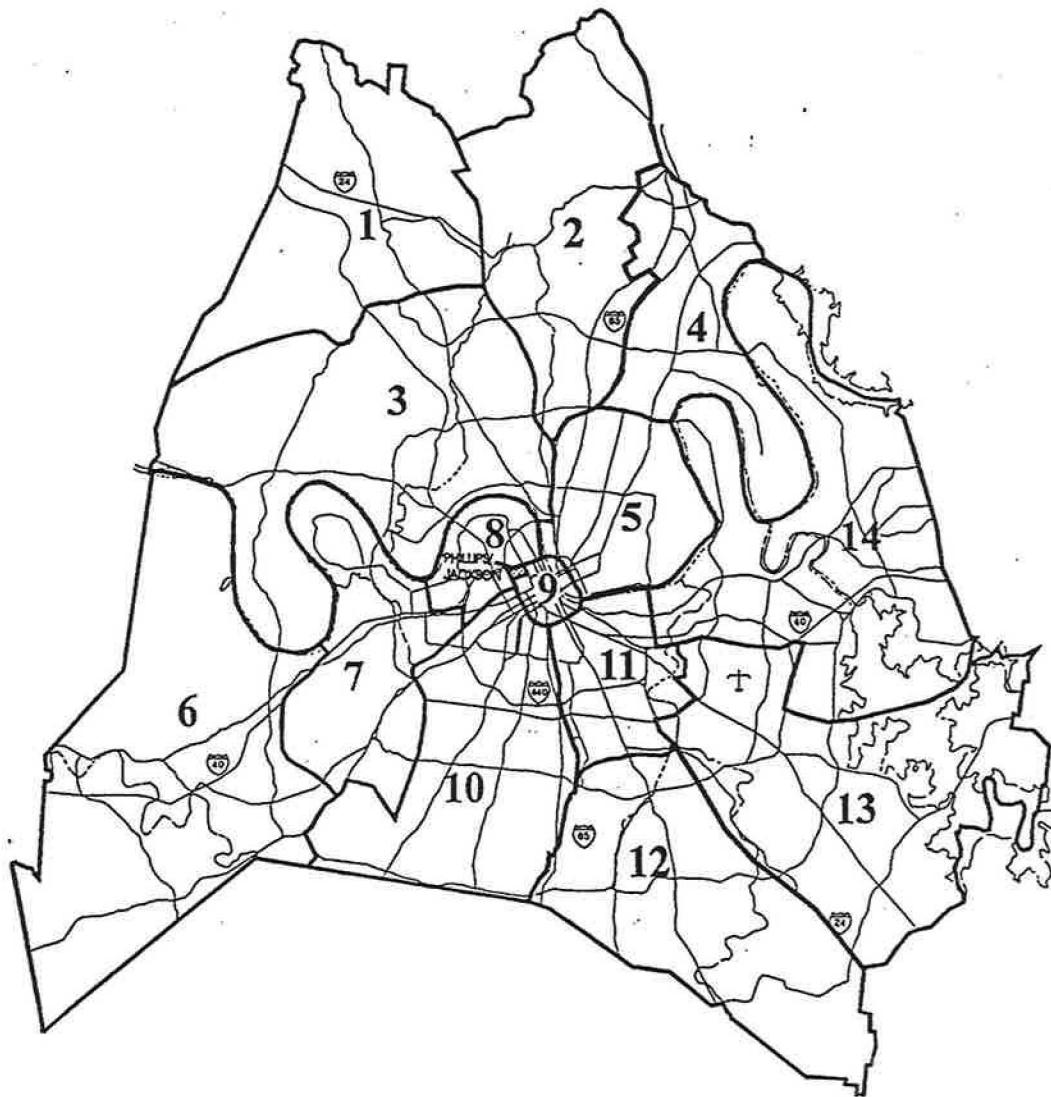
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Davidson County

# 2.1

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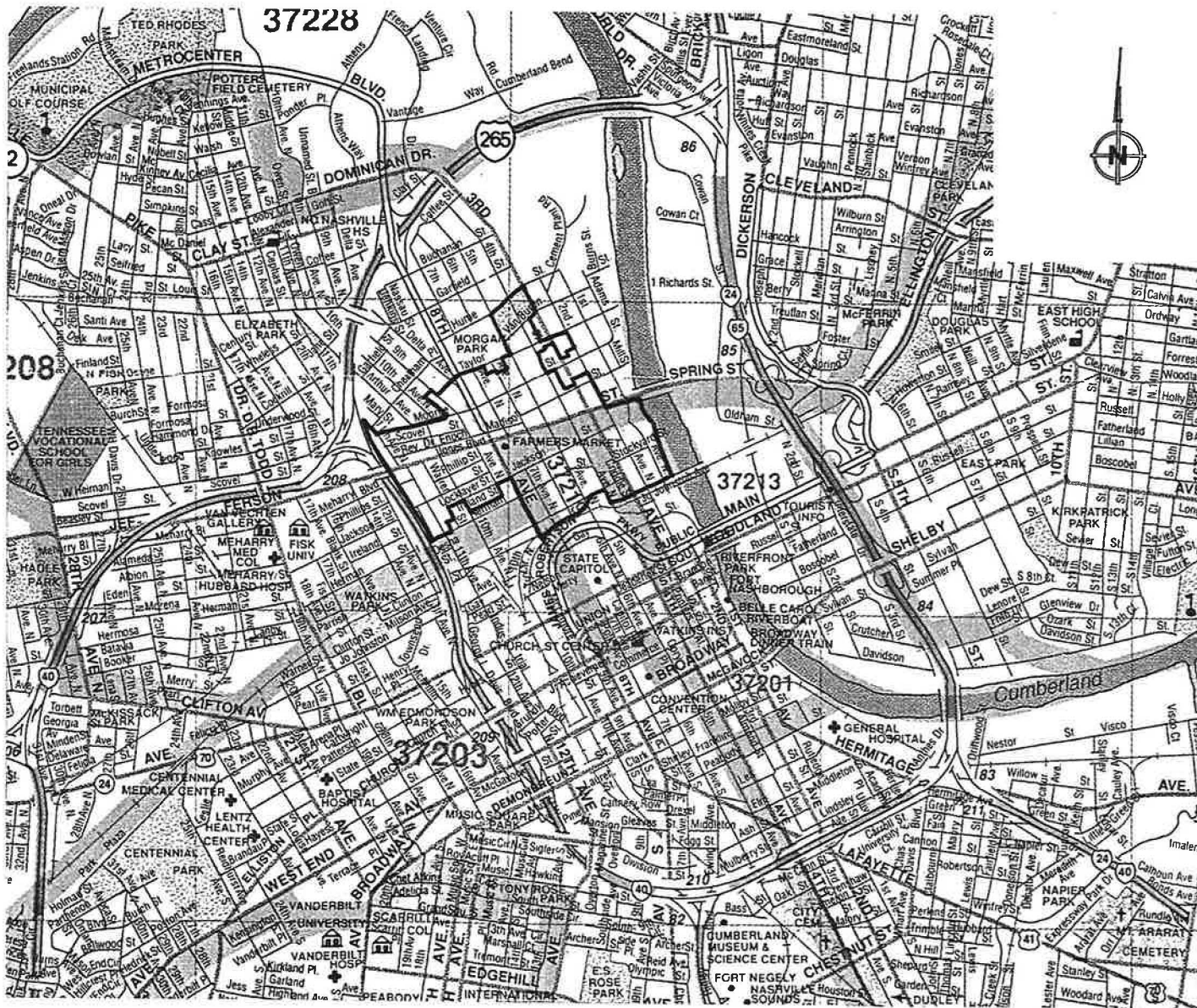


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Downtown North  
Nashville

# 2.2

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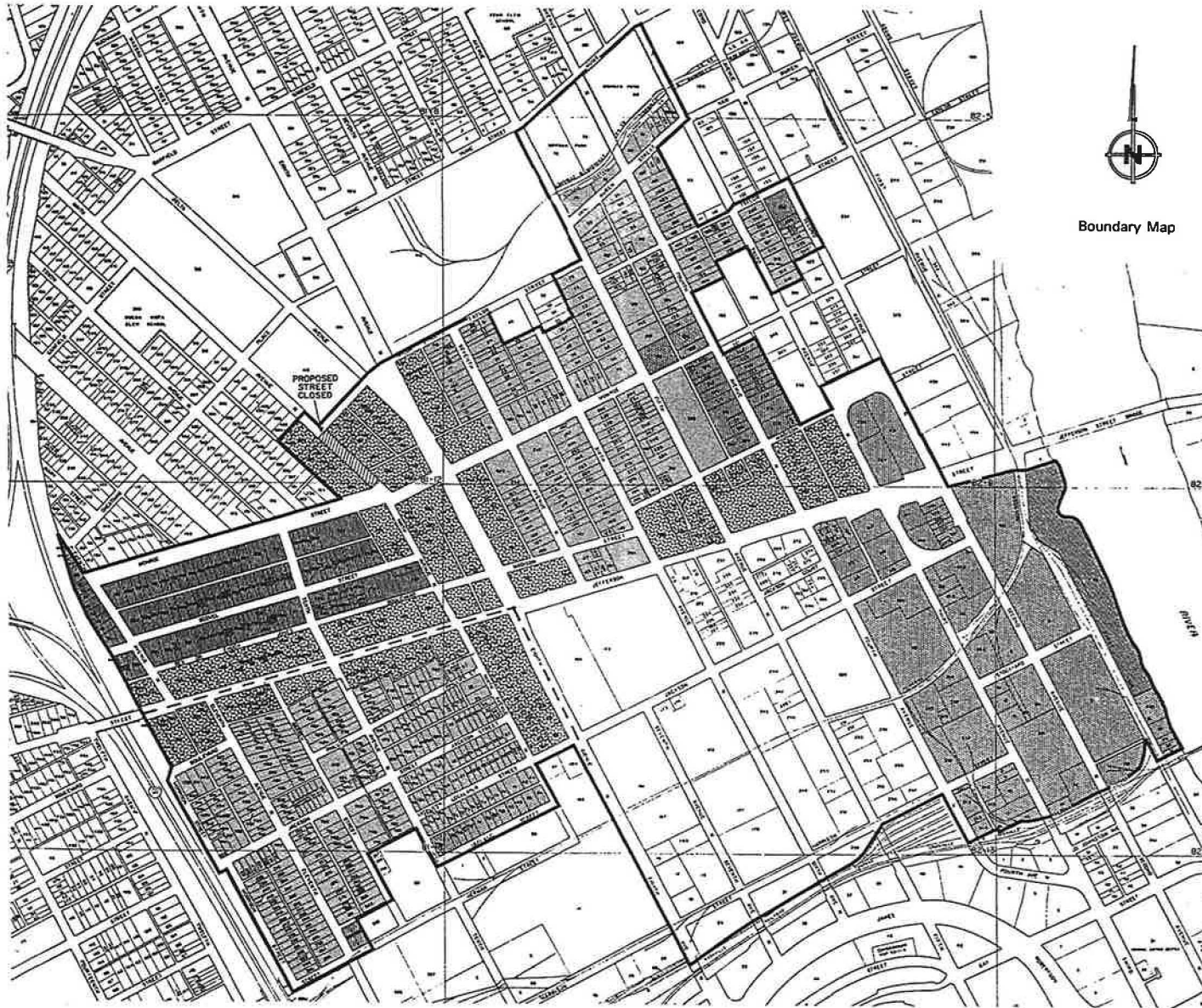
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Boundary Map



Philips Jackson  
Redevelopment  
District

# 2.3

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Boundary Map



Hope Gardens Neighborhood

# 2.4

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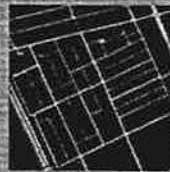


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site plans

3.0

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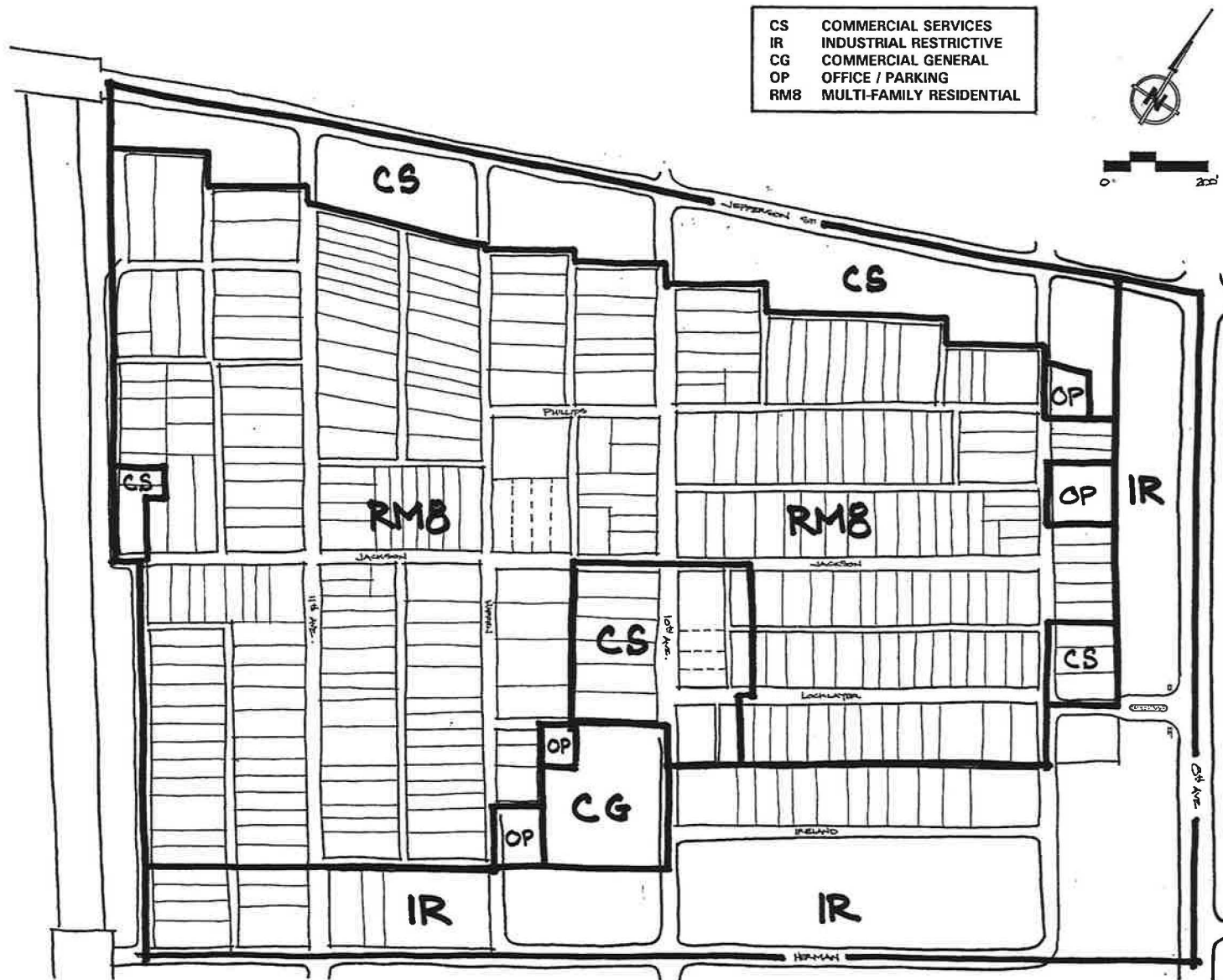
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Existing Zoning

# 3.1

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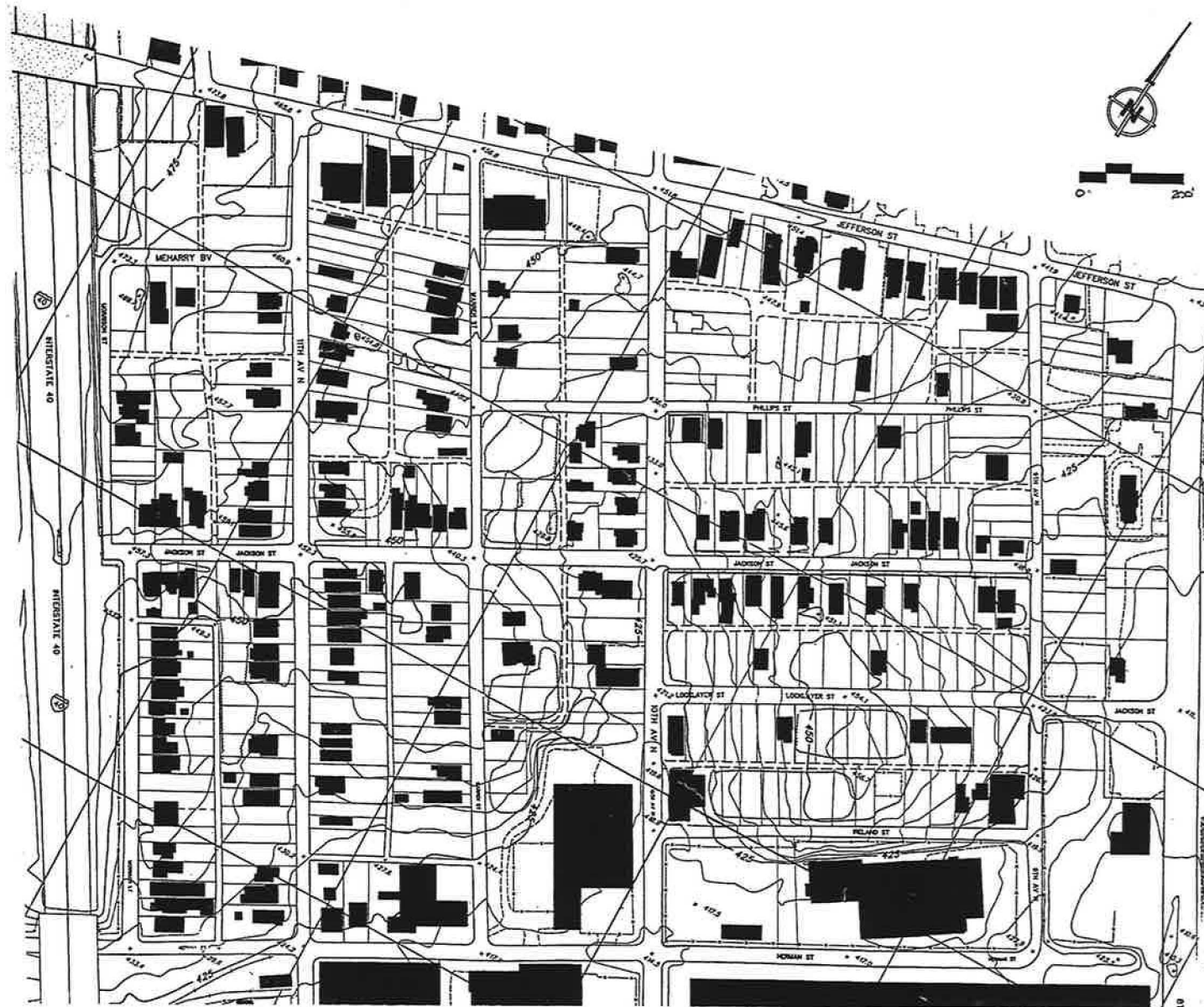
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Existing Site Plan

# 3.2

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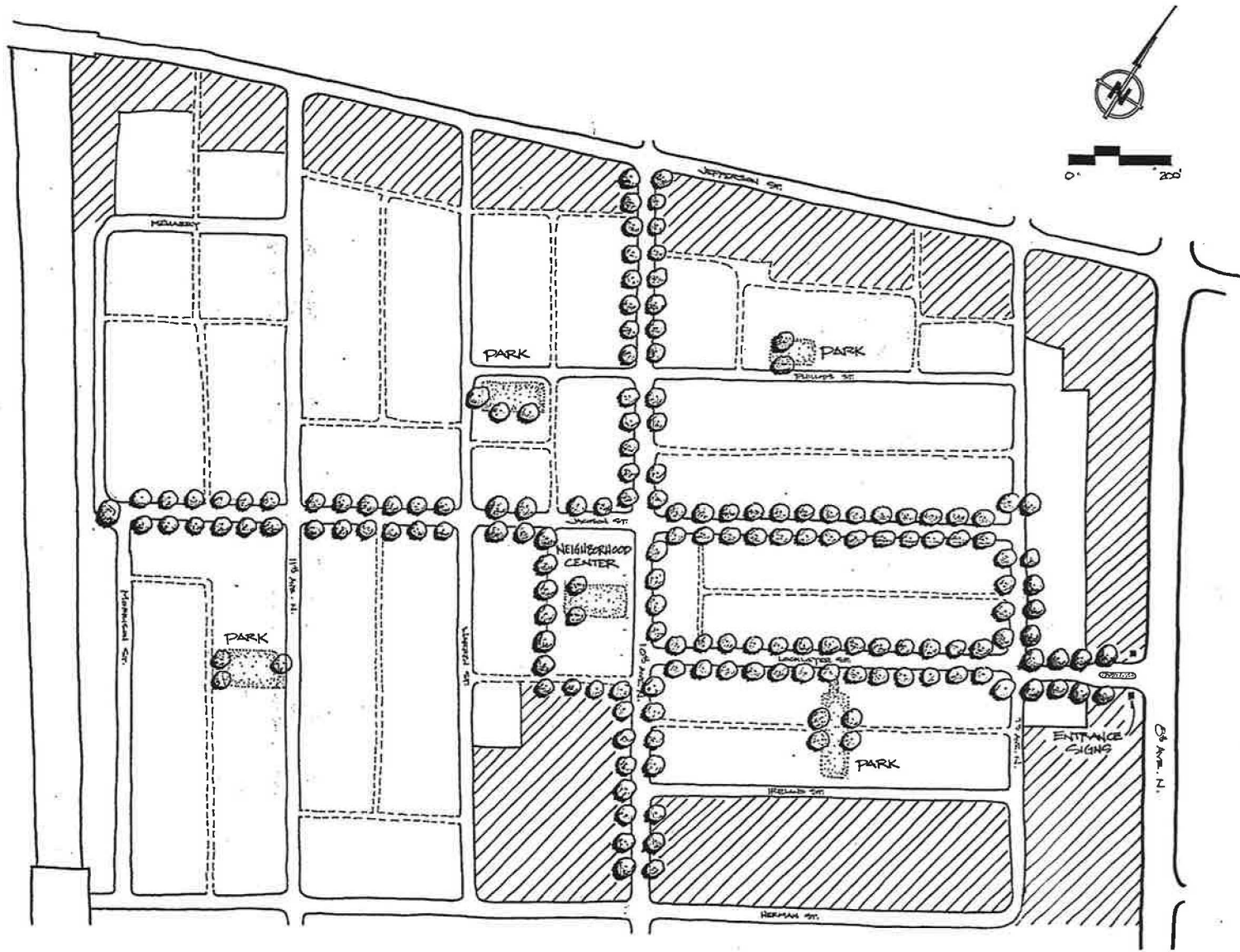
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ARCHITECTS



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Proposed Site Plan

# 3.3

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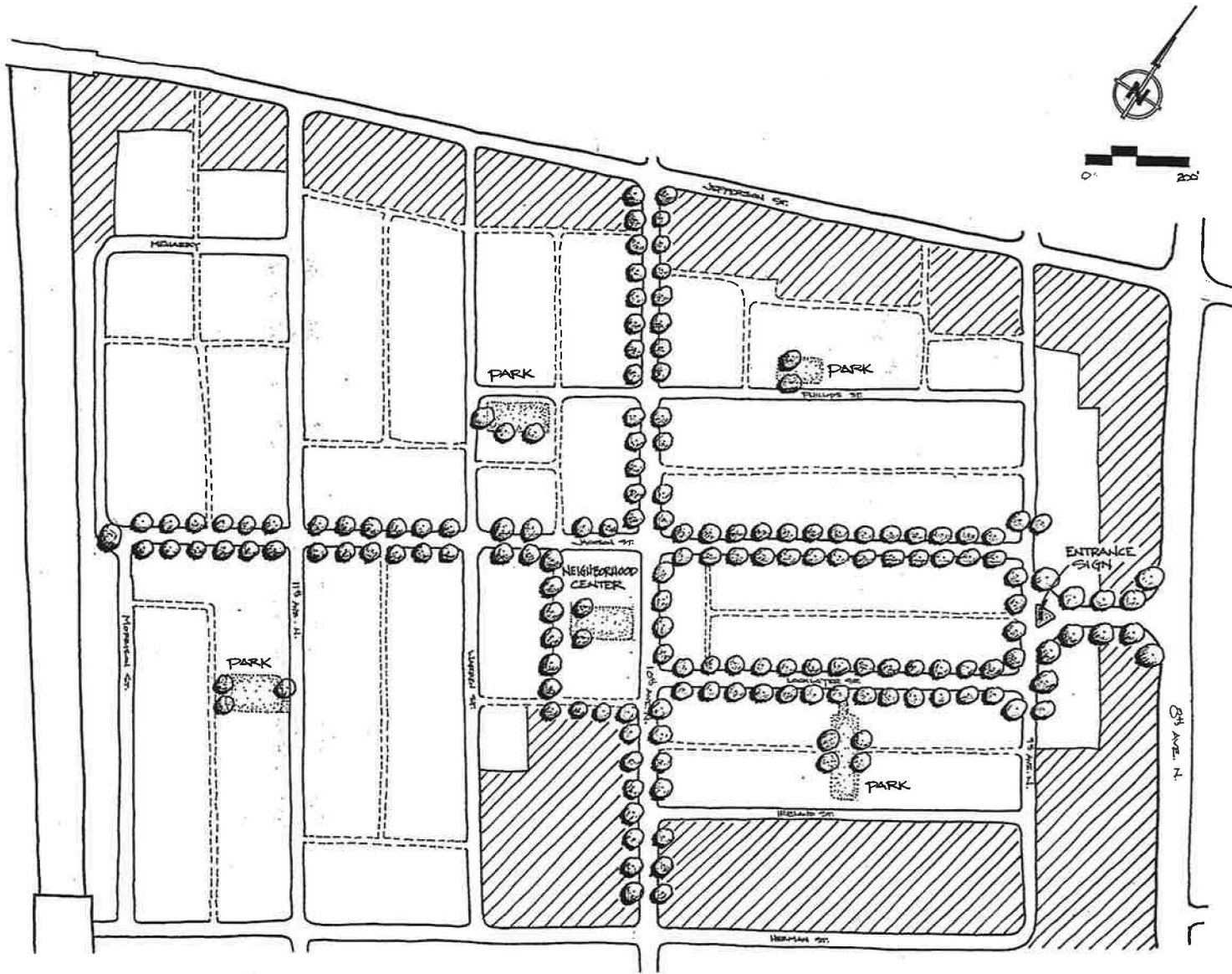
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Alternate Entrance

# 3.4

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LANDSCAPE ARCHITECTS



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infrastructure

4.0

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## INFRASTRUCTURE

### Water, Sanitary Sewer and Storm Drainage Systems

Most of the water mains were probably laid prior to 1930, but there have been more recent improvements made on Jackson Street in 1979. The primary type of piping used was cast iron steel. Therefore, due to the age and condition of these lines, some repairs and upgrades may be called for in the foreseeable future. Likewise, most of the sanitary sewer and storm drainage lines were laid during the early 1900's (approx. 1910 - 1920). However, similar improvements and/or additions were made between 1949 and 1964. The majority of these lines were constructed of clay or, in some instances, brick. Today, most sanitary sewer mains and storm mains are separated systems but the lines for this area operate under a combination main line that services both functions.

As part of the development and rejuvenation of this neighborhood, between 70 and 100 new homes are expected to be built and will require service from these aging lines. This, in turn, will increase their usage. The water main which draws from the reservoir on 8th Avenue has a peak service elevation of 550'. Based upon preliminary investigations with the Metropolitan Department of Water and Sewage Services, this reservoir is capable of supplying ample flow and pressure to new homes as well as existing residents. Similarly, the sanitary sewer discharge and storm runoff will increase as a result of intensified development; but based on the capabilities of the existing lines, there should be sufficient carrying capacity for the increased discharge and runoff. However, before construction of any new development begins, a letter of availability for these systems must be requested from the Metropolitan Department of Water and Sewage Services for confirmation of the availability of services.

### Walks and Roads

As part of this rejuvenation project, several improvements are needed to existing sidewalks in the neighborhood area. In many instances where proposed areas of development are located, the sidewalks are nonexistent or are in a state of disrepair.

To encourage greater streetscape appeal, sidewalks that are in poor condition or nonexistent will be repaired or new walks constructed with either concrete or brick pavers. In conjunction with the sidewalks, curb and gutter (where applicable) should be installed as well.

Based on the overall plan, there are two main roads into this redevelopment. These roads occur at Jefferson and 10th Avenue and Jackson Street and 8th Avenue. The Jackson Street entrance off of 8th Avenue was chosen as the main gateway to Hope Gardens. Because of its location and inlet into the neighborhood, it was proposed that the existing road be widened to include a median for planting. In addition to new curbing and paving, this widening will include the relocation of at least these drain inlets and associated piping and one utility pole.

### Landscape

The general theme of the plantings is focused on creating an appealing "residential neighborhood streetscape" and strengthening the character of the neighborhood. Therefore, the incorporation of additional canopy and tree plantings along the selected streets will provide the neighborhood with a sense of scale and street appeal to potential residents. Also, selected accent trees and shrubs will be planted at each of the two main gateways into the neighborhood as part of enhancing the image of its perimeter edge.



Introduction

# 4.1

## Hope Gardens Neighborhood Design Guidelines

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&  
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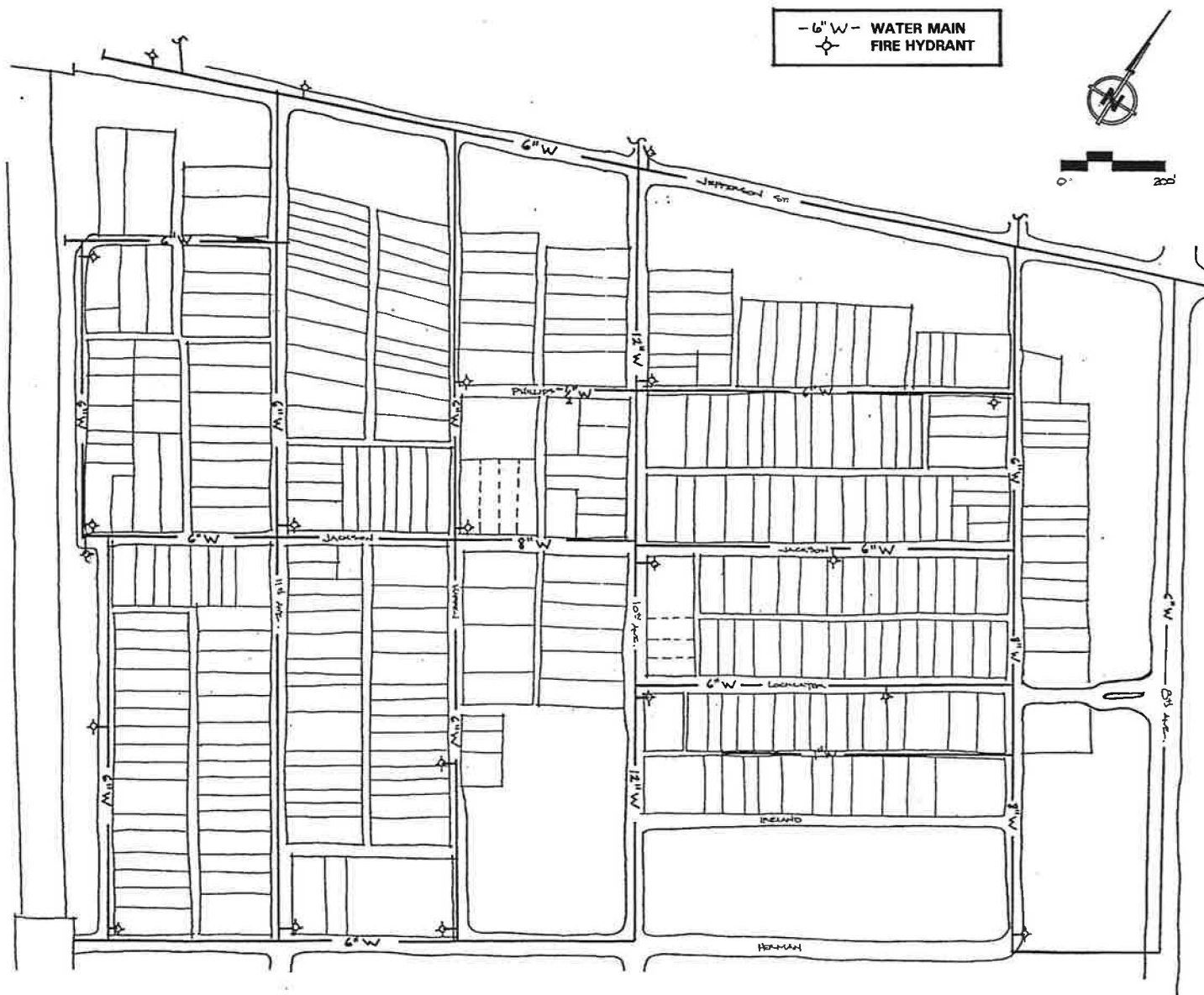
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Existing Water Mains

# 4.2

## Hope Gardens Neighborhood Design Guidelines

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EVERINGTON COLLEGE ARCHITECTS

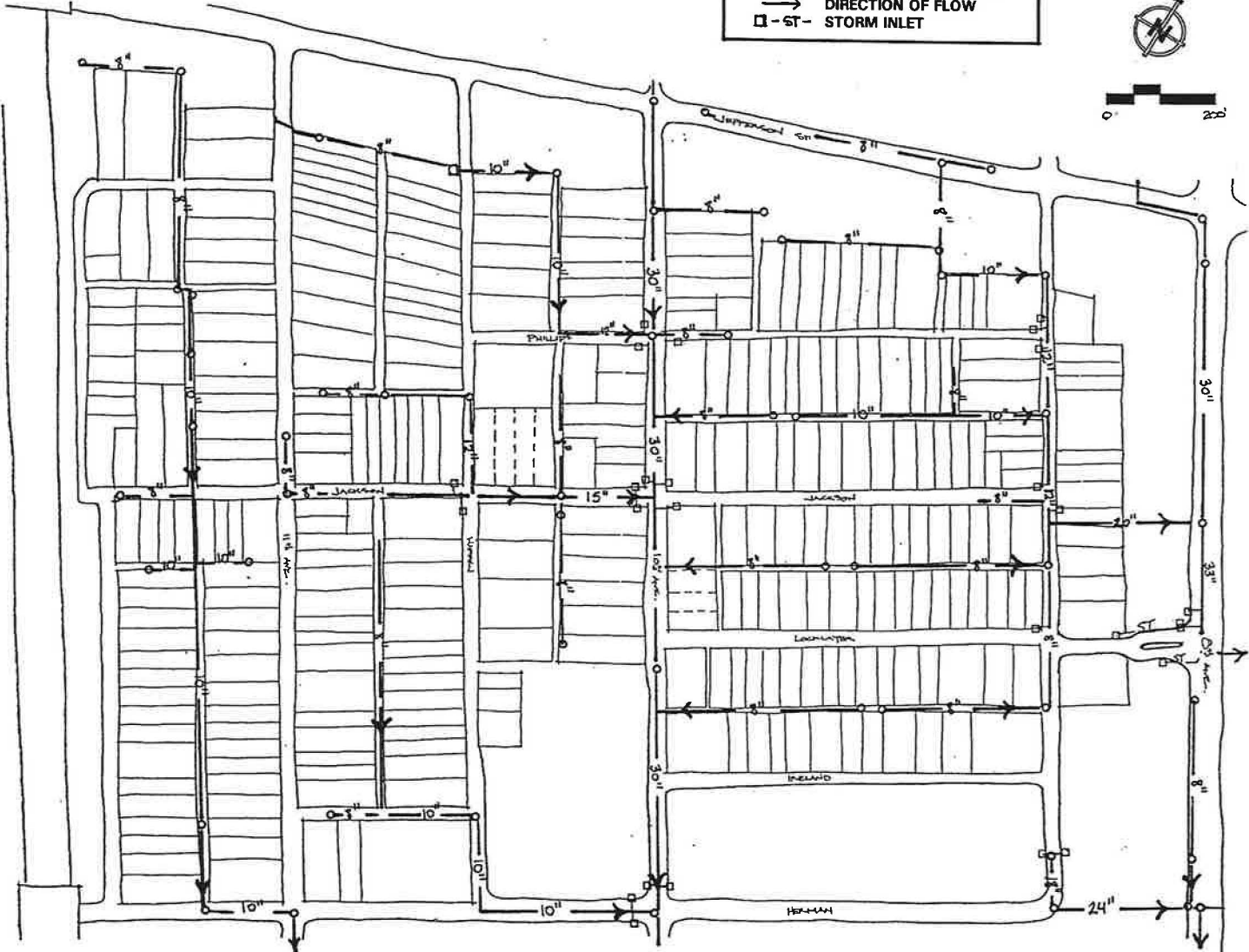


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- MANHOLE
- 8" - COMBINATION SANITARY  
SEWER & STORM MAIN
- DIRECTION OF FLOW
- - ST - STORM INLET



Existing Sewer / Storm Drains

# 4.3

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development & Housing Agency

EVAN OGDEN & ASHLEY ARCHITECTS



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants



Sidewalk Implementation Plan

# 4.4

Hope Gardens  
Neighborhood  
Design Guidelines

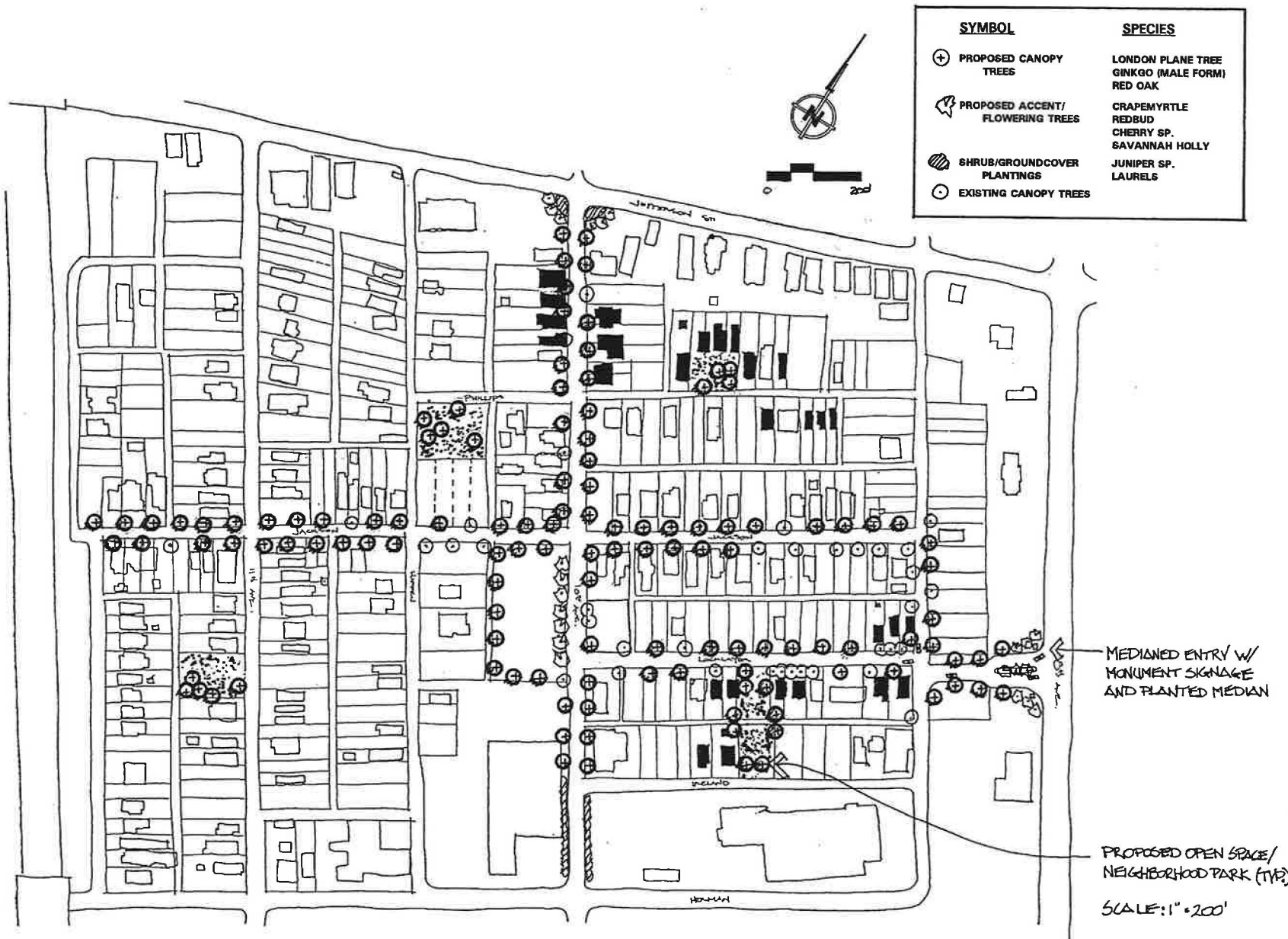
Metropolitan Development & Housing Agency

ENTRION QUALITY ASHLEY ARCHITECTS



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants



SYMBOL	SPECIES
⊕	PROPOSED CANOPY TREES
☁	PROPOSED ACCENT/ FLOWERING TREES
⊗	SHRUB/GROUNDCOVER PLANTINGS
⊙	EXISTING CANOPY TREES
	LONDON PLANE TREE GINKGO (MALE FORM) RED OAK
	CRAPEMYRTLE REDBUD CHERRY SP. SAVANNAH HOLLY
	JUNIPER SP. LAURELS



Master Plan

# 4.5

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development & Housing Agency

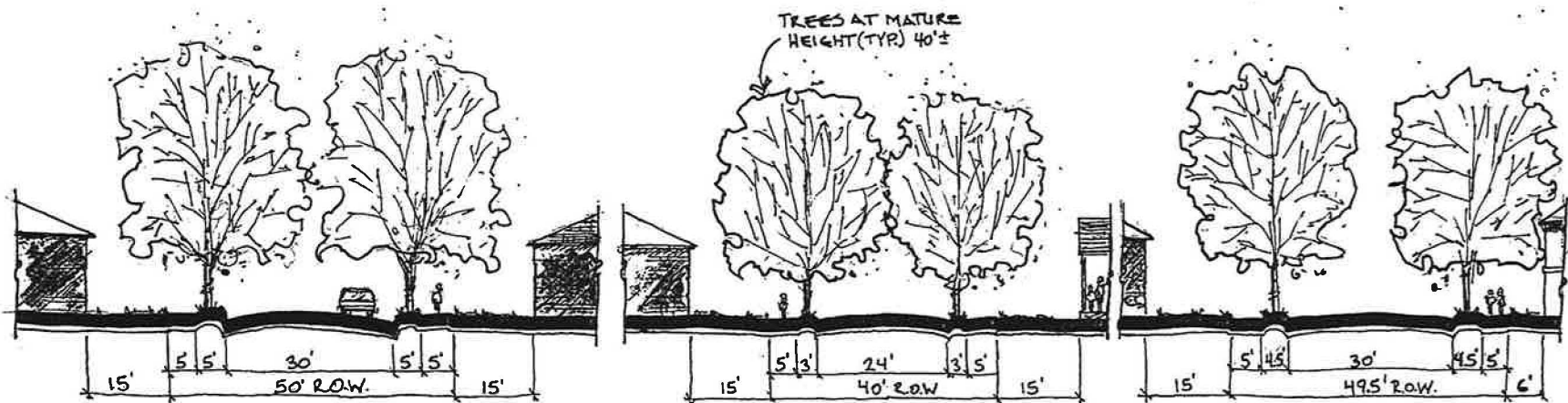
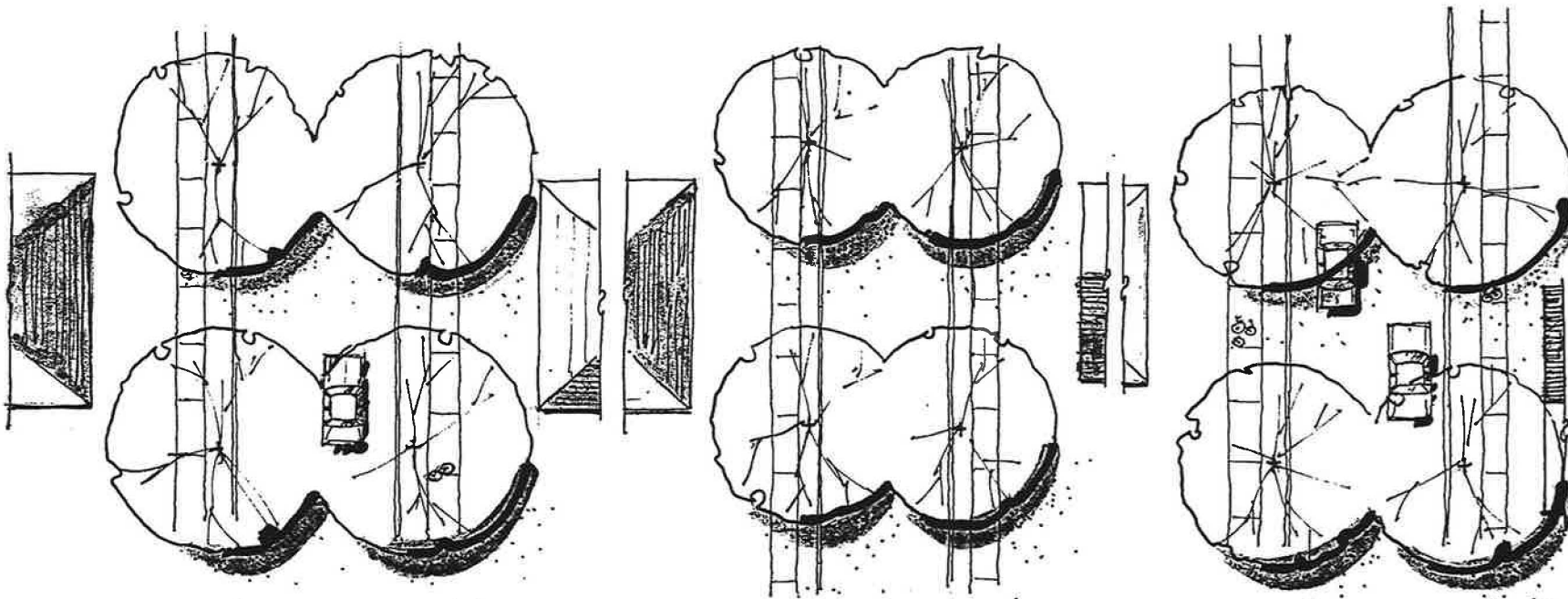
INTERPOL DESIGN ASSOCIATES ARCHITECTS



Andrés Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering Associates, Inc.  
engineering consultants





LOCKLAYER STREET

JACKSON STREET

10TH AVENUE



Street Sections

4.6

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

EVERTON OGLESBY ASKEW  
ARCHITECTS



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planning consultants

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- PROPOSED CANOPY TREES (TYP.)
- ACCENT TREES W/ UNDER-PLANTINGS
- ENTRANCE SIGNAGE W/ ACCENT TREE BACKDROP



Alternate Entrance Plan

# 4.7

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development & Housing Agency

EVERSON DUNN SMITH ARCHITECTS



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building types

5.0

**Hope Gardens  
Neighborhood Design  
Guidelines**

Metropolitan Development &  
Housing Agency

EVIKION OGLESBY ASKEW  
ARCHITECTS



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

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## GENERAL INSTRUCTIONS

All building designs shall be submitted to the MDHA design review board for conformity to the code.

Variations may be granted to the urban, architectural, and landscape standards on the basis of architectural merit, site conditions, or unusual circumstances, provided such variations are consistent with the design objectives and intent of the code.

If a conflict exists between the Phillips-Jackson Redevelopment Plan Regulations and the Site Plan of the Hope Gardens Neighborhood Design Guidelines, the Hope Gardens Site Plan supercedes.

## URBAN PROVISIONS

Stoops, balconies, porches, and bay windows may encroach within front and corner side setbacks.

Porches shall be required on Building Types VI, VII, and VIII (Cottage, Bungalow, and Large House.)

Buildings shall show no more than 4, 6, or 8 projecting corners to frontage.

Fences, garden walls, and retaining walls shall be built within 3 ft. of property lines.

Buildings at vista terminations shall align frontage facade elements with the axis.

Required parking for commercial and mixed-uses shall include on-street parking along the frontage.

## DEFINITIONS

**FRONTAGE:** Portion of building abutting a public right-of-way.

**BUILDING FACADE:** Exterior walls of a building.

**VISTA TERMINATION:** View at the end of an axis centered on a manmade or natural object.

**LOT COVERAGE:** Percentage of a lot permitted to be covered by impervious surfaces.

**ALL YARD:** A building type which accommodates open yard along an entire building perimeter.

**REAR YARD:** A building type which accommodates open yard to the rear of a building only.

**SIDE YARD:** A building type which accommodates open yard to one side of a building only.

**STREET:** A thoroughfare with curb and sidewalk which accommodates on-street parking.

**PARK:** An open space bordered by buildings and/or rights-of-way on all sides. Parks may be used for active and/or passive recreation.

**SQUARE:** An open space bordered by buildings and/or rights-of-way on all sides. Squares serve as gathering spaces. The perimeter of squares are planted with trees parallel to the right-of-way.

**PLAYGROUND:** An open space within a neighborhood for the active recreation of children. Playgrounds are fenced and should be located within a 5 minute walk of all residences.

**OUTBUILDING:** A secondary freestanding structure one story in height for the primary use as a garage, storage, small apartment, or office.

**NEIGHBORHOOD CENTER:** This is the social mixed use area of the neighborhood within a five minute walking distance. Housing is more dense. Buildings often combine upper floor residential with ground floor commercial.

**NEIGHBORHOOD EDGE:** This is a transitional edge of residential to commercial and/or light industrial fabric.

**BUILD TO:** A requirement to locate a building facade along a specified line.



Definitions

# 5.1

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

WILSON OGLINSKY ASHAW  
ARCHITECTS



Andres Duany  
Elizabeth Plater-Zyberk  
planning consultants

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I - IV

	STOREFRONT I	LIVE / WORK II	ROWHOUSE III	GARDEN APARTMENT IV
lot width	72 - 150 FT.	24 - 36 FT.	24 - 36 FT.	72 - 150 FT.
lot depth	110 FT. MINIMUM	100 FT. MINIMUM	100 FT. MINIMUM	100 FT. MINIMUM
front build to	0 FT.	0 FT.	6 FT.	20 FT.
side setback	0 FT.	0 FT.	0 FT.	11 FT.
rear setback	30 FT.	24 FT.	24 FT. MINIMUM	30FT.
outbuilding setback	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
building frontage	100 - 80%	100%	100%	30 - 50%
lot coverage	50% MAXIMUM	70% MAXIMUM	70% MAXIMUM	40% MAXIMUM
porch width	NOT PERMITTED	NOT PERMITTED	4 - 6 FT.	NOT PERMITTED
porch depth	NOT PERMITTED	NOT PERMITTED	4 - 6 FT.	NOT PERMITTED
fence / wall frontage	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	100% OR NONE
height	35 FT. MAXIMUM	35 FT. MAXIMUM	35 FT. MAX.	35 FT. MAX.
height at entry floor	0 FT.	0 FT.	3 FT.	2 - 3 FT.
ground floor use	COMMERCIAL	COMMERCIAL	RESIDENTIAL	RESIDENTIAL
upper floor use	COMMERCIAL / RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
awnings	6 FT. MAX. PROJECTION	6 FT. MAX. PROJECTION	3 FT. MAX. PROJECTION	3 FT. MAX. PROJECTION



# 5.2

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

MURTON, OGDEN & ASKEW  
ARCHITECTS



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Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
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	URBAN VILLA V	COTTAGE VI	BUNGALOW VII	LARGE HOUSE VIII
lot width	72 - 80 FT.	32 - 40 FT.	36 - 54 FT.	48 - 72 FT.
lot depth	100 FT. MINIMUM	100 FT. MINIMUM	100 FT. MINIMUM	100 FT. MINIMUM
front build to	20 FT.	20 FT.	20 FT.	20 FT.
side setback	11 FT.	3 FT.	3 FT.	3 FT.
rear setback	30 FT.	30 FT.	30 FT.	30 FT.
outbuilding setback	NOT PERMITTED	5 FT.	5 FT.	5 FT.
building frontage	70% MINIMUM	80% MAXIMUM	80% MAXIMUM	80% MAXIMUM
lot coverage	40% MAXIMUM	40% MAXIMUM	40% MAXIMUM	40% MAXIMUM
porch width	6 - .10 FT.	40% MINIMUM	40% MINIMUM	40% MINIMUM
porch depth	6 FT.	4 - 8 FT.	4 - 8 FT.	6 - 10 FT.
fence / wall frontage	100% OR NONE	100% OR NONE	100% OR NONE	100% OR NONE
height	21 FT. MAXIMUM	21 FT. MAXIMUM	21 FT. MAXIMUM	25 FT. MAXIMUM
height at entry floor	2 - 3 FT.	2 - 3 FT.	2 - 3 FT.	2 - 3 FT.
ground floor use	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
upper floor use	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
awnings	3 FT. MAX. PROJECTION	3 FT. MAX. PROJECTION	3 FT. MAX. PROJECTION	3 FT. MAX. PROJECTION



V - VIII

# 5.3

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

IVERTON COLLESEY ASHAW  
ARCHITECTS



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Elizabeth Plater-Zyberk  
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building regulations

6.0

**Hope Gardens  
Neighborhood Design  
Guidelines**

Metropolitan Development &  
Housing Agency

EVERTON OGLESBY ASKEW  
ARCHITECTS



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

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## STOREFRONT

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND 80% - 100% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 50% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL NOT BE PERMITTED.

### EASEMENTS

1. PEDESTRIAN ACCESS TO THE REAR PARKING LOT FROM THE STREET SHALL BE PROVIDED.
2. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDING SHALL BE COMMERCIAL ON THE GROUND FLOOR WITH COMMERCIAL AND/OR RESIDENTIAL OCCURRING ON THE UPPER FLOOR(S).

### BUILDING HEIGHT

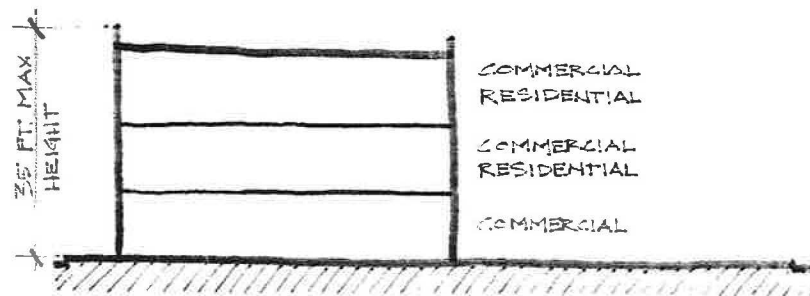
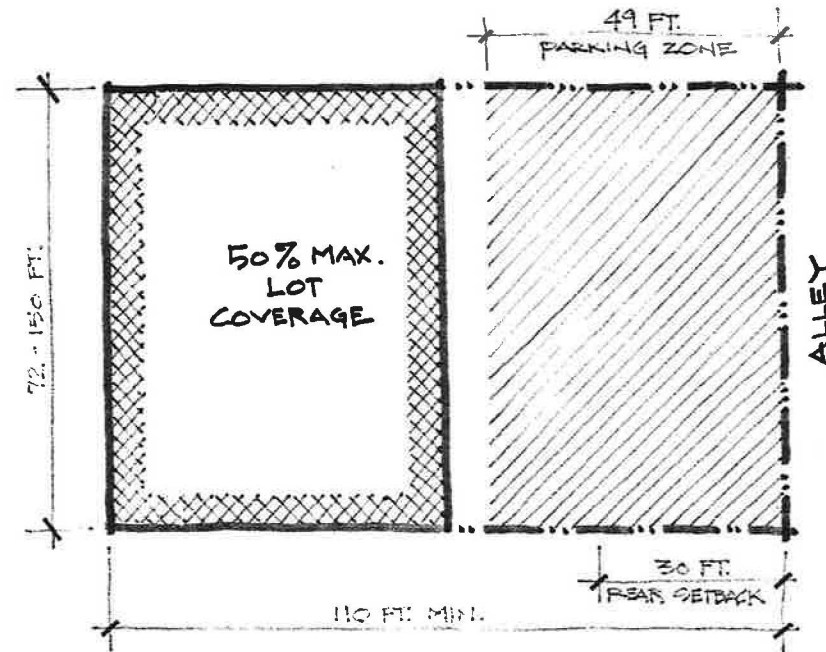
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PARKING SPACES SHALL BE NO LESS THAN 9 FT. X 19 FT. WITH ACCESS TO AN ALLEY OR SIDE STREET.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 6 FT.



Storefront

# 6.1

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

EVERTON GILLESPIE ASEEV  
ARCHITECTS



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Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

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## LIVE/WORK

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND 100% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 70% OF LOT COVERAGE.
3. OUTBUILDINGS ARE NOT PERMITTED.

### EASEMENTS

1. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDING SHALL BE COMMERCIAL ON THE GROUND FLOOR WITH RESIDENTIAL OCCURRING ON THE UPPER FLOOR(S).

### BUILDING HEIGHT

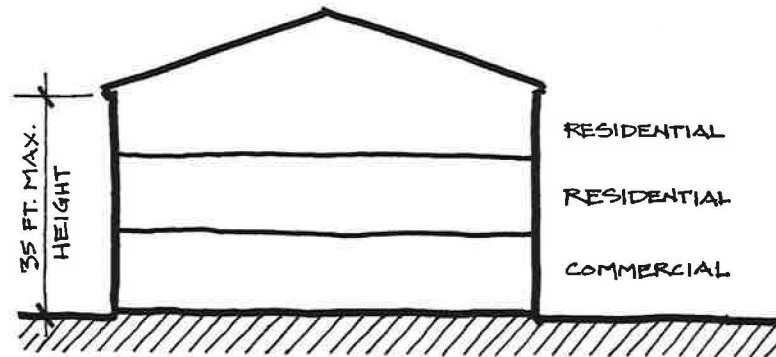
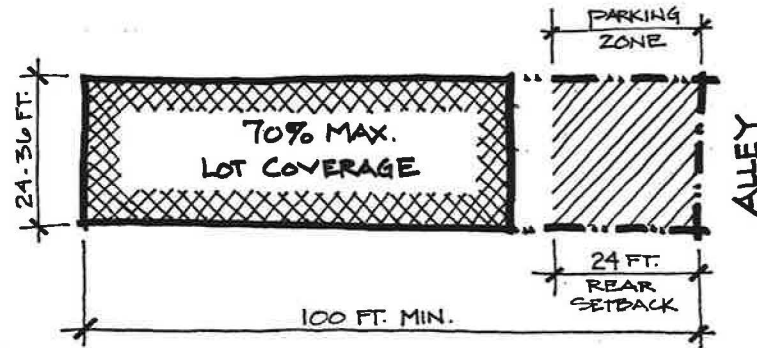
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9FT. X 19FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 6 FT.



Live / Work

# 6.2

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

EVERETT OGILBY ASSOC.  
ARCHITECTS



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Elizabeth Plater-Zyberk  
planning consultants

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## ROWHOUSE

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND 100% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 70% OF LOT COVERAGE.
3. OUTBUILDINGS ARE NOT PERMITTED.

### EASEMENTS

1. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDING SHALL BE RESIDENTIAL ONLY.

### BUILDING HEIGHT

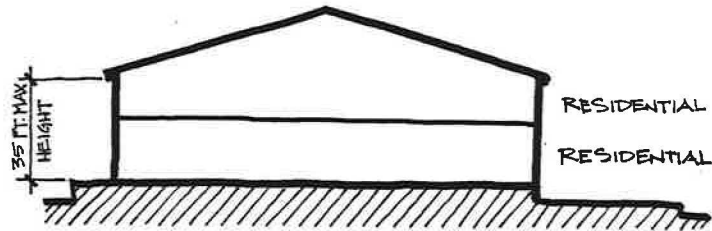
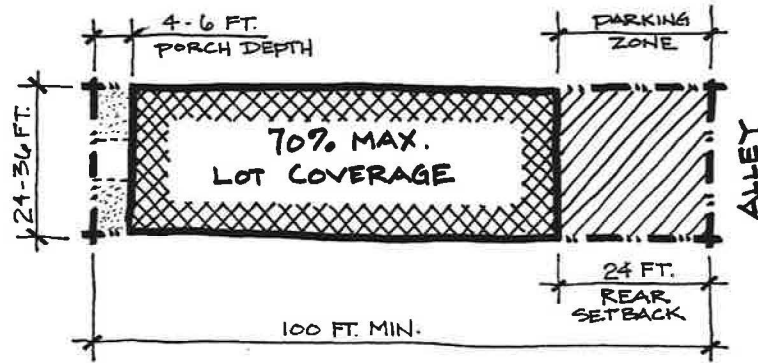
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9FT. X 19FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



Rowhouse

6.3

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

ARCHITECTURAL  
ARCHITECTS



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Elizabeth Plater-Zyberk  
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## GARDEN APARTMENT

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND 30% - 50% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL NOT BE PERMITTED.

### EASEMENTS

1. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE BUILT WITHIN 3 FT. OF PROPERTY LINE.
2. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDING SHALL BE MULTI-FAMILY RESIDENTIAL.

### BUILDING HEIGHT

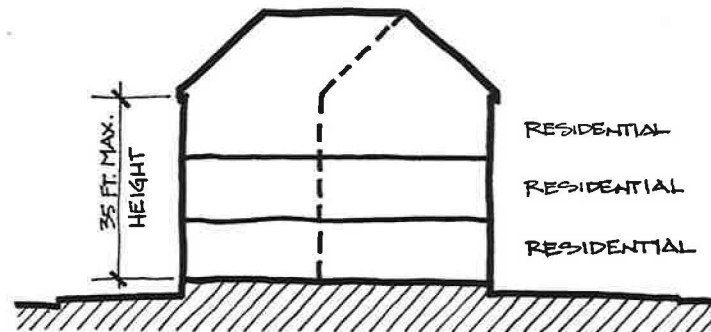
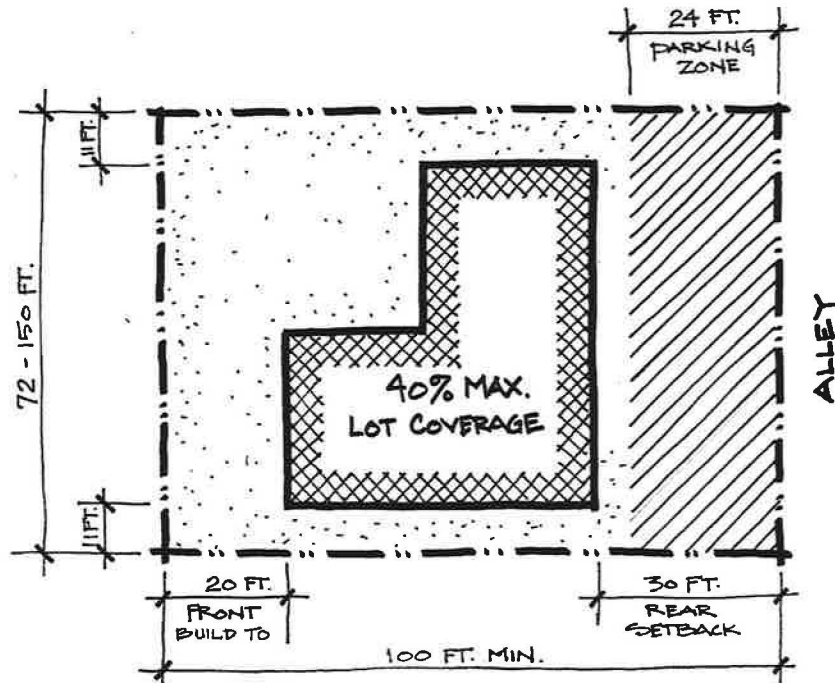
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9FT. X 19FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



Garden Apartment

6.4

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

EVERSON COLLEGE STUDENT  
ARCHITECTS



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Elizabeth Plater-Zyberk  
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## URBAN VILLA

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND 70% MINIMUM ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL NOT BE PERMITTED.

### EASEMENTS

1. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE BUILT WITHIN 3 FT. OF PROPERTY LINE.
2. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDING SHALL BE MULTI-FAMILY RESIDENTIAL WITH A MAXIMUM OF FOUR UNITS.

### BUILDING HEIGHT

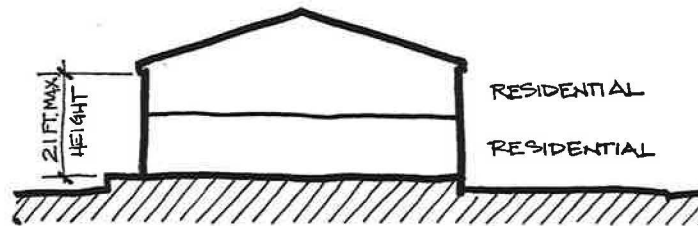
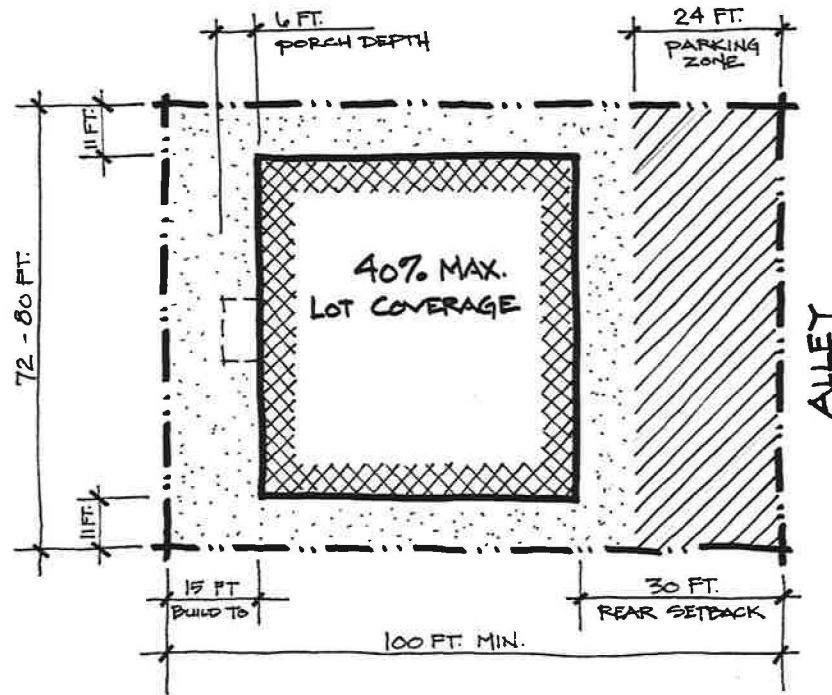
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9 FT. X 19 FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



Urban Villa

# 6.5

### Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

EVERETT COLLESEY ASKEW  
ARCHITECTS



Andres Duany  
Elizabeth Plater - Zyberk  
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Littlejohn Engineering  
Associates, Inc.  
engineering consultants

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## COTTAGE

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND NO MORE THAN 80% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL BE LIMITED TO 25% OF REAR YARD AREA.

### EASEMENTS

1. OPEN PORCHES MAY ENCROACH WITHIN THE AREA INDICATED AND SHALL FRONT 40% MIN. OF THE STREET FACADE. ALSO, 30% - 50% OF BUILDING FRONTAGE MAY ENCROACH INTO THIS AREA PROVIDED THE REMAINING FRONTAGE IS PORCH.
2. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE BUILT WITHIN 3 FT. OF PROPERTY LINE.
3. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDINGS SHALL BE RESIDENTIAL ONLY.

### BUILDING HEIGHT

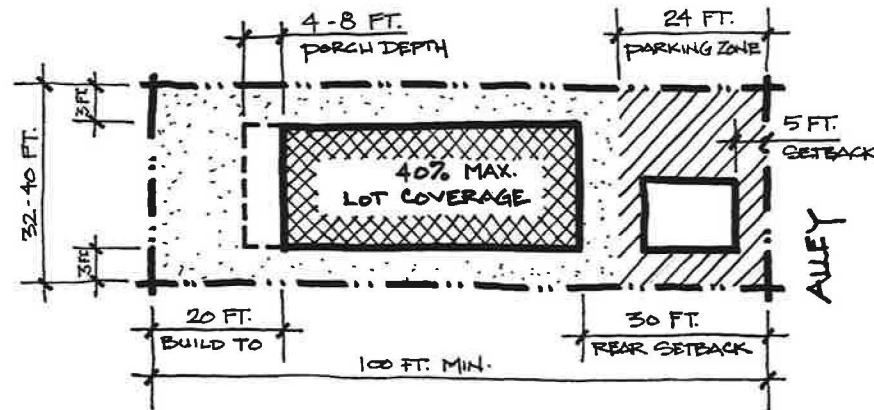
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### PARKING

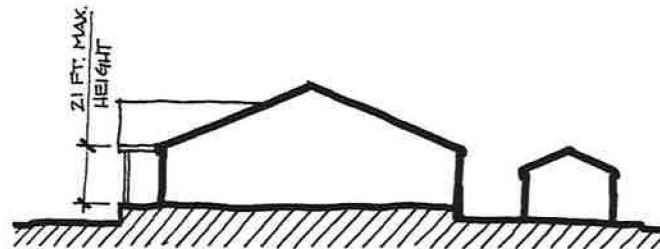
1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9 FT. X 19 FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



RESIDENTIAL



Cottage

6.6

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

EVERSON OGLESEY ASKEW  
ARCHITECTS



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Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

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## BUNGALOW

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND NO MORE THAN 80% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL BE LIMITED TO 25% OF REAR YARD AREA.

### EASEMENTS

1. OPEN PORCHES MAY ENCR OACH WITHIN THE AREA INDICATED AND SHALL FRONT 40% MIN. OF THE STREET FACADE. ALSO, 30% - 50% OF BUILDING FRONTAGE MAY ENCR OACH INTO THIS AREA PROVIDED THE REMAINING FRONTAGE IS PORCH.
2. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE BUILT WITHIN 3 FT. OF PROPERTY LINE.
3. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDINGS SHALL BE RESIDENTIAL ONLY.

### BUILDING HEIGHT

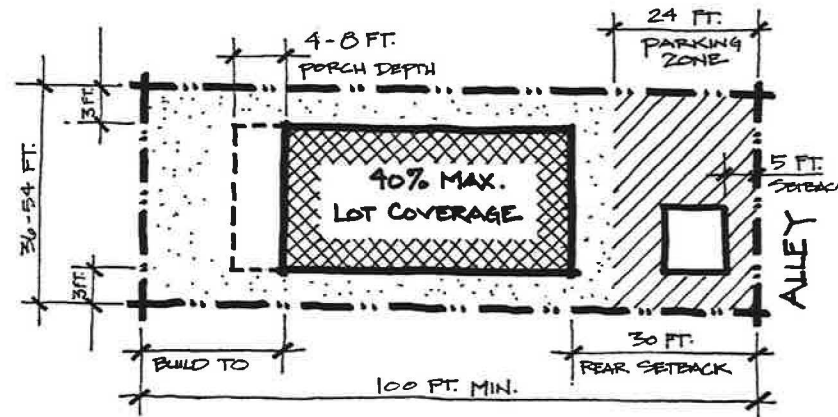
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

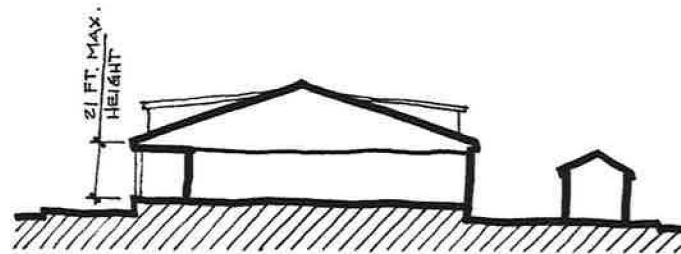
1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9 FT. X 19 FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



RESIDENTIAL  
RESIDENTIAL



Bungalow

# 6.7

### Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
Housing Agency

URBANI SOCIETY ASIAN  
ARCHITECTS



Andres Duany  
Elizabeth Plater - Zyberk  
planning consultants

Littlejohn Engineering  
Associates, Inc.  
engineering consultants

07 31 96

## LARGE HOUSE

### BUILDING PLACEMENT

1. BUILDINGS SHALL BE SET ON LOTS RELATIVE TO THE PROPERTY LINES AS INDICATED IN THE ILLUSTRATION TO THE RIGHT.
2. BUILDINGS AND STREET FACADES SHALL EXTEND NO MORE THAN 80% ALONG THE FRONTAGE OF LOT WIDTH AND SHALL NOT EXCEED 40% OF LOT COVERAGE.
3. OUTBUILDINGS SHALL BE LIMITED TO 25% OF REAR YARD AREA.

### EASEMENTS

1. OPEN PORCHES MAY ENCROACH WITHIN THE AREA INDICATED AND SHALL FRONT 40% MIN. OF THE STREET FACADE. ALSO, 30% - 50% OF BUILDING FRONTAGE MAY ENCROACH INTO THIS AREA PROVIDED THE REMAINING FRONTAGE IS PORCH.
2. LOCATION OF FENCES OR GARDEN WALLS AT FRONTAGE SHALL BE BUILT WITHIN 3 FT. OF PROPERTY LINE.
3. TRASH CONTAINERS SHALL BE LOCATED WITHIN THE PARKING AREA.

### BUILDING USE

1. USES PERMITTED WITHIN THE BUILDINGS SHALL BE RESIDENTIAL ONLY.

### BUILDING HEIGHT

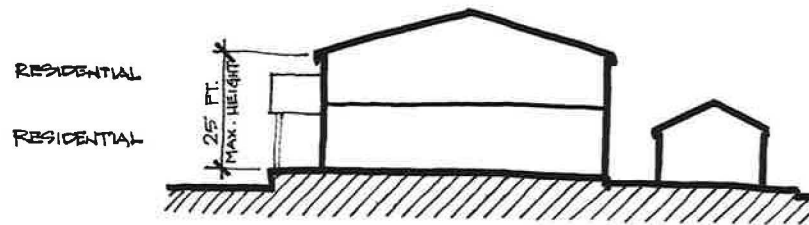
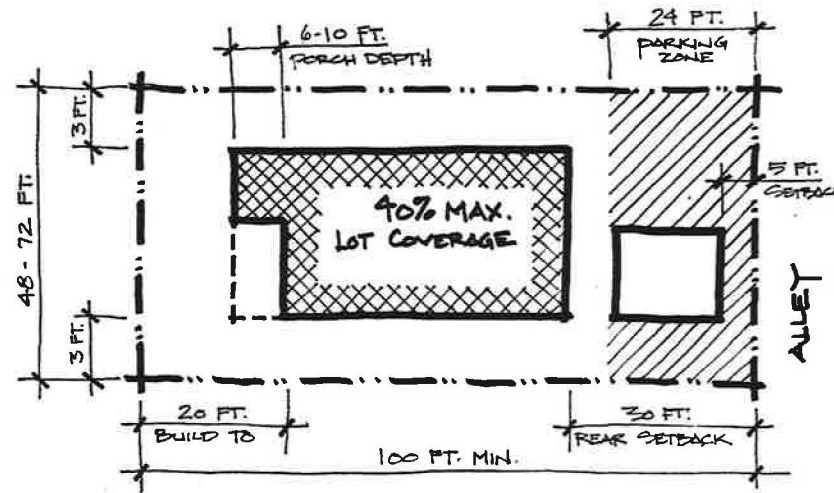
1. HEIGHTS SHALL BE MEASURED RELATIVE TO THE FRONTING STREET ELEVATION AND A SPECIFIED POINT AS INDICATED.

### PARKING

1. PARKING SPACES MAY BE PROVIDED WITHIN THE AREAS INDICATED.
2. PRIVATE PARKING SPACES SHALL BE NO LESS THAN 9 FT. X 19 FT. WITH ACCESS TO THE ALLEY.

### MISCELLANEOUS

1. AWNINGS SHALL PROJECT A MAXIMUM OF 3 FT.



Large House

6.8

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

PREPARED BY ASKEW  
ARCHITECTS



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Elizabeth Plater - Zyberk  
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land use

7.0

**Hope Gardens  
Neighborhood Design  
Guidelines**

Metropolitan Development &  
Housing Agency

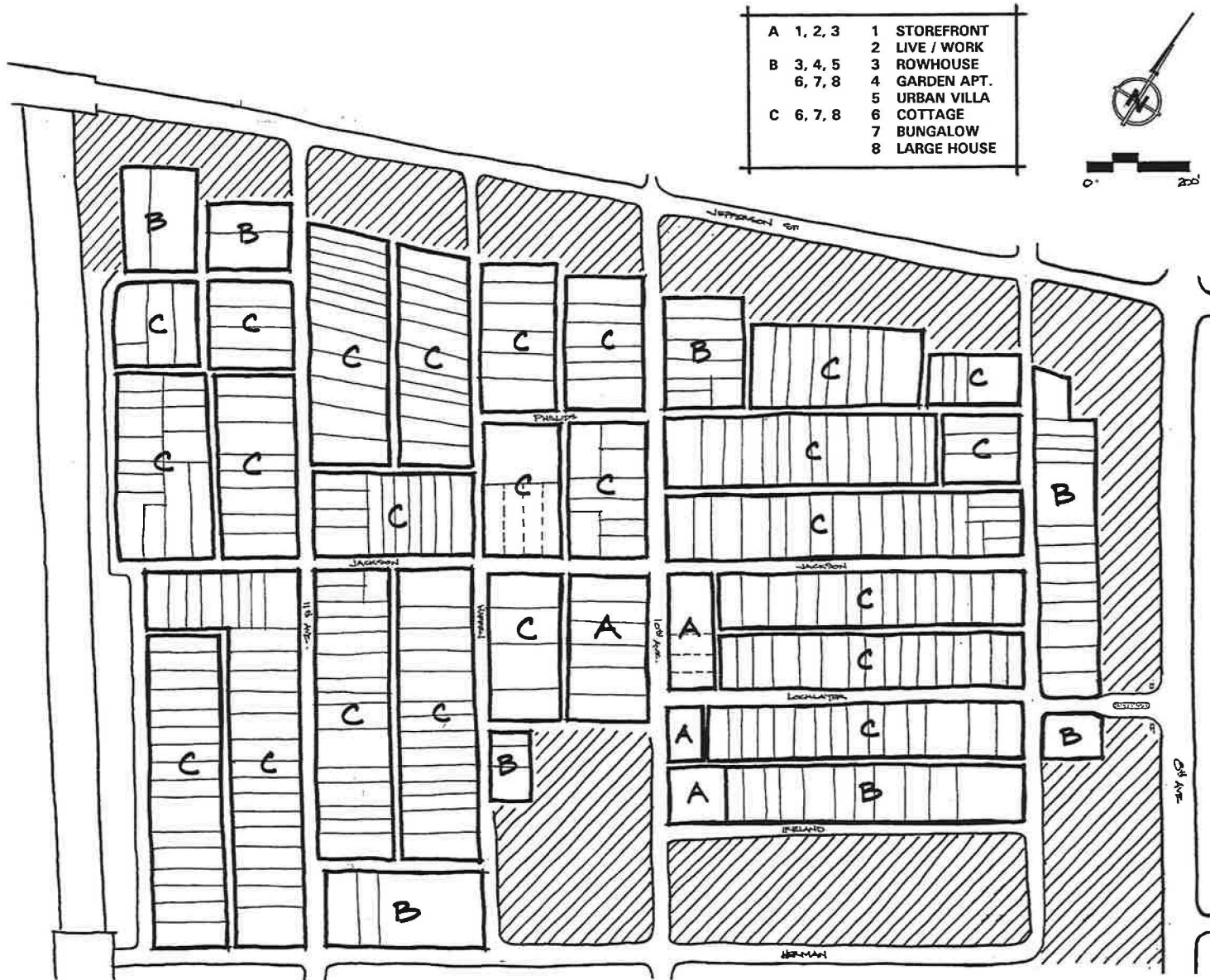
EVERTON OGLESBY ASKIN  
ARCHITECTS



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Regulating Plan

# 7.1

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
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architectural regulations

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**Hope Gardens  
Neighborhood Design  
Guidelines**

Metropolitan Development &  
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## WALLS

### Materials

Building Walls shall be finished in local brick, native stone, wood clapboard, wood drop siding, wood board and batten, or vinyl siding. In addition, 25% of the building surface may be finished in wood shingles or cementitious plank lapsiding. Clapboard and siding shall be painted. Brick may be painted or left unpainted.

Foundation walls and piers may be exposed smooth-finished, parged block, split-face block, stone or brick veneer.

Retaining and garden walls shall be finished in stone, brick or split-face block matching the principal building. Gates shall be wood or wrought iron.

Fences in front yards, or street-facing yards for corner lots, shall be made of wood pickets or wrought iron. All other fences shall be made of wood boards, wrought iron or chain link. Fences may have brick, split-face block or stone piers.

### Configurations

Walls may be built of no more than two materials and shall only change material along a horizontal line, i.e. wood may be combined with brick when the material change occurs horizontally, typically at a floor line or a gable end, with the heavier material below the lighter, i.e. brick below wood and stone below brick. Outbuildings and additions to buildings must be made of the same materials as the main building except when the main building is made of brick or stone, the out building or addition can be wood.

Walls shall be painted or stained in accordance with the guidelines provided in the miscellaneous section.

Siding shall be horizontal, max. 10 inches exposed to the weather. Boards with more than 8 inches to the weather shall show no more than a 1-inch variation from one board to the next.

Shingles shall be max. 10 inches exposed. Decorative shingles shall be permitted within gable ends only except within or immediately adjacent to the Germantown Historic District where compatibility to neighboring structures may make decorative shingles appropriate. Shingles shall be handsplit or machine cut and have bottom edges aligned.

Foundation walls shall be exposed a min. of 18 inches and a maximum of 36 inches above grade.

Trim, such as window, fascia, etc., shall be minimum grade "B" wood and shall not exceed 1 inch in thickness. The width at the corners and openings shall be 4" to 8" except at the door which may be any size or configuration.

Brick shall be horizontal running bond or flemish bond pattern with mortar joints of raked or grapevine pattern, max. joint size: 1/2 inch in height.

Garden walls shall be minimum 8 inches thick and capped with an overhang of no less than one inch. They shall be made of brick, split-face block or stone matching the main building.

Picket fences shall be no higher than 3.5 feet high at front yards. Wooden picket fences shall have no more than a 3 inch gap between pickets. Wrought iron picket fences shall have no more than 6-inch gaps.

Board fences or chain link fences shall be no higher than 7 feet.

## ROOFS

### Materials

Roofs shall be clad in asphalt shingles, wood shingles or sloped metal roofing.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), vinyl or anodized aluminum.

Flashing shall be copper, lead-coated or "tern" coated tin, galvanized steel, vinyl or anodized aluminum. Copper or tin roofs, flashing, gutters, and downspouts shall be allowed to age naturally (not painted or sealed.) Chimney flashing must be either copper, tern coated tin, galvanized steel or aluminum.

### Configurations

The principal roofs shall be a symmetrical gable or hip with a slope between 6:12 and 12:12. Eaves shall be continuous. Ancillary roofs (attached to walls at the upper portion) may be sheds sloped no less than 4:12.

Roof trusses shall have integral eave returns allowing room for either expressed lintels or a frieze board above top story openings.

Flat roofs, permitted only when occupiable and accessible from an interior room, must have a railing or a parapet wall as high as the Metro Building Code allows. These are limited to no more than 20% of the total building footprint.

Gutters shall be square, ogee-shaped or half-round. Downspouts shall be round or rectangular.

Roof penetrations, such as plumbing vents or gas water heater vents, shall be placed on the rear slope of the roof and painted to match the color of the roof, except those of metal which may be left unpainted. Chimney flues would be allowed on the front.

Skylights, solar panels shall be flat (non-bubble) and mounted on the side or rear slopes of the roof.

Dormers shall not exceed, in the aggregate, 60% of the facade width and be placed a minimum of 36" from side building walls. Dormers shall have symmetrical gable or hip roofs with a slope between 6:12 and 12:12.



Walls / Roofs

# 8.1

## Hope Gardens Neighborhood Design Guidelines

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## OPENINGS

### Materials

Windows shall be made of painted wood, clad wood or metal and shall be glazed with clear glass with no more than 10% daylight reduction.

Doors, including garage doors, shall be wood, embossed steel or fiberglass with wood veneer. Doors shall be painted or stained.

Storm doors shall be painted wood, wrought iron or anodized aluminum.

Shutters shall be wood or vinyl and awnings shall be canvas.

### Configurations

Window openings in upper stories shall be centered directly above openings in the first story and shall be equal in massing to the windows below. Openings in the gable ends must be centered. Openings shall be min. 2 feet from building corners.

Glazed area on frontage facades shall not exceed 30% of the total surface. Ground floor retail shall have a minimum of 70% glazed surface.

Windows shall be single-hung, double-hung, awning, or operable casement types with a square or vertical proportion except that there may be one circular, semi-circular, oval, or hexagonal window on each building which, if used, shall be centered in the gable end.

Transoms may be oriented horizontally. The centerline of the window sash shall align with the centerline of the wall. Window sills are to project a min. of 2" from building face and are to be a min. of 2" high.

Doors shall be hinged, except garage doors.

Paired doors are not permitted at frontages. Sliding doors shall be permitted only at backyard locations. Glazing in doors must be rectangular except in the Historic Germantown District where circular, semi-circular or oval-shaped glass is acceptable.

Garage doors shall not face a street frontage. Garage doors shall be painted. Garages shall be accessed from alleys only.

Shutters shall be sized and shaped to match the opening if they were shut and provided for all windows on a given wall. Where a pair of windows connect horizontally (picture windows), then shutters should be sized to cover half of each window.

Awnings shall be rectangular or circular in shape and shall be fabric material.



Openings

# 8.2

## Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
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## ELEMENTS

### Materials

Columns shall be made of wood, stone, split-face block, aluminum or brick. Piers, arches and chimneys shall be made of stone, split-face block or brick.

Porches, balconies, bay windows, posts, spindles and balusters shall be made of wood except railings attached to concrete or brick which may be made of steel or wrought iron and painted. Porches may be enclosed with glass or screens, however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood or beaded vinyl; exposed joists shall be painted or stained.

Stoops shall be made of wood, brick, stone or concrete. If concrete, a stoop shall have brick, stucco or stone cheek walls.

Decks shall be located in rear or side yards. Decks shall be made of wood and shall comply to codes.

Wood elements must be painted or stained with an opaque stain except walking surfaces which may be left natural.

### Configurations

Chimney flues shall be no taller than required by the Building Code.

Arches shall be no less than 12 inches in depth and shall have vertically proportioned openings. Keystones shall be functional and not decorative.

Porches shall be a minimum of 18" above grade and lit with incandescent bulbs.

Screened porches shall have screens framed in wood installed behind framed railings. Undercrofts of porches and decks shall be skirted with framed wood or vinyl lattice installed between supports with no more than 1-1/2 inch spaces between boards. Posts shall be no less than 4 x 4 inches thick and shall be dressed lumber if of wood.

Railings shall have top and bottom rails. Gaps between spindles and balusters on railings shall not exceed 4 inches.

Bay windows at frontages shall have a minimum of 3 sides. Balconies shall not exceed 4 feet in depth. Cantilevers, including bay windows and balconies, shall be supported by visible brackets.

At the Neighborhood Center, signs may be made of wood, cast aluminum or thickly-enameled steel. Signs attached to buildings shall be integral with the storefronts, no larger than 24 inches in height, nor exceed 10% of the facade area and, if lit, must be externally lit.

## MISCELLANEOUS

### Colors

Walls shall be one color for each material used. Trim shall be of one color which may or may not be the same as the wall color. Accent color may be used for items such as the front door and shutters.

Picket fences shall be the wall or trim color of the house, or white.

### Paint and Stains

All exterior wood, except for decks and rear yard fences, shall be painted or stained, except wood shingles which may be left to age naturally. Window sashes shall be painted. Doors may be painted or stained.

The following shall be permitted only in rear yards and where not easily visible from streets or paths: 18" (or smaller) satellite dishes, permanent grills, permanent play equipment, swimming pools, antennas and hot tubs (those at ground level must be covered). HVAC equipment and utility meters shall be permitted in the side or rear yards.

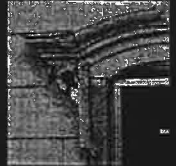
The following shall not be permitted: Panelized materials, quoins, curved glass, window air-conditioning units (for new construction only) and signs (on private property).

**Storm Water Management:** Sites shall follow the prescribed Drainage Measures listed in the metro city code or may submit an alternative drainage plan certified by a civil engineer as fulfilling the stormwater management requirements.

Flagpoles under 6 feet long are suggested to be mounted at a 45-degree angle to building walls.

Light fixtures shall be mounted to walls or ceilings, have incandescent or metal halide bulbs and may not produce glare on adjacent properties. Lamp posts are allowed with either gas or incandescent lighting.

Variations to The Architectural Regulations may be granted on the basis of architectural merit.



Elements /  
Miscellaneous

8.3

### Hope Gardens Neighborhood Design Guidelines

Metropolitan Development &  
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implementation

9.0

**Hope Gardens  
Neighborhood Design  
Guidelines**

Metropolitan Development &  
Housing Agency

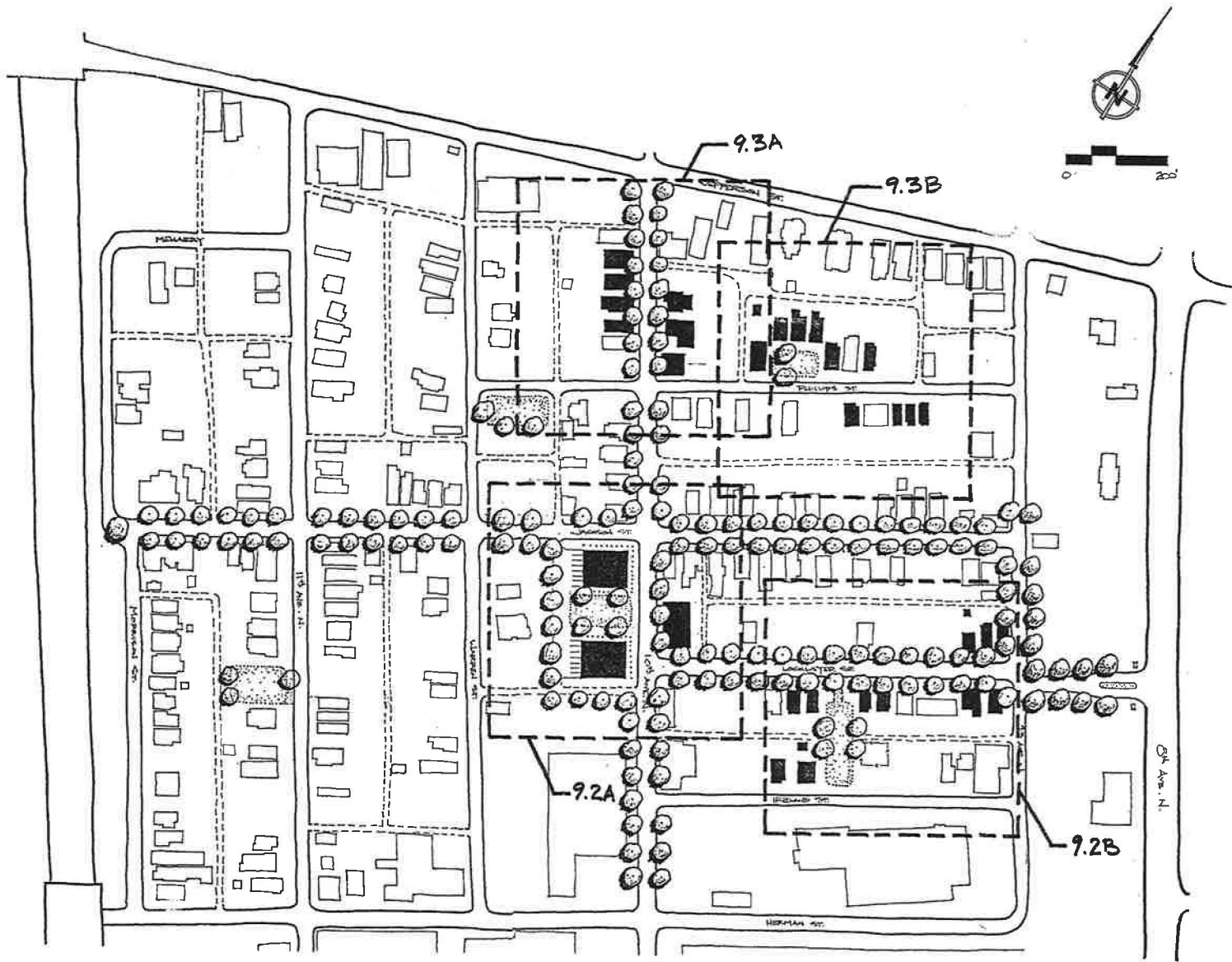
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Phase 1 Plan

# 9.1

## Hope Gardens Neighborhood Design Guidelines

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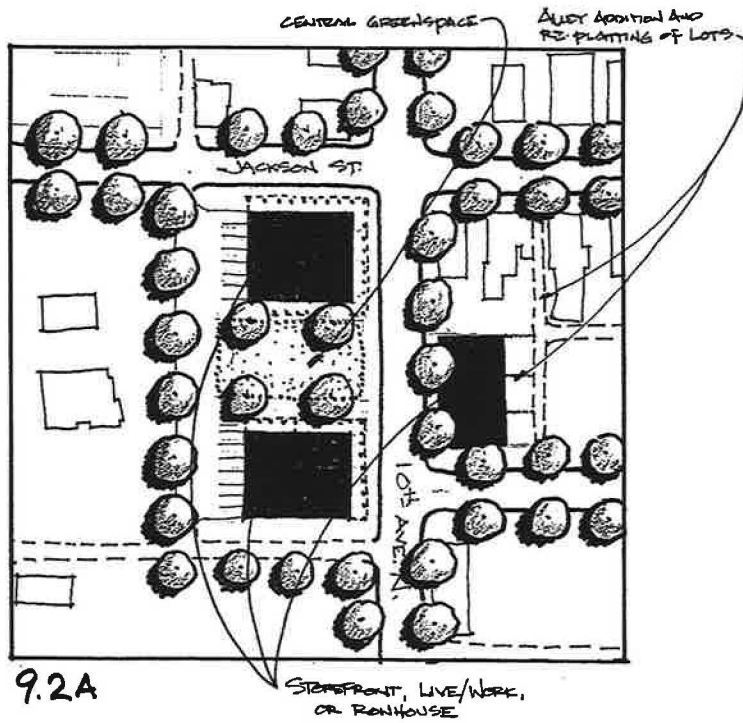
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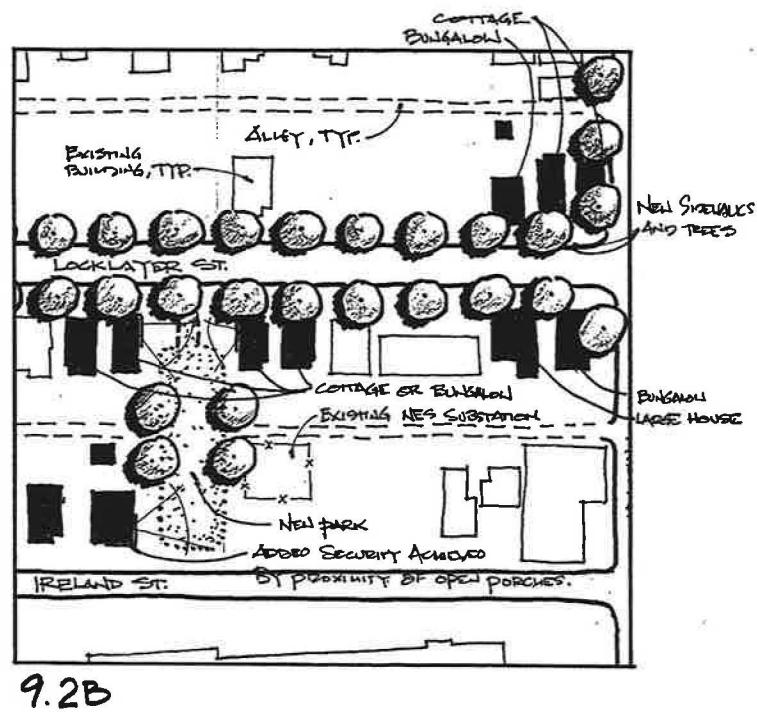
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### NEIGHBORHOOD CENTER

- THE "HEAD" OF THE NEIGHBORHOOD; A CENTRAL AREA WITHIN A FIVE MINUTE WALKING DISTANCE CHARACTERIZED BY A HIGHER DENSITY WITH A MIX OF COMMERCIAL AND RESIDENTIAL.
- "EYES ON THE PARK" CONCEPT ACHIEVED FROM BUILDING ADJACENCY FOR ADDED SECURITY
- POTENTIAL BIKE PATROL STATION



### LOCKLAYER DEVELOPMENT

- CREATE CLUSTER OF NEW HOUSES FOCUSED AROUND PARK AREA.
- STRENGTHEN LOCKLAYER AS ACCESS INTO NEIGHBORHOOD FROM 82<sup>ND</sup> AVE.



Enlarged Plans

9.2

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
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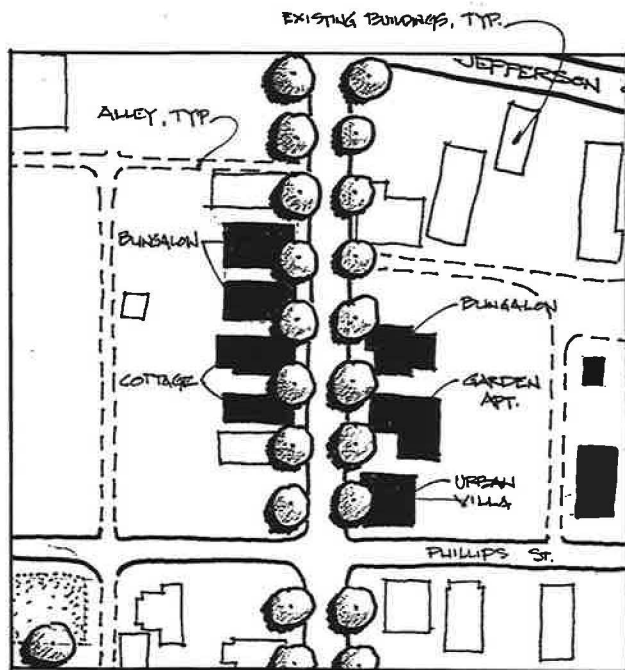
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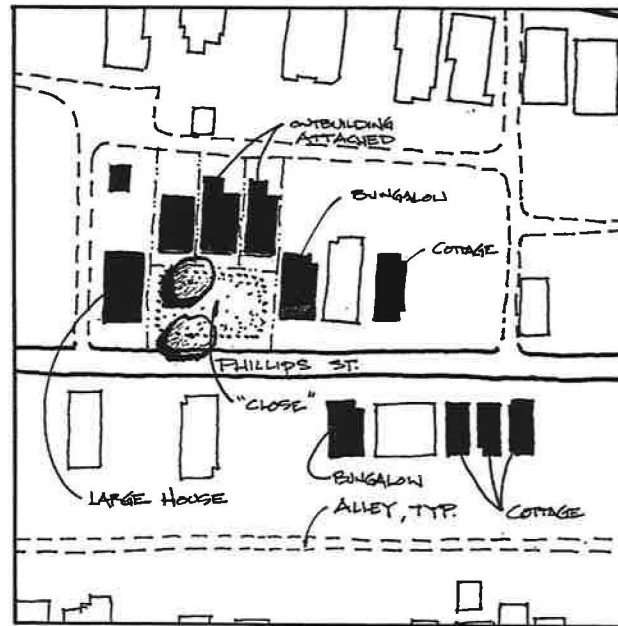
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9.3A

15<sup>TH</sup> AVE. DEVELOPMENT

- ADD TO EXISTING FABRIC LEADING TO NEIGHBORHOOD CTR.
- REINFORCE PRESENCE FROM JEFFERSON ST. ENTRANCE



9.3B

PHILLIPS STREET DEVELOPMENT

- VISUAL CONNECTION FROM BI-CENTENNIAL MALL AND 8<sup>TH</sup> AVE. N.
- ESTABLISHMENT OF A "CLOSE" - A MINI-PARK CREATED BY MOVING LOT LINE TO ALLOW FOR A PUBLIC GREENSPACE SURROUNDED BY HOUSES.
- PROXIMITY OF OPEN PORCHES ADDS TO PARK SECURITY - "EYES ON THE PARK"



Enlarged Plans

9.3

Hope Gardens  
Neighborhood  
Design Guidelines

Metropolitan Development &  
Housing Agency

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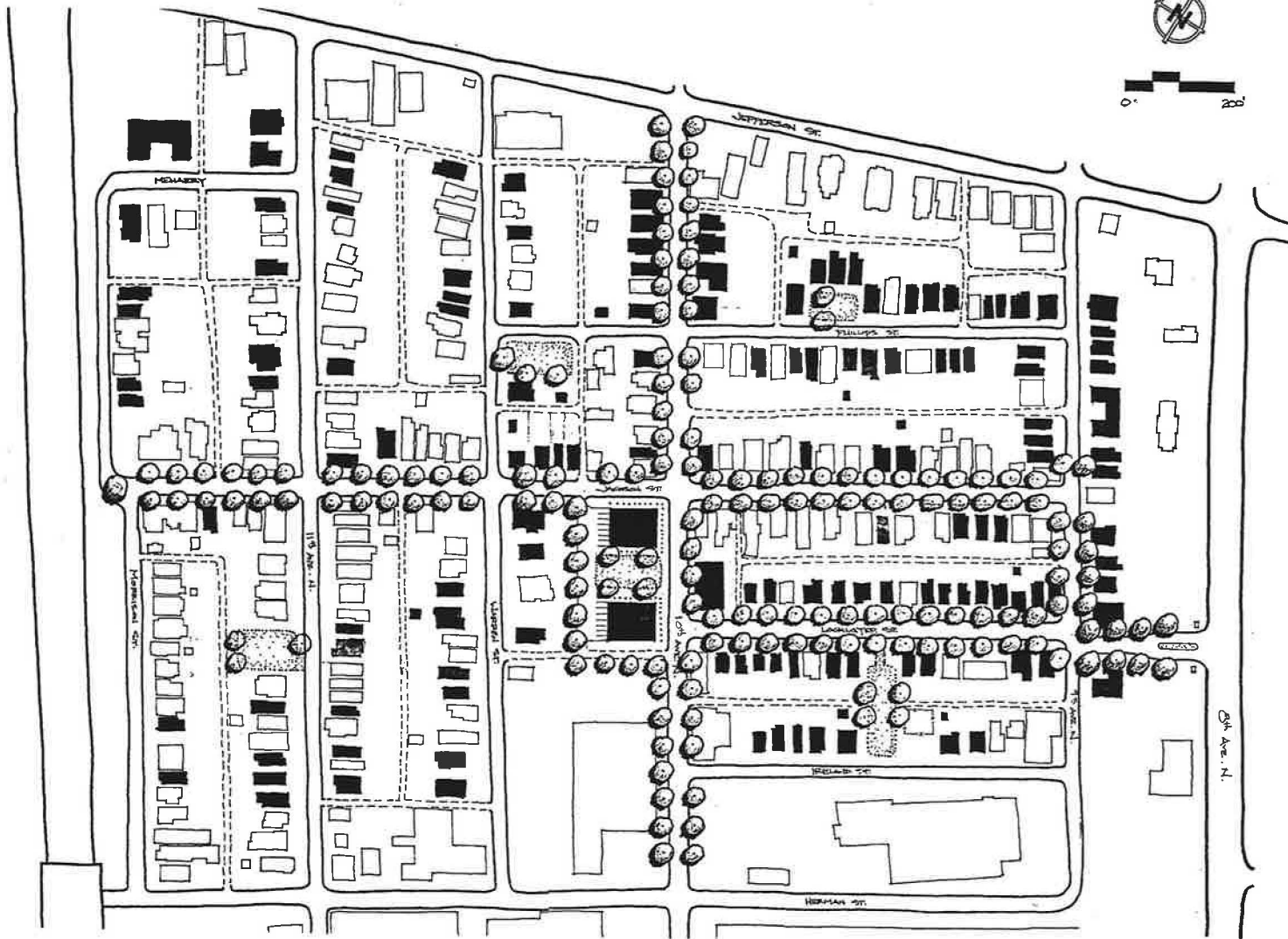


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Completed Idealized Plan

# 9.4

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