



Corner of Mill Rd and Sunset Ave, 3D sketch



## Conceptual Development Plan - Northwest Corner of Sunset Avenue and Mill Road

### Design Principles

- [1] Buildings address the street. Primary doorways open onto the street and are designed to attract people to enter from the front sidewalk. Front facades contain ample windows and style elements that add interest and character.
- [2] Buildings are built on or close to the front property line with articulation of the facade to provide visual interest and a space for a public plaza or outdoor eating area.
- [3] The buildings located adjacent to said plaza address it in the same way they address streets.
- [4] Buildings are either attached or located close together with openings between them serving primarily as pedestrian and driveway accessways to rear parking lots.
- [5] A mix of single and multi-story buildings with a common set of design organizational elements, while the buildings need not have the same architectural style.
- [6] The off-street parking is located to the rear or side of buildings with most parking located to the rear, with landscaping with screens the parking from the street.



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