

Use Mixing	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors is strongly encouraged.
Connectivity	<p>The vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the site and adjacent parcels of land. The Director may waive or modify the above requirement on determining that such cross-access is impractical due to site constraints, or is inappropriate due to traffic safety issues, or undesirable due to the proposed development's incompatibility with existing development on the adjacent parcel.</p> <p>Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining parcels of land, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records.</p>
Pedestrian Circulation	<p>Sidewalks shall be provided on both sides of the street, with a planting strip at least three feet wide between the sidewalk and the street. Sidewalks shall be at least eight feet wide along street frontages (to accommodate street furniture, outdoor dining, or other pedestrian amenities) Sidewalks along pedestrian street frontages shall maintain a pedestrian "clear zone" that is unobstructed by any permanent or nonpermanent object for a minimum width of four feet.</p> <p>Where a sidewalk or other walkway crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, or decorative bollards.</p>
Building Form	<p>Buildings shall face the street, and be located such that the facades occupy a minimum percentage of the build-to zone along the street frontage in accordance with Sec. 3.6.3.C, Intensity and Dimensional Standards.</p> <p>Buildings shall also be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following:</p> <ul style="list-style-type: none"> a) The corners of street intersections or entry points into the development; b) A street or pedestrian and/or vehicle access corridor within the development site; c) Public spaces or other site amenities; d) A plaza, square, outdoor dining area, or other outdoor gathering place for pedestrians.