

Treating Blank Walls

INTENT

To ensure that situations in which glass windows are not practical, there are still features that add visual interest and variety to the streetscape.

GUIDELINES

1. Where windows are not provided on walls (or portions of walls) longer than 30 feet which face streets or are visible from the street at least four of the following types of elements shall be incorporated:
 - decorative masonry (but not plain concrete block)
 - concrete or masonry plinth at base of wall
 - belt courses of a different texture, material and/or color
 - projecting cornice
 - projecting metal canopy
 - decorative tilework
 - trellis containing planting
 - medallions
 - opaque or translucent glass windows
 - artwork
 - vertical articulation
 - lighting fixtures
 - architectural recesses
 - Other methods may be proposed that meet the intent of this guideline
2. On the Promenade Street (198th Street SW) and the Pedestrian Walkway where windows are not provided, no more than 10 feet unembellished surface shall be allowed.

