

Building Orientation



Our streets and sidewalks are the public spaces of our town and should be given as much consideration as the buildings themselves. This “in between” is the family room of our town and how the buildings address it is just one factor in creating a wonderful public space where people want to walk, talk, bike and drive in safety and beauty.

Residents of Orland and those who visit love our small town “feel,” which we hope to keep as the town grows. We should strive to have design standards for our streetscapes, building orientation and façades that enhance and continue to encourage the small-town neighborliness of Orland.

This discussion is looking at our General Plan chapter 3, Circulation
Element 3.2.B.6

“Residential development shall not have direct access to and shall be oriented away (side-on or rear-on) from Arterial and Major Collector streets, and properly buffered...”

Old Building Orientation @ Library Park vs. New Building Orientation @ Lely Park



4th St. (Across from Library Park)



Front Orientation - No walls or fences



Hambright Ave. (Across from Lely Park)
Back and side orientation - Fences

Side Orientation

vs.

Front Orientation



Side Orientation

vs.

Front Orientation



South Street - Different fences make a difference

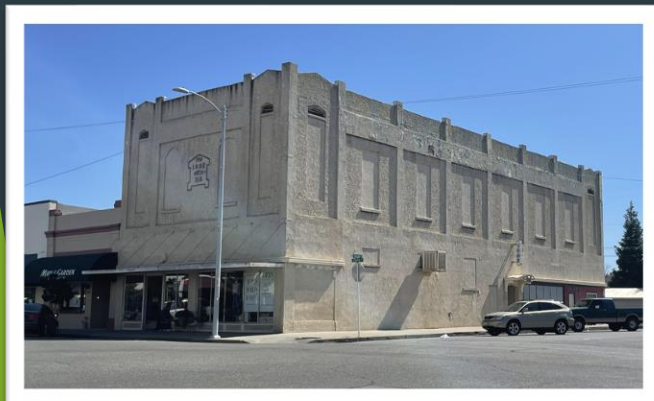


Front yard, sidewalk, landscape strip, parking, bike path.

FACADES: CORNER LOT BUILDINGS



Introduce design standards that require both facades address the street



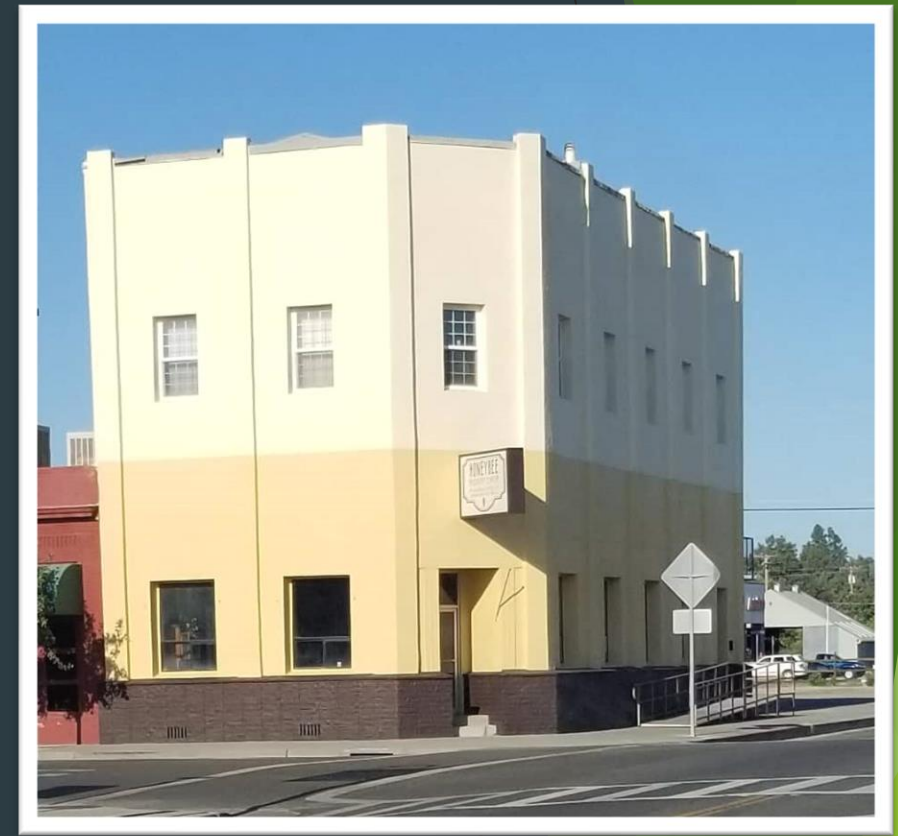
North of Walker St. vs. South of Walker St.

At one time, these corner buildings addressed both streets, but have since boarded one side creating an unfriendly pedestrian zone.



Facades make a difference in pedestrian walkability and the feeling of safety.

Same building, different facades





Two different treatments of side facades



Corner buildings that address both streets - both facades designed



City design with alleys put the people in front and the cars in back.



VS.

