

Site Design Elements

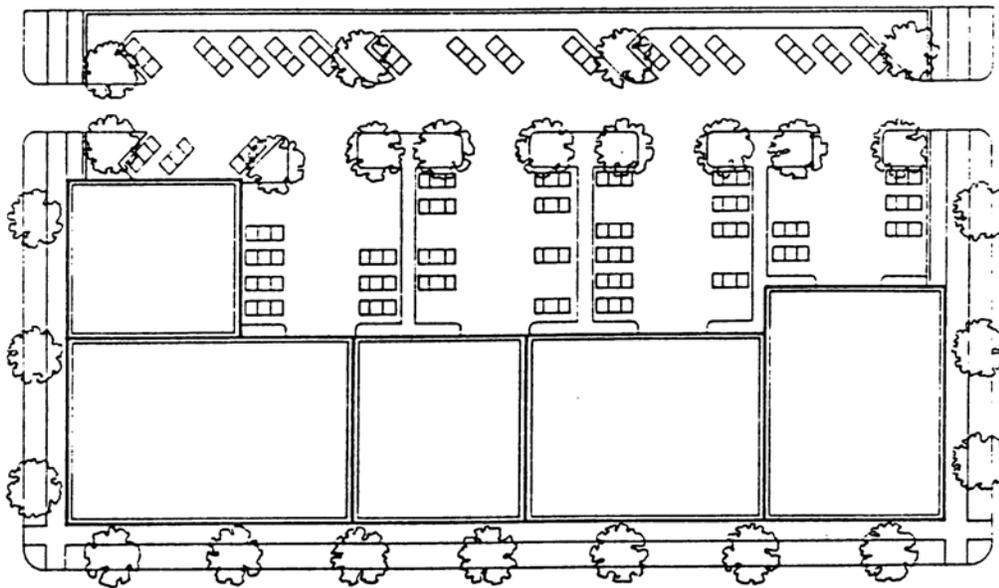
Site Planning

While a variety of architectural styles are evident in the district, the development pattern is nearly consistent. For this reason, it is critical that new projects relate to the existing street and building pattern through appropriate site planning.

Residential projects should suggest a similarity to other residential areas, in terms of apparent lot coverage, setbacks and site design elements.

New commercial buildings should be sited to promote and encourage pedestrian use rather than the automobile.

Auto access and parking facilities should be placed to the rear of the building or located so as to have the least amount of visibility from the street. Walls and landscaping may be necessary to screen areas designated for automobile use.



Appropriate site planning: Landscaping helps shield parking areas, creates shade for pedestrian traffic and enhances the streetscape. Locating parking facilities behind buildings creates a safe, unobstructed environment for pedestrians and mitigates the negative aspects of parking lots. Commercial structures built out to the sidewalk are pedestrian friendly and are an appropriate building form in commercial areas of the historic district. This site plan could accommodate storm water retention requirements beneath the parking surface.

Landscaping

Landscaping is an important element in the residential areas of Hyde Park. New residential projects should reflect characteristic landscape patterns and materials.

Landscaping can be used as an effective way of creating continuity between old buildings and new development. It can also be employed to screen parking and service areas.

Planting strips between the sidewalk and street, and the canopy of live oaks are distinguishing features of the district which must be maintained. “Grand” trees and some tree species, are afforded protection by the City of Tampa’s Tree, Site Clearing and Landscaping Ordinances. Persons planning new development should contact the Tree Inspections and Site Plan Review Department.

Landscaping will be reviewed by the Architectural Review Commission as part of plans for new construction and parking.

Parking, Pavement and Driveways

Careful site planning and screening of parking lots is required in order to obscure automobiles and machinery. Off-street parking, which surrounds or is located in front of a building, is generally not permitted as it inhibits pedestrian access and detracts from the streetscape. Landscaping and screening, supplemental to City regulations, may be necessary to conceal parking areas.

Creative solutions to the parking issues are often required, especially for large scale projects. Removing auto access and parking from the pedestrian right-of-way by locating it behind a structure, below grade underneath a structure, or above the first level can be effective ways of creating a safe and pleasing environment for the pedestrian.

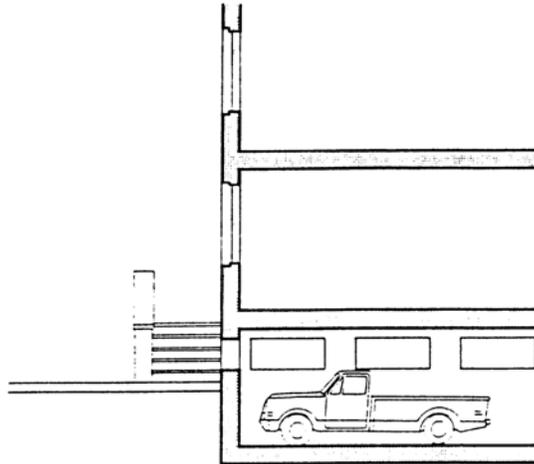
Parking garages shall be obscured by other buildings, extensive landscaping and/or shall exhibit a significant amount of architectural detailing and design.

Generally, no more than the minimum parking spaces required by City Zoning Code will be approved by the ARC.

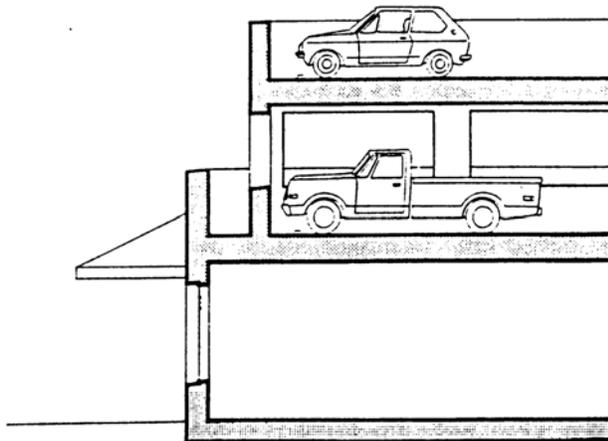
Shared parking arrangements are encouraged among part-time users, or as collective facilities for neighboring businesses.

The most common material used for paving is scored concrete with control joints to allow for expansion and contraction. Where new driveways are proposed or paving is to be disturbed, it should be constructed of, or replaced with, this material. Ribbon driveways are the preferred driveway treatment for residential projects.

All Driveways, and off-street and handicapped parking facilities must be reviewed by the City Transportation Division for code compliance and functionality.



Appropriate: Parking located underneath structure, partially below grade.



Appropriate: Parking located above commercial uses.

Fences and Walls

Wooden fences are the most common fence type in Hyde Park. Where other materials are desired, they should complement the main structure. Fence materials which are uncharacteristic the district, such as chain link, and vinyl, will not be permitted.

Fences and wall should never be constructed within the front yard setback. To do so, disrupts the streetscape and detracts from the neighborhood setting.

Where City Code requires buffer walls between commercial and residential uses which are visible to the public, a well designed, detailed and landscaped wall shall be required to lessen its negative impact. Brick, stone, and stucco-on-block are common and appropriate materials for wall construction.

Handicapped Access

While an important concern, handicapped access ramps should intrude as little as possible on the street elevation while providing easy access to the building. Preferably, access should be located at side entrances or provided “at grade”. Visible ramps should be constructed of materials that complement the main structure.

Street Elements

The City has been careful to maintain historic street elements, such as street lights, brick paving, granite curbs and sidewalk stamps, which contribute to the quality of environment throughout the district. New development should maintain these elements.

Storm Water Retention

Retention ponds should be sited as inconspicuously as possible, and should not appear to be the most dominant front yard landscape feature.

Underground storage vaults, or leaching systems, are an effective and appropriate means of meeting code requirements and maintaining continuity of landscape elements.

All new construction and redevelopment projects must provide retention according to City requirements. The Storm Water Management Department should be contacted for review of retention system plans.