



Project name:	File #:
Applicant/agent:	

C. URBAN/SUBURBAN DESIGN GUIDELINES

1.0 Site Character

1.1 Coherent Plan

Objective:

To encourage integrated, functional, and attractive transitional developments that strengthen identity within the City and support urban and mixed-use areas.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-1.1.3.1. Developments should establish an appropriate and compatible transitional development...		
			C-1.1.3.1.1. Develop a master plan for large-scale, phased, and multiple-site proposals to demonstrate...		
			C-1.1.3.1.2. Where appropriate, coordinate with adjacent uses and residential areas, including single-project...		
			C-1.1.3.1.3. Avoid piecemeal and fragmented development that detracts from the establishment...		
			C-1.1.3.1.4. Reduce and mitigate the impacts from proposed developments on adjacent sites as...		
			C-1.1.3.1.5. Mixed-use, large-scale, and multiple-site developments should integrate public space within...		
			C-1.1.3.2. Anticipate the addition of future transit systems to the transportation network and plan for...		
			C-1.1.3.2.1. Coordinate routes, placement of facilities, and infrastructure improvements with the appropriate...		
			C-1.1.3.3. ³ Where possible, incorporate and enhance significant natural features as site amenities and/or...		
			C-1.1.3.4. Appropriately address the critical issues of site layout that influence development character...		

1.2 Access & Connectivity

Objectives:

To promote the interconnectivity of the community and reduce the impacts that vehicle access points impose on roadways and the physical and visual character of developments.

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

³ Incorporating this guideline may help offset non-compliance with other guidelines.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-1.2.3.1. Limit direct vehicular access off major roadways, including highways, principal arterials...		
			C-1.2.3.1.1. Coordinate and combine access points with adjacent sites and uses to reduce or eliminate...		
			C-1.2.3.1.2. Provide site ingress/egress from secondary roadways for sites adjacent to major roadways.		
			C-1.2.3.1.3. Where secondary roadways cannot be provided, coordinate and combine access points to...		
			C-1.2.3.1.4. Multiple-site and large-scale developments should limit ingress/egress points and establish...		
			C-1.2.3.1.5. Use shared access points, secondary roadways, or internal circulation to access corner sites.		
			C-1.2.3.2. Provide pedestrian and vehicular connections that link adjacent uses and circulation...		
			C-1.2.3.2.1. Where possible, coordinate and align ingress/egress points, cross access, and internal...		
			C-1.2.3.2.2. Unrestricted access points and roadways used for site entry should align across primary...		
			C-1.2.3.2.3. ³ Multiple pedestrian routes should converge on public and open spaces, such as transit...		
			C-1.2.3.3. Establish internal site circulation as an interconnected network of walkways, pathways...		
			C-1.2.3.4. Plan for access and connectivity to future transit facilities, including, but not limited to...		
			C-1.2.3.4.1. Coordinate with the appropriate agencies and organizations to ensure the successful...		
			C-1.2.3.4.2. ³ Provide adequate pedestrian connections from public spaces, building entries, and parking...		

1.3 Orientation & Layout

Objectives:

To ensure that site organization, including, but not limited to, the placement and orientation of buildings, structures, and public spaces, as well as the location and layout of service and parking areas, promotes an integrated built environment that establishes an appropriate development character.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-1.3.2.1. Locate buildings to establish an appropriate development character that enhances the...		
			C-1.3.2.1.1. Bring buildings up close to roadways to establish a street presence and orient primary...		
			C-1.3.2.1.2. Limit the distance from buildings to roadways and the distance between buildings...		
			C-1.3.2.1.3. Large-scale and multibuilding developments may place buildings away from...		

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

³ Incorporating this guideline may help offset non-compliance with other guidelines.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-1.3.2.1.4. ³ Use buildings that incorporate articulated façades and architectural elements to anchor site...		
			C-1.3.2.2. Provide clearly defined building entries and connect them to roadways, pedestrian walkways...		
			C-1.3.2.2.1. Primary building entries should face roadways, pedestrian environments, or adjacent...		
			C-1.3.2.2.2. Large-scale buildings should provide entrances on at least two different building façades...		
			C-1.3.2.3. Strategically locate public spaces and site amenities, such as common open space, transit...		
			C-1.3.2.3.1. Organize buildings around public space and site amenities to establish destinations that...		
			C-1.3.2.3.2. ³ Use building façades, enhanced streetscapes, or other appropriate enhancements to...		
			C-1.3.2.3.3. Orient public spaces and site amenities toward roadways adjacent to building entries...		
			C-1.3.2.3.4. ³ Spaces designed for courtyards, outdoor seating, dining areas, or other such spaces should...		
			C-1.3.2.4. Locate parking toward the interior of the site and integrate parking areas to establish an attractive...		
			C-1.3.2.4.1. Place parking areas away from site corners, primarily to the rear and/or side of buildings...		
			C-1.3.2.4.2. Use a parking strategy to minimize the land area devoted to vehicular parking; include...		
			C-1.3.2.4.3. Distribute parking into smaller areas around, between, and behind structures to shorten the...		
			C-1.3.2.5. Where possible, coordinate the placement of public spaces, site amenities, parking areas, and/or...		
			C-1.3.2.6. Locate site services, building utilities, and mechanical equipment to enhance the attractiveness...		
			C-1.3.2.6.1. Place and orient service and loading areas, mechanical equipment, and utilities away from...		
			C-1.3.2.6.2. Where possible, place service and loading areas behind buildings and provide access from...		
			C-1.3.2.6.3. Coordinate the placement of freestanding site services and mechanical equipment to eliminate...		
			C-1.3.2.6.4. Place utility lines underground and away from planting zones whenever possible.		

1.4 Parking

Objective:

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

³ Incorporating this guideline may help offset non-compliance with other guidelines.

To incorporate parking as an integrated element of the built environment and address issues that influence the physical and visual characteristics of parking areas, such as the appropriate location for parking, size of parking areas, paving materials, landscaping, and screening.					
Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-1.4.3.1. Parking areas should establish an appropriate circulation pattern for pedestrians and...		
			C-1.4.3.1.1. Coordinate vehicular and pedestrian circulation patterns to delineate pedestrian walkways...		
			C-1.4.3.1.2. Provide pedestrian connections from internal circulation to public spaces and adjacent...		
			C-1.4.3.2. Design surface parking as an integrated and attractive element of the built environment that...		
			C-1.4.3.2.1. Break up parking areas into smaller, separated modules and arrange parking to minimize...		
			C-1.4.3.2.2. Reduce the depth of parking areas and limit parking between building façades and...		
			C-1.4.3.2.3. The design and layout of internal site parking should avoid long, unbroken parking bays...		
			C-1.4.3.2.4. Use trees, landscaping, hardscapes, and architectural elements to provide shade, create...		
			C-1.4.3.2.5. ³ Shade pedestrian walkways and parking, including stalls and drive aisles, with the appropriate...		
			C-1.4.3.2.6. ³ Screen parking with berms, landscaping, walls, architectural elements, or a combination to...		
			C-1.4.3.2.7. Distribute and integrate appropriately scaled lighting to provide safe and adequately...		
			C-1.4.3.3. Where appropriate, incorporate and arrange on-street parking to produce traffic calming effects...		
			C-1.4.3.3.1. Coordinate the use of on-street parking, including the design and location, with the...		
			C-1.4.3.3.2. ³ Internal roadways are encouraged to use on-street parking that is integrated with streetscapes...		
			C-1.4.3.3.3. ³ Where on-street parking is provided or where vehicles are circulation is directed in front of...		
			C-1.4.3.4. ³ Structured parking facilities are encouraged and should be designed to coordinate vehicular...		

1.5 Public & Open Space					
Objective:					
To provide a variety of attractive, usable, and integrated public and open spaces that enhance development character, encourage pedestrian use, and contribute to community life and the positive experience of daily activities.					
Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-1.5.3.1. Design public and open spaces as destinations within individual developments and...		

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

³ Incorporating this guideline may help offset non-compliance with other guidelines.

			C-1.5.3.1.1. Provide appropriate types and sizes of public and open spaces, including development...		
Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-1.5.3.1.2. Clearly delineate the edges of public spaces. Use building façades, materials, architectural...		
			C-1.5.3.1.3. ³ Where appropriate, place public and open spaces adjacent or in close proximity to transit...		
			C-1.5.3.1.4. Design public spaces to provide visual interest that enhances development character and...		
			C-1.5.3.1.5. Where appropriate, use public and open spaces as transitions between land uses to promote...		
			C-1.5.3.2. Incorporate pedestrian-oriented amenities that promote various active and passive uses within...		
			C-1.5.3.2.1. Use decorative pavers or other materials suitable for hardscapes that endure well and add...		
			C-1.5.3.2.2. Incorporate plantings, trees, and other plant materials to add vertical texture and variety to public...		
			C-1.5.3.2.3. Provide adequate seating that reflects the nature of the intended activities. Use fixed seating...		
			C-1.5.3.2.4. ³ Introduce public art as an integral part of the public realm. As appropriate, incorporate...		
			C-1.5.3.2.5. ³ Include decorative details and elements, such as banners, flags, signs, and planters, which...		
			C-1.5.3.2.6. Where appropriate, provide pedestrian-scaled light fixtures that provide adequate lighting...		
			C-1.5.3.3. Public and open spaces should maintain pedestrian and user safety and provide secure...		

1.6 Landscaping

Objective:

To encourage the attractive and purposeful use of plants and other landscape materials that enhance development character, including public and open space, parking, required buffers, and pedestrian environments.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-1.6.2.1. Use an organizational strategy for landscape plantings to promote aesthetic compositions that...		
			C-1.6.2.1.1. ⁴ Use formal planting arrangements, such as regular and linear intervals and geometric patterns...		
			C-1.6.2.1.2. ⁴ Use informal planting arrangements, such as irregular intervals, random patterns, and...		
			C-1.6.2.2. Integrate landscaping as appropriate to establish a consistent appearance and aesthetic...		
			C-1.6.2.2.1. Use appropriate classes of trees for urban environments and streetscapes. Consider height and...		

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

³ Incorporating this guideline may help offset non-compliance with other guidelines.

⁴ Appropriately use formal and/or informal planting arrangements to meet the guideline.

			C-1.6.2.2.2. ³ Landscaping should encourage the appropriate and attractive use of xeric, drought...		
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Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-1.6.2.2.3. Incorporate various plants and non-vegetative materials that provide groundcover and...		
			C-1.6.2.2.4. ³ Use planters and planting arrangements that feature seasonal plants, flowers, and ornamental...		
			C-1.6.2.3. ³ Where appropriate or advantageous to promote pedestrian activity, integrate streetscape...		
			C-1.6.2.4. Where possible, development should coordinate landscaping with adjacent properties to...		

C. URBAN/SUBURBAN DESIGN GUIDELINES

2.0 Architectural Character

2.1 Cohesive Design

Objective:

To encourage visually aesthetic building designs that promote quality architectural character and establish built environments that are compatible with existing, planned, and/or anticipated adjacent land uses.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-2.1.3.1. Building designs should appropriately address building scale, mass, and form, and the use...		
			C-2.1.3.2. Use fundamental design principles, including, but not limited to, composition, order...		
			C-2.1.3.3. Design building façades that express architectural character and incorporate the use of...		
			C-2.1.3.3.1. Design all appropriate sides of buildings, including façades that face public roadways, public...		
			C-2.1.3.4. Building design should enhance public and opens spaces, articulate aesthetic character, and...		
			C-2.1.3.4.1. Design buildings to enhance the attractiveness and appeal of developments, define...		
			C-2.1.3.4.2. Where appropriate, incorporate human and pedestrian scale as integral components of the...		
			C-2.1.3.5. Use building design and architecture to promote mixed-use and denser developments as...		
			C-2.1.3.5.1. ⁵ Building designs are encouraged to use vertically integrated structures and/or horizontal...		

2.2 Building Scale

Objective:

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

³ Incorporating this guideline may help offset non-compliance with other guidelines.

⁵ Incorporating vertically integrated uses may help offset non-compliance with other guidelines.

To encourage building designs that appropriately use architectural and human scale to establish compatible physical and visual relationships with adjacent and surrounding developments and reinforce a cohesive architectural character.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-2.2.2.1. Proposed developments should use proportion and scale to design buildings compatible...		
			C-2.2.2.1.1. Infill, greenfield, and redevelopment proposals should coordinate the placement...		
			C-2.2.2.1.2. Large-scale and multibuilding developments are encouraged to produce innovative...		
			C-2.2.2.1.3. Where possible, group or incorporate smaller uses along façades that introduce modulation...		
			C-2.2.2.2. Design and configure buildings to reduce overwhelming and disproportioned architectural...		
			C-2.2.2.2.1. Development should consider the scale of surrounding buildings, including relationships to...		
			C-2.2.2.2.2. Use variation in building form and proximity to other buildings, including, but not...		
			C-2.2.2.2.3. Where appropriate, establish a hierarchy of building scales that transition from intense to less...		
			C-2.2.2.2.4. Building scales along roadways and adjacent to or near urban areas of the community are...		
			C-2.2.2.3. Incorporate human scale on appropriate building façades to support an aesthetic architectural...		
			C-2.2.2.3.1. Use human scale to emphasize fenestration patterns, architectural elements, proportion...		
			C-2.2.2.3.2. Human scale is required at the ground or street level at building entries, along roadways, and...		

2.3 Building Form

Objective:

To enhance the visual interest of building designs and promote quality architectural character.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-2.3.2.1. Articulate building forms, including, but not limited to, massing, walls, and roofs, with...		
			C-2.3.2.1.1. Building façades that face roadways, public spaces, and pedestrian environments should...		
			C-2.3.2.1.2. Design parking structures as integrated buildings that are compatible with surrounding uses...		
			C-2.3.2.1.3. Parking structures should incorporate modulations, architectural elements, details...		
			C-2.3.2.2. Incorporate visual and physical distinctions in the building design that enhance building forms...		

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

			C-2.3.2.2.1. Use divisions, fenestration, architectural elements, details, accent materials, and human scale...		
			C-2.3.2.2.2. Where building designs incorporate multiple stories, or equivalent building heights...		
Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-2.3.2.2.3. Use horizontal and vertical divisions in wall planes to organize fenestration as integrated...		
			C-2.3.2.2.4. Design lower stories to visually anchor buildings to the ground or street and appropriately...		
			C-2.3.2.2.5. Design the uppermost story or façade wall planes to complete the building design. Use articulation...		
			C-2.3.2.2.6. Building designs within designated areas of the Ten Mile Specific Area Plan are encouraged to use...		
			C-2.3.2.3. Building designs should establish visual connections that relate internal spaces at ground- or...		
			C-2.3.2.3.1. Use architectural elements, such as doors and windows, details, and materials to articulate building...		
			C-2.3.2.3.2. Façades at ground level should average 40 percent transparency along roadways and adjacent to...		
			C-2.3.2.4. Building designs should provide proportionally taller ground-level façades to accommodate various...		
			C-2.3.2.5. Building roof types, forms, and elements should provide variation and interest to building...		
			C-2.3.2.5.1. Building designs should incorporate appropriate roof forms with primary and secondary...		
			C-2.3.2.5.2. Where appropriate, modulate and/or articulate roof types, both flat and sloped, with roof...		

2.4 Architectural Elements

Objective:

To integrate architectural elements and details as components of cohesive building designs that enhance the visual interest of building façades, support activity at and/or near ground level, and provide human and pedestrian scale.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-2.4.2.1. Use architectural elements and detailing, including, but not limited to, fenestration pattern...		
			C-2.4.2.1.1. Design and articulate architectural elements using proportions, divisions, detailing...		
			C-2.4.2.1.2. Provide architectural elements and detailing that emphasize human scale throughout the...		
			C-2.4.2.1.3. ³ Where appropriate, provide building overhangs or other similar features, such as canopies...		
			C-2.4.2.1.4. ³ Integrate strategically located elements as focal points in building designs. Focal elements...		

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

³ Incorporating this guideline may help offset non-compliance with other guidelines.

			C-2.4.2.2. Building designs should not create blank wall segments along roadways or adjacent to public space...		
			C-2.4.2.3. Organize and locate building service equipment, including, but not limited to, mechanical...		

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-2.4.2.3.1. Use integrated architectural elements to provide adequate screening and appropriately...		
			C-2.4.2.3.2. Screen service equipment at ground level from pedestrian and vehicular view to a minimum...		
			C-2.4.2.3.3. Screen service and building equipment that is attached or on top of structures from public view...		
			C-2.4.2.3.4. Use screening techniques, architectural elements, and materials that are consistent with the...		

2.5 Materials

Objective:

To encourage the use of quality materials that promote aesthetic building designs and appropriate contributions to the development of a timeless community character.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-2.5.2.1. Buildings with façades that face multiple roadways and/or public spaces should use consistent...		
			C-2.5.2.2. Use complementary material combinations that contribute to a cohesive building design...		
			C-2.5.2.2.1. Select combinations that emphasize a finished composition and enhance human scale for...		
			C-2.5.2.2.2. Concrete masonry that provides texture, interest, and detail may be appropriate for building...		
			C-2.5.2.2.3. Use well-detailed, proportioned, and durable materials that will weather and age gracefully...		
			C-2.5.2.2.4. Create interest and variety in façade design to establish attractive architectural character and...		
			C-2.5.2.2.5. Provide pattern, texture, and detail in the building design and distinguish field materials from...		
			C-2.5.2.3. Where materials transition or terminate, provide detailing to express the natural appearance...		
			C-2.5.2.4. Use colors that complement the use of building materials and support innovative and good...		
			C-2.5.2.4.1. The use of subtle, neutral, and natural tones for field materials should complement accent...		
			C-2.5.2.4.2. The use of intensely bright and fluorescent colors, as well as the widespread use of saturated...		
			C-2.5.2.4.3. Materials or colors with high reflectance, such as metal or reflective glazing, should be...		

2.6 Signs & Lighting

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

Objective:
To encourage the use of signs and architectural lighting as integrated elements of building and site designs that contribute to the atmosphere of quality, aesthetic built environments.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-2.6.3.1. Where appropriate, use lighting on building exteriors to promote safe pedestrian environments...		
			C-2.6.3.1.1. Coordinate lighting fixture spacing and height along streetscapes and roadways to avoid...		
			C-2.6.3.1.2. ³ The use of architectural lighting is encouraged to be energy-efficient and easily...		
			C-2.6.3.1.3. Lighting fixtures used on building exteriors should be integrated with building design...		
			C-2.6.3.2. Signs should be integrated with architectural elements and complement building designs and...		
			C-2.6.3.2.1. Provide signs to identify individual storefronts, buildings, and uses along roadways...		
			C-2.6.3.2.2. ³ Use corporate and business logos to identify developments and businesses along...		
			C-2.6.3.2.3. Use appropriately scaled signs that incorporate logos, minimize or eliminate the use of...		
			C-2.6.3.2.4. Where buildings are brought up close to roadways, pedestrian environments, and public...		
			C-2.6.3.2.5. ³ Decorative flags and banners should promote the identity of place and enhance the...		

C. URBAN/SUBURBAN DESIGN GUIDELINES

3.0 Specific Criteria

3.1 Industrial Developments

Objective:
To promote the appropriate use of site layout, separation techniques, and architectural design guidelines to mitigate the adverse impacts that industrial uses impose on adjacent commercial, residential, and other non-industrial uses.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-3.1.3.1. Orient industrial developments, including buildings, structures, and site elements, such as work...		
			C-3.1.3.2. Provide an appropriate architectural design for buildings and structures that are adjacent to...		
			C-3.1.3.3. Use the placement and orientation of the building or structure to screen industrial activity...		
			C-3.1.3.4. Maintain the required buffers adjacent to non-residential uses as indicated in the UDC...		

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.

³ Incorporating this guideline may help offset non-compliance with other guidelines.

3.2 Residential Conversions

Objective:

To accommodate the adaptive reuse of the existing residence to a commercial use, while maintaining compatibility with the use(s) on adjoining properties.

To ensure that such residential to commercial conversions are compatible with the existing character of the original residential use, while recognizing the need to modify the structure to meet commercial building code requirements.

Y	N	N/A	Design Guidelines ¹	Comments ²	Staff
			C-3.2.3.1. Developments that propose the conversion of residential to commercial within Old Town should...		
			C-3.2.3.2. Residential to commercial conversions should use the guidelines from Section C. Design...		
			C-3.2.3.3. Additions, restorations, and repairs should use similar building forms, materials, and details...		
			C-3.2.3.4. Where there are site constraints that prevent a conversion from complying with the site character...		

¹ See corresponding item in the Design Manual for full text.

² Insert comments or explanations relevant to the projects compliance or non-compliance.