

Site Elements and Design – DRAFT

Purpose

Site Elements and Design addresses the size and design of site elements such as landscaping (separate handout), pathways, open spaces, parking areas, and fences.

Design of Pathways & Circulation Elements

Intent: To provide safe and direct pedestrian access for pedestrians of all ages and abilities, minimizes conflicts between pedestrian and vehicular traffic, provides pedestrian connections to neighborhoods, and accommodates bicyclists riding in an appropriate manner.

Topic	Applicability	Current Regulation	Proposed Change
Pathway widths:	All developments Does not apply to required setback areas for A and B streets.	(Commercial:) If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least six (6) feet wide shall be provided between them. In all other cases, on-site sidewalks shall have a passable width of at least four (4) feet. No quantitative standards for residential.	must be at least 4' with widened areas for two wheel chairs to pass; 6' to main entrances to commercial businesses; 10' where heavy pedestrian traffic is anticipated (such as theaters and auditoriums); 10' with a 2' shoulder where bicycle traffic is anticipated Except for pathways for very occasional use such as paths to a service area serving a single residential use.
Pathway safety:			Provide clear visibility along the pathway in developments. Maximize visibility where paths cross vehicle routes such as alleys and driveways.
Pathway enhancements:		(Commercial:) Provide character and visual diversity to walkways.	Where pathways in developments are within 5' of a blank wall, the blank wall must be treated per the guidelines provided or there must be a landscaped strip at least 3' wide between the wall featuring shrubs, trees, or vines approved by the City.

Pedestrian circulation	All developments – on facades facing parking areas		Provide wide pathways with street trees and pedestrian lighting adjacent to the facades of retail and mixed-use buildings when a building’s main entrance or a pathway to a primary entrance faces an off-street parking area. No less than one tree per 60 lineal feet of building façade. Ensure that overhanging perpendicularly or angled parked cars do not infringe on sidewalk or landscape area.
Separation between pathways and ground related residential units	Residential	No such requirement	Residential buildings must be set back 10’ from the pathway or raised 3’ above grade. The area between the residence and the path must be landscaped, have stairs, or feature a deck, porch, or other space for outdoor living.

Pedestrian Oriented Open Space

Intent: To ensure accessible open spaces are safe, comfortable, usable, and attractive and to provide spaces for informal activities.

Topic	Applicability	Current Regulation	Proposed Change
Design of Pedestrian oriented open space	When it’s provided	No standards currently	When Pedestrian oriented open space is provided, it is required meet access, surface, lighting, seating, and landscaping components. Desirable features include amenities such as a water feature or children’s play area, solar access in the winter and shade in the summer, and weather protection. Pedestrian-oriented open space must not have unscreened adjacent parking or service areas, chain-link fences, blank walls, entrapment areas, or areas not visible from the right of way.

Site Landscaping

Intent: Augment City’s landscaping standards to enhance the unique qualities of each character district, improve aesthetics, incorporate more natural elements, and reduce landscape maintenance requirements.

Topic	Applicability	Current Regulation	Proposed Change
Landscape character	Per character district	No standards currently	Support landscape design characteristics of each character district, as described.

Design of Parking Areas

Intent: To reduce the visual presence of parking on Downtown streets, public spaces, and adjacent developments while increasing pedestrian access.

Topic	Applicability	Current Regulation	Proposed Change
-------	---------------	--------------------	-----------------

DRAFT

Parking lot design standards:	All developments	<p>(Commercial:) Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made.</p> <p>Locate and design parking lots which maintain the visual continuity of the street and do not create vacant space in the street pattern.</p> <p>Provide direct and visible pedestrian access through parking areas to building entrances and to adjoining pedestrian ways. Minimize crossings of traffic lanes.</p> <p>(Multifamily:) Reduce the visual impacts of driveways and parking lots on pedestrians and neighboring properties by constructing parking facilities with materials that match or complement the building materials.</p>	In addition to standards in the parking and landscaping codes, developments must provide a specially marked or paved pathway through the parking area, at least 4' wide and every 180' or four rows.
Pathways through parking areas	All developments	No such requirement	Must be provided by developments at least every 4 rows or at least every 180'. The pathway must allow two shopping carts to pass one another, or at least 4'.
Bumper overhang next to pathways and landscaping	All developments	No such requirement	Should be provided for with a 2' wide paved area to prevent the vehicle's overhang from infringing on the walkway or landscaping.

Commented [AB1]: We seem to have reduced our standards for surface parking lot. While the proposed guidelines require parking on side or rear along A and B streets, it allows surface parking on C streets as long as there is screening. This is a departure from current where surface parking is always required on side or rear

Sight Lighting

Intent: To encourage the use of lighting as an integral design element to enhance buildings, landscaping, or other site feature, increase personal safety and security, enhance the night time pedestrian environment, and to prevent the use of lighting for advertising.

Topic	Applicability	Current Regulation	Proposed Change
Site lighting levels	All developments	(Commercial:) Use lighting to emphasize the building and landscaping, and to provide visibility and general security. (Multifamily:) Provide adequate lighting along all pedestrian walkways and building entrances.	Should not exceed 5 foot candles measured on the ground. Lighting shall be provided at consistent levels, which an average lighting level to minimum lighting level uniformity ratio no less than 3:1.
Light quality, height, and shielding	All developments	(Commercial:) Lighting shall not shine off-site or into adjacent buildings. (Multifamily:) Site lighting shall not unduly illuminate surrounding properties. Direct lighting away from windows of residential units. Locate all light posts away from tree canopies (at least half the width of canopy at maturity).	For parking area lighting must be fully shielded, dark sky rated, and mounted no more than 20' above the ground. Exterior lighting must not spill onto adjacent properties and pedestrian lighting shall have a maximum height of 15'. South Residential Neighborhood District maximum is 15'.
Architectural lighting:	All developments	No such standard	May be allowed for steady, non-flashing lighting of building features, artwork, and special landscape elements if the light is found to have no significant adverse impact.
Character of light fixtures and lighting	All developments	No such standard	Must be consistent with the site's architecture.

Design of Other Site Features

Intent: To enhance the pedestrian environment and general appearance of Downtown, and to ensure site features such as walls, fences, poles, gates, and screens are well constructed and easy to maintain.

Topic	Applicability	Current Regulation	Proposed Change
<p>Fences and walls</p>		<p>(Commercial:) Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.</p> <p>(Infill Residential:) Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood. Front yards shall be visually open to the street. Where fencing is used, provide gates or openings at frequent intervals. Provide variation in fencing to avoid blank walls.</p> <p>(Multifamily and Infill Residential:) Use a variety of landscape materials along lengthy expanses of blank walls or fences.</p>	<p>Must not obscure building fronts or attractive site features unless used for screening of service areas.</p> <p>Between a primary building and a public right of way, fences and walls must not extend higher than 4' above sidewalk grade.</p> <p>Chain link is prohibited along the front of properties in Downtown.</p> <p>Wooden fences are prohibited in the Core, Entertainment, and South Capitol Districts.</p> <p>All fences and walls should be made of durable, easy to maintain, and vandal resistant materials.</p>

Retaining wall	All developments	No such standard	Adjacent to a public sidewalk should be stepped back to the top of the wall closest to the sidewalk is no more than 30" tall. If greater height is required, construct terraces no more than 30" high with at least 18" horizontal steps between each terrace riser.
Poles and other vertical elements	All developments	No such standard	<p>Should be minimized except for those intended specifically to add to the pedestrian environment. All site utilities should be undergrounded. Wires and other hanging features are prohibited.</p> <p>Does not apply to desirable vertical elements such as weather protection, flag poles, banners, supports for hanging baskets, trellises, and supports for green walls.</p>

DRAFT