

## Downtown Design Standards Outline February 4, 2010

NOTE: Each topic in this section will be accompanied with a diagram, sketch, and/or photograph to further illustrate each standard.

### A. Design Intent

1. Downtown Design Vision
2. Relationship of Street Types and Districts
3. Districts – Key Design Objectives
  - i. Town Center (TC)
  - ii. Mixed Commercial (MC)
  - iii. General Commercial (GC)
  - iv. Mixed Housing Office (MHO)

### B. Design Standards Applicable to All Downtown Districts

1. Site Design
  - a. Sidewalk Zones and Streetscape Features
  - b. Site Lighting
  - c. Screening of Loading Areas, Service Areas and Waste Containers
  - d. Pedestrian Pathways through Parking Lots and to Adjacent Development
  - e. Treatment of Outdoor Sales, Equipment and Storage Areas (where allowed)
  - f. Treatment of Drive-Through Areas (where allowed)
  - g. Buffers and Transitions to MHO and Zones Outside Downtown
  - h. Connections to Future Trails
  - i. Design of Allowed Light Industrial Uses
2. Building Design
  - a. Prominent Entrances
  - b. Ground Floor Elements
  - c. Transparency Zone
  - d. Treatment of Blank Walls
  - e. Massing
  - f. Articulation
  - g. Roofline and Roof-mounted equipment
  - h. Transitions to MHO and Zones Outside Downtown

### C. Downtown Street Types and Special Design Standards

1. Map of Downtown Street Types
2. Type I Streets
  - a. Description
  - b. Street Standards
    - i. Sidewalks width
    - ii. Curb cuts
    - iii. Curb bulbs

- iv. Sidewalk lighting and furnishings
- v. Street trees
- vi. Planted medians
- c. Street Section Diagram
- d. Site Design
  - i. Street Relationship
  - ii. Sidewalk and Streetscape Features
  - iii. Public Spaces
  - iv. Parking Location
- e. Building Design
  - i. Entrances on Public Sidewalk
  - ii. Transparency
  - iii. Weather Protection
  - iv. Ground Level Details
  - v. Ground level uses
  - vi. Higher quality building materials
  - vii. Massing
  - viii. Upper Story Setbacks
- f. Sign Design
- 2. Type II Streets
  - a. Description
  - b. Street Standards
    - i. Sidewalks width
    - ii. Curb cuts
    - iii. Curb bulbs at intersections are encouraged.
    - iv. Sidewalk lighting and furnishings
    - v. Bicycle lanes
    - vi. Travel Lanes
  - c. Street Section Diagram
  - d. Site Design
    - i. Street Relationship
    - ii. Sidewalk and Streetscape Features
    - iii. Public Spaces
    - iv. Parking Location
  - e. Building Design
    - i. Entrances on Public Sidewalk
    - ii. Transparency
    - iii. Weather Protection

- iv. Ground Level Details
  - v. Ground level uses
  - vi. Higher quality building materials
  - vii. Massing
  - viii. Upper Story Setbacks
3. Type III Streets
- a. Description
  - b. Street Standards
    - i. Sidewalks width
    - ii. Low impact development
  - c. Street Section Diagram
  - d. Building Design
    - i. Building and entrance orientation
    - ii. Architectural elements
  - e. Site Design
    - i. Low impact development
    - ii. Landscaping