



DESIGN STANDARDS 101

BACKGROUND FOR HILLCREST DISCUSSIONS

WHY DESIGN STANDARDS?

- ENSURE LONG-LASTING CONSTRUCTION
- COMPATIBILITY WITH NEARBY USES AND THE HUMAN SCALE
- AESTHETICS

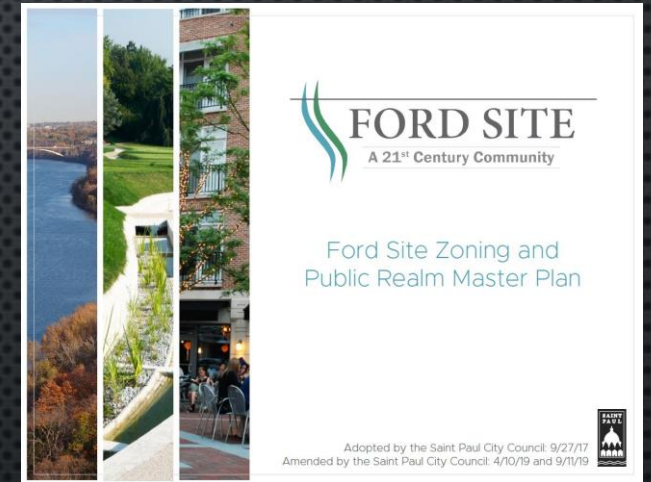
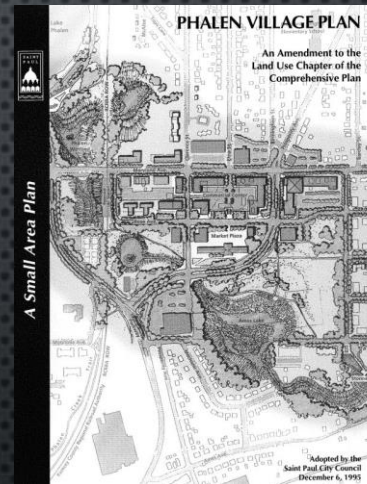


WHERE ARE DESIGN STANDARDS FOUND?

- ZONING CODE
- SMALL AREA PLANS
- MASTER PLANS

ZONING CODE

Lots of words
found in here.



HOW ARE DESIGN STANDARDS IMPLEMENTED?

- PRE-DEVELOPMENT DISCUSSIONS
- SITE PLAN REVIEW
- RESTRICTIONS/COVENANTS IMPOSED BY DEVELOPER (CITY DOES NOT CONTROL)



HOW ARE DESIGN STANDARDS IMPLEMENTED?

- PRE-DEVELOPMENT DISCUSSIONS
- **SITE PLAN REVIEW**
- RESTRICTIONS/COVENANTS IMPOSED BY DEVELOPER (CITY DOES NOT CONTROL)



WHAT KEY DESIGN STANDARDS COULD APPLY AT HILLCREST?

ZONING CODE

- STANDARDS FOR ALL PROJECTS (CH 63)
- LIGHT INDUSTRIAL AREAS
 - IT DESIGN STANDARDS
- RESIDENTIAL/MIXED USE AREAS
 - T- DESIGN STANDARDS



WHAT KEY DESIGN STANDARDS COULD APPLY AT HILLCREST?

ZONING CODE

- STANDARDS FOR ALL PROJECTS (CH 63)
- LIGHT INDUSTRIAL AREAS
 - IT DESIGN STANDARDS
- RESIDENTIAL/MIXED USE AREAS
 - T- DESIGN STANDARDS

• BUILDING DESIGN STANDARDS

- HOW MUCH OF BUILDING HAS WINDOWS/DOORS
- MATERIAL CONSISTENCY
- LOCATION OF ENTRY
- DON'T REGULATE ARCHITECTURAL STYLE

• LANDSCAPING

- MINIMUM SIZE OF PLANTED AREAS, PLANTS, SPECIES

• PARKING DESIGN

- LOCATION, BUFFERS, "GREEN" ISLANDS

WHAT KEY DESIGN STANDARDS COULD APPLY AT HILLCREST?

ZONING CODE

- STANDARDS FOR ALL PROJECTS (CH 63)
- LIGHT INDUSTRIAL AREAS
 - IT DESIGN STANDARDS
- RESIDENTIAL/MIXED USE AREAS
 - T- DESIGN STANDARDS

GENERAL

- MAXIMUM HEIGHT OF BUILDING
- SETBACKS, HAS TO MATCH THAT OF NEARBY LAND USE IF IT ISN'T INDUSTRIAL
- OUTDOOR STORAGE LOCATION

DESIGN STANDARDS

- "HOLD THE CORNER" WITH LANDSCAPING/ART/SIGNAGE OR BUILDING
- FAÇADE ARTICULATION
- MATERIALS
- DOOR AND WINDOW OPENINGS
- LANDSCAPING AND SIDEWALKS



HEIGHT / SIZE



FAÇADE ARTICULATION



MATERIALS



DOOR AND WINDOW OPENINGS



LANDSCAPING AND SIDEWALKS



HEIGHT / SIZE



FAÇADE ARTICULATION



MATERIALS



DOOR AND WINDOW OPENINGS



LANDSCAPING AND SIDEWALKS



WHAT KEY DESIGN STANDARDS COULD APPLY AT HILLCREST?

ZONING CODE

- STANDARDS FOR ALL PROJECTS (CH 63)
- LIGHT INDUSTRIAL AREAS
 - IT DESIGN STANDARDS
- RESIDENTIAL/MIXED USE AREAS
 - T- DESIGN STANDARDS

GENERAL

- SIZE AND SETBACK STANDARDS

DESIGN STANDARDS

- SIMILAR TO IT, BUT MORE OF THEM AND MORE DETAILED
 - BUILDINGS MUST HOLD CORNER
 - MORE WINDOWS IN SOME LOCATIONS
 - ELEMENTS THAT RELATE TO THE “HUMAN SCALE”
 - INTERCONNECTED STREET AND ALLEY NETWORK
 - PARKING LOCATION



PARKING UNDERGROUND

LOTS OF WINDOWS AT STREET LEVEL

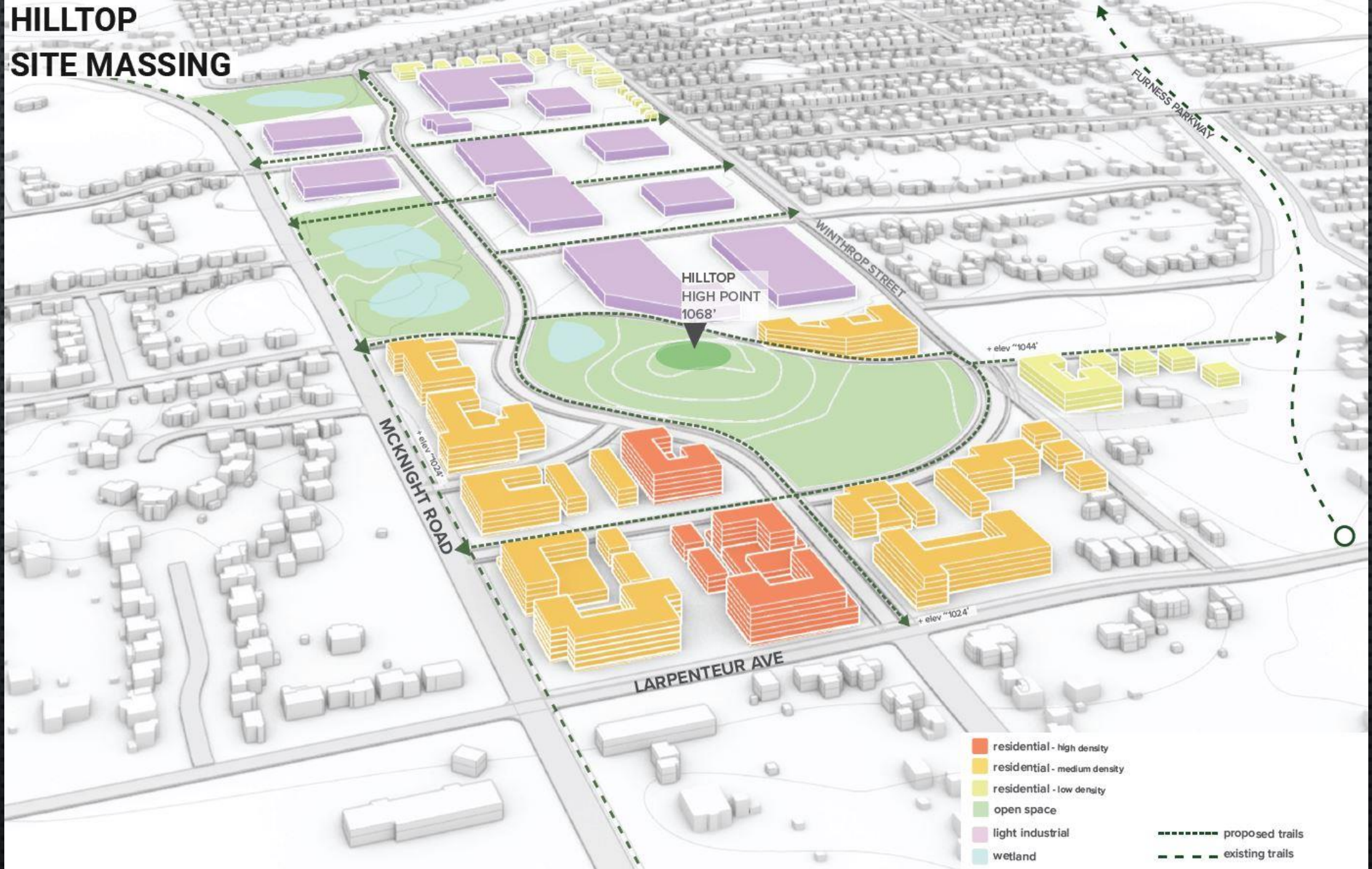
BUILDINGS "HOLD THE CORNER"

PARKING IN BACK

HOW COULD THE MASTER PLAN MODIFY THE DESIGN STANDARDS?

- PROVIDE RELIEF FROM KNOWN ISSUES
 - E.G. NEED LARGER FRONT YARD SETBACKS FOR LIGHT INDUSTRIAL FACING NEW LOWER-DENSITY RESIDENTIAL
- ADD STANDARDS TO REFLECT PARTICULAR COMMUNITY CONCERNS
- ADD CLARITY AROUND GENERAL TERMS
 - E.G. MEDIUM- OR HIGHER-DENSITY RESIDENTIAL AREAS SHALL “GENERALLY” HAVE ON-STREET PARKING – WE COULD SPECIFY MORE EXACTLY WHERE IT IS OR IS NOT INTENDED

HILLTOP SITE MASSING



HILLTOP
HIGH POINT
1068'

- residential - high density
- residential - medium density
- residential - low density
- open space
- light industrial
- wetland
- proposed trails
- existing trails

JOB FOCUS SITE MASSING

