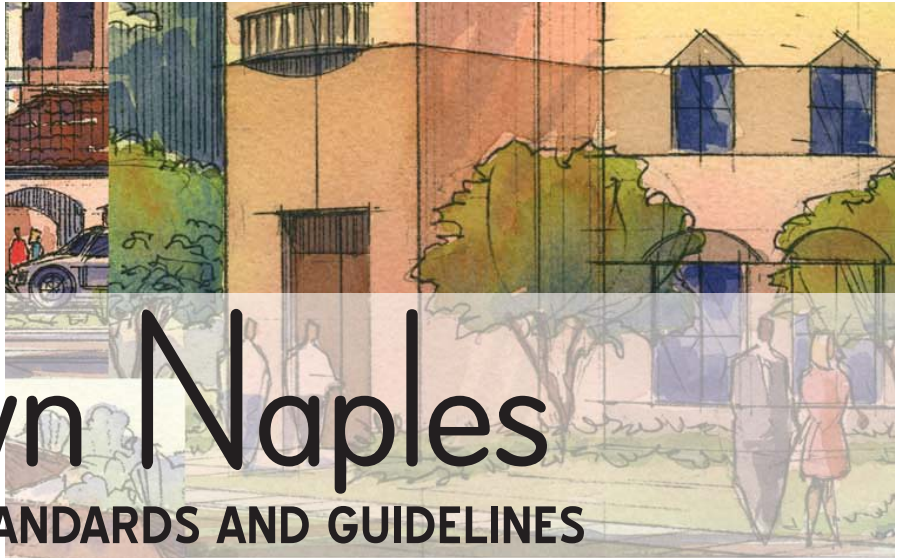


Downtown Naples

FORM BASED DESIGN STANDARDS AND GUIDELINES



NAPLES CITY

"people serving People"

Purposes of this Document

The design standards for the Naples City Form-Based Code serve to establish a coherent character for the C-1 Zone and encourage a high caliber, lasting quality of development. This document sets forth design standards and guidelines for development within the Naples City Downtown. The standards and guidelines have been created to establish the vernacular and design criteria for the built environment and are based on a commitment to establish a strong “sense of place,” which is currently missing from the community. These standards and guidelines require and encourage an approach to design that will help enhance the character of the community, making it appealing to residents and visitors alike.

Organization of this Document

Section I introduces the Naples Downtown and provides general background on this document.

Section II details the permitting and approval process, including an explanation of the Design and Land Use Permit application process.

Section III describes and illustrates Design Standards and Guidelines that are applicable to all development proposals for all land uses throughout the Downtown. The three major types of development on a lot are Site, Landscape and Building Design.

Section IV is a flowchart of the review process for all development projects in the Downtown.

Standards and guidelines are defined as follows:

Standards are defined as mandatory requirements for development.

Guidelines are defined as recommendations for development and are thus discretionary and advisory.

Other parts of this document are provided as references for contacts, documents and applications. This information may change from time to time.

The City planning department should be contacted for the most up-to-date information.

Section I - Introduction

Naples City welcomes you, a new project developer, to Downtown Naples. As a project developer within the Downtown you have become a stakeholder in a unique and new project within Naples City.

Project Vision and Objectives



*Revised Downtown Naples
Conceptual Master Plan*

The design intent of the Naples Downtown encourages the scale, massing and physical relationships of an aesthetic that is “American Southwestern” in a broad sense, with central public spaces and a “main street”. This will be balanced with current design principles that reflect the dynamics of changing times and current building techniques employed in the industry.

New interpretations of traditional building types are encouraged, such that they are seen as products of their own time yet comparable to historic communities in the Southwestern United States heralded for their charm and attention to the pedestrian environment. Encouraging pedestrian activity is a major objective for the entire Downtown development and any new building activity should strengthen the appeal for walking and bicycling. Projects should be developed to facilitate pedestrian orientation and enhance the quality of the experience. Buildings and site elements should express human scale, through materials and forms, which also depict the character and image of an American Southwestern community. The architectural expression is designed to draw upon the regional and local heritage

and to be rooted in the Southwestern style, while looking forward in its detailing.



Developer and the Naples City Downtown: Fostering a Positive Relationship

As a project developer or owner of Downtown property, you have the opportunity to contribute to the overall quality of life in Downtown and the planned growth of this small dynamic community. With this opportunity comes the obligation to meet a number of requirements and regulations. The planning staff of Naples City is available for consultation regarding the standards and guidelines or other related development issues.

Creating the Downtown Vision

The process of evaluating and designing the Downtown project has been dynamic and exciting with the residents of Naples being the key players in helping establish the end result.

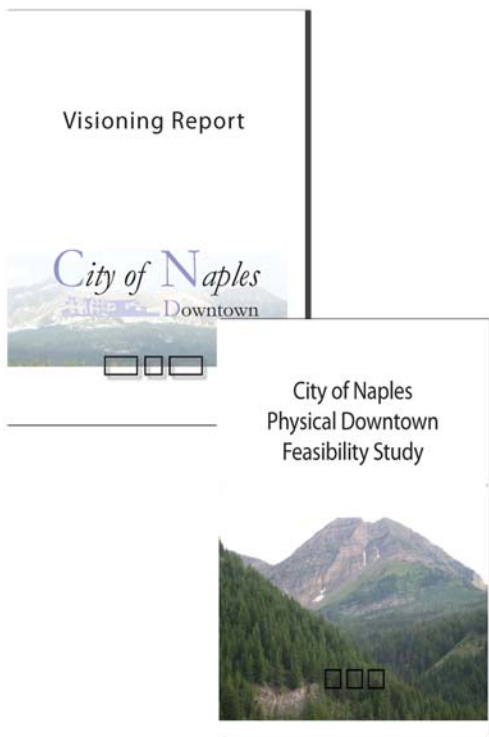
Downtown Naples is located in a C-1 Planned Commercial zoned area and is part of an overlay ordinance. The area is earmarked to have signature architecture that will be beautiful and unique to Naples City. In January of 2008 a consultant team was hired to facilitate the planning process. Their expert planning experience has allowed for fun and dynamic participation by Naples residents.

Feasibility & Vision

Consultants produced a Vision and Physical Feasibility Report for the City. The Vision Report is a detailed demographic, and market study. The demographics for the region appear to be very favorable to the Downtown Naples development.

The Vision Report contains several hypothetical design options with a preliminary Break-Even Opinion Analysis for each one. The Break-Even Opinion Analysis tests the potential economic viability of the 190 acres before a huge amount of money is spent on design unnecessarily. The Break-Even Opinion Analysis appears to be favorable clearing the way to the next step - master planning.

The results of the Physical Feasibility Report indicate that the site is developable with several items needing attention. One is that the soils might be corrosive to steel and slightly corrosive to concrete. Another item is the potential for a moderate to high water table and if combined with a significant earthquake event the potential for liquefaction is present. All structures should be designed and built in a manner to overcome these limits and any other attention items that the site might present. Although most of the infrastructure systems exist on or near the site it



is anticipated that the infrastructure will need up-sizing or improvement in order to complete the build out of the project.

Resident Driven Design



A series of meetings were held with many of the residents of Naples. From these meetings valuable information was produced. Each resident filled out an opinion survey of what types of businesses they would like to see in Downtown Naples. The poll results guided the design team in what should be included in Downtown Naples. The residents also participated in a series of three work sessions where the residents designed their own Downtown. During these work sessions the residents came up with many fun and productive solutions.

Using the many Resident solutions, consultants eventually consolidated them into one preliminary concept. This concept was then presented to City staff and modified several times until a final solution was established. The final solution reflects wonderfully the residents' desires to have a complete and well designed Downtown.

Character sketches and artistic renderings of Downtown Naples have also been produced and are included in this document. These drawings illustrate the rich and unique character of the development. The signature architectural treatments have been chosen to be reasonable and not an excessive cost on developers and builders.

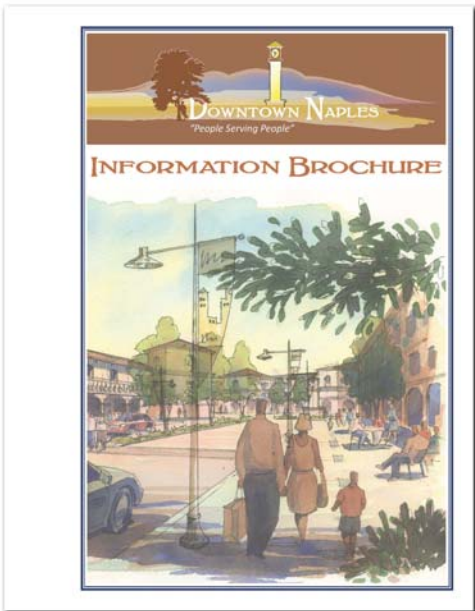
Financial Feasibility

A financial Opinion of Proforma has also been completed to test the project against market constraints and projected growth. Based on the growth that is anticipated in the area due to the oil and gas markets and the current market conditions the results of this opinion the project appears to be fiscally sound.

The Opinion of Proforma is a broad brush approach and is intended to be information produced for the City's behalf. Each individual developer or builder is highly encouraged to conduct their own proforma to independently qualify the fiscal feasibility for each of their respective development projects.

Continued Planning

This is the first of many steps required to build Downtown Naples. The project will require a lot of work and collaboration between City officials and the residents as well as developers, planners, financiers and economic development professionals. As Downtown Naples is built it will provide the region with a commercial and professional destination place.



Definitions

For the purposes of this document the following terms shall have the meaning provided below.

Downtown Naples, Naples Downtown, C-1 Zone - The overall area designated and regulated by this document. This applies to the C-1 Zone.

Design Permit - A permit issued by the Naples City Planning Commission when the applicant has submitted all information required that demonstrates the applicant's intended design for buildings, surrounding grounds, roads and circulation, lighting, landscaping, and any other component affecting the specific and overall character of the Naples Downtown, and such information has been determined by the Planning Commission to be in compliance with this document

Applicant - An individual, company, business, or developer who intends to perform any development or construction activity within the Naples Downtown.

Permitted Use - A proposed development in the C-1 Zone that is in conformance with this document and all applicable City Codes.

Conditional Use - A Proposed development in the C-1 Zone that qualifies for a different particular land use, development or a structure other than those specifically permitted under this document but still complies with the City Code.

Conditional Use Permit (CUP) - A permit issued by the Planning Commission upon an applicant submitting a request for a different particular land use, development or a structure other than those specifically permitted under this document for the C-1 Zone. Approval for a CUP must meet the requirements of this document and may be appropriate under the care of certain safeguards or conditions. Information submitted by the applicant is reviewed by the Planning Commission for the purpose of approving, denying or approving with conditions.

The Code, City Code(s), Municipal Code(s) - The Naples City municipal code, including the Land Use Ordinance as it now stands and is revised from time to time.

Variance Permit - A permit issued by the Appeal Authority upon an applicant submitting a request for a variance from the standards and guidelines in this document and The City Code where the standards and guidelines present a real, substantial, particular, and unnecessary hardship to the Applicant and not a mere inconvenience. Information submitted by the applicant is reviewed by the Appeal Authority for the purpose of approving, denying or approving with conditions, the proposed VP submitted by an applicant.

Planning Commission - The initial governing body having authority over the C-1 Zone. The Planning Commission reviews all applications and permits submitted by applicants and provides approval, denial or approval with conditions for each submitted application or permit.

Naples City Downtown Form Based Zoning Ordinance (FBZ) - referred to as "This document" or "document". Contains definitions, introductions, procedures, and standards and guidelines for the intent of regulating all development activities within the C-1 Zone.

Occupancy Permit - A permit issued by the City Building Official before occupancy or Use of any Structure. The Occupancy Permit may be issued by the City Building Official following an inspection to confirm that all exterior site and building construction has taken place in accordance with the approved Design Permit and Final Plan, including any conditions imposed upon the Use, Development or Structure, and to authorize commencement of the proposed Use as a Permitted Use or Conditional Use.

Primary Materials - Approved materials that are allowed to cover 50% (percent) or more of the facade of a building.

Secondary Materials - Approved materials that are allowed to cover 25-50% (percent) of the facade of a building.

Accent Materials - Approved materials that are allowed to cover 10-20% (percent) of the facade of a building Used for trim elements.

Section II - Permitting & Approval Procedures

The following permitting and approval procedures shall govern all permits and approvals required to be obtained in the Naples Downtown. This process is also shown in the flowchart in Section III. Before initiating the review process all project developers should take these preliminary steps to help them organize their project.

Professional designers and builder (contractor).

All plans submitted throughout each permitting process shall contain the date, stamp and signature name of each licensed professional. Doing so may facilitate a smoother review process and may save the owner time and money.

Become familiar with other applicable Federal, State and County regulations and requirements.

These Design Standards and Guidelines supplement other relevant regulations and requirements. All project developers should become familiar with other applicable regulations as they relate to development in the Downtown. The city zoning regulations address development issues such as permitted and conditional uses, general development standards, building setbacks, building height, etc.

Become familiar with this Document.

This document will assist you in creating a project that is of high quality in design and function provided that the standards and guidelines herein are followed closely. City Staff are available to answer questions concerning these standards and guidelines.

Schedule a Pre-Application Meeting.

The Naples City Planning Department shall be contacted to arrange a Pre-Application Meeting to discuss conceptual development proposals. This meeting is mandatory, prior to submitting the first of two Phases of the formal Design Permit (DP).

Prepare and submit a complete package of review materials.

By preparing and submitting a complete and thorough application, the City can better review the development proposal for content and thus render a timely decision. By following the requirements stated below for each application type, the development proposal can be more quickly evaluated by the City.

General Procedures

Application Procedures

In the interest of fostering a collaborative relationship and avoiding unnecessary adversarial conflicts, applicants for permits or approvals are encouraged to schedule an informal consultation with the Naples City planning staff early in the schematic building and site design process.

While a project is in the schematic design phase and prior to the filing of an application for a permit or approval, the applicant shall schedule a mandatory pre-application meeting with Planning Department to review the application requirements and to answer any questions regarding the application and approval process.

Application Forms

All applications for permits, Variances or approvals required under this document shall be made on the same current forms required to be used for the same or similar permit or approval under the City Code, supplemented by any additional information, requirement or criteria required under this document. Any application for a permit or approval not required under the Zoning Regulation, but required under the Declaration or the Design Standards and Guidelines, shall be made upon the current form required by Naples City.

Specific Procedures:

Naples Downtown Design Permits

Requirement of:

No Use or Development of all or any portion of a property and no structure shall be built, moved or structurally altered until a Design Permit has been issued in accordance with this section of the FBZ. On new projects, an application for a Design Permit shall be submitted for the schematic or preliminary phase of the project and later the Design Permit application shall be updated and complete when the construction drawings are about 90% complete.

Procedure:

- Design Permits shall be issued only for uses, developments, structures and or site improvements which are in conformance with The Code, this document, any applicable governmental rules or regulations and the terms and conditions of any Conditional Use Permit, if required (herein, collectively referred to as "Applicable Regulations").
- All applications for a Design Permit shall be filed with the Planning Commission and be accompanied by all applicable fees required by the Planning Commission for consideration of the permit. An application is complete when it contains all of the information necessary for the Planning Commission to decide whether the Use, Development or Structure, if completed as proposed, will conform to, and comply with, all of the requirements of the Applicable Regulations.
- Design Permits issued on the basis of Plans and Specifications approved by the Planning Commission only authorize the use, arrangement and construction set forth in the approved plans and specifications. Any use, arrangement or construction not in conformance with the approved plans and specifications shall constitute a violation and will not be approved.
- Design Permits shall be in writing and be in the form specified by the Planning Commission.
- If an application for a Design Permit is denied, the Planning Commission will outline the reasons for denial. The applicant may then reapply.
- Where new sanitary facilities or the extension of an existing sanitary facility is contemplated, the Design Permit may be issued prior to the applicant obtaining state or outside local governmental approval. Water and sewer service is provided by Ashley Valley Water and Sewer District.

Criteria and Required Information:

- At a minimum, all applications for a Design Permit shall contain that information necessary to show that, if constructed as proposed, the proposed Use, Development or Structure will conform to, and comply with, all of the requirements of the Applicable Regulations.
- For all property in the Naples Downtown, the Applicant shall submit a detailed survey of the slope, grade, topography,

drainage and boundary of the Lot showing site specific suitability of the Lot for construction of the proposed Use, Development or Structure, to include, without limitation, a map showing that the proposed grades are in conformity with those established by the Developer, or its successors, and also in conformity with adjacent Uses, Developments or Structures (including without limitation, grades of proposed or established roads, sidewalks, and parking areas) and that the proposed Use, Development or Structure is in conformity with all requirements of the Applicable Regulations (including without limitation, all those pertaining to required setbacks and handicap access). A written narrative shall accompany the survey that identifies any limitations or restrictions on suitability of the site for the proposed Use, Development or Structure, any nonconformity of proposed grades with that established by the Developer or any nonconformity of the proposed Use, Development or Structure with the requirements of the Applicable Regulations. The narrative shall further describe any specific design, engineering or other mitigating measures reasonably necessary for construction of the proposed Use, Development or Structure in deviance from, but in substantial conformity with, the grades established by the Developer or with the Applicable Regulations. A Variance shall be required for any proposed deviation. All requirements listed above shall be performed by a professional geotechnical engineer, professional surveyor, civil engineer, or landscape architect as appropriate for each task each of whom shall be licensed and registered under the laws of the State of Utah.

- A Design Permit shall expire if the building or work authorized by the permit has not commenced within 12 months from the date of issuance of the permit or if the building or work authorized by the permit is suspended or abandoned at any time after the work is commenced for a period of 6 months.
- After a Design Permit has expired, no work can be recommenced until a new permit is obtained. The fee for a new permit shall be one-half of the amount required for the original permit, provided that no changes have been made or will be made in the original Plans and Specifications for the work and that abandonment has not exceeded 12 months

III. Design Standards & Guidelines

The Downtown Naples' Design standards and Guidelines are intended to establish, preserve and build upon a consistent Southwestern theme. Within this theme there is a flexibility of function and use. By establishing Standards and Guidelines the city of Naples is providing tools to owners, developers and design professionals to comprehend the theme and facilitate the City Approval process.

These Design Standards and Guidelines apply to all proposed development in The Downtown Naples.

A *Standard* is a requirement specifying a particular aspect of site or building design and is mandatory.

A *Guideline* is a recommendation and is highly encouraged. It is meant to provide advice and direction as to how the applicant might achieve the standard, as defined above.

To cover all aspects of construction and development two areas of standards and guidelines are covered herein; site design, and building design. Each of these areas are broken down into specific topics.

The written Standards and Guidelines are located in the right column. When applicable, drawings are provided in the left column illustrating the desired intent for the corresponding Standards and Guidelines.

Site Design



Site Design is covered under two main topics: Transportation, Circulation, Grading and Site Component Design, and Landscape Design. Each of these two main topics are broken down into individual specific topics.

Transportation , Circulation, Grading and Site Components Design

This section describes all types of vehicular, pedestrian circulation, grading and drainage and other site components within Downtown Naples . These standards are minimum requirements and are not meant to replace industry standards or acceptable alternatives when reviewed and approved by Planning Commission.

The following items are specific to a well planned Transportation , Circulation, Grading and Site Components:

- Designing with all the appropriate industry standards, as governed by design and engineering professionals, including width of circulation routes or paths; turning radii; sight vision triangles and distances; horizontal and vertical curvature; design speed; angle of intersections of streets, drives and paths: and grading and drainage.
- Incorporating transportation networks into existing and future anticipated neighborhoods and other developments while minimizing safety conflicts and providing effective routes throughout Downtown Naples and to adjacent areas.
- Separation of vehicular and pedestrian traffic where possible or the mitigation of potential conflicts if separation is impossible.



Ideal example of separation of pedestrian and vehicular traffic and creating a human scale environment. A wide walkway acts as a plaza with trees and site furnishings separate pedestrians from vehicles

Efficiently planned Transportation , Circulation, Grading and Site Components systems and patterns preserve open space, and create purposeful and usable public and private spaces. A well-designed Transportation , Circulation, Grading and Site Components system should also address the needs of the pedestrians within the Downtown Naples . The design of all circulation routes should be developed to encourage pedestrian activity. The quality of life will be enhanced by strengthening the pedestrian network of sidewalks, plazas, pathways and connections in and between Downtown Naples and adjacent neighborhoods. It will also increase the appeal of walking and biking throughout Downtown Naples .

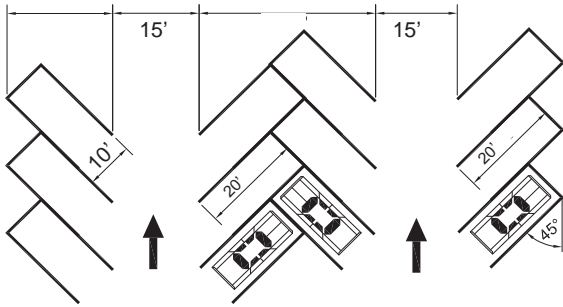
Variety in color and texture in building and landscape design is also desired to provide visual interest. Pedestrians should find that walking along a pathway or down a sidewalk elicits a comfortable and pleasant experience. The scale of buildings and the architectural treatments, along with landscaping, ground plane treatments, and site furniture should enhance this pedestrian-oriented experience.

PARKING STANDARDS:

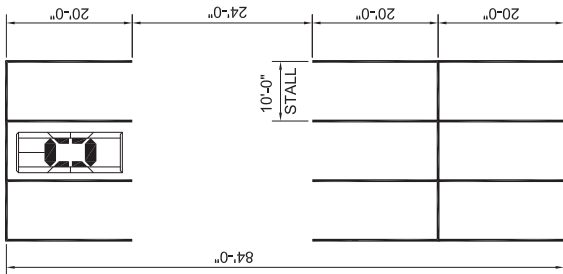
- All parking lots shall be constructed with standard 6" curb and 18" gutter. In the residential zone only, a ribbon concrete border may be installed in lieu of curb and gutter to provide a well-defined paving

edge, and to enhance aesthetics. All planting beds or islands within the parking lot shall also be constructed with curb and gutter.

- All parking lot striping shall be White.
- All parking lots located within the Parking District shall be designed according to the Parking Ordinance and these minimum standards and guidelines.
- All non-handicap parking spaces within the Downtown Naples shall be designed to be ten (10) feet by twenty (20) feet in size.
- Parking areas shall be screened from view of the public right-of-ways, pedestrian plazas and adjacent residential properties.
- Off -street parking shall be located behind a building, unless otherwise approved by the CNPC.



Acceptable example of diagonal parking



Acceptable example of traditional 90 degree parking

GUIDELINES:

- Parking lots may be constructed of modular pavers, concrete or asphalt.

ACCESSIBLE PARKING

STANDARDS:

- All handicap accessible spaces shall conform to the federal standards enumerated in the Americans with Disabilities Act (ADA) and the Federal Standard 795, (Uniform Federal Accessibility Standards), or applicable current regulations.



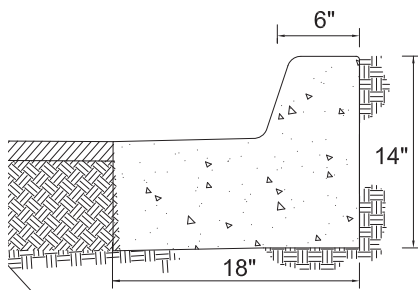
Ideal example of parking behind buildings

TRANSPORTATION AND CIRCULATION

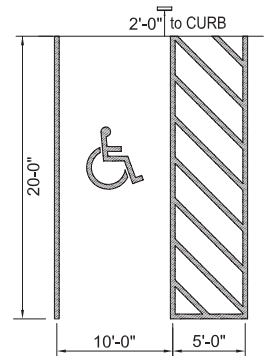
STANDARDS:

- All roads or streets labeled as "primary" shall be installed exactly as it is shown with the center line staked as closely as possible to the intended alignment shown herein with no more than 5 feet of variance.

- All roads must be designed by a qualified civil or road engineer licensed in the State of Utah. Pedestrian walkways and crossings of the roadways shall be designed by a licensed landscape architect. Designs must include both horizontal and vertical alignments. All designs must be approved by the CNPC PRIOR to construction.
- It is required that a City official be present when "Primary" roads are staked for construction to ensure proper alignment.



Acceptable curb and gutter example

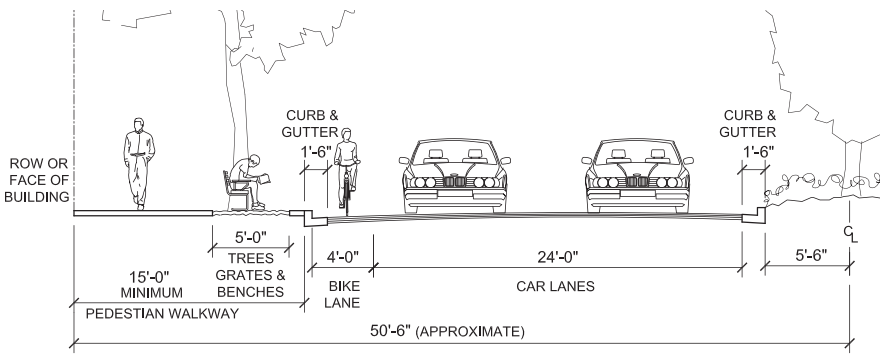


Acceptable example of an ADA parking stall

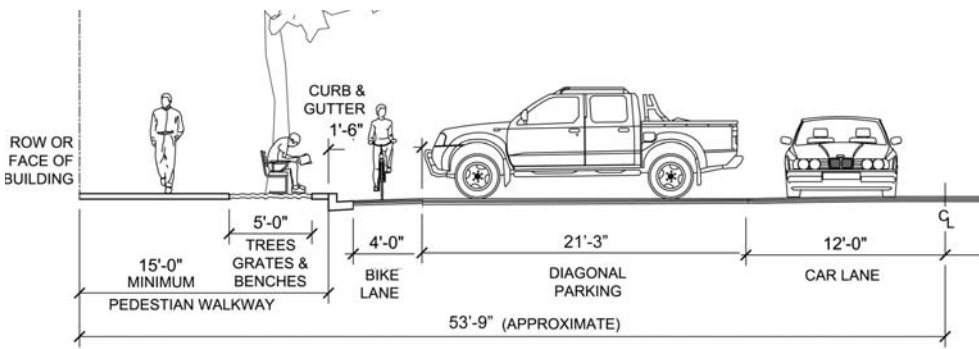


Illustration of "Primary" roads with each specific cross section referenced. Note: all roads shown are considered "Primary"

- All streets and parking lots within the Downtown Naples shall be designed to promote safe and efficient circulation while providing access to individual parking spaces, buildings, and facilities for vehicles, bicycles and pedestrians.
- All driveway approaches shall align with adjacent accesses (wherever possible).



DOUBLE LANE WITH MEDIAN ▬ Primary Street - A



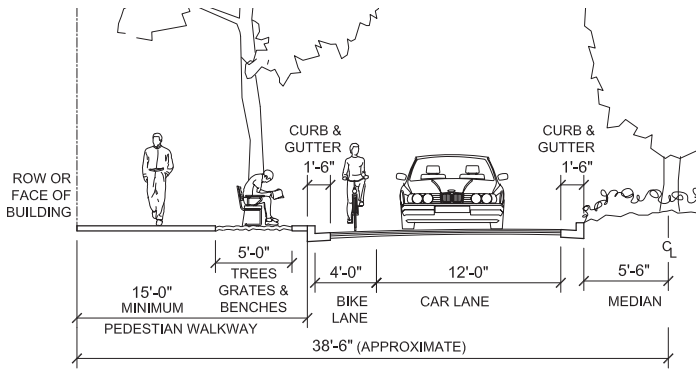
SINGLE LANE WITH DIAGONAL PARKING
▬ Primary Street - B

- All roads shall have "bulb outs" on all four sides at each intersection for pedestrian crossings. Commercial areas shall have additional "bulb outs" at mid block.

- Intersections shall be raised to place priority on the pedestrian and slow down traffic..

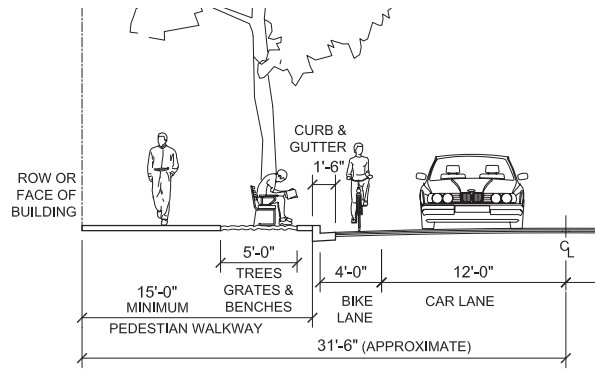
- The Applicant is responsible for roadway improvements including road, asphalt, and curb and gutter, sidewalk improvements to the back of curb in the right-of-way adjacent to their lot.

- All curbs are high-back



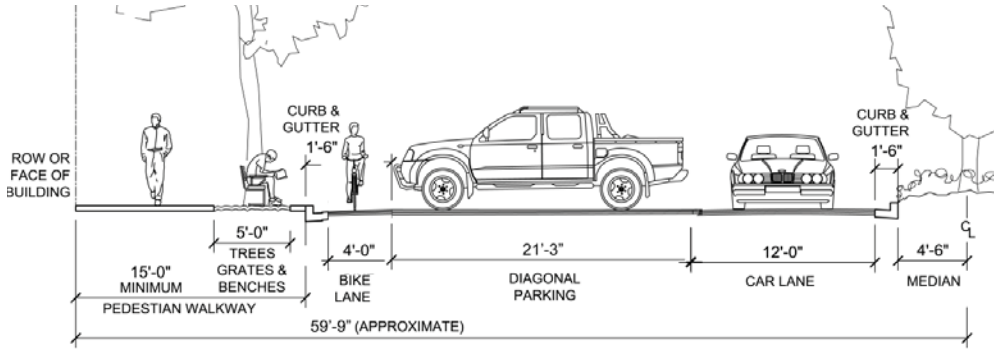
SINGLE LANE WITH MEDIAN

Primary Street - C



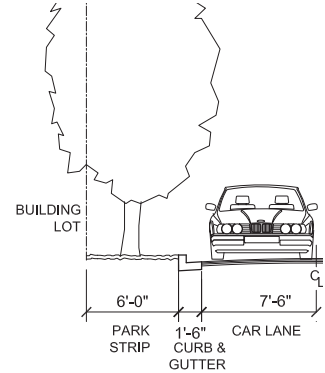
SINGLE LANE

Primary Street - E

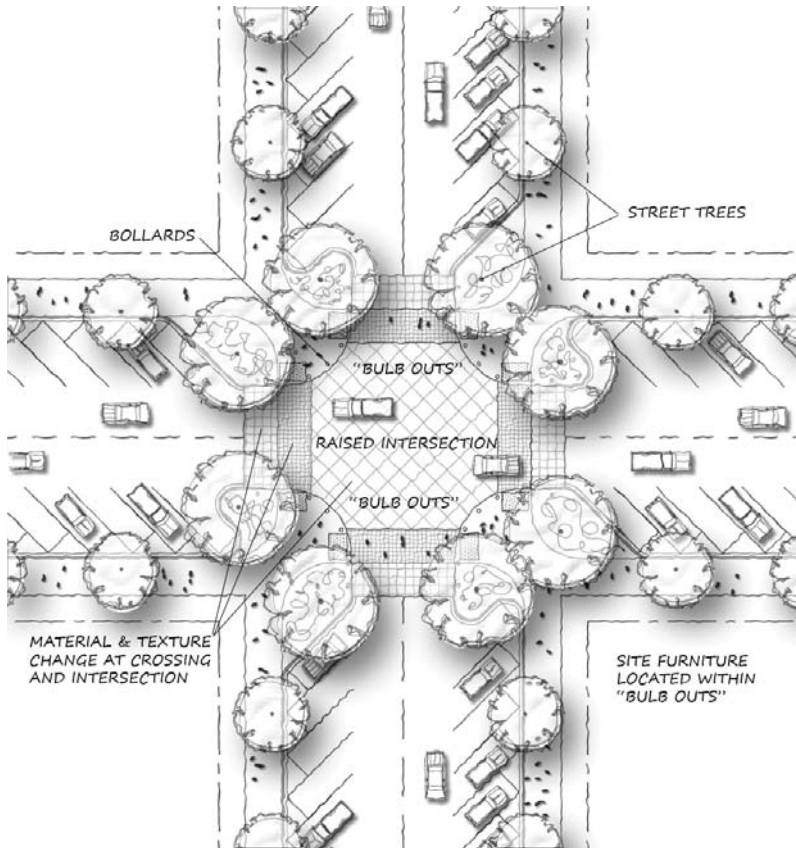


SINGLE LANE WITH MEDIAN & DIAGONAL PARKING

Primary Street - D



ALLEY



GUIDELINES:

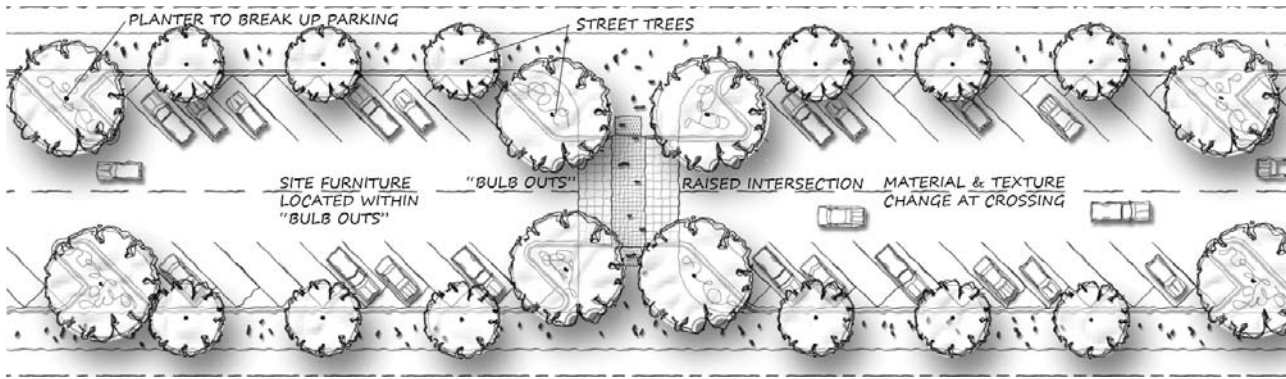
- Clearly identify access points for vehicles and pedestrians.
- No parking or loading area should create a situation in which vehicles are required to back onto a public road.
- Parking areas for single-family dwellings with access to local and collector roads are exempt from this requirement.
- All parking lots shall provide proper grading and drainage to allow safe and efficient movement of pedestrians and vehicles throughout the parking lot.

LOADING AREAS

STANDARDS:

- For cars and non-freight vehicles, provide space for three vehicles to unload at one time. Provide a bypass lane that does not interfere with regular road or parking lane traffic.

Primary Intersection



Ideal example of mid-block treatment

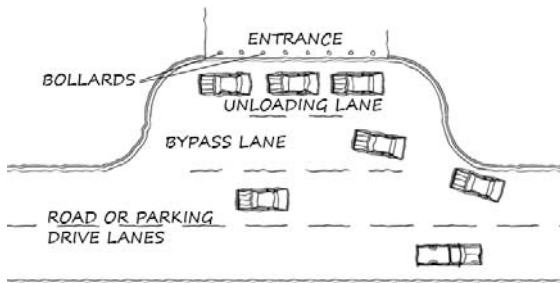
GUIDELINES:

- Reference the City of Naples Municipal Code.
- Loading areas should be designed according to industry standards.

PARKING LOT SNOW STORAGE & REMOVAL

STANDARDS:

- The City of Naples will provide snow removal for the commercial district parking and circulation system, and all road tracts within the Downtown Naples project. The City of Naples is not responsible for snow plowing or maintaining sidewalks that are not adjacent to dedicated roads.
- All developments shall provide their own snow plowing and shoveling for all sidewalks and driveways not adjacent to dedicated roads.
- Each parking lot shall have adequate snow storage area for excessive snowfall during the winter months.



Example - loading area specific design for each project will most likely vary from this illustration.

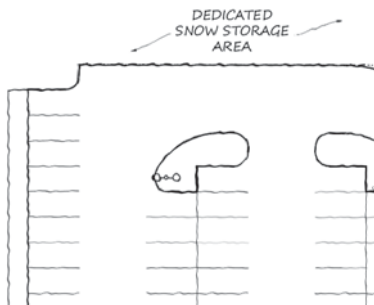
GUIDELINES:

- Snow storage areas should be well-integrated into the storm water management system and grading and drainage of the site.
- Snow storage areas should be attractive and well-drained during the summer months, in order to maintain a pleasant appearance of these areas and not allow standing water to form.
- Some snow may need to be hauled off -site.

STORMWATER DRAINAGE

STANDARDS:

- A stormwater drainage and management plan shall be submitted for all parking lots that are over 20,000 square feet in area.
- Detention ponds shall be designed to account for aesthetics and include undulation, variance and landscaping as illustrated herein.



Example of a designated area planned for snow storage.

GUIDELINES:

- The stormwater drainage and management plan should be designed to accommodate 100 year flood event.

STREET & PARKING LOT LIGHTING

STANDARDS:

- See City Lighting Standards.
- For all commercial development and residential street lighting, the Applicant shall work with the CNPC and the local power company to secure installation of all parking lot and street lighting through a lighting lease program between CNPC and the power company.
- The Applicant is responsible for installing electrical-rated UL conduit and light bases, per the power company specs.
- The lighting fixture authorized for all parking lots and a street light has been pre-chosen. Contact the CNPC for lighting specifications.
- Applicants are responsible for installing the necessary electrical conduit and installation of the concrete light bases.

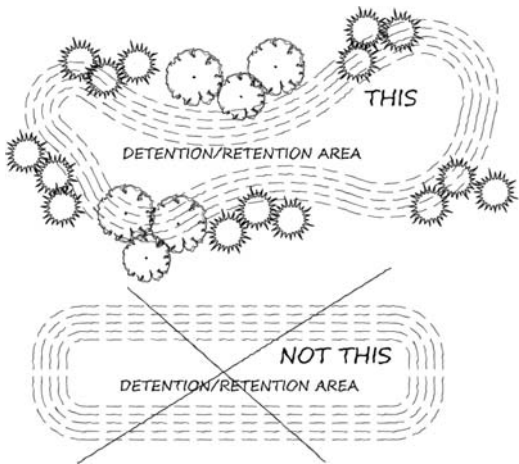


Illustration illustrating the standards for storm water detention design.

GUIDELINES:

- The "Lighting Standards" requirements will ensure that lighting is not excessive and minimizes glare or deflection of light to adjacent properties and streets.

PARKING LOT LANDSCAPING

STANDARDS:

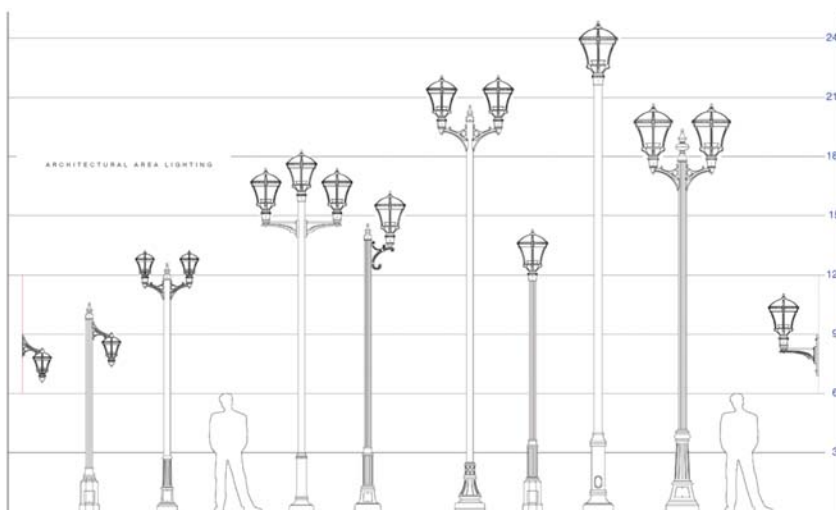
- See Landscaping Requirements.

GUIDELINES:

- These requirements will ensure that parking lots are screened from adjacent properties and streets and that the parking lots are not cold and empty spaces.

PEDESTRIAN, BICYCLE CIRCULATION STANDARDS:

- The Applicant is responsible for roadway improvements including road, asphalt, and curb and gutter, sidewalk improvements to the back of curb in the right-of-way adjacent to their lot.
- The perimeter of each lot, along and in the road right-of-way, shall have 5-foot wide



Example of a typical style for street and parking lot lighting

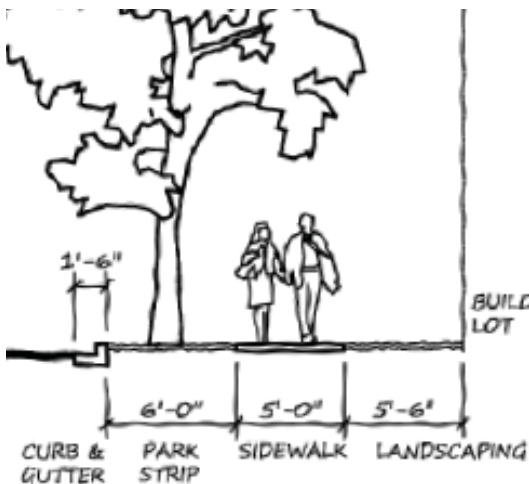
sidewalks that are inviting to pedestrians and link to adjacent sidewalks or pathways on adjacent property.

- A 4-foot to 8-foot landscaped boulevard strip shall be maintained between the roadway back-of-curb and the sidewalk. Sidewalks shall



Illustration of the primary Trails running through a necklace of open space throughout the Downtown area.

be located in the right-of-way.



Example - cross section of park strip sidewalk and adjacent landscaping area.

- Each Applicant shall coordinate with adjacent Applicants, properties and the Planning Commission in order to provide bicycle circulation routes that effectively connect adjacent properties.
- Buildings shall be setback from trails and common open space in order to provide an enjoyable experience for pedestrians and to preserve natural resources.
- All sidewalk intersections shall be designed and constructed according to approved designs and specifications.
- The scoring pattern for all commercial area sidewalks shall be hand-tooled (not saw-cut). The hand-tooled scoring pattern may be modified with approval by the CNPC.
- All concrete flatwork scoring lines or joints in the Downtown Naples shall be hand-tooled (not saw-cut) to enhance aesthetics.

GUIDELINES:

- Accommodate on-street bicycle routes by minimizing curb cuts and blind driveway intersections that could be hazardous to cyclists.

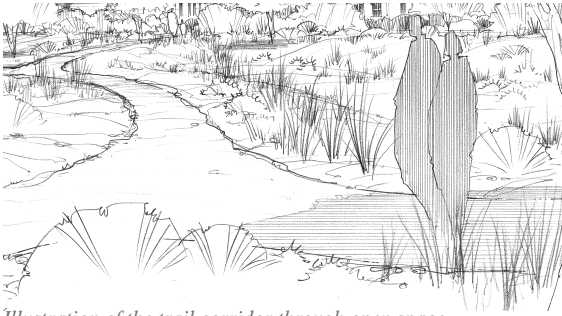


Illustration of the trail corridor through open space

- Provide bicycle parking and storage facilities on property.
- Sidewalk alignment may meander slightly to add visual interest.

EMERGENCY ACCESS & FIRE PROTECTION

STANDARDS:

- Consult with the local fire department and local applicable building codes for information regarding emergency access and fire protection on lots within the Downtown Naples.



Example of a meandering sidewalk creating interest

SITE FURNISHINGS:

STANDARDS:

- Site furniture shall be simple in character.
- Site furniture, like signage, shall be designed to be compatible with the Southwestern character of Downtown Naples, while addressing the needs of the project.
- Benches shall be similar to those illustrated in this section.

GUIDELINES:

- If the Applicant prefers a site furnishing that is not illustrated here, they should submit manufacturer cut sheets and/or samples to the Planning Commission for review and approval.



- Some benches or seating should face each other to encourage human interaction.

BIKE RACKS

STANDARDS:

- At least one (1) bike rack shall be installed every 200 feet of building frontage on the road. The Applicant may group bike racks into one or two main entrances on the site in order to centralize bike parking facilities.

GUIDELINES:

- Bike racks for parks, and open space should be constructed of safe, strong and weather tight materials.



Ideal examples of benches located in the Downtown area

TRASH DUMPSTERS & TRASH CONTAINERS

STANDARDS:

- All commercial buildings shall provide at least one trash container per building or unit (whichever is less). This should be located along the streetscape in front of the building.
- All trash dumpsters shall be screened from parking lots, outdoor eating areas, sidewalks, adjacent public or private streets, adjacent residential



Ideal example of bike racks located in the Downtown area

properties or dissimilar land uses by means of a durable enclosure.

- All commercial trash dumpsters shall have three permanent non-movable sides and one side that can be accessed for container removal by the contracted trash collector. A roof is strongly encouraged to accommodate weather.
- All trash containers within the Downtown Naples commercial areas shall be provided and installed by the Applicant.
- All garbage and other refuse shall be collected and stored in trash containers and dumpsters and disposed of in such a manner as the CNPC may determine.



Example of a typical trash container

GUIDELINES:

- All commercial trash dumpster enclosures shall be constructed of attractive and durable materials that compliment the architecture and materials of the buildings on the lot.
- The trash enclosures and containers should be maintained in good condition at all times.

MECHANICAL EQUIPMENT

STANDARDS:

- All ground-mounted mechanical equipment shall be screened from on-site and adjacent uses by means of landscaping or fencing.
- Air conditioner condensers are considered mechanical equipment.
- Ground-mounted mechanical equipment shall be located so that it is accessible for routine maintenance and repair.

GUIDELINES:

- Screening of mechanical equipment can be achieved either by architectural or landscape architectural methods. Using parapet walls, building vents or equipment into the roof, or concealing equipment with fences, shrubbery or trees all works well.

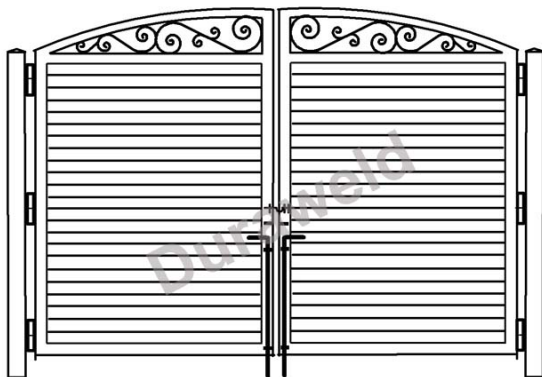
FENCES

STANDARDS:

- All fences shall be approved by the CNPC prior to installation.
- Fences shall be constructed in areas where it is desirable to screen mechanical equipment, trash dumpsters/receptacles or freight loading areas.
- Chain link fences are prohibited



Example of a enclosure covering unsightly dumpsters, with wrought iron gates



ARCHED SCROLL TOP

Example of an alternate design for the wrought iron gates on a dumpster or mechanical enclosure



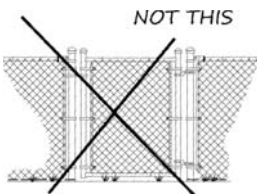
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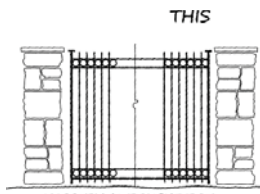
Good examples of wood fences

- Fences are prohibited in front yards.
- Fences shall be finished on both sides.
- Fencing in commercial areas shall not exceed five (5) feet.
- Fencing adjacent to parks and open space: four (4) foot high maximum
- Fencing within 25 feet of street intersection: no taller than three (3) feet.
- Fencing in residential areas shall not exceed six (6) feet.



NOT THIS

CHAIN LINK
Example of prohibited chain link fencing

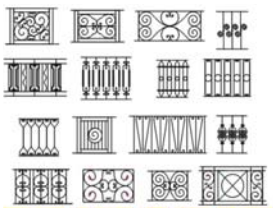


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MASONRY / WROUGHT IRON
Good examples of masonry and metal

GUIDELINES:

- Fences or enclosures should have at least one perimeter access point for the property or space in which it provides enclosure.
- Appropriate materials for fences in all locations are stained wood, stone or masonry, wrought iron, or cast metal.
- Inappropriate materials for fences are chain link, slatted "snow" fences, and mesh "construction" fences, which are all prohibited.
- Retaining walls should not exceed three (3) feet in height unless designed and engineered to industry standards for structural integrity.
- Stepping with a minimum of 5' horizontal space between intermittent retaining walls is allowed.
- For the purpose of fence locations, the front yard is measured from the front building wall of the building, where it meets with the side building wall, extending the distance to the front property line.



Example of acceptable fencing materials and colors

LIGHTING

STANDARDS:

- Reference City Regulations for local lighting requirements.
- All commercial parking lot, street, and roadway lighting shall be designed to meet the minimum Illuminating Engineering Society (IES) standards, unless otherwise approved by the Planning Commission. This includes meeting minimum average lighting levels as well as uniformity.
- In most cases, parking lots should be a minimum of 0.2 foot candles, and enhanced security parking lot lighting levels should be about 0.5 foot candles. In general, parking lot drive lanes should be 0.3 - 0.4 footcandles of luminosity.



A night time street scene showing exterior lighting



A night time street scene showing exterior lighting after business hours

- In no case shall the lighting in the Downtown Naples exceed seven (7) foot candles of illumination.
- All applications shall be submitted with a lighting plan that has a photometric point-by-point lighting calculation grid showing foot candle levels including maximum foot candles, minimum foot candles, and uniform lighting ratios.
- Night lighting for all projects shall be subdued and harmoniously blended into the natural nocturnal ecosystem.
- Site lighting shall provide safe and enjoyable experiences for pedestrian or community activity at night.
- Site lighting shall be at a pedestrian scale and should help define functional areas of a property.
- Site lighting shall be scaled appropriately for the commercial or residential property on which it is located.



Examples of outdoor storage units

GUIDELINES:

- Parking Lot and Street lighting fixtures have been chosen by the Planning Commission. The applicant should coordinate the location of other streetscape features such as trees and sidewalks with the Planning Commission early in the design process.
- Avoid duplicating fixtures. Do not use two fixtures that light the same area.

OUTDOOR STORAGE

STANDARDS:

- All storage on all lots shall be contained within the confines of the building, the garage, or approved sheds.

PUBLIC ART

STANDARDS:

- The use of public art in pedestrian plazas, open space, and near building entrances is encouraged.
- The proposed installation of any public art in the Downtown Naples shall be reviewed and approved by the Planning Commission prior to installation.
- Granite shall not be used for Public Art.



Examples of public art



A typical landscape architect at work



Example of a tree marked for preservation

Example of a tree damaged by neglectful construction work

GUIDELINES:

- Consider locations where art may be viewed from pedestrian and vehicular circulation routes.
- Art that is developed as an integral part of the architecture is also encouraged.
- The placement of public art should be coordinated with the development of open space on a lot.

Landscape Design

All landscape plans must comply with the following mandatory landscape provisions of this section and the landscape provisions specific to the land use in which the lot is located (i.e. In-Line Retail or Big Box Retail etc.).

These landscaping requirements are essential to providing the Downtown Naples with an attractive environment and provide positive experiences for residents and visitors alike. These requirements provide for the buffering of properties from wind and snow; the screening of parking from residences and pedestrian areas; the preservation and enhancement of land value; the enhancement of entry areas to the development and to individual buildings; the conservation of water and the use of native or naturalized plant species; and the development of enjoyable and pleasant environments for all.



Downtown area with a clock tower as public art

TREE PRESERVATION

STANDARDS:

- Existing large trees over 4" in caliper and other vegetation on-site shall be preserved and maintained, whenever possible.
- Proposed developments shall strive to preserve the maximum number of trees that would maintain a healthy state for at least twenty years after construction.

GUIDELINES:

- The lot developer shall avoid excessive compaction under trees; placing backfill or grading material against existing trees; disturbing or felling trees needlessly; burning slash piles near existing trees, especially those with low branches or very flammable material; and changing grades excessively by means of cut and/or fill.

STREET TREES

STANDARDS:

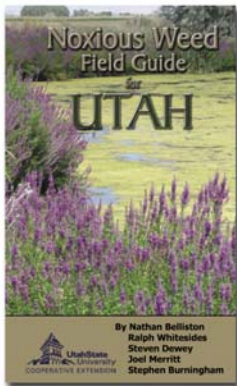
- The Applicant shall install all street trees within the right of-way for all commercial and residential projects. Naples Citywill maintain all right-



Examples of bold planting forms and massing



Example of ornamental grass



For information regarding noxious weed varieties and how to control them visit: www.utahweed.org/resources.htm

of-way street trees within the commercial areas.

- In commercial areas, street trees shall have a tree grate, tree guard, and electrical outlet at the tree guard for holiday and event lighting. These shall be provided and installed by the Applicant. The model and make of these fixtures is regulated by the CNPC and shall be provided as indicated in the illustrations that follow on this and the following page.
- See the O2-33 Street Trees for additional information.

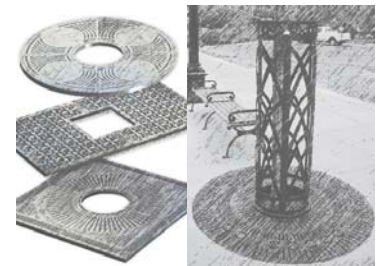
GUIDELINES:

- Small leaf trees are encouraged.

ACCEPTABLE LANDSCAPE MATERIALS

STANDARDS:

- Plant material palettes shall be simple and durable in nature.
- Simple, bold forms in planting areas with massing of a few hardy species are preferred to sporadic and singular plantings of marginal species.
- Landscape materials used shall be chosen for their drought tolerance, native and/or naturalized characteristics, and ability to weather the climate/planting zones associated with the valley.
- No artificial plant material shall be used to satisfy the requirements of landscape materials.
- Landscapes shall not include plantings of a noxious weed classification.



Examples of ideal tree grates and guards

GUIDELINES:

- Use plant materials in quantities and sizes that will have a meaningful impact in the early years of the project.
- A natural look may be achieved with the use of non-native species that are deemed to be well-suited for the area. Ornamental grasses are encouraged to emulate the local native grasses.

FOUNDATION PLANTINGS

STANDARDS:

- Foundation plantings shall be used to screen unsightly foundations and exposed space under porches or in areas where extreme grade



Example of good foundation plantings



Example of native planting massing



Example landscape workers planting a median and an established parking median



Poor example of a parking landscape...none.
No landscaping will not be approved

changes occur.

GUIDELINES:

- It is highly desirable to accent the architectural qualities of buildings with attractive and well-designed foundation-style plantings.
- Foundation plantings may be mounded and massed to accent the entrances to the buildings.

NATIVE PLANTINGS

STANDARDS:

- The developer shall install as much “native” landscape as possible.
- “Native” or naturalized plant materials shall be used in preference to introduced or experimental species.
- Areas replanted with “native” plant materials shall be planted with similar species and similar plant material sizes.

GUIDELINES:

- The landscape should revert to “native” plant and construction materials at edges of property, changes in topography, or at outcroppings or edges of ravines. This transition in the landscape, whether with plant materials, rock, or grade change, is essential in creating a more natural environment where the manicured look is not desired.

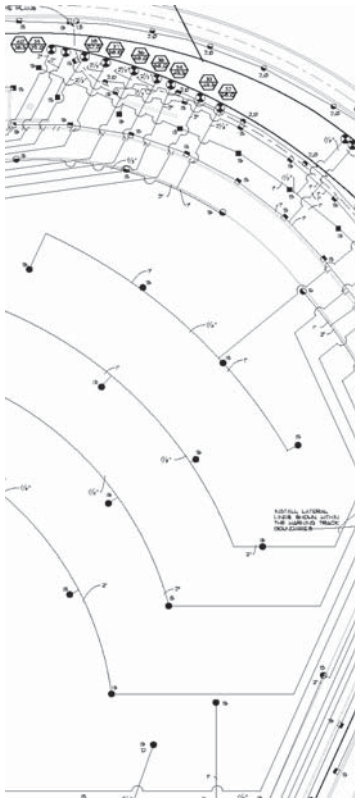
PARKING LOT PLANTINGS

STANDARDS:

- The minimum width and/or length of any parking lot landscaped area shall be eight (8) feet (measured from back of curb).
- A landscape border at least 8 feet wide shall be provided around the perimeter of all parking areas, except where the parking area adjoins pedestrian circulation (i.e. sidewalk), other parking lots, a building, etc. The landscape border need not be located on the lot, but may be located in whole or part in an adjacent right-of-way, open space park, adjoining lot of similar land use, etc.
- All commercial parking lots shall contain at least one (1) large canopy tree for every ten (10) parking spaces within that parking lot.
- All commercial parking lots with fifteen (15) or more parking spaces shall contain no less than 20 square feet of landscape area within the parking lot for every fifteen (15) parking spaces provided on the lot.

GUIDELINES:

- Planted medians or islands should be automatically irrigated.



- Irrigation sleeves should be installed prior to paving as needed by the landscape and paving contractor.
- Landscaping near parking lots should not impede snow removal. Use ground cover or trees to minimize conflict with snow removal.
- Definitions of plant material sizes are located under “Plant Sizes.”

IRRIGATION

STANDARDS:

- All landscaped areas, including parking lots, perimeter landscaped areas, boulevards and right-of-ways, lawn areas, and shrub and flower beds, shall be watered with a permanent, automatic irrigation system.
- All systems shall be maintained in a properly functioning condition by the property owner and shall not spray water onto sidewalks.

GUIDELINES:

- The use of drought-tolerant or naturalized plant species is highly recommended to reduce dependence on irrigation.

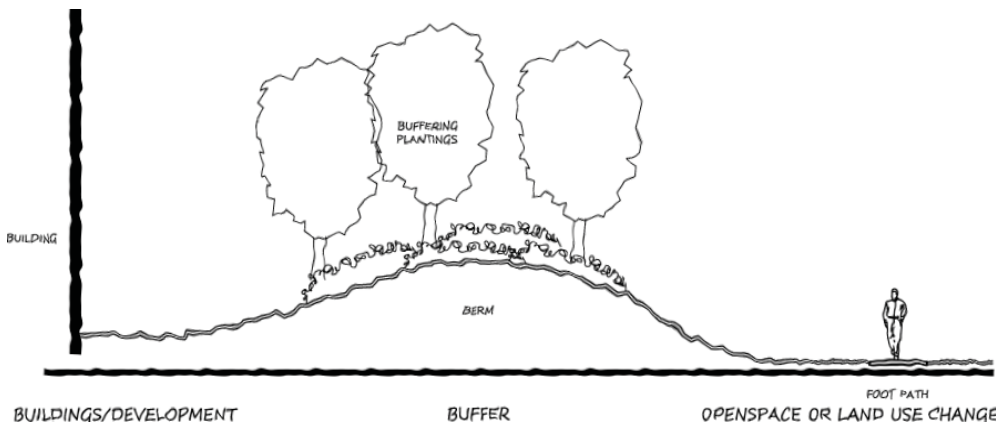
SCREENING & BUFFERING

STANDARDS:

- The Applicant shall mitigate conflicts between dissimilar land uses.
- All plant material used for screening or buffering shall be installed

according to the minimum sizes stated in the “Acceptable Landscape Materials,” section of this document and shall be planted along the entire perimeter of the parking lot and should have a mature height of six (6) feet, within ten (10) years.

- Lots adjacent to residential areas or parks or open space shall screen that commercial use, especially parking and load-

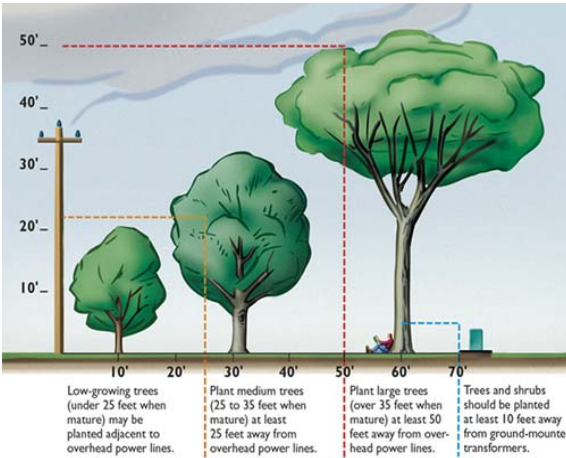


Example of a berm and landscape screen and buffer between uses

ing areas, by means of landscape plantings.

GUIDELINES:

- These requirements will ensure that parking lots are screened from adjacent properties and streets.
- Provide dense plantings of evergreens to provide a visual buffer



Utah Power and Light standards for trees near utilities



Ideal example of an open space, in this case a formal plaza

between different uses.

- Create berming, where applicable, to mitigate unsightly views, lessen noise from streets and drives, channel pedestrian movement, and provide privacy to residential properties.
- Provide dense plant material, hedges and/or fences to provide division between land uses and to provide safety between pedestrian and bicycle access between land uses.

MAINTENANCE, COMPLETION & WARRANTY

STANDARDS:

- All landscaping shall be completed within 18 months from the date building construction completes.
- All Applicants shall submit a maintenance plan for approval by the NCPC to maintain all landscapes within their property in a healthy and good condition throughout the growing season.
- **GUIDELINES:**
- If fencing or netting is required in the fall to protect against animal damage, it should be installed by October 1st and removed by May 1st of every year.

CONFLICT WITH UTILITIES

STANDARDS:

- All landscape plans shall clearly illustrate all existing and proposed utilities and infrastructure, both in plan and legend.
- All landscaping and irrigation installation shall begin only after a thorough utility location survey is completed.
- All plantings and irrigation within utility easements shall begin only after discussing their locations with the appropriate utility providers.

OPEN SPACE

STANDARDS:

- Adjacent project developers shall coordinate, if possible, the planning and design of open spaces that might be shared by both.

GUIDELINES:

- Applicants may provide additional open space if desired.
- Open space can be active or passive.
- Lawns, gardens, eating courts and decks, porches, balconies and plazas function as usable open space.



Open Space

Open space network on the western side of the Downtown



Open Space

Open space network on the eastern side of the Downtown



- Locate open space in areas that receive sun.
- Undeveloped land that remains after construction of the building and parking is not considered functional open space.

SITE GRADING AND STORMWATER MANAGEMENT

Grading is designed for the following functional and aesthetic reasons:

- To ensure adequate surface water runoff away from structures.
- To create suitable building conditions for utilities, structures, roads, parking, walkways, and recreation areas.
- To create usable and maintainable surface slopes.
- To create earthen berms for the control of wind and noise.
- To help preserve existing vegetation.
- To create desired views and screen negative views.
- To create variety and interest within the site.

SURFACE DRAINAGE

STANDARDS:

- All grading and drainage shall provide for the adequate removal of water from around buildings and structures and from walkways and paths.
- Surface drainage shall not be directed onto adjacent properties, whether public or private.
- Ensure that pedestrian areas are free of ice buildup, which could create hazardous situations.
- Drainage systems, swales, or ditches shall transport water and also serve as site amenities. Incorporate rock, plantings and other treatments to accomplish this.
- All sidewalk chases shall be approved by the Planning Commission.

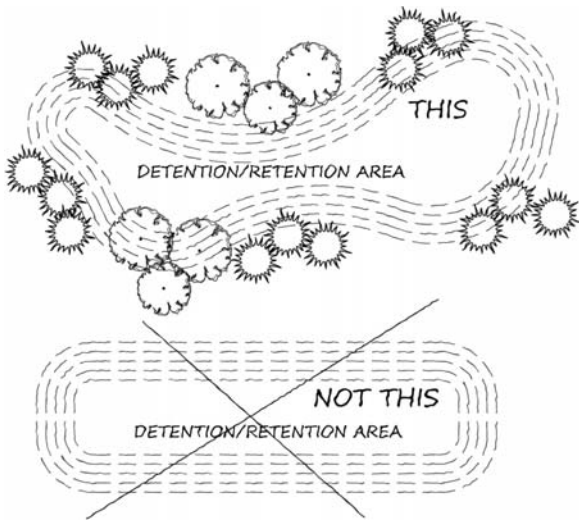
GUIDELINES:

- Provide for non-erosive drainage at the tops and bottoms of slopes.
- At their terminus, swales should either spread the channelized water to make it sheet drain or empty the water into a ditch, stream, or underground drainage system.

GRADING FOR EMPHASIS

STANDARDS:

- Site grading shall emphasize site topography or add interest to an otherwise flat site.
- Minimize cut and fill that may alter the natural topography of a site.



The principles set for the grading of detention and retention pods also applies also to berms, grade changes and other man made landforms



Example of a maximum 3:1 slope



Examples of erosion control materials and measures

- Orient buildings along existing contours when possible.
- Use earthen berms, rock forms or stone retaining walls to minimize visual impacts of grade change. Use native stone or rock for the construction of these.
- Retaining walls should not exceed three (3) feet in height unless designed and engineered to industry standards for structural integrity.

GUIDELINES:

- Maximum slopes of 3:1 are preferred for stability, maintenance and usability.
- Grade the tops of banks to be smoothly convex and the toes smoothly concave.
- Grade the slopes to blend in with the surrounding landscape.
- Buildings can be placed in the landscape and the perimeter graded to lessen the impacts of massive buildings. The amount of exposed structures will be lessened and the building placement will be more sensitively integrated into the landscape.

EROSION CONTROL

STANDARDS:

- Reduce runoff during the construction process and afterwards by using site-grading techniques that effectively limit the size, shape, length, and gradient of slopes and channels, thereby reducing the volume and velocity of runoff.

GUIDELINES:

- Avoid excessive cuts or fills
- Pay close attention to surface and subsurface drainage characteristics.
- Extending the length of the slope reduces gradients. This uses more land but it reduces the amount of erosion and the potential slumping of hillsides. Used singly or in combination, diversion swales, ditches, and dikes can intercept and divert runoff from the face of a slope.

ROAD & BUILDING PLACEMENT

STANDARDS:

- Roads and buildings shall be installed as shown in the primary road map above.
- All projects shall maintain and reinforce the natural character of the landforms of the Downtown Naples.



GUIDELINES:

- Buildings that cut into slopes are encouraged where they can help minimize the perceived mass and scale.
- Step buildings down at hillside edges in order to minimize visual impacts and reduce the apparent height.
- Avoid placing tall buildings at high points on the site or in other highly visible areas.

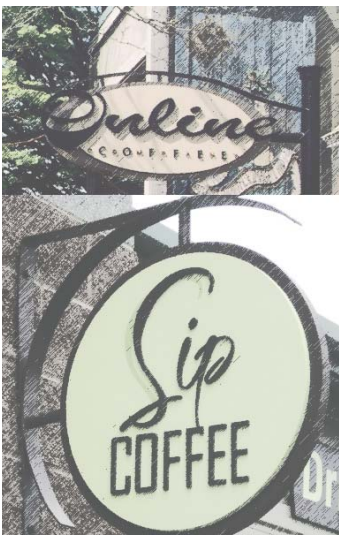


SIGNAGE

STANDARDS:

- Typical Small Commercial
 - Wall Signs
 - Wall signs may be placed within a horizontal band between the second story sill line and the first floor ceiling. If the second story does not have windows assume an imaginary sill line 36" above the second story floor line. In no case shall this band be higher than 18 feet or lower than 12 feet above the adjacent sidewalk.
 - Letters shall not exceed 24 inches in height or width and 3 inches in relief. Signs shall not come closer than 2 feet to an adjacent common lot line.
 - Company logos or names may be placed within the permitted horizontal band or placed or painted within ground floor or second story office windows. Company logos or names shall not be larger than a rectangle of 8 square feet.
 - A masonry or bronze plaque bearing an owner's or building's name may be placed in the building's cornice/parapet wall or under the eaves, and above the upper story windows. Any such plaque shall be no larger than a rectangle of 18 square feet.
 - Blade Signs (perpendicular to the building façade)
 - Not more than 18 inches vertical by 3 feet horizontal and minimum 9 feet clear height above the sidewalk may be hung below the second story level, from façade, or from an overhang or awning.
 - Monument Signs
 - Monument signs are permitted only where the building façade is separated from the roadway by a parking

Examples of ideal wall signs



Examples of ideal blade signs



NOT THIS

Examples of signs not allowed in the Downtown

area

- Maximum height for monument signs is 14 feet
- Lettering and logos shall not exceed 18 inches in height or width and 3 inches in relief. Lettering shall not come closer than 12 inches to the monument edge or corner.
- Reflective or shiny material is not permitted on any part of the monument sign
- Lighting must be external
- A-frame signs shall not impede pedestrian traffic.
- Signs Painted on the Exterior Walls of Buildings
 - Painted signs on the exterior of buildings are permitted and are subject all the standards of wall signs described in Standards for Signage - Wall Signs section of this document.
 - Colors used in painted signs are subject to the same standards as colors used for other building components as described in the Standards for Colors section of the document.
- Prohibited Signs: the following signs are not permitted.
 - Billboards and free-standing pole signs
 - Marquees, any kind of animation, roof and painted window signs
 - Portable or wheeled signs
 - Back-lit awnings

GUIDELINES:

- Signs along the commercial frontages should be clear, informative to the public and durable. Signage is desirable for advertising businesses, shops and offices, and as decoration. Signs should be scaled to the nature of the district: Retail Center, Theater and Entertainment, Civic Center, Office Commercial and Health Care and Assisted Living.
- Signage construction methods and size shall also be appropriate to the location and function of the sign; pedestrian oriented, with slow-moving automobile traffic or street oriented with faster moving traffic.
- Signage that is glaring or too large creates distraction, intrudes into and lessens the experience, and creates visual clutter.
- Use of materials and construction methods shall support the Mediterranean-Italian theme and enhance visitor experience.

Building Design

The intent of Standards and Guidelines provide a vocabulary of materials, architectural details, and building and massing, scale. Successful buildings will reinforce the basic visual characteristics of the desired Southwestern theme.

Buildings shall reflect an architectural aesthetic of load-bearing walls and regionally Southwestern influenced materials, colors, textures and patterns. The following Standards and Guidelines specify certain details, such as window proportions, roof or cornice configurations, shopfronts, and overhangs.

The following diagrams and photographs are provided to guide the developer in establishing and preserving the coherent character for the C-1 Zone and encourage a high caliber design and variety. Some of these photographs are of historic structures found in Italy. It is not intended that these images will be duplicated or that they will limit flexibility, function or use but that they will inspire creativity, and that they might provide tools for owners, developers and design professionals to comprehend the theme and facilitate the intent of the Architectural Standards. These images illustrate the vocabulary of colors, materials, architectural details, building massing and scale. Some of these photographs are included to illustrate specific parts of the Architectural Standards but may not effectively illustrate other parts. Successful projects will interpret the old world character of these images using contemporary construction methods and materials.

Buildings plans must be reviewed by the City Planning Staff to verify that they meet the architectural standards. The City Planning Staff will also work with the developer and/or designer to show them how to work within the Code.

FOR ALL BUILDINGS

The following Standards and Guidelines will become even more relevant as the downtown area is further developed. In time, the first developed buildings become the existing context; therefore it is all the more vital that early projects adhere to these Standards and Guidelines. The following Standards and Guidelines apply to all buildings in the Naples Downtown:

STANDARDS:

- All building materials to be used shall express their specific properties. For example, stronger and heavier materials (stone) may support lighter materials (stucco), not the reverse. Large and course masonry shall support smooth, and/or smaller masonry patterns (Image 101).
- A new building should be set back a similar distance from the property line as nearby buildings. Other alignments, such as those seen from similar eave heights, porch heights and the relative alignment of window and door moldings, are also important.

GUIDELINES:

- While only materials, details, and product types prescribed here are allowed, equivalent or better practices and products are encouraged. Alternate materials must be submitted to the City Planning Staff for review. Products may be added to the list through an amendment to this document otherwise they are only allowed on a case by case basis through the Variance or Conditional Use Permitting process.
- The copying or exact duplication of specific architectural Southwestern buildings is not encouraged. Often, an interpretation of those architectural styles will work best.

- A new building should relate to the general size, shape and proportions of existing buildings. It is equally important for a new building to use similar primary building materials.
- A new building should be in proportion with the overall size of its lot. A new building should, to the greatest extent possible, maintain the established scale.

BUILDING MASSING

STANDARDS:

- Create variations in wall planes to break down the apparent scale of buildings (image 102).
- For inline-retail minimize the perceived mass of a building or project by developing a facade of smaller buildings rather than one large, monolithic structure. Big Box retail is not exempt from this requirement (Image 103).
- Designs or styles for all buildings include: Flat roofs, varied parapet height and styles, varied and detailed cornice lines, open balconies, storefront facades, large display windows on the ground floor, varied canopy heights and types, mostly traditional fenestration, knee braces and detailing, stone columns and accents, recessed entries, etc.

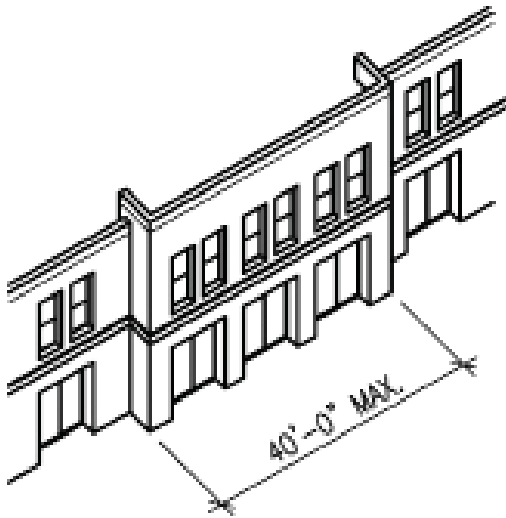
GUIDELINES: BUILDING MASSING

- Variations in the exterior materials of a building surface may help to break up the perceived mass of the building
- Minimizing the perceived mass may also be accomplished by designing structures with smaller modules and using variations in relief provided by different materials, windows or details.
- The architectural expression is designed to draw upon the Southwestern Italian theme, while looking forward in its detailing. The Downtown Naples will be a unique pedestrian-friendly development – a feel that is modern with a strong Mediterranean Italian flavor. The Downtown's "Main Street", will be lined with storefront, boutique shops and buildings that have many neo-traditional or New Urbanist elements, but with a distinctive unique twist.
- 'Outdoor rooms' will be created along the storefronts with the careful placement of street trees and the use of suspended flat canopy roofs above the storefront facades.

BUILDING EXTERIOR WALLS

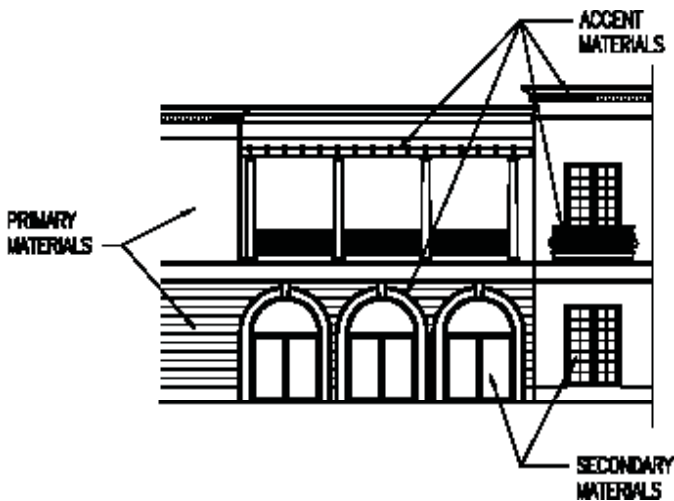
STANDARDS:

- Exterior wall surfaces shall not exceed 40 feet without a change in wall form or direction (Image 104).
- The following Primary, Secondary, & Accent Materials are permitted within the following parameters: (Image 105).
 - Primary Materials (50 percent of a building facade or greater.) Use singly or in combination:
 - Brick, stone or tile masonry
 - Native (or synthetic equivalent) stone masonry. Consistent colored ashlar patterns with approximately rectangular cut stone shapes of equal or slightly varying sizes. Use style with rusticated surface at lower levels and smoother surfaces above or use same surface throughout.
 - Irregular shaped stones such as fieldstone and river rock are **NOT** permitted.
 - Cementitious siding materials (EIFS and Stucco) with antique stain. Smooth or sand texture, no roughly textured.



(Image 104)
Change in wall plane every 40'-0"

- Secondary Materials (no greater than 50% & no less than 25% of facade.)
 - Architectural Concrete
 - Metal and glass storefront
- Accent Materials (no greater than 20% & no less than 10% of facade): These may be used for trim elements, balconies, friezes, entablatures, pediments, cornices, soffits, fascias, columns and capitals, lintels, beams, door and window surrounds and other special features: (Image 106a, 106b)
 - Metal
 - Pre-cast Concrete
 - Gypsum Reinforced Fiber Concrete
 - Pre-cast masonry (for trim and cornice elements only)
 - Composition lumber



(Image 105)
Combination of primary, secondary & accent materials

- Brick and stone must be in appropriate load-bearing configurations. Brick and stone over fenestrations is to be visually supported by an arch or architectural lintel.
- Brick or stone used on the front of a building must be continuous through changes in plane on the building front and wrap around the side and back of the building to the extent that the sides and back are visible from the street-space (Image 107).
- Acceptable type and patterns for stone masonry shall have consistent colors and shall be cut stone shapes or essentially rectangular shapes with the primary dimensions horizontal. (See Appendix)
- Unacceptable stone masonry is irregular shapes, of varied colors, and river rock. Flagstone and cobble stone may be used for pavers but not on walls. (See Appendix)

GUIDELINES:

- Varied façade forms, architectural features and upper level balconies are encouraged (Image 110).
- Variations of building materials and colors should be used to accentuate wall design forms and features (Image 111).
- Walls should be articulated to avoid domination by large, undifferentiated planes (Image 112a 112b).
- Dry stack or mortared stone walls should have horizontal relationships between layers of rock.



(Image 106a)
Balcony, columns, & trellis accents

OPENINGS



(Image 107)
Brick or stone wrapped around building Arcade

STANDARDS:

- The horizontal dimension of a single wall opening shall not exceed the vertical dimension except where otherwise prescribed in this Code.
- The frontage side of the ground floor of the building is to be 50% - 75% fenestration
- The Upper levels are to be 25% -50% fenestration.
- Wall openings shall not span vertically more than one story.
- Primary entries shall be marked by architectural features that are a permanent part of the building such as change in plane, columns, arcade or surrounds. Removable elements such as signage or awnings may be used only in conjunction with other non removable building elements. (This restriction does not apply to buildings with multiple entries where equal significance is given to each entry.)



(Image 112a)
Exterior wall with projections & recesses

- Entrances to commercial buildings shall be the dominant front feature, readily visible from the street, accessible from the sidewalks, especially on commercial structures and shared entrances shall be obvious.
- The rear entrance to commercial buildings shall be subordinate to the front entrance.
- Buildings shall incorporate a public pedestrian access through the Building or Lot, no less than ten (10) feet wide in buildings more than 30,000 Gross S.F. on the ground floor.
- Buildings required to have a public pedestrian access shall have public restrooms for use by tenants and the public.
- Buildings located at corners shall select the most dominant street to orient their primary access; a public entrance near the street intersection is strongly encouraged.

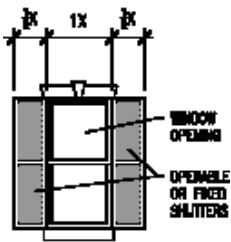
GUIDELINES:

- Recessed or other wise sheltered entrance doors are recommended.
- Where entries are recessed, the upper floor(s) should maintain the building line at the sidewalk edge.

STANDARDS FOR WINDOWS AND DOORS

STANDARDS:

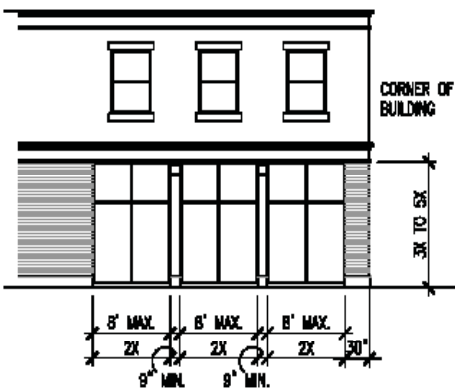
- Materials: the following materials are permitted:
 - Windows
 - Windows shall be of anodized aluminum, wood, clad wood, fiber



(Image 113)
Shutter Proportions



(Image 116)



(Image 115)
Window configuration & separation

glass, or steel. Window frames are to be colored - no white

- Window glass shall be clear, with light transmission at the ground story at least 90 percent and for the upper stories 75 percent (modified as necessary to meet any applicable building and energy code requirements).
- Specialty windows may utilize stained or opalescent glass.
- Window screens may be black or grey. Screen frames shall match window material and color.
- Exterior shutters, if applied, shall be sized and mounted appropriately for the window (one-half the width), even if inoperable (Image 114).

• Doors

- Exterior doors and door frames shall be of anodized aluminum, wood, clad wood, fiber glass, or steel with or without glazing. All-glass doors are not permitted.

• Configurations and Techniques: The following Configurations and Techniques are permitted:

• The following requirements apply to all upper-story windows:

- Windows shall be double-hung, single-hung, awning, or casement windows.
- Fixed windows may be used as part of a system of windows within a single wall opening.
- The vertical dimension shall be greater than the horizontal dimension for any single window unit by a ratio of a least 2:3 (Image 114).
- Egress windows shall be installed according to the appropriate building code.

• No horizontal sliding windows

• The following requirements apply to shop front (GROUND FLOOR) windows and doors:

- Panes of glass not larger than 8 feet in height by 4 feet wide.
- Windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space or operable shutters on the exterior.)

- Door window combinations shall not exceed 8 feet in width without being separated by a mullion, column, pier or wall at least 9 inches in width. (114)
- Horizontal window dimensions may not exceed vertical window dimensions. A 2:3, 2:4 or 2:5 proportion is preferred (Image 115).
- Windows may be placed individually or grouped horizontally (maximum 5 per group.)
- Each window or grouping is to be separated by a mullion, column, pier or wall section that is at least 9 inches wide (Image 115).
- Windows shall be no closer than 30 inches to building corners (excluding BAY WINDOWS) (Image 115).
- The total area of fenestrations is to become progressively smaller moving up the wall from the ground floor by the windows becoming smaller and/or fewer.
- To give a solid appearance to the wall. Window units shall be recessed from the exterior plane of the wall a minimum of 1" (Image 116).
- Doors shall be no closer than 30 inches to building corners.
- Door frames shall be recessed from the exterior plane of the wall a minimum of 1".

GUIDELINES:

- The windows and doors on buildings are critical to the overall theme and foster vitality in the street space. The placement, type and size of doors and windows promote the overall Southwestern theme of the community design. The intent is to use Southwestern themed windows and doorways to create a unified streetscape with variety and vitality and interplay between shop and business interiors and the street space.

ROOFS AND PARAPETS

STANDARDS:

- The following design Standards shall apply to all roofs and parapets visible from the street-space.
- **Materials:** The following materials are permitted.
 - Terra cotta tile or synthetic equivalent strongly depicting the color, texture, thickness of terra cotta tile. Metal substitutions will not be excepted (Image 117).
 - Slate (equivalent synthetic or better).
 - Copper that will oxidize or pre finished metal resembling heavily oxidized copper. Bright copper treated to inhibit oxidation or pre finished metal resembling bright copper is not permitted.
 - Architectural asphalt shingles that resemble slate may be considered where not in direct view.
 - Cornices and soffits may be a combination of stucco, EIFS, Vinyl, metal, composition lumber or fiber reinforced concrete.



(Image 117)
Terra Cotta Tile



(Image 118)
Scale cornice to whole building

- Construction:
 - Simple gable roofs shall be symmetrically pitched between 4:12 and 6:12.
 - Mansard and hipped roofs shall be pitched between 4:12 and 6:12.
 - Shed roofs, attached to the main structure, shall be pitched between 3:12 and 6:12.
- Overhangs:
 - Eaves must overhang 6 to 30 inches on the primary structure
 - Eaves, rakes, balconies and cornices on buildings with an overhang greater than 12 inches must be visually supported by exposed structural members or faux structural members such as brackets, roof beam extensions or rafter extensions.
- Cornices and Other Features
 - Buildings with a parapet shall be provided with a cornice.
 - Cornice shall project horizontally between 12 and 48 inches beyond the building façade. Dimensions of the cornice shall be appropriate to the scale of the building (larger cornices for tall buildings, smaller cornices for shorter buildings.) (Image 118).
 - The cornice and the frieze may be combined.
 - Skylights and roof vents are permitted only on the roof plane opposite the primary street (or RBL) or when shielded from STREET-SPACE view by the building's parapet wall.

GUIDELINES:

- A consistent standard for roof and parapet design will create cohesiveness, identity and recognition for the whole community. Utilizing appropriate pitch, materials and details on roofs and parapets promotes the Southwestern theme. It is not intended or desired that different buildings have matching roofs and parapets. Within the theme a variety of expression is possible and encouraged.

FIXED CANOPIES, TRELLIS & PERGOLAS

STANDARDS:

- Canopies, trellis and pergolas shall be designed and constructed to be consistent and complimentary with the architecture of the building and in scale with the pedestrian streetscape (Image 119, 120 121 & 106a).
- Exposed structural expression of wood framing members, timbers



(Image 119)
Canopies create outdoor rooms

and steel detailed elements supporting the roofs, sheds, and balconies shall be a feature of all building designs.

- Extended roof edges, sheds, and canopies shall be incorporated to protect building features, balconies, entrances, and especially public walks from weather and snow accumulation.

GUIDELINES:

- Awnings should be constructed of durable, commercial grade materials.
- Sloped, solid canopies are discouraged in order to minimize adverse impacts of snow sliding onto the sidewalk in winter. Unless configured to divert snow away from walks



(Image 120)
Canopies shelter pedestrian space

- Retractable awnings are a recommended option for providing shade in the summer.
- Projecting elements, such as bays, chimneys, cornices and dormers help to provide visual interest to commercial buildings and are to be well-integrated into the building design etc. (Image 121, 122 ,123).

ACCENT FEATURES

STANDARDS:

- Details and special features must be designed to support the South-western theme.
- Parapet walls shall include a cornice and frieze scaled to the full height of the building.
- At a minimum pitched roofs shall include a soffit molding or frieze at the transition to the wall.
- Every building shall include accent details and features in addition to the cornice, soffit molding and frieze. Accent details may be comprised of balconies, flower boxes, shutters, medallions, pediments or columns.



(Image 123)
Masonry coining as accent feature

GUIDELINES:

- Roof plazas and balconies with open railings are strongly encouraged to provide activity and interaction on upper floors. Solid railings are discouraged.
- Building facades should provide sufficient articulation to avoid the appearance of large dominate exterior walls.
- Accent bands are encouraged.



(Image 124)

- Varying roof planes add visual interest to the street environment, provided they are aesthetically appropriate to the Italian - themed context and functionally responsive to the harsh climate.
- Elements such as expressive brackets, cornices, copings, layered and over-lapping fascia and exposed rafters with profiled ends are strongly encouraged.
- Top of wall copings or extended roof edges create visual interest

AWNINGS AND OVERHANGS:

STANDARDS:

- **Materials:** The following materials are permitted. Use signally or in combination:
 - Canvas cloth or equivalent (no shiny or reflective materials), metal or glass.
 - Materials shall be durable commercial grade
- Minimum 10 feet clear height above sidewalk.
- No internal illumination through the awning/overhang.
- No one-quarter cylinder configurations.

GUIDELINES:

- Awnings and overhangs extend the building interior to the street-space and soften the building façade. Awnings and overhangs though not required are encouraged however their use shall be consistent with and enhance the Mediterranean-Italian theme and be as carefully designed as the building (Image 118, 122, 125, 126) .

EXTERIOR COLORS

STANDARDS:

Colors unify the building façade, enliven the experience of the community and tie the community together. Use of color shall support the design theme and not detract from it or the user experience. Colors shall not shock or overwhelm the user or dominate the community.

Colors selected shall be light or soft tans and browns and warm grays. Reddish or yellowish tints may be added to create soft or light sienna or umber. Individual buildings may incorporate multiple colors.

GUIDELINES:

Color usage should be typical of the construction material it is used on and be a color typically associated with that material's use in the Mediterranean-Italian vernacular.

Adjacent buildings shall be of compatible colors but should not be exact matches.

Specific Building Types

CIVIC BUILDINGS

STANDARDS:

- Civic buildings shall have a tower for clock, bells or observation area. One wall of the tower shall be integral with the building façade. Tower height shall be 1.5 to 2.0 times the average main building height. The tower shall be clearly visible from the street space (Image 127, 128).
- The facade (or facades) facing streets, at the ground level shall be arcaded for 50% to 100% of their length. The depth of the arcade (measured from face of arcade wall to face of building wall) shall be 4 feet or more. The arcade may or may not have usable space above it (Image 129, 130, 131).

LARGE SCALE COMMERCIAL, RETAIL AND OFFICE. BUILDINGS **greater than 2 stories or 30' or greater in height.**

STANDARDS:

- The façade (or façades) facing streets, at the ground level shall be arcaded for 25% to 100% of their length. There is no minimum depth requirement. The arcade may or may not have usable space above it Covered arcade may be a covered walkway, entrances or a row of recessed windows (107, 119, 120, 126, 129).
- Building facades more than 100 feet in length and facing the street space shall be broken up to appear as multiple building facades by vertical transitions in color, material and/or architectural details (102, 103, 106b 112).
- In addition to the items mentioned above building facades more than 150 feet in length and facing the street space, shall incorporate variations in overall height occurring at one or more of the façade transitions. The height variations shall be a minimum of 10% of the average overall facade height (102, 106b 107, 132, 133, 134, 135).

SMALL SCALE COMMERCIAL, RETAIL AND OFFICE.

Buildings one and two stories and less than 30' in height.

STANDARDS:

- The façade (or façades) facing streets, at the ground level shall be arcaded for 50% to 100% of their length. There is no minimum depth requirement. The arcade may or may not have usable space above it. Fixed canopies or pergolas may be used to satisfy this requirement (Image 119, 120, 134, 136).
- Building facades more than 200 feet in length and facing the street space shall be broke up to appear as multiple building facades by vertical transitions in color, material and/or architectural details.
- Buildings with a façade more than 200 feet in length shall incorporate a vertical element such as a clock, bell, chimney or observation tower. The vertical element shall be 1.25 to 1.5 times the average main building height. (Image 137)



(Image 130)
Civic building with arcade and tower



(Image 131)
Civic building with arcade and tower



(Image 133)
Variations in height



(Image 134)
Variations in height



(Image 135)
Arcade, Facade broken up, Variations in height



(Image 137)
Vertical element

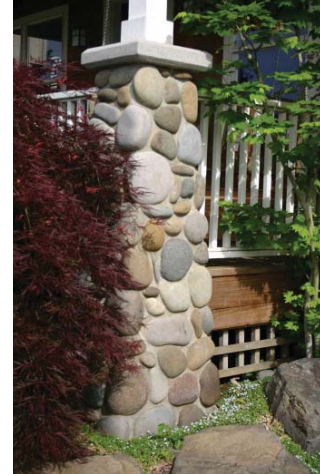


(Image 138)
Vertical elements, varying wall planes

Appendix: Stone Illustrations

Images shown are to illustrate acceptable types of stone masonry.

- Cut stone or essentially rectangular shapes
- Fairly consistent coloring for stones and mortars
- Primary orientation is horizontal



Unacceptable Masonry:

- Irregular colors, patterns, and shapes

