NIBLEY
GENERAL PLAN

NIBLEY TOWN CENTER

Design Study and Guidelines Supplement

FEBRUARY 2016

NIBLEY CITY, UTAH

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1. INTRODUCTION

BACKGROUND AND VISION

As part of the General Plan Amendment, the City of Nibley included a vision of potential future development opportunities for a Nibley Town Center, as it relates to the General Plan update. The vision for Nibley Town Center could be to create an active, vibrant, sustainable pedestrian friendly place that supports a broad range of uses and cultural activities, in which people of all ages, incomes and backgrounds could grow as individuals, neighbors and citizens. They realize that, at this point, no determination had been made by the City in planning or developing a town center, but wanted to see what a potential vision might look like so it could be studied further as Nibley moves into the future.

Typically a Town Center is a community gathering place which generates excitement, at a community level, and provides a destination where residents and visitors congregate to recreate, shop, dine and generally participate in the life and events of the community.

The current perception is that Nibley does not have a "defined" town center and, perhaps, as the city grows, coming to an agreed commonality and understanding concerning the definition of a Town Center, its functionality and location, may have a direct benefit to the citizens and future government officials as they plan for the future and respond to development pressures.

In most urban communities a town center is recognized as the ***heart of the community***, generally in a vibrant setting with convenient shopping, dining, activity nodes and community facilities such as parks, open space and public gathering places. Nibley, recognized and prized as a more rural, bedroom community, cherishes its rural heritage and, perhaps, may question the need for a "typical" or traditional strong, vibrant town commercial center. In discussions with the city staff, officials and residents, it is obvious, however, that the city could benefit from some kind of recognizable, unifying spaces or series of activity nodes which residents can identify with and which becomes the "heart of the city".

Generally, the city seems to recognize that through progressive thinking and proper planning, lands and activities can begin to be identified and allocated towards specific locations that, as development and preservation, such as civic, recreation, trails, and open space occurs, through time, efforts towards achieving the goal of an identifiable "town center" will ensue.

The design concepts and illustrative master plan, shown in this section, depicts a downtown with a strong relationship to the land, integrated nature trails and recreational activities throughout and a strong sense of place making at its core. The scale and design of the streets and blocks, the network of streets and the street frontage are important in achieving the overall vision.

PURPOSE OF A TOWN CENTER

The underlying purpose behind carrying on a dialogue, looking at various examples, and developing ideas for a Nibley Town Center are to:

- Formulate a consensus for a unified definition for the Nibley Town Center
- Analyze possible locations, facilities, functions and options
- Identify existing constraints, opportunities and alternatives
- Determine the necessary course of action for the realization of a future Town Center
- Discuss and illustrate various physical design options for maximum efficiency and opportunities
- Accept and evaluate public opinion that can help guide current and future policy makers
- Create design guidelines and policies for future decisions and development
- Assist in ensuring Nibley's orderly and sustainable growth
- Provide a centralized location as an art, cultural , recreation, and civic center

RECOMMENDATIONS

This Town Center Plan recommends that the city focus its attention for future city center growth in a centralized, accessible area adjacent to the existing Nibley City offices with connectivity to two major satellite "gathering places" or "nodes", one to the north, adjacent to the activities anticipated with the new High School, and the other south, taking advantage of the highly desirable elevated land structure. By encouraging to develop the Town Center as an art, cultural, civic and recreational center the Plan recognizes and celebrates the power of art, culture and the preservation and enhancement of open space, to regenerate the community and preserve historic values.

The Plan further recommends that the north and south activity areas, or neighborhood nodes be provided with a significant amenity space to serve as a community gathering place or neighborhood square. These "connected" gathering spaces could include plazas, parks, promenades, greens, gardens, arts, cultural and educational uses or other public spaces. The Plan also recommends incorporating additional amenity space where appropriate which would physically connect the Town Center to the two suggested neighborhood squares, including pedestrian and bicycle circulation systems, enhanced streetscapes and revitalizing environmentally sensitive areas as further

discussed in this document. As the concepts and master plans illustrate, the Plan specifically recommends preserving a trail and enhanced open space connection from 2600 South to the Town Center on 3200 South, then continuing this connectivity south to the suggested Southern Neighborhood Center through a series of connected open space, recreation spaces and enhanced streetscape.

In order to create the sustainable environment needed to support the idea of a community Town Center, existing and future public spaces and amenities must be designed, constructed and maintained to the highest standards. The standard of design and the built environment, as suggested further in the design guidelines, for open spaces, plazas, gardens, medians, pedestrian and bicycle systems and street furniture reflect the values of the community and therefore must be of the highest standard.

2. DESIGN PROCESS

SITE SELECTION AND ANALYSIS

The first step in the process of defining a "town center" involves an identification and inventory of the following critical resources:

- Potential available lands within an appropriate location
- Potential vehicular and pedestrian access
- Existing and future predominate activities and uses
- Public buildings, facilities and recreational activities
- Significant natural features to be enhanced and/or preserved
- Adjacent existing commercial, business and other significant activities
- Existing and potential public amenity opportunities
- Transportation corridors and connections
- Existing property location information such as configuration, ownership and land use

By identifying these significant existing features, opportunities and constraints and future development opportunities can more readily be anticipated, along with any pertinent existing features and activities that may affect the location and structure of future town center activities.

Once the most logical parcel or parcels of land are identified through the selection process then the specific opportunities and constraints are defined and analyzed. Through the selection process and with the help of the General Plan Steering Committee the contiguous vacant land areas north of the existing municipal building and directly south were determined to be the strongest candidates.

The significant, identifiable opportunities and constraints of these parcels are:

- Approximately 300 acres of potentially developable available land
- Prominent municipal facilities/activities within the analysis area are Nibley Park and City Offices
- Future High School adjacent to identified potential development area
- Existing business/commercial activity at or near major transportation junction 3200 S. and SR 165
- Potential regional trail corridor along existing railway tracks along 640 West Street
- Nibley River Walk trail planned along Blacksmith Fork

- Significant wetland/drainage corridor exists through the properties
- Need for trail connections between High School, City Offices and adjacent development
- Strategic roadway access available from many locations thereby completing the roadway system
- Strongly connected undeveloped lands provide for excellent activity connectivity
- Potential North-South City Wide trail system connectivity
- Lands border significant vehicular activity along highway State Road 165, 3200 S. and 2600 S.

The site analysis drawing (previous page) illustrates, graphically, the opportunities and constraints mentioned previously. The two most prominent existing man-made features within the study area are the Nibley City Hall and Nibley City Park. These two features are significant because as important community activity centers the public perception is that they begin to form what many consider as the beginnings of a "town center" or community activity and gathering place. The existing connectivity between these uses and facilities is significant and any future development on the adjacent vacant properties should take into account their place in the existing community fabric.

Analyzing the contiguous lands within the identified area there are a number of other significant existing and developing features that need to be considered as the design process begins to suggest form and substance to the town center design. These significant features and/or uses that will play a major role in shaping the future town center master plan are:

- New High School located in the North-East quadrant of the study area
- Prime developable land surrounded by residential development
- Excellent vehicular and pedestrian access throughout the site with a number of stub streets
- Strong trail connectivity options for future trails, trail heads and educational opportunities
- Significant drainage channels begin to define potential open space preservation corridors
- Opportunity to create a major pedestrian/equestrian trail North to South with few limitations
- Education and learning opportunities by preservation of the naturally existing corridor

DEVELOPMENT OPPORTUNITIES OVERVIEW

Upon completion of the site inventory and analysis significant development opportunities are then diagrammed considering existing and potential residential, commercial, business, parks, recreation and trails development, both public and private as well as preservation of significant site and environmental features. Graphically the various opportunity are illustrated with diagrams which suggest activity areas, trail connectivity, open space opportunities, existing and potential vehicular access, both existing and proposed focal points, buffer areas, use relationships and significant environmental preservation considerations. The illustration on the following page identifies these opportunity sites and relationships. (See map following page)

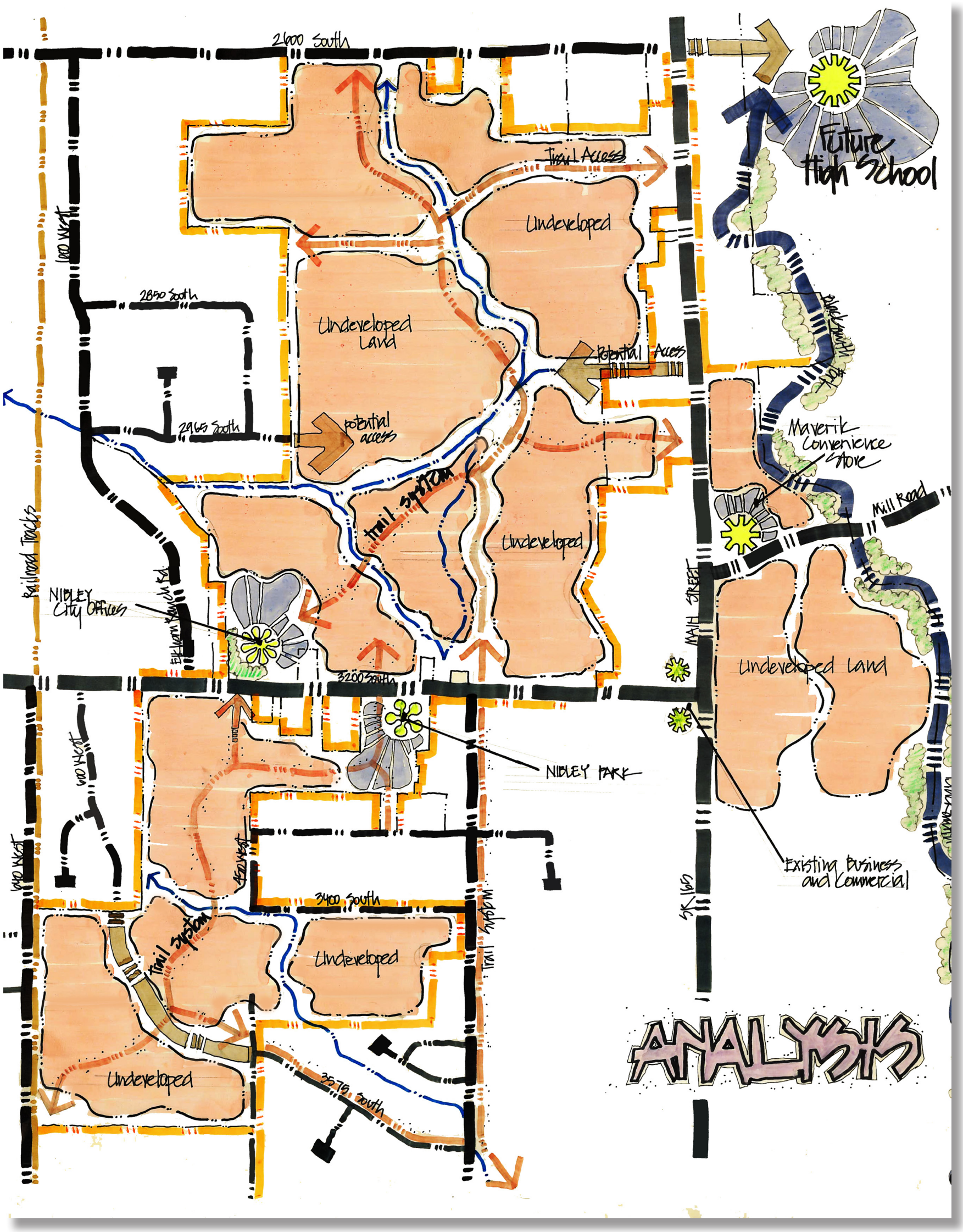
The development opportunities analysis revealed four potential significant activity nodes, primarily due to their adjacency to existing opportunities, these are:

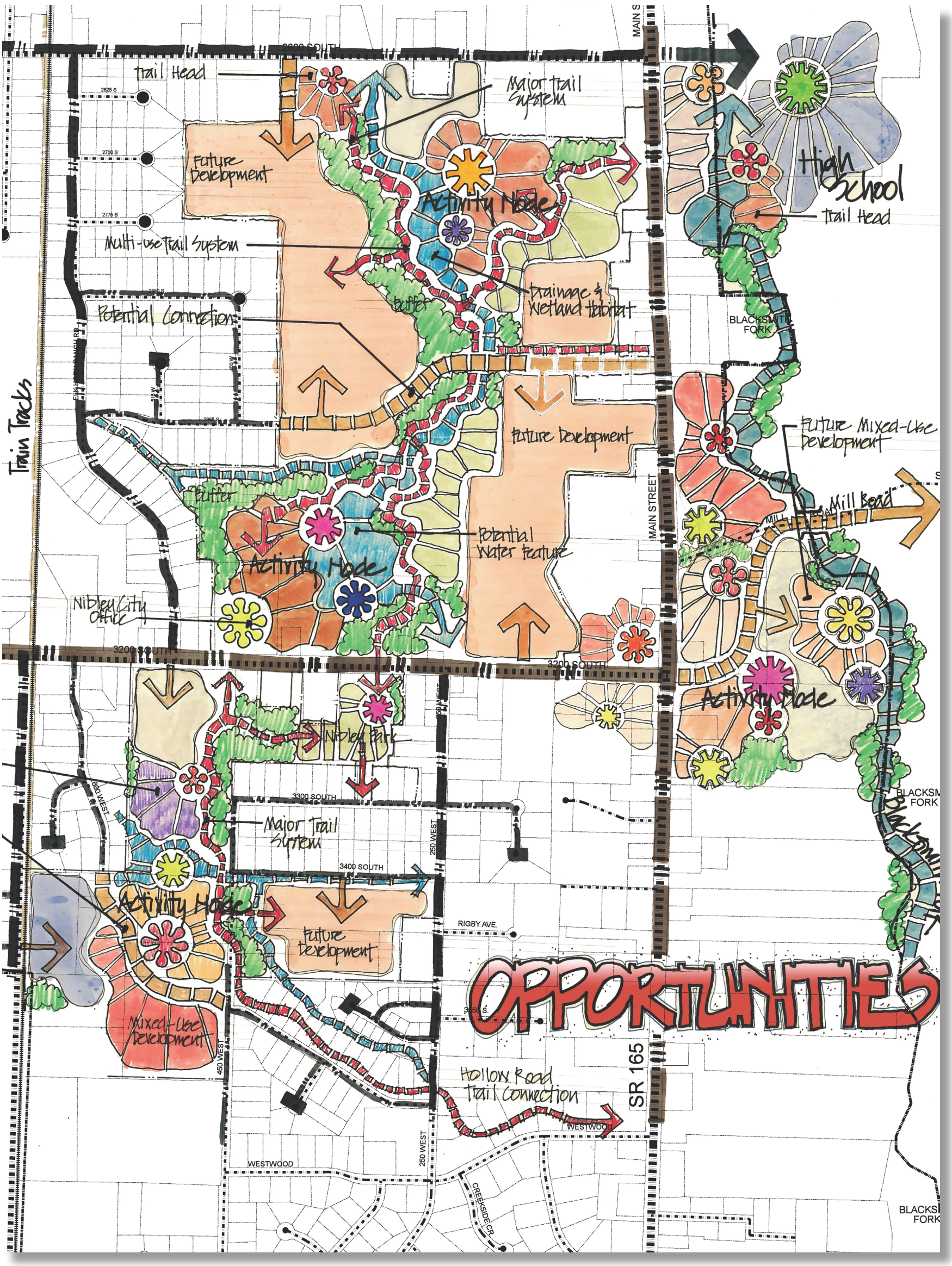
1. HIGH SCHOOL RELATED ACTIVITY NODE

Open space adjacent to or in proximity to the future High School is a potential for commercial, recreation and business activities associated with the predictable High School traffic.

2. CITY HALL ACTIVITY NODE

Because Nibley City Hall becomes a significant community activity area for meetings, weddings, social


2600 South
Future High School
Trail Access
Undeveloped
Undeveloped Land
2850 South
Potential Access
Black Smith Fork
2965 South
potential access
Maverik Convenience Store
trail system
Undeveloped
Mill Road
Railroad Tracks
NIBLEY City Offices
Elkhorn Ranch Rd.
MAIN STREET
3200 South
Undeveloped Land
NIBLEY PARK
Existing Business and Commercial
3400 South
Trail System
Undeveloped
Undeveloped
3575 South
ANALYSIS


Trail Head
Major Trail System
Future Development
Activity Node
High School
Trail Head
Multi-use Trail System
Drainage & Wetland Habitat
Buffer
Potential Connection
Train Tracks
Future Development
Future Mixed-Use Development
Mill Road
Buffer
Potential Water Feature
Activity Node
Nibley City Office
Activity Node
Nibley Park
Major Trail System
Activity Node
Future Development
Mixed-Use Development
OPPORTUNITIES
Hollow Road Trail Connection
2600 SOUTH
MAIN S
2625 S
2700 S
2775 S
2850 S
2925 S
2950 S
3200 SOUTH
3300 SOUTH
3400 SOUTH
3450 S.
RIGBY AVE.
MAIN STREET
SR 165
600 WEST
450 WEST
250 WEST
WESTWOOD
CREEKSIDE CR
BLACKSMITH FORK

gatherings, utility payments and other city business, consideration to expand on that sense of community center and define further appropriate activities such as parks and recreation facilities and activities, community library, attractive open space features, businesses, restaurants, etc.

3. COMMERCIAL ACTIVITY NODE

With the Maverick Station currently acting as a "community gathering" place, its adjacency and access to Millville, Main Street, and 3200 South Street, the historical building, other existing businesses and the potential for development along this viable commercial corridor this activity node becomes one of the most significant development opportunities in Nibley and should be considered as a potential town center node.

4. ELEVATED LAND FEATURE NODE

Due to the significant land elevation and location directly south of the City Hall, this area becomes highly favorable site to be considered for activities associated with a future town center. The views and vistas that it provides make it a stunning and attractive site that captures the serenity and overall beauty of Nibley. It is important that, as the city officials review areas for their town center that the natural beauty of this parcel be strongly considered.

CONCEPT DESIGN ALTERNATIVES

The next step in the Town Center visioning process is to consider the various development opportunities, define, in more detail, individually and collectively what they might be, how they interact with each other and the specific opportunities that make them unique and how those opportunities may be utilized for the benefit of any future Town Center development.

Each of the three (3) concepts attempt to identify, as a whole, the strongly associated area that could or should be considered for development, preservation or environmental enhancement and identify strong relationships and important connectivity activities and/or opportunities. In reviewing these various options it must be remembered that, between these concepts, the thoughts and ideas communicated in each of the concepts can be mixed and matched and are not necessarily dedicated to one idea alone.

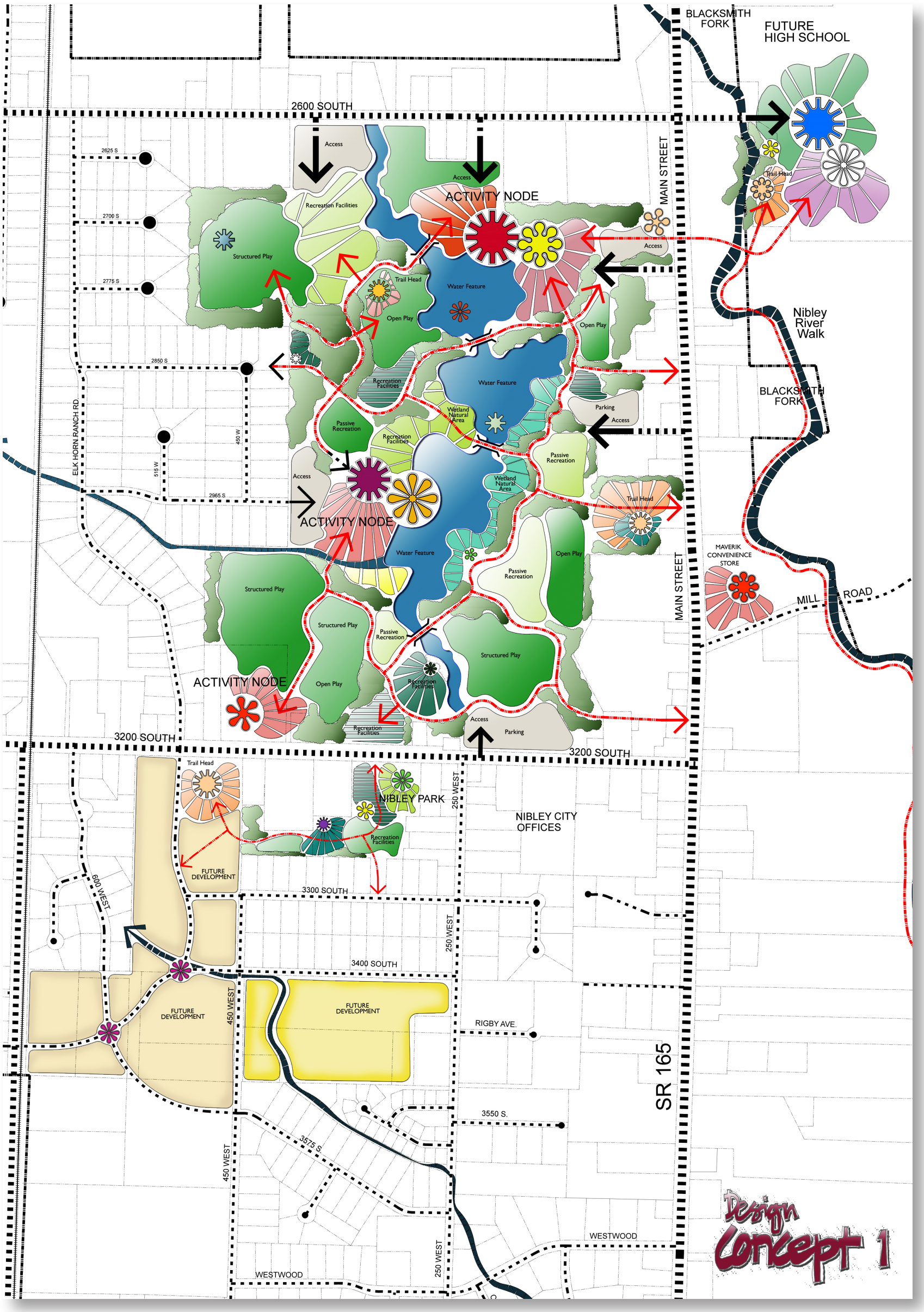
DESIGN ALTERNATIVE 1 (See following page)

Design Alternative 1 identifies the potential to preserve and development the area north of City Hall which should retain a major connection to the future High School. This concept assumes that the City may want to concentrate all or, certainly, most of its future parks and recreation activities and facilities within this potential corridor because of it's intrinsic and environmental value. Preserving a significant open space corridor through this area should be a priority and central to every concept.

This would then create the potential for a magnificent regional park and open space centrally located within the "heart of the city" thereby creating a "town center" with three significant activity nodes, regional trail access, environmental education areas, public amenities with enormous recreational potential.

The area south of City Hall is identified as future potential residential development areas and a major trail head to ensure the trail connectivity to the City Wide trail system.

The existing Nibley Park is identified as an attractive adjacent use to the south and ties in nicely with the expanded open space and recreational activities to the north. This park becomes an adjunct to the expansive recreational activities to the north.


BLACKSMITH FORK
FUTURE HIGH SCHOOL
2600 SOUTH
2625 S
2700 S
2775 S
2850 S
2965 S
ELK HORN RANCH RD.
516 W
450 W
Access
Recreation Facilities
Structured Play
ACTIVITY NODE
Trail Head
Water Feature
Open Play
Passive Recreation
Wetland Natural Area
Parking
MAIN STREET
Nibley River Walk
BLACKSMITH FORK
MAVERIK CONVENIENCE STORE
MILL ROAD
3200 SOUTH
NIBLEY PARK
250 WEST
NIBLEY CITY OFFICES
FUTURE DEVELOPMENT
600 WEST
3300 SOUTH
3400 SOUTH
450 WEST
RIGBY AVE.
SR 165
3550 S.
3575 S
WESTWOOD
Design Concept 1

The significant features of this concept include:

- Strong, direct pedestrian trail connections between the High School and City Hall activity node
- Preservation and enhancement of the existing wetland, canal and open space corridor
- Using the available water courses as major parks and recreation enhancement features connected to activity nodes, trails and open space
- Preservation of the natural beauty of the area and provides for needed educational opportunities
- Dedication of potential land for future recreational facilities
- Significant water bodies which could act, not only as water retention basins, but potential recreation and leisure activities
- Adequate buffering of adjacent residential development
- Preserves the existing open feeling which Nibley is currently identified with and with the preservation of this entire area this open, spacious feeling is preserved in perpetuity
- Allows for smaller commercial and public service activities to be included in the activity areas
- Provides for adequate vehicular access to all parts of the area
- Enriches and enhances the adjacent property values by creating permanent open space
- Provides for a significant amount of all types of trails which can be designated and separated as needed

DESIGN ALTERNATIVE 2 (See following page)

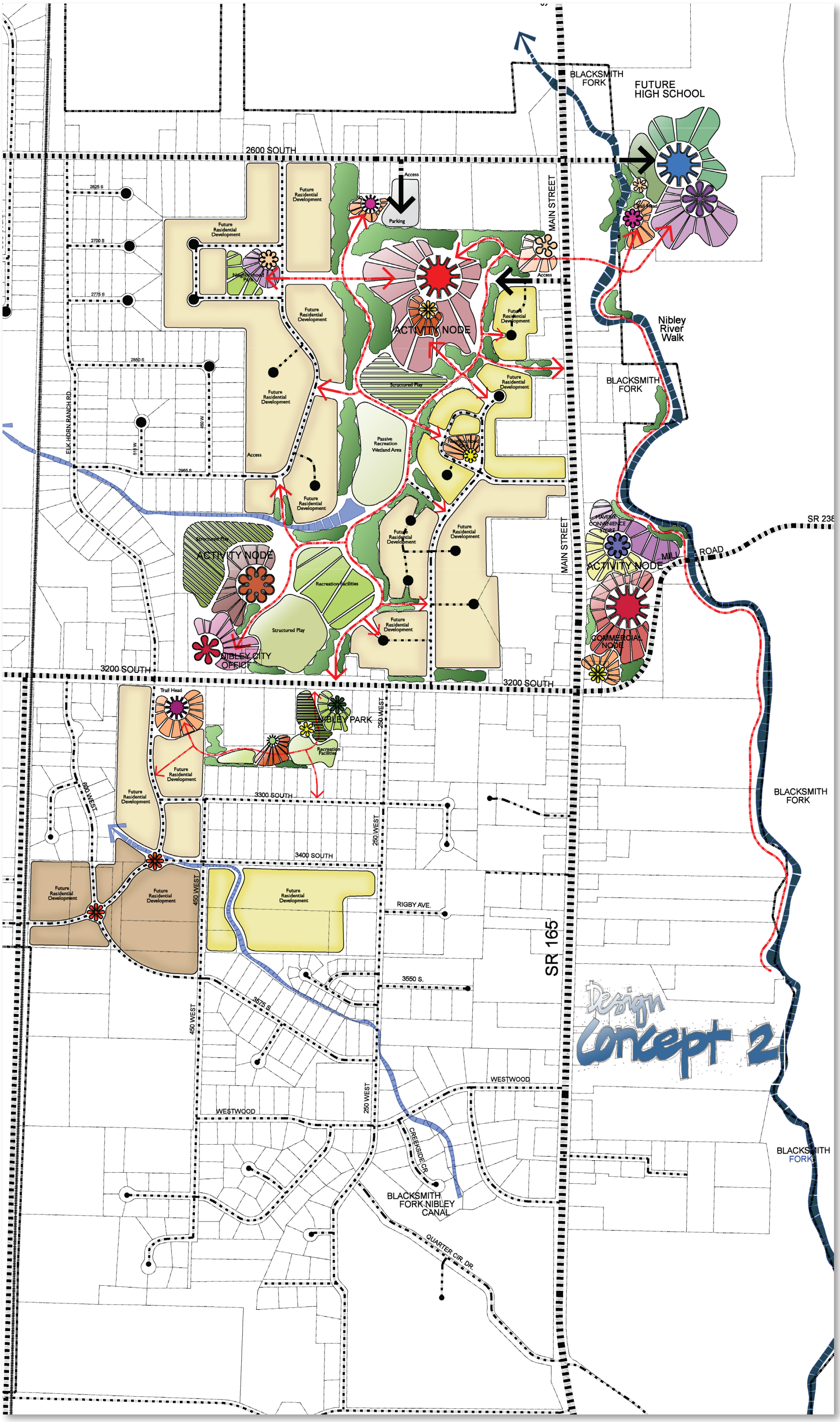
Concept two, although similar to concept one, in that it focuses on the area north of Nibley City Hall and the opportunities generated by the inclusion of the future High School, is significantly difference because it allows for the natural inclusion of future residential development within the potential improvement area, thereby significantly reducing the amount of potential open space, parks and recreation space. The two colors of residential development suggest the consideration of similar but differing residential density types which will complement the existing land development and/or the proposed development area. It should be noted that, in all of the concepts, the potential is shown for the Nibley River Trail, running parallel to Blacksmith Fork which takes advantage of the beautiful, natural environment along this corridor.

Because of the substantial reduction of "town center" land, only two distinctive activity nodes, within the main body of land, suggest a reduction in activities such as parks, trails, recreation and open space. Another significant, more commercial, activity node is suggested at the confluence of SR 165 and 3200 south, augmenting the commercial activity adjacent to the Maverick Convenience Store.

One feature that allows for this commercial district to expand and become more viable is the suggestion that Mill Road be re-configured to better intersect with 3200 south. This concept provides for a limited amount of additional commercial activity north of Mill Road and consolidates the commercial activity into a more manageable configuration.

The features of this concept include:

- Significant regional trail connectivity north, south, east and west
- Adequate and enhanced residential access and infill development
- Providing open space and trail connectivity provides for enhanced property values along the corridor


Design Concept 2
2600 SOUTH
3200 SOUTH
3300 SOUTH
3400 SOUTH
3550 S.
3575 S.
RIGBY AVE.
WESTWOOD
SR 165
SR 238
MAIN STREET
ELK HORN RANCH RD.
BLACKSMITH FORK
FUTURE HIGH SCHOOL
Nibley River Walk
ACTIVITY NODE
COMMERCIAL NODE
NIBLEY CITY OFFICE
NIBLEY PARK
Trail Head
Parking
Access
Future Residential Development
Neighborhood Park
Structured Play
Passive Recreation Wetland Area
Recreation Facilities
BLACKSMITH FORK NIBLEY CANAL
CREEKSIDE CR.
QUARTER CIR. DR.
250 WEST
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2700 S
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- Buffering of adjacent residential development
- More limited but good potential for recreation development along the town center corridor
- More identified lands for future commercial development along major transportation corridors
- Adequate residential development south of the Nibley City Offices
- Preservation and enhancement of wetlands within the zone
- More recreational activities and facilities adjacent to 3200 south street
- Separation of commercial activity and more leisure activities within park and open space locations

DESIGN ALTERNATIVE 3 (See following page)

Concept three takes the activity node development to the next level of organization and improvement suggesting that two of the three activity nodes become more structured and designed around a more formal theme. It also takes the approach that the nodes be expanded both from a civic and commercial perspective.

The most dramatic suggestion is the development of a "true" commercial center with associated mixed use development focused on the intersection of 3200 south and Main Street. If Nibley were to ever develop a stronger commercial core, this concept suggests the best approach and the prime location.

The following is a more detailed explanation of the elements of this alternative concept:

Northern Activity Node

Defined by its proximity to the future High School, this activity node could provide for some limited commercial, leisure activities, parks and recreation and environmental education facilities, direct access to major trail system and is strategically located near the open space connector system.

Open Space Corridor

One of the critical aspects of the town center development is the preservation and enhancement of the north-south drainage/open space corridor. This corridor provides for trail access, environmental education, wetland preservation, as well as a multitude of passive and active recreational activities. Proposed residential development adjacent to the open space corridor will also benefit from more stable and enhanced land values because of their adjacency to natural preserved open space.

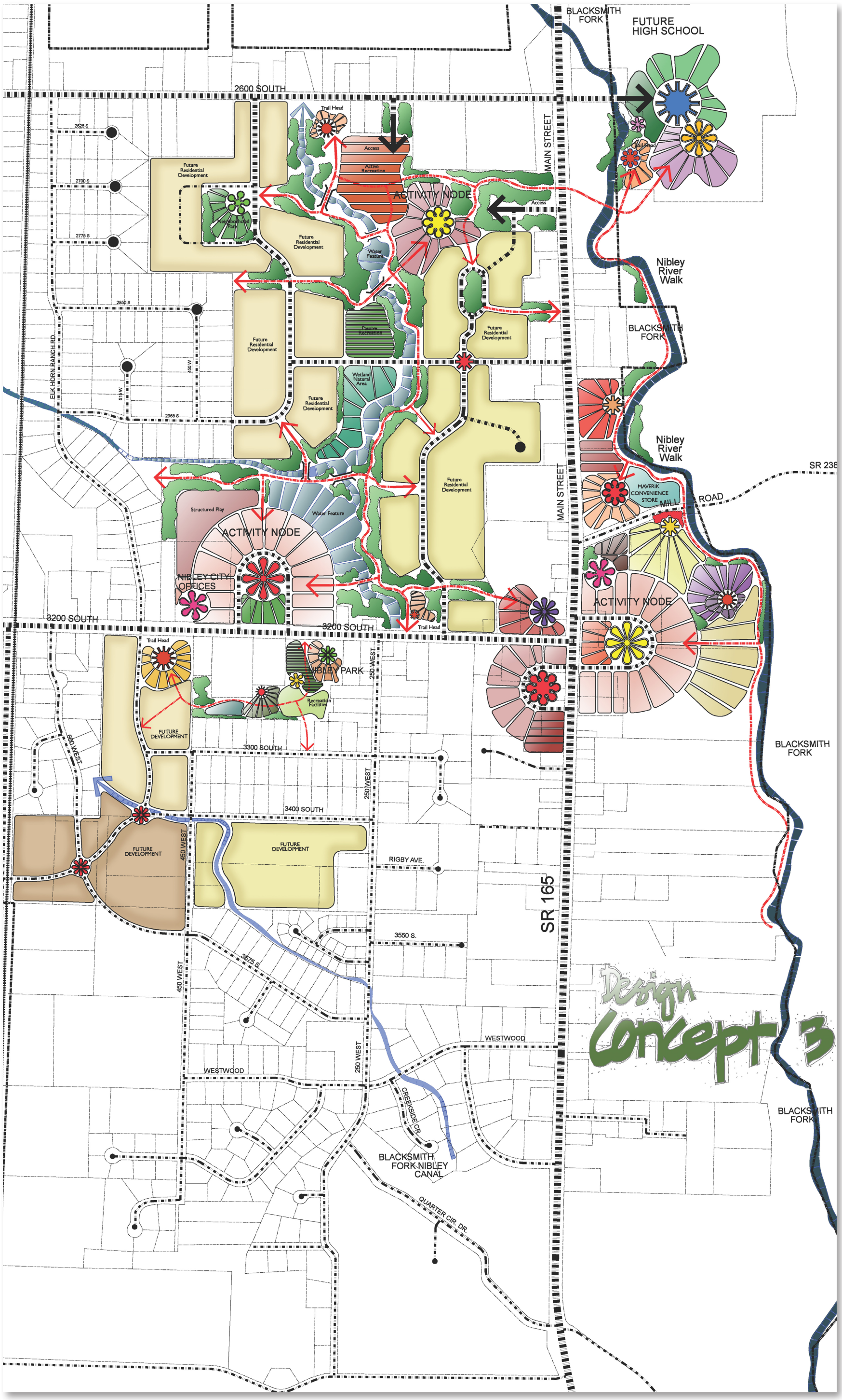
As this concept illustrates a minimal amount of improvement and redefinition of the canal and drainage system would provide a natural amenity adjacent to the trail system which would give the entire corridor a unique environmental setting and visually and physically connecting the two activity nodes. Picnic areas, rest areas, observations zones and wetland habitat educational areas would also be a tremendous augmentation.

Civic Activity Node

Creating spaces and uses to which people are drawn and participate actively in, on a regular basis, produces a dynamic "critical mass" that are sustainable. This illustrated "critical mass" would thrive by taking advantage of: additional civic uses, businesses, and restaurants focusing on significant, well designed water, parks and open space opportunities.

Commercial Center

A natural evolution of creating a civic center "critical mass" is the expansion of a center of activity which is more geared towards service and neighborhood commercial. With adjacency to the Blacksmith Fork Trail and Open Space system and the need to create residential uses for all demographics as one of the key ways of achieving the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Design Concept 3
WESTWOOD
WESTWOOD
250 WEST
CREEKSIDE CR.
BLACKSMITH FORK
BLACKSMITH FORK NIBLEY CANAL
QUARTER CIR. DR.

necessary critical mass for a successful town center, this “node” suggests, not only the expansion of commercial uses, but also the inclusion of residential development associated with and taking advantage of the natural open space corridor, views and vistas.

As this concept suggests, the “critical mass” can be achieved by creating more variety, a walkable scale and a more welcoming environment for development throughout the town center district. It is well known that people walk greater distances if they have an interesting and safe streetscape, trail system or environment along the way, therefore developing a “walkable scale” environment is one of the key elements to the vitality and sustainability of any town center.

A successful town center is defined by the features of the street or walkway, including the street furniture (lighting, benches, landscaping), the mix of street-related activities (land uses), and the scale and urban design of buildings that face the street. The primary pedestrian corridor needs to have a variety of activity and destinations that anchor the key routes.

To be viable the town center must be a safe place to live, work and play, offer financially viable development opportunities (synergy), provide more enhanced public spaces and overall promote a more positive image of the community as a whole. The town center has to be a vibrant, exciting, interesting, and safe environment for it to draw people to it, not just for special events and occasions, but on a regular basis, therein providing the necessary interactions between people, retail, business, leisure activities and the environment.

SUMMARY CONCLUSIONS

Perhaps none of the concept alternatives is a "magic bullet" that answers all of the questions, solves all of the potential problems or satisfies every opinion of what the future of the Nibley Town Center is, however a fairly strong consensus of the City officials, staff and citizens which should be noted for future reference. As the Town Center concept evolves in the foreseeable future the following salient points should be considered and incorporated as change and development pressures occur:

- Preserve a significant open space/trail corridor through the study area
- Preserve and enhance the environmentally sensitive wetland/water courses
- Consider the corridor as a nature environment education opportunity
- Require future developers to dedicate open space in return for higher density cluster developments
- Consider establishing and managing a PUD ordinance which should lead to better design
- Create a major north south trail system connecting to the community-wide City Wide Trail System
- Facilitate the growth of the Town Center by positioning all future city offices and cultural opportunities with respect to an approved concept
- Encourage a non-grid transportation system which takes advantage of exposure to the open space corridor as indicated on the Preliminary Concept Master Plan
- Preserve lands through development controls, as illustrated, for associated Neighborhood Center activity nodes and encourage developers to adopt the concept of Town Center connectivity throughout new development
- Use natural features as much as possible to augment the Town Center character to create enhanced water features, streams, nature center, wetlands, natural habitat restoration, vegetation preservation, etc.
- As new cultural, civic, commercial and recreational facilities are planned, use the approved Town Center concept to make critical decisions regarding location, design, architectural and landscape character, connectivity and future opportunities
- Revise, update and continually refine the Town Center concept, making it a "working document" that

changes as the City grows and matures

- Incorporate the Town Center concept into the upcoming Trails, Open Space and Recreation Master Plan to ensure the viability of both

3. DESIGN GUIDELINES

These Guidelines establish criteria for development within the Nibley Town Center development area to:

- Ensure that new development contributes to the overall vision of Nibley Town Center as a sustainable pedestrian oriented environment with a desirable urban character through the design and placement of new buildings, streets and public amenity spaces and facilities
- Create high quality urban spaces with structures and landscape that form pleasant, convenient, safe and exciting environments designed for both people and vehicles
- Provide for additional high quality recreational opportunities for the citizens in an environment and setting that has been preserved and/or enhanced to retain the vision of Nibley overall General Plan
- Provide a reference and framework for the officials and staff of Nibley City to guide them in future decision making regarding commercial, residential, and open space developments and improvement
- Provide a degree of certainty and predictability to adjacent property owners and citizens on what can be built within their neighborhoods, while allowing for flexibility to ensure that the mixture of land uses and resultant design may evolve in response to market factors and good urban design practises

These Design Guidelines are intended to be used in conjunction with the updated General Plan for future Nibley City growth, including, updating the Zoning Ordinance on an as needed basis, defining the desirable land uses within the Town Center District, and future considerations for development proposals. In light of the City adopting such Design Guidelines to direct the growth of one of the key aspects of the city, it is recommended that a Review Board be established under the guidance and tutelage of the Planning Commission whose sole responsibility is to administer the Design Guidelines for all future development ensuring that the principles defined within the guidelines are , not only continually updated, but administered on a consistent and reasonable basis.

The Review Board should work with the applicants (property owner, builder, developer, etc.) to develop an acceptable design response that meets the intent of these Design Guidelines. Modifications or exceptions to the Design Guidelines for specific development plans may be granted by the Planning Commission with recommendations from the Review Board based on specific requirements, peculiar site or economic constraints, architectural and site design merit, or as otherwise permitted under the Zoning Regulations. All applicable Nibley City and Utah State regulations and permitting processes must be adhered to and are not superseded by these Design Guidelines.

Since these Design Guidelines are preliminary in nature it is also recommended that the City develop them further and in greater detail and applicable where necessary.

The Design Guidelines include general provisions for all neighborhoods and specific design criteria for building height, setback and other design standards.

The Street Design Guidelines identifies characteristics of public and private streets, including street widths, number of travel lanes, on-street parking and sidewalks. The intention is to provide consistent, integrated, and coordinated development, assuming that multiple developers and investors will be involved throughout the process.

The Open Space and Amenity Guidelines provide design criteria and illustrative examples of each type of open space and recreational facility. The preliminary Town Center Master Plan suggests locations for urban amenity areas, including parks, plazas, promenades, squares, greens, special development sites and natural areas within the Town Center defined area. The Architecture Guidelines do not prescribe an architectural style, but rather a design approach to create a high quality, pedestrian oriented environment that conducive to the vision of the Town Center being the "heart of the city".

4. GUIDING PRINCIPLES

The vision for the Nibley Town Center is to create an active, vibrant, sustainable pedestrian friendly urban town center that supports a broad range of uses, recreational opportunities and cultural activities. The Illustrative Master Plan (page 23) depicts a town center with an organized pattern of walkable blocks, streets lined with buildings and sidewalks activated with ground level shops and restaurants. The scale of the streets and blocks, the network of various streets and frontages are important in achieving this vision and must be considered carefully. The Design Guidelines provide preliminary development standards that promote this vision.

The following important design principles generally apply throughout the town center:

- Create a variety of uses, services and building types that serve the needs of residents, workers and visitors
- Allow for a variety of housing densities surrounding the more active areas of town center to reduce the need for the automobile, provide better access to a greater number of people and ensure the viability of the services offered with the Town Center
- Buildings should generally line and frame streets, create urban meeting places and/or clearly define the urban from the rural environmental spaces
- Parking, except for on-street parking should be screened from public view, located behine buildings or treated architecturally to be compatible with adjacent development
- Where retail uses are to be concentrated on primary pedestrian streets, the ground level of buildings should include shops, restaurants, and similar uses as well as architectural treatments (such as attractive windows, awnings and entrance ways) that activate and enhance the sidewalk zone.
- Building pads and block lengths should be suitable for the neighborhood in which they are located, but in general should be walkable and easily accessible
- Streets should be designed to accommodate cars, pedestrians and, where appropriate, bicycles
- The types, location, design, character and frequency of public recreation and amenity spaces should be suitable to the neighborhood in which they are located. The ecological health of the amenity, open space areas and natural environmental preservation areas should be preserved and enhanced through native planting, rainwater treatment and ecological restoration techniques where possible.

The Design Guidelines specify those elements of the plan that collectively establish the physical character and visual appearance of the town center as viewed from the perspective of the public realm. They describe the mix of uses, indicate how buildings and streets should relate and define building heights and bulk regulations. The Design Guidelines include descriptions of the relationship of buildings to streets.

5. GENERAL PROVISIONS

BLOCK CONFIGURATION

- Maintaining consistent building facades along street frontages is important, especially along primary pedestrian corridors
- Variations in building setbacks should occur in an orderly fashion. Buildings should align at the front facade
- Blank facades, loading docks, service entrances and dumpsters are prohibited on front facades facing a primary street or amenity space

PRIMARY BUILDING ENTRANCE

The principal structure, including the primary entrance, shall face a public street or pubic amenity space, not a parking structure or parking lot. Where possible, dual access from both the street and parking areas is encouraged.

PARKING AND SERVICE

A. Parking structures should be designed to minimize their visibility from streets. They should be located internal to blocks, where possible. Buildings for which structured parking is the sole use should be discouraged. Sloped ramps should be located internal to the structure so that they are not visible along front facades. Attention should be given to the design of parking garage interior lighting so that light sources are not visible from the street. If approved by the Planning Commission, parking structures may be located along the street if they provide retail or commercial space on the ground floor facing the street.

B. Vehicular access to and from parking garages should be designed to minimize pedestrian conflicts. If possible, access should be from streets or alleys which are not primary pedestrian streets. If vehicular access is provided directly from Primary Pedestrian Streets, a minimal opening in the building should be provided at the sidewalk level. Pedestrian access to and from parking garages should be from pedestrian-oriented streets.

C. On streets other than boulevards and primary pedestrian streets, views of parking structures should be minimized. The structures should be designed to be architecturally compatible with adjacent structures.

D. If surface parking is located adjacent to a street, the parking lot shall be set back a minimum of 20 feet from the curb or set back 5 feet from the street wall of adjacent buildings, whichever is greater. If the parking is a temporary use, a continuous low native evergreen hedge planting and trees should be installed between the parking lot and the adjacent sidewalk and/or buildings. If the parking is for permanent use, a decorative wall or fence and planting should be provided along all sides of the parking.

E. Mechanical and utility equipment should not be located in setbacks between buildings and streets, nor should it be visible from the public realm.

CIVIC, CULTURAL AND SIGNATURE BUILDINGS

A. Buildings that terminate at a street or important vista should have distinctive articulation and massing, such as a unique façade, lobby entrance, vertical element or other special treatment. Civic, cultural or Signature Buildings are encouraged on such prominent sites.

B. In order to encourage the distinctiveness of civic, cultural, and signature buildings, these structures are not required to adhere to the build-to-line or frontage coverage requirements. Signature Buildings are also encouraged to pursue green building certification, equivalent to or exceeding LEED Gold. Such buildings may include, but are not limited to, libraries, museums, fire stations, civic and association headquarters, visitor or exhibit centers, art buildings, and other civic or cultural buildings. One-story buildings are not allowed unless they are a minimum of 30 feet high.

STREET LIGHTING

A. Adequate levels of street lighting shall be provided on all streets for visibility and safety. Light levels and quality of light should be appropriate for the street type, character, and use. In each neighborhood. Streets, Alleys, Avenues, and Boulevards should have lighting selected from a family of the same design related fixtures. There should be

at least 2 or 3 options for both pedestrian lights and street lights to respond to the character of different streets and neighborhoods. Amenity spaces including parks and plazas adjacent to streets and avenues should consider selections from the family of design related fixtures; however, there also should be special lighting opportunities within these highly visible areas. All lighting fixtures except low wattage decorative lams shall meet night sky standards (to be determined) to limit light pollution that harms nocturnal wildlife and limits view of stars.

B. Primary pedestrian streets should have pedestrian scale light fixtures, typically 14'-16' high, along sidewalks on each side of the street. Taller street lights at intersections, typically 18' to 26' with two poles arranged diagonally at opposite corners, provide additional illumination at crosswalks and intersections for safety.

C. Boulevards should have parallel series of street lights on both sides of the divided roadway. This arrangement of poles creates repetition and continuity and provides light to both sides of the boulevard. Spacing of poles is typically 80' to 120'. Some boulevards may be planned with sidewalks as significant pedestrian routes, which may suggest including pedestrian lights on one or both sides, spaced between street lights.

D. Other streets and avenues, depending on their use and character, may have pedestrian lights and/or street lights. Street lights on 2 to 4 lane streets and avenues are typically arranged on alternating sides for balanced coverage.

E. Light fixtures that are at a height between the pedestrian lights and street lights might be considered for some Streets and Alleys, helping to reduce the number of poles that are required, simplifying the sidewalk design, and striking a balance between the scale of pedestrian and street lights.

F. Alleys and pedestrian ways may have pedestrian scaled fixtures on poles or fixtures mounted directly on buildings.

G. Signs, banners and hanging plants are allowed on light fixtures.

STREET FURNITURE

A. Street furniture, including benches, trash receptacles, recycling bins, and planters, should be provided on all streets. Distribution shall be appropriate to the function of the street and furniture should be placed in a manner that does not obstruct pedestrian movement.

B. Streets, avenues, and boulevards should have street furniture selected from a family of related furnishing designs. There should be several options for benches, trash receptacles, and planters which can relate to the scale and character of different streets and neighborhoods.

C. Style, finishes, and colors should be consistent for a particular street.

D. Permanent, freestanding building and tenant signs are not allowed in the sidewalk zone unless allowed by the Zoning Ordinance or Sign Ordinance. Directional signs (providing directions to locations and not specific tenants) and location maps are allowed in the sidewalk zone as are approved temporary commercial signage such as menu boards for outdoor dining areas which must be kept outside of the primary pedestrian passage area.