

Design Standards

Vision: As outlined in the vision statement of the State Street Corridor Master Plan

“The State Street Corridor will promote a family-friendly culture while becoming an attractive, urban lifestyle alternative for residents, businesses and visitors.”

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- 1 Create a Boulevard on State Street
- 2 Provide Flexibility to Incorporate Future Transit
- 3 Develop a Safe and Complete Bikeway along State Street
- 4 Connect State Street to Orem Boulevard
- 5 Develop Unique and Strategic Growth Areas
- 6 Create an Identifiable Downtown and Center for the Community
- 7 Encourage Economic Development
- 8 Develop a Strong Open Space Network along State Street
- 9 Preserve and Connect Existing Neighborhoods
- 10 Create a Family-Oriented Environment

- The City Council adopted the State Street Master Plan on **November 17, 2015.**
- Based on the approval of the State Street Corridor Master Plan the **Development Services Department is working on development standards in connection with the goals and objectives outlined in the State Street Corridor Master Plan.**
- **The design standards will help to implement the State Street Corridor Master Plan** as the city continues to develop the district plans over the next several years.
- **The city has begun the process** in developing the design standards that will be incorporated into existing zoning codes including the C2 zone and future PD zones.
- The proposed ordinance amendments will be **based on the urban design principles outlined in the State Street Corridor Master Plan.**



Districts:

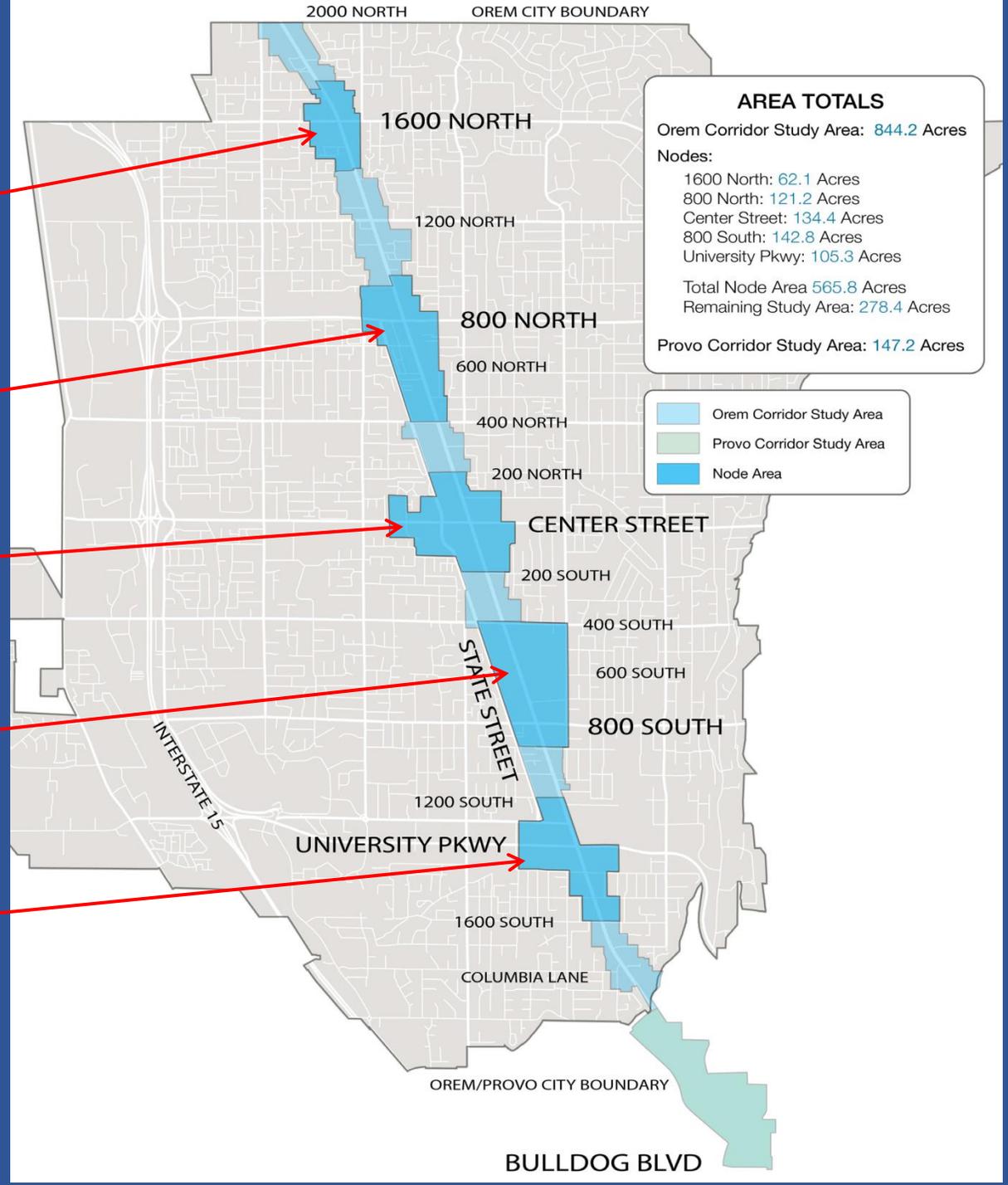
North Village

Canyon Crossing

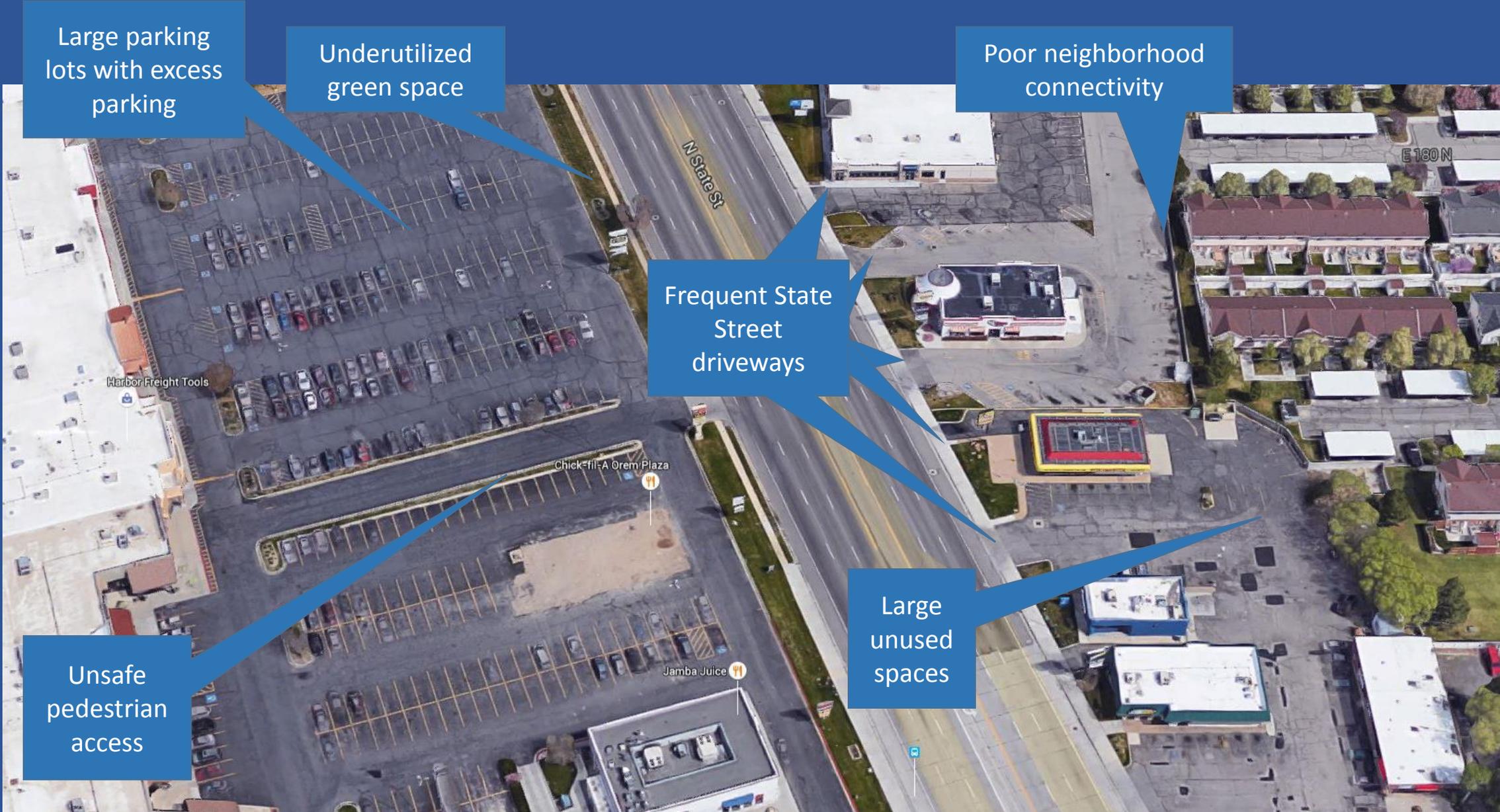
City Center

Arts District

The Hub



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Large parking lots with excess parking

Underutilized green space

Poor neighborhood connectivity

Frequent State Street driveways

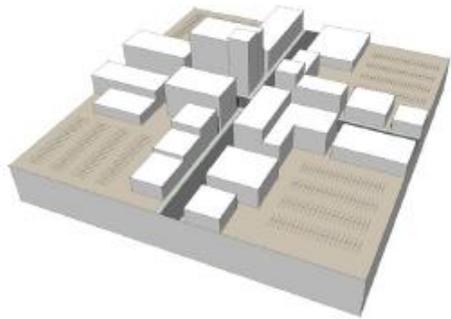
Unsafe pedestrian access

Large unused spaces

Urban Design Principles:

1 COMPACT DEVELOPMENT

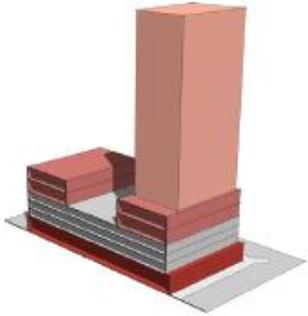
To achieve the density and intensity of land uses needed to support future transit and create sustainable and active urban neighborhoods, urban districts should be compact and designed to intensify over time.



Urban Design Principles:

2 MIXED-USE DEVELOPMENT

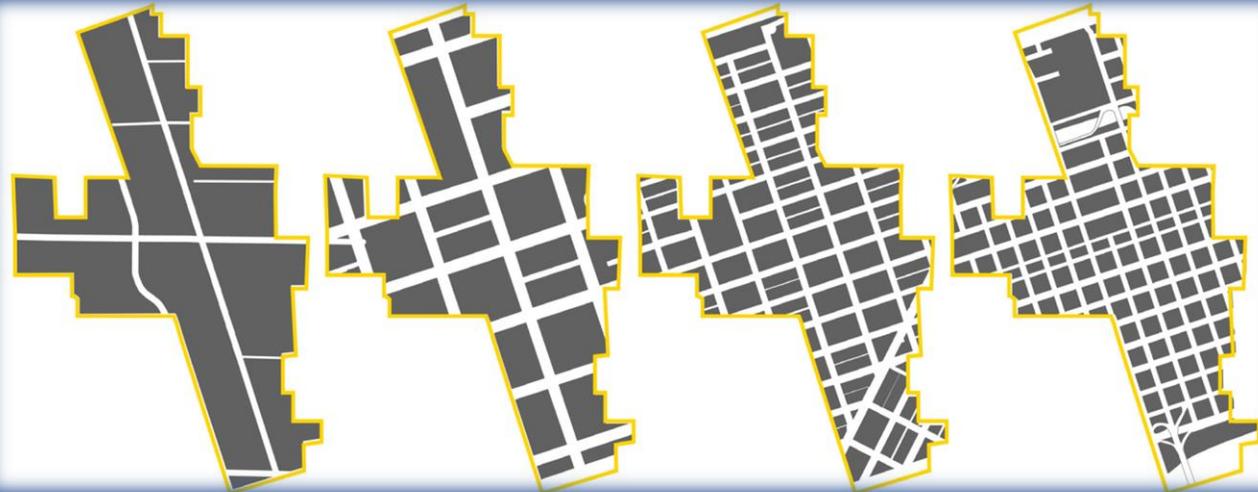
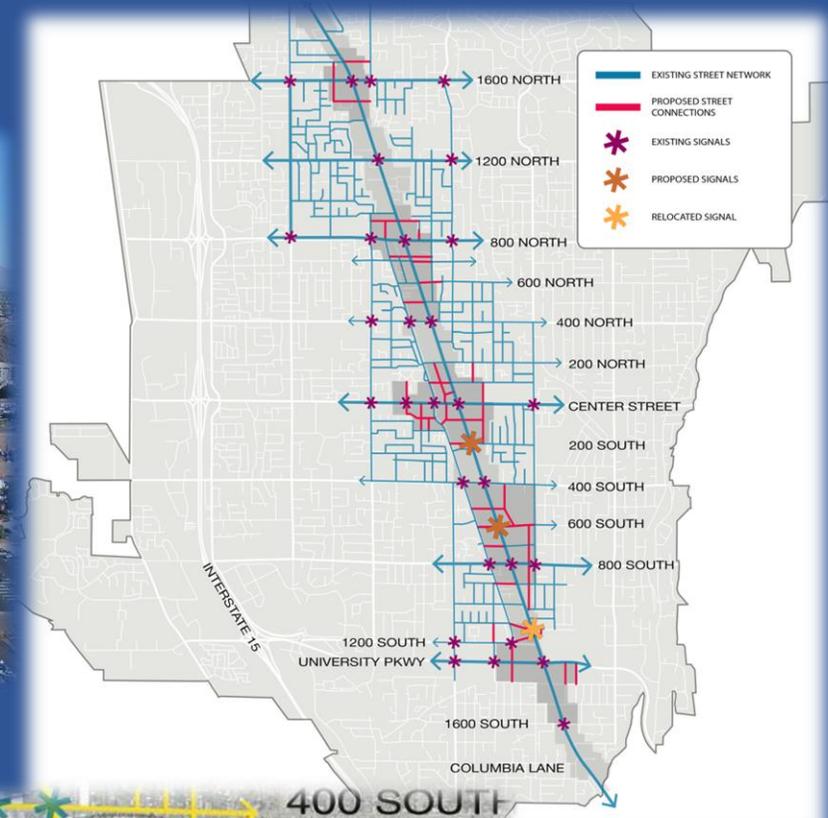
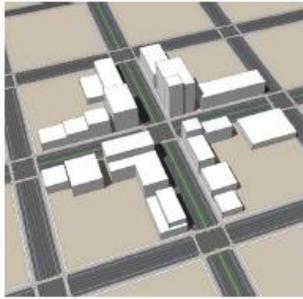
Urban Districts should offer a mix of diverse and complimentary high-activity uses rather than segregating uses. Mixed land uses can be organized horizontally or vertically, but the goal of active streetscapes require active uses, such as retail to be located at ground level along primary pedestrian frontages.



Urban Design Principles:

3 STREETS & BLOCKS

A grid-based street network is the fundamental building block of an urban district and allows for a diversity of different street types and flexible lot patterns. Blocks should be designed at the human scale with lengths that accommodate pedestrian travel.

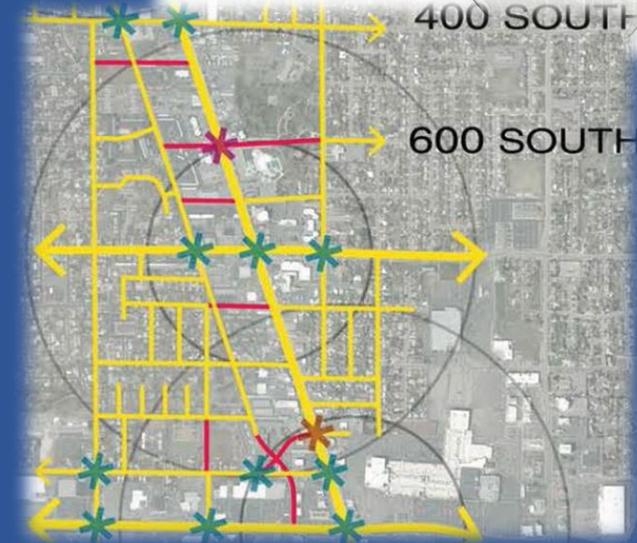


Orem

Salt Lake City

Denver

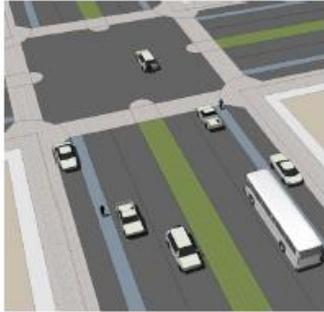
Portland



Urban Design Principles:

4 STREETS & INTERSECTIONS

Streets in urban districts are multi-functional spaces, designed for the safe, convenient, and efficient mobility of all users, pedestrians, bicyclists, motorists, and transit riders. A hierarchy of street and intersection types should allow for consistent travel speeds and minimize conflicts between travel modes.



Urban Design Principles:

5 PEDESTRIAN FRIENDLINESS

To make an interconnected network of streets and sidewalks work in an urban district, careful consideration of the interface is needed between the automobile and the pedestrian.



Urban Design Principles:

6 BUILDING ORIENTATION & FRONTAGES

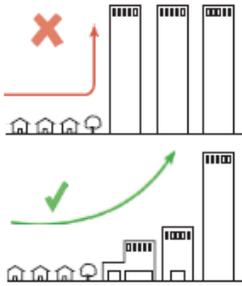
Buildings in urban districts should address the street and the pedestrian, with active uses located along the sidewalk and not behind parking lots or blank walls.



Urban Design Principles:

7 SCALE & DENSITY

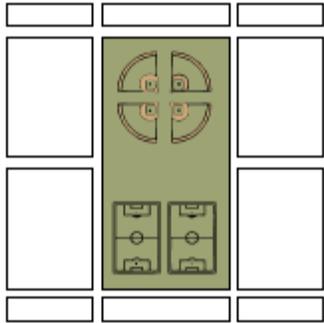
The densities needed in an urban district to support transit use and an active and diverse street life can be accommodated through a variety of building types and scales. Mid-rise buildings in particular are well suited and often built to similar floor area ratios as towers.



Urban Design Principles:

8 OPEN SPACES & CIVIC USES

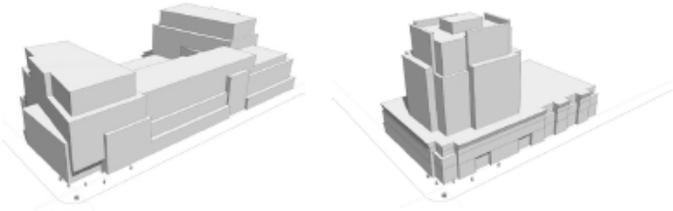
Urban districts are as much about building community as it is about supporting transportation choice and transit use. A diversity of public places, including open spaces and civic uses, encourages social interaction and community participation.



Urban Design Principles:

9 ARCHITECTURAL VARIETY

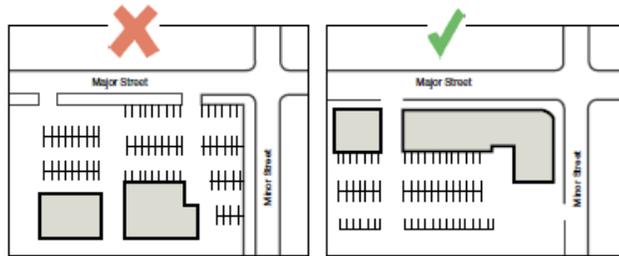
High-quality architectural design, carefully calibrated to reflect and respond to local character, is an important placemaking element of an urban district and an antidote to the repetitive architecture of suburbs. Urban architecture should incorporate visual variation, durable building materials, and design detail.



Urban Design Principles:

10 PARKING

Parking should be incorporated into the design of buildings or located behind, or to the side of buildings. They should be prevented from dominating the streetscape or becoming a buffer between pedestrians and the streetfront.



Other Considerations:

- Landscaping Standards



- Solid Waste containers – Not in a front or side yard adjacent to a street



- Architecture – Design elements, finishing materials, four sided architecture



- Separated sidewalks



- Utility Screening – Utility boxes and mechanical equipment not located in any setback and screened



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Questions? /Comments