

COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL



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Design Manual for Commercial, Industrial, and Multi-Family Residential Development

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I. INTRODUCTION

Avondale's appeal is not the product of a single activity. Rather, it is the cumulative effect of many individual, corporate, institutional, and public decisions. Thus, a commitment to the physical character of a community does not mean that everything should look the same, but rather that diversity and innovation should be encouraged in all future development.

Design Review is the means by which a community can assure itself of development which is in harmony with the character and quality of the environment that the City finds desirable. The method is to guide what is constructed in the City of Avondale in ways not covered by building codes and zoning ordinances. The Avondale Development Services Department sees this manual being of assistance to developers and their design teams. By clearly indicating the City's expectations for new development, this document aims to make the City of Avondale a more attractive place to consider for quality developers.



A. INTENT

This manual is a document which should be used by developers, their designers, city staff, the Planning Commission, and the City Council in working toward positive community images, which will help to make the City of Avondale more cohesive and attractive to visitors, residents, and builders of quality developments. Quality projects developed in accordance with this manual, in turn, will act as a catalyst to stimulate further private sector investment. The graphics included herein are not intended to encourage specific building styles, only to provide examples or to address specific issues.

In this light, developers are encouraged to read through and consider the concepts presented herein. Exceptional design will always be accepted in the City of Avondale, and this manual provides a sound basis for such design. Because the City of Avondale places a high value on design creativity, however, equivalent alternatives which meet the intent of the concepts contained within this document will be welcome.



The City is excited to work with you in planning and designing your project!

B. STATEMENT OF PURPOSE

The purpose of this document is to raise the level of development occurring in Avondale by clearly stating the goals and expectations for new projects taking shape within our boundaries. Likewise, this document is intended to assist the development community by clearly communicating the city's desires while being careful to leave room for creativity and design.

C. DESIGN GOALS

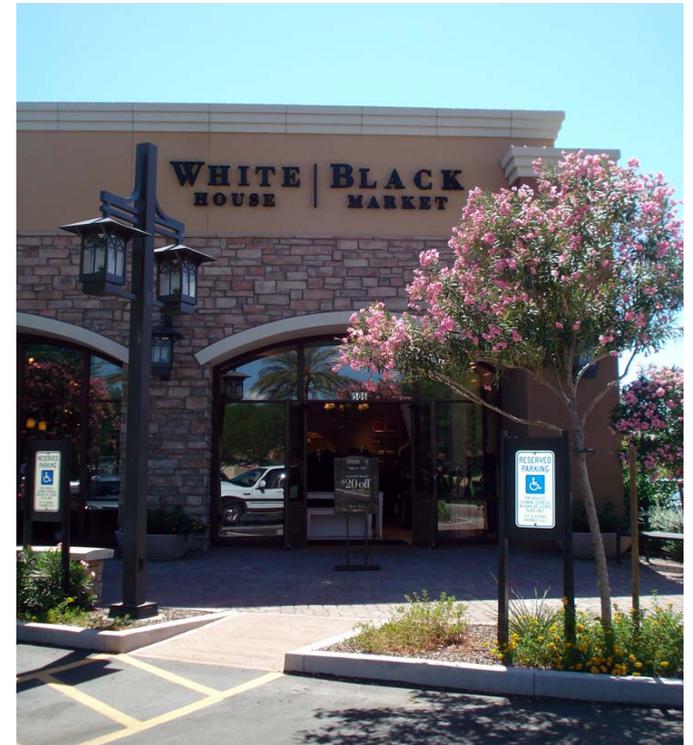
1. To establish design expectations which will give the City and private property owners/developers a tool to achieve the highest architectural, functional and environmental quality.
2. To promote architectural variety and diversity within an overall sense of context for mass, scale, and material with existing quality development types.
3. To maintain and enhance the existing community character of the City of Avondale.
4. To improve the pockets of freeway commercial zones (along Interstate 10) within the City of Avondale to emphasize compatibility versus the 'generic' freeway commercial architecture.
5. To protect Avondale's residents by minimizing any deleterious effects that new commercial/industrial development may have on the integrity of the surrounding residential areas.
6. To encourage significant landscape corridors along major arterial roadways which enhance and preserve the community lifestyle.



7. To encourage well-designed retail and service uses that can attract local patrons as well as regional clientele.
8. To identify and enhance natural site characteristics.
9. To create a pedestrian “village” environment with amenities for workers, shoppers, and visitors with particular attention given to pedestrian circulation.
10. To provide for traffic movement and vehicle parking without compromising the community character of the City of Avondale.
11. To take advantage of the best available energy technology by maximizing the energy efficiency of all buildings and structures.

D. DESIGN OBJECTIVES

1. **Compatibility** – The organization and placement of buildings, access points, parking areas, and open space should be based upon an analysis of a site’s characteristics and influences. Buildings should be carefully located on a site which allows the advantages to the site’s natural topography, drainage, existing vegetation, and related natural features whenever possible and in consideration of adjoining sites needs and context.
2. **Infill Development** – The compatibility of proposed “infill” (new development situated between older, existing structures) development should complement the site’s existing surroundings with regard to proportion, mass, scale, texture and color.
3. **Circulation** – Site design should minimize automobile and pedestrian conflicts and create parking areas that are as unobtrusive as possible. Safe and efficient vehicular ingress, egress, cross access, and through circulation is important for all development.



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4. **Commercial Development** – Promote quality development along arterial edges which provide quality business environments with adequate provisions for privacy, landscaping, parking, lighting, grading, signs, and architecture all consistent with the standards contained herein.
 5. **Industrial Development** – Encourage quality industrial development within the City’s employment areas with adequate provisions for screening, landscaping, signs, architecture, parking, lighting, and grading.
 6. **Multi-Family Residential Development** – Support the viability of well planned multi-family developments that avoid a sterile, monotonous environment while:
 - Maintaining a consistent internal design image;
 - Providing a maximum amount of open space;
 - Enhancing the landscaping of vehicular corridors by exceeding minimum landscape standards;
 - Ensuring compatibility with the context of existing, well designed, residential development.
 7. **Master Planning** – Promote Master Planning within phased projects so that problems with circulation and other on-site considerations can be addressed during the master site plan review stage, including:
 - Drainage
 - Circulation
 - Parking
 - Grading
 - Building arrangement
 - Landscaping



II. APPLICABILITY

A. DEVELOPMENT SUBJECT TO DESIGN REVIEW

All commercial, industrial, and multi-family development and redevelopment located within the City of Avondale should consider the design expectations contained herein. City staff will review all applications to determine conformance with this manual, the Avondale Zoning Ordinance, and any other applicable City requirements. The Development Review Team is composed of representatives from the departments of Planning, Engineering, Building, Economic Development, Traffic, Police, and Fire.

An applicant who desires to change only a portion of their existing building should comply with all guidelines related to the portion changed and to directly related portion. In the event that proposed modifications affect more than 50% of any façade visible to public parking areas or the public right-of-way, or the staff review team determines that the proposed changes are significant, the project will be evaluated to determine if all items discussed in this manual have been considered.

All of the following shall also require design review:

- Changes to grading and drainage (see Engineering Guidelines for specific standards)
- Installation of new lighting or changes to existing lighting
- Re-configuration of parking and circulation areas
- New signage or modification to the dimensions/materials of existing signage
- Exterior building alterations, including paint color changes
- New fences and walls
- Changes to landscape design (except for dead plant replacement)

City Council approval may be required for your design review application. Please consult Sections 106 and 603 of the Avondale Zoning Ordinance to determine if your project will require administrative or City Council approval. Amendments to Council approved projects which substantially alter the character of said project, as determined by the Zoning Administrator, shall require City Council approval.

B. EXEMPTIONS FROM DESIGN REVIEW

The following development activities are exempt from the Design Review process.

- Demolition of entire sites
- Interior changes, alterations, and construction
- Single family residences not part of a planned community
- Replacing damaged or weatherworn materials and colors previously approved in design review, including but not limited to: re-painting, siding, roofing materials, fencing, and landscaping.

C. APPEALS

The applicant may appeal any decision or condition(s) for a project made by the Design/Site Plan Review Committee to the Planning Commission. A notice of appeal shall be submitted to the Planning Department within fifteen days of the Committee's action and accompanied by a nonrefundable filing fee.

III. DESIGN ELEMENTS FOR COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY DEVELOPMENT

A. SITE PLANNING

Building placement and orientation, open space, landscaping, access, circulation, parking, grading, and lighting are all important components of designing a functional, aesthetically pleasing site. This section provides a set of principles and criteria that needs to be considered when designing a site in Avondale:

2) General Design Principles

The following design principles shall be applied to all commercial, industrial, and multi-family development:

- Site buildings in a manner that complements adjacent buildings.
- Avoid large, open un-shaded paved pedestrian areas on the south and southwest exposures and utilize northern exposures for cooler summer requirements. To maximize shading effects, locate shading elements to the south and west of the areas to be shaded.
- On sites containing more than one building, structures should be clustered to create usable pedestrian plazas and outdoor spaces. On sites where clustering may not be practical, visual linkages between buildings should be established through the introduction of arcade systems, trellises, or other similar features.
- Outdoor spaces should have clear, recognizable shapes that reflect careful planning and should not appear as “left over” remnants between buildings. These spaces should be designed to maximize shaded pedestrian areas through the use of canopied trees or shade structures. Pedestrian seating should be provided where appropriate.
- Except for heavy industrial projects which are designed to prevent public access, the spatial relationship of buildings on a site should provide for and promote safe pedestrian access.



2) Building Setbacks

To ensure the functional enhancement of major streets, consistency in the built environment, and safety of the traveling public as it pertains to adequate visibility, site plan approval will not be granted for any proposed building or structure located in conflict with required minimum and/or maximum building setbacks. Building setback distances for front, side, and rear yards as well as minimum building to building separation requirements are established by the Avondale Zoning Ordinance, Planned Area Development (PAD) ordinances, and/or applicable building codes. Reduced setbacks may be requested through the Variance process as defined by the Avondale Zoning Ordinance, Section 103.C.4.

3) Land Use Buffers

Commercial, industrial, or multi-family developments on properties adjoining any single-family residential zone or use should incorporate the following standards in addition to those standards already specified in the Avondale Zoning Ordinance.

- For commercial and multi-family projects, a six-foot opaque wall shall be built along the property line. For industrial projects, a minimum eight-foot opaque wall will be required.
- Transition setbacks between residential and commercial uses in excess of Zoning Ordinance minimum requirements should be considered. Minimum transition setbacks may be appropriate on small infill sites or within unique projects designed to provide connectivity between residential and commercial segments.
- Enhanced landscaping shall be provided within transition setbacks. Evergreen type trees with a minimum box size of 24 inches shall be planted at least 20 feet on center along any property line abutting a residential use or zone.
- Additional methods of screening, including the use of green screens, may be required if conditions warrant.
- Pedestrian access between commercial development and residential development is encouraged as long as any negative impacts can be appropriately mitigated.



4) Landscape

Landscaping should both aesthetically enhance a project site as well as provide pedestrian shading. In addition, landscaping should be used in conjunction with walls to screen objectionable items from public view. A successful landscape project will consider the appropriate use of plant materials, proper plant location, and long term maintenance needs. Please refer to the pertinent City of Avondale Zoning Ordinance for minimum quantity requirements.

a) Plant Materials

- Plant materials should be chosen to reflect the approved architectural theme while giving careful attention to the blending or transitioning of the proposed landscape with the surrounding landscape.
- The proposed landscape plantings should include a diverse combination of plant types and plant sizes including combinations of deciduous and evergreen trees and shrubs, vines, and ground covers. Selected species should be on the low water plant list appended to the Avondale Zoning Ordinance.



b) In-Fill Landscaping

- In fill developments (defined as new construction adjoining existing, established areas) may require the use of upsized plant material when planting adjacent to more established landscape areas.
- In cases where the adjacent landscape is more than five years old, larger and/or more closely spaced landscape material may be required to ensure the landscape blends properly with the surrounding landscape.

c) Energy Control

- Utilize appropriate landscape techniques for energy control. Create shade from high angle summer sun with trellis structures, tree canopies and building envelopes. Allow low angle winter sun to penetrate people spaces. Filtered shade is most appropriate for year round active space. Achieve this by using finely textured trees or trellis structures.
- Simple water elements with audible effects can psychologically and physically cool people spaces. Use them when appropriate in courtyards and plazas. Locate water features in the path of summer breezes to maximize evaporative cooling effects. Water features should express the value of the water in the desert through conservative expanse and small features.
- Design facilities that take advantage of shade and shadow cast by adjacent structures or landscape. When appropriate use earth-integrated structures and berming to affect cooling, solar absorption and heat gain.

d) Foundation Landscaping

- All buildings, especially large, dominating buildings, should be broken up by the effective use of foundation landscaping.
- Foundation planting areas are required along any elevation adjacent to a public street or interior Drive aisle. At a minimum, 33 percent of the length of any applicable building frontage is required to include foundation landscaping. Foundation plantings may be located in raised planters or beds. Raised planters can also be used for pedestrian seating areas.

e) Entryway Landscaping

- Increased landscaping should be provided at the primary entrance(s) to a site. These main ingress/egress points should be accentuated by using design elements which may include entry wall monuments, raised planters, water features, specimen trees (72 inch box size or larger), upsized shrub plantings, and other similar decorative elements.



f) Planting Arrangement

Plants must be appropriately spaced to develop canopy and rooting structure. For best results, plants should be spaced to ensure that no more than one third of the plant's mature canopy will overlap into another plant's canopy. Give careful consideration to the following plant spacing issues when preparing the landscape plans:

- The special arrangements (linear rows, grouping, or massing) and spacing of plants;
- The proximity of plants to surrounding architecture and/or existing landscape areas; and
- A plant's growth rate and coverage requirements.

5) Lighting

Exterior lighting serves both safety and aesthetic purposes by illuminating dark areas and providing highlights and accents. Effective lighting will highlight building and landscape features, add emphasis to important spaces and respond to the element of night time vitality, appearance, and safety with minimal impact to surrounding properties.

- The use of decorative building illumination, including down-lighting and backlighting, is encouraged on all buildings, especially multi-story office buildings. Architectural lighting should be carefully integrated into the building details or concealed.
- Parking lot lighting should create safe environments for pedestrians and motorists while complementing the architecture and theme of a site. Fixtures and poles should be chosen which meet both of these objectives.
- Limit parking lot light poles to a maximum of 15 feet to keep a pedestrian scale.



- Provide decorative lighting adjacent to all trails, walkways, or pedestrian plazas.
- To prevent unwanted glare and intrusion into adjacent areas, all pole mounted lighting in excess of eight feet in height must contain a fully shielded light source directed downward. Pedestrian or decorative lighting less than eight feet in height may direct light in different directions as needed.
- To prevent lighting hot spots, a uniformity ratio of 5:1 average-to-minimum shall be required across all parking lots.
- Lighting to be directed away from adjacent roadways and shall not interfere with traffic or create a safety hazard.
- Light levels may not exceed 1 foot candle at any property line. The top of any building mounted lighting fixture should not be higher than the top of the parapet or roof, whichever is higher. Building mounted lighting should be directed at the building or downward.



6) Retention Basins

Basins for storm water retention and detention should be designed to appear as part of the natural landscape. Well designed and well landscaped retention basins can help add to the aesthetic quality of a site by providing variation to the surface plane. The following design guidelines should apply to retention areas.

- Retention basins should not have slopes steeper than a 4:1 grade. For basins deeper than 3 feet, the grade shall not exceed 6:1.
- To allow for quality landscaping, minimum 5 foot wide flat areas should be provided at the top and bottom of all retention basins.
- Retention areas cannot exceed fifty percent of any street frontage, except in cases of extremely shallow (10:1) design or exceptional contouring.

7) Trash Enclosures

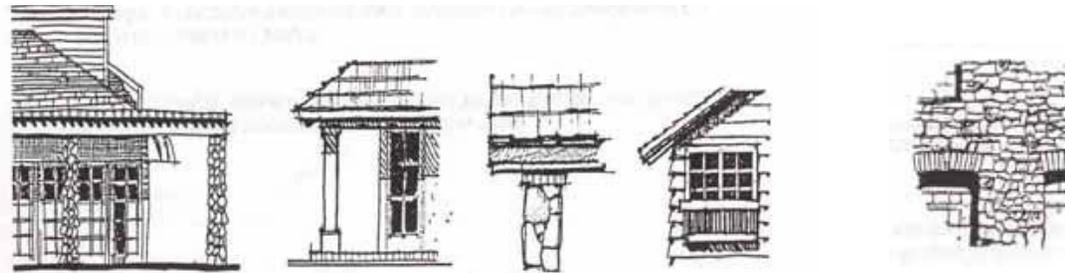
Trash enclosures should be located in the least objectionable location so as to remain functional while not detracting from the aesthetics of a development or create traffic hazards.

- Where possible, trash enclosures shall maintain a 40' minimum separation from any residential property line.
- Enclosures to utilize the same finish materials as buildings on site. The use of non-wooden opaque doors or gates are required.
- Locate refuse containers adjacent to or at the rear of building away from pedestrian walkways and integrate into the design of the structure.
- Specific dimensions and construction standards are subject to the approval of Avondale's Field Operations Department.



A. BUILDING DESIGN

The following section provides written and illustrated design directions related to the basic quality of building architecture, color, and scale. This portion of the manual addresses each of these elements in general terms and establishes the basic principles for good design which should be incorporated into all projects. Items contained in this chapter should not be viewed as standing alone, but rather in concert with the more specific guidelines found in the subsequent sections of this manual.



1) Desirable Elements

The design elements for buildings that are most desirable and should be incorporated into projects include:

- Class – A office construction, steel framed with brass and glass fixtures
- Interior lobbies, balconies, and internal staircases and elevators
- Modern designed retail/commercial buildings with covered awnings, insets, pop-outs and detailed articulation to include:
 - a. Richness of surface and texture
 - b. Significant wall articulation in the form of insets, recesses, wing walls, dormers
 - c. Multi-planed, pitched roofs
 - d. Roof overhangs and canopies which provide shade
 - e. Traditional, repeating window and door rhythm

2) Undesirable Elements

Elements to avoid are:

- Highly reflective surfaces and finishes
- Large, blank, unarticulated wall surfaces
- Unpainted concrete precision block walls
- Reflective glass
- Corrugated metal siding
- Plastic siding
- Irregular, modernistic window shapes and rhythm
- Square “boxlike” buildings
- Standing seam metal walls on the main façade
- Mix of unrelated styles (i.e. rustic wood shingles and polished chrome)



3) Height

Where allowed by the Avondale General Plan and Specific Area Plans, building height is encouraged. Building heights should relate to open spaces and enhance public views of surrounding mountains while minimizing obstruction of mountain views from adjacent structures. Height and scale of new development should be compatible with that of surrounding development. New development height should “transition” from the height of adjacent development to the maximum height of the proposed building.

For buildings in excess of four stories located outside of vertical corridors, stepping back upper floors should be considered to reduce the mass and scale of those structures.



4) Mass

Large buildings which give the appearance of a “square box” are generally unattractive and detract from the overall scale of most buildings in the City of Avondale. The appearance of excessive bulk in large buildings should be avoided by using the following techniques:

- Vary the planes of the exterior walls in depth and direction.
- Roof forms and roof lines should be broken into a series of smaller building components. Long, linear unbroken roof lines that exceed 50 feet are discouraged.
- Articulate the different parts of a building's façade by use of color, arrangements of façade elements, or a change in material.
- Avoid blank walls at the ground floor level. Utilize windows, wall to provide articulation, and/or change in materials and other architectural features.



5) Scale

Large-scale building elements will appear imposing if they are situated in a visual environment of a smaller scale as is typical in the City of Avondale. The following techniques should be utilized to reduce scale:

- The scale of buildings should be carefully related to adjacent pedestrian areas, streets, and buildings.
- Create building massing which is sensitive to the human scale. Buildings should step down in height to pedestrian plazas and open spaces responding to human scale that is desired in specific areas. In one and two story buildings, massing and articulation that step out from the main building can form arcades, sunken plazas, special landscape areas or entry features.
- Reduction in appearance of mass can be achieved through usage of traditional window patterns, contrasting color combinations, structural bays, roof overhangs, upper story setbacks, porches, canopies, awnings, moldings, fixtures, trims, and a multitude of other architectural details.



6) Color

Color can dramatically affect the visual appearance of buildings and must be carefully considered in relation to the overall design intent of the building. Color can also reduce the apparent scale and proportion of buildings by highlighting architectural elements such as doors, windows, fascias, cornices, lintels, and sills.

Dominant Building Color - Much of the existing color in the City of Avondale is derived from natural finish materials such as stucco, stone, wood, brick, and terra cotta tile. Any new buildings should take into account surrounding development and utilize colors and materials that can be complementary to the existing landscape.

- The dominant color of new buildings should relate to the inherent color of the primary building's finish materials.
- The following colors are strongly discouraged as primary wall colors: aquamarine, bright or hunter's orange, chartreuse, cherry or "fire engine" red, chrome yellow, neon or "glow" colors, purple, and turquoise.
- White is the brightest of colors and should be used only on structures with significant façade articulation creating shades.
- While subdued colors usually work best as a dominant overall color, a bright trim color might be appropriate if it can be shown to enhance the nearby visual environment.



Accent Colors - Depending on the overall color scheme, an accent color may be effective in highlighting the dominant color by providing contrast between or by harmonizing with the dominant color.

- Excluding fluorescent colors, bright or intense colors can be used to accent appropriate scale and proportion or to promote visual interest in harmony with the immediate environment.
- Architectural detailing should be painted to complement the façade and tie in with adjacent buildings.
- Accent colors for trim should be limited in number for each building. Accent colors on adjacent buildings should be chosen to complement one another.

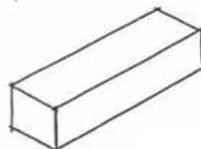


- Door frames and window mullions should be colored dark bronze or black, unless an accent color used elsewhere on the structure can be reproduced for these features.

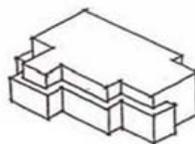
7) Exterior Walls

A well-designed building wall incorporates techniques and materials designed to reduce scale and bulk. Horizontal or vertical wall articulation should be expressed through the use of full roofs, projecting wing walls, columns, pilasters, wall offsets, recessed entries, awnings, roof overhangs, second floor step-backs, or covered arcades.

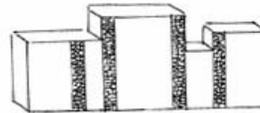
- The following materials are discouraged as exterior wall materials:
 - ❖ Natural, unfinished concrete
 - ❖ Corrugated metal, except as an accent
 - ❖ Reflective glass
 - ❖ Standing seam metal walls
 - ❖ Plywood (painted or otherwise)
 - ❖ Corrugated Fiberglass
 - ❖ Asphalt shingles
 - ❖ Aluminum and vinyl sidings and awnings
 - ❖ Plastic laminate
 - ❖ Non-milled, bare aluminum
 - ❖ Painted white brick
 - ❖ Unpainted concrete block/precision block
- Buildings should not have continuous, visually unbroken walls. The front plane of a wall should be a maximum of 50 feet in length, at which point horizontal or vertical articulation should be employed in order to be consistent with these guidelines. This articulation could be established through the use of varying front wall setbacks, multi-planed roofs, second floor setbacks, porches, arcades, awnings, recessed entries, wing walls, roof overhangs, etc.



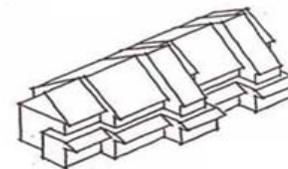
**No Articulation
(Undesirable)**



**Horizontal
Articulation**



**Vertical
Articulation**



**Horizontal and Vertical
Articulation w/ Multi Planed
Roof and Walls**



- Columns and/or pilasters may be used to provide vertical articulation; however such columns should extend past the height of the wall, incorporate a material change, and project a minimum of 24 inches from the plane of the wall.
- A proper void-to-solid ratio is important. Appropriate ratios are dependent upon the character of the use, building materials, articulation, building footprint, and architectural accents used to activate the façade.

8) Roofs

A well designed roof imparts a great deal of architectural character on a building, helps to define a building's style, and contributes to a building's aesthetics. Variation in roofline/ parapet height, and materials is necessary to add visual interest, especially in buildings of substantial length. Piecemeal mansard roofs or incomplete, intermittent, or discontinuous cornices will not meet the intent of this manual.

- Architectural detail of a roof should be enhanced by utilizing three dimensional cornice treatments, parapet wall details, and overhanging eaves.
- Rooflines should include regular, or frequent, offsetting and jogging of the roof plane and/or parapet height.



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- Roofline enhancements shall wrap around the entire building perimeter.
 - Any roof-mounted equipment shall be screened from public view. Mechanical equipment shall be located below the highest vertical element of the building.
 - The following roof materials/styles are discouraged:
 - flat roofs without decorative cornice,
 - corrugated metal,
 - high contrast or brightly colored glazed tile,
 - highly reflective surfaces,
 - illuminated roofing.



9) Awnings and Canopies

Due in part to the warm climate, the use of both decorative awnings and canopies are at times necessary. These design elements should be designed to add visual interest and provide structural shading to the building while remaining functional. The following shall apply to awnings and canopies:



- The repeated use of awnings/canopies along a row of contiguous buildings should be restricted to awnings of the same form and location. The color of the awning/canopy should be chosen to complement the selected building materials.
- Awnings to be designed and constructed for shade and/or architectural purposes only and should not be utilized for sign placement.
- Any canopy located over a pedestrian walkway or sidewalk should have a minimum width of five feet. A minimum eight foot vertical clearance is required. The width of awnings and canopies placed on upper stories strictly for architectural enhancement shall be flexible.

10) Building Entryways

Well designed primary building entrances create a focal point for any large commercial, office, or industrial building. The following should be adhered to in order to ensure primary building entrances are a prominent building feature:

- Main entrances should be visually prominent and easily identifiable. A combination of the following elements shall be used to achieve this goal: Clerestories, oversized doors, windows flanking doors, ornamental lighting, decorative stone, masonry, or tile pedestrian plaza with seating, public art, landscaping.
- All building entrances including service entrances should utilize a weather protection device in the form of a recess, portico, overhang, canopy, porch, or similar feature.
- Porte-cocheres designed for multi – story hotels should create an extravagant entry feature that creates a resort feel that welcomes pedestrian and vehicular circulation. Special building materials and accent materials should be dedicated to this area of the hotel so that it draws attention as the main focal point for guests and sets the design theme for the remainder of the building.



IV. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

This section contains design principles pertaining to specific types of industrial and commercial development. The more specific ideas found in this section should be used in conjunction with the general concepts found in the previous section.

A. PARKING AND CIRCULATION

Parking lot design can be a critical factor in the success or failure of a commercial development. In considering the possibilities for developing a new parking area, a developer should analyze the following factors: ingress and egress with consideration to possible conflicts with street traffic; pedestrian and vehicular conflicts; on-site circulation and service vehicle zones; and the overall configuration and appearance of the parking area. In addition to adhering to these design guidelines, all commercial parking areas shall be designed in accordance with ADA guidelines, Fire Department standards, and Section 8 of the City of Avondale's Zoning Ordinance.

1) Angled Parking

Angled parking is highly encouraged for larger parking lots which can accommodate one way aisles or neo-traditional developments which provide parking along public or private streets. Dimensions of angled parking spaces shall conform to Section 8 of the Avondale Zoning Ordinance.



2) Parking Area Design and Circulation

The design and development of a parking lot needs to be designed not only around vehicular movements but the pedestrian as well. Good circulation patterns are evident in a well designed center when special attention is made to the pedestrian, driver, and handicap patrons.

- Required parking shall be located on the same site adjacent to the main use of the building or in a location in accordance with approved master plan.
- To create a street presence where the building architecture is the most dominant feature, parking areas should be located to the rear and sides of buildings whenever possible.
- Parking areas should be designed to connect internally to adjacent parcels when uses are compatible.
- Parking areas which accommodate a significant number of vehicles should be divided into a series of connected smaller lots no larger than 150 spaces with appropriate walkways to the front of the businesses. Landscaped aisles with walkways are effective in reducing the visual impact of a large amount of parking.
- All parking spaces shall be clearly and permanently outlined.
- Handicapped parking stalls should be dispersed throughout a project in close proximity to main entrance areas. Handicapped parking areas should be designed to provide a direct route to the entry areas that does not require connections behind parked cars other than their own, not exceeding a slope of 1:12. Decorative handicapped sign posts are encouraged.



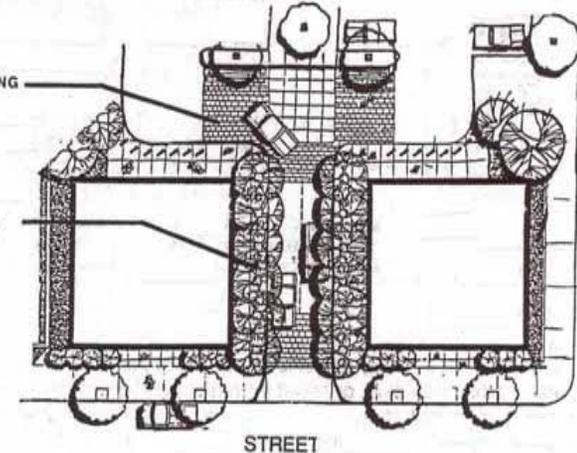
- Vehicular overhang may not block side walks. Curbs should be used to ensure that any walkway adjacent to a parking space remains unobstructed.
- For all walkways that traverse vehicle drive aisles provide hardscape material, brick pavers, or another type of decorative material to designate pedestrian walkways.
- Parking should not be provided off of primary access driveways.
- Stamped, colored concrete or other decorative paving to be used at all pedestrian crossings and entry areas to increase safety and add to the aesthetics of the site.
- Parking areas shall be designed to prevent conflicts between service vehicles and regular vehicular traffic. On-site circulation systems to be designed to minimize pedestrian/vehicle conflicts with service areas located at the rear of the building.



SIDEWALK OR LANDSCAPE SHOULD ABUT BUILDING .
PARKING DIRECTLY ADJACENT TO BUILDING IS STRONGLY DISCOURAGED.

PROVIDE SPECIAL PAVING
TO ACCENTUATE
PEDESTRIAN CROSSING

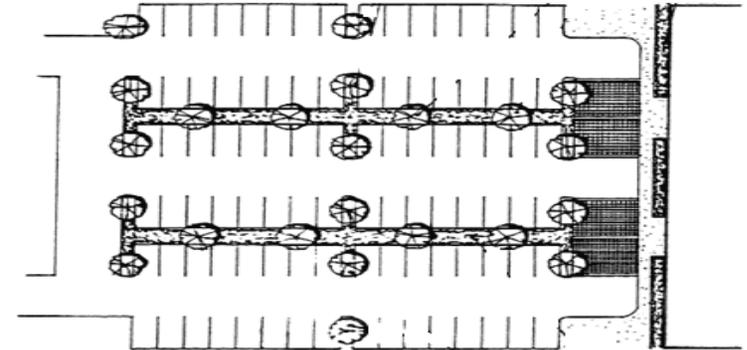
UTILIZE LANDSCAPE
TO CALL ATTENTION TO
SHARED ENTRY



3) Parking Lot Landscaping

Landscaping located within vehicle parking areas serves the dual purpose of screening automobiles from public view as well as providing shaded parking for visitors and employees alike.

- Landscaping of parking lot areas should include a combination of trees, shrubs, and groundcovers.
- Landscape islands must be provided at a minimum interval of every 12 parking spaces. Islands must have a minimum area of 10 square feet and include at least one tree.



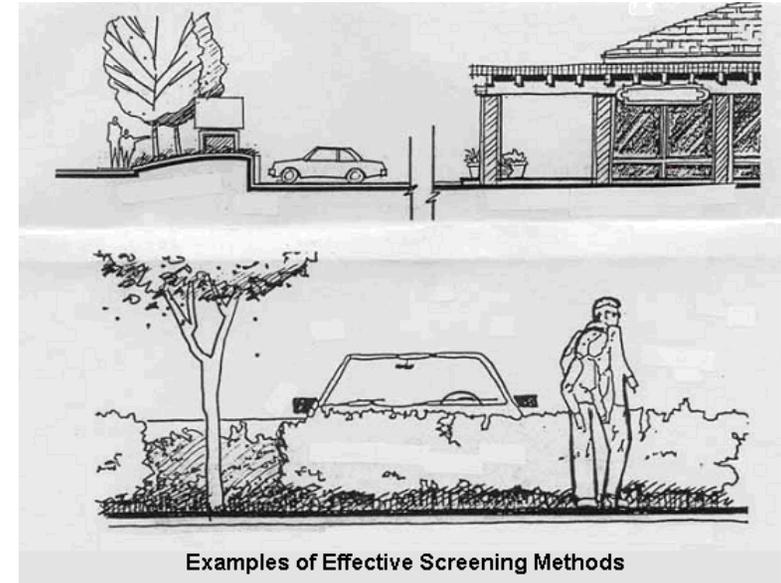
Parking lot landscaping should incorporate both landscape medians between rows and islands between spaces.

- To provide vehicle shading, linear planter medians with a minimum width of 6 feet, containing trees every 20 feet, should be located at least every other row. Integration of sidewalks into these features is encouraged every third median. If parking canopies are proposed for a project, the use of landscaped medians will be less important.
- Backflow prevention devices to be located in a cage painted green to blend in with the nearest building or screen wall. Additional landscaping should be provided around these devices for further screening.

4) Parking Lot Screening

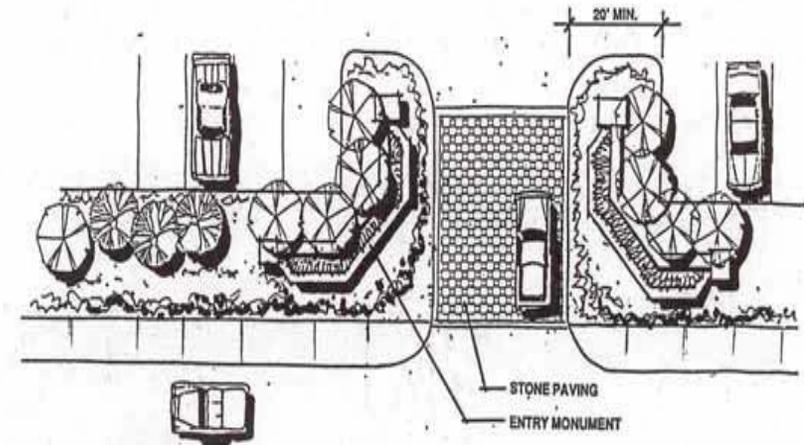
Parking areas should be screened from street view by three foot screen walls, three foot earthen berms, or a combination of both. The following design elements shall apply to any parking lot screening:

- All walls to be constructed of masonry and incorporate finish materials and colors compatible with the buildings on site.
- Walls must be articulated. Articulation is achieved through use of a combination of the following elements: a repeating design pattern, columns, ledges, caps, change in plane, etc.
- Lowering the grade of the parking lot from existing elevations may aid in obscuring views of automobiles or service areas while promoting views of architectural elements and may be considered a design option.
- In instances where parking areas are located below street level, increased screen wall heights may be required.
- Integrate raised planters or other landscape elements into the design of the parking screen wall.



5) Entry Location and Joint Access

- Major site entries should incorporate cobblestone, brick, or patterned concrete to differentiate the driveway from sidewalks. Maintenance of special paving inside the right-of-way will be the responsibility of the development.
- Reciprocal access easements are strongly encouraged for internal vehicular movements between commercial developments.
- Internal connections to separate developments should be easily recognized and clearly identified by users of the sites.



- Where parking areas of separate developments are connected, interior circulation should allow for a consistent direction of travel and orientation.
- Landscape medians are strongly encouraged along streets that serve as a main collector though a development. Private or public drives should apply other design treatments that enhance pedestrian circulation.

B. OPEN SPACE

Open space is considered the portion of a site located outside of required setbacks where there are no buildings, driveways, or parking. Usable, or active, open space shall be considered any area on a site which is designed to be used for recreational and pedestrian gathering purposes.

For commercial and industrial sites, usable open space shall be provided in the form of shaded pedestrian plazas, turf areas with seating, and walkways dispersed throughout the project. Storage facilities and other industrial developments which have minimal amounts of on-site employees shall be exempt from these requirements.

- For commercial buildings with a floor area of over 10,000 square feet and industrial buildings (except as exempted above) with an floor area of over 30,000 square feet, usable open space areas should be provided which have a minimum dimension of twenty feet in any direction and a minimum area of 500 square feet. Smaller buildings will be required to provide usable open space areas but are not subject to these minimum dimensions.
- All open space areas shall be fully landscaped with decorative paving materials, (i.e. brick interlocking pavers, stone, etc), plant materials to maximize cooling effects, and flowering materials in combination with darker foliage to reduce glare.
- In lieu of using decorative shade devices, trees with wide canopies should be planted in close proximity to pedestrian seating to provide cover from the sun.
- Open space areas located at the bottom of retention basins will be evaluated and may not be considered active open space if determined that they will be unusable for more than 48 hours following inclement weather.
- Usable open spaces should contain amenities such as furniture and benches, trash receptacles, decorative fountains, covered walkways that promote pedestrian connectivity, pedestrian scale lighting, and covered patio areas.
- Landscape designs that utilize turf should be located in highly visible or heavily used areas and not used as groundcover for vast, unutilized spaces.



C. FREESTANDING COMMERCIAL BUILDINGS

This category includes individual buildings designed to stand apart from adjacent buildings. These buildings may range in size from small drive-thru fast food restaurants to large home improvement retail outlets.

- Food service establishments, offices, and financial institutions offer the best opportunity for varied building massing. Such variation is encouraged to add visual interest to the surrounding environment.
- Buildings shall be reviewed in terms of colors used. Colors used on commercial buildings shall be related to those dominant in the immediate sphere. The use of all earth tones (not just shades of brown) indigenous of the southwest are strongly encouraged.
- Since freestanding buildings generally are viewed from all sides, significant landscaping and architectural treatment should be provided on all sides of the building.
- Freestanding, singular commercial structures (except for gas stations and auto service facilities) should be oriented with their major entry toward the street where access is provided.
- Conversely, freestanding gas stations or auto service facilities should be designed with a reverse orientation, meaning that the service areas of these facilities be shielded from public view by bringing the building to the street and orienting pump stations and/or service bay openings away from adjacent street(s).



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- The maximum height of proposed projects shall be consistent with established zoning. In cases of new PAD zoning, requested building heights shall be compatible with surrounding properties and in conformance with all relevant Avondale policy documents.
 - Commercial establishments should limit the visual impression of height by use of roof treatments, varying the plane of exterior walls and/or stepping back upper floors where feasible.
 - Commercial establishments, medical offices, and financial institutions emphasize personal service as their primary products. These structures should reflect personal service by their architectural design by providing intimate people-oriented scale in entries and interior spaces.
 - Service areas such as delivery bays or trash collection areas should be screened by increased landscaping. Other accessories such as ground mechanical units, utility boxes, back flow prevention devices, and similar equipment shall either be screened or blended with surrounding area.
 - Freestanding buildings have more opportunities for creative design since the design is directed toward a single use. Such creative design, so long as it is complementary of surrounding development and consistent with these guidelines, is encouraged.
 - Hotels should utilize architecturally integrated, decorative porte-cocheres in order to ensure that the primary entrance has a substantial presence and becomes a visual focal point. As these features also have the practical function of protecting guests during periods of excessive heat or inclement weather, solid roofs should be used.



D. SMALL COMMERCIAL CENTERS

This category includes buildings housing more than two uses or tenants, with no tenant larger than 20,000 SF, which are designed as a single unit oriented to a parking area.

- Storefronts containing large portions of opaque walls are visually unattractive and often perceived as unsafe. Exposure to the street should be accomplished by the use of windows (especially at street level), glass doors, and/or open facades.
- The use of arches, arcades, roof overhangs, full roofs, and varying façade setbacks are strongly encouraged to add variety to the simple block-like massing of commercial developments.
- The scale within a center should be consistent throughout the development. Where anchor or major tenants require larger building areas, the larger scale of these units shall be broken down into units comparable to the predominant unit in the development. The use of vertical focal points such as towers and cupolas are strongly encouraged to emphasize the community atmosphere of the City of Avondale.
- All storefronts within a development should utilize a consistent palette of materials and textures. While generally this will mean a continuous treatment of the entire frontage, it is acceptable to vary individual storefront within a given palette of materials. For example, brick bulkheads under shop windows could alternate with stucco treatments where there is a variation in the plane of the façade which correlates to such changes in materials.
- Anchor stores, which are typically taller than the inline stores, can be used to create balance within the development. The placement of anchor stores should consider the overall effect of balance for the center.



- The height and scale of an anchor store will automatically create an emphasis for the development. The use of textures, colors, and materials on the anchor store should be consistent with that of the other stores in the center to avoid dissimilar massing and proportions.
- The proportion of major elements should be consistent throughout a small commercial development. These elements include windows, doors, and storefront design.
- All rooftop mechanical equipment should be located at a distance from the edge of the building so as not to be visible from the pedestrian level, adjacent roadway or adjacent property. If such units must be placed at a ground level location for functional reasons, they must be screened in a manner consistent with the building façade and well landscaped to meet these guidelines.



E. SHOPPING CENTER DEVELOPMENTS

This category includes buildings which house three or more uses or tenants which are designed to provide an internal (sometimes enclosed) pedestrian circulation between uses. The difference between these “Shopping Centers” and the previously described “Small Commercial Centers” is that the Shopping Center typically has one tenant with more than 20,000 square feet of floor area. More typically, Shopping Centers may have some of the design problems of strip developments or may have problems with the mixture of mass and scale.

- Due to their large size, shopping center developments tend to provide the visual impression of a very large solid form. Design approaches which break-up this large form will help add variety to the shopping center. Glass fronted entries, glass display windows or cases, and variations to the solid plane of exterior walls will help to reduce the solid form to a more interesting composition of forms.
- The scale of building components should provide a more intimate scale where possible. For example, while general shopping center entries may be large and imposing, entries to anchor tenants can employ angled recesses, awnings, roof overhangs, planter boxes, or similar design components to provide a more intimate scale.
- Storefronts containing large portions of opaque walls are visually unattractive and often perceived as unsafe. Exposure to the street should be accomplished by the use of windows (especially at street level), glass doors, and/or open facades.



- Anchor stores, by their greater mass and height, create emphasis which can be used to create balance within the shopping center development. Anchors may be balanced by other anchors or by design treatments which create asymmetrical balance.
- Like freestanding buildings, a shopping center development is generally open to public view (streets, right-of-way, or public parking areas) on all sides. Therefore, each side of the shopping center should be treated consistently in design and landscaping and maintained in a manner suited to public view.
- The entire shopping center exterior, including anchor stores, should utilize a consistent palette of textures and colors. This palette may include a range of materials and colors to provide for individuality, but each texture or color shall be repeated in use in such a manner to provide a sense of unity to the whole. For example, an anchor store may use a brick façade while the other facades are stucco, if the use of brick is repeated in planter boxes or entry treatments elsewhere on the tenant store's exterior.
- Peripheral pad tenants have extremely high visibility on all four building walls. All four walls should receive architecturally compatible accents, utilizing similar materials, textures, and articulation. Blank walls without architectural treatments do not meet these guidelines.
- All rooftop mechanical equipment should be located at a distance from the edge of the building so as not to be visible from the pedestrian level or from an adjacent roadway. If such units must be placed in a visible location for functional reasons, they should be screened in a manner consistent with the building façade in order to meet these guidelines. Many rooftops in the City of Avondale are also visible from adjacent properties. In such cases, all rooftop equipment should be screened from view using low walls or other appropriate materials. If developing next to a multi-story building higher than the proposed new building, rooftop equipment should be fully enclosed.



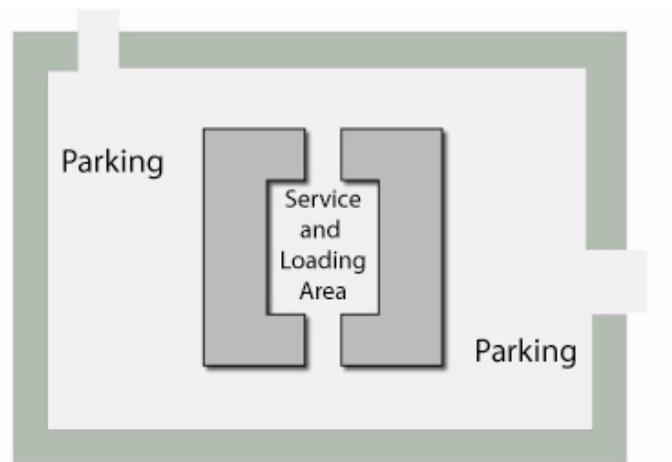
F. COMMERCE PARKS AND INDUSTRIAL BUILDINGS

This category includes buildings which accommodate Class – A office, manufacturing, research, and/or warehousing uses. These buildings may stand independently or be part of a larger, integrated commerce or industrial park.

- Long, blank walls often associated with industrial projects should be broken up by varying the wall plane at a minimum of one variation per 50 linear feet. Varying the front setback of a building façade is strongly encouraged. Roofline variation should be provided to add interest to the building from streets and adjacent properties.
- Where allowed, outdoor storage and service yards should be located in areas least visible from public right-of-ways. Outdoor storage yards shall be completely enclosed by a decorative block wall that is at least eight feet in height. Chain link or steel fencing is not allowed.
- Mature landscaping should be used at the base of long building walls to help break up facades.



- Industrial and commerce park buildings will be expected to utilize quality materials in their design. The use of various materials, whether masonry, concrete texturing or block used as an accent, glass, stucco, stone, or marble can produce effects of texture and relief that provide character. Metal buildings are strongly discouraged unless a full façade complete with architectural accents can be applied.
- Entries to industrial buildings should portray a high quality office appearance while being architecturally tied into the overall building mass and building composition. Windows and doors are key elements and should relate to the scale of the elevation on which they appear. Windows and doors can establish character by their rhythm and variety. Recessed openings provide depth and contrast to elevation planes.
- The placement of industrial buildings back to back so as to create internal service areas is strongly encouraged.



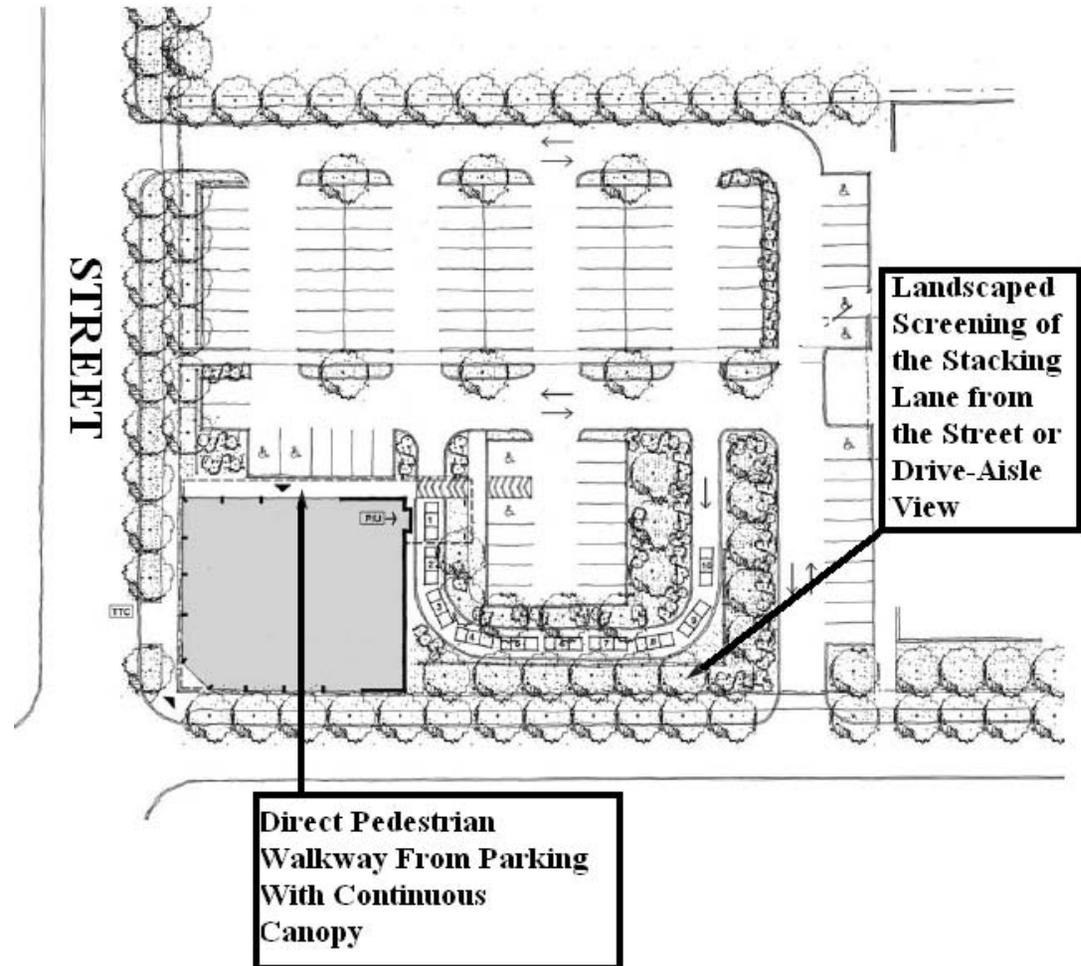
Orient industrial buildings back-to-back to screen service and loading areas



G. DRIVE-THRU FACILITIES

Designed to enhance the operational efficiency of catering to vehicular customers, the site plan organization and built form of drive-thru facilities often detracts from the design and continuity of a commercial project. This subsection encourages the thoughtful design of drive-thru facilities to limit the negative visual impacts of these uses while also minimizing potential conflicts between pedestrians and automobiles.

- Where possible, stand-alone drive-thru buildings should be avoided. Drive-thru facilities incorporated into larger, multi-use buildings are preferred.
- Buildings should be located close to or at the street to define and support the street edge. Stacking lanes or driveways should not be located between the building and street.



- Drive-thru windows should be covered by architecturally integrated canopies designed to appear as an extension of the building itself. Canopies should incorporate the same materials and roof style as used on the restaurant structure.
- Provide and clearly demarcate separate, safe pedestrian circulation routes in conjunction with vehicular circulation for the drive-thru facility and larger site using techniques such as raised pedestrian crossings, change in paving, bollards and landscaping to separate them from stacking lanes and driveways
- Stacking lanes should be heavily landscaped so as to be out of view from the perspective of public streets, sidewalks, or primary drive-aisles.



- Garbage and loading areas should be integrated into the mass of the building and articulated in a manner similar to the rest of the structure.

H. PARKING STRUCTURES

As Avondale continues to grow and develop, there will be increasing opportunities to include above ground parking. These standards are intended to result in parking structures that integrate into the existing and desired design fabric of the city and in particular, to the existing and desired design fabric of the area in which the structure is located.

- Parking decks should be designed to minimize the number of vehicle ingress and egress points crossing the pedestrian way.
- Structures should be designed to screen vehicles and headlights from views off-site. Additionally, interior lighting should not be visible from adjacent streets.
- Office or retail uses, where zoning allows, are encouraged on the ground floor of parking structures. Where office or retail is not practical, other amenities, such as an art wall, are encouraged as means of enhancing the streetscape. The ground-level of the structure should never consist of a featureless length of a wall.
- Structures should be designed to have the appearance of an occupied building. The exterior facade of a parking deck should maintain a horizontal line throughout. The sloping nature of the interior structure, necessary in the design of parking structures, should not be repeated on the exterior facade.
- Facades should incorporate a repeating pattern that includes color change, texture change and material change, each of which should be integral parts of the structure -- not superficially applied trim, graphics, or paint. In addition, vertical elements should be incorporated into the exterior facade design in order to create a repeating pattern. This can be accomplished through the use of reveals, projecting ribs, or offsets, which should be no less than 12 inches in width. Such elements should repeat at regular intervals.



I. COMMUNICATIONS TOWERS

- Co-location of antennae on existing towers should always be considered first prior to building new wireless structures.
- Wireless Communication towers should be disguised as a tree or other landscape/architectural feature or integrated into the architecture of a building so as not to be obvious from adjacent streets or properties.
- When monopalms or other faux-tree designs are used, care should be taken that a minimum of two live trees of the same species are used in the immediate vicinity (within 50 feet) of the tower. If no similar live trees exist within the 50 foot radius, they should be added to provide further camouflage.



V. MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Although flexibility in multi-family residential site planning is desired, the aggregate effect of residential developments being unrelated to one another and the community as a whole often produces isolated “compounds” with little concern for the public environment. The goal of this section is to produce multi-family residential projects that are well integrated into the city’s environment, respect the scale and character of the adjacent residential neighborhoods through attention and views, building scale and orientation, proximately to adjacent uses, location of driveways, noise, and landscape buffering.

In addition, multi-family development must be conducive to the area, set a high residential living standard for Avondale, and create a sense of place and harmony with existing and proposed development in the area.

Through this design manual the City of Avondale is working towards improving the quality of the community’s multi-family residence developments and mitigating impacts associated with high density development. Architectural detail, the use of building and landscape materials, and most importantly the relationship of buildings to their environment are key to providing a development that is a fully functional residential community.

The design elements found in Section III of this document shall also apply to multi-family development.



A. Site Design

1) Project Entry

- Project entry areas provide the resident and visitor with an overview to the project. Special design consideration should be given to project entry points.
- Developments should provide an open window with landscaping, recreational facilities, common mailbox locations, and project directories. Special attention should be given to hardscape and landscape treatments to enhance the image.
- Appropriate project entry elements include:
 - ❖ Colored textured paving treatment, especially at project entries, major public spaces, and pedestrian paths.
 - ❖ Landscape berms and decorative screen walls
 - ❖ Subtle grading with gentle mounds
 - ❖ Landscape medians
 - ❖ Lighting
 - ❖ Decorative Gates
 - ❖ Decorative Signage
 - ❖ Decorative entry gates and guard kiosks at all main entry areas
 - ❖ Secondary entrances to provide enhanced entry features and utilize the same design features as the main entry.



2) Open Space and Amenities

Open space is considered the portion of a site located outside of required setbacks where there are no buildings, driveways, or parking. Usable, or active, open space shall be considered any area on a site which is designed to be used for recreational or gathering purposes. For multi-family residential sites, usable open space shall be provided in the form of tot lots, barbeque grill areas with ramadas, swimming pool areas, club house, turf play areas, basketball courts, volleyball courts, and other similar amenities. Creating open space must not be done at the expense of building crowding.

- A minimum of 20% of the site area of any multi-family residential development shall be devoted to usable open space.
- Pedestrian amenities, such as benches, trash receptacles, and pedestrian scale lighting, shall be provided along trails and in the vicinity of tot lots, sport courts, barbeque grill areas, and other active open spaces.
- Usable open space can be provided throughout a project to allow all units to have easy access to amenities. Alternately, the entirety of usable open space may be provided in a centralized location so as to create a grand recreational area.
- Trees with wide canopies should be planted in close proximity to pedestrian seating to provide cover from the sun.
- Open space areas located at the bottom of retention basins will be evaluated and may not be considered active open space if determined that they will be unusable for long periods following inclement weather.
- Private open space in the form of balconies or patios must be provided for each unit.
- The incorporation of balconies, porches, and patios onto or within the building form is required for both practical and aesthetic value. A minimum of 80 S.F. is required for each balcony or patio per unit.



3) Landscaping

A strong landscape theme should be developed for the project. A variety of landscape materials should be used and should be compatible with the color, texture, and scale of the buildings and established landscaping on nearby streets and surrounding neighborhoods.

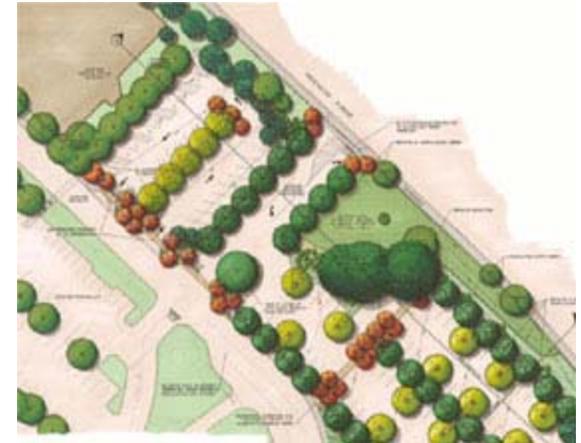
- Landscaping should provide a lush, shady interior to the project and should avoid large expanses of decomposed granite with few plants. The use of turf is encouraged in active open space areas.
- Landscaping of parking lot areas should include a combination of trees, shrubs, and groundcovers.
- Especially in and around parking areas, tree species with large, full canopies should be chosen to maximize pedestrian and vehicular shade.
- Landscape islands to be provided at a minimum interval of every 12 parking spaces. Islands must have a minimum area of 10 square feet and include at least one tree.
- Backflow prevention devices shall be located in a protective cage painted to blend in with the nearest building or screen wall. Additional landscaping to be provided around these devices for further screening



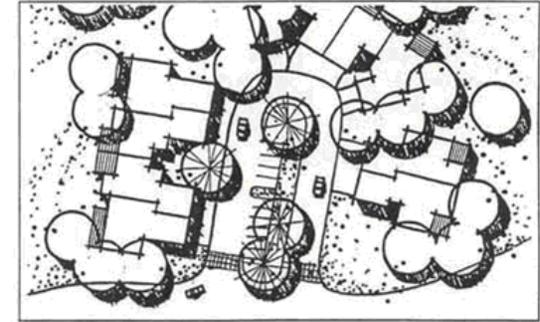
4) Parking

All multi-family parking areas to be designed in accordance with ADA guidelines, Fire Department standards, Section 8 of the City of Avondale's Zoning Ordinance, and the following standards:

- Parking areas and drive aisles should be designed to end at focal points. These will typically consist of landscaped areas, fountains, or other features that present a pleasing view where pedestrians have immediate access to.
- Parking areas should be located to the rear and sides of buildings, a maximum of 150 feet away from the unit to which it is dedicated, and constructed no closer than 15 feet away from any unit, door, window or patio.
- Design Parking lot and other on-site lighting so that it does not shine on adjacent uses.
- All parking spaces must be clearly outlined on the surface of the parking facility. Delineation of parking spaces through means other than painted stripes is strongly encouraged.
- Handicapped parking stalls to be so located so that a handicapped person is not compelled to wheel or walk behind parked cars other than their own. In addition, the path of travel from the parking area to the building area for handicapped persons shall not exceed a maximum slope of 1:12. Handicapped spaces should be dispersed throughout a project to ensure adequate access to all units.



- Curbs shall be used to ensure that any walkway adjacent to a parking space remains unobstructed.
- Buildings should be located so as to create a clustered parking area not visible from street view.
- Special paving at parking court entries and landscape nodes between parking stalls are required to soften the streetscape.



Clustered parking should be provided on the interior of a project, screened from street view by the buildings themselves.

a) Parking Screen Walls

Parking areas are to be screened from street view by three foot screen walls, three foot earthen berms, or a combination of both. Screen walls are to be constructed on-site of masonry, eight inches wide or more. Screen walls must meet the following criteria:

- Screen walls must be 6-8 feet when used on property lines and three to four when used for parking screening.
- All walls are to use materials, color, and details consistent with the main structures with articulation, undulation and design to complement the development.



b) Covered Parking

The Zoning Ordinance requires covered parking to be provided for multi-family developments. All covered parking areas are to meet the following criteria:

- The materials, colors, and roof forms of detached garages and carports should be consistent in design with the adjacent residential buildings.
- Carports in a single unbroken row longer than ten parking spaces are prohibited.
- The integration of carports with patio and project walls is encouraged to add variety and relief to the streetscape.
- Parking covers to be constructed with parking fascias, parapets, recessed lights, and other details that give a finish look. Prefabricated metal carports are prohibited. Lighting sources that extend beyond the lower edge of the fascia should not be used.
- Except in cases of exceptional design, carport roofs should not be visible from major arterials or perimeter streets.
- Support column locations should be chosen so as not to hinder or block the opening of vehicle doors.
- Garages are required for multi-family complexes in excess of 100 units. Garages may be attached or detached and account for a minimum of 25 percent of the required parking, excluding visitor parking requirements.
- Parking beneath the building, including subterranean parking, economizes the use of land and increases on-site recreation space. Such parking should be considered in all multi-family developments.



5) Site Furniture and Lighting

The design and quality of site details, such as street furniture, trash receptacles, lighting standards, and mailboxes, and bus shelters are important to the overall quality of a multiple residence development. These features must be designed as an integral part of the project, not added as an afterthought. Site details must meet the following criteria. Incorporate items such as mailboxes, seating, and lights into buildings, screen walls, and other structures where appropriate.

- All site furniture and hardware (i.e. mailboxes, trash receptacles) should be decorative and contribute to the overall quality of a project. Where transit stops are required, the furniture, shading structure, and hardware used at these locations should incorporate the materials and architectural concepts used throughout the project.
- Where common mailbox services are provided, they should be located close to the project entry or near recreational facilities, with care taken to minimize conflicts with major vehicle entryways. The architectural character should be similar in form, materials, and colors to the surrounding buildings.
- Locate benches and seat walls to take advantage of open spaces, shade and views. Locate trash receptacles where they will be used most but will not disturb adjacent users and not at the end of drive aisles where they become the focal point.
- Trash enclosure locations should be fully enclosed within six foot stucco, brick, block, or cobblestone walls and opaque gates, and should be softened with landscaping and located a minimum of 25 feet from residential buildings within the project. Enclosures should feature decorative doors which share materials and designs with the building architecture.
- Lighting design should enhance the quality of the development. Parking areas, walkways and entries should be adequately lit at night to assure safety and security. Use lighting to enhance entries and buildings and to highlight special landscape or hardscape features. Lighting features should have a common design compatible with the architectural design of the project and provide sufficient lighting in pedestrian, open space, and parking areas to address security issues.



B. Building Design

1) General Design Principles

The focus should be on constructing a high quality residential environment which is sensitive to the surrounding environment. The criteria presented here strive for this “quality” architecture through the descriptions of appropriate and inappropriate materials and architectural expression. The building design must not only be appropriate for the area and climate the underlying fundamentals of good architectural design must be followed. The proportions and details of building components and materials must reflect a residential character.



- Avoid the repetitive use of a single building configuration and repetition in building facades. There should be a rhythm to building elevations which adds unity and interest without becoming monotonous.
- All structured walls should have relief to create an interesting blend with landscaping, buildings, and the casting of shadows.
- The integration of varied texture, relief, and design accents on building walls can soften the architecture.
- Structural form and scale should relate to the use of the building as a multi-family residence. Buildings should be within a human scale so as not to overwhelm or dominate the natural surroundings.
- Change roof levels and ground planes to break up the mass and bulk of buildings.
- Avoid the use of long access balconies or corridors which are monotonous and impersonal. Instead, provide clustered access points to units.
- Break large projects into groups of structures.



- Where buildings are located along arterial streets provide a building setback of a minimum of 1:1 foot for every 1-foot building height.
- For buildings of 3 stories or less, separation between buildings should be equal to the height of the tallest building, no less than 20' feet apart in order to provide adequate light and air, quality open spaces, and reduce noise transmission and “echoing” between buildings.
- Provide building complex entrances which are distinctive and easily identifiable.
- In attached multi-family projects, buildings longer than 160' should be avoided. Building facades should be broken up to give the appearance of a collection of smaller buildings. Long, unbroken building facades and simple box forms shall be avoided. Entrances to individual units should be plainly visible, distinct, and easily identifiable.



2) Clustering and Massing

Clustering of multi-family units shall be a consistent site planning element. Buildings composed of a series of simple yet varied plans assure compatibility and variety in overall building form. The following techniques are appropriate:

- Varying dwelling unit setbacks within the same three to seven unit building
- Staggered and jogged unit plans
- Use of reverse building plans to add articulation
- Maximum of two adjacent units with identical wall and rooflines



3) Unit Entryways

In multi-family and attached housing it is recommended that each unit has its own identity and entry. This can be accomplished by staggering and offsetting each separate unit and combining one and two story building forms to separate massing. This will also provide additional variety to the streetscape.



4) Materials and Colors

Building materials and colors should be kept simple and consistent throughout the development. The project should blend and complement the surrounding area, not stand out. Using contrasting materials and colors as an accent is acceptable but the basic color palette should be simple and relatively unobtrusive to create a residential environment.

The following materials are appropriate:

- Stucco or EIFS with smooth, sand or light lace finish
- Composite wood, as a primary and accent material
- Brick, as primary and accent material



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- Split-faced block, as a primary and accent material
 - Stacked stone, as an accent material
 - Marble, travertine, or other related stone materials
 - Unglazed tile, as an accent material and roofing material
 - Use architectural details on cornices, handrails, and parapet edges.

The following materials are inappropriate:

- Metal or aluminum siding and roofs (including carports)
- Unfinished concrete block, concrete tilt slab, and painted or white brick or block

5) Roofs

Gable, Shed, and hip roofs or a mixture of roof types to create articulation and ridgelines is necessary to break up long roof lines. Varying the plate heights and ridge height is also appropriate.

Inappropriate roof designs include: large expanses or flat roofs, gambrel or mansard roofs, and A-frame roofs.



6) Windows and Doors

Windows are typically rectangular or round headed openings with various forms. The appearance of the window being recessed into the wall is an important element for weather protection, shade, and to provide additional shadowing. Use arches, gateways, entry courts to shelter doorways and foster a sense of arrival. Design windows so that they do not visually intrude on the private outdoor space of adjacent patio areas.



Appropriate:

- Bay windows
- French doors
- Multi-lighted windows
- Rectangular windows
- Clerestory windows
- Round windows
- “Greenhouse” windows
- Wood, or simulated wood, single and double doors

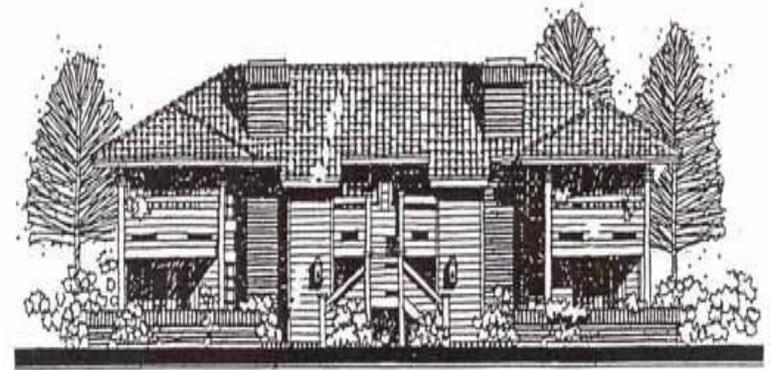
Inappropriate:

- Silver or gold window frames
- Reflective glass
- Metal
- Windows flush with wall surface
- Glass block
- Glass doors
- Non-anodized aluminum frame doors

7) Stairways

The treatment of stairways is important to the appearance of multi-story buildings. Stairs must be designed according to the following techniques:

- Freestanding stairways cannot make a straight run from upper floors to the ground floors. They must have a landing and make a right angle turn.
- Stairways should be built into courtyards and entry areas and not simply hung off the sides of buildings.
- Detail stairways by using insets, reveals, decorative tile, or stucco texturing, decorative handrails, etc.
- The use of enclosed staircases is preferred over exterior staircases. Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of a building.
- Stairways should be smooth stucco, plaster, or wood with accent trim of complementary colors. Side walls of smooth or sand finish stucco, block, stone, slate, or other opaque building material with an accent trim cap or banding of tile
- Exposed prefabricated metal stairs and transparent walls (such as iron railings) are prohibited.



8) Additional Architectural Elements

- All antennas shall be placed in attics or interior of the residence. It is recommended that all homes be pre-wired to accommodate cable or satellite reception.
- Canvas or vinyl awnings of solid accent colors are permitted in moderation. Metal awnings are preferred.
- Patio trellises, and other exterior structures may be built of stucco or wood or block, with finishes complying with the overall color palette for the project.
- Chimneys as an architectural form shall be simple and boldly project from main wall surfaces. Stone or tile accents and articulation details are encouraged. It is recommended that exposed flues and extravagant metal fireplace caps not be used.
- As with doors and windows, the garage door should appear to be set into the walls rather than flush with the exterior wall. Garage door design should be kept simple, clean, and unadorned. They are a major visual element of a condo, apartment, or townhouse development.
- Gutters and downspouts must be internalized.
- Roof mounted mechanical equipment shall be screened from view in a manner consistent with the building façade. Ground mounted mechanical equipment shall be screened from view with landscaping or solid fencing.
- Skylights should be designed as integral parts of the roof. Skylight framing material must be colored to match the roof. Flat skylights are encouraged.

VI. SIGNAGE

Signs are among the most noticeable visual elements within the City of Avondale's commercial areas, especially the freeway corridor. When designed appropriately, signage can positively contribute to the nature and quality of the physical environment. Well-designed signs contribute to the character of a building's façade while enlivening the streetscape, in addition to communicating information about goods and services of individual businesses. The intent of the standards contained in this section is to promote high quality commercial developments with effective signage which does not detract from the aesthetics of the City of Avondale. The suggestions contained in this section are meant to be used in conjunction with Avondale's Sign Ordinance, Section 9 of the Avondale Zoning Ordinance.

A. Words, Typefaces, and Symbols

No sign is effective unless it is able to communicate a message. The following guidelines shall be considered when designing signs for use in Avondale:

- Signs with brief, succinct messages are simpler and easier to read, look cleaner, minimize traffic safety concerns, and are more attractive. If a word or character does not contribute directly to the message of the sign, it should be deleted.
- Signs should convey the name and type of a business only. The use of telephone numbers, web addresses, or product information is strongly discouraged.
- Hard to read, overly intricate typefaces which are difficult to read should be avoided. Traditional fonts are recommended.
- Logos which are unknown or unrecognizable often need to be accompanied by words, contributing to visual clutter. The use of unknown, unrecognizable, or illegible logos is discouraged.

B. Proportion and Balance

Proportion is the relationship of one element to another in terms of size, for instance the relation of height to width. Balance is an aesthetic relationship, for example the relation of one element's design to that of another. Signage can maintain proportion and balance by adhering to the following guidelines:

- Signs with strange shapes, such as unusually narrow or oddly shaped signs, can restrict the legibility of a message and should be avoided. Legible signs with strange shapes may be acceptable if architecturally integrated into the design of the building.
- Large letters are not necessarily more legible than smaller ones. Signage where the proportion of letter area to overall sign area is greater than 75 percent of the sign field should be avoided.
- Signs should be designed as a harmonious element within the overall building design concept. Sign fields, sign materials, lighting type, and colors should be determined early in the building design process and a unified sign package must be presented as part of a project's design review submittal.



C. Sign Colors and Materials

Color is one of the most important aspects of visual communication as it can be used to catch the eye or to communicate ideas or feelings. Sign materials, if chosen correctly, can contribute to the overall building character by providing dimension and texture. The following guidelines shall be considered:

- Wall signage should consist of individual letters with a depth to create a dimensional quality.
- Multi-tenant commercial and industrial developments should create sign packages which identify a single color, font, and material to be used for all tenant wall signage. National tenants with copyrighted letters and logos may utilize colors which match their corporate standard.

- Reflective colors, fluorescent colors, and white lexan are strongly discouraged. Black, bronze or similar dark colors are recommended. Bolder colors may be appropriate depending upon the architectural theme of the project.
- Exposed raceways are prohibited.
- Box cabinet wall signs shall not be used. Only custom cabinet signs, as illustrated to the right, which meet the following criteria will be considered acceptable:

- ❖ Cabinets must be designed and fabricated with a minimum of 3 signage/graphic levels, each a minimum of 8" deep.
- ❖ Cabinet graphic levels must be opaque and contrasting in color, texture and/or material from one another to create depth and dimension.
- ❖ Unless as part of a nationally registered and/or trademarked logo, rectangular cabinets are discouraged.
- ❖ The primary business name shall be dimensional pan channel or reverse pan channel lettering with a minimum depth of 8 inches.
- ❖ Secondary copy and/or background graphics less than 5" in height may be routed from the face with either backup or push through acrylic, but will not count towards the three level requirement
- ❖ Exposed neon raised off the face of the sign may be used where appropriate but must be limited to ten percent of the overall sign square footage.
- ❖ Custom cabinets shall be internally illuminated and halo illuminated to provide definition to the outer edge of the cabinet.

CUSTOM LOGO CABINET

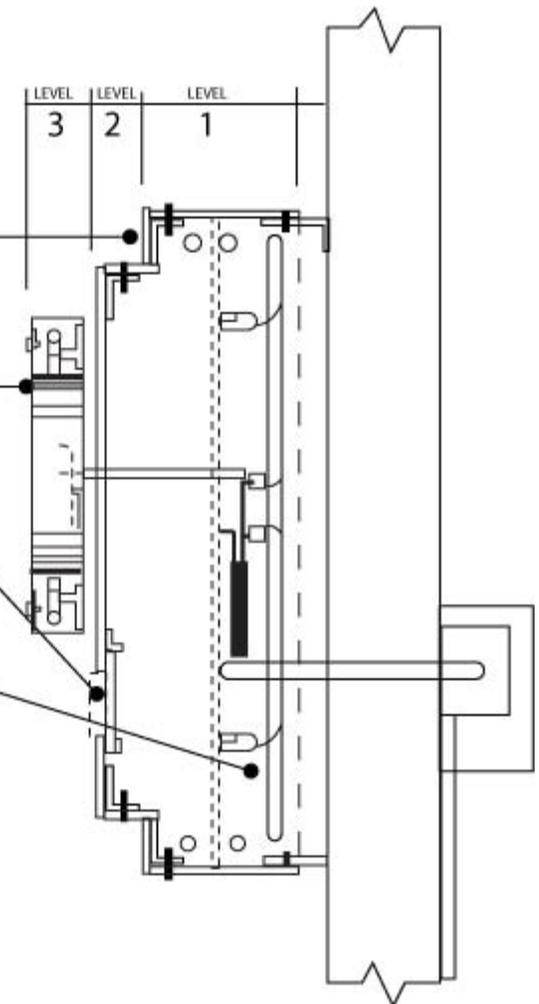
CUSTOM ALUMINUM FACED CABINET WITH MULTI-LEVEL PLANES FOR LETTERING AND GRAPHICS.

LEVELS TO BE A MINIMUM 8" DEEP.

DIMENSIONAL "NAME" LETTERING.

5" HIGH COPY OR LESS CAN BE ROUTED GRAPHICS WITH ACRYLIC BACKUP OR PUSH THROUGH.

NEON TUBE OR OTHER LIGHT SOURCE FOR HALO ILLUMINATION OF BACKGROUND WALL SURFACE.



D. Illumination

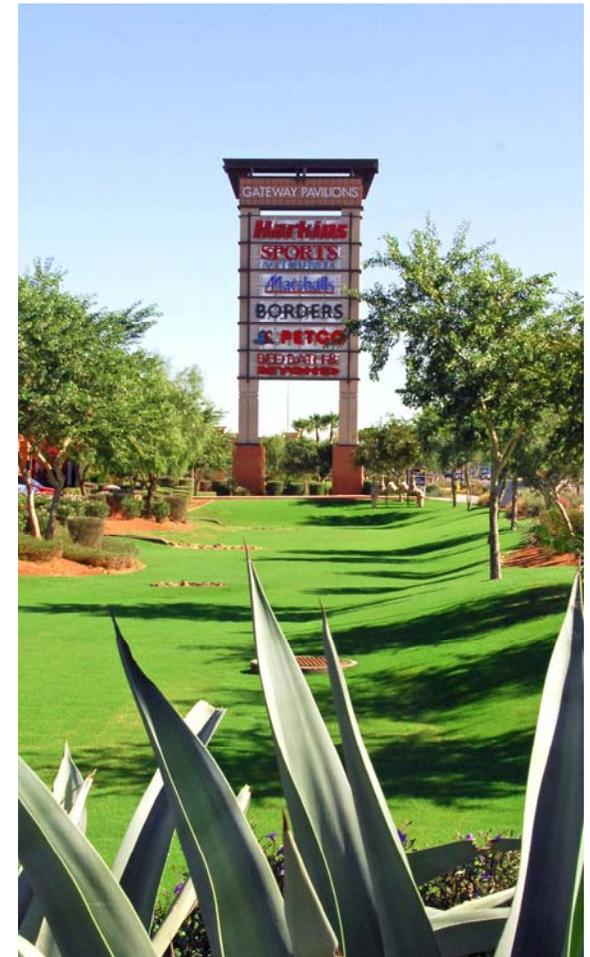
Like color, illumination can provide more effective visual communication, or it can confuse the sign's message. To ensure proper illumination, the following guidelines shall be considered:

- Illumination should be used only when necessary. If the character of a business is such that a non-illuminated sign will be effective, illumination should not be utilized.
- Decorative downlighting of signage is encouraged. Downlighting is often the most complementary type of illumination because the sign will appear to be better integrated with the building's architecture. Additionally, downlighting emphasizes the continuity of the structure's surface and signs become an integral part of the facade. Internally illuminated signs struggle to achieve these same objectives.
- The use of small, unobtrusive fixtures for projected downlighting is encouraged. Oversized fixtures that are out of scale with the sign and structure are discouraged.
- Whenever downlighting is used, care should be taken to properly shield the light source to prevent glare from spilling over into residential areas and any public right-of-way. Signs should be lighted only to the minimum level required for nighttime readability.
- Where projection lighting may be impractical or out of character, halo illuminated reverse pan channel individual letters and logos are strongly preferred over internally illuminated pan channel lettering.



E. Freestanding Signs

- Individual tenant sign panels should be uniform in size recognizing that the major tenant, or the name of the center may have a slightly larger sign panel.
- The sign structure should be architecturally designed and incorporate design details, materials, and colors of the associated buildings.
- Freestanding signs may be internally illuminated; however, the sign copy is the only portion that is allowed to be illuminated. The sign background or field shall be opaque. Signs with individual letters or stenciled panels with push-through graphics are encouraged.
- Single pole (*lollipop*) signs are prohibited. Monument or structured signs are preferred.
- A free-standing sign should be placed within a substantial planted landscaped area or raised planter which is of a shape, size and design to provide a compatible setting and ground definition to the sign.
- The project address shall be included on all monument signs.
- Care must be taken so that freestanding signage does not interfere with the vision of motorists attempting to turn into or out of a development.



VII. GREEN BUILDINGS

The City of Avondale has a commitment to protecting the environment, improving quality of life, and promoting sustainability.

Conventional design and construction methods produce buildings that can negatively impact the environment as well as occupant health and productivity. These buildings are expensive to operate and contribute to excessive resource consumption, waste generation, and pollution. To help reduce these impacts and meet community goals, the City has included the following recommendations designed to encourage the development of "green" buildings without forcing excessive costs or other burdens upon developers, building owners or occupants.

A. Green Building Objectives

A "green" building places a high priority on health, environmental and resource conservation performance over its life-cycle. These new priorities expand and complement the classical building design concerns: economy, utility, durability, and delight. Green design emphasizes a number of new environmental, resource and occupant health concerns:

- Reduce human exposure to noxious materials.
- Conserve non-renewable energy and scarce materials.
- Minimize life-cycle ecological impact of energy and materials used.
- Use renewable energy and materials that are sustainably harvested.
- Protect and restore local air, water, soils, flora and fauna.
- Support pedestrians, bicycles, mass transit and other alternatives to fossil-fueled vehicles.

Most green buildings are high-quality buildings; they last longer and provide greater occupant satisfaction than standard developments.

B. Green Building Strategies

1) Siting and Form

Most of the location, orientation and massing decisions made in the early stages of design have a profound effect on the energy and environmental impacts of buildings. This is particularly the case for solar-responsive, daylighting and natural cooling design, where early decisions establish the potential for passive renewable energy use. Other environmental strategies, such as stormwater management, are also greatly influenced by site planning.

a) Daylight, Views, and Natural Cooling

- Floor plan depth is the most important single consideration that affects the potential for daylighting, exterior views and natural ventilation. Floor plans with relatively narrow wings, such as I-, H-, U-, or T-shaped plans, ensure that most interior spaces have good access to natural light and winds. Courtyards and atria can also be used to bring light and air to surrounding narrow spaces.
- Redirecting daylight with light shelves, prismatic glazing and other reflective systems can extend naturally lit interior space to 30 to 35 ft. deep.
- A well-designed natural cooling strategy can be as effective as mechanical air-conditioning, but its potential is also greatly influenced by floor plan depth. Narrow floor plans increase the potential for effective cross-ventilation; bringing outdoor air into one side of a space and exhausting it on an adjacent or opposite side.

b) Control Solar Cooling Loads

- Where site conditions permit, landscaping or other shade structures to reduce the amount of sun on the building is the most effective method of solar control.
- Locate the building toward the southwest, south, or west sides of the site to provide shade for lower floors from neighboring buildings.

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- Orienting buildings so that the short wall (narrowest portion of the building) faces west or southwest for the least solar gain in the summer is encouraged.
 - Place service cores or opaque stairwells at the southwest or west ends to buffer interior spaces from afternoon solar gain.

c) Solar Energy Collection

- Solar energy collection systems transform buildings from energy consumers to energy producers. For aesthetic and economic purposes, solar access should be addressed when designing roofs, walls, windows and external shading devices.
- New solar generation products designed to be incorporated into wall and roof assemblies are now available and are recommended, due to their ability to be aesthetically integrated into the structure. These products include “solar shingles”, panels designed to integrate into curtain walls, and etching techniques designed to be used as sunshades. Since these products are intended to replace conventional weather surfaces, they can be more economical.
- Collectors operate best with unobstructed access to the sun. Shading studies of the building are essential to ensure solar collection potential. Roof-mounted collectors are easiest to tilt optimally and are less likely to be shaded than collectors mounted on walls, though locations towards the top of walls can help.
- For maximum solar energy potential, collectors should face south or southwest.
- The best building forms for solar energy collection differ from those for controlling solar cooling loads. The needs of each project should be evaluated to determine whether solar energy collection or controlling solar cooling loads is more beneficial.

2) Landscaping

Ecologically based landscape design can conserve water, lower cost of ownership, reduce pesticide and fertilizer usage, and limit polluted storm water runoff. The following strategies are strongly recommended for all developments within the City of Avondale:

a) Provide Desert Responsible Landscaping

- Landscaping which utilizes slow-growing, drought-tolerant plants can significantly reduce water consumption and maintenance cost. Only plants listed on the Arizona Department of Water Resources Low Water Using Plant List should be used within the City of Avondale.
- Ecologically sensitive land and indigenous plants should be protected. When impacted by development, pre-existing native plants should be left undisturbed or relocated to a location elsewhere on the site where they can thrive.
- Turfed areas require more water than other plants and their use should be minimized, except for active recreational areas which require a grass surface. Drought-tolerant groundcovers should be considered as an alternative to turf.
- Group plants with similar water requirements on common zones to match precipitation heads and emitters.
- Use drip irrigation for trees, shrub beds and areas of groundcover to eliminate evaporation losses.
- Choose low-volume, low-angle sprinklers for lawn areas.
- Program automatic controllers for night irrigation to reduce losses due to evaporation and wind drift.

b) Minimize Storm Water Runoff

- By diverting stormwater from impervious areas such as roofs and paths, and by reusing it whenever possible, urban runoff can be greatly reduced. This can be achieved by directing rain gutters to landscaped areas, drywells and retention basins where water can seep into the ground.
- Landscaped storm-water retention basins should have flow directed toward them with curbs, berm, or similar structures, and slightly concave to retain surface water until it infiltrates.
- Placing landscaped areas directly below eaves on a sloped roof allows runoff to percolate into the sub-soil. Plants should be sturdy enough and provide a subsurface matrix of roots to tolerate heavy sheet flow runoff and periodic saturation.

c) Shading Buildings

- For buildings with high cooling loads, landscaping planted in proximity to the foundation can reduce solar heat gain, cooling energy and increase the attractiveness of outdoor spaces. Plants can reduce ambient air temperatures by up to 10°F and surface temperatures by 20°F.
- Plant trees with higher deciduous canopies along south and southwest sides of buildings, to provide summer shade while maintaining solar access in winter. Plant trees approximately half the width of the tree's mature canopy from the building and spaced at 1/4 to 1/3 the canopy width. For greater shading and cooling, plant a multi-layered composition of shrubs and small trees with a minimum height of 10 ft. and width of 4 ft. next to building facades.

d) Enhance Building Ventilation

- To capture and direct airflow into a building, plant trees and shrubs with dense foliage adjacent to a building, immediately downwind of or above air inlets. Trellises with tightly spaced lathing can also be located to create a high-pressure area at inlets, enhancing inward flow.
- Where ventilation outlets are located on the side of a building relative to the prevailing wind, plant trees and shrubs immediately upwind of air outlets to create a low-pressure area, enhancing outward flow.

3) Transportation

Transportation affects almost every aspect of resource use, air and water quality, and urban livability. Reducing the need for automobiles has major environmental benefits and is one of the most important urban planning strategies.

a) Paved Surfaces

- Use impervious pavement (concrete and asphalt) only where regular car, bus or truck traffic is expected. In other locations, install surfaces that encourage non-automobile traffic, and allow stormwater infiltration.
- Porous asphalt, paver blocks or large aggregate concrete is strongly encouraged for parking and highly used bicycle and pedestrian areas. Crushed stone or brick is recommended for lightly used pedestrian paths
- Where impervious surfaces are required, recycled asphalt and recycled concrete are encouraged.
- Provide curb cuts and slope hard landscaping features to allow water to flow to permeable surfaces.

b) Provide Bicycle Storage

- Non-residential buildings should provide bicycle parking for use by visitors and employees. All sites should provide a minimum of four bicycle parking spaces; buildings or centers over 15,000 square feet should provide bicycle parking at a rate of 5 percent of the automobile parking as required by Section 8 of the Avondale Zoning Ordinance.

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- All required outdoor bicycle parking should be located closer to main building entrances than automobile parking spaces. If not immediately visible, tasteful signage can be provided to show its location.
 - Bicycle racks should have two points of contact to allow convenient locking for a variety of sizes and styles.

c) Changing Rooms for Cyclists and Joggers

- Although cyclists and joggers can change in washrooms and store a change of clothes in the workplace, dedicated facilities are more likely to encourage regular human-powered commuting. Changing facilities are encouraged, especially in large office and employment developments.
- Changing rooms should incorporate lockers and showers to allow employees the year round opportunity to bicycle or jog to work. A sufficient amount of showers should be provided to accommodate peak hour commuters.
- Separate change/shower rooms for males and females should be provided. For buildings or complexes smaller than 10,000 square feet, a single lockable shower/dressing room for both genders may be acceptable.

d) Shared Transportation Facilities

- For office and industrial buildings or complexes larger than 50,000 square feet, 10 percent of required automobile parking spaces should be reserved for carpooling, vanpooling, and alternative fuel vehicles, including hybrid vehicles. For all other commercial and industrial projects, 5 percent of required automobile parking spaces should be reserved for carpooling, vanpooling, and alternative fuel vehicles, including hybrid vehicles.
- Carpool, vanpool, and alternative vehicle spaces should be located closer to main building entrances than single-user automobile parking.

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- To clearly differentiate spaces from regular automobile parking, areas should be marked and signed in a manner similar to handicapped parking areas.
 - Locate carpool and vanpool parking spaces closer to the building entrance than other automobile parking.
 - Draw attention to the location of carpool and vanpool parking and pick-up areas with prominent signage.
 - Provide attractive and comfortable waiting areas to encourage carpool and vanpool commuters. Amenities, such as sunshades, canopied trees, and seating should be provided in these waiting areas. Additionally, waiting areas are a natural location for public art.
 - Ensure commuter safety with building lobbies that view waiting, pick-up and drop-off areas, occupied windows that overlook them, good lighting, and if necessary, prominent surveillance cameras.

VIII. SAFETY

The first and foremost goal of the City of Avondale is to create a safe community where residents and visitors than spend their precious leisure time in a safe environment. Crime Prevention Through Environmental Design, or CPTED, is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life. By encouraging the development community to consider CPTED principles when designing their projects is one step towards accomplishing this important goal.

The best time to apply the CPTED philosophy is in the design phase before a building or commercial center is built. Therefore, the emphasis is on prevention rather than apprehension. These elements can be successfully applied later, but retrofitting an existing environment can sometimes be costly. The use of CPTED standards will reduce crime and fear by reducing criminal opportunity and fostering positive social interaction throughout a community.

The overarching goal of the CPTED philosophy is to design and build safer, more productive and user-friendly commercial, industrial, and residential developments, reducing costs and liability and ultimately, producing a marked improvement in the quality of life for Avondale residents.

The following section describes the four basic and overlapping principles in the CPTED concept that should be considered for all new development within the City of Avondale.

A. Natural Surveillance

Natural surveillance takes steps to increase the perception that people can be seen. This principle can be achieved by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public space. Potential offenders feel increased scrutiny and limitations on their escape routes.

Natural surveillance can be aided through the following design measures:

- Placement of windows overlooking sidewalks and parking lots.
- Limiting wall and fence heights where appropriate and in conformance with Zoning Ordinance requirements
- Using passing vehicular traffic as a surveillance asset.
- Ensure potential problem areas, including pathways, staircases, entrances and exits, parking areas, ATMs, mailboxes, usable open space areas, and service areas, are well-lit.
- Avoid security lighting that creates blinding glare and/or deep shadows, hindering the view for potential observers. Eyes adapt to night lighting and have trouble adjusting to severe lighting disparities. Using lower intensity lights may require additional fixtures. Shielded or cut-off luminaires should be used to control glare.
- Place lighting along pathways and usable open space areas at proper heights for lighting the faces of the people in the space (and to identify the faces of potential attackers). Trees should be located so as not to interfere with the distribution of lighting.



B. Natural Access Control

Most criminal intruders will try to find a way into an area where they will not be easily observed. Limiting access and increasing natural surveillance keeps them out altogether or marks them as an intruder. By selectively placing entrances and exits, fencing, lighting, landscape, parking areas to control the flow of or limit access, this will in turn increase the level of natural access and control within a neighborhood. The following measures should be considered:

- Limit the number of entrances to buildings.
- Use structures to divert persons to safe public areas.

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- Use low, thorny bushes beneath ground level windows.
 - Eliminate design features that provide access to roofs or upper levels

C. Natural Territorial Reinforcement

Territorial reinforcement promotes safety through increased definition of space and improved proprietary concern. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have a vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of owned space creates an environment where "strangers" or "intruders" stand out and are more easily identified. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs. The following measures should be considered:

- Maintain the built environment and landscaping such that it communicates an alert and active presence occupying the space.
- Provide trees in residential, commercial, and industrial areas. Research results indicate that, contrary to traditional views within the law enforcement community, outdoor residential spaces with more trees are seen as significantly more attractive, safer, and more likely to be used than similar spaces without trees.
- Restrict private activities to defined, enclosed private areas.
- Display security system signage at access points.
- Address signs and Identification signage for commercial and multi-family developments should be illuminated and remain unobstructed by trees, shrubs, vines, or other materials at all times.



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- On properties developed with more than one structure, especially multi-family and office park developments, directory signs are encouraged. The directory sign should depict structures, units, apartments or suite numbers, recreational areas, elevators, driveways, and streets.
 - To avoid confusion, no numbers which could be mistaken for or confused with a building address should be displayed on a structure.
 - Placing seating in common areas in a commercial or institutional setting helps to attract larger numbers of desired users.
 - Scheduling activities in common areas increases proper use, attracts more people and increases the perception that these areas are controlled.

D. Maintenance

Neglected and poorly maintained properties, lighting, landscaping, and open space areas can increase the level for criminal activity. Maintenance within a residential community and, in the case of commercial centers, with each individual storefront, must be maintained at all times to include, paving surfaces, landscaping, walls, gates, entry features, light poles, pedestrian areas, signs, paint, and other related items typically found within a commercial or multi-family development.

APPENDIX A – GLOSSARY

Amenity

Aesthetic or other features of a development that increase its marketability or usability to the public.

Architectural Features

Prominent or significant parts or elements of a building or structure.

Architectural Style

The characteristic form and detail of buildings from a particular historical period or school of architecture.

Articulation

The manner in which portions of a building form are expressed (materials, color, texture, pattern, modulation, etc.) and come together to define the structure.

Awning

A roof-like cover extending over or in front of a place (as over a deck or in front of a door or window) as a shelter.

Bulk

The size and shape of a structure and its relationship to other structures, to the lot area for a structure, and to open spaces and yards.

Compatibility

The size and character of a building element relative to other elements around it. For example, the size and proportion of windows in a building façade are usually related to one another, the spaces between them, and the scale of surrounding buildings.

Canopy

A removable fabric or plastic covering over a public walkway or sidewalk.

Context: The characteristics of the buildings, streetscape, and landscape that supports or surrounds a given building, site, or area such as predominance of period architecture or materials, wide sidewalks, or continuous and overhead weather protection, or consistent street trees.

Cornice

A molded or projecting horizontal feature that crowns a façade.

EIFS

A generic product name standing for Expanded Insulating Foam System, which consists of an acrylic finish applied to a foam base anchored to a building façade. Brand names include Dry-vit.

Façade

Any vertical, exterior face or wall of a building, often distinguished from other faces by architectural details.

Gable

The upper, triangular portion of a façade, usually flanked by sloping roofs.

Gateway

A principal or ceremonial point of entrance into a district, or neighborhood.

Grid

Two or more intersecting sets of regularly spaced parallel lines. It generates a pattern of regularly spaced parts, such as a street grid.

Lintel

A horizontal beam over an opening in a wall, either structural or decorative, such as seen capping window openings.

Massing

Three dimensional bulk of a structure: height, width, and depth.

Modulation

A stepping back or projecting forward of sections of a structure's façade within specified intervals of building width and depth, as a means of breaking up a structure's apparent bulk.

Open Space

Land and/or water area with its surface open to the sky and predominantly undeveloped, which is set aside to serve the

purposes of providing active or passive recreational opportunities, conserving valuable natural resources, and structuring urban development and form.

Parapet

A low, protective wall or railing along the edge of a roof, balcony, or similar structure.

Pedestrian Orientation

The characteristics of an area where the location and access to buildings, types of uses permitted on the street level, and storefront design are based on the needs of persons on foot.

Pediment

A wide, low-pitched gable found in classical style buildings either at the top of façades or over window and door openings.

Porte-cochere

A roof or shelter for vehicles over a driveway outside an entrance doorway, sheltering those getting in or out of a vehicle.

Proportion

The balanced relationship of parts of a building, landscape, and structures to each other and to the whole.

Reveal

Usually a line, scoring or joint in a wall/siding that exposes its depth and breaks up its mass.

Rhythm

Reference to the regular or harmonious recurrence of lines, shapes, forms or colors, incorporating the concept of repetition as a device to organize forms and spaces in architecture.

Right-of-way (ROW)

A strip of land, including the space above and below the surface, that is platted, dedicated, condemned, established by prescription or otherwise legally established for the use of pedestrians, vehicles, or utilities

Scale

The spatial relationship among structures along a street or block front, including height, bulk, and yard relationships. proportional relationship of the size of parts to one another and to the human figure — architectural: the perceived relative

height and bulk of a building relative to that of neighboring buildings — pedestrian: the perceived size of a building relative to a human being. A building is considered to have "good" pedestrian scale if there is an expression of human activity or use that indicates the building's size

Site context

The whole situation, background, or surrounding environment relevant to a particular site, project, etc. 2. having to do with historic and social infrastructures, natural and built environments

Streetscape

The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc. The scene as may be observed along a public street composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures

Scale, Human

Used to describe the quality of a building that includes structural or architectural components of size and proportions that relate to the human form and/or that exhibits through its structural or architectural components the human functions contained within.

Setback

The required or actual placement of a building a specified distance away from a road, property line, or other structure.

Site Plan

A detailed plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land.