Consistent citywide site plan and design review process
Citywide design review
Streamlined review process with most projects approved at staff level and many smaller projects can be exempt from site plan and design review
Levels of Review

Staff Review

Commission

Director Review

Preservation Commission
Planning and Design Commission
Preservation Director
Design Director
Zoning Administrator
Planning Director

See Site plan and Design Review Summary
Created checklist of design principles for applicant and staff use in determining compliance with applicable guidelines.

Existing guidelines for design review areas, PUDs, special planning districts, and historic districts and landmark parcels are still in place to provide guidelines specific for those specific areas.
Site Plan and Design Review
Planning Academy March 2018

Residential Design Principles

A. GENERAL ARCHITECTURAL ELEMENTS
- Variation in residence, structures, and buildings is achieved through the use of quality materials and design which lends visual interest; distinctive character and identity to a community.
- Window shapes and sizes influence overall design.
- Use of concrete, stucco, and brick to increase energy efficiency.

B. PORCHES/EVENTS/OUTDOORS
- A clear sense of entry and design interest to a home is provided through the use of posts, cornices, gable, and columns and other architectural elements that contribute to a sense of place and activity.
- Front of house and entries face the street with clearly defined entry and active use windows.
- Provide usable front porches.
- Avoid garages protruding from front face of house.

C. GARAGES
- Minimizing the impact of the garage as viewed by the public realm creates a visual relationship between the front entrance of each home and the street.
- Recess garage back at least 8 feet from front of house elevation.
- Detach garage to rear of property where appropriate.
- Provide second story above garage element to reduce emphasis on garage.

D. DRIVEWAYS/ENTRY WALKS
- Creative driveway entry walk design, with the use of quality materials, are scaled to the neighborhood, enhancing overall neighborhood appeal.
- Single width driveway provided where possible, multiple drives discouraged.
- If large portion of frontage is paved with walks and driveways, provide decorative paving surfaces and colors.
- Drive access to RV or other parking should be in alternative paving materials.

E. LANDSCAPING/SIDEWALKS
- Consistent quality and design of landscape elements and sidewalks enhances the aesthetics of structures and ties neighborhoods together while contributing to energy efficiency.
- Provide at least one shade tree in front yard setback.
- Larger residential subdivisions should provide street tree programs.
- Utilize drought tolerant landscaping whenever possible.

F. SETBACKS/LOT WIDTHS
- Neighborhood environments are established by the variety of architecture and landscape defined by varied lot interracial.
- Incorporate reduced or varied setbacks when it is the established pattern of the neighborhood.
- Avoid deep homogenous setbacks, unless that is the established pattern of the neighborhood.

G. ORIENTATION TO PARKS/PUBLIC OPEN SPACE
- Visual and physical accessibility to public open spaces and parks allows for cohesive neighborhood visibility and sustainability.
- Residential units should front or side onto parks and public open spaces to provide views on these spaces and increasing safety.
- Visual breaks in rear yards that face open spaces can be provided when side or front on lots are not possible.

H. STREET VIEW WALLS/MONUMENT ENTRIES/ACCESS
- Through creative design and use of quality materials, perimeter wall and entry elements provide a sense of arrival and identity for neighborhoods.
- Front or side on lots adjacent to local or collector streets where noise and traffic impacts allow for a more pedestrian-friendly streetscape.
- Porch, porches, or verandas provide multiple ingress and egress points for better disposal of traffic.
- Avoid long walls separating subdivisions from front access and other subdivisions.
- Avoid gaps or entries into subdivisions.

By signing below, the applicant certifies that this form accurately describes the proposed work.
Applicant's signature: ____________________________ Date: ____________________________
❖ Industrial and Business Park Design Guideline Principles
❖ Single Family Residential Design Principles
❖ Multifamily Residential Design Principles
❖ Neighborhood Commercial Corridor Design Principles
❖ Bulk Control (tent ordinance for residential projects)
1801 L Street

- Total square feet: 178,895 SF
- 176 residential units
- 10,634 SF of commercial space
- Density: 99 units/acre
- Height: 4 stories

Level of Review: Planning and Design Commission

- Over 125,000 SF
- Over 150 Residential Units
The Cathedral Building
Corner of 12\textsuperscript{th} and K Streets

- Total 38,277 SF
- 23 apartments
- 11,230 SF retail, 5,893 SF office
- Height: 4 stories

Level of Review: Staff
- Under 125,000 SF
- Under 150 residential units
- If project has any deviations to development or design standards in zoning code, it is elevated to director level review.
Exempt Projects

❖ The director has the authority to determine that some minor alterations are exempt from Site Plan and Design Review.

❖ Checklists are used for minor alterations such as roofing, heating and air systems, windows, siding and exterior stairs.
Site Plan and Design Review
Planning Academy March 2018

Roofing Exemption Checklist

Roofing - Residential/Commercial Structures
Projects Exempt from Site Plan and Design Review Requirements

SECTION 1:
- Roofing Exemption Checklist
- Applicant's Name:
- Project Address:
- Email:

SECTION 2:
- Roofing Type:
  1. Original roofing material:
  2. New roofing will match the original roofing, with no modifications.
  3. Partial roof (40% or less) of 3-tab roofing will be placed to match existing 3-tab roofing.
  4. Existing 3-tab roofing will be replaced with:

SECTION 3:
- Gutter Types:
  1. Original gutters are fascia gutters.
  2. Original gutters are ogee gutters.
  3. Original gutters are Divinex gutters.

SECTION 4:
- RAFTER TAILS:
  1. There were no original exposed rafters.
  2. There are original exposed rafters.

SECTION 5:
- Minor Change:
  - Minor change reviewed and approved by staff and determined to be exempt from site plan and design review.

By signing below, the applicant certifies that this form accurately describes the proposed work.

CDD-0223 Revised 11-25-2013

Roofing Exemption Checklist
❖ Projects not exempt will require application submittal for site plan and design review
❖ Application submittal includes project drawings, photos, color/materials board
❖ The reconsideration period for projects reviewed at staff level will be 7 days