

Downtown Design Review Checklist

Design Feature				Required Elements	Encouraged Elements
Exceed	Meet	Fail	N/A	Landscape	
				Street trees @ 30' o.c. minimum	Seasonal color
				Multiple layers of plantings	Fragrance
				Canopy trees	Fall color
				Understory trees	Specimen plants
				Shrubs	
				Groundcover	
				Individual character	
				Maintenance plan covenant	
				Irrigation	
Exceed	Meet	Fail	N/A	Hardscape	
				ADA Accessible tree grates ¹	Benches
				Street lighting ²	Trash receptacle
				Public art (1% of construction cost)	Bike racks
					Drinking fountains
					Water Feature
Exceed	Meet	Fail	N/A	Screening (parking lots)	
				3' wall or fence in landscape strip	
				Visual interest – no blank walls	
				Medium size trees 20' o.c. minimum ³	
Exceed	Meet	Fail	N/A	Screening (service / trash collection areas)	
				5' wall or fence in landscape strip	
				Visual interest – no blank walls	
				Medium size trees 20' o.c. minimum ⁴	
				100% solid opaque gates	
Exceed	Meet	Fail	N/A	Private Pedestrian & Parking Surfaces	
				All weather concrete or asphalt	Pavers, Colored Concrete
				ADA accessibility	
				Minimum 4' pedestrian path of travel	
Exceed	Meet	Fail	N/A	Pedestrian Surfaces w/in Public Right-of-Way	
				ADA accessibility	Meandering sidewalks with special concrete scoring patterns
				Decorative sidewalk (e.g. scored concrete, colored concrete, pavers, etc.)	
				Minimum 6' pedestrian path of travel	
Exceed	Meet	Fail	N/A	Architectural / Site Planning	
				10 % maximum parking abutting the project frontage along the public way ⁵	Parking accessed from alley
				Main entrance oriented towards public way	Building located to form continuous colonnade along frontage
				40% minimum to a maximum of 80%	Feature areas such as courtyards,

				glazing of the ground floor elevation abutting the public way	sidewalk merchandising, etc.
				5' wide rain protection attached to building along 90% of frontage ⁶	Retail or restaurants on street level.
				Roof mounted equipment screening via parapet or cornice	Office and residential units on upper floors.
				Architectural detailing compatible with the existing downtown area	
				Architectural materials compatible with the existing downtown area	
				Natural – Compatible Colors	Energy Smart design

¹ Limited Exceptions (D.3.i), page 7.

² Dependent on approved light spacing (D.4.b.2), page 9.

³ Where sufficient room exist (D.5.b.2), page 10.

⁴ Where sufficient room exist (D.5.c.2), page 11.

⁵ Corner lots may be allowed additional frontage parking (on the minor side street) with additional screening per review and approval (E.1.b), page 12.

⁶ The building may not cantilever into public right-of-way to achieve rain protection (E.3.c), page 13.