

## Draft 7\_7\_2021: Common elements in Municipal Design Guidelines for Commercial Development

1. Purpose/Intent
  - a. A clear statement of intent closely tied to the character and history of the municipality.
  - b. Loveland includes a “Unified Development Code” on page 2 that nicely clarifies the intentions of their vision. It reads like a set of guiding principles.
2. Compliance.
  - a. Most design guidelines reference consistency with Comprehensive Plan or an overarching land use plan.
  - b. Design guidelines usually include a reference to the basic requirements of various authorities that are in effect and that the Design guidelines do not override, such as building codes, fire codes (we may want to put in language about WUI if/when adopted), flood mitigation requirements, CDOT, ADA, and other Federal, State, County, Municipal and on and on.
3. Safety
  - a. While we don’t have any high-rise buildings, the recent events in Miami Beach reminds us of the importance of safety of the build environment. Design guidelines should include either directly or by reference the need for safety in considering:
    - i. Structure
    - ii. Materials
    - iii. Fire
    - iv. Access for emergency services
    - v. Parking ingress/egress
    - vi. Pedestrian and cyclist safety
    - vii. Possibly steepness of slopes and retaining walls
4. Sustainability.
  - a. For many reasons, sustainability must be a major consideration for development. This should not mean adding a lot of requirements that increase the cost to developers, but realistically considering how the development fits with long term community considerations. Including thinking about sustainability in early planning may have a beneficial result for all concerned.
    - i. Water and wastewater. (How sourced and regulated)
    - ii. Fuels (electric from all potential sources, natural gas/propane, gasoline)
    - iii. Drainage
    - iv. How buildings are sited. (e.g. South facing frontage or windows.)
    - v. Materials used (Local stone, materials that support efficiency in sourcing, construction and maintenance,
    - vi. Landscaping. For example: Shade trees. Runoff absorbing swales. Drought resistant plantings.

5. Appearance/character
  - a. Building architecture – consistency with nearby buildings, other building within a defined area. Especially facades in historic areas.
  - b. Doors/windows
  - c. Parapets, awnings, trims. Building articulations, separations.
  - d. Materials used. Stone, brick, masonry. Limits of materials such as t111 vertical siding.
  - e. Scale – Human scale vs. industrial or other
    - i. Height
  - f. Orientation to street or interior of development of multi-building development
  - g. Landscaping – appearance, maintainability
  - h. Preservation of viewscales
  - i. Locations and shielding of Mechanical equipment/ Trash receptacles
6. Historic Preservation
  - a. Reference to Historic preservation efforts
7. Fences, walls and screening
  - a. Height and composition of fences and walls, consistency with building and surroundings
  - b. Screening of potentially unsightly elements such as loading docks, trash receptacles, air handlers or other mechanics that serve buildings
8. Landscaping
  - a. Drought resistance/water conservation.
  - b. Walkways, Paving surfaces (hard vs permeable) (tie to safety, accident preventions)
  - c. Trees – maintenance and commitment to replace when deteriorating.
9. Lighting
  - a. Lighting of exterior areas
  - b. Pedestrian safety
  - c. Parking lot lighting
  - d. Dark skys preferences
10. Noise
  - a. Ability to comply with ordinances/neighborhood relations
11. Art displays
  - a. Inclusion of tasteful private art displays encouraged
  - b. Willingness to cooperate with public art displays e.g. non interference