

**COMMON COUNCIL OF THE CITY OF HOBART, INDIANA**

**RESOLUTION NO. 2019-21**

**A Resolution Approving and Recommending Adoption of the  
CITY OF HOBART DESIGN GUIDELINES  
to the Common Council of the City of Hobart**

WHEREAS, the Common Council (“Council”) of the City of Hobart, Indiana (“City”) has received the recommendation of The Plan Commission (“Commission”) of the City of Hobart to adopt the City of Hobart Design Guidelines (“Design Guidelines”); and

WHEREAS, the Plan Commission (“Commission”) of the City of Hobart (“City”) previously reviewed and approved, in the manner required by law, the City of Hobart Design Guidelines and forwarded same to the Common Council of the City (“Council”) for its final adoption; and

WHEREAS, The Plan Commission, by unanimous vote, recommended that its Petition No. PC19- 12, City of Hobart Design Guidelines be adopted; and

WHEREAS, the Plan Commission commenced a duly advertised Public Hearing on May 2, 2019 and July 11, 2019 to hear public comment from interested persons on the proposed Design Guidelines.

WHEREAS, the Plan Commission may amend and update from time to time the Design Guidelines: and,

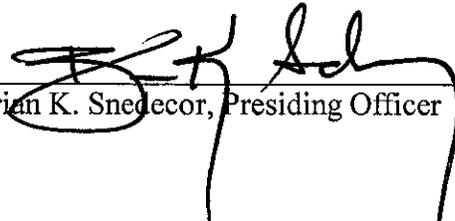
WHEREAS, the Council concurs in the recommendation of the Plan Commission as to the adoption of the proposed City of Hobart Design Guidelines through this resolution pursuant to the authority granted to the Council

IT IS, THEREFORE, RESOLVED, by the Common Council of the City of Hobart, Indiana as follows:

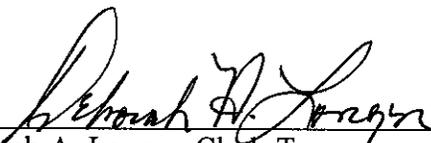
SECTION ONE. The City of Hobart Design Guidelines of the City of Hobart, Indiana (“Design Guidelines”) is here by attached as “Exhibit A” and adopted:

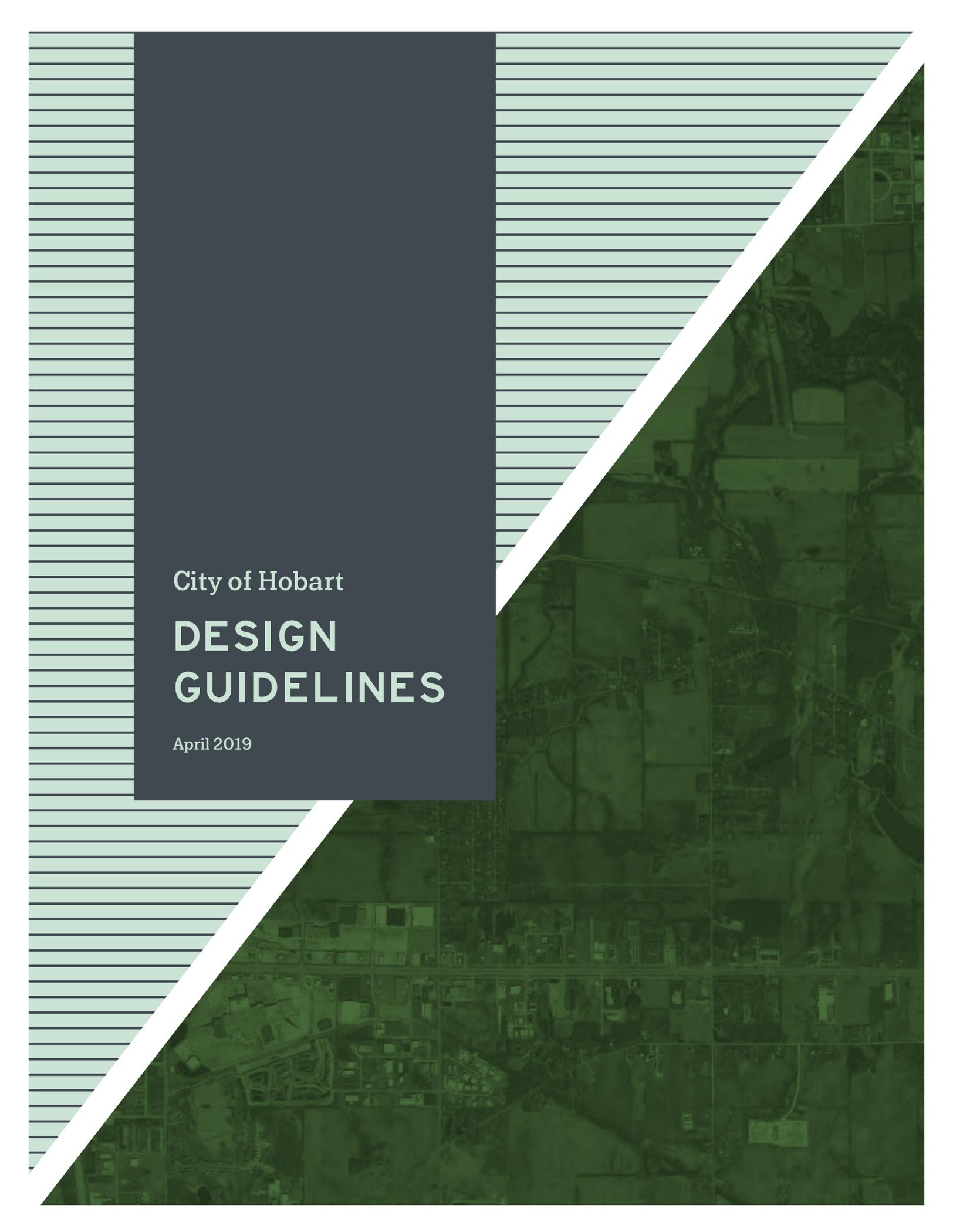
SECTION TWO: The Commission is hereby authorized to incorporate and references as needed the Design Guidelines. This Resolution shall become effective upon approval.

ADOPTED and APPROVED by the Common Council of the City of Hobart, Indiana  
on this 7<sup>th</sup> day of August, 2019

  
\_\_\_\_\_  
Brian K. Snedecor, Presiding Officer

ATTEST:

  
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Deborah A. Longer, Clerk-Treasurer



City of Hobart

# DESIGN GUIDELINES

April 2019



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# PREFACE

# WHAT ARE DESIGN GUIDELINES?

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Design Guidelines function to enhance the character of development in an area. These guidelines, which have been developed through an extensive public outreach and engagement process, provide a basis for decision making regarding new development and redevelopment in the City of Hobart. While the application of the design guidelines can be subjective and allow for flexibility, compliance with the goal of the guidelines, as outlined in the following pages, is expected.

## GUIDING PRIORITIES & TACTICS

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Ongoing discussions with City of Hobart residents and staff helped to identify a number of design priorities. The design guidelines reflect these priorities and the aspirational goals for all new development in the City and should be considered as future changes to the City's zoning ordinance are made.

## EXCELLENCE IN DESIGN

### Principles:

Promote well-designed sites.

Encourage high-quality architectural character.

Improve business signage and wayfinding.

### Tactics:

Require all new developments to utilize site design standards outlined in the Design Guidelines.

Provide developers with a high-quality materials palette to ensure future architectural character aligns with the community's vision.

Update sign standards to limit sign heights and require simple designs with high-quality materials.

## CONNECTIVITY & MOBILITY

### Principles:

Provide vehicular, pedestrian, and bike connections.

Clarify and enrich pedestrian crossings within commercial areas.

### Tactics:

Maintain pedestrian connectivity within a public right-of-way.

Incorporate pedestrian and bicycle connectivity throughout developments, including within surface parking lots.

Include enhanced bicycle amenities in new developments.

## SUSTAINABLE DESIGN

### Principles:

Employ landscape strategies that promote responsible stormwater management and environmental stewardship.

### Tactics:

Incorporate stormwater management strategies into overall site design to minimize impacts on local stormwater system.

Encourage the adaptive reuse of existing buildings.

Utilize recycled and / or local materials.

Encourage use of native species in landscaping.

Minimize impervious surfaces.

## CREATIVITY & PLACEMAKING

### Principles:

Embrace multiple architectural styles, while also paying attention to local context.

Encourage new infill & renovation projects to draw design inspiration from older, traditional buildings in creative new ways.

### Tactics:

Develop a coordinated streetscape experience along corridors, through the use of landscaping and site furnishings.

Locate outdoor café seating / dining areas to accommodate pedestrian traffic.

Incorporate outdoor amenity spaces into site design.

Encourage public art in new developments, such as environmental art, urban graphics, and sculpture.

## PUBLIC REALM

### Principles:

Create neighborhood and site transitions.

Encourage walkability, visual and physical connectivity, and an active street presence.

### Tactics:

Ensure the interaction between building frontages and the public realm are well designed.

Require new surface parking to be screened from the public right-of-way.

Locate taller portion of structures away from neighboring residential buildings.

## HEALTH, SAFETY & OPPORTUNITY

### Principles:

Design environments that are safe and welcoming for pedestrians.

Ensure all environments are accessible and enjoyable for those with disabilities.

### Tactics:

Clearly distinguish pedestrian connections, particularly within surface parking, to accommodate safe travel between developments.

Provide lighting for vehicular parking, travel surfaces, outdoor amenity areas, and service areas.

Ensure all outdoor amenity spaces must be ADA accessible.

Maintain an ADA accessible pedestrian way, with a maximum slope of 5% on all pathways.



# HOW TO USE THESE DESIGN GUIDELINES

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The following Design Guidelines document for the City of Hobart is meant to serve as a supplement to the Hobart Zoning Ordinance. These guidelines are applicable to all zoning districts within the city, with the exception of downtown Hobart's Lake George Commercial Historic District (design guidelines for that district can be accessed [here](#)). This Design Guidelines document is used as a tool by the Plan Commission as a part of the development review process to evaluate all site plans and PUD rezones submitted for review. All applicants should submit a copy of this matrix with indications as to which of the guidelines are being met along with notations that outline how those guidelines are being met and why certain guidelines cannot be achieved. Projects receiving local incentives are subject to additional review.

Any questions regarding these guidelines should be directed to:

**PLANNING & ZONING DEPARTMENT**

**414 MAIN STREET HOBART, INDIANA 46342**

**(219) 942-7985 | [PLANNING@CITYOFHOBART.ORG](mailto:PLANNING@CITYOFHOBART.ORG)**







DESIGN  
GUIDELINES



# SITE DESIGN

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Site Design Guidelines relate to site use, layout, and orientation. This includes relationships between individual site components as well as the relationship between these components, those on adjacent sites, and the public realm.

## Service Areas, Utilities & Screening

*Service, delivery, and utility areas include trash/recycling areas, HVAC and other utility boxes, loading docks, and other necessary functions for the facilitation of service, retail, and industrial industries. This category also includes the utility systems of residential developments. See guidelines on pg. 13.*



## Parking & Access

*This category guides the placement and character of the vehicular realm within developments. This includes surface parking, service access, and connectivity. See guidelines on pg. 15.*



## Landscape Design

*This category addresses the basic aesthetic features of landscaping, including plant species selection and placement. The goal of these guidelines is to enhance community image and the pedestrian environment through landscaping. See guidelines on pg. 19.*



## Sustainable Site Design

*This category addresses features that can be incorporated into site design to better manage stormwater runoff, energy, and invasive species. See guidelines on pg. 23.*



## Building Orientation

*This category guides the placement of buildings on a site, addressing the space or setback between the building and sidewalk. Orientation addresses the interaction between the building frontage and the public realm and, in general, how a building relates to its surroundings. See guidelines on pg. 26.*





# Service Areas, Utilities & Screening

Service, delivery, and utility areas include trash/recycling areas, HVAC and other utility boxes, loading docks, and other necessary functions for the facilitation of service, retail, and industrial industries. This category also includes the utility systems of residential developments.

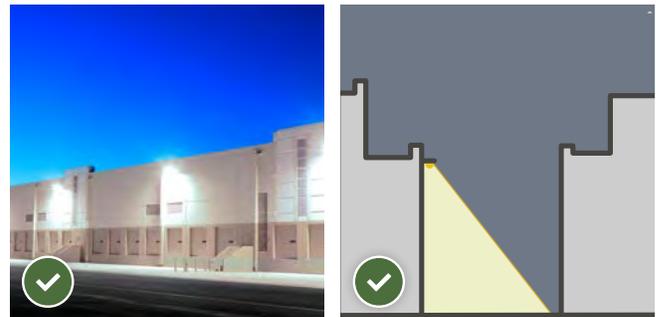
## SD.1: Provide lighting for service areas and utilities.

- Select light fixtures that allow for safe navigation of the area and minimize off-site glare.
- Ensure light fixtures are compatible with the building and site design in size, style, and material.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
 Business  
 Institutional/Office Service  
 Manufacturing

**FIGURE SD.1: SITE LIGHTING BEST PRACTICES**



Service areas should be lit in a way that provides safety for workers while reducing glare to nearby areas.

## SD.2: Service, delivery, and utility areas should be on-site and fully screened or contained within the building and located to minimize visual impacts from pedestrian way.

- See tactics for screening in SD.4

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
 Business  
 Institutional/Office Service  
 Manufacturing

**FIGURE SD.2: SERVICE, DELIVERY AND UTILITY SCREENING**



The service area on the left is screened using wood paneling and decorative walls, while the area on the right is open, creating an unsightly environment.

### SD.3: Mechanical and other utility features should be screened from view from the public realm.

- See tactics for screening in SD.4

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE SD.3: MECHANICAL/UTILITY SCREENING



The screened mechanical area on the left protects the unit from damage and provides for a more controlled, attractive appearance.

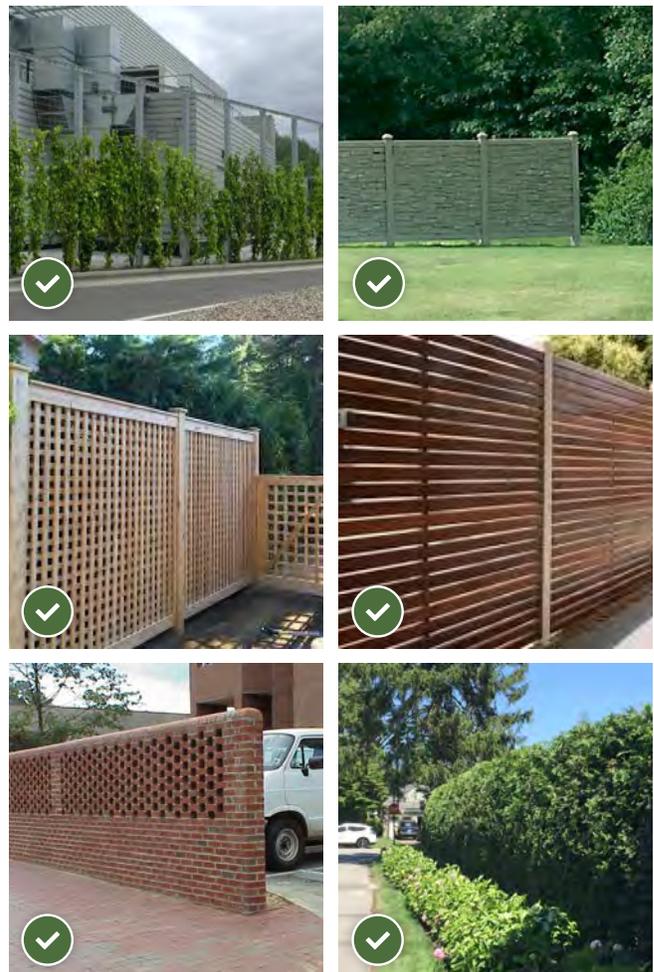
### SD.4: Appropriate screening includes landscaping, walls, fences, hedges, berms, and existing vegetation.

- Use landscaping to complement screening.
- Construct fences of materials such as brick, stone, decorative block, metal, or wood.
- A wall may be topped with a transparent fence.

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE SD.4: EXAMPLES OF SUITABLE SCREENING



# Parking & Access

*This category guides the placement and character of the vehicular realm within developments, including surface parking, service access, and connectivity.*

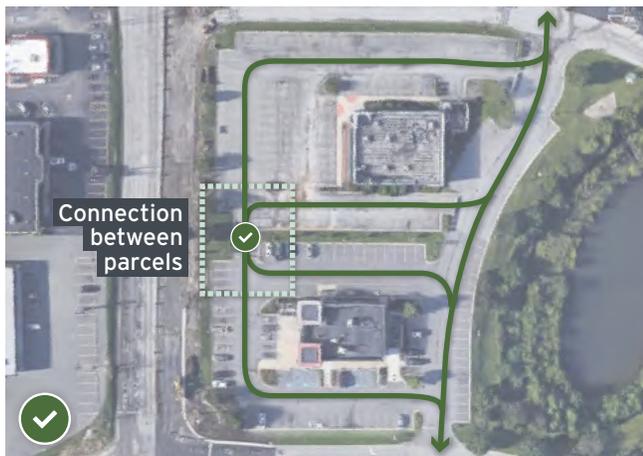
## **SD.5: Shared access should be coordinated with contiguous lots. Access at the side and/or rear of buildings is encouraged.**

- Reduce traffic and pedestrian impacts on surrounding streets through internal vehicular connections.
- Design site plans with multiple vehicular entrances/exits and connections to adjoining properties.

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

**FIGURE SD.5: SHARED ACCESS BETWEEN ADJACENT LOTS**

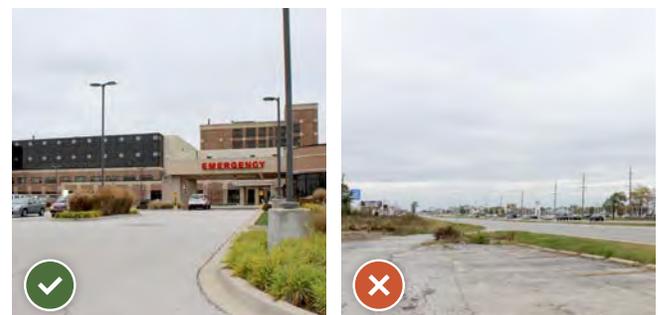


## **SD.6: Entry drives should be appropriate to the size of the development, incorporate signage, lighting, landscaping, and set the tone for the development.**

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

**FIGURE SD.6: ENTRY DRIVE DESIGN**



*The defined entry drive on the left enhances navigation and is more attractive than the open, unmarked entrance on the right.*

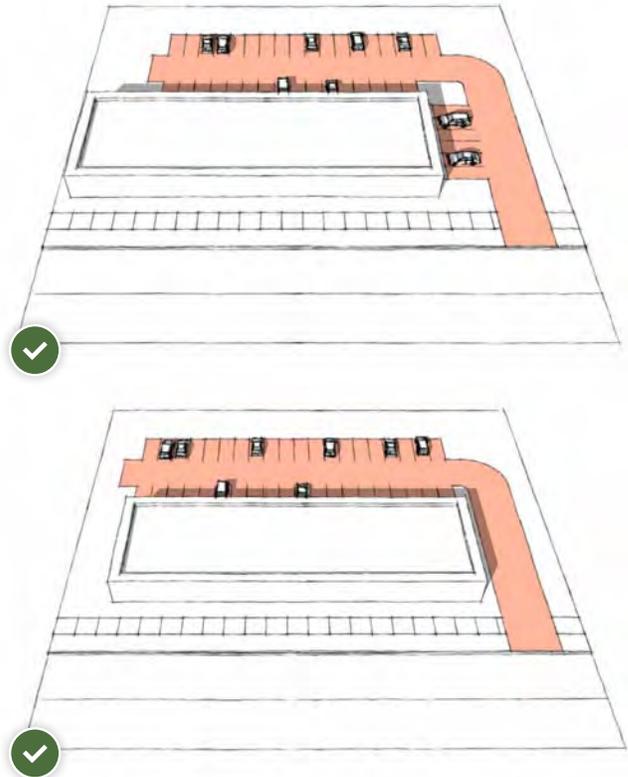
**SD.7: Parking areas, wherever possible, should be located to the side and rear of structures and away from streets and highways, thereby using buildings or other architecture elements as a visual barrier.**

- Locate parking on the side and/or rear of the building to reduce the visual impact of parking and create a more cohesive streetwall.
- Avoid buildings on islands surrounded by parking.

**APPLICABLE TO THE FOLLOWING LAND USES:**

- Multi-Family
- Business
- Institutional/Office
- Service
- Manufacturing

**FIGURE SD.7: PARKING ON SIDE AND REAR OF BUILDING**



## SD.8: Consider “liner buildings” to hide or minimize large expanses of parking and create a complete street atmosphere.

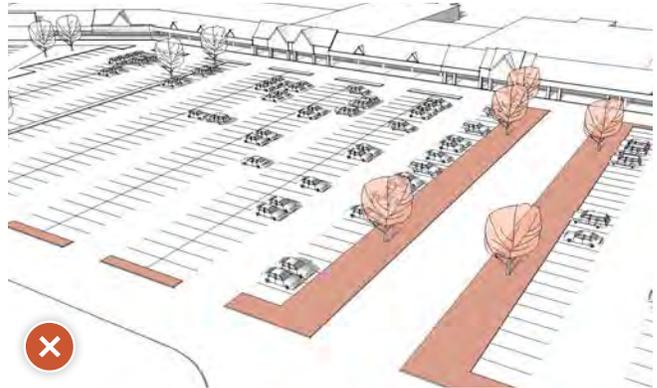
- Use liner buildings in new developments or as infill development on existing sites, as shown in Figure SD.8.
- Encourage liner buildings to add to the human scale of a development and help to create a more pedestrian friendly environment.

APPLICABLE TO THE FOLLOWING LAND USES:

**Business**  
**Institutional/Office Service**  
**Manufacturing**

**FIGURE SD.8:** COMPARISON OF EXISTING CONDITIONS TO PHASE 1 & 2 LINER BUILDINGS

EXISTING CONDITIONS



PHASE 1 LINER BUILDINGS AND STREETScape IMPROVEMENTS  
(ON-STREET PARKING, SIDEWALKS, STREET TREES)



PHASE 2 LINER BUILDINGS AND STREETScape IMPROVEMENTS  
(ON-STREET PARKING, SIDEWALKS, STREET TREES)



## SD.9: Coordinate design elements of a drive-thru with the primary structure.

- Ensure drive-thru elements use similar materials and colors as the primary structure.
- Locate drive-thrus behind the primary structure.

APPLICABLE TO THE FOLLOWING LAND USES:

Business  
Institutional/Office Service

FIGURE SD.9: DRIVE-THRU DESIGN



The drive-thru on the left feels cohesive with the structure as a whole.

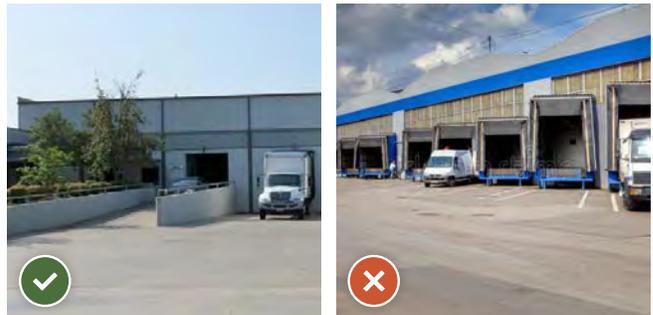
## SD.10: Recess loading areas into the mass of the building or creatively blend them into the landscape using building offsets, screen walls, berms, and other design techniques.

- Use landscaping to supplement screening.

APPLICABLE TO THE FOLLOWING LAND USES:

Business  
Institutional/Office Service  
Manufacturing

FIGURE SD.10: LOADING AREA DESIGN



The recessed loading area on the left reduces space needs and can be more easily screened.

# Landscape Design

*This category addresses the basic aesthetic features of landscaping, including plant species selection and placement. The goal of these guidelines is to enhance community image and the pedestrian environment.*

**SD.11: Use a diverse, coordinated landscape palette to establish visual continuity within a site. Where more than five trees are to be used, mix tree species to avoid creating a monoculture.**



- Utilize analogous and complementary colors when choosing a landscape palette.
- Analogous colors are found next to each other on the color wheel. These colors harmonize and blend together.
- Complementary colors are found opposite from each other on the color wheel. These colors contrast, making each color richer.

**APPLICABLE TO THE FOLLOWING LAND USES:**

- Single-Family
- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

**FIGURE SD.11: EXAMPLES OF EFFECTIVE LANDSCAPE DESIGN**

*ANALAGOUS PLANTING COLORS*



*COMPLEMENTARY PLANTING COLORS*



*MIX TREE SPECIES*



## SD.12: Invasive species are prohibited.

APPLICABLE TO THE FOLLOWING LAND USES:

Single-Family  
Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

- An invasive plant is a non-native plant that infests natural areas and causes environmental or economic harm, or harm to human health.
- Invasive plants decline the wildlife habitat, decrease soil stabilization, increase management expenses, interrupt forest succession, and suppress native plants and wildlife.
- For an extensive list of invasive species in Indiana, visit [indianawildlife.org/wildlife/invasive-plants](http://indianawildlife.org/wildlife/invasive-plants)

FIGURE SD.12: EXAMPLES OF INVASIVE SPECIES IN INDIANA



**ALLIARIA PETIOLATA**  
"GARLIC MUSTARD"



**BERBERIS THUNBERGII**  
"JAPANESE BARBERRY"



**CELASTRUS ORBICULATUS**  
"ORIENTAL BITTERSWEET"



**CENTAUREA STOEBE SPP.**  
**MICRANTHOS** "SPOTTED KNAPWEED"



**EUONYMUS ALATUS**  
"BURNING BUSH"



**LEYMUS ARENARIUS**  
"LYME GRASS"



**LONICERA SPP.**  
"BUSH HONEYSUCKLE"



**MISCANTHUS SINENSIS**  
"CHINESE SILVERGRASS"



**PYRUS CALLERYANA**  
"CALLERY PEAR"



**FRANGULA ALNUS**  
"GLOSSY BUCKTHORN"



**PHRAGMITES AUSTRALIS**  
"COMMON REED"



**ROSA MULTIFLORA**  
"MULTIFLORA ROSE"

## SD.13: Use of native species is encouraged.

APPLICABLE TO THE FOLLOWING LAND USES:

Single-Family  
Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

- Native plants are adapted to the climate and soil in which they live and provide food and habitats necessary for a healthy wildlife population. These plants require less fertilizer, fewer pesticides, less water, and store carbon dioxide effectively.
- Use drought tolerant, native species for large lot landscaping. Groundcover species are encouraged in place of turf.
- For an extensive list of native species in Indiana, visit [indianawildlife.org/wildlife/native-plants](http://indianawildlife.org/wildlife/native-plants)

FIGURE SD.13: EXAMPLES OF NATIVE SPECIES IN INDIANA



**AQUILEGIA CANADENSIS**  
"WILD COLUMBINE"



**ASCLEPIAS TUBEROSA**  
"BUTTERFLY WEED"



**GERANIUM MACULATUM**  
"WILD GERANIUM"



**HAMAMELIS VIRGINIANA**  
"WITCH HAZEL"



**JUNIPERUS COMMUNIS**  
"COMMON JUNIPER"



**LIATRIS ASPERA**  
"ROUGH BLAZING STAR"



**SCHIZACHYRIUM SCOPARIUM**  
"LITTLE BLUESTEM GRASS"



**ASCLEPIAS INCARNATA**  
"SWAMP MILKWEED"



**EURYBIA MACROPHYLLA**  
"BIG-LEAVED ASTER"



**ACER RUBRUM**  
"RED MAPLE"



**ACER SACCHARUM**  
"SUGAR MAPLE"



**GLEDITSIA TRIACANTHOS INERMIS**  
"THORNLESS HONEYLOCUST"

## SD.14: Use appropriate irrigation to establish new plantings and maintain established plantings through dry periods.

- Suggested equipment includes the following:
  - » Drip irrigation i.e. Gator Bags, line emitters, and bubblers.
  - » Overhead irrigation should be limited to turf or micro sprinklers for small areas.
- Discourage watering from 10am-6pm and do not water grass except when establishing new turf.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

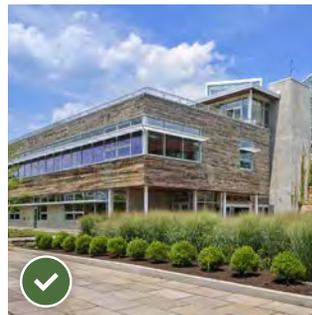
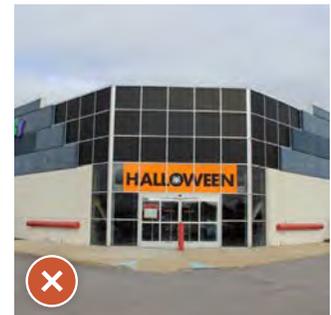
## SD.15: Locate landscape materials to highlight building entries and other important site features.

- Use plantings to define the edges of sidewalks and public amenities.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE SD.15: LANDSCAPING & BUILDING ENTRANCES



*Landscaping is used in the photos on the left to define building entrances, making the space feel more welcoming.*

# Sustainable Site Design

This category addresses features that can be incorporated into site design to better manage stormwater runoff, energy, and invasive species.

## SD.16: Incorporating a combination of stormwater best management practices, or bioretention, is encouraged. Strategies include constructed wetlands, filter strips, vegetated swales, wet ponds, etc.

APPLICABLE TO THE FOLLOWING LAND USES:

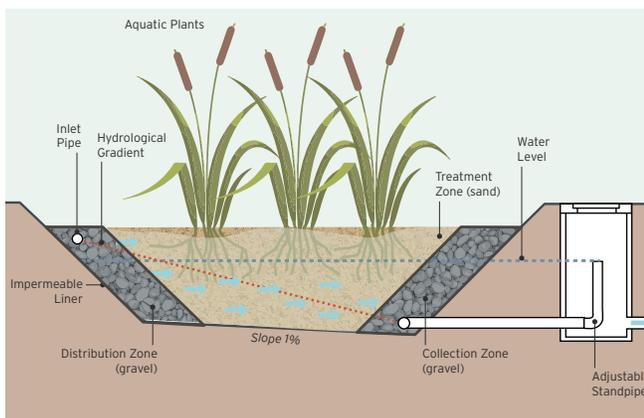
- Single-Family
- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

Stormwater runoff contains pollutants that are picked up from impervious surfaces, such as sediment, oil, salt, and nutrients associated with fertilizer and plant material. Sustainable stormwater management solutions work to filter and clean stormwater.

- Keep in mind basic principles when considering sustainable design strategies:
  - » Water flows downhill
  - » The steeper the slope, the straighter the path, and the smoother the surface, the higher the energy of the moving water.
  - » On-site retention/detention significantly reduces flood risk for the surrounding area.
- Reference the Hobart Stormwater Management Ordinance to learn more about best practices for stormwater management post-construction.

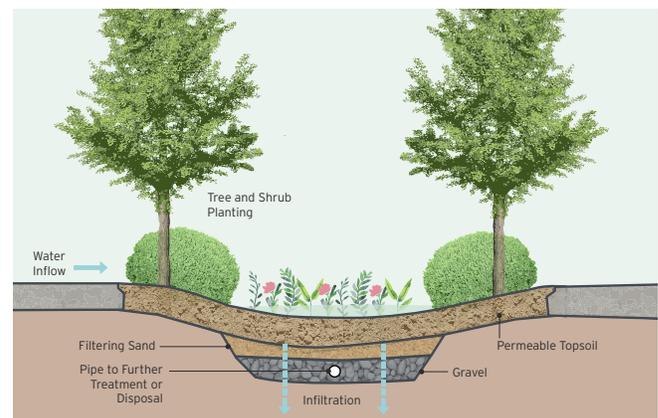
FIGURE SD.16: ILLUSTRATED BIORETENTION TECHNIQUES

### CONSTRUCTED WETLANDS



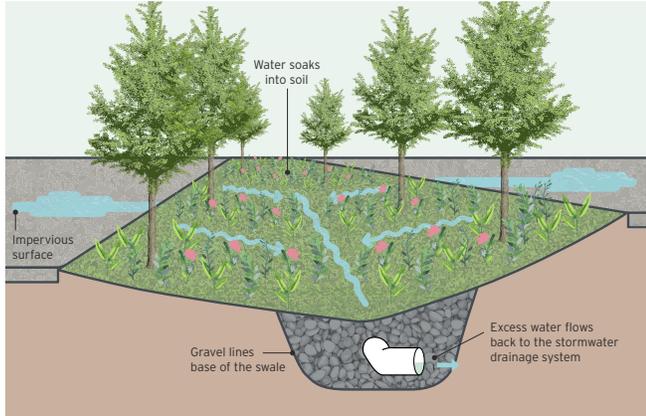
Natural wetlands filter pollutants from water before it makes its way to lakes, streams and oceans. Constructed wetlands replicate these functions using vegetation and soils to improve water quality. Constructed wetlands consist of a shallow depression in the ground planted with wetland plants such as cattails and bulrushes. They are designed to control the flow of water from the inlet pipe, through the gravel, so water spreads evenly among the wetlands plants.

### FILTER STRIPS



Filter strips are gently sloping vegetated strips of land that allow for slow conveyances and infiltration of water. These strips are designed to accept stormwater runoff from nearby development and treat the water through vegetative filtering, so water that reaches a nearby water collection, treatment, or disposal system contains fewer particulate pollutants.

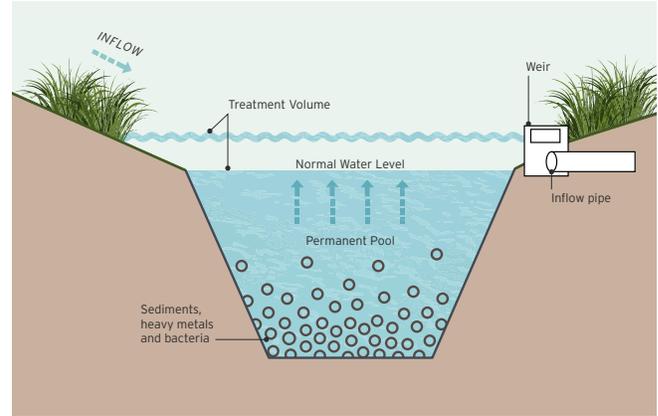
**VEGETATED SWALE**



Vegetated swales are shallow, broad channels used to reduce stormwater volume, improve water quality through infiltration and filtering, and reduce runoff velocity.

Swales can be designed as dry swales or wet swales. Dry swales utilize highly permeable soils and an underdrain to allow water to drain away from the surface quickly after a storm event. Wet swales retain water and stay at a marshy condition with the support of aquatic vegetation.

**WET POND**



Wet ponds are constructed ponds designed to capture stormwater runoff from nearby impervious surfaces to mitigate flooding and improve water quality.

Retaining stormwater runoff in a wet pond holds the water for a long period of time, allowing pollutants and sediments to settle. Water is released to the stormwater drainage system over a matter of days instead of hours, which relieves flooding.

Pollutants collected in the bottom of the wet pond can later be removed and properly disposed of.

**SD.17: Utilize green roofs, trees, and vegetation to reduce heat island effect and reduce the need for heating/cooling.**

As cities build more roofs and roads, more heat is trapped and retained in these dark surfaces, causing more heat in the surrounding area.

- Increase the amount of vegetation—in the form of trees, green roofs, or public parks to allow for cooling through evapotranspiration.
- Plant trees strategically, on the east and west sides of buildings, ideally shading AC units, windows, and roofing.

**APPLICABLE TO THE FOLLOWING LAND USES:**

- Single-Family
- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

**FIGURE SD.17: GREEN ROOFS AND VEGETATION**



**SD.18: Elongate buildings along the east-west axis to maximize north-south exposure for daylighting, when appropriate.**

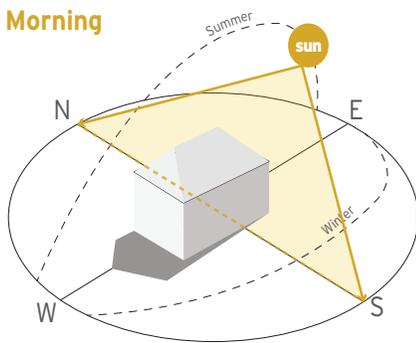
- Use daylighting to illuminate building interiors during the day and reduce the need for electric lighting.
- Elongate buildings on the east-west axis to provide minimal exposure to the east and west sides, which are the most difficult sides to shade due to the low angle of the sun in the morning and late afternoon.

APPLICABLE TO THE FOLLOWING LAND USES:

Single-Family  
Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

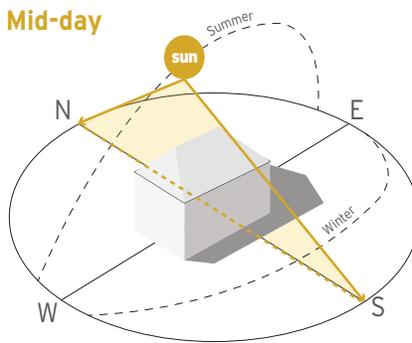
FIGURE SD.18: DAYLIGHTING DIAGRAM

**Morning**



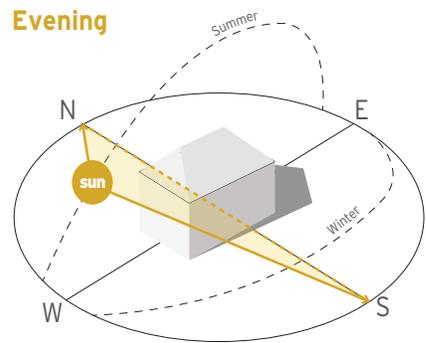
*In the morning, the sun is positioned low in the sky, casting light from the east.*

**Mid-day**



*Midday, the sun is positioned high in the sky, casting light from the south. At mid-day in the winter, there will be direct southern exposure, which will reduce the need for heating. At mid-day in the summer, the sun is high in the sky, reducing the need for cooling.*

**Evening**



*In the evening, sun is positioned low in the sky and casting light from the west.*

**SD.19: If a site is within 1/4 mile of a bus stop, include measures to increase transportation access. This could include construction of a bus turnaround on development property, construction of additional shared use (bike and pedestrian) paths, or additional easements for the provision or enhancement of transit.**

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

# Building Orientation

This category guides the placement of buildings on a site, addressing the space or setback between the building and sidewalk. Orientation addresses the interaction between the building frontage and the public realm and, in general, how a building relates to its surroundings.

## SD.20: Buildings located at the termination of an arterial or collector street should take advantage of views to the site, providing a focal point and adding visual interest.

- See more details on building orientation in the Zoning Standards document.

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE SD.20: TERMINAL VIEWSHED



The development in the top diagram creates a focal point at the end of the street, with an entrance centered along the intersecting road. The development in the bottom photo does not create the same level of interest, and is not oriented to address the intersecting street.

## SD.21: Buildings should frame a corner or enclose a “main street” type corridor.

- Orient a building's primary functional entry to face a street. Orienting a primary entrance to a public plaza or other prominent public space is also appropriate.
- If a building fronts two or more prominent public spaces or streets, orient to as many of them as is feasible.

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service

FIGURE SD.21: BUILDING ORIENTATION



The development in the top diagram engages the street corner with parking located behind the building, while the development in the bottom diagram has parking fronting the buildings at the corner.

# DEVELOPMENT & ARCHITECTURAL CHARACTER

---

Development and Architectural Character Guidelines relate to the design of buildings as well as their relationship to their surroundings. Elements such as building height, scale, and materials are designed to encourage high quality development suitable for the current character and future vision for Hobart.

## Building Mass, Scale, & Articulation

*This section guides the size and form of individual buildings to ensure appropriate height and placement in relation to their surroundings. Articulation techniques promote a more human scale for building design by dividing building mass into smaller parts. See guidelines on pg. 29.*



## Design Elements & Architectural Features

*This section guides the placement, style, and scale of elements such as windows, doors, and materials at both the ground and upper stories. These features establish a building's character and enhance a sense of place. See guidelines on pg. 33.*





# Building Mass, Scale & Articulation

*This section guides the size and form of individual buildings to ensure appropriate height and placement in relation to their surroundings. Articulation techniques promote a more human scale for building design by dividing building mass into smaller parts.*

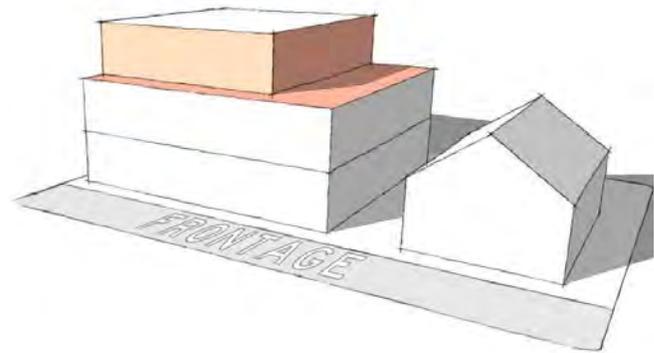
### DA.1: Locate taller portion of structures away from neighboring residential buildings.

- Utilize a stepped approach to building design in order to transition between surrounding buildings at a smaller scale.

#### APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE DA.1: NEIGHBORHOOD TRANSITIONS



*Setbacks utilized in the photo and diagram above are designed to reduce the visual impact of height from adjacent residential structures.*

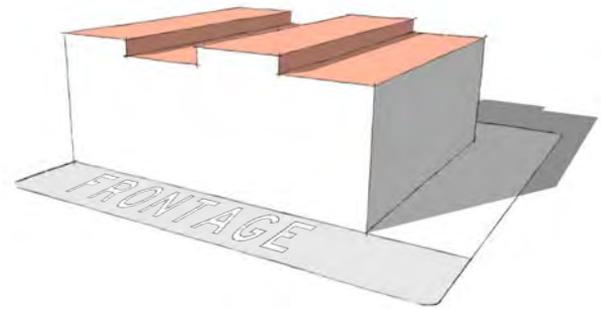
## DA.2: Vary cornice lines and roof heights to create visual interest.

- Alternate the heights of individual modules in a building to help break up large buildings and create visual interest.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE DA.2: VARIATION OF ROOF HEIGHTS



*Roofline variations in the photo and diagram above help to create the illusion of a number of smaller buildings.*

## DA.3: Incorporate balconies to create depth and interest on building façades.

- Express different modules of a building by integrating balconies in the building façade.
- Use of balconies to provide shade for the sidewalk or lower balconies is encouraged.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family

FIGURE DA.3: BALCONIES ON FACADE



*The balconies in the above photo create depth and shade on the building's façade.*

**DA.4: Buildings with continuous facades that are 100 feet or greater should be designed with architectural details or relief in the façade to mitigate monotony in a fashion that is compatible with adjacent development.**

- These features should be located to maximize visual effect along public rights-of-way and across from different zoning uses such as residential, and around entry points.
- Include a minimum of four (4) of the following features in building design:
  - » six (6) external corners to mitigate monotony
  - » horizontal reveals
  - » parapet offsets
  - » change in color or texture every 250 feet
  - » architectural features
  - » storefront glazing
  - » accent colors

**APPLICABLE TO THE FOLLOWING LAND USES:**

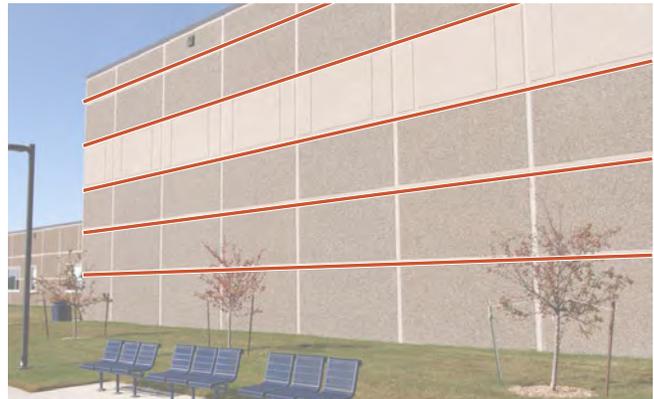
- Multi-Family**
- Business**
- Institutional/Office Service**
- Manufacturing**

**FIGURE DA.4: ARCHITECTURAL FEATURES**

*SIX EXTERNAL CORNERS*



*HORIZONTAL REVEALS*



*PARAPET OFFSETS*



*examples continue on the following page >*

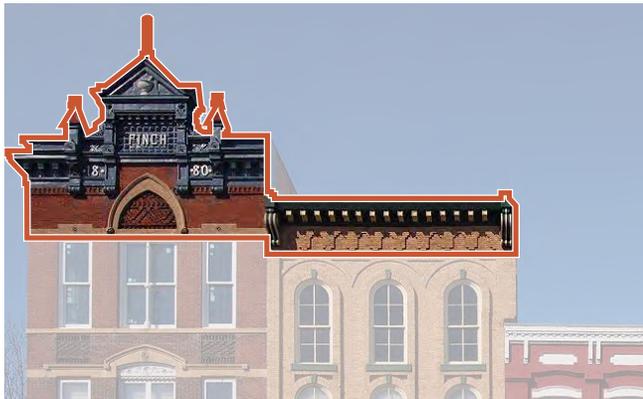
COLOR/MATERIAL CHANGE



STOREFRONT GLAZING



ARCHITECTURAL FEATURES



COLOR ACCENTS



# DEVELOPMENT & ARCHITECTURAL CHARACTER

## Design Elements and Architectural Features

This section guides the placement, style, and scale of elements such as windows, doors, and materials at both the ground and upper stories. These features establish a building's character and enhance a sense of place.

### GENERAL FACADE CHARACTER

**DA.5: Colors, patterns, and quality of materials shall create a unified building form and convey a sense of human scale.**

- Scale materials and patterns in context with their use on the building.
- Use finely-grained materials and patterns to provide greater texture and visual interest nearer the ground level, especially when adjacent to the pedestrian right-of-way.

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE DA.5: UNIFIED BUILDING FORM & COLOR



The use of a variety of colors and high quality materials set a high bar for design and distinguish themselves from monotone buildings constructed of one material.

## DA.6: Design windows to create depth and shadow on façade.

- Design windows to appear “punched” into a wall rather than “pasted.”

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service

FIGURE DA.6: RECESSED WINDOWS CREATE DEPTH



Windows that are set back into the structure give the building in the above photo more depth.

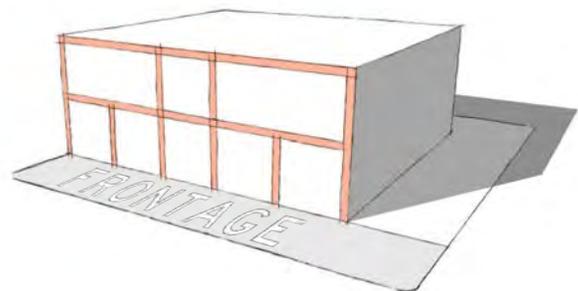
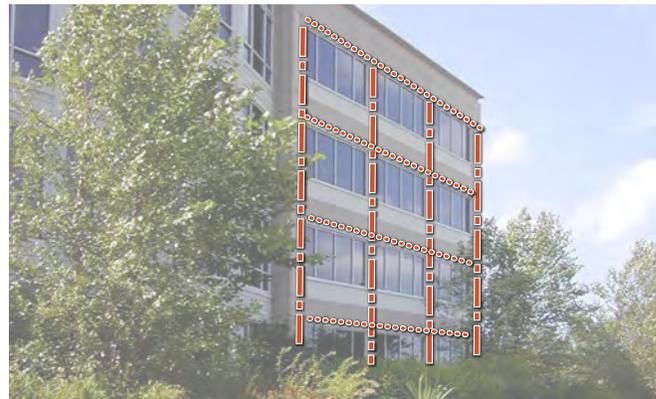
## DA.7: Locate and space windows to express individual modules of space, establish scale, and create rhythm along a block.

- Provide consistent horizontal spacing between windows on a floor, vertically aligning windows on upper and lower floors.
- Provide a common head height for windows on a single floor. Minor deviations may be appropriate for an accent, but vertical alignment and horizontal spacing should remain consistent.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE DA.7: WINDOW SPACING



The windows in the photo and diagram above are organized to define spaces and create rhythm.

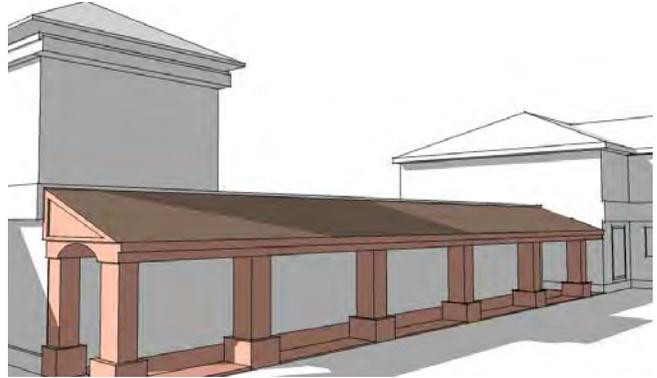
## DA.8: Consider arcades, screens, pergolas, vertical trellises, and landscaping to address windowless façade areas.

- Use these architectural details to add visual interest and create a more active or softened appearance on a windowless façade.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE DA.8: SOLUTIONS TO ADDRESS WINDOWLESS FACADES  
ARCADE



SCREENS AND LANDSCAPING



PERGOLAS



VERTICAL TRELLISES



## GROUND FLOOR DESIGN & PRIMARY ENTRANCES

---

**DA.9:** For buildings with multiple stories, use materials and features to define the ground floor and add visual interest. Windows, display areas, canopies, awnings, wall art, and other architectural features integral to the building are encouraged.

- Use architectural features that define the first floor to provide interest at a human scale.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE DA.9: STOREFRONTS DEFINING GROUND FLOOR



The building pictured uses a cantilevered canopy to define the first floor and identify different modules of space.

**DA.10:** Buildings should have a cohesive architecture treatment on all facades as well as on any solid screening elements such as walls.

APPLICABLE TO THE FOLLOWING LAND USES:

Single-Family  
Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE DA.10: COHESIVE FACADE TREATMENT



The use of brick and the design of the windows is consistent throughout the above building.

**DA.11: Building entrances should be defined and articulated by architectural elements such as lintels, pediments, columns, and other design elements appropriate to the architectural style and details of the building.**

- The location, orientation, proportion, and style of doors must reflect the chosen style of the building.

**APPLICABLE TO THE FOLLOWING LAND USES:**

- Single-Family
- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

**FIGURE DA.11: ARTICULATED ENTRANCES WITH CANOPIES**



*A distinctive overhead canopy marks the entrance in the top photo, while the building in the bottom photo uses a pediment style porte-cochère to define its entrance.*

# LIGHTING

---

**DA.12: Light fixtures affixed to building facades should be designed to coordinate with overall building architecture and site design.**

APPLICABLE TO THE FOLLOWING LAND USES:

- Single-Family
- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE DA.12: FACADE LIGHT FIXTURES



*The black gooseneck light fixtures pictured above pair well with the adjacent black cantilevered canopies.*

---

**DA.13: Lighting should be used to highlight distinctive features of a building.**

- Highlight features including the building entrance, architectural details, signs, outdoor use areas, and public art.
- Utilize low levels of luminescence for architectural lighting to minimize the impact on neighboring properties.

APPLICABLE TO THE FOLLOWING LAND USES:

- Single-Family
- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE DA.13: FACADE LIGHT HIGHLIGHTS BUILDING FEATURES



*The extruded entrance of this building is highlighted with light fixtures framing the door.*

## DA.14: Signage located on buildings shall be designed to be integrated into the building and overall façade.

- Signs should be compatible with architectural pattern, style, and fenestration of the building.

APPLICABLE TO THE FOLLOWING LAND USES:

Business  
Institutional/Office Service  
Manufacturing

FIGURE DA.14: SIGNAGE INTEGRATED IN FACADE DESIGN



*The modern sans serif logo and typeface used in the top photo highlight the geometric architecture of the building. The delicate, curvy nature of the signage in the bottom photo, along with the traditional blade sign, pair well with the historic architecture of the building.*



# PUBLIC REALM

---

Public Realm guidelines relate to the elements in the streetscape and pedestrian realm both within the public right-of-way and development sites.

## Streetscape & Parking Lot Character

*This section guides the character and development of public streetscapes, parking lots, plazas, sidewalks, outdoor café seating areas, and all other paved public or quasi-public spaces. The goal is to create a consistent streetscape character and enhance the community's sense of place. See guidelines on pg. 43.*



## Site Furnishings & Public Art

*Site furnishings may include lighting, benches, chairs, tables, waste receptacles, bike racks, planters, and other furnishings designed for outdoor use. This section focuses on using site furnishings and public art to create vibrant outdoor spaces within a development and the public right of way. See guidelines on pg. 45.*



## Lighting

*Lighting should be used to create inviting and safe public spaces, while also limiting light pollution. This section guides how lighting should be used in a manner compatible with the surrounding buildings and environment. See guidelines on pg. 49.*



## Signage & Wayfinding

*Signage and wayfinding is not only important for pedestrian and vehicular movement, but also for community character and aesthetics. This section guides the development of new signs and the renovation of existing signage. See guidelines on pg. 51.*





# Streetscape & Parking Lot Character

This section guides the character and development of public streetscapes, parking lots, plazas, sidewalks, outdoor café seating areas, and all other paved public or quasi-public spaces. The goal is to create a consistent streetscape character and enhance the community's sense of place.

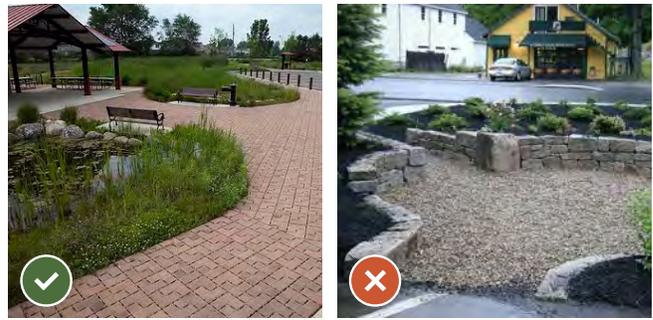
## PR.1: Masonry pavers, stamped concrete, and other durable, fixed pavement/surfacing are recommended in the public realm.

- Non-fixed surfacing such as decomposed granite is not permitted.
- Permeable/porous pavers are encouraged to mitigate stormwater runoff.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE PR.1: PAVERS IN PUBLIC REALM



Masonry pavers create an inviting entrance and seating area next to a public gazebo. An open space filled with gravel does not have the same appeal.

## PR.2: Landscaping should be used to enhance the public realm. Plantings should be incorporated to define edges, enhance and direct views, and promote pedestrian use and enjoyment.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE PR.2: USE OF LANDSCAPING



Plants and trees define the street edge, while also adding texture and depth to the public realm. Areas without landscaping can feel bare and unwelcoming.

### PR.3: Develop a coordinated streetscape experience along corridors.

- Coordinate elements such as pavers, light posts, planters, trash receptacles and tree grates from one development to the next.
- See PR.6 on pg. 46 for corridor palette.

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE PR.3: COORDINATED STREETScape



*The elements of this streetscape are consistent and create a cohesive feel.*

### PR.4: Paving materials and installation patterns shall complement the building design and site utilization.

- Color, form, geometry, orientation, and locations of materials should all be considered.

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE PR.4: PAVERS COMPLEMENT BUILDING DESIGN



*Both the color and the linear pattern created by the pavers in this development complement the adjacent building's architectural features.*

# Site Furnishings & Public Art

Site furnishings may include lighting, benches, chairs, tables, waste receptacles, bike racks, planters, and other furnishings designed for outdoor use. This section focuses on using site furnishings and public art to create vibrant outdoor spaces within a development and the public right of way.

FIGURE PR.5: SITE FURNISHINGS



Elements such as pedestrian-scale decorative light posts, tables and chairs, trash bins, and bollards along the inner shared street make this development feel like a welcoming and people-oriented space.

**PR.5: Incorporate site furnishings—including, but not limited to: benches, trash receptacles, bollards, and pedestrian-scale lighting, into all new streetscape and site development projects.**

- Locate site furnishings so they do not impede pedestrian or vehicular circulation and access.
- Ensure all pedestrian ways are Americans with Disabilities Act (ADA) accessible. ADA Standards for Accessible Design is available free online at <http://www.ada.gov/stdspdf.htm>.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

**PR.6: All exterior light standards, tree grates, seating, etc. shall include durable dark finished metal, wood, or other similar materials.**

- Alternative color and material variations will be considered when the design of the site furnishings is directly related to the architectural materials and treatment of the building.

**APPLICABLE TO THE FOLLOWING LAND USES:**

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

**FIGURE PR.6: CONTEMPORARY DARK & WOOD PALETTE**



*The above material palette was ranked highest by respondents to the Hobart Corridor Design Guidelines Online Survey 2. More traditional site furnishings using wood also ranked highly, as well black metal furnishings.*

## PR.7: Locate site furnishings to animate the public realm and accommodate active and passive use.

- Locate site furnishings in the most active area of a site, such as along a walkway or near the building entry.

### APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE PR.7: STRATEGIC PLACEMENT OF SITE FURNISHINGS



Seating located adjacent to the entrance of a building is more likely to be utilized than seating that is separated from the rest of the site.

## PR.8: Outdoor site furniture is encouraged to incorporate artistic elements or be designed as a work of public art.

### APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service

FIGURE PR.8: ARTISTIC WOOD BENCH



Custom or uniquely designed site furniture, such as this curved bench with embedded planter, can animate public spaces by making them more inviting and interesting.

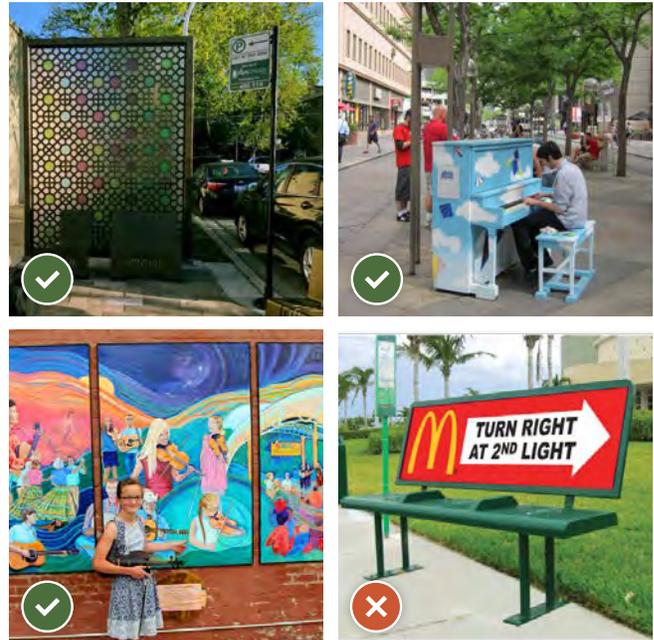
**PR.9: Public art, such as environmental art, urban graphics, and sculptures, is recommended and encouraged for new developments.**

- Consider the social context and other uses of the space when choosing art installations.
- Artwork that serves as gateway features to an area or development is encouraged.
- Construct permanent public art out of durable and vandal-resistant materials.
- Public art that is used as a vehicle for private advertising is prohibited.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business

FIGURE PR.9: PUBLIC ART EXAMPLES



Public art that is interactive or reflects the context and history of a place helps create a sense of place.

# Lighting

Lighting should be used to create inviting and safe public spaces, while also limiting light pollution. This section guides how lighting should be used in a manner compatible with the surrounding buildings and environment.

## PR.10: Utilize pedestrian-scale lighting for pedestrian corridors.

- Use light bollards or small-scale light fixtures with down-lighting to illuminate a pedestrian walkway.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE PR.10: PEDESTRIAN SCALE LIGHTING



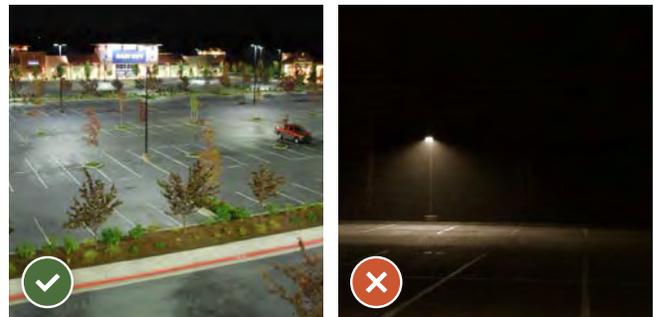
The decorative light posts that line this pedestrian path are designed at a scale that indicates that this place is for people.

## PR.11: Provide lighting for vehicular parking, travel surfaces, outdoor amenity areas, and service areas. Lighting should enhance and improve the pedestrian realm.

APPLICABLE TO THE FOLLOWING LAND USES:

Multi-Family  
Business  
Institutional/Office Service  
Manufacturing

FIGURE PR.11: WELL-LIT PUBLIC REALM



Modern LED lighting provides a more even dispersion of light makes parking and service areas feel safer at night.

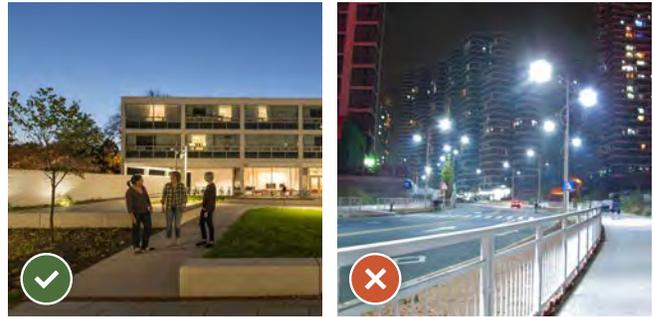
## PR.12: Utilize LED lighting to provide better control of light distribution and improved uniformity, as well as for energy and cost savings.

- Ensure the Kelvin (or color temperature) of the LED bulbs selected is appropriate for the setting.
- Use a warm-white color between 3,500k-4,000k to support natural Circadium rhythms.
- Avoid cool-white colors in public spaces, closer to 6,000k, as they often appear blue and have potential health implications for humans and animals.
- Use warmer-white lights in more residential settings, around 3,000k.
- Use lighting to highlight architectural elements. Architectural lighting is appropriate in a warmer color range, typically between 2,500k-2,700k.

### APPLICABLE TO THE FOLLOWING LAND USES:

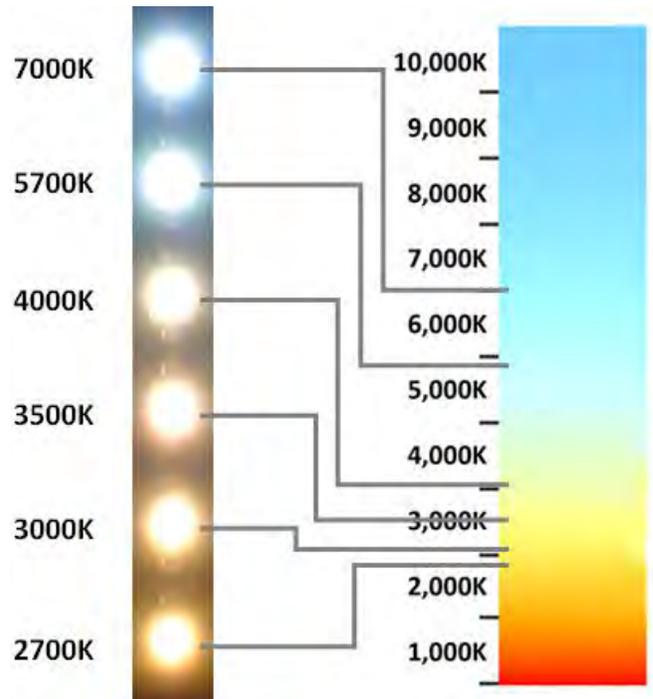
Multi-Family  
 Business  
 Institutional/Office Service  
 Manufacturing

FIGURE PR.12: WELL-LIT PUBLIC REALM



Lighting of a lower Kelvin creates warmer, more welcoming public spaces.

### BASIC LED REFERENCE      KELVIN COLOR TEMPERATURE SCALE



The photograph above outlines various LED bulb color temperatures, which corresponds to the Kelvin color temperature scale on the right.

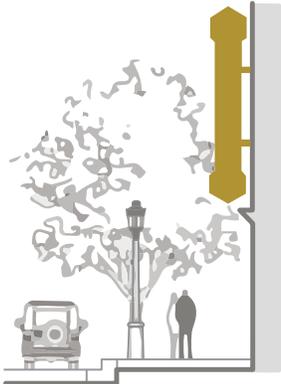
# PUBLIC REALM

## Signage & Wayfinding

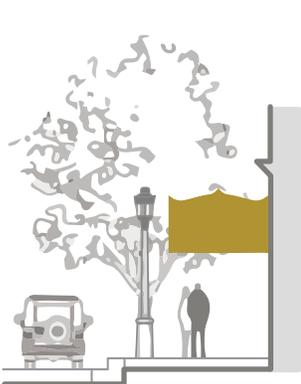
Signage and wayfinding is not only important for pedestrian and vehicular movement, but also for community character and aesthetics. This section guides the development of new signs and the renovation of existing signage.

### PR.13: Select signage type appropriate for development.

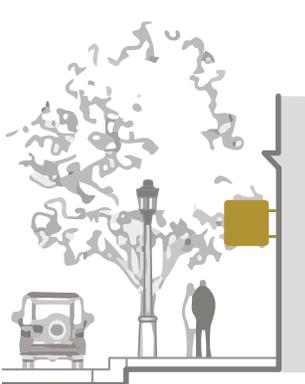
FIGURE PR.13: SIGN TYPOLOGY DIAGRAM



**GRAND PROJECTING SIGN**  
 APPROPRIATE FOR:  
 Multi-Family  
 Business



**MARQUEE SIGN**  
 APPROPRIATE FOR:  
 Multi-Family  
 Business



**BLADE/PROJECTING SIGN**  
 APPROPRIATE FOR:  
 Multi-Family  
 Business  
 Institutional/Office Service



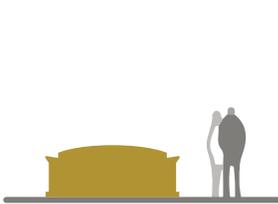
**WINDOW SIGNS**  
 APPROPRIATE FOR:  
 Multi-Family  
 Business  
 Institutional/Office Service



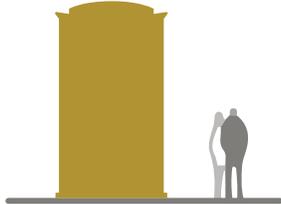
**WALL SIGN**  
 APPROPRIATE FOR:  
 Multi-Family  
 Business  
 Institutional/Office Service  
 Manufacturing



**AWNING SIGN**  
 APPROPRIATE FOR:  
 Business  
 Institutional/Office Service



**MONUMENT SIGN**  
 APPROPRIATE FOR:  
 Single-Family  
 Multi-Family  
 Business  
 Institutional/Office Service  
 Manufacturing



**MULTI-TENANT SIGN**  
 APPROPRIATE FOR:  
 Business  
 Institutional/Office Service  
 Manufacturing

**PR.14: Limit the number of colors on a sign. Maintain a neutral color palette. Dark signage with light lettering is easiest to read.**

- Use individual letters on signs (including but not limited to: internally illuminated channel letters, logos or script; illuminated or non-illuminated pin-mounted letters, logos or script; or, plaque with raised or routed letters, logos or script).
- Raceway Mounted Signs are permitted (including but not limited to: channel letters, logos or script).
- Internally illuminated panel/box signs are not permitted.

APPLICABLE TO THE FOLLOWING LAND USES:

- Single-Family
- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE PR.14: SIGN COLOR



The sign on the left uses a neutral, coordinated color palette with internally lit lettering, which gives it an upscale appearance. The sign on the right is difficult to read due to the the number of colors used and the flat lettering.

**PR.15: On multi-tenant signage, standard corporate fonts may be used, but color palette must be consistent throughout.**

- Design multi-tenant signage, such as directory signage, to have a cohesive and unified appearance, minimizing visual clutter.

APPLICABLE TO THE FOLLOWING LAND USES:

- Multi-Family
- Business
- Institutional/Office Service
- Manufacturing

FIGURE PR.15: MULTI-TENANT LOGO SIGNS



Multi-tenant signage that use corporate logos in one color create a more cohesive appearance.

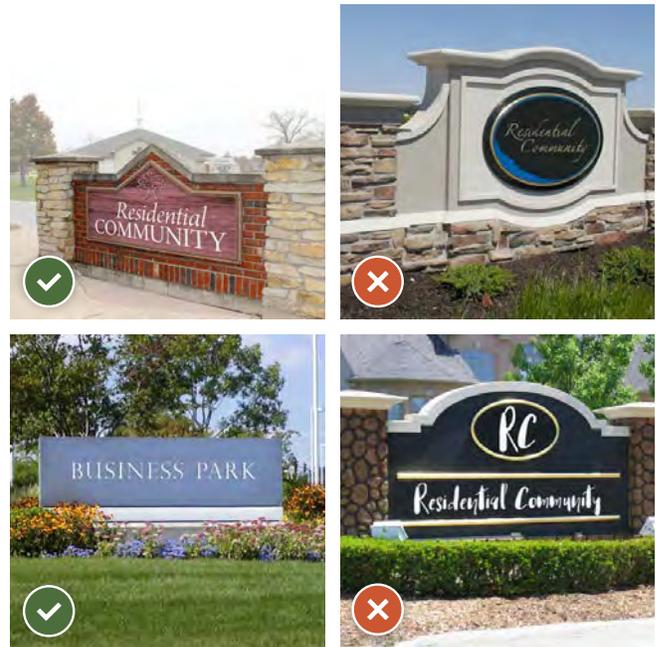
## PR.16: Select letter styles and sizes appropriate for the intended use.

- Use typefaces that complement the overall façade character.
- Do not use intricate, hard-to-read script, or display typefaces.

APPLICABLE TO THE FOLLOWING LAND USES:

Single-Family  
 Multi-Family  
 Business  
 Institutional/Office Service  
 Manufacturing

FIGURE PR.16: SIGN LETTERING



The signs on the left use typography that suits the style of the sign while still being readable. The more decorative script fonts on the right are more difficult to read from a distance.

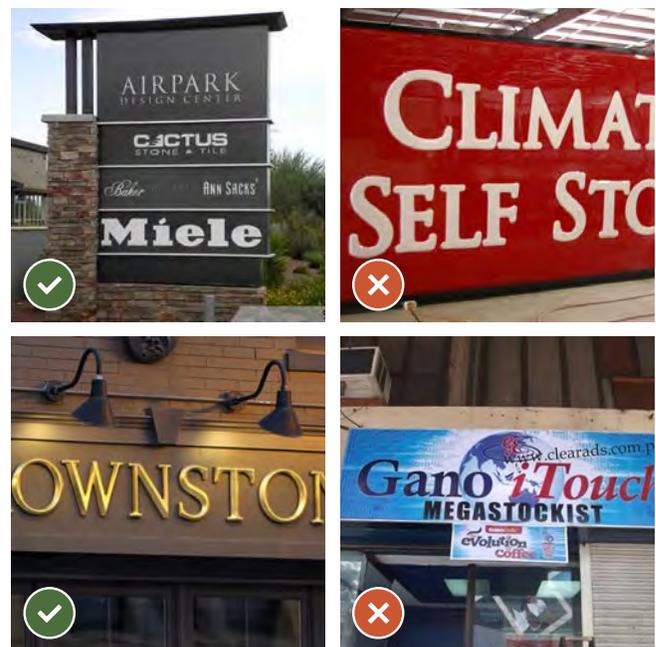
## PR.17: Signs should be made of high-quality and durable materials.

- Where applicable and feasible, choose materials that were used or could have been used at the time the building or buildings in the surrounding vicinity were erected. Durable substitute materials with the same appearance may be appropriate.

APPLICABLE TO THE FOLLOWING LAND USES:

Single-Family  
 Multi-Family  
 Business  
 Institutional/Office Service  
 Manufacturing

FIGURE PR.17: SIGN MATERIALS



High quality materials that suit the style of the development help create a sense of place.

# DESIGN GUIDELINES PRIORITY MATRIX

This Design Guidelines document is used as a tool by the Plan Commission as a part of the development review process to evaluate all site plans and PUD rezones submitted for review. All applicants should submit a copy of the matrix worksheet (as provided by the City of Hobart Planning and Zoning Department) with indications as to which of the guidelines are being met along with notations that outline how those guidelines are being met and why certain guidelines cannot be achieved. Projects receiving local incentives are subject to additional review.

**y** = APPLICABLE

GUIDELINES	SINGLE-FAMILY	MULTI-FAMILY	BUSINESS RETAIL ENTERTAINMENT DINING	INSTITUTIONAL/ OFFICE SERVICE INSTITUTIONAL PROFESSIONAL SERVICE PERSONAL SERVICE	MANUFACTURING
	SITE DESIGN				
SD.1: Provide lighting for service areas and utilities. (See more on pg. 13)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
SD.2: Service, delivery, and utility areas should be on-site and fully screened or contained within the building and located to minimize visual impacts from pedestrian way. (See more on pg. 13)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
SD.3: Mechanical and other utility features should be screened from view from the public realm. (See more on pg. 14)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
SD.4: Appropriate screening includes landscaping, walls, fences, hedges, berms, and existing vegetation. (See more on pg. 14)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
SD.5: Shared access should be coordinated with contiguous lots. Access at the side and/or rear of buildings is encouraged. (See more on pg. 15)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
SD.6: Entry drives should be appropriate to the size of the development, incorporate signage, lighting, landscaping, and set the tone for the development. (See more on pg. 15)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
SD.7: Parking areas, wherever possible, should be located to the side and rear of structures and away from streets and highways, thereby using buildings or other architecture elements as a visual barrier. (See more on pg. 16)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>

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SD.8: Consider “liner buildings” to hide or minimize large expanses of parking and create a complete street atmosphere. (See more on pg. 17)			y	y	y
SD.9: Coordinate design elements of a drive-thru with the primary structure. (See more on pg. 18)			y	y	
SD.10: Recess loading areas into the mass of the building or creatively blend them into the landscape using building offsets, screen walls, berms, and other design techniques. (See more on pg. 18)			y	y	y
SD.11: Use a diverse, coordinated landscape palette to establish visual continuity within a site. Where more than five trees are to be used, mix tree species to avoid creating a monoculture. (See more on pg. 19)	y	y	y	y	y
SD.12: Invasive species are prohibited. (See more on pg. 20)	y	y	y	y	y
SD.13: Use of native species is encouraged. (See more on pg. 21)	y	y	y	y	y
SD.14: Use appropriate irrigation to establish new plantings and maintain established plantings through dry periods. (See more on pg. 22)		y	y	y	y
SD.15: Locate landscape materials to highlight building entries and other important site features. (See more on pg. 22)		y	y	y	y
SD.16: Incorporating a combination of stormwater best management practices, or bioretention, is encouraged. Strategies include constructed wetlands, filter strips, vegetated swales, wet ponds, etc. (See more on pg. 23)	y	y	y	y	y
SD.17: Utilize green roofs, trees, and vegetation to reduce heat island effect and reduce the need for heating/cooling. (See more on pg. 24)	y	y	y	y	y
SD.18: Elongate buildings along the east-west axis to maximize north-south exposure for daylighting, when appropriate. (See more on pg. 25)	y	y	y	y	y

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SD.19: If a site is within 1/4 mile of a bus stop, include measures to increase transportation access. This could include construction of a bus turnaround on development property, construction of additional shared use (bike and pedestrian) paths, or additional easements for the provision or enhancement of transit. (See more on pg. 25)		y	y	y	y
SD.20: Buildings located at the termination of an arterial or collector street should take advantage of views to the site, providing a focal point and adding visual interest. (See more on pg. 26)		y	y	y	y
SD.21: Buildings should frame a corner or enclose a "main street" type corridor. (See more on pg. 26)		y	y	y	
<b>DEVELOPMENT &amp; ARCHITECTURAL CHARACTER</b>					
DA.1: Locate taller portion of structures away from neighboring residential buildings. (See more on pg. 29)		y	y	y	y
DA.2: Vary cornice lines and roof heights to create visual interest. (See more on pg. 30)		y	y	y	y
DA.3: Incorporate balconies to create depth and interest on building façades. (See more on pg. 30)		y			
DA.4: Buildings with continuous facades that are 100 feet or greater should be designed with architectural details or relief in the façade to mitigate monotony in a fashion that is compatible with adjacent development. (See more on pg. 31)		y	y	y	y
DA.5: Colors, patterns, and quality of materials shall create a unified building form and convey a sense of human scale. (See more on pg. 33)		y	y	y	y
DA.6: Design windows to create depth and shadow on façade. (See more on pg. 34)		y	y	y	
DA.7: Locate and space windows to express individual modules of space, establish scale, and create rhythm along a block. (See more on pg. 34)		y	y	y	y
DA.8: Consider arcades, screens, pergolas, vertical trellises, and landscaping to address windowless façade areas. (See more on pg. 35)		y	y	y	y

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DA.9: For buildings with multiple stories, use materials and features to define the ground floor and add visual interest. Windows, display areas, canopies, awnings, wall art, and other architectural features integral to the building are encouraged. (See more on pg. 36)		y	y	y	y
DA.10: Buildings should have a cohesive architecture treatment on all facades as well as on any solid screening elements such as walls. (See more on pg. 36)	y	y	y	y	y
DA.11: Building entrances should be defined and articulated by architectural elements such as lintels, pediments, columns, and other design elements appropriate to the architectural style and details of the building. (See more on pg. 37)	y	y	y	y	y
DA.12: Light fixtures affixed to building facades should be designed to coordinate with overall building architecture and site design. (See more on pg. 38)	y	y	y	y	y
DA.13: Lighting should be used to highlight distinctive features of a building. (See more on pg. 38)	y	y	y	y	y
DA.14: Signage located on buildings shall be designed to be integrated into the building and overall façade. (See more on pg. 39)			y	y	y
<b>PUBLIC REALM</b>					
PR.1: Masonry pavers, stamped concrete, and other durable, fixed pavement/surfacing are recommended in the public realm. (See more on pg. 43)		y	y	y	y
PR.2: Landscaping should be used to enhance the public realm. Plantings should be incorporated to define edges, enhance and direct views, and promote pedestrian use and enjoyment. (See more on pg. 43)		y	y	y	y
PR.3: Develop a coordinated streetscape experience along corridors. (See more on pg. 44)		y	y	y	y
PR.4: Paving materials and installation patterns shall complement the building design and site utilization. (See more on pg. 44)		y	y	y	y

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PR.5: Incorporate site furnishings—including, but not limited to: benches, trash receptacles, bollards, and pedestrian-scale lighting, into all new streetscape and site development projects. (See more on pg. 45)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
PR.6: All exterior light standards, tree grates, seating, etc. shall include durable dark finished metal, wood, or other similar materials. (See more on pg. 46)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
PR.7: Locate site furnishings to animate the public realm and accommodate active and passive use. (See more on pg. 47)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
PR.8: Outdoor site furniture is encouraged to incorporate artistic elements or be designed as a work of public art. (See more on pg. 47)		<b>y</b>	<b>y</b>	<b>y</b>	
PR.9: Public art, such as environmental art, urban graphics, and sculptures, is recommended and encouraged for new developments. (See more on pg. 48)		<b>y</b>	<b>y</b>		
PR.10: Utilize pedestrian-scale lighting for pedestrian corridors. (See more on pg. 49)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
PR.11: Provide lighting for vehicular parking, travel surfaces, outdoor amenity areas, and service areas. Lighting should enhance and improve the pedestrian realm. (See more on pg. 49)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
PR.12: Utilize LED lighting to provide better control of light distribution and improved uniformity, as well as for energy and cost savings. (See more on pg. 50)		<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
PR.13: Select signage type appropriate for development. (See more on pg. 51)	<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
PR.14: Limit the number of colors on a sign. Maintain a neutral color palette. Dark signage with light lettering is easiest to read. (See more on pg. 52)	<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
PR.15: On multi-tenant signage, standard corporate fonts may be used, but color palette must be consistent throughout. (See more on pg. 52)			<b>y</b>	<b>y</b>	<b>y</b>
PR.16: Select letter styles and sizes appropriate for the intended use. (See more on pg. 53)	<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>
PR.17: Signs should be made of high-quality and durable materials. (See more on pg. 53)	<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>	<b>y</b>



