

# Theme 7 | Standards & Design Guidelines



## DESIGN STANDARDS AND GUIDELINES

### PURPOSE:

The purpose of the Gila River Indian Community's Design Standards and Guidelines is to provide guidance for design character and quality of new development and redevelopment within the Community.

### OBJECTIVES:

The objectives for incorporating the Design Standards and Guidelines in the land development proposals and plans are as follows:

- To improve the appearance and quality of the Community's districts and neighborhoods and realize fitting development outcomes.
- To promote quality site planning, architecture, and landscape design, and to identify appropriate and attractive design solutions.
- To support rational land use relationships and ensure sensitive transitions between adjoining building types.
- To encourage culturally appropriate and environmentally sustainable design while strengthening community and economic development.
- To provide design criteria for the evaluation of development proposals.

### USE OF DESIGN STANDARDS AND GUIDELINES:

1. The Planning Section of Land Use Planning and Zoning Department (LUPZ-Planning) will give the Community's General Land Use Plan and Design Standards and Guidelines to land developers, architects, and engineers during the pre-design phase of land development to design development projects.
2. The Design Standards and Guidelines will be considered as part of the Land Development Procedures, Resolution 027-20, Item No. 7, of 2.2 General Requirements for all Development Projects, wherein it states "*7. All building and construction plans, must have the stamp of a licensed professional architect in the state of Arizona.*" These Design Standards and Guidelines will also conform to No. 3, of 2.2 General Requirements for all Development Project wherein it states "*3. Except where expressly permitted otherwise by the Community Council, all approved development projects must follow all applicable Community standards.*"
3. The Technical Stakeholders team can use the Design Standards and Guidelines in their review of land development plans.
4. The Design Standards and Guidelines will be incorporated in presentation of preliminary plans to the district meetings during the motion of support process.
5. The Design Standards and Guidelines will be incorporated into presentations of preliminary plans for land assignment or lease for proposed development use to the Natural Resources Standing Committee and other Standing Committees identified by the Natural Resources Standing Committee and the Land Use Planning and Zoning Department, and Community Council.
6. The Technical Stakeholders team will use the Design Standards and Guidelines in their review of architectural and civil plan review.
7. The Land Use Planning and Zoning Department Director will issue the Certificate of Compliance upon the development plans are in conformance with Community standards and requirements.



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# SECTION 7.1

## INTRODUCTION

# Section 7.1: Introduction

## 1 OVERVIEW

The Gila River Indian Community (Community) Design Standards and Guidelines document provides direction for the design character and quality of new development and redevelopment within the Community. It sets forth design standards and guidelines for residential and non-residential construction, as well as key components of the public realm such as roads, parks and plazas, and pedestrian pathways and trails. The focus is on specified Place Types identified in the 2022 General Plan wherein much of the Community's development will occur.

## 2 PURPOSE

The purpose of this document is to establish and maintain a positive visual identity and enhance the overall livability of the Community. More specifically, the overall objectives are as follows:

1. To improve the appearance and quality of the GRIC's districts and neighborhoods and realize fitting development outcomes.
  2. To promote quality site planning, architecture, and landscape design, and to identify appropriate and attractive design solutions.
  3. To support rational land use relationships and ensure sensitive transitions between adjoining building types.
  4. To encourage culturally appropriate and environmentally sustainable design while strengthening community and economic development.
- To provide design criteria for the evaluation of development proposals.

## 3 ORGANIZATION

The document is organized into four (4) sections as follows:

- **Section 1: Public Realm Design Guidelines** attending to key components of the public realm, including streets, parks and plazas, and pedestrian paths and trails.
- **Section 2: Residential Design Guidelines** addressing the basic characteristics and quality of residential site and building design for key residential development typologies, such as multi-family residential, mixed-use residential, and single-family dwellings.
- **Section 3: Non-Residential Design Guidelines** addressing the basic characteristics and quality of site planning and building design for various non-residential development typologies, including retail, office, flex, and light industrial.
- **Section 4: Place Type Design Standards & Guidelines** setting forth supplementary development and design criteria intended to maintain the unique qualities and land use integrity of each identified Place Type.



## 4 APPLICABILITY

Design standards and guidelines provided herein are intended to implement the 2022 General Plan and supplement the adopted Zoning Code. They are applicable to all new development and redevelopment proposals and projects located within specified Place Types.

## 5 PLACE TYPES

Four (4) Place Types consistent with the 2022 General Plan are covered by this document; they are delineated in the accompanying map and briefly described as follows:

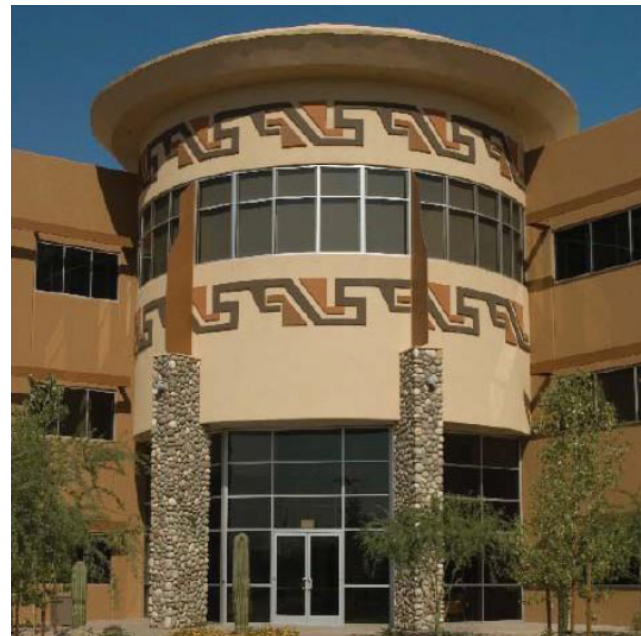
- **Neighborhood Place Type** provides for single-family housing on lots of 1-acre size or less, but may include multi-family housing, small retail centers, and limited community service, educational, institutional, and recreational activities that will serve nearby residents.
- **District Core Place Type** supports a wide range of activities and uses, encompassing single- and multi-family housing; various tribal administrative, community service, educational, and recreational facilities; retail development of moderate scale; offices; hospitals and medical facilities and similar uses.
- **Regional Commercial Place Type** supports larger scale activities and uses, especially those that benefit from Interstate Highway frontage; this place type provides for commercial and retail activities, as well as hotels and resorts, and may include multi-family housing.
- **Light Industrial Place Type** accommodates various types of non-polluting industrial and manufacturing uses, warehousing and distribution, and similar activities.



## Section 7.1.2: Reference Imagery |

### A | BUILDING DETAILS & NATIVE MOTIFS

- CONTEMPORARY AND NATIVE DETAILS
- RECESSED ENTRYWAYS AND WINDOWS PROVIDING SHADE AND COMFORT FOR THE BUILDING INTERIOR
- ARCHITECTURAL DESIGN DETAILS IN TACT
- NATIVE MOTIFS AND DETAILS IN THE ARCHITECTURAL DESIGN
- ACCENT COLORS USED TO HIGHLIGHT UNIQUE BUILDING DETAILS
- SHADE PROVIDED BY AMPLE USE OF CANOPIES/SHADE STRUCTURES
- INCORPORATE CULTURAL AND HISTORICAL DESIGN MOTIFS AS SUBTLE DESIGN DETAILS



**Native Patterns**

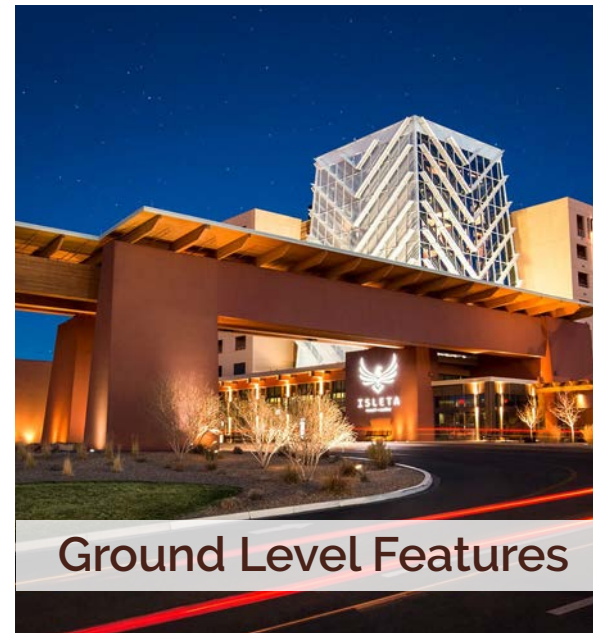


**Native Building Details**



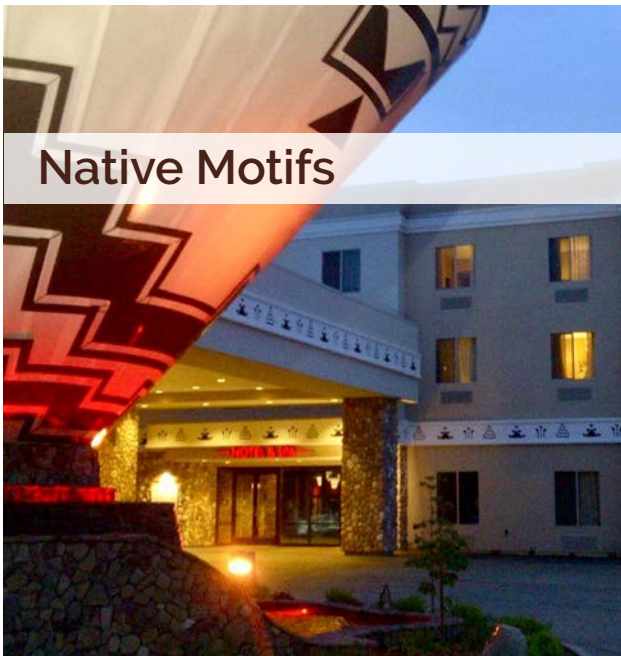


## Mix of Contemporary and Native Style



## Ground Level Features

## Native Motifs



## Arcades, Landscape Trellises



## Historical Design Motifs

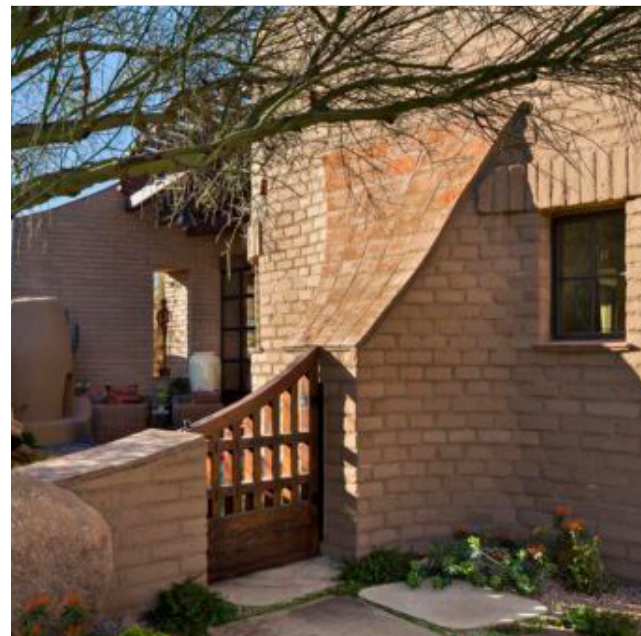


## Deep-set Window Recesses



## B | BUILDING MATERIALS & COLORS

- BRICK IS A PROMINENT AND COMMONLY USED MATERIAL
- EARTH TONES DESERT COLOR PALETTE
- ARCHITECTURAL DESIGN DETAILS INTACT
- RECESSED ENTRYWAYS AND WINDOWS PROVIDING SHADE AND COMFORT FOR THE BUILDING INTERIOR
- ACCENT COLORS USED TO HIGHLIGHT UNIQUE BUILDING DETAILS
- SHADE PROVIDED BY AMPLE USE OF CANOPIES/SHADE STRUCTURES
- MODERN DESIGN MIXED WITH TRADITIONAL MATERIALS



**Brick Material**



**Tile and Stone Accents**

**Traditional Materials**



## Mix of Materials & Design Details

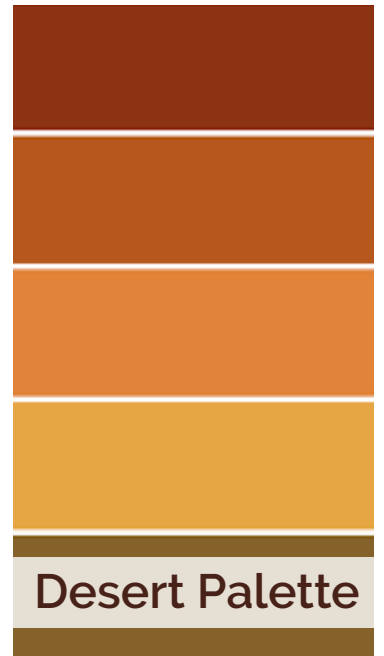


### Environmental Hues

## Muted Desert Palette



## Desert Color Hues



### Desert Palette

## Traditional Adobe Material



### Recessed Building Entryways

## C | SITE MATERIALS & PLANTS

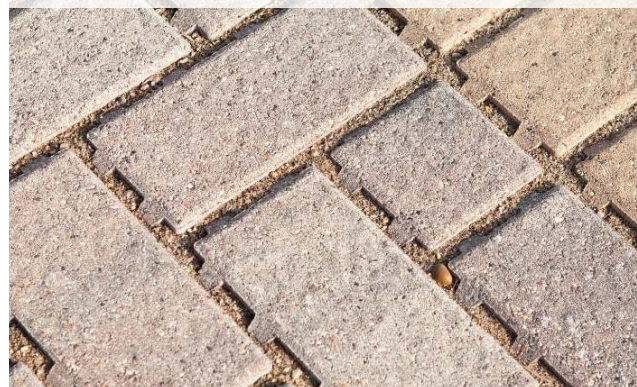
- LANDSCAPE TRELLISES FOR SHADE AND VISUAL INTEREST
- AMPLE USE OF XERISCAPING
- SHADE PROVIDED BY AMPLE USE OF CANOPIES/SHADE STRUCTURES CREATING COMFORTABLE OUTDOOR SPACES
- HIGH QUALITY LANDSCAPE WITH NATIVE PLANTS
- HARDY LANDSCAPE THAT REQUIRES LITTLE MAINTENANCE
- CREATE COLORFUL TEXTURED LANDSCAPES THAT ADD INTEREST TO SITES
- USE OF SONORAN DESERT NATIVE PLANT SPECIES IN TREES AND SHRUBS



**Xeriscaping**



**Permeable Pavers**

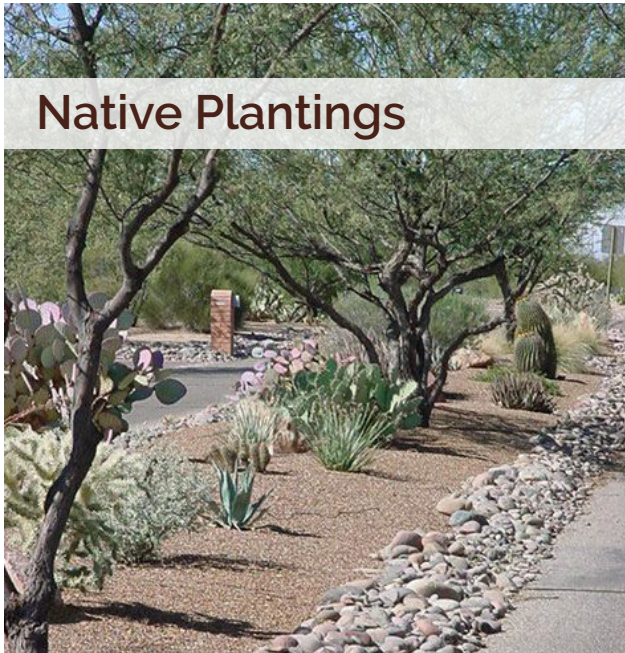


## Integration of Shade Structures

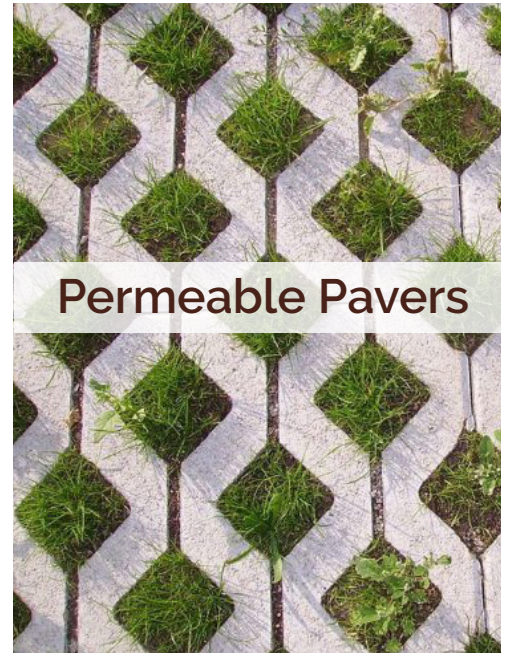


## Xeriscaping

## Native Plantings



## Permeable Pavers



## Canopies



## Low Maintenance Landscaping



## D | ARCHITECTURAL COLOR PALETTE

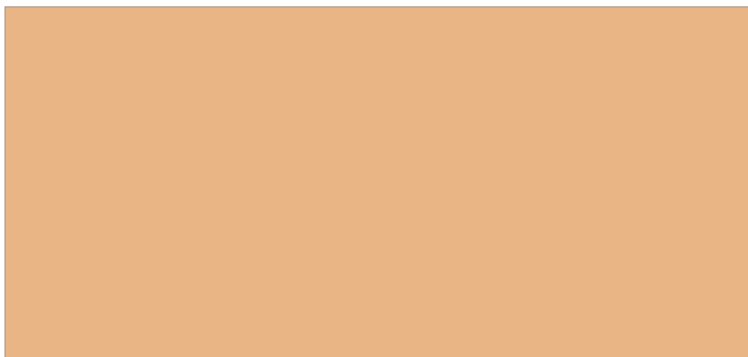
### Architectural Colors



#432f19



#87ab85



#eab585



#1f3933



#a46256



#915f48





#4a6e60



#ffcfb1



#d98a58



#ae3c35



#437a7d



#3a546f





# SECTION 7.2

## PUBLIC REALM DESIGN GUIDELINES

# Section 7.2: Public Realm Design Guidelines



## Design Principle 1: Enrich and Enliven the Public Realm

**7.2.1.a Quality:** Establish a high standard of quality for design within the public realm, including streetscapes and public outdoor spaces such as parks and plazas. The public landscape should contribute to a well-functioning, sustainable, and sociable environment; it should also offer visual appeal and promote local identity.

**7.2.1.b Activation:** Make the public realm safe and comfortable for human occupation and social interaction, encompassing formal and informal gatherings and various recreational activities. In particular, introduce amenities such as overhead shade, seating, lighting, etc. Additionally, encourage active ground floor uses fronting parks and plazas located within commercial districts.

**7.2.1.c Identity:** Promote community identity through distinctive design and placemaking. Encourage design concepts and materials that reflect local values and are fitting to native culture and the Sonoran Desert environment; a coordinated landscape design palette that reinforces the character of the community, and each of its various districts and neighborhoods is recommended.

**7.2.1.d Sustainability:** Design an environmentally sustainable public realm that lessens maintenance costs by preserving and enhancing natural landscapes and habitats, reducing water and energy inputs, and responding to the climatic conditions of the region.

## Design Principle 2: Enhance Streets for Public Safety, Convenience & Beautification

**7.2.2.a Streetscape Character:** Promote the design and development of enhanced and beautified streetscapes, especially within built-up areas of the community; the character and quality of the community's streets are critical to enriching the public realm, affording improved walkability, and enhancing visual appeal.

**7.2.2.b Streetscape Amenities:** Provide generous sidewalks, canopy street trees, planters and plantings, and site furnishings within active pedestrian zones; typically, streetscape amenities should be placed in a zone adjacent to or near the curb to establish physical and perceived separation from vehicular traffic.

**7.2.2.c Street Trees:** Encourage the planting of street trees, favoring a pleasing rhythm that defines the space of the street, shades pedestrians, and beautifies the community. Provide sufficient room within the right-of-way for trees to mature, and select street trees that are disease resistant, hold up to strenuous environmental conditions, and provide a canopy at maturity are recommended.

**7.2.2.d Street Furniture:** Place street furniture such as benches, trash and recycling receptacles, and similar amenities at regular intervals along areas of high pedestrian traffic. Use a consistent palette of street furniture to promote identity; furnishings should be made of durable materials and finishes.

**7.2.2.e Crosswalk Improvements:** Increase pedestrian safety by introducing special paving and patterns to distinguish mid-block crossings and crosswalks where there is high pedestrian traffic. Also, consider introducing curb extensions, raised crossings, or similar traffic calming devices.





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## Design Principle 2: Enhance Streets for Public Safety, Convenience & Beautification (Cont.)

**7.2.2.f Transit Stops:** Introduce enhanced transit stops, especially within built-up areas of the community, incorporating shelters, benches, lighting, trash and recycling receptacles, planters, route maps, transit information, and message boards, etc. The design of transit stops should be compatible with the overall streetscape concept.

**7.2.2.g Green Streets:** Explore opportunities to integrate green infrastructure within the streetscape, such that landscape areas within the right-of-way to become part of the storm water management system and otherwise support natural processes; for example, incorporate bio-swales and native vegetation. The addition of sidewalk street trees will help reduce the heat island effect, improve local air quality, and beautify the street.

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## Design Principle 3: Integrate Parks & Plazas for Community Activities & Events

**7.2.3.a Public Space Character:** Provide a range of public outdoor spaces, including parks and plazas that are easily accessible, incorporate high quality design, accommodate a variety of passive and active recreational needs, and support formal and informal social activities, gatherings, and events.

**7.2.3.b Site Design:** Respect the topography of the site and as far as feasible, minimize site grading in the design and development of public outdoor space. Sensitive natural areas and healthy mature trees should be preserved and protected.

**7.2.3.c Landscape Setting:** Employ a rich, coordinated palette of regionally appropriate landscape materials that will shape, embellish, and support the function and use of outdoor public space, including decorative paving, plants, site furniture, and lighting.

**7.2.3.d Site Amenities:** Contribute to the physical comfort and convenience of on-site users by incorporating landscape design elements such as canopy trees and site furnishings, such as benches, trash receptacles, etc. Trees and overhead cover are especially important for helping to regulate sun and shade and to create a pleasant micro-climate.

**7.2.3.e Resource Management:** Encourage sustainable design measures for public outdoor space, including management of land and water resources, for example through water-wise landscape design, mature tree protection, and preservation of sensitive natural areas. Proper resource management and material selection will help minimize maintenance requirements.

# Section 7.2: Public Realm Design Guidelines



## Design Principle 4: Build Connections Through Urban Trails & Greenways

**7.2.4.a Ecological Corridors:** Establish “greenways” that connect ecological resources and habitats, with special consideration given to preserving riparian corridors. Provide greenways with sufficient width to protect rivers, creeks, and drainage systems, and sensitively locate trails and other recreational amenities within these corridors to not interfere with natural hydrological systems and to protect native vegetation and wildlife.

**7.2.4.b Urban Trails:** Introduce universally accessible pedestrian and multi-use (hike and bike) pathways and trails throughout the community, especially within built-up and active pedestrian areas. Urban pedestrian and bicycle networks should provide links to natural resources area, public open space, and community amenities.

**7.2.4.c Trail Design:** Allow sufficient trail width to accommodate comfortable pedestrian movement, with additional width (minimum of 8 feet) for shared use paths and trails. Choose a paved (asphalt, concrete, crushed stone, etc.), or more natural surface depending on surrounding conditions. Urban trails should offer wide, smooth surfaces, and a landscape separation should be introduced between pedestrians and vehicles.

**7.2.4.d Trail Amenities:** Incorporate trail amenities such as safety lighting, benches, trash receptacles, bicycle racks, shade shelter, etc., especially along urban trails and within built-up areas of the community. All such amenities should be durable and require minimal maintenance.

**7.2.4.e Trail Signage:** Provide trail maps and markings and other wayfinding signage featuring a unified design theme. Additionally, explore opportunities to incorporate interpretive signage along trails that include information about community history and native culture, the natural environment, ecological processes, etc.



## Design Principle 5: Make User-Friendly Outdoor Spaces

**7.2.5.a Multi-Functional Spaces:** Emphasize multi-functional outdoor spaces that will support various group activities and social interaction and help meet the active and passive recreational needs of the community. Introduce site amenities appropriate to the scale and intended programming of each space.

**7.2.5.b Connectivity & Accessibility:** Provide a public realm experience that invites and engages the community, offering ease of access through visual and physical connections; connect to adjacent streets, and ensure universal accessibility and compliance with the Americans with Disabilities Act.

**7.2.5.c Safety & Security:** Make user safety and security a priority, for example, encourage the presence of uses that will activate public space. Additionally, provide an appropriate level of exterior lighting; pedestrian scaled light fixtures that emit a warm light and limit spill-over and glare are recommended.

**7.2.5.d Comfortable Micro-Climates:** Introduce design features that provide overhead cover for shading and cooling, including shade structures and canopy trees; the shading of gathering spaces, pedestrian zones, and paved areas is especially encouraged.

**7.2.5.e Public Signage:** Provide a coordinated family of public signage that contributes to local identity and supports vehicular and pedestrian wayfinding. Public signage and similar environmental graphic elements should be of a high quality that makes a positive contribution to the public realm; signs should be highly legible and succinct in messaging and constructed with durable materials and finishes.





## Design Principle 6: Create Authentic & Distinctive Landscape Settings

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**7.2.6.a Landscape Design Quality:** Use landscape design to communicate an authentic character that enhances the overall aesthetic quality and functioning of the public realm. Consider special landscape treatment to celebrate and highlight significant places such as district gateways, important community gathering spaces, cultural landmarks, etc.

**7.2.6.b Regional Landscape Identity:** Emphasize the use of regionally appropriate landscape materials, especially plant species that are at home in the Sonoran Desert environment. To the extent feasible, the use of locally and regionally sourced landscape materials is encouraged.

**7.2.6.c Native and Adapted Plant Species:** Select species suited to local soil and climatic conditions, while limiting the use of turf and other water intensive landscapes; native and adapted species will normally require less care than exotic species and will contribute to more ecologically resilient habitats and landscapes.

**7.2.6.d Cultural Expression:** Explore opportunities to apply artistic design expression to site furnishings and fixtures, especially as expressions of community history and native culture; nonetheless, the use of durable materials is advised.

**7.2.6.e Community Art:** Introduce public art at prominent locations within the community to create a more memorable place and enrich the environment; a mural, sculpture, or other art piece may serve as a visual focal point and promote local identity. Artworks that celebrate the history and culture of the native community are strongly encouraged.

**7.2.6.f View Protection:** Protect scenic views of culturally, ecologically, and archaeologically significant resources. In accordance with this guideline, placement of billboards within the public realm is strongly discouraged.

## Design Principle 7: Encourage Ecologically Sensitive Landscape Design

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**7.2.7.a Water-wise Landscapes:** Emphasize efficient use of water resources through the selection of native and drought tolerant plants and the installation of high efficiency irrigation systems and water saving technologies; water intensive landscapes are generally discouraged. Also, consider utilizing recycled (non-potable) water for irrigation and water features.

**7.2.7.b Green infrastructure:** Integrate green infrastructure into the public realm to conserve natural resources, protect the environment, and restore and maintain natural ecological processes. Green infrastructure may encompass bioswales, retention ponds, and similar landscape features will help collect, convey, and cleanse stormwater, and contribute to a more sustainable urban drainage system. Where practical, impervious surfaces should be minimized.

**7.2.7.c Habitat Enrichment:** Introduce plants associated with native landscape communities and preserve and protect natural systems to promote biodiversity and create a regenerative and resilient public realm that reduces maintenance and minimizes water and energy inputs.

**7.2.7.d Dark Skies:** Minimize light pollution and preserve dark skies; lighting in the public realm should be kept to a minimum, and generally limited to security lighting that is shielded to minimize skyglow, glare, and light trespass.



# SECTION 7.3

## RESIDENTIAL DESIGN GUIDELINES

# Section 7.3: Residential Design Guidelines



## Design Principle 1: Consider Neighborhood Context

**7.3.1.a Street Environment:** Contribute to a visually coherent street environment in the design and development of residential buildings and projects; residential buildings should afford a pleasing view and normally orient to the street. Architectural features such as porches and stoops that accentuate residential entries and provide a transition between the dwelling and the street are encouraged.

**7.3.1.b Site Character:** Place site elements, including buildings, circulation routes, parking, communal outdoor space, and landscape areas to create an orderly site plan and contribute to a more coherent district or neighborhood.

**7.3.1.c Setbacks & Placement:** Fit the residential building into the pattern of setbacks established throughout the neighborhood; front setbacks should approximate that of adjacent and nearby buildings. Group multiple residential buildings on a site to frame and share active pedestrian and communal outdoor space.

**7.3.1.d Scale & Massing:** Avoid boxy and monotonous residential buildings. Moreover, buildings should be compatible in scale and massing with the surrounding context. Where larger multi-family buildings are located adjacent to single family residential properties, provide a sensitive transition in scale, for example, by stepping back upper floors to mitigate negative shade and shadow effects, and privacy impacts.



## Design Principle 2: Create a Sensible Site Plan

**7.3.2.1 Sensitive Site Development:** Engage in ecologically responsible site development; sensitively grade the site and minimize cut and fill. Significant mature and healthy trees should be preserved and protected.

**7.3.2.2 Site Access & Circulation:** Design vehicular and pedestrian circulation systems for safe, efficient, and convenient site access and utilization. As far as feasible, limit the number and width of curb cuts along streets; alley access is encouraged where available.

**7.3.2.3 Parking:** Position and design parking facilities to reduce their visual impact of parking facilities. Expansive surface parking lots should be avoided; use compatible landscape treatment, including canopy shade trees, to break up parking fields.

**7.3.2.4 Pedestrian Access & Circulation:** Provide safe, convenient, and clearly identifiable pedestrian walkways, designed to minimize conflicts with vehicular access and circulation. Shaded pedestrian walkways and connections are encouraged.

**7.3.2.5 Service & Trash Areas:** Locate and screen service areas to minimize their visual impact while permitting suitable access by service providers; trash areas should be placed in areas of low visibility and screened from street views or areas with high pedestrian traffic. Screening may be provided through compatible architectural treatment and plantings.







### Design Principle 3: Make Residential Buildings Aesthetically Appealing

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**7.3.3.a Character & Quality:** Design visually attractive residential buildings that improve the aesthetic quality of the site and surroundings. Each residential building shall have a unified composition, achieving a sense of proportion and balance in both exterior form and the placement of such features as windows, doors, and other architectural elements.

**7.3.3.b Façade Articulation:** Modulate exterior building walls; articulation may include change of wall plane, door and window treatment, and other compatible architectural treatment that creates an interesting pattern of projections and provides visual relief (e.g., balconies, canopies and overhangs, eaves, etc.).

**7.3.3.c Windows & Doors:** Use window and doors to establish scale, give architectural expression; there should be a clear pattern of fenestration that unifies the building. Recess windows and entries to enhance façade depth and create shadow lines.

**7.3.3.d Architectural Details:** Incorporate architectural details that provide visual interest and introduce a human dimension; for example, pilasters, course lines, window heads, cornices, etc. Ensure that architectural features are integral and contribute to a harmonious design.

**7.3.3.e Overhead Cover:** Consider providing canopies or similar overhead features as appropriate to add architectural interest, deliver shade, and reduce daytime heat gain; overhead cover is especially encouraged at a main building entry or outdoor entrance to a residential unit.



### Design Principle 3: Make Residential Buildings Aesthetically Appealing (Cont'd)

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**7.3.3.f Materials & Finishes:** Choose materials, textures, and colors that add visual interest and complement the scale and character of the building. Architectural details and materials used on the front elevation should be carried over to the other elevations. Additionally, favor a light, neutral color palette in keeping with the desert environment.

**7.3.3.g Material Quality:** Select building materials and finishes that convey a sense of permanence; materials should be able to withstand weather and wear.

# Section 7.3: Residential Design Guidelines



**Design Principle 4:** Provide Usable Outdoor Space



**Design Principle 5:** Encourage Rich & Harmonious Landscape Design

**7.3.4.a On-Site Open Space:** Integrate private and communal outdoor space into the site layout. Their location and size should support human occupation and use, for example, communal spaces should be centrally located and scaled to take on the character of an "outdoor" room, while private outdoor spaces should directly serve each dwelling unit.

**7.3.4.b Communal Space Provision:** Incorporate communal outdoor space such as courtyards, terraces, etc., for the use of residents and their guests. These spaces should accommodate social interaction and recreational activity, while appropriately scaled to the size of the development. These spaces should be well-defined by building and landscape.

**7.3.4.c Communal Space Design:** Furnish and enrich outdoor gathering spaces with amenities such as attractive plantings, benches and seating, pedestrian-scaled light fixtures, decorative paving, etc.; outdoor seating areas should be shaded by trees and structures such as trellises, pergolas, canopies, etc.

**7.3.4.d Private Outdoor Space Provision:** Provide each dwelling unit with an outdoor space that affords privacy and is directly accessible from the unit; private open space may take the form of a porch, balcony, patio, or small yard area.

**7.3.5.a Landscape Character & Quality:** Provide a landscape setting that enhances the overall aesthetic character and function of the site and creates a pleasing environment for pedestrian circulation and gathering. Consider special landscape treatment at entryways and pedestrian gathering areas, for example, through accent planting, decorative hardscape, etc.

**7.3.5.b Planting Materials:** Introduce a rich, coordinated palette of planting materials within landscape areas, including a practicable combination of shade trees, shrubs, groundcovers, and accent plants. Drought tolerant and/or native plantings that are well-suited to the unique desert environment are recommended; turf areas and other water intensive plantings should be kept to a minimum.

**7.3.5.c Hardscape:** Utilize durable all weather hardscape materials that will accommodate pedestrian activity, are compatible with their surroundings, and enhance the overall site design; decorative paving should highlight and embellish active pedestrian areas. Wherever possible, hardscape materials should be chosen to maximize pervious surfaces.

**7.3.5.d Walls & Fences:** Provide site walls and fences with a decorative appearance; for example, through changes in materials and texture or landscape buffer. Long, uninterrupted expanses of site walls and fencing are discouraged; additionally, walls and fences should not interrupt the visual connection between building and street. Utilitarian fencing material such as chain link, barbed wire, wrought iron spears, or similar fence types are prohibited.





## Design Principle 6: Respect Local Design Traditions

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**7.3.6.a Residential Livability:** Encourage a compatible blending of contemporary residential design and livability with traditional design concepts and elements.

**7.3.6.b Compact Layout:** Promote generally low-rise, compact groupings of dwellings that are efficient in layout and promote sociability; of note, housing types that incorporate shared walls will minimize exposure to the elements and reduce construction costs.

**7.3.6.c Simple & Solid Forms:** Favor simple rectangular and geometric massing and forms for the design of residential dwellings, while introducing recessed entries and windows that communicate depth and solidity.

**7.3.6.d Sheltered Outdoor Space:** Provide sheltered outdoor spaces, for example, through porches and overhead cover that extend the livable space of the dwelling into the out of doors; courtyard housing solutions that create sheltered and pleasant outdoor micro-climates are especially appropriate.

**7.3.6.e Natural Materials:** Emphasize the use of local, natural materials that are harmonious with the desert environment, including brick, stone, adobe, and wood; where employed, concrete and stucco should be colored to match local earth tones.

**7.3.6.f Dark Skies:** Minimize light pollution and preserve dark skies; building and site lighting should be kept to a minimum, and generally limited to security lighting and shielded to minimize skyglow, glare, and light trespass.



## Design Principle 7: Promote Sustainable Design Practices

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**7.3.7.a Water-wise Landscape:** Emphasize efficient use of water resources through the selection of native and drought tolerant plants and the installation of efficient irrigation systems; water intensive landscapes are generally discouraged. Also, consider rainwater harvesting and utilizing recycled water for irrigation and water features.

**7.3.7.b Site Development Best Practices:** Manage stormwater runoff, encouraging on-site collection, filtration, and reuse to the extent practicable. Best Management Practices (BMPs) such as the introduction of retention ponds, bioswales, and other landscape features that retain water and slow discharge are encouraged; impervious surfaces should also be minimized.

**7.3.7.c Site Shading & Cooling:** Utilize landscape to create comfortable micro-climates and reduce the heat island effect. Select and place canopy trees and provide structures to shade pedestrian areas and surface parking lots; the use of photovoltaic arrays to shade surface parking lots is also encouraged.

**7.3.7.d Sustainable Building Measures:** Explore opportunities to utilize green building practices; for example, introduce shading along south facing facades and promote passive cooling through cross ventilation. Additionally, consider integrating on-site renewable energy generation, such as photovoltaic cells on rooftops or shade structures.



# SECTION 7.4

## NON-RESIDENTIAL DESIGN GUIDELINES

# Section 7.4: Non-Residential Design Guidelines



**Design Principle 1:** Provide Clear & Functional Site Organization

**Design Principle 2:** Ensure Safe & Efficient Access, Circulation & Parking

**7.4.1.a Site Character:** Place site elements, including buildings, circulation routes, parking, outdoor common space, and landscape areas to promote the overall sense of an orderly site plan.

**7.4.1.b Building Placement:** Locate and mass buildings to consistently frame and define outdoor space, including sidewalks, pedestrian walkways, and outdoor gathering areas. Multiple buildings on a site should be grouped to frame and share active pedestrian and communal outdoor space.

**7.4.1.c Building-Street Relationship:** Establish a strong relationship between the building and the street, especially within active, built-up areas of the community. Buildings and their sites should contribute to a visually coherent and active street environment.

**7.4.1.d Building Orientation:** Orient buildings toward streets and significant outdoor gathering spaces; similarly, main building entries should be positioned so that they are readily identifiable from adjoining streets and outdoor gathering spaces. As far as feasible, buildings should also be oriented to maximize daylighting opportunities and optimize natural light within building interiors.

**7.4.2.a Site Circulation:** Design vehicular, pedestrian, and bicycle circulation systems for safe, efficient, and convenient site access and utilization.

**7.4.2.b Vehicular Parking:** Position and design parking facilities to minimize their visual impact on the street. Use compatible landscape treatment, including canopy shade trees, to break up the expansiveness of parking fields and to reduce parking's visual and environmental impacts; a landscape setback should be provided where a parking field fronts the street.

**7.4.2.c Bicycle Parking:** Provide bicycle lockers and/or racks at visible areas, preferably near primary building entrances. Within a larger commercial development, bicycle parking facilities should be dispersed across the site in conveniently accessible locations.

**2.4 Pedestrian Access & Circulation:** Establish strong pedestrian connections between building entrances, sidewalks, and outdoor communal gathering spaces. Vehicular and pedestrian interactions should be minimized with a clear delineation of pedestrian routes; shaded pedestrian walkways and connections are encouraged.

**7.4.2.d Loading Areas:** Place service and loading areas away from pedestrian areas and preferably behind the building where feasible; under no circumstances shall they front on a public street. Service and loading areas, including space for truck maneuvers and stacking, shall be provided completely on the project site, and not intrude on public or private streets.





### Design Principle 3: Moderate Building Scale & Massing

**7.4.3.a Building Height & Scale:** Encourage compatibility in height and scale with existing structures in the immediate vicinity. Relate different building types through changes in height, and mass to establish a visual transition.

**7.4.3.b Building Form & Massing:** Employ simple, yet varied massing and to provide visual interest and emphasize key building elements; distinctive or strong massing at a building corner and main building entrance is especially encouraged.

**7.4.3.c Roof Form & Design:** Complement the composition of the building by varying roof form in accordance with the building's massing and design; the building's roof line should be treated in a visually interesting manner. Sculptural roof forms are generally encouraged, while flat roofs should incorporate a strong and attractively detailed cornice or parapet.



### Design Principle 4: Foster Quality Architectural Design

**7.4.4.a Building Character & Quality:** Deliver an overall building design that communicates value and quality, realizes a consistent visual aesthetic, and enhances the visual surroundings. All facades of a building should receive consistent articulation and detail. Encourage a design vocabulary that reflects the identity of the community and reinforces the sense of place; contemporary architectural styles should harmonize with historical and cultural design styles and themes (e.g., Southwest Architectural Style).

**7.4.4.b Façade Articulation:** Modulate all exterior walls; any blank, unadorned wall surfaces are to be avoided, especially along streets and areas with high pedestrian traffic. Use fenestration as well as changes in wall planes, overhangs and sunshades, material, texture, and color to articulate building walls, create shadow lines, and provide visual relief.

**7.4.4.c Fenestration:** Establish a clear pattern of fenestration that unifies the building, including well marked building and store entrances; a main building entrance should be differentiated from a store entrance. Recess windows and entries to enhance façade depth and create shadow lines.

**7.4.4.d Transparency & Glazing:** Introduce a high degree of ground floor transparency where there is pedestrian traffic; storefront windows should be transparent. Utilize energy efficient glazing or consider the use of exterior shading on critical exposures; the use of highly reflective exterior glazing should be minimized.

**7.4.4.e Canopies & Overhead Features:** Provide canopies, awnings, or similar overhead features at main building and storefront entrances, and elsewhere as appropriate to add architectural interest, deliver shade, and reduce daytime heat gain.

# Section 7.4: Non-Residential Design Guidelines



## Design Principle 4: Foster Quality Architectural Design (Cont'd.)

**7.4.4.f Architectural Details:** Incorporate architectural details that provide visual interest and introduce a human dimension; for example, pilasters, course lines, window heads, cornices, etc. This guideline is especially important for elevations that are readily visible to the public. Ensure that architectural features are integral and contribute to a harmonious design; ornamentation and features that appear tacked-on or artificially thin are discouraged.

**7.4.4.g Materials & Colors:** Use materials and colors to enhance a building's visual quality, including compatible materials on all sides of the building. Select building materials and finishes that convey a sense of permanence and able to withstand weather and wear; especially durable and high-quality materials are encouraged for storefronts and highly visible elevations.

**7.4.4.h Color Palette:** Emphasize light and dark earth tones and neutral colors in keeping with the desert environment; the use of bright and contrasting colors should be limited to accents within a carefully balanced color scheme.

**7.4.4.i Native Motifs & Patterns:** Employ motifs and themes in a manner that sensitively and appropriately reflects the community's cultural heritage; design motifs that feature native graphics and patterns should normally be introduced as an accent, for example, to highlight an architectural focal point.

## Design Principle 5: Create a Landscape Setting that Complements the Building & Site

**7.4.5.a Landscape Character & Quality:** Provide a landscape setting that enhances the overall aesthetic character and function of the site and creates an appealing environment for pedestrian circulation and gathering. Consider special landscape treatment at major focal points, entryways, and pedestrian gathering areas, for example, through accent planting, decorative hardscape, etc.

**7.4.5.b Planting Materials:** Introduce a rich, coordinated palette of planting materials within landscape areas, including a practicable combination of shade trees, shrubs, groundcovers, and accent plants. Drought tolerant and/or native planting that are well-suited to the unique desert environment are recommended; turf areas and other water intensive plantings should be kept to a minimum.

**7.4.5.c Hardscape Materials:** Utilize durable all weather hardscape materials that will accommodate pedestrian activity, are compatible with their surroundings, and enhance the overall site design; decorative paving should highlight active pedestrian areas. Wherever possible, hardscape materials should be chosen to maximize pervious surfaces.

**7.4.5.d Outdoor Space Provision:** Incorporate usable outdoor space such as on-site plazas and courtyards in accordance with the scale and function of the development; these spaces should be defined and contained through building and landscape to take on the character of an "outdoor room."

**7.4.5.e Outdoor Space Design:** Furnish and enrich outdoor gathering spaces with amenities such as attractive plantings, benches and seating, pedestrian-scaled light fixtures, decorative paving, etc.; outdoor seating areas should be shaded by trees and structures such as trellises, pergolas, canopies, etc.







**Design Principle 6: Maintain an Orderly Visual Environment**

**Design Principle 6: Maintain an Orderly Visual Environment (Cont'd)**

**7.4.6.a Mechanical & Electrical Equipment:** Screen mechanical and electrical equipment from street views and areas with high pedestrian traffic; this guideline applies to transformers, meters, back flow devices, etc. Screening may be provided through compatible architectural treatment and/or plantings that adequately hide the equipment.

**7.4.6.b Service & Loading Areas:** Locate service and loading areas to minimize their visual impact; in particular, loading docks, overhead doors, and trash areas should be located in areas of low visibility and screened from street views and areas with high pedestrian traffic. In general, these areas should be located behind the building; screening may be provided through compatible architectural treatment and plantings.

**7.4.6.c Rooftop Screening:** Locate and screen rooftop equipment so that it is not visible from streets or active pedestrian areas; rooftop screening should be integral to the building's form.

**7.4.6.d Walls & Fences:** Provide site walls and fences with a decorative appearance; for example, through changes in materials and texture or landscape buffer. Long, uninterrupted expanses of site walls and fencing are discouraged. Utilitarian fencing material such as chain link, barbed wire, wrought iron spears, or similar fence types are prohibited.

**7.4.6.e Lighting Character:** Select a complementary family of fixtures with a similar aesthetic, emphasizing efficiency and good light control; direct glare should not spill onto adjacent properties and streets. Additionally, exterior lighting fixtures should be compatible with the architectural design of the structure and complement the landscape character.

**7.4.6.f Signage Character:** Design signage that is compatible with the overall site design and associated structure; on-site signage should be treated as a family that incorporates similar "language" in terms of materials, colors, etc. Signs should not create visual clutter and flashing or moving signs are normally discouraged.

**7.4.6.g Tenant Signage:** Place tenant signage in accordance with façade rhythm, scale, and proportions; signs should be appropriately scaled to fit the storefront and shall not obscure architectural features such as vertical piers, trim work, ornamental features, etc.

# Section 7.4: Non-Residential Design Guidelines



## Design Principle 7: Promote Environmentally Responsive Design

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**7.4.7.a Sensitive Site Development:** Engage in ecologically responsible site development; sensitively grade the site and minimize cut and fill. Significant mature and healthy trees should be preserved and protected.

**7.4.7.b Site Development Best Practices:** Manage stormwater runoff, encouraging on-site collection, filtration, and reuse to the extent practicable. Best Management Practices (BMPs) such as the introduction of retention ponds, bioswales, and other landscape features that retain water and slow discharge are encouraged; impervious surfaces should also be minimized.

**7.4.7.c Site Shading & Cooling:** Utilize landscape to create comfortable micro-climates and reduce the heat island effect. Select and place canopy trees and provide structures to shade pedestrian areas and surface parking lots; photovoltaic arrays to shade parking are encouraged.

**7.4.7.d Sustainable Building Measures:** Explore opportunities to utilize green building practices; for example, introduce cross ventilation and shading along south facing facades. Additionally, consider integrating on-site renewable energy generation, such as photovoltaic cells on rooftops or shade structures.

**7.4.7.e Dark Skies:** Minimize light pollution and preserve dark skies; building and site lighting should normally be shielded to minimize skyglow, glare, and light trespass.

**7.4.7.f Solar Fields:** Locate and design utility scale solar energy projects to minimize impacts on nearby land uses and activities. More specifically, they should be sited to not degrade sensitive natural areas, and vegetated screens and buffers or other appropriate measures should be introduced to minimize their visual impact on the environment.







# SECTION 7.5

## PLACE TYPE DESIGN STANDARDS & GUIDELINES

# Section 7.5.1: Neighborhood Place Type Design Standards & Guidelines

## NEIGHBORHOOD PLACE TYPE

The Neighborhood Place Type provides for single-family housing on lots of 1-acre size or less, but may include multi-family housing, small retail centers, and limited community service, educational, institutional, and recreational activities that will serve nearby residents.

## DESIGN INTENT

The Neighborhood Place Type is intended to foster a livable community grounded in neighborhoods that are safe, convenient, and socially and environmentally sustainable. Each neighborhood should renew and grow in a manner that protects scenic and natural resource areas, conserves land, water, and energy resources, and promotes health and well-being. More specifically, walkable neighborhoods that provide a connected public realm, offer a range of housing types, and afford ready access to services and amenities are envisioned.

Each neighborhood should exhibit a distinct character, while integrating with the larger community and its cultural identity. Similarly, new residential subdivisions are expected to contribute to more connected and cohesive neighborhoods, while residential buildings and individual dwellings should fit within the context of their neighborhood and enhance their surroundings.

The Neighborhood Place Type includes guidelines for the layout and design of residential subdivisions, as well as the design and quality of single-family residential dwellings; these guidelines serve as a complement to the Community-Wide Guidelines presented in Sections 1-3.

## DEVELOPMENT TYPOLOGIES

### PRIMARY RESIDENTIAL TYPOLOGIES:



*Detached Single Family Residential*



*Duplex & Quad*



*Townhouse*



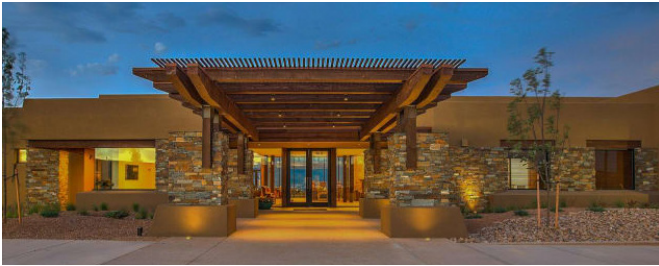
*Low-Rise Multi-Family (Garden Apartment)*



SECONDARY RESIDENTIAL TYPOLOGIES:



*Bungalow Court*



*Senior Housing*



*Group Housing*

PRIMARY NON- RESIDENTIAL TYPOLOGIES:



*Primary School*



*Secondary School*



*Community / Recreation Center*

SECONDARY NON- RESIDENTIAL TYPOLOGIES:



*Neighborhood / Convenience Retail Center*

# Section 7.5.1: Neighborhood Place Type Design Standards & Guidelines



## Design Principle 1: Develop Well-Integrated & Rational Subdivisions

**7.5.1.1.a Site Development:** Engage in ecologically responsible site development; the project site should be sensitively planned and graded to minimize cut and fill and preserve and protect ecological resources, including significant mature and healthy trees. Additionally, employ best practices to control stormwater run-off, for example, by introducing landscape features such as retention ponds and bio-swales.

**7.5.1.1.b Street & Block Pattern:** Provide a continuous and connected network of streets and create a walkable block pattern; excessively long blocks are discouraged. Establish multiple points of vehicular and pedestrian connection to adjacent districts and neighborhoods, as well as local destinations.

**7.5.1.1.c Parcel Arrangement:** Arrange individual parcels and dwelling units within a subdivision to establish a sense of continuity and harmony among neighboring properties and contribute to an attractive street scene.

**7.5.1.1.d Residential Lot Configuration:** Create buildable lots with sufficient setbacks to accommodate a sensible building plan, adequate on-site parking, and to normally allow for a front yard and usable private yard areas. Unusually shaped lots are generally discouraged, except in response to unique site characteristics or innovative design solutions.

**7.5.1.1.e Parks & Open Space Network:** Establish an interconnected network of walkable streets, trails and greenways, and parks and communal outdoor space. The size and number of outdoor spaces should be commensurate with the scale of development, allowing for convenient access by residents of the subdivision, and accommodating passive and active recreational activities.

**7.5.1.1.f Integrated Use:** Integrate a range of housing typologies, and neighborhood supportive uses and amenities appropriate to the location and scale of the subdivision, including small-scale retail centers and community service centers. Services should be situated to promote convenient access and walkability while mitigating traffic and noise impacts on residences.



## Design Principle 2: Build Quality & Character into Subdivisions

**7.5.1.2.a Subdivision Character:** Contribute to a visually and functionally cohesive neighborhood; subdivisions should feature a high-quality public realm comprised of a network of safe and attractive streets, as well as accessible and engaging parks and open spaces, and offer appealing and well-designed residential product.

**7.5.1.2.b Design Consistency & Quality:** Design dwellings within a subdivision to be visually compatible in terms of placement, scale, and massing. Nonetheless, each dwelling should present a unified composition that projects its own identity.

**7.5.1.2.c Dwelling Placement & Orientation:** Establish a traditional relationship between the dwelling and street; dwellings should typically orient themselves to the street, and residential streetscapes in which parking garages are the dominant visual element are discouraged.

**7.5.1.2.d Landscape Setting:** Offer a landscape setting that relies on regionally appropriate materials to enhance the overall aesthetic character and function of the subdivision, and its various streets, parks, and open spaces. Consider special landscape treatment to highlight entryways and focal points.

**7.5.1.2.e Open Space Amenities:** Provide outdoor common areas with a range of recreational and site amenities, such as sports courts, play equipment, and picnic areas, as well as attractive plantings, benches and seating, decorative paving, etc. Outdoor seating areas should be shaded by trees or structures.

**7.5.1.2.f Perimeter Walls & Fences:** Give perimeter walls and fences a decorative appearance, for example, through changes in materials and texture, or a landscape buffer; long uninterrupted expanses of walls and fencing are discouraged. Utilitarian fencing material such as chain link, barbed wire, wrought iron spears, or similar fence types are prohibited.







### Design Principle 3: Encourage Well-Designed & Attractive Dwellings

**7.5.1.3.a Dwelling Design Character:** Give dwellings a sense of proportion and balance in exterior form and the placement of such features as doors, windows, and architectural appurtenances; building form and articulation should create interest and provide visual relief.

**7.5.1.3.b Height & Massing:** Avoid boxy appearing dwellings, for example by introducing compatible variations in the depth and direction of exterior wall planes; additionally, consider varying roof form to complement a dwellings mass and articulation. Additionally, the second story of a dwelling should be designed to minimize impact and intrusion upon neighboring lots.

**7.5.1.3.c Façade Articulation:** Create a pleasing view of the dwelling from the street; articulation of the front elevation is especially encouraged. Articulation may include change of wall plane, door and window treatment, façade details, and/or other compatible architectural treatment.

**7.5.1.3.d Windows & Doors:** Use window and doors to establish scale, give architectural expression, and create a distinctive design; windows should convey a sense of depth and provide a shadow line. The dwelling front entry should read as such; window openings should be placed to ensure privacy.

**7.5.1.3.e Porches & Decks:** Use porches and decks to add architectural interest, provide usable outdoor space, and create a pleasing transition between indoors and outdoors; front entry porches are encouraged. The design of these features should be consistent with the dwelling.

### Design Principle 3: Encourage Well-Designed & Attractive Dwellings (Cont'd)

**7.5.1.3.f Materials & Details:** Choose materials, textures, and colors suitable to the scale and character of the dwelling; additionally, details should reflect the structural and material integrity of the building. Employ quality materials that withstand weather and wear; the following materials are generally discouraged: unfinished metal, corrugated fiberglass, corrugated sheet metal, and non-architectural grade plywood.

**7.5.1.3.g Garages & Carports:** Mitigate the impact of garages and carports upon the visual appearance of the dwelling and street; a garage or carport should not dominate the front elevation of the dwelling. Consider setting the garage back from the front elevation of the dwelling to reduce its prominence; alley access is encouraged where available.

**7.5.1.3.h Second and Accessory Dwellings:** Locate and design secondary and accessory units to fit the site and surrounding neighborhood and achieve visual compatibility with the primary dwelling. Employ quality construction for secondary and accessory dwellings.

**7.5.1.3.i Site Landscape:** Landscape front and street side yard areas in a manner that complements the character of the dwelling and surrounding neighborhood. Give preference to native and water conserving plants; the use of turf grass is generally discouraged. Walls and fences should have a decorative appearance and not interrupt the visual connection between dwelling and street.

# Section 7.5.2: Regional Commercial Place Type Design Standards & Guidelines

## REGIONAL COMMERCIAL PLACE TYPE

The Regional Commercial Place Type supports larger scale activities and uses, especially those that benefit from Interstate Highway frontage; this place type provides for commercial and retail activities, as well as hotels and resorts, and may include multi-family housing.

## DESIGN INTENT

The Regional Commercial Place Type is intended to accommodate large-scale commercial enterprise, including hospitality and shopping and entertainment uses and activities that benefit from highway proximity and views. Diversity and variety in building form and type is encouraged, while maintaining a sense of continuity; including distinctive buildings that balance a contemporary look with local heritage and culture.

*The Regional Commercial Place Type includes guidelines for the design and quality of large commercial centers, resort and hospitality projects and parking structures are intended to supplement Section 3: Non-Residential Design Guidelines.*

## DEVELOPMENT TYPOLOGIES

### PRIMARY RESIDENTIAL TYPOLOGIES:



*Loft / Podium Housing*



*Residential Mixed Use*

### SECONDARY RESIDENTIAL TYPOLOGIES:



*Townhouse*



*Senior / Group Housing*



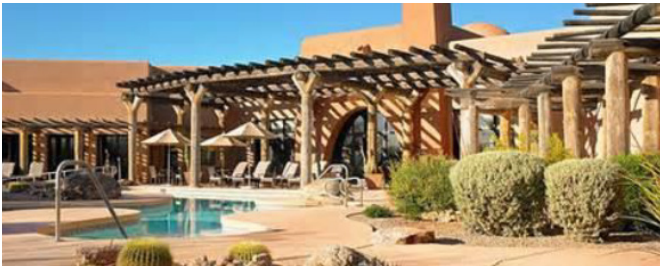
PRIMARY NON- RESIDENTIAL TYPOLOGIES:



*General Commercial Center*



*Destination Retail / Outlet Center*



*Resort Hotel*



*Business Hotel*

SECONDARY NON- RESIDENTIAL TYPOLOGIES:



*Office Pad / Office Condo*



*Office Mixed Use*



*Extended Stay Suites*

# Section 7.5.2: Regional Commercial Place Type Design Standards & Guidelines



**Design Principle 1: Large Commercial Centers**

**7.5.2.1.a Site Character:** Provide a consistent architectural scale throughout that is appropriate to a pedestrian environment. Create a more focused character near plazas, areas with outdoor dining, and along the primary and secondary on-site drive aisles. Design covered walkways that connect building entries to heighten pedestrian comfort. Encourage pedestrian gathering areas and shaded outdoor dining areas.

**7.5.2.1.b Site Circulation:** Offer sidewalks and other pathways throughout and along public roadways. Provide crosswalks at every major intersection and wherever appropriate (i.e., between integrated uses, between parking areas and buildings, and at all entrances/exits to commercial centers).

**7.5.2.1.c Architectural Design:** Design highly visible customer entries with well articulated facades, especially at retail anchors. Promote human scale design and introduce visual interest at street level to animate the building edge.

**7.5.2.1.d Shade Structures:** Encourage commercial centers to provide overhead shade coverage in the form of architectural canopies and overhangs, especially where there is an insufficient or immature street tree canopy, or along a southern exposure.

**7.5.2.1.e Streetscape:** Encourage the placement of streetscape amenities (e.g., benches, trash bins and bicycle racks) at frequent intervals along sidewalks. Explore opportunities for artistic design of street furniture that reflects local history and promotes the area's identity. Provide a continuous street tree canopy along sidewalks for aesthetics and outdoor thermal comfort creating a desert oasis character throughout the center.

**7.5.2.1.f Screening:** Screen service and utility elements from public view while providing efficient service areas for example, with artistic screen walls and panels latticework, landscape buffers, or other suitable screening methods. Ensure service and loading areas are minimally visible from streets, pedestrian circulation ways, open space areas and adjacent parcels. Provide landscape screening of drive-thru restaurants drive aisles.



**Design Principle 2: Resort & Hospitality**

**7.5.2.2.a Site Development:** Orient resort and hospitality areas to take advantage of mountain views and other landscape design features or view corridors. Establish a strong relationship between the building and the exterior environment. Create a sense of arrival at the hospitality entrance through building scale and orientation, verticality, and landscape design.

**7.5.2.2.b Site Character:** Site buildings in a manner that acknowledges and enhances the pedestrian experience. Include water features, plazas, and shaded seating areas in the overall design.

**7.5.2.2.c Site Access:** Design vehicular and pedestrian circulation systems for safe, efficient, and convenient site access and utilization. Include multi-modal linkages to other destinations in the area. Provide connectivity to pedestrian walkways, bicycle routes, nature trail systems, and open space areas. Incorporate safe and convenient passenger drop-off areas.

**7.5.2.2.d Architectural Details:** Harmonize patterns of the past (e.g. Gila River Indian Community and Southwest architectural themes and styles) while introducing contemporary styles by articulating building design in a manner that is responsive to adjacent developments and to the overall character, identity and sense of place creating a placemaking fusion that is unique.

**7.5.2.2.e Landscape:** Encourage unique setback distances around key access points to accommodate more intensive landscape and hardscape treatments. Use shrubs and ground covers with annual or perennial color to highlight key areas. Mass trees to create an effect similar to native plantings in undisturbed areas.

**7.5.2.2.f Parking:** Provide convenient, accessible, and visually pleasing parking areas. Use compatible landscape treatment, including canopy shade trees, to break up parking fields. Offer safe, convenient, and clearly identifiable pedestrian walkways, designed to minimize conflicts with vehicular access and circulation.





### Design Principle 3: Mitigate the Impact of Parking Structures

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#### 7.5.2.3.a Parking Structure Character & Quality:

Locate and design parking structures to not dominate the building site; on-site parking structures should architecturally complement and not exceed the height of surrounding buildings. Additionally, vehicular and pedestrian entrances should be readily identifiable, for example through articulation, change of material and color, etc.

**7.5.2.3.b Active Uses:** Laminate or wrap parking facilities with active uses such as retail or community space, where feasible, especially in areas of high pedestrian activity.

**7.5.2.3.c Screening:** Shield parked vehicles from view as much as possible, for example, with artistic screen walls and panels, latticework, landscape buffers, or other suitable screening device. In particular, place landscape plantings and features such as trees, shrubbery, vines, green walls, or berms along the street level of parking structures to screen or buffer views from the public right-of-way and active pedestrian areas.

**7.5.2.3.d Wayfinding:** Use wayfinding graphics and lighting within and surrounding parking structures to promote safe pedestrian and vehicular entry and exit movement patterns.

**7.5.2.3.e Lighting:** Minimize glare and intrusion for lighting parking structure; lighting should be provided at the minimum levels necessary to provide safety and security.

**7.5.2.3.f Solar Panels:** Encourage incorporation of photovoltaic panels in parking structures.

# Section 7.5.3: Light Industrial Place Type Design Standards & Guidelines

## LIGHT INDUSTRIAL PLACE TYPE

The Light Industrial Place Type accommodates various types of non-polluting industrial and manufacturing uses, warehousing and distribution, and similar activities.

### DESIGN INTENT

The Light Industrial Place Type is intended to provide attractive and productive work environments that support economic development, bring quality jobs to the Community, and contribute to a positive overall impression of the Community and its employment zones. Enhanced standards of site, building, and landscape design are encouraged throughout the Light Industrial Place Type, while a campus setting is favored for employment centers featuring multiple buildings.

Emphasis is placed on improving the appearance of large-scale manufacturing, warehouse, and distribution facilities, with consideration given to mitigating building mass, lessening the visual impact of surface parking, and screening of service and loading areas. Opportunities for design expression include site and building entrances and outdoor gathering spaces for employees.

*The Light Industrial Place Type includes guidelines for the design and quality of flex, light industrial, and similar development typologies and are intended to supplement Section 3: Non-Residential Design Guidelines.*



# DEVELOPMENT TYPOLOGIES

## PRIMARY NON- RESIDENTIAL TYPOLOGIES:



Office Pad / Office Condo



Business Park Office



Single & Multi-Tenant Flex



General Light Industrial



Warehouse & Distribution

## SECONDARY NON- RESIDENTIAL TYPOLOGIES:



Neighborhood / Convenience Retail Center



Vocational / Trade School



Office Mixed Use



Incubator / Co-Working Space

# Section 7.5.3: Light Industrial Place Type Design Standards & Guidelines



## Design Principle 1: Build Orderly & High-Quality Work Environments

## Design Principle 1: Build Orderly & High-Quality Work Environments (Cont'd)

**7.5.3.1.a Campus Environment:** Promote campus-like settings for large-scale office, flex, and light industrial developments that feature multiple buildings. Buildings should relate to one another through site organization, architectural design, shaded pedestrian connections, and shared amenities. Integration of support services is encouraged for larger developments.

**7.5.3.1.b Orientation & Massing:** Orient and mass buildings to establish a visual relationship with the street and to create and frame usable outdoor space; a primary building entrance should be clearly identifiable from adjoining streets or on-site communal outdoor space. Setbacks should be commensurate with the scale of development, size of building, and surrounding character.

**7.5.3.1.c Site Circulation:** Establish safe, convenient, and efficient vehicular and pedestrian circulation, while minimizing vehicular and pedestrian interaction. Introduce directional signage and landscape to clarify circulation routes and facilitate safe movement; in particular, pedestrian circulation may be delineated through special paving and distinctive landscape treatment.

**7.5.3.1.d Parking Facilities:** Use landscape and canopy trees to break up and shade expansive surface parking fields, thereby reducing parking's visual and environmental impacts, especially within areas of high visibility and increased pedestrian activity. Moreover, a landscape setback should be provided where parking fronts the street and as a buffer to adjacent non-compatible uses.

**7.5.3.1.e Service & Loading Areas:** Locate service and loading areas behind the building and away from pedestrian areas; under no circumstances shall a loading area front on a public street. Service and loading areas shall be screened from view and include suitable space for truck maneuvers and stacking without intruding on public or private streets; screening may be provided through compatible architectural treatment (e.g., wing walls) and/or plantings.

**7.5.3.1.f Site Amenities:** Offer comfortable, convenient, and easily accessible outdoor gathering spaces, such as plazas and courtyards that may function as employee break areas. Outdoor common areas should be located away from service and loading areas or separated by a landscape buffer; they should also be sheltered with canopy trees, trellis, umbrellas, etc., and provided with suitable site furnishings, including tables and seating.

**7.5.3.1.g Site Landscape:** Provide a landscape setting that enhances the overall aesthetic character and function of the site, with special landscape treatment at entryways and major focal points. In particular, use distinctive landscape design, such as decorative paving and accent planting to highlight site access and primary building entries, as well as to enrich outdoor gathering spaces and other pedestrian areas.

**7.5.3.1.h Site Adjacencies:** Provide appropriate screening and a generous landscape setback adjacent to sensitive and non-compatible uses. Perimeter and security walls should have a decorative appearance that complements the site design and building architecture; barbed wire and security wire are discouraged.







## Design Principle 2: Give Design Expression to Productive Building Types

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**7.5.3.2.a Building Character:** Provide a consistent aesthetic that communicates value and quality, applied to all facades of a building. Particular attention should be given to the design and treatment of those areas with the highest public visibility, especially the primary building entrance and office use.

**7.5.3.2.b Massing & Form:** Mitigate the visual mass of large buildings; in particular, use distinctive or strong massing to accentuate building corners and primary building entrances. Consider stepped building heights for multi-story buildings.

**7.5.3.2.c Façade Modulation & Articulation:** Modulate exterior facades and avoid large expanses of blank, unadorned wall surface, especially along streets, drives, and communal outdoor space. Use fenestration, as well as changes in wall plane, material, texture, and color to create shadow lines, articulate building walls, and introduce a human scale along pedestrian areas.

**7.5.3.2.d Building Entries:** Introduce canopies and similar projecting or overhead features to highlight main building entrances; canopy design should complement the building's massing and form and introduce architectural interest and expression. Additionally, provide a high level of transparency at building entrances and other areas with high pedestrian traffic; encourage energy efficient glazing and discourage reflective exterior glazing.

**7.5.3.2.e Materials & Colors:** Choose materials and colors that will enhance a building's visual quality; their use should be consistent on all sides of a building. Multiple exterior wall finishes are encouraged and should complement building's form and accentuate points of architectural interest; avoid use of exposed, untreated concrete block.

# Section 7.5.4: District Core Place Type

## Place Type Design Standards & Guidelines

### DISTRICT CORE PLACE TYPE

The District Core Place Type supports a wide range of activities and uses, encompassing single- and multi-family housing; various tribal administrative, community service, educational, and recreational facilities; retail development of moderate scale; offices; and similar uses.

### DESIGN INTENT

The District Core Place Type is intended to promote centers of local activity accommodating a range of uses and amenities that will also serve surrounding neighborhoods and employment area. This place type will feature a mix of residential, commercial retail and office, and community service functions; both a vertical and horizontal mixing of compatible uses is encouraged, and projects should be designed to promote walkability and activate streets.

*The District Core Place Type includes guidelines for the design and quality of residential mixed-use projects and are intended to supplement Section 2: Residential Guidelines. Guidelines for civic and community services development typologies are also provided and are intended to supplement Section 3: Non-Residential Design Guidelines.*

### DEVELOPMENT TYPOLOGIES

#### PRIMARY RESIDENTIAL TYPOLOGIES:



*Detached Single Family Housing*



*Duplex & Quad*



*Townhouse*



*Low-Rise Multi-Family (Garden Apartment)*



*Loft/Podium Housing*



SECONDARY RESIDENTIAL TYPOLOGIES:



*Live-Work Loft*



*Residential Mixed Use*



*Senior / Group Housing*

PRIMARY NON- RESIDENTIAL TYPOLOGIES:



*Community / General Commercial Center*



*Office Pad*

SECONDARY NON- RESIDENTIAL TYPOLOGIES:



*Public Service Center*



*Community / Recreational Center*



*Secondary School*

# Section 7.5.4: District Core

## Place Type Design Standards & Guidelines



### Design Principle 1: Accommodate Mixed-Use

**7.5.4.1.a Mixed Use:** Support development of mixed-use buildings that integrate residential and compatible commercial uses, especially within built-up areas of the community where a high level of pedestrian activity is desired.

**7.5.4.1.b Active Use:** Encourage ground floor uses that support commercial activity and social gathering, such as food and beverage establishments, fitness centers, or community space that will activate streets and public outdoor space. Minimize the amount of street frontage devoted to access, parking, and servicing.

**7.5.4.1.c Street Edge:** Establish a strong relationship between the building and street; mixed-use buildings should normally be situated to reinforce the street edge.

**7.5.4.1.d Street Frontage:** Promote human scale design and introduce visual interest at street level to animate the building edge. The ground floor should be differentiated from upper levels, for example, through changes in massing, architectural relief, materials, etc.

**7.5.4.1.e Store Windows & Entrances:** Distinguish commercial from residential entrances and provide a high degree of ground floor transparency; ground floor commercial uses should be free of reflective coatings, exterior mounted gates, and security grills.

**7.5.4.1.f Residential Privacy:** Protect the privacy of residential uses, especially for those residential units located on the ground floor of a mixed-use building.

### Design Principle 2: Civic & Community Services

**7.5.4.2.a Entrances:** Design primary entrances to be easily identifiable and relate to human scale. Define human-scaled building entrances through the use of building recesses, projections, architectural canopies, space frames or other appropriate architectural features that are easily identified. Enhance the pedestrian experience by providing pedestrian-oriented amenities such as shaded seating areas in close proximity to building entrances.

**7.5.4.2.b Architectural Character:** Utilize architectural styles that are modern, progressive and reflect current state of the art construction technology in design and concept. Ensure that architectural features are integral and contribute to a harmonious design; ornamentation and features that appear tacked-on or artificially thin are discouraged.

**7.5.4.2.c Scale & Massing:** Building volumes should be designed to maintain a compatible scale with the surrounding context. Sculpt massing to harmonize with the rhythm of adjacent buildings. Where larger civic buildings are adjacent to smaller community services, provide a sensitive transition. For example, breaking down building bulk/massing or stepping back an upper floor.

**7.5.4.2.d Public Art:** Integrate works of public/civic art into the Community. Install pieces at key activity nodes, visual focal points and/or in civic plazas. Explore opportunities to combine public/civic art with storytelling of the Community's heritage, history, and traditions.

**7.5.4.2.e Landscape Design:** Complement civic building design with compatible landscape architecture through concept, form and materials. Incorporate outdoor furnishings, areas for passive and active uses, and attractive landscape features to make communal spaces comfortable, inclusive and inviting.

**7.5.4.2.f Wayfinding & Lighting:** Encourage a cohesive system of signs to aid pedestrian and vehicular orientation and wayfinding. Enhance the safety and comfort of the pedestrian environment by incorporating pedestrian-scaled low illumination lighting fixtures along sidewalks.





# Gila River Indian Community

## Community Design Standards & Guidelines



### PLAN BY

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