



Commercial and Industrial Design Manual

PROMOTING PHYSICAL ACTIVITY
AND HEALTH IN DESIGN



City Council Meeting
June 17, 2019

Background and Purpose

- ▶ History of the Plan
 - ▶ Adopted in 2008
 - ▶ Policy document with guidelines for building architecture and site design
- ▶ Purpose of the update
 - ▶ Meet City's current level of expectation for high quality development
 - ▶ Promote healthy active initiatives
 - ▶ Stay up to date with industry standards
 - ▶ Provide attractive and innovative site design and architecture



Design Manual Components

- ▶ A focus on sustainability and the environment
 - ▶ Healthy design
 - ▶ Low Impact Development (LID)
 - ▶ Green building
- ▶ Commercial site and building design
- ▶ Industrial site and building design
- ▶ Circulation
- ▶ Crime Prevention Through Environmental Design (CPTED)



Sustainable and Healthy Design

- ▶ Promote sustainable development
- ▶ Promote physical activity and health
- ▶ Promote LID stormwater design
- ▶ Create functional and appealing site drainage
 - ▶ Bioretention facilities
 - ▶ Rain gardens
 - ▶ Rain barrels
 - ▶ Permeable pavements



Design Guidelines

- ▶ Sense of place: Promote pedestrian interaction & provide a project theme, building materials and colors
- ▶ Appropriately scaled buildings with creative outdoor usable spaces
- ▶ Utilize building materials and site materials to create a high-quality appearance
- ▶ Incorporate employee refuge areas, patios, covered space
- ▶ Master site design, phased developed, future connections
- ▶ Multimodal infrastructure is encouraged and design is focused on the bike and pedestrian connections



Public Outreach

- ▶ Provided draft to developers
- ▶ aVOICE
- ▶ Valley Partnership – no comments

Next Steps

- ▶ Receive City Council feedback
- ▶ Planning Commission – July
- ▶ City Council Adoption – August

