



# Commercial and Industrial Design Manual

PROMOTING PHYSICAL ACTIVITY  
AND HEALTH IN DESIGN



Planning Commission Meeting  
July 18, 2019

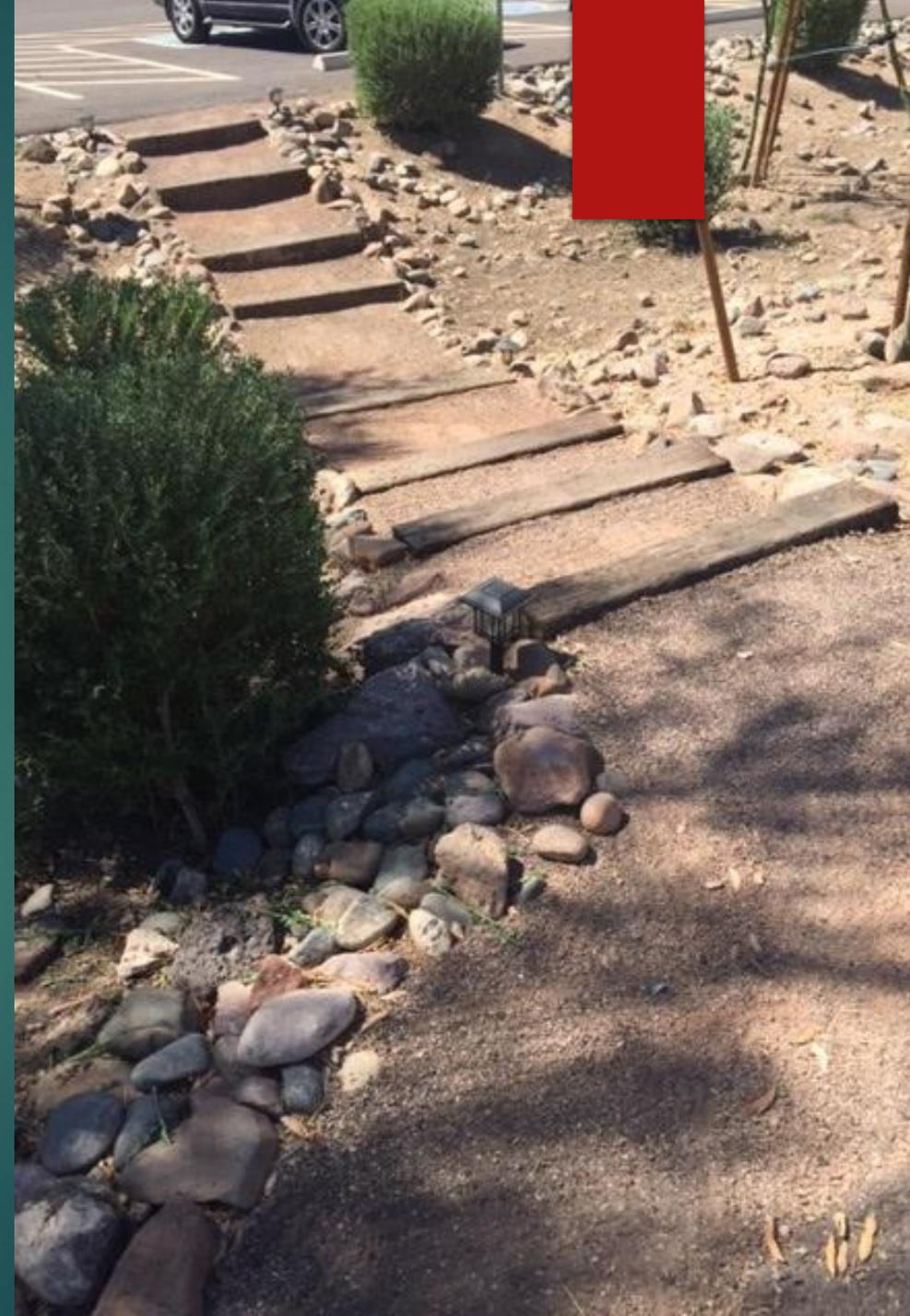
# Background and Purpose

- ▶ 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

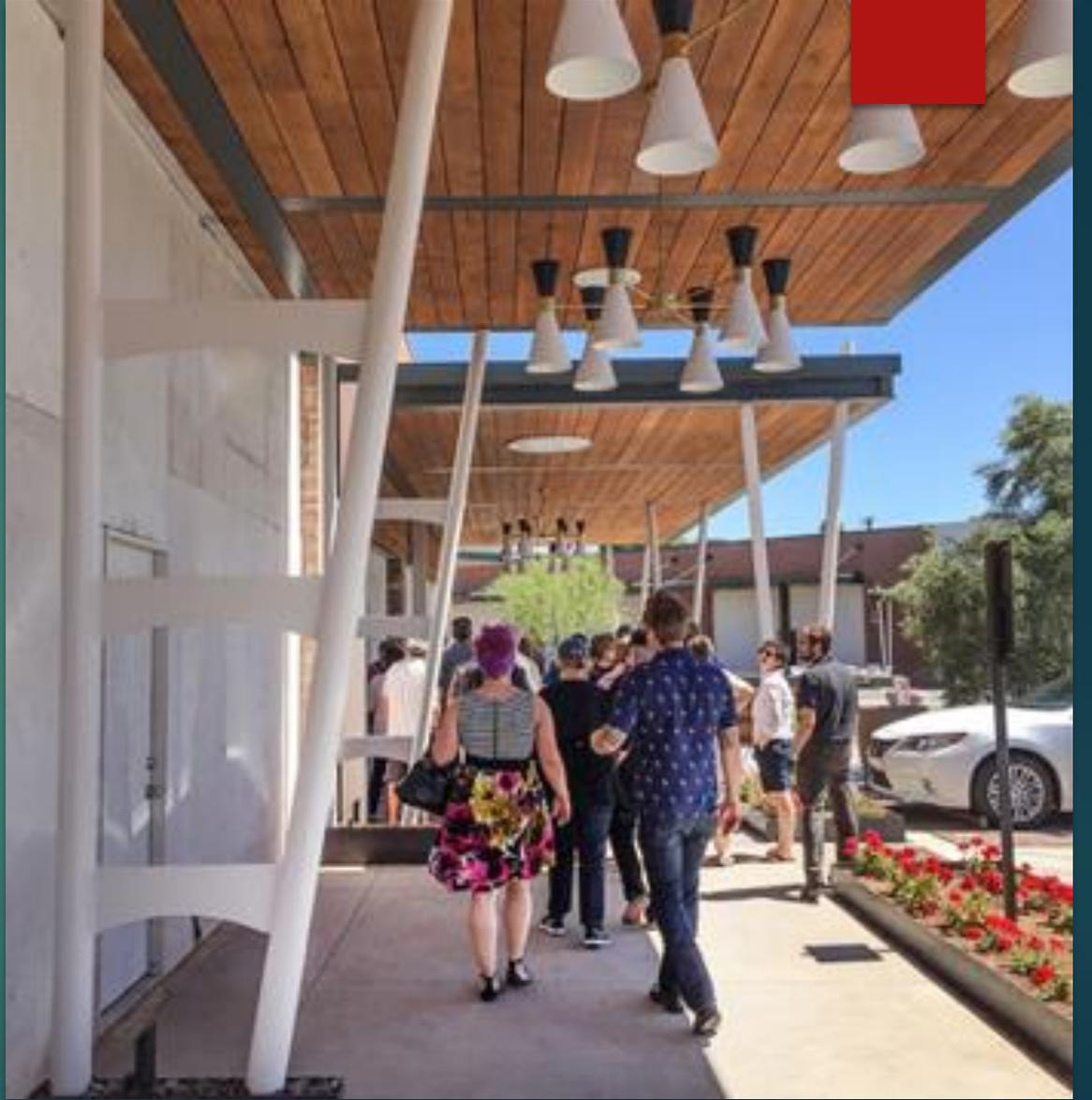


# Public Outreach

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

## Next Steps

- ▶ City Council Adoption – August 12



Recommendation

**Approval of Application PL-19-0074**

Commercial and Industrial Design  
Manual