

Multi-Family Residential Design Manual



Planning Commission
Meeting
September 19, 2019

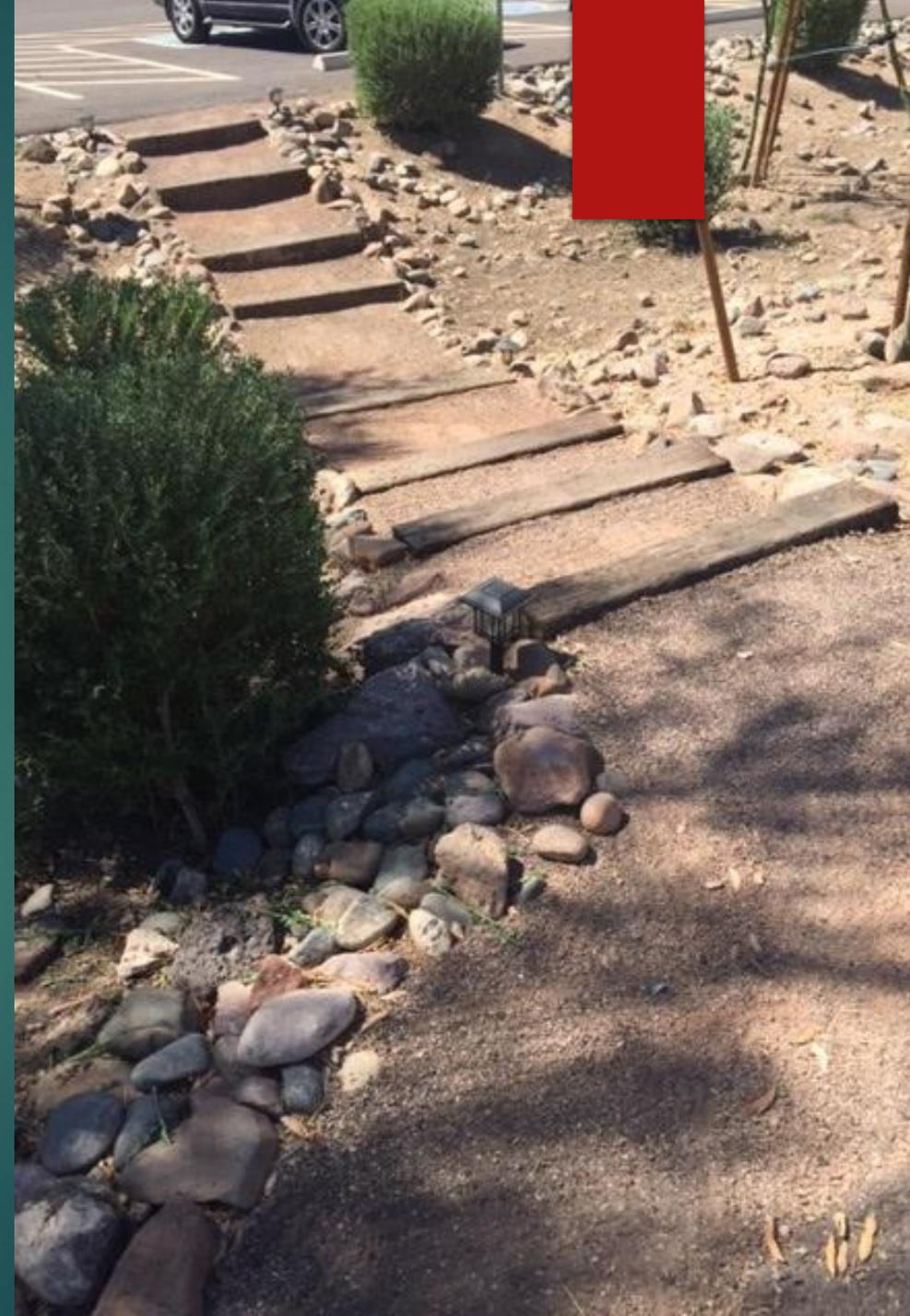
Background and Purpose

- ▶ 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
- ▶ Site and building design
- ▶ Open space and amenities
- ▶ 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
- ▶ Building form: Varied rooflines and building footprints, wrap balconies and porches around corners
- ▶ Provide multi-generational amenities: community center, pools, dog parks, sports activities, multi-use trails



Public Outreach

- ▶ Provided draft to developers
- ▶ aVOICE
- ▶ AZ Multihousing Association – comments provided

Next Steps

- ▶ Received City Council feedback in August
- ▶ City Council Adoption – October 21



Staff Recommendation

Approval of Application PL-19-0074

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