

SECTION V: DESIGN GUIDELINE EXAMPLES

Introduction

The Syracuse Town Center is envisioned as an area that creates a sense of place, a community “downtown”. As such, the Town Center Committee recommended the development follow a specific design theme or style for the entire project. Several themes were discussed, however, an historic or agricultural theme was accepted, but the overriding prerequisite for the entire project is: **quality**.

As previously mentioned, the intent of the Design Guidelines Examples is to provide concepts to help create a unique area that has a high level of quality and to provide a degree of unity to the town Center. While promoting a high level of design quality, The Design Guideline Examples provide a wide degree of flexibility in order to encourage creativity on the part of property owners and designers. As such, the Design Guideline Examples are general and illustrative in nature. They are not rigid requirements; however, every development within the project area must incorporate the particular attention to detail reflected in the guidelines. Design Guidelines (site plan, street layout and Architectural) establish the design framework that the City will use to evaluate proposed development. Each guideline can be considered in terms of how it applies to a given proposal. However, unless there is a compelling reason, these design guidelines shall be observed. The intent of the Design Guidelines must be considered in order for a project to be approved during the development review process.

The Design Guidelines supplement the development requirements described in the Land Use Plan section and act in concert with the Syracuse City Zoning Ordinance and Subdivision Regulations.

Format of Design Guidelines

Quality development is realized through an attention to detail that is carried forth from the initial conception to final construction. Quality and attention to detail must permeate the initial design including, layout of the streets and lots, grading, pedestrian amenities, structure design, landscaping, lighting, streetscape, and fences. Communication and coordination with the City during construction and through inspections with City personnel is imperative to ensure the approved design plans fulfill adopted standards.

The different land uses found within the Syracuse Town Center Plan must be designed to directly connect other surrounding features such as schools, parks or other land uses. In this manner, there is improved access for residents, visitors, and emergency vehicles. However, the more important issue is that the area is connected to neighborhoods which are walkable, thus placing less dependence on the automobile.

General Town Center Layout Guidelines

- Residential projects with limited pedestrian and vehicular access points are discouraged. Projects should include coordinated pedestrian connections to the Community Trail system and parks.
- Streets and trails should connect activity areas, schools, other land use areas.
- Cul de sacs should be limited in use and only when natural features restrict connection. Loop streets are the preferred option in planning roadways. If cul de sacs are used, openings should be provided at the ends for pedestrian access.
- The residential and commercial areas of the Town Center should have a defined focal point or theme that will provide it with a unique character.
- Buildings fronting the intersection of 1700 south and 2000 west will be positioned adjacent to the right-of-way of sidewalk framing the streets.

Landscape and Streetscape Guidelines

Landscape and streetscape features help to integrate the elements of the Syracuse Town Center Plan and create a feeling of “place”. Even when structures bear no resemblance to one another, strong landscape and streetscape features, such as a formal planting of street trees can help unify the street scene, orient travelers, improve climate and create a memorable image of an area.

Syracuse should promote the development of a planned streetscape along 1700 south and 2000 west when these roads are improved. The City should integrate the streetscape designs into the Town Center Plan. In order to provide a positive impression and a cohesive community identity, a consistent level of landscape and streetscape treatment is applied to the public right of way through the Town Area. **The City and UDOT must coordinate and cooperate with the streetscape design of 1700 south and 2000 west. If UDOT is reluctant to accept the design objectives of the Town Center Plan, Syracuse will not be able to create a sense of place within the central area of the Town Center or within the City. This reluctance on the part of UDOT or the City, will potentially cause the town area to fail in the proposed objectives stated herein. Financial considerations by the City in conjunction with the future road (1700 South) widening projects will be necessary.**

The Town Center Committee recommends a unique asphalt design (concrete pavers constructed to cold weather standards) within the intersection and gateway type structures on each corner of 1700 south and 2000 west. This would involve monetary support from the City at time of development or road improvement by UDOT. This variation in

roadway design must occur at the intersection in order to assist in distinguishing the area. It will help to define the appearance of the roadway to reinforce one's mental image of the Town Center. The following treatments should be applied to the roadways in and around the Town Center Plan Area:

General Roadway Landscaping Guidelines

- Landscaping shall utilize the approved trees, shrubs, and groundcovers as listed in the Landscape Plant Palette, Appendix A.
- Landscaping along 1700 south and 2000 west should contain tall, vertical accent trees (e g London Plain) with a healthy understory, and lush ground cover to help establish a strong edge.
- An informal, non-symmetrical grouping of landscaping should be used within the landscape setback. A formal planting should be used along roadways and the gateway around the intersection of 1700 south and 2000 west.
- Large canopy trees should be used to provide shade adjacent to sidewalks, pedestrian areas, parking areas and along trails.
- Pedestrian paths and sidewalks may either be meandering or linear.
- Berms, low walls or hedges should be used to screen view of parking lots and create distinction between the roadway and the development.
- Parking lots should be screened and entry points distinguished by formal groupings of landscape.
- Utility vaults, transformers, power lines, etc. shall be placed underground unless screened from public view and out of clear view.
- Public art should be encouraged to be located at the gateway or along the roadways to help distinguish the area.
- Streetscape should be maintained year around; dead plants shall be replaced with comparable material and sizes to existing plants.

Gateway Design

The Town Center Committee urged the construction of the gateway feature on each corner of the major intersection at 1700 south 2000 west. The gateway area requires special design treatment in order to announce arrival into the "town center". The feature will provide direction to separate the areas uniqueness.

General Gateway Treatment Guidelines

- The gateway should include low scale monumentation, themed identification signs with exterior themed lighting.
- Special paving identify crosswalks and pedestrian areas should be employed at the gateway intersection. (See figure 5 below)
- Tall accent and shade trees should be used to emphasize the hardscape elements of the design.
- The gateway should incorporate street furniture and fixtures, such as bollards, benches, low walls or shade canopies as appropriate.
- The gateway should include signs identifying the community or feature, but should be designed so as to mimic the overall image of the project.

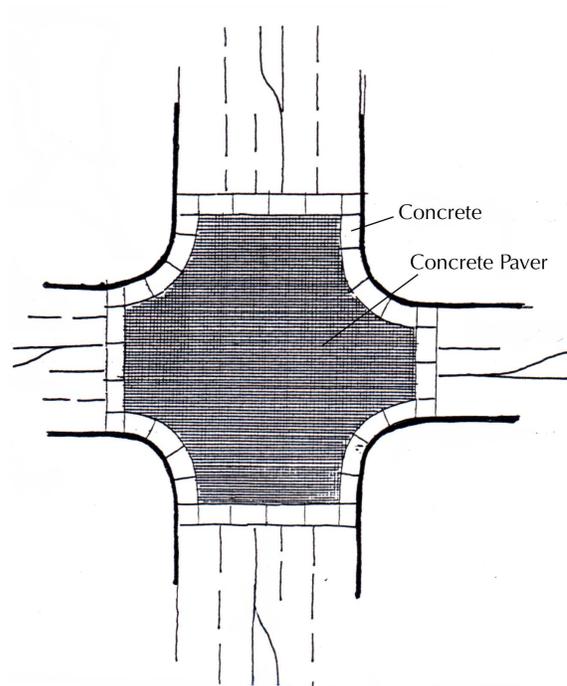


Figure 5.

Landscape Planting

All landscaping shall utilize the approved trees, shrubs, and groundcovers as listed in the Landscape Plant Palette, Appendix A. Additions to the Landscape Plant Palette are allowed with approval from the Director of Community Development. In general landscaping should:

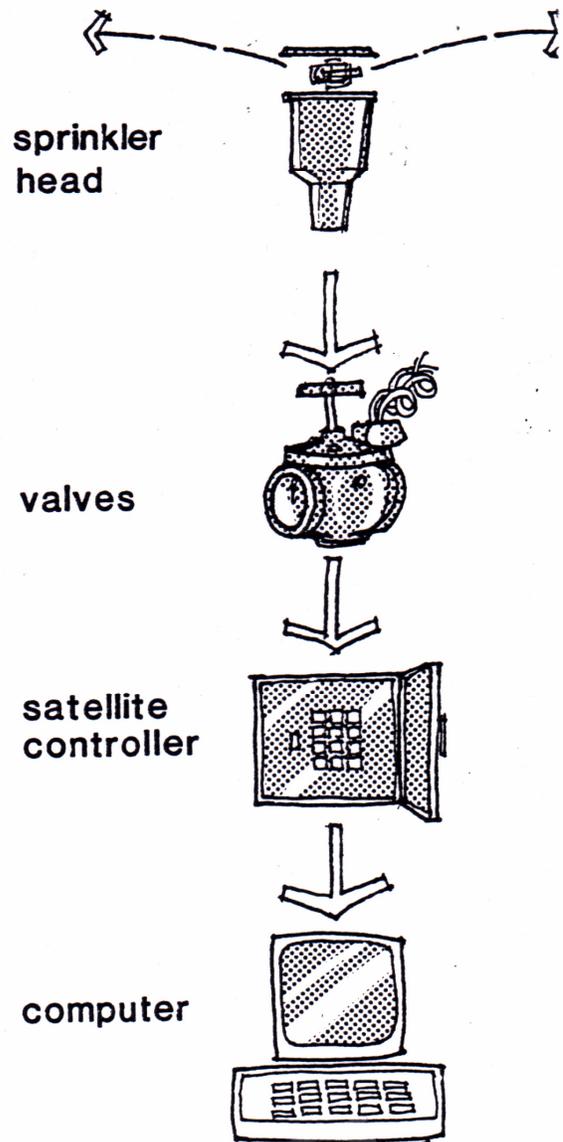
- Frame, soften, and embellish the quality of the environment.
- Buffer dwelling units from noise or undesirable view.
- Visually reduce or break up building mass.
- Provide shading and climatic cooling of adjacent buildings.
- Direct and guide visitors.
- Screen or frame views.
- Create focal points.

Irrigation

Irrigation controls/components, usage and design plans shall be submitted to Syracuse City for review and approval as part of the overall landscape plan.

A major objective of the landscape plan should coordinate the use of the City's secondary water system to maintain the landscaping within the proposed development(s). The proposed plan should address the following:

- System design and layout for automatic system operation.
- Conservation methods.



- Pressure loss.
- Watering that is remotely controlled and monitored from a central point location.
- Computer monitoring and control systems to conserve water, ie auto determination of when to prohibit irrigation water being applied during or after a rainstorm.

Preparation and Maintenance

The following strategies are intended to reduce public operation and maintenance costs while maintaining attractive, enduring landscapes:

- Limit the areas that public Landscape Maintenance Districts are responsible to sustain.
- Landscape should transition from turf to low ground covers or rockscape.
- Utilize water-conserving plant materials and irrigation methods.

Residential Structure Design Guidelines

The following guidelines apply to residential development in the Commercial II zoning within the Syracuse Town Center plan area.

The goal for site planning is to integrate buildings and site improvements into a unified setting with minimal impact on adjacent uses and to create an appealing community. Site planning concentrates on the proper placement of buildings, roads and residential services. The goal of residential site planning is to create a neighborhood fabric that offers a unique, safe and visually appealing environment to those in and around the development. Site plan design should respond to the following guidelines:

- Effectively accommodate the residential unit types proposed. Avoid “sardine” type positioning of dwelling units.
- Utilize a variety of lot sizes, and widths to encourage efficiency in design and mixture of product types.
- Utilize a variety of lot configurations, including zero lot line and narrow and wide lot design.
- Utilize a variety of building configurations, driveway locations, and garage orientations to break up repetitive curb cuts and yard patterns.

- Place utilities vaults, transformers, power lines and other utilities underground or screened from view.
- Maintain a clearview triangle at each intersection to ensure vehicular and pedestrian safety.
- Buffer residential uses from existing adjacent land uses that may result in negative impacts from noise, odors, traffic, or lighting.
- Provide convenient access to the community trails system.

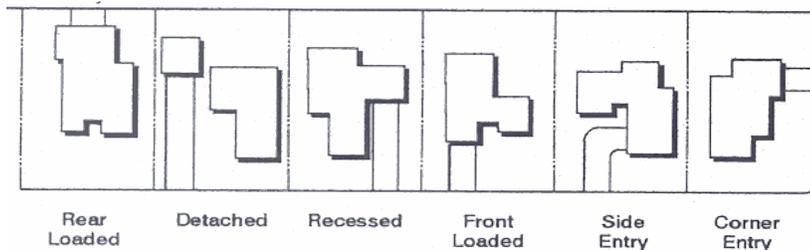
Residential Architectural Guidelines

The architectural guidelines for residential structures within the Commercial II (Syracuse Town Center Plan) are not designed as rigid, product specific requirements that can lead to blandness and homogeneity. All developments/projects shall be designed and built of a high quality in accordance with the following guidelines:

- Include an assortment of unit designs to create variety and interest.
- Place an emphasis on elevations that are visible from public view.
- Include a multitude of building volumes, footprint, masses, and setbacks to vary the streetscape.
- Ensure that buildings themes stay true to the chosen architectural style and divers elements from different styles should be avoided.
- Ensure that all residential structures possess articulated facades including recesses, recessed openings, building separations, variations in plane and height, and the inclusion of elements such as balconies, porches, arcades and architectural projections to provide depth and contrast and avoid flat, unarticulated building facades.
- Employ projections, recesses and overhangs to provide shadow and depth.
- Position and location of windows within the residential structures should provide privacy between neighboring structures and public areas.
- Utilize vertical and horizontal roof articulation to introduce additional shapes, angles, shadows, and add visual relief to the tops of buildings. Roofs should also be designed as an integral component of the form of the building, its mass and façade. Roof articulation may be achieved by changes in plane of no less than 2.5 feet and/or by traditional roof forms, such as gables, hips and dormers, and

through effective use of roof overhangs. Flat roofs and A-frame type roofs are discouraged unless appropriate to the overall architectural style.

- Finish roof flashings, rain gutters, and downspouts, vents and other roof protrusions must match adjacent finish materials and/or colors. Unfinished galvanized metal or other deleterious finishes are not acceptable.
- Provide a minimum roof pitch of 6/12 (vertical rise/horizontal run) on all dwellings.
- On larger lots, ensure that all front elevations are architecturally treated and detailed as well as all elevations exposed to public views, such as corner lots, side yard and rear elevations, and elevations exposed to roadways.
- On smaller lots, ensure that all exterior elevations are architecturally treated and detailed, but with an emphasis on the front façade and other elevations visible from public view.
- Utilize various facade materials to produce effects of texture and relief that provide character and consistency. Any changes in material should occur at changes in plane to foster an appearance that is substantial and integral.
- Require exterior finish materials to meet minimum standards as set forth by the Design Review Committee.
- Vary the size and placement of garages. When garages are located on the front side of the house, it can be entered from the front or side of the house, when lot size permits. Garages should be varied in size (a mix of 1-car, 2-car and 3 car designs). Provide offsets or detached garages and separate entries for 2+ car garages as seen in the figure below.



- Garage “rows” in service areas or areas hidden from view are acceptable.
- Include variation in colors, materials and texture treatments.
- Blend compatible colors in a single façade or composition to add character and variety, while reducing or breaking up the mass of the building.

- Employ lower wall wainscots and built-up or recessed reveals to add interest and break up vertical monotony with heavier materials on the lower portion of the façade.
- Avoid unusual patterns and color schemes.
- Coordinate color and finishes on building exteriors of all elevations of a building to provide a total continuity of design.
- Integrate the proportion and material of chimneys into the appearance of the roof.
- Inset window glass from the exterior wall surface and/or provided with dimensional trim to provide a sense of depth.
- Use of functional or decorative shutters is encouraged when appropriate to the architectural style.
- Integrate skylights, if any, into the roof form.
- Creation of porches and railings with leisurely seating areas such as porch swings, evening meeting points, small planting areas, in general...create areas for conversation and interaction upon the front porch of the residential structure.

Commercial Design & Architecture Guidelines

The following guidelines apply to commercial development in the Syracuse Town Center Plan. As with residential site planning, the intent of commercial site planning is to integrate buildings and site improvements into a unified setting with minimal impact on adjacent land uses.

- Locate on-site parking in the rear of buildings. Encourage parking to be located in shared facilities to the greatest extent possible.
- Provide convenient access to the Syracuse City Trails system, sidewalks, residential areas, and park areas.
- Encourage open-air plazas that are pedestrian oriented.
- Include variations in color, material and design of the building.
- Allow for visual relief for interest and to break up long planar surfaces and avoid long continuous building. Offsets, pop-outs, overhangs, and recesses all may be used to produce effective areas of interest.