City of
SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: (916) 264-5011
Planning@cityofsacramento.org

SWANSTON
Site Plan and Design Review Guidelines Checklist

Applicant's Name: _____   **Phone:** _____
Project Address: _____   **Email:** _____

Applicant shall fill out the design guidelines checklist for all guidelines applicable to the project. Check the box if meets guideline and indicate in the comments how the guideline is met. Indicate NA if a design guideline is not applicable. Any design guideline that the project does not meet shall be indicated as a deviation with a comment explaining the rationale for the deviation.

SECTION 1: LAYOUT AND ORIENTATION

A. BUILDING SCALE

☐ Buildings shall be appropriately scaled and oriented to enhance the streetscape with active facades.

Comments / Deviations:

Staff Comments:

B. MASSING AND SCALE

☐ Provide larger scale development east of the tracks that scales down appropriately to complement existing lower scaled residential development.

Comments / Deviations:

Staff Comments:

C. BUILDING HEIGHTS AND STEPBACKS

☐ Provide larger scale development along arterials with greater heights allowed east of the tracks to complement existing larger development.

Comments / Deviations:

Staff Comments:

D. BUILDING SETBACKS

☐ New buildings shall set back and/or step back appropriately in relation to existing mature trees and planned trees.

Comments / Deviations:

Staff Comments:

E. BUILDING CHARACTER AND FAÇADE ARTICULATION

☐ The street walls defining urban blocks shall be articulated to create rhythm and variety, achieving a fine-grained pattern to the urban fabric.

Comments / Deviations:

Staff Comments:

F. PARKING

☐ Surface parking shall be located on the side of, or behind, any use, and should be designed with sustainability measures to mitigate its environmental impacts.

Comments / Deviations:

Staff Comments:

G. ALLEYS AND SERVICE ACCESS

☐ Utilize alleys as frontage for housing, parking, commercial activity and open space.

Comments / Deviations:

Staff Comments:

H. STORMWATER MANAGEMENT

☐ New buildings shall be designed for optimum sustainability, especially with respect to energy performance and resource conservation.

Comments / Deviations:

Staff Comments:

I. PASSIVE COOLING

☐ New buildings shall be designed for optimum sustainability, especially with respect to energy performance and resource conservation.

Comments / Deviations:

Staff Comments:

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SECTION 2: BUILDING PROTOTYPES

A. ROW HOUSES AND TOWN HOMES

☐ Row houses/ town houses shall be designed to add character, architectural style and residential variety to the District.

Comments / Deviations:

Staff Comments:

B. LOFTS AND LIVE-WORK UNITS

☐ Lofts and Live-work units shall be designed to add character, architectural style and residential variety to the District.

Comments / Deviations:

Staff Comments:

C. LOW INTENSITY CONDOMINIUMS

☐ Low intensity condominiums shall be designed to add character, architectural style and residential variety to the Swanston area.

Comments / Deviations:

Staff Comments:

D. MIXED-USE BUILDINGS

☐ Mixed-use buildings shall be designed to add character, architectural style and residential variety to the Swanston area while providing opportunities for neighborhood serving services to collocate with housing.

Comments / Deviations:

Staff Comments:

E. HIGH INTENSITY CONDOMINIUM / MIXED-USE DEVELOPMENT

☐ High-intensity condominium/mixed-use development shall be designed to add character, architectural style and residential variety to the Swanston area while providing opportunities for neighborhood serving services to collocate with housing.

Comments / Deviations:

Staff Comments:

F. COMMERCIAL BUILDING

☐ Commercial buildings shall be designed to integrate well with the streetscape and to address the public on a human scale at street level.

Comments / Deviations:

Staff Comments:

By signing below, the applicant certifies that this form accurately describes the proposed work.

Applicant's Signature: _____ **Date:** _____
Name of Applicant (Print Name) _____
FOR CITY STAFF USE ONLY   **Counter Staff (Print Name):** _____