

RAILYARDS
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: PRIVATE REALM

A. KEY SITES

Buildings located on key sites should be carefully designed to terminate views from streets, parks or open space; reinforce prominent corner locations; and serve as landmarks within the urban fabric of the Railyards.

Comments / Deviations:

Staff Comments:

SECTION 2: BUILDING TYPES

A. RESIDENTIAL LOW-RISE

Low-rise residential development shall be included as a viable strategy for infill housing in established residential and transition zones.

Comments / Deviations:

Staff Comments:

B. RESIDENTIAL MID-RISE

Mid-rise residential development shall provide both effective densities and local service amenities in their ground floor mixed-use areas.

Comments / Deviations:

Staff Comments:

C. RESIDENTIAL HIGH-RISE

High-rise residential development shall be a desirable strategy to achieve high densities with minimal land consumption, best utilizing investments in public transit, open space & services, including family supportive uses.

Comments / Deviations:

Staff Comments:

D. COMMERCIAL LOW/MID-RISE

Low-rise commercial development shall be included as a viable strategy that contributes to the sustainability of neighborhoods, providing employment centers and daytime activity.

Comments / Deviations:

Staff Comments:

E. COMMERCIAL HIGH-RISE

High-rise commercial development shall be provided as a preferred strategy in dense employment centers, and shall contribute to a strong pedestrian environment and a distinctive metropolitan skyline.

Comments / Deviations:

Staff Comments:

SECTION 3: BUILD-TO-LINES AND SETBACKS

A. SITE PLANNING

New buildings shall have a setback appropriate to the district, typically similar to its immediately adjacent existing buildings.

Comments / Deviations:

Staff Comments:

B. TREE SETBACKS

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

Comments / Deviations:

Staff Comments:

C. LOT COVERAGE

The scale and massing of a building by limiting the amount of lot coverage and ensuring that given parcels, and its adjacent parcels, have suitable access to light and air.

Comments / Deviations:

Staff Comments:

D. OPEN SPACE

Open space is an essential and shall be provided on-site for new developments, in a range of public, common and private open space types.

Comments / Deviations:

Staff Comments:

F. POCKET PARKS

Small Pocket Parks shall be provided throughout the central city, supplementing the main civic-scaled park system.

Comments / Deviations:

Staff Comments:

G. LANDSCAPING

On-site open space shall be landscaped to make the space comfortable, attractive, and complimentary with the surrounding architecture.

Comments / Deviations:

Staff Comments:

H. PROJECT SIZE AND BUILDING TYPE

The areas of downtown with the highest density shall be developed with a rich mix of parcel sizes, land uses, massing architectural variety.

Comments / Deviations:

Staff Comments:

I. SERVICE AREA AND ACCESS

To minimize the functional and visual impact of service and access areas, they shall be carefully designed, and located along the least-trafficked edges of the parcel.

Comments / Deviations:

Staff Comments:

SECTION 4: MASSING & BUILDING CONFIGURATION

A. STREET WALL AND BUILDING BASE HEIGHT

The public space of the street shall be defined on both sides by buildings forming a street wall of a consistent height and defined articulation.

Comments / Deviations:

Staff Comments:

B. BULK CONTROLS

Bulk controls shall be implemented to foster a distinctive and metropolitan city skyline with buildings of varied shapes, sizes, and articulated tops.

Comments / Deviations:

Staff Comments:

C. TOWER SEPARATION AND HEIGHT DIFFERENTIATION

The spatial separation of any two towers on the same block - and the related qualities of solar access, shadows, views, and privacy—shall be no more restrictive or constricting than if they were on opposite sides of the street; and a tower shall be distinct in size/scale from those adjacent to it.

Comments / Deviations:

Staff Comments:

D. DISTINCTIVE TOP

Buildings shall terminate with a distinctive top, to contribute to an architecturally dynamic city skyline.

Comments / Deviations:

Staff Comments:

FACADES:

1. GROUND LEVEL USES

The ground floor, especially the area facing onto public sidewalks, shall incorporate the most public and active spaces within the building, to activate the street. Parking shall not be an appropriate use along a building's public frontage.

Comments / Deviations:

Staff Comments:

2. TRANSPARENCY

The facade of a building shall be appropriately transparent to allow active ground floor uses, such as retail, commercial or community uses, to be visible from the street.

Comments / Deviations:

Staff Comments:

3. ARTICULATION OF STREET-WALL

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:

4. FENESTRATION: WINDOW AND FAÇADE SYSTEMS IN PATTERNS

To provide human scale to buildings, windows shall be well-proportioned, varied across a project, articulate the wall system, and be operable where appropriate.

Comments / Deviations:

Staff Comments:

5. ENTRANCES

Entrances shall be well-designed, appropriately scaled, and easy to find. They shall be a special feature in the design of the building.

Comments / Deviations:

Staff Comments:

6. CANOPIES, AWNINGS, SUNSHADES

Canopies, awnings and sunshade shall be used to provide shade and cover for people and buildings, contributing to comfort and sustainability.

Comments / Deviations:

Staff Comments:

7. PROJECT ELEMENTS AND ENCROACHMENTS

Elements that project from a building façade shall serve to animate the building's elevations, by adding visual variety and interest while enhancing the connection between public and private realms.

Comments / Deviations:

Staff Comments:

8. MATERIALS

Buildings shall be constructed with exterior materials of the highest quality. Exterior materials, textures and colors shall be selected to further articulate the building design.

Comments / Deviations:

Staff Comments:

9. LIGHTING

Building facades shall have illumination appropriate to their use and location, with light fixture design selected to best complement the architectural design of the project.

Comments / Deviations:

Staff Comments:

E. ROOFTOPS AND MECHANICAL PENTHOUSE ENCLOSURES

Rooftop design shall be integrated into the overall design scheme of the building, including mechanical penthouse enclosures and energy performance measures.

Comments / Deviations:

Staff Comments:

F. DEVELOPMENT ALONG ALLEYS

Protect and enhance existing alleys by utilizing them as frontage for housing, parking, commercial activity and open space.

Comments / Deviations:

Staff Comments:

G. SUSTAINABILITY

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

Comments / Deviations:

Staff Comments:

H. PUBLIC ART

Public Art shall be used to enhance the public realm, and is best incorporated into the building's design, in a way that complements the architecture of the building.

Comments / Deviations:

Staff Comments:

SECTION 5: PARKING AND VEHICLE ACCESS

A. LOCATION AND CONFIGURATION

New development shall balance the need for automobile parking with the requirements of an active urban environment, employing creative parking solutions.

Comments / Deviations:

Staff Comments:

B. STRUCTURED PARKING

Creative parking solutions include structured parking, provided to achieve parking requirements on site while maintaining active-use development along the edge of a parcel.

Comments / Deviations:

Staff Comments:

C. SURFACE 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:

D. BICYCLE PARKING

Development projects shall foster Sacramento's long term sustainability strategy by providing ample well-designed bicycle parking on-site.

Comments / Deviations:

Staff Comments:

SECTION 6: HISTORIC RESOURCES

A. CENTRAL SHOPS HISTORIC DISTRICT

Preservation and adaptive reuse of any historic resource within the Historic District shall follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Comments / Deviations:

Staff Comments:

B. TRANSITION ZONE

Ensure that new construction, landscaping, and additions, alterations, or other improvements adjacent to the Historic District complement the Central Shops historic resources.

Comments / Deviations:

Staff Comments:

C. SACRAMENTO DEPOT BUILDING

Preservation and adaptive reuse of the Sacramento Depot building and contributing resources shall follow the Secretary of the Interior's Standards for the Treatment of Historic Properties, and new construction near the Depot shall respect the character-defining features of the Depot building listing.

Comments / Deviations:

Staff Comments:

SECTION 7: SIGNAGE

A. PUBLIC RIGHT-OF-WAY SIGNAGE

Public right-of-way signage shall reinforce a unique identity for the Railyards and assist in wayfinding.

Comments / Deviations:

Staff Comments:

B. PARKING DIRECTIONAL SIGNAGE

Signage leading to parking lots and garages shall be designed to be integrated with the scale of the surroundings while clearly visible to drivers.

Comments / Deviations:

Staff Comments:

C. INTERPRETIVE AND EDUCATIONAL GRAPHICS

Well designed and creative graphics interpreting cultural and natural history shall, where occurring, be integrated into the pedestrian network of the Railyards.

Comments / Deviations:

Staff Comments:

D. PARKS AND OPEN SPACE SIGNAGE GUIDELINES

Signage and identity graphics shall be designed to best communicate the character of the space to any passerby.

Comments / Deviations:

Staff Comments:

SECTION 8: SIGNAGE BY DISTRICT

A. DEPOT DISTRICT SIGNAGE GUIDELINES

Signage in the Depot District shall be designed to reflect its importance as a major regional transit-oriented center. (*See Guidelines*)

Comments / Deviations:

Staff Comments:

B. CENTRAL SHOPS AND DISTRICT SIGNAGE GUIDELINES

Signage in the Central Shops District shall be designed to reflect the historical character of this area while creating a lively, vibrant entertainment district. (*See Guidelines*)

Comments / Deviations:

Staff Comments:

C. WEST END DISTRICT SIGNAGE GUIDELINES

Signage in the West End District shall be designed to reflect the vibrant character of this area, including the use of large-scale, creative and energetic signage visible from I-5 to help attract visitors to the Railyards. (See *Guidelines*)

Comments / Deviations:

Staff Comments:

D. EAST END DISTRICT SIGNAGE GUIDELINES

The signage in the East End District shall be designed to reflect the neighborhood character and residential focus of this area. (See *Guidelines*)

Comments / Deviations:

Staff Comments:

E. RIVERFRONT DISTRICT SIGNAGE GUIDELINES

The signage in the Riverfront District shall be designed to reflect the waterfront character of this area. (See *Guidelines*)

Comments / Deviations:

Staff Comments:

F. PRIVATE REALM SIGNAGE DESIGN

All signage provided as part of private development in the Railyards shall be designed to carefully integrate with the architecture, streetscape and District where it is located, and to enhance the perception of quality of the Railyards as a whole. (See *Guidelines*)

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):** _____