

RIVER DISTRICT
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: SITE PLANNING

A. SETBACKS AND BUILD-TO-LINES

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

Comments / Deviations:

Staff Comment:

B. LOT COVERAGE

Lot coverage shall be used to control the scale and massing of a building by limiting the amount of lot coverage and ensuring that a given parcel, and its adjacent parcels, have suitable access to light and air.

Comments / Deviations:

Staff Comment:

C. 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 Comment:

D. OPEN SPACE- SMALL PUBLIC SPACES

Encourage the provision of new Small Public open spaces.

Comments/Deviations:

Staff Comment:

E. LANDSCAPING

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

Comments / Deviations:

Staff Comment:

F. PROJECT SIZE AND BUILDING TYPE

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

Comments / Deviations:

Staff Comment:

G. SITE ACCESS, SERVICE AREAS AND UTILITIES

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

Comments / Deviations:

Staff Comment:

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 Comment:

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 Comment:

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 Comment:

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 Comment:

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 Comment:

SECTION 3: MASSING AND 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 Comment:

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 Comment:

1. 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 Comment:

2. Distinctive Top

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

Comments / Deviations:

Staff Comment:

3. Rooftops and Mechanical Penthouse Enclosures

Rooftop design shall be integrated into the overall design scheme of the building, including mechanical penthouse enclosures and green design elements.

Comments / Deviations:

Staff Comment:

C. 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 Comment:

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 Comment:

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 Comment:

4. Building Corners

Building corners are a placemaking element that should be designed to accentuate the unique location of the urban corner.

Comments / Deviations:

Staff Comment:

5. Fenestration: Window and Façade Systems and 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 Comment:

6. 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 Comment:

7. 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 Comment:

8. Projecting Elements and Encroachments

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

Comments / Deviations:

Staff Comment:

9. 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 Comment:

10. 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 Comment:

11. Signage

All signage on the exterior or visible from the exterior, of a structure shall be designed to carefully integrate with the structure's architecture, and should enhance the appearance of the structure as well as contribute to the overall character of the streetscape.

Comments / Deviations:

Staff Comment:

12. Temporary Construction Screening

Temporary construction screening should have a strong graphic appearance in addition to providing for safe pedestrian routes along exposed sides of a construction site.

Comments / Deviations:

Staff Comment:

D. DEVELOPMENT ALONG ALLEYS

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

Comments / Deviations:

Staff Comment:

E. PORTALS AND BRIDGES

Bridges and portals should be designed to reinforce the continuation of the street wall, and further define the more intimate alleys and shared court areas within a block.

Comments / Deviations:

Staff Comment:

F. SUSTAINABILITY

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

Comments / Deviations:

Staff Comment:

G. PUBLIC ART

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

Comments / Deviations:

Staff Comment:

SECTION 3: 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 Comment:

1. 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 Comment:

2. 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 Comment:

B. BICYCLE PARKING

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

Comments / Deviations:

Staff Comment:

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

Applicant's Signature: _____ **Date:** _____

Name of Planner: _____

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Counter Staff: _____