

City of Mesa

Quality Development Design Guidelines

Historic Preservation Board

March 5, 2019



Michael Baker
INTERNATIONAL

urban
design
studio



Design Guidelines

Public Feedback



- A. Developer Forum**
September 26, 2018
Attendance: 10
- B. Community Workshop #1**
September 26, 2018
Attendance: 12
- C. Online Survey**
October 8, 2018 – November 8, 2018
Participants: 441
- D. Development Advisory Forum (presentation only)**
February 13, 2019
- E. Community Workshop #2**
February 13, 2019
- F. Public Review Draft (posted online for comment)**
February 14, 2019



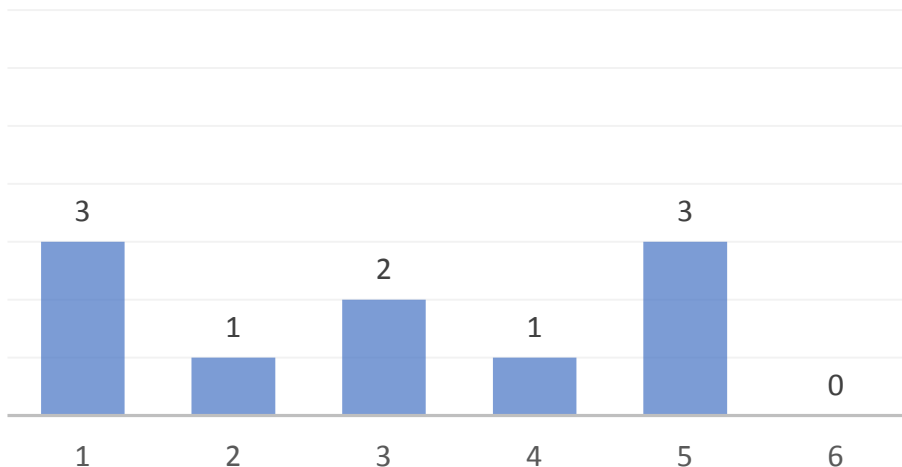
Design Guidelines

Developer Forum – Results (9/26/18)



What is the Most Important aspect that defines the character of an urban place to you?

1. Type & Design of Buildings
2. Design & Layout of a Site
3. Landscaping of Streets & Public Spaces
4. Transportation & Ease of Parking
5. Walkability & Pedestrian Connectivity
6. Other



Design Guidelines

Developer Forum – Results (9/26/18)



Key Takeaways

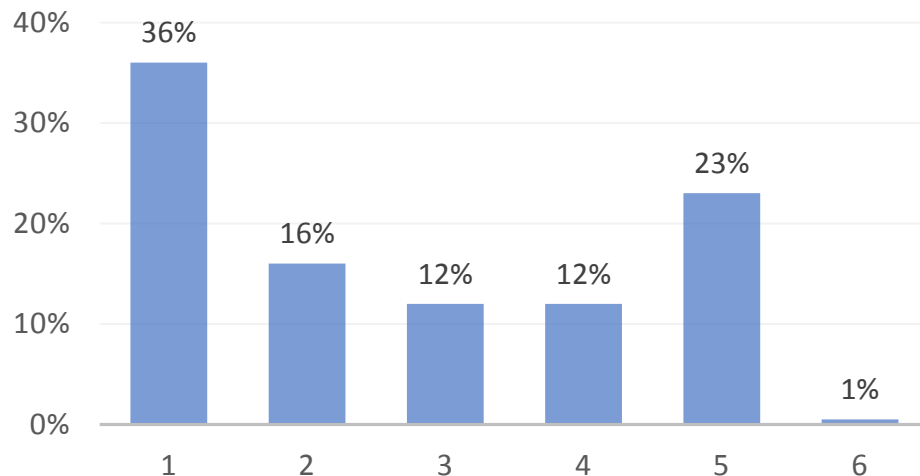
- Retain flexibility to promote economic development
- Establish predictable and consistent application review conditions
- Align guidelines with existing policy and standards, where appropriate
- Consider site specific context needs
- Consider buyer preferences

Design Guidelines

Public Survey – Results (9/26 – 11/8)

What is the Most Important aspect that defines the character of an urban place to you?

1. Type & Design of Buildings
2. Design & Layout of a Site
3. Landscaping of Streets & Public Spaces
4. Transportation & Ease of Parking
5. Walkability & Pedestrian Connectivity
6. Other



Design Guidelines

Public Survey – Results (9/26 – 11/8)

Urban
Mixed-Use Development

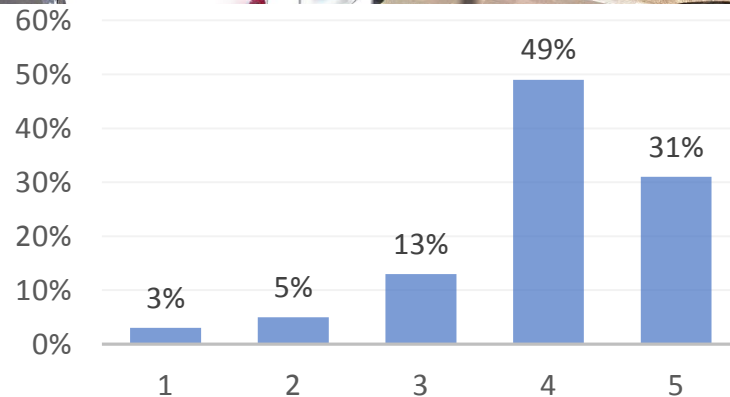
Highly
Undesirable



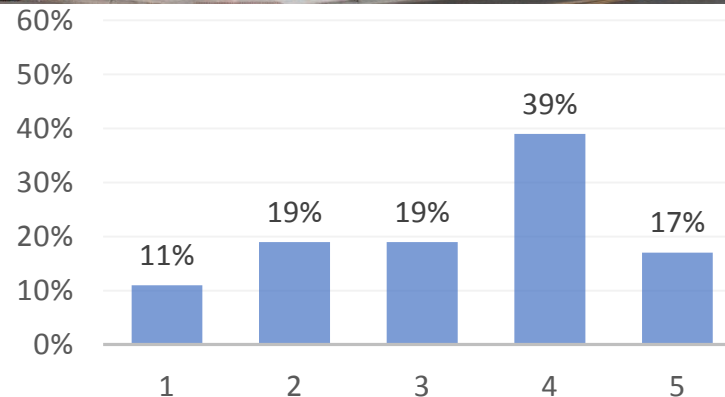
Highly
Desirable

NOTE: Each photo was
presented and rated individually

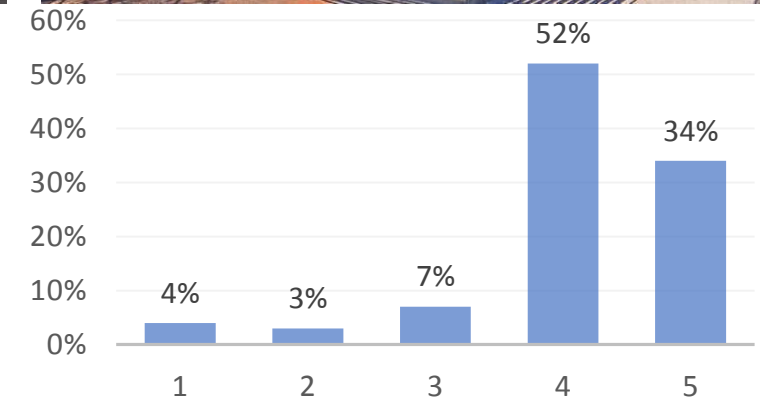
What's your opinion of the overall character (look and feel) of this development?



AVG 3.99



AVG 3.24



AVG 4.10

Design Guidelines

Public Survey – Results (9/26 – 11/8)



Key Takeaways

Single Family Residential (Individual Comments 533)	Single Family Attached (Individual Comments 515)	Multiple Residence (Individual Comments 785)	Commercial and Mixed Use (Individual Comments 723)
<ul style="list-style-type: none">• Architectural Variety• Setbacks• Landscaping• Garage Placement• Use of Material• Utilities• Sidewalk Placement	<ul style="list-style-type: none">• Architectural Variety• Landscaping• Street Design• Garage Placement• Use of Material• Sidewalk Placement• Safety	<ul style="list-style-type: none">• Façade Design• Building Massing• Materials and Colors• Landscaping• Setbacks• Wall & Fence Design• Parking Placement	<ul style="list-style-type: none">• Auto-oriented• Materials & Colors• Landscaping• Architecture/Façade Design• Parking Design/Placement• Pedestrian Connectivity• Shade (parking and building)

Design Guidelines

Organization of Approach



Best Practices

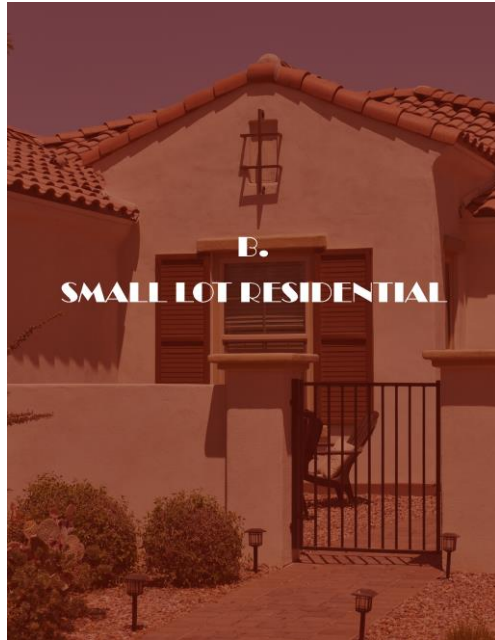
- Engage the Street
- Prioritize Alternative Modes
- Consider Architectural Form
- Design to the Environment

Defining Quality Development

- Create Places that are Safe, Attractive, Interesting and Inviting
- Provide an Integrated Pattern of Development
- Use Appropriate Architectural and Site Design
- Use Variety of Landscape and Durable Building Materials
- Develop for Our Climate

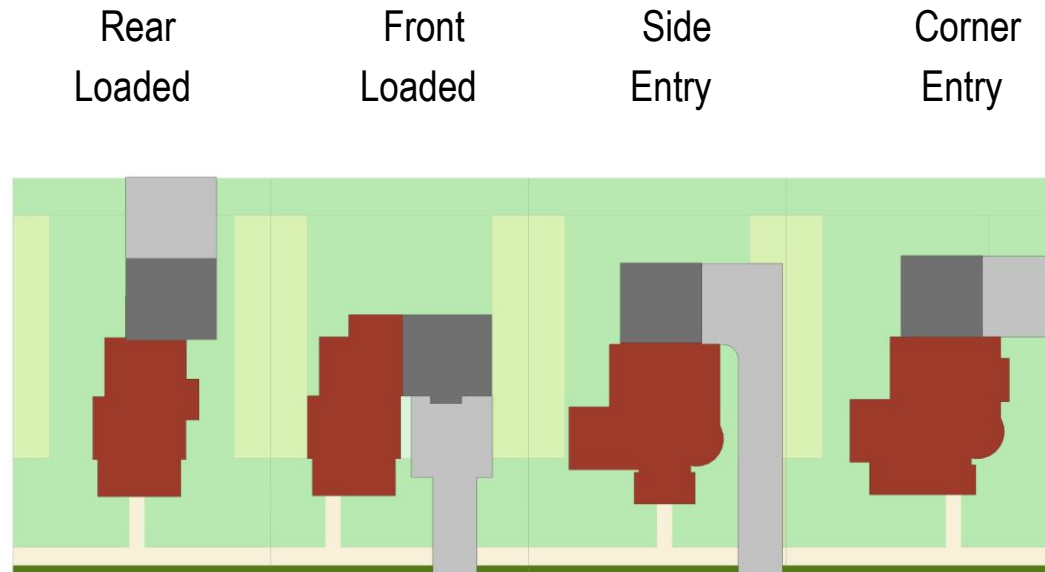


Design Guidelines Organization



Design Guidelines

Single Family Residential



Site Design

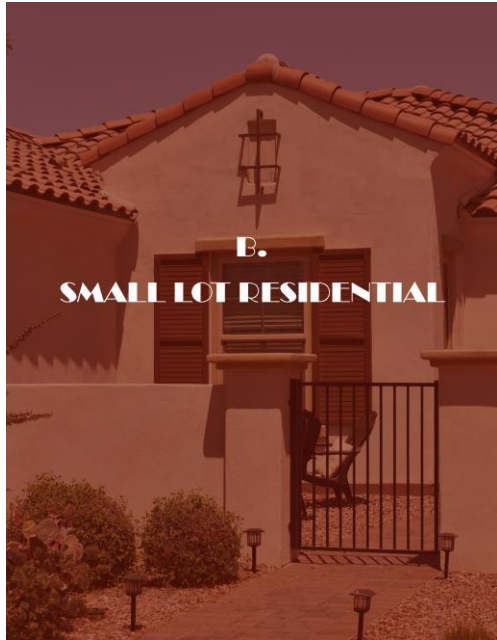
- Site Configurations
- Orientation
- Access & Garages
- Front Yard
- Private Yard

Building Design

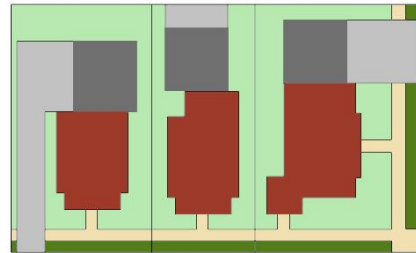
- Primary Entrance
- Massing and Scale
- Façade Articulation
- Roof Form
- Architectural Style
- Materials

Design Guidelines

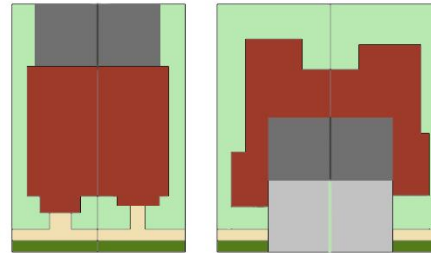
Small Lot Residential



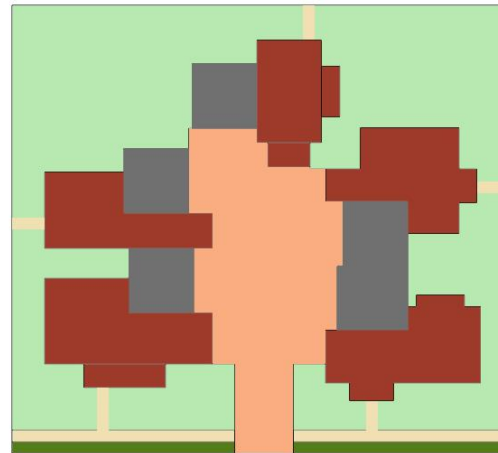
Detached



Attached



Court



Site Design

- Site Configurations
- Orientation
- Access & Garages
- Front Yard
- Private Yard

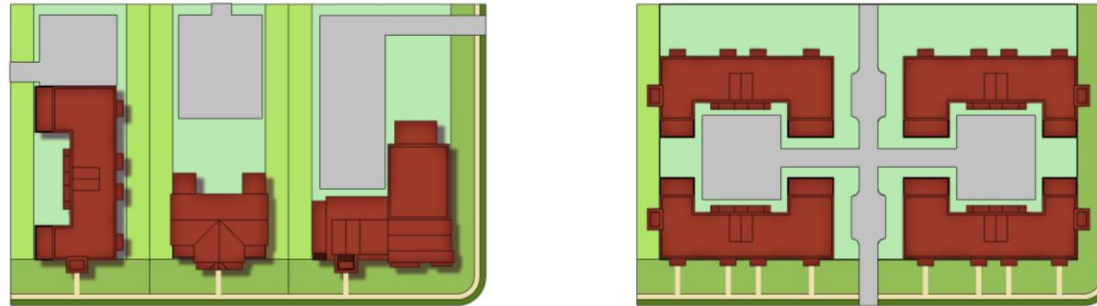
Building Design

- Primary Entrance
- Massing and Scale
- Façade Articulation
- Roof Form
- Architectural Style
- Materials

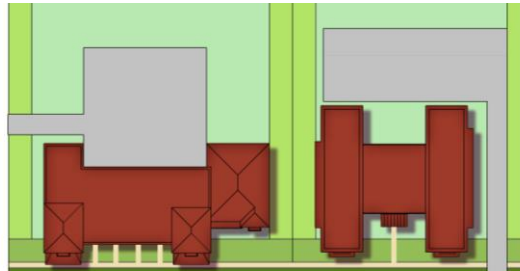
Design Guidelines

Multiple Residence

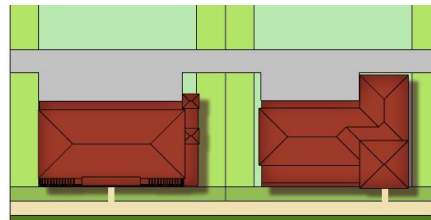
Garden Apartment – Low Density Neighborhoods



Urban Apartment – High Density Neighborhoods



Mixed-Use



Site Design

- Site Configurations
- Site Design
- Orientation
- Access & Parking
- Setbacks
- Open Space & Landscaping

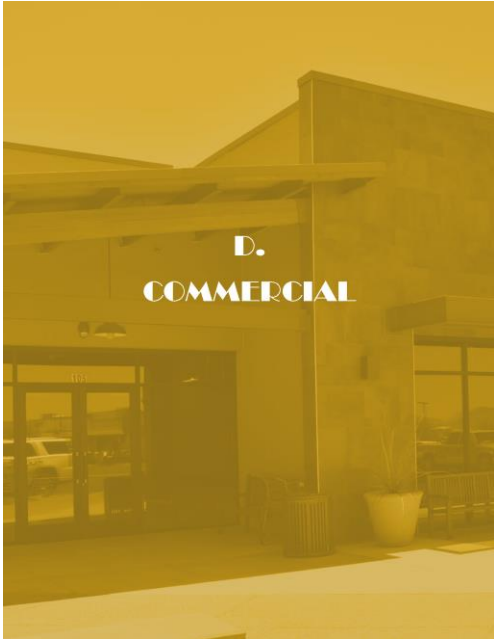
Building Design

- Primary Entrance
- Massing and Scale
- Façade Articulation
- Roof Form
- Variation in Design
- Materials

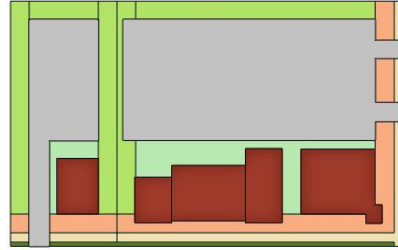


Design Guidelines

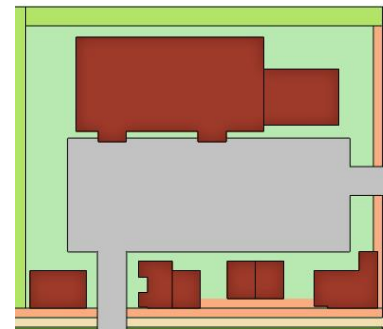
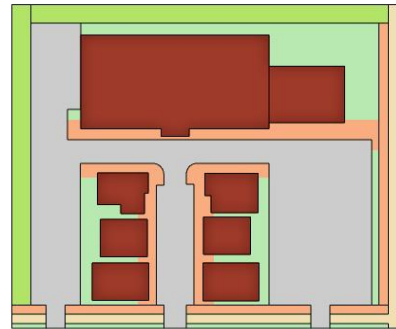
Commercial



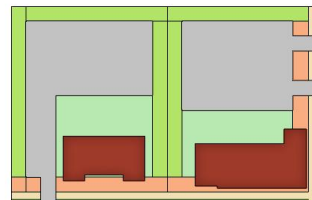
Urban Configuration



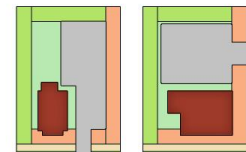
Community Configuration



Mixed-Use



Local Configuration



Site Design

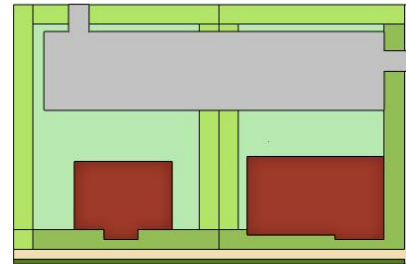
- Site Configurations
- Site Design
- Orientation
- Parking & Connectivity
- Setbacks
- Open Space & Landscaping

Building Design

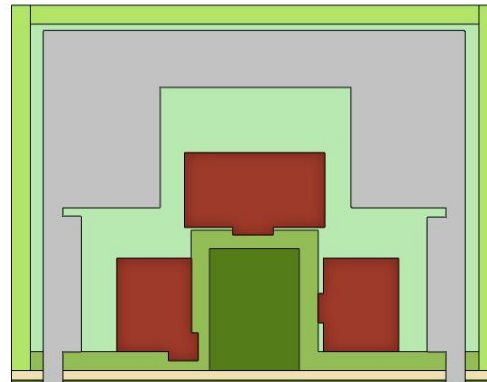
- Building Design
- Primary Entrances
- Massing and Scale
- Façade Articulation
- Materials
- Signage
- Service Areas & Utilities



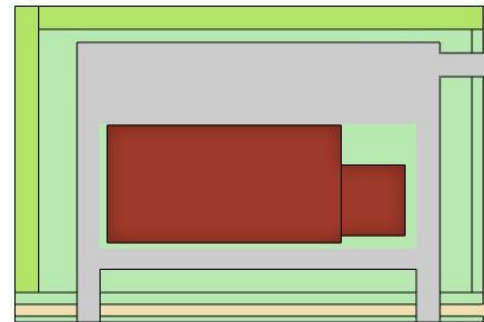
Urban Office



Campus Office



Industrial



Site Design

- Site Configurations
- Site Design
- Orientation
- Parking & Loading
- Setbacks
- Open Space & Landscaping

Building Design

- Public Frontage & Entrances
- Primary Entrances
- Massing, Scale & Roof Forms
- Façade Articulation
- Materials

Design Guidelines Historic Properties



Design guidelines apply to all lots or building types located within the **Historic District (HD)** or **Historic Landmark (HL) Overlays**. Buildings that are also eligible for Historic Landmark designation or are located within eligible Historic Districts are encouraged to reference these guidelines.

These guidelines should be consulted for projects that involve a change to the exterior of a building, including the rehabilitation of or addition to an existing building, or the construction of a new building within these historic districts. **In addition to these guidelines, the Secretary of the Interior's Standards for the Treatment of Historic Properties and accompanying Guidelines along with all other resources deemed applicable by the City's Historic Preservation Officer** shall be used in the evaluation of all required applications for construction, alteration, or demolition within these historic overlays.

Primary Sections

- Rehabilitation
- Additions & New Construction
- Adaptive Reuse



Next Steps

4/19 – Planning & Zoning Board Public Hearing (recommendation)

5/19 – Begin Review Presentations to City Council

6/19 – City Council Adoption

✓ Questions & Discussion