



Mayor – Sandy Sanders

City Administrator – Carl Geffken

City Clerk – Sherri Gard

Board of Directors

Ward 1 – Keith Lau

Ward 2 – Andre’ Good

Ward 3 – Mike Lorenz

Ward 4 – George Catsavis

At Large Position 5 – Tracy Pennartz

At Large Position 6 – Kevin Settle

At Large Position 7 – Don Hutchings

AGENDA

Fort Smith Board of Directors STUDY SESSION

**August 23, 2016 ~ 12:00 Noon
Elm Grove Community Center
1901 North Greenwood Avenue**

CALL TO ORDER

1. Presentation regarding the Arkansas Colleges of Health Education proposed rezoning to a Planned Zoning District to facilitate a Traditional Neighborhood Development
2. Establish city-wide budget goals for 2017
3. Review preliminary agenda for the September 6, 2016 regular meeting

ADJOURN



OFFICE OF THE CITY CLERK
Sherri Gard, CMC, City Clerk
Heather James, Assistant City Clerk

MEDIA RELEASE

August 18, 2016

The Fort Smith Public Library Community Room is unavailable for the upcoming study session scheduled for 12:00 Noon, Tuesday, August 23, 2016; therefore, such will be held at the **Elm Grove Community Center, Oak Room, 1901 North Greenwood.**

For agenda information, please contact the City Clerk's Office at 784-2208. Once finalized, the agenda will be posted on the city website, www.fortsmithar.gov.

A handwritten signature in blue ink that reads "Sherri Gard". The signature is written in a cursive style and is positioned above a horizontal line.

Sherri Gard, City Clerk

623 Garrison Avenue
P.O. Box 1908
Fort Smith, Arkansas 72902
(479) 784-2208
FAX (479) 784-2256
E-mail: cityclerk@fortsmithar.gov

Printed on 100% Recycled Paper



Memorandum

To: Carl Geffken, City Administrator
 Jeff Dingman, Deputy City Administrator
From: Wally Bailey, Director of Development Services
Date: August 18, 2016
Subject: ACHE PZD – 7000 Chad Colley Boulevard

The Arkansas Colleges of Health Education (ACHE) has submitted a proposed Planned Zoning District (PZD) that will facilitate the development of a Mixed Use Development. The development will include the existing Arkansas College of Osteopathic Medicine campus and a Traditional Neighborhood Development (TND) that will include residential, commercial, and retail uses. Traditional Neighborhood Developments are designed to increase human interaction through the provision of civic spaces and thoroughfares, a mix of uses, housing and building types all integrated into a walkable context that will promote a healthy lifestyle. A more in depth description and benefits of Traditional Neighborhood Developments are described in the two articles that are attached.

An excerpt from the ACHE PZD booklet states the following:

The ACHE mission is to educate and train a diverse group of highly competent and compassionate health care professionals who will improve the lives in underserved areas. Supporting the philosophy of traditional neighborhood developments that promote communities in which residents are engaged in a health-conscious lifestyle, ACHE will establish an environment that contains the most favorable aspects of community in its most historic form. This residential, retail, or mixed-use setting will promote a sense of community and health awareness in a landscape of natural surroundings that complements the educational missions of the school and of the organization. Furthermore, the creation of a walkable, sustainable, mixed-use community that focuses on a healthier Arkansas, where residents can enjoy safety, convenience and green spaces for exercise and cultural events, serves to promote a vision for the future where Arkansans can enjoy the benefits of a "town-county" environment where taking a meaningful walk in order to go to work, to school, to shop or to seek entertainment or recreation are no longer distant memories.

The attached PZD booklet illustrates narratively and through exhibits the design concept of the development. With the acceptance and adoption of this PZD and the design concepts, a master plan will be developed. The Master Plan will be developed and submitted to the City for final approval.

This Proposed PZD will replace the existing ACOM PZD of 87 acres and add a previously unzoned 28 acres. The total ACHE TND development includes 113 acres in the City of Barling. This proposed PZD has already been adopted in the City of Barling. For consistency the applicants are asking both cities to adopt the same standards for the traditional neighborhood development (TND).

The City staff has been working with the ACHE team to resolve numerous design and technical issues to facilitate the TND development. The only issue not yet resolved is an accommodation for the Fort Smith sanitation vehicles in the alleys and the turning radius needed for these vehicles.

The ACHE consultant Michael Watkins, LLC will be in Fort Smith the week of August 23rd conducting design charrettes for the development of the master plan. We have asked the design team, which includes Michael Watkins and Pat Mickle of Mickle Wagner Coleman, Inc., to make a presentation about this development to the Board of Directors at the August 23rd study session. This will give the Board some needed background as they prepare to review the PZD rezoning request at their September 6, 2016 regular meeting. The Planning Commission has reviewed the proposed PZD and recommended the Board of Directors accept the rezoning application for this PZD.

The attachments include articles describing Traditional Neighborhood Development's, the project booklet, the design standards, and a memorandum from Mark Schlievert, Director of Sanitation.

Please contact me if you have any questions.

Discussion of Design Elements for a Traditional Neighborhood Developments
Ward Davis, CEO, The Village At Hendrix, Conway, AR
May 3, 2016

BACKGROUND

Traditional Neighborhood Developments (TNDs) are neighborhoods designed to increase human interaction through a mix of uses and unit types integrated in a walkable context. Residents of TNDs tend to be healthier, are more engaged with their neighbors, have fewer car trips per day, and enjoy higher and more stable property values than those in conventional subdivisions.

The design criteria of TNDs draw heavily from communities built prior to the auto-domination of the 1940s. While not trying to displace the automobile as a legitimate mode of transportation, TNDs place a renewed emphasis on walkability as an alternative and desired method of mobilization. In order to achieve the goal of enhanced personal interaction, TNDs focus on people and design the infrastructure around their desired lifestyle and environment versus the alternative of making people live around the infrastructure that is imposed on them.

The following is a photograph of a neighborhood built in Arkansas that shows many of the simple design elements that will be discussed below:



DESIGN ELEMENTS

Sidewalks

Sidewalks are a necessary, but not sufficient, element of walkability. There are many examples of empty sidewalks in conventional development settings that are unattractive, unsafe, or have no destination to which to walk. That being said, well-designed sidewalks, appropriately separated from automobile traffic, are an important component of a neighborhood design.

Alleys

Alleys allow us to move services and auto access to the rear of the home, allowing the front of the home to be more beautiful and engaging to passersby. In particular, moving garages, trash pickup, mail delivery, and franchise utilities (phone, cable, gas, and electric) behind homes greatly enhances the appeal of a neighborhood.

Narrow Streets

People walking are extremely vulnerable to automobiles, with speed being the greatest determinant of pedestrian mortality. In fact, according to the Federal Highway Administration, the risk of a pedestrian dying when hit by an automobile drops from 45% to 5% if the impact speed drops from 30 mph to 20 mph. Drivers of automobiles generally drive at a speed where they feel comfortable, no matter what the posted speed limit. Much more important than posting ineffective signs calling for low speeds is designing roads that give drivers the visual cues to drive more slowly. Narrowing streets is the most important among several methods used in TNDs to get drivers to slow down.

On-street Parking

Parallel parking on the street is an extremely efficient form of parking per unit of land, provides a buffer between pedestrians and moving automobiles, and slows traffic on the adjacent drive lanes.

Minimal Setbacks

Small front setbacks allow for easy conversation between someone on a porch and their neighbor walking by on the sidewalk. Small side setbacks make the street more beautiful and interesting. People walking will walk farther when the scene changes subtly every few feet. Additionally, buildings and walls or fences that frame corners keep drivers from taking corners quickly and encourage slower traffic.

Tight Curb Returns

People walking are at their most vulnerable when they are in the street. Tight curb returns minimize the distance that people must be in the street when they are walking and also allow crosswalks to be located closer to intersections, improving the sight lines for both walkers and drivers.

Street Trees

Urban Designer Dan Burden lists 22 benefits of street trees. Street trees provide shade to shelter people walking as well as make streets more beautiful. They encourage slower driving and tree strips between the sidewalk and street provide a physical and mental buffer between traffic and people walking.

SOURCES OF CONCERN

While generally enthusiastic about TND development, municipalities and utilities sometimes present a handful of concerns about the human centered design criteria in TNDs. The primary purpose of this paper is to present the reasons for each design element, but I also wanted to touch on the most common areas of concern. It is important to remember that city officials or utilities are almost always myopically focused on their specific area of concern with little consideration for how changes in that area affect other aspects of design. For example, a well-meaning fire chief might advocate for a wide street design that accommodates a fire truck moving quickly to a fire, but might not think about how the wider design is more dangerous for a pedestrian or give credit to a street pattern with a lot of connectivity providing many alternate routes for a fireman to reach a fire.

Safety

There are two main safety concerns that sometimes arise relating to TND designs – fire access and intersection design. For fire access, the concerns are usually related to narrow streets with tight curb return radii. These two issues can usually be satisfactorily addressed with thoughtful planning. By providing enhanced connectivity relative to a conventional subdivision, the fire department has multiple routes of access to a fire in case something is blocking a street. Rollover curbs (see photo above) can be used at intersections to allow a large fire truck to effectively make a corner, while still providing the tight intersection that is safer for people walking. Intersection designs in TNDs are heavily weighted toward protecting people walking by reducing the design speeds of the roads and minimizing the amount of time a person is walking in an intersection.

Utility Access

Utility companies understandably want to minimize maintenance costs and anything less than a huge, strictly dedicated easement is often considered an accommodation. However, since cable, phone, and gas companies readily recognize that they are not a necessity in a neighborhood and can be left out entirely, these companies are usually willing to locate in reasonable easements in alley rights-of-way. Electric companies are sometimes less accommodating since they provide an essential service and usually have a monopoly. There is no real, practical reason that electric lines and large, unattractive transformers cannot be located in alleys. However, in some cities electric companies insist on large front yard easements with little to no landscaping and no hardscape such as porches or fences. These company policies are almost never universal within the company, but vary between individual cities in a company's foot print. This implies that the companies can be strongly influenced by forward thinking municipalities, just as they have been with regards to underground power lines, the norm in practically every municipality at this point despite the protestations of power companies in the past.

Legacy Costs

In order to achieve the design goals, TNDs usually locate water and sewer utilities under the streets. The staff at the municipal water and sewer utilities sometimes worry about increased costs of repair caused by patching streets and street trees infiltrating lines. Street tree infiltration can be greatly reduced by choosing appropriate trees species and locating the water and sewer lines outside of their primary reach. More importantly, while patching streets is more expensive per repair occurrence than a repair to a line in an open grass easement, the dramatically reduced linear feet of line per unit allowed by the density in a TND (and therefore the reduced legacy cost to the municipal utility) more than offset the cost of individual repairs.

from vision to **REALITY**

What Cities Need to Do to Build
Great Neighborhoods

BY WARD DAVIS

For real estate developers focusing on great places, the second greatest compliment we can receive is for a city leader to say, "What can we do to get you to develop in our town?" Incidentally, the greatest compliment is, "I love living in the neighborhood you built!"

Fortunately and encouragingly, over the last decade many cities in Arkansas recognized the value of great development as a tool for economic development and improved quality of life. Several hired outstanding planning firms to formulate a vision for the city through the master planning process.

A great master plan articulates goals for the city, and the planning process engages the public and provides a focal point for civic engagement. However, after the adoption of the plan and the excitement from the public design process dies down, a big problem remains—great places are still illegal to build.

In Arkansas, as with much of the country, municipal codes present several significant obstacles to placemaking development, primarily in the areas of zoning, technical design and transportation planning.

ZONING

Zoning approval historically has been the largest obstacle to developing walkable, mixed-use, mixed-housing neighborhoods. Euclidean zoning, which separates land by use and density, and which is the basis for almost all zoning in the country, has done more to cause suburban sprawl development than any other single issue.

Most developers will take the path of least resistance, and currently fitting in single-use, single-unit type construction into existing zoning is that path. Fortunately, cities are increasingly understanding, and addressing the zoning obstacle by providing alternative zoning approaches. The gold standard for zoning is a form-based code.

Form-based code as defined by the Form-Based Codes Institute (FBCI) is, "a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code." Importantly, the FBCI goes on to say, "A form-based code is a regulation, not a mere guideline, adopted into city, town or county law."

While no citywide form-based codes have been adopted in Arkansas, cities such as Fayetteville have adopted form-based code ordinances in specific districts, and other cities such as Conway have adopted floating codes allowing developers to potentially apply a form-based code to their projects.

The next step down is the planned zoning district (PZD) or planned unit development (PUD) process. A PZD or PUD allows for a developer to apply for customized zoning for a particular project. Many municipalities have a PUD or PZD process, and we recently went through a very open and efficient process in the city of Johnson for a 74-acre mixed-use neighborhood.

While a PZD or PUD gives a developer an opportunity to implement a mixed-use project, they don't carry the same predictability as a form-based code, and their approval process still carries a large degree of risk for developers. In order to build great mixed-use neighborhoods, developers need zoning alternatives to working in a city. Quite simply, if a city doesn't have a process for mixed-use zoning, then developers should focus their time elsewhere.

5H

Artistic rendering of an aerial view of Johnson Square, Davis' 74-acre mixed-use neighborhood in Johnson.

**STREETS SHOULD BE
CONTEXT SENSITIVE.**
One-size-fits-all standards
can't possibly address the
variety of conditions in a
functioning city ...

TECHNICAL DESIGN

While many city leaders in Arkansas actively recruit mixed-use traditional neighborhood development, they often aren't aware of how their city's archaic design codes and ordinances often discourage, and sometimes thwart, efforts to build great places. Technical design is where the rubber meets the road between desire for great neighborhoods and town centers, and the ability to create these places.

Most of these issues are driven by the idea that the tail shouldn't wag the dog. We should decide the types of places where we want to live and then design the services around them, not design our places around individual and myopic rules and standards.

STREET DESIGN

Streets should be context sensitive. One-size-fits-all standards can't possibly address the variety of conditions in a functioning city, and design engineers as well as municipal engineering staff are smart enough to work out design details for specific locations. Streets should not be widened to handle a flood of traffic for the 2 percent of the time that is rush hour at the expense of walkability 98 percent of the time, but should use connectivity instead of enormous streets to handle temporary increases in volume.

Our municipal machinery, particularly fire and sanitation, should be designed to fit into the environment we all have to live in, not having our infrastructure designed around enormous trash trucks. Finally, antiquated design ideas that don't stand up to actual safety data should be discarded. Signalized intersections, an absolutely universal design standard, have proven to be incredibly unsafe for both cars and pedestrians, while no downtown in the country could be rebuilt if we were to strictly follow the math dictated by "sight triangles."

51

from vision to
REALITY



WET UTILITIES

Sewer and water utilities should be installed within streets where appropriate, not in front yard rights-of-way where water and sewer utilities often won't allow fences or even tree landscaping. The straw man idea that infrastructure in huge rights-of-way reduces future maintenance costs doesn't stand up when measured against the increased linear feet of infrastructure that has to be installed due to dramatically decreased density in these areas.

DRY OR FRANCHISE UTILITIES

While not directly controlled by cities, best practices should be encouraged for the companies that supply electricity, gas and cable. Excessive easements and widely separated trenching can greatly hamper good design. Fortunately, clever utility companies such as Conway Corporation recognize the benefits of decreased linear feet of infrastructure per utility hookup in great neighborhoods.

TRANSPORTATION PLANNING

At the macro level, a coherent and carefully followed transportation plan should guide city development versus the auto-dominated growth by serendipity that we have experienced since the '50s and '60s. The transportation plan should address two primary issues.

First, alternative modes of transportation such as cycling and walking should be encouraged for their benefits of vibrancy, health and wellness, and their ability to decrease peak auto congestion.



Residences and businesses mingle in the mixed-use Village at Hendrix.

55

More cities are
expressing a
STRONG INTEREST
in placemaking
and **MIXED-USE**
TRADITIONAL
neighborhood
DEVELOPMENT.

It is amazing to see first-hand the degree to which limited bicycling commuting reduces rush hour traffic in cities like Fort Collins, Colo., which has a 6.8 percent bike commuter rate.

Second, transportation plans should focus on connectivity, which is much more effective than collector/arterial systems at reducing peak demand at congestion points, decreasing delays caused by accidents, and improving emergency vehicle response times. Cities often have to work with the Arkansas Highway and Transportation Department (AHTD) on the design of primary roadways within their city limits. Fortunately, the AHTD has recently expressed a willingness to work with local design authorities on state highways within cities and should be encouraged to continue its responsiveness in this area.

In a welcome advancement for the state of Arkansas, more and more cities are expressing a strong interest in placemaking and mixed-use traditional neighborhood development. After all, traditional neighborhoods and strong downtowns improve quality of life, are increasingly crucial for business recruitment and economic development, and are fiscally responsible relative to conventional suburban development (more tax revenue per acre, while having less linear feet of infrastructure to maintain, as well illustrated by strongtowns.org).

By adopting predictable, but flexible zoning criteria, context-sensitive technical design codes, and a comprehensive transportation plan as part of their master planning process, municipal leaders put into place the tools that allow developers to build great, vibrant neighborhoods and downtowns. #



Pettus

OFFICE INTERIORS

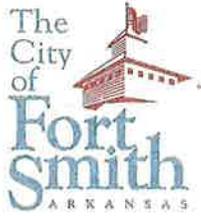
is proud to announce our
partnership with

Kimball® Office



Come visit our
furniture showroom at
2 Freeway Dr.
Little Rock, AR 72204

5k



August 18, 2016

Honorable Mayor and Board of Directors
City of Fort Smith, Arkansas

Re: A request by Pat Mickle, agent for The Degen Foundation, for a zone change from PZD (Ordinance #1-15) & Not Zoned to a Planned Zoning District located at 7000 Chad Colley Boulevard.

On August 9, 2016, the City Planning Commission held a public hearing to consider the above request.

Mr. Wally Bailey read the staff report indicating that the purpose of this rezoning request is to facilitate the development of a Mixed Use Development that would include the existing Arkansas College of Osteopathic Medicine campus and a Traditional Neighborhood Development (TND) that will include residential, commercial and retail uses. Mr. Bailey noted that Traditional Neighborhood Developments are designed to increase human interaction through the provision of civic spaces and thoroughfares, a mix of uses, housing and building types all integrated into a walkable context that will promote a healthy lifestyle.

Mr. Pat Mickle was present to answer any questions relative to this rezoning request.

No one was present to speak in opposition to the request.

Chairman Sharpe then called for the vote on the rezoning request. The vote was 8 in favor and 0 opposed.

Respectfully Submitted,

CITY PLANNING COMMISSION

A handwritten signature in dark ink that reads "Marshall Sharpe".

Marshall Sharpe
Chairman

MS/lp

cc: File
City Administrator

623 GARRISON AVENUE
P.O. BOX 1908
FORT SMITH, ARKANSAS 72902
(479) 784-2216
FAX (479) 784-2462

August 23, 2016 Study Session

Memo

To: City Planning Commission

From: Planning Staff

Date: August 5, 2016

Re: Rezoning #18-8-16 - A request by Pat Mickle, agent, for Planning Commission consideration of a zone request from Not Zoned & PZD to Planned Zoning District by classification at 7000 Chad Colley Boulevard

PROPOSED ZONING

Approval of the requested Planned Zoning District will facilitate the development of a Mixed Use Development that will include the existing Arkansas College of Osteopathic Medicine campus and a Traditional Neighborhood Development (TND) that will include residential, commercial, and retail uses. Traditional Neighborhood Developments are designed to increase human interaction through the provision of civic spaces and thoroughfares, a mix of uses, housing and building types all integrated into a walkable context that will promote a healthy lifestyle. A more in depth description and benefits of Traditional Neighborhood Developments are described in the two articles that are included with the staff report.

LOT LOCATION AND SIZE

The subject property is bounded by Wells Lake Road to the west, Frontier Road to the north and Chad Colley Boulevard to the east and contains 115 acres.

REQUESTED ZONING

The applicant has requested a Planned Zoning District (PZD). The purpose of a Planned Zoning District is to assure control of certain development while providing the applicant a means of gaining commitment without undue financial risk. Specifically the purposes of a PZD are to encourage:

- Comprehensive and innovative planning and design of diversified yet harmonious development consistent with the comprehensive plan;
- Better utilization of sites characterized by special features of geographic location, topography, size, or shape;
- Flexible administration of general performance standards and development guidelines;

- Primary emphases shall be placed upon achieving compatibility between the proposed developments and surrounding areas to preserve and enhance the neighborhood through the use of enhanced site design, architecture, landscaping, and signage.
- Developments that utilize design standards greater than the minimum required by the UDO.

EXISTING ZONING

Eighty-seven (87) acres is currently zoned as the ACOM Planned Zoning District and the remaining twenty-eight (28) acres is not zoned.

SURROUNDING ZONING AND LAND USE

The areas to the north and east are out of the city limits and are located within Barling.

The area to the south is zoned Industrial Light (I-1) and developed as Phoenix Metals and vacant property.

The area to the west is zoned Single Family Duplex Medium/High Density (RSD-3) and is a future duplex subdivision. The remaining area is not zoned and undeveloped.

MASTER STREET PLAN CLASSIFICATION

The Master Street Plan classifies Wells Lake Road as Future Major Collector, Frontier Road as Future Major Arterial and Chad Colley Boulevard as a Boulevard.

MASTER LAND USE PLAN COMPLIANCE

The *Chaffee Crossing Redevelopment Plan* classifies this site as Institutional/Technical/Education. The proposed PZD will not conflict with the goals and objectives of the Chaffee Crossing Redevelopment Plan.

PROJECT BOOKLET

A copy of the project booklet is enclosed for your review. The following criteria shall be considered by the Planning Commission when reviewing the project booklet:

- A. Is the site capable of accommodating the building(s), parking areas and drives with the appropriate open space provided?
- B. Does the plan provide for safe and easy ingress, egress and internal traffic circulation?
- C. Is the plan consistent with good land use planning and site engineering design principles, particularly with respect to safety?
- D. Are the architectural designs consistent with the City of Fort Smith policies and regulations and compatible with surrounding land use features?

- E. Does the Plan represent an overall development pattern that is consistent with the Comprehensive Plan, Master Street Plan, Master Land Use Plan, and other adopted planning policies?
- F. The required right-of-way dedication has been identified by the City Engineering Department?
- G. All easements and utilities shall meet the requirements of the approving departments and agencies?
- H. Articulate how the plan minimizes or mitigates the impact of increased traffic both in volume and vehicle size.
- I. Articulate how the plan exceeds the UDO requirements. (e.g. increased landscaping increased high quality materials, etc.)

SITE DESIGN FEATURES

The proposed PZD will be divided into Transect Zones that each contain certain forms and design elements that a further described in “The ACHE Property Design Standards” that accompanies the project booklet. The development will meet or exceed all design requirements and development standards in the Unified Development Ordinance. The applicant will develop a Master Plan for final approval by the Planning Commission.

Land uses for the proposed PZD are included as Appendix “A” in the project booklet. Land uses are specific to three districts of the development: 1) PZD; 2) Campus District; and 3) Buffer. The map labeled “Exhibit A” in the Project Booklet identifies the three areas.

FACTORS TO BE CONSIDERED

Approval, approval as amended, or denial of the application and project booklet shall be based on the following factors as outlined in Section 27-341-3(E) of the UDO:

- A. Compatibility with the Comprehensive Plan, Master Street Plan, and applicable area plans (e.g., corridor, neighborhood). **The proposed PZD and uses are compatible with the Master Street Plan.**
- B. Compatibility of the proposed development with the character of the neighborhood. **The existing land use and PZD are compatible with the surrounding area.**
- C. The zoning and uses of adjacent and nearby properties, and the compatibility of the proposed future uses with those existing uses. **The zoning and proposed uses will be compatible with the nearby properties.**
- D. The extent to which the proposed land use would increase or change traffic volume or parking demand in documented evidence or engineering data, road conditions, road safety, or create parking problems in combination with any improvements that would

50

mitigate these adverse impacts. **Traffic information will be submitted with the development of the Master Plan.**

- E. The current availability of public utilities and services and the future capacity needed to adequately serve the proposed land use in combination with any improvements that would mitigate these adverse impacts. **Water and sewer service is adequate to serve the property.**
- F. That the application complies with all relevant ordinance requirements (for example 27-200, 27-500, 27-600, and 27-700). **The land uses, design guidelines and PZD information complies or exceeds the UDO and the FCRA requirements.**

NEIGHBORHOOD MEETING

A neighborhood meeting was held Thursday, August 4, 4:30 p.m. at the FCRA Offices, 7020 Taylor Avenue. One surrounding property owner attended the meeting but had no objections.

STAFF COMMENTS AND RECOMMENDATIONS

The Proposed PZD will replace the existing ACOM PZD of 87 acres and add a previously unzoned 28 acres. The total development includes 115 acres in the City of Barling. This proposed PZD has already been adopted in the City of Barling. For consistency the applicants are asking both cities to adopt the same standards for the traditional neighborhood development (TND).

This residential, retail, or mixed-use setting will promote a sense of community and health awareness that complements the educational missions of the school and the organization. TND's place a renewed interest on walkability as an alternative and desired method of getting around.

The attached PZD booklet illustrates narratively and through exhibits the design concept of the development. With the acceptance and adoption of this PZD and the design concepts, a master plan will be developed. The Master Plan will be developed and submitted to the City for final approval.

Staff recommends approval of the PZD subject to the submittal of the Master Plan for Planning Commission review and approval.

50



MEMORANDUM

TO: Tyler Miller, Tom Monaco, Bill Striplin, Planners

CC: Wally Bailey, Director of Development Services; Brenda Andrews, Senior Planner

FROM: Mark R. Schlievert, Director of Sanitation

DATE: August 9, 2016

RE: Fort Chaffee Crossing

The Sanitation Department has reviewed proposed residential development plans at the above referenced sites. Solid Waste collection along twelve foot wide roadways is unsafe for the large trash vehicles The City of Fort Smith uses. Standard waste collection vehicles require a minimum of forty six feet for turning radius.

PETITION FOR CHANGE IN ZONING MAP

Before the Planning Commission of the City of Fort Smith, Arkansas

The undersigned, as owner(s) or agent for the owner(s) of the herein described property, makes application for a change in the zoning map of the City of Fort Smith, Arkansas as follows:

- 1. The applicant is the owner or the agent for the owner(s) of real estate situated in the City of Fort Smith, Sebastian County, Arkansas, described as follows: (Insert legal description)

See Attached

- 2. Address of property: 7000 Chad Colley Blvd.

- 3. The above described property is now zoned: ACOM PZD & Not Zoned

- 4. Application is hereby made to change the zoning classification of the above described property to a Planned Zoning District.

- 5. Explain why the Planned Zoning District is requested?

In addition to the Health Education campus, the owner wishes to develop the property into mixed use residential/retail/commercial including housing, which will be ancillary to & supportive of all types of health education, support, research, wellness, or promotes a healthy lifestyle such as those found in a Traditional Neighborhood Development. This may include building other health education, support, research, or well facilities. The applicant also owns 113 acres of adjacent property that is within the Barling City limits; this 113 acres is already zoned ACHE PZD.

Signed:

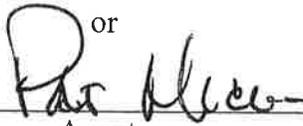
Mickle Wagner Coleman, Inc.

~~Owner or Agent Name~~
(please print)

Owner

P.O. Box 1507, Fort Smith, AR 72902

~~Owner or Agent Mailing Address~~

or


 Agent

479-649-8484

~~Owner or Agent Phone Number~~

PLANNED ZONING DISTRICT

CERTIFICATION STATEMENT

The Degen Foundation and the Arkansas Colleges of Health Education, owners of the property located at 7000 Chad Colley Boulevard, do hereby certify that the Project Booklet for a Planned Zoning District complies with the City of Fort Smith's Planned Zoning District Regulations as defined in Section 27-341 of the Fort Smith Unified Development Ordinance

We hereby agree to the terms and conditions with the Project Booklet, and request the City of Fort Smith to approve the zoning.

Signatures:

BY: [Signature], A.C.H.E. CEO 8-18-16
Name, Title Date

BY: Thomas H. Cable 8/18/16
Name, Title Date
Exec. Director
The Degen Foundation

ACHE Development
Project Booklet
Planned Zoning District Application

3a. **Reason (need) for requesting the zoning change and response to how the proposal fulfills the intent/purpose of the Planned Zoning District.**

The subject property is currently zoned ACOM PZD (87 acres) and Not Zoned (28 acres). A change in zoning is needed to allow not only the college facilities allowed in the current zoning but to also allow development of mixed use residential, retail, and commercial facilities including housing which will be supportive of all types of health education, research, wellness, or promotes a healthy lifestyle.

3b. **Current ownership information (landowner/applicant and representative if applicable) and any proposed or pending property sales.**

1. **Owner/Applicant**

The Degen Foundation
Arkansas Colleges of Health Education
P.O. Box 10366
Fort Smith, AR 72917

2. **Representative**

Mickle Wagner Coleman, Inc.
P.O. Box 1507
Fort Smith, AR 72902

3c. **Description of the scope, nature, and intent of the proposal.**

The ACHE mission is to educate and train a diverse group of highly competent and compassionate health care professionals who will improve the lives in underserved areas. Supporting the philosophy of traditional neighborhood developments that promote communities in which residents are engaged in a health-conscious lifestyle, ACHE will establish an environment that contains the most favorable aspects of community in its most historic form. This residential, retail, or mixed-use setting will promote a sense of community and health awareness in a landscape of natural surroundings that complements the educational missions of the school and of the organization. Furthermore, the creation of a walkable, sustainable, mixed-use community that focuses on a healthier Arkansas, where residents can enjoy safety, convenience and green spaces for exercise and cultural events, serves to promote a vision for the future where Arkansans can enjoy the benefits of a “town-county” environment where taking a meaningful walk in order to go to work, to school, to shop or to seek entertainment or recreation are no longer distant memories.

3d. **General project scope:**

This submittal is for an Initial Review and approval. The attached booklet (Design Standards) narratively and thru exhibits describes the design concept of the development. A Master Plan will be developed for Final approval. The educational/institutional areas designated the “Campus District” will generally comply with the existing PZD, and for the perimeter commercial areas, the design requirements and development standards set forth in the Unified Development Ordinance Chapters 27-200, 27-500, 27-600, and 27-700 will be met or exceeded. The Traditional Neighborhood areas will meet the requirements of the ACHE PZD Design Standards. This concept is supported by details of street types, civil space types, landscaping standards for civic & thoroughfare spaces, definitions of building types and associated frontage types, a use matrix, prohibited uses, lot and building standards, and architectural standards.

3e. **Proposed development phasing and timeframe**

Development will occur over several years, remembering the development will also include an additional 113 acres across Chad Colley Blvd. which is in the City of Barling. The Osteopathic College building is complete and in use. Design for the second school has begun. A phasing schedule for the balance of the property will be developed with the Master Plan.

3f. **Identify land use designations**

See attached Land Use Matrix.

3g. **Identify area and bulk regulations**

The property will be divided into Transect Zones which is an association of certain forms and elements belonging in a certain environment. See page 2 of the booklet describing Transect-Based Planning. On pages 21 thru 26 details of the structure, lot sizes, and setbacks are described. A summary is as follows:

	<u>Transect 3</u>	<u>Transect 4</u>	<u>Transect 5</u>
a. Minimum Lot Size, SF	7200-6000	6000-1280	7200 to 900
b. Minimum Lot Width	72' to 60'	72' to 16'	72' to 16'
c. Maximum Lot Coverage ^{∠1}	Up to 85%	Up to 90%	95%
d. Maximum Height (Stories)	2.5	2.5	3.0
e. Setbacks			
Front	15' – 24'	0 – 18'	0 – 12'
Side	5'	0 – 5'	0 – 12'
Street side/Corner	15' – 24'	0 – 18'	0 – 12'
Rear	4'	4'	4'
Min Street Frontage	^{∠2}	^{∠2}	^{∠2}

Min Building Separation: To be determined by current building and fire code.

^{∠1} Dictated by setbacks: not a set value

^{∠2} Generally matches lot width, but is not a set value

3h. **A chart comparing the proposed planned zoning district to the current zoning district requirements (land uses, setbacks, density, height, intensity, bulk and area regulations, etc.)**

	Existing <u>ACOM PZD</u>	Proposed <u>ACHE PZD</u>	Campus District <u>College/Other Bldgs</u>
• Minimum Lot Size	1 acre	900 to 7200 SF	10,000 SF
• Minimum Lot Width	150'	16' to 72'	80'
• Minimum Lot Coverage	60%	90% ^{∠1}	80%
• Maximum Building Height	55'	3 Stories	4 Stories
• Additional Height	Per UDO	Per UDO	Per UDO
• Setbacks			
Front	25'	0-24'	0
Side	10'	0-12'	0
Street side/Corner	25'	0-18'	0
Rear	10'	4'	4'
Min Street Frontage	50'	^{∠2}	60'
Min Building Separation:	To be determined by current building and fire code.		

^{∠1} Dictated by setbacks: not a set value

^{∠2} Generally matches lot width, but is not a set value

3i. **A chart comparing the proposed land uses and the zoning district(s) where such land uses are permitted.**

The attached Exhibit A depicts the overall site and shows the location of both the Campus District and the Buffer area. The matrix in 3f delineates the land uses in these three districts. The Master Plan will further define the transect zones.

3j. **A chart articulating how the project exceeds the UDO requirements (ex. Increased landscaping, increased high quality materials on the façade, etc.).**

The Technical Standards delineate the landscaping requirements for thoroughfares/civic spaces (page 16). Additional detail for landscaping are noted on page 35 thru 37. A plant list will eventually be developed and depicted on pages 49 thru 51. These requirements exceed the UDO Standards.

Architectural requirements are in pages 27 thru 34 dealing with doors, windows, porches, balconies, arcades, eaves, roofs, dormers, store fronts, and signs. This level of detail exceeds the UDO standards. All streets with curbs require sidewalks, most on both sides of the street, meeting and/or exceeding UDO Standards. Trees will be planted along the streets. See the street (thoroughfare) types on pages 8 thru 12.

For the Campus District only, the following standards will apply:

- (i) Buffer areas, screening and landscaping areas
All items will meet or exceed City UDO and FCRA requirements.
- (ii) Development and architectural design standards
 - a) Design standards are to comply with UDO and FCRA design guidelines subject to approval by authorities to use materials such as integral colored split-face and polished-face CMU units, precast concrete wall panels and architectural metal wall panels (not industrial type).
 - b) All dumpsters will be screened with split face CMU, brick veneer or other acceptable masonry units with opaque wood or metal gates.
 - c) Landscape materials and types will meet the requirements of the UDO and FCRA architectural standards: All buildings in the PZD shall meet the commercial standards of the UDO and FCRA with the following upgraded enhancements.
 - d) 100% of the exterior facades to be of high quality materials
 - e) Façade elevations regarding massing elements to meet UDO.
 - f) Site/parking area light fixtures to be consistent with those of the College, utilizing poles no higher than 30' and must meet UDO and FCRA lighting guidelines.
 - g) All future Campus buildings will require the design approval of the Foundation Board.
- (iii) Proposed signage (Type and Size)
 - a) Signage for the Campus will be per City ordinance in general but customized to prohibit highway type billboards and flashing or blinking electronic signage of any type or size only. Ground mounted monument signs are permitted and if illuminated will be lit with flood lights or backlit. Façade signage to be per UDO and FCRA guidelines. Lighted signage, canopies or building lighting shall be controlled to avoid spillage onto surrounding properties.
 - b) Pole signs are prohibited.
 - c) Directional signage is allowed but will not count towards allowed signage square footage.

This project will provide a walkable and thus healthier community. The neighborhood design will increase human interaction and more engagement with their neighbors.

3k. Statement of how the development will relate to the existing and surrounding properties in terms of land use, traffic, appearance, and signage.

The land to the east/southeast across Chad Colley will be included in the Master Plan. To the north, along Frontier Road, an upscale multi-family apartment project is nearing construction. The property to the west/northwest, across Wells Lake Road is vacant. It is earmarked for use by the Fort Smith School District; what that use will be has not yet been announced. To the south/southwest a

residential duplex subdivision is under construction. A buffer area zone is proposed that has significantly more restrictive land use. See the matrix referenced in 3f above.

3l. A traffic study when required by the Engineering Department (consult with staff prior to submittal).

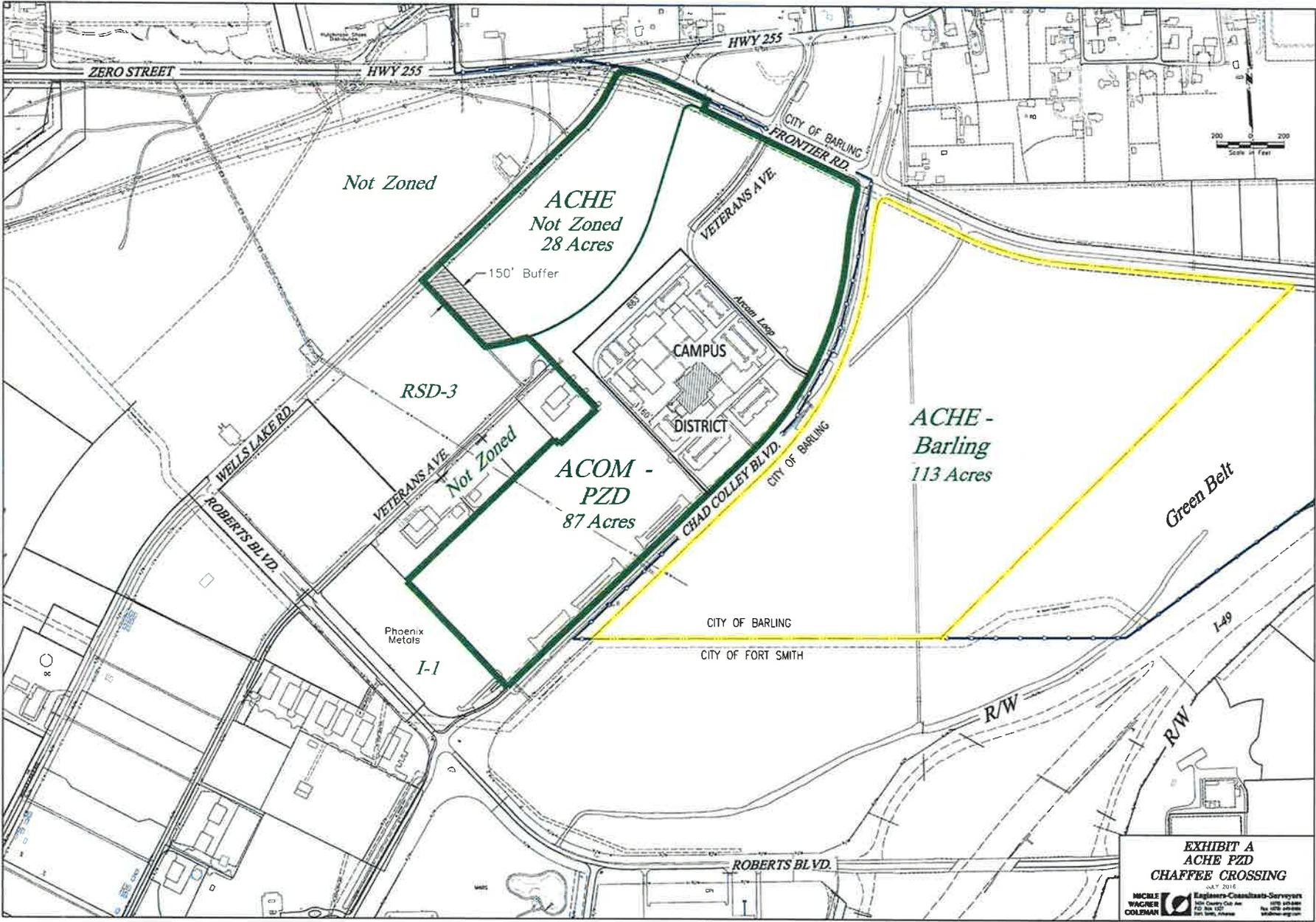
Until the Master Plan is complete, the volume of traffic generated by the project cannot be estimated. A TIS, or TIA, as determined by the Engineering Department, will be prepared once traffic volumes can be estimated. This site is served by a major arterial (Frontier Road) along its north boundary and a boulevard (Chad Colley) along its eastern boundary. Along its west/northwest side is Wells Lake Road which is classified as a major collector; it extends from Frontier Road to Massard Road. To the south/southwest, the property is served by Veterans Avenue.

3m. Statement of availability of water and sewer (state size of lines).

Water service is adequate with a 12" line serving the property. Likewise, the sewer service is adequate with an existing 12" line serving the property.

f:\doc\misc\ACHE Development PZD Project Booklet-2016.doc

K:\Work Orders\ACOM Master Planning - 12040\Drafting\Exhibits\HHC FZD Exhibit.dwg, B/21/2016 1:24:23 PM, Jennifer, 1:26:50B2



Appendix A

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	R-RMD	H-RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD	Campus District	Buffer	
P = Permitted Use, C = Conditional Use, A = Accessory Use																													
Gasoline service station																													
Motorcycle or ATV sales & service																													
Tire sales (indoor sales & storage only)																													
Truck stop/travel plaza																													
Heavy Consumer Goods Sales or Service																													
Agricultural equipment and supplies (sales & service)																													
Appliance repair - (Large)																													
Appliance repair (Small)																													
Bus, truck sales and service																													
Clothing and personal items (repair)																													
Commercial, industrial machinery & equipment (sales & service)																													
Department store, warehouse club or superstore																													
Computer and software shop																													
Electronics and appliances (new)																													
Electronics and appliances (used)																													
Floor, paint, wall coverings, window treatments																													
Furniture or home furnishings (new)																													
Furniture or home furnishings (used)																													
Furniture repair and upholstery shop																													
Greenhouse (sales)																													
Hardware store																													
Hardware store (neighborhood)																													
Home improvement center																													
Lawn and garden supplies																													
Locksmith																													
Lumber yard and building materials																													
Mall or shopping center																													
Manufactured home and mobile home sales and service																													
Oil and gas equipment (sales and service)																													
Sand, gravel, stone, or earth sales and storage																													
Swimming pool sales and supply store (w/o storage yard)																													
Truck or tractor sales and service facility																													
Durable Consumer Goods Sales or Service																													
Bait and tackle shop																													
Bicycle sales and service																													
Bicycle sales and service (no outside storage)																													
Bookstore																													
Bridal shop																													
Cameras, photographic supplies and services																													
Clothing, jewelry, luggage, shoes, accessories																													
Gift shop																													
Sewing machine store (sales & service)																													
Sporting goods, toys, & musical instruments																													
Thrift store																													
Consumer Goods, Other																													
Antique shop																													

Appendix A

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-C-1	C-C-2	C-C-3	C-C-4	C-C-5	C-C-6	I-1	I-2	I-3	PZD	Campus District	Buffer	
P = Permitted Use, C = Conditional Use, A = Accessory Use																													
Art dealers, art studio, galleries, supplies																													
Arts and craft shop																													
Flea market (indoor)																													
Flea market (outdoor)																													
Florist shop																													
Hobby shop																													
Office supply store																													
Pawnshop																													
Pawnshop (no outside storage)																													
Tobacco shop																													
Grocery, Food, Beverage, Dairy																													
Bakery or confectionery shop																													
Beer, wine and liquor store (with drive-through)																													
Beer, wine and liquor store (without drive-through)																													
Convenience store (with gasoline sales)																													
Farmer's market																													
Fruit and vegetable store																													
Grocery store or supermarket																													
Neighborhood store																													
Health and Personal Care																													
Cosmetics, beauty supplies, and perfume stores																													
Medical appliance services																													
Optical shop																													
Pharmacy or drug store																													
Finance and Insurance																													
Auto insurance claims office																													
Automatic teller machine																													
Bank, credit union, or savings institution																													
Credit and finance establishment																													
Fund, trust, or other financial establishment																													
Insurance office																													
Investment banking, securities, and brokerages																													
Rental and Leasing																													
Auto (rental and leasing)																													
Commercial, industrial machinery & equipment																													
Consumer rental center																													
Oil and gas field equipment																													
Video, music, software																													
Business, Professional, Scientific, and Technical Services																													
Professional Services																													
Abstract services																													
Accounting, tax, bookkeeping, payroll																													
Advertising and media services																													
Architectural, engineering																													
Carpet and upholstery cleaning																													
Consulting services																													

Appendix A

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	R-5	R-6	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD	Campus District	Buffer	
P = Permitted Use, C = Conditional Use, A = Accessory Use																														
Extermination and pest control																														
Graphic, industrial, interior design																														
Investigation and security services																														
Janitorial services																														
Legal services																														
Medical laboratory																														
Medical laboratory (no animal research/testing)																														
Offices, corporate																														
Offices, general																														
Property management services (office only)																														
Real estate agency																														
Travel arrangement and reservation services																														
Administrative Services																														
Business support services																														
Collection agency																														
Employment agency																														
Employment agency (day labor)																														
Facilities support services																														
Office and administrative services																														
Telemarketer/call center																														
Food Services																														
Bar or tavern																														
Beer garden																														
Catering service																														
Food distribution center																														
Microbrewery/microwinery/microdistillery																														
Mobile food services																														
Restaurant																														
Restaurant (with drive-in services)																														
Restaurant (with drive-through services)																														
Restaurant (with outdoor dining)																														
Specialty Manufacturing																														
Vending																														
Personal Services																														
Bail bonds office																														
Barber shop/salon/spa/massage services																														
Laundry (commercial/industrial)																														
Laundry and cleaning facilities (self-service)																														
Laundry, cleaner																														
Laundry, cleaner (drop-off station)																														
Photocopy shop																														
Photography studio																														
Print shop																														
Shoe repair shop																														
Tailor shop																														
Tanning salons																														

Appendix A

	Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	T-1,2	T-1	T-2	T-3	T-4	PZD	Campus District	Buffer	
P = Permitted Use, C = Conditional Use, A = Accessory Use																										
	Tattoo/body piercing parlor			R-1																						
	Weight loss centers																									
	Pet and animal services																									
	Animal and pet services (indoor)																									
	Animal and pet services (outdoor)																									
	Animal shelter																									
	Equestrian facilities																									
	Kennels																									
	Pet cemetery																									
	Pet shop																									
	Pet supply store																									
	Veterinary clinic (no outdoor kennels)																									
	Veterinary clinic (with outdoor kennels)																									
	Automobile Parking Facilities																									
	Parking garage																									
	Parking lot (commercial)																									
	Parking lot (off site) (See Section 27-601-11)																									
	Manufacturing and Wholesale Trade																									
	Food, Textiles and Related Products																									
	Animal food processing																									
	Clothing manufacturing																									
	Food and beverage processing																									
	Leather and allied products																									
	Textiles																									
	Tobacco manufacturing																									
	Wood, Paper and Printing Products																									
	Cabinet and woodwork shop																									
	Furniture or home furnishings																									
	Manufacturing, boxes/containers/corrugated																									
	Manufacturing, packaging material																									
	Paper and printing materials																									
	Wood products manufacturing plant																									
	Chemicals, Metals, Machinery, and Electronics Mfg.																									
	Acid manufacturing																									
	Asphalt or concrete batching plant (permanent)																									
	Chemicals, plastics and rubber industry																									
	Electrical equipment, appliance and components mfg.																									
	Explosives manufacturing																									
	Foundry or metal-works facility																									
	Laboratory (manufacturing)																									
	Machine, welding, or sheet metal shop																									
	Nonmetallic manufacturing																									
	Petroleum and coal products																									
	Pharmaceutical manufacturing																									
	Refinery																									
	Tire retreading																									

Appendix A

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	R/RMD	H/IRH	T	T.2.3	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD	Campus District	Buffer								
P = Permitted Use, C = Conditional Use, A = Accessory Use																																					
Communications and Information																																					
Commercial communication towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C	C	P	P	P	C	P	P	P	P	P	P	P	P	P	x	x			
Data processing facility																			C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	x	x		
Motion pictures and sound recording studios																				P	P	P	P	P	P	P	P	P	P	P	P	P	P	x	x		
Printing commercial/industrial																																					
Telecommunications and broadcasting studios																				P	P	P	P	P	P	P	P	P	P	P	P	P	P	x	x		
Utilities and Utility Services																																					
Amateur radio transmitting towers			C	C	C	C	C	C	C	C	C	C	C	C				C	C	P	P	P	C	P	P	P	P	P	P	P	P	P	x	x	x		
Electric power plant																								C	C	C	C	C	C	C	C	C	C	C	x	x	x
Hazardous waste treatment and disposal																											C	C	C	C	C	C	C	C	x	x	x
Incinerator																											C	C	C	C	C	C	C	C	x	x	x
Nuclear power plant																											C	C	C	C	C	C	C	C	x	x	x
Radio, television, and microwave transmitting towers																			C	P	P	P	C	P	P	P	P	P	P	P	P	P	P	x	x	x	
Recycling center																								C	C	C	C	C	C	C	C	C	C	C	x	x	x
Recycling collection station																			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	x	x	x	
Sanitary landfill																								C	C	C	C	C	C	C	C	C	C	C	x	x	x
Solid waste collection																									P	P	P	P	P	P	P	P	P	x	x	x	
Utility shop, storage yard or building																							C	P	P	P	P	P	P	P	P	P	P	x	x	x	
Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C	x	x	x		
Wastewater treatment plant																									P	P	P	P	P	P	P	x	x	x			
Arts, Entertainment, and Recreation																																					
Performing Arts or Supporting Establishments																																					
Drive-in theater																																					
Movie theater																																					
Performance theater																																					
Carnival or circus (temporary with permit)																				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	x	x	
Fairground/rodeo ground																																					
Museums and Other Special Purpose Recreational Institutions																																					
Historical or archaeological institution																																					
Museum																																					
Zoos, botanical gardens, arboreta																																					
Amusement, Sports, or Recreation Establishment																																					
Amusement center (indoor)																																					
Amusement center (outdoor)																																					
Convention/Event center																																					
Bingo parlor																																					
Casino gaming business																																					
Country club	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	C														
Dance hall/night club																																					
Private club																																					
Race track																																					
Fitness, Recreational Sports, Athletic Club																																					
Bowling alley																																					
Community recreation center																																					
Driving range (outdoor)																																					
Golf course			C	C	C	C	C	C	C	C	C	C	C	C				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

Appendix A

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	PZD	Campus District	Buffer
P = Permitted Use, C = Conditional Use, A = Accessory Use																												
Pistol Range (Indoor)																												
Health club																												
Fitness studio																												
Indoor Games Facility																												
Miniature golf course																												
Pool hall																												
Sexually oriented business (see Ft. Smith Muni. Code Sec.14-141)																												
Skating rink																												
Sports complex/athletic field																												
Swimming pool																												
Water park																												
Camps, Camping, and Related Establishments																												
Camps, camping, and related establishments																												
Natural and Other Recreational Parks																												
Park or playground (public and nonpublic)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Education, Public Administration, Health Care and Other Institutions																												
Educational Services																												
College, university, or seminary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Fine art and performance education																												
Library or public arts complex																												
Nursery school	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Preschool	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Primary and secondary school	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
School, business professional																												
School, technical or trade																												
Public Administration - Government																												
Criminal justice facility																												
Detention facility																												
Government office																												
Public Safety																												
Emergency response station																												
Fire and rescue station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Police station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Police substation (no incarceration)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Health and Human Services																												
Community health and welfare clinic																												
Diagnostic laboratory testing facility																												
Doctor office and clinic																												
Hospice residential care facility																												
Hospital																												
Mental health hospital																												
Nursing home																												
Substance abuse treatment facility																												
Social Assistance, Welfare, and Charitable Services																												
Child and youth services (office)																												
Day care Home (12 or less)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Appendix A

Districts	RE3	RE1	RS-1	RS-2	RS-3	RS-4	RS-5	RSD-2	RSD-3	RSD-4	RM-2	RM-3	RM-4	RMD	RH	T	T1,2,3	C-1	C-2	C-3	C-4	C-5	C-6	I-1,2	I-1	I-2	I-3	PZD	Campus District	Buffer			
P = Permitted Use, C = Conditional Use, A = Accessory Use																																	
Day care center																																	
Community food services																																	
Emergency and relief services																																	
Family support services																																	
Senior citizen center																																	
Vocational rehabilitation																																	
Religious Institutions																																	
Church, synagogue, temple, mosque	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C							
Rectory, convent, monastery																																	
Note: educational/hospital facilities owned or run by religious institutions are classified by use not ownership																																	
Wedding chapel																																	
Death Care Services																																	
Cemetery, mausoleum, crematorium, funeral home, & mortuary																																	
Monument (manufacturing)																																	
Monument (sales)																																	
Associations, Nonprofit Organizations																																	
Lodge or fraternal organization																																	
Construction-Related Businesses																																	
Contractor's office																																	
Contractor's shop and storage yard																																	
Glass sales and service																																	
Landscaping contractor																																	
Sign contractor																																	
Mining and Extraction Establishments																																	
Coal mining																																	
Metallic mining																																	
Non-metallic manufacturing and mining																																	
Agriculture, Forestry, Fishing, and Hunting																																	
Grain storage and processing																																	
Livestock yard, feed lot, holding pens, and auction facility																																	
Commercial grower																																	
Tanning and Slaughtering of Animals or Fowl																																	
Animal slaughter and processing																																	
Note: Section 4-5 of the Fort Smith Municipal Code prohibits the collection or keeping of hogs or swine within the Fort Smith city limits																																	
Forestry and Logging																																	
Fishing, Hunting and Trapping, Game Preserves																																	
Taxidermy shop																																	
f:\doc\forms\CFS forms-applications\ACHE PZD - Land Use Chart - 2016.xls																																	



THE ACHE PROPERTY DESIGN STANDARDS

Barling, Fort Chaffee Redevelopment Authority, and

Fort Smith, Arkansas

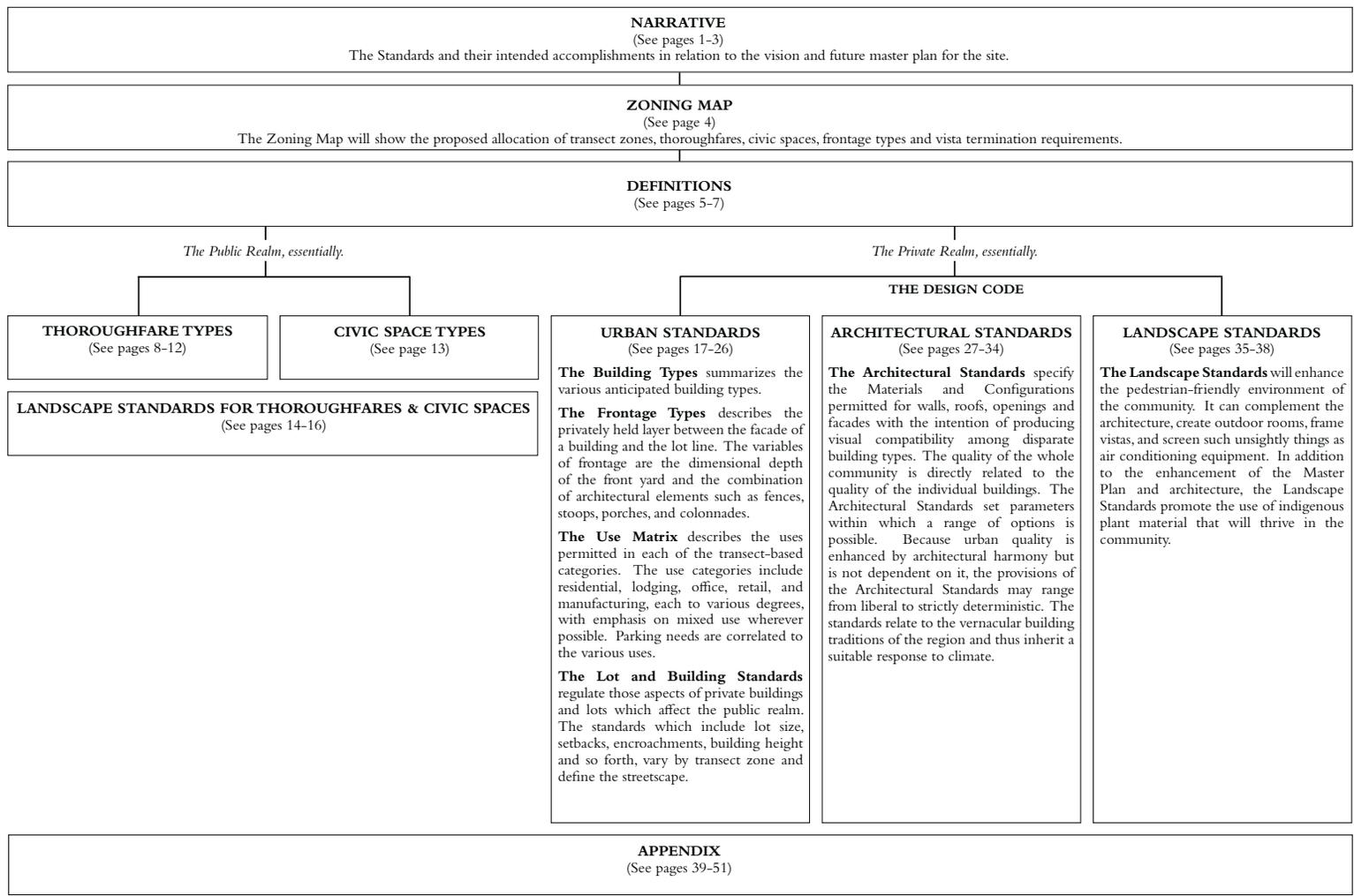
Prepared for
Arkansas Colleges of Health Education

by
MICHAEL WATKINS ARCHITECT, LLC

July 25, 2016

THE ACHE PROPERTY
DESIGN STANDARDS

CONTENT



GRAPHIC SUMMARY i
At the left is a graphic summary of the parts of the Design Standards and their relationship to one another.

NARRATIVE
 ACHE Mission and Vision, Purpose and Intent, Design Code, Additional Provisions 1
 Transect-Based Planning in Principle 2
 Transect-Based Planning in Practice 3

ZONING MAP 4

DEFINITIONS 5

THOROUGHFARE TYPES 8

CIVIC SPACE TYPES 13

LANDSCAPE STANDARDS FOR THOROUGHFARES & CIVIC SPACES
 Introduction, General Instruction, Basic Principles 14
 Additional Considerations 15
 Thoroughfares, Civic Space 16

URBAN STANDARDS
 Building Types Summary 17
 Frontage Types 18
 Use Matrix 19
 Lot and Building Standards 21

ARCHITECTURAL STANDARDS
 General Notes, Basic Principles, Details 27
 Walls, Doors and Windows 28
 Porches, Balconies, Arcades, and Galleries 29
 Eaves 30
 Roofs, Dormers 31
 Attachments, Storefronts 32
 Signs 33
 Lighting, Colors, Miscellaneous 34

LANDSCAPE STANDARDS
 Introduction, General Instruction, Basic Principles 35
 Additional Considerations 36
 Garden Principles, Landscape Lighting 37
 Landscape Elements 38

APPENDIX
 Barling Street Standards 39
 Fort Smith Street Standards 40
 Existing Fort Smith Streets 41
 Thoroughfare Types Plan 42
 Civic Space Types Plan 43
 Fire Hydrants 44
 Utilities 45
 Street Tree Planter Types 48
 Plant List 49

ACHE MISSION AND VISION

The Mission

To educate and train a diverse group of highly competent and compassionate health care professionals who will improve the lives of those in underserved areas.

The Vision

Supporting the philosophy of traditional neighborhood developments that promote communities in which residents are engaged in a health-conscious lifestyle, ACHE will establish an environment that contains the most favorable aspects of community in its most historic forms. This residential, retail, and mixed-use setting will promote a sense of community and health awareness in a landscape of natural surroundings that complements the educational missions of the school and of the organization. Furthermore, the creation of a walkable, sustainable, mixed-use community that focuses on a healthier Arkansas, where residents can enjoy safety, convenience and green spaces for exercise and cultural events, serves to promote a vision for the future where Arkansans can enjoy the benefits of a "town-country" environment where taking a meaningful walk in order to go to work, to school, to shop or to seek entertainment or recreation are no longer distant memories that can be seen as "the good old days." Whether it is shopping for everyday or unique items, meeting a friend or colleague at a coffee shop, going to dinner, attending a concert or film in the park, or seeking general or specialized health care, the campus and surrounding infrastructure of the Arkansas Colleges of Health Education will be the environment where people will want to come and live, work, and play.

For more information, go to: www.acheedu.org.

PURPOSE AND INTENT

The purpose and intent of the Design Standards is to enable, encourage and qualify the implementation of ACHE's Vision through the following policies:

The Site

- Development should be organized in the pattern of a walkable neighborhood(s) and, possibly, a district(s), while retaining the character of the site derived from the topography, drainage, ponds, trees and woodlands.

The Neighborhood(s)

- The neighborhood is the preferred pattern of development. It should be compact, pedestrian-friendly, and mixed-use.
- As many ordinary activities of daily life as possible should occur within walking distance of most dwellings, allowing independence to those who do not drive or prefer not to do so.
- A network of Thoroughfares should be designed to disperse traffic and reduce the length of automobile trips.
- A range of housing types and price levels should be provided to accommodate diverse households.
- Appropriate building densities and land uses should be provided within walking distance of the neighborhood.
- Commercial, Civic and institutional activity should be embedded in the neighborhood center, not isolated in remote single-use complexes.
- A range of Open Space Types including parks, greens, squares, plazas and playgrounds should be distributed throughout the neighborhood.

The District

- The District is an urbanized area that is functionally specialized. Typical examples include theater districts, capitol areas, and college and sports campuses. Other Districts accommodate large scale transportation or manufacturing uses, such as airports, container terminals, and refineries. Although districts preclude the full range of activities of a neighborhood, they are not always the single-activity zones of suburbia. A District allows multiple activities to support its primary identity.
- The structure of a District parallels that of a Neighborhood: an identifiable focus encourages orientation and identity, and clear boundaries facilitate the formation of special taxing or management organizations. Like the neighborhood, attention to the character of the public space reinforces the community of recurrent users, which encourages the pedestrian, supports transit viability, and ensures security.

The Corridor

- The corridor is the connector or the isolator of neighborhoods and districts. Corridors are composed of natural and technical components ranging from wildlife trails to rail lines. The corridor is not the haphazard residual "open space" buffering the enclaves of suburbia, but a proactive civic element characterized by its continuity. It is defined by the boundaries of neighborhoods and districts and provides entry to them.

The Block and the Building

- A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use.
- Individual architectural projects should be seamlessly linked to their surroundings. This issue transcends style.
- The design of streets and buildings should reinforce safe environments, but not at the expense of accessibility and openness.
- Development must adequately accommodate automobiles in ways that respect the pedestrian and the form of public space.
- Streets and squares should be safe, comfortable, and interesting to the pedestrian. Properly configured, they encourage walking and enable neighbors to know each other and protect their communities.
- Architecture and landscape design should grow from local climate, topography, traditional patterns and precedents, and building practice.
- Civic buildings and public gathering places require important sites to reinforce community identity and the culture of democracy. They deserve distinctive form, because their role is different from that of other buildings and places that constitute the fabric of the city.
- All buildings should provide their inhabitants with a clear sense of location, weather and time. Natural methods of heating and cooling can be more resource-efficient than mechanical systems.

The Transect and The Community

The following two pages explain the Transect and how the Transect informs the design of this community both in *principle* and *practice*.

DESIGN CODE

The Design Code allows the various private buildings within a community to be designed and built by many hands over any number of years, or even generations, and still be compatible. It includes Urban Standards, Architectural Standards and Landscape Standards. Once adopted, it stays in place, allowing urbanism to evolve and mature without losing its necessary foundation of order. The Design Code is enforced by a Town Architect to ensure that the community does not have to scrutinize each proposed project because the intentions of the public have been manifested and confirmed in the approved Design Code.

ADDITIONAL PROVISIONS

The Design Standards are typologically based and thus represent the typical condition. It is to be expected that actual conditions will vary from the typical condition shown in the Design Code standards. The standards for the typical condition shall be applied to the actual condition in a reasonable manner that achieves the intent of the standard.

It is the design intent not the "letter" of the standards to which properties and improvements shall conform.

Where no standard is included in these Design Standards, the most current standards of the Barling, Fort Chaffee Redevelopment Authority, and Fort Smith shall apply.

Sources for the various texts, definitions, illustrations and the like found in the Design Standards include, among others, the Lexicon of the New Urbanism and Smartcode v9.2 by Andres Duany, et. al.

Two types of deviation from the requirements of this Code are possible: Warrants and Variances. A Warrant is a ruling that would permit a practice that is not consistent with a specific provision(s) of these Standards but is justified by the provisions of the Purpose of the Design. The Barling, Fort Chaffee Redevelopment Authority, and Fort Smith shall have the authority to administratively approve or disapprove a request for a Warrant. A Variance is any ruling on a deviation other than a Warrant. Variances shall be granted only by the Barling, Fort Chaffee Redevelopment Authority, and Fort Smith. The request for a Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

THE ACHE PROPERTY

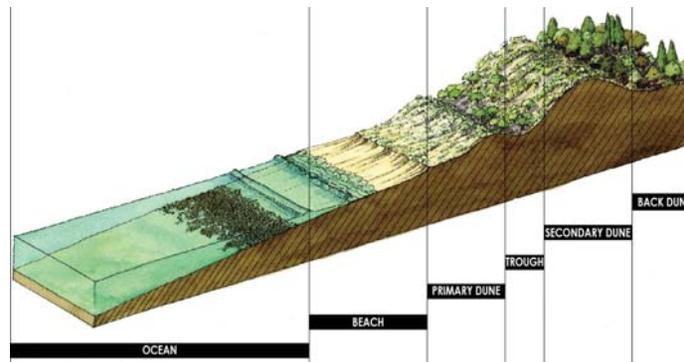
DESIGN STANDARDS

NARRATIVE

ACHE Mission and Vision
Purpose & Intent
Design Code
Additional Provisions

NARRATIVE

Transect-Based Planning in Principle



A Typical Natural Transect



A Typical Rural-to-Urban Transect, with Transect Zones

TRANSECT-BASED PLANNING

The Design Standards does not include all of these Transect Zones but they are included here for illustrative purposes.

Different human beings thrive in different places. There are those who would wither in a rural hamlet; there are those who could never live in an urban center. The rural-to-urban Transect is divided into six Transect Zones. These six zones vary by the level and intensity of their physical and social character, providing immersive contexts from rural to urban. Elements of the built environment are coordinated by these Transect Zones at all scales of planning, from the region through the community scale land down to the individual lot and building.

One of the principles of Transect-based planning is that certain forms and elements belong in certain environments. For example, a ranch house belongs in a more rural setting, an Apartment building in a more urban setting. Similarly, some types of thoroughfares are rural in character and some types are urban. A deep suburban setback destroys the spatial enclosure of an urban street; it is out of context. These distinctions and rules do not limit choices; they expand them by permitting a broad range of forms and elements through allocation to their appropriate Transect Zone. This is the antidote for the one-size-fits-all development of today.

© 2015 MICHAEL WATKINS ARCHITECT, LLC.
MWA-Public>Dropbox>1512 ACHE Property>PZD> Design Standards, revision date: July 25, 2016

T1 Natural Zone consists of lands that are, or are approximating, or are reverting to, a wilderness condition, including large swaths of land unsuitable for development due to topography, hydrology or vegetation. Permanent habitable structures are not found within this transect zone.

T2 Rural Zone consists of sparsely settled lands in open (uncultivated) or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.

T3 Neighborhood Edge Zone consists of low density residential areas. Typical buildings are single-family detached homes. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the thoroughfare network informal to accommodate natural conditions.

T4 Neighborhood General Zone consists primarily of residential urban fabric but includes a mix of uses. It typically has a wide range of building types: single-family, sideyard, and rowhouses among others. Setbacks and landscaping are variable. Blocks are medium or even small in size. Thoroughfares have on-street parking, curbs and allees of trees.

T5 Neighborhood Center Zone consists of higher density residential and mixed-use building types. They typically include townhouses, apartment buildings of all sizes up to five stories or so, and mixed-use buildings that typically have commercial uses on the ground floor with residential above. It has a tight network of streets with buildings set close to wide sidewalks.

T6 Town Center Zone consists of the highest density and height, with the greatest variety of uses and Civic Buildings of regional importance. Streets have on-street parking, allees of street trees planted in grates and buildings set at the back of wide sidewalks. It may have larger blocks to accommodate parking. Typically only large towns and cities have the Urban Core Zone.

SD Special Districts consist of areas with buildings that by their function, disposition, or Configuration cannot, or should not, conform to one or more of the six normative Transect Zones

Adapted from SmartCode v9.2 by Andres Duany, et al.
Diagrams by DPZ.

T3 NEIGHBORHOOD EDGE ZONE



Union Village, Ohio

T4 NEIGHBORHOOD GENERAL ZONE



Union Village, Ohio

T5 NEIGHBORHOOD CENTER ZONE



Union Village, Ohio

THE ACHE PROPERTY
DESIGN STANDARDS

NARRATIVE

Transect-Based Planning in Practice

These illustrations show the results of the application of transect-based planning principles to the design of Union Village, a new community in Warren County, Ohio.



Kentlands, Maryland



Kentlands, Maryland



Kentlands, Maryland

These images from Kentlands in Gaithersburg, Maryland (a community of nearly 300 acres and 6,000 people now over 25 years old) show the built results of transect-based planning principles in practice.

T3 Neighborhood Edge Zone consists of low density residential areas, adjacent to higher zones that include some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

T4 Neighborhood General Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single family houses, sideyard and rowhouses. Setbacks and landscaping vary depending on the particular character of the street. Streets with curbs and sidewalks define medium-sized blocks.

T5 Neighborhood Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, regular street tree planting and buildings set close to the sidewalks.

ZONING MAP

A Zoning Map showing the allocation of transect zones, thoroughfares, civic spaces, frontage types and vista termination requirements will be submitted following the preparation of a master plan.



DEFINITIONS

These definitions are for terms in these Standards that are technical in nature or that otherwise may not reflect a common usage of the term.

Accessory Building: an Outbuilding with an Accessory Unit.

Accessory Unit: an Apartment not greater than 600 square feet sharing ownership with a Principal Building; it may or may not be within an Outbuilding.

Allee: a regularly spaced and aligned row of a single or two alternating species of trees usually planted along a Thoroughfare.

Apartment: a Residential unit sharing a building and a Lot with other units and/or uses; it may be for rent or for sale as a condominium.

Arcade (or Colonnade): a facade of a building overlaps the sidewalk above while the ground story remains set at the back of the sidewalk, typically. This type is indicated for retail use, but only when the sidewalk is fully adsorbed within the Arcade (or Colonnade) so that a pedestrian cannot bypass the arcade or colonnade. An easement for private use of the right-of-way is usually required. To be useful, the Arcade should be no less than 12' wide.

Attic: the interior part of a building contained within a pitched roof structure. Where a vertical knee-wall is greater than 5', an Attic shall be considered a story.

Avenue (AV): a limited distance, free-movement thoroughfare connecting Civic locations within an urbanized area. Unlike a Boulevard, its length is finite and its axis is terminated. An Avenue may be conceived as an elongated square.

Backbuilding: See Definitions, Illustrated, page 7.

Bed and Breakfast Inn: an owner-occupied Lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.

Bicycle Route (BR): a Thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): a bicycle way often running independently or outside of a vehicular Thoroughfare.

Block: the aggregate of private Lots, Paths, Passages, Rear Lanes, Rear Alleys, and Commercial Alleys, circumscribed by Thoroughfares.

Block Face: the aggregate of all the building Facades on one side of a Block.

Boulevard (BV): a long-distance, free movement thoroughfare traversing an urbanized area. A Boulevard is flanked by parking, sidewalks, and planters buffering the buildings along the sides.

Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.

Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.

Civic Parking Reserve: a shared Parking Structure or parking lot within a quarter-mile of the site that it serves typically publicly owned and/or operated.

Civic Space: an outdoor area dedicated for public use. Civic Space Types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their Enfronting buildings. See Civic Space Types, page 13.

Close: a small green area surrounded by a Driveway providing vehicular access to several buildings, performing the same function as a cul-de-sac but creating a socially useful space. The width of the Close often corresponds to the standard turning radius requirements. A Close may be built to economical Driveway standards.

Commercial: the term collectively defining Lodging, Office and Retail Uses.

Cottage: See Building Types, page 17.

Courtyard Building: a building that occupies the boundaries of its Lot while internally defining one or more private patios.

Curb: the edge of the vehicular pavement that may be raised or flush with a Swale. It usually incorporates the drainage system.

Design Speed: is the speed at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed.

Disposition: the placement of a building on its Lot.

Drive (DR): a thoroughfare along the boundary between an urbanized and a natural condition, usually along a waterfront, a park, or a promontory.

Driveway: a vehicular access way within a private lot connecting a garage to a thoroughfare.

Duplex: See Building Types, page 17.

Effective Parking: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor.

Effective Turning Radius: See Definitions, Illustrated, page 7.

Elevation: See Definitions, Illustrated, page 7.

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Facade: See Definitions, Illustrated, page 7.

Forecourt: a Private Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back.

Frontage: the area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.

Frontage Line: See Definitions, Illustrated, page 7.

Function: the use or uses accommodated by a building and its Lot, categorized as *Restricted, Limited, or Open*, according to the intensity of the use.

Gallery: a roof extends over the sidewalk while the building facade remains set back at the lot line. This type is only for retail use. An easement for private use of the right-of-way is usually required. To be useful, the gallery should be no less than 12' wide.

Green: See Civic Space Types, page 13.

Greenfield: an area that consists of open, wooded land, or farmland that has not been previously developed.

Greenway: an Open Space Corridor in largely natural conditions which may include trails for bicycles and pedestrians.

Home Occupation: non-Retail Commercial enterprises operating from a home. The work quarters should be invisible from the Frontage, located either within the house or in an Outbuilding. Permitted activities are defined by the Restricted Office category.

House: See Building Types, page 17.

Inn: a Lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests.

Layer: a range of depth of a Lot within which certain elements are permitted.

Lightwell: a Private Frontage type that is a below-grade entrance or recess designed to allow light into basements.

Liner Building: a building specifically designed to mask a parking lot or a Parking Structure from a Frontage.

Live-Work Unit: See Building Types, page 17.

Lodging: See Use Matrix, page 19.

Lot: a parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by its width in order to determine the grain (i.e., fine grain or coarse grain) of the urban fabric.

Lot Line: See Definitions, Illustrated, page 7.

Lot Width: the distance of the Principal Frontage Line of a Lot.

Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using table-mounted electrical machinery or artisanal equipment, and including their Retail sale.

Mansion: See Building Types, page 17.

Mixed-Use: multiple Uses within the same building through superimposition or adjacency, or in multiple buildings by adjacency, or at a proximity determined by Warrant.

Mixed-Use Building: See Building Types, page 17.

Multi-Family Building: See Building Types, page 17.

Multi-Family House: See Building Types, page 17.

Odd Lot: See Building Types, page 17.

Office: See Use Matrix, page 19.

Open Space: land intended to remain undeveloped; it may be for Civic Space.

Outbuilding: See Definitions, Illustrated, page 7.

Park: See Civic Space Types, page 13.

Parking Structure: a building containing one or more Stories of parking above grade.

Passage (PS): a pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect parking areas to frontages. See Thoroughfare Types, page 12.

Path (PT): a pedestrian way traversing a park or rural area, with landscape matching the contiguous Open Space. Paths should connect directly with the urban Sidewalk network. See Thoroughfare Types, page 12.

Pedestrian Shed: a determinant of urban size, defined as the distance that may be covered by a five-minute walk at an easy pace from the outer limit of the neighborhood proper to the edge of the neighborhood center. This is the distance that most persons will walk rather than drive, provided that the environment is pedestrian-friendly.

Planter: the element of the Public Frontage which accommodates trees, whether continuous or individual.

Playground: See Civic Space Types, page 13.

Plaza: a Civic Space type designed for Civic purposes and Commercial activities in the more urban Transect Zones, generally paved and spatially defined by building Frontages.

DEFINITIONS, continued.

Principal Building: See Definitions, Illustrated, page 7.

Principal Entrance: the main point of access for pedestrians into a building.

Principal Frontage: on corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the first Layer pertain to both Frontages of a corner Lot. See Frontage.

Primary Frontage: See Definitions, Illustrated, page 7.

Private Frontage: See Definitions, Illustrated, page 7.

Public Frontage: See Definitions, Illustrated, page 7.

Rear Alley (RA): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings which may contain utility easements. See Thoroughfare Types, page 11.

Rear Lane (RL): a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings which may contain utility easements. Rear lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised Curb, and may be drained by percolation at the edges or an inverted crown at the center.

Rear Lane (with ruts): See Thoroughfare Types, page 11.

Regulating Plan: a Zoning Map that shows the Transect Zones, Civic Zones, Special Districts if any, and Special Requirements if any, of areas subject to, or potentially subject to, regulation by the Design Standards.

Residential: See Use Matrix, page 19.

Retail: See Use Matrix, page 19.

Retail Frontage: Frontage designated on a Regulating Plan that requires or recommends the provision of a Shopfront, encouraging the ground level to be available for Retail use.

Right of Way (ROW): See Definitions, Illustrated, page 7.

Road (RD): a local, slow-movement thoroughfare suitable for edge and rural areas. A road tends to be rural in character without Curbs or on-street parking; it may have clustered plantings and paths instead of sidewalks. See Thoroughfares, page 8.

Secondary Frontage: See Definitions, Illustrated, page 7.

Setback: the area of a Lot measured from the Lot Line to a building Facade or Elevation that is maintained clear of permanent structures, with the exception of Encroachments.

Shared Parking Factor: an accounting for parking spaces that are available to more than one Function.

Shopfront: a Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity.

Slip Road: an outer vehicular lane or lanes of a Thoroughfare, designed for slow speeds while inner lanes carry higher speed traffic, and separated from them by a planted median.

Specialized Building: a building that is not subject to Residential or Commercial classification.

Special District (SD): an area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one or more of the normative Transect Zones.

Square: See Civic Space Types, page 13.

Stoop: a Private Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy, with an exterior stair and landing at the entrance.

Story: a habitable level within a building, excluding an Attic or raised basement.

Street (ST): a local, slow-movement thoroughfare suitable for general, center, and core zones. A street is urban in character, with raised Curbs, closed drainage, wide sidewalks, parallel parking, and trees in individual planting areas. See Thoroughfare Types, page 8.

Swale: a low or slightly depressed natural area for drainage.

Terminated Vista: a location at the axial conclusion of a Thoroughfare. A building located at a Terminated Vista designated on Regulating Plan is required or recommended to be designed in response to the axis.

Thoroughfare: a way for use by vehicular and/or pedestrian traffic and to provide access to Lots and Civic Spaces, consisting of Vehicular Lanes and the Public Frontage.

Town Architect: typically employed by the developer, the Town Architect serves as the keeper of the urban and architectural vision of a place. The Town Architect also provides direction and inspiration to lot purchasers, architects, designers, landscape architects, civil engineers, builders and others. A successful Town Architect balances many competing demands in an effort to shape a beautiful physical realm that facilitates community life. Key duties include aesthetic review of plans for public spaces and infrastructure, as well as private buildings and lot plans.

Townhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line (except at corner lots). See Building Types, page 17.

Transect: a cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism. See Purpose and Intent, page 1.

Transect Zone (T-zone): Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the Public Frontage and Private Lot, and Building. See Purpose and Intent, page 1.

Radius at Edge of Pavement: the curved edge of pavement at an intersection, measured at the inside edge of the vehicular lane. The smaller the Turning Radius, the shorter the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Use: the use or uses accommodated by a building and its Lot, categorized as Restricted, Limited, or Open, according to the intensity of the use. See Use Matrix, page 19.

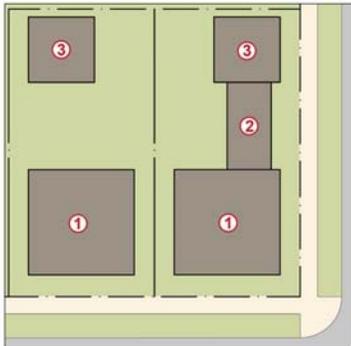
Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of the Design Standards and/or the Design Code. Variances may be granted by the Barling, Fort Chaffee Redevelopment Authority, and Fort Smith following approval by the Developer.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of the Design Standards and/or the Design Code, but that is justified by its Purpose. Warrants may be granted by the Town Architect following approval by the Developer.

Work-Live: a Mixed Use unit consisting of a Commercial and Residential Function. It typically has a substantial Commercial component that may accommodate employees and walk-in trade. The unit is intended to function predominately as work space with incidental Residential accommodations that meet basic habitability requirements. See Live-Work.

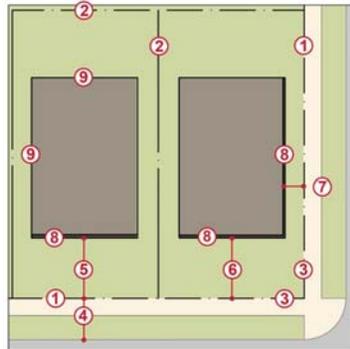
Yield: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare. See Thoroughfare Types, page 8.

BUILDING DISPOSITION



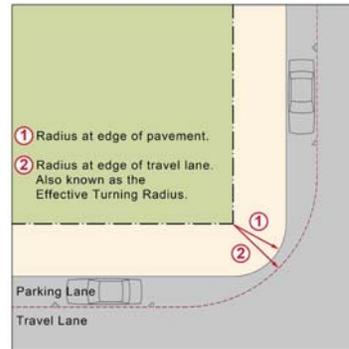
- ① **Principal Building:** the main building on a Lot, usually located toward the Frontage.
- ② **Backbuilding:** a single-story structure connecting a Principal Building to an Outbuilding.
- ③ **Outbuilding:** a secondary building usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding.

LOT LINES & FRONTAGES



- ① **Right-of-Way (ROW) Line:** the edge of the Right-of-Way, also known as the Thoroughfare.
- ② **Lot Line:** the boundary that legally and geometrically demarcates a lot.
- ③ **Frontage Line:** the line between a private lot and a ROW, Thoroughfare, or Civic Space.
- ④ **Public Frontage:** the area between the vehicular lanes and the ROW Line or Frontage Line.
- ⑤ **Private Frontage:** the privately held Layer between the Frontage Line and the Principal Building Facade.
- ⑥ **Primary Frontage:** on lots with two or more frontages, the Private Frontage designated by the Regulating Plan as the Principal Entrance to the building.
- ⑦ **Secondary Frontage:** on lots with two or more frontages, a Private Frontage that is not the Primary Frontage.
- ⑧ **Facade:** the exterior walls (elevations) of a building that are set along a Frontage Line.
- ⑨ **Elevation:** the exterior walls of a building.

TURNING RADIUS

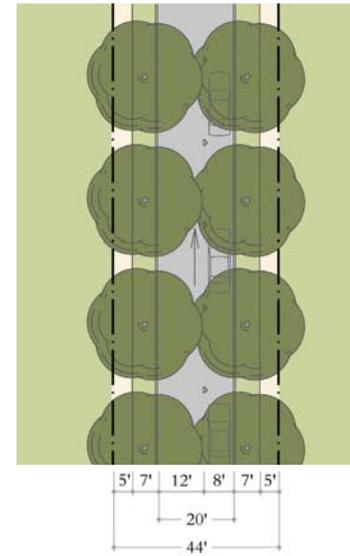
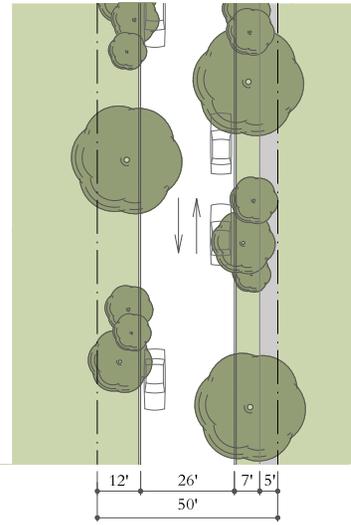
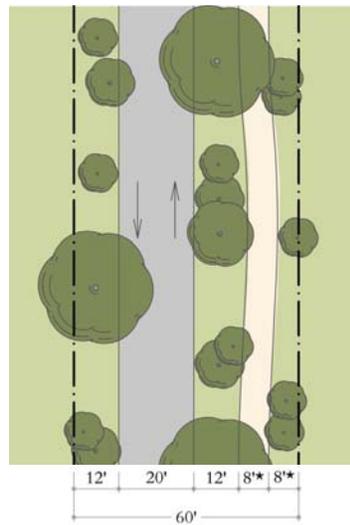
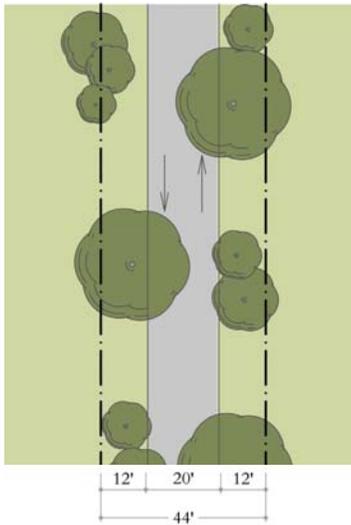
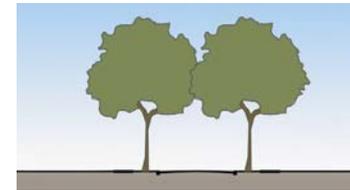
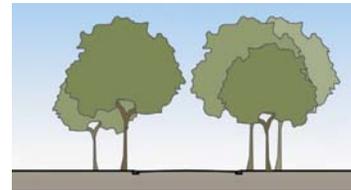
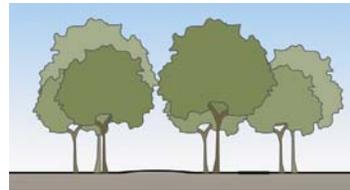
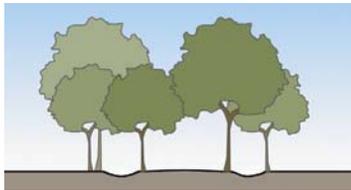


Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account.

DEFINITIONS, continued.

THOROUGHFARE TYPES

Trees within a thoroughfare shall be maintained to allow sufficient vertical clearance in the travel lane for moving vans, buses, emergency vehicles and the like.



Thoroughfare Type

- RD Road
- RL Rear Lane
- YR Yield Road
- YS Yield Street
- ST Street
- RA Rear Alley
- AV Avenue
- BV Boulevard
- CA Commercial Alley
- CS Commercial Street
- PT Path
- PS Passage
- TR Trail

Right-of-Way Width

Pavement Width

XX - # - #

RD - 44 - 20

Road
T3
44' ROW
20' Pavement
Slow Movement
Two-Way Traffic
No Parking
18' Curb Radius
No Curbs
12' Tree Lawn
Clustered, 30' o.c. avg.
No Sidewalks

RD - 60 - 20

Road
T3
60' ROW
20' Pavement
Slow Movement
Two-Way Traffic
No Parking
18' Curb Radius
No Curbs
12' Tree Lawn
Clustered, 30' o.c. avg.
No Sidewalks
The width of tree lawns may vary to suit natural conditions.

YR - 50 - 26

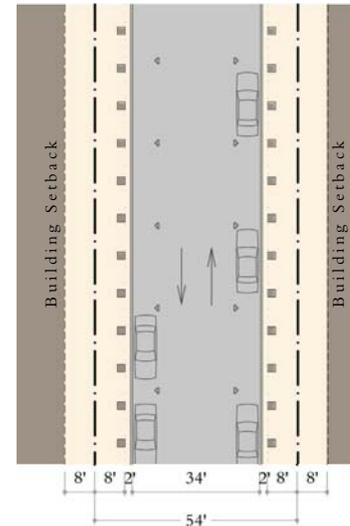
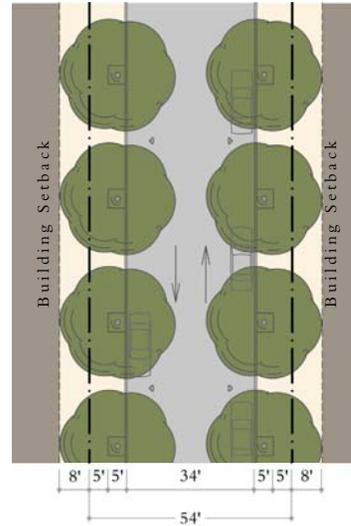
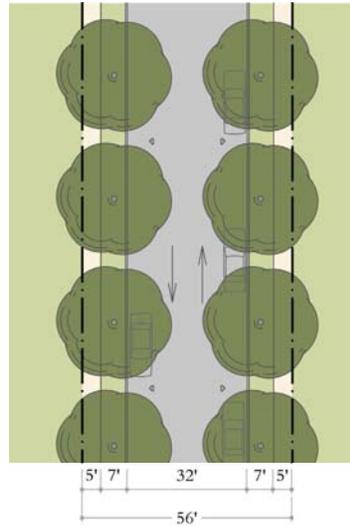
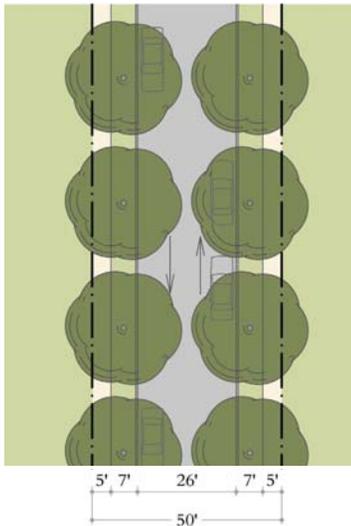
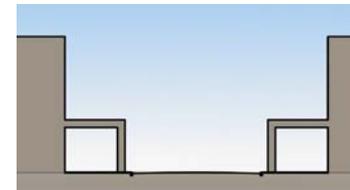
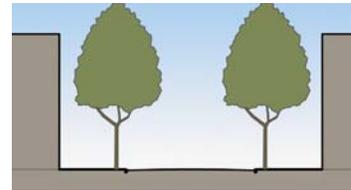
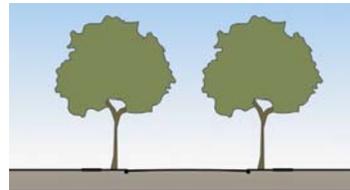
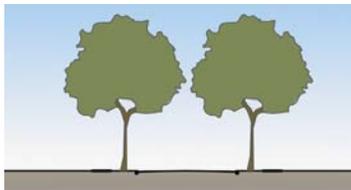
Road
T3, T4
50' ROW
26' Pavement
Yield Movement
Two-Way Traffic
Parking Both Sides
18' Curb Radius
18" Rolled Curb
12' and 7' Tree Lawn
Clustered, 30' o.c. avg.
Sidewalk typ. one side
Determination of sidewalk location will be site plan specific. Sidewalks may be on either, neither or both sides of this section.

ST - 44 - 20

Street
T3, T4, T5
44' ROW
20' Pavement
Slow Movement
One-Way Traffic
Parking One Side
12' Curb Radius
6" Header Curbs
7' Tree Lawn
Allee, 30' o.c.
5' Sidewalks
Opportunistic planting in T5 to allow adjustment for shop doors and drives.

Thoroughfare Type
Transect Zone
Right-of-Way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb Radius
Curb Type
Planter Type (includes Curb if any)
Landscape
Walkway Type
Notes

THOROUGHFARE TYPES



- Thoroughfare Type**
- RD Road
 - RL Rear Lane
 - YR Yield Road
 - YS Yield Street
 - ST Street
 - RA Rear Alley
 - AV Avenue
 - BV Boulevard
 - CA Commercial Alley
 - CS Commercial Street
 - PT Path
 - PS Passage
 - TR Trail
- Right-of-Way Width**
- Pavement Width**
- XX - # - #

YS-50-26

Street	T3,T4,T5
50' ROW	
26' Pavement	
Yield Movement	
Two-Way Traffic	
Parking Both Sides	
12' Curb Radius	
6" Header Curbs	
7' Tree Lawn	
Allee, 30' o.c.	
5' Sidewalks	
Opportunistic planting in T5 to allow adjustment for shop doors and drives.	

ST-56-32

Street	T4,T5
56' ROW	
32' Pavement	
Slow Movement	
Two-Way Traffic	
Parking Both Sides	
12' Curb Radius	
6" Header Curbs	
7' Tree Lawn at T4; Grates at T5	
Allee, 30' o.c.	
5' Sidewalk at T4; 7' Sidewalk at T5	
Opportunistic planting in T5 to allow adjustment for shop doors and drives.	

CS-54-34

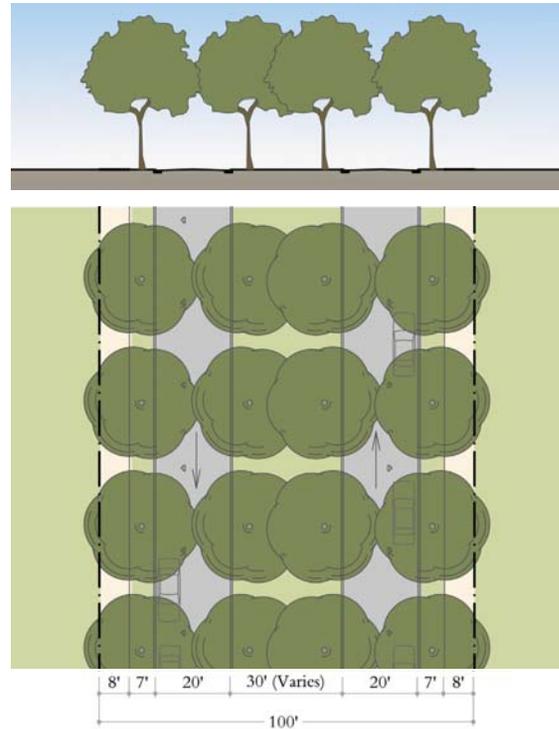
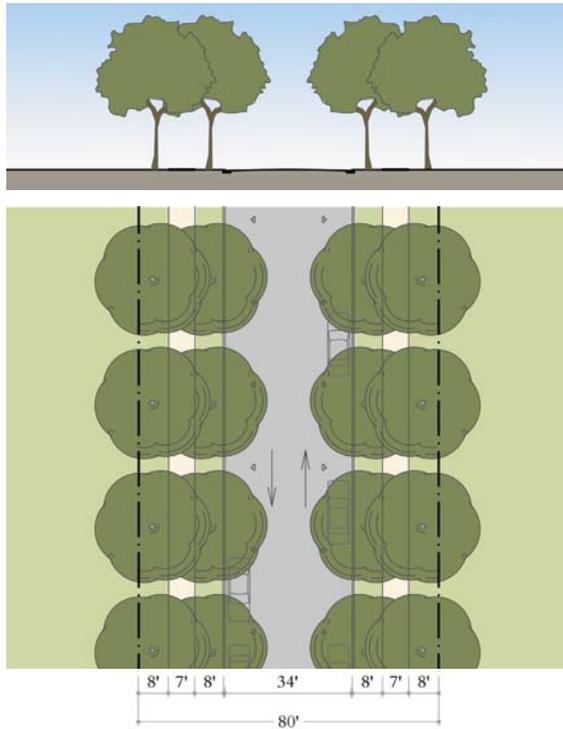
Commercial Street	T5
54' ROW	
34' Pavement	
Slow Movement	
Two-Way Traffic	
Parking Both Sides	
12' Curb Radius	
6" Header Curbs	
5' Grates	
Allee, 30' o.c.	
10' Sidewalk (8' setback)	
Opportunistic planting in T5 to allow adjustment for shop doors and drives.	

CS-54-34

Commercial Street	T5
54' ROW	
34' Pavement	
Slow Movement	
Two-Way Traffic	
Parking Both Sides	
12' Curb Radius	
6" Header Curbs	
N/A	
N/A	
10' Sidewalk (8' setback)	
Opportunistic planting in T5 to allow adjustment for shop doors and drives.	

Thoroughfare Type
Transect Zone
Right-of-Way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb Radius
Curb Type
Planter Type (includes Curb if any)
Landscape
Walkway Type
Notes

THOROUGHFARE TYPES



AV-80-34

Avenue
T5
80' ROW
34' Pavement
Fast Movement
Two-Way Traffic
Parking Both Sides
12' Curb Radius
6" Header Curbs
8' Tree Lawn
Allee or Staggered Allee, 30' o.c.
5' to 7' Sidewalk
Opportunistic planting in T5 to allow adjustment for shop doors and drives.

BV-100-20-20

Boulevard
T5
100' ROW
20' Pavement
Fast Movement
Two-Way Traffic
Parking Both Sides
12' Curb Radius
6" Header Curbs
7' Tree Lawn; 30' Boulevard (varies)
Allee or Staggered Allee, 30' o.c.
5' to 7' Sidewalk
Median may be 8' or 30' or more. If the median is 10' to 15', it is too easily removed for a left turn lane. 30' or more is sufficient for a linear park. Opportunistic planting in T5 to allow adjustment for shop doors and drives.

Thoroughfare Type

- RD Road
- RL Rear Lane
- YR Yield Road
- YS Yield Street
- ST Street
- RA Rear Alley
- AV Avenue
- BV Boulevard
- CA Commercial Alley
- CS Commercial Street
- PT Path
- PS Passage
- TR Trail

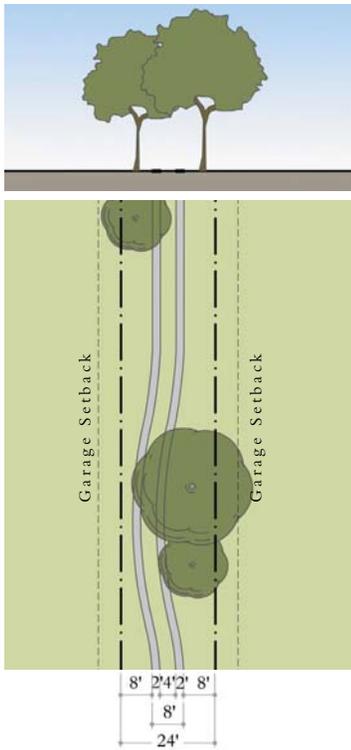
Right-of-Way Width

Pavement Width

XX-#-#

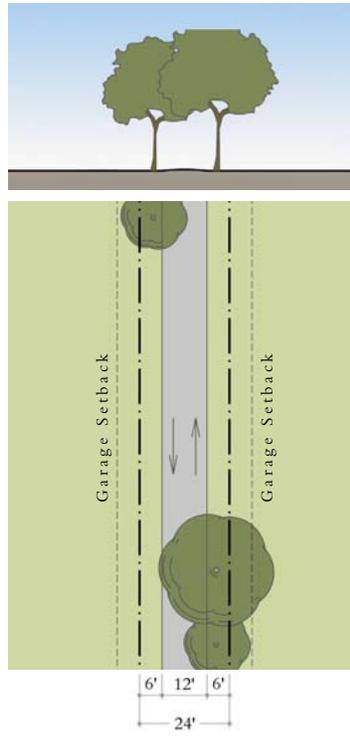
Thoroughfare Type
Transect Zone
Right-of-Way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb Radius
Curb Type
Planter Type (includes Curb if any)
Landscape
Walkway Type
Notes

THOROUGHFARE TYPES



RL-24-2-2

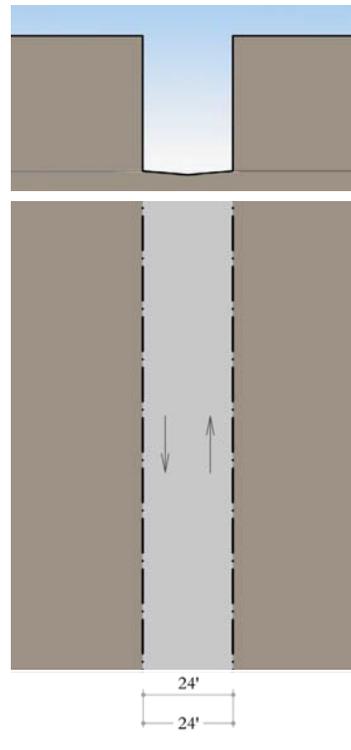
Rear Lane
T3, T4
24' ROW
2' + 2' Pavement
Slow Movement
Two-Way Traffic
No Parking
12' Curb Radius
No Curbs
8' Lawn
Episodic
No Sidewalks



RA-24-1-2

Rear Alley
T4, T5
24' ROW
12' Pavement
Slow Movement
Two-Way Traffic
No Parking
12' Radius at Lane; Apron at Street
No Sidewalks
6' Lawn
Episodic
Varies

Planting at rear alleys shall be determined at the time of final site plan review.



CA-24-2-4

Commercial Alley
T5
24' ROW
24' Pavement
Slow Movement
Two-Way Traffic
No Parking
12' Curb Radius
No Curbs
N/A
N/A
No Sidewalks

Drainage is by inverted crown.

Thoroughfare Type

- RD Road
- RL Rear Lane
- YR Yield Road
- YS Yield Street
- ST Street
- RA Rear Alley
- AV Avenue
- BV Boulevard
- CA Commercial Alley
- CS Commercial Street
- PT Path
- PS Passage
- TR Trail

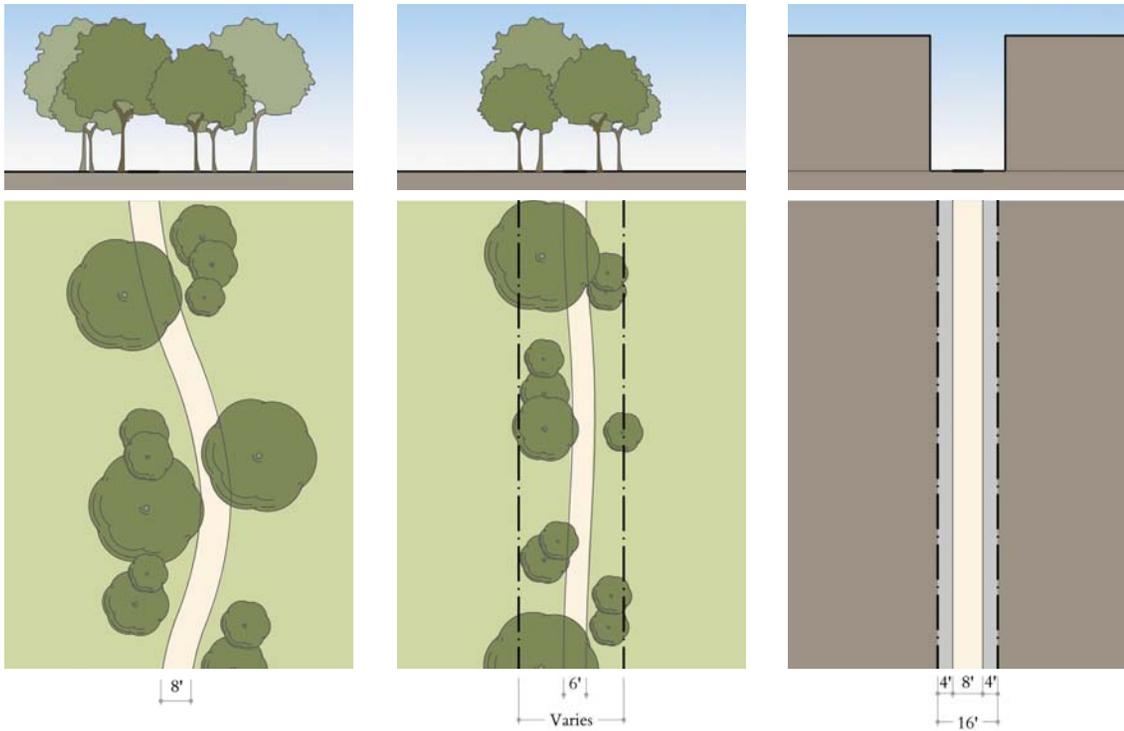
Right-of-Way Width

Pavement Width

XX-#-#

Thoroughfare Type
Transect Zone
Right-of-way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes 6" Curb if any)
Landscape Type
Walkway Type
Notes

THOROUGHFARE TYPES



Thoroughfare Type

- RD Road
- RL Rear Lane
- YR Yield Road
- YS Yield Street
- ST Street
- RA Rear Alley
- AV Avenue
- BV Boulevard
- CA Commercial Alley
- CS Commercial Street
- PT Path
- PS Passage
- TR Trail

Right-of-Way Width

Pavement Width

XX - # - #

TR - 8 - V

Trail
T4
ROW Width Varies
N/A
Open
Trees, ground cover, shrubs, lawn
6' to 12' Pavement

A trail often is not located in its own ROW but rather along a ROW in a Civic Space. Planting shall be naturalistic.

PT - V - 6

Path
T3, T4
ROW Width Varies
N/A
Open
Trees, ground cover, shrubs, lawn
6' to 12' Pavement

Width of easement, tree lawns and paths may vary. Path need not be centered. Planting shall be determined at the time of final site plan review.

PS - 16 - 8

Passage
T4, T5
ROW Width Varies
N/A
Varies
Varies
6' to 12' Pavement

Width of easement and path may vary. Path need not be centered. Planting shall be determined at the time of final site plan review.

Thoroughfare Type
Transect Zone
Right-of-way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes 6" Curb if any)
Landscape Type
Walkway Type
Notes

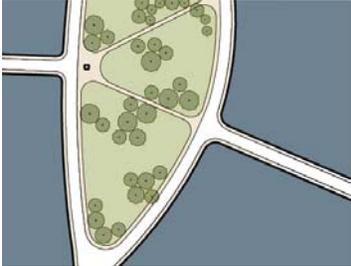
CIVIC SPACE TYPES

- PK Park
- GR Green
- SQ Square
- PL Plaza
- PP Pocket Park
- PG Playground
- CY Cemetery



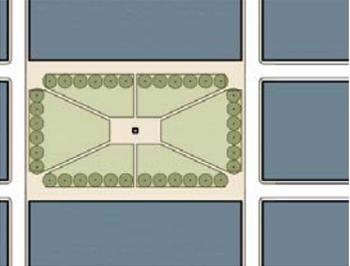
PARK (PK)

T1,T2,T3
Natural preserve, min of 8 acres
Recreation
Neighborhood edge
Paved paths and trails
Open structures
Meadows, waterbodies, woodland
Benches, tables
Limited, naturalistically disposed



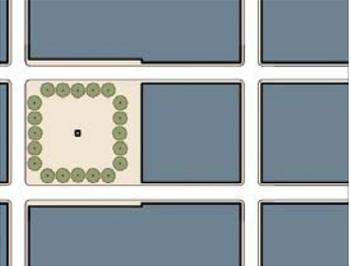
GREEN (GR)

T3,T4,T5
Open Space, min. 1/2 acre and max. 8 acres
Unstructured Recreation
Building facades
Paved paths
Fenced, open structures, Civic buildings
Grassy areas and trees
Benches, tables
Limited, naturalistically disposed



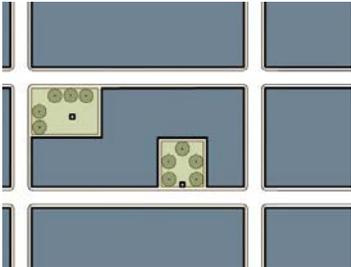
SQUARE (SQ)

T4,T5,T6
Open Space, min. of 1/2 acre and max. 5 acres
Unstructured recreation and Civic purposes
Intersection of important streets, building frontages
Paved paths
Fenced, open structures, Civic buildings
Lawn and trees
Benches, tables
Substantial



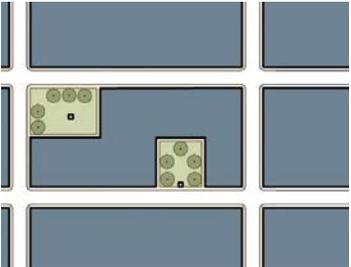
PLAZA (PL)

T5,T6
Open Space, min. of 1/4 acre and max. of 2 acres
Civic purposes and Commercial activities
Intersection of important streets, building frontages
Paved paths
Fenced, open structures, Civic buildings
Pavement and trees
Benches, tables
Substantial



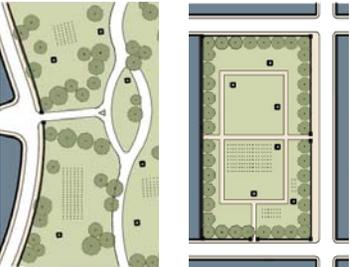
POCKET PARK (PP)

T1,T2,T3,T4,T5,T6
Small open space
Socializing, eating, resting
Alongside Thoroughfares, within blocks
Paved paths
Fenced, open structures
Varies
Benches, tables
Substantial



PLAYGROUND (PG)

T1,T2,T3,T4,T5,T6
Open space
Recreation of children
Residential areas, Civic Space, Blocks
Paved paths
Fenced, open structures
Open lawn, trees
Recreation equipment
Substantial



CEMETERY (CY)

T3,T4,T5,
Cemeteries should evoke a civic character and should help to enhance the public realm, rather than take away from it. The design of cemeteries shall be subject to review and approval by the Town Architect.

CIVIC SPACE TYPE

Transect Zone
Area
Use
Perimeter
Walkway Type
Structures
Landscape Pattern
Furnishings
Maintenance Level

© 2015 MICHAEL WATKINS ARCHITECT, LLC.
MWA-Public>Dropbox>1512 ACHE Property>PZD> Design Standards, revision date: July 25, 2016

INTRODUCTION

Landscape will enhance the pedestrian-friendly environment of the community. It can complement the architecture, create and furnish outdoor rooms, frame vistas, and screen such unsightly things as air conditioning equipment. In addition to the enhancement of the Master Plan and architecture, the Landscape Standards promote the use of indigenous plant material that will thrive in the community. The landscape should be one that will conserve water and generally require less maintenance, maintain the natural habitat, and support local wildlife populations.

The landscape will evolve through the Transect, from the most natural, informal and lush to the most orderly and formal. This will establish and maintain a visual "sense of place" that sets traditional neighborhoods apart from the conventional subdivision.

Some basic recommendations apply across the Transect. These recommendations will ensure continuity in streetscape, low maintenance for the property owners, year-round beauty, and the health and longevity of the plants. Although the Plant Palette is comprised of both deciduous and evergreen plants, and variety is encouraged, it is recommended that all Private Frontages have around 30% evergreen plants for year-round interest. Groundcovers used adjacent to sidewalks should be evergreen. The preservation of existing specimen trees and tree stand areas should be a high priority. Mature stands of trees will enhance the timeless atmosphere of the community. Proper protection during construction and maintaining positive drainage for existing trees is required.

Initial planning will greatly effect long-term requirements of time and resources in maintaining healthy attractive landscape. Proper consideration given to soil types, soil conditions, lot orientation, drainage, prevailing winds, microclimates, proper planting techniques (including spacing plants according to their mature size) and planting combinations will greatly reduce the long-term maintenance investment. Proper timely maintenance such as appropriate irrigation, weeding, pruning, and pest control also are essential to the health and beauty of the landscape. The Plant Palette lists pre-approved trees and shrubs, but is not all-inclusive. Other plants will be considered for approval.

Relationship to other Standards. The Landscape Standards guide primary landscape development. The General Instructions establish the context and identify other areas of compliance to which this code is applied. Regulations within the Thoroughfares, Civic Space, and Private Lots sections of the code provide general rules pertaining to the planting on public and private land, respectively. Some specific requirements for the planting of trees within Thoroughfares may be found within the Thoroughfare Standards. Landscape Standards are to be read in conjunction with the Master Plan and Design Standards.

Approval. All proposed designs shall be submitted for review by the Town Architect.

GENERAL INSTRUCTION

Planting of major trees should reinforce the structure of the streetscape and urban open space, and enhance the visual character. Selection of major plants within the private yard shall be coordinated with adjacent planting in the public street and parks. Combinations of different plant species should distinguish neighborhoods, create recognizable street frontages and establish a sense of place in many locations throughout the community.

Plant material selection and distribution will contribute to species diversity; restore and reinforce the botanical history of the region; encourage sustainability; provide wildlife food and habitat and moderate microclimate by influencing the level of sun, shade and wind for pedestrians. Plant material will be selected and distributed to provide general visual interest, variation of foliage texture; autumn color and diversity of bloom. In the vicinity of children's playgrounds, consideration will be given to exclude plants of which any part is toxic.

A tree subject to an overhead power line may have a lower mature height.

All plant material shall be chosen from the plant species designated in this regulation.

Use materials and construction methods specific to the region, referencing history, culture, and climate.

Existing trees over 6" caliper should not be removed except with the permission of the Town Architect.

The Developer will prepare a pest management program for trees in the public realm and guide its implementation.

Planting techniques will conform to recognized horticultural trade standards and the regulations of governing agencies.

Planting will be laid out with regard for public utilities, traffic engineering and urban design requirement within road allowances and public spaces.

BASIC PRINCIPLES

Sustainable and water-wise principles place emphasis on specific planning and design principles, soil improvements, appropriate materials, selections and turf use, efficient irrigation and appropriate landscape maintenance practices to benefit the relationships between people and the natural and built environment. The goal of the Master Plan will be to merge the natural, economic and social systems in a way that enhances the overall quality of life of its residents.

Massing and Order. It is recommended that trees, shrubs, hedges and groundcover be grouped to define and accentuate outdoor spaces and entries, and enhance building design and detailing. Massing of plants of one species is highly recommended, particularly next to fences or walls. Hedges are a prominent example of massing.

Shade and Ambient Temperature. Promote the use of vegetation to increase shade. Minimize the use of impervious surfaces and lawn areas. Maximize the use and placement of deciduous trees on the South and West sides of structures. The resulting reduction in localized ambient temperature reduces the need for cooling and decreases energy consumption.

Native Plants. Encourage the use of native and drought-tolerant plant species to conserve water, minimize maintenance and the use of pesticides and provide wildlife habitat. Promote a diversity of plant species to create a more stable environment that will be less desirable to pests.

Renewable Resources. Maximize the use of renewable and indigenous resources in site development and management.

Irrigation. Minimize the demand for water through the use of drought-tolerant plant species and by utilizing a properly designed, water-efficient spray irrigation system that provides full coverage. Outside of public and private frontages, a drip system may be used instead.

Recycling. Promote the recycling of landscape materials to preserve water, energy, and materials. Organic mulches can be the by-product of landscape trimmings and grass clippings and can be utilized to reduce the demand for irrigation.

Maintenance. As previously stated, the minimal use of turf areas and the appropriate selection of plants will minimize the risk of disease and insect control, as well as the demand for water and fertilizers.

Special Treatment. As with Civic Buildings, there may be instances where a Thoroughfare or a Civic Space receives special landscape treatment with the intention of making it exceptional to reflect its civic importance.

THE ACHE PROPERTY

DESIGN STANDARDS

LANDSCAPE STANDARDS FOR THOROUGHFARES AND CIVIC SPACES

Introduction

General Instruction

Basic Principles

ADDITIONAL CONSIDERATIONS

Microclimates. Microclimates are areas that have unique conditions due to sun exposure, wind exposure, moisture or other circumstance. Deciduous trees create seasonal microclimate conditions in the landscape, providing shade in the spring and summer months while permitting solar penetration in the fall and winter months. The landscape design should reflect such variations in microclimate conditions to maximize on the optimal growth and performance of many plants.

Soils. A soils test done by a qualified professional is recommended as the primary step in determining the need for any soil amendments and to determine suitable landscape plants. A good soil mixture should retain water under "normal" water conditions and be rich with organic matter such as compost. Grades for Thoroughfares and Civic Spaces should follow existing topography and drainage patterns, unless use dictates otherwise. Civic Spaces should remain fenced and undisturbed during construction of Thoroughfares and Private Lots. The deep soil structure of wide planting strips should be protected with stakes from compaction. Standards of access and soil movement should be established for road and utility construction. The topsoil of construction areas should be removed, stored and amended with organic matter and coarse sand for later use.

Mulch. Mulch helps to slow the evaporation of water from the soil, keep roots shaded and cool, and prevent the establishment of weeds. A 3" depth of mulch should be maintained around trees, shrubs and perennials. Cypress mulch is not permitted in an effort to promote the preservation of these rare trees, nor is synthetic or dyed mulch. At the installation of new trees, organic material mulch should be added around the trunk in a ring with a 2' radius. Shrubs and perennials in beds should be mulched with shredded bark.

Plant Placement. Plants should be located in areas where they will be permitted to grow to maturity with minimal cosmetic pruning, with the exception of hedge material. The spread of trees should be taken into consideration when planting them in close proximity to a building, so as not to cause eventual crowding, the need for constant pruning, or even damage to the structure. Root systems should be considered as well. Many shallow-rooted trees can cause considerable damage to sidewalks or driveways by growing under the concrete and "heaving" it from the ground, causing arching and trip hazards.

Tree Preservation. Roadway centerlines bordering open spaces should be adjusted after initial survey to preserve primarily groups of trees and occasionally individual trees.

Hydrology. Playing fields and high-use areas should be carefully graded to a 3% minimum slope.

THE ACHE PROPERTY DESIGN STANDARDS

LANDSCAPE STANDARDS FOR THOROUGHFARES AND CIVIC SPACES

Additional Considerations

THOROUGHFARES

Commercial streets have a different character than residential streets. They are designed to accommodate the higher level of use and the additional activities that typically take place on them.

MATERIALS

Street Trees. Major canopy trees form the structure of the streetscape. The difference between Thoroughfare Types is reinforced by variety in the street trees: regular or irregular rows of street trees; tight or wide on-center spacing; and different plant forms with different visual appearance, such as trees that are upright and narrow, high with an open canopy, or small and ornamental. Residential street trees should be large shade trees.

Street Lights. All street lights should be metal halide, LED or other technology. High pressure sodium is not permitted on public streets or where visible from public streets. High pressure sodium lights are only permitted in parking lots or in loading/service areas behind buildings and should have full cut-off fixtures.

Street Light Poles. Lights, poles and fixtures should have a unifying aesthetic throughout community while reflecting the character of the transect zone in which they are located. For example, wood posts at T3, metal at T4, ornate metal at T5. Cobra head fixtures are prohibited.

Commercial Sidewalks and Crosswalks. Sidewalks should be paved from building face to street curb. Sidewalks and crosswalks should be upgraded from standard finish to a finish which may include, but is not limited to: rock salt finish on concrete, scored concrete, stone pavers, brick pavers, or concrete unit pavers. Paver selection and paving patterns should be consistent with the overall architectural style of the building and/or of the street.

Driveways. Driveway aprons are to be formed concrete, not sawed. Driveways are to be asphalt, brick or stone, and should not be sealed with a glossy finish.

CONFIGURATION

Street Trees. At least one canopy street tree per lot in T3 should be provided. Preferred patterns for planting trees that establish the framework and enhance the visual identity of the public realm are to be explored. Refer to the Thoroughfare Standards for specific regulation of street tree planting.

Street Lights. Street lights should have a 12' minimum pole height. 20' tall poles may be utilized at major intersections. Street lights should be placed in the tree zone in retail areas.

© 2015 MICHAEL WATKINS ARCHITECT, LLC.
MWA-Public>Dropbox>1512 ACHE Property>PZD> Design Standards, revision date: July 25, 2016

CIVIC SPACES

The selection of tree species for Civic Spaces should establish a unique and recognizable character for each Type of Civic Space within the public realm. For example, a park or green (of a more rural character) is proposed to be planted with a larger species of shade tree, with a broader, more open canopy in keeping with the more picturesque character of that type of open space. Whereas a plaza (of more urban character) is proposed to be planted with tree species of a smaller size, with a more compact and refined plant form.

Parks. The Park is an open space available for passive and active recreation. Frequently independent of surrounding building frontage, the Park landscape consists of paths and trails, lawn, fields, woodlots and watercourses, arranged in a picturesque and ecologically sustainable manner. It is informal in character despite a distinctive edge treatment. A Park should have benches at activity centers and along paths and trails for supervision and respite.

Greens. The Green is an open space available for unstructured recreation. Spatially defined by landscaping, a Green should be primarily open lawn and trees arranged naturalistically. Informal in character, despite its distinctive edge treatment, the green will be fundamentally level and sodded. A sidewalk should run along the perimeter of the space. The edges defined by residences (rather than a street) should have a sidewalk located parallel to the build-to line and located approximately 10' from the build-to line (in the direction of the green). The space is characterized by a lawn panel, benches, and ornamental flowering trees that define the edges of the space. Perimeter landscape treatment will define the edges of this outdoor room while providing visual and horticultural interest throughout the year. A Green should have a minimum of two benches arranged to facilitate conversation for every ten houses that front it.

Squares. The Square is an open space available for civic activities and unstructured recreation. Spatially defined by building frontage, its landscape should be primarily open lawn, paths, and many trees formally arranged. Located at the intersection of important streets, a Square is frequently planted with canopy trees around its perimeter and along axial walkways. Shrubs may also be used to reinforce the structure of a Square. Benches should be in the furnishing zone of the streets. Additional benches and other seating elements should be in the Square. A Square should have a minimum of ten benches arranged to facilitate conversation.

Plazas. The Plaza is an open space available for civic and organized intense activities. Spatially

defined by frontages, the plaza landscape should be primarily level hardscape, accented with a few trees formally arranged to accommodate a wide variety of functions. Trees of distinctive shape and branch structure will serve as focal points or complement the spatial definition of the plaza. Climbing vines supported on trellis should be considered. Vines are included for additional texture and visual interest.

Pocket Parks. The Pocket Park is a small open space for passive recreation. Spatially defined by the building frontages or side elevations, and street trees, A Pocket Park may be a combination of lawn, paths, or gardens. Perimeter landscape treatment will define the edges of this outdoor room while providing visual and horticultural interest throughout the year. A Pocket Park should have a minimum of two benches for quiet contemplation or socializing.

Playgrounds. The Playground is an open space for active recreation. A Playground may be spatially defined by frontages, the alley-facing elevations of garages, street trees, or surrounding woods. A fence should run along the perimeter of the space, which is characterized by a natural or artificial soft-impact surface underneath the playground equipment. Shade trees keep the equipment cool during hot weather and provide relief to monitoring adults. Benches should be placed inside the fenced area, facing the play area, near gates and sited in clusters to provide opportunity for casual socializing.

Cemeteries. The Cemetery is an Civic Space for memorials and meditation. Frequently independent of surrounding building frontage, the rural Cemetery landscape consists of expansive lawn for memorials and complementary buildings, with paths, woodlots and watercourses, arranged in a picturesque manner. It is informal in character despite a distinctive edge treatment. A Cemetery should have occasional benches at the edges of the various sections to provide opportunity for quiet contemplation. The urban Cemetery landscape is compact, including memorials, buildings, walks, benches and sometimes more formal landscaping.

THE ACHE PROPERTY

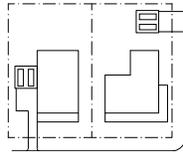
DESIGN STANDARDS

LANDSCAPE STANDARDS FOR THOROUGHFARES AND CIVIC SPACES

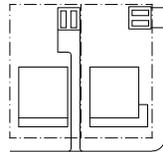
Thoroughfares

Civic Spaces

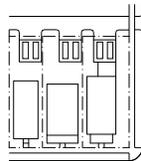
Mansion: A detached single-family dwelling on a large lot that may be shared by one or more Outbuildings. See Urban Standards, page 21.



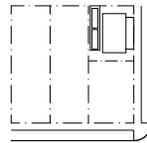
House: A detached single-family dwelling on an average-sized lot that may be shared with an Outbuilding. See Urban Standards, page 21.



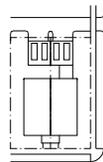
Cottage or Bungalow: A one-story detached single-family dwelling on a small lot that may be shared with an Outbuilding. See Urban Standards, page 22.



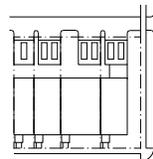
“Odd” Lots: A detached single-family dwelling on a small, atypical lot. See Urban Standards, page 22.



Duplex: A two-family dwelling with a common wall on one side lot line, often with the facades forming a single continuous frontage line. A Duplex may have an Outbuilding. See Urban Standards, page 23.



Townhouse: An attached single family dwelling with common walls on the side lot lines, typically with the facades forming a continuous frontage line. A townhouse may have an Outbuilding. See Urban Standards, page 23.

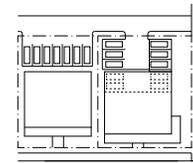


T3 Neighborhood Edge Zone

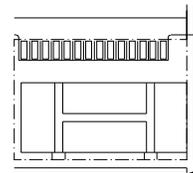
T4 Neighborhood General Zone

T5 Neighborhood Center Zone

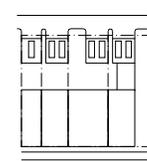
Multi-Family House or Mansion Condos: A large residential building type accommodating multiple dwellings disposed above/below and/or beside each other, sharing a common entry. They may be condominiums or rental units. A multi-family mansion may have one or more Outbuildings. See Urban Standards, page 24.



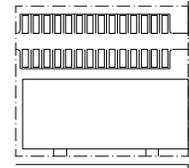
Multi-Family Building or Courtyard Apartment Building: A large residential building type accommodating multiple dwellings disposed above/below and/or beside each other, sharing a common entry and hallway. They may be condominiums or rental units. A multi-family building may have one or more Outbuildings. See Urban Standards, page 24.



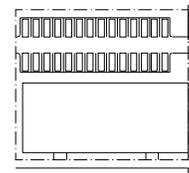
Live-Work Unit or Flex House: A mixed-use building type with one dwelling above or behind a Commercial space. In addition, a live-work unit may also have an Outbuilding which may or may not have an Accessory Unit. See Urban Standards, page 25.



Mixed-Use Building: A flexible building type, often with Commercial on the ground floor and office or residential on upper floors. In some locations, buildings may be entirely office; in other locations, they may be required to have retail frontage on the ground floor. A mixed-use building may have one or more Outbuildings. See Urban Standards, page 25.



Commercial Building: A one-story Commercial building may have one or more Outbuildings or Liner Buildings placed to mask parking lots from the public frontage (sidewalk). See Urban Standards, page 26.



T4 Neighborhood General Zone

T5 Neighborhood Center Zone

URBAN STANDARDS
Building Types Summary

URBAN STANDARDS

Frontage Types

Frontage is the privately held layer between the facade of a building and the lot line. The variables of frontage are the dimensional depth of the front yard and the combination of architectural elements such as fences, stoops, porches, and colonnades. The combination of the private frontage, the public streetscape and the types of thoroughfare defines the character of the majority of the public realm. The combination of elements constitutes the layer between the private realm of buildings. It ranges in character from urban to rural as a function of the composition of their elements. These elements influence social behavior.

	PRIVATE LOT	PUBLIC REALM	PRIVATE LOT	PUBLIC REALM
<p>Common Lawn: a facade set back substantially from the frontage line. The front yard thus created should remain unfenced and be visually continuous with adjacent yards. The ideal is to simulate buildings sitting in a common rural landscape. A front porch is not warranted, as social interaction from the enfronting thoroughfare is unlikely at such a distance. Common Lawns are suitable frontages for higher speed thoroughfares, as the large setback provides a buffer from the traffic.</p>				
<p>Porch & Fence: a facade is set back from the frontage line with an encroaching porch appended. The porch should be within a conversational distance of the sidewalk, while a fence at the frontage line maintains the demarcation of the yard. A great variety of porches is possible, but to be useful, none should be less than 8' wide.</p>				
<p>Terrace & Light Court: a facade is set back from the frontage line with an elevated garden or terrace, or a sunken light court. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby. The light court can give light and access to a basement.</p>				
<p>Forecourt: a facade is aligned close to the frontage line with a portion of it set back. The forecourt created is suitable for gardens, vehicular drop offs, and utility off loading. This type should be used sparingly and in conjunction with the two frontage types above, as a continuous excessive setback is boring and unsafe for pedestrians. Trees within the forecourts should be placed to have their canopies overhanging the sidewalks.</p>				
<p>Stoop: a facade is aligned close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows. This type is suitable for ground-floor residential uses at short setbacks with rowhouses and apartment buildings. An easement may be necessary to accommodate the encroaching stoop. This type may be interspersed with the shopfront.</p>				
<p>Shopfront & Awning: a facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail frontage. It is commonly equipped with cantilevered shed roof or an awning. The absence of a raised ground story precludes residential use on the ground floor, although this use is appropriate above.</p>				
<p>Gallery: a roof extends over the sidewalk above while the building facade remains set back at the lot line. This type is only for retail use. An easement for private use of the right-of-way is usually required. To be useful, the gallery should be no less than 12' wide.</p>				
<p>Arcade: a facade of a building overlaps the sidewalk above while the ground story remains set back at the lot line. This type is indicated for retail use, but only when the sidewalk is fully absorbed within the arcade (or colonnade) so that a pedestrian cannot bypass it. An easement for private use of the right-of-way is usually required. To be useful, the arcade should be no less than 12' wide.</p>				

T3 Neighborhood Edge Zone

T4 Neighborhood General Zone

T5 Neighborhood Center Zone

© 2015 MICHAEL WATKINS ARCHITECT, LLC.
MWA-Public>Dropbox>1512 ACHE Property>PZD> Design Standards, revision date: July 25, 2016

URBAN STANDARDS

Use Matrix

The Design Standards enable a broad range of activity throughout the urban fabric. This is in contrast to the zoning of Conventional Suburban Development (CSD) that assigns different uses to sectors, at the minimum separating dwellings from shopping and from workplaces. While this is justified for certain categories of noxious activities, the absolutism of this technique is usually unwarranted.

Mixed-use, while permeating the neighborhood, is subtly variegated. This is in response to desired lifestyles ranging from isolated to socialized, all of which should be accommodated within the neighborhood structure. Accordingly, the Design Standards incorporate a system for grading the intensity of mixed use using the three categories of Restricted, Limited, and Open for buildings and lots held in private ownership.

Notes:
Adjacent on-street parking may be counted to fulfill the parking requirement.

T5 Neighborhood Center Zone

OPEN

Open Residential: The number of dwellings on each lot is limited by the requirement of a minimum of 1 parking space for each dwelling, a ratio which may be reduced according to the shared parking standards (e.g.: townhouses & Apartments).

Open Lodging: The number of bedrooms available for lodging is limited by the requirement of a minimum of 1 parking space for each bedroom, a ratio which may be reduced according to the shared parking standards. Food service may be provided at all times. The area allocated for food service shall be provided with parking for Open Retail. The maximum length of stay shall not exceed 90 days. (e.g.: boarding house or hotel).

Open Office: The area available for office use is limited by the requirement of a minimum of 2 parking places per 1000 sq. ft. of gross office space, a ratio which may be reduced according to the shared parking standards (e.g.: corporate office).

Open Retail: The building area available for Retail use is limited by the requirement of a minimum of 3 parking spaces per 1000 sq. ft. of net Retail space. Retail spaces under 1500 sq. ft. are exempt from parking requirements.

Open Manufacturing: The area available for manufacturing use is limited to the building and a contiguous yard to its rear circumscribed by a solid masonry wall no less than 8' high and by the requirement of a minimum of 3 parking spaces per 1000 sq. ft. of net Manufacturing space. Manufacturing spaces under 1500 sq. ft. are exempt from parking requirements.

Open Civic: Civic uses are permitted.

T4 Neighborhood General Zone

LIMITED

Limited Residential: The number of dwellings on each lot is limited by the requirement of a minimum of 1 parking space for each dwelling, a ratio which may be reduced according to the shared parking standards (e.g.: mansions, houses, Cottages, bungalows, & townhouses).

Limited Lodging: The number of bedrooms available for lodging is limited by the requirement of a minimum of 1 parking space for each bedroom, up to twelve, in addition to the parking requirement for a residence, if any. This ratio may be reduced according to the shared parking standards. Food service may be provided only in the morning. The maximum length of stay shall not exceed ten days. (e.g.: bed & breakfast inn).

Limited Office: The area available for office use is limited to the first story of the Principal Building and/or an Outbuilding, and by the requirement of a minimum of 2 parking spaces per 1000 sq. ft. of gross office space, in addition to the parking requirement for each residence (e.g.: home office). This ratio which may be reduced according to the shared parking standards.

Limited Retail: The building area available for Retail use is limited to the first story of buildings at corner locations and by the requirement of a minimum of 3 parking spaces per 1000 sq. ft. of net Retail space in addition to the parking requirement of each dwelling. This ratio which may be reduced according to the shared parking standards. The specific use shall be further limited to neighborhood store, or, food service seating no more than 40.

Limited Manufacturing: The area available for manufacturing use is limited to 600 sq. ft. within the first story of a Live-Work or an Outbuilding. Artifacts shall not be stored in the yard. There shall be no parking requirement for this use (e.g.: home workshop, artist studio, woodcraft, furniture refinishing, bicycle). This ratio which may be reduced according to the shared parking standards.

Limited Civic: Civic uses are permitted.

T3 Neighborhood Edge Zone

RESTRICTED

Restricted Residential: The number of dwellings on each lot is restricted to one within a principal building and one Accessory Unit, and by the requirement of 1.5 spaces per lot. Both dwellings shall be under single ownership (e.g.: mansions & houses).

Restricted Lodging: The number of bedrooms available for lodging is restricted by the requirement of a minimum of 1 parking space for each bedroom, up to five, in addition to the parking requirement for a residence, if any. Food service may be provided only in the morning. The maximum length of stay shall not exceed ten days. (e.g.: bed & breakfast inn).

Restricted Office: The area available for office use is restricted to the first story of the Principal Building or an Outbuilding, and by the requirement of a minimum of 2 parking spaces per 1000 sq. ft. of gross office space, in addition to the parking requirement for each residence (e.g.: home occupation).

Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first story and by the requirement of a minimum of 4 parking spaces per 1000 sq. ft. of net Retail space in addition to the parking requirement of each residence. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.

Restricted Manufacturing: The area available for manufacturing use is limited to 600 sq. ft. within an Outbuilding. Artifacts shall not be stored in the yard. There shall be no parking requirement for this use (e.g.: home workshop, artist studio, woodcraft, furniture refinishing, bicycle).

Restricted Civic: Civic uses are permitted.

USE TYPES: USE CATEGORIES:

RESIDENTIAL: premises available for long-term human habitation by means of ownership and rental, but excluding short-term letting of less than a month's duration.

LODGING: premises available for short-term human habitation, including daily and weekly letting. One residence for the owner or manager is also permitted.

OFFICE: premises available for the transaction of general business, but excluding retail sales and manufacturing.

RETAIL: premises available for the Commercial sale of merchandise and prepared foods, but excluding manufacturing.

MANUFACTURING: premises available for the creation, assemblage, and repair of artifacts including their retail sale except when such activity creates adverse impacts.

CIVIC: premises available for for-profit and not-for-profit organizations dedicated to religion, arts and culture, education (including schools and related uses and services), government, social service, transit, post offices, cemeteries, wedding chapels and the like.

URBAN STANDARDS
Use Matrix

USES PROHIBITED IN THIS DESIGN, UNLESS NOTED OTHERWISE

The uses listed below, regardless of whether the proposal will be a principal or accessory use, shall be prohibited in this Design unless noted otherwise elsewhere in these Design Standards, or, later permitted by Variance:

- Automobile and/or Truck Washing Facility
- Automobile Body Repair Shop
- Automobile Fueling Station
- Automobile General Repair
- Automobile Oil Change, Lube, Light Service
- Commercial Kennels and Animal Husbandry (Predominantly Educational Kennels and Animal Husbandry are permitted)
- Commercial Stable (Predominantly Educational Stables are permitted)
- Outdoor vending machines
- Paint Mixing & Spraying Facility
- Pawn Shop
- Plastic & Rubber Products Manufacture
- Similar Uses: For a proposed use not listed herein, a Variance or a Warrant may be issued as described elsewhere in these Design Standards.
- Tattoo & Body Piercing Parlor

USES PROHIBITED IN THIS DESIGN

The uses listed below, regardless of whether the proposal will be a principal or accessory use, shall be prohibited in this Design:

- Adult Entertainment
- Billboards
- Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling
- Class I, II, III, and IV Composting Facility
- Concrete or Asphalt Batching Plant
- Construction and Demolition Debris Disposal Facility
- Container/POD Storage Facility
- Distribution Facilities
- Incinerator for the Burning of Solid Wastes
- Junk & Wrecked Vehicle Salvage Yard Facility
- Methane Recovery Facility associated with Soil Removal
- Mineral Extraction and Surface Mining
- Motor Vehicle Impound Lots
- Mover Storage Facility
- Moving Truck and Trailer Rental
- Other uses which create an adverse impact on adjacent lots such as noise, vibration, odor, pollution or socio-economic disruption. Consequences confined to the lot are not considered adverse.
- Petroleum or Related Products Refining or Distributor
- Race Tracks
- Recycling and Salvage Center
- Salvage Motor Vehicle Auction or Pool Facility
- Sanitary Landfill
- Self-Storage Facility
- Shooting Range, Outdoor
- Solid Waste Disposal Facility
- Truck Stop
- Truck Terminals
- Wind Energy Conversion System, Large Wind Farms

SPECIFIC USES

Real estate sales and information center(s) are permitted anywhere.

Model homes and other model units are permitted anywhere.

SHARED PARKING

The Shared Parking Factor for two functions, when divided into the sum of two amounts as listed on the Parking Required table below, produces the Shared Parking Required for each of the uses involved in sharing.

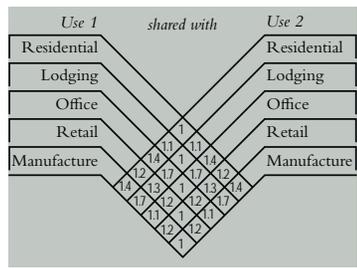
To determine the Shared Parking Required for two uses simply follow these 3 steps:

1. Determine the Required Parking for each use using the **Parking Required** table below and add them together.
2. Divide the total by the **Shared Parking Factor**.
3. The result is the **Shared Parking Required**.

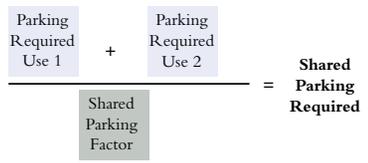
Parking Required (minimum spaces)

	T3	T4	T5	
Residential	1.5	1.0	1.0	/dwelling
Lodging	1.0	1.0	1.0	/bedroom
Office	2.0	2.0	2.0	/1000 sf.
Retail	4.0	3.0	3.0	/1000 sf.
Manufacture	2.0	2.0	2.0	/1000 sf.
Civic	To be determined by Warrant.			
Other	To be determined by Warrant.			

Shared Parking Factor

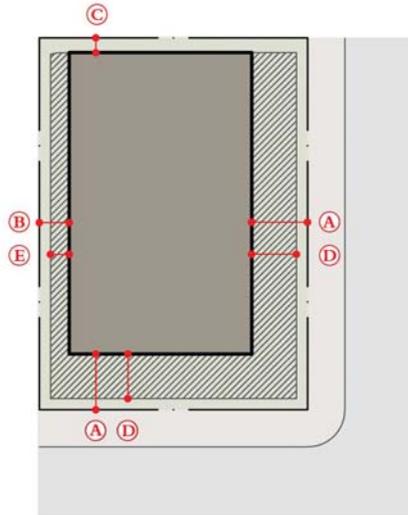


Shared Parking Required



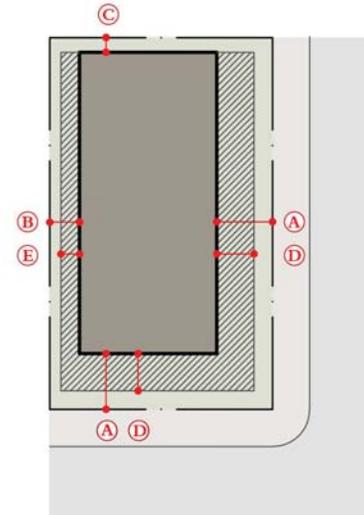
On-street parking along an adjacent property line shall be counted toward the Shared Parking Required.

MANSION



	T3	T4	T5
Lot width	72' min.	60' min.	
Lot depth	100' min.	100' min.	
Lot area	7,200 s.f. min.	6,000 s.f. min.	
(A) Frontage Setback (primary & secondary)	18'-24' min.	12'-18' min.	
(B) Side Setback	5' min.	5' min.	
(C) Rear Setback	4' min.	4' min.	
(D) Encroachments at frontage setbacks	12' max.	12' max.	
(E) Encroachments at side setback	Up to 5' off the property line.		
Height of Principal Building (in stories)	2.5 max.	2.5 max.	
Height of Backbuilding (in stories)	2 max.	2 max.	
Height of Outbuilding (in stories)	2.5 max.	2.5 max.	

HOUSE



	T3	T4	T5
Lot width	60' min.	30'-60'	
Lot depth	100' min.	90' min.	
Lot area	6,000 s.f. min.	2,700 s.f. min.	
(A) Frontage Setback (primary & secondary)	15' min.	6'-18'	
(B) Side Setback	5' min.	5' min.	
(C) Rear Setback	4' min.	4' min.	
(D) Encroachments at frontage setbacks	10' max.	10' max.	
(E) Encroachments at side setback	Up to 5' off the property line.		
Height of Principal Building (in stories)	2.5 max.	2.5 max.	
Height of Backbuilding (in stories)	2 max.	2 max.	
Height of Outbuilding (in stories)	2.5 max.	2.5 max.	

THE ACHE PROPERTY DESIGN STANDARDS

URBAN STANDARDS

Lot & Building Standards

Lot
 Encroachments
 Building

LOT PLACEMENT

- Should a lot fall within more than one transect zone, it may follow the standards of only one of those zones.

BUILDING PLACEMENT

- Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
- Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
- Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
- Side setback is 0' at a party wall or 0' adjacent to a 5' minimum non-construction easement.

PERMITTED ENCROACHMENTS

- The following may encroach into the setbacks but not across property lines or into utility easements (unless negotiated otherwise with the easement holder): porches, stoops, bay windows, window wells, eaves, gutters, downspouts, balconies, residential awnings, chimneys, steps, turrets, towers, and the like. {WARD}
- The following may encroach upon the ROW to the full width less 2' of the enfronting sidewalk: Arcades, Colonnades and Galleries.
- At Retail Uses, the following may encroach upon the ROW to the full width less 1' of the enfronting sidewalk however, a 5' clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

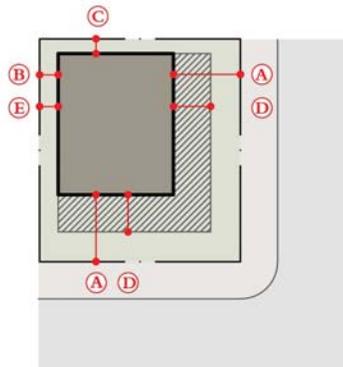
BUILDING HEIGHT

- The maximum building height shall be measured in number of stories excluding Attics, rooftop decks, belvederes, bars, restaurants, and raised basements. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof. Each residential and lodging story shall not exceed 12' clear, while each office, retail and manufacturing story shall be 12' minimum. See definition of Attic.
- A portion of a building no greater than 250 sq. ft. may exceed the height limit.

PARKING PLACEMENT

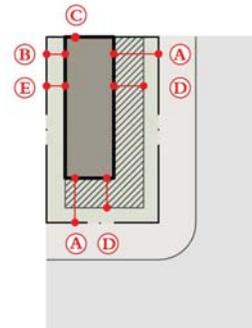
- Parking shall be as required by the Use Standards and the Shared Parking Standards.
- Off-street parking shall be placed a minimum of 20' behind the facade.

COTTAGE OR BUNGALOW



	T3	T4	T5
Lot width		30'-54'	
Lot depth		60' min.	
Lot area		1,800 s.f. min.	
(A) Frontage Setback (primary & secondary)		6'-18'	
(B) Side Setback		5' min.	
(C) Rear Setback		4' min.	
(D) Encroachments at frontage setbacks		10' max.	
(E) Encroachments at side setback		Up to 5' off the property line.	
Height of Principal Building (in stories)		2 max.	
Height of Backbuilding (in stories)		1.5 max.	
Height of Outbuilding (in stories)		2 max.	

"ODD" LOTS



	T3	T4	T5
Lot width		30' min.	30' min.
Lot depth		50' min.	30' min.
Lot area		1,500 s.f. min.	900 s.f. min.
(A) Frontage Setback (primary & secondary)		0'-12'	0'-12'
(B) Side Setback		5' min.	5' min.
(C) Rear Setback		n/a	n/a
(D) Encroachments at frontage setbacks		8' max.	8' max.
(E) Encroachments at side setback		Up to 5' off the property line.	
Height of Principal Building (in stories)		2.5 max.	2.5 max.
Height of Backbuilding (in stories)		n/a	n/a
Height of Outbuilding (in stories)		n/a	n/a

THE ACHE PROPERTY DESIGN STANDARDS

URBAN STANDARDS

Lot & Building Standards



LOT PLACEMENT

- Should a lot fall within more than one transect zone, it may follow the standards of only one of those zones.

BUILDING PLACEMENT

- Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
- Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
- Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
- Side setback is 0' at a party wall or 0' adjacent to a 5' minimum non-construction easement.

PERMITTED ENCROACHMENTS

- The following may encroach into the setbacks but not across property lines or into utility easements (unless negotiated otherwise with the easement holder): porches, stoops, bay windows, window wells, eaves, gutters, downspouts, balconies, residential awnings, chimneys, steps, turrets, towers, and the like.
- The following may encroach upon the ROW to the full width less 2' of the enfronting sidewalk: Arcades, Colonnades and Galleries.
- At Retail Uses, the following may encroach upon the ROW to the full width less 1' of the enfronting sidewalk however, a 5' clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

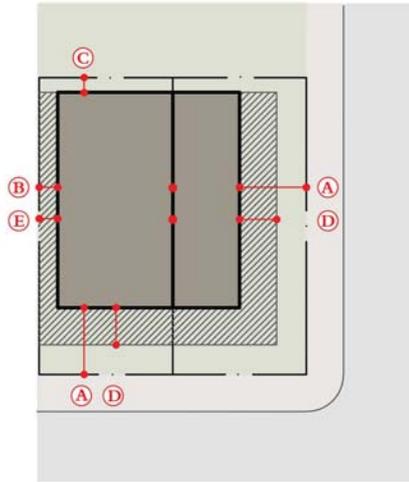
BUILDING HEIGHT

- The maximum building height shall be measured in number of stories excluding Attics, rooftop decks, belvederes, bars, restaurants, and raised basements. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof. Each residential and lodging story shall not exceed 12' clear, while each office, retail and manufacturing story shall be 12' minimum. See definition of Attic.
- A portion of a building no greater than 250 sq. ft. may exceed the height limit.

PARKING PLACEMENT

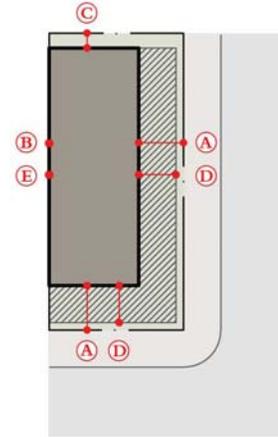
- Parking shall be as required by the Use Standards and the Shared Parking Standards.
- Off-street parking shall be placed a minimum of 20' behind the facade.

DUPLEX



	T3	T4	T5
Lot width		16'-36'	16'-36'
Lot depth		80' min.	60' min.
Lot area		1,280 s.f. min.	960 s.f. min.
(A) Frontage Setback (primary & secondary)		6'-18'	6'-12'
(B) Side Setback		0' min.	0' min.
(C) Rear Setback		4' min.	4' min.
(D) Encroachments at Frontage Setbacks		10' max.	8' max.
(E) Encroachments at Side Setback		Up to 5' off the property line.	
Height of Principal Building (in stories)		2.5 max.	3 max.
Height of Backbuilding (in stories)		2.5 max.	3 max.
Height of Outbuilding (in stories)		2.5 max.	3 max.

TOWNHOUSE



	T3	T4	T5
Lot width		16'-36'	16'-36'
Lot depth		80' min.	60' min.
Lot area		1,280 s.f. min.	960 s.f. min.
(A) Frontage Setback (primary & secondary)		6'-12'	0'-12'
(B) Side Setback		0' min.	0' min.
(C) Rear Setback		4' min.	4' min.
(D) Encroachments at Frontage Setbacks		10' max.	8' max.
(E) Encroachments at Side Setback		Up to 5' off the property line.	
Height of Principal Building (in stories)		3 max.	3 max.
Height of Backbuilding (in stories)		3 max.	3 max.
Height of Outbuilding (in stories)		3 max.	3 max.

THE ACHE PROPERTY DESIGN STANDARDS

URBAN STANDARDS

Lot & Building Standards

Lot
 Encroachments
 Building

LOT PLACEMENT

- Should a lot fall within more than one transect zone, it may follow the standards of only one of those zones.

BUILDING PLACEMENT

- Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
- Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
- Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
- Side setback is 0' at a party wall or 0' adjacent to a 5' minimum non-construction easement.

PERMITTED ENCROACHMENTS

- The following may encroach into the setbacks but not across property lines or into utility easements (unless negotiated otherwise with the easement holder): porches, stoops, bay windows, window wells, eaves, gutters, downspouts, balconies, residential awnings, chimneys, steps, turrets, towers, and the like.
- The following may encroach upon the ROW to the full width less 2' of the fronting sidewalk: Arcades, Colonnades and Galleries.
- At Retail Uses, the following may encroach upon the ROW to the full width less 1' of the fronting sidewalk however, a 5' clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

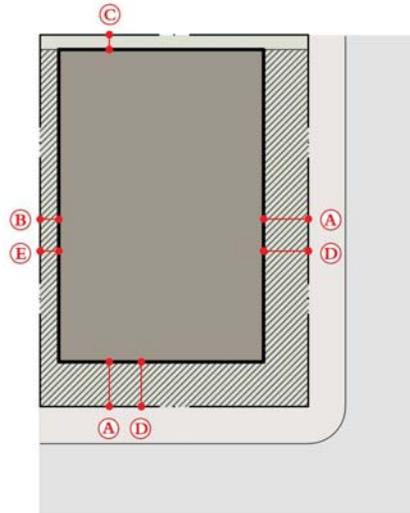
BUILDING HEIGHT

- The maximum building height shall be measured in number of stories excluding Attics, rooftop decks, belvederes, bars, restaurants, and raised basements. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof. Each residential and lodging story shall not exceed 12' clear, while each office, retail and manufacturing story shall be 12' minimum. See definition of Attic.
- A portion of a building no greater than 250 sq. ft. may exceed the height limit.

PARKING PLACEMENT

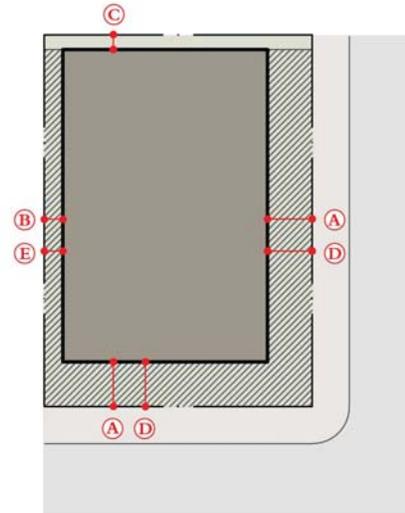
- Parking shall be as required by the Use Standards and the Shared Parking Standards.
- Off-street parking shall be placed a minimum of 20' behind the facade.

MULTI-FAMILY HOUSE OR MANSION CONDOS



	T3	T4	T5
Lot width		72' min.	72' min.
Lot depth		100' min.	80' min.
Lot area		7,200 s.f. min.	5,760 s.f. min.
A Frontage Setback (primary & secondary)		6'-12'	0'-12'
B Side Setback		0' min.	0' min.
C Rear Setback		4' min.	4' min.
D Encroachments at frontage setbacks		12' max.	12' max.
E Encroachments at side setback		Up to 5' off the property line.	
Height of Principal Building (in stories)		3 max.	3 max.
Height of Backbuilding (in stories)		3 max.	3 max.
Height of Outbuilding (in stories)		3 max.	3 max.

MULTI-FAMILY BUILDING OR COURTYARD APARTMENT BUILDING



	T3	T4	T5
Lot width		72' min.	72' min.
Lot depth		100' min.	100' min.
Lot area		7,200 s.f. min.	7,200 s.f. min.
A Frontage Setback (primary & secondary)		0'-12'	0'-12'
B Side Setback		0' min.	0' min.
C Rear Setback		4' min.	4' min.
D Encroachments at frontage setbacks		12' max.	12' max.
E Encroachments at side setback		Up to 5' off the property line.	
Height of Principal Building (in stories)		3 max.	3 max.
Height of Backbuilding (in stories)		3 max.	3 max.
Height of Outbuilding (in stories)		3 max.	3 max.

THE ACHE PROPERTY DESIGN STANDARDS

URBAN STANDARDS

Lot & Building Standards

Lot
 Encroachments
 Building

LOT PLACEMENT

- Should a lot fall within more than one transect zone, it may follow the standards of only one of those zones.

BUILDING PLACEMENT

- Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
- Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
- Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
- Side setback is 0' at a party wall or 0' adjacent to a 5' minimum non-construction easement.

PERMITTED ENCROACHMENTS

- The following may encroach into the setbacks but not across property lines or into utility easements (unless negotiated otherwise with the easement holder): porches, stoops, bay windows, window wells, eaves, gutters, downspouts, balconies, residential awnings, chimneys, steps, turrets, towers, and the like.
- The following may encroach upon the ROW to the full width less 2' of the fronting sidewalk: Arcades, Colonnades and Galleries.
- At Retail Uses, the following may encroach upon the ROW to the full width less 1' of the fronting sidewalk however, a 5' clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

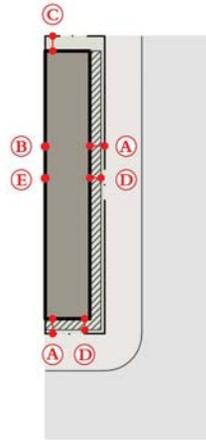
BUILDING HEIGHT

- The maximum building height shall be measured in number of stories excluding Attics, rooftop decks, belvederes, bars, restaurants, and raised basements. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof. Each residential and lodging story shall not exceed 12' clear, while each office, retail and manufacturing story shall be 12' minimum. See definition of Attic.
- A portion of a building no greater than 250 sq. ft. may exceed the height limit.

PARKING PLACEMENT

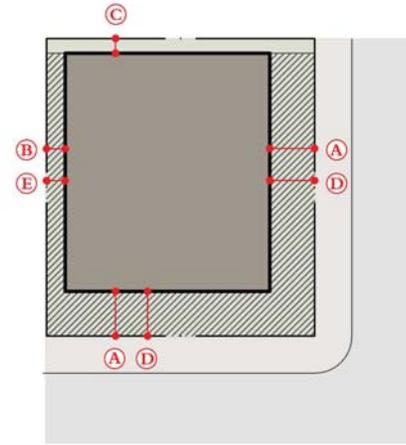
- Parking shall be as required by the Use Standards and the Shared Parking Standards.
- Off-street parking shall be placed a minimum of 20' behind the facade.

LIVE-WORK UNIT OR FLEX HOUSE



	T3	T4	T5
Lot width		16' min.	16' min.
Lot depth		80' min.	80' min.
Lot area		1,280 s.f. min.	1,280 s.f. min.
(A) Frontage Setback (primary & secondary)		0'-12'	0'-12'
(B) Side Setback		0'-12'	0'-12'
(C) Rear Setback		4' min.	4' min.
(D) Encroachments at frontage setbacks		10' max.	10' max.
(E) Encroachments at side setback		Up to 5' off the property line.	
Height of Principal Building (in stories)		3 max.	4 max.
Height of Backbuilding (in stories)		3 max.	4 max.
Height of Outbuilding (in stories)		3 max.	4 max.

MIXED-USE BUILDING



	T3	T4	T5
Lot width			72' min.
Lot depth			80' min.
Lot area			5,760 s.f. min.
(A) Frontage Setback (primary & secondary)			0'-12'
(B) Side Setback			0' min.
(C) Rear Setback			4' min.
(D) Encroachments at frontage setbacks			12' max.
(E) Encroachments at side setback		Up to 5' off the property line.	
Height of Principal Building (in stories)			5 max.
Height of Backbuilding (in stories)			n/a
Height of Outbuilding (in stories)			2 max.

THE ACHE PROPERTY DESIGN STANDARDS

URBAN STANDARDS

Lot & Building Standards

Lot
 Encroachments
 Building

LOT PLACEMENT

- Should a lot fall within more than one transect zone, it may follow the standards of only one of those zones.

BUILDING PLACEMENT

- Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
- Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
- Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
- Side setback is 0' at a party wall or 0' adjacent to a 5' minimum non-construction easement.

PERMITTED ENCROACHMENTS

- The following may encroach into the setbacks but not across property lines or into utility easements (unless negotiated otherwise with the easement holder): porches, stoops, bay windows, window wells, eaves, gutters, downspouts, balconies, residential awnings, chimneys, steps, turrets, towers, and the like.
- The following may encroach upon the ROW to the full width less 2' of the enfronting sidewalk: Arcades, Colonnades and Galleries.
- At Retail Uses, the following may encroach upon the ROW to the full width less 1' of the enfronting sidewalk however, a 5' clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

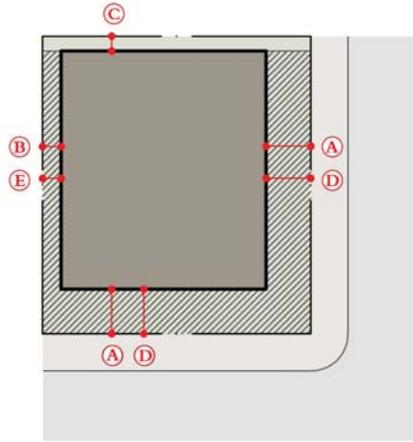
BUILDING HEIGHT

- The maximum building height shall be measured in number of stories excluding Attics, rooftop decks, belvederes, bars, restaurants, and raised basements. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof. Each residential and lodging story shall not exceed 12' clear, while each office, retail and manufacturing story shall be 12' minimum. See definition of Attic.
- A portion of a building no greater than 250 sq. ft. may exceed the height limit.

PARKING PLACEMENT

- Parking shall be as required by the Use Standards and the Shared Parking Standards.
- Off-street parking shall be placed a minimum of 20' behind the facade.

COMMERCIAL BUILDING



	T3	T4	T5
Lot width			72' min.
Lot depth			80' min.
Lot area			5,760 s.f. min.
A Frontage Setback (primary & secondary)			0'-12'
B Side Setback			0' min.
C Rear Setback			4' min.
D Encroachments at frontage setbacks			12' max.
E Encroachments at side setback		Up to 5' off the property line.	
Height of Principal Building (in stories)			5 max.
Height of Backbuilding (in stories)			n/a
Height of Outbuilding (in stories)			2 max.

© 2015 MICHAEL WATKINS ARCHITECT, LLC.
MWA-Public>Dropbox>1512 ACHE Property>PZD> Design Standards, revision date: July 25, 2016

THE ACHE PROPERTY
DESIGN STANDARDS

URBAN STANDARDS

Lot & Building Standards

Lot Encroachments Building

LOT PLACEMENT

- Should a lot fall within more than one transect zone, it may follow the standards of only one of those zones.

BUILDING PLACEMENT

- Lot Lines that coincide with a thoroughfare (except alleys and lanes) or Civic Space are designated Frontage Lines. Primary Frontages are designated on the Detail Regulating Plan with each phase. All other Frontages are considered Secondary.
- Facades shall be set parallel to straight Frontage Lines, and parallel to the chord if broken or curved. Elevations may need not parallel the lot lines.
- Corner lots may be wider to allow the secondary front setback to be equal to the primary front setback.
- Side setback is 0' at a party wall or 0' adjacent to a 5' minimum non-construction easement.

PERMITTED ENCROACHMENTS

- The following may encroach into the setbacks but not across property lines or into utility easements (unless negotiated otherwise with the easement holder): porches, stoops, bay windows, window wells, eaves, gutters, downspouts, balconies, residential awnings, chimneys, steps, turrets, towers, and the like.
- The following may encroach upon the ROW to the full width less 2' of the enfronting sidewalk: Arcades, Colonnades and Galleries.
- At Retail Uses, the following may encroach upon the ROW to the full width less 1' of the enfronting sidewalk however, a 5' clear pedestrian zone shall be maintained: awnings, signage, merchandise, cafe tables, chairs, umbrellas, planters and the like.

BUILDING HEIGHT

- The maximum building height shall be measured in number of stories excluding Attics, rooftop decks, belvederes, bars, restaurants, and raised basements. Building height shall be measured from the average grade of the frontage line to the eave of a pitched roof or surface of a flat roof. Each residential and lodging story shall not exceed 12' clear, while each office, retail and manufacturing story shall be 12' minimum. See definition of Attic.
- A portion of a building no greater than 250 sq. ft. may exceed the height limit.

PARKING PLACEMENT

- Parking shall be as required by the Use Standards and the Shared Parking Standards.
- Off-street parking shall be placed a minimum of 20' behind the facade.

GENERAL NOTES

Applicability. These Architectural Standards are a part of the Design Code and should apply to all improvements on lots in this community.

Additional Standards. In addition to adhering to the Design Code, improvements in this community should follow the standards of Traditional Construction Patterns by Steve Mouzon, Get Your House Right by Marianne Cusato and the American Vignola by William Ware.

Meaning. Where a material is specified, it is the material that is specified not others that may, in the opinion of some, resemble it. For example, "wood" means "wood," not wood chips pressed and glued together, or recycled plastic melted and molded to sort of resemble wood.

Shall, Should, May. Provisions of the Architectural Standards are activated by "shall" when required; "should" when recommended; and "may" when optional.

To ensure authentic variety, no designer, architect or architecture firm should prepare the schematic design of more than one contiguous block face.

Replacement. Replacement of any previously permitted material or product with the same does not require permission. Replacement with anything other than the previously permitted material requires permission of the Town Architect. The same is true for paint color. Where a previously permitted material has since been prohibited, gray mortar for example, the previously permitted material may be used for minor repairs.

BASIC PRINCIPLES

Simplicity of Massing. Keep massing simple. Compose a building of one or a few simple volumes.

Hierarchy of Massing. When buildings are composed of more than a single volume, they should embody a clear hierarchy of massing. The location of the main body of the house and the location of the entry for people should be discernible at a glance.

Simplicity of Proportion. Use simple proportions found in nature and music that include the rational (1:1, 2:1, 3:2, 4:3, etc.) and the irrational (the square root of 2 and the golden mean).

Symmetry of the Face. Reflect the bilateral symmetry of the human face in some way at the entry of the building.

Elevation Treatment. Facades (elevations facing frontages) of a single building shall be detailed in a similar manner.

Ceiling Height. Principal residential rooms should have a minimum ceiling height of 9'. Commercial spaces should have a minimum ceiling height of 12'.

Regular Arrangement of Columns and Openings. Place columns and openings according to a rational system.

Cap, Shaft, and Base. Arrange buildings and their elements to follow the pattern of cap (head), shaft (body) and base (feet).

Simulated Materials and Configurations. No bad fakes. If you can't fake the real thing and get away with it, you shouldn't fake it at all.

Multi-Unit Buildings. Materials and configurations for units of a multi-unit building should be consistent.

DETAILS

Material Notes. A number of products are available today that have exceeded the performance of the originals in performance and have equaled them in appearance. A number of natural materials have declined in quality of performance and appearance in recent years. In the pursuit of materials that perform well and achieve the desired look, the following two rules should establish the guidelines for the acceptability of such materials with the final decision to be made by the Town Architect:

- **Arm's Length Rule:** Substitute materials may be used for materials noted here, but their appearance must be indistinguishable from the original at arm's length or less, and their performance must exceed that of the original if they are to be used below the second floor.
- **Eye's Only Rule:** Substitute materials used at or above the second floor must be indistinguishable from the original at a distance of 10'.

Prohibited materials. The following materials are prohibited: vinyl siding, plastic fences, stamped asphalt, anodized copper, and others as may be added to this list by the Town Architect from time to time.

Materials other than those expressly permitted herein may be used subject to the express permission of the Town Architect except those materials which are expressly prohibited.

Visibility Standard. With the express permission of the Town Architect requested during the Design Review, details not easily visible from a frontage may not need to be executed to an equally high standard as details facing frontages. "Easily visible" may be considered to be that portion of a building or lot beyond a point on the side elevation equal to 1.5 times the distance to the next building and on the rear elevation. It is important to note, however, that this rule may not apply in every instance and the decision to relax the standards or not lies with the Town Architect.

THE ACHE PROPERTY

DESIGN STANDARDS

ARCHITECTURAL STANDARDS

General Notes

Basic Principles

Details

The Architectural Standards specify the Materials and Configurations permitted for walls, roofs, openings and facades with the intention of producing visual compatibility among disparate building types. The quality of the whole community is directly related to the quality of the individual buildings. The Architectural Standards set parameters within which a range of options is possible. Because urban quality is enhanced by architectural harmony but is not dependent on it, the provisions of the Architectural Standards may range from liberal to strictly deterministic. The standards relate to the vernacular building traditions of the region and thus inherit a suitable response to climate. *Due to its important role within this community, the architectural design of the various buildings of the Arkansas Colleges of Health Education campus shall be compatible with the first campus building which has just been completed.*

WALLS

MATERIALS

Siding and Shingles. The following materials are acceptable: Lowland Cypress, Redwood, Cedar, Cementitious Siding. Shingles should be machine-cut with the bottom edges aligned. Butt joints between siding pieces may be caulked but not "covered."

Stone and Simulated Stone. Regional stone is permitted. Simulated stone is permitted only with the expressed permission of the Town Architect.

Brick. Brick should look as if it could have been produced locally during the period in which the architectural style was in use. Brick may be painted if appropriate to the style and to local precedent. Use simple brick sizes in standard or modular sizes.

Stucco. Stucco should be smooth sand-finished with no evidence of the mark of the trowel. Synthetic stucco, if used, should adhere to the following rules:

- Prohibited within 3' of the ground and within Arm's Length.
- Surfaces should face out or down, never up.
- Highly textured finishes are prohibited.
- Sheathing should be fiberglass faced.
- Expansion joints should be a rational part of the composition of the wall.

Concrete. Concrete with a smooth parged finish (no evidence of the mark of the trowel) may be used for foundations walls with less than 3' exposed above grade at frontages and of any height when not easily visible from frontages.

Arches and Piers. Arches and piers should be stone, brick or stucco.

Posts. Posts should be wood or synthetic wood.

Trim. Exterior trim should be indistinguishable from wood when painted and should be sized appropriately to its location. The following materials are suitable for trim: pine if better than number 2; fiber-reinforced cementitious trim; PVC-based products.

Colors. Colors for all exterior materials (siding, trim, brick, stone, stucco, etc.) should be appropriate to the building style and to local precedent. Mortar should be a warm neutral color such as buff or "old colonial." Gray and white mortar is prohibited.

CONFIGURATIONS

Number of Materials. No more than two wall materials should be visible on any exterior wall, not

counting the foundation wall or piers.

Stone and Simulated Stone. Natural stone should be laid with the stones horizontal. The broad face of the stone should not be laid to the outside of the wall. Stone veneer and simulated stone should be laid to resemble load-bearing stone walls.

Wall Height. The floor-to-ceiling height should be at least 10' on the main level and at least 9' for upper stories. Walls should be properly sized to the architectural language of the building.

Masonry Veneer Walls. Masonry veneer walls should be detailed as masonry bearing walls especially at openings.

Masonry Watertable. Masonry watertables should be either a slightly projected running bond or soldier course or a watertable brick.

Brick Patterns. Brick should be laid in a horizontal running bond or Flemish bond pattern, with raked, concave, struck or grapevine joints not greater than 1/2" thick. With running bond, a header course is recommended at every sixth course to suggest tying multiple wythes together.

Brick Coursing at Wall Openings. Brick should course exactly to both the top and the bottom of all wall openings. If necessary, set the window head to brick coursing and use a filler strip above the masonry sill.

Arches and Piers. Arches and piers should be no less than 12" x 12".

Posts. Posts should be no less than 6" x 6".

Frame Wall / Masonry Base Alignment. The face of stud of frame walls should align with face of masonry of foundation walls below.

Skirt Board. A minimum 5/4" x 10" skirt board with a minimum 5/4" x 2" cap is required for siding walls facing frontages.

Wall Material Joints. Heavier materials or materials that appear heavier should be located below horizontal joints. Vertical joints between different materials may occur only at inside corners. Material changes at outside corners are prohibited. Expansion joints should be a rational part of the composition of the wall and colored to match the wall.

Trim. Trim is required where there is a change in material or a change in plane. Trim around lights, outlets, vents, meters, etc., should match the wall color not the trim color or the color of the object.

DOORS AND WINDOWS

MATERIALS

Doors. Residential doors should be built of wood. Commercial doors may also be hollow steel frame or extruded aluminum. In no case, except for residential garage doors, should metal doors be stamped to resemble wood doors, unless they are indiscernible from wood at arm's length. Doors, including garage doors, should have glass, raised panels, or both with the exception of doors not facing frontages in mixed-use or commercial buildings which may be flush.

Windows. Residential windows should be built of wood, vinyl-clad wood, aluminum-clad wood, extruded aluminum, Celuka Cellular PVC or solid PVC. All of the later should be indiscernible from wood at arm's length. Commercial windows may also be extruded aluminum or hollow steel frame.

Shutters. Shutters should be built of cedar or redwood. Solid PVC shutters are also acceptable if they are indiscernible from wood at arm's length.

Glass. Glass should be clear and free of color. Stained, frosted, tinted and art glass require the permission of the Town Architect.

Masonry Lintels. Jack arches should be built of stone, stone blocks, or brick. The square-end lintel may only be constructed of solid stone, precast stone or precast concrete.

CONFIGURATIONS

Door and Window Style versus Building Style. The style of the front door should match the style of the building as should the style of the windows.

Door Types. All doors should be side-hinged except for garage doors, which may be sectional and doors on ground floors facing private yards which may be "swing-set" or "sliders" if you must. Double doors should not exceed 5'-4" in width. Doors on upper stories should be French doors.

Entry Surrounds. Entry surrounds should be detailed carefully according to the style of the building and as one of its most expressive parts.

Garage Door Sizes. Garage doors facing frontages, or, at the corner of a frontage and a lane or alley, should be no wider than 9'.

Window Types. Windows should be double-hung, triple-hung, casement, awning, hopper or fixed.

Window Placement. Under no circumstances should the windows be installed flush with the outer surface of the facade, rather, they should be installed such that the centerline of the window and

the centerline of the wall are the same.

Window and Pane Proportions. Windows and panes should be vertically proportioned or square and, ideally, the same or similarly proportioned throughout a single building. Windows may be shorter on upper levels.

Window Muntins. The use of muntins should be consistent with the style of the building and consistent throughout the building. Muntins should divide panes into true divided lights. Window grilles should adhere to both the inside and outside surfaces. A spacer should be placed in between the panes. Muntins should not be rectangular in section. Windows not easily visible from a frontage (along the side elevation 1.5 times the distance to the next building) need not have muntins even if those facing the frontage do but must be otherwise identical to those facing the frontage (same manufacturer, product line, etc.).

Bay Windows. Bay windows should have a minimum of three sides and should either extend to the ground or be supported by visible brackets of appropriate size.

Shutters Principles and Details. Shutters should be the same size and shape as the opening they serve so that they cover the opening completely when closed. Three types of shutters are permitted: flat board shutters with vertical boards on the outside and horizontal boards on the inside; paneled shutters (most common at the street level); louvered shutters. Curved-top shutters may be either bowspring arched or full Roman arches according to the shape of the window and may be louvered, board or paneled. Shutters should be exactly one-half the width of the sash they are covering and equal to the combined sash height. All shutters should be installed with hinges and dogs. Shutters should be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters should be applied to all or none of the typical windows on any given facade or elevation. Shutters should be painted white or a dark neutral color.

Palladian Window Proportions. Palladian windows should conform to certain principles of proportion and detail. Palladian windows should be surrounded by a full classical order, with an arch above the semicircular head window. Sidelights should be four panes high, and either double-hung windows or a fixed single sash. The central window should be five panes high. The pane height should be identical to the sidelight pane height with a space equal to one pane height above the sidelights and below the semicircular head dedicated to a full entablature. The central window may be three, four, or five panes wide. The sidelights may be one or two panes wide. The pane width in the sidelights

THE ACHE PROPERTY

DESIGN STANDARDS

ARCHITECTURAL STANDARDS

Walls

Doors and Windows

should match the pane width of the central window. The order of the columns and the entablature should match or exceed the highest order found elsewhere in the building. The Palladian window surround should include four pilasters: two flank the outsides of the sidelights, while the other two occur between the sidelights and the central windows. These pilasters are mounted directly against the window casing. The spring line of the arch should occur at the top of the cornice of the entablature. If the Palladian window is set in a brick wall the entire surround should be set outside the face of brick so that the pilasters, entablature, and arch will overlap the brick, which should be run straight behind them in running bond with no border brick of any sort.

Multiple Windows. Multiple windows in the same rough opening should be separated by a minimum 4" wide post.

Window Wells. Window wells (and related structures) should be constructed and landscaped so as not to be visible from frontages.

Storm doors, windows, and screens. Storm doors, windows, and screens should be full view (covering the entire window not just one sash), free of decorative trim and finished to match the door they serve or the trim around it.

Blank Walls. Blank walls are prohibited in principal buildings at frontages. First floor walls should have at least one window per structural bay and exposed basement walls should have at least one small window per structural bay as appropriate for an occupied foundation.

Masonry Lintels. Masonry lintels should be at least as tall as one-fifth of the opening width. The square-end lintel should overhang the opening either one-half the depth of the lintel or exactly the depth of the lintel. Keystones are prohibited in masonry lintels with square-ends. Lintels not easily visible from a frontage may be running bond brick on a steel angle. Lintels should be flush with the wall.

Jack Arches. All joints in a jack arch should converge on a single point. The end of jack arches should be either 22.5 degrees or 30 degrees from vertical. If a keystone is used the side angles of the keystone should converge on the radius point of the arch.

Masonry Arches. Arch thickness (height) should be at least one-sixth of the opening width. Every arch should be supported immediately below the arch.

Masonry Lintel or Arch and Eave Alignment. Eave trim should never intersect an arch except to touch the top of a keystone. If there is no keystone, the top of the arch must miss the element above by at least 3 brick courses.

Brick Mold. Brick mold shall be wider than 2" and shall be used on the sides and top of all windows and doors except in buildings of the Federal style. Head casing in a wood siding wall should be wider and more elaborate when the jamb casing is the narrowest allowable width, which is 4" nominal. Wider casing on a wood wall may act as both jamb and head. Head casing should follow the contour of an arch, but may be straight where it meets the windows.

Masonry Sills. Brick rowlock sills should not extend beyond the sides of the masonry opening. If the ends of a brick rowlock sill are visible, the end bricks should be solids. Stone or precast sills, preferably with lugs, should extend beyond the sides of the masonry opening either 2" or 4".

Casing. Door and window casing on all except brick wall should never be narrower than 3-1/2". Mullion casing should never be narrower than 3-1/2" regardless of location. Brick should never be visible between a door or window and its casing. Head casing height should be equal to or larger than jamb casing and should not be less than one-sixth of the opening width. Head casing should have a drip cap that can be flashed over. Keystones in wood lintels are prohibited. Bay window jambs should be trimmed with a single vertical jamb casing that extends from the window-sash to the corner of the bay. The sill should be a minimum of 2" thick. Casing should never be 'picture framed' at the sill. Sills should project from the face of the wall and should have a drip edge.

Keystones. Keystones should never be used as a part of picture-framed casing.

MATERIALS

Column Materials and Proportions. Columns should be built of materials that allow proper column design, such as wood, stone, fiberglass or composites such as "Fypon". Extruded aluminum is prohibited. Classical columns should be built to classical proportions. All columns shall have entasis.

Beam Materials. Porch beam casings should be built of materials that reflect the structural nature of beams. The grain or texture of the casing material should be horizontal. Vertically ribbed materials such as vinyl are prohibited.

Porch Floor Materials. Porch floors should be a material appropriate to the style of the house which may include tongue-and-groove wood, brick or concrete (Foursquare Arts & Crafts only). Synthetic wood materials may be permitted by the Town Architect if detailed like wood. Where not visible from frontages, porch floors (and decks) may be other synthetic "wood" materials.

Porch Ceiling Materials. Porch ceilings should be built of wood or, if adjacent to brick or stucco walls, stucco. Permitted patterns are: timber beams and purlins (small cross-beams) with solid floor deck above; V-groove wide board ceiling; exposed framing and metal roofing; narrow beaded board ceiling; open slat ceiling; plywood grooved to resemble beaded board.

Crawl Space. The crawl space beneath a building or porch should be enclosed with masonry, horizontal wood boards, wood louvers, wood shingles, or framed wood lattice. An alternative to wood in each instance would be a simulated wood product permitted by the Town Architect.

Balcony Materials. Balconies should be constructed of wood or metal.

Railing Materials. Railings should be built of wood, metal, or stone, but the railing material should not be heavier in appearance than the primary elements of the porch, stoop, stair, or balcony. Vinyl clad wood is acceptable if it is detailed like wood and painted. Yes, painted. Scuff the vinyl a bit to take the sheen off, then paint. "Sleeve-like brackets" connecting rails to posts are prohibited. Metal railings should be painted gloss black.

CONFIGURATIONS

Column to Entablature. The face of the entablature should always align with the neck of the column.

Entablatures. Each of the three components of the entablature (cornice, frieze and architrave) should conform to the principles described in The American Vignola. The cornice should project a dimension equal to its height. The frieze may be plain, elaborately ornamental, or almost anything in between. The architrave should never be taller than the frieze and is typically plain. Triglyphs, if any, should almost always be centered over columns. Additional triglyphs should be equally spaced between the ones that are centered over columns.

Intercolumniation. Intercolumniation should be vertically proportioned. When columns and beams are masonry, intercolumniation should not exceed a proportion of 1:1. Wood structures that are not strictly classical may have intercolumniation as wide as 2:1.

Porch Design. Porches should be a minimum of 8' deep. The width of the porch floor should not extend beyond the width of the house or the inside edge of the corner boards or pilasters.

Porch (and Stoop) Beam. The sides of the beams at the top of porch columns which supports the porch roof should be visible from both the inside and the outside of the porch.

Built-up Beams. Seams between built-up beam faces and beam bottoms should be located on the underside of the beam. The beam bottom board should be installed between the beam side boards and flush with the bottom of the side boards. A 3/8" slot should be routed out of each side of the beam bottom to serve as a drip slot (and hide any irregularities between beam sides and beam bottom).

Square Column Cap and Base Trim. Square columns should be used for most vernacularly oriented styles. While not classically correct, their capital and base trim should nonetheless appear to be supporting the load as their classical counterparts do.

Large Square Columns. Square columns wider than 12" should be built of frames and panels unless they are classically correct manufactured columns.

Column Base to Porch Edge. Column bases should never protrude beyond the edge of the porch flooring. The outer edge of the base should align with the face of the pier or foundation below. Interior columns should be centered over piers, but corner columns slide near the outside corner of

ARCHITECTURAL STANDARDS
Doors and Windows, continued
Porches, Balconies, Arcades, and Galleries

piers so that column base and outside face of pier align.

Porch Crawl Space. The enclosure material should be recessed from the face of the piers.

Arcades and Galleries. Arcades and galleries should overlap the enfronting sidewalk to within 18" of the curb. The interior passage of arcades should be a minimum of 14' wide and 14' high. The openings of the arcade or gallery on the facade should be vertical, measured to the top of its arch or lintel. The ceiling of the arcade should be formed as vaults or coffered or equipped with visible beams. The arcade may be chamfered or setback to accommodate the required visibility triangle at intersections.

Balconies. Balconies should project no more than 3' from the face of the building and should be visually supported by brackets. Multiple balconies should appear as set of single punched openings rather than a continuous horizontal one. Balcony railings, while they must meet the building code minimum height requirements, should be designed to appear shorter if possible as this was traditionally the case. This can be accomplished by raising the door one step from the finished floor and/or by adding a dark metal handrail on top of a shorter railing or wall.

Railings. Railings should have both top and bottom rails, with bottom rails clearing the floor. The maximum span of a railing is 8'. Pickets and balusters should be centered on the rails and spaced at no more than 4" clear opening.

MATERIALS

Eave Return Cap Material. The eave return cap should be built of continuous, seamless metal flashing rather than short sections of expensive ribbed roofing.

Trim at bottom of Cornice (including under the eave). The trim immediately under an eave should be a bed mold or similar supporting shape, never a crown mold.

Gutters, Downspouts and Spalshblocks. Exposed gutters and downspouts should be copper, galvanized steel, or aluminum. Copper should be unfinished and left to age naturally. Steel may be painted. Gutters and downspouts, other than copper, should match the color of the surface to which they are attached. Splash blocks should be stone, brick or gravel.

CONFIGURATIONS

Eave Continuity. Eaves should be as continuous as possible both horizontally and vertically. Eaves at frontages should have no more than 4 outside corners.

Eave Overhang and Enclosure. Eave overhang depth should be appropriate to the style of the building, usually less than 18". As the building becomes more vernacular, the overhang generally may increase. Classical buildings should have closed eaves. Vernacular buildings should have open eaves.

Eave return. Eaves should always be trimmed in such a manner that the corona, or fascia, returns around the corner and dies into the wall without the excess triangle (a.k.a. "pork chop") attached to the raking cornice. The slope of the eave return cap should be built of continuous, un-seamed metal flashing of a 1:12 slope, ideally, but never greater than 2:12. The corona, or fascia, of the raking and bottom cornices should occur in the same plane. The cymatium, or crown, should occur only on the raking cornice.

Gutter and Downspouts. Exposed gutters should be a half-round, or ogee profile. Downspouts should be round or rectangular

Wood Brackets, Corbels, and Modillions. Brackets, modillions, and corbels of all styles should extend to the back side of the fascia. Properly sized elements catch sunshine at their outer faces and contours. Brackets should be at least as high as they are deep. Corbels and modillions should be 1/3 to 1/2 as high as their depth.

Dentil Size and Proportion. Dentils should be small square or vertically rectangular blocks and should be located just below the corona as a part of the bed molding. Dentils should be 6 to 7.5 percent of the height of the entablature and should be square in plan. Dentils should be very clearly based on classical proportions when the building is classical. Vernacular buildings may have dentils, but these may be based more closely on construction elements.

Triglyphs. Triglyphs should be composed of three vertical parts. Triglyphs occur only on the Doric order. Triglyphs extend the full height of the frieze and engage both the bed moldings above and the taenia and architrave below.

Frieze. A frieze board should occur below every eave and raking cornice. The frieze should never be picture-framed. The classical frieze is at least as wide as the cornice. Vernacular friezes vary more widely.

ARCHITECTURAL STANDARDS
Porches, Balconies, Arcades, and Galleries,
continued

Eaves

ROOFS

MATERIALS

Metal Roofing. Metal roofing panels should be flat between the primary ribs with no striations or pencil ribs. Bulbed ridge caps should be used with 5V metal roofing. Standing seam ridge caps should be of the lowest profile possible.

Shingle Roofing. Shingle roofing materials should be slate, wood, shingles, wood shakes or asphalt shingles as permitted by the Town Architect. "Architectural shingles" are discouraged. Asphalt shingles are not permitted for roofs below the eave of the principal building such as porches and bay windows where they are easily visible from frontages.

Tile Roofing. Tile roofing materials should be clay, concrete or metal of half-circle profile.

Built-up Roofing. In the Neighborhood Center (T5) commercial and mixed-use buildings may have EPDM or built-up roofs when edged with a parapet wall.

CONFIGURATIONS

Roof Shapes. Roofs should be simple shapes, either symmetrical gables or hips. Roofs should overhang a gable end a minimum of 12". Shed roofs with the high end attached to a wall are permitted for areas less than 50 sq. ft.. Flat roofs should be no greater than 500 sq. ft. and edged by a railing or parapet. Commercial buildings should have a horizontal eave at frontages.

Roof Slopes. All primary roof slopes of a particular style should fall within a range of no greater than 15%. Ancillary roof slopes should be appropriate to the style of the building which in most cases is between 1/3 and 1/2 of the primary roof slope.

Bay Roofs. Bay roofs should be distinct from the primary roof, and should return on themselves at each end. They should not be a shed continuation of the main roof.

Overlapping Gables. Overlapping gables should only be used when the smaller gable is part of a balcony, porch, or entrance.

Skylights. Skylights should be flat and should not face frontages.

Soffits and Overhangs at the Neighborhood Center (T5). The underside of soffits and roof overhangs on buildings over three stories should be elaborately detailed.

DORMERS

MATERIALS

Dormers. Dormers should be habitable. Dormers should be masonry or trim materials at their face (not both) and trim, siding, and/or shingles at their sides. Brick should be used for a dormer face only when the brick forms a parapet at the top of the dormer creating a distinct parapet wall extending beyond both the sides and top of the dormer. The roof should break at this dormer so the brick dormer face is a continuous extension of the brick wall below.

Dormer Jamb Material. Dormer jambs should be a solid casing assembly from the window to the corner of the dormer wall. Wall materials are prohibited on the face of the dormer. Dormers should have single, strong, substantial casing boards at the corners.

Towers and Lanterns. Towers and lanterns should be trim materials above the sill and trim, siding and/or shingles beneath the sill.

CONFIGURATIONS

Dormer Roof Trim. Dormer roof trim, beginning at the window head should be composed of a head casing, a soffit and a corona, (fascia), at a minimum. A cymatium, (crown), may be added, but only on the raking cornice. Siding should never be used anywhere above a window head except in the tympanum of a gable-front dormer.

Dormer Body Proportion. The body of a single-window dormer should be vertically proportioned or square. Dormer windows should be proportioned similar to or slightly shorter than typical windows in the floor below.

Dormer Body / Roof Proportion. The total width of the dormer roof should be 25% to 40% larger than the width of the dormer body.

Tower and Lantern Principles. Towers, lanterns, cupolas and belvederes should sit on a low base and be trimmed to resemble pilasters surrounding glazed or louvered openings and supporting a beam and roof above.

ARCHITECTURAL STANDARDS

Roofs

Dormers

ATTACHMENTS

MATERIALS

Flue Materials. Flues should be clay tile or galvanized metal left natural or painted black. Permitted flue tops in order of preference are: terracotta chimney pot, plain clay tile flue, and, short, simple metal cap.

Chimney Materials. Chimneys, when visible, should be sheathed in brick, stone, or stucco. Chimney construction should appear to be load-bearing masonry even if using a masonry veneer.

Awning Materials. Awnings should be constructed of canvas or solution-dyed acrylic fabric attached to a light metal frame so that it moves naturally. Translucent fabric is prohibited.

Window Boxes. Window boxes should be wood or simulated wood.

CONFIGURATIONS

Chimney Height. Chimney height should be appropriate to the style of the building (and, of course, should meet code-required minimum heights).

Chimney Material versus Detailing. Chimney detailing should be appropriate to the materials used, thus stucco and natural stone chimneys should generally be simpler than brick chimneys.

Chimney Size and Configuration. Chimneys should be no less than 32 sq. in. in plan, should have a projecting cap and should extend to the ground if located on an outside wall.

Flue Height. Flues should be no taller than required by local building codes.

Direct-vent Fireplaces. Vents for direct vent fireplaces should not face frontages nor be easily visible from them.

Awning Configurations. Awnings should be sloped rectangles with or without end panels but absolutely without bottom panels. Awning design should be simple, of reasonable size, and of a style appropriate to the building and the place. "Barrel vault" shapes are permitted in T5 between the primary entrance and the curb. Awnings should not be backlit. On residential buildings awnings should be a solid dark color. The cross-section of a storefront awning should be different from that on the adjacent lot. All awnings on a single establishment should be identical. Awnings should be retractable. Awnings of the quarter-round variety are prohibited. If necessary for support, metal pipe columns may be allowed on the public sidewalk, providing that they do not directly impinge on the

main pedestrian flow.

Awning Signs. Signage may be painted either on the fringe of an awning or in the center of the body of the awning. Awnings should be fabricated of canvas on metal frames. Awning signs should be painted directly on canvas. Backlit awnings are prohibited. Signs that occupy the fringe of the awning may fill the entire height and width of the fringe up to a maximum fringe height of 9".

Encroachment. Commercial awnings may encroach into setbacks and across ROW lines but not onto private properties.

Roof Penetrations. Roof penetrations (vents, flues, etc.) and equipment should not be permitted where visible from frontages. All roof penetrations should match the color of the roof. At Neighborhood Center (T5), roof penetrations and equipment should be screened in a manner consistent with the architectural design of the building to minimize the visibility from neighboring buildings and from the public realm. Ridge vents, if used, should extend the full length of the ridge.

STOREFRONTS

MATERIALS

Storefront Materials. Storefronts should be built of wood, cementitious boards, CPVC, solid PVC, custom metal work, extruded aluminum, or hollow steel frame. Aluminum natural (silver) or bronze (dark brown) storefront is prohibited. Thin storefront framing members should have some other part of the design that is thick to contrast it against. Storefront colors should be compatible with the neighborhood.

Glass. Storefront glass should be clear, as any saturation will cause the display to become invisible behind the resulting reflection. Neither reflective (mirror) nor colored glass should be permitted on any shopfront or windows above.

Signs. See "Signs", page 33.

CONFIGURATIONS

Unified Design. The storefront door, signage, awning and lighting should be a unified design.

Storefronts. Storefronts should be a single, near-black dark gloss or white background color. Muntins are discouraged at storefronts. Storefronts should have mounting bolts for awnings, signs, and lighting whether or not such items are installed at the time of initial construction. Storefronts should have a continuous kick plate or kneewall between 18" and 3' high.

Fenestration. Fenestration at ground floor commercial uses should not be less than 70% void. Fenestration should be free of paper signs.

Signs. See "Signs", page 33.

Frontage Setbacks at Neighborhood Center (T5 and elsewhere as required by the Town Architect should be paved to match the sidewalk. Storefronts should have mounting bolts for awnings, signs and lighting whether or not such items are installed at the time of initial construction.

Storefront Lighting. Storefront windows should be lit at night using compact fluorescent, LED, or halogen light with a timer or photocell control. A minimum of two storefront lights should be on all night.

Security Gates and Shutters. Solid metal security gates and solid rolldown windows are not permitted. Link or grill security devices are only permitted if installed from the inside, within the window or door frames.

Interior Lighting. All retail establishments should be lit in the incandescent (warmer) spectrum,

whatever technology is used. Small spotlights (ideally halogen) are recommended rather than a uniform wash of light. After closing, display lights should be kept on at approx. 50% power until 10 PM.

Encroachment. Commercial Uses are encouraged to place tables, chairs and temporary displays on the public sidewalk provided a 5' wide clear corridor is maintained for pedestrians.

Hours of Operation. The hours of operation of non-residential uses may be restricted by the Town Architect to minimize nuisances to adjoining property owners. Property owners should comply within 30 days of receipt of notice from the Town Architect. Alternatively, such restrictions may be imposed by the Town Architect as a condition of issuance of a building permit.

THE ACHE PROPERTY

DESIGN STANDARDS

ARCHITECTURAL STANDARDS

Attachments

Storefronts

All signage requires the permission of the Town Architect.

MATERIALS

Sign Materials. Signs should be constructed of wood, synthetic wood or metal, or they may be painted on building walls or windows with the permission of the Town Architect.

Neon is permitted inside the building and may be permitted outside the building by the Town Architect.

Address Numbers. Numbers should be metal, ceramic or paint.

CONFIGURATIONS

Attached Signs. Four types of attached signs are permitted: band signs, board signs, window signs, and painted wall signs.

- **Band Signs** consists of a band of lettering across the entire width of the building. If lit, band signs should be front-lit with gooseneck lights. Band signs should be a maximum of 3' tall, and the bottom of the band sign should not be installed more than 12' or less than 10' above the sidewalk.
- **Board Signs** consists of painted or vinyl graphics on a signboard attached flush with wall.
- **Window Signs** may be neon behind the glass, or, paint or vinyl applied directly to the glass. Neither should be mounted on opaque signboards. The height of any window sign is limited to 1/3 the height of the glass in the sash where the sign is installed, excluding muntins. The width of any window sign is limited to 90% of the width of the glass in the sash where the sign is installed.
- **Painted Wall Signs** to be permitted by the Town Architect.

Projecting Signs. Two types of projecting signs are permitted: blade signs and vertical signs.

- **Blade Signs** hung from an architectural element should be centered on that element. Blade signs projecting from the wall may project a maximum of 5'. The top of the blade sign should be between 9' and 12' above the sidewalk. The blade sign should be 2'-8" tall maximum. Blade signs should be no more than 4' wide nor project more than 5' from the wall. No blade sign should exceed 8 sq. ft. In addition, brackets or other suspension device should match the sign style and should not be computed as part of the allowable size of the sign.
- **Vertical Corner Sign** are permitted at the corners of blocks in Neighborhood Center (T5). They may project perpendicular from one side of the building or at a 45-degree angle to the corner. Vertical corner signs may be constructed of either signboards or metal, and they may be lit either with gooseneck lights or with surface neon. Vertical corner signs should be mounted a minimum of 12' from the sidewalk, measured to the bottom of the sign. The height of the sign should not exceed the top-story lintel height. Vertical corner

signs should be mounted 12" maximum away from the exterior wall of the building and should be a maximum of 3' wide.

Ground Signs. Ground signs may be permitted as an exception by the Town Architect where a place of business is not close enough to the public thoroughfare to allow an attached sign of some type that is readable from the thoroughfare. If permitted, they should consist of an open structural framework supporting a double-sided signboard lit with gooseneck lights. Because the place is pedestrian-oriented, the bottom of the signboard should not be more than 12' above the sidewalk or finished grade. The height of the signboard should not exceed 3' and its width should not exceed 4'. Pylon ground signs should be located adjacent to the sidewalk or pathway leading to the business they represent. Sculptural and A-frame sign boards placed on the sidewalk are encouraged!

Rooftop Signs. Rooftop signs meant to be viewed from great distances may be permitted only by the Town Architect.

Plaque Sign. On all buildings except single-family attached and detached residential buildings a plaque sign should be permanently affixed in a conspicuous location inscribed with the name of the architect and the year of completion. This plaque should be less than 2 sq. ft. and be made of bronze, aluminum, concrete or stone.

Home-based Business Signs. Signs advertising a home-based business should be wood, painted, and a maximum size of 6 sq. ft.. Signs may have engraved, gold leaf letters and symbols. Signs may be mounted to a freestanding post, hung below a porch roof, or mounted to a building wall. Alternately, brass signs may be used for signs mounted to masonry building walls. One sign advertising a home-based business is permitted at each frontage.

Security and Real Estate Signs. One sign providing notice of a security system is permitted at each frontage and should be affixed to a building. One real estate sign advertising a property for sale or rent may be displayed at each frontage.

Address Numbers. Numbers (not letters spelling numbers) should be placed near the front door or front porch steps. Numbers should be mounted to the door, the wall beside the door, the entablature, a square porch column or the top riser.

Parking Directional Signs. Parking directional signs which are in addition to the tenant sign should follow the requirement for other signage except that they may be 1.5 times the size and may be in addition to the tenant sign.

Flashing, moving, or internally illuminated signs are prohibited.

Sign Lighting. With the exception of neon sign, signs, if lit, shall be front lit with incandescent bulbs of appropriate wattage or LED lamps.

Temporary Signs. Temporary signs such as real estate sales signs shall be approved on a case-by-case basis by the Town Architect.

Encroachment. Signs may encroach into setbacks and across ROW lines but not onto private properties.

ARCHITECTURAL STANDARDS Signs

LIGHTING

MATERIALS

Exterior lighting. Exterior lighting should be appropriate to the Transect Zone and the style of the building.

Lighting Spectrum. All exterior lighting should be of the incandescent or equivalent (warm) spectrum. Color corrected sodium is recommended.

CONFIGURATIONS

Residential Lighting. Garage doors opening onto an lane or alley should have a fixture and a photocell. Walls of residential buildings should not be flooded or washed with light. The wattage should produce a soft glow as opposed to a blinding glare.

Storefront Lighting. See "Storefronts", page 32.

Parking Lot Lighting. Parking lots should be lit with metal halide lamps in direct cutoff fixtures that prevent light spillover onto adjacent properties. Parking lots may be lit with mercury vapor lamps with the express permission of the Town Architect.

Encroachment. Lights may encroach into setbacks and across ROW lines but not onto private properties.

COLORS

All exterior colors should be appropriate to the style of the building and require the permission of the Town Architect. Colors should be selected from the Town Architect's list.

The Wall Color (or "Body") should be used for the walls as well as trim at inside corners, trim (including mounting boards) around light fixtures, receptacles, hose bibs, meters and the like. The wall color may also be used for the Trim Color.

The Trim Color, if different from the Wall Color, should match the window frame and be used for all trim. The Trim Color may also be used for doors, window sashes and shutters.

The Accent Color, if different from the Trim Color, may be used for doors, window sashes and shutters.

MISCELLANEOUS

The following are prohibited: "blended" asphalt shingles, copper-anodized aluminum, single-hung windows, "sandwich muntins" and "GBGs" (grills between the glass), glass blocks, window air-conditioning units, above-ground pools (except those of the inflatable variety), floodlights such as those often mounted under the eave.

The following are prohibited where easily visible from frontages: "swing set" doors and those of the sliding patio variety, through the wall air conditioning units, clotheslines, air conditioning equipment, utility meters, solar panels, antennas, satellite dishes, synthetic statuary, bird baths or statuary (except those of museum quality), garbage cans, permanent grills, in-ground swimming pools, rock gardens and vegetable gardens, firewood (except on porches), recreation and play equipment (except basketball hoops), doghouses and dog runs, hot tubs and spas, and pressure-treated wood.

Height Limit. There is no height limit on portions of structures with a footprint of less than 215 sq ft.

Flagpoles. Flagpoles less than 6' in length may be mounted at an angle to square columns, posts and building walls. It is suggested that free standing flagpoles be reserved for use on civic properties and properties owned or occupied by veterans and members of the U.S. armed forces.

Mailboxes, Newspaper boxes, Lettering and Numbering. Mailboxes, newspaper boxes, lettering and numbering should not be plastic or vinyl.

Roof-Mounted Equipment. Roof-mounted equipment shall be screened from ground level view from frontages or adjacent properties. New buildings must provide a parapet wall or other architectural element that screens roof-mounted equipment from ground level view.

Wall-Mounted Equipment. Wall-mounted equipment should not be located on any surface that directly faces a frontage. Wall-mounted equipment located on any surface that is visible from a frontage shall be fully screened by landscaping or an opaque screen.

Ground-Mounted Equipment. Ground-mounted mechanical equipment that is visible from a frontage must be screened from view by landscaping or a wall. The screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

ARCHITECTURAL STANDARDS**Lighting****Colors****Miscellaneous**

INTRODUCTION

Landscape will enhance the pedestrian-friendly environment of the community. It can complement the architecture, create and furnish outdoor rooms, frame vistas, and screen such unsightly things as air conditioning equipment. In addition to the enhancement of the Master Plan and architecture, the Landscape Standards promote the use of indigenous plant material that will thrive in the community. The landscape should be one that will conserve water and generally require less maintenance, maintain the natural habitat, and support local wildlife populations.

The landscape will evolve through the Transect, from the most natural, informal and lush to the most orderly and formal. This will establish and maintain a visual "sense of place" that sets traditional neighborhoods apart from the conventional subdivision.

Some basic recommendations apply across the Transect. These recommendations will ensure continuity in streetscape, low maintenance for the property owners, year-round beauty, and the health and longevity of the plants. Although the Plant Palette is comprised of both deciduous and evergreen plants, and variety is encouraged, it is recommended that all Private Frontages have around 30% evergreen plants for year-round interest. Groundcovers used adjacent to sidewalks should be evergreen. The preservation of existing specimen trees and tree stand areas should be a high priority. Mature stands of trees will enhance the timeless atmosphere of the community. Proper protection during construction and maintaining positive drainage for existing trees is required.

Initial planning will greatly effect long-term requirements of time and resources in maintaining healthy attractive landscape. Proper consideration given to soil types, soil conditions, lot orientation, drainage, prevailing winds, microclimates, proper planting techniques (including spacing plants according to their mature size) and planting combinations will greatly reduce the long-term maintenance investment. Proper timely maintenance such as appropriate irrigation, weeding, pruning, and pest control also are essential to the health and beauty of the landscape. The Plant Palette lists pre-approved trees and shrubs, but is not all-inclusive. Other plants will be considered for approval.

Relationship to other Standards. The Landscape Standards guide primary landscape development. The General Instructions establish the context and identify other areas of compliance to which this code is applied. Regulations within the Thoroughfares, Civic Space, and Private Lots sections of the code provide general rules pertaining to the planting on public and private land, respectively. Some specific requirements for the planting of trees within Thoroughfares may be found within the Thoroughfare Standards. Landscape Standards are to be read in conjunction with the Master Plan and Design Standards.

Approval. All proposed designs shall be submitted for review by the Town Architect.

GENERAL INSTRUCTION

Planting of major trees should reinforce the structure of the streetscape and urban open space, and enhance the visual character. Selection of major plants within the private yard shall be coordinated with adjacent planting in the public street and parks. Combinations of different plant species should distinguish neighborhoods, create recognizable street frontages and establish a sense of place in many locations throughout the community.

Plant material selection and distribution will contribute to species diversity; restore and reinforce the botanical history of the region; encourage sustainability; provide wildlife food and habitat and moderate microclimate by influencing the level of sun, shade and wind for pedestrians. Plant material will be selected and distributed to provide general visual interest, variation of foliage texture; autumn color and diversity of bloom. In the vicinity of children's playgrounds, consideration will be given to exclude plants of which any part is toxic.

A tree subject to an overhead power line may have a lower mature height.

All plant material shall be chosen from the plant species designated in this regulation.

Use materials and construction methods specific to the region, referencing history, culture, and climate.

Existing trees over 6" caliper should not be removed except with the permission of the Town Architect.

The Developer will prepare a pest management program for trees in the public realm and guide its implementation.

Planting techniques will conform to recognized horticultural trade standards and the regulations of governing agencies.

Planting will be laid out with regard for public utilities, traffic engineering and urban design requirement within road allowances and public spaces.

BASIC PRINCIPLES

Sustainable and water-wise principles place emphasis on specific planning and design principles, soil improvements, appropriate materials, selections and turf use, efficient irrigation and appropriate landscape maintenance practices to benefit the relationships between people and the natural and built environment. The goal of the Master Plan will be to merge the natural, economic and social systems in a way that enhances the overall quality of life of its residents.

Massing and Order. It is recommended that trees, shrubs, hedges and groundcover be grouped to define and accentuate outdoor spaces and entries, and enhance building design and detailing. Massing of plants of one species is highly recommended, particularly next to fences or walls. Hedges are a prominent example of massing.

Shade and Ambient Temperature. Promote the use of vegetation to increase shade. Minimize the use of impervious surfaces and lawn areas. Maximize the use and placement of deciduous trees on the South and West sides of structures. The resulting reduction in localized ambient temperature reduces the need for cooling and decreases energy consumption.

Native Plants. Encourage the use of native and drought-tolerant plant species to conserve water, minimize maintenance and the use of pesticides and provide wildlife habitat. Promote a diversity of plant species to create a more stable environment that will be less desirable to pests.

Renewable Resources. Maximize the use of renewable and indigenous resources in site development and management.

Irrigation. Minimize the demand for water through the use of drought-tolerant plant species and by utilizing a properly designed, water-efficient spray irrigation system that provides full coverage. Outside of public and private frontages, a drip system may be used instead.

Recycling. Promote the recycling of landscape materials to preserve water, energy, and materials. Organic mulches can be the by-product of landscape trimmings and grass clippings and can be utilized to reduce the demand for irrigation.

Maintenance. As previously stated, the minimal use of turf areas and the appropriate selection of plants will minimize the risk of disease and insect control, as well as the demand for water and fertilizers.

Special Treatment. As with Civic Buildings, there may be instances where a Thoroughfare or a Civic Space receives special landscape treatment with the intention of making it exceptional to reflect its civic importance.

THE ACHE PROPERTY

DESIGN STANDARDS

LANDSCAPE STANDARDS

Introduction

General Instruction

Basic Principles

ADDITIONAL CONSIDERATIONS

Microclimates. Microclimates are areas that have unique conditions due to sun exposure, wind exposure, moisture or other circumstance. Deciduous trees create seasonal microclimate conditions in the landscape, providing shade in the spring and summer months while permitting solar penetration in the fall and winter months. The landscape design should reflect such variations in microclimate conditions to maximize on the optimal growth and performance of many plants.

Soils. A soils test done by a qualified professional is recommended as the primary step in determining the need for any soil amendments and to determine suitable landscape plants. A good soil mixture should retain water under "normal" water conditions and be rich with organic matter such as compost. Grades for Thoroughfares and Civic Spaces should follow existing topography and drainage patterns, unless use dictates otherwise. Civic Spaces should remain fenced and undisturbed during construction of Thoroughfares and Private Lots. The deep soil structure of wide planting strips should be protected with stakes from compaction. Standards of access and soil movement should be established for road and utility construction. The topsoil of construction areas should be removed, stored and amended with organic matter and coarse sand for later use.

Mulch. Mulch helps to slow the evaporation of water from the soil, keep roots shaded and cool, and prevent the establishment of weeds. A 3" depth of mulch should be maintained around trees, shrubs and perennials. Cypress mulch is not permitted in an effort to promote the preservation of these rare trees, nor is synthetic or dyed mulch. At the installation of new trees, organic material mulch should be added around the trunk in a ring with a 2' radius. Shrubs and perennials in beds should be mulched with shredded bark.

Plant Placement. Plants should be located in areas where they will be permitted to grow to maturity with minimal cosmetic pruning, with the exception of hedge material. The spread of trees should be taken into consideration when planting them in close proximity to a building, so as not to cause eventual crowding, the need for constant pruning, or even damage to the structure. Root systems should be considered as well. Many shallow-rooted trees can cause considerable damage to sidewalks or driveways by growing under the concrete and "heaving" it from the ground, causing arching and trip hazards.

Tree Preservation. Roadway centerlines bordering open spaces should be adjusted after initial survey to preserve primarily groups of trees and occasionally individual trees.

Hydrology. Playing fields and high-use areas should be carefully graded to a 3% minimum slope.

THE ACHE PROPERTY DESIGN STANDARDS

LANDSCAPE STANDARDS

Additional Considerations

GARDEN PRINCIPLES

The character of the garden is determined as much by vision or desire as it is by the actual plants and accouterments. It is critical to begin with an understanding of the value of the natural beauty of the site, and a vision for enhancing that beauty. There may be a tremendous variety in styles and execution if the vision is first established. The builder or homeowner should know the long-term benefits of using plants that are hard to the region in harmonious combinations. The observation of plant combinations in the natural landscape is encouraged. If topsoil is conserved, compaction is limited, existing vegetation preserved, and microclimates considered, the garden should provide years of low-maintenance enjoyment. The addition of other garden elements can do much to define the style.

Use of Water. The use of water features is encouraged. The natural water formations found throughout the region should inspire the use of water in features such as fountains, waterfalls, pools, rills, and birdbaths. The proximity of water will help support the native bird population as well.

Garden Structures. Pergolas, arbors, gazebos, trellises and pavilions may all be used to create living spaces in the garden. They may frame views, denote thresholds and define pathways. All structures should be considered as an extension of the building, and the architectural styles and materials should compliment the architecture.

Wildlife Habitat. Garden style and structure may be determined and enhanced by the effort to attract birds and butterflies. Birdhouses, feeders and the choice of plants that attract wildlife will give life and energy to the private yard.

Coordination. Major trees and shrubs on private yards should be coordinated with plantings on adjacent public land and chosen from the plant species designated in this Regulation.

Variation. Variation in supplementary plantings within the private yard is encouraged as the individual expression of the domestic garden.

Tree Preservation. When constructing any element within a private lot, the preservation of existing trees and the minimizing of disturbance should be of the highest priority. The preservation of select specimen trees and vegetation should be accomplished by installing temporary chain link fence. Installation of chain link tree protection should occur before clearing, grading, or excavation has begun and should remain in place until the end of construction operations.

LANDSCAPE LIGHTING

MATERIALS

Lighting Spectrum. All exterior lighting should be of the incandescent or equivalent (warm) spectrum. Color corrected sodium is recommended.

CONFIGURATIONS

Exterior Lighting. Exterior lighting should be appropriate to the Transect Zone and the style of the building.

Residential Lighting. Garage doors opening onto a lane or alley should have a fixture and a photocell. Walls of residential buildings should not be flooded or washed with light. The wattage should produce a soft glow as opposed to a blinding glare.

Encroachment. Lights may encroach into setbacks and across ROW lines but not onto private properties.

Soil Preservation. Existing topsoil from the building footprint should be preserved. The remaining soil profile should be protected from deep compaction during building construction by mandating and staking lane or alley access during construction. De-compaction and hydrological permeability of compacted soil areas should be achieved by mechanically breaking up remnant basement soil and rototilling 2"-3" of recycled organic matter, before the addition of a mix of organically amended topsoil.

Planting Code. One species of shade tree from the approved list should be planted for every 30'-35' of residential frontage or fraction thereof. Planting other trees species is permitted, but should not count toward the fulfillment of the code requirements or the objective of establishing a visually coherent long-term spatial structure for microclimate and wildlife that is supportive of the public landscape.

Size. Acceptable tree heights on planting should vary according to species and availability and should be determined by the Town Architect.

Placement. Frontage trees should be placed within 10' of the lot frontage line and its extension. Alley trees should be placed 4' on either side of the back lot line. Yard trees in T3 can be placed anywhere in the property, except one species should be placed within 8' of the back lot line, on either side, to constitute the lane.

Substitution. One required tree may be substituted by a hedge along the side property lines.

LANDSCAPE STANDARDS

Garden Principles

Landscape Lighting

MATERIALS

Lawn. Lawn should be reserved for civic spaces and thoroughfares. Lawns on residential lots are discouraged because of the extensive maintenance and water requirements and because they do not reflect the character of the region.

Hedges. Hedges should be an evergreen material planted in a continuous row (tight enough to form a wall) and waist high at the time of installation.

Fences. Fences at Neighborhood Edge (T3) should be wood. Fences at Neighborhood General (T4) should be wood, or metal in a cast-iron style, possibly with masonry or stucco piers and base. Fences at Neighborhood Center (T5) should be metal in a cast-iron style, possibly with masonry or stucco piers and base. Metal fences should be painted gloss black. Barbed wire, concertina wire and chain-link fences are not allowed in any primary or side street setback.

Retaining Walls. Retaining walls should be brick, stone, wood, concrete, gabion baskets, or stacked concrete block.

Walks. Walks should be brick, brick pavers or concrete. Concrete may not have a gloss or semi-gloss finish.

Lead Walks. Lead walks should be concrete or pavers a minimum of 4' wide.

Paths. Paths should be stone, slate or stone dust.

Trails. Trails should be asphalt, stone dust, or dirt.

Driveways. Driveways should be granite, brick, concrete (formed, not sawed) or asphalt. Driveways may not have a gloss or semi-gloss finish.

Parking Lots. Paving should consist of pervious materials where possible.

CONFIGURATIONS

Trees in the Private Frontage. At least one major canopy tree per lot for each 26' of frontage and side street frontage should be provided. Trees should have a minimum caliper of 2½".

Hedges. A hedge should be one type of plant. At installation plants should be 18" o.c. and should be at least 5-gallons or 2' in height. Maintenance should produce a tapered hedge that is slightly wider at the base than the top to allow light to penetrate to all branches. Hedge height should be maintained to meet the fence standard for the same location.

Frontage Fence Design. Frontage fences should be of a different design from those of neighboring fences. Posts and supporting rails should face inward toward the property being fenced. Fences should be composed of individual panels no taller than 3'-4" although 3' is preferable. Neighborhood Edge (T3) frontage fences should be no more than 3' tall, and may retain the character of more rural board or hedgerow fences, or they may be constructed of pickets. Neighborhood General (T4) frontage fences should be no more than 4' tall if composed of 3 panels or more, not more than 3'-4" tall if built of 1- or 2-panel (picket and dog board) designs. They should be placed 12" to 18" inside the sidewalk, leaving a band of earth for annual flowers or ground cover. Neighborhood Center (T5) frontage fences should be built tight to the sidewalk and may be as tall as 8'.

Neighbors' Fence Design. Neighbors' fences may be up to 18" taller than frontage fences, but should taper down to the height of the frontage fence where they meet. Neighbors' fences may be built with a slightly less elaborate design than the frontage fence.

Private Yard Fence Design. Private yard fences may be up to 6' tall, they may not be constructed in front of the front wall of the building when screening the front of the private yard, or in front of the side face of the building when screening the side of the private yard from a side street. Use a middle rail to divide the vertical boards of a private yard fence into panels no taller than 3'-4" each.

Split Rail Fences. Split rail fences are permitted for neighbors' and private yard fences for all lots not served by alleys. Split rail fences should be no taller than 3'-6", should be unpainted but may be stained black or dark brown, and may be have a woven wire mesh affixed to the private side to deter movement of critters from one side to the other. Fences in the rear 20' of Neighborhood Edge (T3) lots backing to an open or civic space should be split rail.

Garden Wall Design. Garden walls may be up to 8' tall in Neighborhood Edge (T3) and Neighborhood General (T4) and up to 10' tall in Neighborhood Center (T5). They may not be constructed in front of the front wall of the building. Exterior surfaces of garden walls should be articulated in a manner appropriate to the style of the building. Walls should be capped with a brick rowlock course, cut brick, stone or precast 1½" to 3" thick. The cap should overhang the wall no less than ½" on each side. Piers should be a minimum of 16 sq. in. Pilasters should be capped. Private yard fences should be a maximum of 7' tall.

Fences and Garden Walls. Fences and garden walls should provide complete closure by connecting with other fences, hedges, walls or buildings. Openings in fences and garden walls should have gates. Fences on adjacent lots should be of different designs. Terminal posts (corners, openings, ends, etc.) should be a minimum of 6" x 6" and fatter and taller than typical posts. Terminal posts should not be placed next to each other—even if on adjacent lots where the terminal post should be shared. Posts should be equally spaced but not greater than 8' o.c. Posts should abut the walk. Spacing between a post and a picket should be the same as the spacing between pickets.

Walks. Walks should be flush with the ground.

Terrace Materials. Terraces visible from frontages should be brick, brick pavers, flagstone or slate. They should be faced with brick or stone and have low walls or balustrades of brick or precast concrete.

Decks. Decks are permitted in rear yards only and should not be easily visible from frontages. Decks may not be permitted in the rear yard of a corner lot if easily visible from a frontage. The walking surface should be within 4' of grade in Neighborhood Edge (T4) and Neighborhood Center (T5) zones. Decks should be of a scale compatible with the building and the lot.

Driveway Aprons. Driveway aprons serving garages 20' or more from the property line should be no wider than 12' at the back of the sidewalk.

HVAC Equipment, Meters and Trash. Yard equipment should not be visible from frontages. Trash and recycling containers should be located within permanent enclosures.

Service Areas. Trash collection, trash compaction, recycling collection and other similar service areas should be located to the side or rear of buildings and should be within a fully screened enclosure as described below. The service enclosure should be maintained in good working order and should remain closed except when trash pick-up occurs. Service areas that are fully integrated into a building should be within an enclosure closed by a solid roll down door or gate. Service areas that are not integrated into a building should be screened on 3 sides by a wall constructed of complimentary material as the primary structure and at least 7' in height; the service opening on the fourth side should be screened by a solid metal gate at least 7' in height.

Parking. Parking is not allowed in the front third of any lot.

Parking Lots. One tree should be planted for every 25 spaces. Landscaped areas should be placed lower than paving, not mounded up. Parking lots consisting of less than 50 spaces are exempt from landscape requirements.

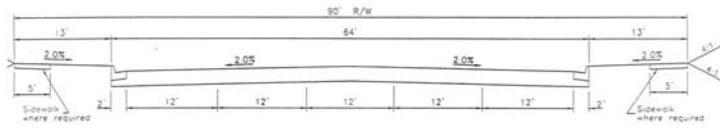
Outbuildings and Landscape Constructions. The following should be permitted and should adhere to this Code: garages, workshops, guest houses, artisan studios, garden pavilions, greenhouses, gazebos, trellises, arbors, in-ground swimming pools, outdoor tubs, sauna, handball and squash courts, pool houses and equipment enclosures, dog houses, storage sheds, etc.

LANDSCAPE STANDARDS

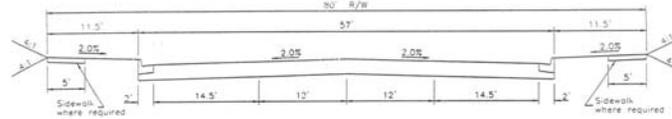
Landscape Elements

APPENDIX
Barling Street Standards

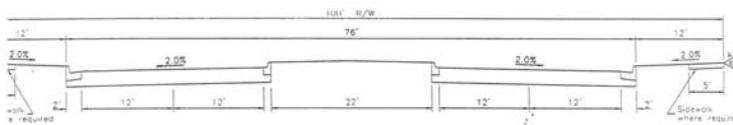
For reference only.



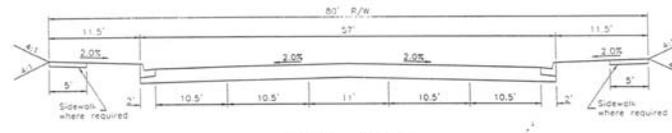
PRINCIPAL ARTERIAL



MINOR ARTERIAL



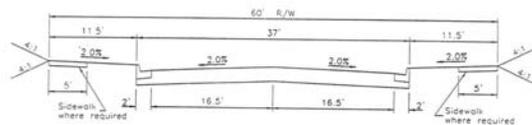
PRINCIPAL ARTERIAL - DIVIDED



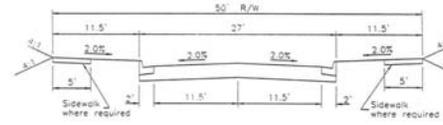
MINOR ARTERIAL
WITH CENTER TURN LANE

STREET DESIGN CROSS-SECTION

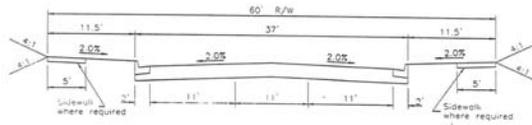
STREET DESIGN CROSS-SECTION



COLLECTOR STREET



LOCAL RESIDENTIAL



COLLECTOR STREET
WITH CENTER TURN LANE

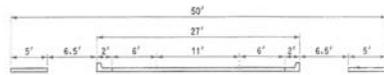
STREET DESIGN CROSS-SECTION

STREET DESIGN CROSS-SECTION

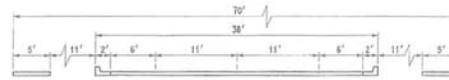
APPENDIX
Fort Smith Street Standards

For reference only.

A - STREET DESIGN STANDARDS



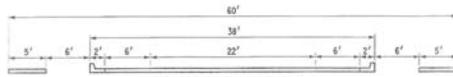
RESIDENTIAL STREET
27' BACK TO BACK
50' RIGHT OF WAY



MAJOR COLLECTOR STREET
38' BACK TO BACK
70' RIGHT OF WAY



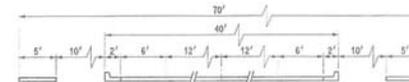
BOULEVARD
80' BACK TO BACK
FUTURE 104' BACK TO BACK WITH RIGHT TURN LANE
160' RIGHT OF WAY



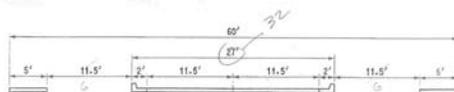
RESIDENTIAL COLLECTOR STREET
38' BACK TO BACK
60' RIGHT OF WAY



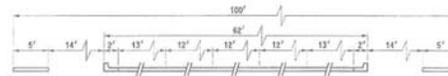
MINOR ARTERIAL STREET
50' BACK TO BACK
100' RIGHT OF WAY



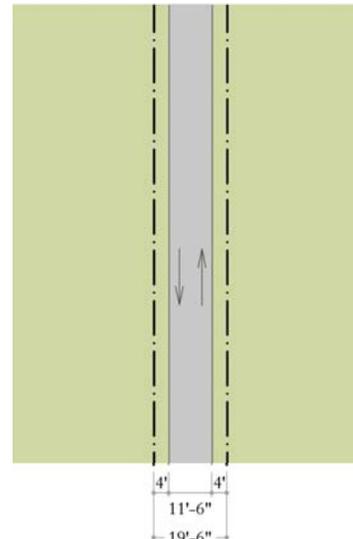
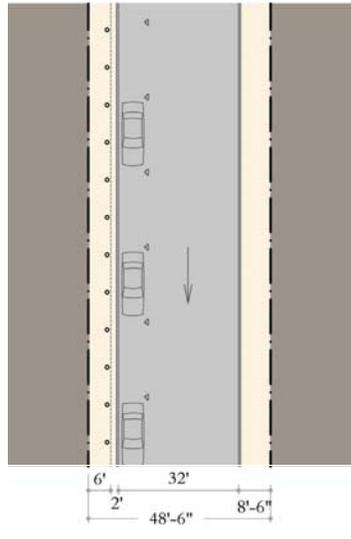
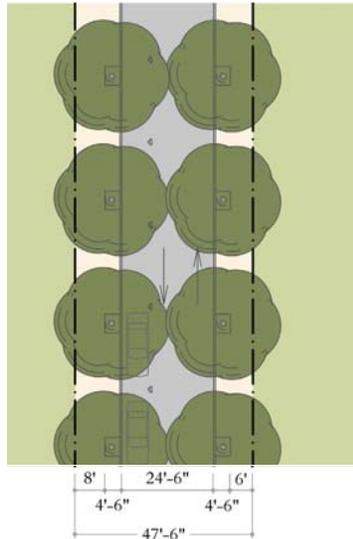
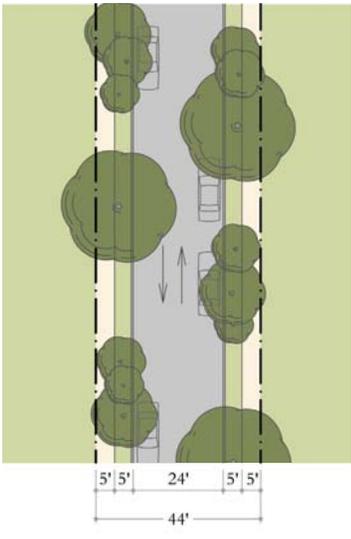
INDUSTRIAL STREET
40' BACK TO BACK
70' RIGHT OF WAY



RESIDENTIAL COLLECTOR
RESTRICTED PARKING
27' BACK TO BACK
60' RIGHT OF WAY



MAJOR ARTERIAL STREET
62' BACK TO BACK
100' RIGHT OF WAY



Adelaide St. between Herbert & Reader
(YR-44-24)

9th St. between Garrison & Rogers
(ST-47.5-24.5)

3rd St. between A & Garrison
(AS-48.5-32)

Alley off of May St.
(RA-19.5-11.5)

Yield Road
T4
44' R.O.W.
24' Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12' Curb Radius
6" Header Curbs
5' Tree Lawn
Clustered, 30' o.c. avg.
5' Sidewalks

Street
T4
47.5' R.O.W.
24.5' Pavement
Slow Movement
Two-Way Traffic
Parking One Side
12' Curb Radius
6" Header Curbs
4.5' Tree Grate
Allee, 30' o.c.
8' and 6' Sidewalks

Arcade Street
T3,T4
48.5' R.O.W.
32' Pavement
Slow Movement
One-Way Traffic
Parking One Side
12' Curb Radius
6" Header Curbs
None
None
8' and 8.5' Sidewalks

Rear Alley
T3,T4
19.5' R.O.W.
11.5' Pavement
Slow Movement
Two-Way Traffic
No Sides
N/A
No Curbs
4' Lawn
None
None

THE ACHE PROPERTY
DESIGN STANDARDS

APPENDIX
Existing Fort Smith Streets

These illustrations of existing thoroughfares in Fort Smith are provided for convenience.

Thoroughfare Type
YR Yield Road
ST Street
AS Arcade Street
RA Rear Alley

Right-of-Way Width
Pavement Width

XX-#-#

Thoroughfare Type
Transect Zone
Right-of-Way Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb Radius
Curb Type
Planter Type (includes Curb if any)
Landscape
Walkway Type
Notes

© 2015 MICHAEL WATKINS ARCHITECT, LLC.
MWA-Public>Dropbox>1512 ACHE Property>PZD> Design Standards, revision date: July 25, 2016

APPENDIX
Thoroughfare Types Plan

Shown to the left is an example of the Thoroughfare Types Plan for Union Village in Warren County, Ohio. A Thoroughfare Types Plan for the ACHE Property will be submitted when the master plan for the ACHE Property master plan is prepared.

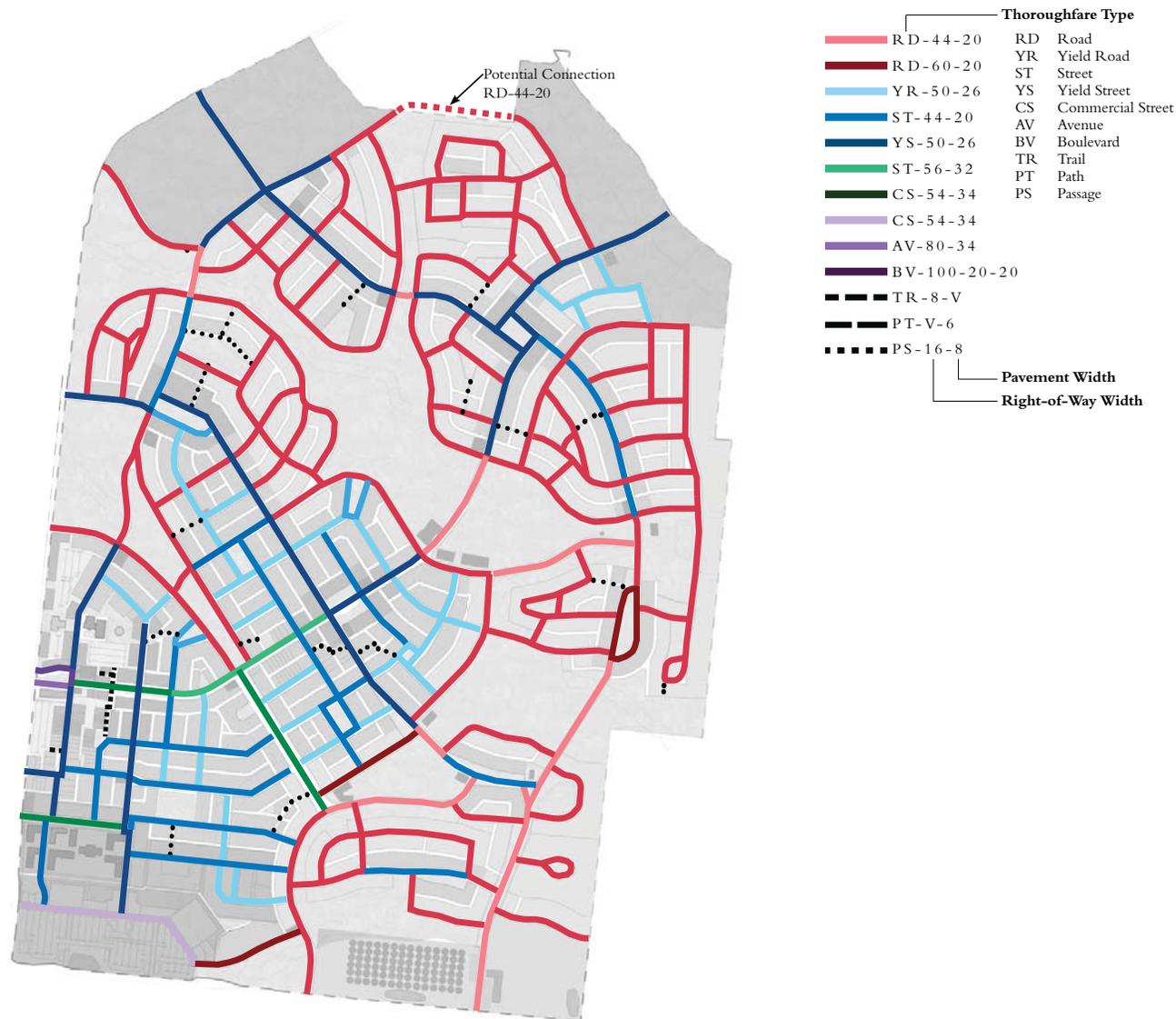
Trees in public frontages must provide, at maturity, a minimum vertical clearance of 8' at walkways, 13.5' at driveways and transportation ways, and 15' for loading areas.

Nothing can be erected, placed, planted or allowed to grow in such a manner as to impair or block vision between a height of 2.5' and 7' above the center line grades of the intersecting streets/driveways in the area bounded by the street lines/driveways lines of the corner and a line joining points along said street lines 30' from the point of intersection.

In T5 where parallel parking is adjacent to a tree lawn of at least 7' in width, a 2' wide walkway may replace the planter strip adjacent to the curb along the length of an entire block.

Raised crosswalks and intersections are permitted at T5 & T6 and should be used where needed to slow traffic and/or call attention to crossings. Speed bumps, speed tables and other such wiggles and jiggles, are prohibited.

Shallow-rooted trees may cause damage to sidewalks by growing under them and "heaving" them from the ground, causing arching and trip hazards.



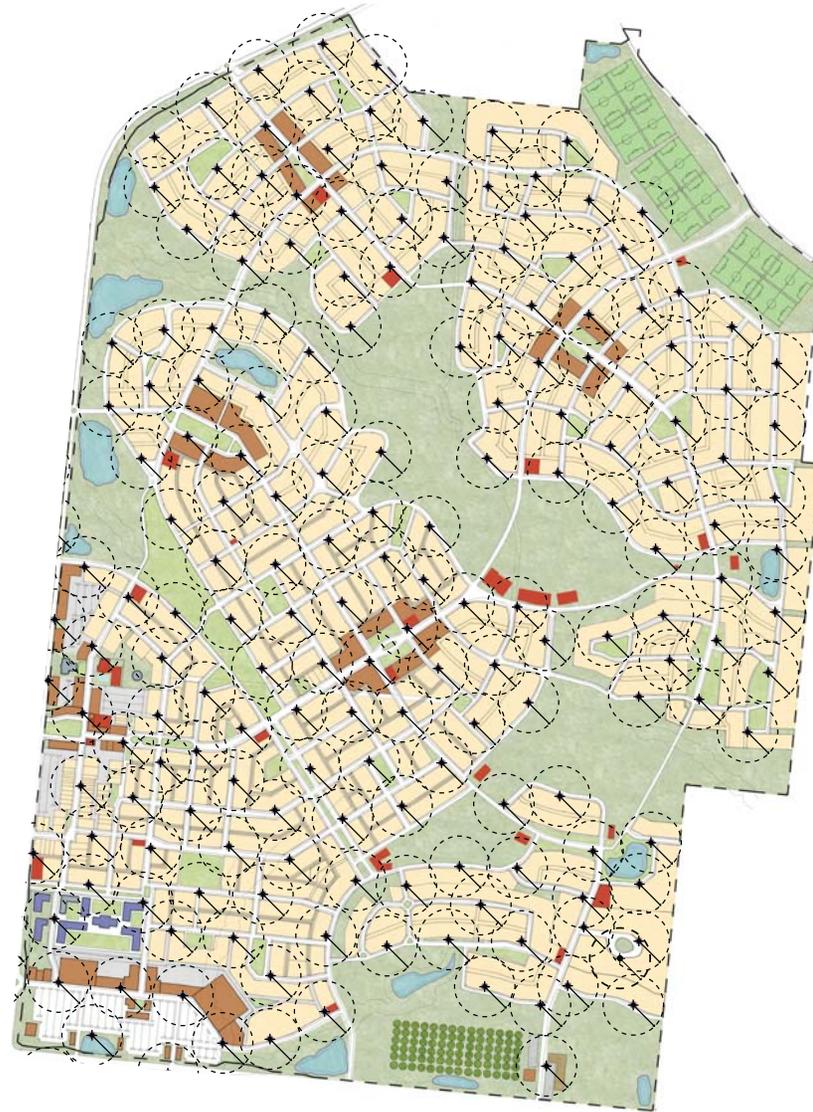
APPENDIX
Civic Space Types Plan

Shown to the left is an example of the Civic Space Types Plan for Union Village in Warren County, Ohio. A Civic Space Types Plan for the ACHE Property will be submitted when the master plan for the ACHE Property master plan is prepared.



APPENDIX
Fire Hydrants

Shown to the left is an example of the fire hydrant plan for Union Village in Warren County, Ohio. A fire hydrant plan for the ACHE Property will be submitted when the ACHE Property master plan is prepared.



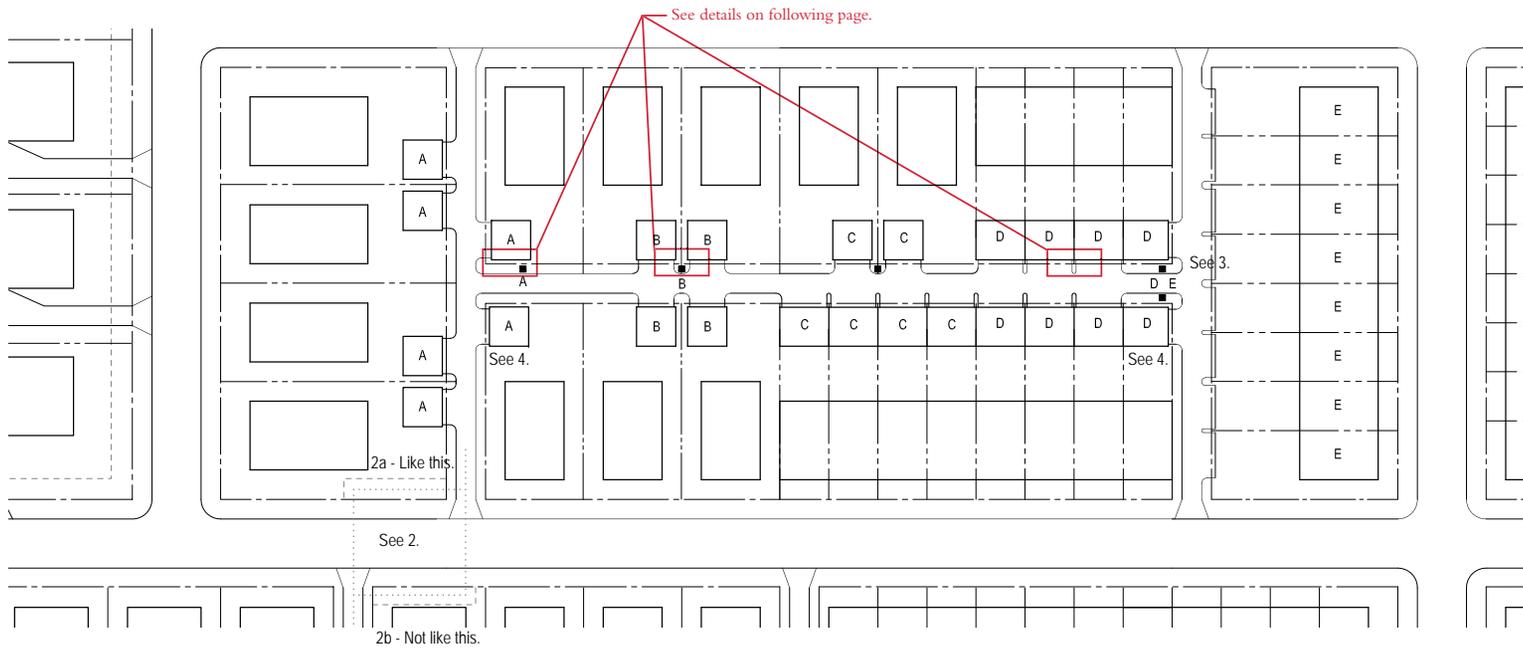
- ◆ Fire Hydrant
- Fire Hydrant with 250' radius

Fire hydrants shall be no further than 500' from one another as requested.

The order of preference for locating fire hydrants:

1. Street corners
2. Street/Alley corners
3. Midblock

Fire hydrants should be placed so as not to reduce the on-street parking if at all possible, especially in T5 and T6.

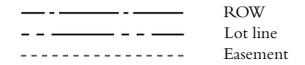


APPENDIX

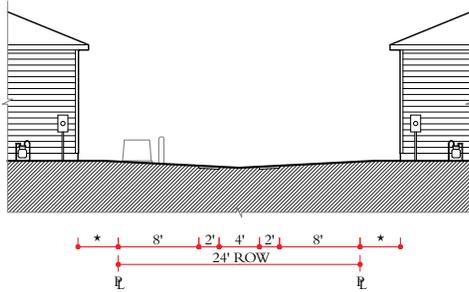
Utilities in Principle

TYPICAL UTILITY CONDITIONS, PLAN

1. Easements of any kind, including utility easements, are prohibited on private lots without the approval of the Town Architect.
2. Where an electric trunk line crosses a thoroughfare from one alley, lane, path or passage to another not directly opposite, an easement may be necessary on a private lot to allow a utility to cross the T-fare perpendicularly. In that circumstance an easement shall be permitted on the secondary frontage as shown in 2a *not* the primary frontage as shown in 2b.
3. Typically one transformer serves 6-8 residential units. The letters match the units with the transformer that serve these.
4. Garages at the intersection of two alleys should have their doors on the side of the garage most easily accessed by the homeowner typically the side of the lot, not the rear. This allows the transformer and other utility equipment to be placed to the rear of the corner lot-around the corner and out the view when looking down the alley from the street.
5. Dry utilities must be located within alleys or rear lanes where available. Electric transformers and utility meters must be located as generally illustrated on page 46. Where alleys or rear lanes are offset across a thoroughfare, easements should be jogged along secondary frontages or under the sidewalk or transportation way. Utility easement jogs must not be located within the principal frontage.
6. Where alleys or rear lanes are not available, dry utilities may be located in the transportation way or in the public frontage under the sidewalks. Access requirements for dry utilities must not encroach into the planter. Utility meters must be located in the sidewalk. Electric transformers must be located in an easement within the secondary frontage on a lot.
7. Wet utilities and dry utilities traversing an open parking lot should be located within one drive aisle.
8. Wet utilities and dry utilities traversing a civic space should be located within an area no wider than 24' and have a linear trajectory parallel with one edge of the civic space boundary.



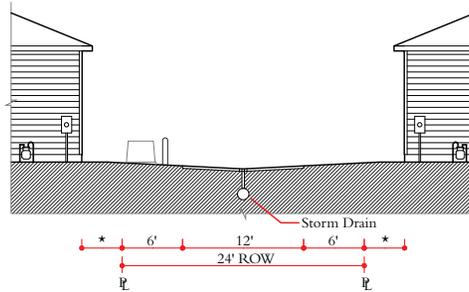
T3 NEIGHBORHOOD EDGE ZONE



RL-24-2-2
(Rear Lane)

* See Lot and Building Standards for setback Requirement.

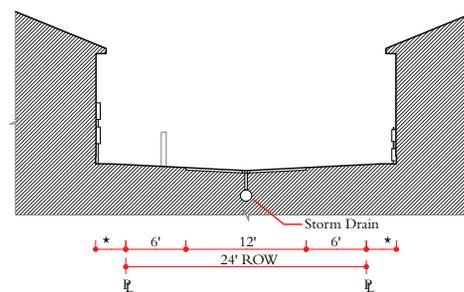
T4 NEIGHBORHOOD GENERAL ZONE



RL-24-12
(Rear Alley)

* See Lot and Building Standards for setback Requirement.

T5 NEIGHBORHOOD CENTER ZONE



RL-24-12
(Commercial Alley)

* See Lot and Building Standards for setback Requirement.

THE ACHE PROPERTY
DESIGN STANDARDS

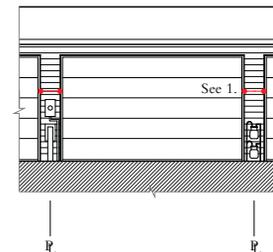
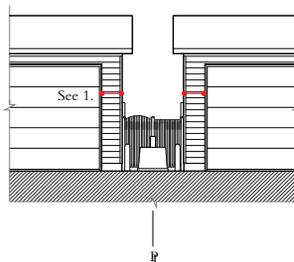
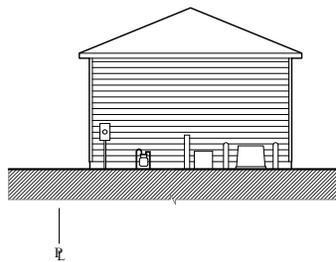
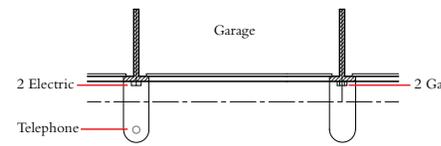
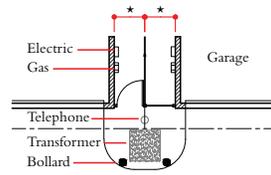
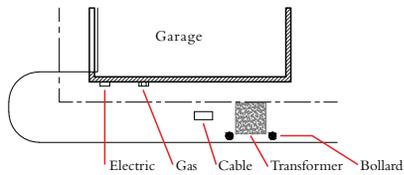
APPENDIX

Utilities in Principle

TYPICAL UTILITY CONDITIONS, PLAN

- Where meters are to be mounted next to garage doors, allow 1' minimum of wall surface (not including trim) to mount meters.

- Protective bollard
- Telephone pedestal
- Electric meter
- Gas meter
- Cable splice box
- Electric transformer



Utilities in Practice

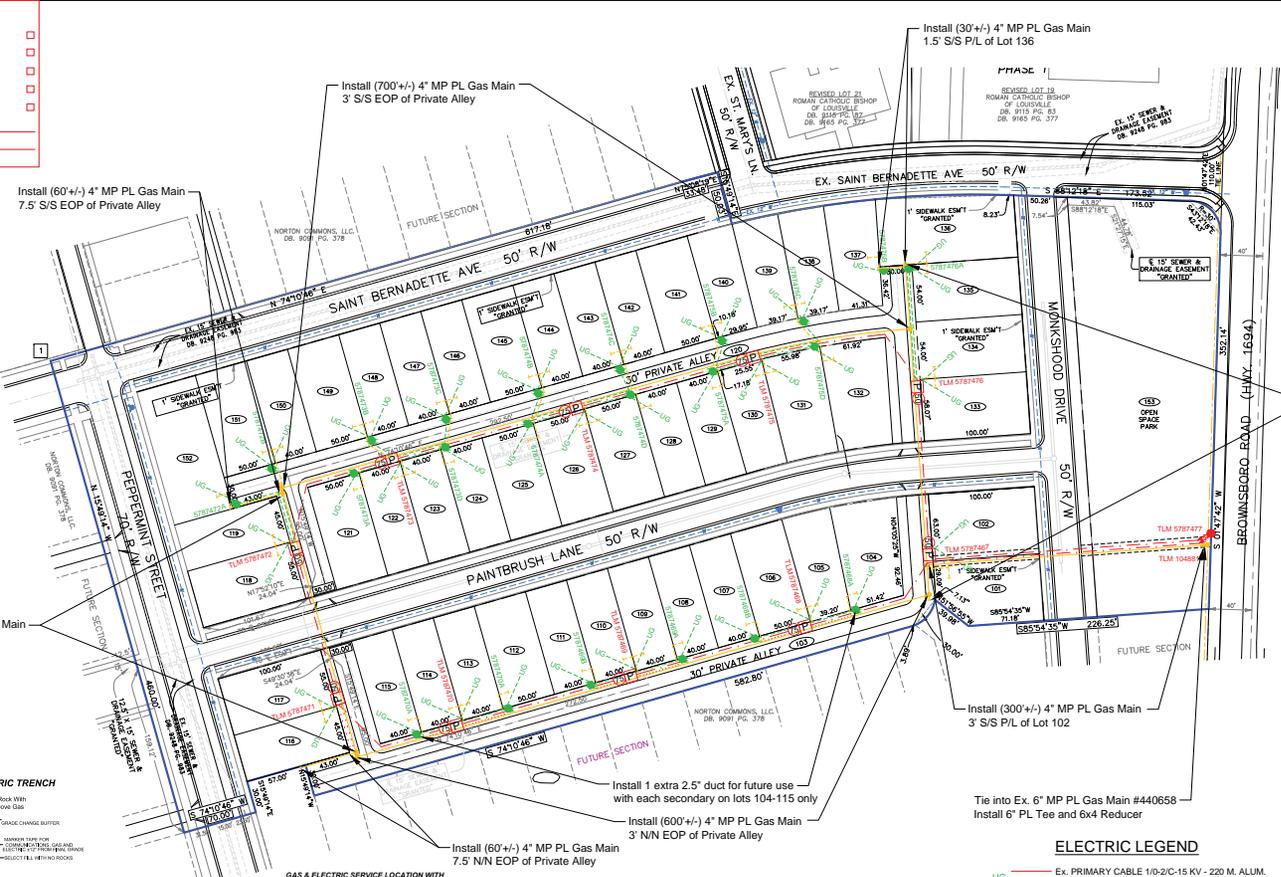
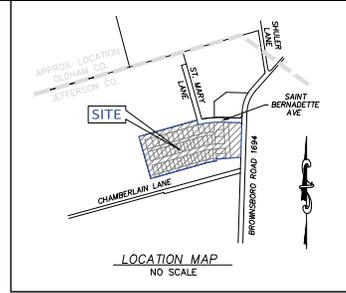
See the following page for an example of a typical construction plan from Norton Commons showing electric and gas lines.

JOB BRIEFING

- 1) HAZARDS ASSOCIATED WITH THE JOB
 - 2) WORK PROCEDURES INVOLVED
 - 3) SPECIAL PRECAUTIONS
 - 4) ENERGY SOURCE CONTROLS
 - 5) PERSONAL PROTECTIVE EQUIPMENT REQUIRED
- Signature _____
 Attendees _____



BEFORE "1" DIG CALL TOLL FREE 1-800-755-8007 FOR BURIED LINE/ CABLE LOCATIONS.



ELECTRIC NOTES

TRANSFORMERS: 5787467-5787476
 LOTS: 101-152
 UNDG. CIRCUIT: U8049
 OVHD. CIRCUIT: W01184
 PROJECT #: CNBRD341U
 TASK #: JT ELEC-4144056101
 JT GAS-4144056102
 MAPSCO PAGE: 112Z
 ZIP: 40059
 TAX DISTRICT: 124

GAS NOTES

CONTRACTOR SHALL MAKE ALL TIE-INS AND CUT OUTS; AND CONTRACTOR SHALL RETURN TO JOB SITE AND MAKE ALL FINAL CUT OUTS.

PLASTIC MAINS THAT ARE TIED INTO STEEL MAINS SHALL HAVE A TEST WIRE INSTALLED ON THE STEEL MAIN AND A 9# ANODE ON ALL MILLOCATED MAINS.

ALL DISTURBED LAWN AREAS ARE TO BE REPLACED WITH SOD.

AIR TEST @ 100 LBS. MEDIUM PRESSURE

4" MP PL MAIN: 2400'

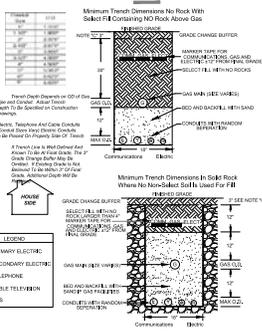
18-1/2" BRANCH SERVICES
 14-1/2" SINGLE SERVICES

ELECTRIC LEGEND

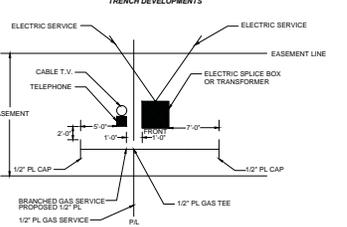
- Ex. PRIMARY CABLE 1/0-2/0-15 KV - 220 M. ALUM.
 - PRIMARY CABLE 1/0-2/0-15 KV - 220 M. ALUM.
 - SECONDARY CABLE #4/0-4/0-2/0 ALUM. TRIPLEX
 - UNDERGROUND SERVICE
 - DIRECT BURIED DUCT - 2.5" PVC. "NO CABLE"
 - DIRECT BURIED DUCT - 6" PVC. "NO CABLE"
 - PT9 SUBPUMP TRANSFORMER
 - PT9 SUBGRADE SPlice BOX
 - PULLBOX
 - MANHOLE
- GAS LEGEND**
- EXISTING GAS MAIN
 - PROPOSED GAS MAIN
 - PROPOSED GAS SERVICE
 - GAS FITTING
 - ▲ REDUCER

ALL PRIMARY CABLE IN 2" PVC DIRECT BURIED DUCT DUE TO JOINT TRENCH INSTALLATION WITH TELECOMMUNICATIONS, CABLE T.V. & GAS. ALL SECONDARY CABLE IN 2.5" PVC DUCT WITH #350-350-4/0 UNDERGROUND CABLE.

RECOMMENDED JOINT GAS & ELECTRIC TRENCH



GAS & ELECTRIC SERVICE LOCATION WITH ELECTRIC SPlice BOX OR TRANSFORMER TYPICAL EQUIPMENT LAYOUT FOR JOINT TRENCH DEVELOPMENTS



LC&E ENERGY DELIVERY ELECTRIC DISTRIBUTION
 LOUISVILLE GAS & ELECTRIC CO.
 LOUISVILLE, KENTUCKY

NORTON COMMONS
 NORTH VILLAGE PH 1

JOINT TRENCH ELECTRIC & GAS CONSTRUCTION PLAN

SCALE: 1"=50' DATE: 9/11/2014
 DRAWN BY: ANGIE WARE
 PHONE #: 502-333-1819 or 502-909-4267

JT WR# 4144056
 NORTON COMMONS
 NORTH VILLAGE PH 1

T3



Tree lawn.

T4



Tree lawn.

T5,T6



Tree gate.



Tree planter.



“Portland pit”.

THE ACHE PROPERTY
DESIGN STANDARDS

APPENDIX

Street Tree Planter Types

New storm water management techniques are changing how trees are planted along thoroughfares. This rethinking of the typical “inlet, pipe, and pit” system is welcome! However, some techniques for doing so may need further refinement. Some of these techniques may limit the kinds of trees that may be used. Some may create hazards for unsuspecting (texting?) pedestrians such as this open pit in Portland, Oregon.

	Specific Name <i>Botanical Name</i>	Size at Maturity Height x Spread	Size at Installation Min. Height & Spread	Transect Zone	Notes
Large Deciduous Trees <50' a maturity					
Large Evergreen Trees					
Medium Shade Trees 25-50' @ maturity					
Upright Evergreens					
Small Shade Trees < 25' @ maturity					
Large Deciduous Shrubs					
Small Evergreen and Semi-Evergreen Trees					

APPENDIX
Plant List

The Plant List included is not all-inclusive. Other plants will be considered upon submission.

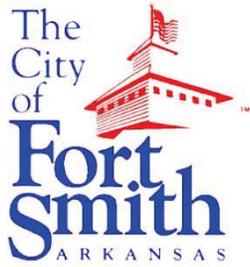
All invasive species are prohibited. In general, species that are over-used, generic and not evocative of this particular place or region are strongly discouraged.

	Specific Name <i>Botanical Name</i>	Size at Maturity Height x Spread	Size at Installation Min. Height & Spread	Transect Zone	Notes
Small Multi-stem Trees					
Deciduous Shrubs					
Evergreen Shrubs					
Hedges, high					
Hedges, small & medium					
Small Shrubs					
Vines					

APPENDIX
Plant List, continued

	Specific Name <i>Botanical Name</i>	Size at Maturity Height x Spread	Size at Installation Min. Height & Spread	Transect Zone	Notes
Ferns					
Large Grasses					
Ground Covers					
Perennials					
Ground Plane					

APPENDIX
Plant List, continued



SS2

MEMORANDUM

August 19, 2016

TO: Carl Geffken, City Administrator

FROM: Jennifer Walker, Deputy Finance Director

SUBJECT: 2017 Budget Goals 

The staff is preparing the 2017 budget. The city-wide budget goals should be established early in the process so that the proposed resource allocations can be driven by the board's strategic policy decisions.

ESTABLISHING 2017 BUDGET GOALS

The following items are attached to help the board establish city-wide budget goals for 2017.

- 2016 city-wide budget goals and a status report on their implementation. Some of these goals have multi-year horizons, so it may be desirable to continue some for 2017.
- Comprehensive Plan Vision

FINANCIAL OUTLOOK

Our 2016-17 financial outlook is mixed compared to the 2015 outlook. The local unemployment rate is currently at 3.6% compared to 5.2% at the same time last year (a 31% reduction). Inflation is approximately 0% (flat). Sales tax revenues are meeting budget projections after a recent reduction in projections, and they remain near flat compared to 2015. Expenses are being monitored closely to examine where improvements can be made for the remainder of 2016 and beyond. For 2017, we're projecting most major revenue sources to continue to remain flat. These include sales tax, property tax, franchise fees, water and sewer sales, street operations revenues, and sanitation revenues as outlined below. No rate, tax, or fee increases are included in these assumptions. A sewer rate adjustment will occur again in 2017 to continue work on the consent decree requirements for wet weather sanitary sewer system improvements.

<i>OPERATING FUND</i>	<i>2016 REVENUE ASSUMPTION</i>
General	
Sales Tax	0% growth
Property Tax	0% growth
Franchise Fee	0% growth
Water & Sewer	2% growth
Sanitation	0% growth
Street Maintenance	0% growth

This year, we will utilize a structural balancing approach to the 2017 budget. We will reasonably estimate revenues utilizing recent trend data with a conservative approach. Additionally, we will realistically estimate personnel costs at 99%, rather than the traditional 100%. We anticipate this approach, along with a stringent review of current costs, will allow the City to reach a balanced budget with minimal utilization of 2016 ending fund balances / contingencies and working toward achieving a fund balance reserve of at least 15% in each fund.

The staff will continue preparation of the 2017 operating and capital improvement budgets consistent with the board's priorities. The budget calendar is attached. The next review date with the mayor and board is September 13th.

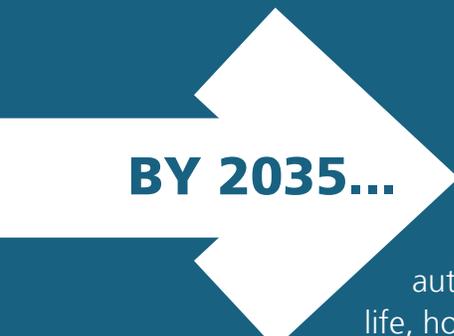
2016 CITY-WIDE BUDGET GOALS

- Incorporate the implementation of the Future Fort Smith Comprehensive Plan and vision statement into the City's operating and capital budgets.
- Provide additional recreation through use of Parks Capital Improvement funds to complete construction and opening a softball tournament complex at Chaffee Crossing; designing and beginning construction of a riverfront soccer complex; completing construction of Imani Park Phase 2; improve parking and fishing facilities at Fort Smith Park; and addressing the priorities identified in the updated Trails & Greenways Master Plan to add to and improve the trail network in the City. (FFS Goals NCR-1; TI-3)
- Continue economic growth strategies to increase the job market with higher paying jobs as well as support the construction of Interstate 49, the regional intermodal freight facilities, and improvements/ maintenance of the Arkansas River navigation system in order to capitalize on the City's strategic position at the crossroads of highways, rail, and navigable waterways. (FFS Goals ED-1; TI-2)
- Support riverfront development and the revitalization of downtown into a multipurpose activity center. (FFS Goals FLU-2; FLU3)
- Preserve, protect, and revitalize the City's neighborhoods with continued proactive code enforcement, community beautification, improving public sidewalks, and planting parkway trees. (FFS Goal HN-1)
- Continue compliance with the consent decree for wet weather sanitary sewer system improvements in order to alleviate the occurrence of backups and overflows.
- Educate the community, legislators, and other stakeholders on the funding obligations for police and fire pensions.
- Continue converting portions of the city's fleet to alternatively-fueled vehicles. (FFS Goal NCR-2)

City of Fort Smith, Arkansas
Budget 2017 Calendar

Note: Presentation dates with the Mayor and Board are presented in bold face type.

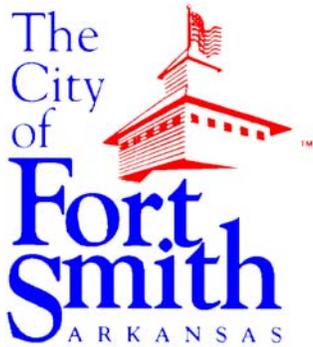
August 15, 2016	Departments submit 2016 service objectives update for Board review.
August 15, 2016	Distribution of 2017 Budget package to all departments.
August 15, 2016 through August 30, 2016	Departments prepare budget worksheets and summaries for 2017 requests as well as estimates for 2018. Finance refines 2017 revenue estimates and prepares 2018 revenue projections.
August 23, 2016	Board Establishes 2017 City Wide Goals at Study Session
August 30, 2016	Departments submit service objectives and outcome/performance measures for 2017 to the Finance department.
August 30, 2016	The following departments submit completed budget packages to Finance: Administration; Downtown Development; District Court; City Prosecutor; Finance; City Clerk; Human Resources; Safety & Risk Mgmt.; Engineering; Planning; Engineering; Building Safety, and Neighborhood Services; Inform & Technology Services; Convention Center; Health; Streets & Traffic Contr Transit and Internal Audit.
August 30, 2016	The following departments submit completed budget packages to Finance: Police; Fire; Parks; Water and Sewer; Sanitation; and Convention and Visitor's Bureau (A&P).
September 13, 2016	Review departmental service objectives for 2017 and their correlation with city wide goals for 2017 during the Board study session.
August 30, 2016 through September 20, 2016	Finance verifies accuracy of amounts submitted by the departments and prepares a preliminary budget supplement.
September 22, 2016 through October 7, 2016	City Administrator, Deputy City Administrator and Director of Finance review budget requests and meet with department directors to discuss the 2017 requests.
September 27, 2016	Proposed five year streets and drainage CIP, Parks CIP, and Water & Sewer CIP are presented at Board Study Session. Also, 2017 Budget progress report.
October 7, 2016 through October 31, 2016	Preparation of draft budget by Finance.
November 1, 2016	Present proposed budget to Mayor and Board of Directors.
November 14, and November 17, 2016	Review proposed budget with Mayor and Board of Directors; discussion with department directors.
December 6, 2016	Conduct 2017 Budget hearing and present 2017 Budget to the Board of Directors for adoption.



BY 2035...

THE CITY OF FORT SMITH is recognized throughout the region and the nation as an exceptional community, characterized by its authenticity and proud frontier heritage, its outstanding quality of life, home town character, vibrant downtown and scenic riverfront. This outstanding livability, coupled with our strategic location, affordability and skilled workforce, has fueled growth, investment and the diversification of our economy. Our success is a result of purposeful and coordinated actions to leverage our assets and overcome our shortcomings, motivated by our vision and guided by our comprehensive plan. With “True Grit” perseverance, a united front of local government, citizens, businesses, institutions and civic groups acting in partnership, realized our vision by advancing progress on four fronts:

- 1. RETAINING AND ENHANCING COMMUNITY CHARACTER AND QUALITY OF LIFE**
- 2. PROMOTING SOUND GROWTH AND DEVELOPMENT**
- 3. GROWING AND DIVERSIFYING OUR ECONOMY**
- 4. UNITING OUR PEOPLE, INSTITUTIONS AND GOVERNMENT**



Mayor – Sandy Sanders

City Administrator – Carl Geffken

City Clerk – Sherri Gard

Board of Directors

Ward 1 – Keith Lau

Ward 2 – Andre’ Good

Ward 3 – Mike Lorenz

Ward 4 – George Catsavis

At Large Position 5 – Tracy Pennartz

At Large Position 6 – Kevin Settle

At Large Position 7 – Don Hutchings

AGENDA ~ Summary

Fort Smith Board of Directors STUDY SESSION

**August 23, 2016 ~ 12:00 Noon
Elm Grove Community Center
1901 North Greenwood Avenue**

CALL TO ORDER

- All present
- Mayor Sandy Sanders presiding

1. Presentation regarding the Arkansas Colleges of Health Education proposed rezoning to a Planned Zoning District to facilitate a Traditional Neighborhood Development
Presentation only – PowerPoint presentation by Mike Watkins, developer

2. Establish city-wide budget goals for 2017
The Board concurred that involvement of the Arkansas State Legislature to address the LOPFI shortfall should be included as a budget goal, some of the goals were too generic, the Parks Department CIP item contained too much detail and the item regarding “*preserve, protect and revitalize the City’s neighborhoods ...*” should be removed. .

Due to the request of Director Pennartz, Director of Finance Jennifer Walker will provide greater detail of revenue sources within the monthly budget reports.

3. Review preliminary agenda for the September 6, 2016 regular meeting

OTHER

1. On behalf of Sheriff Bill Hollenbeck, Mayor Sanders conveyed much appreciation to the Board of Directors for the recent adoption of an ordinance that allowed the donation of a grave space at Oak Cemetery for Deputy Bill Cooper, who was killed in the line of duty on August 10, 2016.

2. Director Pennartz requested a discussion item be added to a future meeting regarding a possible truck route amendment to accommodate an issue at the Coca-Cola facility on Phoenix Avenue.

Administrator Geffken advised the matter has already been resolved; therefore, additional discussion is not necessary. The remaining members of the Board concurred.

ADJOURN

1:08 p.m.