



SYRACUSE
EST. CITY 1935



DESIGN STANDARDS EXAMPLE GUIDE

Commercial, Professional Office, and Public Facility Developments

Design Standards Example Guide

Purpose

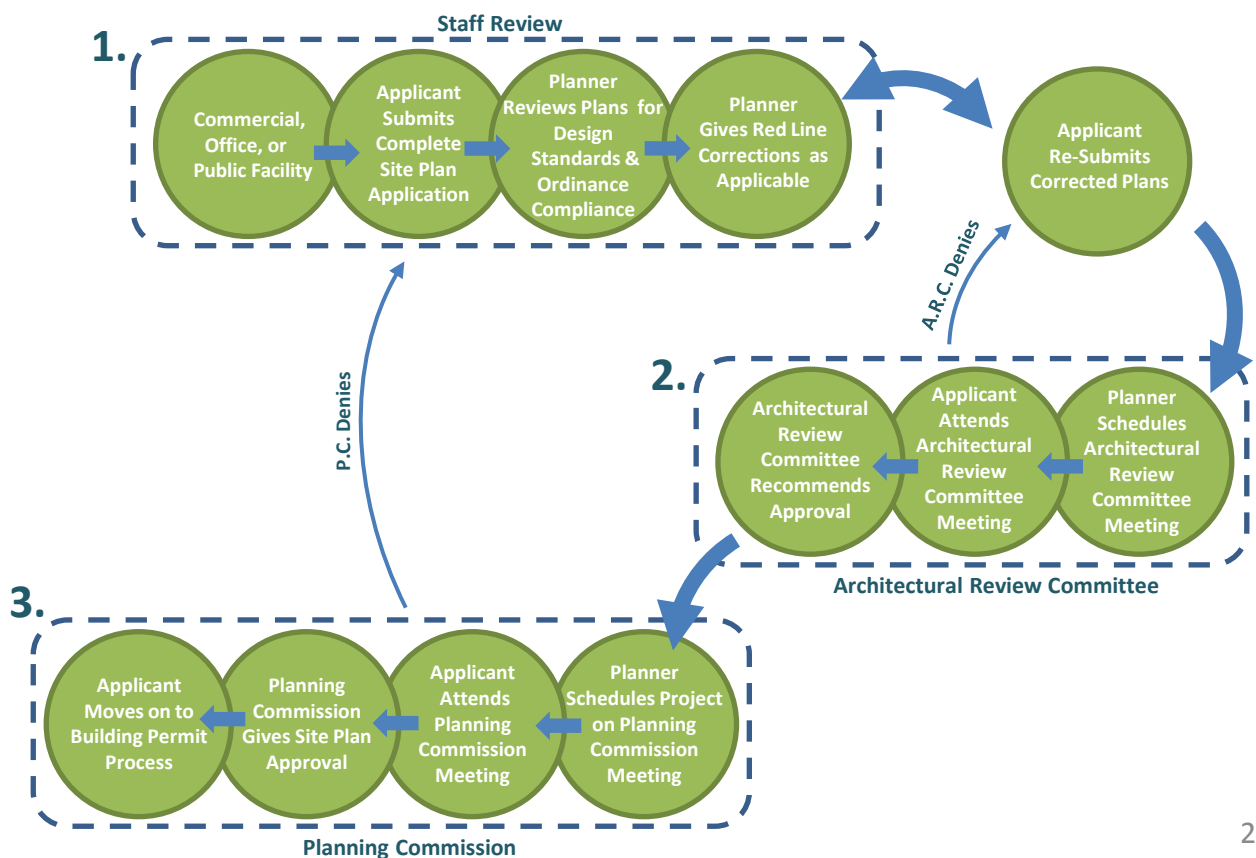
This Guide offers examples to clarify and explain the architectural design standards found in Title 10, Chapter 28 of the Syracuse City Land Use Ordinance. It serves to graphically represent the design standards and are used as a reference tool in order to better illustrate the application of the standards. The purpose of the standards are to improve the quality, compatibility of development, and permanence in design found in Syracuse City. A copy of this manual is available at the Community Development Department located at 1979 W 1900 S Syracuse UT, 84075.

Applicability

The Design standards referenced in this manual are required in addition to other standards set forth in the Syracuse City Land Use Ordinance. They are applicable with regard to building and site design. The implementation of these standards ensures that the goals and values of the community are reflected in each commercial, professional office, and public facility.

Process

Please refer to the following flow chart for guidance as to the City's process for site plan approval.



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Building Design

(A) Context: New buildings must be designed to include common features and materials that are used on existing Syracuse buildings. These features create a sense of place and character for the City. However, avoid copying too closely and use imaginative design. Please review the following examples of features and materials commonly used.

List of Contextual Features and Materials:

- Towers – Hipped or Cross Gabled Roofs
- Segmental Style Arched Entries & Windows
- Circular Accent Windows
- Gabled (Pitched) Roof
- Red Brick/Block
- LedgeStone Style Stone
- “Bell” Style Light Fixtures
- Awnings/ Pergolas
- Parapets (False Fronts)
- Metal Channel Roofing



“The Rush” Fun Center - 1806 South 2000 West

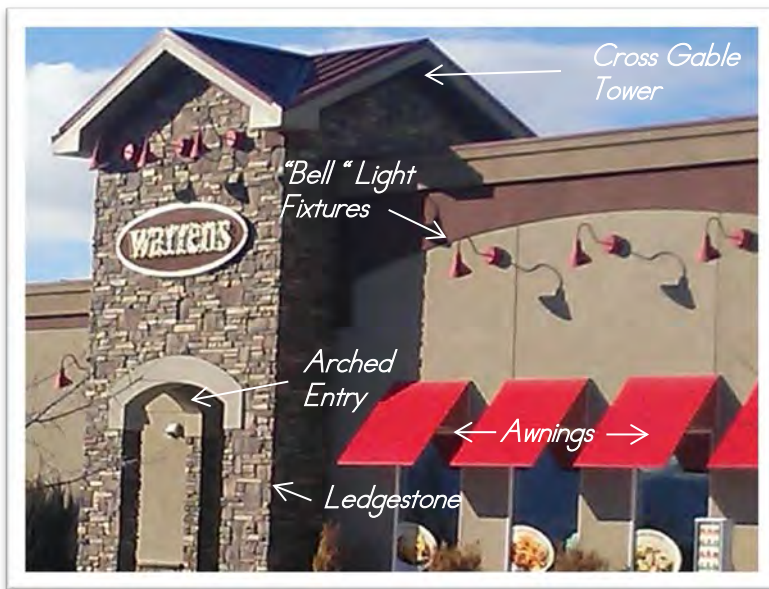


Syracuse Library - 1875 South 2000 West

Design Standards Example Guide

Building Design

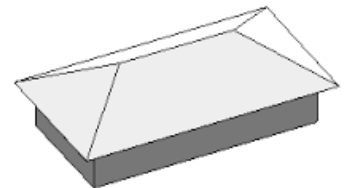
(A) Context: (Continued)



Warrens - 1778 S 1000 W



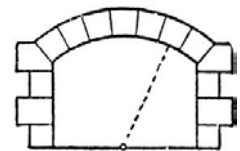
Example of Ledgestone Pattern



Example of Hipped Roof



Carl's Jr. - 2118 W. Antelope Dr.



Example of Segmental Arch



Example of "Bell" Light Fixture

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10.28.110 Building Design

(B) Entrances: All building entrances are required to be clearly articulated to indicate a transition from the exterior to the interior of the building. Every main entrance is required to have a special emphasis when compared to the other portions of the building.



Design Standards Example Guide

10.28.110 Building Design

(C) Façade Articulation: Buildings designed with completely flat façades and monotone color schemes are not permitted. All buildings are required to have horizontal and vertical façade variations such as pop-outs, bays, recesses, arches, banding, columns, or similar features. Such features are required at least every 30 feet along all exterior wall planes.

Front Elevation



Plan View



Walmart - 2228 W Antelope Dr.

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10.28.110 Building Design

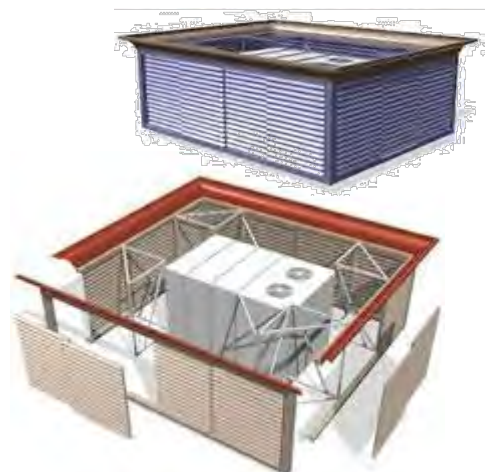
(D) Height and Roofline: Varied roofline elevations are required in order to add architectural interest and avoid the appearance or sense of long, monotonous roofline expanses. A variation such as a parapet or tower is required every 50 feet of roofline. Also, mechanical equipment mounted on the roof must be screened and the back of parapets must match the color and materials of the building.



Good Example - 1588 South 2000 West



Avoid Monotonous Rooflines

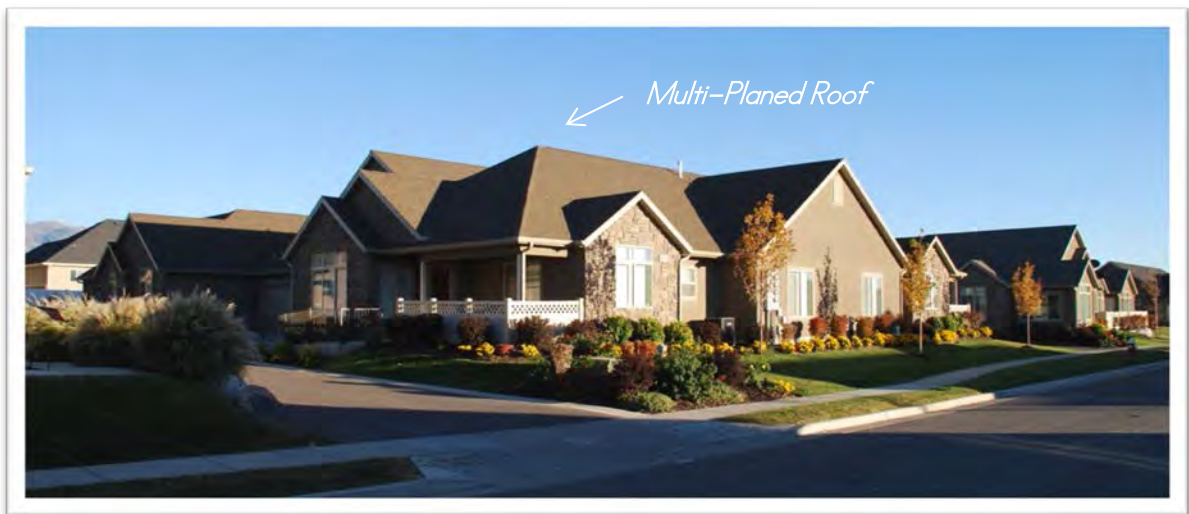


Proper Mechanical Screening

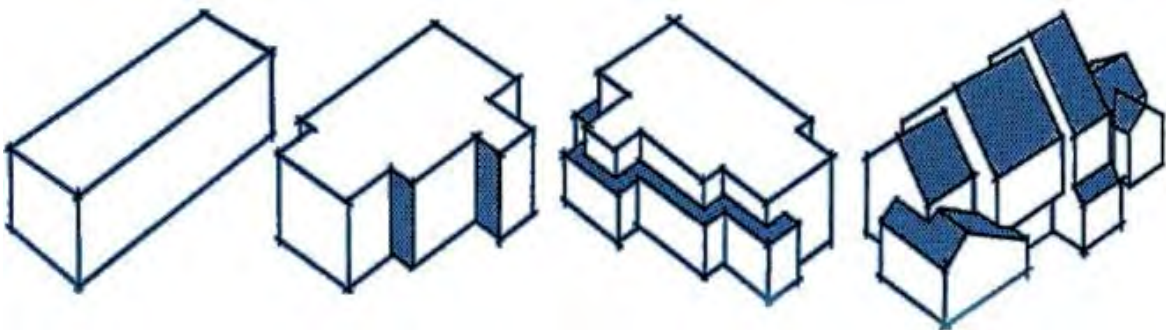
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10.28.110 Building Design

(E) Massing: Proper massing reduces the impact of the massive bulk created by large buildings that may not otherwise relate in scale to surrounding development. Vertical articulation, horizontal articulation, and multi-planned roof or awnings must be used in designs to mitigate the impact on surrounding development and the overall landscape. The examples below are near the same density of units per acre and building height, but the top example's massing reduces the impact and bulk of the building more effectively than the bottom example.



Good Example – 910 W. 1920 S.



Undesirable
Massing

Vertical
Articulation

Horizontal
Articulation

Multi-Planned Roof
Reduces Bulk

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10.28.110 Building Design

(F) Materials: Quality long-lasting materials are required for all buildings in order to contribute to the value of the community over the long term. A minimum of three colors per elevation required. Colors have to be sensitive to existing development in the vicinity. 65% of the surface materials are required to include brick, stone, metal panels, or cement-fiber siding. Stucco, vinyl, or block may be used as an accent only. A sample board containing physical samples is required.



Syracuse Library - 1875 South 2000 West



Example of Materials Sample Board



Above: unfinished concrete block is not permitted as a surface material.

Left: A sample board containing physical samples is required. Photos alone are not sufficient.

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10.28.110 Building Design

(G) Development Design Pattern Book: The developer is required to provide a development design pattern book for developments including more than one structure. A design pattern book should include:

1. Written descriptions with graphics explaining how the development complements the unique characteristics of the property.
2. Written descriptions with graphic illustrations/photos explaining the theme and physical form of the architectural design.
3. Written descriptions with graphic illustrations/photos describing the proposed open spaces, pedestrian pathways, and other amenities



Example Design Pattern Book

Design Standards Example Guide

10.28.110 Building Design

(H) Pedestrians: All buildings will be designed with an integral focus on encouraging pedestrian activity and social interaction. Additionally, buildings that contain more than one story or that are above 20 feet in height are required to provide a clearly articulated and more detailed base that relates to pedestrians.



Sugarhouse Utah Smiths

10.28.110 Building Design

(I) Signs: Signs located on any building façade are required to be compatible with the building's overall design. As an integral design element, signs are required to be compatible with the style of the buildings in terms of location, scale, color, and lettering.

1. The locations for signs on a building's façade will be planned for as part of the building's overall design.

2. Signs located on façades should integrate similar or complimentary materials as the building.



Complimentary Sign Materials



Sign Locations Not Incorporated Into Architecture

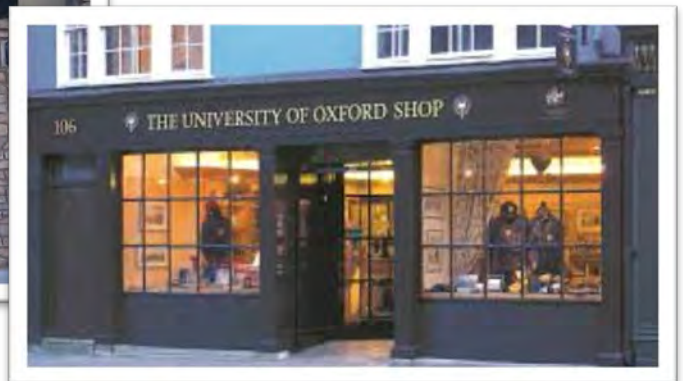
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10.28.110 Building Design

(J) Windows: Windows are key to the overall design of a building and the relationship between the exterior and interior. The majority of windows are required to relate to the scale of a person.



Mirrored glass not as welcoming



Transparent windows draw customers in

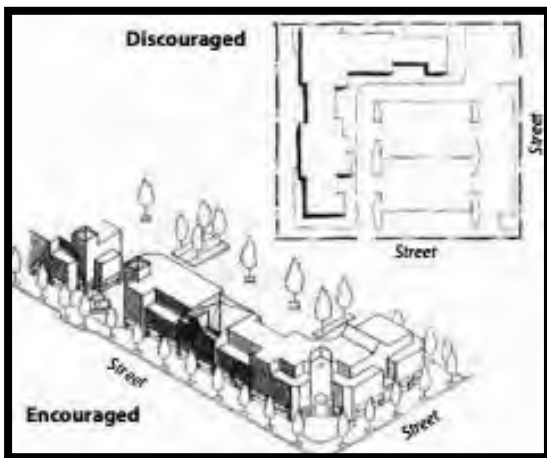
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10.28.120 Site Design

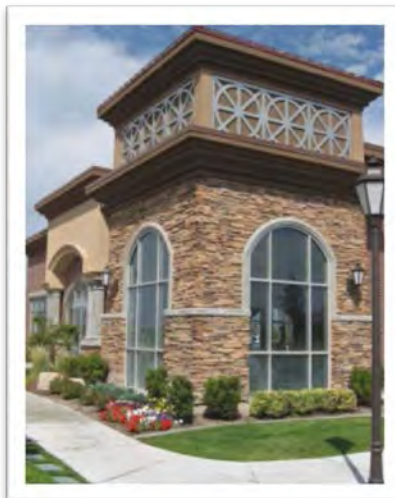
(A) Building Placement: Building placement is integral to the site design and the overall effect any development has on surrounding properties. Building placement is required to comply with the following:

1. All buildings must be oriented with the main or similar façade facing a principal street to which it has frontage.

2. Buildings located on corner lots are required to orient main façades to each street and give equal treatment to each.



3. Buildings located on corner lots should include a prominent architectural feature of greater height than the rest of the roof, or emphasis at the corner where the two public streets meet.

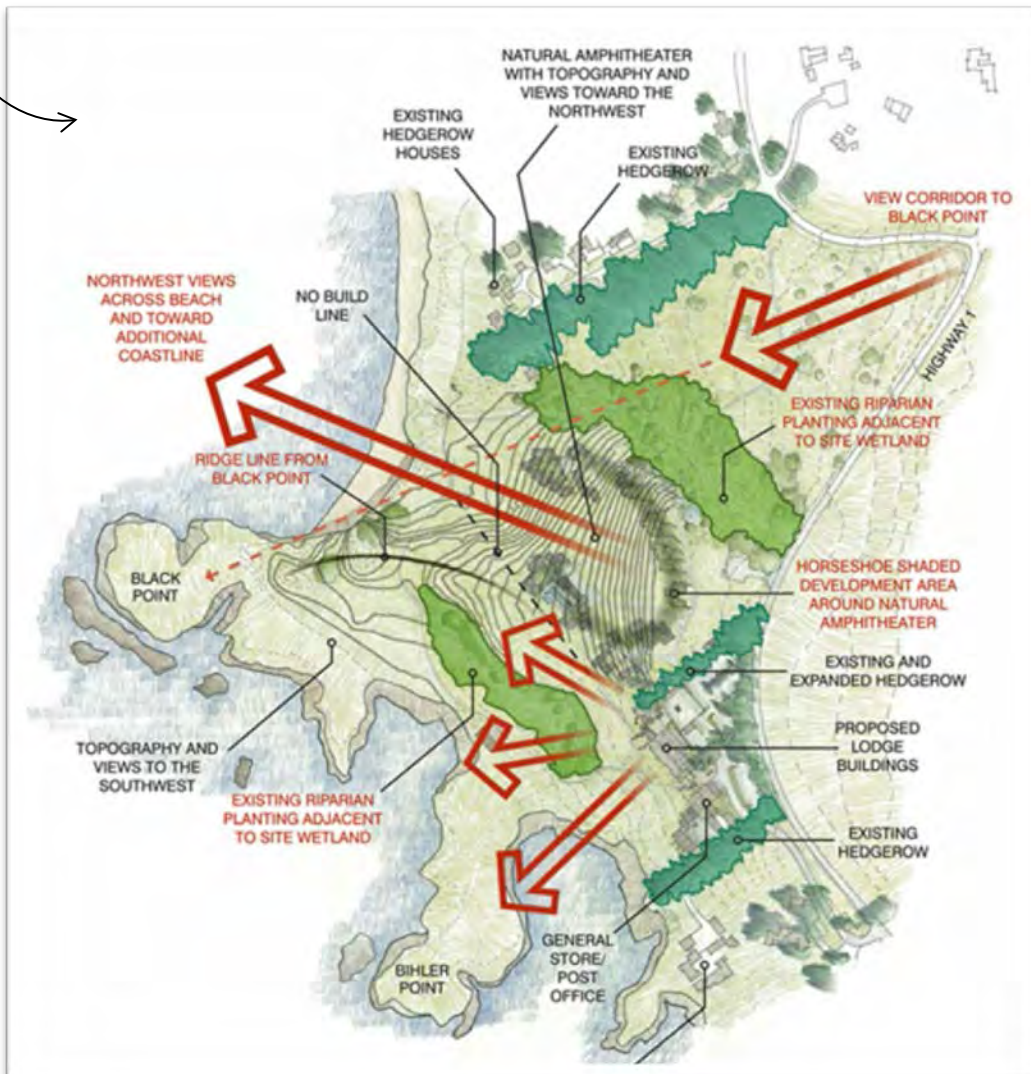


Design Standards Example Guide

10.28.120 Site Design

(B) Context: New developments are required to match or compliment surrounding developments and landscapes in order to create a site which relates to its surroundings and adds positively to the overall environment in the site area. Hire a licensed Civil Engineer for site planning and design.

- *Natural features*
- *Wetlands*
- *Historic Structures*

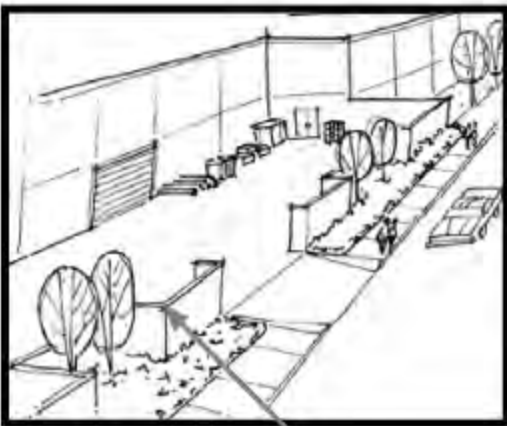


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10.28.120 Site Design

(C) Screening: The small details that sometimes become afterthoughts of site planning and design are important factors for making aesthetically attractive sites.

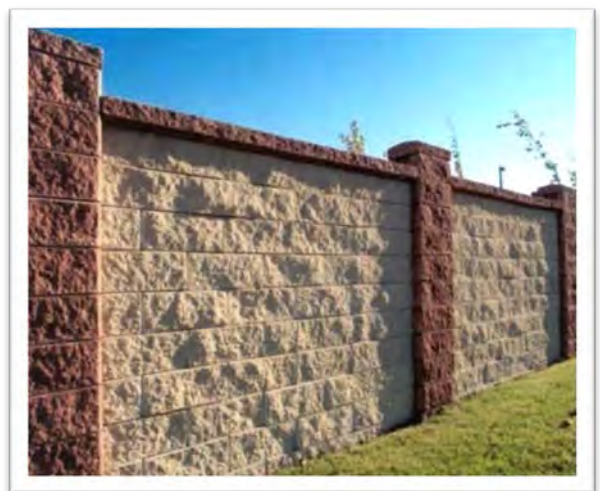
1. Decrease noise levels by screening loading and service areas with walls, landscaping and locating away from houses.
2. Outdoor storage areas, generators, A/C units, and trash enclosures are required to be fully screened using approved masonry fencing and landscaping.
3. Razor fences and uncoated chain link are prohibited when visible from the public right of way.



A screen wall, combined with landscaping, enhances this loading area.



Un-coated Chain Link Prohibited



Split face block wall is effective at screening noise and is attractive

Design Standards Example Guide

10.28.120 Site Design

(D) Landscaping: Landscaping is required as a tool to enhance and beautify the site, and the building's architecture and design. Street trees and landscape increase property values.

1. A detailed landscape plan designed by a licensed landscape architect is required.
2. Street trees should be planted every 30 feet along the public right of way.
3. Native plant species should be used with water efficient irrigation systems.
4. Outdoor amenities such as patios, plazas, water features and outdoor seating areas are encouraged.
5. Existing trees and landscape features should be preserved and incorporated into landscape plans.
6. Landscaping around the base of the building is recommended.

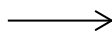


Native Plants



Street Trees

licensed professional



Landscaping the base of buildings and near entrances



Outdoor Patios & Seating Areas

Design Standards Example Guide

10.28.120 Site Design

(E) Lighting: Carefully planned lighting schemes can create safe environments for pedestrians and motorists. Lighting is an integral design element which adds to the overall site plan and building design.



Down Facing "Bell" Fixtures different but matching



Coordinated light fixtures on signage and building adds character



Fixtures complement building architecture



Pedestrian scale fixtures increases safety



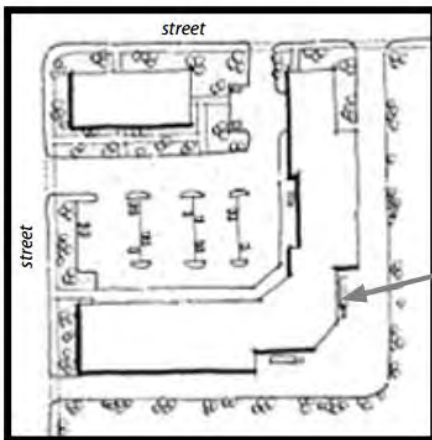
Down facing fixtures minimize light pollution

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10.28.120 Site Design

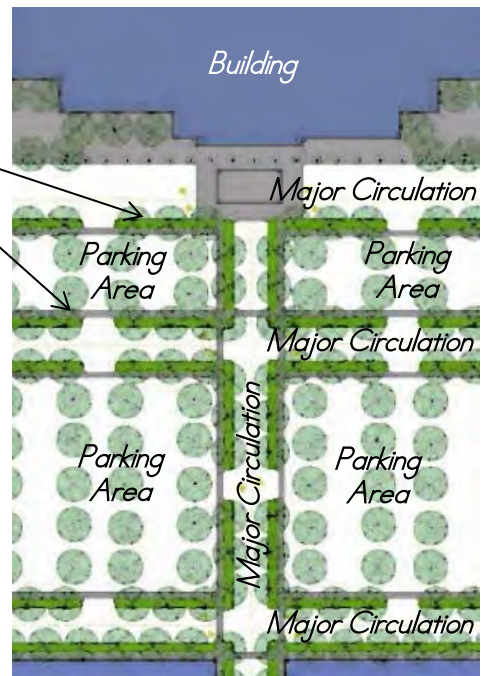
(F) Traffic: Developments which generate significant increases in traffic will include an analysis of the proposed development's impact on the current and future transportation system, and methods to control traffic. A licensed Civil Engineer can help ensure functional design.

- Major internal circulation roadways must be separated from parking areas using curb and gutter, landscaping, pedestrian walkways; or lighting

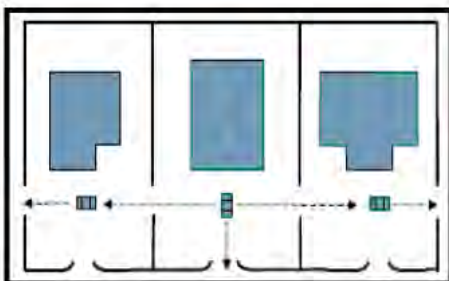


*Landscaping
Sidewalk*

Loading and service areas should be located away from street edge and public circulation patterns.



Cross-access for automobiles and pedestrians is required



Automobile Cross-Access



Pedestrian Cross-Access

Design Standards Example Guide

10.28.120 Site Design

(G) Active Transportation: Site layout and design must address the needs of pedestrians, bicycles, and other forms of transportation. Access and safety on the site should be ensured for all users.



Bike Rack/Bench



Wheelchair Access



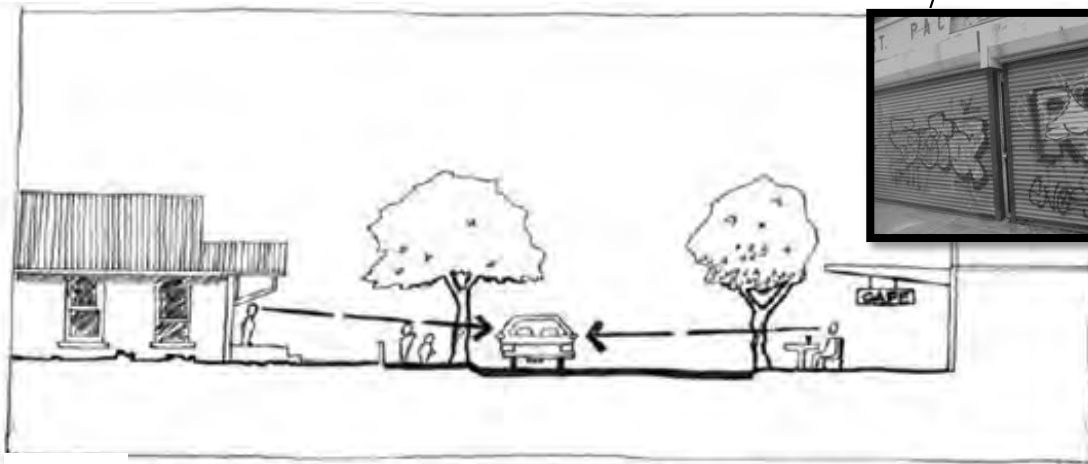
Strollers

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10.28.120 Site Design

(H) Security: Security of the site is required to be addressed in site design. The developer is required to submit documents that demonstrate the security measures of the site design in relation to private, semi-public and public areas, by utilizing natural surveillance, access control and proper maintenance.

Natural Surveillance:

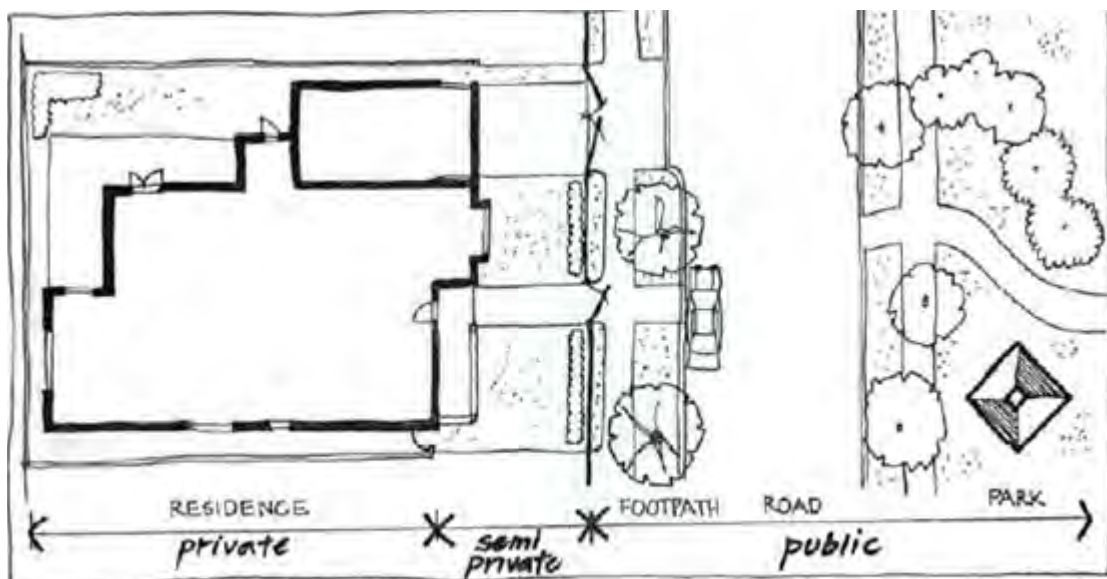


A number of observers have clear sight lines to the streetscape allowing for natural surveillance

Proper Maintenance:



Access Control/ Public Private Delineation



Clearly marking the distinction between private, semi-private and public space allows for territorial reinforcement

Design Standards Example Guide

Resources

Architectural Review Committee Design Standards: Syracuse City Ordinance Title 10 Chapter 28

Allowed Street Trees: Syracuse City Ordinance Title 10 Chapter 30 Section 7

Land Use Ordinances: Syracuse City Ordinance Title 10 Chapter 6

Parking Requirements: Syracuse City Ordinance Title 10 Chapter 8

Site Planning: Syracuse City Ordinance Title 10 Chapter 4 Section 90

Crime Prevention Through Environmental Design (CEPTED):

<http://www.cadca.org/files/CEPTED%20Handbook%20overview.pdf>

Native Landscape Plants:

<http://theutahhouse.org/files/uploads/Utah%20House%20Plant%20List%20v2%204p.pdf>