

## Design Guidelines – Outline

1. Applicability
  - a. General description of area
  - b. Exterior of buildings
  - c. Streets, sidewalks, alleyways, etc.
2. Design Principles
  - a. Purpose: *“Design Review in Lawrence is intended to promote the conservation and preservation of the City’s historic resources while encouraging creative, lasting and appropriate downtown improvements.”*
    - i. Assure staff and community have criteria upon which to base decisions for development
    - ii. Assure development complementary to Historic Downtown
    - iii. Compatibility with North Lawrence Neighborhood.
    - iv. Provide design guidance to property owners, architects, or developers who plan to build, demolish, or make exterior changes to buildings within the area.
3. General Urban Design Principles
  - a. Promote pedestrian oriented urban forms
  - b. Maximize connectivity and access
  - c. Encourage creativity, architectural diversity, and exceptional design.
  - d. Emphasize strong, mixed use
  - e. Vehicular, streetscape, and pedestrian traffic patterns.
  - f. Promote safety and appeal through appropriate boundaries and transitions.
4. Levee treatment and Access
5. Street and Landscape elements
  - a. Street patterns
  - b. Paving
  - c. Intersections and mid-block crossings
  - d. Street furniture
  - e. Pedestrian scale lighting along streets and walkways
6. Block Elements
  - a. Building shall be oriented and setback to create a continuous edge or face within the block.
  - b. Retail and commercial uses at street level
  - c. Primary entrances shall face street
7. Phasing
8. Attached Building forms
  - a. Building heights
  - b. Storefronts
    - i. Storefront and/or display style windows shall be included in all street level development on the primary facade
  - c. Corner buildings higher and larger in scale than adjacent buildings
  - d. Building placement
    - i. Building setbacks – zero lot line setback
9. Detached building forms
  - a. Pad sites
    - i. High degree of architectural embellishment
    - ii. Four sided architecture Orientation to streets
  - b. Pedestrian scale/connections
10. Building Materials
11. Commercial storefronts and street level facades
  - a. Pedestrian level storefronts
  - b. Large display windows
  - c. Prohibit ground floor residential uses
12. Upper story facades
13. Secondary and rear facades
14. Residential Buildings
  - a. Density
  - b. Location on ground floor
  - c. Parking
  - d. Open space
15. Commercial Buildings
16. Sidewalk Dining and Hospitality
  - a. Ensure adequate pedestrian space on sidewalks and other public open space areas.
  - b. Usable sidewalk area
  - c. Operation of area
17. Office, Institutional, Utility, and other Buildings,
18. Area within environs of Union Pacific Depot
19. Architectural Details, ornamentation, and cornices
20. Rooflines and parapets
  - a. Mechanical equipment shall not be visible from the pedestrian level.
21. Awnings, Canopies, and Marquees
  - a. Provision of projecting awnings, canopies and marquees for the protection of pedestrians is encouraged.
22. Signs and Signage
  - a. Conformance to sign code
  - b. Pedestrian oriented in scale and placement
23. Lighting
  - a. Surface parking lot lighting shall conform to city’s lighting regulations in the Development code
24. Parking
  - a. Off street parking shall be provided for individual uses consistent with the design standards of the Development Code.
  - b. The number of off-street parking for non-residential uses shall comply with the minimum standards for that use unless a parking study has been provided and approved by the Planning Director pre the Development Code.
25. Safety and Accessibility Features
  - a. Accessibility and safety codes shall be met for development
26. Utilities and Energy Retrofit
  - a. Placement of ground mounted equipment and screening
27. Demolition