

To: Design Commission

From: Mary Phillips, Senior City Planner  
Josh Williams, Senior Development Planner

Memo Date: May 27, 2020

Meeting Date: June 3, 2020

Subject: Inclusion of the reorganization of Section 7.0500 Rockwood Design District Design Guidelines and Standards in Phase One of the Development Code and Process Updates (DCPU) project

Attachments: A. Draft Section 7.0500 Rockwood Design District Design Guidelines and Standards

This work session provides an opportunity for staff and members of the Design Commission to discuss the draft reorganization of Development Code Section 7.0500 Rockwood Design District Design Guidelines and Standards.

**Section 7.0500 Reorganization and Reformat**

The reformatting and reorganization of the Rockwood Design Guidelines and Standards (Section 7.0500) was originally planned to be done as part of a future phase of the DCPU project. However, Staff was able to undertake this project earlier than expected and has incorporated it into DCPU Phase One. This is a reorganization and reformat only and does not include policy changes at this time. The proposed organization and format (see Attachment A) aligns with that of the Civic Neighborhood Design Guidelines and Standards and the proposed Corridor Design District Design Guidelines and Standards (also proposed as part of DCPU Phase One). For comparison, the existing code can be found here: [Section 7.0500 Rockwood Design Guidelines and Standards](#).

Minor text edits proposed in the reformat and reorganization include the following:

- Several corrected typos
- Clarifications and updated references for the new organization
- For new sections created by combining standards from multiple existing sections, the applicable intent statements and principles have been consolidated.
- All pictures and captions are maintained, however some images were reformatted to better fit the new page layout.
- The existing seven site lighting design guidelines did not correlate with the existing five site lighting standards. The content of these were reorganized (based on the Civic Design Guidelines and Standards) into three directly correlating guidelines and standards. No content was deleted, however some language was added to the guidelines to better correlate with the existing standards. See the new Section 7.0503(A)(7) for more details.

- The existing guidelines for transparency were reordered to correlate one-to-one with the existing standards.
- The three existing materials guidelines for primary, secondary, and accent materials were combined into one guideline to directly correlate with the existing single materials standard addressing primary, secondary, and accent materials.
- Notes were added to proposed Table 4.1250.B.8: Primary, Secondary, Accent and Prohibited Materials to clarify existing requirements for stucco and stone. These table notes are identical to those used in the corresponding materials tables for other design districts.

**7.0503 Rockwood Design Guidelines and Standards – Table of Contents**

The following table outlines the existing and proposed table of contents.

Existing Table of Contents	Proposed Table of Contents
<p><b>A. Site Design</b></p> <ol style="list-style-type: none"> <li>1. Neighborhood Connectivity and Block Structure</li> <li>2. Internal Circulation: Public Streets and Primary Internal Drives</li> <li>3. Building Placement and Frontage</li> <li>4. Building Orientation and Entries</li> <li>5. Publicly Accessible Open Space</li> <li>6. Parking</li> <li>7. Pedestrian Circulation</li> <li>8. Landscaping</li> <li>9. Service and Loading Areas and Perimeter Screening</li> <li>10. Site Lighting</li> </ol>	<p><b>A. Site Design</b></p> <ol style="list-style-type: none"> <li>1. Integrated Site Design</li> <li>2. Building Frontage and Placement</li> <li>3. Pedestrian Circulation</li> <li>4. Parking, Loading, and Service Areas</li> <li>5. Open Spaces</li> <li>6. Landscaping</li> <li>7. Site Lighting</li> </ol>
<p><b>B. Building Design</b></p> <ol style="list-style-type: none"> <li>1. Building Massing</li> <li>2. Facade Composition and Building Articulation</li> <li>3. Ground Level Details</li> <li>4. Transparency</li> <li>5. Building Entry</li> <li>6. Gateways and Prominent Façade Sections</li> <li>7. Materials</li> </ol>	<p><b>B. Building Design</b></p> <ol style="list-style-type: none"> <li>1. Building Massing and Articulation</li> <li>2. Roofs</li> <li>3. Entries</li> <li>4. Facade Composition and Ground Level Details</li> <li>5. Transparency</li> <li>6. Gateways</li> <li>7. Materials</li> </ol>
<p><b>C. Sustainability</b></p> <ol style="list-style-type: none"> <li>1. Sustainable Site and Building Design</li> </ol>	

**7.0503 Rockwood Design Guidelines and Standards – Reorganization**

The following table outlines the existing table of contents and where the standards from each section of the existing table of contents are located in the proposed reorganization.

Existing Table of Contents	New Location
<b>A. Site Design</b>	
1. Neighborhood Connectivity and Block Structure	(A)(1) Integrated Site Design
2. Internal Circulation: Public Streets and Primary Internal Drives	(A)(1) Integrated Site Design
3. Building Placement and Frontage	(B)(2) Building Frontage and Placement
4. Building Orientation and Entries	(B)(3) Entries
5. Publicly Accessible Open Space	(A)(5) Open Space
6. Parking	(A)(4) Parking, Loading, and Service Areas Walkway Standard to (A)(3) Pedestrian Circulation
7. Pedestrian Circulation	(A)(3) Pedestrian Circulation
8. Landscaping	(A)(6) Landscaping
9. Service and Loading Areas and Perimeter Screening	(A)(4) Parking, Loading, and Service Areas
10. Site Lighting	(A)(7) Site Lighting
<b>B. Building Design</b>	
1. Building Massing	(B)(1) Building Massing and Articulation
2. Facade Composition and Building Articulation	Building Articulation Standards to (B)(1) Building Massing and Articulation Facade Composition Standards to (B)(4) Facade Composition and Ground Level Details
3. Ground Level Details	(B)(4) Facade Composition and Ground Level Details
4. Transparency	(B)(5) Transparency
5. Building Entry	(B)(3) Entries
6. Gateways and Prominent Facade Sections	Gateways Standards to (B)(6) Gateways Prominent Facade Sections Standards to (B)(1) Building Massing and Articulation
7. Materials	(B)(7) Materials
<b>C. Sustainability</b>	
1. Sustainable Site and Building Design	(A)(6) Landscaping (B)(2) Roofs (B)(4) Facade Composition and Ground Level Details

**NEXT STEPS**

The Planning Commission review of the draft code has been scheduled for June 8, 2020. The adoption process will then continue with a Planning Commission public hearing and City Council public hearing, anticipated to be completed by the end of this summer.