# 7.0502 - Design Review Overall Process

|  |  |  |
| --- | --- | --- |
| 7.0502 – Design Principles  *Describe how the proposed project will support the design principles.* | | |
|  | A. Physical Environment |  |
|  | B. Sustainability |  |
|  | C. Safe Design |  |
|  | D. Transportation Modes |  |
| E. Open Space |  |
| F. Landscaping |  |
| G. Compatibility |  |
| H. Architectural Quality |  |
| I. Sustainable Architectural Design |  |
| J. Rehabilitation |  |
| K. Housing Variety |  |
| L. High Quality Materials |  |

# ROCKWOOD DESIGN GUIDELINES AND STANDARDS

Please choose whether you are complying with the guideline (G) or standard (S) and provide your factual information supporting your compliance in the Findings box.

*G: Guideline S: Standard N/A: Non-Applicable*

# 7.0503.A - SITE DESIGN

## 7.0503.A.1 Integrated Site Design

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.1 G1 or S1 – Future Street Plan compliance |  |  |  |  |
| 7.0503.A.1 G2 or S2 – Connections to Adjoining Properties and Neighborhoods |  |  |  |  |
| 7.0503.A.1 G3 or S3 – Design of Public Streets |  |  |  |  |
| 7.0503.A.1 G4 or S4 – Primary Internal Drives |  |  |  |  |
| 7.0503.A.1 G5 or S5 – Primary Internal Drives, with Parking |  |  |  |  |
| 7.0503.A.1 G6 or S6 – Primary Internal Drives, Crosswalks |  |  |  |  |
| 7.0503.A.1 G7 or S7 – Primary Internal Drives, Tree Planting |  |  |  |  |
| 7.0503.A.1 G8 or S8 – Major Landscape Divisions |  |  |  |  |

### Commercial and Institutional

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.1 G9 or S9 – Connections to Adjacent Properties |  |  |  |  |
| 7.0503.A.1.G10 or S10 – Maximum Block Length for Individual Developments |  |  |  |  |

### Residential: Multifamily and Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.1 G11 or S11 – Maximum Block Length |  |  |  |  |
| 7.0503.A.1 G12 or S12 – Compliance with Sections 7.0100 Multi-Family and 7.0200 Single Family Attached |  |  |  |  |

## 7.0503.A.2 Building Frontage and Placement

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.2 G1 or S1 – Building Setbacks |  |  |  |  |
| 7.0503.A.2 G2 or S2 – Location of Parking |  |  |  |  |
| 7.0503.A.2 G3 or S3 – Building Frontage |  |  |  |  |
| 7.0503.A.2 G4 or S4 – Building Frontage, at street corners |  |  |  |  |
| 7.0503.A.2 G5 or S5 – Building Frontage, Pedestrian Oriented Open Space |  |  |  |  |
| 7.0503.A.2 G6 or S6 – Pedestrian Oriented Open Space at a corner |  |  |  |  |

### Exception for Civic Uses

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.2 G7 or S7 – Setbacks Allowances for Civic Uses |  |  |  |  |

### Residential: Multifamily and Single Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.2 G8 or S8 – Location of Parking |  |  |  |  |
| 7.0503.A.2 G9 or S9 – Pedestrian Oriented Open Spaces at a corner |  |  |  |  |

## 7.0503.A.3 Pedestrian Circulation

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.3 G1 or S1 – Compliance with Standards in Section 9.0824 Pedestrian Circulation, Section 7.0103(A)(3), and Section 7.0503(A)(1) |  |  |  |  |
| 7.0503.A.3 G2 or S2 – Pedestrian Circulation |  |  |  |  |
| 7.0503.A.3 G3 or S3 - Pedestrian Circulation Through Parking Lots |  |  |  |  |
| 7.0503.A.3 G4 or S4 – Publicly Accessible Open Space at Burnside, Stark or 181st. |  |  |  |  |

## 7.0503.A.4 Parking, Loading, and Service Areas

### All Development

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 7.0503.A.4 G1 or S1 – Location of On-Site Parking |  |  |  |  |
| 7.0503.A.4 G2 or S2 – Landscape Buffer Around Parking, per Section 9.0823 |  |  |  |  |
| 7.0503.A.4 G3 or S3 – Location of Parking Lots; Structured Parking at Corners, Inclusion of Commercial Uses |  |  |  |  |
| 7.0503.A.4 G4 or S4 – Structured Parking, Design and Screening |  |  |  |  |
| 7.0503.A.4 G5 or S5 – Vehicular Access by Alley |  |  |  |  |
| 7.0503.A.4 G6 or S6 – Loading Spaces; Location and Screening |  |  |  |  |
| 7.0503.A.4 G7 or S7 – Waste and Recycling Collection Area; Screening and Enclosure |  |  |  |  |
| 7.0503.A.4 G8 or S8 – Loading and Service Area; Perimeter Screening |  |  |  |  |

### Commercial and Institutional Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.4 G9 or S9 – Location of On-site Parking |  |  |  |  |

### Residential Development: Multi-Family and Single-Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.4 G10 or S10 – Location of On-site Parking |  |  |  |  |

## 7.0503.A.5 Open Spaces

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.5 G1 or S1 – Connections to Light Rail Stations |  |  |  |  |

### Commercial and Institutional Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.5 G2 or S2 – Publicly Accessible Open Space, for Sites Larger than 20,000 square feet |  |  |  |  |
| 7.0503.A.5 G3 or S3 – Publicly Accessible Open Space, Minimum Dimensions |  |  |  |  |
| 7.0503.A.5 G4 or S4 – Publicly Accessible Open Space, Location and Accessibility |  |  |  |  |
| 7.0503.A.5 G5 or S5 – Publicly Accessible Open Space, Required Elements |  |  |  |  |
| 7.0503.A.5 G6 or S6 – Enhanced Sidewalks and Amenity Zones |  |  |  |  |

### Residential Development: Multi-Family and Single-Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.5 G7 or S7 – Multi-Family Residential Open Space Standards, per Section 7.0103.A.5 |  |  |  |  |

## 7.0503.A.6 Landscaping

### All Development

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 7.0503.A.6 G1 or S1 - Landscape Plan Preparation |  |  |  |  |
| 7.0503.A.6 G2 or S2 – Maintenance or Replacement of Regulated Trees |  |  |  |  |
| 7.0503.A.6 G3 or S3 – Water Conservation and Treatment |  |  |  |  |

### Commercial, Industrial, and Institutional

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.6 G4 or S4 – Site Landscaping Standards (per Section 7.0103.A.6 S1-S5 and S11. |  |  |  |  |
| 7.0503.A.6 G5 or S5 – Site Landscaping (minimum 15% of gross site area) |  |  |  |  |

### Residential Development: Multi-Family and Single-Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.6 G6 or S6 – Site Landscaping (minimum 15% of gross site area, plus standards from Section 7.0103(A)(6)) |  |  |  |  |
| 7.0503.A.6 G7 or S7 – Parking Lot Landscaping |  |  |  |  |

## 7.0503.A.7 Site Lighting

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.A.7 G1 or S1 - Site Illumination and Photometric Plan, per Table 7.0503.A.7 |  |  |  |  |
| 7.0503.A.7 G2 or S2 - Full Cut-off Lighting Fixtures |  |  |  |  |
| 7.0503.A.7 G3 or S3 - Light Fixture Height and Design |  |  |  |  |

# 4.1250.B - BUILDING DESIGN

## 7.0503.B.1 Building Massing and Articulation

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.1 G1 or S1 – Minimum Building Mass or Volume Change |  |  |  |  |
| 7.0503.B.1 G2 or S2 – Visibility of Mass or Volume Change |  |  |  |  |
| 7.0503.B.1 G3 or S3 – Tall Buildings; Upper Floor Articulation Strategies |  |  |  |  |
| 7.0503.B.1 G4 or S4 – Prominent Façade Sections at Street Corners and the Terminus of Streets/Primary Internal Drives |  |  |  |  |
| 7.0503.B.1 G5 or S5 – Prominent Façade Section: Profiles |  |  |  |  |
| 7.0503.B.1 G6 or S6 – Prominent Façade Section: Distinctive Architectural Expressions |  |  |  |  |
| 7.0503.B.1 G7 or S7 – Prominent Façade Section: Use of Primary Materials |  |  |  |  |

### Commercial and Institutional Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.1 G8 or S8 – Building Massing: Quantity of Masses |  |  |  |  |
| 7.0503.B.1 G9 or S9 – Building Massing: Changes in the Facade |  |  |  |  |
| 7.0503.B.1 G10 or S10 – Building Massing: Placement of Tallest Mass |  |  |  |  |
| 7.0503.B.1 G11 or S11 – Building Massing: Placement of Tallest Mass on Corner Lots |  |  |  |  |
| 7.0503.B.1 G12 or S12 – Articulation of Facades to Add Visual Interest |  |  |  |  |
| 7.0503.B.1 G13 or S13 – Ground Floor Heights |  |  |  |  |

### Residential Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.1 G14 or S14 – Multi Family Building Standards, per Section 7.0103 |  |  |  |  |

### Existing Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.1 G15 or S15 – Renovations subject to Exterior Building Façade Standards |  |  |  |  |
| 7.0503.B.1 G16 or S16 – Renovations Expanding Building Footprints |  |  |  |  |
| 7.0503.B.1 G17 or S17 – Additions to Historic Buildings |  |  |  |  |

## 7.0503.B.2 Roofs and Parapets

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.2 G1 or S1 – Heat Island Reduction |  |  |  |  |

## 7.0503.B.3 Entries

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.3 G1 or S1 – Orientation of Building Entries and Facades |  |  |  |  |
| 7.0503.B.3 G2 or S2 – Orientation of Entries at Corners; Location of Building Address |  |  |  |  |
| 7.0503.B.3 G3 or S3 – Pedestrian Connections to Entries |  |  |  |  |
| 7.0503.B.3 G4 or S4 – Entry Design, Visual Prominence |  |  |  |  |
| 7.0503.B.3 G5 or S5 – Entry Design, Change in Building Form |  |  |  |  |
| 7.0503.B.3 G6 or S6 – Entry Design Features (Two Elements Required) |  |  |  |  |
| 7.0503.B.3 G7 or S7 – Entry Materials |  |  |  |  |
| 7.0503.B.3 G8 or S8 – Entry Weather Protection |  |  |  |  |

### Commercial and Institutional Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.3 G9 or S9 – Primary Entrances Open During Business Hours |  |  |  |  |
| 7.0503.B.3 G10 or S10 – Requirement for Additional Entries on a Facade |  |  |  |  |
| 7.0503.B.3 G11 or S11 – Entry Requirements, when located at the rear of the site, per Section 7.0503.B.3.S1-S3 and S10 |  |  |  |  |
| 7.0503.B.3 G12 or S12 – Entry Requirements for Mixed-Use Developments |  |  |  |  |
| 7.0503.B.3 G13 or S13 – Additional Entry Requirements for Buildings Greater than 30,000 sq. ft. |  |  |  |  |

### Residential Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.3 G14 or S14 – Multi-Family Building Entry Standards, per Section 7.0103; plus Additional Standards |  |  |  |  |

### Residential Development: Multi-Family and Single-Family Attached

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.3 G15 or S15 – Entry Standards for Buildings With or Without a Central Courtyard Space |  |  |  |  |
| 7.0503.B.3 G16 or S16 – Transitions Between the Public Realm and Private Realm |  |  |  |  |

### Existing Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.3 G17 or S17 – Renovations Including Exterior Changes, Entry Standards |  |  |  |  |

## 7.0503.B.4 Facade Composition and Ground-Level Details

### All Development

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 7.0503.B.4 G1 or S1 – Screening of Mechanical, Electrical, and Communication Equipment |  |  |  |  |
| 7.0503.B.4 G2 or S2 – Through-Wall Heating/Cooling/Mechanical Equipment |  |  |  |  |
| 7.0503.B.4 G3 or S3 – Energy Conservation and Sustainability in Site and Building Design |  |  |  |  |

### Commercial and Institutional Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.4 G4 or S4 – Façade Rhythm, Required Element |  |  |  |  |
| 7.0503.B.4 G5 or S5 – Building Articulation, Required Elements |  |  |  |  |
| 7.0503.B.4 G6 or S6 – Ground Floor Window Bulkheads |  |  |  |  |
| 7.0503.B.4 G7 or S7 – Building Base: Elements |  |  |  |  |
| 7.0503.B.4 G8 or S8 – Building Base: Height |  |  |  |  |
| 7.0503.B.4 G9 or S9 – Ground Floor Commercial, including Live-Work Uses, at Sidewalk Elevation |  |  |  |  |

### Residential Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.4 G10 or S10 – Multi-Family Building Façade Composition Standards, per Section 7.0103 |  |  |  |  |
| 7.0503.B.4 G11 or S11 – Separation Between Public and Private Spaces |  |  |  |  |
| 7.0503.B.4 G12 or S12 – Transition Elements Between Public Spaces and Residential Spaces |  |  |  |  |

### Existing Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.4 G13 or S13 – Compliance with Standards for Exterior Building Modifications |  |  |  |  |

## 7.0503.B.5 Transparency

### All Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.5 G1 or S1 – Window Recess (minimum 4 inches) |  |  |  |  |

### Commercial and Institutional

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 7.0503.B.5 G2 or S2 – Transparency, Street Facing Facades that face Stark or 181st Street |  |  |  |  |
| 7.0503.B.5 G3 or S3 – Transparency, Street Facing facades (not facing Stark or 181st Street) |  |  |  |  |
| 7.0503.B.5 G4 or S4 – Transparency, Non-Street Facing facades |  |  |  |  |
| 7.0503.B.5 G5 or S5 – Transparency, Upper Levels of Street Facing Facades |  |  |  |  |
| 7.0503.B.5 G6 or S6 – Window Opening, Vertical Proportions |  |  |  |  |
| 7.0503.B.5 G7 or S7 – Visual Connectivity, Ground Floor Windows |  |  |  |  |
| 7.0503.B.5 G8 or S8 – Visual Transmittance of Windows |  |  |  |  |

### Residential Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.5 G9 or S9 – Transparency Standards per Section 7.0103; Additional Standards for Common Areas, Accessory Buildings, and Entries Accessing Parking Areas |  |  |  |  |

### Existing Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.5 G10 or S10 – Renovations to Building Exteriors, Modifications to Transparency Percentage |  |  |  |  |
| 7.0503.B.5 G11 or S11 – Reinstallation of Windows Previously Covered |  |  |  |  |

## 7.0503.B.6 Gateways

### All Development

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 7.0503.B.6 G1 or S1 – Gateways at Prominent Intersections |  |  |  |  |
| 7.0503.B.6 G2 or S2 – Building Scale at Gateways |  |  |  |  |
| 7.0503.B.6 G3 or S3 – Building Entries Adjacent to Gateways |  |  |  |  |
| 7.0503.B.6 G4 or S4 – Building Facades, Material Usage at Gateways |  |  |  |  |
| 7.0503.B.6 G5 or S5 – Plazas at Gateways, Elements Required |  |  |  |  |

## 7.0503.B.7 Materials

### All Development

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | **G** | **S** | **N/A** | **Findings** |
| 7.0503.B.7 G1 or S1 – Primary, Secondary, and Accent Materials (per Table 7.0503.B.7) |  |  |  |  |
| 7.0503.B.7 G2 or S2 – Prohibited Materials |  |  |  |  |
| 7.0503.B.7 G3 or S3 – Fencing Materials |  |  |  |  |

### Existing Development

|  | **G** | **S** | **N/A** | **Findings** |
| --- | --- | --- | --- | --- |
| 7.0503.B.7 G4 or S4 – Renovations to Building Exteriors, Compliance with Section 7.0503.B.7 Standards |  |  |  |  |
| 7.0503.B.7 G5 or S5 – Renovations to Building Exteriors, Façade Material Restoration |  |  |  |  |