

## **Draft Joaquin Neighborhood Design Standards**

The Joaquin neighborhood south of Brigham Young University is among the oldest residential districts in the city. There are a number of identifiable design elements that contribute to the unique character of this neighborhood that should be honored in any new development. The following design standards will be applied in evaluating new development proposals within the Joaquin neighborhood.

The standards are provided to ensure the compatibility of new development within the overall character of the existing neighborhood. Therefore the standards attempt to identify the fundamental characteristics of these traditional neighborhoods and provide guidance with respect to neighborhood context and basic design elements. When these design elements are arranged in a new building to be complementary to those traditionally seen in the neighborhood, then visual compatibility results.

The standards deal with a variety of design and building elements including the following:

- Streetscape Design
- Open Space Design
- Building Location/Orientation
- Driveway/Parking Design
- Landscape Design
- Building Mass and Scale
- Building Forms
- Building Materials
- Compatible Additions

These standards are intended to provide design guidance for project applicants, staff and the general public. The standards indicate the preferred means of achieving identified objectives although applicants are free to propose alternative methods, which may be acceptable.

This design guidance is organized by guiding principles and by recommended guidelines. The principles set the tone of what is to be achieved and the guidelines note the means of achievement.

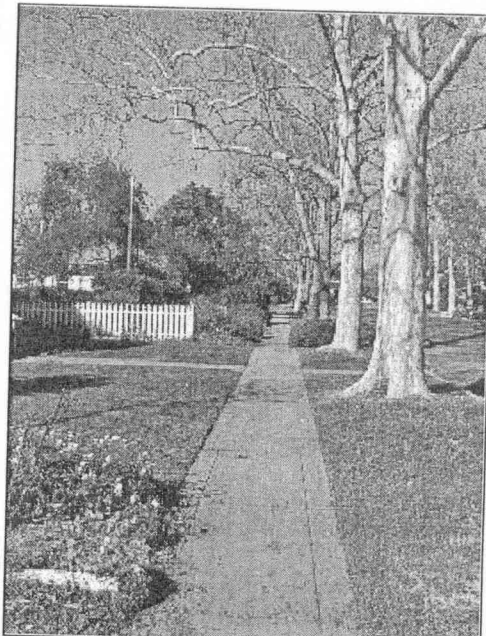
# Streetscape Design

## Design Principles

Traditional landscape character and sidewalk design of the existing streetscape pattern are maintained when detached sidewalks are separated from the street by planting strips and mature canopy trees.

## Design Guidelines

- A. Separate sidewalks from the curb by a turf landscaped planting strip.**
- Existing detached sidewalks and planting strips shall be retained and preserved.
  - New sidewalks shall be detached from the curb, similar to existing, with planter strips planted with compatible street trees.
- B. Protect and maintain vegetation in planting strips.**
- Avoid replacing planted material with hard or impervious surfaces.
  - Protect established vegetation during construction to avoid damage.
  - Encourage compatible low water use turf.
- C. Continue the pattern of street trees in a block**
- Existing street trees shall be preserved whenever possible.
  - Damaged or diseased trees shall be replaced with a species similar in character and growth habit to the predominant existing tree species consistent with the city forester's list.
  - Street tree installation or replacements shall be required with new development.
  - New street trees should have a minimum caliper size of 2" in diameter.



A gap in the rhythm of street trees should be filled, when feasible.

# Open Space Design

## Design Principles

The hierarchy of public and private open space is a progression that begins at the street, which is the most “public” space, proceeds through the front yard, which appears “semi-public, continues to the porch which is “ semi-private” and ends at the home’s front door. This sequence enhances the pedestrian environment and contributes to the character of neighborhoods. The public and semi-public open space at the front of properties sets the tone for the visual quality for the neighborhood. These standards set a guide for how to create and maintain compatible public and semi-private open space.

## Design Guidelines

### A. Provide a front yard that is similar in character to neighboring properties.

- There shall be a logical hard surface pedestrian connection between the street and the front entry.
- The front yard shall be predominantly landscaped with a combination of turf and plants. Hard surfaces for driveways, parking or patios shall be minimized.
- Multi-family housing shall be oriented to the street with an entryway creating the appearance of traditional single-family housing facing the street.
- Parking shall not be allowed in the front yard setback other than in the driveway.

### B. Fences or hedges may be used to define the yard.

- A fence within the front yard should be short and transparent with a maximum height of 48“ (inches) except for corner lots where the height limit at the corner cannot exceed 36” (inches) for visibility purposes.
- Masonry and solid fences need to reflect the architectural character of the project.
- Chain link fences are prohibited in front yards.
- Contemporary interpretations of traditional fences should be compatible with those found in the neighborhood.
- Landscaping along the fence edge should soften and define the property boundary.

### C. Preserve the sense of open space in the front, sides and rear yards.

- Typical Provo homes were small and centered on the lot with generous front, side and rear yards.
- Application of these guidelines may result in a smaller building footprint than would be allowed under the applicable zoning regulations.
- Site new structures consistent with the existing front setbacks of adjoining properties to maintain neighborhood compatibility.
- Building side and rear yard setbacks beyond zoning minimums may be needed to maintain an adequate sense of privacy for adjoining properties.

## Building Location

### Design Principles

Traditionally, the front entry of a building faced the street and was sheltered by a one-story porch. The front facing entry and porch provide a sense of orientation and welcome to residents, visitors and neighbors.

### Design Guidelines

- A. Orient the primary entry of the building to the street.**
- All structures should have one primary entry that faces the street.
  - Additional entrances may be located to the side or rear.
  - Multi-unit structures should also be street-oriented with the entry facing the street.
- B. Clearly define the primary entrance by use of a raised porch or other similar entry feature.**
- Orient the front porch or entry feature to the street.
  - The minimum dimensions of the porch should be compatible with the scale of the building façade.
  - The porch floor height should be consistent with the neighborhood standard.
- C. New multi-family buildings should have the majority of their development site along a block's face not on the interior of the block.**
- The development of large multi-family complexes on the interior of a block with little development out to the street is discouraged.
  - Interior lots should not comprise more than 25% of a project's area.



# Driveways and Parking

## Design Principles

Traditional single-family neighborhoods were designed at a time when automobile ownership was less extensive than it is today. Therefore, these neighborhoods were much more pedestrian-oriented neighborhoods. Over time, as auto ownership has increased, parking demands have lowered the attractiveness of many existing older neighborhoods. The basic design principle is to integrate a higher level of auto ownership into traditional neighborhoods without sacrificing the livable qualities that residents prize in these areas.

## Design Guidelines

### **A. The pattern of a single driveway per property minimizes the impact of paving and on-site circulation.**

- New developments should provide the minimum amount of driveway access required in order to preserve a residential feel.
- Driveway placement should be toward the side property line to avoid dividing a building by a single central driveway to subterranean parking.
- Alley access for properties should be encouraged to reduce the impact of parking and traffic circulation on the front property line.
- Parking and interior access should be designed to minimize the number of curb cuts.
- Driveways serving over six or more parking spaces should maintain a minimum width of 16 feet. Driveways serving five or fewer spaces or one way traffic may be a minimum of 12 feet wide.

### **B. Required parking should not be placed in the required front yard and should be minimized in the required rear yard.**

- New developments should not have any required parking in front of any front face of a residential building.
- Rear surface parking areas should be buffered from neighboring properties by appropriate plant materials.
- Building and driveway lighting should not extend beyond the boundaries of the subject property.
- Entrances to underground parking should occur from driveways along the sides of properties not from a front facing underground garage entry.

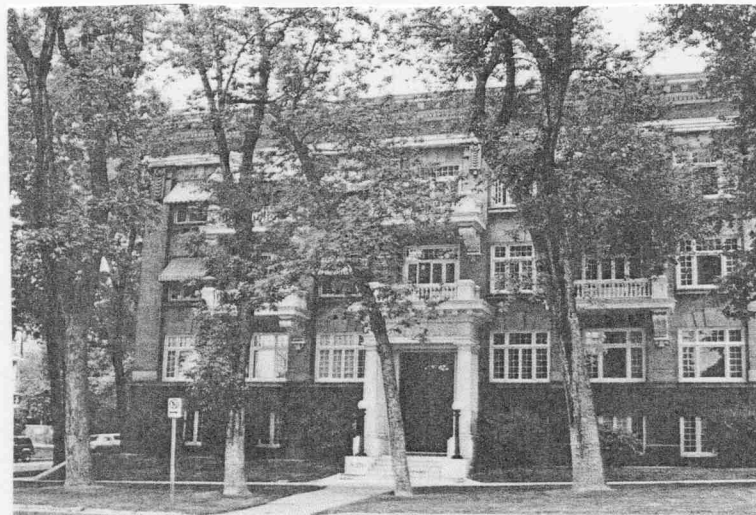
# Landscape Design

## Design Principles

Landscape materials soften buildings and help them harmonize into their existing surroundings. Every effort should be made to maintain existing mature vegetation and buildings should be sited if at all possible to retain mature canopy trees and other significant existing vegetation.

## Design Guidelines

- A. The design and siting of the building, impervious surfaces and related construction should take into consideration all existing trees and other significant vegetation.**
- Property owners shall comply with the tree protection ordinance prohibiting damage or removal of trees in the public right-of-way.
  - The design of underground parking structures must avoid the removal of significant canopy trees within 5 feet of side and rear property lines.
- B. New landscaping with the public and semi-public view areas of the property should be consistent with existing neighborhood vegetation or approved by the city's urban forester.**
- The species, size and placement of new front yard landscaping should be considered in the design review process.
  - New planting designs should consider xeriscape principles and seek to minimize landscape water use.
  - Subterranean parking structures must respect the front yard setback or be designed in a way to allow the planting and growth of mature trees in the front yard.
- C. Landscaping should be used, where feasible, to reduce the impact of larger buildings on their neighbors.**
- New multi-family housing should use its perimeter landscaping to soften the neighbor's view of the building from their side and rear property lines.
  - Front yard landscaping for multi-story buildings should be selected and placed to balance and soften the architecture of the building from the street.



# Building Mass and Scale

## Design Principles

The mass and scale of a new building is a very important element in helping it to fit within the neighborhood context. Traditional single-family homes enhance the “pedestrian-friendly” character of local streets. While new buildings may be larger than many earlier houses, the new construction should not be so large as to appear to disturb the visual continuity the neighborhood needs to retain its identity. Application of these guidelines may reduce the maximum building envelope allowed under zoning regulations.

## Design Guidelines

- A. Design the front elevation to be similar in scale to those seen traditionally on the block.**
- New multi-family structures should not overwhelm the visual character created by adjoining or nearby single family homes.
  - Each segment of the front façade of new buildings should be within 10% of the average width of existing residential structures in the neighborhood. If the building facade is greater in width than this standard, then the façade should be articulated into different planes to reduce the apparent mass of the building.
- B. Minimize the perceived scale of a building.**
- The front wall of a building should generally not exceed two stories in height.
  - Wall heights of one to one and a half stories are preferred along the street.
  - Provide a one story porch or similar element, which defines the front door and entrance to the building.
- C. Locate the doors, windows and balconies of new housing to respect the privacy of neighboring properties to the extent feasible.**
- Windows, doors and balconies should not be located on elevations that are directly adjacent to a neighboring property where possible.
  - Where windows overlook a neighbor’s property means to preserve privacy should be utilized; such as locating windows above the typical eye level, use of an opaque or glazed glass or appropriately placed landscaping.

# Building Forms

## Design Principles

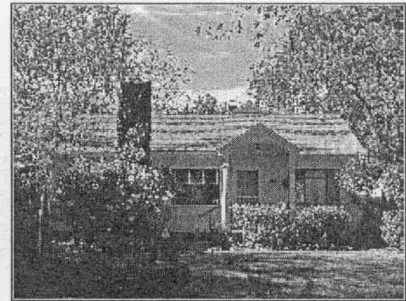
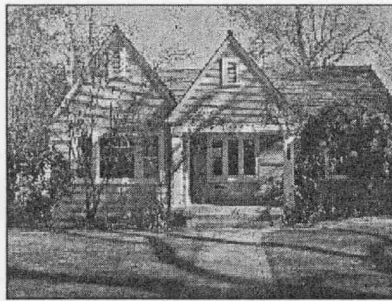
A similarity of building and roof forms contributes to a sense of visual continuity in a neighborhood. In order to maintain this feature, a new building should have a basic building and roof form similar to those seen in the neighborhood.

## Design Guidelines

- A. Use building forms that are similar to those traditionally seen in the residential neighborhood.**
- Simple rectangular building forms may be appropriate if found in the neighborhood.
  - Use building forms similar to those traditionally seen in the residential neighborhood.
  - Raised foundations are preferred. Finished first floor height should be within the range typically found in the neighborhood.
  - Exotic building and roof forms which detract from visual continuity should be avoided.
- B. Use roof forms that are similar to those traditionally seen in the residential neighborhood.**
- Sloping roofs such as gable and hipped roofs are preferred as primary roof forms.
  - Shed roofs may be appropriate for some additions.
- C. Use window and doorway forms similar to those traditionally seen in the residential neighborhood.**
- Use of historic window and door forms is encouraged to create a dynamic harmony with historic neighborhood forms.



Sloping roofs such as gable, hipped and shed roofs are preferred.



# **Building Materials/Details**

## **Design Principles**

The type of building materials used in new development should be harmonious within traditional materials used in the neighborhood. Brick has historically been used for residential structures in the Joaquin neighborhood. While new materials may be considered, they should not vary extensively from those used traditionally so as not to create a jarring juxtaposition.

## **Design Guidelines**

- A. Brick, stucco and painted wood are suggested as primary building materials.**
  - Painted wood lap siding and other forms of wood siding are appropriate.
  - Stucco may be considered when it is detailed with wood trim around windows and doors. A shadow line around windows created by recessing the window is considered a necessary design detail.
  - A much wider range of secondary and trim materials can be used as long as they are not dominant.
  
- B. Roof materials should appear similar in scale and texture to those traditionally found in the neighborhood.**
  - Wood, slate, tiles and high-quality composition shingles and shakes are appropriate roofing materials.

# **Building Additions**

## **Design Principles**

Additions to older homes are anticipated and should be welcomed in the neighborhood as a sign of revitalization. However, inappropriate additions may reduce the visual harmony of a property and lead to a disjointed appearance. These standards are intended to reduce the likelihood on an incompatible addition while preserving the right of the homeowner to expand their housing to meet contemporary needs.

## **Design Guidelines**

- A. Adaptive reuse of existing buildings is strongly encouraged.**
- B. An addition should not strongly alter the perceived character of the original building.**
  - Use windows, materials and doors that are compatible with those of the original building.
  - Use a roof form for the addition that is compatible with the primary structure.