

CAIRNS DISTRICT - APPENDIX D (LIST OF REQUIREMENTS)

SECTION/TITLE	COMPLIANT	EXCEPTION	N/A	REQUIREMENT	COMMENTS
1.5 - Where Mountain Meets Urban				Explain how your project meets the Mountain Meets Urban Design Elements.	The Sandy Fire Station takes elements of our natural world to find the balance between the mountain and the urban interface, a juxtaposition that exists where the city of Sandy and the Wasatch mountains meet. The building form reflects the undulating contours of mountainous terrain, with a gradually sloping structure mimicking the slopes and peaks of the nearby mountains. This design approach not only speaks to the natural environment but also creates dynamic spaces within the building itself. The Sandy fire station pays homage to its natural context within its built environment by providing internal courtyards reflecting canyons, roof lines mirroring peaks, cantilevered spaces resembling ledges, outdoor patios providing shaded habitats, and a large public plaza that is open and inviting.

2.2 - Parkstrips

Formal Parkstrips (9270 South)	YES			There shall be a minimum of one street tree for every 35 feet of frontage	Total frontage along 9270 South is 343' therefore 343/35 = 10 trees required along this frontage. 10 trees have been provided.
	YES			Trees shall have a two-inch caliper at the time of planting	
	YES			Trees shall be selected from the plant list in the appendix of this document or be approved by the Parks and Recreation Department	
enhancement	YES			15% of the parkstrip should include raised planter(s)	formal planters are all raised.
enhancement				Alternating between 2 species to create consistent tree canopy.	not provided
Informal Parkstrips			N/A	Parkstrips shall include softscape treatment for at least 40% of lot frontage	no informal parkstrips required for type 2 or type 4 streetscapes
			N/A	Softscape areas shall be a minimum of 70% plant material	no informal parkstrips required for type 2 or type 4 streetscapes
			N/A	Parkstrips shall include at least three different trees species (from the plant list in this document or as approved by the Parks and Recreation Department)	no informal parkstrips required for type 2 or type 4 streetscapes
			N/A	Trees shall have a two-inch caliper at the time of planting	no informal parkstrips required for type 2 or type 4 streetscapes
Combination Parkstrips (Monroe St.)	YES			Street trees shall be planted with a combination (both) of the Formal and Informal treatments (see requirements for those treatments)	The combination parkstrip along Monroe St contains formal tree spacing with informal parkstrip widths and irregular sidewalks.
	YES			There shall be a minimum of one street tree per 45 feet of frontage (from the plant list in this document or as approved by the Parks and Recreation Department)	Total frontage along Monroe St. is 306' therefore 306/45 = 7 trees required along this frontage. 7 trees have been provided.
	YES			Trees shall have a two-inch caliper at the time of planting	

2.3 - Design Priority

Pedestrian (9270 South)	YES			Crosswalks shall be a minimum of 6 feet wide and shall include stamped or colored concrete	
	YES			Where a driveway crosses a sidewalk, the driveway shall be raised to match the adjacent sidewalk	
			N/A	Pedestrian islands shall be required for crossings over 38 feet	no crossings over 38'
			N/A	Bulb-outs shall be implemented where there is on-street parking	no on street parking provided
Shared (None)			N/A	Crosswalks shall be a minimum of 8 feet wide and shall include stamped or colored concrete	
			N/A	Where a driveway crosses a sidewalk, the driveway shall be raised to match the adjacent sidewalk	
			N/A	Pedestrian islands shall be required for crossings over 38 feet	pedestrian islands cannot be provided due to required turning radii for apparatus
			N/A	Bulb-outs shall be implemented where there is on-street parking	No on street parking provided
Vehicular (Monroe St)	YES		-	Crosswalks shall be a minimum of 6 feet wide and shall include thermal plastic	no vehicular design priority streets at this location. Crossing located at 9270 S and Monroe (pedestrian priority). This crossing will include thermal plastic along crosswalk.
	YES		-	Where a driveway crosses a sidewalk, the driveway shall be marked with stamped or colored concrete	
			N/A		no vehicular design priority streets at this location
			N/A	Bulb-outs shall be implemented where there is on-street parking	no vehicular design priority streets at this location

2.4 - Traffic Calming

Crosswalks	YES			Crosswalks shall have a defined edge according to street code requirements. Borders may be added to designs as needed	Thermal plastic to be provided at all crosswalks
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enhancement	YES			In locations where a building is present at the corner, there shall be a specialty paver plaza of 500 square feet or more in size (see figure 218)	Building is not present at the corner, however a 500+ SQ. FT plaza has been provided at the corner per figure 218 considering under normal circumstances the building should be present at the corner.
			N/A	In locations with a monument at the corner, there shall be a specialty paver plaza of 200 square feet or more in size (see figure 217)	monument is not provided at the corner but is provided at the public plaza.
	YES			Crosswalks shall offer a route from the intersection to either the building entrance or a point of interest	Plaza has been extended to furthest extent possible while still accomodating the storm water retention requirement and minimum parking requirement (50 stalls). Stamped, colored concrete will connect the intersection to the public gathering space (plaza) and building entry. This plaza may be additionally increased in size if the storm water retention area can be partially moved to the landscape area North of the building.

2.6 - Building Frontages

	YES			All buildings in The Cairns shall have frontage on at least one public or private ROW or mew.	
Primary Frontage	YES			The primary frontage shall be the frontage of a building on the smallest numbered streetscape design-type, types 2-4, where two or more frontages exist	Primary frontage is on Ramondo Way (9270 South)
	YES	YES		The primary frontage shall be the frontage that satisfies the ground floor commercial requirement (see Chapter 3)	This use meets the intent of ground level activation
	YES			The primary frontage shall include the primary entrance to the building for streetscape design types 2 and 3	primary entrance is on the corner
	NO	YES		At least 70% of either the facade of the building or a community gathering space (see Chapter 9) shall be built within five feet of the minimum setback for the applicable streetscape design-type • For restaurant and entertainment uses, outdoor seating and dining can count towards 70% • For preferred uses, this can be reduced to 50%	A community gathering space has been provided at the building corner. Plaza extended to further embrace the corner and connect using materiality (stamped/colored concrete).
Secondary Frontage	YES			The secondary frontage shall be the frontage of a building on the largest numbered streetscape design-type where two or more frontages exist	Secondary Frontage is Monroe St.
	NO	YES		At least 70% of the facade of the building or a community gathering space (see Chapter 9) shall be built at or closer than the maximum setback for the applicable streetscape design-type • For restaurant and entertainment uses, outdoor seating and dining can count towards 70% • For preferred uses, this can be reduced to 50%	Facade of the building is limited by the minimum staging distance for the fire apparatus of 65'.

2.7 - Commercial Space

			N/A		
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2.8 - Drive Thrus and Walk-Up Windows

			N/A		
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Chapter 03

Type 01			N/A	Design priority shall be pedestrian	no type 01 streetscapes at this location
			N/A	Sidewalks shall maintain a minimum 10-foot clear walkway	no type 01 streetscapes at this location
			N/A	The minimum building setback shall be 6 feet	no type 01 streetscapes at this location
			N/A	Interruptions shall be every 50 feet	no type 01 streetscapes at this location
			N/A	There shall be a minimum of 2 pedestrian entrances for every 200 feet of building frontage	no type 01 streetscapes at this location
			N/A	Drive-thrus shall be prohibited	no type 01 streetscapes at this location
			N/A	On-street parking shall be temporary	no type 01 streetscapes at this location
			N/A	The maximum retail space for any one use shall be 8,000 sq ft	no type 01 streetscapes at this location
Type 02 (9270 S)	YES			Design priority shall be pedestrian	
	YES			Parkstrip treatments shall be formal	
	YES			Sidewalks shall maintain a minimum 8 foot clear walkway	
	YES			The minimum building setback shall be 10 feet	
	NO	YES		The maximum building setback for a primary frontage shall be 15 feet and for a secondary, 20 feet	The building has been located to maintain the proper function of the fire apparatus while maintaining public safety. The driveways to the apparatus driveway is positioned 150' from the intersection. It is our understanding that 150' is the minimum allowable distance between a driveway and an intersection. Due to this constraint the building exceeds the maximum building setback by 8'.
	YES			Paving Materials	Saw-cut joints provided at all sidewalks with secondary paving material of stamped/colored concrete.
	YES			Interruptions shall be every 50 feet	Paving material changes provide interruptions less than every 50ft. Refer to Landscape Plan.
	NO	YES		There shall be a minimum of 4 pedestrian entrances for every 200 feet of building frontage	to maintain controlled access for the safety of the firefighters, one public entry has been provided. All other entrances are for fire station personelle use only.

	YES			The maximum block length shall be 400 feet	
			N/A	Drive-thrus shall be prohibited	none required for this use
	NO	YES	-	On-street parking shall be required	on street parking has not been provided to maintain public safety along 9270S. This street is the main thoroughfare for the large fire apparatus returning to the station. To avoid conflicts with the fire apparatus and parked cars/access to parked cars, these have not been provided
	NO	YES		There shall be a minimum of 30% ground floor commercial or flex commercial and commercial or flex commercial on all block corners	firestation function prohibits commercial use on the ground floor. Public lobby/museum provided on the ground floor
			N/A	The maximum retail space for any one use shall be 8,000 sq ft • For preferred uses, maximum retail space is 12,000 sq ft	No retail space provided
Type 03			N/A	Design priority shall be shared	no type 03 streetscapes at this location
			N/A	Parkstrip treatments shall be informal	no type 03 streetscapes at this location
			N/A	Sidewalks shall maintain a minimum 8-foot clear walkway	no type 03 streetscapes at this location
			N/A	The minimum building setback shall be 8 feet	no type 03 streetscapes at this location
			N/A	The maximum building setback for a primary frontage shall be 16 feet and for a secondary, 25 feet	no type 03 streetscapes at this location
			N/A	Interruptions shall be every 75 feet	no type 03 streetscapes at this location
			N/A	There shall be a minimum of 3 pedestrian entrances for every 200 feet of building frontage	no type 03 streetscapes at this location
			N/A	The maximum block length shall be 400 feet	no type 03 streetscapes at this location
			N/A	Drive-thrus shall be limited	no type 03 streetscapes at this location
			N/A	On-street parking shall be required	no type 03 streetscapes at this location
			N/A	There shall be a minimum of 15% ground floor commercial or flex commercial and commercial or flex commercial on half of all block corners	no type 03 streetscapes at this location
			N/A	The maximum retail space for any one use shall be 10,000 sq ft	no type 03 streetscapes at this location
Type 04 (MONROE ST)	YES			Design priority shall be vehicular	
	YES			Sidewalks shall maintain a minimum 10-foot clear walkway	
	YES			The minimum building setback shall be 8 feet	
	NO	YES		The maximum building setback for a primary frontage shall be 20 feet and for a secondary, 30 feet	the building is located on the site to maintain adequate staging distance for the apparatus (65' min). This places the building beyond the 30' setback requirement for a secondary frontage.
	YES			Paving Materials	Saw-cut joints provided at all sidewalks with secondary paving material of stamped/colored concrete.
	YES			Interruptions shall be every 100 feet	Provided. Refer to landscape plan
	NO	YES		There shall be a minimum of 2 pedestrian entrances for every 200 feet of building frontage	to maintain controlled access for the safety of the firefighters, one public entry has been provided. All other entrances are for fire station personnel use only.
	YES			The maximum block length shall be 500 feet	
			N/A	Drive-thrus shall be limited	none provided
			N/A	On-street parking shall be limited	none provided
	NO	YES		There shall be a minimum of 10% ground floor commercial or flex commercial on all block corners	firestation function prohibits commercial use on the ground floor. Public lobby/museum provided on the ground floor
			N/A	The maximum retail space for any one use shall be 20,000 sq ft	none provided

4.1 Where Mountain Meets Urban

Describe how you've incorporated these elements into your design.

The building massing is a direct response to the presence of the Wasatch mountains and the mountain urban interface. It features deliberate breaks in the façade, such as at the interior courtyard, which is strategically positioned to mimic the organic irregularities observed in architectural canyons. Architectural ledges have been introduced to the massing, particularly where the training room extends beyond the building's base, creating cantilevers that evoke the stratification seen in geological formations. The concept of hanging valleys is integrated through the inclusion of outdoor decks at the second level, echoing the natural formations found in the mountains. Furthermore, the roofline is designed to converge into 3 prominent peaks, mirroring the silhouette of the distant Wasatch mountains. This deliberate alignment creates a cohesive skyline that harmonizes with the natural landscape, forging a strong visual identity and reinforcing the building's relationship with its surroundings. In essence, the building massing is a testament to existing narrative of Sandy City at the mountain-

4.2 - Building Massing

	YES			Each building facade shall have at least one horizontal break. Horizontal breaks shall be offset at least 3 feet from the building face. (See figure 408) • Iconic architecture as defined in this document	A Horizontal break is provided at the Training Room (level 2) which protrudes 5' from the base creating a "ledge. Exterior Patios which occur in the front and back of the building also provide a horizontal break.
	YES			All buildings shall have a distinguishable base, middle, and top as defined in this document.	Materiality helps define a base, middle, and top. The 1st floor of the building is wrapped with a heavier, brick material to provide a sense of weight at the base. The above story is a lighter, metal panel.
			N/A	Residential, office, and hospitality use building heights in The Cairns shall be regulated by figure 409.	not applicable uses
	YES			All specialty uses shall go to the Planning Commission for review and approval. These uses may not be held to the same massing or building height standards as other uses. Specialty use buildings shall follow an additional review and approval process, and will be given more flexibility in their design	

5.1.2 - Commercial and

N/A

5.1.3 - Residential Architecture

N/A

5.1.4 - Institutional, Civic, and Entertainment Use Architecture

Material Requirements	YES			Full brick veneer, quarried stone, architectural metals, glass, or pre-cast architectural concrete, or other high-quality material as recommended by The Cairns Architectural Review Committee (CARC), shall be used on at least 80% of building bases and 50% of building middles for all building frontages visible from public streets • Iconic architecture as defined in this document	A combination of architectural metals, full brick veneer, and glass is planned for the building exterior. Brick will be used on the base, metal and glass for the middle. Refer to building elevations for material percentages
	NO	YES		Uninterrupted horizontal expanses over 25 feet in length of any opaque material shall be prohibited on all primary and secondary frontages	Refer to building elevations for horizontal expanses. Primary frontage (9270S) complies with this requirement. The large "signage wall" along Monroe St. is 27' in length. Additionally the Dayroom wall is 34' in length and does not comply with this requirement on the ground floor.
Fenestration	NO	YES		No less than 50% of the ground floor on-street facing walls should include a non-reflective, transparent glass treatment for visibility at least three feet into the building	less than 50% provided on street facing walls where station living quarters requires privacy. Individual dorm rooms for the fire fighters are not open to the public view, along with the Dayroom.
Entries	YES			Entries are encouraged at all block corners	entry is situated near the block corner at the proposed public plaza
	YES			A horizontal shift in the facade of the building (at least two feet in or out) where the door is located	The main entry Vestibule protrudes from the building 10' to define the entry.
	YES			A distinguishable architectural change which clearly defines the entry	occupants enter the building from the community gathering space and through a covered entry. The Entry is defined with pops of color (RED)
	YES			A canopy, overhang, or arch above the entrance	The door can be shifted to accommodate this requirement. The public would enter the vestibule from the West face of the Vestibule. This is not shown in the current scheme.
	YES			A peaked roof or raised parapet structure over the door	The roof high point is at the entry
Articulations	YES			Buildings shall include a clearly defined base, middle, and top	ues of materials (brick on base, architectural metals on middle/top) to define base, middle, top.
	YES			Building protrusions or recessed treatments extending above the base of the building shall be required at block corners	Recessed Patio provided at main building corner and the upper floor cantilevers over the lower floor at this location.
Building Base	NO	YES		(Streetscape Design-Types 1, 2, 3) Horizontal building articulations for building frontages shall be required at least every 25 feet to break up facades and create a human-scale	The large "signage wall" along Monroe St. is 27' in length. Additionally the Dayroom wall is 34' in length and does not comply with this requirement on the ground floor.
	YES			Horizontal articulations shall minimally extend to the full height of the ground floor	
Middle and Top	YES			Vertical and horizontal divisions shall be required to create a variety of physical and material breaks in the façade	solar shading devices, architectural metals, and glass create this effect
	YES			Building facades shall include a sequence of articulations to provide architectural relief and shadowing	solar shading devices, architectural metals, and glass create this effect

5.2 - Site Grade

	YES			The foundation of a commercial building shall not extend above four feet from the grade of the adjacent sidewalk	
			N/A	The foundation of a residential building shall not extend above six feet from the grade of the adjacent sidewalk	not applicable uses
			N/A	Retaining walls shall not exceed five feet tall measured from the footing. Walls that are stepped shall have a 10-foot separation between retaining walls	none provided

5.3 - Roof Treatments

	YES			All roof top mechanical or utility equipment shall be screened (see figure 521 - 523)	all units have been screened from view
	YES			Roof treatments shall be designed to architecturally cap the building (see figure 523)	Refer to Building Elevations

5.4 - Lighting

	YES			Public and private street lights and parking lot lights shall be configured in a manner that minimizes the amount of light pollution or light trespass onto adjacent properties (see figure 526)	refer to site photometric study
	YES			Public street lights within the Cairns District shall be installed as per Sandy City	refer to electrical site plan
	YES			Parking lots and other private outdoor spaces shall be lit with lighting that is shielded so it can only project downward (see figure 526)	refer to site photometric study

6.1.2 - Surface Parking

	NO		N/A	Where surface parking lots are allowed between a building and the street (Public Realm), at least 50% of the street frontage shall be fronted with buildings	
enhancement	YES			Where decorative screening is required, it shall minimally include a four foot decorative wall and/ or hedge	Not provided on the current scheme. A hedge will be provided to screen the parking.
			N/A	Landscape island tree spacing may be adjusted up or down, based on the type of tree	
	YES			Landscape island trees shall be a fruitless variety tree	
			N/A	Surface parking shall comply with chart 601	See comments below
Chart 601 (type 2 Streetscape as primary frontage - 9270 S)	NO	YES		Maximum consumption of overall site shall be 10%	consumption is currently 21% of the entire site
	YES			Parking is (not allowed) in the public realm (between building and right of way)	
	NO	YES		0% of parking is allowed along any public frontage (not including on street parking)	parking is provided along the type 2 street in order to maintain the minimum required parking count for station function.
	YES			25% min. of the surface parking surface area shall be landscaped	This has been met. Refer to the architectural site plan for the calculated parking area.
	YES			Landscaping shall be evenly distributed in the parking lot	
	YES			Landscape islands shall be a minimum of 6' wide	
	YES			A master plan is required for parking lots with 50+ surface stalls	50 stalls provided.
	YES			Minimum setback from public or private right-of-way - 15'	Trees will be provided to screen the surface parking from the public way
enhancement	YES			Decorative screening is not permitted	a variety of plantings have been provided screen the parking area from the public way. Refer to Landscape plan. - a hedge will be provided
	YES			minimum tree spacing for landscape islands is 35 ft.	

6.2.2 - Structured Parking

			N/A		
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6.3.1 - Parking Entrances

	NO	YES		Parking ingress and egress for a double-lane entrance shall be a maximum of 24 feet wide	Parking entrance along 9270 S. is 24' wide. The driveway entrance for the apparatus bays exceeds 24'. This is necessary to maintain egress of the fire apparatus.
	YES			Parking ingress and egress for single-lane entrances shall be a maximum of 14 feet wide	
	YES			Parking ingresses and egresses shall be at least 60 feet from block corners for single lane entrance	
	YES			Parking ingresses and egresses shall be at least 80 feet from block corners for double lane entrance	
	YES			The number of entrances should be limited to a single ingress and egress per street frontage, per parking facility	

7.1.1 - Public Realm

Tree Grates, Manhole covers, and sidewalk medallions	YES			Manhole covers (with the exception of sewer district manhole covers) shall be Cairns branded and have an additional identifying marker indicating storm water, sewer, etc.	detail will be provided in the next round of drawings
	YES			Tree grates shall provide at least 16 square feet of permeable surface.	None provided
	YES			Tree grates, manhole covers, and sidewalk medallions shall be crafted using high quality materials from the pre-approved list, or as per Sandy City Standard Specifications	none provided

Trash Receptacles	YES			Privately maintained trash receptacles should be placed in the building space close to entrances but no less than one every 200 feet	none provided/city provided
	YES			Recycling receptacles should be paired with at least 1/2 of all trash receptacles (also to be placed in the building zone and privately maintained)	none provided/city provided
	YES			Trash receptacles shall be crafted using high-quality materials or come from the pre-approved list in Appendix B of this document	
Bike Racks	YES			Each project shall have one bike rack that can accommodate a minimum of 4 bicycles	currently accommodates 6
	YES			Bike racks should be on the primary frontage of a project in the building zone	
	YES			Bike racks shall be crafted using high-quality materials or come from the pre-approved list in Appendix B of this document	
Benches	YES			Benches should be provided at a minimum of one for every 200 or 300 feet of linear frontage within the building space	To be provided in next landscape plan
	YES			Benches should be placed near transit, public open spaces, and shopping and dining opportunities	
	YES			Benches shall be crafted using high-quality materials or come from the pre-approved list in Appendix B of this document	
Fencing			N/A	Fencing in the public realm shall not be more than 80% opaque	none provided
			N/A	Fencing shall be crafted using high-quality materials. Vinyl fencing is discouraged and chainlink fencing shall not be permitted	none provided
			N/A	Fencing in the public realm shall not be taller than 40 inches	none provided
Bollards			N/A	Bollards in the public realm shall not be taller than 40 inches	none provided in the public realm
			N/A	Decorative and lighted bollards should be crafted using high-quality materials such as wood, stone, and prefabricated plastics	none provided

7.2.1 - Landscaping

	YES			Shrubs, bushes, and grasses shall cover no less than 40% of all softscape areas	
	YES			There shall be a minimum of one tree planted for every 400 square feet of landscaping	65 trees have been provided on this site. Total landscaped area = 30,589 sq/ft. (total landscaped area/400sf = 76 trees)
	YES			Plant materials and landscape design shall be designed to reflect the mountain elements and themes outlined in Chapter 1 of this document	
	YES			Each site shall be designed with a variety of trees, shrubs, bushes, and grasses. No fewer than three species of trees and three species of shrubs, bushes, and grasses	
			N/A	Up to 50% of the landscaping may be transferred to a green wall so long as the wall starts at the ground floor and is in view of the public right-of-way	not provided
	YES			All landscaping shall meet LID requirements	
			N/A	Up to 60% of the required landscaping may be transferred to a rooftop garden and still meet the intent of these requirements	not provided
	YES			Plants shall come from the approved plant list in Appendix C of this document	

8.1.1 - Primary Monuments (enhancement)

			N/A	Primary gateway monuments should be at least 15 feet tall. Primary gateway monuments shall use granite veneer (figure 809), lighting, (figure 812) and no less than 4 other elements from the following list:	
			N/A	Evergreen trees (see figure 802 and appendix)	
			N/A	Ornamental trees (see figure 803 and appendix)	
			N/A	Large shrubs (see figure 804 and appendix)	
			N/A	Medium height shrubs (see figure 805 and appendix)	
			N/A	Ornamental grasses (see figure 806 and appendix)	
			N/A	Granite rubble (see figure 807)	
			N/A	Corten/dark bronze (see figure 810)	
			N/A	Stainless steel (see figure 811)	
			N/A	Primary gateway monuments shall be branded with The Cairns logo	

8.2 Secondary Gateway Monuments (enhancement)

			N/A	secondary gateway monuments should be at least 10 feet tall	
	YES			secondary gateway monuments should use granite veneer and no less than 2 elements from the following list: a. evergreen trees b. medium height shrubs, c. ornamental grasses, d. granite rubble, e. corten/dark bronze	Gateway monument planned at the base of the existing Stadium Sign
			N/A	secondary gateway monuments shall be branded with the Cairns logo	

8.3.1 - Vehicular, Pedestrian, Interpretive, and Trail signage (enhancement)

			N/A	Pedestrian wayfinding signage should be at least 8 feet tall	
			N/A	Vehicular wayfinding signage should be at least 10 feet tall	
			N/A	Print shall be easily visible on all wayfinding signage (this can be done in several ways, see images 826-828)	
			N/A	All wayfinding signage shall be constructed with high-quality materials such as granite, bronze, and stainless steel	
			N/A	All wayfinding signage shall be branded with The Cairns logo	

9.1 - Open Spaces (enhancement)

			N/A	All residential units in The Cairns shall be within ¼ mile (1320 feet) walking distance to a publicly accessible open space from the front or primary entrance of a unit	
			N/A	All uses in The Cairns shall be within ½ mile (2640 feet) walking distance from a publicly accessible open space of any type	
			N/A	In the case where open space is proposed and installed by a developer, a development and maintenance plan for the open space shall be submitted to the City	

9.1.2 - Pocked Open Spaces

			N/A	Pocket open spaces shall promote family activities with structured recreational opportunities	
			N/A	Pocket open space should be at least 6,000 sq ft in size	

9.1.3 - Squares (enhancement)

			N/A	Squares should be somewhat screened by landscaping to enhance the "oasis" feel	
			N/A	Landscaping in a square open space should consist mostly of lawns, trees, and shrubs	
			N/A	Squares may include some paths and paved areas for benches, tables, or navigation of the square	
			N/A	Squares should be a minimum of one acre in size	

9.1.4 – PLAZAS (enhancement)

	YES			Plazas shall have some point of emphasis or attraction (ie: fountains, sculptures, historic element, etc.) • Plazas should be used in more urban, active locations as a gathering or meeting place in commercial or more intensive residential locations • Plazas should be mainly hardscape • Plazas shall have some point of emphasis or attraction (ie: fountains, sculptures, historic element, etc.)	Community gathering space has been provided as a public plaza at the building entrance. Building massing embraces the plaza and it has been positioned to connect to the corner/crosswalk by extending the hardscape as far as possible while allowing for a storm water retention pond. This hardscape will have a connection from the plaza to the corner by sharing similar materials used as a wayfinding tool (stamped/colored concrete). The plaza is over 2000 sq/ft and size and can accommodate up to 100 people with a occupant load factor of 15SQ/FT per person. The plaza also includes a monument to fallen fire fighters, and locations for public art. Integral bench seating is incorporated into the seat walls that frame the plaza. This space also includes 3 flag poles, and the possibility of placing the historic antique fire-truck, which is housed inside the lobby of the fire station, further out in the public view on occasion.
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9.1.5 - Neighborhood Open Spaces

			N/A	Neighborhood open spaces shall have unique features to draw pedestrians from the whole region	
			N/A	Neighborhood open spaces shall accommodate a wide range of users and activities	

9.1.6 - Block Breaks

			N/A	Pedestrian mews and block breaks should have a 20-foot minimum width	
			N/A	Pedestrian mews and block breaks shall have at least two five-foot minimum clear pathways	

			N/A	There should be a minimum of 20% planted softscape in pedestrian mews and block breaks	
			N/A	Pedestrian mews and block breaks shall meet the standards for streetscape design-type 1 in Chapter 3 of this document	

11.1 - Loading Areas

			N/A	Loading areas shall be screened from view of the public realm with a minimum six foot decorative stone or masonry wall and vegetation	none provided
			N/A	Loading areas should not be closer than 25 feet to the public realm	none provided

11.1.2 - Trash and Waste Dumpsters

	YES			Trash and waste dumpsters shall be placed on a concrete pad that is enclosed on three sides with a minimum six foot tall masonry wall	
	YES			Trash and waste dumpsters shall be screened from view of the public realm	
			N/A	Outdoor grease traps shall be located behind buildings	

11.2.1 - Mechanical and Utility Boxes

	YES			Mechanical and utility boxes shall be screened from view in a decorative manner from the public realm	
	YES			Mechanical and utility boxes shall not be located inside a dedicated ROW except when buried. (Exceptions may be granted by Staff for traffic light boxes)	
	YES			Mechanical boxes shall be located on rooftops, inside a building, or behind a building where they are not visible from the public realm	
	YES			Commercial mechanical units that generate noise should not be allowed within 200 feet of any residential use unless noise can be dampened sufficient to limit noise area to a 50 foot radius from the mechanical unit	