

# Design Review

## Development Application Submittal Requirements

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to the Design Review Committee may be found in Article 916, Establishment of Committees. Design Review Committee approval is often required to ensure that a project will be compatible with surrounding properties or that appropriate buffering will be provided to mitigate any adverse effects. The condition(s) of approval that require Design Review Committee action will state the items of concern that must be addressed in the application. If the Planning Commission or Board of Adjustment has required that the project be reviewed by the Design Review Committee, then a Design Review Application must be submitted. Each submittal must include the information listed on the application.

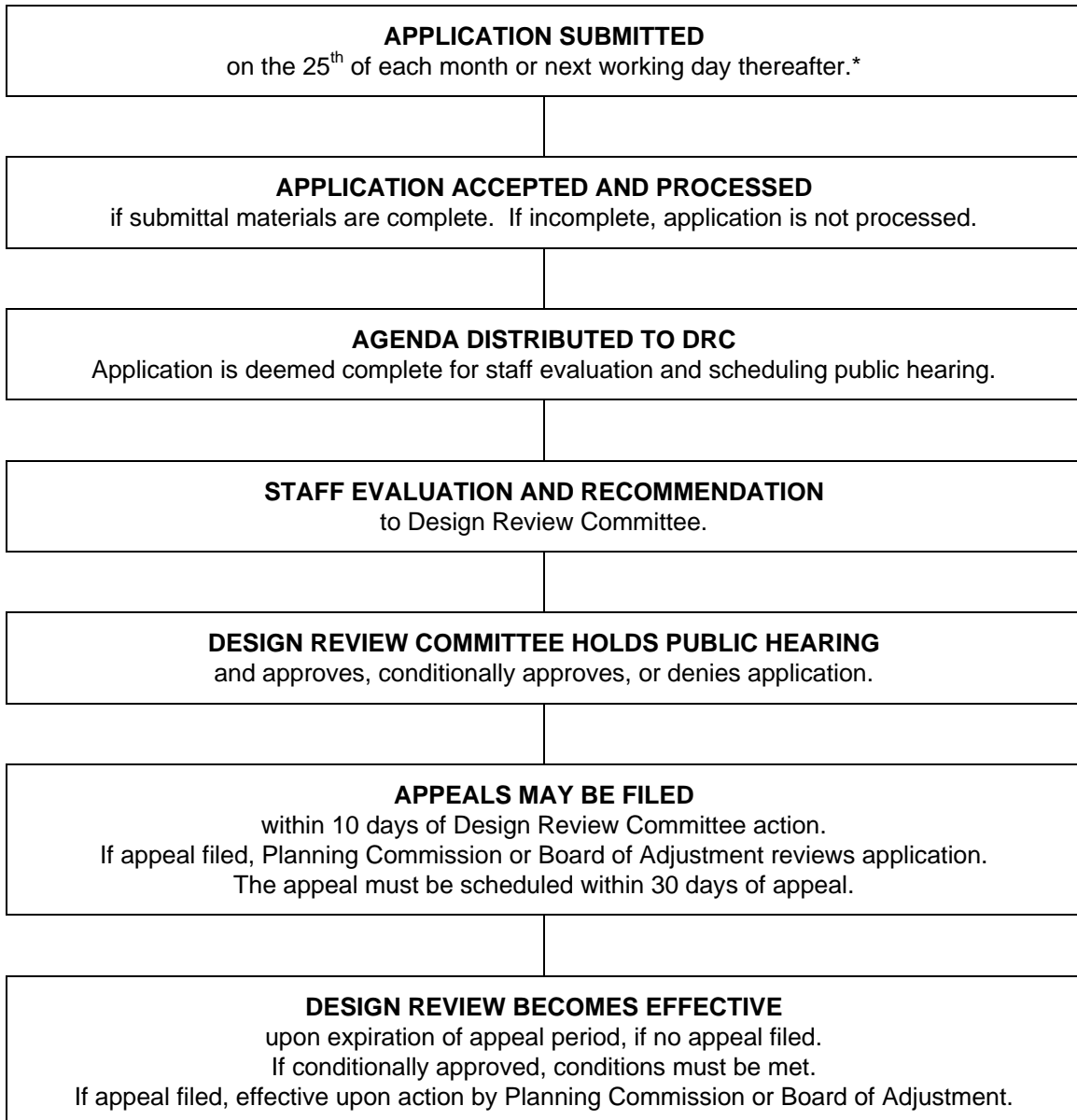
1. **Fees:** There is no additional cost to the applicant fee paid at the time the project was submitted to the Department of Community Development.
2. **Development Application:** A completed Washoe County Development Application form.
3. **Vicinity Map** (format 8.5" x 11" or 11" x 17"): Vicinity map showing the proposed development in relation to Interstate 80, Highway 395 or a major arterial. The vicinity map shall also include a north arrow.
4. **Site Plan Requirements (format 8.5" x 11" or 11" x 17"):**
  - a. Lot size with dimensions drawn using standard engineering scales (e.g. scale 1" = 20', 1" = 40', or 1" = 100') showing all streets and ingress/egress to the property.
  - b. Show the location and configuration of all proposed buildings (with distances from the property lines and from each other), all existing buildings that will remain (with distances from the property lines and from each other), all existing buildings that will be removed, and site improvements on a base map with existing and proposed topography expressed in intervals of no more than five (5) feet.
  - c. Show the location and configuration of wells, septic systems and leach fields, overhead utilities, water and sewer lines, and all easements.
  - d. Show locations of parking, landscaping, signage and lighting.
5. **Landscaping Plans (format 8.5" x 11" or 11" x 17"):**
  - a. **Landscape Area Delineations:** The plan must identify where and a square footage amount for any of the following items:
    - Mulch (rock, DG, bark, etc.).
    - Seeded areas (shrubs, lawn, native or wildflower grasses).
    - Paved or impervious surfaces (such as driveways, walks, patios, etc.).
    - Shrub areas (delineated with a revision cloud or individual plant symbols).
    - Existing plant material to be preserved.
    - Existing areas on the site to be left undisturbed.
    - Detention basins.
    - Sod areas (lawn or wildflower).
  - b. **Plant Legend:** A plant legend containing common name, botanical name, size at planting and spacing.
  - c. **Tree Locations:** The landscape plan shall contain the following information:
    - Individual trees shall be graphically depicted in their proposed locations.
    - Trees shall be identified as either evergreen or deciduous.

- Existing trees to remain or to be removed (over 6" in diameter) must be identified along with a label identifying the caliper (dbh), height (optional), type (genus minimum, species optional) and general condition.
- d. **Conceptual Irrigation Statement:** Irrigation will be supported by written statement on the plan of proposed irrigation methods for all applicable areas including: shrub areas, sod areas and seeded areas.
  6. **Signage Plan (format 8.5" x 11" or 11" x 17"):** The signage plans shall include sign elevations and delineate location, materials, height, style, dimensions, intensity of sign lighting and finish of any proposed signage.
  7. **Lighting Plan (format 8.5" x 11" or 11" x 17"):** The lighting plan shall delineate location, height, style, light intensity and finish of any proposed lighting. The plans shall also include catalog cut sheets.
  8. **Architectural Plans (format 8.5" x 11" or 11" x 17"):** The following architectural plans shall be provided:
    - a. Floor plan (with room titles).
    - b. Elevations.
    - c. Building section and/or a building site section.
    - d. Material(s) selection representing color and texture. Each material shall be identified on the elevations with a color copy accurately representing the proposed materials.
  9. **Grading Plans (format 8.5" x 11" or 11" x 17"):** The grading plans shall indicate the existing and proposed grades, slope treatments (i.e. rip rap, erosion control, etc) and drainage channels and the direction of flow.
  10. **Site Photos:** A minimum of eight (8) panoramic shots providing north, south, east and west views of the site and views of the adjacent properties.
  11. **Materials for the DRC Presentation:** To facilitate the applicant's proposed project, the applicant shall bring the following materials to the meeting:
    - a. Full size drawings of the reduced copies supplied in the application packet.
    - b. Full size renderings of the reduced site plan mounted on a rigid board.
    - c. Material Boards for the proposed building materials.
  14. **Packets:** Seventeen (17) packets. One (1) packet must be labeled "Original" and must include the fee worksheet (including the appropriate fees), the original signed and notarized Owner Affidavit, and one (1) set of large format maps. Each packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. These materials must be readable. Labeling on these reproductions should be no smaller than 8 point on the 8½ x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such. In addition, the packets should include a copy of the Action Order approving the project.

- Notes:
- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.
  - (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Department of Community Development and/or the Department of Public Works, Engineering Division.
  - (iii) All oversized maps and plans must be folded to a 9" x 12" size.

- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies to clarify the potential impacts and potential conditions of development to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Community Development.
- (v) The Design Review Committee (DRC) is requesting reduced copies in efforts to conserve paper and to minimize the costs of printing and mailing. It is the responsibility of the applicant to choose the appropriate page format and scale to ensure maximum legibility. However, the applicant shall make full size drawings available upon request and at no additional charge to any or all of the DRC members.

# Design Review Application Process



\*Pursuant to NRS 278.02327, Washoe County has just 3 days to determine completeness of submitted applications. For that reason, Design Review applications will ONLY be accepted on the 25<sup>th</sup> of each month or the first working day thereafter.

1. **Application Submittal:** The application must be submitted on the 25<sup>th</sup> of each month (**before 5:00 p.m.**) to the Washoe County Department of Community Development. If the 25<sup>th</sup> is a Saturday, Sunday or holiday, applications must be submitted the first working day thereafter. **Applicants are encouraged to contact County staff for a pre-application review of the proposed application.**
2. **Application Accepted and Processed:** Community Development staff reviews the submitted packet and determines whether the application appears to have all necessary components for the

preliminary review. An application is distributed to the Design Review Committee when all required information is received. Incomplete applications are not processed.

3. **Agenda Distributed to DRC:** An agenda and the application are circulated to members of the Design Review Committee. The committee consists of five (5) principal members and five (5) alternate members that include one (1) architect, one (1) landscape architect, and one (1) planner from the private sector, as well as one (1) member appointed from the Planning Commission and one (1) member appointed from the Board of Adjustment. A copy of the agenda is also mailed to the applicant, consultant and other interested parties noted on the development application. The agenda includes brief descriptions of accepted applications. Applications can be deemed incomplete if the committee members cannot ascertain the nature and extent of the application request or do not receive supporting documentation. Applications must be deemed complete to proceed.
4. **Staff Evaluation and Recommendation:** Community Development staff evaluates the application and writes a staff report identifying and explaining the design elements to be reviewed by the Design Review Committee. The evaluation and recommendation are summarized in a staff report to the Washoe County Design Review Committee. The applicant and representatives also receive a copy of the staff report.
5. **Design Review Committee Hearing:** The Design Review Committee holds a public hearing at which time the applicant and all other interested parties have an opportunity to speak. The public hearing is usually held within thirty (30) days from the date of acceptance of the application. The committee usually takes action on an application request within thirty (30) days of application acceptance. The Design Review Committee meets the second Thursday of every month commencing at 9:00 a.m. The meetings are held in the Washoe County Community Development Conference Room, 1001 East Ninth Street, Reno, Nevada.
6. **Appeal Period:** The decision by the Design Review Committee may be appealed to the Planning Commission or Board of Adjustment, whichever board approved the project. The appeal must be filed within ten (10) days of the date of Design Review Committee action. If appealed, the application is reviewed by the Planning Commission or Board of Adjustment at a public hearing. The Planning Commission or Board of Adjustment takes final action within thirty (30) days of the filing date of the appeal.
7. **Effective Date of a Design Review Application:** If not appealed, the design review application becomes effective upon expiration of the appeal period. If the design review application is approved with conditions, the conditions must be satisfied or permits will not be issued until the items are resolved. If appealed, the design review application becomes effective upon the date of action of the Planning Commission or Board of Adjustment.

## **Applications Must be Complete**

Staff reserves the right to return any incomplete packet to the applicant and to reschedule the application upon resubmittal. No application will be deemed complete until all information is received. Only complete applications will be processed.

# Design Review Checklist

Applications such as special use permits and tentative maps are subject to the guidelines in the Design Review Checklist. The intent of the checklist is to provide ideas to the developer, and to offer a standard for evaluating design consistency for each development proposal and applicant. For the majority of projects, the checklist provides the necessary tools to ensure site compatibility and quality design. The checklist is available to the public, and addresses five design elements that include the following:

1. **Overall Site Design:** Building placement, grading techniques, buffering, circulation and pedestrian emphasis.
2. **Building Design:** Articulation, design compatibility, materials, color, roof design and window placement.
3. **Landscaping:** Type and size of plant materials, placement, irrigation, buffering and screening.
4. **Lighting:** Proper placement, spillover, type, style and height of fixture.
5. **Signage:** Scale, height, materials and graphic elements.

The importance of the Design Review Checklist is to ensure that each proposal receives comparable treatment. The checklist enables the applicant to incorporate design-related issues in the conceptual stages of the proposal, which may prevent future delays in the review process, and may help reduce the need for review by the Design Review Committee. The checklist does not dictate a specific architectural style, but rather encourages design compatibility with the surrounding uses and development.

## Overall Site Design

### General

1. Minimize the disruption of existing natural features such as trees and other vegetation, natural ground forms, rocks, water bodies and view. Integrate natural features into the proposed development as site amenities when practical.
2. Illustrate design compatibility with the desired developed/developing character of the surrounding area.
3. For commercial and industrial projects, design a development that is human in scale and pedestrian oriented. This can be accomplished by incorporating canopies, awnings, planters, flower boxes, sign and lights on the lower floors of buildings as appropriate for the type of development.
4. Where appropriate, buildings should be located to encourage interior parking. Large single-size building masses are discouraged.
5. For multi-story buildings, offset exterior walls and building height and step back upper building floors as appropriate. Use brick, wood siding, shingles or stone to add interest and break up large expanses of stucco or flat surfaces.
6. Structures such as public utilities, storage facilities (antennas, water tanks, mini storage) shall be designed in color and material to be visually unobtrusive relative to the surroundings.
7. Where appropriate, protect desirable views of existing developments and within proposed developments by considering building placement, site planning and landscaping. For example, where slopes are significant, the height and placement of buildings on the downhill side of the street should be designed to protect views for uphill buildings and residences.
8. Within reason, proposed structures shall not disrupt views of the natural setting from the main road or from existing structures.

9. In each step of a phased project, provide complete functional, traffic, visual, drainage and landscaping components wherever possible.
10. Maintain privacy of adjacent residential developments by being sensitive to the placement of windows on or above any second story for all abutting commercial and industrial development.
11. For residential development, ensure that common open space is appropriately landscaped for the area, climate and project type. Open space areas should be integrated into the overall design of the project and be reasonably accessible by all residents. Recreational amenities should be provided for children and other residents in open space areas such as pools, turf, paths, tennis courts, tot lots, etc., where appropriate.
12. Where appropriate, recreational facilities such as jogging trails, bicycle paths and par courses are encouraged. All trails should connect with a regional or sub-regional trail where appropriate.

### **Grading and Drainage**

1. Mass grading resulting in padded building sites, separated by steep embankments, should be avoided.
2. Buildings and access drives should be sited to respect the natural contours and features of the site and to minimize grading. Cut and fill should be minimized to avoid destabilizing soil, damaging existing vegetation and altering natural drainage patterns.
3. Disturbed areas shall be restored and revegetated to replicate the natural conditions.
4. All graded areas, particularly on steeper slopes, shall have edges that are "rounded out".
5. All detention ponds shall be illustrated on the site plan. Landscaping or revegetative treatments shall be incorporated around the pond area.
6. Natural drainage areas shall remain in as near a natural state as is practicable. Any modifications proposed, including those for erosion control, shall be revegetated.

### **Buffering**

1. Screen exterior trash and storage areas, service yards, loading docks and ramps, gas and electrical utility boxes, and communication antennas, etc., from view of all nearby streets and adjacent structures in a manner that is compatible with building site design.
2. Minimize the visual impact and presence of vehicles by the use of landscaping, berms or grading techniques to minimize visual impact. If appropriate for the project, site the parking areas to the rear or side of the property rather than along street frontages.
3. All residential developments that back onto busy roadways should be buffered with additional landscaping, berms, fencing, or a combination thereof, as required to provide sufficient screening for the project.
4. Walls and fences should be designed to complement the overall development and be constructed with quality materials such as wood, wrought iron, masonry or decorative block. Along roadways where walls and fences occur, landscaped buffers and sidewalks built away from the street are encouraged.

### **Pedestrian Emphasis**

1. Buildings should be located to minimize conflicts between pedestrians and vehicles.
2. The height, location, form and style of buildings should facilitate a pedestrian-friendly environment.

3. In commercial centers, retail uses should be the predominant ground floor activity. Entrances to individual buildings should be readily identifiable to the visitor and designed as a focal point. Where appropriate, arbors, flower boxes and raised planters with seating should be integrated into the storefront façade to draw attention to individual establishments, while recognizing safety for pedestrians.
4. To enhance a pedestrian oriented street, street trees, benches, trash receptacles, phone booths, public art, fountains, lights, awnings, banners and other design features should be provided where appropriate.
5. Protect pedestrian areas from mechanical exhaust, chemicals and oil slick areas.
6. Provide pedestrian walkways using materials and textured pavement techniques compatible with the overall project. Pedestrian walkways should be delineated for safety.
7. Provide protection from rain and snow through design of the exterior building spaces, street furniture and enclosures.
8. Provide areas for snow removal and storage.
9. Entrances, porches, balconies, decks and seating should be located for natural light to promote pedestrian use, security and safety. Lighting should be installed for nighttime pedestrian safety.

### **Circulation/Parking**

1. Create traffic patterns that minimize impacts on surrounding streets and property and accommodate emergency vehicles.
2. Create circulation systems that avoid conflicts between vehicular, bicycle and pedestrian traffic. Connect to existing pedestrian and bike trails as required.
3. Ensure that the proposed project accommodates individuals with physical disabilities via the provision of handicapped parking stalls, ramps and the like, and ensure that the overall design promotes safety and accessibility for disabled individuals.
4. Parking areas that accommodate a large number of cars should be divided into an interconnected series of smaller, dispersed parking areas or parking courts in an effort to reduce the visual impact.
5. Parking courts should be separated by landscaping and/or buildings. Landscaping should be used to provide shade and to screen parking areas from each other and from adjacent uses.
6. A combination of features such as earth berms, low decorative walls and landscaping can be used to obscure the view of parking areas as seen from adjoining public sidewalks. If appropriate, an elevation change between the parking area and the public street to screen parking can be used.
7. To minimize the visual impact of loading areas, they should be located to the rear of the building where they are out of view and where there is less traffic. Loading areas shall be appropriately screened from adjacent streets.

### **Building Design**

#### **General**

1. Create a design compatible with the developing character of the neighboring area. Design compatibility includes harmonious building mass, form, size, color and material.
2. Coordinate exterior building design on all elevations with regard to color, materials, architectural form and detailing to achieve design and continuity.
3. Long, unbroken building facades and simple box forms should be avoided. Ensure that all building exteriors are articulated, giving emphasis to architectural elements such as windows, balconies,

entries, awnings, columns, pilasters, change in material and color and texture, etc., that create a complementary pattern, dividing large buildings into smaller, identifiable components. All exterior walls of the building, including rear and side walls, should be articulated to help reduce the bulk and mass of the project.

4. Ensure that the type and number of materials on the exterior face of the building are coordinated and appropriate in color and number.
5. Where appropriate, landscaping should be provided along the walls of buildings to soften their appearance and break up bulk and mass.
6. Building heights, shapes and pitches should be varied to avoid a monotonous appearance.
7. For multi-story projects, building heights should be limited to allow direct sunlight onto primary use areas and outdoor open space where possible. To achieve this, buildings should be stepped back or terraced and the tallest portion of a building(s) should be situated on the northernmost portion of the property.

### **Building and Site Plan Relationships**

1. Site buildings so as to maximize functional use of the space between buildings.
2. Site buildings so as to consider shadows, changing climatic conditions, noise impacts, safety and privacy on adjacent outdoor spaces.
3. The landscaping, windows, overhangs, awnings and open spaces should be located to maximize solar energy use.

### **Roof Design**

1. Coordinate roof shape, color and texture with the treatment of the perimeter walls.
2. Where possible, minimize roof penetration by grouping all plumbing vents and ducts together.
3. Screen all rooftop mechanical and electrical equipment, antennas and all other rooftop apparatus from all key observation points by incorporating them into the building design by the use of parapets or other design methods.
4. To break up large continuous roof planes, roof forms should include features such as gables, clerestories, dormers and mansard roofs.

## **Landscaping**

### **General**

1. Size all landscaping so that a mature appearance will be attained within a reasonable length of time. At least 50 percent of all evergreen trees shall be 7 feet in height, with the other 50 percent at least 5 feet in height. Fifty percent of all deciduous trees shall be at least 2 inch in caliper, with the other 50 percent at least 1 inch in caliper. For areas designated as a scenic corridor, all landscaping shall achieve a mature appearance within 5 years.
2. For commercial and industrial projects, tree and shrub plantings should be grouped together at site and building entrances in order to create strong accent points when appropriate.
3. Drought tolerant landscaping and drip irrigation should be used whenever possible.
4. Where appropriate, deciduous trees should be installed on the south and west sides of buildings to provide shade in summer while allowing sunlight in the winter.

5. Ensure that landscaping permits adequate sight distance for motorists and pedestrians entering and exiting the site and does not interfere with circulation effectiveness.
6. Provide landscaping adjacent to and within parking areas in order to screen vehicles from view and minimize the expansive appearance of parking areas. This landscaping should include fast growing deciduous or evergreen trees in parking lots to create maximum summer shade.
7. Retain and integrate native and significant trees, where possible.
8. Where possible, provide dense landscaping to screen unattractive views and features such as storage areas, trash enclosures, freeway structures, transformers, generators and other elements which do not contribute to the enhancement of the surroundings.

### **Climatic Relationships**

1. Provide landscaping that will grow well in Washoe County taking into account climatic considerations of specific use areas for each project.
2. Trees shall be placed to conserve energy usage within structures such as placing evergreen buffers along northern exposures and shade trees on southern exposures.

### **Lighting**

#### **General**

1. Ensure proper lighting for all parking, open space and recreational areas for security and safety.
2. All lighting shall be of low intensity from a concealed light source fixture. Glare into surrounding residential properties should be minimized to the greatest extent possible.
3. The design of lighting fixtures and their structural support should be of a scale and design that is compatible with on-site buildings.
4. Buildings, parking, shipping and receiving areas should be illuminated in such a way as to minimize the visual impact and amount of spillover light onto surrounding residents. Landscaping and/or screen walls should be used where necessary to lessen the spillover effect from illumination and to screen intrusive glare caused by light standards and vehicular headlights.

### **Signs**

#### **General**

1. Ensure proper scale and proportion for the sign in its design and in its visual relationship to buildings and surroundings.
2. Ensure that the sign be designed as an integral architectural element of the building site and overall character of the surrounding environment to which it principally relates.
3. Ensure that the colors, materials and lighting of every sign are appropriate with the building and site to which it principally relates.
4. Design the number of graphic elements and lettering size on the sign as the minimum needed to convey the sign's major message, and compose in proportion to the area of the sign face. Signs should not attempt to communicate more information than is easily visible, readable and functionally necessary.
5. Signs should be placed on buildings such that they do not obscure major architectural elements, windows, doorways, pilasters, columns, cornices and similar items.

6. Ensure that the sign is compatible with the signs on adjoining properties and does not conflict in color or size.
7. Signs should be sited to retain views of significant natural or scenic landscape features on or off the site.
8. Ensure that the type of lighting for the sign is compatible with the street and neighborhood. Minimize potential light and glare impacts onto adjoining and surrounding properties.

## **Hillside Development**

### **General**

1. Encourage innovative grading techniques and building design that respond to the hillside terrain and natural contours of the land. Grading should relate to the natural topography, with the natural topography maintained to the greatest extent possible. All disturbance to the topography should be only that necessary to provide access and construct buildings.
2. Structures should be located on the natural slope of the land rather than on man-made pads and terraces.
3. Existing trees and vegetation should be retained and integrated into the site development plan to the maximum extent possible. Revegetation of all disturbed areas should occur in a timely manner with native species. Soils analysis should be employed when necessary to determine proper seed mix. A horticulturist should be consulted when soils present high boron, arsenic and other toxic properties that make revegetation difficult.
4. All significant natural features such as ridgelines, rock outcroppings, canyons, streams and creeks, and natural drainages should be protected. These features should be emphasized as a focal point for any hillside development. Existing views of surrounding property owners shall be maintained, and views of new pad sites shall be considered.
5. Open spaces and recreational trails and areas should be incorporated whenever possible, and connect with any adjacent amenities.
6. The standards of Washoe County Development Code Article 424, Hillside Development, should be implemented to the greatest extent possible. These standards should be viewed as minimum requirements.

## **Restoration/Riparian Projects**

### **General**

1. All mitigation measures shall preserve as much of the existing healthy habitat as possible.
2. All restoration and riparian projects should include an analysis of the topography, soils, hydrology, site history, and land use history and potential.
3. All restoration and riparian projects should enhance, create or restore wildlife and fisheries habitat. Water quality shall be enhanced where necessary. Ongoing mitigation measures should be identified and implemented to preserve water quality.
4. Where possible, all restoration and riparian projects shall facilitate groundwater recharge and/or provide flood protection where applicable.
5. Where possible, all restoration and riparian projects shall incorporate socioeconomic values such as recreation, education and aesthetics.
6. The project shall include an analysis that examines whole ecosystems rather than individual components to ensure that the ecosystem is self-sustaining.

7. Wetlands and stream restoration projects, where applicable, should further water quality objectives, provide for natural flood water storage capacity, offset the need for expensive mechanical and chemical systems for water cleansing and flood control facilities, protect rare and endangered plant and animal species, and enhance community aesthetics.

### **Where there is a Conflict**

Where there is a conflict between the standards and policies contained within the Design Review Checklist and the Washoe County Development Code and Comprehensive Plan, the standards and policies in the Washoe County Development Code and Comprehensive Plan shall prevail.

# Crime Prevention through Environmental Design

The Defensible Space hypothesis has isolated four categories for physical design ingredients that, independently and in concert, provide significant contributions toward the creation of a secure environment. These four categories are as follows:

## **The capacity of the physical environment to define perceived zones of territorial influence.**

1. Mechanisms for the subdivision of housing or commercial developments to define the zones of influence of particular buildings.
2. Mechanisms for creating boundaries which define a hierarchy of increasingly private zones in the transition from public street to private residence or occupant controlled areas.
3. Mechanisms for the subdivision of building interiors to define the zones of influence of clusters of dwellings.
4. The incorporation of amenities and facilities within defined zones of influence which answer to the occupants' needs.
5. The significance of number in the subdivision of buildings.

## **The significance of physical design to provide surveillance opportunities for occupants and their agents (real or perceived).**

1. The juxtaposition of activity areas in dwelling or office interiors with the exterior non-private areas to facilitate surveillance from within.
2. The glazing, lighting and positioning of the non-private areas and access paths in developments to facilitate their surveillance by occupants and formal authorities.
3. The disposition of entries, access paths, buildings, plantings, corridors, indoor and outdoor lighting to facilitate the prescanning of terrain between origins and destinations along circulation routes.
4. The reduction in ambiguity among private and public areas and paths in developments so as to provide focus and meaning to surveillance.

## **The influence of geographical juxtaposition with "safe zones" on the security of adjacent areas.**

1. Juxtaposition of occupant areas with other "safe" functional facilities: commercial, institutional, industrial and entertainment.
2. Juxtaposition with safe public streets.
3. The dimensions of juxtaposed areas.

## **The capacity of design to influence the perception of a development's uniqueness, isolation and stigma.**

1. The distinctiveness of building height.
2. The distinctiveness of number, material and amenities.
3. The distinctiveness resulting from interruptions in urban circulation pattern.
4. The distinctiveness of interior finishes and furnishings.
5. Design and lifestyle symbolization.

## **The Visibility Keys**

### **Obstructions and Obstacles**

#### A. Front Setbacks

1. Shorter ones in residential areas reduce burglary.
2. Minimums should be adequate for parking of vehicles, including recreational vehicles.
3. Different setbacks for different portions of the front.
4. Designing setbacks to increase visibility.

#### B. Rear Setbacks

1. Longer in residential to reduce burglary.
2. Loss of visibility due to varied setbacks on single building.

#### C. Off-Grade Setbacks on Commercial or Multi-Family

1. Reduce visibility.
2. Promote broader field of territorialism.
3. Traffic visibility.

#### D. Windows

1. Purpose
  - a. Aesthetic.
  - b. Functional for ventilation.
  - c. Functional for light source.
2. Necessity
  - a. Decoration vs. functional necessity.
  - b. Modification and/or installation of air-control system.
  - c. Use of skylights or artificial lighting.
3. Size
  - a. Narrow-vertical at ground level.
  - b. High-horizontal.
4. Placement
  - a. Height target locations.
  - b. Enhance self-policing.
  - c. Limit or reduce points of vulnerability.

#### E. Doors

1. Types
  - a. Single vs. double.
  - b. All wood.
  - c. All glass.
  - d. Wood/glass combination.

- e. Roller or swing-out.
  - f. All steel or steel lines.
  - g. Appropriate use of hollow-cores.
2. Placement
    - a. Non-utilitarian.
    - b. For people vs. materials.
    - c. Recessed doorways.
    - d. Rounded recesses vs. squared ones.
  3. Standards
    - a. Strength hazards.
    - b. Jambs.
    - c. Strike plates.
    - d. Nailing schedules.
    - e. Lighting (secondary form of).

## **Circulation Systems, Parks and Open Space**

### **Steps in Reviewing Circulation Systems**

- A. Ability to Patrol
  1. Through streets vs. cul-de-sacs.
  2. Points of entry.
  3. Emergency access.
  4. What type of use.
- B. Street Design and Standards
  1. Street width (roadway and right-of-way).
  2. Sidewalks.
  3. Intersections (blind, offset, number of generally).
  4. Street grades.
  5. Driveways.
  6. Public vs. private streets.
- C. Identify Potential Traffic and Crime Problems within the Development Due to Proposed Circulation System
  1. Street design encouraging "speeding vehicle" problems.
  2. "Single loaded" residential streets.
  3. Foreign traffic entering development (non-residents).
  4. Increased traffic exiting to adjacent developments.

D. Study Adjacent Land Uses (existing and proposed)

1. Traffic generators.
2. Crime generators.
3. Existing circulation routes between uses and anticipated changes in these routes/habits because of new development.

**Private Communities**

A. Street Design and Standards

1. Plans always reviewed with the potential for private streets to become public streets – standards, relating to street width (roadway), lighting (light levels, not fixtures) and sidewalks.
2. Plans reviewed in an attempt to avoid placing private streets between public streets where there is unrestricted access through the private streets. Traffic enforcement problems will result because of calls by the owners of the private streets trying to protect their interests (safety and road maintenance).
3. Require the posting and marking of private streets when they are built, not later when problems arise. (Posting: No parking signs, private street signs, tow away zones, etc.)

B. Access Control Gates

1. Adequate vehicular turnaround before gates, as well as stacking area.
2. Visitor parking area.
3. Area should be well lighted.
4. Telephone to open gate and/or call residents should be protected from vandalism.
5. Adequate roadway at gate entry to handle large fire trucks.
6. Types of gates (drop arm, swing, rolling/sliding).
7. Gate activators (electric card access, remote control).
8. Emergency over-ride (knox box).

**Parks and Open Space**

A. Physical Security

1. Circulation system for patrolling.
2. Area lighting.
3. Landscaping watering schedule.
4. Fencing and plants.
5. Restroom facilities (need for location).
6. Alarms (facilities and restricted open space areas).
7. "On-site" park caretakers.

B. Location of Recreation Facilities

1. Avoid conflict with adjacent non-park.
2. Visible "self-policing" location.
3. Organized activities vs. non-organized activities.

C. General Park Environment

1. Park should be in use frequently by different types of park users.
2. Continue to educate residents or businesses next to park and keep them informed about problems and encourage reporting suspicious behavior in park/area.