



Highlights to Multi-Family Design Guidelines

City of Jonesboro





Purpose

- Achieve well designed projects that enhance the community's overall value and appearance
- Encourage unique architectural expression and diverse design







Design Objectives

- Designs that create and enhance a sense of community and neighborhood
- Ensure community longevity by designing projects and neighborhoods that will endure over time
- Create neighborhoods of superior architectural and visual interest



Three categories for building design guidelines

- Architectural Design Concept
- Form and Massing
- Exterior Building Materials and Color





Architectural Design Concept

- The overall character of the development defined through the use of a consistent design concept
- shall incorporate the architectural embellishments commonly associated with that style
- Neighboring projects shall be considered. The project may adopt a consistent or contrasting approach.




Form and Massing

- Varied roof forms, articulation of the façade, breaks in the roof, walls with texture material
- Balconies and small decks incorporated into 2-story or higher buildings
- Large areas of flat, blank wall and lack of treatment are strongly discouraged
- Roof height, pitch, ridgelines and roof materials shall be varied to create visual interest and avoid repetition



Exterior Building Materials and Color

- High quality durable materials such as stone, brick, and cementitious siding are required
- Encourage creative use of finishes that add visual depth and texture
- Creative and appropriate use of color



Site Design Guidelines

- Site Planning and Building Siting
- Edge and Boundary Treatment
- Topography and Grading
- Access, Circulation and Parking
- Service and Storage



Site Planning and Building Siting

- Units clustered to define public open spaces and activity areas
- Parks and open space integrated into the overall design of the project
- Buildings are placed to create a street presence and enhance neighborhood character



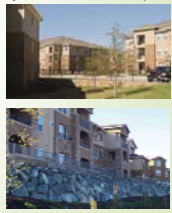

Edge and Boundary Treatment

- Intersections and corners shall be treated as project entryways
- Entryways features the overall architectural identity of the development
- Cluster buildings to define and connect active pedestrian edges and public spaces





Topography and Grading

- Natural topography shall be integrated into site design
- Grade changes and berming shall be used in conjunction with landscape to screen undesirable views.



Access, Circulation and Parking

- Adequate vehicular access to the site, internal circulation and parking provided
- High-level of pedestrian/bicycle connections and networks provided
- Paving material for driveways, drive aisles and walkways consistent with architectural style of buildings
- Site circulation allows for emergency access to the site and all buildings



Service and Storage

- All refuse containers shall be placed within screened storage areas or enclosures
- Enclosure materials and colors shall be consistent with, and complimentary to building materials and finishes
- Landscaping shall be provided on all nonaccessible sides of trash enclosures




Public Space Guidelines

- Streetscape Design
- Public/Private Spaces and Separation
- Landscaping
- Plazas, Parks, and Play Lots
- Defensible Space
- Lighting
- Signage



Streetscape Design

- Physical separation from streets provided through landscaping to encourage walking
- Pedestrian amenities such as appropriate signage, street furniture, landscaping and pedestrian-scale lighting
- Utilities screened from public view




Public/Private Spaces and Separation

- Visual and physical connection between private and public space shall be maintained to encourage natural surveillance while creating separation between the street and living areas
- Active use of outdoor spaces shall be encouraged



Landscaping

- Extensive landscaping throughout the project
- Layered landscaping and a mix of deciduous and evergreen trees incorporated in the design. Plant palettes emphasize massing and form rather than individual or small groupings of shrubs and trees
- Native planting or compatible species or drought tolerant plants
- Visual surveillance of common open space, parking areas or dwelling entries shall not be obscured through landscaping
- All required landscaping improvements shall be continually preserved and maintained to professional maintenance industry standards
- Carports or trees shall shade the paved parking areas



Plazas, Parks, and Play Lots

- Common outdoor gathering areas incorporate a mix of active and passive amenities
- Recreation amenities such as playground equipment, shaded areas, picnic tables, barbecue grills, exercise equipment, and sports facilities shall be provided in common outdoor space to encourage community activity and use




Defensible Space

- Crime Prevention Through Environmental Design (CPTED) best practices including providing defensible space, opportunities for natural surveillance, territorial reinforcement, and access control shall be incorporated in building design
- Control of access points shall be reinforced through the use of low fences, walls and landscaping
- Window placement between units shall balance privacy and natural surveillance



Lighting

- Pedestrian-scale lighting incorporated in walkways, plazas, play lots, and parking areas
- Pedestrian-scale lighting integrated into building and landscape design. Light fixtures compatible with architectural style, materials, color and scale of project



Signage

- Sign type and locations shall be consistent throughout the project and the sign materials and graphics shall complement the project design
- A lighted directory sign that shows building and apartment numbers at each project entrance to direct visitors



Questions?

