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STAFF REPORT — CASE # TXT21-03

To:	Planning and Zoning Commission
Through:	Rodolfo Lopez, Development Services, Director
From:	Byron Easton, Development Services, Senior Planner
Meeting Date:	March 28, 2022

REQUEST

PUBLIC HEARING: TXT21-03 Multi-Family Residential Design Guidelines: A request by the City of Maricopa for review and approval of a proposed 1st edition of the City of Maricopa Multi-Family Residential Design Guidelines; **DISCUSSION AND ACTION.**

APPLICANT/OWNER

City Of Maricopa
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COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT INFORMATION

This request is to formally create the 1st version/edition of the Multi-Family Residential Design Guidelines. A 1st edition of the Guidelines is needed to keep up with ever changing development practices and the emergence of Multi-Family devleopment in the City of Maricopa. Staff has worked with the public and other stakeholders to ensure the guidelines represent the goals and vision of the City and its residents. If approved, the Multi-Family Residential Design Guidelines will expedite the development process and help guide developers and plans reviewers by providing a framework so that our residential communities offer a variety of diverse and attractive multi-family buildings and architectural styles.

As part of this request, Staff circulated the Guidelines internally within the City of Maricopa, externally on our website for public comment and to many stakeholder groups including existing and future multi-family developers. The draft was also shared via the Development Services Department stakeholder list. This list includes the home-building community, architects, developers and other identified stakeholders.

The Guidelines were originally presented to the Planning and Zoning Commission on December 13th, 2021. Because of the lack of public and/or stakeholder comments, the Commission requested an

additional public review period and subsequent request for approval. The February hearing was tabled because of an error with the Agenda.

Several comments were received and will be incorporated into the Draft (See Public Comment section below).

Comparable research of other municipalities was conducted to illustrate how other jurisdictions currently structure their Multi-Family Residential Design Guidelines and it was determined that it is a common theme throughout the Valley to encourage smart site design, diverse building design and low impact dcvleopment practices that aim to conserve water and utilize desert resources.

Attached to this memo, you will find a copy of the the Draft Multi-Family Residential Design Guidelines.

ADHERENCE TO THE GENERAL PLAN

The text amendments to the Zoning Code is in conformance with the following goals and objectives outlined in the General Plan (Planning Maricopa).

B. Land Use Element

Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

F. Economic Development Element

Objective F1.2.9: Streamline and simplify governmental permitting processes to assist businesses in locating or expanding within the community.

CITIZEN PARTICIPATION:

As required per the City's Zoning Code Sec. 509.03, notification via a public hearing process is required. The Public Participation Plan included circulation to stakeholders, including the majority of the Maricopa development community and posting on the city's website.

On April 19th, 2022, the City Council will review the text amendment recommendation from the Planning & Zoning Commission for possible adoption.

PUBLIC COMMENT:

- A 30-day public review period was posted on the city's website with the ability for citizens to leave a comment for Staff through the "Maricopa Participates" forum. One (1) comment was received from the public during the 30-day period.

- On 11/26/21, Dale Brinkman commented;

My request is that P&Z require all multi-story residential units, 2 story and higher, be required to have elevators to enable access for all elderly and handicapped residents in all newly constructed residential buildings.

- An additional 30-day public review period was requested by P&Z at the was posted on the city's website with the ability for citizens to leave a comment for Staff through the "Maricopa Participates" forum. One (1) comments were received from the public during the 2nd, 30-day period.
- On 12/19/21, Frieda Gelber commented;

It would be of great consideration to consider every generation when planning for multi-family residential housing design. A percentage of housing needs to be designated for veterans, disabled, handicapped and grandfamilies. This consideration percentage should apply to all housing, including single-family detached housing as well.

- On 12/21/21, Mesha Burnett commented;

I am against adding more multi-family developments. I chose to move my family here from Phoenix for the community, low crime rats, various parks and the open air. Since the apartments near Walmart have been here there has since been 1-2 drive by shootings at the high school, an increase of missing children, and drug busts. I understand that crime is never going to be 0% but I do wish that the crime rates do not increase due to the city wanting to rapidly expand and add apartments or "affordable" multi family homes.

- On 12/21/21, Barbara Hausler commented;

We have enough apartments. If we must have more let's not make them look like a square box. Give them a warm coloring that's inviting. The name as an example Copa Flats sounds like projects of the undesirable. Give them a luxury name. Keep them away from single family housing. No more income adjusted and section 8 we have enough. A manager for the complex that doesn't let it go downhill would be nice. Good credit doesn't always mean good tenant. Vet your renters thoroughly. Cars must have a parking spot. Nice landscaping and only renter amenities.

- On 12/21/21, Alexis La Fave commented;

I have lived in Maricopa for 12 years. I urge you to require strict guidelines for developers. 1) limit multi family housing developments 2) stricter design for those multi family communities that will go in, the ones by Walmart look awful and I feel it actually decreases home values. Have them designed upscale 3) no more section 8 housing. Please please if multi family communities are needed have luxury ones built which will increase values. 4) better designs for shopping. I was just over in north Peoria at Flemings, the shopping plaza was beautiful and made the community look amazing. Let's have that kind of Maricopa, not a ghetto looking town

- On 12/23/21, Joan Koczor commented;

I don't need to review the plans the City has for more housing, multi-family developments, and apartments to know that my opinion-as many others- do not count.

Reference the opinion poll taken by InMaricopa (prior to the building of apartments) to determine whether the residents would favor apartments. The majority of those voting did not want apartments. And yet here they are.

Many people have contacted me to ask what I or they can do to stop the growth. Heavy traffic at all hours. Accidents on 347. Increased violence are all concerns of many of the residents here. And this is just the beginning.

- On 12/21/21, Robert Klob, a local Architect, provided comments in a mark-up file provided (**Exhibit B**).

- Shane Graser, President of Copper Nail Development provided comments in a mark-up file provided (**Exhibit C**).

FINDINGS:

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan;

2. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

CONCLUSION:

Staff recommends approval of the proposed **Text Amendment case #TXT21-03**, and as amended by the Planning and Zoning Commission.

Exhibit A – Draft Multi-Family Residential Design Guidelines

Exhibit B – Public Comment Mark-Up From Robert Klob

Exhibit C – Public Comment Mark-Up From Shane Graser

-- End of staff report –

MULTI FAMILY RESIDENTIAL
DESIGN GUIDELINES

10/27/2021



MULTI FAMILY RESIDENTIAL

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GENERAL OBJECTIVES

- Meet the General Plan Land Use Element Goal to revise development regulations to encourage multifamily development
- Contribute to the attractiveness and usefulness of the public realm.
- Increase the overall durability, construction quality and attractiveness of multifamily development as viewed by the public.
- Increase the City of Maricopa's standing in the valley as a desirable place to live.
- Increase pedestrian interest and activity by facilitating pedestrian access to gathering places, services and other amenities.
- The City of Maricopa encourages the creative and innovative use of current and emerging development practices and seeks to strike a balance between the needs of the homebuilding industry and the consumer.

APPLICABILITY

The guidelines apply to:

- All new multifamily structures and development,
- Additions to existing buildings that increase gross floor area by 1,000 square feet or more, require conformance for the new portion of the structure and the area of the site that must be modified as a result of the expansion (this could include walkways, driveways, parking, signage), and
- Significant exterior modifications such as façade changes, windows, awnings, signage, etc.

DEPARTURES

The Zoning Administrator may approve, with respect to the guidelines, an application that varies (or "departs") from the strict language of the guidelines provided that they find that the proposal meets the guidelines' intent statements. If the Zoning Administrator approves a variation from the design requirements, such approval shall be based on the following findings:

- The application of certain provisions of the design guidelines would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zone and of the design standards.
- Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.
- Permitting a minor variation will not be contrary to the objectives of the design guidelines.
- Such a variation is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property that prevent strict adherence to certain design standards.
- The minor variation protects the integrity of a historic landmark or historic district.

SAFETY THROUGH DESIGN

Crime Prevention Through Environmental Design, or **CPTED** (pronounced sep-ted), is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime. It focuses on the positive use of a space and natural elements to maintain a sustainable quality of life for intended users, while offering a sense of security by increasing the difficulty for criminal or abnormal activities. The principles of CPTED - natural access control, natural surveillance, territoriality, and maintenance - when integrated with the principles of physical security, present a unique approach to minimizing crime opportunities. This may be accomplished through the design elements described in this Manual and are noted throughout when they are applied.

a. <u>Natural Surveillance</u>
Design the placement of physical features and activities in such a way as to maximize visibility and foster positive social interaction among legitimate users of the space. Creating environments that allow the opportunity for people to engage in their normal behavior and to observe the space around them limits the potential for crime to occur.

b. <u>Natural Access Control</u>
Strategically locate entrances and exits, fencing, lighting, and landscaping to control or limit the flow of or access. Most criminal intruders will try to find a way into an area where they will not be easily observed. Limiting access and increasing natural surveillance keeps them out altogether or marks them as an intruder.

c. <u>Natural Territorial Reinforcement</u>
Design buildings, fences, pavement, signs, lighting, and landscaping to express ownership and define
public, semi-public and private spaces, so that natural territorial reinforcement occurs. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of ownership within a community or space creates an environment where "strangers" or "intruders" stand out and are more
easily identified.

SITE DESIGN

I. PROJECT FRONTAGE

INTENT:
- Provide for an attractive and active relationship between the building and the street
- Provide privacy and security to residents facing the street
- Encourage social interaction between residents and pedestrians
- Provide a comfortable and welcoming entry, visible from the sidewalk and an attractive streetscape.
- Provide an inviting ground floor façade.

PROJECTS ADJACENT TO QUALIFYING RIGHT-OF-WAY (ROW):

Applicable for projects that front local or minor collector roads.

1. Provide individual unit entries at ground level (accessible from outside). Ground level unit entries can open onto the street or a courtyard or open space that opens to the street. The Zoning Administrator may allow other entry configurations (such as consolidated entries), provided the design meets the intent of this section.

a. **To provide resident privacy and transition between public and private realm,** set the building back at least 10 feet from the public ROW or raise the ground floor living space at least three (3) feet above the sidewalk or pathway grade (See ***Figure 1***).

b. **Entries must be accessible from the street or interior open space.** Configurations where enclosed rear yards back up to a street are discouraged.

c. **Individual pedestrian entries must be emphasized** by using all of the following:
   i. Provide a porch, at least 24 square feet, or other architectural weather protection that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

   ii. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than three feet. Provide a combination of shrubs, groundcover or trees.

   iii. Set the garage door (if applicable) at least five feet farther from the street than the primary street-facing façade.

d. **For projects with individual garages,** vehicle access to ground floor units shall be from an alley if one exists. For any configuration where primary pedestrian access is off the same façade as vehicular access, developments shall incorporate single-width parking configurations for at least 50 percent of the units (to minimize the impact of garage doors on the pedestrian environment). A pedestrian entry shall be provided that is separate from the garage door.

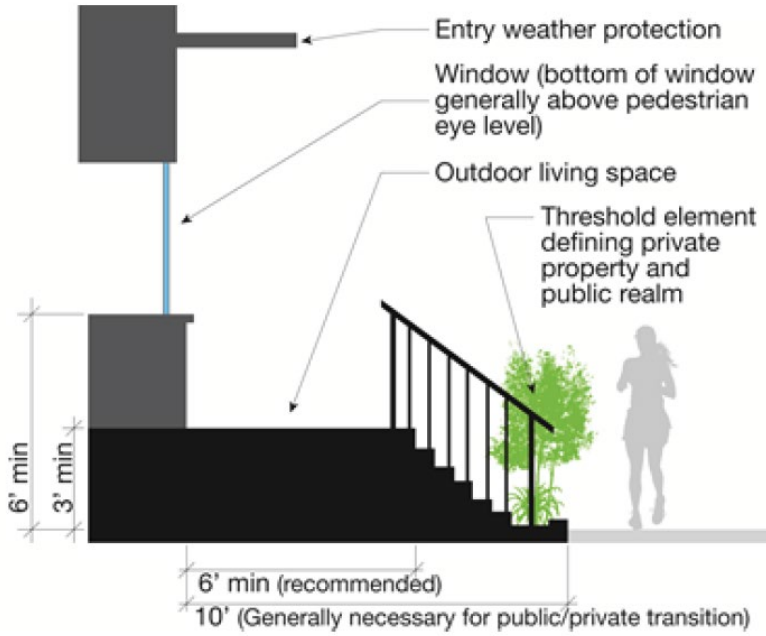




Figure 1



2. Surface parking shall not be located between the building and the street. (If multiple buildings, this only applies to the building(s) abutting the street.)

3. Structured parking shall not span the entire frontage of any street-adjacent building. Structured parking must be designed to fully screen or conceal parked cars from view from public streets and opens space on the first and second floors of the structure per On-Site Parking and Loading (CC Section 18.105.030).

    a. For corner properties with structured parking, provide a minimum of 15 feet from the corner along the primary street frontage in an active use. For non-corner properties, provide a minimum of 15 feet anywhere along the street frontage in an active use.

        i. Active uses can include lobbies, entrances, gyms or fitness centers, meeting rooms and other similar spaces. Active use spaces may not contain mail rooms, storage, or any unsightly use (as determined by the Zoning Administrator).

        ii. Active uses must be visible through transparent window areas over the entire 15 feet of the ground floor façade between two feet and eight feet above grade. The windows must look into the building's interior.

4. If property is within ¼ mile of a bus stop or public park, provide convenient pathways or entries to facilitate access to these amenities for residents.

5. Limit the length of at-grade building façade and walls without openings (windows or doors) to 15 feet.

6. Fencing or walls above four feet high are not allowed in the front yard or between the principal façade/entry and the sidewalk or public street. Chain link fences are not allowed in the front yard or between the primary building and a public right-of-way (excluding alleys).

7. For projects approved by the Zoning Administrator for consolidated entries, enhance the building's presence and optimize interaction with the public sidewalk and rights-of-way through use of at least two of the following:
    a. Pergolas or arbors

    b. See-through gates or fences (excluding chain link)

    c. Outdoor terraces or gardens that are designed to promote use (i.e., with benches or other pedestrian furniture or features)

    d. High quality entry path materials such as special paving, tile, etc.

    e. Balconies facing street



Figure 2: Good and bad examples of garage/entry configurations. The left example features a landscaped area and stoop to enhance the entry. The townhouses in the middle photo tuck the garages under the living units to reduce their visibility (note that this is a private roadway). In the right image, the lack of landscaping is a glaring omission, and is not acceptable.

II. BUILDING ORIENTATION

INTENT:
- Provide direction to guide the manner in which buildings are placed on a site.
- Encourage and facilitate a more walkable, vibrant and lively public realm
- Discourage buildings that are isolated from adjacent developments, acting as barriers and impeding pedestrian activity

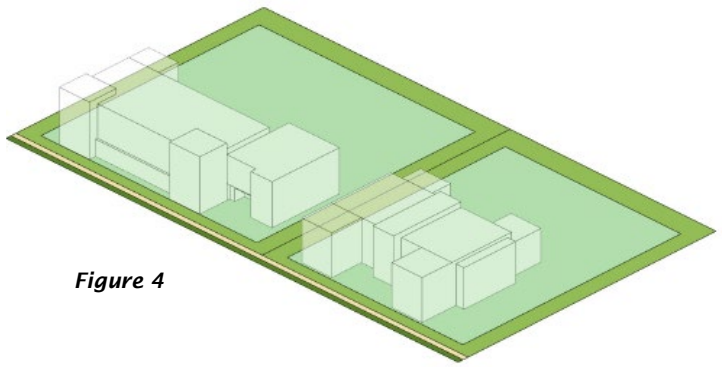


Figure 4



Figure 5

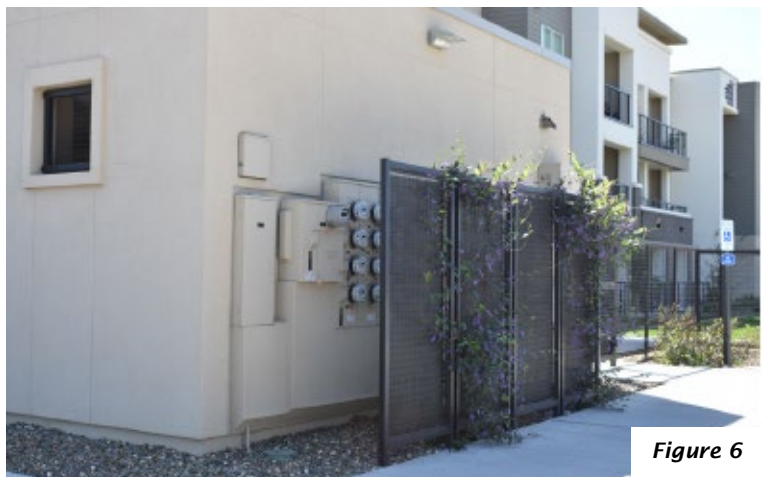


Figure 6



Figure 3

1. Corner or end units located along public streets should address both the primary street and the secondary (or side) street. The primary facade and entrance should face the more prominent street. Corner entrances or dual porches on front and side facades are encouraged. (See **Figure 3**)

2. Multiple residence buildings should maintain the minimum setback allowed along streets to better define the public realm and emphasize the overall site design as well as to help activate the streetscape and enhance the walkability of the neighborhood by reducing distances between desired destinations.

3. Design the primary facade of buildings with varied setbacks (including ground floor and upper floors) to create an interesting and attractive street edge, while maintaining minimum average setbacks. (See **Figure 4**)

4. Consider the existing grade and topography of the site in building layout, height, scale, and massing to maintain compatibility with adjoining lower intensity residential uses. Taller buildings should be stepped back or reduced in height when adjacent to lower density residential uses to maintain the privacy of rear yards, patios, and private outdoor spaces.

5. Extend porches, stairs, and stoops into the front setback to articulate the building facade.

6. Design setbacks between buildings so that spaces are usable or are part of the overall pedestrian scheme. (See **Figure 5**)

7. Consider the orientation of buildings and the use of sustainable development practices to mitigate solar exposure.

8. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building. (See **Figure 6**)

III. VEHICLES, PARKING AND GARAGES

INTENT:
- Diminish and soften the visual impact of pavement and parked cars from the street and adjacent properties.
- Encourage several smaller parking areas in multiple residence projects.
- Encourage proper parking placement and screening.
- Increase pedestrian safety and vehicular circulation in parking areas.

SURFACE PARKING

All projects with surface parking must adhere to the following in the design of parking lots and on-site vehicular circulation:

1. Buildings should have the primary presence on the public street. Off-street parking areas should be located in the rear of the building(s) and away from public streets. Placement of parking areas to the side of the building(s) may be allowed to the minimum degree necessary. (See **Figure 7**)

2. Design and locate parking areas such that the walk from the designated parking to the dwellings is short and direct. Ideally, residents will have visibility of their parking stalls from their residence. All resident and visitor parking shall be clearly identified. (See **Figure 8**)

3. Pedestrian walkways shall be distinguished from the vehicle driveway using different hardscape materials or by providing a landscape buffer per City Code.

4. To add visual interest and avoid the effect of a long blank wall, perimeter garages that face public right-of-way or private property should provide articulation in horizontal wall plane, roof line, mix of materials, and windows.

5. Carports and detached garages should be designed as an integral part of the architecture of projects. They should be similar in material, color, roof materials, and details to the principal buildings of a development. (See **Figure 9**)

6. Guest and handicap parking should be evenly and conveniently distributed throughout multiple residence projects.

7. Incorporate pick-up and drop-off zones that are easily accessible to riders and rideshare operators.



Figure 7



Figure 8



Figure 9

STRUCTURED PARKING

All projects must adhere to the following in the design of structured parking:

1. Structured parking may not constitute the entire frontage of any street-adjacent building. See Project Frontage (section I, page x) for frontage requirements related to structured parking.

2. Locate structured parking to minimize visual impact to residences and public streets. Ensure parking structures visible from public streets are architecturally compatible with the main structure, and provide building and finish elements that create visual interest to the streetscape, such as artwork or decorative metal accents.

3. Where structured parking is adjacent to the sidewalk or within 10 feet of the sidewalk edge, the façade shall incorporate a combination of artwork, grillwork, special building material or other treatment/design that enhances the pedestrian environment. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of structured parking.

4. Parking facilities shall be well-lit for safety with non-glare lighting to reduce impacts to adjacent uses.







***Figure 10:** Examples of structured parking showing screening techniques, minimized visual impact and enhanced pedestrian environment.*

IV. PEDESTRIAN CIRCULATION

INTENT:
- Provide convenient, safe and attractive pedestrian routes.
- Increase social interaction.

1. Provide a continuous pedestrian circulation system that links various site amenities, such as play areas, a club house, pools, adjacent streets, trails, and bus stops.

2. Connections to adjacent compatible uses, existing public amenities such as parks or school playgrounds and public streets by maximizing intersections and 'straight line' paths where possible is encouraged. In addition, add pathways back to public row's when an adjacent land use such as commercial is existing or planned. (See **Figure 11**)

3. Pedestrian walks shall be separated from residential structures by at least three (3) feet for landscaping. The Administrator may consider other treatments to provide attractive pathways. Examples include mosaic, bas-relief artwork, or other decorative treatments that meet the intent of the guidelines. (**Figure 12** provides examples.)

4. Where not visible to the public (i.e., on the interior of the site), all paths shall be a minimum of six (6) feet in width and be hard-surfaced.

5. Public pathways must be compliant with the Americans with Disabilities Act (ADA).

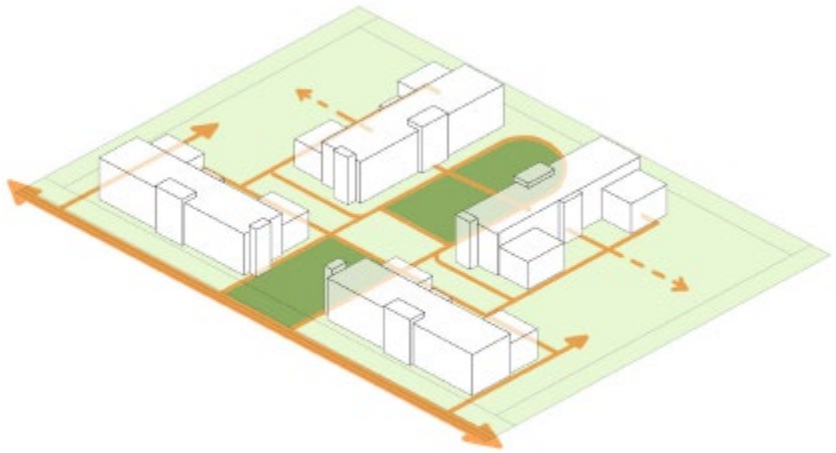


Figure 11



Figure 12: Photo on left shows landscaping between walkways. Photo on right shows wall treatment to provide interest.

V. OPEN SPACE AND LANDSCAPING

INTENT:
- Add to the livability of new residences.
- Provide visual interest and relief.
- Provide opportunities for outdoor activities.
- Provide light and air in a new residential development.
- Provide opportunities for social interaction.

1. Provide a Common open space areas and amenities allow residents to gather, promoting community interaction and creating a sense of place. Shared open spaces within multiple residence projects are particularly important as an organizing element in defining space and establishing character. Therefore, open space features should be carefully integrated into the design of multiple residence projects to provide safe areas, that can be easily surveyed from nearby dwellings or the street and complement the building architecture and project site design. (See **Figure 13)**

2. Projects should incorporate common open spaces and pedestrian amenities that are centrally located, functional for a variety of uses, and aesthetically pleasing.

3. Terminate primary drives at open space or amenity features to create a focal point and enhance view corridors. (See **Figure 14**)

4. In common open space areas, pedestrian amenities such as shade structures, trellises and arcades over walkways, benches and tables, bike racks, scooter parking, or similar amenities are recommended. Consider locating these in courtyard spaces and near main or secondary entrances for easy access. (See **Figure 15**)

5. Avoid outdoor areas that are between or behind buildings, that have little or no surveillance. These spaces with ambiguous "ownership" should be placed within the control of individual units.

6. The space must be accessible from the dwelling units. Ideally, it should be centrally located, if practical. The space must be oriented to encourage activity from local residents. **See Figure 16 below.**



Figure 13



Figure 14



Figure 15





Figure 16: Good examples of common open space, including street level courtyards (left) and a network of open spaces with a children's play area and a pedestrian corridor (right).

7. Use planting to highlight significant site features and to define site use areas and circulation. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.

8. Incorporate existing natural features such as trees, topography, washes, and vegetation into the site plan.

9. Infrastructure elements such as stormwater retention basins should be incorporated into the overall landscape plan.

10. Consider using deciduous trees and shrubs along south and west facing facades to provide seasonal shading while providing fall color, seasonal flower, and other desired effects.

11. Provide weather and sun protection, such as overhangs, awnings, canopies, etc. to mitigate climatic and solar conditions.

12. Shade elements, both landscape and architectural should be provided at prominent pedestrian points such as near entries, near common open space, and along paths serving parking lots.



Figure 17: Good example of the use of planting to accentuate site use areas and circulation.

BUILDING DESIGN

VI. ARCHITECTURAL DESIGN

INTENT:

- Add Provide a welcoming entry to residential buildings.
- Provide a visually interesting roofline.
- Achieve architectural scale that is compatible with the size and visual massing of development envisioned within the zoning classification.
- Add visual interest and sense of quality and craftsmanship to building facades.
- Enhance the pedestrian experience.

PRIMARY ENTRIES

1. Location of primary entrances (shared or individual) should face the street to the greatest extent possible. Low volume streets sucare better suited for individual unit entries; high volume streets are better suited for shared entries.

2. Primary entrances should be prominently indicated with a multi-story massing change and a first-story roofed design element such as a porch, awning, or portico. (See **Figure 18**)

3. All units must provide a clearly visible paved walkway from the primary entrance to a public sidewalk along the abutting primary street, tract, or common open space.

MASSING AND SCALE

1. Buildings should offset their massing on wall planes or step back on upper floors so as to reduce perceived size and provide opportunities for terraces or balconies. (See **Figure 19**)

2. Developments must provide unique massing and variation from adjacent multiple residence buildings; as to avoid the appearance of contiguous developments. (**See Figure 20)**

3. Where projects are adjacent to single residence zoning districts, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single residence yards. (See **Figure 21)**



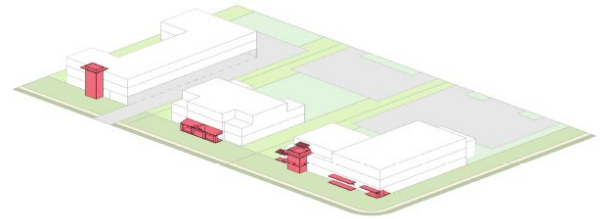


Figure 18



Figure 19



Figure 21



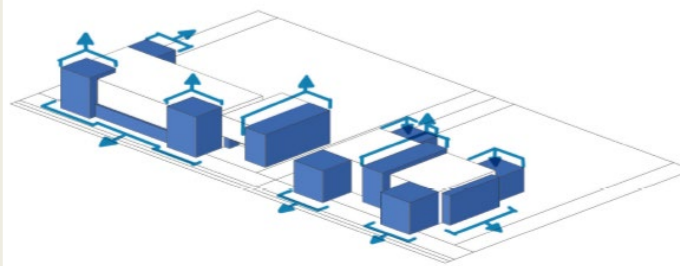


Figure 20

4. Help define the street edge through the location of building massing and heights. Increase building mass and height proportional to the street width, with higher massing on wider streets and decreased massing on narrower streets.

ARTICULATION

1. Long expanses of windowless, blank walls are to be avoided. All building facades are to be treated aesthetically with changes in materials, colors, artwork, use of pilasters, building lines, ornamentation, and/or other aesthetic treatments; and, should utilize durable quality materials.

2. Building facades visible from a public right-of-way, private tract, or common open space should incorporate highly accented or highly articulated openings, through the application of window trim, window recesses, cornices, changes in materials or other design elements. (See **Figure 22**)

MATERIALS

1. Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect. (See **Figure 23**)
2. The selection and placement of building materials should provide visual interest at the pedestrian level. Heavier materials should be used to form the building base and as accents on upper stories and walls. Materials and colors should be used to enhance buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms. (See **Figure 24**)
3. Materials should be selected that have proven durability under high amounts of sun exposure and extreme temperatures. (See **Figure 25**)
4. Exterior building colors should be compatible with the surrounding neighborhood setting and should be in keeping with the geographic and climatic conditions specific to Maricopa. (See **Figure 26**)

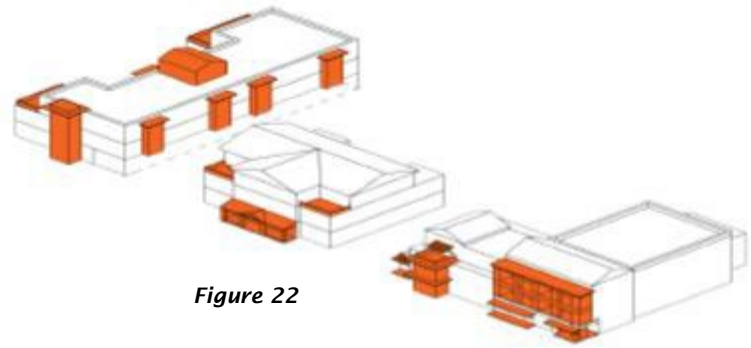


Figure 22

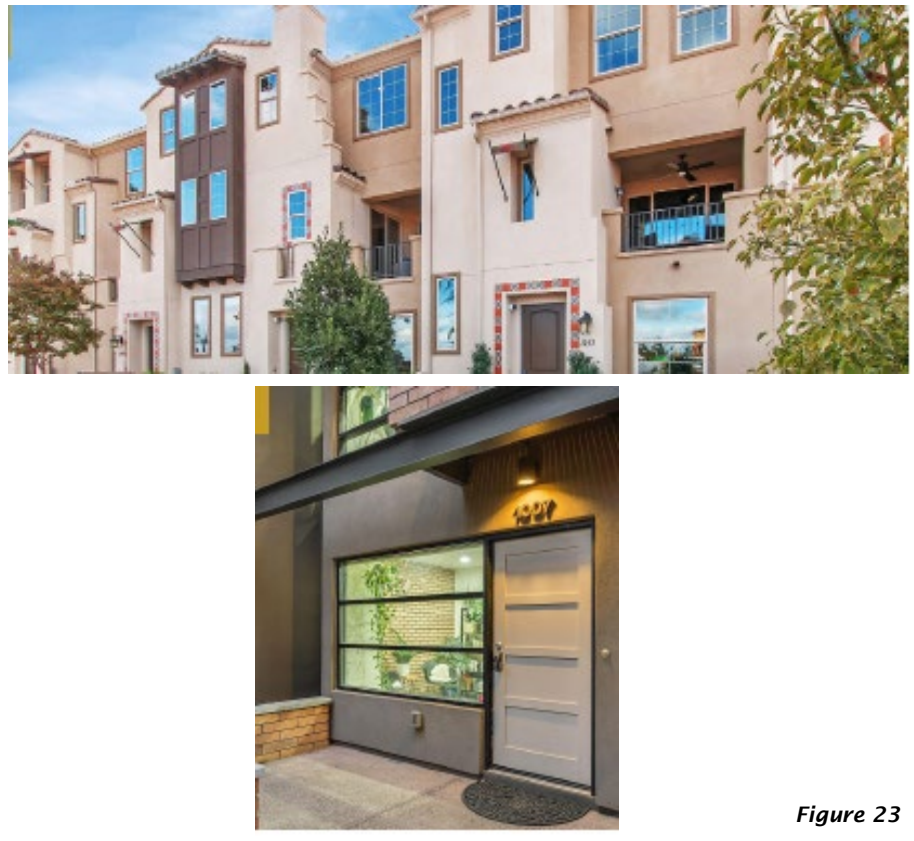


Figure 23



Figure 24



Figure 25



Figure 26

EXAMPLES AND INSPIRATION













LOW IMPACT DEVELOPMENT

Low Impact Development (LID) is an approach to land development or redevelopment that works with nature to manage stormwater as close to its source as possible. LID looks at stormwater as a resource rather than a waste product and employs strategies such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements to create functional and appealing site drainage. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed.

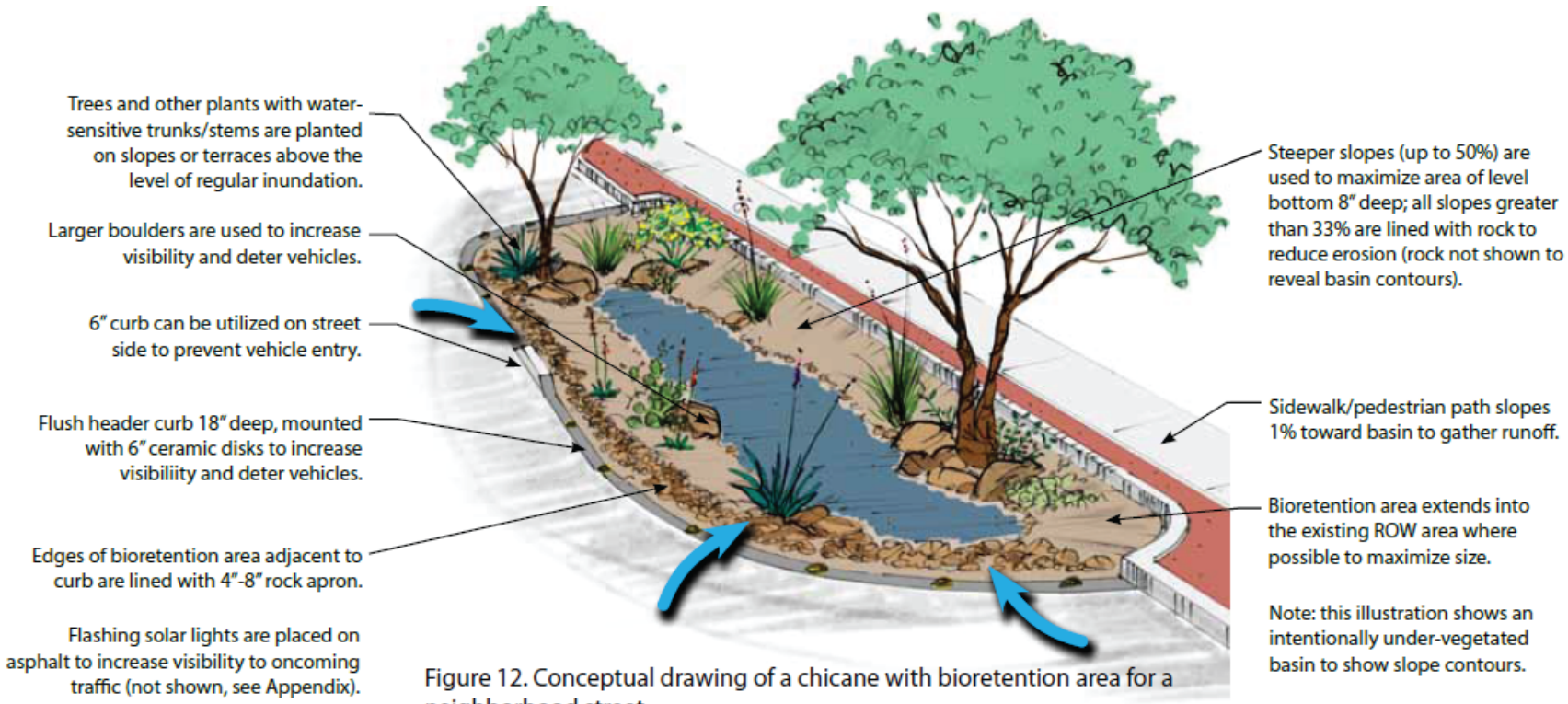
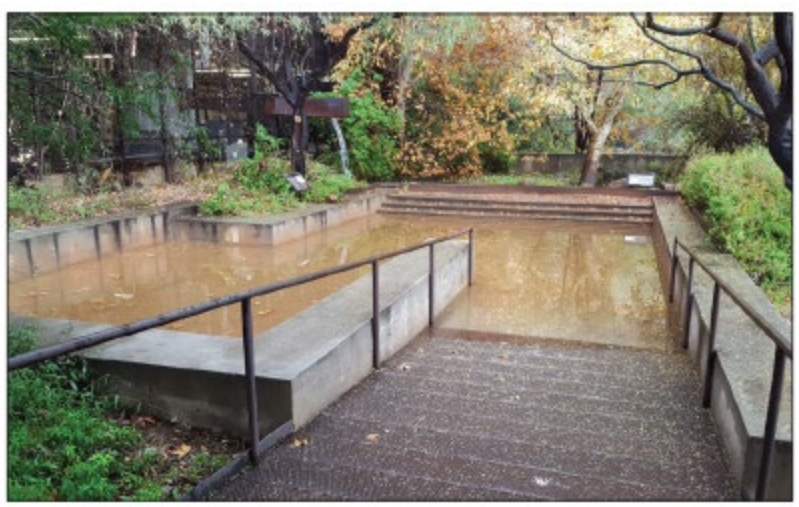


Figure 12. Conceptual drawing of a chicane with bioretention area for a neighborhood street.

LID practices provide multiple benefits for the environment and the community to maximize mutual environmental, social, and economic benefits. A LID feature may benefit property value and increase customer attraction, provide services which contribute to ecosystem health, and can be utilized as a community gathering or recreational space for residents.



VII. RETENTION DESIGN

1. Location Incorporate rain gardens placed between buildings to collect stormwater from rooftops and parking areas.

2. Meander retention areas paired with recreational pathways through the development to create a connected green-space amenity such as a greenbelt to encourage maximum recreational use. (See **Figures 27**)



Figure 27a



Figure 27b



Figure 27c

3. Contour the sides and bottoms of the basins to create a natural looking appearance. Use varied slopes and curvilinear edges to create a more natural looking facility instead of rectangular forms and long stretches.

4. Utilize permeable pavers for parking spaces to allow stormwater to seep directly through the pavers into the underground storage system.

5. Maximize water permeability by minimizing soil disturbance and compaction in planned landscape areas, reducing paved areas, using permeable paving materials, and preserving open space drainageways when feasible.

6. Avoid water features at entry areas unless it is specifically a rainwater harvesting feature designed to reduce on-sit potable water demands.

7. Incorporate plants and design themes to support naturalistic landscapes that provide a sense of place in concert with the local natural environment. (See **Figure 28**)

8. Group plants with similar water needs together.

9. Utilize low water use native or desert-adapted drought tolerant plants incorporating at least seventy-five (75) percent of selected plants being local native species to promote a sense of place.



Figure 28

10. All man-made slopes should receive erosion control from plantings and from terracing. **See Figure 29**

11. Incorporate one (1) Xeriscape landscape example into open spaces.

12. Each valve should irrigate a landscape zone with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas need to be irrigated on separate valves as well as drip emitters and sprinklers.

13. Maximize water permeability by reducing paved areas using permeable paving materials and preserving open space drainage ways when feasible.

14. All common landscaped areas, tracts and retention basins need to be owned and maintained by the Property Management Company or Property Owners Association (POA).



Figure 29: Good example of erosion control from plantings.

VIII. LANDSCAPE

1. All new developments need to be designed in accordance with the Maricopa Tree Palette and provide full canopy coverage over walkways.

2. Provide enhanced landscaping including six (6) large specimen trees, and landscaped medians at entries.

3. To ensure effective management of stormwater and healthy growth of native vegetation, all landscape areas should, to the extent practicable, be part of the drainage infrastructure and make all conveyance features landscape amenities utilizing LID design.

4. Provide a minimum twelve (12) foot wide landscape tract, inclusive of public utility easement, along buildings adjacent to a street side yard.

5. Provide a variety of planting palettes that soften the development, reinforce the building design and add variety to the streetscape.

6. For greater shading and cooling, plant a multi-layered composition of shrubs and small trees with a minimum height of ten (10) feet and a width of four (4) feet next to buildings.



EXHIBIT B

MULTI FAMILY RESIDENTIAL
DESIGN GUIDELINES

10/27/2021

Review by Robert Klob, 12/20/21
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IMAGE PLACE HOLDER

MULTI FAMILY RESIDENTIAL

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VI. Architectural Design x

LOW IMPACT DEVELOPMENT

VII. Retention Design x
VIII. Landscape x

GENERAL OBJECTIVES

- Meet the General Plan Land Use Element Goal to revise development regulations to encourage multifamily development
- Contribute to the attractiveness and usefulness of the public realm.
- Increase the overall durability, construction quality and attractiveness of multifamily development as viewed by the public.
- Increase the City of Maricopa's standing in the valley as a desirable place to live.
- Increase pedestrian interest and activity by facilitating pedestrian access to gathering places, services and other amenities.
- The City of Maricopa encourages the creative and innovative use of current and emerging development practices and seeks to strike a balance between the needs of the homebuilding industry and the consumer.

APPLICABILITY

The guidelines apply to:

- All new multifamily structures and development,
- Additions to existing buildings that increase gross floor area by 1,000 square feet or more, require conformance for the new portion of the structure and the area of the site that must be modified as a result of the expansion (this could include walkways, driveways, parking, signage), and
- Significant exterior modifications such as façade changes, windows, awnings, signage, etc.

define "multi-family". duplex, tri, quad, condo/th, single family for rent, etc.?

DEPARTURES

The Zoning Administrator may approve, with respect to the guidelines, an application that varies (or "departs") from the strict language of the guidelines provided that they find that the proposal meets the guidelines' intent statements. If the Zoning Administrator approves a variation from the design requirements, such approval shall be based on the following findings:

- The application of certain provisions of the design guidelines would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zone and of the design standards.
- Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.
- Permitting a minor variation will not be contrary to the objectives of the design guidelines.
- Such a variation is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property that prevent strict adherence to certain design standards.
- The minor variation protects the integrity of a historic landmark or historic district.

SAFETY THROUGH DESIGN

Crime Prevention Through Environmental Design, or **CPTED** (pronounced sep-ted), is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime. It focuses on the positive use of a space and natural elements to maintain a sustainable quality of life for intended users, while offering a sense of security by increasing the difficulty for criminal or abnormal activities. The principles of CPTED - natural access control, natural surveillance, territoriality, and maintenance - when integrated with the principles of physical security, present a unique approach to minimizing crime opportunities. This may be accomplished through the design elements described in this Manual and are noted throughout when they are applied.

a. <u>Natural Surveillance</u>
Design the placement of physical features and activities in such a way as to maximize visibility and foster positive social interaction among legitimate users of the space. Creating environments that allow the opportunity for people to engage in their normal behavior and to observe the space around them limits the potential for crime to occur.

b. <u>Natural Access Control</u>
Strategically locate entrances and exits, fencing, lighting, and landscaping to control or limit the flow of or access. Most criminal intruders will try to find a way into an area where they will not be easily observed. Limiting access and increasing natural surveillance keeps them out altogether or marks them as an intruder.

c. <u>Natural Territorial Reinforcement</u>
Design buildings, fences, pavement, signs, lighting, and landscaping to express ownership and define
public, semi-public and private spaces, so that natural territorial reinforcement occurs. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of ownership within a community or space creates an environment where "strangers" or "intruders" stand out and are more
easily identified.

SITE DESIGN

I. PROJECT FRONTAGE

INTENT:
- Provide for an attractive and active relationship between the building and the street
- Provide privacy and security to residents facing the street
- Encourage social interaction between residents and pedestrians
- Provide a comfortable and welcoming entry, visible from the sidewalk and an attractive streetscape.
- Provide an inviting ground floor façade.

PROJECTS ADJACENT TO QUALIFYING RIGHT-OF-WAY (ROW):

Applicable for projects that front local or minor collector roads.

1. Provide individual unit entries at ground level (accessible from outside). Ground level unit entries can open onto the street or a courtyard or open space that opens to the street. The Zoning Administrator may allow other entry configurations (such as consolidated entries), provided the design meets the intent of this section.

a. **To provide resident privacy and transition between public and private realm,** set the building back at least 10 feet from the public ROW or raise the ground floor living space at least three (3) feet above the sidewalk or pathway grade (See ***Figure 1***).

b. **Entries must be accessible from the street or interior open space.** Configurations where enclosed rear yards back up to a street are discouraged.

c. **Individual pedestrian entries must be emphasized** by using all of the following:
   i. Provide a porch, at least 24 square feet, or other architectural weather protection that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

   ii. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than three feet. Provide a combination of shrubs, groundcover or trees.

   iii. Set the garage door (if applicable) at least five feet farther from the street than the primary street-facing façade.

d. **For projects with individual garages,** vehicle access to ground floor units shall be from an alley if one exists. For any configuration where primary pedestrian access is off the same façade as vehicular access, developments shall incorporate single-width parking configurations for at least 50 percent of the units (to minimize the impact of garage doors on the pedestrian environment). A pedestrian entry shall be provided that is separate from the garage door.

define min. depth &
max. height above floor. Builders will usually build to the minimum, and if there is none, they will use a popout.

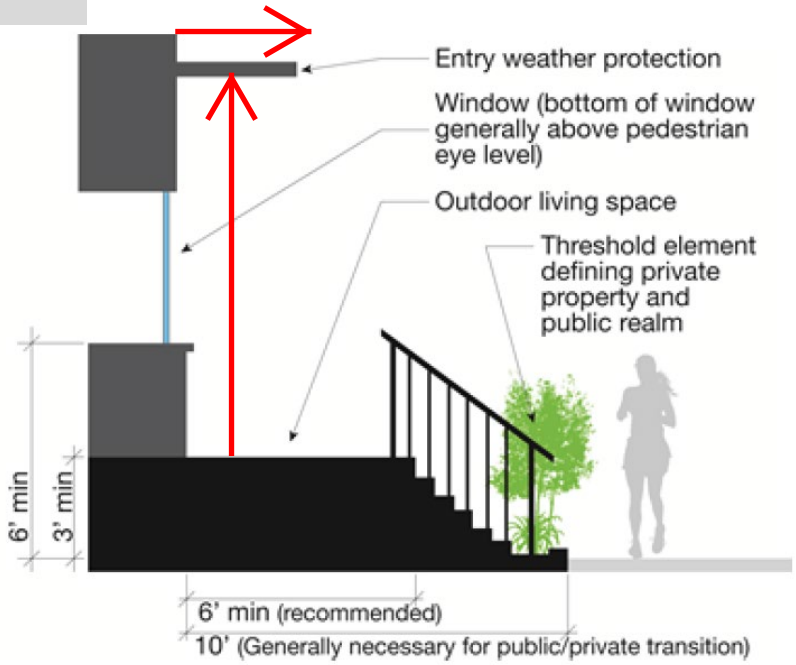




Figure 1



2. Surface parking shall not be located between the building and the street. (If multiple buildings, this only applies to the building(s) abutting the street.)

3. Structured parking shall not span the entire frontage of any street-adjacent building. Structured parking must be designed to fully screen or conceal parked cars from view from public streets and opens space on the first and second floors of the structure per On-Site Parking and Loading (CC Section 18.105.030).

    a. For corner properties with structured parking, provide a minimum of 15 feet from the corner along the primary street frontage in an active use. For non-corner properties, provide a minimum of 15 feet anywhere along the street frontage in an active use.

        i. Active uses can include lobbies, entrances, gyms or fitness centers, meeting rooms and other similar spaces. Active use spaces may not contain mail rooms, storage, or any unsightly use (as determined by the Zoning Administrator).

        ii. Active uses must be visible through transparent window areas over the entire 15 feet of the ground floor façade between two feet and eight feet above grade. The windows must look into the building's interior.

4. If property is within ¼ mile of a bus stop or public park, provide convenient pathways or entries to facilitate access to these amenities for residents.

5. Limit the length of at-grade building façade and walls without openings (windows or doors) to 15 feet.

6. Fencing or walls above four feet high are not allowed in the front yard or between the principal façade/entry and the sidewalk or public street. Chain link fences are not allowed in the front yard or between the primary building and a public right-of-way (excluding alleys).

7. For projects approved by the Zoning Administrator for consolidated entries, enhance the building's presence and optimize interaction with the public sidewalk and rights-of-way through use of at least two of the following:
    a. Pergolas or arbors

    b. See-through gates or fences (excluding chain link)

    c. Outdoor terraces or gardens that are designed to promote use (i.e., with benches or other pedestrian furniture or features)

    d. High quality entry path materials such as special paving, tile, etc.

    e. Balconies facing street



Figure 2: Good and bad examples of garage/entry configurations. The left example features a landscaped area and stoop to enhance the entry. The townhouses in the middle photo tuck the garages under the living units to reduce their visibility (note that this is a private roadway). In the right image, the lack of landscaping is a glaring omission, and is not acceptable.

II. BUILDING ORIENTATION

INTENT:
- Provide direction to guide the manner in which buildings are placed on a site.
- Encourage and facilitate a more walkable, vibrant and lively public realm
- Discourage buildings that are isolated from adjacent developments, acting as barriers and impeding pedestrian activity

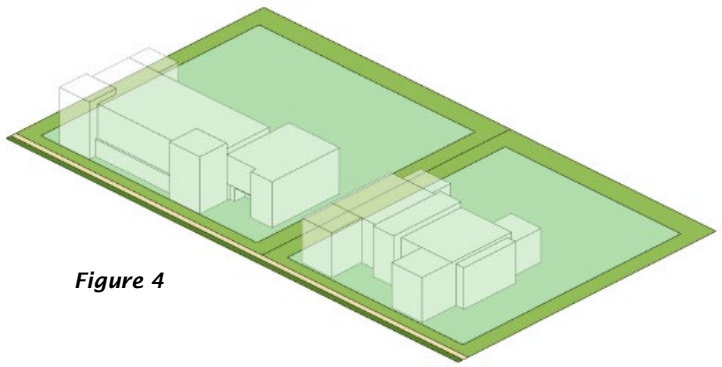


Figure 4



Figure 5

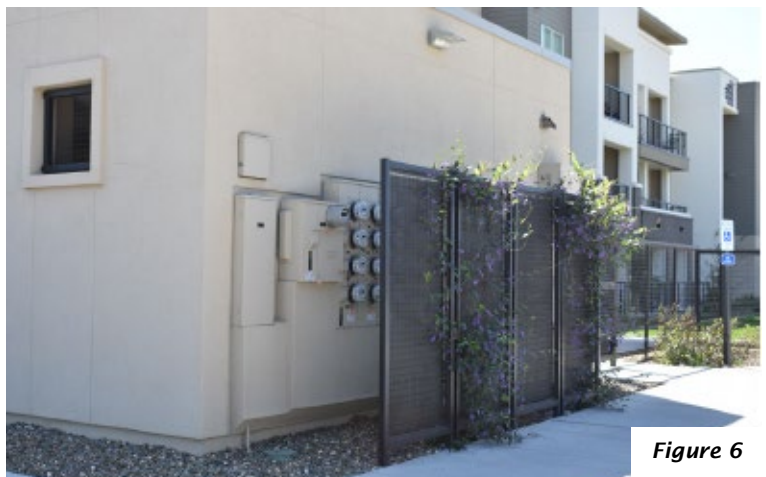


Figure 6



Figure 3

1. Corner or end units located along public streets should address both the primary street and the secondary (or side) street. The primary facade and entrance should face the more prominent street. Corner entrances or dual porches on front and side facades are encouraged. (See **Figure 3**)

2. Multiple residence buildings should maintain the minimum setback allowed along streets to better define the public realm and emphasize the overall site design as well as to help activate the streetscape and enhance the walkability of the neighborhood by reducing distances between desired destinations.

3. Design the primary facade of buildings with varied setbacks (including ground floor and upper floors) to create an interesting and attractive street edge, while maintaining minimum average setbacks. (See **Figure 4**)

4. Consider the existing grade and topography of the site in building layout, height, scale, and massing to maintain compatibility with adjoining lower intensity residential uses. Taller buildings should be stepped back or reduced in height when adjacent to lower density residential uses to maintain the privacy of rear yards, patios, and private outdoor spaces.

5. Extend porches, stairs, and stoops into the front setback to articulate the building facade.

6. Design setbacks between buildings so that spaces are usable or are part of the overall pedestrian scheme. (See **Figure 5**)

7. Consider the orientation of buildings and the use of sustainable development practices to mitigate solar exposure.

8. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building. (See **Figure 6**)

III. VEHICLES, PARKING AND GARAGES

INTENT:
- Diminish and soften the visual impact of pavement and parked cars from the street and adjacent properties.
- Encourage several smaller parking areas in multiple residence projects.
- Encourage proper parking placement and screening.
- Increase pedestrian safety and vehicular circulation in parking areas.

SURFACE PARKING

All projects with surface parking must adhere to the following in the design of parking lots and on-site vehicular circulation:

1. Buildings should have the primary presence on the public street. Off-street parking areas should be located in the rear of the building(s) and away from public streets. Placement of parking areas to the side of the building(s) may be allowed to the minimum degree necessary. (See **Figure 7**)

2. Design and locate parking areas such that the walk from the designated parking to the dwellings is short and direct. Ideally, residents will have visibility of their parking stalls from their residence. All resident and visitor parking shall be clearly identified. (See **Figure 8**)

3. Pedestrian walkways shall be distinguished from the vehicle driveway using different hardscape materials or by providing a landscape buffer per City Code.

4. To add visual interest and avoid the effect of a long blank wall, perimeter garages that face public right-of-way or private property should provide articulation in horizontal wall plane, roof line, mix of materials, and windows.

5. Carports and detached garages should be designed as an integral part of the architecture of projects. They should be similar in material, color, roof materials, and details to the principal buildings of a development. (See **Figure 9**)

6. Guest and handicap parking should be evenly and conveniently distributed throughout multiple residence projects.

7. Incorporate pick-up and drop-off zones that are easily accessible to riders and rideshare operators.



Figure 7



Figure 8

there should be a standard for guest parking required min (1 space per X units, etc). This has been a BIG issue in other developments & causes long term issues.

Dont discount parking for multi-family projects, projects should be mandated to meet a minimum criteria. Most apartment communities are under parked and it causes issues with the management staff. Since Maricopa doesnt have much public transit and most local workforce has to drive to work - a min. of 2 cars per unit should be standard.

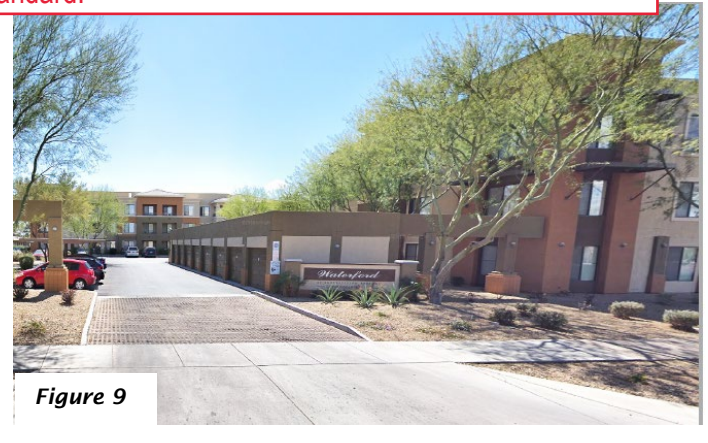


Figure 9

STRUCTURED PARKING

All projects must adhere to the following in the design of structured parking:

1. Structured parking may not constitute the entire frontage of any street-adjacent building. See Project Frontage (section I, page x) for frontage requirements related to structured parking.

2. Locate structured parking to minimize visual impact to residences and public streets. Ensure parking structures visible from public streets are architecturally compatible with the main structure, and provide building and finish elements that create visual interest to the streetscape, such as artwork or decorative metal accents.

3. Where structured parking is adjacent to the sidewalk or within 10 feet of the sidewalk edge, the façade shall incorporate a combination of artwork, grillwork, special building material or other treatment/design that enhances the pedestrian environment. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of structured parking.

4. Parking facilities shall be well-lit for safety with non-glare lighting to reduce impacts to adjacent uses.

Structured and garage parking should match or compliment the building architecture, style, materials, articulation, roof lines, etc. Mandate 360 degree design.









***Figure 10:** Examples of structured parking showing screening techniques, minimized visual impact and enhanced pedestrian environment.*

Establish minimum parking dimensions for stalls and garages!!!!! I saw one community that used 7' wide garage doors, 9'-6" width x 18' deep with a water heater platform. Only very small cars could park there. Garages should be minimum - 10'x20' clear, unobstructed space, 8' wide minimum door.

Provide bicycle parking @ each building (and establish a minimum).

IV. PEDESTRIAN CIRCULATION

INTENT:
- Provide convenient, safe and attractive pedestrian routes.
- Increase social interaction.

1. Provide a continuous pedestrian circulation system that links various site amenities, such as play areas, a club house, pools, adjacent streets, trails, and bus stops.

2. Connections to adjacent compatible uses, existing public amenities such as parks or school playgrounds and public streets by maximizing intersections and 'straight line' paths where possible is encouraged. In addition, add pathways back to public row's when an adjacent land use such as commercial is existing or planned. (See **Figure 11**)

3. Pedestrian walks shall be separated from residential structures by at least three (3) feet for landscaping. The Administrator may consider other treatments to provide attractive pathways. Examples include mosaic, bas-relief artwork, or other decorative treatments that meet the intent of the guidelines. (**Figure 12** provides examples.)

4. Where not visible to the public (i.e., on the interior of the site), all paths shall be a minimum of six (6) feet in width and be hard-surfaced.

5. Public pathways must be compliant with the Americans with Disabilities Act (ADA).

Sidewalks should stagger and add interest similar to the building architecture. should create a maximum length of walk (if straight)

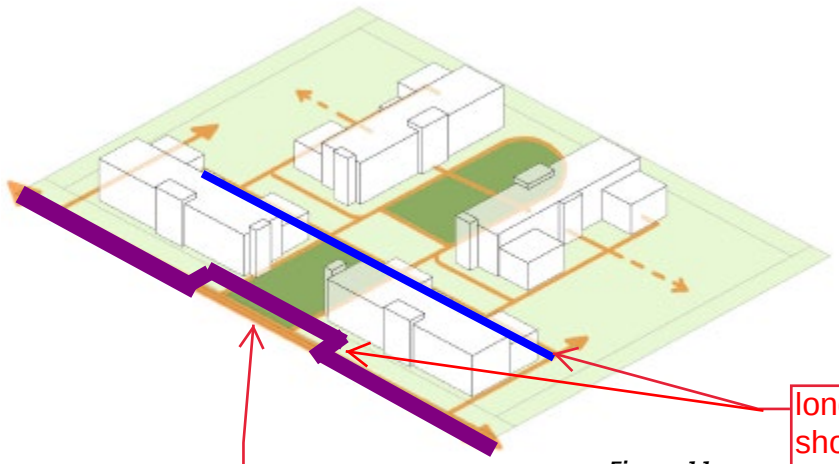


Figure 11



Figure 12: Photo on left shows landscaping between walkways. Photo on right shows wall treatment to provide interest.

V. OPEN SPACE AND LANDSCAPING

INTENT:
- Add to the livability of new residences.
- Provide visual interest and relief.
- Provide opportunities for outdoor activities.
- Provide light and air in a new residential development.
- Provide opportunities for social interaction.

1. Provide a Common open space areas and amenities allow residents to gather, promoting community interaction and creating a sense of place. Shared open spaces within multiple residence projects are particularly important as an organizing element in defining space and establishing character. Therefore, open space features should be carefully integrated into the design of multiple residence projects to provide safe areas, that can be easily surveyed from nearby dwellings or the street and complement the building architecture and project site design. (See **Figure 13)**

2. Projects should incorporate common open spaces and pedestrian amenities that are centrally located, functional for a variety of uses, and aesthetically pleasing.

3. Terminate primary drives at open space or amenity features to create a focal point and enhance view corridors. (See **Figure 14**)

4. In common open space areas, pedestrian amenities such as shade structures, trellises and arcades over walkways, benches and tables, bike racks, scooter parking, or similar amenities are recommended. Consider locating these in courtyard spaces and near main or secondary entrances for easy access. (See **Figure 15**)

5. Avoid outdoor areas that are between or behind buildings, that have little or no surveillance. These spaces with ambiguous "ownership" should be placed within the control of individual units.

6. The space must be accessible from the dwelling units. Ideally, it should be centrally located, if practical. The space must be oriented to encourage activity from local residents. **See Figure 16 below.**



Figure 13



Figure 14



Figure 15





Figure 16: Good examples of common open space, including street level courtyards (left) and a network of open spaces with a children's play area and a pedestrian corridor (right).

7. Use planting to highlight significant site features and to define site use areas and circulation. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.

8. Incorporate existing natural features such as trees, topography, washes, and vegetation into the site plan.

9. Infrastructure elements such as stormwater retention basins should be incorporated into the overall landscape plan.

10. Consider using deciduous trees and shrubs along south and west facing facades to provide seasonal shading while providing fall color, seasonal flower, and other desired effects.

11. Provide weather and sun protection, such as overhangs, awnings, canopies, etc. to mitigate climatic and solar conditions.

12. Shade elements, both landscape and architectural should be provided at prominent pedestrian points such as near entries, near common open space, and along paths serving parking lots.



Figure 17: Good example of the use of planting to accentuate site use areas and circulation.

incorporate water friendly landscaping. no natural grass. use synthetic turf instead.

pet friendly spaces, enclosures. waste pick-up stations

landscape lighting - shielded or dimmed to preserve dark sky, but provide safety along walkways.

ALL common/community areas should be easily accessible to persons with disabilities.

Seating along pathways

BUILDING DESIGN

VI. ARCHITECTURAL DESIGN

INTENT:

- Add Provide a welcoming entry to residential buildings.
- Provide a visually interesting roofline.
- Achieve architectural scale that is compatible with the size and visual massing of development envisioned within the zoning classification.
- Add visual interest and sense of quality and craftsmanship to building facades.
- Enhance the pedestrian experience.

PRIMARY ENTRIES

1. Location of primary entrances (shared or individual) should face the street to the greatest extent possible. Low volume streets sucare better suited for individual unit entries; high volume streets are better suited for shared entries.

secure?

2. Primary entrances should be prominently indicated with a multi-story massing change and a first-story roofed design element such as a porch, awning, or portico. (See **Figure 18**)

3. All units must provide a clearly visible paved walkway from the primary entrance to a public sidewalk along the abutting primary street, tract, or common open space. no blind entries, for security



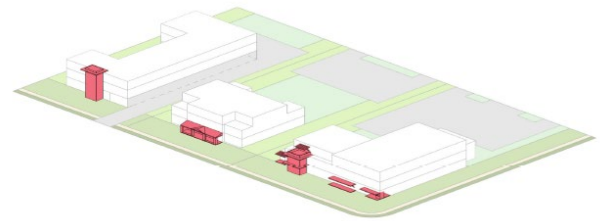


Figure 18



Figure 19



Figure 21

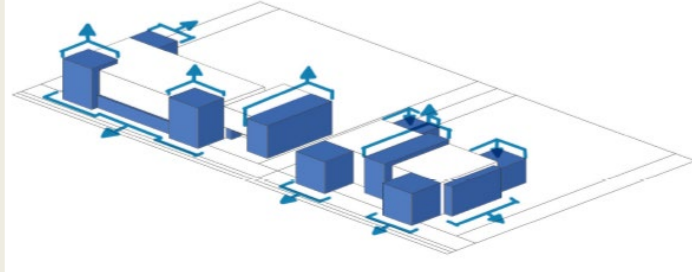


Figure 20

MASSING AND SCALE

1. Buildings should offset their massing on wall planes or step back on upper floors so as to reduce perceived size and provide opportunities for terraces or balconies. (See **Figure 19**)

2. Developments must provide unique massing and variation from adjacent multiple residence buildings; as to avoid the appearance of contiguous developments. (**See Figure 20)**

3. Where projects are adjacent to single residence zoning districts, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single residence yards. (See **Figure 21)**

4. Help define the street edge through the location of building massing and heights. Increase building mass and height proportional to the street width, with higher massing on wider streets and decreased massing on narrower streets.

ARTICULATION

1. Long expanses of windowless, blank walls are to be avoided. All building facades are to be treated aesthetically with changes in materials, colors, artwork, use of pilasters, building lines, ornamentation, and/or other aesthetic treatments; and, should utilize durable quality materials.

2. Building facades visible from a public right-of-way, private tract, or common open space should incorporate highly accented or highly articulated openings, through the application of window trim, window recesses, cornices, changes in materials or other design elements. (See **Figure 22**)

MATERIALS

1. Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect. (See **Figure 23**)
2. The selection and placement of building materials should provide visual interest at the pedestrian level. Heavier materials should be used to form the building base and as accents on upper stories and walls. Materials and colors should be used to enhance buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms. (See **Figure 24**)
3. Materials should be selected that have proven durability under high amounts of sun exposure and extreme temperatures. (See **Figure 25**)
4. Exterior building colors should be compatible with the surrounding neighborhood setting and should be in keeping with the geographic and climatic conditions specific to Maricopa. (See **Figure 26**)

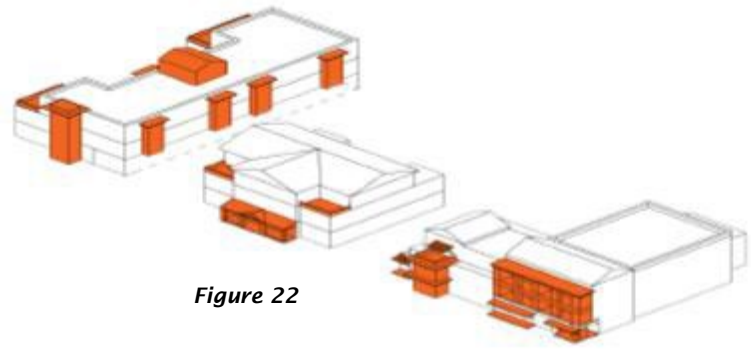


Figure 22

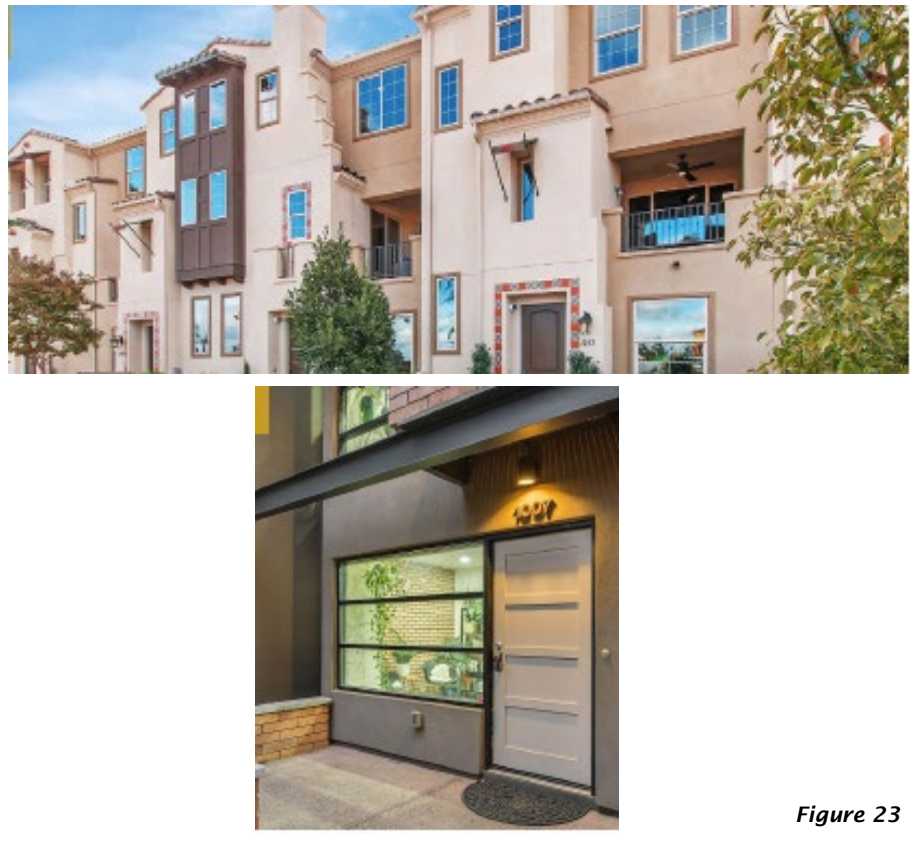


Figure 23



Figure 24



Figure 25



Figure 26

Encourage use of multiple textures not just stucco/popouts. use of brick cladding, metal, siding, stone, etc.

Material edges should return to an inside corner and not end arbitrarily - especially @ street front facades, garages, patios, etc.

EXAMPLES AND INSPIRATION





too flat, looks cheap and will look very dated over time. building should articulate, not stucco popouts. recommend remove picture.









LOW IMPACT DEVELOPMENT

Low Impact Development (LID) is an approach to land development or redevelopment that works with nature to manage stormwater as close to its source as possible. LID looks at stormwater as a resource rather than a waste product and employs strategies such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements to create functional and appealing site drainage. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed.

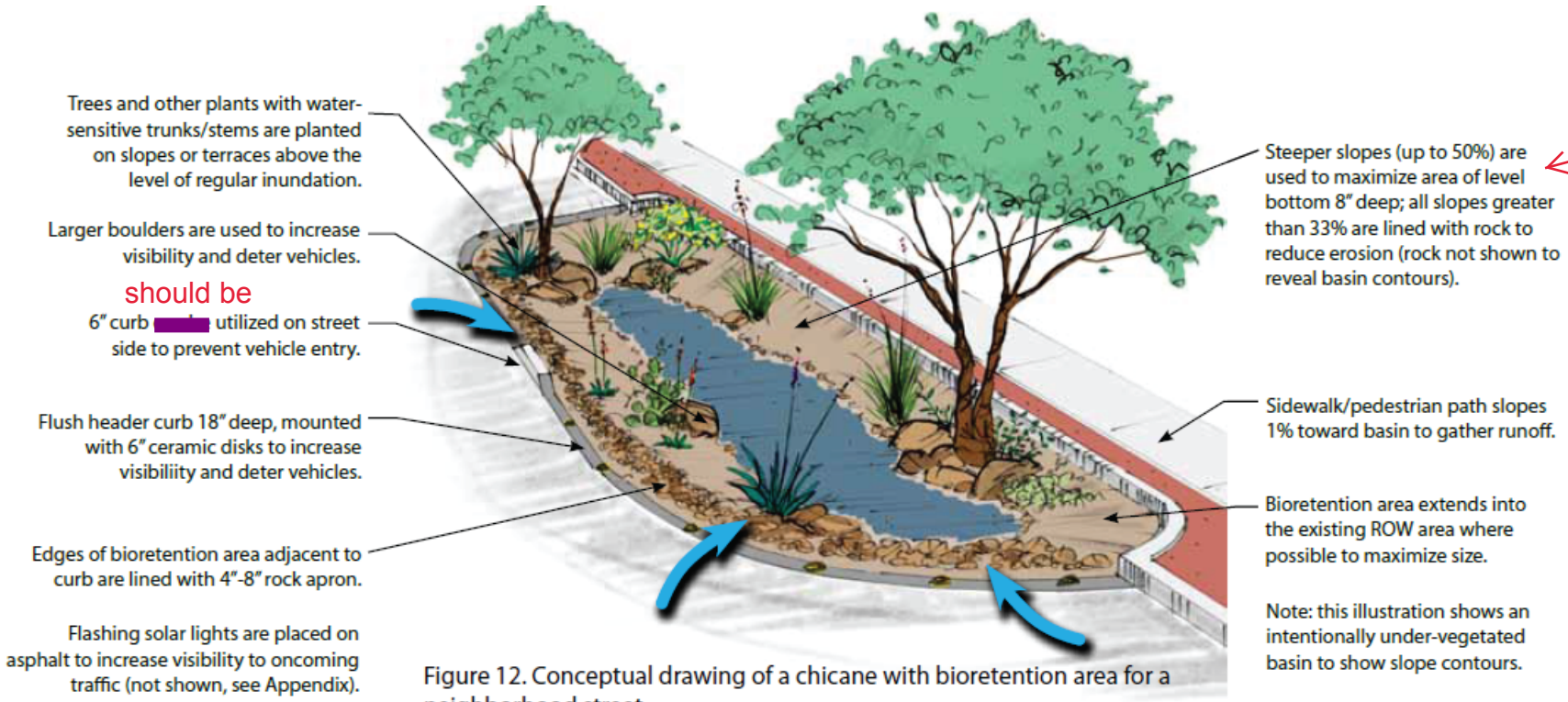
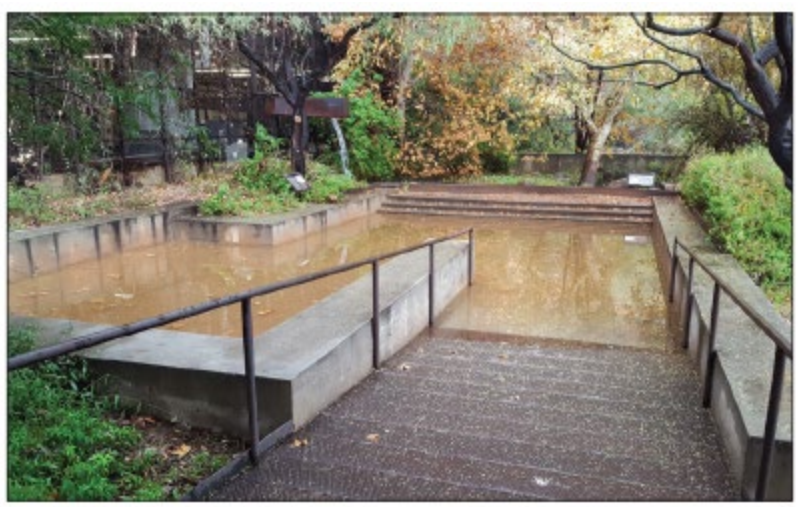


Figure 12. Conceptual drawing of a chicane with bioretention area for a neighborhood street.

adjacent to sidewalks and no barrier could be a liability issue. check with city attorney.

LID practices provide multiple benefits for the environment and the community to maximize mutual environmental, social, and economic benefits. A LID feature may benefit property value and increase customer attraction, provide services which contribute to ecosystem health, and can be utilized as a community gathering or recreational space for residents.



VII. RETENTION DESIGN

1. Location Incorporate rain gardens placed between buildings to collect stormwater from rooftops and parking areas.

2. Meander retention areas paired with recreational pathways through the development to create a connected green-space amenity such as a greenbelt to encourage maximum recreational use. (See **Figures 27**)



Figure 27a



Figure 27b



Figure 27c

3. Contour the sides and bottoms of the basins to create a natural looking appearance. Use varied slopes and curvilinear edges to create a more natural looking facility instead of rectangular forms and long stretches.

4. Utilize permeable pavers for parking spaces to allow stormwater to seep directly through the pavers into the underground storage system.

5. Maximize water permeability by minimizing soil disturbance and compaction in planned landscape areas, reducing paved areas, using permeable paving materials, and preserving open space drainageways when feasible.

6. Avoid water features at entry areas unless it is specifically a rainwater harvesting feature designed to reduce on-sit potable water demands.

7. Incorporate plants and design themes to support naturalistic landscapes that provide a sense of place in concert with the local natural environment. (See **Figure 28**)

8. Group plants with similar water needs together.

9. Utilize low water use native or desert-adapted drought tolerant plants incorporating at least seventy-five (75) percent of selected plants being local native species to promote a sense of place.



Figure 28

10. All man-made slopes should receive erosion control from plantings and from terracing. **See Figure 29**

11. Incorporate one (1) Xeriscape landscape example into open spaces.

12. Each valve should irrigate a landscape zone with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas need to be irrigated on separate valves as well as drip emitters and sprinklers.

13. Maximize water permeability by reducing paved areas using permeable paving materials and preserving open space drainage ways when feasible.

14. All common landscaped areas, tracts and retention basins need to be owned and maintained by the Property Management Company or Property Owners Association (POA).



Figure 29: Good example of erosion control from plantings.

VIII. LANDSCAPE

1. All new developments need to be designed in accordance with the Maricopa Tree Palette and provide full canopy coverage over walkways.

2. Provide enhanced landscaping including six (6) large specimen trees, and landscaped medians at entries.

3. To ensure effective management of stormwater and healthy growth of native vegetation, all landscape areas should, to the extent practicable, be part of the drainage infrastructure and make all conveyance features landscape amenities utilizing LID design.

4. Provide a minimum twelve (12) foot wide landscape tract, inclusive of public utility easement, along buildings adjacent to a street side yard.

5. Provide a variety of planting palettes that soften the development, reinforce the building design and add variety to the streetscape.

6. For greater shading and cooling, plant a multi-layered composition of shrubs and small trees with a minimum height of ten (10) feet and a width of four (4) feet next to buildings.

Discourage use of Palo Verde, Sissoo, Mesquite & Olive trees these trees tend to become a maintenance issue.



Overall P&Z / City Council Disclaimer:
The ability to require additional improvements beyond this document to ensure the development meets and exceeds the growth, compatibility, and neighborhood cohesiveness. Example: If a builder goes well above and creates a fantastic project, future nearby developments should meet or exceed that level, and not just be held to the minimum standard. Doing so minimizes the investment (and value) of the initial one. P&Z/Council should be able to push for higher standards when warranted.

This document doesn't cover Gates, site walls, signange, trash enclosures, setbacks between buildings, a/c unit screening, mail boxes, delivery areas (many management companies wont sign for packages anymore due to liability).

Encourage the use of solar as vehicle canopies?

Encourage Community gathering areas (clubhouse, BBQ, lawn games, etc).

Grey Water use?

Possibly use some type of incentive to use "encourage" items - if you do this, then you can decrease/increase/change that. Some type of trade-off. i.e. if you elevate the entries along an arterial street by 3', you can gain 5' in building height for those buildings.

EXHIBIT C

MULTI FAMILY RESIDENTIAL
DESIGN GUIDELINES

10/27/2021

IMAGE PLACE HOLDER

MULTI FAMILY RESIDENTIAL

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VI. Architectural Design x

LOW IMPACT DEVELOPMENT

VII. Retention Design x
VIII. Landscape x

GENERAL OBJECTIVES

- Meet the General Plan Land Use Element Goal to revise development regulations to encourage multifamily development
- Contribute to the attractiveness and usefulness of the public realm.
- Increase the overall durability, construction quality and attractiveness of multifamily development as viewed by the public.
- Increase the City of Maricopa's standing in the valley as a desirable place to live.
- Increase pedestrian interest and activity by facilitating pedestrian access to gathering places, services and other amenities.
- The City of Maricopa encourages the creative and innovative use of current and emerging development practices and seeks to strike a balance between the needs of the homebuilding industry and the consumer.

APPLICABILITY

The guidelines apply to:

- All new multifamily structures and development,
- Additions to existing buildings that increase gross floor area by 1,000 square feet or more, require conformance for the new portion of the structure and the area of the site that must be modified as a result of the expansion (this could include walkways, driveways, parking, signage), and
- Significant exterior modifications such as façade changes, windows, awnings, signage, etc.

DEPARTURES

The Zoning Administrator may approve, with respect to the guidelines, an application that varies (or "departs") from the strict language of the guidelines provided that they find that the proposal meets the guidelines' intent statements. If the Zoning Administrator approves a variation from the design requirements, such approval shall be based on the following findings:

- The application of certain provisions of the design guidelines would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zone and of the design standards.
- Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.
- Permitting a minor variation will not be contrary to the objectives of the design guidelines.
- Such a variation is necessary because of special circumstances relating to the size, shape, topography, location or surroundings of the subject property that prevent strict adherence to certain design standards.
- The minor variation protects the integrity of a historic landmark or historic district.

SAFETY THROUGH DESIGN

Crime Prevention Through Environmental Design, or **CPTED** (pronounced sep-ted), is a crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime. It focuses on the positive use of a space and natural elements to maintain a sustainable quality of life for intended users, while offering a sense of security by increasing the difficulty for criminal or abnormal activities. The principles of CPTED - natural access control, natural surveillance, territoriality, and maintenance - when integrated with the principles of physical security, present a unique approach to minimizing crime opportunities. This may be accomplished through the design elements described in this Manual and are noted throughout when they are applied.

a. <u>Natural Surveillance</u>
Design the placement of physical features and activities in such a way as to maximize visibility and foster positive social interaction among legitimate users of the space. Creating environments that allow the opportunity for people to engage in their normal behavior and to observe the space around them limits the potential for crime to occur.

b. <u>Natural Access Control</u>
Strategically locate entrances and exits, fencing, lighting, and landscaping to control or limit the flow of or access. Most criminal intruders will try to find a way into an area where they will not be easily observed. Limiting access and increasing natural surveillance keeps them out altogether or marks them as an intruder.

c. <u>Natural Territorial Reinforcement</u>
Design buildings, fences, pavement, signs, lighting, and landscaping to express ownership and define
public, semi-public and private spaces, so that natural territorial reinforcement occurs. An environment designed to clearly delineate private space does two things. First, it creates a sense of ownership. Owners have vested interest and are more likely to challenge intruders or report them to the police. Second, the sense of ownership within a community or space creates an environment where "strangers" or "intruders" stand out and are more
easily identified.

SITE DESIGN

I. PROJECT FRONTAGE

INTENT:
- Provide for an attractive and active relationship between the building and the street
- Provide privacy and security to residents facing the street
- Encourage social interaction between residents and pedestrians
- Provide a comfortable and welcoming entry, visible from the sidewalk and an attractive streetscape.
- Provide an inviting ground floor façade.

PROJECTS ADJACENT TO QUALIFYING RIGHT-OF-WAY (ROW):

Applicable for projects that front local or minor collector roads.

1. Provide individual unit entries at ground level (accessible from outside). Ground level unit entries can open onto the street or a courtyard or open space that opens to the street. The Zoning Administrator may allow other entry configurations (such as consolidated entries), provided the design meets the intent of this section.

a. **To provide resident privacy and transition between public and private realm,** set the building back at least 10 feet from the public ROW or raise the ground floor living space at least three (3) feet above the sidewalk or pathway grade (See ***Figure 1***).

b. **Entries must be accessible from the street or interior open space.** Configurations where enclosed rear yards back up to a street are discouraged.

c. **Individual pedestrian entries must be emphasized** by using all of the following:
   i. Provide a porch, at least 24 square feet, or other architectural weather protection that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

   ii. Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than three feet. Provide a combination of shrubs, groundcover or trees.

   iii. Set the garage door (if applicable) at least five feet farther from the street than the primary street-facing façade.

d. **For projects with individual garages,** vehicle access to ground floor units shall be from an alley if one exists. For any configuration where primary pedestrian access is off the same façade as vehicular access, developments shall incorporate single-width parking configurations for at least 50 percent of the units (to minimize the impact of garage doors on the pedestrian environment). A pedestrian entry shall be provided that is separate from the garage door.

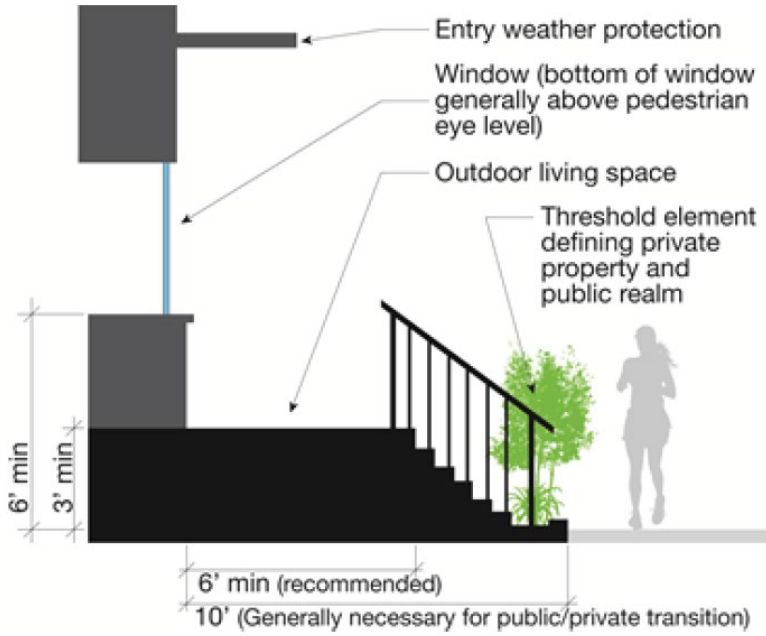




Figure 1



2. Surface parking shall not be located between the building and the street. (If multiple buildings, this only applies to the building(s) abutting the street.)

3. Structured parking shall not span the entire frontage of any street-adjacent building. Structured parking must be designed to fully screen or conceal parked cars from view from public streets and opens space on the first and second floors of the structure per On-Site Parking and Loading (CC Section 18.105.030).

    a. For corner properties with structured parking, provide a minimum of 15 feet from the corner along the primary street frontage in an active use. For non-corner properties, provide a minimum of 15 feet anywhere along the street frontage in an active use.

        i. Active uses can include lobbies, entrances, gyms or fitness centers, meeting rooms and other similar spaces. Active use spaces may not contain mail rooms, storage, or any unsightly use (as determined by the Zoning Administrator).

        ii. Active uses must be visible through transparent window areas over the entire 15 feet of the ground floor façade between two feet and eight feet above grade. The windows must look into the building's interior.

4. If property is within ¼ mile of a bus stop or public park, provide convenient pathways or entries to facilitate access to these amenities for residents.

5. Limit the length of at-grade building façade and walls without openings (windows or doors) to 15 feet.

6. Fencing or walls above four feet high are not allowed in the front yard or between the principal façade/entry and the sidewalk or public street. Chain link fences are not allowed in the front yard or between the primary building and a public right-of-way (excluding alleys).

7. For projects approved by the Zoning Administrator for consolidated entries, enhance the building's presence and optimize interaction with the public sidewalk and rights-of-way through use of at least two of the following:
    a. Pergolas or arbors

    b. See-through gates or fences (excluding chain link)

    c. Outdoor terraces or gardens that are designed to promote use (i.e., with benches or other pedestrian furniture or features)

    d. High quality entry path materials such as special paving, tile, etc.

    e. Balconies facing street



Figure 2: Good and bad examples of garage/entry configurations. The left example features a landscaped area and stoop to enhance the entry. The townhouses in the middle photo tuck the garages under the living units to reduce their visibility (note that this is a private roadway). In the right image, the lack of landscaping is a glaring omission, and is not acceptable.

II. BUILDING ORIENTATION

INTENT:
- Provide direction to guide the manner in which buildings are placed on a site.
- Encourage and facilitate a more walkable, vibrant and lively public realm
- Discourage buildings that are isolated from adjacent developments, acting as barriers and impeding pedestrian activity

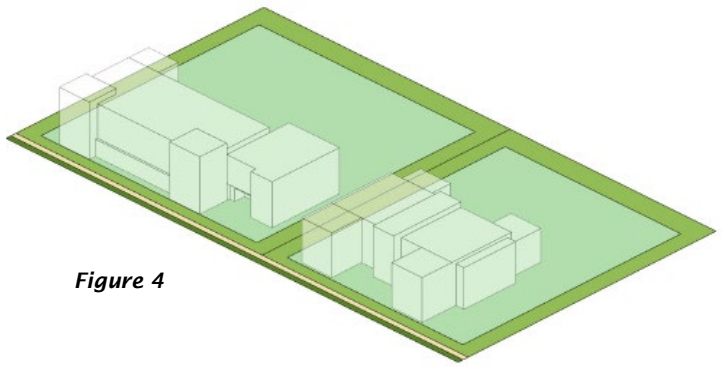


Figure 4



Figure 5

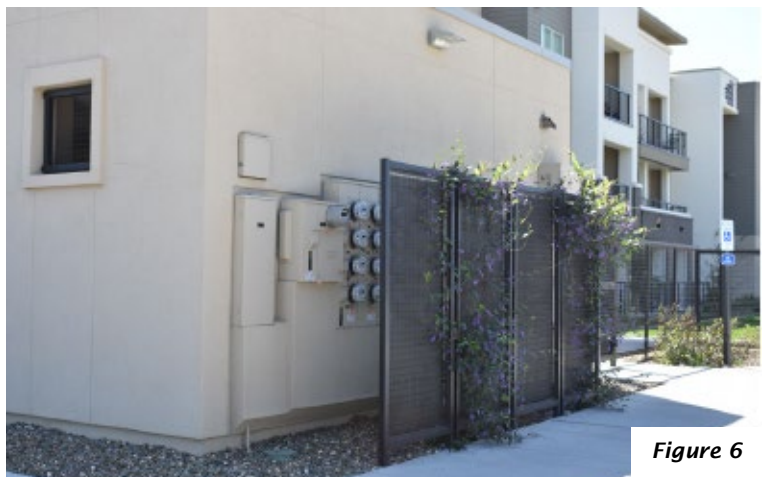


Figure 6



Figure 3

1. Corner or end units located along public streets should address both the primary street and the secondary (or side) street. The primary facade and entrance should face the more prominent street. Corner entrances or dual porches on front and side facades are encouraged. (See **Figure 3**)

2. Multiple residence buildings should maintain the minimum setback allowed along streets to better define the public realm and emphasize the overall site design as well as to help activate the streetscape and enhance the walkability of the neighborhood by reducing distances between desired destinations.

3. Design the primary facade of buildings with varied setbacks (including ground floor and upper floors) to create an interesting and attractive street edge, while maintaining minimum average setbacks. (See **Figure 4**)

4. Consider the existing grade and topography of the site in building layout, height, scale, and massing to maintain compatibility with adjoining lower intensity residential uses. Taller buildings should be stepped back or reduced in height when adjacent to lower density residential uses to maintain the privacy of rear yards, patios, and private outdoor spaces.

5. Extend porches, stairs, and stoops into the front setback to articulate the building facade.

6. Design setbacks between buildings so that spaces are usable or are part of the overall pedestrian scheme. (See **Figure 5**)

7. Consider the orientation of buildings and the use of sustainable development practices to mitigate solar exposure.

8. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened and designed to appear as an integral part of the building. (See **Figure 6**)

III. VEHICLES, PARKING AND GARAGES

INTENT:
- Diminish and soften the visual impact of pavement and parked cars from the street and adjacent properties.
- Encourage several smaller parking areas in multiple residence projects.
- Encourage proper parking placement and screening.
- Increase pedestrian safety and vehicular circulation in parking areas.

SURFACE PARKING
All projects with surface parking must adhere to the following in the design of parking lots and on-site vehicular circulation:

1. Buildings should have the primary presence on the public street. Off-street parking areas should be located in the rear of the building(s) and away from public streets. Placement of parking areas to the side of the building(s) may be allowed to the minimum degree necessary. (See **Figure 7**)

2. Design and locate parking areas such that the walk from the designated parking to the dwellings is short and direct. Ideally, residents will have visibility of their parking stalls from their residence. All resident and visitor parking shall be clearly identified. (See **Figure 8**)

3. Pedestrian walkways shall be distinguished from the vehicle driveway using different hardscape materials or by providing a landscape buffer per City Code.

4. To add visual interest and avoid the effect of a long blank wall, perimeter garages that face public right-of-way or private property should provide articulation in horizontal wall plane, roof line, mix of materials, and windows.

5. Carports and detached garages should be designed as an integral part of the architecture of projects. They should be similar in material, color, roof materials, and details to the principal buildings of a development. (See **Figure 9**)

6. Guest and handicap parking should be evenly and conveniently distributed throughout multiple residence projects.

7. Incorporate pick-up and drop-off zones that are easily accessible to riders and rideshare operators.

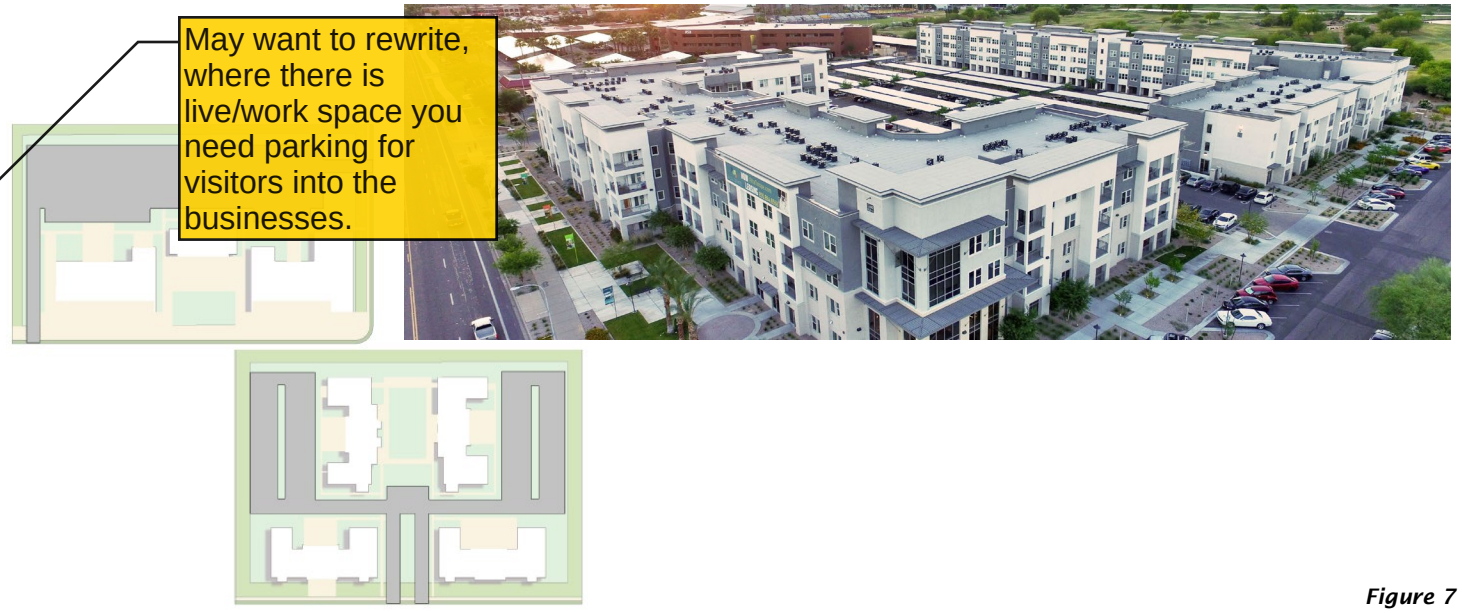


Figure 7



Figure 8



Figure 9

STRUCTURED PARKING

All projects must adhere to the following in the design of structured parking:

1. Structured parking may not constitute the entire frontage of any street-adjacent building. See Project Frontage (section I, page x) for frontage requirements related to structured parking.

2. Locate structured parking to minimize visual impact to residences and public streets. Ensure parking structures visible from public streets are architecturally compatible with the main structure, and provide building and finish elements that create visual interest to the streetscape, such as artwork or decorative metal accents.

3. Where structured parking is adjacent to the sidewalk or within 10 feet of the sidewalk edge, the façade shall incorporate a combination of artwork, grillwork, special building material or other treatment/design that enhances the pedestrian environment. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of structured parking.

4. Parking facilities shall be well-lit for safety with non-glare lighting to reduce impacts to adjacent uses.







***Figure 10:** Examples of structured parking showing screening techniques, minimized visual impact and enhanced pedestrian environment.*

IV. PEDESTRIAN CIRCULATION

INTENT:
- Provide convenient, safe and attractive pedestrian routes.
- Increase social interaction.

1. Provide a continuous pedestrian circulation system that links various site amenities, such as play areas, a club house, pools, adjacent streets, trails, and bus stops.

2. Connections to adjacent compatible uses, existing public amenities such as parks or school playgrounds and public streets by maximizing intersections and 'straight line' paths where possible is encouraged. In addition, add pathways back to public row's when an adjacent land use such as commercial is existing or planned. (See **Figure 11**)

3. Pedestrian walks shall be separated from residential structures by at least three (3) feet for landscaping. The Administrator may consider other treatments to provide attractive pathways. Examples include mosaic, bas-relief artwork, or other decorative treatments that meet the intent of the guidelines. (**Figure 12** provides examples.)

4. Where not visible to the public (i.e., on the interior of the site), all paths shall be a minimum of six (6) feet in width and be hard-surfaced.

5. Public pathways must be compliant with the Americans with Disabilities Act (ADA).

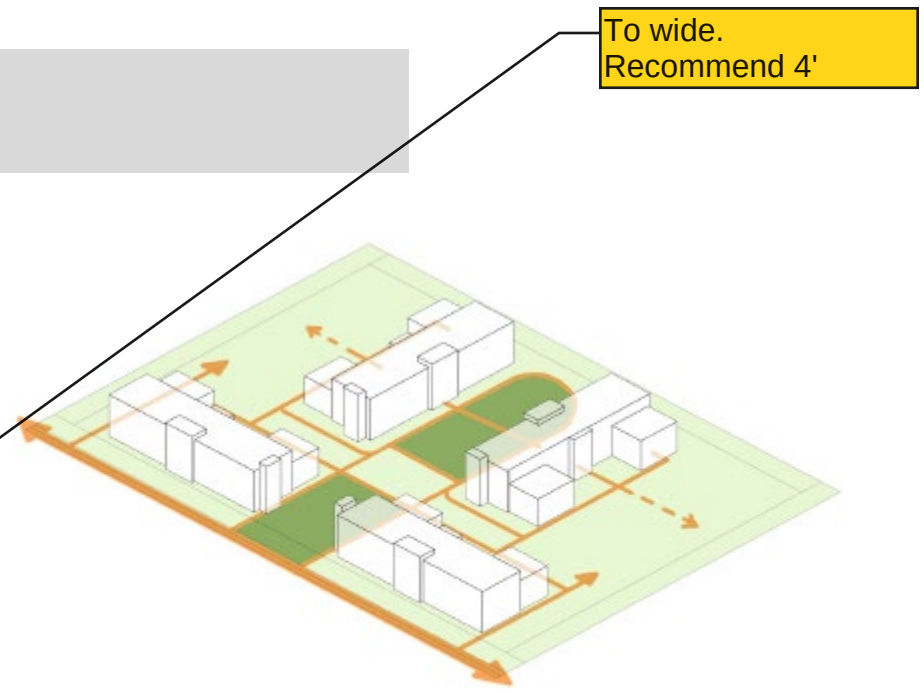


Figure 11



Figure 12: Photo on left shows landscaping between walkways. Photo on right shows wall treatment to provide interest.

V. OPEN SPACE AND LANDSCAPING

INTENT:
- Add to the livability of new residences.
- Provide visual interest and relief.
- Provide opportunities for outdoor activities.
- Provide light and air in a new residential development.
- Provide opportunities for social interaction.

1. Provide a Common open space areas and amenities allow residents to gather, promoting community interaction and creating a sense of place. Shared open spaces within multiple residence projects are particularly important as an organizing element in defining space and establishing character. Therefore, open space features should be carefully integrated into the design of multiple residence projects to provide safe areas, that can be easily surveyed from nearby dwellings or the street and complement the building architecture and project site design. (See **Figure 13)**

2. Projects should incorporate common open spaces and pedestrian amenities that are centrally located, functional for a variety of uses, and aesthetically pleasing.

3. Terminate primary drives at open space or amenity features to create a focal point and enhance view corridors. (See **Figure 14**)

4. In common open space areas, pedestrian amenities such as shade structures, trellises and arcades over walkways, benches and tables, bike racks, scooter parking, or similar amenities are recommended. Consider locating these in courtyard spaces and near main or secondary entrances for easy access. (See **Figure 15**)

5. Avoid outdoor areas that are between or behind buildings, that have little or no surveillance. These spaces with ambiguous "ownership" should be placed within the control of individual units.

6. The space must be accessible from the dwelling units. Ideally, it should be centrally located, if practical. The space must be oriented to encourage activity from local residents. **See Figure 16 below.**



Figure 13



Figure 14



Figure 15





Figure 16: Good examples of common open space, including street level courtyards (left) and a network of open spaces with a children's play area and a pedestrian corridor (right).

7. Use planting to highlight significant site features and to define site use areas and circulation. Examples include site and building entrances, pedestrian walkways, and focal points, such as gathering areas or plazas.

8. Incorporate existing natural features such as trees, topography, washes, and vegetation into the site plan.

9. Infrastructure elements such as stormwater retention basins should be incorporated into the overall landscape plan.

10. Consider using deciduous trees and shrubs along south and west facing facades to provide seasonal shading while providing fall color, seasonal flower, and other desired effects.

11. Provide weather and sun protection, such as overhangs, awnings, canopies, etc. to mitigate climatic and solar conditions.

12. Shade elements, both landscape and architectural should be provided at prominent pedestrian points such as near entries, near common open space, and along paths serving parking lots.



Figure 17: Good example of the use of planting to accentuate site use areas and circulation.

BUILDING DESIGN

VI. ARCHITECTURAL DESIGN

INTENT:

- Add Provide a welcoming entry to residential buildings.
- Provide a visually interesting roofline.
- Achieve architectural scale that is compatible with the size and visual massing of development envisioned within the zoning classification.
- Add visual interest and sense of quality and craftsmanship to building facades.
- Enhance the pedestrian experience.

PRIMARY ENTRIES

1. Location of primary entrances (shared or individual) should face the street to the greatest extent possible. Low volume streets sucare better suited for individual unit entries; high volume streets are better suited for shared entries.

2. Primary entrances should be prominently indicated with a multi-story massing change and a first-story roofed design element such as a porch, awning, or portico. (See **Figure 18**)

3. All units must provide a clearly visible paved walkway from the primary entrance to a public sidewalk along the abutting primary street, tract, or common open space.

MASSING AND SCALE

1. Buildings should offset their massing on wall planes or step back on upper floors so as to reduce perceived size and provide opportunities for terraces or balconies. (See **Figure 19**)

2. Developments must provide unique massing and variation from adjacent multiple residence buildings; as to avoid the appearance of contiguous developments. (**See Figure 20)**

3. Where projects are adjacent to single residence zoning districts, provide a sensitive transition by maintaining a height compatible with adjacent buildings. Mitigate negative shade/shadow and privacy impacts by stepping back upper floors and avoiding direct views into neighboring single residence yards. (See **Figure 21)**



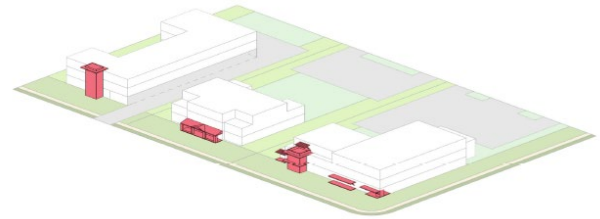


Figure 18



Figure 19



Figure 21



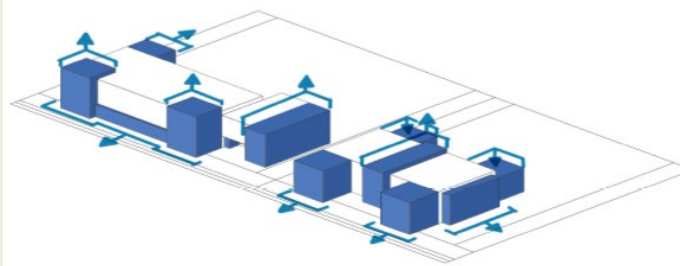


Figure 20

4. Help define the street edge through the location of building massing and heights. Increase building mass and height proportional to the street width, with higher massing on wider streets and decreased massing on narrower streets.

ARTICULATION

1. Long expanses of windowless, blank walls are to be avoided. All building facades are to be treated aesthetically with changes in materials, colors, artwork, use of pilasters, building lines, ornamentation, and/or other aesthetic treatments; and, should utilize durable quality materials.

2. Building facades visible from a public right-of-way, private tract, or common open space should incorporate highly accented or highly articulated openings, through the application of window trim, window recesses, cornices, changes in materials or other design elements. (See **Figure 22**)

MATERIALS

1. Material changes should occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect. (See **Figure 23**)
2. The selection and placement of building materials should provide visual interest at the pedestrian level. Heavier materials should be used to form the building base and as accents on upper stories and walls. Materials and colors should be used to enhance buildings and adjacent pedestrian spaces by adding color, shadows, and interesting forms. (See **Figure 24**)
3. Materials should be selected that have proven durability under high amounts of sun exposure and extreme temperatures. (See **Figure 25**)
4. Exterior building colors should be compatible with the surrounding neighborhood setting and should be in keeping with the geographic and climatic conditions specific to Maricopa. (See **Figure 26**)

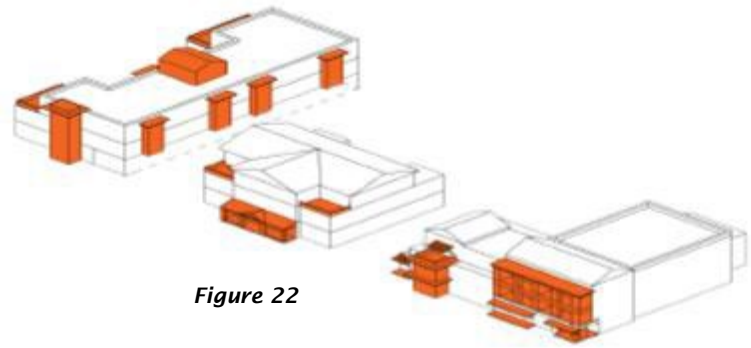


Figure 22

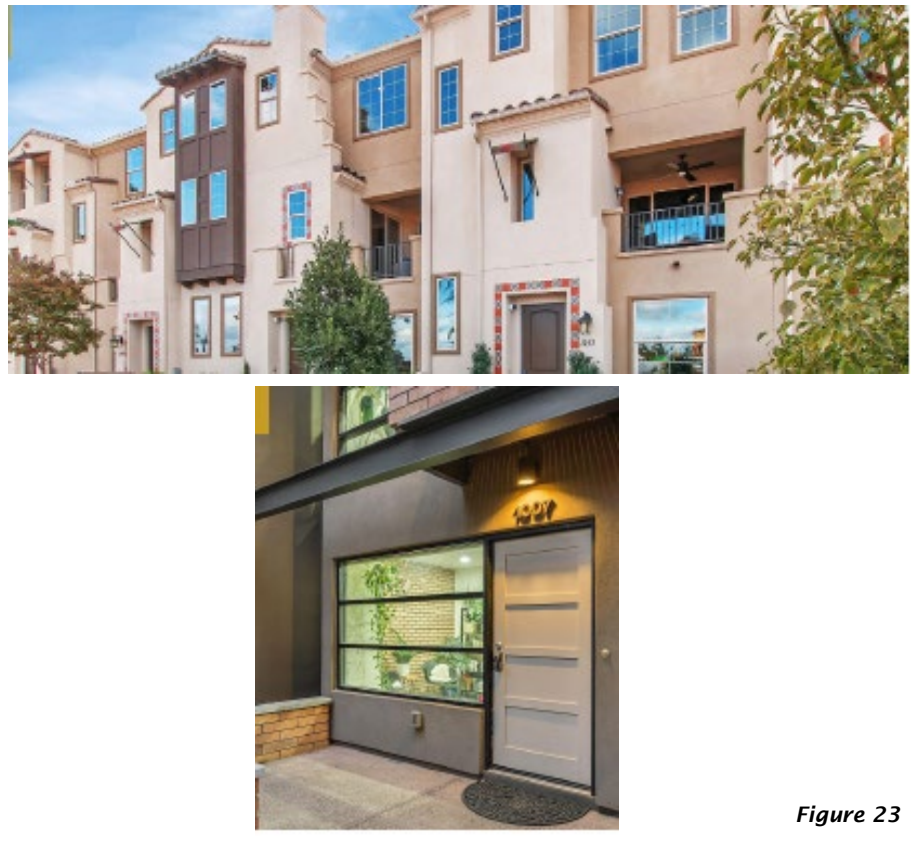


Figure 23



Figure 24



Figure 25



Figure 26

EXAMPLES AND INSPIRATION







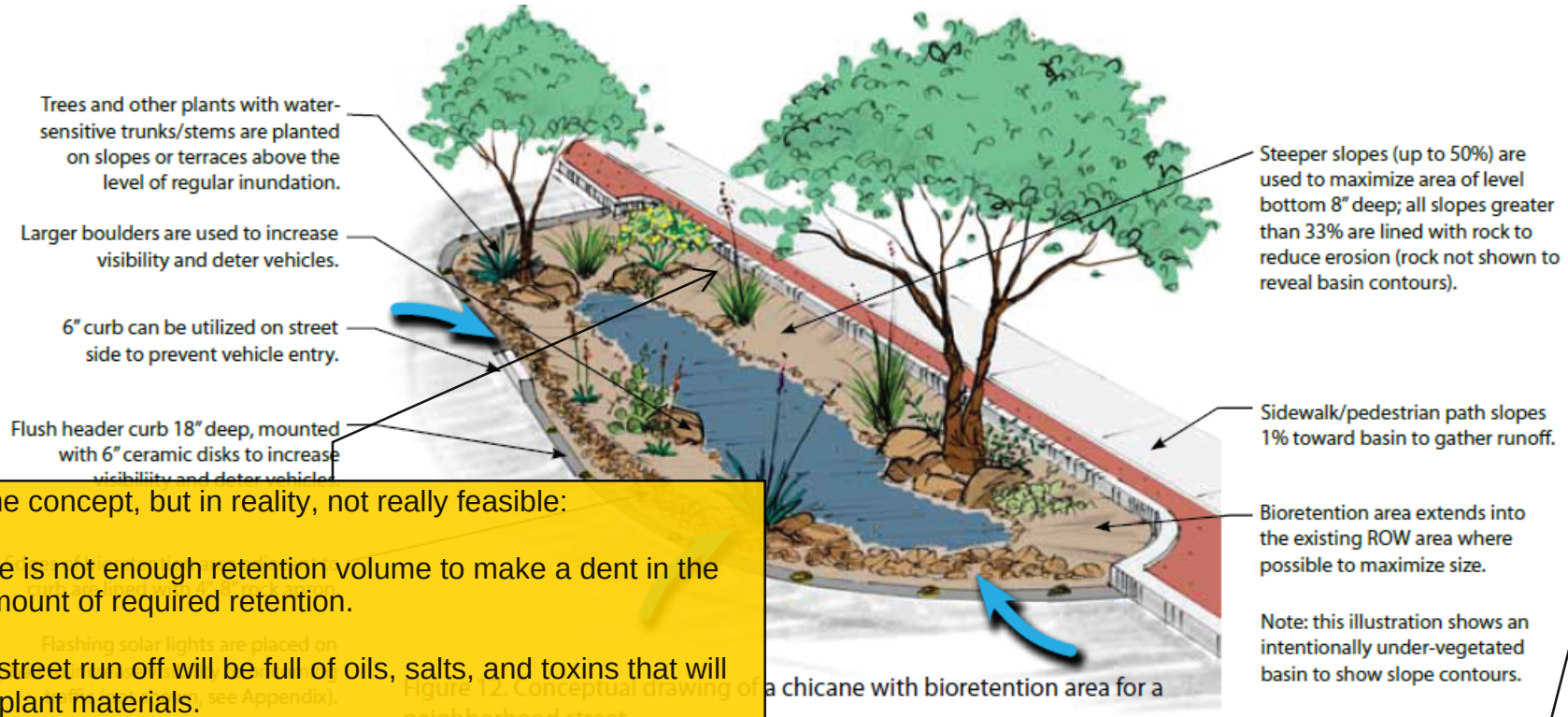






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a chicane with bioretention area for a

Lots of mainteance to clen up and power spray down after every stome event.

Love the concept, but in reality, not really feasible:

1. There is not enough retention volume to make a dent in the total amount of required retention.

2. The street run off will be full of oils, salts, and toxins that will kill the plant materials.

3. There DG that is in the ponding area will be discolored from the other DG and will always have a toilet bowl affect.

4. It will become a weed garden.

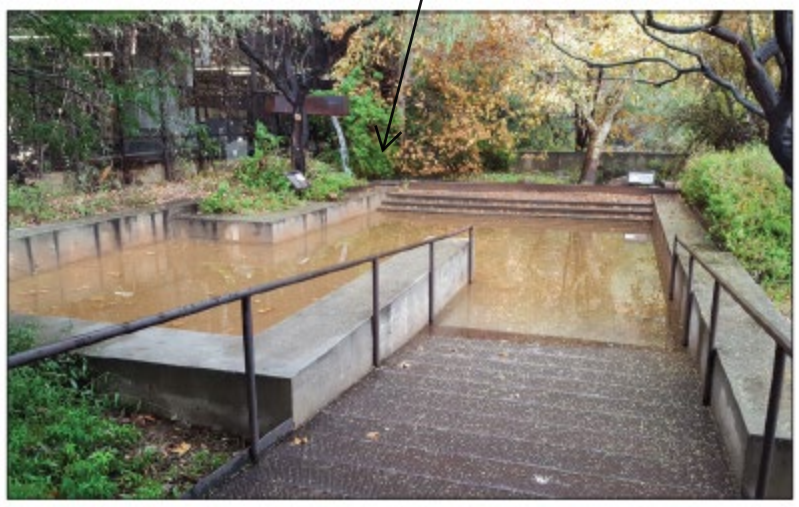
5. It will be come a little swampy and will grow mosquitos.

6. With multiple storms it will be come saturated and stop percolating as effective.

7. It will get stilled up and will become less effective a perking.

8. Trash will be carried here and it will be some a trash collector.

the community
benefits. A LID
action, provide
utilized as a



VII. RETENTION DESIGN

1. Location Incorporate rain gardens placed between buildings to collect stormwater from rooftops and parking areas.

2. Meander retention areas paired with recreational pathways through the development to create a connected green-space amenity such as a greenbelt to encourage maximum recreational use. (See **Figures 27**)



Figure 27a



Figure 27b



Figure 27c

3. Contour the sides and bottoms of the basins to create a natural looking appearance. Use varied slopes and curvilinear edges to create a more natural looking facility instead of rectangular forms and long stretches.

4. Utilize permeable pavers for parking spaces to allow stormwater to seep directly through the pavers into the underground storage system.

5. Maximize water permeability by minimizing soil disturbance and compaction in planned landscape areas, reducing paved areas, using permeable paving materials, and preserving open space drainageways when feasible.

6. Avoid water features at entry areas unless it is specifically a rainwater harvesting feature designed to reduce on-sit potable water demands.

7. Incorporate plants and design themes to support naturalistic landscapes that provide a sense of place in concert with the local natural environment. (See **Figure 28**)

8. Group plants with similar water needs together.

9. Utilize low water use native or desert-adapted drought tolerant plants incorporating at least seventy-five (75) percent of selected plants being local native species to promote a sense of place.



Figure 28

10. All man-made slopes should receive erosion control from plantings and from terracing. **See Figure 29**

11. Incorporate one (1) Xeriscape landscape example into open spaces.

12. Each valve should irrigate a landscape zone with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas need to be irrigated on separate valves as well as drip emitters and sprinklers.

13. Maximize water permeability by reducing paved areas using permeable paving materials and preserving open space drainage ways when feasible.

14. All common landscaped areas, tracts and retention basins need to be owned and maintained by the Property Management Company or Property Owners Association (POA).

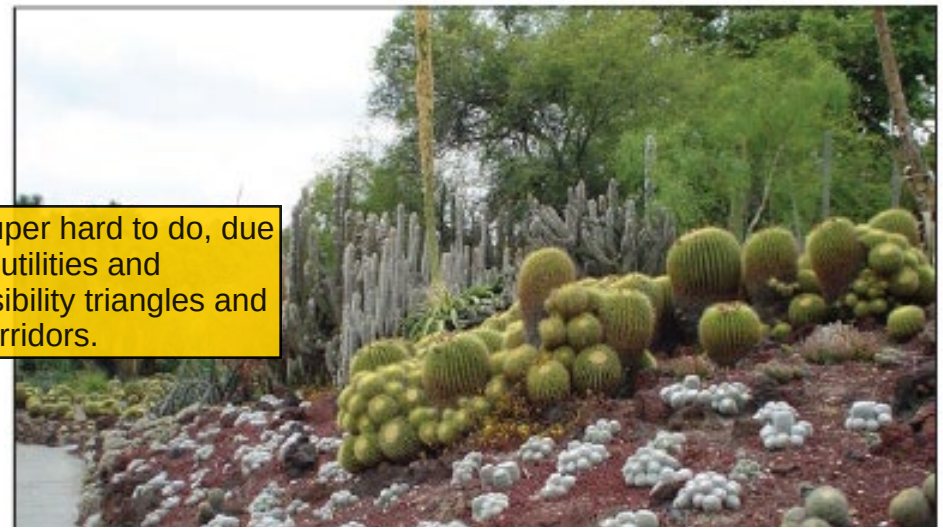


Figure 29: Good example of erosion control from plantings.

VIII. LANDSCAPE

1. All new developments need to be designed in accordance with the Maricopa Tree Palette and provide full canopy coverage over walkways.

2. Provide enhanced landscaping including six (6) large specimen trees, and landscaped medians at entries.

3. To ensure effective management of stormwater and healthy growth of native vegetation, all landscape areas should, to the extent practicable, be part of the drainage infrastructure and make all conveyance features landscape amenities utilizing LID design.

4. Provide a minimum twelve (12) foot wide landscape tract, inclusive of public utility easement, along buildings adjacent to a street side yard.

5. Provide a variety of planting palettes that soften the development, reinforce the building design and add variety to the streetscape.

6. For greater shading and cooling, plant a multi-layered composition of shrubs and small trees with a minimum height of ten (10) feet and a width of four (4) feet next to buildings.

