

Stanfield Code Assistance

COMMUNITY MEETING

MAY 17, 2016



TGM and Smart Development Principles

- Efficient use of land and energy resources
 - Compact development patterns & infill
 - Appropriate parking standards
- Full use of urban services
 - Efficient use of public utilities and infrastructure
- Mixed use development
 - Services, homes, shops and restaurants in close proximity
- Transportation options
 - Safe and convenient for walking, biking and driving
- Detailed, human-scaled design
 - Efficient use of public utilities and infrastructure

Sprawl Vs. Smart Growth



Smart Growth
More Choices For Our Families

Smart Growth
America

Project Objectives

A Downtown District zone that:

- Promotes a more vibrant Main Street in downtown Stanfield
- Incorporates design standards
 - Exterior building treatments
 - Public streetscape
 - Plazas and open space
 - Walkability elements
- Builds on the Main Street Revitalization Report (2014)
- Other elements identified during the evaluation phase

Project Schedule

Kick-off and Community Involvement Plan: March – April 2016

Evaluation of existing regulations: April – May 2016

Draft Downtown Code and Design Standards: June – August 2016

Final Code Amendments & Adoption Hearings – September – December 2016

Preliminary Ideas about Zoning Code

What can code accomplish?

- Determines where buildings can be built and how they look
- Regulates the types of uses that can be in those buildings
- Determines how buildings interact with pedestrians at the ground level
 - ✓ Primary entrances
 - ✓ Windows
 - ✓ Design features
 - ✓ Colors
 - ✓ Gathering places
- Code should be clear and easy to use
- Remove barriers

Gradual change as development occurs



Code Evaluation

Existing downtown zone is generally ok.

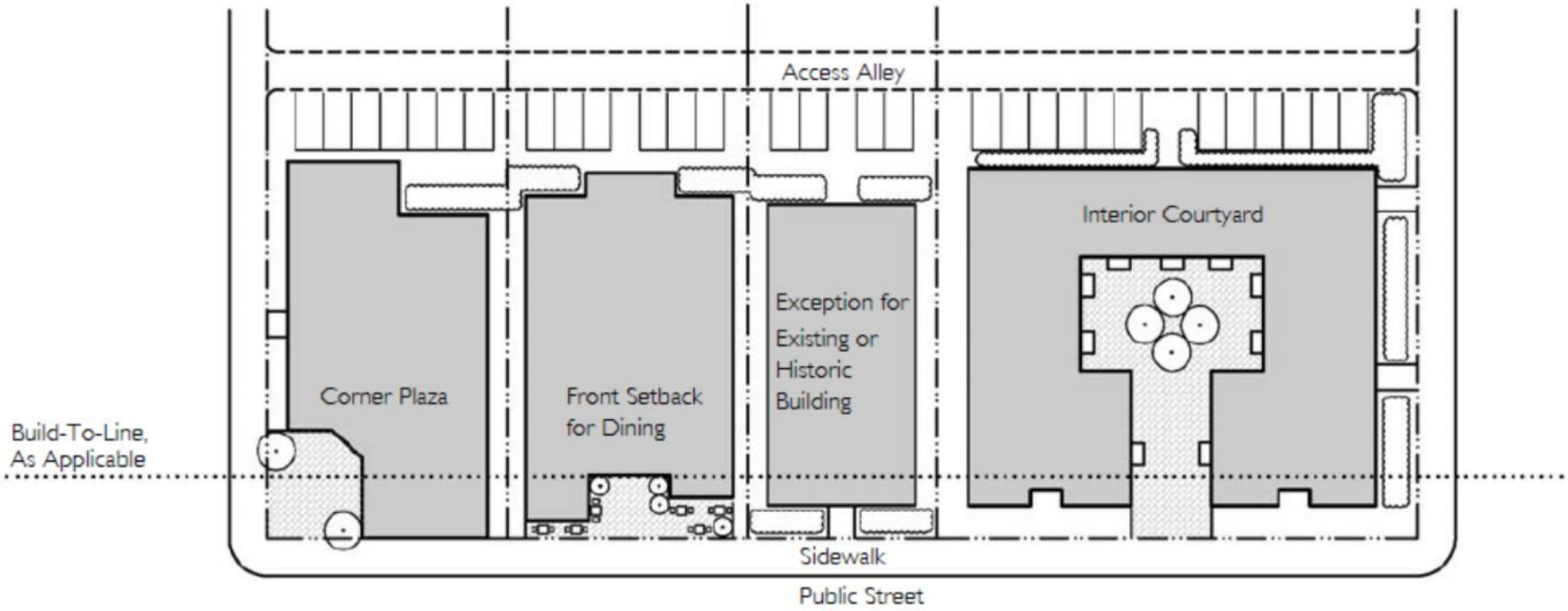
Clean up typos and inconsistencies

Update and enhance building design standards

- ✓ Primary entrances
- ✓ Transparency (windows and doors)
- ✓ Architectural details
- ✓ Defined building elements
- ✓ Pedestrian shelter
- ✓ Storefront character







Parking Options

1. Allow 20% parking reduction in the Downtown District
2. Reduce parking requirement for specific uses, city-wide
3. Require no off-street parking for new downtown development (except multifamily)

Color Theme

Allow bright, intense colors only on trim or detail work

- Limit to 10-20% of façade

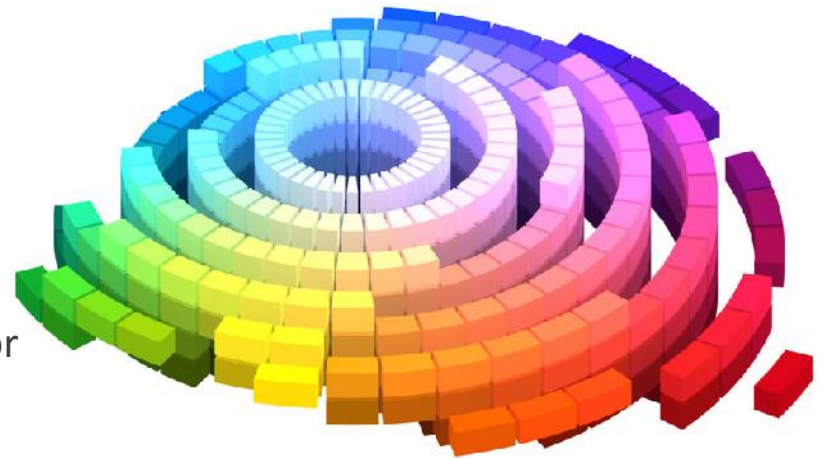
Primary colors should be earth tones, less intense

Establish standard using numerical range, if possible

- Chroma color scale

Maintain some flexibility & variety

Unify downtown development using elements of color



Next Steps

Draft code amendments for review by Project Team and Planning Commission

Community meeting #2 to review code amendments

Planning Commission & City Council work session

Adoption process, includes public hearings

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