

APPENDIX B

CHECKLISTS

- A. CHECKLIST FOR ALL PROJECT TYPES
- B. CHECKLISTS FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS
- C. CHECKLISTS FOR OFFICE AND OFFICE MIXED USE PROJECTS
- D. CHECKLISTS FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS
- E. CHECKLISTS FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS
- F. CHECKLISTS FOR MULTI-FAMILY RESIDENTIAL PROJECTS
- G. CHECKLISTS FOR RESIDENTIAL MIXED USE PROJECTS
- H. CHECKLISTS FOR COMMUNITY FACILITY PROJECTS
- I. CHECKLISTS FOR INDUSTRIAL PROJECTS



CHECKLIST FOR PROJECT REVIEW

This appendix includes project evaluation checklists for each of the project types covered by these design guidelines. Each checklist corresponds to one of the chapters or a portion of a chapter within this document. The checklists are meant to be used by applicants/designers, staff, and decision makers in the preparation and review of individual projects. It is up to the Approving Authority to determine if the project has complied with the overall intent of the guidelines. The summary language included within the checklists is designed as a reference to the provisions within the document and are not meant to substitute for the actual language of the guidelines.

All projects are to complete the Community Design Checklist for All Project Types (Checklist A). All projects will then complete a minimum of one additional checklist that corresponds to their development type as listed in the table below. Depending upon the characteristics of the project, more than one additional checklist may be needed. For instance, a commercial retail center would complete both the Community Design Checklist for All Project Types (Checklist A) and the Checklist for Commercial and Commercial Mixed Use Projects (Checklist B). If the project includes a residential component, there are three residential checklists depending upon the type of residential project (see breakdown in table below). The Planning Department can assist in determining which checklists are applicable to a particular development application.

Project applicants will be required to submit the appropriate checklists with a compliance discussion. As part of the project review and analysis, staff will complete the checklist and attach the checklist to all staff reports for project review and action/determination. The designated Approving Authority will determine the merits of the project based on guideline applicability and compliance, balancing exceptional design with design provisions that do not meet the stated guidelines.

DESIGN GUIDELINE CHECKLIST	PLANNING ENTITLEMENT								
	Specific Plan/SPA	Subdivision Map	DESIGN REVIEW						
			Master Home Plan	Multifamily	Residential Mixed	Commercial, Mixed use, Centers, TOD	Office, Office Mixed	Public/Quasi-public	Industrial
A. Community Design	X	X	X	X	X	X	X	X	X
B. Commercial/Mixed Use	X	*							
C. Office/Mixed Use		*					X		
D. Residential – Detached		*	X						
E. Residential – Attached		*	X	X					
F. Residential – Multi-Family		*	X	X					
G. Residential Mixed Use		*			X				
H. Community Facility		*						X	
I. Industrial		*							X

* Depending upon proposed project type

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
SITE DESIGN > SENSE OF PLACE AND COMMUNITY IDENTITY (2:4)					
OBJECTIVE: The design of the site should contribute to an overall sense of place that the user can relate to and remember.					
DESIGN GUIDELINES					
1. Design a formal structure for the site through building placement and orientation (sense of order, wayfinding)					
2. Use proportions in mass and detail to form the spaces between buildings.					
3. Use design features to establish project identity (i.e. architectural features, site furniture, landscape, signs, art)					
4. Build transparency (clear, uninterrupted views) from the right-of-way to the buildings and open areas of the site (three provisions listed for implementation).					
5. Project signage should not dominate the streetscape (two provisions listed for implementation depending on project type).					
SITE DESIGN > CONNECTIVITY AND CIRCULATION (2:8)					
OBJECTIVE: Develop pedestrian oriented communities that are connected by a vast, efficient, community-oriented circulation and transit system. Smart growth principles of a street network with a wide variety of street widths, rather than a few large or very large streets that neglect or ignore the pedestrian.					
DESIGN GUIDELINES					
1. Provide a clear hierarchy of streets consistent with the City's Circulation Plan.					
2. New development based on a grid or modified grid system (vs. conventional curvilinear street system).					
3. The use of cul-de-sacs is highly discouraged.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
4. Major roadways spaced at approximately one-mile increments and secondary roads at approximately one-half-mile increments.					
5. Preferred block length is less than 600 feet; 600-800 feet is acceptable; more than 800 is unacceptable. Mid-block crossings are encouraged where blocks are more than 800 feet long.					
6. Trails and pedestrian corridors are integrated into the development.					
7. Dedicated bike paths are included.					
8. Traffic calming devices (i.e. bulbouts, traffic circles, raised crosswalks, etc) are included as needed (five provisions listed for implementation).					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > VEHICULAR (2:12)					
OBJECTIVE: Develop an on-site vehicular circulation system that promotes efficient movement of vehicles in a clear and well-defined manner and creates environments that are safe for pedestrians, bicycles, and cars.					
DESIGN STANDARDS					
New driveways should be sited away from or immediately opposite street intersections and the number of driveways shall be minimized, consistent with the direction of the Public Works Director, for purposes of traffic safety.					
DESIGN GUIDELINES					
1. The circulation system avoids conflicts between vehicular, bicycle, and pedestrian traffic. Development is based on the street grid Main Street concept (depending on scale and type of project). The Main Street concept brings buildings close to the street, developing a pedestrian area in front of stores and offices, consolidates parking in the rear, under, or within the building or along the street.					
2. Parking areas are designed to buffer opposing modes to create a safe environment (three provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
3. Service and loading functions are integrated into the site's circulation pattern to minimize conflicts.					
4. Redundant circulation has been minimized.					
5. Circulation routes focus on primary points of ingress and egress.					
6. Circulation systems are simplified and consolidated (four provisions listed for implementation).					
7. A traditional street grid or modified street grid is used (four provisions listed for implementation).					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > PEDESTRIAN (2:16)					
OBJECTIVE: Reduce and eliminate barriers and visual impairments to pedestrian movement, making the pedestrian a priority in the design of projects.					
DESIGN STANDARDS					
1. Sidewalks meet the requirements of the Pedestrian Design Guidelines.					
2. All walkways internal to the project are a minimum of 6 feet wide.					
3. Walkways are properly illuminated.					
DESIGN GUIDELINES					
1. Traffic calming features (i.e. bulbouts, traffic circles, raised crosswalks, etc) are used to improve pedestrian crossings.					
2. Sidewalks are strategically located between long rows of parking in larger parking areas for safe and direct pedestrian circulation.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
3. Site is designed such that there are few conflicts with vehicles (six provisions listed for implementation).					
4. Pedestrian access points are emphasized through site design features (four provisions listed for implementation)					
5. Project includes continuous sidewalks (five provisions listed for implementation).					
6. Natural, easy to use connections are made between residential neighborhoods and neighborhood/village centers.					
7. Pedestrian amenities (i.e. places for people to sit, wide sidewalks at building entries, weather protection along buildings and along walkways, etc.) are provided that increase safety and comfort (five provisions listed for implementation).					
8. Urban sidewalks adjoining buildings located at the street are developed at widths of at least 10 to 12 feet and include street trees with grills between the roadway and the buildings to help define the street edge.					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > BICYCLE (2:20)					
OBJECTIVE: Provide on-site amenities that promote bicycle travel into and around the site and connect the site in a clear and well-defined manner to the City's bicycle and trail system.					
DESIGN GUIDELINES					
1. Bicycle routes are incorporated into the design of communities.					
2. The project connects to the Citywide bikeway system.					
3. Provide a continuous system of bike paths throughout the project (three provisions listed for implementation).					
4. Bicycle racks are located in proximity to entrances and do not obstruct the pedestrian right-of-way.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CONNECTIVITY AND CIRCULATION > TRANSIT (2:22)					
OBJECTIVE: Provide on-site facilities to accommodate transit riders and provide clear and well-defined on-site access to transit services.					
DESIGN GUIDELINES					
1. Design projects so that transit is convenient (five provisions listed for implementation).					
2. Include amenities (i.e. covered and lighted shelters, attractive and readable signage, etc.) at transit stops (three provisions listed for implementation).					
3. Transit stops are designed to create project identity and contribute to Citywide or area-wide identity (four provisions listed for implementation).					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > BETWEEN USES (2:26)					
OBJECTIVE: Promote connections between uses that are inviting and useable by pedestrians, vehicles, bicycles, and transit users.					
DESIGN GUIDELINES					
1. Connections are made between parks/open spaces and neighboring residential and non-residential uses.					
2. Development minimizes the use of walls or other barriers that limit the connection between uses.					
3. Create meaningful public spaces and buildings that form a dialogue between uses and promote interactions.					
SITE DESIGN > CONNECTIVITY AND CIRCULATION > OPEN SPACE AND TRAILS (2:28)					
OBJECTIVE: Establish a system of contiguous open space and trails throughout the City connecting to the American River Parkway and other regional trail systems.					
DESIGN GUIDELINES					
1. Project connects to the City's trail and open space system.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
2. Parks and open spaces have been coordinated with the parks district.					
3. Parks and trails are accessible to emergency personnel.					
4. Neighboring development is able to view the parks/open space site while still maintaining the overall natural elements, viewsheds, and feel of the facility.					
5. Pedestrian walkways and trails are a minimum of 12 feet wide					
6. Pedestrian walkways and trails are open to the public.					
7. Entrances to trails are clearly marked and identifiable.					
8. Landscaping along pathways and trails is designed to discourage loitering and minimize opportunities for suspects to "lie in wait" for potential victims. Landscaping is made up of native plantings.					
9. Lighting is maintained at sufficient levels to make trails and abutting landscaping safe at night.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (2:32)					
OBJECTIVE: Design and construct buildings to create safe, pleasant, and active environments.					
DESIGN GUIDELINES					
1. Major activity centers are located along major corridors and near transit centers.					
2. The unarticulated rear of the building does not face a street frontage.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
3. Corner buildings relate to the intersection and are inviting to pedestrians (four provisions listed for implementation).					
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (2:36)					
OBJECTIVE: Provide safe, comfortable places (public realm) where people can stop, sit, rest, meet, and visit with each other and enjoy their surroundings.					
DESIGN STANDARDS					
1. Every commercial, office, public/quasi-public, and mixed-use development shall be designed with at least one public gathering place.					
DESIGN GUIDELINES					
1. Every project shall be designed with one or more outdoor gathering places (five provisions listed for implementation).					
2. Pedestrian areas include a variety of sun and shading options.					
3. Outdoor spaces and plazas are visible from adjoining buildings.					
SITE DESIGN > PARKS AND OPEN SPACES (2:40)					
OBJECTIVE: Provide connected parks and open spaces with a strong sense of place and desirability throughout all new development within the community.					
DESIGN STANDARDS					
1. Provide parks at a rate of at least 7 acres per 1,000 persons.					
2. At a minimum, ten percent of all new residential development is set aside as open space that is accessible.					
DESIGN GUIDELINES					
1. Parks are developed to the requirements of the City and Parks District.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
2. The benefit of community open space is maximized when located in proximity to homes, centers, and other development.					
3. Parks and open spaces have been programmed with a variety of activities (four provisions listed for implementation).					
SITE DESIGN > LANDSCAPING (2:42)					
OBJECTIVE: Provide landscaping that accents and complements the built form, establish project identity, and helps establish the development as a vibrant, inviting place for pedestrian users.					
DESIGN STANDARDS					
1. All landscaping shall be irrigated and maintained in good condition. The design and placement of irrigation systems should minimize the potential spray-over onto paths, driveways, and other hardscapes.					
2. Landscaped areas, including trees and other plantings, as well as paving and walls, shall be regularly maintained.					
DESIGN GUIDELINES					
1. Landscaping is designed to reduce the overall scale and mass of development and soften the appearance of individual buildings within the development.					
2. Landscaping is designed to anchor buildings to the surrounding environment.					
3. Parking lot shading is provided in compliance with the City parking standards and is sufficient to accommodate the projected growth of the shade trees.					
4. Site and street trees are broad branching with a mature canopy spread of 40 feet while still allowing visibility of development.					
5. Openings in landscaping are provided for security and visibility.					
6. A well colored, varied, complementing pallet of native plantings is used.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > STREETScape (2:46)					
OBJECTIVE: Develop attractive, pedestrian-oriented streets and integrate the built environment with the City's circulation system.					
DESIGN GUIDELINES					
1. Major streets are designed with a consistent landscaping theme.					
2. Landscaping medians are used on wider, busier streets to create visual interest. Medians are wide enough to support trees with wide canopies.					
3. Planting strips between the curb and sidewalk are wide enough to support shade trees (5 foot inside dimension).					
4. Street furniture and accessories are incorporated as appropriate and contribute to the project or district character/identity.					
5. Street lighting meets both the needs of the pedestrians and vehicles.					
6. Curb extension bulbouts and mid-block crossings are used for improved pedestrian visibility.					
7. Crosswalks are clearly delineated and identifiable to motorist and pedestrians.					
8. As appropriate, utilities are undergrounded or screened to minimize appearance for public rights-of-way.					
9. Utility boxes are screened from public view.					
10. Soundwalls are only used where no other design feature is feasible to reduce roadway noise. Where used, soundwalls are well designed.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > PARKING (2:50)					
OBJECTIVE: Create functional parking areas that minimize physical barriers for pedestrians and avoid over-parking the site. Design parking areas as an integral part of the project and visually screen parking from surrounding public streets and neighborhoods.					
DESIGN GUIDELINES					
1. Parking areas do not divide developments or hinder mobility.					
2. Building placement/orientation and parking design maximizes pedestrian circulation (three provisions listed for implementation).					
3. Surface parking areas are divided into smaller units and include pedestrian connections between parking areas and buildings (five provisions listed for implementation).					
4. On-street parking is encouraged as a way to meet project parking demand.					
5. Parking located adjacent to residential shall be designated to minimize negative impacts (two provisions listed for implementation).					
6. Alternatives of traditional surface parking lots are encouraged (six provisions listed for implementation).					
7. Where parking structures are included, the City encourages ground floor retail and/or dense landscaping along the street.					
SITE DESIGN > SCREENING AND SERVICE AREAS (2:54)					
OBJECTIVE: Screen on-site activities that detract from the overall visual appearance of the site or otherwise create undesirable noise.					
DESIGN GUIDELINES					
1. Loading, storage, and trash collection areas are located away from pedestrian areas and primary vehicular circulation routes and are not visible from abutting streets.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
2. Screening devices for service functions are incorporated into the overall design of the project and ensure containment of visual and acoustic impacts.					
3. Rooftop equipment is entirely screened from public view.					
SITE DESIGN > SAFESCAPE (2:58)					
OBJECTIVE: Create safe, inviting, pedestrian places that incorporate crime prevention design elements and emphasize linkages and surveillance between the buildings and the street.					
DESIGN GUIDELINES					
1. Pedestrians have a sense of ownership over the designated public gathering places of the site.					
2. Directional/directory maps are included on-site as appropriate.					
3. Pedestrian amenities (i.e. places for people to sit, wide sidewalks at building entries, weather protection along buildings and along walkways, etc.) are included along the streetscape.					
4. Development is designed with eyes on the plazas and open spaces (i.e. have views from the insides of buildings onto the plazas and open spaces). Access is provided to all public sides of the buildings and includes adequate lighting and security surveillance.					
5. The depth of architectural projections has been minimized.					
6. Project is designed so that users can take advantage of outdoor spaces.					
7. The use of blank walls (or portions thereof) is limited.					
8. Building corners are rounded or otherwise opened to the public.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
9. Night lighting illuminates passageways and building entrances.					
SITE DESIGN > SUSTAINABLE DEVELOPMENT > URBAN RUNOFF (2:60)					
OBJECTIVE: Contain urban run-off and limit its impacts on the natural and built environment.					
DESIGN GUIDELINES					
1. Impervious surface has been minimized.					
2. Paving in pedestrian areas has been slightly sloped into landscaped areas.					
3. Run-off from parking and other vehicular areas of the site are filtered or otherwise purified to prevent contamination of the natural environment.					
4. Irrigation of landscaping does not spillover onto hardscape.					
5. Detention basins and drainage channels are designed as integral components of the development.					
SITE DESIGN > SUSTAINABLE DEVELOPMENT > SOLAR ACCESS, ENERGY EFFICIENCY, AND GREEN BUILDINGS (2:62)					
OBJECTIVE: Promote development that conserves energy and minimizes impacts on natural resources.					
DESIGN GUIDELINES					
1. Orient the placement of buildings on the site to take advantage of solar access.					
2. Plazas and other pedestrian hardscape are shaded with trees and other pedestrian shading devices.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
3. Building windows are treated or otherwise designed to increase energy efficiency while still maintaining the architectural integrity of the building and quality of design.					
4. The project includes solar arrays (devices that collect the sun's light into usable energy). If not, it at least has been designed to allow for their addition at a later date.					
5. The project uses green roofs that help to reduce heat islands.					
6. LEED (Leadership in Energy and Environmental Design), LEEP (Local Energy Efficiency Program), or other standard has been used to review this project.					
SITE DESIGN > SUSTAINABLE DEVELOPMENT > NATURAL FEATURES OF THE ENVIRONMENT (2:64)					
OBJECTIVE: Preserve and protect the natural features of the environment.					
DESIGN GUIDELINES					
1. Significant natural features are included in the project.					
2. The project includes features that reflect the history of the City.					
SITE DESIGN > ART IN PUBLIC PLACES (2:66)					
OBJECTIVE: Provide meaningful public art that contributes to the overall character of the site and enhances the quality of life in Rancho Cordova.					
DESIGN GUIDELINES					
1. Art or other aesthetic improvements are designed into the project.					
2. Artwork is adequately illuminated.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
3. Artwork is a permanent part of the development.					
4. Buildings are designed a public art through their articulation, architectural style/features, and lighting.					
SITE DESIGN > LIGHTING (2:68)					
OBJECTIVE: Lighting shall contribute to site safety and security and complement the built form while not detracting from the overall quality of the site or surrounding uses and activities.					
DESIGN STANDARDS					
1. In order to minimize light trespass on residential properties directly abutting a multi-family site, illumination measured at the nearest residential property line shall not exceed the moon's potential ambient illumination of one-tenth foot-candle.					
2. The maximum height for all freestanding light fixtures on private property is 18 feet from finish grade.					
3. Prohibited lighting is not used as part of the project.					
DESIGN GUIDELINES					
1. Exterior lighting is an integral part of the building and landscaping.					
2. Lighting in parking areas is consistent in scale and style with the rest of the project.					
3. Light pollution (spill on adjoining property) is minimized.					
4. The location of lighting responds to the anticipated use and does not exceed the amount of illumination required by users (three provisions listed for implementation).					
5. Building lighting is directed onto appropriate areas of the site.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
6. Light fixtures are separated from trees by a minimum distance of 20 feet.					
SITE DESIGN > SIGNS (2:72)					
OBJECTIVE: Promote the use of Uniform Sign Programs for Centers with multiple uses and/or buildings to ensure design compatibility of all project signage.					
DESIGN STANDARDS					
1. Integrated developments are required to prepare and maintain a Uniform Sign Program to ensure sign compatibility within the project.					
DESIGN GUIDELINES					
1. Unique project identification signs are used to establish or otherwise reinforce the identity of the project.					
2. Signs are simple and easy to read.					
3. On-site directional or directory signs are provided as appropriate.					
ARCHITECTURE > MASSING, SCALE, AND FORM (2:76)					
OBJECTIVE: Design buildings at a human scale to ensure a desirable pedestrian environment with variety and visual richness that enhances the public realm and the pedestrian experience.					
DESIGN STANDARDS					
1. Blank, windowless walls are not used along public streets.					
DESIGN GUIDELINES					
1. Larger building volumes are broken up into smaller components.					
2. Changes in vertical mass are used in architecturally appropriate ways to reduce the appearance of height and bulk (four provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
3. Large buildings tier or taper to reduce their scale along the edges of the site.					
4. New and existing buildings transition smoothly.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (2:80)					
OBJECTIVE: Development shall have an architectural style or theme that establishes a clear, interesting project identity that will contribute to an enhanced character of Rancho Cordova. The architectural style should be timeless and the style shall be evident on all elevations of all buildings.					
DESIGN GUIDELINES					
1. Project is designed with quality, timeless architecture of a definite architectural style on all sides of the building.					
2. The form, design, and materials of the roof are architecturally consistent with the overall site design.					
3. Multi-story buildings are designed with a base, middle, and cap – a heavy bottom, an identifiable mid-section, and a cap that tops the building, visually “grounding” it to the environment.					
4. Storefronts promote a sense of entry into the structure (five provisions listed for implementation).					
5. Main building entries are accented (six provisions listed for implementation).					
6. If used, security grills are concealed from public view.					
7. All sides of the building are addressed with architectural elements.					
8. Roofing should add character and style to the project.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				
	n	-	=	+	Description/Comments
ARCHITECTURE > BUILDING MATERIALS AND COLORS (2:84)					
OBJECTIVE: Use color and materials that add visual interest and appeal, and are compatible with the desired community character.					
DESIGN GUIDELINES					
1. Exterior finishes are appropriate to the building and style of the project.					
2. The project uses quality materials that will withstand the test of time (six provisions listed for implementation).					
3. Changes in material should occur at interior corners or at a change in horizontal plane.					
4. Colors are used in meaningful ways.					
5. Roof materials convey a sense of quality and durability.					
ARCHITECTURE > COMPATIBILITY (2:88)					
OBJECTIVE: Promote compatibility of architectural forms between neighboring developments. Preserve the historically important heritage of the City while promoting redevelopment along the City's distressed corridors.					
DESIGN GUIDELINES					
1. New development and redevelopment is compatible with neighboring projects.					
2. Established, desirable streetscapes are continued by the project.					
3. Pad buildings are compatible with and reflect the planned architectural style or theme of the center.					

RANCHO CORDOVA DESIGN GUIDELINES A. COMMUNITY DESIGN CHECKLIST FOR ALL PROJECT TYPES	The Proposed Project				Description/Comments
	n	-	=	+	
4. The project contributes to the overall City image.					
5. Architectural elements of the project relate back to the City history and the natural environment as appropriate.					
6. Design themes relate to the history of the City.					
7. Additions to buildings do not deform or adversely affect the composition of the façade or are out of scale with the existing building.					
CHECKLIST EVALUATION					
Total (155 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES B. CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (3:10)					
OBJECTIVE: Develop an on-site circulation system that promotes efficient movement of vehicles in a clear and well-defined manner and minimizes conflicts with pedestrians and bicycles. Provide on-site facilities to accommodate pedestrian, bicyclists, and transit riders.					
DESIGN STANDARDS					
Pedestrian connections are provided between buildings and adjoining commercial and residential developments. The project is connected to the sidewalk.					
DESIGN GUIDELINES					
1. Large commercial developments are designed with a "Main Street" style. (three provisions listed for implementation). The Main Street concept brings buildings close to the street, developing a pedestrian area in front of stores and offices, consolidates parking in the rear, under, or within the building or along the street.					
2. Auto dependent uses are designed to reduce conflicts with pedestrians (three provisions listed for implementation).					
3. Commercial centers are linked to the surroundings with pedestrian connections as appropriate.					
4. For TODs (Transit Oriented Development), the transit stop is an integrated component of the development.					
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (3:14)					
OBJECTIVE: Provide usable public spaces and gathering spaces oriented towards the pedestrian user as a key component of the development.					
DESIGN STANDARDS					
A minimum of one public plaza or similar gathering place is provided.					
DESIGN GUIDELINES					
1. Large sites feature public spaces that are meaningful.					

RANCHO CORDOVA DESIGN GUIDELINES B. CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS	The Proposed Project				Description/Comments
	n	-	=	+	
2. Uses such as restaurants front onto plazas and take advantage of outdoor spaces.					
3. Outdoor areas are landscaped and include street furniture and landscape elements.					
4. Street corners are developed as active portions of the site with building entrances, public plazas, or small parks.					
5. Different materials and colors are used to offset the paving and to provide visual interest.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (3:18)					
OBJECTIVE: Design and construct buildings to create safe, pleasant, and active environments.					
DESIGN STANDARDS					
Buildings are setback appropriate distances from the public right-of-way and the setback envelope does not include parking. Landscaping is provided as appropriate.					
DESIGN GUIDELINES					
1. Commercial buildings on sites over 15 acres are designed to create "Main Street" environments.					
2. Projects are designed as vibrant mixed-use centers that attract and captivate the pedestrian user (five provisions listed for implementation).					
3. Loading and delivery service areas are located in appropriate locations and adequately screened.					
4. Corner and mid-block pad buildings are oriented towards the street and public sidewalk (two provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES B. CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
ARCHITECTURE > MASSING, SCALE, AND FORM (3:24)					
OBJECTIVE: Commercial and mixed-use structures should be designed to a human scale, help create vibrant activity areas, and should complement adjoining properties.					
DESIGN GUIDELINES					
1. Multi-level buildings are designed with architecture that is visually interesting (four provisions listed for implementation).					
2. Large retailers are integrated into multi-tenant developments, rather than being freestanding buildings (four provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS (3:26)					
OBJECTIVE: Commercial development shall be designed with an architectural style or theme that establishes a clear, interesting project identity that will contribute to an enhanced character for Rancho Cordova. The architectural style shall be evident on all elevations of all buildings.					
DESIGN GUIDELINES					
1. Design all sides of the building with consistent architecture and façade elements (three provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS > COMMERCIAL FACADES (3:28)					
OBJECTIVE: Commercial facades should appear open, inviting and engaging to the passerby.					
DESIGN GUIDELINES					
1. Storefronts promote a sense of entry into the structure as well as a sense of shelter (three provisions listed for implementation).					
2. Entries are clearly visible from the street and provide visual interest (three provisions listed for implementation).					
3. Windows are used to create an open and inviting atmosphere (six provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES B. CHECKLIST FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
CHECKLIST EVALUATION					
Total (19 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES C. CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (4:4)					
OBJECTIVE: Develop an on-site circulation system that ties office development into the community transportation network and promotes all forms of transportation, including vehicles, bicycles, pedestrians, and transit.					
DESIGN GUIDELINES					
1. Where possible, place the primary entrance of office buildings at the building setback with an entry from the public sidewalk.					
2. Provide pedestrian amenities (i.e. places for people to sit, wide sidewalks at building entries, weather protection along buildings and along walkways, etc.) that increase safety and comfort (total of six provisions listed for implementation).					
3. Bicycle parking/storage shall be located in visible areas, proximate to entries, and integrated into project design.					
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (4:8)					
OBJECTIVE: Provide usable public spaces and gathering spaces oriented towards employees and visitors to the site.					
DESIGN GUIDELINES					
1. Link office buildings together with plazas, greens, or gardens for employees to gather. Design public spaces for site identity and sense of place.					
2. Landscape outdoor areas with visually stimulating soft- and hardscape that helps to identify the site.					
3. Define and enhance street corners and edges through building placement, public spaces, and relationship to street.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (4:10)					
OBJECTIVE: Design and construct buildings to create safe, pleasant, and active environments.					
DESIGN GUIDELINES					
1. Place buildings to accommodate the pedestrian user, relate to street, and connect to adjoining properties (orientation and design features of entrance, design of spaces between buildings).					

RANCHO CORDOVA DESIGN GUIDELINES C. CHECKLIST FOR OFFICE AND OFFICE MIXED USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > PARKING (4:12)					
OBJECTIVE: Create functional parking areas that minimize physical barriers for pedestrians.					
DESIGN GUIDELINES					
1. Parking lots shall be designed to facilitate safe and efficient pedestrian movement between parking and buildings. Parking should not be the predominant aesthetic facing public street intersections (four provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS (4:16)					
OBJECTIVE: Use an architectural style or theme that establishes a clear, interesting project identity for office parks with multiple buildings as well as individual office structures. The architectural style shall be evident on all elevations of all buildings.					
DESIGN GUIDELINES					
1. Design all sides of the building with consistent architectural and façade elements (specific roofline and façade improvement techniques listed).					
2. Design entries to be clearly visible from the street and provide visual interest (design provisions listed for primary/secondary entrances and enhancements).					
CHECKLIST EVALUATION					
Total (10 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES D. CHECKLIST FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (5:10)					
OBJECTIVE: Develop an on-site circulation system for residential projects that provides for the safe and efficient movement of vehicles and reduces conflict with pedestrians and bicyclists.					
DESIGN GUIDELINES					
3. Special paving, landscaping, walls, and other design elements are used to alert vehicles to pedestrian areas and add visual interest.					
4. Project includes vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > STREETScape VARIETY (5:14)					
OBJECTIVE: Encourage innovative and diverse residential streetscapes that facilitate interaction between residents and include homes that are oriented to the street.					
DESIGN STANDARDS					
1. Unique project design is achieved through use of flexible setbacks for medium density districts.					
2. No two identical floor plans and elevations are placed on adjacent lots.					
3. Duplexes and half-plexes on corner lots are permitted throughout single-family neighborhoods on standard corner sized lots.					
DESIGN GUIDELINES					
1. Unique project design is achieved through use of flexible setbacks for medium density districts.					
2. Master Home Plans include the required minimum number of floor plans and elevations (three provisions listed for implementation).					
3. Structures are designed to create variation along the street.					

RANCHO CORDOVA DESIGN GUIDELINES D. CHECKLIST FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > ORIENTATION OF HOMES ON LOTS (5:18)					
OBJECTIVE: Design and construct residential units that create safe, pleasant and active neighborhoods.					
DESIGN GUIDELINES					
1. Visual access between the residential unit(s) and designated open space is maintained.					
2. Rear alleys are used in higher-density development to access garages.					
4. Projects are designed in a way that promotes "eyes on the street" for community safety by having one floor plan in a master plan series that locates a living/family/community living room at the front of the home facing the street.					
5. Site homes to face or back onto trails and pedestrian walkways and promote the idea of "eyes on activities" (three provisions listed for implementation).					
6. Trash receptacles are not be stored within a required front or street side yard unless screened from public view.					
SITE DESIGN > PARKING (5:26)					
OBJECTIVE: Ensure that parking areas for residential projects do not dominate the views of residential development from public streets and sidewalks.					
DESIGN GUIDELINES					
1. Common driveways or alley-loaded access is used within the project.					
SITE DESIGN > GARAGE PLACEMENT AND DESIGN (5:30)					
OBJECTIVE: Create residential development where a variety of garage placements ensures that the garage is subordinate to the main home/living area in single-family residential neighborhoods.					

RANCHO CORDOVA DESIGN GUIDELINES D. CHECKLIST FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Variety in garage placement is achieved so that only one in three of the master home plans have a garage door that extends beyond the primary living area of the home (two provisions for implementation listed).					
2. The appearance of three or more garage spaces facing the street is avoided or otherwise minimized (five provisions listed for implementation).					
3. Garage door widths facing the street do not exceed 50 percent of the width of the home. For lots less than 50 feet wide the maximum garage door width is 60 percent.					
4. Carport and garage design complements the architecture of the main building in terms of design, materials, and colors.					
ARCHITECTURE > MASSING, SCALE, AND FORM (5:36)					
OBJECTIVE: Encourage residential design that is visually interesting, establishes streetscape variety, is pedestrian in scale, and compatible with surrounding properties.					
DESIGN GUIDELINES					
4. Substantial variety (homes next to one another do not look the same) is achieved in Master Home Plan. Streetscape monotony and "sameness" is minimized through implementation of the specific provisions as applicable.					
5. Design of individual homes provides interest and balance of bulk and mass (five provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS (5:40)					
OBJECTIVE: The architectural style of residential development should establish unique neighborhood identity and contribute to the enhanced character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Each home or building is designed with a single architectural style.					
2. Architectural design themes are used to establish unique project identity.					

RANCHO CORDOVA DESIGN GUIDELINES D. CHECKLIST FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS	The Proposed Project				Description/Comments
	n	-	=	+	
3. No two floor plans and building elevations are located directly adjacent or across the street from one another.					
ARCHITECTURE > STYLE AND DESIGN DETAILS > FACADES (5:42)					
OBJECTIVE: Residential entries should create an inviting transition between public and private areas.					
DESIGN GUIDELINES					
1. The architectural treatments along the front elevation and elevations facing public rights-of-way and open space provide visual interest (three provisions listed for implementation).					
2. Facades include features that relate to the human scale and provide a transition from public to private spaces (four provisions listed for implementation).					
3. Openings in the façade contribute to the overall design of the building and promote a relationship to the human scale (two provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (26 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES E. CHECKLIST FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (5:10)					
OBJECTIVE: Develop an on-site circulation system for residential projects that provides for the safe and efficient movement of vehicles and reduces conflict with pedestrians and bicyclists.					
DESIGN GUIDELINES					
2. Shared driveways are utilized as appropriate.					
3. Special paving, landscaping, walls, and other design elements are used to alert vehicles to pedestrian areas and add visual interest.					
4. Project includes vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > STREETScape VARIETY (5:14)					
OBJECTIVE: Encourage innovative and diverse residential streetscapes that facilitate interaction between residents and include homes that are oriented to the street.					
DESIGN STANDARDS					
1. Unique project design is achieved through use of flexible setbacks for medium density districts.					
2. No two identical floor plans and elevations are placed on adjacent lots.					
3. Duplexes and half-plexes on corner lots are permitted throughout single-family neighborhoods.					
DESIGN GUIDELINES					
1. Unique project design is achieved through use of flexible setbacks for medium density districts.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > ORIENTATION OF HOMES ON LOTS (5:18)					
OBJECTIVE: Design and construct residential units that create safe, pleasant, and active neighborhoods.					

RANCHO CORDOVA DESIGN GUIDELINES E. CHECKLIST FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Visual access between the residential unit(s) and designated open space is maintained.					
2. Rear alleys are used in higher-density development to access garages.					
3. Buildings are designed with structural and spatial variety along the front façade and staggered roof planes.					
4. Projects are designed in a way that promotes “eyes on the street” for community safety by having one floor plan in a master plan series that locates a living/family/community living room at the front of the home facing the street.					
5. Site homes to face or back onto trails and pedestrian walkways and promote the idea of “eyes on activities” (three provisions listed for implementation).					
6. Trash receptacles are not be stored within a required front or street side yard unless screened from public view.					
SITE DESIGN > PARKING (5:26)					
OBJECTIVE: Ensure that parking areas for residential projects do not dominate the views of residential development from public streets and sidewalks.					
DESIGN GUIDELINES					
1. Common driveways or alley-loaded access is used within the project.					
2. Short and direct access is provided from parking areas to the dwelling unit.					
SITE DESIGN > GARAGE PLACEMENT AND DESIGN (5:30)					
OBJECTIVE: Create residential development where a variety of garage placements ensures that that garage is subordinate to the main home/living area in single-family residential neighborhoods.					

RANCHO CORDOVA DESIGN GUIDELINES E. CHECKLIST FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
3. Garage door widths facing the street do not exceed 50 percent of the width of the home. For lots less than 50 feet wide the maximum garage door width is 60 percent.					
4. Carport and garage design complements the architecture of the main building in terms of design, materials, and colors.					
ARCHITECTURE > MASSING, SCALE, AND FORM (5:36)					
OBJECTIVE: Encourage residential design that is visually interesting, establishes streetscape variety, is pedestrian in scale, and compatible with surrounding properties.					
DESIGN GUIDELINES					
1. The structural massing of larger buildings is broken down into smaller components that typify individual dwelling units or homes (four provisions listed for implementation).					
2. Multi-unit structures transition in scale when adjacent to one- and two-story single family detached homes.					
3. Attached products look like separate units through the use of architectural detailing.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (5:40)					
OBJECTIVE: The architectural style of residential development should establish unique neighborhood identity and contribute to the enhanced character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Each home or building is designed with a single architectural style.					
2. Architectural design themes are used to establish unique project identity.					
3. No two floor plans and building elevations are located directly adjacent or across the street from one another.					

RANCHO CORDOVA DESIGN GUIDELINES E. CHECKLIST FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS		The Proposed Project			
		n	-	=	+
ARCHITECTURE > STYLE AND DESIGN DETAILS > FACADES (5:42)					
OBJECTIVE: Ensure that the design of facades reflect the architectural style of the home/unit and are designated at a human scale and facilitates pedestrian activity of adjoining streets.					
DESIGN GUIDELINES					
1. The architectural treatments along the front elevation and elevations facing public rights-of-way and open space provide visual interest (three provisions listed for implementation).					
2. Facades include features that relate to the human scale and provide a transition from public to private spaces (four provisions listed for implementation).					
3. Openings in the façade contribute to the overall design of the building and promote a relationship to the human scale (two provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (26 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES F. CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (5:10)					
OBJECTIVE: Develop an on-site circulation system for residential projects that provides for the safe and efficient movement of vehicles and reduces conflict with pedestrians and bicyclists.					
DESIGN GUIDELINES					
1. Project is easy to navigate through the design of the internal circulation system and the use of wayfinding designs (i.e. directory signs, color coded buildings, pedestrian signage, landscape accents, etc).					
2. Shared driveways are utilized as appropriate.					
3. Special paving, landscaping, walls, and other design elements are used to alert vehicles to pedestrian areas and add visual interest.					
4. Project includes vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.					
5. Project is integrated into the public street and sidewalk system (three provisions listed for implementation).					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > STREETScape VARIETY (5:14)					
OBJECTIVE: Encourage innovative and diverse residential streetscapes that facilitate interaction between residents and include homes that are oriented to the street.					
DESIGN GUIDELINES					
4. Projects with two or more buildings are designed with different setbacks or façade variations.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > ORIENTATION OF HOMES ON LOTS (5:18)					
OBJECTIVE: Design and construct residential units that create safe, pleasant, and active neighborhoods.					

RANCHO CORDOVA DESIGN GUIDELINES F. CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Visual access between the residential unit(s) and designated open space is maintained.					
3. Buildings are designed with structural and spatial variety along the front façade and staggered roof planes.					
4. Projects are designed in a way that promotes “eyes on the street” for community safety by having one floor plan in a master plan series that locates a living/family/community living room at the front of the home facing the street.					
5. Site homes to face or back onto trails and pedestrian walkways and promote the idea of “eyes on activities” (three provisions listed for implementation).					
SITE DESIGN > PUBLIC SPACE/PEDESTRIAN AMENITIES (5:22)					
OBJECTIVE: Create aesthetically pleasing and vibrant places to gather within residential projects and provide common open space areas and amenities for the use and enjoyment of residents within residential projects.					
DESIGN STANDARDS					
All buildings, roofed areas, and parking facilities, including drives, shall not cover more than 75 percent of the site. A minimum 25 percent shall be designated as common open space.					
DESIGN GUIDELINES					
1. Open spaces are accessible from all units.					
2. Open spaces are incorporated into the site plan as a primary design feature. They are centrally located and positioned within the viewshed of the nearest units.					
3. Amenities (i.e. tot lot, garden, picnic tables, etc) are provided for residents (eight provisions listed for implementation).					
4. Buildings with ground floor office or retail use include public spaces with amenities, such as weather protection at entrances and plazas or courtyards next to the primary building entrances (two provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES F. CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project				Description/Comments
	n	-	=	+	
5. Project amenities (i.e. picnic tables, gardens, tot lots, etc.) are close to the street frontage and street corners, animating the local street system. Amenities are not in remote, hard to see locations.					
SITE DESIGN > PARKING (5:26)					
OBJECTIVE: Ensure that parking areas for residential projects do not dominate the views of residential development from public streets and sidewalks.					
DESIGN GUIDELINES					
1. Common driveways or alley-loaded access is used within the project.					
2. Short and direct access is provided from parking areas to the dwelling unit.					
3. Multi-family projects with more than 50 units provide a common vehicle wash area. Where provided, the vehicle wash areas are paved, bermed, and graded in order to drain properly.					
4. Residential units are buffered from the parking lot with specific screening or landscaping buffer.					
5. A combination of on-street and off-street parking is utilized.					
SITE DESIGN > GARAGE PLACEMENT AND DESIGN (5:30)					
OBJECTIVE: Create residential development where a variety of garage placements ensures that that garage is subordinate to the main home/living area in single-family residential neighborhoods.					
DESIGN GUIDELINES					
4. Carport and garage design complements the architecture of the main building in terms of design, materials, and colors.					
ARCHITECTURE > MASSING, SCALE, AND FORM (5:36)					
OBJECTIVE: Encourage residential design that is visually interesting, establishes streetscape variety, is pedestrian in scale, and compatible with surrounding properties.					

RANCHO CORDOVA DESIGN GUIDELINES F. CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. The structural massing of larger buildings is broken down into smaller components that typify individual dwelling units or homes (four provisions listed for implementation).					
2. Multi-unit structures transition in scale when adjacent to one- and two-story single family detached homes.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (5:40)					
OBJECTIVE: The architectural style of residential development should establish unique neighborhood identity and contribute to the enhanced character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Each home or building is designed with a single architectural style.					
2. Architectural design themes are used to establish unique project identity.					
3. No two floor plans and building elevations are located directly adjacent or across the street from one another.					
ARCHITECTURE > STYLE AND DESIGN DETAILS > FACADES (5:42)					
OBJECTIVE: Ensure that the design of facades reflect the architectural style of the home/unit and are designated at a human scale and facilitates pedestrian activity of adjoining streets.					
DESIGN GUIDELINES					
1. The architectural treatments along the front elevation and elevations facing public rights-of-way and open space provide visual interest (three provisions listed for implementation).					
2. Facades include features that relate to the human scale and provide a transition from public to private spaces (four provisions listed for implementation).					
3. Openings in the façade contribute to the overall design of the building and promote a relationship to the human scale (two provisions listed for implementation).					

RANCHO CORDOVA DESIGN GUIDELINES F. CHECKLIST FOR MULTI-FAMILY RESIDENTIAL PROJECTS	The Proposed Project				Description/Comments
	n	-	=	+	
4. Upper units have balconies or decks of adequate size.					
5. End units have articulation, such as windows and doors facing onto sidewalks.					
ARCHITECTURE > STYLE AND DESIGN DETAILS > ENTRIES (5:46)					
OBJECTIVE: Residential entries should create an inviting transition between public and private areas.					
DESIGN GUIDELINES					
1. Residential entries are separated from the street by transition areas (two provisions listed for implementation).					
2. Primary entrances into residential buildings or individual units include weather protection extending a minimum of four feet from the façade.					
3. Entries are designed with character (five provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (35 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES G. CHECKLIST FOR RESIDENTIAL MIXED-USE PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (5:10)					
OBJECTIVE: Develop an on-site circulation system for residential projects that provides for the safe and efficient movement of vehicles and reduces conflict with pedestrians and bicyclists.					
DESIGN GUIDELINES					
1. Project is easy to navigate through the design of the internal circulation system and the use of wayfinding designs (i.e. directory signs, color coded buildings, pedestrian signage, landscape accents, etc).					
2. Shared driveways are utilized as appropriate.					
3. Special paving, landscaping, walls, and other design elements are used to alert vehicles to pedestrian areas and add visual interest.					
4. Project includes vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.					
5. Project is integrated into the public street and sidewalk system (three provisions listed for implementation).					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > STREETScape VARIETY (5:14)					
OBJECTIVE: Encourage innovative and diverse residential streetscapes that facilitate interaction between residents and include homes that are oriented to the street.					
DESIGN GUIDELINES					
4. Projects with two or more buildings are designed with different setbacks or façade variations.					
5. Buildings include retail and/or service uses.					
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION > ORIENTATION OF HOMES ON LOTS (5:18)					
OBJECTIVE: Design and construct residential units that create safe, pleasant and active neighborhoods.					

RANCHO CORDOVA DESIGN GUIDELINES G. CHECKLIST FOR RESIDENTIAL MIXED-USE PROJECTS	The Proposed Project				Description/Comments
	n	-	=	+	
DESIGN GUIDELINES					
4. Projects are designed in a way that promotes “eyes on the street” for community safety by having one floor plan in a master plan series that locates a living/family/community living room at the front of the home facing the street.					
5. Site homes to face or back onto trails and pedestrian walkways and promote the idea of “eyes on activities” (three provisions listed for implementation).					
SITE DESIGN > PUBLIC SPACES/PEDESTRIAN AMENITIES (5:22)					
OBJECTIVE: Create aesthetically pleasing and vibrant places to gather within residential projects and provide common open space areas and amenities for the use and enjoyment of residents within residential projects.					
DESIGN GUIDELINES					
1. Open spaces are accessible from all units.					
2. Open spaces are incorporated into the site plan as a primary design feature. They are centrally located and positioned within the viewshed of the nearest units.					
3. Amenities (i.e. tot lot, garden, picnic tables, etc) are provided for residents (eight provisions listed for implementation).					
4. Buildings with ground floor office or retail use include public spaces with amenities, such as weather protection at entrances and plazas or courtyards next to the primary building entrances (two provisions listed for implementation).					
5. Project amenities (i.e. picnic tables, gardens, tot lots, etc.) are close to the street frontage and street corners, animating the local street system. Amenities are not in remote, hard to see locations.					
SITE DESIGN > PARKING (5:26)					
OBJECTIVE: Ensure that parking areas for residential projects do not dominate the views of residential development from public streets and sidewalks.					
DESIGN GUIDELINES					
3. Multi-family projects with more than 50 units shall provide a common vehicle wash area. Where provided, the vehicle wash areas shall be paved, bermed, and graded in order to drain properly.					

RANCHO CORDOVA DESIGN GUIDELINES G. CHECKLIST FOR RESIDENTIAL MIXED-USE PROJECTS	The Proposed Project				Description/Comments
	n	-	=	+	
4. Residential units are buffered from the parking lot with specific screening or landscaping buffer.					
5. A combination of on-street and off-street parking is utilized.					
SITE DESIGN > GARAGE PLACEMENT AND DESIGN (5:30)					
OBJECTIVE: Create residential development where a variety of garage placements ensures that the garage is subordinate to the main home/living area in single-family residential neighborhoods.					
DESIGN GUIDELINES					
4. Carport and garage design complements the architecture of the main building in terms of design, materials, and colors.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (5:40)					
OBJECTIVE: The architectural style of residential development should establish unique neighborhood identity and contribute to the enhanced character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Each home or building is designed with a single architectural style.					
2. Architectural design themes are used to establish unique project identity.					
3. No two floor plans and building elevations are located directly adjacent or across the street from one another.					
ARCHITECTURE > STYLE AND DESIGN DETAILS > FACADES (5:42)					
OBJECTIVE: Ensure that the design of facades reflect the architectural style of the home/unit and are designated at a human scale and facilitates pedestrian activity of adjoining streets.					

RANCHO CORDOVA DESIGN GUIDELINES G. CHECKLIST FOR RESIDENTIAL MIXED-USE PROJECTS	The Proposed Project				Description/Comments
	n	-	=	+	
DESIGN GUIDELINES					
1. The architectural treatments along the front elevation and elevations facing public rights-of-way and open space provide visual interest (three provisions listed for implementation).					
2. Facades include features that relate to the human scale and provide a transition from public to private spaces (four provisions listed for implementation).					
3. Openings in the façade contribute to the overall design of the building and promote a relationship to the human scale (two provisions listed for implementation).					
4. Upper units have balconies or decks of adequate size.					
5. End units have articulation, such as windows and doors facing onto sidewalks.					
ARCHITECTURE > STYLE AND DESIGN DETAILS > ENTRIES (5:46)					
OBJECTIVE: Residential entries should create an inviting transition between public and private areas.					
DESIGN GUIDELINES					
1. Residential entries are separated from the street by transition areas (two provisions listed for implementation).					
2. Primary entrances into residential buildings or individual units include weather protection extending a minimum of four feet from the façade.					
3. Entries are designed with character (five provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (29 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES H. CHECKLIST FOR COMMUNITY FACILITY PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
SITE DESIGN > CIRCULATION (6:8)					
OBJECTIVE: Develop a circulation system that provide full public access to community facilities by providing a safe and functional vehicular environment and, most importantly, providing a safe environment for those walking, using bicycles, and transit.					
DESIGN GUIDELINES					
1. Create safe and comfortable environments for pedestrians and bicyclists (five provisions listed for implementation).					
2. Project is designed to increase convenience of transit users (four provisions listed for implementation).					
SITE DESIGN > PUBLIC SPACES/PEDESTRIAN AMENITIES (6:12)					
OBJECTIVE: Create safe, pleasant, and active streets and public spaces that are scaled to the type of community facility.					
DESIGN GUIDELINES					
1. Create safe, attractive, functional gathering places (three provisions listed for implementation).					
SITE DESIGN > PARKING (6:14)					
OBJECTIVE: Design parking areas to respect the pedestrian user, particularly where large commercial or passenger vehicles need to be accommodated.					
DESIGN GUIDELINES					
1. Design parking lots that avoid large expanses, place parking to the side or behind buildings, include safe, comfortable routes, and include landscaping.					
2. Provide parking areas for large vehicles (two provisions listed for implementation).					
SITE DESIGN > LANDSCAPING (6:16)					
OBJECTIVE: Use landscaping to enhance character and visual quality of community facilities.					

RANCHO CORDOVA DESIGN GUIDELINES H. CHECKLIST FOR COMMUNITY FACILITY PROJECTS	The Proposed Project				Description/Comments
	n	-	=	+	
DESIGN GUIDELINES					
1. Site design minimizes impervious surfaces (five provisions listed for implementation).					
2. Landscaping is used to enhance the pedestrian experience (three provisions listed for implementation).					
SITE DESIGN > MINIMIZING NEGATIVE VISUAL IMPACTS OF COMMUNITY INFRASTRUCTURE (6:18)					
OBJECTIVE: Integrate design of community facility infrastructure into adjacent neighborhoods and screen equipment from view.					
DESIGN GUIDELINES					
1. Screen infrastructure with landscaping, decorative walls, or other methods (three provisions listed for implementation).					
2. House facilities in buildings that blend with the surroundings.					
3. Minimize the visual impact of cellular equipment and other tower systems (three provisions listed for implementation).					
ARCHITECTURE > STYLE AND DESIGN DETAILS > ENTRIES (6:22)					
OBJECTIVE: Entryways should be clearly visible and recognizable from the street and appear open and inviting to the pedestrian.					
DESIGN GUIDELINES					
1. Articulate individual and common entryways (five provisions listed for implementation).					
CHECKLIST EVALUATION					
Total (11 Guidelines)					

Project Name: _____

Date of Review: _____

RANCHO CORDOVA DESIGN GUIDELINES I. CHECKLIST FOR INDUSTRIAL PROJECTS	The Proposed Project			
	n	-	=	+
SITE DESIGN > CIRCULATION (7:6)				
OBJECTIVE: Develop a circulation system that provides for the ease of circulation and safety for both motorists and pedestrians/bicyclists.				
DESIGN GUIDELINES				
1. Primary entry drives are enhanced with landscaping, monument signs, decorative paving, etc. to emphasize site access locations and draw attention to project ingress/egress and create site identity.				
2. Site access promotes safety, efficiency, and convenience and avoid conflicts between pedestrians, vehicles, and delivery trucks.				
3. Loading areas are located in the rear of the building.				
SITE DESIGN > BUILDING PLACEMENT AND ORIENTATION (7:8)				
OBJECTIVE: Site design that incorporates significant existing natural features and takes into consideration adjacent uses and structures.				
DESIGN GUIDELINES				
1. Buildings have a strong relationship to the street including functional public entrances.				
2. The visual impact of a large sea of parking and industrial equipment from public rights-of-way is minimized.				
3. Industrial and warehouse development is screened and buffered from adjacent residential uses.				
4. Loading docks and bays are not located or oriented toward the primary street frontage.				
SITE DESIGN > PUBLIC SPACES AND PEDESTRIAN AMENITIES (7:10)				
OBJECTIVE: Provide open areas and public amenities where employees can take advantage of recreational uses. Such improvements should be appropriate for the intended users.				

RANCHO CORDOVA DESIGN GUIDELINES I. CHECKLIST FOR INDUSTRIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
DESIGN GUIDELINES					
1. Include one or more public space/pedestrian area scaled according to the size and demands of the project.					
SITE DESIGN > LANDSCAPING (7:12)					
OBJECTIVE: Provide for attractive and functional landscape for purposes of screening, buffering, and softening of various site elements.					
DESIGN GUIDELINES					
1. Landscaping scale and design is compatible with and appropriate for the project.					
2. Special landscaping is provided at focal points and project entries.					
3. Vines and screen walls are used on large expansive building facades.					
4. Landscaping (in conjunction with appropriate decorative walls and setbacks) are used to buffer industrial uses from less intensive uses.					
5. New landscaping/landscape corridors are consistent with existing landscaping/landscaping corridors.					
ARCHITECTURE > STYLE AND DESIGN DETAILS (7:16)					
OBJECTIVE: Ensure that buildings with expansive facades incorporate design elements and details that relate to the scale of the human form and enhance the character of Rancho Cordova.					
DESIGN GUIDELINES					
1. Include architectural features along large buildings that are visible from a public street or adjacent residential property.					
2. Wireless facilities, if included on-site, are designed into the architecture/façade of the building.					

RANCHO CORDOVA DESIGN GUIDELINES I. CHECKLIST FOR INDUSTRIAL PROJECTS	The Proposed Project				
	n	-	=	+	Description/Comments
CHECKLIST EVALUATION					
Total (15 Guidelines)					

