



How to Use the Manual

The users of this manual are both private sector individuals and groups and public agencies. The private sector should reference the document throughout the process of planning new developments. City Planning staff should use the design guidelines as a checklist of City objectives to facilitate the review of plans.

The manual is organized in chapters. Each chapter is identified by its own distinctive color bar on each page. Chapter II (orange) addresses mixed use and infill development in the Urban Overlay District. Chapter III (blue) addresses mixed use and infill development in the Suburban Overlay District. Chapter IV (green) addresses limited,

primarily residential development in the Rural Overlay District.

To use this manual, first determine where the proposed mixed-use or infill development is located according to the 2026 Comprehensive Plan boundaries. Consult Chapter V (red) if the project site is associated with one of the City's gateways. The following nine steps should then be followed in the preparation and review of development plans:

1. Understand the site context, both natural and manmade.
2. Create a site plan and consider several alternatives.

3. Establish a framework for circulation, buildings, and connections to greenways, waterways, and other open spaces..
4. Explore design alternatives for streetscape and open space systems.
5. Locate a signage and wayfinding system.
6. Design a lighting system inclusive of both vehicular and pedestrian lighting.
7. Prepare architectural plans and elevations.

Guidelines for the design of gateways are provided in Chapter V. Consider including public art as addressed in Chapter VI (magenta). The Site Design and Architectural Review Process is described in Chapter VII (yellow).