

# Design Review

## Background

Providence has had no design review process, and in fact has only minimally needed such a process until now. Zoning ordinances have provided necessary limitations since Providence was primarily a bedroom community where the status quo of 12,000 square foot lots with 95 foot frontage was the norm. Desire for commercial development and resulting tax income, as well as unprecedented growth necessitate some controls to regulate and ensure that the Master Plan principles are followed.

## Principles

- Commercial development shall be consistent with Providence's rural residential character.
- Preserve valued historic community assets.
- Establish design standards which are flexible but consistent with the context of Providence.

## Master Plan Directive

Continuation of the community's rural character will require careful evaluation of proposed development. Preservation of valued historic community assets must also be incorporated into design standards and promoted in new development and construction. Promotion of commercial development compatible with Providence's residential character must be encouraged and directed by a design standard.

### **Current concerns include:**

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#### **I) Quality Standards**

No standards exist which will allow the principles of the Master Plan to be maintained.

Quality standards can be implemented with maximum flexibility while maintaining a consistent quality.

Planning Commission should immediately integrate a design standard as part of the zoning ordinance.

Quality standards may include natural features, cultural resources, open spaces, circulation systems, building design, and design of ancillary structures..

## **Future Needs:**

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### **1) Commercial**

Buildings constructed in the Spring Creek commercial area have set a precedent of quality and design. The standard needs to be quantified and sustained.

Buildings should be oriented to pedestrians as much as to automobiles.

Parking should be subordinate to the streetscape, located between and behind buildings.

Human scale and visual interest must be considered.

### **2) Residential**

Some form of design standard for residential construction should be implemented to improve the visual quality consistent with the principles of the master plan.

Preservation of neighborhood character.

### **3) Items Included**

Items which may be included in the design review process may include, but not be limited to:

Protection of visual rights.

Protection from artificial light encroachment.

Protection of open space.

Protection of neighborhood character.

Protection of historic character.

### **4) Implementation**

Providence has a unique historic architecture as represented in the earlier homes and buildings located within the city. A precedent has also been set consistent with the direction recommended by the Planning Commission and the Commercial Development Committee relative to the commercial buildings recently constructed along Spring Creek Parkway.

An ordinance proposed by the Planning Commission and approved by City Council for commercial areas should include the following concepts:

#### Site Design -

Protect views to the mountains.

Provide positive enhancements to open space.

Develop outdoor patios and courtyards.

Minimize the visual impacts of surface parking.

Screen street edges of parking areas.

Minimize the visual impact of utilitarian structures.

Orient new buildings to their lot lines, not at an angle.

Allow zero lot-line side yards in commercial areas to promote a 'streetscape' appearance.

## Design Review cont'd

### Building Design -

Require scale, mass and height of new buildings to harmonize with existing structures.

Require additions or modifications to existing buildings to preserve the character of the existing structure.

Require orientation and alignment of new structures to harmonize with existing structures.

Require materials and to be appropriate for the time period and architectural style of Providence.

Use of clay brick masonry is strongly encouraged.

Encourage the use of pitched roofs.

Encourage appropriate use of awnings, preferably of a matte finish, for existing and new buildings.

### Lighting -

Provide lighting that is:

Unobtrusive. Consider that the light source should not be visible.

Use lighting:

To accent architectural details

To accent building entries.

To accent signs.

To illuminate sidewalks.

To enhance security.

An ordinance proposed by the Planning Commission and approved by City Council for residential areas should include the following concepts:

### Site Design -

Protect views.

Provide positive enhancements to open space.

Develop outdoor patios and courtyards.

Minimize the visual impacts of surface parking.

Maximize street trees.

### Building Design -

Require scale, mass and height of new buildings to harmonize with existing adjacent structures.

Require additions or modifications to existing buildings to preserve the character of the existing structure.

Recommend that orientation and alignment of new structures to harmonize with existing structures.

Encourage the use of porches.

## Design Review cont'd

### Lighting -

Provide lighting that is:

Unobtrusive.

Consider that the light source should not be visible.

Lighting should not blind the public way.

Lighting should not intrude upon adjacent properties

Use lighting:

To accent architectural details and entries.

To illuminate sidewalks.

To enhance security.

### Fences -

Allow fences that:

Do not visually block open space areas (setback).

Enhance the quality of neighborhood.