

# Design Guidelines

## SITE DESIGN

Guidelines that relate to site use, layout, and orientation. This includes the relationship between individual site components as well as the relationship between site components and components on adjacent sites and the public realm.

### Building Orientation, Placement, & Setbacks

This category guides the placement of buildings on a site, addressing the space or setback between the building and sidewalk. Orientation addresses the interaction between the building frontage and public realm and, in general, how it relates to its surroundings.



Orient buildings to their primary access street and public realm.



Street frontage should be designed to be compatible with surrounding context and provide a pedestrian environment.



Buildings located at the corners of street intersection should frame the corner.

### Parking & Access

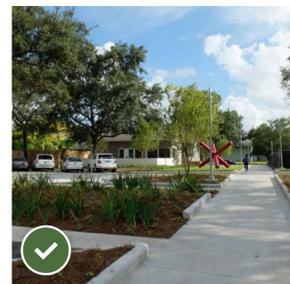
This category guides the placement and character of the vehicular realm within developments. This includes surface parking, service access, and connectivity.

SEE MORE

These concepts are explored in more detail on the Parking & Access exhibit.



Provide vehicular connections into and between adjoining properties.



Create a consistent streetscape experience within a development that complements and / or enhancing existing development.



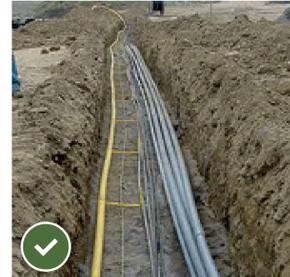
Pedestrian and bicycle connectivity should be incorporated throughout development, including within surface parking.

### Service Areas & Utilities

Service Areas and utilities include trash/recycling areas, HVAC and other utility boxes, loading docks, and other necessary functions for the facilitation of service, retail, and industrial industries. This also includes the utility systems of residential developments.



Service and delivery access shall be on-site and fully screened or contained within the building.



All on-site utility service access is to be buried when appropriate and feasible.



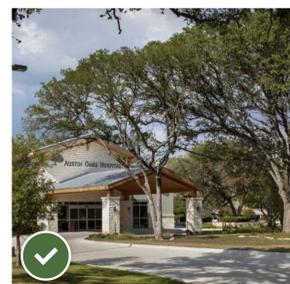
Provide lighting for service areas and utilities.

### Site Features & Landscaping

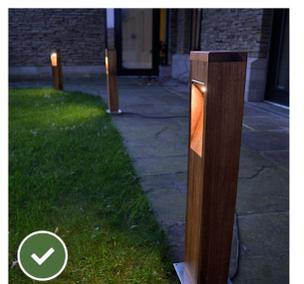
This category addresses the basic aesthetic features of sites, including plant species, site furnishings, and lighting. The goal of these guidelines is to enhance community image and encourage pedestrian activity.



Incorporate outdoor amenity spaces into a site design where feasible.



Integrate and preserve natural or existing vegetation, heritage trees, or topography patterns.



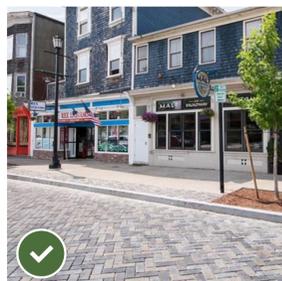
Minimize impact of lighting on neighboring properties.

### Sustainable Site Design

This category addresses features that can be incorporated into site design to better manage stormwater runoff, energy, and invasive species.

SEE MORE

These concepts are explored in more detail on the Sustainability exhibit.



Minimize impervious surfaces. Consider permeable pavers, green roofs, etc.



Utilize green roofs, trees, and vegetation to reduce heat island effect and reduce the need for heating / cooling.



Utilize recycled and / or local materials when possible. Consider LEED standards.

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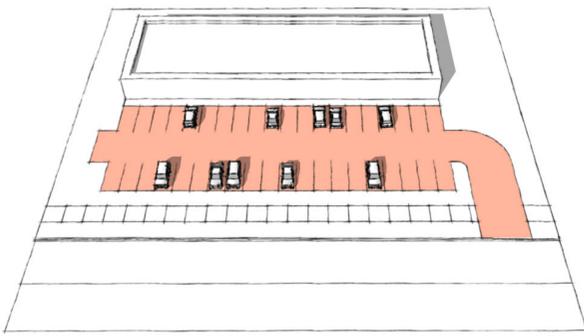
## SITE DESIGN

# Parking & Access

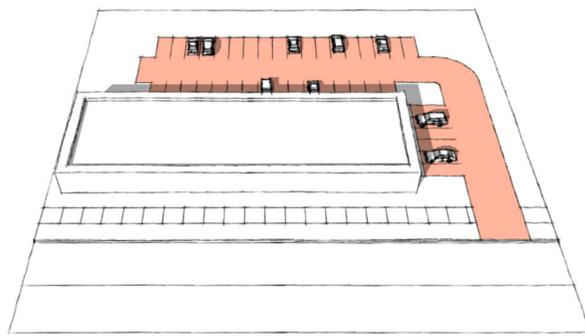
This category guides the placement and character of the vehicular realm within developments. This includes surface parking, service access and connectivity.

**GUIDELINE SD.1:** Minimize visual impact of parking. Locate new parking to the rear or side to allow the building façade to front the pedestrian way / primary street access.

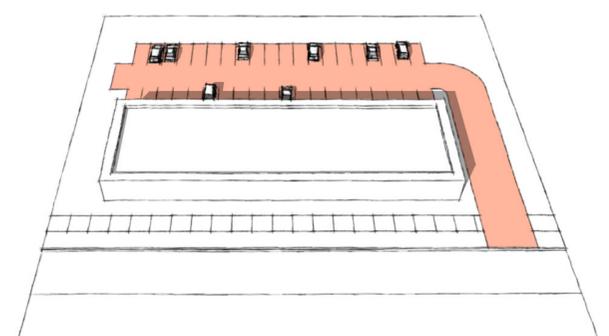
EXISTING: PARKING IN FRONT



GUIDELINE: PARKING ON SIDE

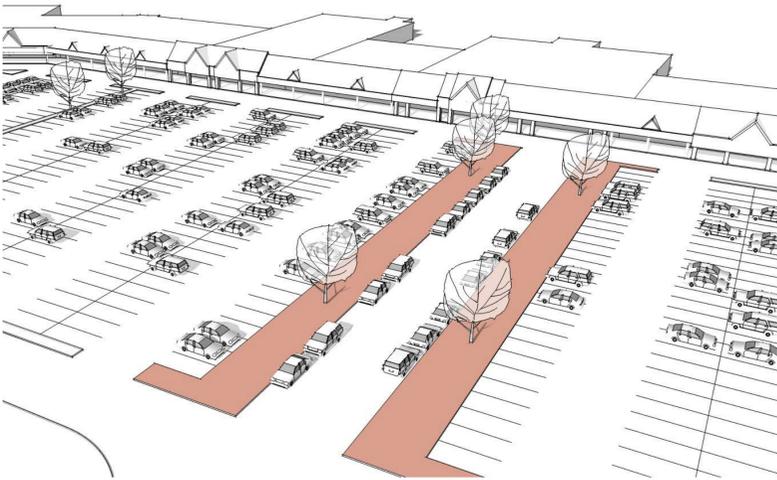


GUIDELINE: PARKING IN REAR



**GUIDELINE SD.2:** Consider “liner buildings” to hide or minimize large expanses of parking and create a complete street atmosphere.

EXISTING



PHASE 1 LINER BUILDINGS AND STREETScape IMPROVEMENTS (ON-STREET PARKING, SIDEWALKS, STREET TREES)



PHASE 2 LINER BUILDINGS AND STREETScape IMPROVEMENTS (ON-STREET PARKING, SIDEWALKS, STREET TREES)



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We want your feedback on the guidelines discussed on this exhibit – please respond to on the survey provided!

# Design Guidelines

## SITE DESIGN

# Sustainable Site Design

This category addresses features that can be incorporated into site design to better manage stormwater runoff, energy and invasive species.

**GUIDELINE SD.3:** Incorporate stormwater management strategies into overall site design to minimize impacts on local stormwater system. These strategies may include bio-swales, rain gardens, permeable pavers, rainwater harvesting, etc.

### MEDIAN BIOSWALE



A bioswales is a landscape feature that slows and filters stormwater. They are designed to manage runoff from a large impervious area, such as a parking lot or roadway. They are vegetated with plants that can withstand both heavy watering and drought, and are usually much deeper than rain gardens.

### PERMEABLE PAVERS



Permeable pavers are another way to direct rainfall away from storm sewer systems. They can look very similar to traditional pavers, but are designed with extra space between them so rain water flows back into the earth below. Special materials are used in the base and joints to encourage water flow.

### RAIN GARDEN



Rain gardens are similar to bioswales, but designed for a smaller area. The sloping sides draw rainwater in and divert it from city streets or sidewalks that might otherwise flood.

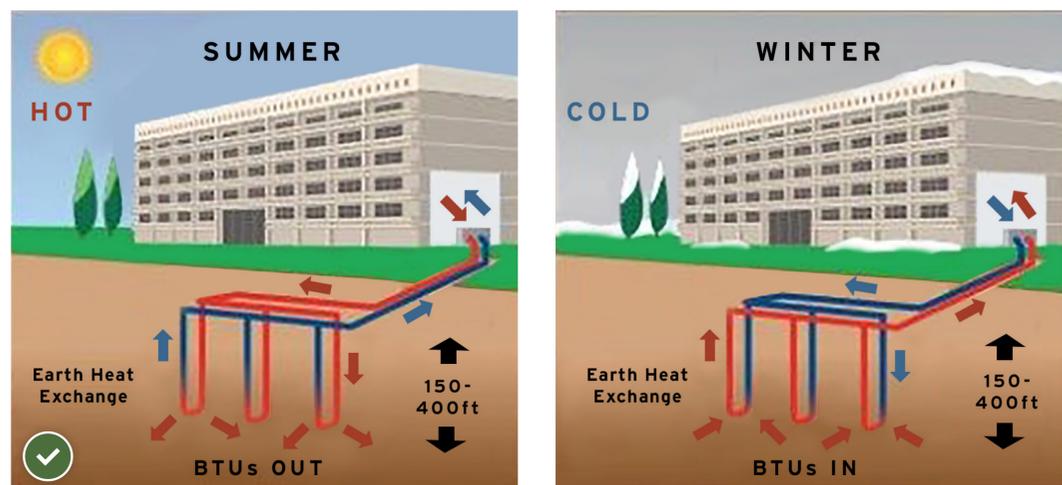
**GUIDELINE SD.4:** Incorporate renewable energy generation on-site with production capacity of at least 5% of the buildings annual electric or thermal energy. Applicable energy generation sources include solar thermal or photovoltaics and ground-sourced heating or cooling.

### SOLAR PHOTOVOLTAIC



Photovoltaic cells generate electricity directly from sunlight via an electronic process that occurs naturally in certain types of material, called semiconductors.

### GROUND-SOURCED / GEOTHERMAL HEATING OR COOLING



A ground source heat pump uses the top layer of the earth's crust as a source of cooling during the summer and a source of heat during the winter, taking advantage of its seasonally moderated temperature. This form of heating and cooling is currently being implemented through out the Ball State University Campus.



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