

# SACRAMENTO COUNTY-DESIGN GUIDELINES SUPPLEMENTAL FORM

## 5.0 OFFICE, BUSINESS PARK, INSTITUTIONAL AND INDUSTRIAL DEVELOPMENT DESIGN GUIDELINES PAGES 5-1 THROUGH 5-38



**Instructions:** Read the Sacramento Countywide Design Guidelines and describe how the proposed project complies with Section 5.0: Office, Business Park, Institutional, and Industrial Development Design Guidelines. If needed, you may attach additional pages. In addition, please see checklists for special standards and Active Design for additional guidelines. (Appendices B and D of the Countywide Design Guidelines)

5.0 Office, Business Park, Institutional, and Industrial Development Design Guidelines (Pages 5-1 Through 5-38)	Describe How the Project Meets The Guidelines:
<p><b>5.1 Understanding Context:</b> Describe how the site connections, building alignments, streetscape and landscape design, roadway and parking lot design, architectural context and signage reflect the needs of the tenants and the quality and design of the district. (Pages 5-2)</p>	
<p><b>5.2 Employment District Design:</b> Describe how the project provides for good pedestrian connection to public transit and public realm circulation networks and how the use of landscaping features provide cohesion and continuity through various districts. (Page 5-3 through 5-10)</p> <ul style="list-style-type: none"> <li>• Employment district design objectives</li> <li>• Roadway design and streetscape</li> <li>• Parking and loading areas</li> <li>• Building setbacks and alignments</li> <li>• Integrated transit</li> </ul>	
<p><b>5.3 Landscaping/ Site Elements:</b> Describe how on-site landscaping increases the walkability, pedestrian safety, access, and health and comfort for pedestrians. What is provided to reduce heat gain, water consumption and pollution/ flooding from stormwater runoff? (Pages 5-11 through 5-14)</p>	
<p><b>5.4 Employment District Architectural Design Principles and Guidelines:</b> How does the project reflect both tenants’ business needs and contribution to the design objectives for the district? (Pages 5-15 through 5-34)</p> <ul style="list-style-type: none"> <li>• Building form and massing</li> <li>• Architectural design and features</li> <li>• Materials and colors</li> <li>• Lighting</li> <li>• Screen walls and security fences</li> <li>• Service areas</li> </ul>	

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**5.5 Employment District Signage:** Describe how the signage for the project is designed to comprehensively enhance the identity of the district. (Pages 5-35 through 5-38)

- District signage
- Multi-tenant buildings
- Single-tenant buildings
- Temporary signage

**5.6 Operational Elements:** Discuss if the use of a building or operation characteristics of the use influences the site design. What are the business hours, what types of security lighting is needed, is access to transit or bicycling and pedestrian access incorporated into the design? (Page 5-38, refers back to Section 4.6)

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## APPENDIX B: SPECIAL STANDARDS

## APPENDIX D: ACTIVE DESIGN FOR A HEALTHY SACRAMENTO COUNTY



Appendix B: Special Standards (Pages B-1 through B-5)	Describe How the Project Meets The Guidelines:
<b>B.3 Universal Design:</b> Describe how universal design is incorporated into the project. (Page B-2)	
<b>B.4 Stormwater Quality Design Principles:</b> Describe how stormwater quality control is designed into the project. (Page B-2)	
<b>B.5 Crime Prevention through Environmental Design:</b> Discuss the CPTED strategies used in the project. (Pages B-3 through B-4)	
<b>B.6 Sample HOA Conditions:</b> Discuss any provisions of an HOA if one is required. (Pages B-4 through B-5)	

Appendix D: Active Design for a Healthy Sacramento County (Pages D-1 through D-22)	Describe How the Project Meets The Guidelines:
<b>Active Design Strategies:</b> Discuss how the project incorporates: <ul style="list-style-type: none"><li>• Compact/ mixed use design (Pages D-6 through D-7)</li><li>• Connectivity (Pages D-8 through D-12)</li><li>• Site design (Pages D-13 through D-16)</li><li>• Street design (Pages D-16 through D-22)</li></ul>	