



City of Page, Arizona GATEWAY AREA PLAN

DESIGN REQUIREMENTS

- A. BUILDING DESIGN & FEATURES
- B. BUILDING EQUIPMENT AND SERVICE
- C. LANDSCAPING
- D. SITE DEVELOPMENT

A. BUILDING DESIGN & FEATURES

A 1.0 Exterior Wall Construction (required for all development)

Choose one:

- A 1.1 Stuccoed masonry.
- A 1.2 Mixed: Old style stuccoed masonry with rough sandstone ashlar.
- A 1.3 Mixed: Primarily stuccoed masonry, some rough sandstone.
- A 1.4 Mixed: Primarily stuccoed masonry, some sandstone veneer.
- A 1.5 Stucco over framing.

A 2.0 Wall Elements (required for all development)

Choose three:

- A 2.1 Vigas of wood, min. 8" diameter.
- A 2.2 Columns of solid wood, min. 12".
- A 2.3 Columns of native stone.
- A 2.4 Columns of stucco.
- A 2.5 Short awnings of wood with clay or concrete tile covering.
- A 2.6 Stucco building walls have min. 3" radius/ round corners and tops.

A 3.0 Building Footprint

(required for all development)

Choose one:

- A 3.1 Building wall offsets at least 10' every 50'.
- A 3.2 Building wall offsets at least 10' every 70'.
- A 3.3 Building wall offsets at least 5' every 50'.
- A 3.4 Building forms L shape, U shape or other than box shape with primary offsets at entry.

A 4.0 Roof Design

(required for all development)

Choose one:

- A 4.1 Mixed: Primarily parapet with clay or concrete tile on sloped roof, no mansard.
- A 4.2 Mixed: Primarily clay or concrete tile, some parapet.
- A 4.3 Parapet walls surround flat roof.
- A 4.4 Sloped roof with tile.

A 5.0 Roof Outline

(follow all 4 sides)

(required for all development)

Choose one:

- A 5.1 Roofline stairsteps at least 4' every 50'
- A 5.2 Roofline stairsteps at least 4' every 70'
- A 5.3 Roofline stairsteps at least 4' every 90'

A 6.0 Primary Public Entry

(required for all development)

Choose three:

- A 6.1 Arched doorway.
- A 6.2 Native stone walls or stucco at porch.
- A 6.3 Massive wood, stucco or stone columns other than at porch.
- A 6.4 Wood doors handcrafted with special design.
- A 6.5 Special features at door frame.
- A 6.6 Other entry feature with significant impact, i.e., custom decorative, leaded or stained glass in or adjacent to door.

A 7.0 Porches at Entry

(required for commercial development, preferred for residential development)

Choose one:

- A 7.1 Porch with low slope tile roof, wood or stone columns, sandstone pavers.
- A 7.2 Porch with low slope tile roof, wood or stone columns, wood patio decking or tile pavers.
- A 7.3 Porch with low slope tile roof, stucco columns.

A 8.0 Building Doors and Window Openings

(required for all development)

Choose at least three:

- A 8.1 Doors/windows inset minimum 6" from exterior wall face.
- A 8.2 Doors/windows with bump-out - accent band raised around top, sides, bottom.
- A 8.3 Wood or stone lentils exposed over doors and windows.
- A 8.4 Dark bronze/black window frames.
- A 8.5 Window sizes, height vary, break up patterns.
- A 8.6 Arches at windows/doors.
- A 8.7 Decorative wrought iron at windows.
- A 8.8 Exterior shading devices on east and west windows with minimum 4' overhangs.

A 9.0 Exterior Stairs and Balconies

(required for all multi-story development)

Choose two:

- A 9.1 Stair treads with tile or stone risers and treads.
- A 9.2 Stairways curve or wind.
- A 9.3 Balconies with massive guardrails and walls.
- A 9.4 Balconies with decorative wrought iron.

B. BUILDING EQUIPMENT AND SERVICE

(required for all development)

All **REQUIRED**

- B 1. Roof drain termination and down spouts are decorative.
- B 2. Overflow scuppers of wood or stone.
- B 3. Loading/unloading service areas are oriented and architecturally screened from on and off-site views.
- B 4. Screen walls to screen ground or wall equipment.
- B 5. Lighting on buildings is decorative and fully shielded.

- B 6. Screen walls are stuccoed to screen all ground or wall equipment.
- B 7. Building equipment on walls hidden by architectural elements.
- B 8. Roof equipment screened by parapet walls.
- B 9. Fully shielding trash receptacles.

C. LANDSCAPING

C 1. **Streetscape** (Highways, streets and major on-site drives) (required for all development)

- C 1.1 Drip irrigation used for all plants. **REQUIRED**
- C 1.2 Drought tolerant foliage from the Page Species List. **REQUIRED**
- C 1.3 Sidewalks are separated from streets. **REQUIRED**

Choose at least three:

- C 1.4 Extensive use of trees, and shrubs and vegetative ground cover along streets.
- C 1.5 Shade for pedestrians along sidewalks with trees (Max. tree spacing, 30 feet).
- C 1.6 View of street from building and building entry buffered.
- C 1.7 Special features at street entries.
- C 1.8 Decorative street lighting.
- C 1.9 Raised planters, berms of plants along street.
- C 1.10 Provide adjacent irrigated off-site landscaping within major road rights-of-way (U.S. Hwy.89, Hwy. 89 North Loop, Highway 89 South Loop, Haul Road); and provide for its maintenance.

C 2.0 **On-Site Landscape Vegetation** (required for all development)

- C 2.1 Drip irrigation used for all plants. **REQUIRED**
- C 2.2 Drought tolerant foliage from the Page Species List. **REQUIRED**

Choose at least four:

- C 2.3 View of building buffered from street.
- C 2.4 Grass or sandstone outdoor patio area, min. 800 square feet usable for art shows, sales, eating, etc.
- C 2.5 Shade for pedestrians along walk leading to building (Max. tree spacing, 30 feet).
- C 2.6 Building entry given special landscaping.
- C 2.7 Trees randomly spaced to avoid monotonous patterns.
- C 2.8 Drought tolerant plants planted along entry walk.

- C 2.9 Drought tolerant plants planted or retained in perimeter areas.
- C 2.10 Large plain expanse of building face landscaped with trained wall plantings or trees.
- C 2.11 Tree species which provide summer colors: Mimosa, Flowering Plum, Wisteria.
- C 2.12 Foundation plantings of shrubs below windows.
- C 2.13 Specific area used for special landscape theme or historical/cultural effect.
- C 2.14 Deciduous trees used for building shading on west and east sides, maximum 20' from building.

C 3.0 On-Site Landscape Features

(required for all development)

Choose at least four:

- C 3.1 Yard walls of native stone or stucco, including interesting designs.
- C 3.2 Walkways curve or wind and/or incorporate color or texture.
- C 3.3 Planters curve to soften view of building.
- C 3.4 A variety of materials used for landscaping, i.e., wood, massive sandstone, water.
- C 3.5 Natural rock outcroppings emphasized.
- C 3.6 Decorative lighting of walkways or plants at ground level.
- C 3.7 Buildings set back a minimum of 65 feet from side and rear lot lines.

C4.0 Use the Environment as Landscaping

Highly desirable:

- C 4.1 Fringe areas of site effectively protected/preserved, i.e., rock outcroppings and native plants.
- C 4.2 Washes are preserved to protect native plants and provide open space and a natural pathway for walking, jogging or hiking.

D. SITE DEVELOPMENT

D 1. Parking

(required for all development)

- D 1.1 Parking lot spaces shaded with a minimum of six canopy trees and four understory trees for every 24 spaces. **REQUIRED**
- D 1.2 Wheel stops. **REQUIRED**
- D 1.3 No more than 8 parking stalls in a row separated by landscaped peninsulas or islands (trees and shrubs combined). **REQUIRED**

Choose at least three:

- D 1.4 Stalls separated by landscape islands (trees and shrubs).
- D 1.5 Landscape islands break up parking side to side (trees and shrubs). [At least 6% of the parking area is dedicated to landscaped islands.]
- D 1.6 View of parking lot buffered from building and off-site with trees or topography features.
- D 1.7 Decorative curbing, colored or textured.
- D 1.8 Asphalt alternative: _____
 - A. Colored chipseal.
 - B. Stabilized sand/gravel (provide engineering and spec's.).
 - C. Concrete with stone, tile or brick dividers or stampings.
- D 1.9 Decorative parking lot lighting such as bronze poles, light globes, etc.
- D 1.10 Parking lot in rear and sides of building only, *or*; lot wraps around building.

D 2. Pedestrian and Bicycle Circulation (required for all development)

- D 2.1 Walkways are colored, earth tones used. **REQUIRED**

Choose at least two:

- D 2.2 Scenic bikeways, on and off street routes, along scenic corridors.
- D 2.3 Shade provided at ends of crosswalks.
- D 2.4 Night illumination of on-site trail walkway.
- D 2.5 Significant special feature at major pedestrian entrances to site.
- D 2.6 Provide interconnecting off-site commuter bikeways linking residential areas, centers of employment, schools, parks and/or shopping centers; *and/or*,
- D 2.7 Provide interconnecting off-site pedestrian trails linking other trails, scenic routes and places, major open spaces, scenic and/or recreation areas; *and/or*,
- D 2.8 Provide combined multi-use interconnecting pedestrian, bicycle, equestrian and/or golf cart paths/trails (Min. 8 feet wide)

D 3. Open Space
(required for all development)

D 3.1 20% of gross acreage devoted to usable open space. **REQUIRED**

Highly desirable:

D 3.2 Flows through site uninterrupted, linking dwellings, recreation amenities, adjacent off-site amenities, trail systems, etc.

D 3.3 Maintenance of natural areas, rock outcroppings. etc.