



DESIGN GUIDELINES CHECKLIST

Please provide an explanation of how each applicable design guideline has been met by the proposal

Project Name _____ **Case No.** _____

DESIGN GUIDELINES Project Review Checklist		Guidelines Applicable	Guidelines Met
I.A.(1)	Relate development to pedestrian oriented street frontage.		
I.A.(2)	Relate development to street fronts (other than pedestrian oriented streets).		
I.B.(1)	Minimize visibility and impacts of service areas.		
I.C.(1)	Take advantage of special opportunities and mitigate impacts of large developments.		
I.D.(1)	Reduce impact of service areas and mechanical equipment.		
I.E.(1)	Integrate biofiltration swales and ponds into the overall site design.		
I.F.(1)	Enhance the visual quality of development on corners.		
I.F.(2)	Provide a paved pedestrian walkway from the street corner to the building entrance.		
II.A.(1)	All pedestrian paths must correspond with federal, state and local codes for handicapped access, and the Americans with Disabilities Act.		
II.A.(2)	Provide adequate lighting at the building entries and all walkways and paths through parking lots.		
II.A.(3)	Develop an on-site pedestrian circulation concept.		
II.B.(1)	Provide a pedestrian path at least 60" wide (preferably 96" wide) from the street sidewalk to the main entry.		
II.B.(2)	Provide pedestrian paths or walkways connecting all businesses and the entries of multiple buildings on the same development site.		
II.B.(3)	Provide parking through parking lots.		
II.C.(1)	Where street Right-Of-Way is insufficient to provide adequate sidewalks, buildings and other site features must be set back from the public Right-Of-Way to achieve at least minimum sidewalk widths.		
II.C.(2)	Where new streets are developed, provide sidewalks according to minimum standards.		
II.D.(1)	Provide, where feasible, pedestrian circulation routes to adjacent uses and transit.		
II.D.(2)	Integrate nearby transit stops into the planning of adjacent site improvements.		
II.D.(3)	Encourage pedestrian paths from all transit stops through commercial areas to residential areas within 1200 feet.		
II.E.(1)	Enhance building entry access.		

DESIGN GUIDELINES Project Review Checklist		Guidelines Applicable	Guidelines Met
II.F.(1)	Provide pedestrian oriented open space at key locations.		
III.A.(1)	Provide access roads through large lots with more than one street frontage.		
III.B.(1)	Minimize driveway impacts.		
III.C.(1)	Meet requirements for location of parking lots on pedestrian oriented streets.		
III.C.(2)	Meet requirements for parking lot design detail standards.		
III.D.(1)	Minimize parking areas through joint use and management.		
III.D.(2)	Encourage structured parking.		
III.D.(3)	Reduce impacts of parking garages.		
IV.A.(1)	Incorporate human-scale building elements.		
IV.B.(1)	Reduce scale of large buildings.		
IV.C.(1)	Architecturally accentuate building corners at street intersections.		
IV.D.(1)	Enhance buildings with appropriate details.		
IV.E.(1)	Retain original facades.		
IV.E.(2)	Use compatible building materials. (See Building Material Summary Matrix, pg. 59.)		
IV.F.(1)	Treat blank walls that are visible from the street, parking or adjacent lot(s).		
IV.G.(1)	Locate and/or screen roof-mounted mechanical equipment so as not to be visible from the street or from the ground level of adjacent properties.		
IV.G.(2)	Where practical, locate and/or screen utility meters, electrical conduit and other service and utilities apparatus so as not to be visible from the street.		
V.F.(1)	Use plant materials that are approved for use in downtown Yelm. Proponents may use other plant materials approved by the City.		
V.G.(1)	Develop a site landscape design concept.		
V.H.(1)	Provide substantial site landscaping.		
V.H.(2)	Protect and enhance natural features.		
V.I.(1)	Screen all parking lots as required by Chapter 17.80, Landscaping.		
V.I.(2)	An alternative to the required perimeter parking area landscaping plan may be submitted.		
V.I.(3)	Provide internal parking lot landscaping.		
V.J.(1)	Consider alternative building and parking siting strategies to preserve existing trees.		
V.J.(2)	Consider the integration of pedestrian and bicycle paths with stands of mature trees where feasible to connect adjacent uses.		