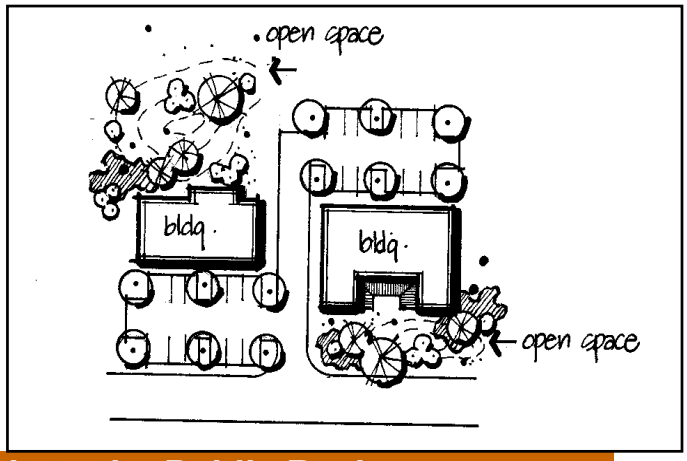
Discouraged



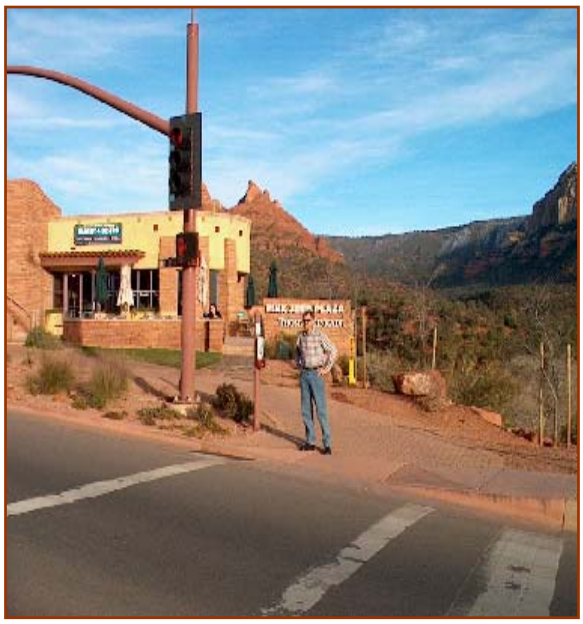
2.4.2 Relationship to the Public Realm

New development should follow local development patterns (i.e. open space and view corridors, common setbacks, area landscaping and streetscapes). The continuation of such patterns should contribute to a unified visual appearance within an area.

Specific consideration should be given to the following:

Building entries
Building entries should be easily identifiable and should acknowledge the importance of the need for visibility from the public realm. Also, building entries should be placed with consideration for automobile or pedestrian approaches as well.

Public space
Unless otherwise limited, buildings should have a strong visual and pedestrian relationship to the street and should be clustered around and connected to public space.



Strong pedestrian connection
Where buildings are set back far from the street, a strong pedestrian connection should be provided to the street edge from the building to promote connectivity to proposed or existing transit stops, and area wide pedestrian pathways. This is in accord with the City's desire for maintaining its small town character.

Not all established development patterns

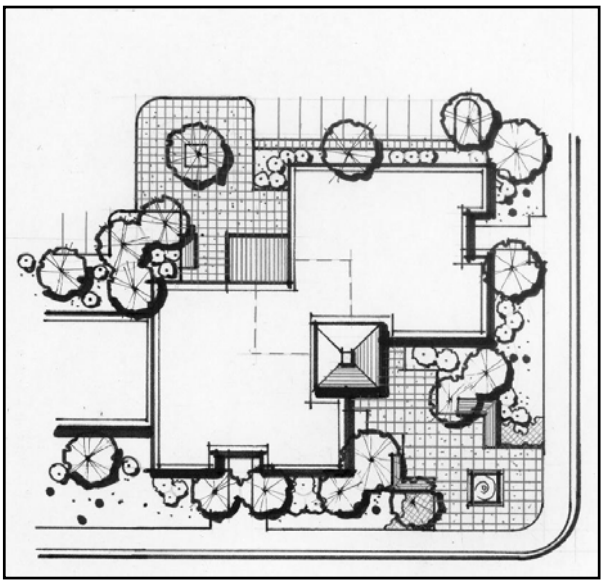
present opportunities for a desirable interface. Applicants should be prepared to address such situations with respect to the current design proposal and how the departure from the existing pattern benefits the community.

2.4.3 Corner Sites

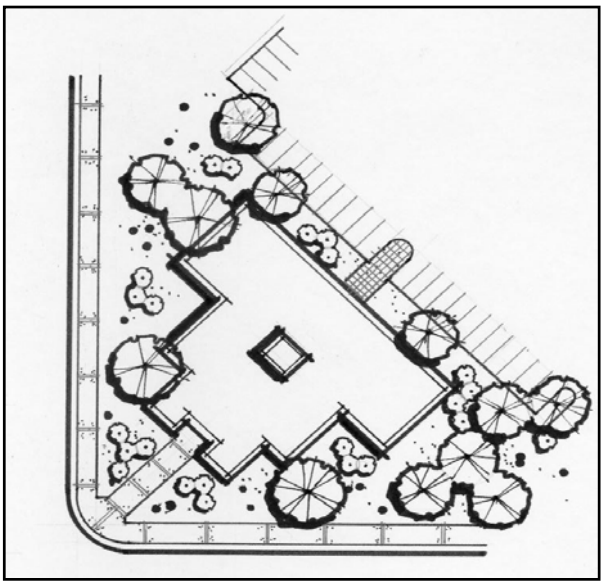
Corner sites are important places visually and create challenges relative to pedestrian and vehicular circulation. All corner projects should show evidence of coordination with adjacent development and development on each of the other corner sites.

Specific consideration should be given to the following:

Corner buildings
Corner buildings should make a strong tie to the building lines of each street. In general the primary mass of the building should not be placed at an angle to the corner. This does not preclude angled or sculpted building corners or an open plaza at the corner. The principle building entry should be oriented towards adjoining streets.



Encouraged

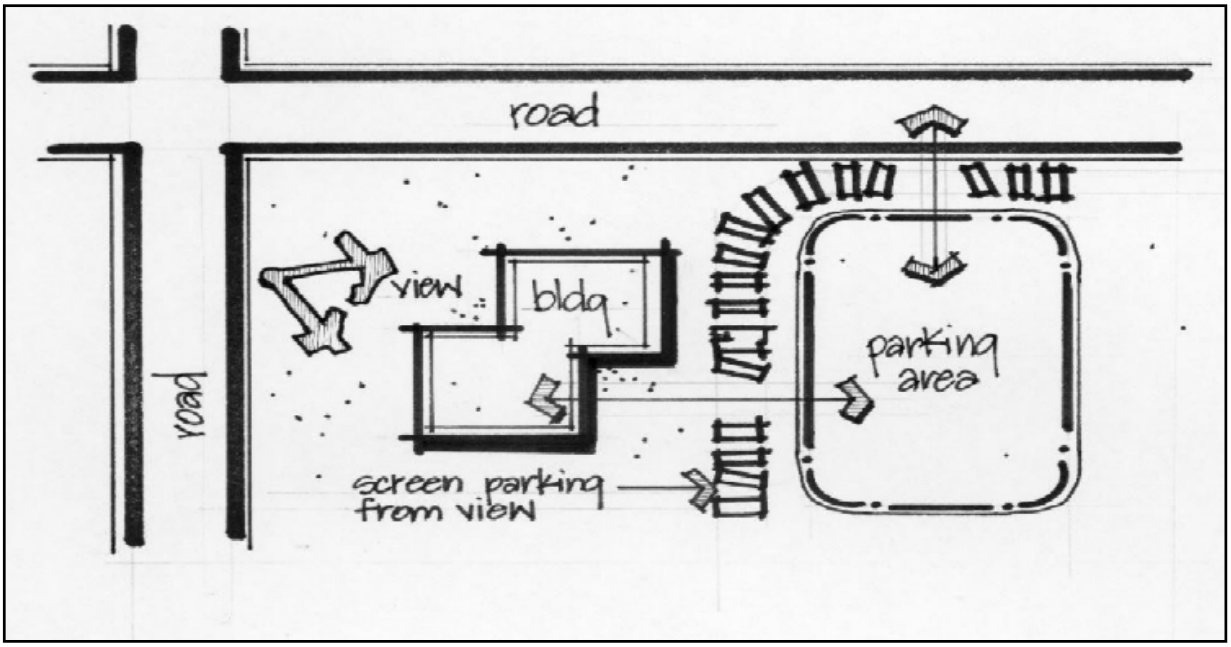


Discouraged

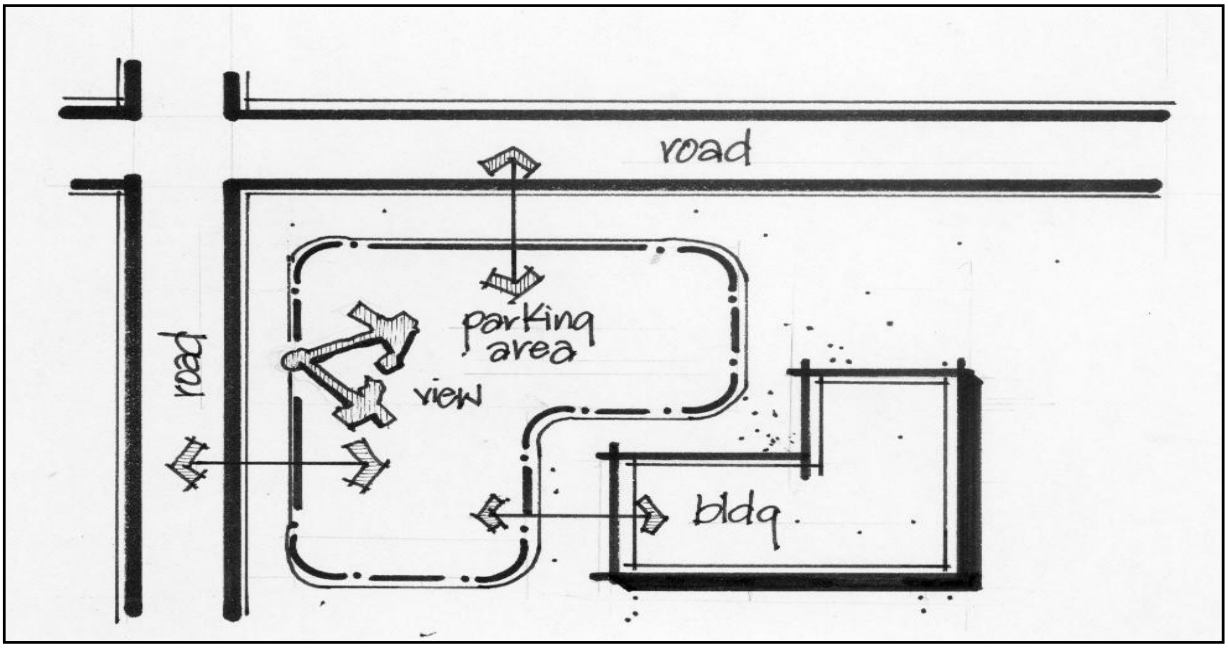
Pedestrian access
Corner projects should allow for pedestrian access through the site from the corner.

Parking in rear
Corner sites should be developed with parking in the rear.

See also Section 2.6.1, "Parking Area Design and Landscaping".

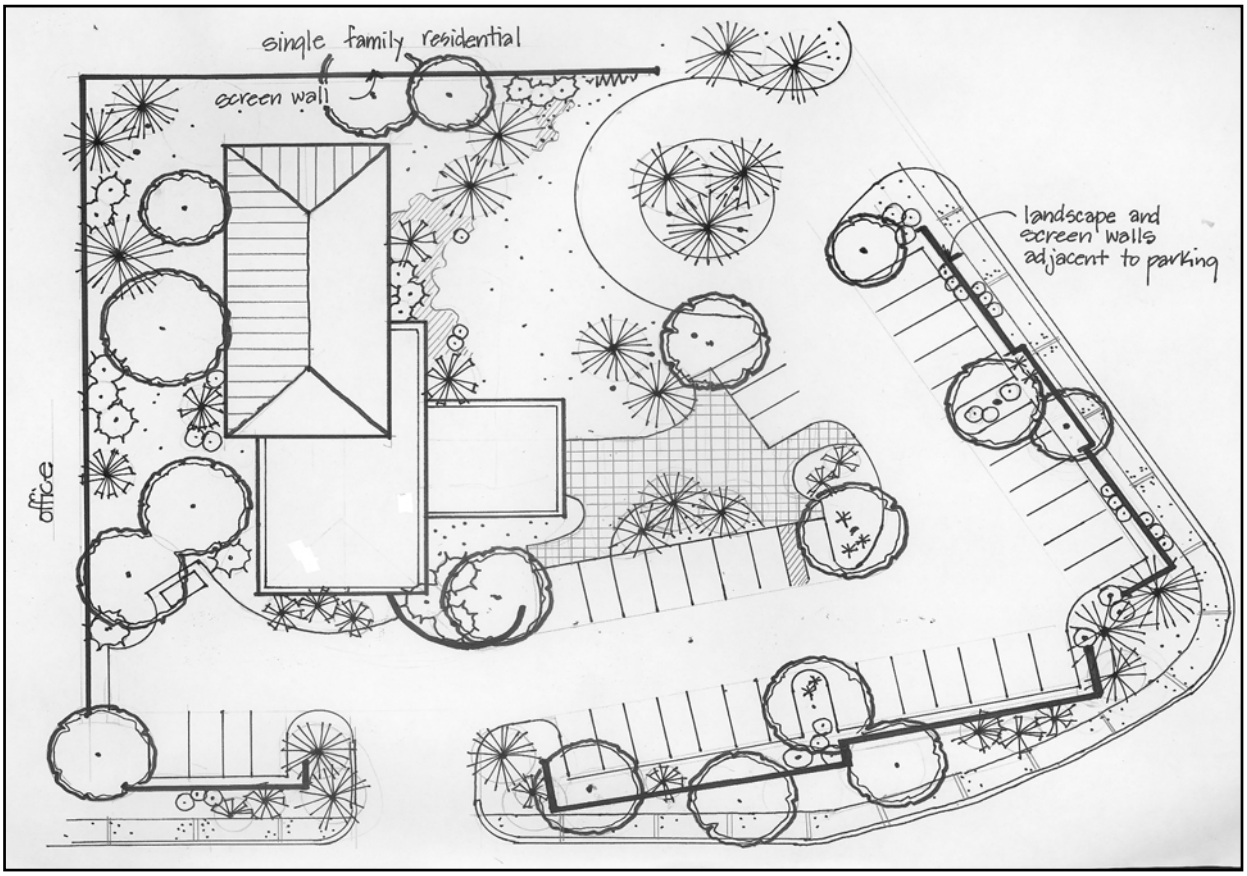


Encouraged



Discouraged

However, when residential uses are located to the rear of a proposed commercial or office development on a corner site, consideration should be given to locating the parking and service areas to the front or side of the building provided that they are adequately screened. In this way the building can act as a buffer between the parking areas and residential uses. However, the building should be designed to address any visual impact to the residences, by for example, using trees as a natural buffer, taking advantage of changes in grade, reducing building height, etc.



2.4.4 View Considerations

Corner sites are important places visually and create challenges relative to pedestrian and vehicular circulation. All corner projects should show evidence of coordination with adjacent development and development on each of the other corner sites.

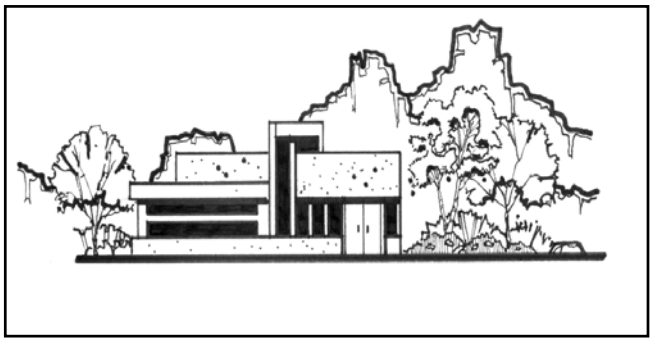
It is recognized that developing previously undeveloped property will of necessity intrude upon the views of adjoining developments which overview the property, but new projects are encouraged to minimize such intrusions.

See also Section 2.2.3, "Viewshed Analysis".

Specific consideration should be given to the following:

Outdoor space as a part of a view corridor
Locate courtyards, surface parking and open spaces to align with view corridors from adjacent spaces.

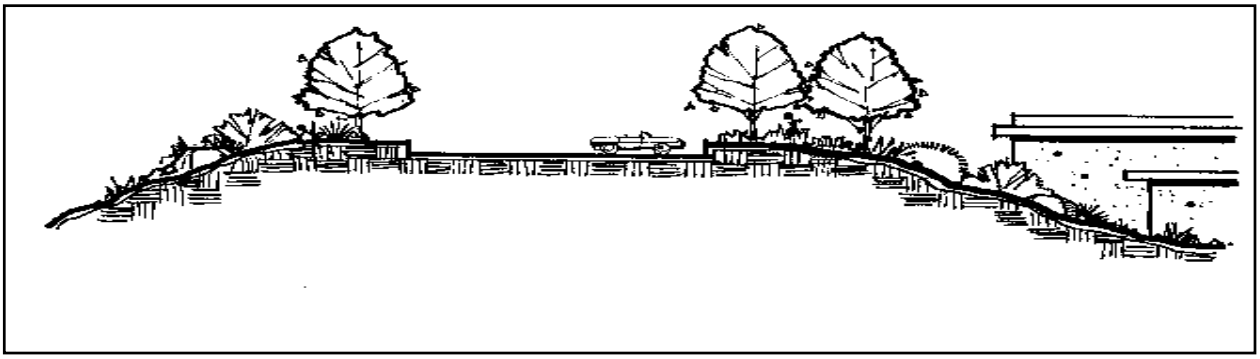
Encouraged



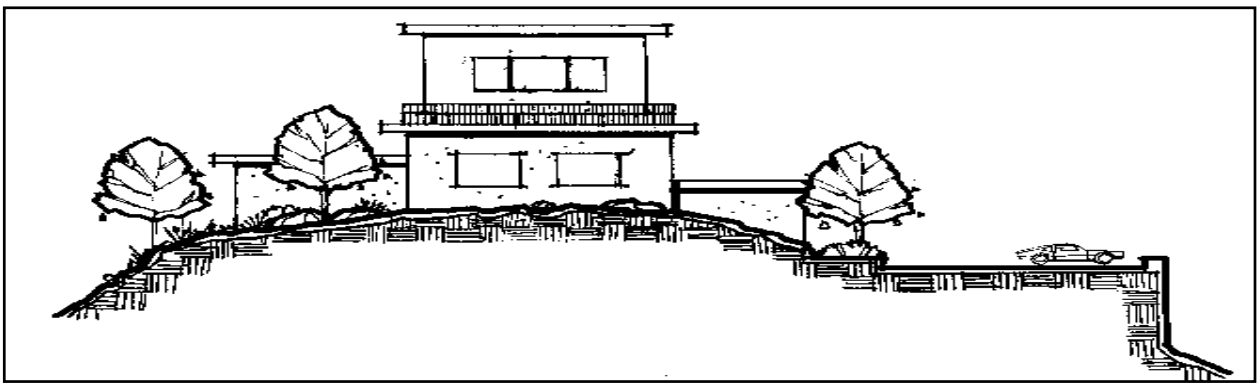
Discouraged

Ridge lines
Locate site uses such as drives, parking, and open space on high points. Avoid building placement on ridgelines.

See also Section 2.4.5, "Relationship to Topography and Vegetation".



Encouraged



Discouraged

2.4.5 Relationship to Topography and Vegetation

All development proposals should show evidence of design strategies to minimize changes to existing topography and the loss of existing vegetation.

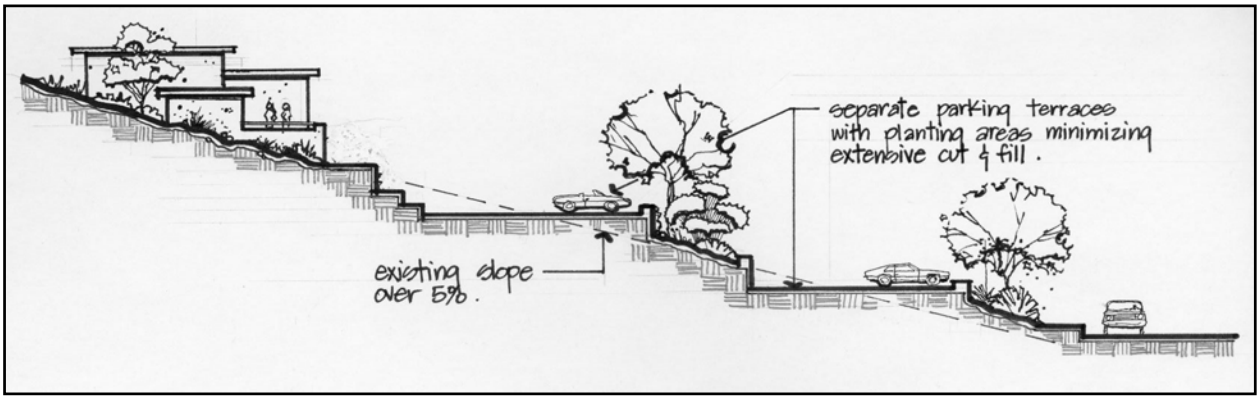
The provisions of Article 8 of the City of Sedona Land Development Code outline minimum standards for grading and drainage. The sometimes more restrictive standards in this manual reflect the community's desire for development to be sensitive to the special nature of Sedona.

Drawings, models, and other graphic communication presented to the City for Development Review should illustrate the proposed project's integration with its site topography and vegetation.

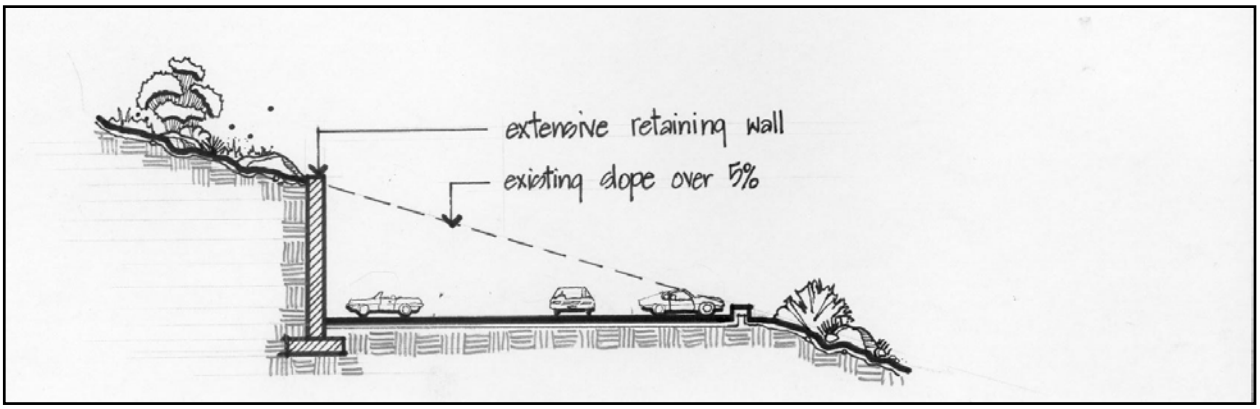
Specific consideration should be given to the following:

Avoid level grading
Projects that require large level areas are discouraged on property with steep slopes. New projects are encouraged to step with landforms and offset around existing vegetation and trees. Level grading of entire lots without respect for existing landforms or neighboring development is to be avoided.

See also Section 4.2.1, "Preservation of Existing Vegetation and Topographical Features".



Encouraged

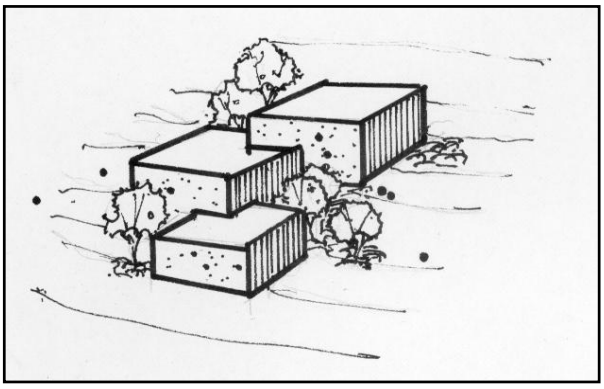


Discouraged

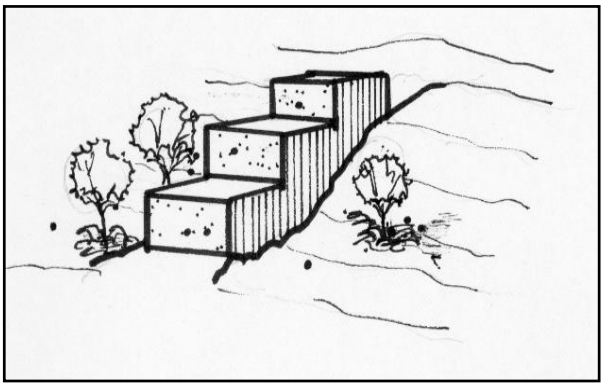
"Stair stepping" with the terrain plus offsets

Building placement on slopes should not only develop stepped vertical massing, but should also create plan view offsets to save existing vegetation and landforms.

See also Section 3.0, "Architectural Character and Building Form".

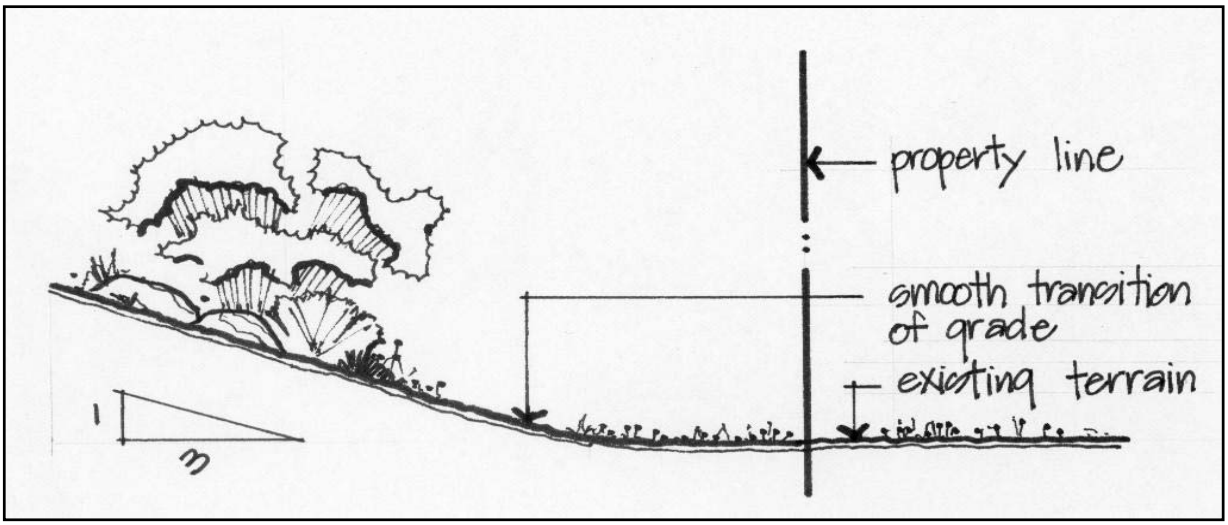


Encouraged

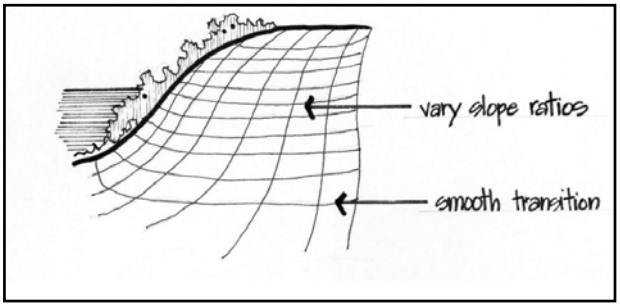


Discouraged

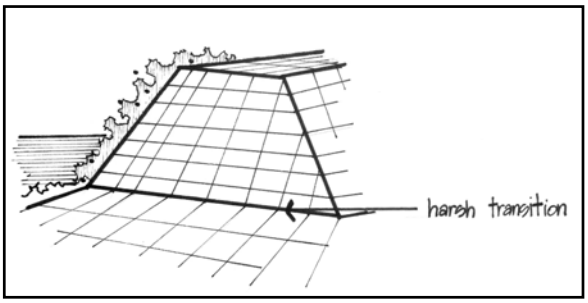
Topographic transitions
Transitions at property edges should seem natural for the surrounding terrain. Where the existing terrain is generally level, avoid slopes greater than 1:3 at property lines.



Blend cut and fill slopes
Cut and fill slopes should be rounded where they meet natural grade so that they blend with the natural slope.

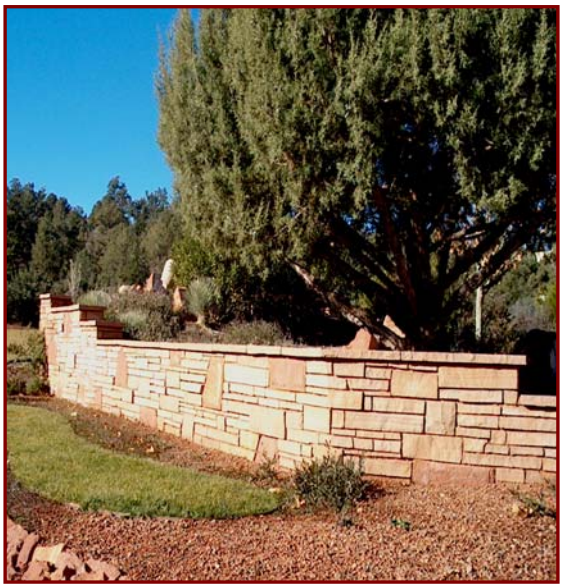


Encouraged



Discouraged

Reduce visual impacts of cut and fill slopes
Natural contouring and revegetation with native plant materials is encouraged. Where retaining walls are required, they should be faced with indigenous rock and/or constructed to blend with adjacent surroundings. If retaining walls are constructed of block and finished with stucco, they should be painted a dark earth-tone color. The use of dry stack rock walls where structurally appropriate, is strongly encouraged.



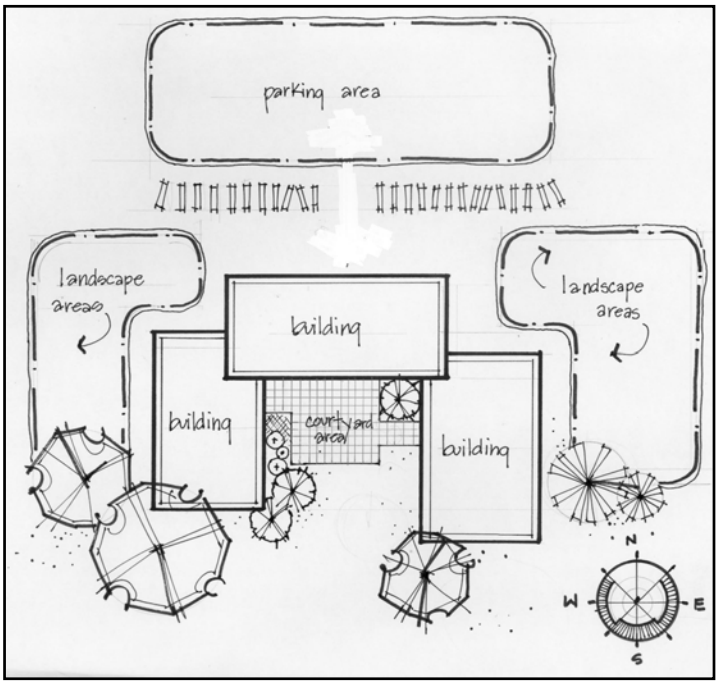
See also Section 2.10, "Fences and Walls" and Section 4.0, "Landscaping".

2.4.6 Climate Considerations

Sedona's four-season climate requires consideration of sun and wind in building and site design. All projects should show evidence of design strategies to maximize comfort of users.

Specific consideration should be given to the following:

Building orientation
Summer heat gain is an important factor and low afternoon/evening sun cannot be effectively shaded with an overhang.

Courtyards
Create courtyards that have open southern exposure as well as opportunities for shade.

Landscape area location
Where possible, site buildings so that landscape areas, rather than parking lots, abut the east and west sides of courtyards and buildings. Landscape areas should also be designed so that deciduous trees can be planted on south and west building exposures.