

## Urban Design Elements for the Nokomis Center

### Table 3-1

DESIGN ELEMENT	BENEFIT	RECOMMENDATIONS FOR THE NOKOMIS CENTER
<b>Landscaping and Buffers</b>	Improve the appearance of roadways. Provide shade and comfort for the pedestrian. Ensure compatibility between uses. Soften the edges of buildings and property boundaries.	Where there are existing overhead utility lines, required landscaped buffers shall either add five feet to the buffer width to provide adequate planting area for the required canopy trees or plant 50 % more of the appropriate understory trees.
<b>Screening</b>	Screen unsightly equipment from the public view, such as dumpsters, mechanical equipment and outdoor storage where permitted.	New development will be required to screen unsightly views, including dumpsters, loading zones, utilities, mechanical equipment (exterior and rooftop) and outdoor storage where permitted. Screening for existing equipment is encouraged, with simple solutions such as landscaping.
<b>Signage</b>	Unify and improve the appearance of the commercial areas.	See Table 2-2.
<b>Street and Parking Lot Lighting</b>	Improve motorist and pedestrian safety. Create a sense of identity by using an overall lighting plan. Reduce hazardous driving conditions. Reduce excessive, wasteful lighting.	<ul style="list-style-type: none"> <li>• Masts can not exceed thirty feet within parking lots and fifteen feet within non-vehicular areas.</li> <li>• Lighting should not spill light onto adjacent residential properties or create hazards to passing motorists.</li> <li>• Use energy efficient lighting.</li> <li>• Use time controls to ensure that light is there when needed and not there when not needed.</li> <li>• Shine light down to locations where it is needed.</li> <li>• Lighting fixtures must minimize glare.</li> </ul>
<b>Bicycle and Pedestrian Links</b>	Improve safety by separating pedestrians, bicyclists, and motorists. Encourage shoppers to walk to and between commercial uses. Create community identity.	Link internal sidewalk systems to public sidewalks. Use appropriate pedestrian and bicycle facilities, including bicycle parking facilities, striping, signs or variation in pavement materials. Install bicycle parking. Encourage use of paver bricks or color to emphasize pedestrian areas such as crosswalks.
<b>Building Design and Orientation</b>	Ensure compatibility between new non-residential development and existing residential areas. Attract new compatible development and redevelopment.	New buildings must have at least three architectural details, including an entryway. Large non-residential and multi-family buildings must have variation in scale and show form and transitions between buildings. Especially between buildings of lower height or size and between new non-residential buildings and existing residential development. On-site parking is encouraged in side or rear yards.