APPENDIX A

General Guidelines

Figure 85: *New signage on south facade of South Garage*

General Guidelines: University facilities

Building orientation and siting: Building orientation establishes the basic relationship between the campus, the University population, and the surrounding City.

- Buildings should have a clear visual and physical relationship to the street.
- Primary facades are to be oriented toward a main street and/or one of the two north-south spines.

Building massing and facades: Building facades provide the first impression of the University.

- The main entry is to be located on the primary facade.
- Entries should be well-lit, accessible, and clearly visible from the street.
- Entrances should be coordinated with the placement of street trees.
- The first floor of a building should be differentiated in order to define a pedestrian space.
- Building massing should take human scale into account to make spaces more inviting and promote interaction.
- Elements such as canopies, fenestration, and texture should be incorporated to enhance the pedestrian scale.

Materials and equipment: Durable, environmentally friendly building materials and equipment provide benefits for the University population and the broader community.

- Use rapidly renewable, recycled, salvaged, and/or regionally produced building materials wherever possible. The Environmental Protection Agency's Comprehensive Procurement Guidelines provide specifications for recycled material content.
- Adherence to the US Green Building Council LEED Standards is required for new construction. Buildings should be designed for a minimum LEED Silver Certification.

Lighting and ventilation: Proper lighting and ventilation create a comfortable, appealing environment.

- Buildings are to be designed for maximum natural light.
- Windows are to be clear glass, rather than tinted or mirrored glass to promote transparency and openness. The glass should be coated to reduce glare and heat gain.
- The use of natural ventilation is encouraged wherever possible.

Green roofs

- Roofs should be planted with plants and grasses that can tolerate extremes in temperature and moisture.
- Roofs should be accessible to the public wherever possible to provide a campus amenity.
- "Heat Island" effects should be minimized by reducing heat gain/loss through building roofs, using the following standards:
    1. Roof area not used to house mechanical equipment should be considered for green roofs.
    2. All unplanted roof areas should be constructed of materials with an Albedo reflectance value of at least 0.3.

Energy conservation

- Double-glazing and other energy-efficient window treatments are required.
- When replacing existing equipment and facilities, consideration should be given to create maximum energy efficiency.
- Street trees should be used to shade sidewalks, parking areas, and other exposed surfaces.
- Heat recovery systems
- LED lighting

Transportation and parking Access to the University can be enhanced by promoting alternative transportation modes and by siting parking facilities strategically.

- Streets should promote bicycle and pedestrian usage.
- Bicycle racks and storage lockers should be provided throughout campus, with concentrations at key campus destinations, including the Student Center, Rhodes Tower, and the Main Classroom.
- Parking should be structured wherever possible.
- Active first floor uses, such as retail and studio space for art students, are encouraged in all parking structures.
- Surface parking lots should be screened with landscaping to minimize their visual impact. At least 20% of surface parking areas should be devoted to landscaping.
- Access to parking should be from secondary streets and curb cuts should be limited to one 20 foot access drive per block frontage whenever possible.
- Consideration should be given to vehicle queuing to avoid congestion on main roadways.

Parking Facilities

- Street parking with meters is encouraged.
- Surface lots can be asphalt, but curb cuts are to be concrete.
- Parking facilities should be cast in place post tension structures. All steel reinforcing to be epoxy coated. All concrete to have rust inhibiting admixture. Finishes to be coated with the highest performance seal coating to prevent corrosion.
- Exterior finishes are to be attractive and selective use of brick or other masonry materials is expected. Visibility of vehicles from the exterior is to be minimized and the use of concrete spandrels is encouraged.
- Raw concrete as a finish material is prohibited. Concrete exposed to view from the street is to be coated with a colored high performance epoxy finish.
- Lighting shall be generously used in and around the parking structure. LED light fixtures should be used.
- Signage for CSU Facilities shall meet University Standards and located at all entry points.

Figure 86: *East garage, Chester*

Figure 87: *Main Classroom, new entry tower*

General Guidelines: Residential development

Orientation: Buildings should be sited to maximize their visual appeal and reduce energy demands.

- Primary facades should face the street or a green space.
- Street-facing facades should have transparent windows covering at least 50% of the facade area.
- Front entries should be prominent and welcoming, with a sidewalk leading to the front door.
- Living areas should be oriented to receive direct sunlight.
- Awnings, overhangs, or trellis structures are encouraged to allow low winter sun into living areas, while blocking the high summer sun.

Lighting and ventilation: Lighting and ventilation have a significant impact on residents' comfort levels.

- Principal rooms should have windows on at least two walls to provide balanced daylighting and to facilitate natural cooling and ventilation.
- Furnaces should be equipped with High Efficiency Particulate Air (HEPA) filters.

Energy-Efficiency: Energy-efficient buildings reduce operating costs and lessen negative environmental impacts.

- Insulation recommendations for new construction are as follows:
  Walls: R-24
  Foundation walls: R-13C
  Ceilings: R-38
- Wall and ceiling insulation should be at least 80% recycled material.
- High-performance glazing, such as low-E coatings and applied films, should be used on all windows in conditioned space. 0.35 is the targeted maximum U-value for windows.
- Furnaces should have 90% or greater Annualized Fuel Utilization Efficiency.
- Hydronic baseboard heat or radiant floor heat are preferred, as these systems allow zoning to control temperatures in separate areas of each housing unit.
- Thermostats should have at least two automatic setback stages per day.

Water usage: Water conservation techniques reduce operating costs and help protect regional watersheds.

- Install low water volume fixtures, toilets, dishwashers, and laundry facilities.
- Automatic irrigation systems; drip irrigation or other water-efficient systems are preferred.
- Consider water metering for individual apartment units.

Recycling: Recycling guidelines are based on the premise that the easier it is to recycle, the more people will participate.

- On each residential floor, provide a ventilated trash and recycling room, at least 5' square, and have a convenient way of separating waste from recycling.
- Centralized trash/recycling holding areas should be designed with a minimum volume of 2.9 CF/housing unit.

General Guidelines: Commercial development

Uses Commercial development near the CSU campus should have a "College Town" character, with a pedestrian scale, first floor retail uses, and dynamic signage.

Orientation and entries: Attracting both the University community and the general public to campus commercial areas is a priority.

- Retail buildings should be oriented toward main arterial streets.
- Front entries should be prominent and well-illuminated.
- The use of canopies or awnings is encouraged.

Building height and setback: New construction should be compatible with the traditional character of campus commercial areas.

- New buildings should conform to the established setback for a street. Automobile-oriented development in low, single story buildings surrounded by parking are inappropriate in campus commercial areas.
- Two- to six-story buildings are encouraged, with retail and other active ground floor uses combined with upper-level apartments and/or offices.

Building materials: Commercial development should achieve a level of quality and durability appropriate to a downtown commercial area.

- Brick is the preferred building material, with sandstone, granite, or precast concrete lintels, window sills, and trim.
- Corrugated metal panels, synthetic stuco (Dryvit®), wood paneling, vinyl siding, and faux stone cladding are inappropriate.

Windows: The nature and extent of windows, particularly at ground level, will have a major impact on the quality and visual interest of commercial areas.

- Storefronts may have a contemporary design but should have traditional elements, including transom, display window, and bulkhead sections, contained between brick piers.
- Windows should make up at least 75% of ground floor facades; clear glass is preferred to allow clear views of window displays and interior activity.
- Large expanses of glass, combined with high ceilings, allow natural lighting of interior spaces. Operable windows are encouraged, wherever possible, to allow for natural ventilation.

Signage: Size and placement of signs are governed by the City's Planning Commission, although variances may be granted for creative signage that helps to enhance the "College Town" character of the district.

Site access and parking: Maintaining a continuous, unbroken commercial edge will encourage pedestrian activity.

- Curb cuts from major arterials (i.e. Euclid, Prospect, and Chester) should be eliminated wherever possible in favor of access from side streets.
- Parking lots should be located behind buildings and be landscaped over at least 20% of the total surface area.
- On-street parking should be maintained.

Figure 88: *RTA Transit Center*

Figure 89: *Krenzler Field, views to downtown*

General Guidelines: Transportation

The character of the existing streets through the campus is determined by adjacent land uses. In general:

- Streets should promote bicycle and pedestrian usage.
- Bicycle amenities, such as bike racks, lockers, and shower facilities in key buildings are encouraged.
- Street width and streetscape treatment will vary depending on traffic volume and land use.

Arterial streets in the east-west direction:

- Euclid has the highest concentration of retail uses and pedestrian activity, as well as being the primary public transit street.
- Chester is a higher speed street with more pass-through traffic; the University needs to establish an attractive presence on this street and to create safe and convenient places for pedestrian crossings.

North-south oriented streets:

- Streets should have two-way traffic wherever possible, as one-way streets make it more difficult for visitors to navigate through the campus.
- North-south streets provide frontage for residential development near campus and should have landscaping, lighting, and other amenities that enhance residential uses.

General Guidelines: Parking

Convenient parking is a critical factor in attracting and retaining students, but parking facilities should serve the needs of the University and not dictate campus land use development.

- Parking should be structured wherever possible to minimize the land required.
- Parking structures should be designed to enhance the architectural character of the campus and should incorporate retail or university-related uses at street level.
- Stair towers should be well-illuminated and transparent.
- Surface parking lots are to be landscaped; at least 20% of the surface area of a lot should be landscaped; planting trees at the perimeter of parking areas as well as within the lot.
- The use of permeable paved surfaces, such as porous concrete and porous asphalt, interlocking pavers, and reinforced grass will reduce stormwater runoff and is encouraged for parking lots.
- Use planting strips between sections of pavement to screen parking areas.
- Decorative fencing shall be combined with landscaping to screen the edges of parking lots.

General Guidelines: Green space

Well-designed green spaces will make the campus an oasis in the City. Green spaces must be attractive and functional in order to best serve the University community and the general public.

Green space functions

- Campus parks and green spaces should provide opportunities for recreation and public gathering.
- Parks and green spaces should be extensions of indoor spaces.
- Green spaces should be designed for multiple purposes, such as a roof garden that provides a visual amenity and also reduces heating and cooling requirements for a building.
- Athletic fields should serve the larger community of students, faculty, staff, and neighborhood residents, as well as CSU athletes.

Plant materials & site furnishings

Plant materials should be selected based on soil conditions, water requirements, and the size of the site.

- The use of native plants is encouraged. Non-native plants must be limited to non-invasive species. Landscaping should consist of at least 50% native species and 75% low maintenance plants (those that require minimal mowing, weeding, trimming, and irrigation).
- Provide plant material that provides color and variety in the four seasons.
- Diversity in plant materials is encouraged, particularly plants that grow naturally together and are self-sustaining.
- Plant species that require frequent maintenance and irrigation are discouraged.
- Avoid allergy-causing plants and those that require chemical treatment.
- Reduce dependency on fertilizer by using plants that contribute nitrogen to the soil, such as clover and honey locusts.
- Provide good growing conditions, including adequate root space for plants and trees.
- Tree planting should provide adequate shade coverage for pedestrians.
- Views into campus green spaces should be established and enhanced. Buildings and loading areas should not obscure views into campus green spaces.
- Benches, trash receptacles, and other site furnishings should be consistent in style, color, and material.

Water

- Water conservation is strongly encouraged. Rainwater should be "harvested" wherever possible and used for irrigation.
- Green spaces should be designed to store and filter storm water runoff.
- New and refurbished green spaces should have automatic irrigation systems; drip irrigation or other water-efficient systems are preferred.
- Separate zones should be provided for plants with different water needs.