

Appendix A



City Centre Warwick Design Checklist

This checklist has been prepared in order to help you use the City Centre Design Manual (CCDM) and arrive at a building project that meets the goals and standards as prescribed in the City Centre Warwick (a/k/a “Warwick Station Development District”) Master Plan and in the City of Warwick Zoning Ordinance. It is suggested that you meet with the Planning Department Staff prior to commencing design of your project.

Please fill out this interactive form prior to meeting with the Planning Department to ensure that you have meet all the design requirements of the CCDM.

Applicable City of Warwick Regulations and Ordinances

- Please refer to the *Warwick Zoning Ordinance* in its entirety for additional standards [Warwick Zoning Ordinance](#), and;
- the *Warwick Comprehensive Plan* [Warwick Comprehensive Plan](#).

- **Notable Sections**
 - ❖ **Section 507:** *Warwick Station Development District –a/k/a “City Centre Warwick”* [Warwick Zoning Ordinance Section 507](#)
 - ❖ **Section 700:** *Off Street Parking and Loading* [Warwick Zoning Ordinance Section 700](#)
 - ❖ **Section 800:** *Signs* [Warwick Zoning Ordinance Section 800](#)

ZONING (*Circle one*): Intermodal / Gateway

Use Code(s) (From Zoning Ordinance 1: Use Regulations) _____

PROJECT DIMENSIONS

	INTERM ODAL	GATEWAY	PLANS
SITE AREA	6,000sf	6,000sf	
HEIGHT Maximum	75'	75'	
FRONTAGE Minimum	60'	60'	
FRONT SETBACK Minimum	0	10'	
SIDE SETBACK Minimum	0	15	
REAR SETBACK Minimum	0	20'	
Landscape Minimum	10%	10%	



Section One: Character Areas and Building Standards

1. Have you located the property on the Character Areas Map and identified its' Building Line, Parking Setback Line, the Common Service Easement and property lines?
2. The Character Frontage that applies to the property is: _____
3. If your property has more than one-character frontage, #2 is _____

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

A. Standards Review, General

1. The height of the proposed building(s) will be (stories): _____
2. Is the height of the proposed building(s) under 75 feet?
3. Have you located the property on the Character Areas Map and identified its' Building Line?
4. Are parking, utility, equipment, trash, loading, and service uses located behind the building off the Common Service Easement?
5. The uses planned for the property are: _____
6. Is the building façade aligned along the Building Line _____?
7. If the first floor is residential, is it raised several feet (3-8) above the sidewalk?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

B. Standards Review, Façade and Architecture

1. Is the building street-oriented?
2. Are the primary entry doors from the street?
3. What percentage of the ground floor façade is transparent window and/or door? _____
4. What percentage of the façade at the upper floor(s) is transparent window? _____
5. The facade building wall materials are: _____
6. The facade building wall colors are: _____
7. Is the façade articulated (horizontally) with pilasters _____, doors _____, windows _____, awnings _____, material changes _____, bays _____?
8. Is the façade articulated (vertically) with a base _____, middle _____, top/cornice _____

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

9. material changes _____

C. Are the façade windows within the Design Manual standards?

1. The façade window materials are: _____

2. Is the glass in all façade windows clear, with more than ____% light transmission?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

3. Is the ground floor façade windows glass clear, with more than _____% light transmission?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

D. Are the façade doors within the Design Manual standards?

1. The door materials are: _____

2. Is the primary entry door clearly identified by lighting, awning, or signage?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

E. Is the Roof, Eave or Parapet design within the Design Manual standards?

1. The building has an appropriate Roof form _____, Eaves _____, Parapet _____?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

2. The materials are: _____

3. Is any roof mounted equipment shielded from view (from the street-space)?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

F. Do your Garden Walls and Parking meet the Design Manual standards?

1. Garden Wall materials are: _____

2. Is any parking not behind the building, a Garden Wall, the Parking Setback Line, or an area at least 10 feet deep planted with canopy shade trees per the Design Manual?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

3. Are any utility meters, boxes and/or trash bins that are not behind the building behind a Garden Wall?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

G. Do your signs meet the Design Manual standards?

1. Sign materials and dimensions are: _____

2. Sign Type: Wall _____, Awning _____, Freestanding/Monument _____ Window _____, Blade _____.

3. Illuminated:

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

4. Lighting Type: _____?

5. If you use awnings, the materials are: _____



Section Two: Block Structure and Massing

A. Standards Review, 2.1 Building Placement Standards

1. The façade is built-to the Building Line for _____% of its total length.
2. Does this meet the applicable minimum standard (Core/Storefront 75%, Core 50%)?
3. If this is a corner lot, note that the standards are modified.
4. Does the building respect the Common Service Easement and designated curb cuts?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

B. Standards Review, 2.2 Lot Assembly

1. Does the building/development project assemble lots?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

C. Standards Review, 2.3 Building Massing

1. Is the building mass concentrated along the Building Line?
2. Does the building façade subdivide into smaller units to maintain pedestrian scale?
3. Does the building mass emphasize the block corner?
4. Does the property back up to an existing residential area?
5. (If so) is any structure within 50 feet of that area taller than 20 feet?
6. Does the property front onto Fresno Street and the Skywalk?
7. (If so) does it meet the special frontage standards?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

D. Standards Review, 2.4 Parking in the Block Interior

1. Does the parking configuration satisfy the Design Manual standards?
2. Is parking, loading and service activity oriented to the Common Service Easement?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

E. Standards Review, 2.5 Block Assembly

1. Does the building/development project use more than one Block?
2. (If yes) Does the proposal create a Public Open Space?
 - a. Is the Public Open Space at the intersection of two primary streets?
 - b. Is the area of the Public Open Space at least half the area of the absorbed secondary Street?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>



Section Three: Streets and the Public Realm

A. Standards Review, 3.1 Street Types and Framework

1. What Street Type(s) is the building/development project fronting on? _____

2. Does the building/development project site include a gateway or pedestrian node?

Yes No

B. Standards Review, 3.1 Streets

1. Is the building façade articulated to provide a varied street edge?

Yes No

2. Has an area been provided along the building face for furnishings and displays?

Yes No

3. Is a continuous curbside panel for trees, planters and light poles provided?

Yes No

4. Has on-street parking with bump-outs at intersections been provided?

Yes No

C. Standards Review, 3.1a: Imera Avenue, Montebello Road and Thurber Street

1. Does your project conform to the Option A or the Option B dimensions?

Yes No

2. Does it include the full set of streetscape elements for the selected Option?

Yes No

a. If not, what streetscape elements are not provided for and why?

D. Standards Review, 3.1b: Fresno/Skywalk Road

1. Does your project conform to the Option A or the Option B dimensions? *(Circle one)*

A / B
Yes No

2. Does it include the full set of streetscape elements for the selected Option?

Yes No

a. If not, what streetscape elements are not provided for and why?

E. Standards Review, 3.1c: Thurber Street

Yes No

1. Does your project’s design respond to the special character of the Skywalk?
2. Is your building set back from the Skywalk allowing for a varied streetscape below?
3. Have opportunities for storefront, entertainment and public art been provided for?
4. Is a distinctive palette of materials utilized to celebrate Fresno’s special character?
5. Are major building connections/vertical circulation to the Skywalk provided?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

F. Standards Review, 3.2 Gateways

1. Does your project include a Gateway?
2. If so, does it emphasize a “green” design approach or one of urban character?
3. Has a signature Gateway sign design been provided?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

G. Standards Review, 3.3 Pedestrian Nodes

1. Does your project include a pedestrian node?
2. If so, does it include retail space on the ground floor at the node?
3. Does it provide seating, planters, a fountain, public art, info kiosk and/or bike posts?
4. Is wayfinding signage incorporated?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

H. Standards Review, 3.4 Corner Treatments

1. Which of the corner treatments illustrated in the CCDM does your project include?

2. Why was this corner treatment selected?

I. Standards Review, 3.5 Transit Nodes and Amenities

1. Does your project include a transit shelter?
2. Does it conform to RIPTA guidelines?
3. Is seating, wayfinding signage and adequate lighting provided?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

J. Standards Review, 3.6 Parking and Service Area Buffers

1. Are specified plantings and/or low screening walls provided at parking lot frontages?

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

2. Are service areas screened with attractive fences and/or architectural walls?

Yes No

3. Are architectural screening walls of the same material as the building?

K. Standards Review, 3.7 Sustainability

1. Have raingardens, bioretention features and/or sidewalk filter planters been utilized?

Yes No

2. Are permeable pavers used in sidewalk curbside bands or for on-street parking?

Yes No

3. Have street trees, planters and greenwalls been widely introduced?

Yes No

4. Are materials that are local, of recycled content and/or from natural sources utilized?

Yes No

L. Standards Review, 3.8 Palette of Materials

1. Furnishings:

a. Are site furnishings of vandal resistant metal construction?

Yes No

b. Are site furnishings from one manufacturer to simplify maintenance/replacements?

Yes No

c. Are site furnishings of one family of common contemporary design theme?

Yes No

2. Lighting:

a. Are light poles, luminaires and bollards of the specified brand and models?

Yes No

3. Pavements:

a. Are pavers brick or granite as is preferred?

Yes No

b. Is the ADA accessible path of broom finish scored concrete?

Yes No

c. Are crosswalks stamped pattern color resin?

Yes No

4. Street Trees and Plantings:

a. Are street trees Zone 5 hardy, predominantly native and having ascending branching?

Yes No

b. Are street trees of the specified sizes or larger?

Yes No

c. Is plant selection based upon the List of Recommended Plant Material?

Yes No

d. Is the selection of ornamental grasses and perennials of low maintenance?

Yes No

e. Will the ornamental grasses, perennials and shrubs maintain a low profile?

Yes No

f. Will the plantings provide year-round interest in color, texture and form?

Yes No