



DCC MASTER CONCEPT PLAN

RD Submission / Experimental Subdivision

Submittal Date: April 18, 2025

Credits

Developers

Land Innovations, LLC

Consultant Team

Smith Gee Studio, LLC, Lead Consultant

HDLA, LLC
Pugh Wright McAnally
Skipper Consulting, Inc.
Universal Engineering Sciences, LLC

Special Thanks to

City of Decatur



Internal Compliance Review

The DCC Master Concept Plan Design Guidelines shall be used by property owners, developers, architects, builders, and business owners when considering design and construction in the new mixed-use neighborhood character. These self imposed guidelines are intended to regulate site and architectural design.

The DCC Master Concept Plan will voluntarily hire an independent, third party Town Architect, and establish a Design Review Committee (DRC) to ensure thorough review.

01. Preliminary Submittal

- A. Intended to get a quick, initial review of whether a design is compatible with the site layout, scale and massing, facade order, materials, and architectural character of DCC Master Concept Plan and North Star; application may include proposed architectural character photos and design sketches.

02. Design Submittal

- A. Applicant’s (Builder’s) full design submission that illustrates dimensioned building plans and elevations, architectural details, material specifications and colors, and site and landscape plans. (Builders may submit for individual lot/landscape reviews after building packages are approved).

03. Permit Submittal

- A. Applicant’s full Construction Document set that illustrates revisions and/or responses to comments returned by the DRC during the Design Submittal review.

04. Construction Submittal

- A. Intended to review and approve proposed changes and revisions encountered during the construction phase.

Internal Compliance Review

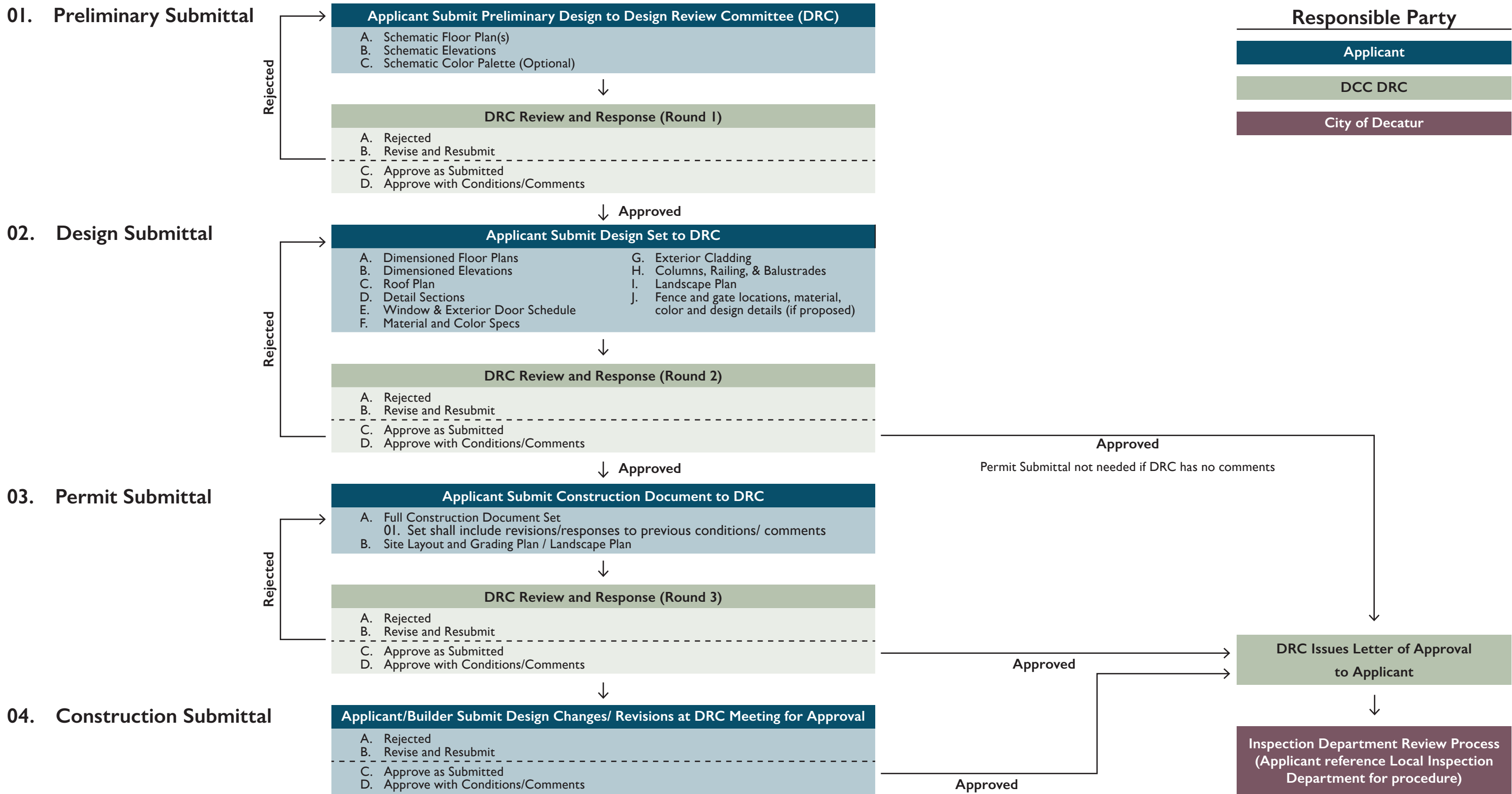




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A INTRODUCTION



Guiding Pillars

History



Culture



Connection

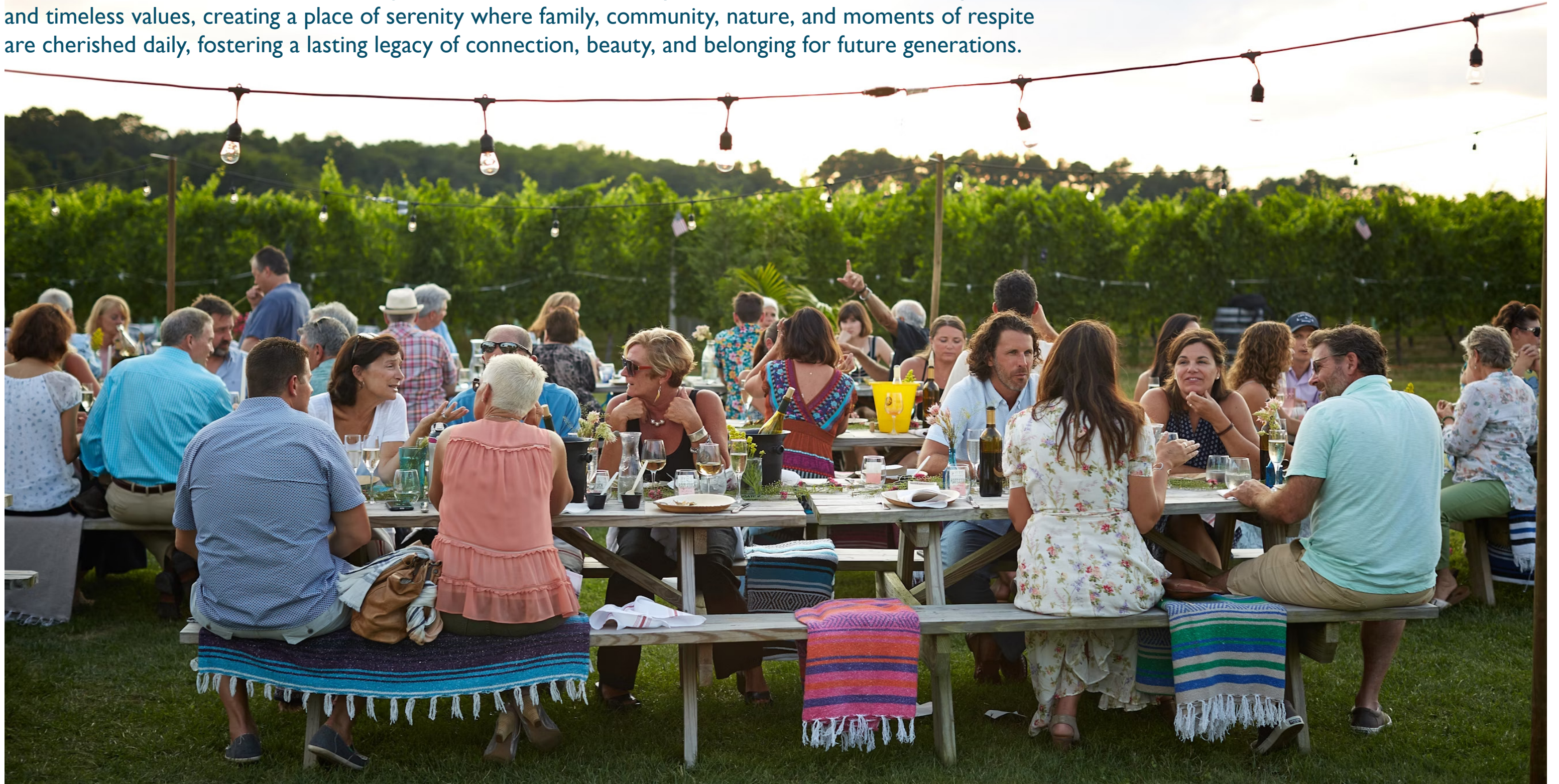


Nature



North Star

In the heart of North Alabama, our neighborhood center seamlessly blends the town's rich history, faith, and timeless values, creating a place of serenity where family, community, nature, and moments of respite are cherished daily, fostering a lasting legacy of connection, beauty, and belonging for future generations.



Context Analysis

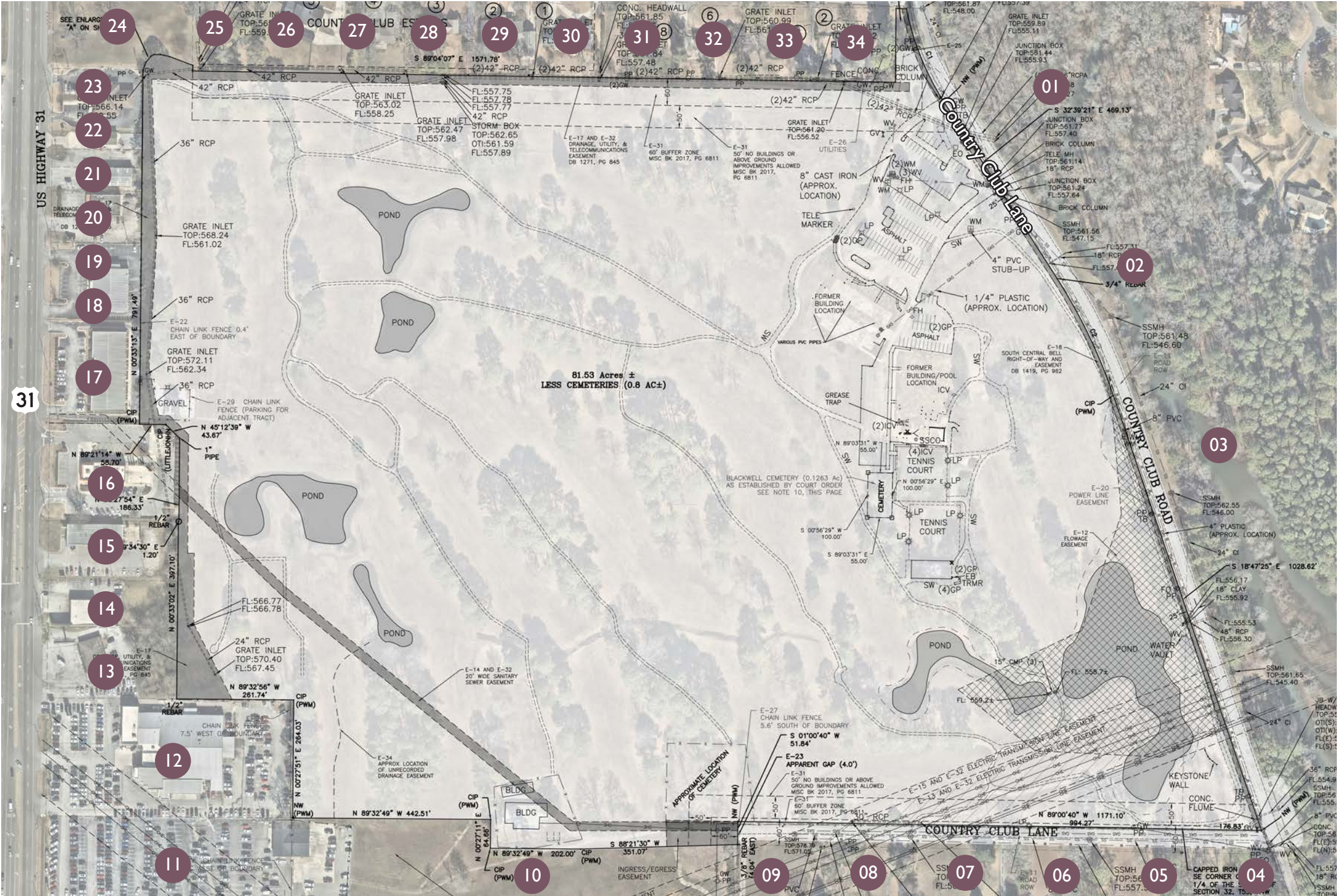


Other Recent Developments	
01	Summit Commercial Park
02	Cedar Springs
03	River City Lofts
04	McGhee Square
05	Ingalls Harbor
06	Valley Park
07	Glenmont Acres
08	Hollen Meadows
09	River Road Estates
10	Westmoore Landing
11	Future Development
12	Limestone Creek Apartments

Parks & Greenspace	
	Singing River Trail Master Plan
01	Wilson Morgan Park
02	Pop Oliver Park
03	Wheeler National Wildlife Refuge Visitor Center
04	Point Mallard
05	Delano Park
06	Morgan County North Park
07	Swan Creek Wildlife Management Area
08	Wheeler National Wildlife Refuge Limestone Bay
09	Wheeler National Wildlife Refuge Cave Springs
10	Wheeler National Wildlife Refuge Rock House Caves and Bluffs
11	Beaver Dam Nature Trail

01. Context Analysis Map

Site Survey



Adjacent Property Owners	
01	TVA
02	TVA
03	TVA & USA
04	Wallace Lisa Renee
05	Eaton William & Cynthia B.
06	Price Roy Lane & Marganne H.
07	Hermanson Sue E
08	Ange Stanley H
09	Layton Lynn
10	Layton Lynn
11	Layton B. Lynn
12	Layton B. Lynn
13	Terry Joseph D. & Terry Elaine C.
14	DGK L.L.C.
15	Ri Se LLC
16	Bo Athens L.L.C.
17	Fairway Center LLC
18	To The Moon Properties LLC
19	One-Two-Three Corporation
20	One-Two-Three Corporation
21	Eller Kenny Lance
22	Eller Kenny Lance
23	Chandler Cassidy
24	Diamond Development L.L.C.
25	Williams John D. & Catherine D.
26	Goode Emmitt Jr
27	Betty H Vaughan Revocable Trust
28	Preston Margaret Davidson & Cheryl Askins
29	Hughes D Gray & Hughes Shelley B
30	Jones Jeremy & Rosellen
31	Summerford Jeff D. & Elizabeth A.
32	Summerlin Mitchell Eugene & Diane P.
33	Claborn Shannon & Tara
34	Breland David & Drama

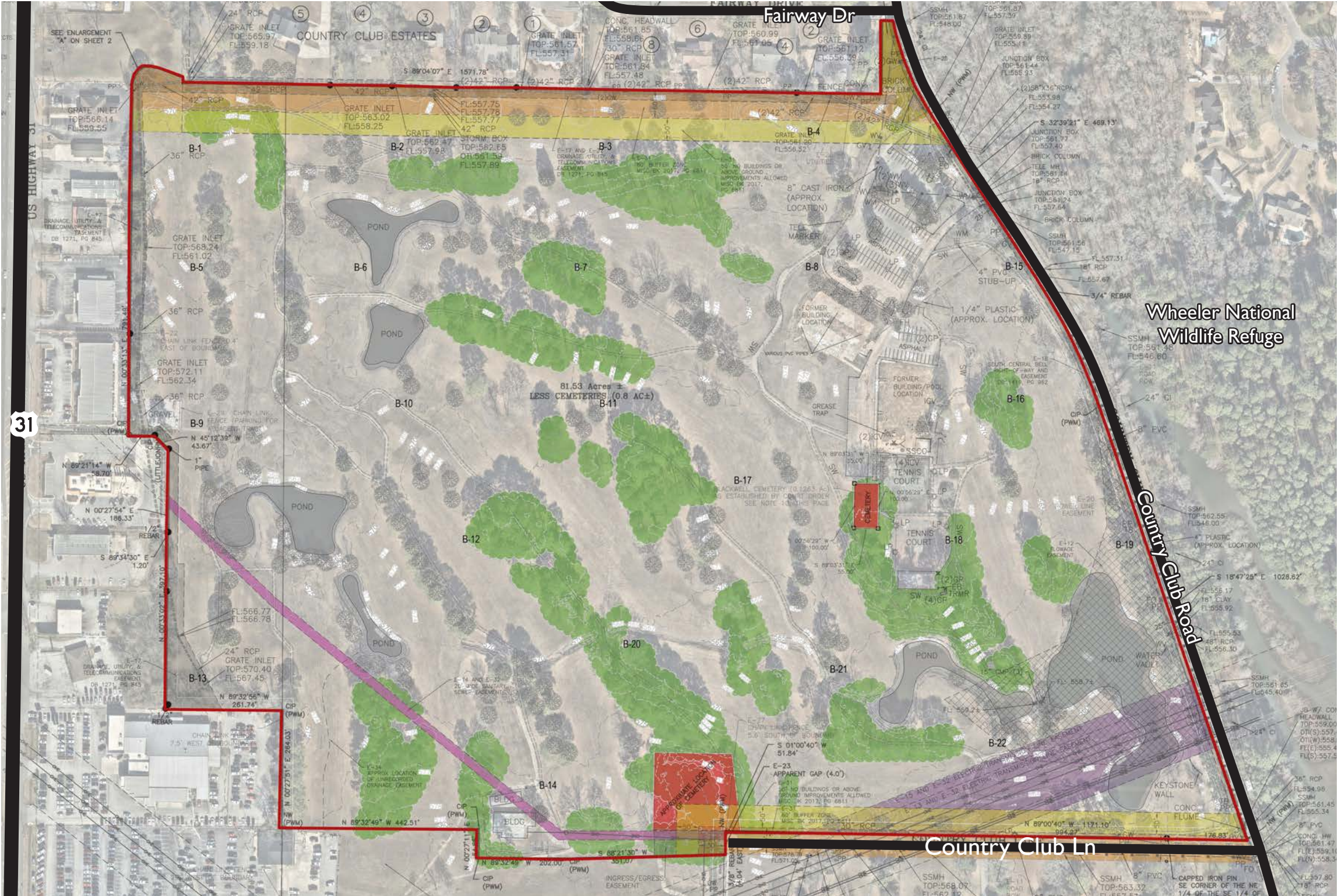
01. Site Survey



A watercolor illustration of a row of houses with porches, trees, and a street. The houses are two-story with gabled roofs and front porches. There are large trees on either side of the street, and a sidewalk with a small garden bed in the foreground. The overall style is soft and artistic.

B REGULATORY PLAN

Site Analysis

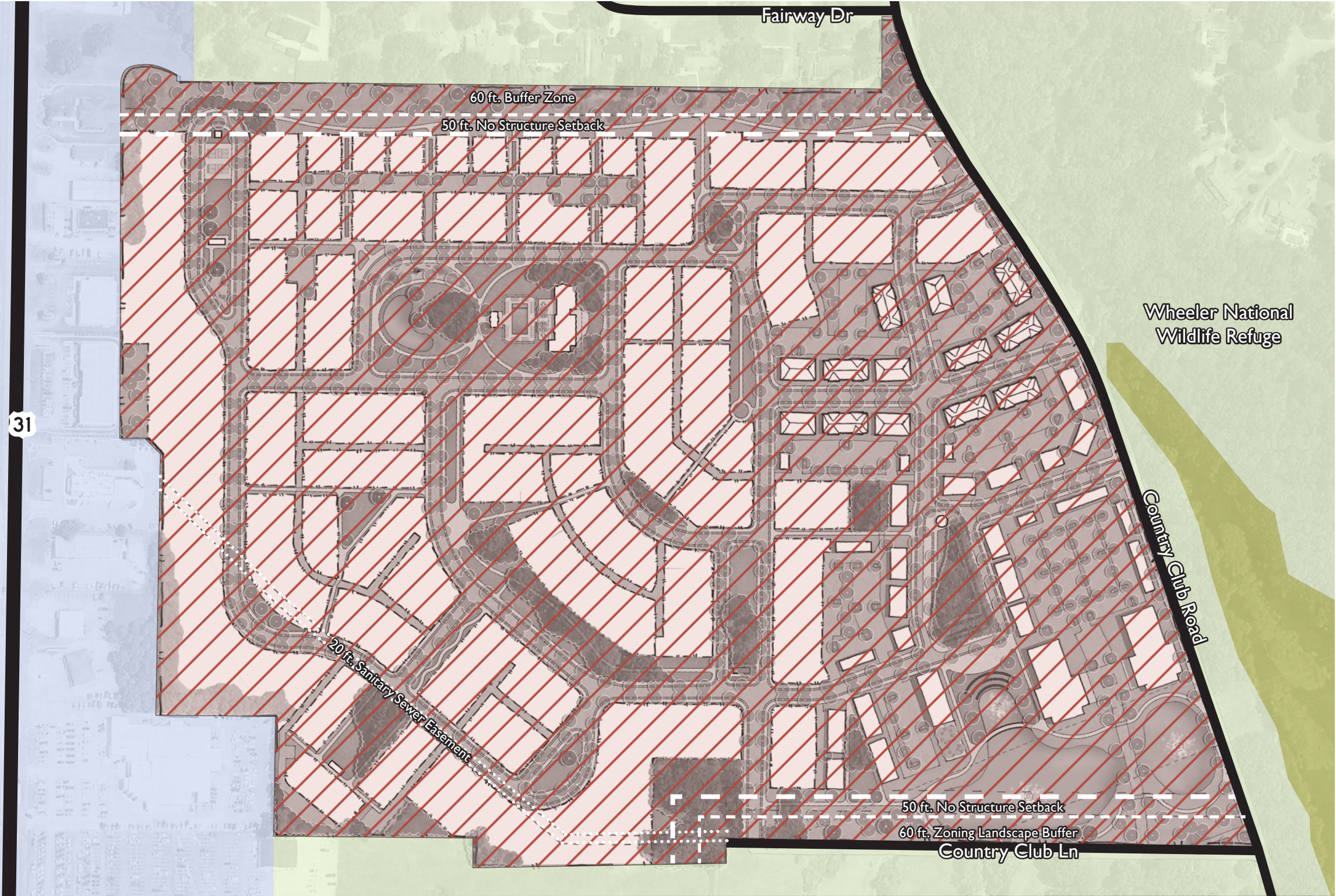


01. Site Analysis Map

02. Intent

DCC Master Concept Plan is accessed from Country Club Road and fronts the Wheeler National Wildlife Refuge. The property was a private golf course that served exclusively for its members. Careful analysis of the site highlighted placemaking opportunities and existing site constraints that informed the Concept Master Plan. Mature specimen trees line the fairways and bring a sense of authenticity and history to the site. Honoring generous buffers at the northern and southern edges where it abuts single-family homes, along with two cemeteries that will be preserved and designated as common open space.

Base Zoning Plan

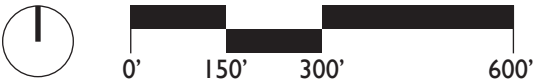


01. Site Analysis Map

02. Intent

The entire property of DCC Master Concept Plan will be zoned RD - Redevelopment District. The purpose of an RD district is to provide a mixed-use development through flexible design standards that are informed by the surrounding context. DCC Master Concept Plan orients buildings to front and engage Country Club Road and overlook the Wheeler National Wildlife Refuge to create a sense of arrival and serve as the project's front door. The concept plan responds to the existing single-family neighborhoods by maintaining the 60 ft Buffer Zone and 50 ft No Structure Setback. These zones maintain an appropriate level of horizontal separation between the new development and the existing homes. The zone abutting the northern edge doubles as passive open space with a walking trail and mature trees and landscaping to soften the edge. The development treats the B-2 zoning district as a rear condition. Deeper lot depths, preservation of existing trees and the addition of supplemental landscaping will be done to help screen the existing commercial uses.

- RD - Redevelopment District
- R-I - Residential District
- B-2 - General Business District
- AG-I - Agricultural District



Master Concept Plan

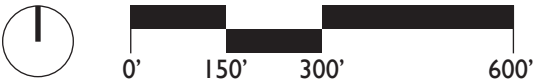


01. Master Concept Plan

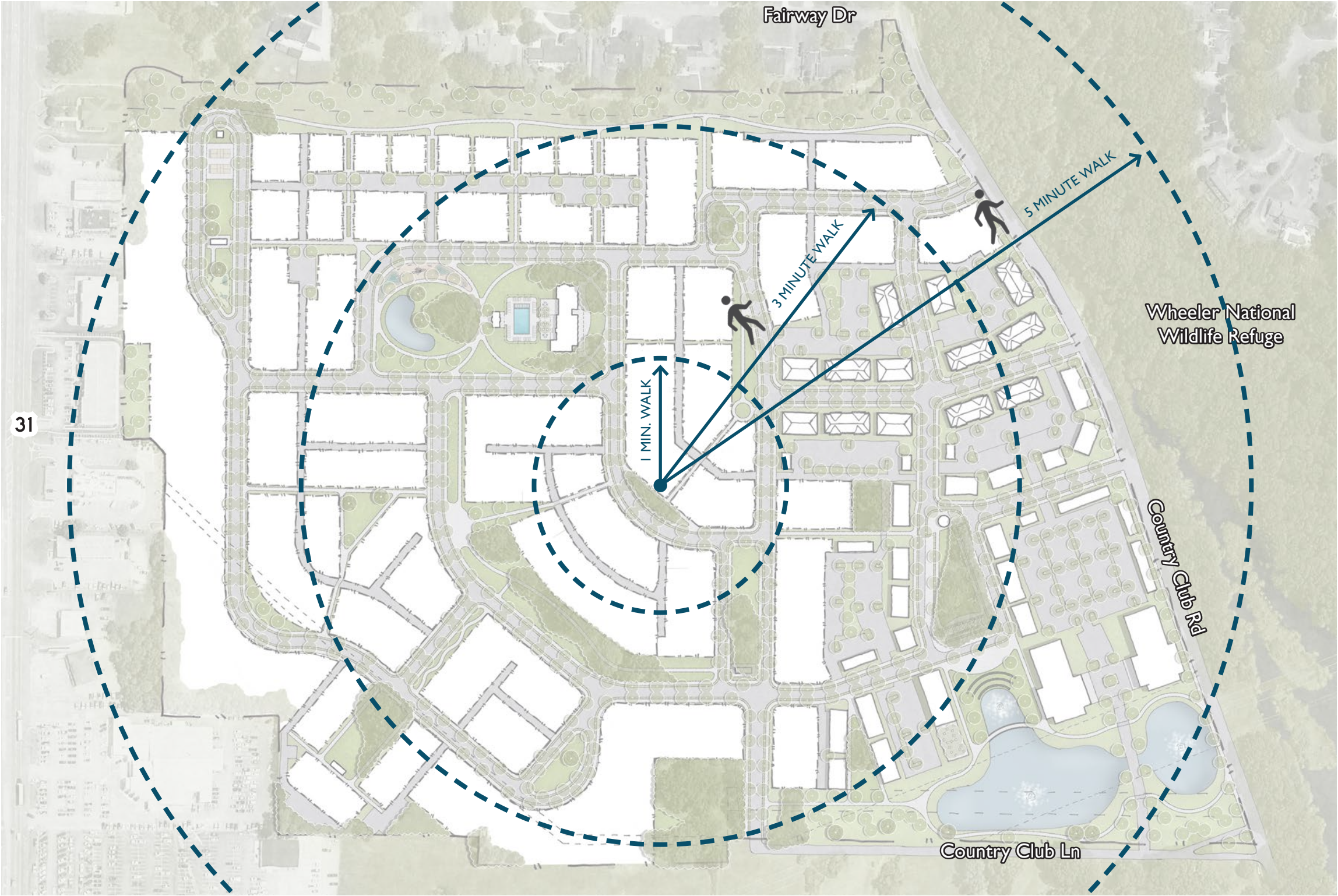
02. Intent

The DCC Master Concept Plan provides for a variety of residential lot types including a mix of single-family homes, townhouses, and small multi-family building types. The plan also includes a commercial / mixed-use node comprised of traditional, main street live / work buildings strategically located at the project’s front door. This neighborhood center is a convenient and short walk away from every residence (including multiple traditional subdivisions surrounding the site) and will serve as the heartbeat of the area.

The plan’s framework of interconnected, pedestrian friendly streets and diverse residential blocks is derived from the site’s hydrological patterns and stands of mature trees. Open spaces of varying sizes have been carefully integrated into the plan that focus on storm water drainage, integrating stands of mature trees, and providing passive and active open spaces near every home.



Open Space Plan



01. Open Space Plan

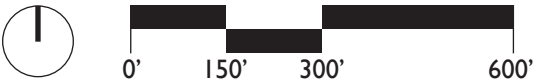
02. Intent

The Open Space Plan outlines the distribution of defined public open spaces throughout the community, ensuring that everyone has access to a variety of programmed and unprogrammed open spaces of different scales throughout the pedestrian shed to enhance the community’s quality of life.

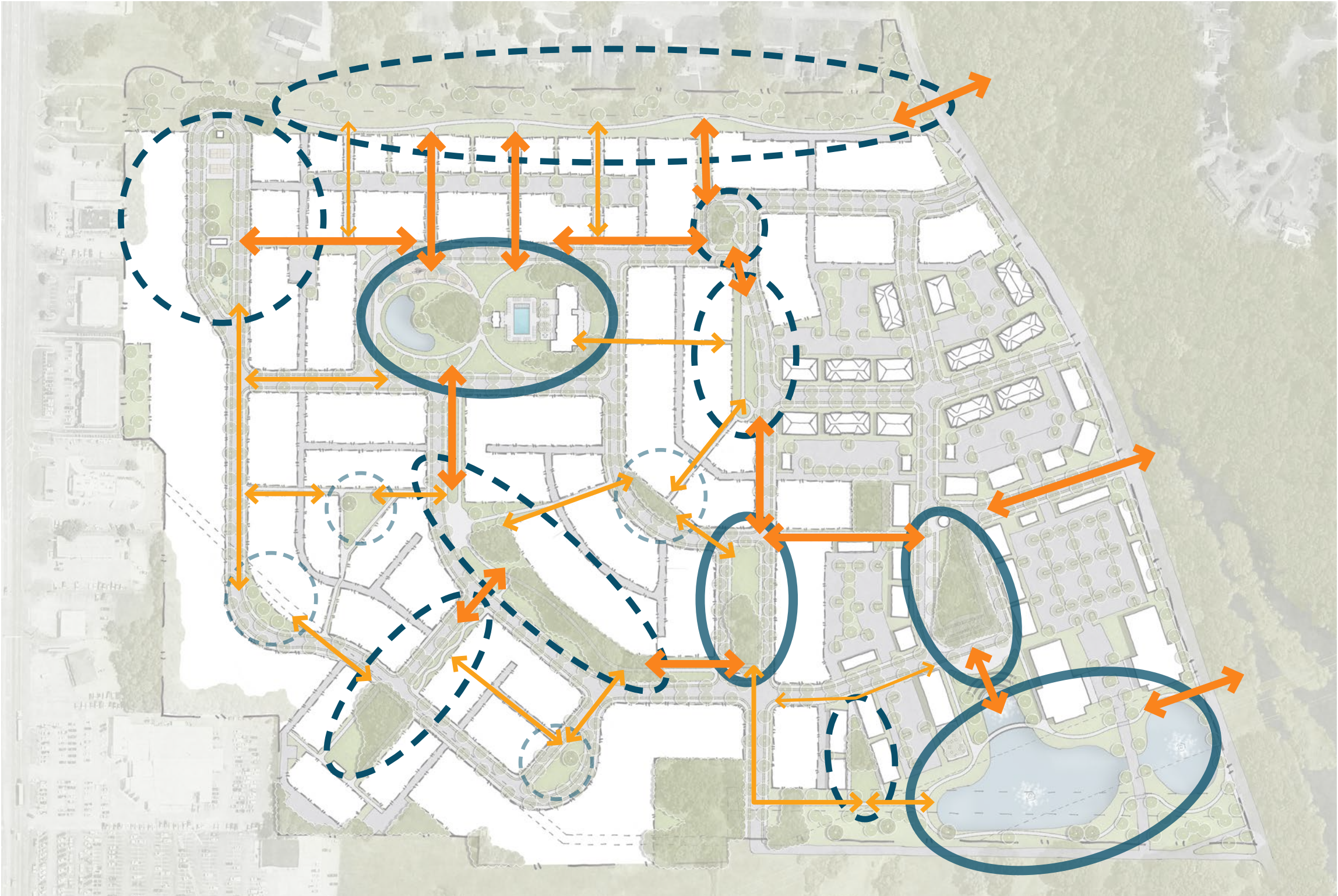
Open spaces serve as natural escapes and areas of respite from the built environment, acting as community hubs that foster social interaction and a sense of belonging while offering opportunities for recreation, relaxation, and moments of reflection to support both physical and mental well-being. Similarly, pedestrian sheds are essential for creating walkable neighborhoods, ensuring that residents and visitors can easily access vital services and public spaces.

Traditionally, a 5-minute walk (about 1/4 mile) is considered the ideal distance for making key destinations, such as open space, easily reachable on foot without the need for a car. By focusing on accessibility and connectivity, walking in DCC will be a primary mode of transportation, promoting a healthier and more sustainable lifestyle.

At DCC, the quantity and distribution of meaningful open spaces ensures that a traditional walkable neighborhood is exceeded because each resident is within a 1-minute walk of at least one connection to a defined open space, a 3-minute walk to multiple open spaces, and a 5-minute walk (1/4 mile) to anywhere within the community and the Wheeler National Wildlife Refuge. Each of these connections and open spaces promotes health, happiness, connection, and a strong sense of community.



Open Space Connectivity



01. Open Space Connectivity

02. Intent

The open space network is designed to create seamless connectivity between primary, secondary, and tertiary open spaces, ensuring an integrated and accessible experience for all residents. Primary open spaces, such as community parks and squares, serve as central gathering areas, while secondary spaces, including neighborhood parks and linear greens, provide localized recreational opportunities. Lastly, tertiary open spaces, like pocket parks and paseos, provide intimate, everyday encounters with nature and areas of respite. Together, they form a system that enhances mobility and engagement throughout the development.

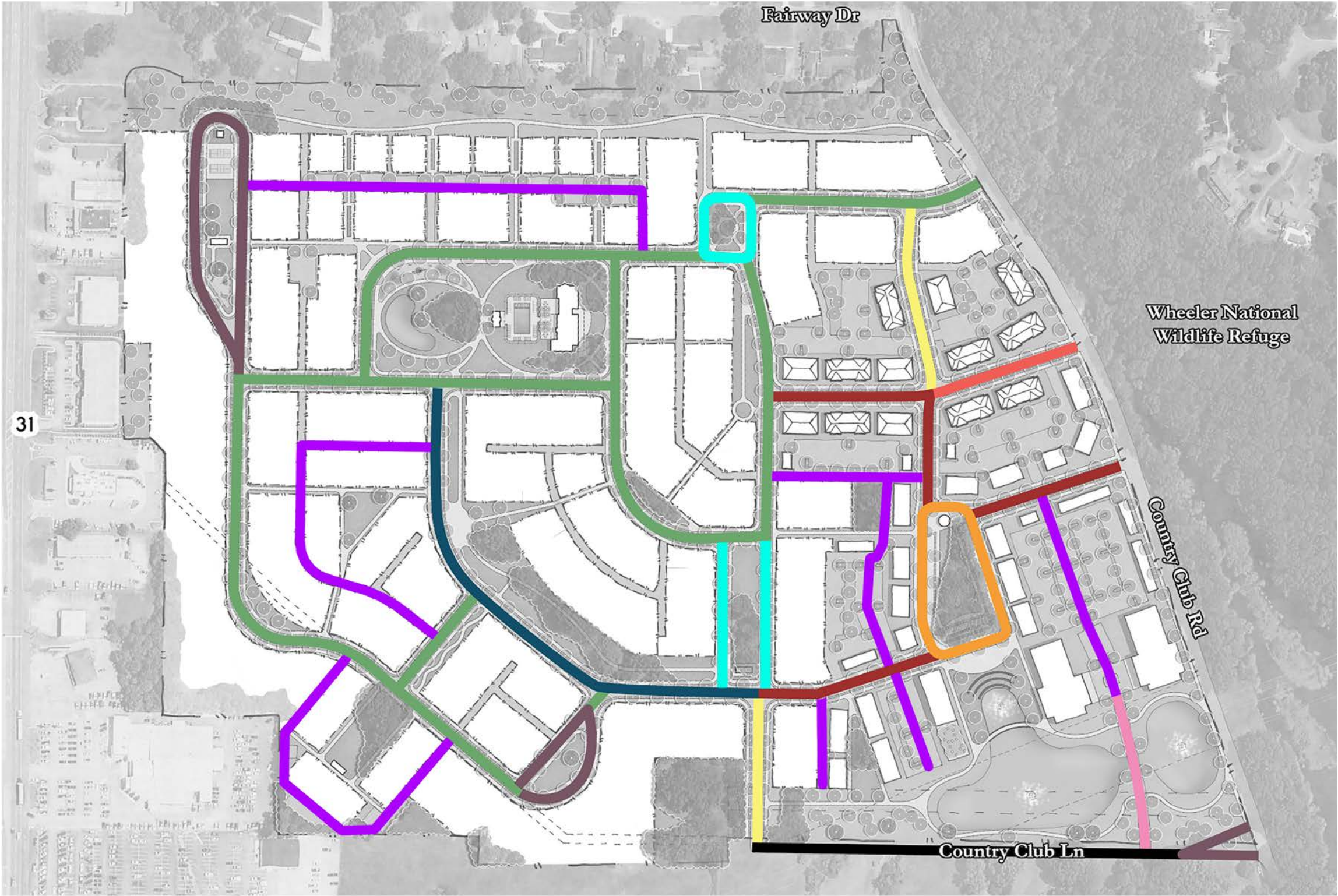
Pedestrian-friendly pathways, green corridors, and thoughtfully placed crossings link these open spaces, promoting walkability and encouraging active lifestyles. Whether traveling between a neighborhood park and a lively plaza or strolling through a tranquil paseo that connects residential areas, residents will experience a continuous flow of well-designed public spaces that invite exploration and social interaction.

By prioritizing connectivity, the open space plan fosters a strong sense of place while improving access to recreational and social opportunities. This network not only supports environmental sustainability by preserving green space but also strengthens community ties.

- Primary Open Space
- Secondary Open Space
- Tertiary Open Space
- Primary Connection
- Secondary Connection



Street Network Plan



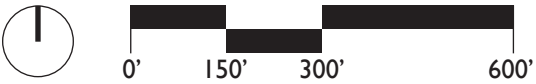
*Country Club Ln is proposed to be a dedicated split in & out

02. Intent

The DCC street network has been thoughtfully planned to provide a connected network of pedestrian-friendly streets. Automobile speeds are efficiently slowed by narrow travel lanes, on-street parking, and tree-lined sidewalks that all indicate to motorists that DCC is a place for pedestrian encounters. Conceptual street network subject to modification.

All street cross sections have been reviewed and approved by the appropriate entities as a part of the master concept plan approval. The furnishing zone is provided along the alleys can include utilities and landscaping.

- Commercial Street - Two Way
57' R.O.W.
- Commercial Street - One-Way
51' R.O.W.
- Commercial Street - One-Way
42' R.O.W.
- Residential Street - Two-Way
53' R.O.W.
- Residential Street - Secondary - Two-Way
49' R.O.W.
- Residential Street - Tree Save - Two-Way
38' R.O.W.
- Residential Street - Primary - One-Way
31' R.O.W.
- Residential Street - Secondary - One-Way*
29' R.O.W.
- Office Drive - Two-Way
26' R.O.W.
- Country Club Lane - Two-Way
50' R.O.W.
- Alley - Two-Way
30' R.O.W.



01. Street Network Plan

Street Sections



Commercial Street - Two Way - Dedicated Pkg - 57' R.O.W.



Commercial Street - One Way, Dedicated Pkg - 51' R.O.W.



Commercial Street - One Way - Angled Pkg - 42' R.O.W.



Residential Street - Primary - Unmarked Pkg - 53' R.O.W.

Street Sections



Residential Street - Secondary - Unmarked Pkg - 49' R.O.W.
(Ribbon Curb Alternative)



Residential Street - Tree Save - Unmarked Pkg - 38' R.O.W.
(Ribbon Curb Alternative)



Residential Street - One Way - Unmarked Pkg - 31' R.O.W.

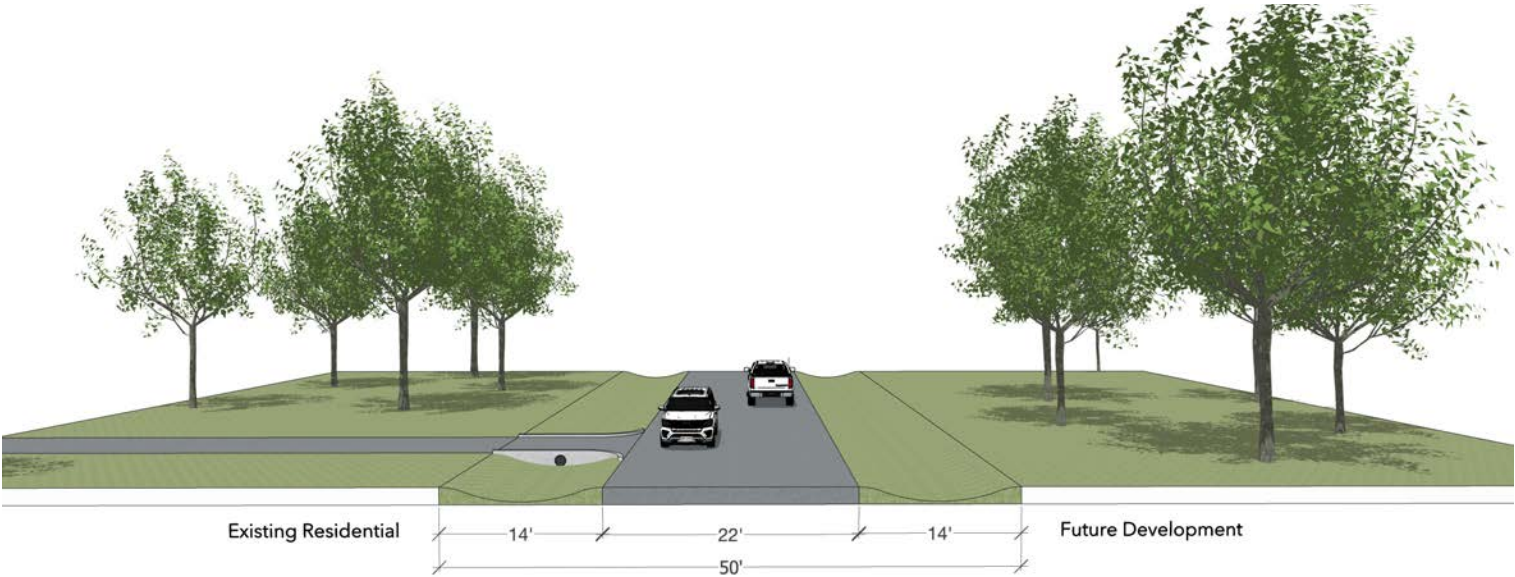


Residential Street - One Way - Unmarked Pkg - 29' R.O.W.
(Ribbon Curb Alternative)

Street Sections



Office Drive - No Pkg - 26' R.O.W.



Country Club Lane - No Pkg - 50' R.O.W.
(Current R.O.W. is 50')



Fire Access Alley - No Pkg - 30' R.O.W.

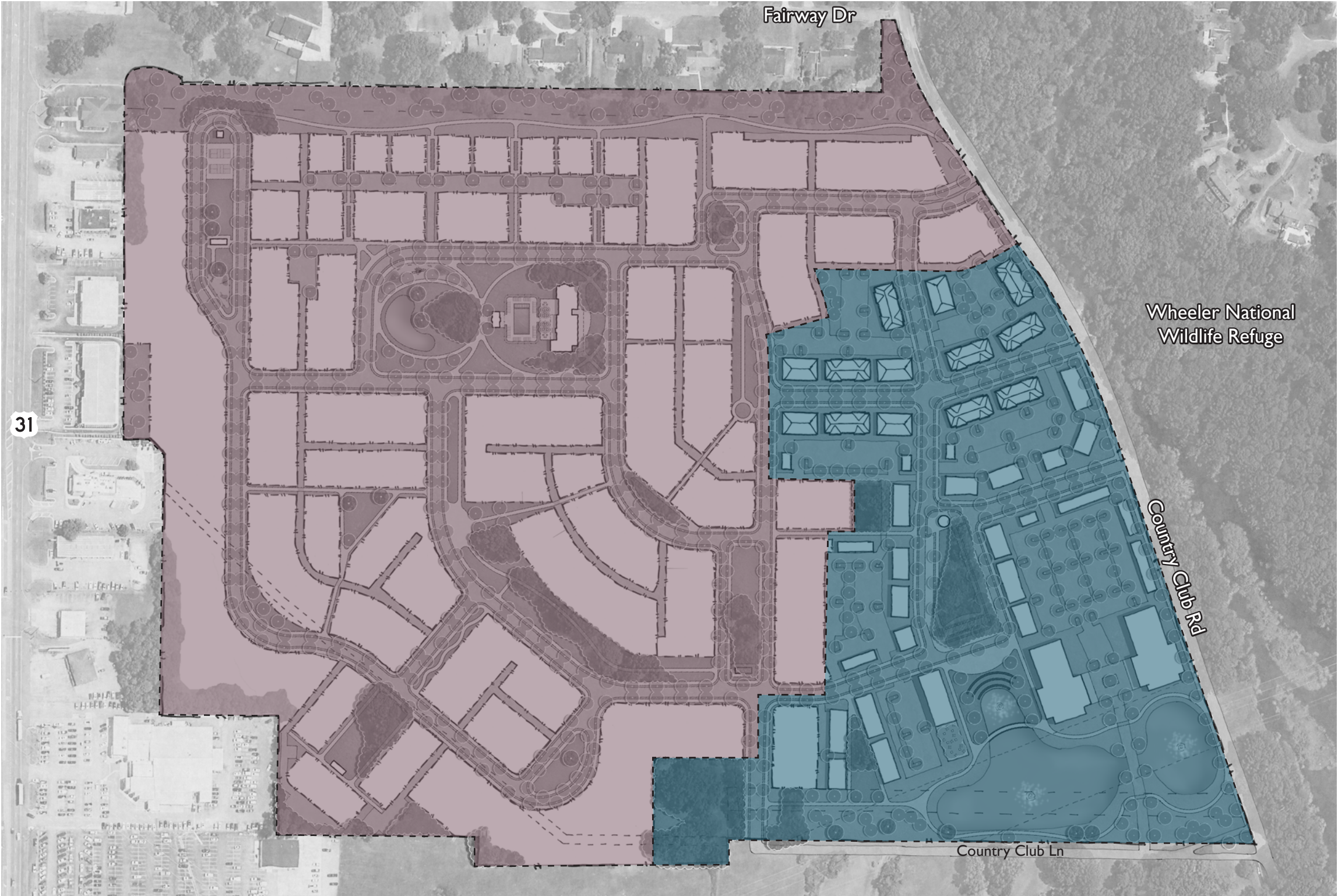


Residential - Alley - No Pkg - 26' R.O.W.

A watercolor illustration of a street scene. On the right, a large, three-story historic house with a prominent front porch and columns. To the left, a row of smaller, similar houses. A large tree stands on the left side of the street. A vintage car is parked on the street, and a few figures are visible in the distance. The overall style is artistic and sketchy.

C TRANSECT CHARACTER

Transect Plan

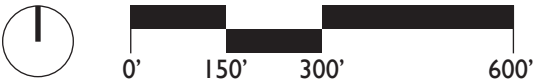


01. Transect Plan

02. Intent

The Transect Plan for the DCC Master Concept Plan identifies two distinct community types. T3 Neighborhood provides for a variety of residential lot types including a mix of single family homes, townhouses, and small multi-family building types. T4 Neighborhood Center provides for a mix of uses and building types that serve as a community node located at the neighborhood’s front door.

- T4 Neighborhood Center
- T3 Neighborhood



Transect Overview

T3 Neighborhood
(T3 - N)



01. Intent

T3-N is a traditional, moderate-intensity development pattern designed to provide an assortment of housing types transitioning from single-family districts to denser, mixed-use environments. This transect offers a variety of residential types to provide housing for every age and stage of life while encouraging front porch living. T3-N areas are moderately developed with a variety of residential uses with open spaces strategically incorporated into the site design. Existing and newly planted vegetation defines curvilinear streets and parks, and the green space associated with civic and institutional uses is part of the neighborhood’s design.

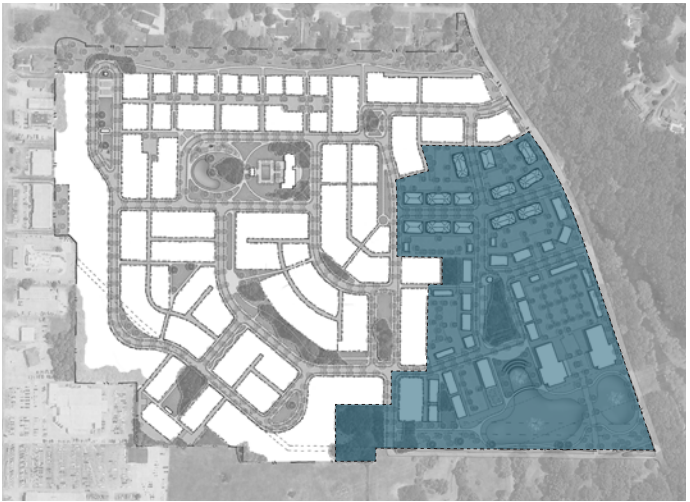


T4 Neighborhood Center
(T4 - NC)



01. Intent

T4 - NC is designed to complement the traditional residential development pattern of T3 - N with a commercial / mixed-use node that is appropriately scaled to the surrounding residential neighborhood and broader market context. The T4 -NC area is pedestrian oriented with a variety of attached and multi-family residential uses, commercial uses, and open spaces that are focused on neighborhood-scaled gatherings and events. Buildings and hardscapes are expected to have significant presence and influence on the streetscape with appropriately sized building heights and zero setback build-to zones to foster vibrant commercial activity.



Block Diagrams



01. Block Diagram Axon

02. Intent

The block structure is scaled dimensionally to provide optimum flexibility for permitting the appropriate building types. This flexibility upholds the vision for supporting a variety of housing types, income ranges, and age demographics within the DCC Master Concept Plan. The block dimensions may be adjusted to create special focus lots, special addresses, variety of Street Setbacks, and common open spaces within this transect.

While the block diagram on this page does not represent any specific block build-out in the DCC Master Concept Plan it does serve to illustrate the potential for permitting a wide variety of building types within the same block, creating a transition of building densities and scales from single-family dwellings to mixed-use multi-family buildings.

The block diagram also illustrates the relationship of differing frontages within the same block, including porches, stoops, and storefronts.

Building Types Overview

This section represents the different physical forms of buildings within each Transect, creating variation in the built environment within an appropriate scale. Each building type identified will be connected with one or both of the two transects to ensure appropriate compatibility and enhancement of the streetscape experience by the pedestrian.

01. Applicability

- A. All primary buildings in any Transect shall comply with this section.
- B. The applicant shall select which allowed building frontage type will be used with the selected building.
- C. Each building type may house any permitted uses allowed in the RD zoning district. The names of the building types are not intended to limit or expand uses within a building type.
- D. Primary buildings shall be allowed to address a vehicular street, open space, and/or paseo.

02. Number of Buildings

- A. Each lot shall only have one primary building type, with the following exceptions:
 - 01. A carriage house is allowed in addition to any other building type on a lot;
 - 02. More than one primary building is allowed on a lot if the submitted building permit application includes a site plan.
- B. Accessory structures and ADUs are permitted in addition to a primary building.



03. Concept Imagery

Building Types Index



Cluster Housing
Series of small, detached or attached dwellings arranged to define a shared court, commonly in a cottage or townhome orientation

T3 - N T4 - NC



Duplex
Two side-by-side or stacked dwelling units within a single building mass

T3 - N T4 - NC



Stacked Flats
Six or more dwelling units, typically with one or more shared entries

T3 - N T4 - NC



Office
Single or multi-tenant buildings with a common entry focused on the street

T3 - N T4 - NC



Single Family Rear Entry
Medium-sized, detached dwelling on a single lot

T3 - N T4 - NC



Townhouse
Three to eight side-by-side dwelling units within a single building row

T3 - N T4 - NC



Mixed-Use
Pedestrian oriented retail and services with dwellings and/or office above

T3 - N T4 - NC



Hotel
Multi-story hospitality with ground floor retail/restaurant and accessory uses

T3 - N T4 - NC



Single Family Front Entry
Medium to large-sized, detached dwelling on a single lot accessed from a street R.O.W. and can include a shared access for two dwellings

T3 - N T4 - NC



Carriage House Flat
One to two dwellings above several garages,

T3 - N T4 - NC



Live-Work
Dwelling unit with commercial use on the first floor within unit

T3 - N T4 - NC



Civic
Used for community use or government, cultural, educational, religious uses

T3 - N T4 - NC



Accessory Dwelling Unit
Accessory dwelling to a primary residence

T3 - N T4 - NC



Manor House
Three to six dwelling units, typically with a shared entry

T3 - N T4 - NC



Retail / Restaurant
Pedestrian oriented retail and services, including micro retail

T3 - N T4 - NC



Amenities
Accessory structure designed for accessory uses

T3 - N T4 - NC

Frontage Types Overview

Building frontage types provide a transition and appropriate interface between the public realm and the private realm. The allowed frontage type standards supplement the standards for each building type.

01. Applicability

- A. Building frontage types shall be applied to all primary buildings located in a Transect Zone. If any of the building frontage types are included on a building, even if not required, they shall comply with the standards of this section.
 - 01. Building frontage types may encroach into a minimum required setback.
 - 02. Civic uses are exempt from this the regulatory standards of this section.
 - 03. Every building shall establish one Principal Frontage.
 - 04. Buildings shall address a vehicular street, open space, and / or paseo.



02. Concept Imagery

Frontage Types Index



Porch
A roofed open structure connected to the front of the building that may be projecting, engaged, or integral to a building.

T3 - N T4 - NC



Gallery
A covered ground floor walkway attached to a building and supported on at least one side by columns or brackets with no enclosed building space above. Upper levels may be roofed or uncovered.

T3 - N T4 - NC



Terrace
An elevated platform, used to accommodate a change in grade, that provides circulation and access across the front of the building.

T3 - N T4 - NC



Stoop
A small raised platform leading to the entrance of a building. It is preferred that it be roofed or recessed, though may be uncovered.

T3 - N T4 - NC



Forecourt
An uncovered open space formed by a recess in the central portion of the building facade. Porches, stoops, and galleries may encroach into the forecourt.

T3 - N T4 - NC



Arcade
A covered ground floor walkway attached to a building and supported on at least one side by columns with enclosed building space above.

T3 - N T4 - NC



Balcony
A raised platform that provides space for upper floor uses, with access solely from the interior of the building. May be roofed or uncovered and may be projecting or integral to the building.

T3 - N T4 - NC



Storefront
A primary entrance or building facade located on the ground floor or street level for display of goods, services, and signs.

T3 - N T4 - NC

Bulk Regulations

01. Architectural Standards

- A. Buildings will typically provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level. Where feasible, due to site elevations and ground floor conditions, residential units fronting a public street or green space shall provide a connection/entrance to public sidewalk.
- B. Refuse collection, recycling, and mechanical equipment shall be fully screened from public view by the combination of fences, walls, or landscaping.
- C. If provided, porches shall have a minimum depth of 6 feet; stoops shall have a minimum depth of 3 feet.

02. Access & Parking Standards

- A. Site access shall be from Country Club Road and Country Club Lane as outlined within the traffic impact study.
- B. Bicycle parking will be provided per the City of Decatur Regulations.
- C. All parking must be contained on the DCC site or with a shared parking agreement with an adjoining property owner.
- D. Shared parking areas are strongly encouraged within T4 - NC , and can follow accepted smart code reduction matrices and/or perform an independent shared parking analysis.

03. Landscape Standards

- A. Stormwater best management practices (BMPs) shall be allowed in the landscape buffer yard and within the R.O.W. and permitted to follow LID standards.
- B. Furnishing zones will be allowed to include street trees and / or plantings.

Table A: Transect Bulk Regulations		
	T3 Neighborhood	T4 Neighborhood Center
Building Types	Per the DCC Master Concept Plan	Per the DCC Master Concept Plan
Maximum Building Height	3 stories	N/A
Front Lot Setback	10 feet Min.	0 feet min.
Side Lot Setback	0 or 3 feet min.	0 or 3 feet min
Rear Lot Setback	0 feet min.	0 feet min.
Minimum Transitional Setback & Zone Buffer	Per the ALTA setback recorded requirements	Per the ALTA setback recorded requirements
Raised Foundations	18 in. min. to 60 in. max.	18 in. min. to 60 in. max. 0 in. min. for non-residential uses
Notes	<ul style="list-style-type: none">A. Height shall be measured per the building height definition found in the Resources section of the DCC Master Concept Plan. Covered or uncovered open air roof terraces shall not count as a story when measuring building heightB. Front Setback to be measured from back of the R.O.W. on public streets, or lot line on private drives, paseos, and open spaces. Stoops, stairs, and galleries may encroach into setbacks. Building frontage types intended for ground floor residential use shall provide a 2 ft min. setback from the back of sidewalk when fronting a street, open space and/or paseo.C. Building separation distance shall be measured from exterior face to exterior face of principal buildings. Exceptions to the 18” minimum raised foundation will be permitted to allow for ADA access units, where required and/or appropriate for residential lots.D. With the exception of amenity uses, accessible units, visitable units, and topographically challenged units; challenging site topography may result in raised/lowered foundations at strategic locations. Screening is required when raised foundations exceed 36” along streets, easements, paseos and open spaces.	

Bulk Regulations

04. Site Development

- A. The development will reserve at each final plat phase enough public right of way to accommodate both the proposed turn lanes and future expansion to ensure that Country Club Road can be expanded to 3 lanes.

05. Code Standards

- A. DCC Master Concept Plan to meet all City of Decatur fire codes and local amendments.
 - 01. Anything that does not comply with National / International Building & Fire Codes is not approved in this Plan without Planning Commission and appropriate building officials’ recommendation / approval.
- B. All development within the boundaries of this plan will meet the requirements of the Americans with Disabilities Act.
- C. DCC Master Concept Plan to meet all local building codes and any adopted national building codes at time of the approval.
- D. The DCC Master Concept Plan will meet all established Decatur Subdivision Regulations unless such items have been modified by the experimental subdivision designation.

- E. Experimental Subdivision Designation: DCC Master Concept Plan shall have the Experimental Subdivision designation for the following Subdivision Regulation variances for the following purpose. The development will feature a mixed-use neighborhood center designed for walkability, with all homes within a short walk to a mixed-use hub and open space. A connected pedestrian network with streets that are slightly narrower, combined with ample sidewalks, enhances safety and accessibility while reinforcing the local character of residential streets and reducing traffic speeds. The community will offer a diverse range of housing options to support residents at every life stage—from first-time renters to families and downsizers—allowing them to stay within the same neighborhood. Thoughtful design considerations add to the authentic sense of place and support the neighborhood’s intended character while encouraging people in vehicles to significantly reduce their speeds and enhancing pedestrian safety.

- 01. Street sections and general locations / purpose have been modified as shown in the Master Concept Plan
- 02. Street sections on the western boundary will have a reduced cross section with non-dedicated parking at 7’ as shown on the plan to reduce traffic speeds for roads that encircle activated green spaces.
- 03. Curbless alternative cross sections will be achieved with ribbon curb / no gutter on the western boundary of the property.
- 04. Storm treatment will be allowed to occur within the public ROW utilizing innovative LID BMPs that are maintained by the Development HOA.
- 05. Trash can gang enclosures will be utilized to service manor, courtyard clusters, townhomes, and duplexes.

An architectural rendering of a modern building complex. The scene features a large, multi-story building with a prominent covered walkway supported by tall, slender columns. The building has large windows and a flat roof. In the foreground, there is a body of water reflecting the sky and the building. A paved path leads from the water towards the building, flanked by lush greenery and trees. Several people are depicted walking along the path and standing near the water, providing a sense of scale. The overall atmosphere is serene and modern.

D ARCHITECTURAL GUIDELINES

Architectural Character

01. Intent

DCC Master Concept Plan is envisioned to be a mixed-use neighborhood with a variety of architectural styles, colors, and exterior materials and details that work in concert to create harmonious streetscapes.

The architectural character of T4-NC is more urban in scale and form that will typically include a greater mix of flat roofs. The buildings are a mix of traditional formal styles and some casual transitional styles while utilizing timeless, accepted architectural standards.

The scale and form of buildings within the T3-N transect should be less formal and represent a mix of styles typical to how a neighborhood grows organically and should feel like it is built over time. The architectural styles for buildings withing this transect are more traditional with pitched roofs and a variety or stoops and porches creating an inviting neighborhood feel. Exterior materials will include masonry and a greater mix of painted brick or siding allowing for a more diverse material palette to better reflect the individuality of each homeowner.

Character imagery is intended to be for conceptual inspiration and it is not prescriptive.



02. Concept Imagery

Siting

DCC Master Concept Plan is designed to be a community that values social interaction among its residents and visitors. Much attention is given to the public realm with sidewalks, trails and pedestrian friendly streets that encourage encounters with neighbors. Floor plans at DCC shall be designed to appropriately transition from this public realm to the privacy of the individual interior of the home within T3 - N and residential components of T4 - NC, while encouraging engagement in the commercial section of T4 - NC.

01. Active Streetscapes and Public Spaces

- A. Ground floor commercial floor plans and tenant spaces should arrange the interior program to maximize transparent storefronts fronting sidewalks, pedestrian passageways and common open spaces.
- B. Ground floor utility spaces such as kitchens, toilets, service areas and storage areas shall be located to the rear of the floor plan away from street frontages, sidewalks, pedestrian passageways and open spaces.
- C. Ground floor commercial floor plans and tenant spaces may have a secondary public entry from the rear parking area.
- D. Upper story commercial floor plans shall be arranged to allow windows on all building facades; mechanical rooms, toilets, storage areas, etc. should be located internal to the plan and away from exterior walls.
- E. Private outdoor spaces, such as front porches, upper floor balconies, and terraces should be considered for promoting residential engagement with streets and common open spaces
- F. Residential ground floors should have raised foundation elevations to provide privacy and a separation between the public realm (streets) and the private realm (residential interiors)
- G. Each building should have a clearly defined entry addressing the street or common open space to which it fronts
- H. Front porches and entries should be used as a semipublic transition from public realm to the home's interior.

- I. Generally, residential ground floor interior rooms fronting streets should be semi-private uses such as dining rooms, breakfast nooks, studies, living rooms, family rooms, etc.
- J. Kitchens should generally be arranged to avoid wall cabinets along street fronting exterior walls.

02. Utility

- A. Above grade utility meters, cabinets, transformers and backflow preventers should be located to rear of buildings when possible.
- B. Restaurant kitchen hoods shall vent to roof.
- C. Restaurant uses shall have enclosed and conditioned trash storage rooms and can wash areas internal to tenant spaces with dedicated dumpsters located in parking area to rear of building.
- D. Retail and office uses shall have shared dumpster(s) located in parking area to rear of building



03. Concept Imagery

Scale & Massing

The size and mass of structures should be in relation to surrounding structures. Special care should be taken when transitioning in height from a neighboring building smaller in scale. Pedestrian-oriented development is generally low to medium scale, neighborhood serving commercial uses, within or adjacent to residential neighborhoods.

01. T4 Neighborhood Center

- A. Encourages flat roofs with raised parapets, taller ground floors, larger scale buildings, and higher percentages of glazing
- B. Architectural character is encouraged to be more formal architectural style.

02. T3 - N & T4 - NC Residential

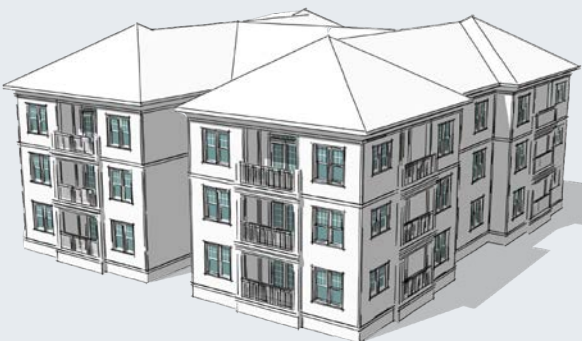
- A. Massing Forms and Proportions
 - 01. Building massing shall be based on an accepted architectural standard
 - 02. Garage massing and roof form shall be subordinate to the home's massing and roof form
- B. Floor Plates
 - 01. Basements: 8 ft. minimum floor-to-ceiling height
 - 02. Ground Floor: 9 ft. minimum floor-to-ceiling height
 - 03. Upper Floors: 8 ft. minimum floor-to-ceiling height
 - 04. Half Upper Stories: Limited to appropriate roof pitch
- C. Roofs
 - 01. Roof forms shall not dominate the home's massing.
 - 02. Hip roofs shall be limited in application and pitch to appropriate historic architectural precedents
 - 03. Roof pitches should be appropriate to the home's architectural style
 - 04. Secondary roof forms (porches, bays, etc.) should be pitched lower than the

- primary roof form; specific architectural styles may be exempt from this standard
- 05. Porch and stoop roofs should be pitched low enough to avoid interference with sills of upper story windows; metal roofs are encouraged to obtain a lower pitch for porches
 - 06. Nested gables should be avoided, and if used, limited to a single nested gable
- D. Raised Foundation
- 01. Buildings should have raised foundations fronting streets and public common open spaces averaging 18 in. from adjacent grade to finished porch/stoop floor; (exceptions shall be considered for common lobby entrances of mixed-use, commercial, live-work, multi-family buildings and accessible unit entries within T4 - NC or for ADA accommodations in T3-N).
 - 02. Slab-on-grade foundations with brick, stone, or stucco finished stem walls is permissible.
 - 03. Crawl foundations is permissible.

03. Non-Residential

- A. Floor Plates
 - 01. Commercial Ground Floor: 12 ft. min. from finished floor to ceiling
 - 02. Mixed-use Ground Floor: 12 ft. min. from finished floor to ceiling
 - 03. Mixed-use Upper Floor(s): 10 ft. min. from finished floor to ceiling for commercial
 - 04. Mixed-use Upper Floor(s): 9 ft. min. from finished floor to ceiling for residential.
 - 05. Live/Work Ground Floor: 10 ft. min. from finished floor to ceiling
 - 06. Live/Work Upper Floor(s): 9 ft. min. from finished floor to ceiling, with variances being reviewed on a case by case scenario
- B. Massing Forms and Proportions
 - 01. Commercial buildings shall appropriately transition scale, massing, floor area, and height to adjacent residential developments, utilizing architectural elements such as gables and hipped roofs to reduce building mass.
 - 02. Building massing shall be articulated into distinct facade bays, unless an accepted architectural standard permits a variance.
 - 03. Primary building entries should be highlighted through the massing of the building. Greater height can be used to highlight and accentuate entries in the form of corner tower elements, tall voids, or a central mass sited within an entry plaza.

04. Appropriate Concept Diagrams



Low sloped roof form is subordinate to the building massing; building massing is articulated into distinct facade bays



Rectilinear building massing with clearly visible front entry



Building with raised foundation

General Design Standards

01. Facade Order

- A. Generally, facades shall present a clear architectural order of base, shaft and cap (i.e. foundation, facade and cornice / eave).
- B. No more than three different cladding materials should be used per facade.
- C. Cladding materials shall not transition at exterior building corners, only at interior corners of massing forms.
- D. Heavier cladding materials should not be located above lighter cladding materials (i.e. brick and stone above siding).
- E. Windowless exterior walls that enclose stairs, utility rooms, or “back of house operations”, etc. should not be located along street frontages.

02. Entries

- A. The primary building entry should be clearly visible from the street, open space or paseo and emphasized in the facade order.
- B. Ground-floor residential units fronting a street, public common open space or paseo shall have a frontage type for building entries with direct access to the sidewalk directly fronting the street to which it is addressed or to a public common open space frontage when feasible.

03. Exterior Doors

- A. Where used, sidelites shall be aligned with glazing panels and height of lites in doors.
- B. Exterior door styles shall appropriately complement the building’s architectural style.

04. Storefront

- A. Building entrances should be accessible at sidewalk grade and doors fronting pedestrian zones should be fully glazed if appropriate to architectural style (exception for ground floor office, residential uses and for secondary doors accessing stairwells and emergency egresses).
- B. Vertically proportioned punched window openings are permitted for storefronts on secondary facades
- C. Transom windows above storefronts shall not be in-filled or covered with opaque materials.

05. Windows and Shutters

- A. Window type, style and muntin pattern shall appropriately complement the building’s architectural style.
- B. Windows shall be vertically proportioned (exceptions for modernist styles).
- C. Shutters may be used where appropriate to the buildings architectural style. Shutter style shall complement the buildings architectural style.
- D. Shutters shall be used consistently on facades; either most or all of the windows should have them or they should be omitted.
- E. Shutters shall be sized to match opening of window height and width if / when closed.

06. Awnings and Canopies

- A. Awnings shall be sized appropriately to match storefront windows and entry doors; single awnings should not be set over more than one door or window bay.
- B. Storefront awnings may be either affixed at the head of the transom windows or between the head of the storefront and the sill of the transom windows.
- C. Awnings may be either fixed frame or operable.
- D. Flat profiled metal canopies suspended from building facades are permitted.

07. Screening

- A. Garbage collection areas (dumpsters) shall be enclosed by opaque materials on all four sides with doors to remove containers. Where dumpsters are enclosed the screening shall be at least 12 inches taller than the dumpster.
- B. Ground-mounted air-conditioning or mechanical units should be hidden from public view by screening.

08. Mechanical and Loading

- A. Service elements, such as loading docks and trash collection locations, should not be accessible from primary streets, unless a primary street is the only frontage. These site elements shall be located along an alley, along an interior property line, or internal to the site.

- B. Where access to loading areas and service elements cross the sidewalk corridor, priority shall be given to the pedestrian realm. Raised pathways, decorative paving, landscaping and bollards should be used to separate pedestrian paths from vehicular circulation areas where feasible.

09. Building Lighting

- A. Pedestrian passageways between buildings shall be illuminated with pedestrian scale lighting fixtures that complement the building’s architectural style.
- B. Lighting fixtures shall not be used that overwhelm the streetscape with excessive brightness or glare.
- C. Fixtures may only be used to illuminate on-site elements; fixtures are not permitted that cast light onto adjacent buildings or properties.
- D. No fixtures should have any blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color, nor is any beacon light permitted, except those required for fire alarm and / or emergency systems.
- E. For multi-story buildings, building mounted lighting fixtures are not permitted at an elevation higher than the sill of second story windows except for lighting required for FAA safety requirements.
- F. To achieve the desired lighting level for most projects, the use of many short, low intensity fixtures is encouraged over the use of a few tall fixtures that illuminate large areas.



E PLACEMAKING

Open Space Types Index



Square

Central public spaces surrounded by buildings, typically incorporating a mix of hardscape and landscape elements. Squares serve as focal points for civic activities and social interaction.

T3 - N

T4 - NC



Community Park

Public green spaces that are designed for recreational, social, and environmental purposes. These parks typically include playgrounds, walking trails, sports fields, picnic areas, benches, and outdoor event spaces.

T3 - N

T4 - NC



Pocket Park

Small, urban passive or active green spaces, usually less than an acre, designed to provide a respite from the city environment. Pocket parks often include seating, greenery, and sometimes play areas.

T3 - N

T4 - NC



Plaza

Plazas are often hardscape focused, surrounded by shops, restaurants, or other public structures, and are designed for relaxation and communal and social gatherings. Plazas serve as central spaces for people to meet, walk, or enjoy outdoor activities.

T3 - N

T4 - NC



Neighborhood Park

Medium-sized passive or active parks designed to serve the recreational needs of nearby residents. These parks typically include playgrounds, dog parks, picnic areas, and walking paths.

T3 - N

T4 - NC



Large Paseo - 15' width

A large paseo is a broad pathway or walkway designed to accommodate more foot traffic and provide a more prominent route for pedestrians and cyclists. They often lead to or connect open spaces to key destinations, offering a safe alternative to streets.

T3 - N

T4 - NC



Linear Green

Public green spaces that are designed to preserve existing trees and provide connectivity and recreation opportunities for residents. These spaces typically feature lawns, seating, public art, and fountains.

T3 - N

T4 - NC



Cluster Housing Open Space

Cluster Housing open spaces provide a range of activities from relaxing and socializing to gardening and recreation. These spaces foster a sense of community, a connection to nature, and allow residents to engage in outdoor activities within their neighborhood.

T3 - N

T4 - NC



Small Paseo - 10' width

A small paseo is a narrow pathway or walkway designed to provide a convenient and pleasant route for pedestrians. They often lead to or connect open spaces, offering a quiet and safe alternative to streets for walking and social interaction.

T3 - N

T4 - NC

Park Character



01. Concept Imagery

Square and Plaza Character



01. Concept Imagery

Community Amenity Character



01. Concept Imagery

Permitted Programming

TABLE B - Permitted Programming*									
	SQUARE	PLAZA	COMMUNITY PARK	NEIGHBORHOOD PARK	LINEAR GREEN	POCKET PARK	COTTAGE COURT	LARGE PASEO	SMALL PASEO
Athletic Fields			<input type="checkbox"/>						
Flex Lawn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Community Gardens			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
Dog Park			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>			
Exercise Equipment			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Fishing			<input type="checkbox"/>						
Canopies/Structures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
Playground			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Paths (Walking)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Paths (Cycling)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
Specialized Sports Facilities			<input type="checkbox"/>						
Skate Park			<input type="checkbox"/>						
Swimming Pool			<input type="checkbox"/>	<input type="checkbox"/>					
Concerts	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>					
Farmer’s Market	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Festivals	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>					
Furniture Games	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Picnic Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food Sales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Public Art	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restroom Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Decorative Fountain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ Permitted

*HOA to determine which activities are private or open to the public within the development’s CC&R’s.



F CONCEPTUAL RENDERINGS

Neighborhood Center



Office



Mixed Residential



Single Family Residential



Edge Cottage Court - Cluster Housing Type



Interior Cottage Court - Cluster Housing Type





G RESOURCES

Definitions

Americans with Disabilities Act (ADA)

A comprehensive federal law enacted to ensure equal opportunity, accessibility, and inclusion for individuals with disabilities. ADA standards provide guidelines for designing public spaces, facilities, and accommodations that allow full and safe access for people with diverse physical abilities. Compliance with ADA standards shall reflect current, applicable regulations in place at the time of implementation.

Best Management Practices (BMPs)

Effective techniques or methods used to prevent or reduce environmental impacts, particularly related to stormwater runoff, erosion control, and water quality management. BMPs can include a wide range of physical solutions to accomplish these goals; such as detention ponds, vegetated swales, and filtration systems.

Building Height

The vertical extent of a building as measured in stories. Building elements including chimneys or flues, elevator or stair bulkheads, roof water tanks, or cooling towers, flagpoles, parapet walls not more than four feet high, ornamental towers, spires or belfries having no floor area within that portion of the tower shall be exempt from meeting the maximum height.

Furnishing Zone

The section of R.O.W. between the back of curb or edge of pavement and the front of sidewalk or the property line that is used from planting, street furniture, utility infrastructure, drainage, and amenities.

Low Impact Design (LID)

An environmentally sensitive approach to land development and stormwater management that aims to minimize disturbances to the natural landscape. It emphasizes preserving natural drainage patterns, reducing impervious surfaces, and integrating small-scale solutions—such as permeable pavements, rain gardens, and biofiltration—to effectively manage runoff, enhance water quality, and support healthier ecosystems.

Live-Work

A unit which contains separate residential and non- residential areas intended for both residential and non-residential uses in either commercial or residentially zoned areas.

Paseo

A pedestrian-oriented walkway or pathway, typically landscaped and designed to provide connectivity and recreational space within neighborhoods or developments. Paseos are intended to enhance community interaction, facilitate easy pedestrian access, and integrate open space elements with surrounding buildings and natural environments.

Mezzanine

An intermediate, partial floor that projects between 2 floors of a building. Mezzanine floors that cover more than 65% of the story below shall be counted as a full story.

Micro Retail

A retail model that includes small-scale pop-up shops and boutique storefronts that use innovative, downsized activities.

Mixed-Use Building

A single building intended to provide a horizontal and/or vertical mix of uses. Upper floor uses are typically accessed by a common entry, preferably located along a street, open space, and/or paseo.

Traditional Neighborhood Development (TND)

A design technique that replicates historic development patterns found in American towns and applies their basic elements to new development projects. TND includes compact, pedestrian friendly development with a mix of land uses (detached, attached, mixed use, etc.) in a town setting.