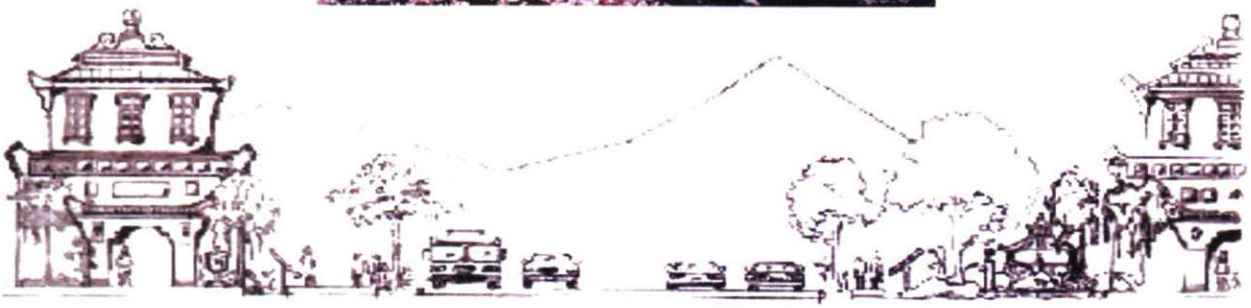
THE ASIAN DESIGN OVERLAY DISTRICT



SUPPLEMENT

2005-2006

THE ASIAN DISTRICT
Supplement

The Asian District Supplement is a tool to assist and provide visual representation for the implementation of the Asian Design Overlay District. Under no circumstances the guidelines provided in this document shall be construe as a substitute for the design standards established in Title 30.

It is also the purpose of the Asian District Supplement to facilitate and help applicants in the implementation of a comprehensive design review by providing the following guidelines and photo gallery:

Asian District Architecture, Character and Design

Forms /Scale/Material/Color

Purpose

The architectural components shall complement the texture and color palette found in Asian design embracing respective cultural symbols. It shall also provide high quality facades and the integration of eclectic architectural styles and forms.

Architectural elements from the past (**traditional**) and present (**contemporary**) including but not limited to Chinese gates, Japanese pagodas, and the use of off-set grid geometric patterns emphasizing the use of primary colors are examples.

Architectural –Eclectic Forms

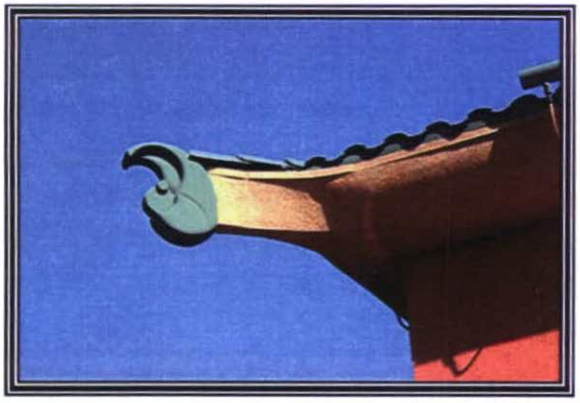
The following are design components and shall be included in the new proposed development within the Asian District.

Side and rear building facades shall be designed with attention to architectural character and level of details comparable to the front facade, particularly if rear and side facades are visible from streets or adjacent properties.

The design on top of the buildings shall include parapets to conceal rooftop equipment, chimneys, cooling towers, and solar panels.

Roof lines shall be designed to establish a high quality and visually interesting roof horizon that will display Asian design character.

The design of roof lines shall provide a variety of roof lines and plane lines; especially where building heights exceed 50 feet.



Variation of roof lines shall be included in the design of the buildings to reduce the apparent scale. Cornice treatments, parapet wall details, overhanging eaves, etc. should be used.

New buildings shall harmonize with existing buildings by incorporating traditional, contemporary and fusion architectural design elements including, but not limited to:

Scale and massing of structure

Door, gate and window treatments

Roof and parapet forms

Finish material and colors

Architectural accessories from traditional, contemporary, and fusion design elements.

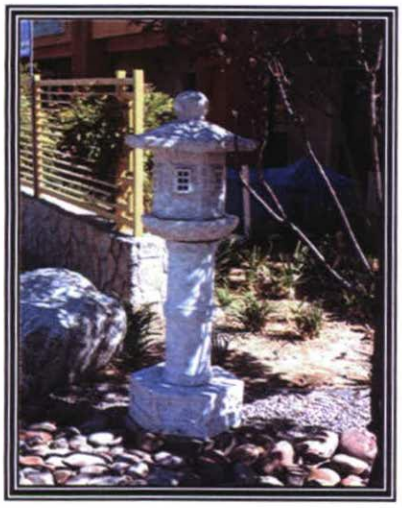
Modified and offset grids, and geometric patterns are appropriate to convey Asian architectural form in a proposed development.
The use of these geometric patterns shall be incorporated in a building program as a integrating design element.

Site amenities such as walls and cultural landscaping shall be provided to establish connectivity with the building environment, the pedestrian realm and the cultural heritage program.

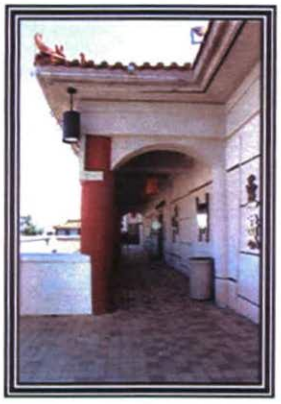
Lighting

Purpose

To prevent over-illumination and glare and to avoid insufficient or uneven illumination on site and off site.
Light levels and lighting sources shall be carefully chosen to provide optimum illumination.



In pedestrian areas, streets, and parking areas the use of metal-halide sources shall be required to provide the visual comfort of pedestrians.
Light features shall carry the overall design components from traditional, contemporary, or fusion design forms and elements.



Building illumination and architectural lighting shall be compatible with the architectural treatment of the building

In some situations when proposed developments are adjacent to residential uses, the use of down shielded or low pressure sodium lighting as close to the ground shall be required

Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover shall occur outside the service area.

Any exterior accent lighting for landscaping and buildings shall be accomplished with visually unassuming light sources which typically include, but are not limited to: surface mounted fixtures, lamps recessed in building overhangs, walls, architectural, and landscape architectural accents.

Sign Development Standards

Purpose

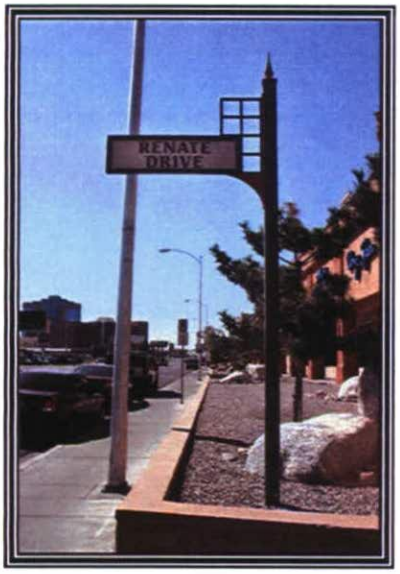
To establish a sign program that will provide architectural continuity and consistency in the design and location of public signage, so that the aesthetic appearance of the overall Asian Design Overlay District is improved.

Signs and an information system shall be integrated into the overall design of new developments. The design will improve the overall experience of the site, the visual appeal, and will promote ease of use within the Asian Design Overlay District.

The signage shall be clearly and consistently sited so different types of information are visible.

Signage shall be integrated into its' surrounding in such a way that the message is clear but the sign is not the dominant feature.

Signage program shall maintain design continuity and uniformity on quality mounting so the intended alignment and orientation is sustained.



The signage program proposed by new development shall avoid the unnecessary and unsightly clutter of multiple signs to prevent confusion.

Signage program shall implement appropriate scale, height and color to be integrated with new development.

Landscape Architectural Design

Purpose

The intent of this section is to require the integration of the landscape architectural components with the cultural heritage program, the proposed buildings, and the site development standards,

Garden design shall be integrated in all proposed development within the Asian Design Overlay District by providing a diversified plant selection, landscape accessories of cultural significance, statuaries, and Asian landscape architectural details.

The implementation of the garden design shall provide the mechanism to create a diverse garden palette that will convey regional landscape, architectural context, and cultural identity.

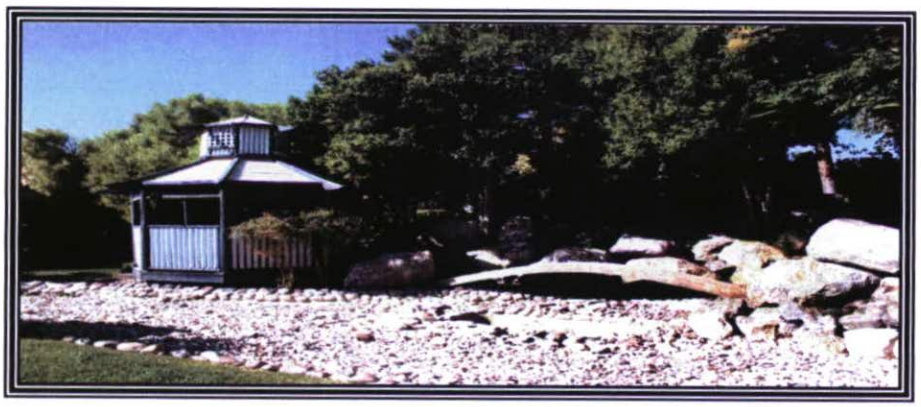
Gardens from different region of Asia and nationalities shall include but not be limited to: China, Japan, Korea, Laos, Vietnam etc.

The Asian garden concept shall be implemented to enhance the overall experience of the Asian Design Overlay District, to provide physical connectivity with the cultural heritage interpretive program, and to encourage pedestrian activity.

The Asian garden criteria, and landscape maintenance program shall be a submittal requirement for all development proposed within the Asian Design Overlay District.

Asian motifs and eclectic accessories (traditional, contemporary) shall be incorporated as well as lighting features, benches, fences, kiosk, court yards, park pavilions and signs.

Plant material shall be selected to blend in form, texture and scale with eclectic design (traditional, contemporary) evoking Asian gardens.



The proposed architectural landscape shall integrate eclectic design (traditional, contemporary) architectural palette with the desert environment. This shall be accomplished by specifying desert plant material, constructions of dry streams and decorative rocks ground covers.

Plant material shall be used as accent element in combinations with boulders, and statuary that evoke cultural significance and symbolic importance.

The proposed design shall reduce the impact of free standing walls over 75 feet long and over 3 feet high and increase their visual appeal by varying wall alignments (jog. curve, notch, setback, etc.)

Plant material shall be located every 25 feet and accessories and symbolic statuary shall be placed in voids created by wall variation with appropriate accent light and an appropriate scale/massing.

The design shall use two or more wall materials and/or incorporate a visually interesting design on the wall surface.

Water conservation plants and hydro-zone methodology shall be implemented in proposed development within the Asian Design Overlay District.
Hydro-zone is a design principle that allocates plant materials according to their water requirement and in relation to human activity: desert plants with low water needs and less irrigation in parking areas; plants with higher water needs and more irrigation close to activity areas.

To avoid the excessive use of decorative rock as the only ground cover, a combination of artificial grass, vegetative ground cover and decorative rock shall be required. (Title30 Appendix C. Plant List. Part 3 Ground Covers and Vines).

Landscape Maintenance: Fences, exterior gates, landscape lighting feature, plant material and all outdoor amenities included in the landscape shall be properly maintained.

Landscape areas and theme gardens shall be used for passive recreation such as: observation, pedestrian contemplation, cultural interpretation and to display directional and interpretive signs.

Any plant material within the Asian District that shows any decline in appearance or pathological condition shall be corrected or replaced within 90 days.

Cultural Heritage Program & the Pedestrian Realm

Purpose

The provision of this section shall require an interpretive Cultural Heritage Program as an essential component within the Asian Design Overlay District.
The Asian District Cultural Heritage Program with the Asian pedestrian realm will provide opportunity for exploration and interpretation of the multicultural heritage encounter in Asian cultures, and at the same time, will provide the transitional element between the Asian District and the adjacent mixed use developments.
This provision will require developers, designers and business owners to incorporate an interpretive sign program with their proposed developments that will illustrate, and explain their cultural heritage and their architectural significance.

The fundamental intent of this provision is to provide the mechanism to express regionalism, national identity and at the same time coexists with the overall design intent of the Asian Design Overlay District.

This provision shall not interfere, replace or diminish and shall adhere to the requirements of general applicability prescribed under Title 30.72 .040

All interpretive signs included in the Asian District Cultural Heritage interpretation program shall conform to established colors and to the traditional, contemporary and fusion design components within this section.

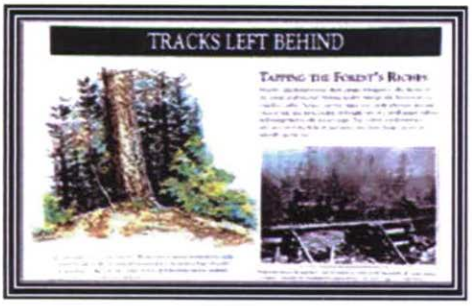
The interpretive signs shall be integrated with the landscape and located at pedestrian access points, connected to the pedestrian realm, and at significant points of entry and arrival.

The interpretive signs shall provide text and graphics to convey and illustrate the architectural and cultural significance of the site.

The signs installed within the Asian District Cultural Heritage Program and along the Asian District Pedestrian Realm shall be constructed with all time tested material that works for external interpretive, historical or commemorative signs

The following signs include the most desirable material for these type of outdoor cultural interpretation program:

- Porcelain Enamels (These signs are baked enamel on a steel substrate)



- Digital Imaging (These signs are created by incorporating full-color computer generated graphics into any one of several exterior grade material. Included are fiberglass embedment, high pressure laminates and composites)

- Novalloy (Novalloy-metal micro imaged interpretive signs are chemically etched anodized aluminum

- Screen Printing (These signs are created with silk screened and may be printed on a variety of materials or embedded in fiberglass).

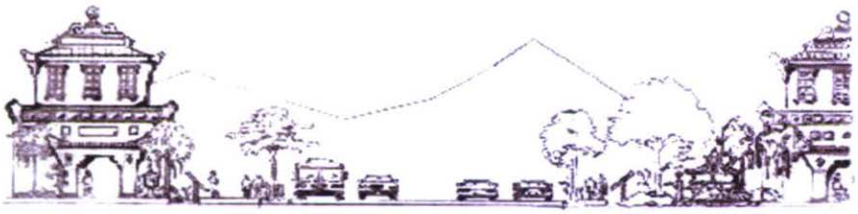
The Cultural Heritage Program and the Asian District pedestrian realm shall be coordinated with the landscape requirements to provide the transition element between the Asian Design Overlay District and the Mixed Use Development Overlay.

The Asian District pedestrian realm shall establish connectivity and continuity with the pedestrian realm established under the Mixed Use Overlay District and reconcile the mixed use development projects with development proposed in the Asian District.

The Asian District pedestrian realm shall provide the same physical configuration of the pedestrian realm prescribed in the Mixed Use Development District under sub district MUD2.

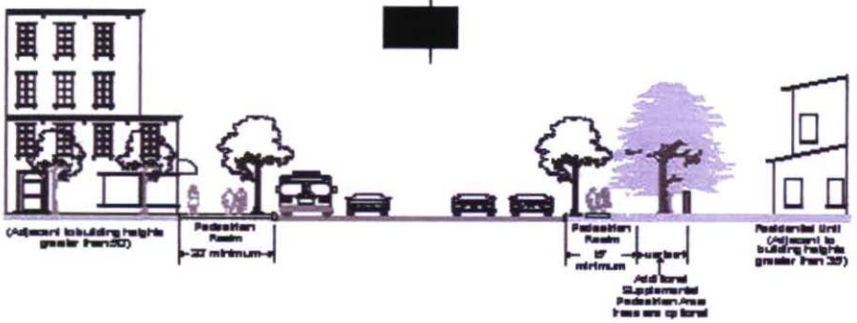
The Asian District

Cultural Heritage Trail



Continuity

Connectivity



Mixed Use Pedestrian Realm

Site Development Standards.

Purpose

The provisions of this section shall serve as a supplement or additional requirements to the underlying zoning district regulations. The uses, minimum lot sizes, lot width, yard requirements, lot coverage, and other development requirements shall be determined by the regulations applicable to the underlying zoning district.

In addition to the site development standards listed in T-30 - Section 30.56, the following design standards shall also apply:

Pedestrian and Alternative Transportation Modes

Purpose

Provide for alternative travel modes in future on-site and off site road improvement projects. These modes include pedestrian, bicycle, bus and any other mode of public transit.

Reduce vehicle speed using traffic calming measures and devices on-site and off-site of the Asian District on streets where there are pedestrian concentrations by changing pavement material and finishes.

Reduce the number of vehicle lanes when permitted by traffic accounts where the pavement area could be used to increase the pedestrian realm, provide additional landscape, sidewalk extensions at corners, mid block crossings, additional parking, and on-street bicycle parking.

Provide widened/marked bicycle paths, pedestrian walkways, shaded bus shelters, and "Park and Ride" lots along Spring Mountain Road and in accordance to RTC standards.

Signal lights or other crossing techniques shall be provided where major bicycle routes cross major streets or otherwise mitigate bicycle/vehicle conflicts.

Lighting shall be provided for safety on major bicycle routes and pedestrian network, including the use of landscape accent lighting and low pressure sodium lighting where appropriate.

Pedestrian Access at Perimeter Wall

Purpose

Pedestrian access shall be required on proposed new development by providing convenient points of access at the perimeter.

All new development shall provide convenient transition to existing residential uses with pedestrian access along the perimeter walls.

Placement of pedestrian breaks shall be allocated in perimeter walls when adjacent to existing or new development and when greater than 75 feet in length.

Pedestrian access shall be designed to be inviting and provide a sense of arrival to the place with gateway design, landscape treatment, and security lighting.

Pedestrian Circulation and Potential Obstruction

Purpose

Proposed new developments shall provide and maintain unobstructed pedestrian circulation within activity centers and especially near street frontage.

Potential obstructions such as utility boxes, meters and backflow preventers shall be located away from street frontages, allowing direct pedestrian movement from on-street parking to the sidewalks, and safe movement along walkways and sidewalks.

Utilities shall be located underground to maximize pedestrians safety and circulation.

Pedestrian/Vehicular Separation

Purpose

Through off-site and on-site design vehicle-free pedestrian connection shall be required to facilitate easier use, and uninterrupted pedestrian circulation flow.

When new developments are proposed within The Asian District, pedestrian connections shall be provided between the existing and proposed developments, and separation between parking and pedestrian circulation should incorporated in the site design.

Vehicle-free pedestrian areas shall be provided along local streets, in parking lots, and in common activities areas.

Vehicular Circulation and Parking

Purpose

Minimize potential vehicular through - traffic created by new development in new and existing neighborhoods.

Provide safe vehicular parking, loading, and maneuvering, with attention to functional and aesthetic concerns such as trash removal and emergency access.

Proposed development shall provide a comprehensive vehicular circulation plan that demonstrate allowance for: parking, loading, and maneuvering.

Shared loading areas, dumpster drive thru treatment and alley access shall be properly screened with vegetation.

Alternative paving material shall be used for surface treatment to reduce heat build-up.

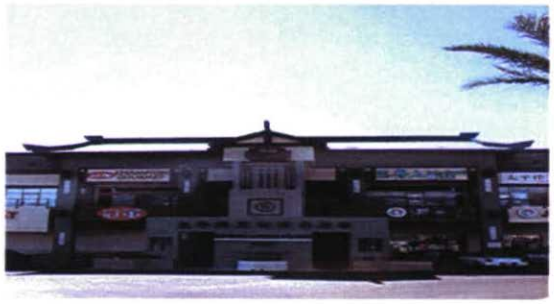
Deviations or Waivers of Standards:

The architectural character and design, the landscape architectural design, the cultural heritage interpretative program, and the site development standards prescribed under this ordinance for the Asian District Design Overlay can not be waived.

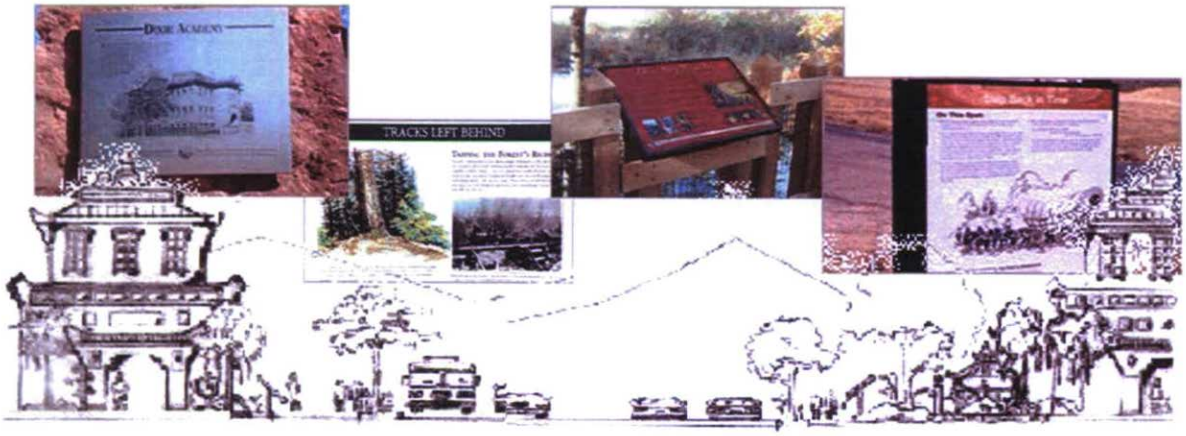
Photo Gallery:

The illustration in this section are intended to provide a visualization for the different design components established for the Asian Overlay District. These illustrations are not intended to create unrealistic expectations, but to provide a point of physical reference for the sole purpose of design concept development.

Architectural – Eclectic Forms



Cultural Heritage Interpretation Program



The Asian District Pedestrian Realm

Landscape Design

Architectural General Illustration/Details

Roof Line and Profile

Roof Line and Horizon

Roof Lines and Parapet and Cornice Treatment

General Building Façade Design

Lighting & Accessories

Accessories/Statuaries

Comprehensive Planning

Asian Design Overlay District

Adopted on: April 5, 2006

Fall 2005 Two Foot Resolution Aerial Photography

0 330 660 990 1320

SCALE IN FEET

Plot created on: April 07, 2006

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

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