

C. Design Principles

Payson's Design Principles are centered around the belief that development should respect the unique climate, topography, vegetation and historical context of Payson's natural forest and mountain environment. These characteristics help sustain our community, its attractiveness as a tourist destination, and its quality of life. These Design Principles are the essence of and foundation for the guidelines described in this Design Review Manual.

1. Architectural Character



Building style should reflect Payson's mountain look and western heritage.

Structures should enhance the human level of commercial developments and respect the scale and character of the Town and adjoining areas.

Materials should compliment the mountain, forest environment through the use of abundant stone and wood.





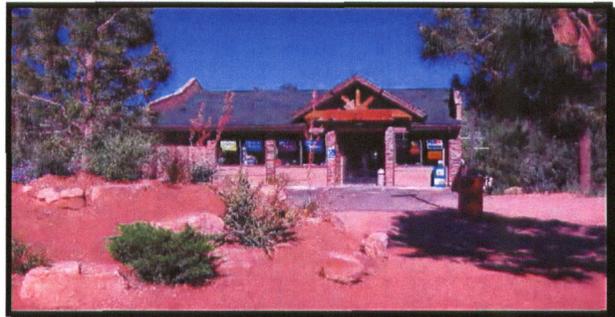
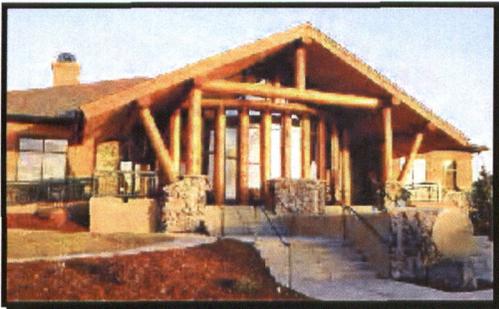
Sloped roofs having a minimum two foot overhang are encouraged.



Natural, subdued, mountain brown and forest green colors are encouraged.

On painted structures, contrast between trim and body colors is encouraged.

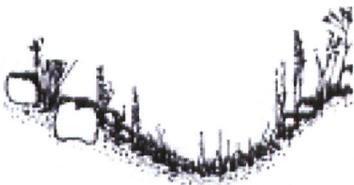
Palette and colors should reflect the predominant natural subdued color of the mountains and the forest.



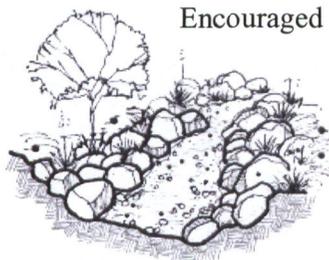
Franchise businesses may need to modify corporate prototypes to fit the character of Payson.

The use of good site planning and design, landscape architecture and civil engineering that enhances the existing and future appearance of development areas is highly valued.

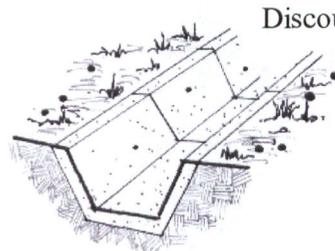
Development and layout of buildings at this site (right) preserved the stand of existing Ponderosa Pine trees in a meaningful open space area, which also doubles as a detention area.



Areas for retention or detention should maintain existing native plants on the site and be landscaped with appropriate materials and integrated into the overall design and layout of the development.



Encouraged

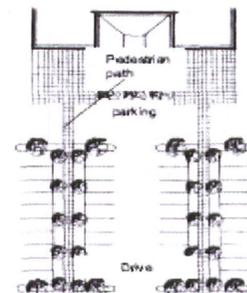


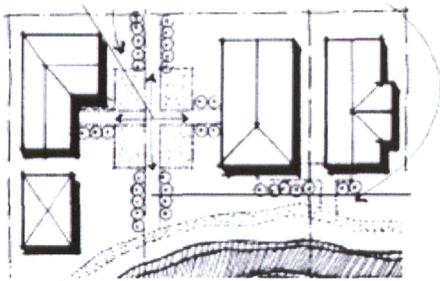
Discouraged

A strong pedestrian connection should be provided from the building to public walkways, and area wide Payson Area Trails System, where applicable.



Walkways should be defined to provide clear, convenient routes through parking lots to building entrances.



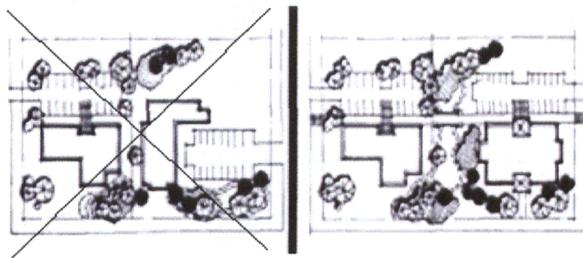


The pedestrian ways shown (left) link adjacent developments and connect to public trails and walkways.

Meandering sidewalks are preferred over rigid, straight alignments.

All development proposals should coordinate pedestrian and vehicular circulation patterns with adjacent buildings and sites.

Shared access drives are encouraged to minimize curb cuts.

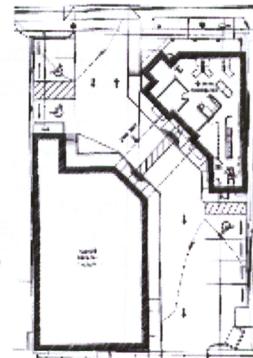


Discouraged

Encouraged

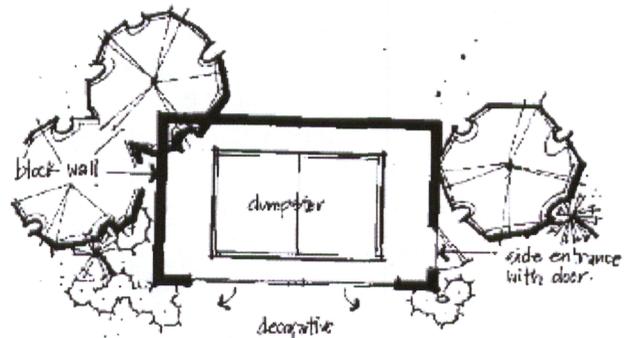
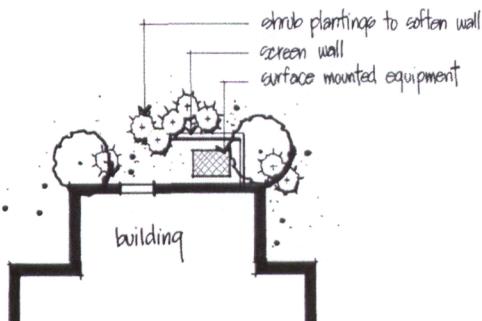
Lots shown (above) have coordinated their layout to maintain continuity of parking areas and building orientation, and also to create more significant natural areas.

Lots shown (right) share a common drive, reducing the number of curb cuts along the street and also share parking and trash enclosure.



Placement of roads and driveways that follow natural topography wherever possible is encouraged to minimize cutting and grading.

Mechanical equipment, loading/unloading areas and utility areas should be screened and located in an area of the site not readily viewed by the public.



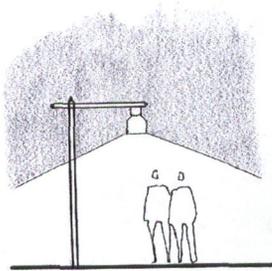
Dark-sky principles should govern the design of all site lighting and signage. Care should be taken to minimize the amount of light spill from structures, including spill from skylights and windows.



Acceptable fixtures shield the source of illumination from the top and side.



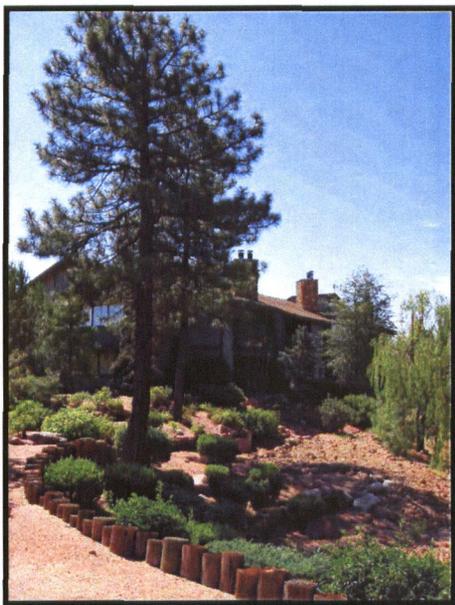
Carriage fixtures that are fully shielded (bulb is located in the upper housing element of the fixture) may be used.



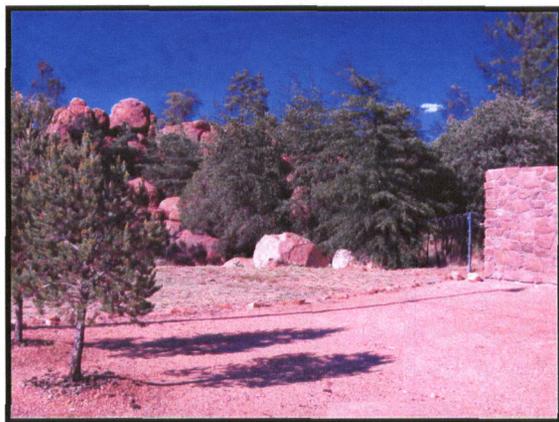
Unacceptable fixtures do not obscure the source of illumination allowing for glare and light trespass.

3. Landscaping

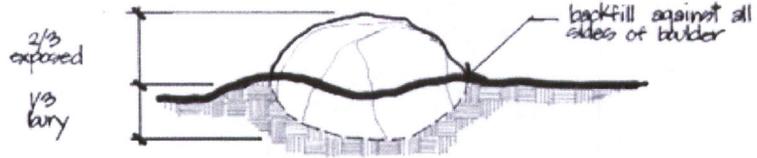
Landscaping should be integral to the overall design concept and should be carefully planned to serve more than one purpose. The landscape design should contribute to the overall appearance and function of the site as well as the streetscape.



Development should enhance the beauty of the landscape by the preservation of significant natural topographic features, such as rock outcroppings, mature native trees and plants, and floodplains or drainage ways.



Boulders should be "planted" as shown to appear natural.



Low water use perennials are encouraged within planter areas.

Trees and plants should be provided against all buildings to anchor them to the site and the surrounding environment and help soften the structure.

Landscaping in all projects should be maintained in a healthy and attractive condition and replaced as needed.

4. Signs

Signs are a means of communication for the convenience of the public. To make them effective; over concentration, improper placement, and excessive size should be avoided.

Signage should be compatible with nearby public and private property and should be an integral component of the style and character of the building(s) to which they relate.



This sign is architecturally integrated with the building through the use of repeating materials, dark-sky compliant through the use of lights recessed under the sign roof, and landscaped appropriately.

Signs on sandblasted rock, engraved wood, and similar creative and distinctive graphics are encouraged.



Non-illuminated, low profile monument style signs are preferred.



The use of channel letters (face lit), or reverse channel letters (halo lit) instead of illuminated box or cabinet style signs is encouraged.



All signs and awnings should be maintained in good repair.