

DOWNTOWN LEHI DESIGN GUIDELINES



TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Architectural History of Downtown Lehi	2
1.2	Purpose of the Guidelines	2
1.3	Design Elements	2
2.0	ARCHITECTURAL DESIGN GUIDELINES	4
2.1	Main Street and State Street Historic Core Areas	4
2.1.1	Purpose	4
2.1.2.	Existing Structures	4
	<i>General Renovation Concepts</i>	4
	<i>Storefront Design</i>	5
	<i>Upper Story Windows</i>	6
	<i>Awnings</i>	7
	<i>Signs and Lighting</i>	8
	<i>Rear Entrances</i>	8
	<i>Colors</i>	9
2.1.3	Infill Development	11
2.2	Main Street and State Street – Areas Other Than the Historic Core	12
2.2.1	Purpose	12
2.2.2	General Design Concepts	12
	<i>Building Massing</i>	13
	<i>Relationship to Street</i>	13
	<i>Entrances</i>	13
	<i>Street Facades</i>	13
3.0	SITE DESIGN GUIDELINES	14
3.1	General Description	14
3.2	Purpose	14
3.3	Streets and Streetscape	14
	<i>Street-type A: Main Street Historic Core</i>	15
	<i>Street-type B: Main Street Transition Zone</i>	17
	<i>Street-type C: Main Street Business Zone</i>	19
	<i>Street-type D: State Street Boulevard</i>	21
	<i>Street-type E: Center Street Greenway</i>	23
	<i>Street-type F: Collector Street</i>	25
	<i>Street-type G: Local Street</i>	37
3.4	Parking Lots and Alleys	29
3.5	Landscape Treatments and Embellishments	30
	<i>Street Trees and Landscape Elements</i>	30
	<i>Street Furnishings and Lighting</i>	32
	<i>Fences and Walls</i>	33

4.0	GENERAL DESIGN GUIDELINES - LEHI COMMERCIAL AREAS	34
4.1	General Description	34
4.2	Purpose	34
4.3	General Design Concepts	34
4.3.1	Entrances	35
4.3.2	Street Facades	35
4.4	Site Design Guidelines	35
4.4.1	Purpose	35
4.4.2	Streets and Streetscape	36
4.4.3	Parking Lots and Alleys	37
4.4.4	Landscape Treatments and Embellishments	38
	<i>Street Trees and Landscape Elements</i>	38
	<i>Street Furnishings and Lighting</i>	40
	<i>Fences and Walls</i>	41

1.0 Introduction

Downtown Lehi is a special district of the city that is enjoyed by its residents and visitors alike. The area serves as an important reminder of the city's heritage, providing a special identity for current and future uses. Most of Lehi's historic commercial buildings are located in this area, which is centered on Main Street from I-15 west to 500 West.

In recent years the area has struggled, due in part to changing conditions in other parts of the city and in nearby communities. However, the area continues to represent an opportunity to preserve elements of the past and in the process reestablish Downtown Lehi as a thriving business area and a key cultural district. Fixing up historic buildings and adopting a "preservation approach" makes both economic and design sense for improving the image of the area and the individual buildings in Downtown Lehi.

1.1 Architectural History of Downtown Lehi

The greater downtown district of Lehi is illustrated in the figure to the right. Constructed between 1890 and 1945, the development of downtown was influenced by the arrival of the railroad in 1872 and the Utah Sugar Beet Company factory in 1890. Downtown Lehi was originally centered on State Street, and later extended to Main Street. Both streets were important transportation routes that provided settings to shop work and carry out daily business for the early community.

In recent years increasing vehicular traffic has significantly impacted both State Street and Main Street. This has taken a toll on the integrity of the area. For example, State Street has been widened, the broad lanes lending the street a harsh character. As a result much of the street has lost its sense

as a pleasant place to carry commercial activities. Similar changes have occurred on portions of Main Street, particularly in proximity to Interstate 15 and State Street. However, a core "Historic" area remains along each street, where the scale is similar to its origins, and where the continuity of the architectural facades and "streetwall" is intact.

Downtown commercial buildings were typically one-to-two story, two part brick structures constructed in a range of architectural styles, from early vernacular examples of Greek Revival and Italianate styles to Late Victorian Commercial structures. Scattered within this area were a range of residential structures, primarily in the Victorian-Eclectic style, several of which remain today along the north side of Main Street in particular. As the name implies, the Victorian Eclectic style may incorporate a variety of architectural stylings and details from a range of styles popularized during the Victorian era. Typical of these were



exterior “gingerbread” ornamentation and a large porch, often wrapped around the front and side of the home with spindled railings, offering a friendly façade and an opportunity for the resident family to “greet the street.” Exterior colors tended to be bright and varied, mirroring the “painted ladies” of the historic Victorian era.

A common feature of some downtown commercial buildings was the corbelled, Victorian Eclectic brickwork along the cornices and parapet walls of the main facades. Another common feature was the use of blue-gray limestone in the sidewalls or foundations of some buildings.

Although a number of out-of-period buildings have been built on Main Street and State Street over the years, the core of Main Street from 200 West to 200 East still retains its historic feeling and has retained its association as the historic commerce center of the community. Some of the buildings in this area retain historic massing and street frontage, and the lines of buildings often result in a uniform “streetwall” along the sidewalk.

1.2 Purpose of the Guidelines

The Design Guidelines for Downtown Lehi encourage preservation and appropriate new development to strengthen Downtown Lehi. The guidelines address common directions and ideas for both State Street and Main Street, although the focus is directed to the Main Street Historic Core in particular. In addition to encouraging high quality preservation and renovation, the guidelines also promote positive changes that fit with the unique character of the area, thereby strengthening the economic viability of downtown. The goal is to guide renovation and new construction in a manner that enhances historic integrity and encourages creative design solutions in the process.

1.3 Design Elements

The following guidelines do not dictate styles, but suggest wise decisions and a

level of choice for achieving solutions that are compatible within the downtown area.

Downtown Lehi does not require a new theme or focus, nor does it need to be reinvented. It has what other communities are searching for – a unique “sense of place”.

The charm and positive image of Downtown Lehi has evolved and benefited from a varied and complex mix of styles, colors, materials and forms, all held together by turn-of-the -century “Small Town Main Street” feel. The result is an eclectic place with unexpected elements that contribute to the “whole”.

Continuity and harmony have been established through the use of low-scale and tight building forms, the presence of a traditional commercial “streetwall” where buildings hug the sidewalk, and the use of local brick and other building materials, all assembled in relatively simple fashion.

The guidelines which follow promote appropriate renovation and complementary new development in Downtown Lehi that respect the historic buildings and forms of Downtown Lehi. The goal is to encourage good decisions that will help transform downtown into a constantly improving place as it continues to grow and evolve.

The development of downtown Lehi, and in particular, the Historic Core of both Main Street and State Street, should incorporate these guidelines to the greatest degree possible.

The guidelines begin with **Architectural Design Guidelines**. One of the most important design concepts for the area is supporting an appropriate sense of scale and good fit with existing buildings. As a result, smaller buildings are encouraged in the area, as they are the most appropriate fit, particularly in comparison to large “big box” uses. Corresponding support for such building types should be reflected through land

use plans, zoning ordinances and other implementation tools earmarked for the area.

Site Design Guidelines are also provided, helping to define the critical spaces between the buildings – streets, sidewalks, plazas, and parks – and their importance for making downtown a more positive place.

The Site Design Guidelines focus on the creation of high-quality streetscapes – not only for Main Street and State Street, but throughout the downtown area. Another important site design element addresses the location and design of parking lots, which in general are encouraged to be located to the rear and sides of buildings whenever possible.

The site guidelines conclude with a detailed assessment of landscape treatments appropriate for enhancing the historic feel, and supporting good pedestrian experiences. Chief among these are the establishment of an appropriate palette of street trees, and the use of a cohesive system of street furnishings, lighting and other embellishments.

General Design Guidelines for Lehi's Commercial Areas conclude the guidelines. These are generalized versions of key design guidelines developed for Downtown Lehi which should be used to provide interim design direction for new commercial areas elsewhere in the community.

2.0 Architectural Design Guidelines

2.1 MAIN STREET & STATE STREET HISTORIC CORE AREAS

2.1.1 Purpose

The historic Main Street and State Street Core Areas of Lehi are illustrated on page 3. These areas are important identifying features that help link the present day community with its past, and which sets Downtown Lehi apart from other cities of similar size in Utah and elsewhere. It is critical to encourage both reinvestment in existing properties and sensitive new construction in these areas in order to preserve and strengthen Lehi's heritage, and to establish downtown as a thriving place of commerce.

These guidelines are intended to serve as directions for property owners, architects, designers, and developers to help them design and construct appropriate renovations and/or new infill projects that respect the historic nature of Lehi and contribute to the ongoing development of the city's commercial profile.

2.1.2 Existing Structures

General Renovation Concepts

Renovation projects shall always respect the architectural heritage of the individual building as well as its historical context of the streetscape.

The original building composition shall be respected, including the scale and proportions of the existing structure.

As many as possible of the distinguishing features of a building shall be maintained. Alteration or removal of these features is discouraged.

The original design character and integrity of the building should be respected. Avoid superimposing a fake "historical style" on

the building such as "Colonial", "Victorian", etc. Do not try to make the building something that it is not.



Good Remodeling that Maintains the Architectural Features of the Existing Building

When parts of a building are in need of work, they should be repaired rather than replaced. If it is impossible to repair, then replace with materials, systems, etc. that are historically correct, rather than imitations.

When inappropriate materials and forms mask the original building facades, these shall be removed, exposing the original materials, proportions, openings, and design features.

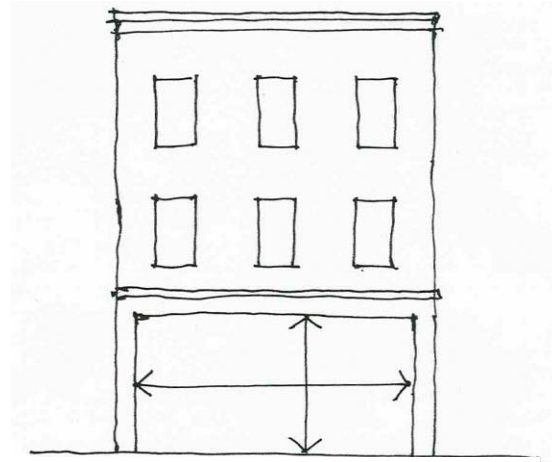


Unfortunate Remodeling that Superimposes a Fake "Historic Style" on an Existing Building

Storefront Design

The storefront is the most prominent element in any retail establishment. It must be pedestrian friendly as well as respectful of adjacent buildings. At the completion of a project, the result must be a storefront that is inviting and attractive for pedestrians. It must also make a positive contribution to the overall streetscape of downtown Lehi.

The remodeled storefront shall be contained within the original opening and fill the entire space. It must maintain the line of the existing storefront at the edge of the sidewalk.



New Storefront Entrance Fills the Entire Area

The original proportion of open (clear glass) to solid (usually structural piers) shall be maintained in all remodeling projects. Clear glass shall be used for all storefront windows. Opaque, heavily tinted, or reflective glass is inappropriate, and shall not be used.



Good Remodeling that Respects the Existing Building and Uses Clear Glass Between Structural Piers

Original materials shall be used if at all possible. Avoid the use of materials that are inconsistent with materials used at the time of original construction. Materials such as vinyl siding and EIFS shall not be used without the approval of the Lehi City Planning Commission. Original proportions should also be maintained. Glass is the preferred material for transoms.

Existing transom windows shall be maintained or exposed, (if they have been covered over by previous remodeling projects). The original location and proportions shall be maintained. Glass is the preferred material for transoms.

Bulkheads below the storefront windows shall retain the original proportions and be constructed with materials consistent or compatible with the age of the building.

Entrances shall respect the location and line of the existing entrances. Maintain recessed entrances if they exist. If doors need to be replaced, doors similar to the existing in size, proportion and materials are preferred to be used. Avoid door styles that conflict with the character and integrity of the building.

Upper Story Windows

Upper story windows contribute a great deal to the streetscape. They create a special rhythm that is to be respected and maintained.

Maintain the position, shape and size of the existing upper story windows.

Remove materials that block or screen existing upper story openings.



Example of Glass in Transom Windows



Original Recessed Entrance has been Maintained



Second-story Window Openings have been Covered by Inappropriate Remodeling

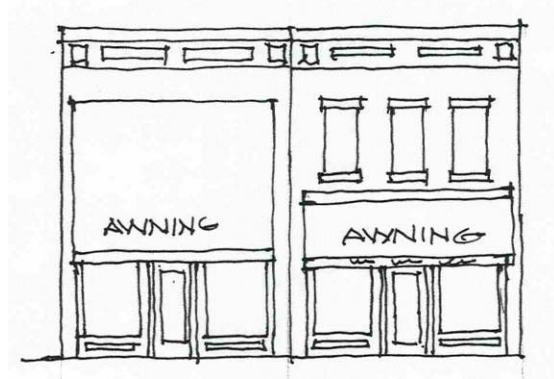
Replace existing window openings with new windows that fill the entire opening. Smaller new windows within larger existing openings are not to be used.

Replacement windows should match the existing windows if possible, and shall respect the existing pattern and type

Awnings

Awnings contribute to the streetscape in many ways and were often used as important design elements in historic storefronts. They offer shade and protection from the elements as well as protecting the storefront glass from direct sunlight. They are also useful for building identification.

Awnings shall fill the openings above the glass, but not extend beyond these openings to cover the structural piers of a storefront. They are not to cover the space between the second story window sills and the building cornice. They must be designed to maintain sufficient headroom above the sidewalk



No

Yes



Awning Provides Shade and Protection from the Elements, Good Building Identification



New Fabric Awning with Appropriate Lighting



Awning Provides Adequate Headroom for Passing Pedestrians

Awnings are to respect the form of the windows and not introduce a new form that is unrelated to the existing building. Awnings should not obscure architectural features of the building facade.

Fabric awnings are encouraged, except where other materials are more consistent with the original design of the facade. Avoid materials that do not respect the original building design.

Backlit awnings are inappropriate and shall not be used.

Signs and Lighting

Signs are an important feature in the overall streetscape and serve to identify individual stores or places of business. Well designed signs contribute significantly to the continuity of building facades in a retail district. Conversely, poorly designed or placed signs tend to disrupt this desired continuity.

Signs shall be limited in number and placed in areas that contribute, rather than conflict with, the architecture of the building.

Signs shall not overpower the storefront nor obscure display windows or significant building features.

Signs that are backlit or flashing are inappropriate and shall not be used.

Lighting should not flood the whole facade of the building. Fluorescent lights are not appropriate. The use of protected and indirect lighting from interior windows or above entrances, windows and signs is preferred. No exterior or facade lighting should be allowed to extend or flood onto adjacent properties or public spaces.



Effective Use of Signage that Respects Existing Architecture



Sign Overpowers the Façade and Obscures Building Features

Rear Entrances

Off street parking, often behind buildings that front on major retail streets, has put more emphasis on the rear of buildings as pedestrians/clients search for convenient entrances to shops. A rear entrance may handle normal service activities such as loading, shipping, and trash collection, but it can also be a welcoming element for the public.

Rear entrances are to respect the architectural elements of the original building and not compete with the main facade of the building.

Rear entrances are to be developed with appropriate signage and lighting. Awnings, used as a means to identify and provide cover for the public entrance, shall adhere to the guidelines specified above.

Colors

The proper use of colors can be a very inexpensive means to alter the expression of any building, and contribute to the overall streetscape.

The natural colors of brick masonry, stone, or other existing building materials should dominate the color scheme of the building. If existing wall materials are painted, the values shall be in harmony with the materials and colors of the existing context.

Other colors must be respectful of adjacent buildings, utilizing similar values. Accent colors must complement base colors, but not overpower the building facade.

Historical color palettes provided by major paint manufacturers should be consulted.



A Simple, Effective Rear Entrance



Awning Identifies a Public Door in this Rear-facing Facade



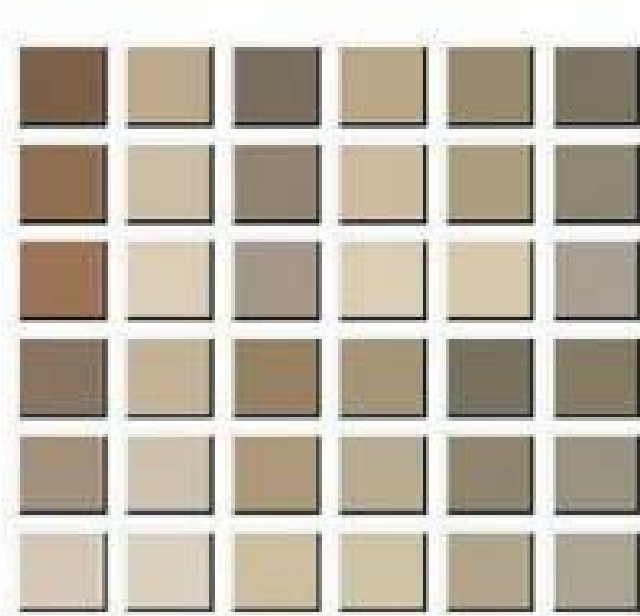
Awning Colors Complement the Existing Masonry Structure

Examples of Historic Color Palettes



Victorian Colors

Beetroot	Knightley Straw	Biloxi Blue	Newbury Moss	Winter Meadow	Bargeboard Brown
Madder	Asian Jute	Bowen Blue	Picholine	Coastal Sand	Fieldstone
Covered Bridge	Georgian Yellow	Muted Mulberry	Amish Green	Britches	Vermont Slate
Alden Till	Goldenrod	Concord Grape	Baize	Toffee	Curry
Flowering Chestnut	Farmhouse Ochre	Plum Island	Gedney Green	Giner Root	Redrock Canyon
Roseland	English Bartlett	Cottage Green	Pointed Fir	Maple	Cummings Oak
Codman Claret	Gable Green	Marrett Apple	Brattle Spruce	Bean Pot	Wooly Thyme
Stagecoach	Tailor's Buff	Whispering Willow	Winter Balsam	Palomino	Sturgis Gray
Richardson Brick	Blonde Lace	Brookside	Moss Glen	Brownstone	Hazelwood
Portsmouth Spice	Robin's Egg	Veranda Blue	Sayward Pine	Burnt Umber	China Aster
Clementine	Glacier Bay	Warren Tavern	Pettingill Sage	Hickory Nut	Pumpkin



2.1.3 Infill Development

Gaps in the streetwall in historic areas caused by the demolition of former buildings tend to destroy the continuity of the streetscape. Sensitive infill construction on these vacant lots helps restore this continuity.

Infill development is new. Therefore, it should look new. It should not try to emulate or copy buildings that were constructed many decades ago or use pseudo historic details in an effort to look old. Elements of Lehi's historic context that may influence the design of new development include building form, massing, scale, materials and colors.

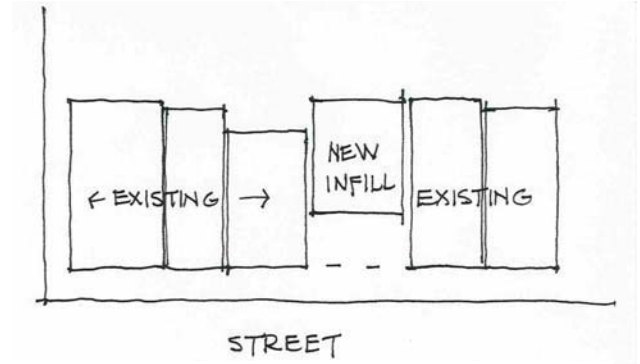
Infill development should respect the context in which it is located. It must respect the scale, alignment, orientation and distinguishing features of its neighbors.

Infill development is to reflect structural bay sizes, solid/void proportions, and established rhythms of adjacent buildings. Large building facades are to be broken into bay sizes consistent with the existing architecture.

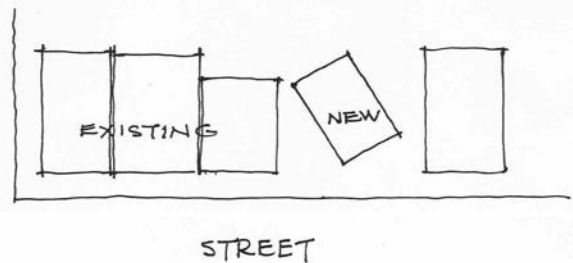
Infill buildings must not be significantly taller or shorter than adjacent existing structures. No buildings are to exceed two stories. One story above ground is typically 15 in height, including the roof; two stories is typically 25' high, including the roof. If approved by the Lehi City Planning Commission, a maximum, of three stories may be allowed in certain cases. Buildings with retail or commercial on the ground floor and living spaces above are encouraged.

Where buildings are set back from the front property line, no parking should be allowed in the front yard. The only parking allowed in front of buildings is on public streets.

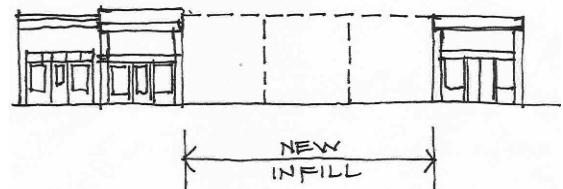
Refer to "**2.1.2 - Existing Structures**" for requirements and recommendations regarding storefront design, upper story windows, awnings, signs, rear entrances and colors for infill projects.



Inappropriate Alignment - new infill building has been set back from established "streetwall"



Inappropriate Alignment - skewed orientation of new infill building disrupts established "streetwall"



New Building as a Series of Bays



New Infill Respects the Height and Horizontal Lines of Adjacent Buildings

2.2 MAIN STREET & STATE STREET - AREAS OTHER THAN THE HISTORIC CORE

2.2.1 Purpose

The established commercial areas beyond the historic cores - which stretch along State Street and Main Street - are important and should be improved carefully. Both streets carry heavy traffic volumes and present a powerful image for visitors and residents of Lehi. The streets also serve as transition zones between general commercial development and the historic core areas of the community.

These guidelines are intended to serve as directions for property owners, architects, designers and developers to help them design and construct appropriate new projects that will respect the historic development patterns of Lehi and contribute positively to the ongoing evolution of the city's main commercial streets.

2.2.2 General Design Concepts

New construction in these commercial areas shall respect and build upon the historical legacy of Lehi. This new development must be designed for its specific context and not look as if it could be just anywhere.

Elements of Lehi's historic context that may influence the design of new development include building form, massing, scale, materials and colors.

New commercial development is new. Therefore, it should look new. A new building can borrow historic features from the area, but should not try to copy buildings that were constructed decades ago. Nor should pseudo-historic details be used in an effort to copy older buildings in Lehi or elsewhere.

Outstanding contemporary design is appropriate and encouraged.

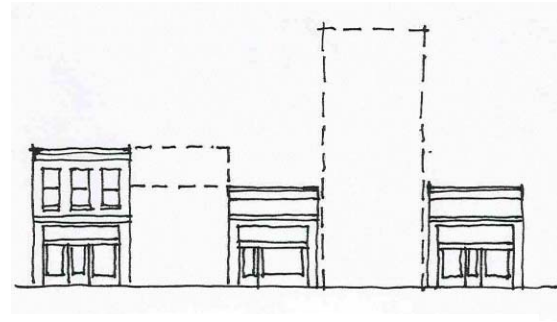


Building Massing Designed to Continue the Established Street Wall

Building Massing

Two story buildings are encouraged although single story buildings are permitted. Large building facades should be broken into bay sizes consistent with development patterns previously established in Lehi. Buildings should not exceed two stories. If approved by the Lehi Planning Commission, a maximum of three stories may be allowed in certain cases.

Buildings with retail or commercial space on the ground floor and living space above are encouraged.



Yes

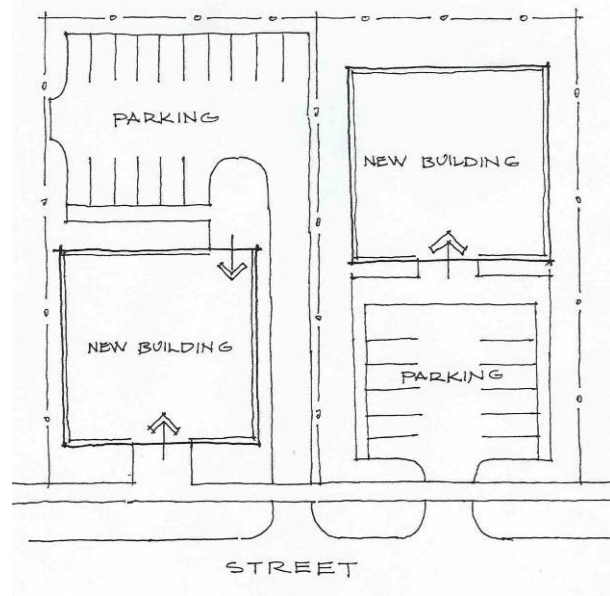
No

Building height should be approved on a case-by-case basis, depending in large part on the surrounding context

Relationship to Street

New buildings are encouraged to build to the major street property line, with no front yard setback.

Where buildings are set back from the front property line, no parking is to be allowed in this front yard. The only parking allowed in front of buildings is parallel parking on public streets.



Yes

No

Entrances

Major streetfront entrances shall be developed on all new buildings, relating to the sidewalks and pedestrian travel.

Off-street parking behind new commercial buildings may dictate additional public entrances, conveniently located near the major parking areas.

Street Facades

The facade that faces the street is the most prominent element in any commercial building. It shall be designed with large panes of clear glass on the main level oriented to the sidewalk. Opaque, heavily tinted, or reflected glass is inappropriate and shall not be used.



Appropriate Contemporary Design is Encouraged and Expected

3.0 Site Design Guidelines

3.1 General Description

These Site Design Guidelines address the various outdoor spaces that form downtown Lehi - its streets, parking areas, sidewalks, plazas and other outdoor places - which provide settings for the architecture of downtown, and connections to and from the various buildings.

The design of outdoor downtown spaces should be equal in quality as the buildings themselves. This will help create a downtown district that is unified and consistent, and which results in a positive downtown image.

3.2 Purpose

The following guidelines describe how to treat public spaces located in Downtown Lehi. The guidelines apply to the specific streets and places described in the Downtown Lehi Revitalization Plan (2007).

These Site Guidelines are intended to provide direction for Lehi City, UDOT, property owners, designers, and developers as improvements are made to both public infrastructure and sites, and privately-owned spaces in the downtown area.

3.3 Streets and Streetscape

Each of the streets in Downtown Lehi can contribute to the establishment of a positive place for residents and visitors. The width of the roadway, the number of lanes, on-street parking, street trees and landscaping shape our first impressions of an area.

The following Site Design Guidelines address each typical road and street in Downtown Lehi, as defined in the Downtown Lehi Revitalization Plan (2007).



Street-type A: Main Street Historic Core

This portion of Main Street is located between 500 West to Center Street. The segment is both limited by and defined by the narrow street right-of-way and the adjacent line of structures or "streetwall" along the street edge.

Streetscape improvements in this area should occur within the confines of the right-of-way where possible. In cases where buildings are missing or where they detract from the historic character, the front setback may be re-aligned toward the rear, if the overall effect improves the pedestrian character of the adjacent sidewalk, and with the approval of the Lehi Planning Commission for an example, see Figure 9 in the Downtown Lehi Revitalization Plan (2007).

Typical Plan and Section

See following page.

Pedestrian Circulation and Street Crossings

Sidewalks and walkways should stretch from building façade to street edge, maximizing the area available for walking.

Crosswalks should be constructed with concrete unit pavers or similar materials. A raised central median strip should be located in the center of the road. Crosswalk paving materials and colors should be the same as adjacent sidewalk zones, and should clearly delineate the zone to vehicle drivers.

Paving and Surface Materials

Sidewalks and walkways should be constructed of brick, concrete unit pavers or similar materials that respect and celebrate the historic nature of the area. Color tones should be medium to dark in tone in order to create a uniform setting for the surrounding building materials and colors.

Lighting and Furnishings

Streetlights and furnishings should be coordinated throughout downtown Lehi.

Furnishings should be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights should be selected from a single model line and coordinate with other downtown streetlights. Refer to "**3.5 - Landscape Treatments and Embellishments**" for details.



Paving in the Historic Core of Main Street Should be Rich and High Quality in Order to Enhance the Image



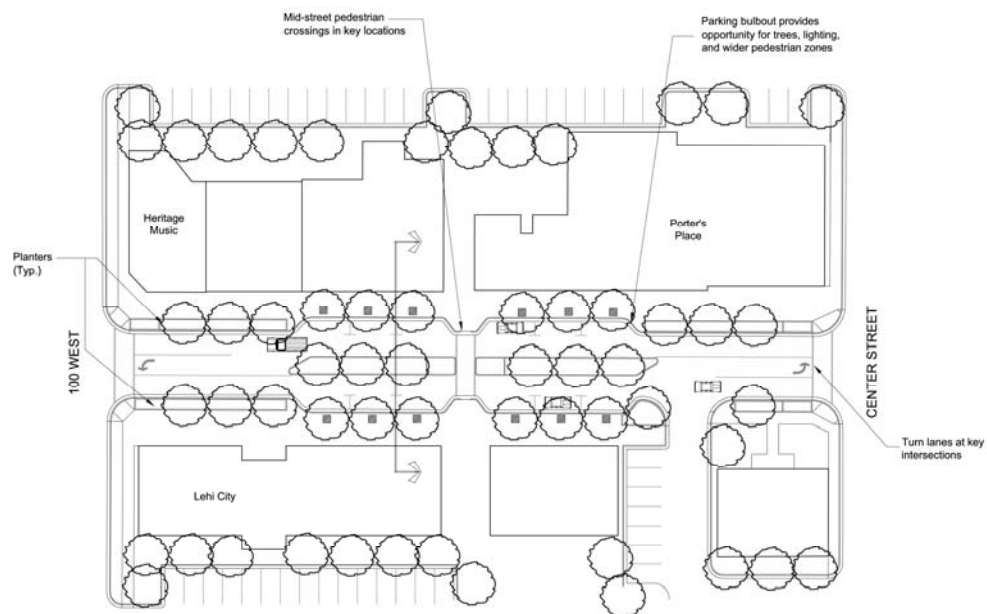
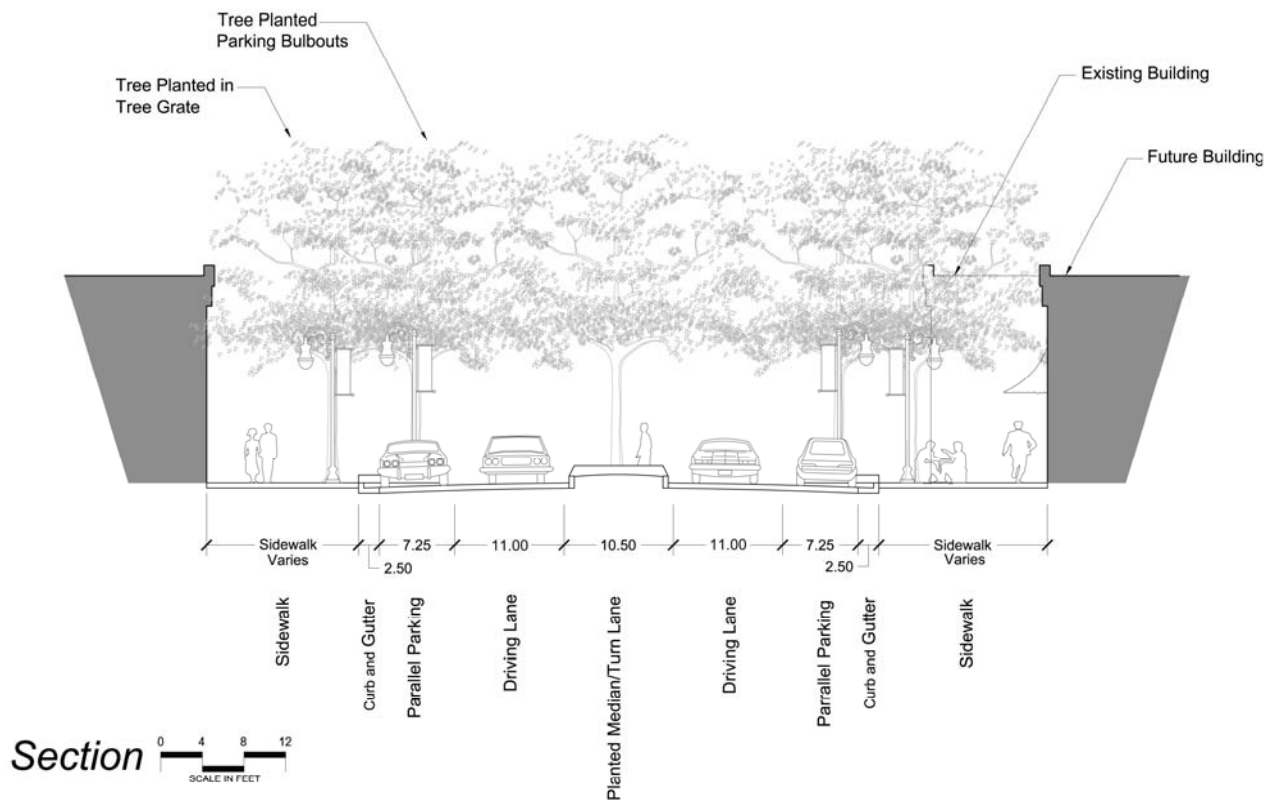
Historic Core Paving Example

Landscape Treatments

Street trees should be large (> 35' high and wide), hardy, drought-tolerant, water conserving and traditional in appearance.

Tree species should be avoided that will not heave paving and sidewalks, that are overly dense nor difficult to maintain (see "**3.5 - Landscape Treatments and Embellishments**" for details.)

Main Street Historic Core – Typical Section and Plan



Street-type B: Main Street Transition Zone

This segment of Main Street extends from Center Street to 400 East. The roadway has a more open, residential feel than the historic core segment, despite the narrow right-of-way. Streetscape improvements should be contained within the right-of-way, merging the diverse range of adjacent uses within a uniform streetscape design.

Typical Plan and Section

See following page.

Pedestrian Circulation and Street Crossings

In contrast to the urban feel of the historic core, sidewalks in this area should be separated from the street edge by grass parking strips. The raised center median strips proposed for the Historic Core should continue through this area, planted with a range of low-to-medium plants and street trees.

Crosswalks should be constructed with the same paving materials in the Historic Core. Paving colors and tones should be the same throughout, clearly delineating the zone to vehicle drivers.

Paving and Surface Materials

Sidewalks should be standard poured-in-place concrete.

Lighting and Furnishings

Streetlights and furnishings should be coordinated throughout downtown. Furnishings should be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights should be selected from a single model line and coordinate with other downtown streetlights.

Landscape Treatments

Streetlights and furnishings should be coordinated throughout downtown Lehi. Furnishings should be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights should be selected from a single model line and

coordinate with other downtown streetlights. Refer to "**3.5 - Landscape Treatments and Embellishments**" for details.

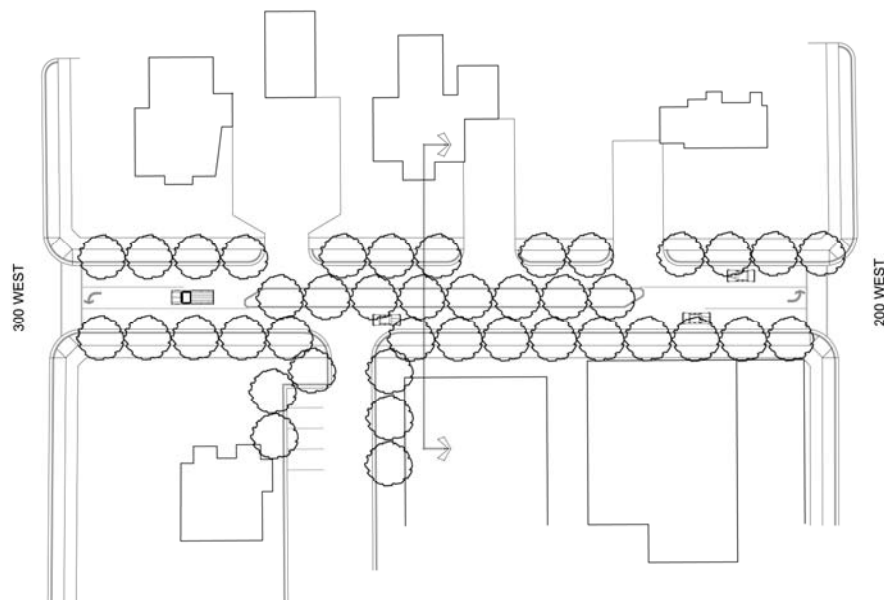
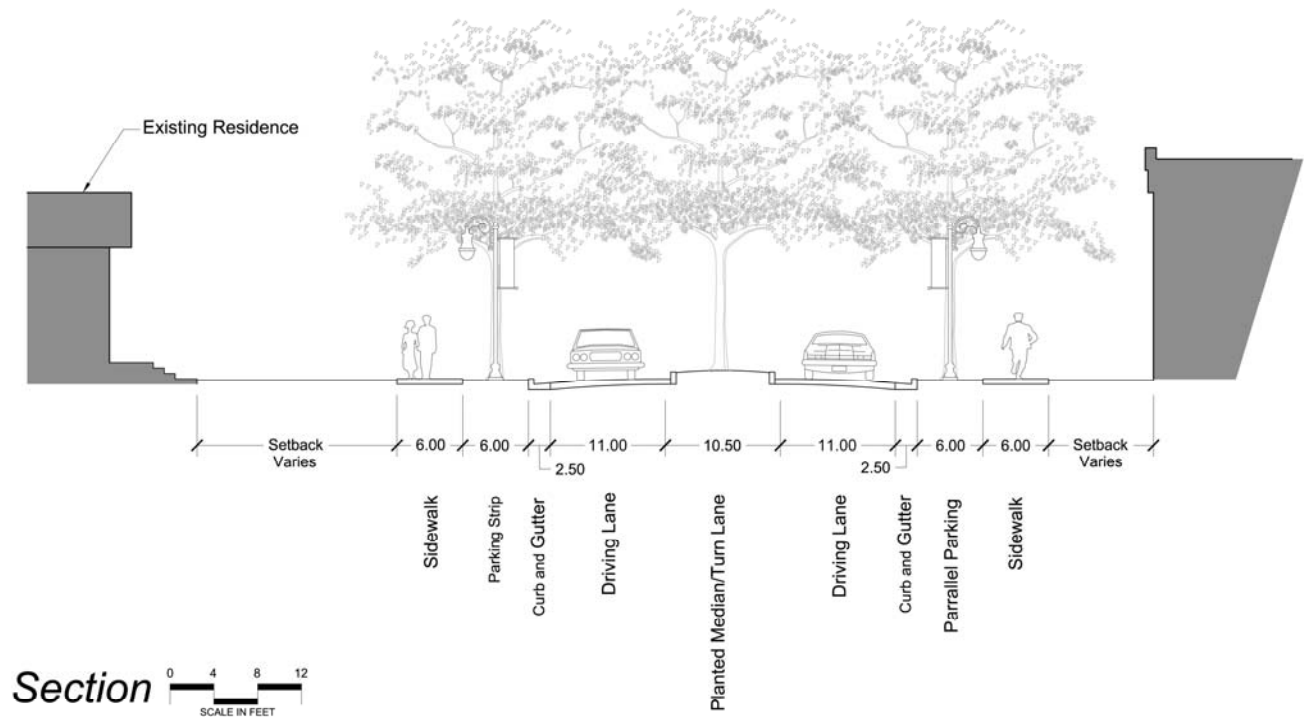


Grass Parking Strips Separate the Sidewalks from Adjacent Roadways



Trees in this part of downtown should be large and traditional, reinforcing the image and established feel of the area

Main Street Transition Zone – Typical Section and Plan



Street-type C: Main Street Business Zone

This Section of Main Street extends from 400 East to 850 East. The roadway here is wider than other portions of Main Street, and is lined with a range of commercial uses. Streetscape improvements in this area should reinforce the sense of a unified parkway along the length of Main Street.

Typical Plan and Section

See following page.

Pedestrian Circulation and Street Crossings

Sidewalks should be separated from the street edge by parking strips planted with grass and other plant materials.

Crosswalks should be constructed with the same materials established for the Historic Core segment. Paving colors and tones should be consistent throughout, clearly delineating the crossing zone to passing drivers.

Paving and Surface Materials

Sidewalks should be standard poured-in-place concrete.

Lighting and Furnishings

Streetlights and furnishings should be coordinated throughout downtown. Furnishings should be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights should be selected from a single model line and coordinate with other downtown streetlights.

Landscape Treatments

Streetlights and furnishings should be coordinated throughout downtown Lehi. Furnishings should be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights should be selected from a single model line and coordinate with other downtown streetlights. Refer to "**3.5 - Landscape Treatments and Embellishments**" for details.

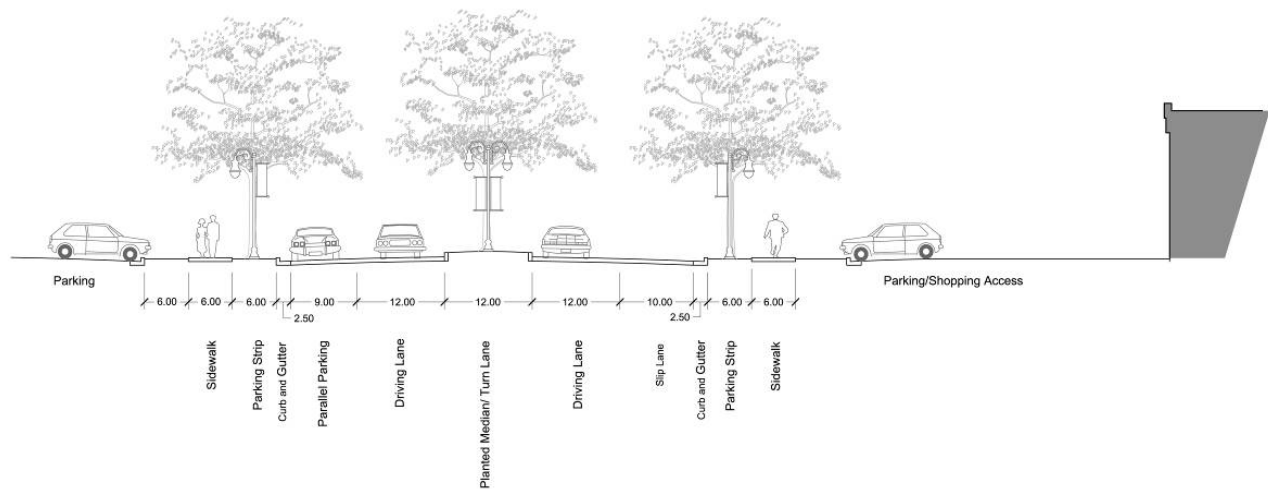


Bulbouts at intersections provide pedestrian "breathing room" and opportunities for seating, enhanced landscaping and other embellishments

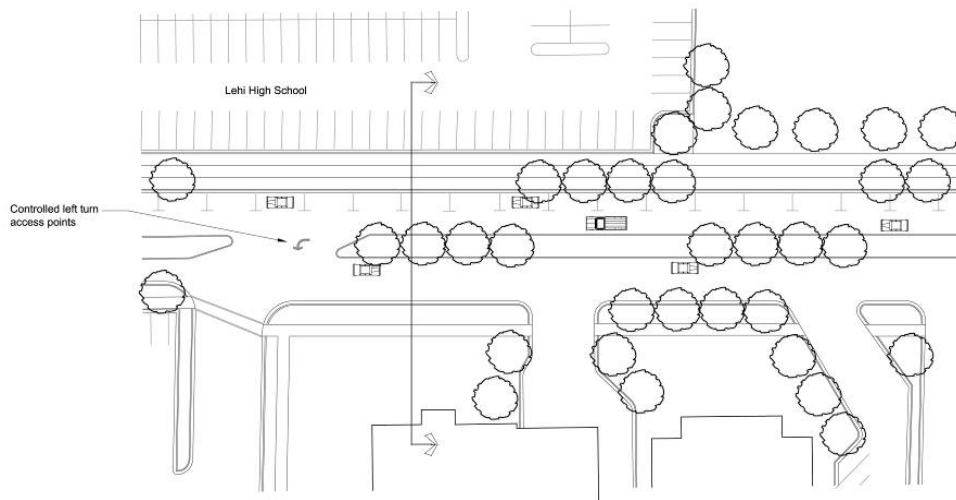


Crosswalks throughout the downtown area should be consistent and unified

Main Street Business Zone – Typical Section and Plan



Section 0 4 8 12
SCALE IN FEET



Plan View 0 15 30
SCALE IN FEET

Street-type D: State Street Boulevard

State Street improvements should focus on converting the wide, utilitarian highway into an attractive urban road, particularly in the vicinity of the Historic Core. Improvements should be implemented in consultation with UDOT.

Typical Plan and Section

See following page.

Pedestrian Circulation and Street Crossings

Sidewalks should be separated from the street edge by planted park strips.

Crosswalks should only be provided at intersections controlled with traffic lights. Crosswalks should be constructed with the same materials established for Main Street. Paving colors and tones should be the same throughout, clearly delineating the crossing zone to drivers.

Paving and Surface Materials

Sidewalks should be standard poured-in-place concrete.

Lighting and Furnishings

Streetlights and furnishings should be coordinated throughout downtown Lehi. Furnishings should be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights should be selected from a single model line and coordinate with other downtown streetlights. Refer to **"3.5 - Landscape Treatments and Embellishments"** for details

Landscape Treatments

Street trees should be large (> 35' high and wide), hardy, drought-tolerant, water conserving and traditional in appearance.

Tree species should be avoided that will not heave paving and sidewalks, that are overly dense nor difficult to maintain. See **"3.5 - Landscape Treatments and Embellishments"** for details.

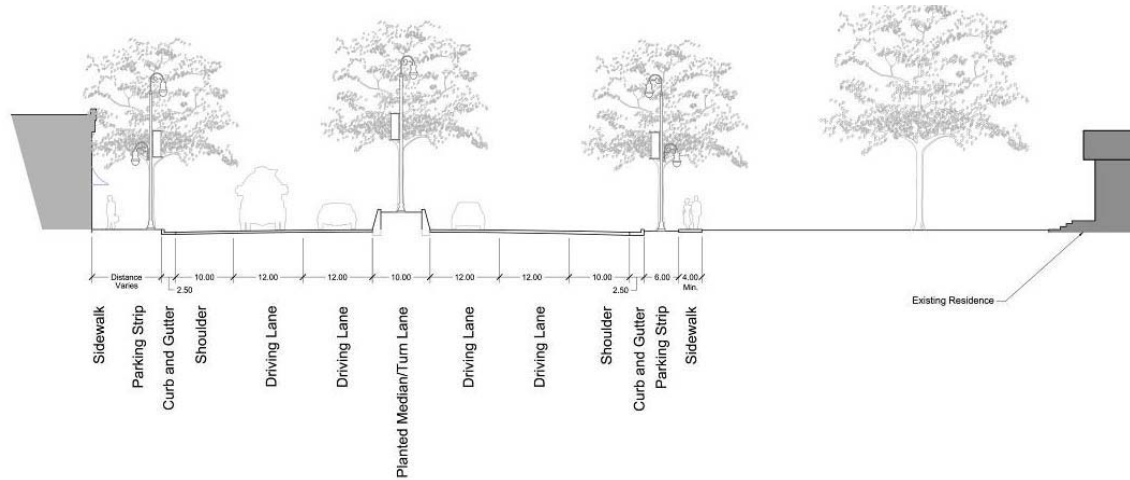


State Street median strips should be planted with drought-tolerant turf and/or groundcovers, and large trees. For safety reasons, State Street pedestrian crossings should be limited to controlled intersections

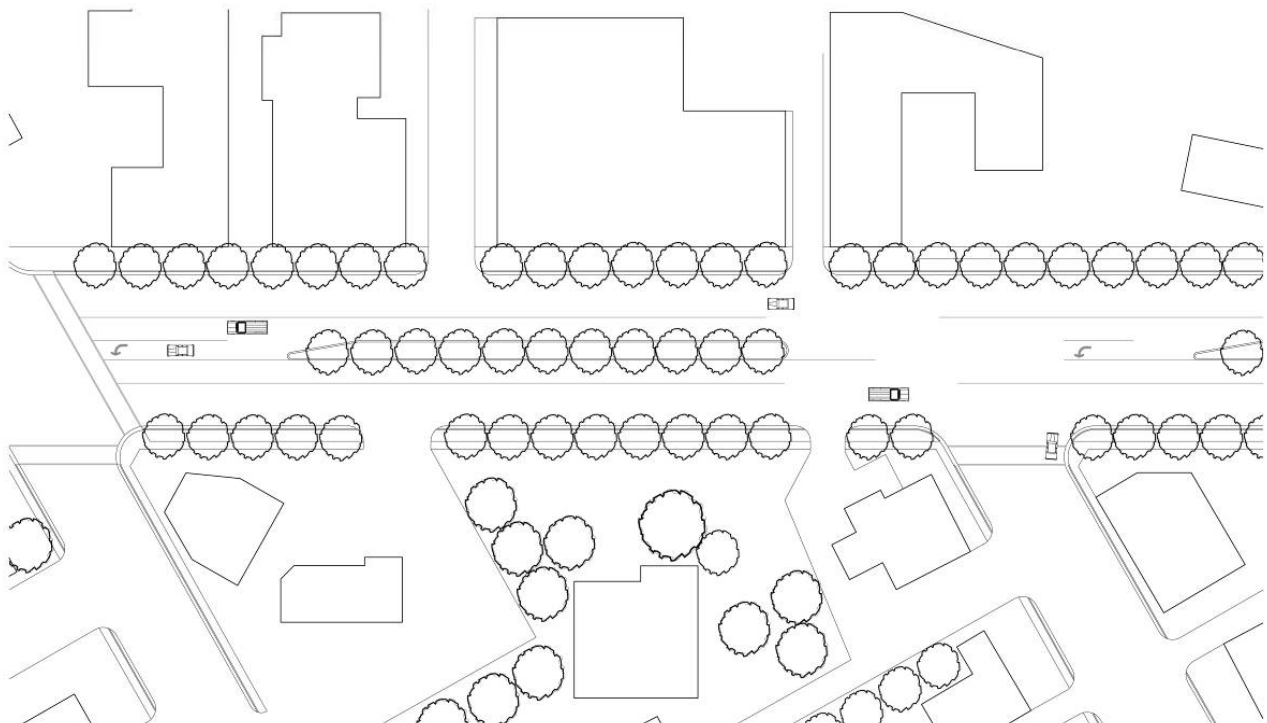


Median Strips should be planted with a range of low-to-medium plants and street trees. Parking strips should be planted in a similar fashion, and interspersed with decorative paving where appropriate. Paving and materials should be consistent with the downtown materials palette, as illustrated.

State Street Boulevard – Typical Section and Plan



Section 0 4 8 12
SCALE IN FEET



Plan View 0 15 30
SCALE IN FEET

Street-type E: Center Street Greenway

Improvements here should establish Center Street as a "festival" place, distinguishing it from other roads in the area. The treatment should clearly demarcate Center Street as a place of special events, and the home of unique cultural features.

Typical Plan and Section

See following page.

Pedestrian Circulation and Street Crossings

Sidewalks should be separated from the street edge by green parking strips.

Crosswalks should be provided at all major intersections. Additional crossings should be provided at key mid-block locations, utilizing parking "cutouts" to reduce the road width.

Crosswalks should be constructed with the same materials established for Main Street. Paving colors and tones should be the same throughout, clearly delineating the crossing zone to vehicle drivers.

Paving and Surface Materials

Sidewalks should be standard concrete. Park Strips should be planted with grass, other plants, and in some cases, pavers similar to those established for Main Street sidewalks.

Lighting and Furnishings

Streetlights and furnishings should be coordinated throughout downtown. Furnishings should be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights should be selected from a single model line and coordinate with other downtown street lights. Refer to "**3.5 - Landscape Treatments and Embellishments**" for details.

Landscape Treatments

Street trees should be large (> 35' high and wide), hardy, drought-tolerant, water conserving and old-fashioned in appearance. Trees along this street should be distinctly different than those located on Main Street or other downtown roads. See "**3.5 - Landscape Treatments and Embellishments**" for suggested species.



Lighting and other furnishings should indicate the special character of the Center Street Greenway. Banners, hanging baskets and other seasonal embellishments further reinforce this image.

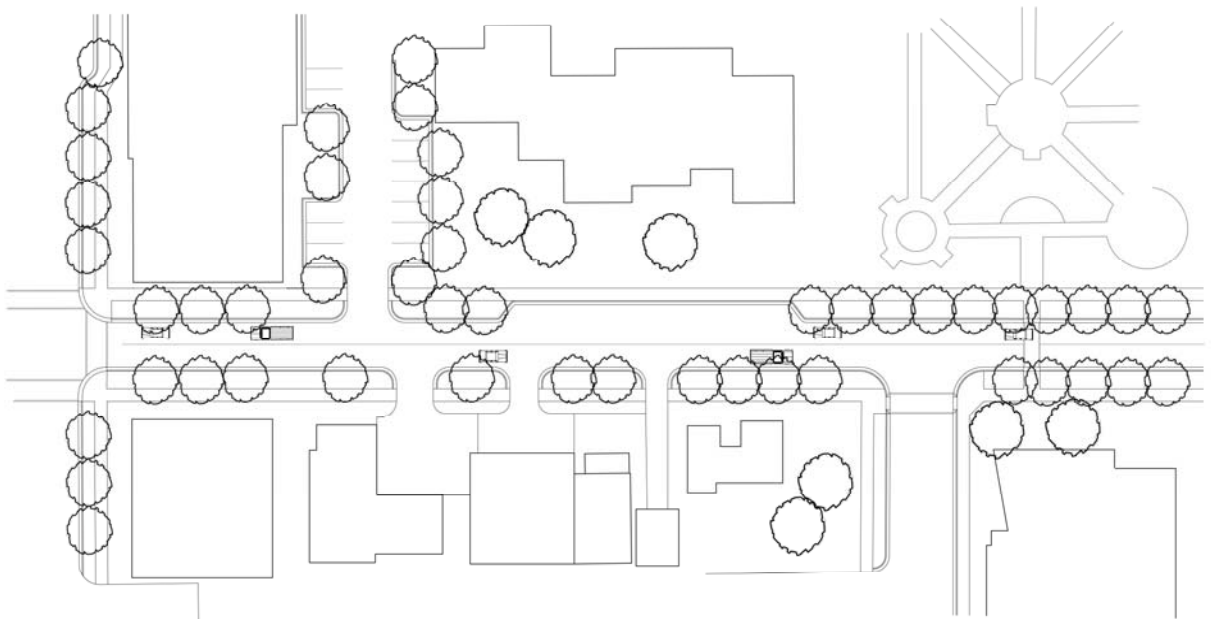


Special banners will help distinguish the street from others

Center Street Greenway – Typical Section and Plan



Section 0 4 8 12
SCALE IN FEET



Plan View 0 15 30
SCALE IN FEET

Street-type F: Collector Streets

These streets should be formalized with sidewalks, curb and gutter, park strips and street trees.

Typical Plan and Section

See following page.

Pedestrian Circulation and Street Crossings

Sidewalks should be separated from the street edge by planted park strips.

Crosswalks should only be provided at intersections. Crosswalks should be indicated with white paint, utilizing patterns that will clearly delineate the zone to vehicle drivers.

Paving and Surface Materials

Sidewalks should be standard poured-in-place concrete. Bulbouts should utilize the same concrete unit pavers or similar materials along the length of Main Street.

Lighting and Furnishings

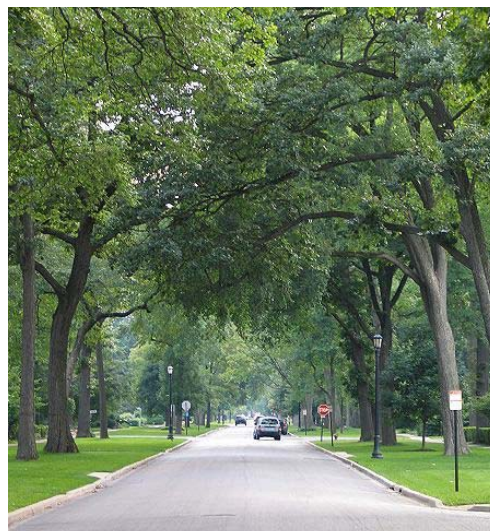
Streetlights should be coordinated throughout downtown. No street furnishings are envisioned on these streets. Streetlights should be selected from a single model line and coordinate with other downtown streetlights.

Landscape Treatments

Street trees should be large (> 35' high and wide), hardy, drought-tolerant, water conserving and old-fashioned in appearance. Trees along this street should be distinctly different than those located on Main Street or other downtown roads

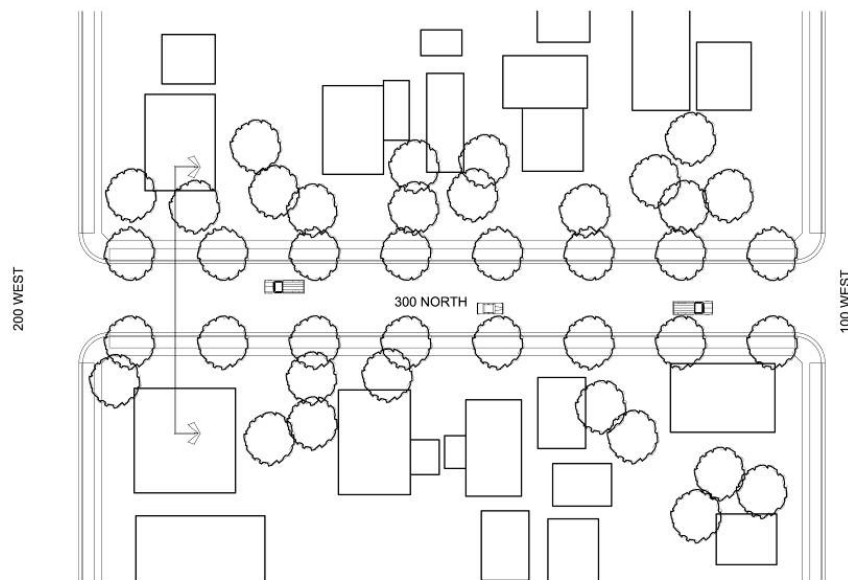
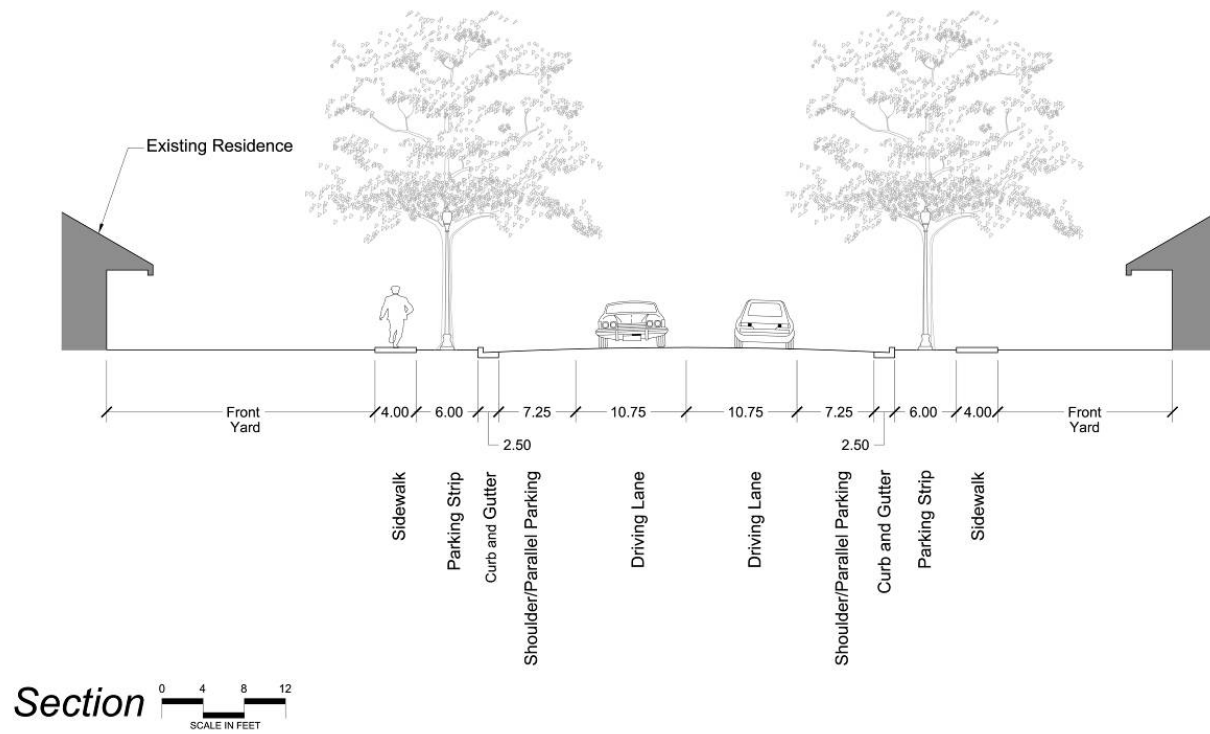
Tree species should be avoided that heave paving and sidewalks, or which are difficult to maintain.

Park strips should be planted with drought-tolerant turf and/or groundcovers.



The inclusion of sidewalks, park strips and street trees will further reinforce the special feeling of the Downtown Lehi residential area

Collector Road – Typical Section and Plan



Plan View

0 15 30
SCALE IN FEET

Street-type G: Local Streets

Local streets should be slightly modified to include that exemplifies the charm of the area. If possible, existing drainage swales. Curb and gutter should be

Typical Plan and Section

See following page.

Pedestrian Circulation and Street Crossings

Sidewalks should be maintained where currently present in the area in a phased manner

No crosswalks should be provided.

Paving and Surface Materials

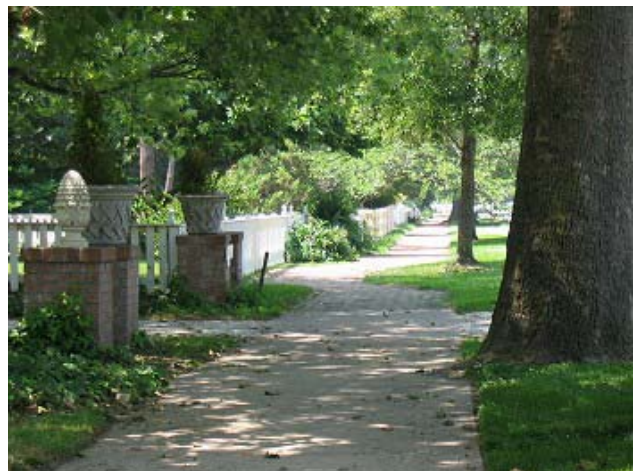
Sidewalks should be standard poured-in-place concrete

Lighting and Furnishings

Residents should be consulted to determine the new style and form illustrated in "3.5 - Landscape Treatments" utilized.

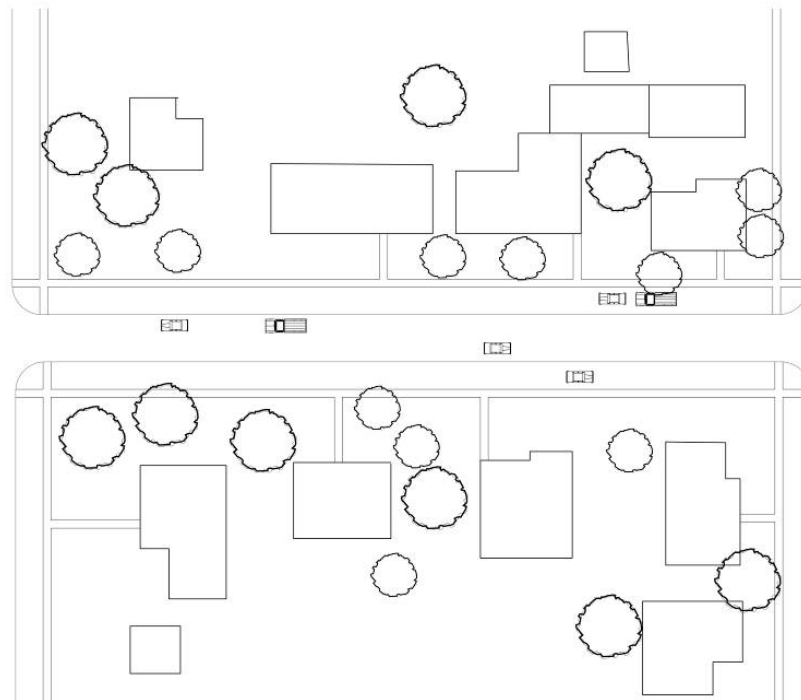
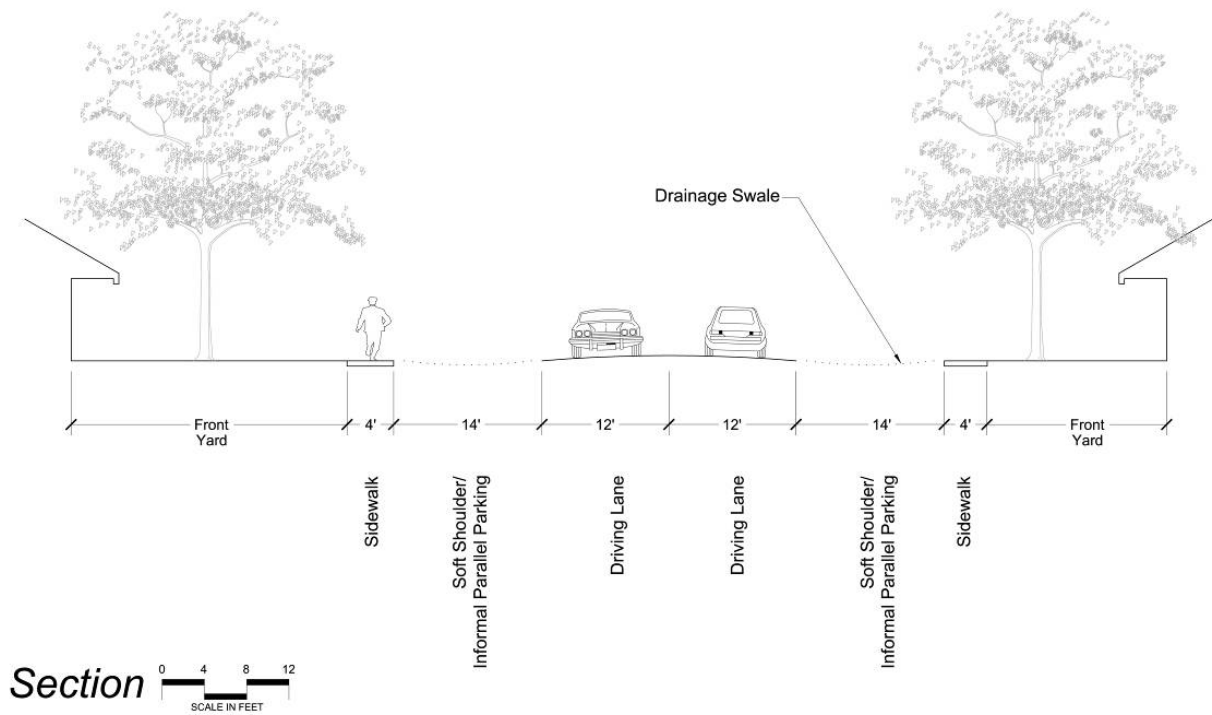
Landscape Treatments

Since local roads contain no park strip, no are encouraged to maintain and enhance the green and inviting character



The residential areas of Downtown Lehi are defined in large part by inviting and informal yards and trees. These features should be encouraged and maintained.

Local Road – Typical Section and Plan



Plan View 0 15 30
SCALE IN FEET

3.4 Parking Lots and Alleys

Parking lots and rear alleys are critical place for creating a harmonious and desirable downtown area. These spaces should be treated with the same care as adjacent streets, with a focus on "fitting in" and putting the needs of pedestrians in front of motorists.

A well-conceived shading strategy provides a level of order and structure that can transform a parking lot from an undifferentiated asphalt expanse into a clearly articulated, safe, comfortable and visually interesting place. Where parking is located adjacent to a public road, trees, low walls and other appropriate vegetation should be used to separate and the parking area from the sidewalk and street. Parking lots should be well-landscaped.

Lighting and Furnishings

Lighting should be provided in all parking lots. Contemporary style poles and fixtures will provide a nice to nearby "old fashioned" streetlights, although most styles should be allowed. Fixtures which are "night sky" friendly should be used.



Landscape Treatments

Parking lots should be landscaped with a mix of medium to tall trees (25-45 feet high and wide). Trees should have a heavy canopy to provide good shade. Trees should be drought-tolerant, water conserving and distinctly different than those located on Main Street or other downtown roads

Tree species should be avoided with roots likely to heave paving, or which are difficult to maintain.



Trees should be typically planted in rows within barrier islands, according to existing Lehi City spacing requirements. Clustered tree planting may be preferable to rows in certain cases.



Access to adjacent uses and buildings

Sidewalks and paved connections should be provided between parking lots and nearby buildings and points of interest.



3.5 Landscape Treatments and Embellishments

Street Trees and Landscape Elements

Large shade trees are a defining element of Downtown Lehi. As the area grows and changes, the planting of additional trees is encouraged, particularly along downtown streets and roads. In general, new street trees should be selected that are large at maturity, since this will reinforce the pleasant, traditional character of the area. The following is a list and typical image of street trees to be considered for planting Downtown Lehi.

Downtown Lehi Street Tree Palette

Scientific Name	Common name	Mature Size	Characteristics/ comments	Min. Size at Planting
Acer glabrum	Rocky Mountain Maple	H 20-30' W 15-20'	Leaves turn pale yellow to orange in fall.	2" Cal.
Acer grandidentatum	Big Tooth Maple	H 30' W 15-20'	Orange to red fall color. Slow growing.	2" Cal.
Acer platanoides 'Parkway'	Norway Maple	H 40' W 25'	Dark green foliage with yellow fall color.	2" Cal.
Acer rubrum 'Northwood'	Red Maple	H 40' W 35'	Foliage turns reddish in fall.	2" Cal.
Acer saccharum 'Green Mountain'	Sugar Maple	H 50' W 35'	Fall color is brilliant red to burnt orange. Prefers well drained soil.	2" Cal.
Fraxinus Mandshurica 'Mancana'	Manchurian Ash	H 40-50' W 20-25'	Green foliage turns yellow in fall. Tolerates drought as well as excess moisture. Excellent xeriscape tree.	2" Cal.
Platanus x. Acerifolia 'Bloodgood'	London Plane Tree	H 60' W 50'	Rapid growing. Can withstand smog and abuse of the city.	2" Cal.
Gleditsia tricanthos 'Shademaster'	Thornless Honeylocust	H 45' W 35'	Dark green foliage holds longer into fall than others varieties.	2" Cal.
Tilia Cordata 'Chancellor'	Linden	H 25' W 20'	Upright, rigidly pyramidal tree. Dark green foliage turns yellow in the fall.	2" Cal.
Ulmus x. Frontier	Elm	H 40' W 30'	Beautiful reddish-purple to burgundy fall color.	2" Cal.
Zelkova Serrata 'Green Vase'	Zelkova	H 50' W 40'	Green foliage turns bronze in fall.	2" Cal.

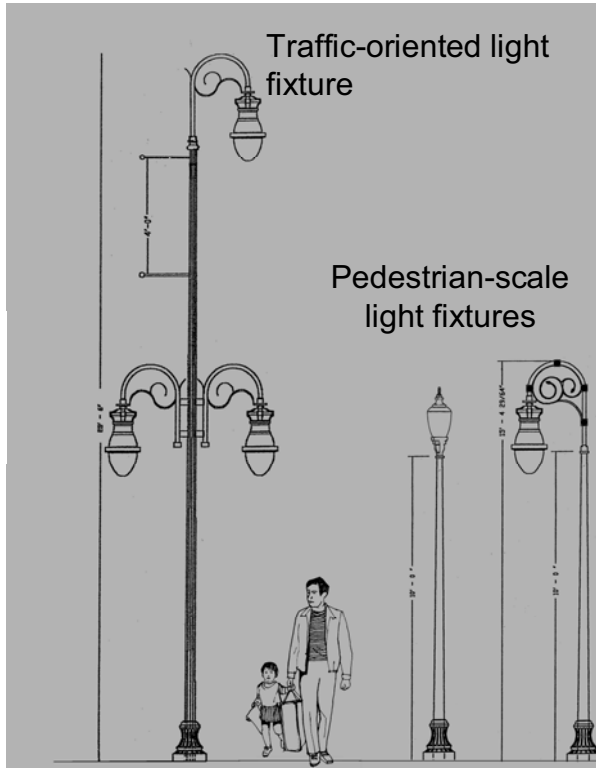
Note: The location, layout and spacing of street trees in downtown Lehi should be carefully designed and organized as part of a comprehensive Street Tree Plan. In general, long, continuous rows of a single tree species should be avoided, and clusters of tree groupings encouraged. This will enhance the organic feel while promoting a healthier urban forest. The services of a licensed landscape architect and arborist should be used to lead these efforts.

Downtown Lehi Street Tree Palette – Photo Examples

<p>SUGGESTED DOWNTOWN STREET TREES</p>	 <p><i>Acer glabrum</i> Rocky Mountain Maple</p>	 <p><i>Acer grandidentatum</i> Big Tooth Maple</p>
 <p><i>Acer platanoides</i> Norway Maple</p>	 <p><i>Acer rubrum</i> Red Maple</p>	 <p><i>Acer saccharum</i> Sugar Maple</p>
 <p><i>Fraxinus Mandshurica</i> Manchurian Ash</p>	 <p><i>Platanus x. Acerifolia</i> London Plane Tree</p>	 <p><i>Gleditsia tricanthos</i> Thornless Honeylocust</p>
 <p><i>Tilia Cordata</i> Linden</p>	 <p><i>Ulmus x. Frontier</i> Elm</p>	 <p><i>Zelkova Serrata</i> Zelkova</p>

Street Furnishings and Lighting

Street furnishings and streetlights should be coordinated throughout downtown. As illustrated below, a cohesive system of furnishings and lighting should be implemented throughout the area, according to a detailed Furnishing and Lighting Plan. The style of furnishings and lighting should reinforce the historic character of Downtown Lehi, and exude a sense of high-quality investment and civic pride. Streetlights should be selected from a single model line, with variations according to the lighting function required and the specific area to be lit.



Pedestrian-scale street lighting is lower and occurs more frequently than roadway lighting. The examples above illustrate three designs within a single model line. The fixture to the left is appropriate for Main Street and State Street. The simple fixture in the center is appropriate for local streets, alleys, parks and plazas. The fixture to the right is appropriate for all other streets in the area.



Light Bollard



Bollard



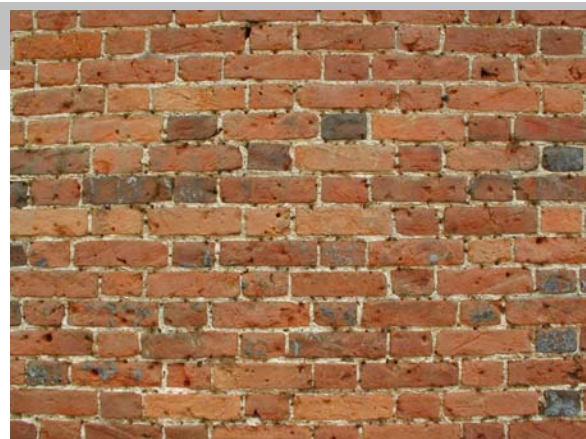
Trash
Trash Receptacle



Seating should be comfortable and attractive

Fences and Walls

The application of fences and walls is dependent on the use of these features, the surrounding uses to be screened or buffered, and site context. In general, fences and walls in Downtown Lehi should be limited to the rear and sides of buildings, helping to reinforce the feeling of a small urban area. The use of fences and walls should be limited to locations where they benefit the surroundings. In general, these features should be constructed of solid materials that fit with the overall feel of the area. The design of fences and walls should respond to surrounding fence treatments.



4.0 GENERAL DESIGN GUIDELINES - LEHI COMMERCIAL AREAS

4.1 General Description

Other commercial areas in Lehi City require greater design attention in order to become more desirable and attractive places. New commercial buildings throughout the city, and the spaces around them, should exude a sense of quality and continuity similar to the characteristics proposed for Downtown Lehi. This will help not only help create commercial districts that are on par with the city's attractive residential neighborhoods, but will help create a more thriving business environment as well.

4.2 Purpose

The following general guidelines are based on certain guidelines developed for Downtown Lehi. They are purposefully general, incorporating the best concepts to help guide design decisions in commercial areas beyond downtown.

In the future, it is anticipated that specific design guidelines similar to those created for Downtown Lehi will be crafted for other key commercial areas in the city. This will provide additional direction and specificity. In the meantime, the general guidelines which follow should be utilized.

4.3 General Design Concepts

New construction in Lehi's commercial areas should respect and build upon the historical legacy of the city. New development must be designed for its specific context and not look as if it could be just anywhere.

Elements of Lehi's historic context that may influence the design of new development include building form, massing, scale, materials and colors. New commercial development is new. Therefore, it should look new. While it may incorporate architectural elements from the area, it should not try to copy buildings that were constructed decades ago or use pseudo-historic



Appropriate Contemporary Design is Encouraged and Expected

details in an effort to copy older buildings in Lehi or elsewhere.

Outstanding contemporary design is appropriate and encouraged.

4.3.1 Entrances

Major street front entrances shall be developed on all new buildings, relating to the sidewalks and pedestrian travel.

Off-street parking behind new commercial buildings may dictate additional public entrances, conveniently located near the major parking areas.

4.3.2 Street Facades

The facade that faces the street is the most prominent element in any commercial building. It shall be designed with large panes of clear glass on the main level oriented to the sidewalk. Opaque, heavily tinted, or reflected glass is inappropriate and shall not be used.



x

4.4 Site Design Guidelines

Site Design Guidelines address the various outdoor spaces that form downtown Lehi, including its streets, parking areas, sidewalks, plazas and other outdoor places. These spaces provide settings for the architecture, and connections to and from the various buildings.

The design of these outdoor spaces should be of equal high-quality as the buildings themselves, in order to create a downtown that is unified and consistent, and for creating a positive downtown image.

4.4.1 Purpose

The following guidelines describe the general treatment of important public spaces located in Downtown Lehi. The guidelines apply to specific streets and places illustrated in Figure 11

These guidelines are intended to provide direction for Lehi City, UDOT, property owners, designers, and developers as improvements are made to public infrastructure and spaces.

4.4.2 Streets and Streetscape

Each of the streets in Downtown Lehi contributes to the establishment of a positive place for residents and visitors alike. The width of the roadway, the number of lanes, on-street parking, street trees and landscaping shape our first impressions of an area.

The following guidelines address general road and street conditions that are desirable for commercial developments in Lehi. Commercial streets and roads should provide a sense of entry and encourage pedestrian movement and flow. In general, buildings should be lined adjacent to the right-of-way in order to create a “streetwall” along the street edge.

Commercial streetscapes should be of higher quality than other areas. Paving should be high quality, and furnishings provided that distinguish these areas from other districts and neighborhoods. See following page.

Pedestrian Circulation and Street Crossings

Sidewalks and walkways should stretch from building façade to street edge, maximizing the area available for walking and pedestrian street life.

Crosswalks should be constructed with concrete unit pavers or similar materials, helping to distinguish these zones to motorists. Raised central median strips, bulbouts and other street embellishments should be considered on a case-by-case basis for enhancing the image and safety of the commercial area.

Paving and Surface Materials

Sidewalks and walkways should be constructed of concrete, and include areas with brick, concrete unit pavers or similar materials that respect and celebrate the historic nature of the city. Color tones should be medium to dark in tone in order to create a uniform setting for the surrounding building materials and colors.

Lighting and Furnishings

Streetlights and furnishings should be coordinated throughout downtown Lehi. Furnishings should be limited to a select range of



benches, trash receptacles, tree grates and bollards. Streetlights should be selected from a single model line and coordinate with other downtown streetlights. Refer to "**4.4 - Landscape Treatments and Embellishments**" for details.

4.3.3 Parking Lots and Alleys

Parking lots and rear alleys should be carefully designed and developed in order to create harmonious and desirable commercial areas.

Parking lots should be located to the rear or between buildings wherever possible. Wherever possible, the lots should be broken up into smaller spaces, utilizing trees to create shading and to provide a level of order and structure

Where parking is located adjacent to a public road, trees and other appropriate vegetation should be used to separate and define the edges of the parking area from the sidewalk and street. All parking lots should be well-landscaped according to a detailed design plan.

Lighting and Furnishings

Lighting should be provided in all parking lights, utilizing attractive poles and fixture in contrast to nearby streetlights. Fixtures should be selected that are night-sky friendly.

Landscape Treatments

Parking lots should be landscaped with a mix of medium to tall trees (25-45 feet high and wide). Trees should have a heavy canopy to provide good shade. Trees should be drought-tolerant, water conserving and distinctly different than those located on Main Street or other downtown roads

Tree species should be avoided that with roots likely to heave paving, or which are difficult to maintain. Trees should be typically planted in rows within barrier islands, according to existing Lehi City spacing requirements. Clustered tree planting may be preferable to rows in certain cases.



Access to adjacent uses and buildings

Well-landscaped sidewalks and paved connections should be provided between parking lots and nearby buildings and points of interest.

4.3.4 Landscape Treatments and Embellishments**Street Trees and Landscape Elements**

Large shade trees are a defining element of Lehi. As more commercial areas are developed, the

planting of additional trees is encouraged, particularly along adjacent streets and roadways. Small ornamental trees should be avoided, and drought-tolerant species encouraged. In general, new street trees should be selected that will be large at maturity, reinforcing the pleasant, traditional character of the community. The following is a list and images of a few street trees appropriate for Lehi's commercial areas.

Sample Street Tree Palette for Lehi's Commercial Areas

Scientific Name	Common name	Mature Size	Characteristics/ comments	Min. Size at Planting
Acer glabrum	Rocky Mountain Maple	H 20-30' W 15-20'	Leaves turn pale yellow to orange in fall.	2" Cal.
Acer grandidentatum	Big Tooth Maple	H 30' W 15-20'	Orange to red fall color. Slow growing.	2" Cal.
Acer platanoides 'Parkway'	Norway Maple	H 40' W 25'	Dark green foliage with yellow fall color.	2" Cal.
Acer rubrum 'Northwood'	Red Maple	H 40' W 35'	Foliage turns reddish in fall.	2" Cal.
Acer saccharum 'Green Mountain'	Sugar Maple	H 50' W 35'	Fall color is brilliant red to burnt orange. Prefers well drained soil.	2" Cal.
Fraxinus Mandshurica 'Mancana'	Manchurian Ash	H 40-50' W 20-25	Green foliage turns yellow in fall. Tolerates drought as well as excess moisture. Excellent xeriscape tree.	2" Cal.
Platanus x. Acerifolia 'Bloodgood'	London Plane Tree	H 60' W 50'	Rapid growing. Can withstand smog and abuse of the city.	2" Cal.
Gleditsia tricanthos 'Shademaster'	Thornless Honeylocust	H 45' W 35'	Dark green foliage holds longer into fall than others varieties.	2" Cal.
Tilia Cordata 'Chancellor'	Linden	H 25' W 20'	Upright, rigidly pyramidal tree. Dark green foliage turns yellow in the fall.	2" Cal.
Ulmus x. Frontier	Elm	H 40' W 30'	Beautiful reddish-purple to burgundy fall color.	2" Cal.
Zelkova Serrata 'Green Vase'	Zelkova	H 50' W 40'	Green foliage turns bronze in fall.	2" Cal.

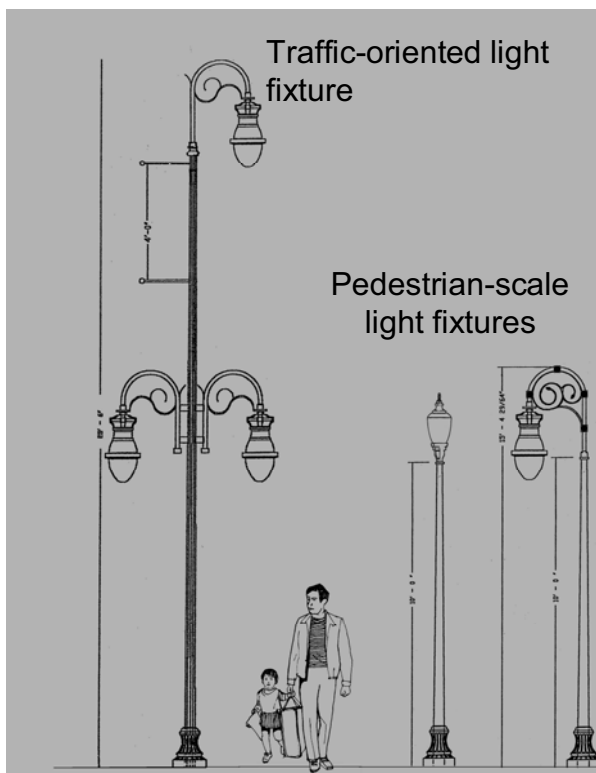
Note: The location, layout and spacing of street trees in Lehi's commercial areas should be carefully designed and organized as part of a comprehensive Tree Plan. In general, long, continuous rows of a single tree species should be avoided, and clusters of tree groupings encouraged instead, enhancing the organic pattern and promoting a healthier urban forest. A licensed landscape architect and arborist should lead such efforts.

Photo Examples of Appropriate Trees for Lehi's Commercial Areas

<p>SUGGESTED COMMERCIAL AREA STREET TREES</p>	 <p><i>Acer glabrum</i> Rocky Mountain Maple</p>	 <p><i>Acer grandidentatum</i> Big Tooth Maple</p>
 <p><i>Acer platanoides</i> Norway Maple</p>	 <p><i>Acer rubrum</i> Red Maple</p>	 <p><i>Acer saccharum</i> Sugar Maple</p>
 <p><i>Fraxinus Mandshurica</i> Manchurian Ash</p>	 <p><i>Platanus x. Acerifolia</i> London Plane Tree</p>	 <p><i>Gleditsia tricanthos</i> Thornless Honeylocust</p>
 <p><i>Tilia Cordata</i> Linden</p>	 <p><i>Ulmus x. Frontier</i> Elm</p>	 <p><i>Zelkova Serrata</i> Zelkova</p>

Street Furnishings and Lighting

Street furnishings and streetlights throughout Lehi's commercial areas should be coordinated. As illustrated below, a cohesive system of furnishings and lighting, similar to those in downtown Lehi, should be implemented in commercial areas. The style of furnishings and lighting should reinforce the historic character of Lehi, and exude a sense of high-quality investment and civic pride. Streetlights should be selected from a single model line, with variations according to the lighting function required and the specific area to be lit.



Pedestrian-scale street lighting is lower and occurs more frequently than roadway lighting. The examples above illustrate three designs within a single model line. The fixture to the left is appropriate along adjacent streets. The simple fixture in the center is appropriate within parking lots and alleys. The fixture to the right is appropriate for all smaller project- streets within commercial districts.



Light Bollard



Seating should be comfortable and attractive



Bollard



Trash Receptacle

Fences and Walls

Fences and walls should be used sparingly, helping to screen or buffer adjacent uses. In general, fences and walls in Downtown Lehi should be limited to the rear and sides of buildings, helping to reinforce the feeling of a Lehi as a small urban area. The use of fences and walls should be limited to locations where they benefit the surroundings, and should be coordinated with building design. These features should be constructed of solid materials that fit with the overall feel of each specific area. The design of fences and walls should respond to surrounding fence treatments.

