Thanksgiving Station TOD Design Standards

Thanksgiving Station Transit Oriented Development (TOD) Design Standards

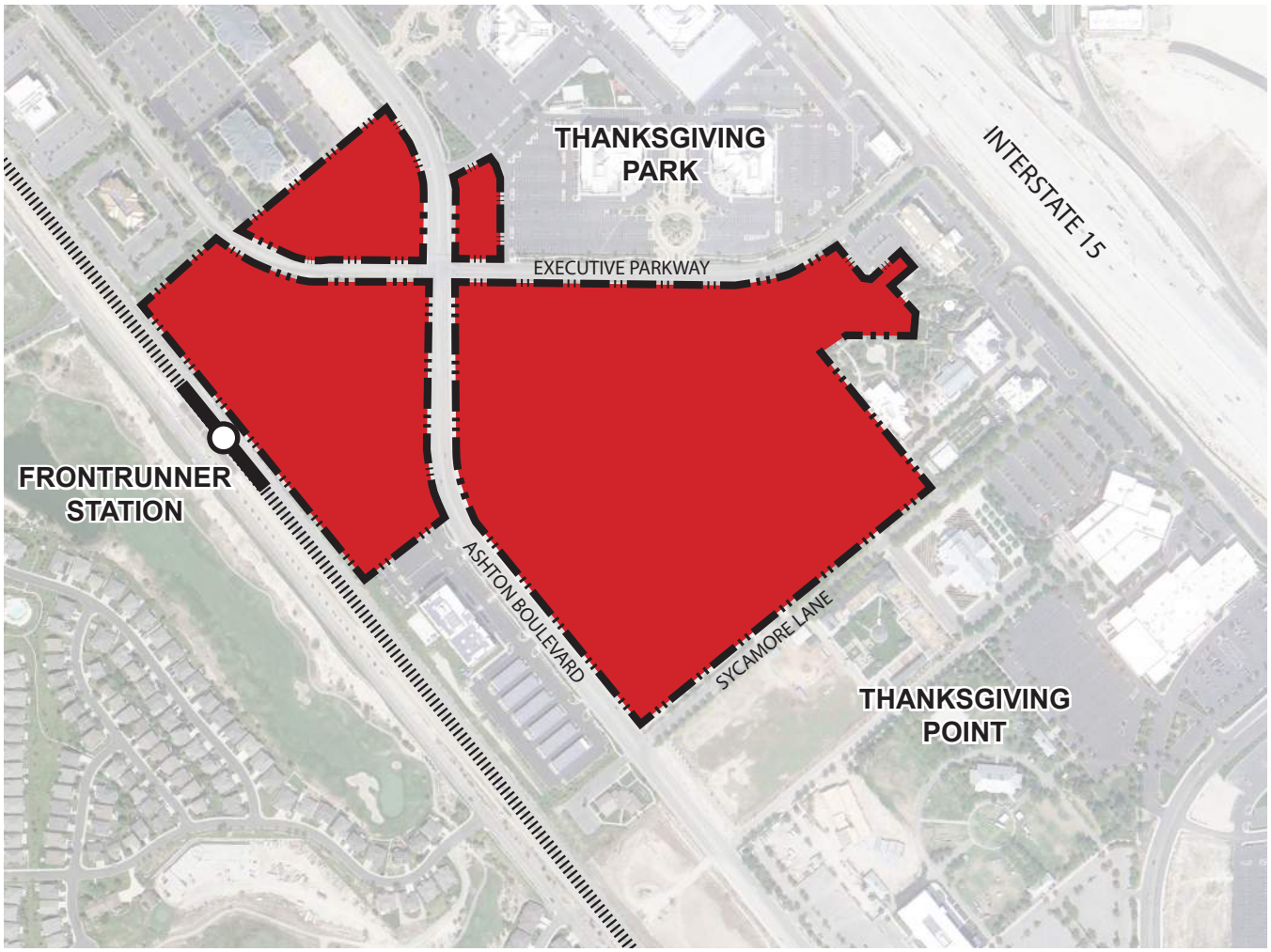
Section 1. Introduction

A. Purpose and Intent. The Thanksgiving Station Transit Oriented Development (TOD) area is established to create a self-sustaining, walkable neighborhood, in which residents, employees, and visitors have multiple transportation options to access neighborhood amenities, employment, open space and mass transit. The neighborhood's proximity to FrontRunner, future bus rapid transit (BRT) or light rail, Thanksgiving Point, and significant employment base presents an opportunity to create a unique and sustainable TOD neighborhood within Lehi. The purpose of the Thanksgiving Station TOD Design Standards ('Standards') is to provide a road map for new retail, office and residential development set within a public realm framework that collectively ensure the function, physical form, and overall character of development, enhance the human experience, neighborhood identity, and are complimentary to Thanksgiving Point.

B. Site Area & Context. Thanksgiving Station TOD is an approximately 50-acre neighborhood in Lehi, Utah. This neighborhood is an important gateway development linking the FrontRunner Station, Thanksgiving Park, and Thanksgiving Point. The FrontRunner Station provides access to commuter rail (Route 750), bus, and future bus rapid transit (BRT). Route 750 offers direct access to Provo and Ogden, Utah with a full UTA system providing access to such destinations as Downtown Salt Lake City, Salt Lake City International Airport, Brigham Young University (BYU), and University of Utah.

Thanksgiving Park is an employment hub in North Utah County consisting of 850,000 square feet of Class A office space. Thanksgiving Point is a premier indoor and outdoor farm, garden, and museum complex with venues and programs designed to build curiosity about science and the natural world. Thanksgiving Point is a major destination not only for the region but for the whole state.

C. Guiding Principles. The urban design and built environment blend time-tested placemaking practices with sustainable and healthy city building strategies to create a unique and authentic Thanksgiving Station TOD. The guiding principles establish an overarching vision which reflects the input from various landowners, city staff, and elected officials.



Thanksgiving Station TOD Area

1. **Create an authentic TOD for Lehi and Thanksgiving Point for the current and future citizens of Lehi that will be cherished for generations.**

    a. Create a flexible plaza/open space that can be activated year-round.
    b. Create a hierarchy of public and private spaces.
    c. Provide density necessary to support a TOD.
    d. Create a neighborhood that will last generations.
    e. Activate the ground floor of buildings along plazas and promenades with commercial uses and entrances of residential uses.

2. **Create a signature TOD that is unique to Lehi and Thanksgiving Point.**

    a. Design the public space and buildings in a harmony with one another to create a truly special experience unlike any other along the Wasatch Range.
    b. Utilize durable materials in the public realm and architecture that ground the community in our time and place in history.
    c. Curate a successful mix of retail/restaurants to support the TOD and wider community.

d. Locate and design public spaces in a manner that is central to Thanksgiving Point and the broader TOD Area.
e. Incorporate special architecture at prominent locations that create identity and visual interest.

3. Establish an interconnected and pedestrian friendly network of streets, promenades, trails and public spaces that knit Thanksgiving Station into the surrounding community.

a. Provide safe and intuitive pedestrian and bicycle connections to the existing and planned network.
b. Connect to the regional public spaces and places network.
c. Create safe pedestrian street crossings.
d. Provide intuitive and direct access to public parking facilities.
e. Provide direct and intuitive access to Lehi Station.
f. Integrate space for contemporary personal mobility technologies seamlessly into the design (e.g.; scooters, e-bikes, ride-hail, carshare, etc.) in a manner that is congruent with a walkable urban experience.

4. Create a built environment that encourages a healthy lifestyle and community.

a. Develop well-connected street networks that encourage walking and biking.
b. Design pedestrian-scale streetscapes with an emphasis on scale, comfort, safety, amenities, and connectivity.
c. Design for all ages and abilities
d. Employ principles of universal design.
e. Create a variety of scale and types of public spaces and places.
f. Locate, orient, and design lobbies, stairways, and interior public spaces to be visible, comfortable, and connected from inside to outside.
g. Incorporate multiple opportunities for food, drink, entertainment and gathering that may include casual dining, sit down dining, pub, coffee shop, restaurant, food truck, and farmers markets.
h. Emphasize visibility and access to nature and outdoor spaces.
i. Facilitate social engagements through an interconnected public realm with multiple gathering places.
j. Create a public realm lighting strategy that respects dark skies, circadian rhythm of humans, and bio-diverse habitats. Lighting strategies should include adaptive dimming; limits on backlight, uplight and glare; light source spectrum; and light trespass.
k. Design the public realm to be comfortable and safe during all four seasons.
l. Affordable housing should be offered on site. Diversity of dwelling unit sizes and price points will allow for an inclusive community.

5. Create a district that embodies resilient and environmentally sustainable strategies into the construction and function of the public realm and built environment.

a. Utilize low carbon, durable, high performance materials that will stand the test of time.
b. Source material locally and with low embedded energy.
c. Work toward the incremental development of district systems for stormwater, parking, low energy lighting, fiber infrastructure, and energy.

d. Work toward the development of car share and bike share facilities, electric vehicle plug-in, coordinated BRT and/or shuttle systems, and district parking strategies.
e. Site and building design should strive to meet LEED Gold Criteria.
f. Allow for a mix of office, residential, neighborhood retail, restaurant uses to locate in the TOD.
g. Encourage buildings that reduce energy consumption and have user-friendly features such as operable windows, light handling and shading devices, natural daylighting, low VOC materials, and other materials and systems that support healthy indoor air quality.

D. Related Controls and Documents. The Thanksgiving Station TOD Design Standards are designed to supplement the regulations established in the Thanksgiving Station TOD Area Requirements ('Requirements'). The regulations set forth in the Requirements replaces Chapter 38 Transit Oriented Development Zone (TOD) and the Standards replace Chapter 37 Design Standards in the Lehi City Development Code. This document provides detailed design criteria on urban design, landscape, and architecture to guide a comprehensive approach to the aesthetic quality, functionality, and livability of the overall development. These Standards will ensure Thanksgiving Station TOD becomes a special place for Lehi residents and functions as a true TOD by leveraging the benefits of alternative modes of transportation to shape an urban neighborhood focused on the pedestrian experience.

All developments within Thanksgiving Station are subject to review by the Thanksgiving Station Architectural Review Committee (ARC) for final approvals to ensure that proposed building design satisfies the requirements set forth in this document.

Section 2. Multi-Family Residential Design Standards

A. Purpose and Application. This section is intended to create multi-family developments that will establish a distinct neighborhood for Thanksgiving Station, with sustained quality and adequate amenities, and will enhance a sense of community. Reference imagery contained in this section is emblematic of farm/agrarian industrial, contemporary farm/agrarian industrial, and contemporary architectural style and character. This style and character should influence the design of multi-family development within Thanksgiving Station.

B. Architectural Standards

1. **General Design Concepts.** New development should be designed for its specific context within Thanksgiving Station. Each building should be designed such that the overall development is cohesive. Building architecture, exterior materials and colors should be coordinated to prevent repetitive design and give the impression of a neighborhood built over time.

2. **Side and Rear Facades.** These Standards shall be applicable to all sides of a building fronting a street, public or private, or public park, with each applicable façade required to meet the terms of this section.

(Left). Lighter more contemporary palette with dark accents. (Right). Warmer material palette with dark accents. Both buildings utilize similar building materials but are varied to give diversity and variety.

3. **Building Materials.** The majority of each façade, meaning 51 percent or more of the wall area excluding windows and doors, shall be constructed of brick, stone, architectural textured concrete, fiber cement siding, wood, metal, luxury EIFS, or other durable building material. Stucco and EIFS shall not be used on prominent corners or hierarchal architectural features. Building materials should coordinate; however, materials should be varied to give diversity and variety to the project.

4. **Color.** Each building should have a coordinated color scheme, however not every building should be constructed from the same color scheme. Building colors should be selected to establish diversity and variety within the project.

(Left). Townhome style ground floor units include stoops and raised planters to create privacy through a grade separated entrance in the base of a multi-family building. (Right). These townhome style units ground floor entrances that orient to a publicly accessible open space.

5. **Townhome Building Entrances.** The primary entrance and front façade of individual townhomes or townhome-style ground floor units within a development shall be oriented toward streets, parks, courtyards, or public open space.

Left). Lobby entrance facing the street is recessed and articulated with more glass, awning, signage, and lighting to clearly distinguish within the architectural treatment of the base. (Right). Ground floor unit is elevated slightly above the street but has direct access via a stoop to the street as well as from a corridor internal to the building access from a shared building lobby.

6. **Building Entrances.** Multi-family buildings, whether apartments or condominiums, shall provide the following building entrances facing a street:

   a. One primary street entrance connecting to interior hallways, stairwells, and elevators for all residents to use.

b. Individual street entrances, patios, porches, and stoops shall connect ground floor units to sidewalks to the best extent possible. Exceptions are ground floor units facing Ashton Boulevard or Executive Parkway, or where topographic conditions create physical limitations.

Left). Even with a simple material and color palette, the building utilizes a central massing break to create two symmetrical but smaller building frontage elements to avoid a monolithic frontage. (Right). Building utilizes an asymmetrical break and change in material to provide variation in the facade plane.

7. **Architectural Variation.** Multi-family buildings, apartment or condominium style, shall be designed so that a single building frontage should not be longer than 200 feet without a change in plane of at least 2 feet deep and 15 feet wide.

(Left). Sawtooth treatment of the roofline gives a distinct form to the building. (Right). Building design uses smaller building forms, step downs, and low-rise building forms to create visual interest and movement in the collective roofline of the building.

8. **Form and Massing.** Building form should be considered when designing multi-family dwellings to create visually engaging compositions. The following architectural features shall be incorporated into the design of all multi-family buildings:

   a. **Varied Roof Lines.** Buildings shall be designed with variations in building roof lines to create visual interest and a distinctive street frontage. The dominant building height should not exceed 70% of a building frontage. This may be done through varied parapet heights, recessed

elements, articulated rooftops, step downs, hip and/or vaulted roofs, loft-style units with higher ceilings on highest floor, framed elements, or any other similar building features that vary roof profiles.

(Left). Building utilizes both a variation in size of windows and staggered window spacing to create visual interest within the facade, while highlighting the resident entrance through more glass vertically expressed. (Right). Building utilizes a more regular grid pattern for windows but groups windows to emphasize vertical expressions in the building facade.

b. Architectural Window Articulation. Each façade should be designed to create visual interest and distinctive buildings through variation in opening size, varied and/or orderly grouping of windows, articulation of windows (sills, mullions, fins, etc.), or the use of recessed windows.

(Left). Building composition includes recessed elements and a step back on the top floor for a corner rooftop amenity covered with a unique canopy structure. These features bring visual interest and enhance the overall public realm experience providing an elevated amenity space with an outward public expression. (Right). The break in the building creates small building massing of differing material compositions while introducing natural light by exposing the corridor and creating visual connections with the external environment.

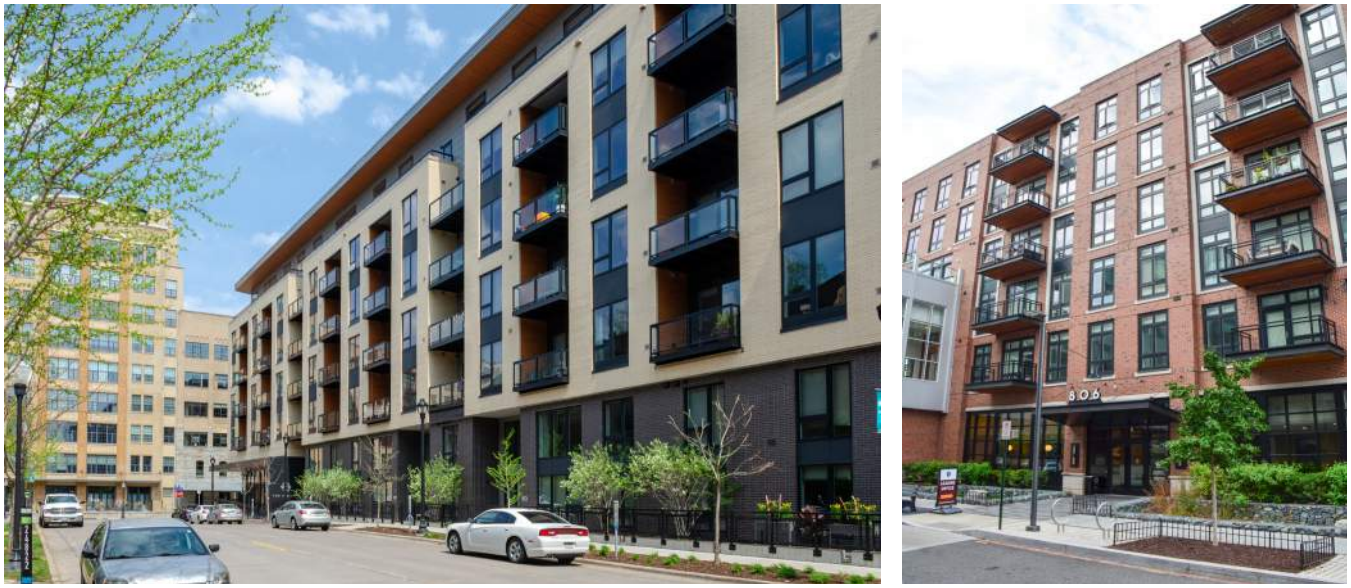
c. Façade Articulation. Each façade shall have variation in plane depth, accomplished through elements such as: variation in footprint setbacks, upper-level step backs, recessed entries, or offsets in the general plane of the façade, including columns, pilasters, fins, or ribs.

(Left). Recessed base, increased use of glass, and material change helps to distinguish the lower level from the upper floors of the building. (Right). While material changes and how the building expresses itself through the full height of the building to create the impression of a collection of smaller urban buildings, the increased use of glass compared to the smaller window openings on the upper floors of the building help distinguish the base and ground the building.

d. Vertical Separation. Buildings in excess of 2 stories in height should generally exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a change in material, style or color, recessed base, enhanced floor-to-floor dimensions, or other methods. Upper floor building treatments are permitted to express themselves to grade, so long as the ground floor use is articulated as follows:

i. Storefront or increasing glazing, awnings or more glazing for retail, amenity, lobby, and other common building areas.

ii. Articulated individual entries for residential, such as stoops, patios, or porches.



(Left). Recessed balconies are utilized to create unique patterning within the building facade. (Right) Building uses projecting balconies to create depth and articulation within the building facade.

e. Balconies, Porches, and Patios. Balconies, porches, and patios shall be incorporated to articulate building facades and activate the ground floor. Balconies, porches and patios may

be recessed and/or projecting with a minimum depth of 5 feet and at least 50 square feet in size. Incorporation of Juliet balconies may also be considered.

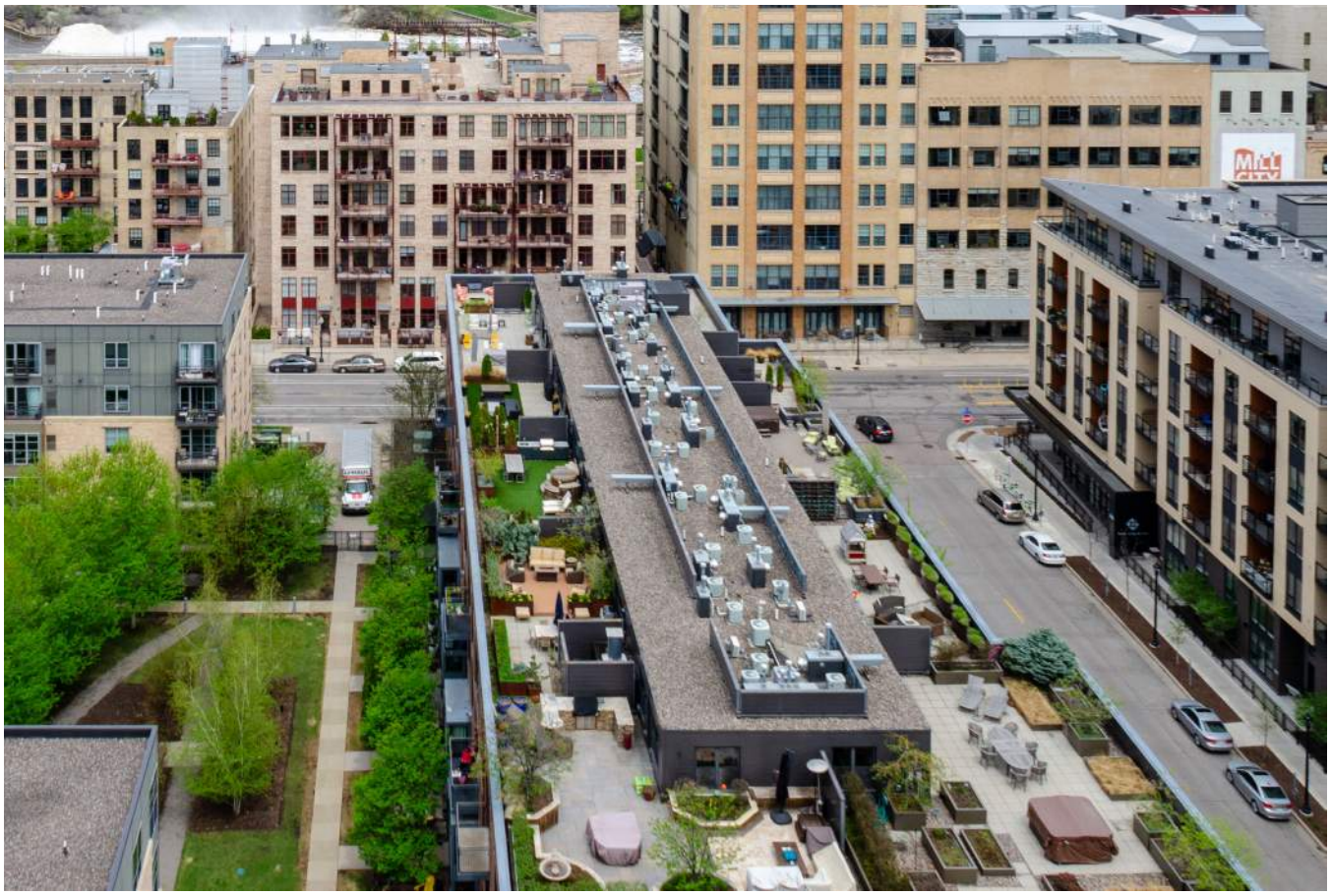
(Left). Corner feature includes enhanced materials and recessed entry to help emphasize the entry to the building. (Right) Building uses a recess in building massing, awning, and signage to highlight the entrance.

f. Entrances. Primary entries of each building shall be emphasized through changes in wall plane and building massing. Exterior stairs and other entry accesses shall be integrated into the overall building design.

(Left). The angled facade planes create unique massing and building forms that create visual movement in how light, shade and shadow change throughout the day influencing how the building is perceived from various perspectives. (Right). Building setback at the corner creates a small plaza that is activated by ground floor commercial uses and public art.

g. Public Street Orientation. Large windows, porches, entryways, and other entry features shall be oriented toward public streets and active common spaces. Prominent corners shall receive special treatment to create visual focal points. Corner treatments may include but are not limited to:

i. Tower elements
ii. Variations in height (step downs or low-rise building elements)
iii. Larger scale windows, openings, and entry ways
iv. Enhanced or articulated massing/materials
v. Setbacks for public spaces and/or public art



(Above). Mechanical and utility equipment is located away from perimeter building edges and/or behind low parapet walls to not only screen from view but create opportunities for rooftop amenity spaces.

9. **Screening.** Mechanical and utility equipment on the roofs of buildings shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building and may include such treatments as balustrades and parapet walls. If visible from public view, screening materials should be compatible with those of the building.

Section 3. Retail Design Standards

A. Purpose and Application. This section is intended to guide the development of an urban, walkable, pedestrian-oriented retail destination for Thanksgiving Station TOD, Thanksgiving Point, and Lehi as a whole. Reference imagery contained in this section is emblematic of farm/agrarian industrial, contemporary farm/agrarian industrial, and contemporary architectural style and character. This style and character should influence the design of retail development within Thanksgiving Station, especially for free standing retail structures that provide the opportunity to create distinct placemaking moments through their design.

B. Architectural Standards

(Top Left). Enhanced fenestration, operable windows, and outdoor dining areas gives the building a strong relationship to the sidewalk experience both day and night. (Top Right). Ground floor retail in the base of a residential building includes operable storefronts to increase glass along street frontage and outdoor dining space. (Bottom Left). Barn structure is a restaurant fronting onto a public plaza with a minimum of 40% of frontage being glass. (Bottom Right). Grocery store with operable windows for the cafe function of the store.

1. Street Facades.

a. Retail uses should maintain a strong physical and visible relationship with the sidewalk experience.

b. The façade facing the street frontage shall include large windows with transparent, non-reflective glass. Opaque, heavily tinted, or reflective glass should not be used on the first

floor of a building facing the street. When glass is tinted, it should allow for a minimum of 60 percent light to pass through the windows into the building.

c. A minimum of 40 percent of the façade area on the first floor facing the street shall consist of glass. Where a building is located on a corner lot, a minimum of 40 percent of each retail façade on the first floor should consist of glass.

d. Where appropriate, retail uses should include an operable storefront to allow encourage stronger indoor/outdoor relationships with the public realm (streets, parks, plazas, paseos, etc).

(Top Left and Bottom Right). Hierarchal massing features should be designed with adjacent buildings in mind to highlight entrances, create focal points, and visual interest through layer massing elements within public spaces. (Top Right and Bottom Left). Buildings utilize different materials, textures, facade plane changes, and roof pitch angles to highlight storefront entries.

2. Architectural Features.

a. The hierarchal architectural features at building entrances shall include at least two of the following features:

i. differing exterior materials;
ii. awnings or canopies;
iii. decorative lighting;
iv. increase amount of glass such as side or transom windows; and
v. articulations in the facade.

b. Buildings with multiple entrances should have at least two separate hierarchal features to distinguish entrance locations.

(Top Left and Top Right). Freestanding retail building illustrating different ways in which to articulate a similar building form to create visually attractive retail buildings. (Bottom Left). Mixed use buildings that integrate retail and active storefronts into the overall design of the building. (Bottom Right) Unique building form for an ice cream shop that creates a unique building form that helps activate an urban plaza.

3. Massing:

a. Buildings shall be designed as three-dimensional forms with articulations in each façade. Façade articulations are typically included at building entrances, hierarchal building features, and to breakup long sections of wall area on the ground floor. In a mixed use building, ground floor retail should be clearly defined, have an increased floor-to-floor height, and designed in conjunction with the broader building.

(Left). Freestanding retail building on a park space designed with operable windows and outdoor seating areas. (Right) Retail base includes operable windows, outdoor dining, and an accessible rooftop terrace offering views and additional pedestrian spaces overlooking a plaza.

b. Free-standing retail buildings should be designed with rooflines utilizing stepped parapets, hip and/or vaulted roofs, domes, and/or other distinct roof forms.

c. Free-standing retail buildings located on a park or plaza space should be designed in a manner that helps activate those spaces, such as operable windows, rooftop decks, unique building forms, or similar treatments.

(Left). Grocery store is accessed from a pedestrian paseo that has direct access to the street sidewalk. (Right). Multiple retail tenants within the facade have individual entries with the corner retail use having its entry at the corner.

4. Building Entrances:

a. Public entrances shall be developed on all buildings to face streets, paseos, courtyards, plazas, or other public spaces.

b. Buildings located on a street corner should either provide a corner entrance or provide two individual entrances facing each street.

(Above). All images show examples of buildings appropriately applying approved exterior building materials.

5. Building Materials:

a. Brick, stone, architectural grade metal, fiber cement, concrete, and wood are required as primary building materials. Stucco and EIFS shall not be used on architectural features and pop-outs in a façade, but are allowed on recessed wall areas, walls between entrances, and between hierarchal architectural features for no more than 25% of the facade.

(Left). Freestanding retail frontage uses varying parapet heights to screen mechanical and utility equipment on the roof. (Right) Retail village with farm-style shed roofs with clerestory roof projections create voids within roof forms to discretely hide mechanical and utility equipment

6. Screening:

a. Mechanical and utility equipment on the roofs of buildings shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building and may include such treatments as balustrades and parapet walls. If visible from public view, screening materials should be compatible with those of the building.

Section 4. Office Design Standards

A. Purpose and Application. This section is intended to guide the development of urban office building(s) within the Thanksgiving Station TOD. Office is an important part of creating true live-work environment by transit and is envisioned for a prominent corner within the TOD neighborhood. Reference imagery contained in this section is emblematic of farm/agrarian industrial, contemporary farm/agrarian industrial, and contemporary architectural style and character. This style and character should influence the design of office development within Thanksgiving Station and presents the potential to create a distinct visual gateway into the neighborhood from the transit station.

B. Architectural Standards

(Left). Office building utilizes larger clear glass on base and smaller windows on the upper floors. (Right). Building compositionally consists of two architectural treatments to create the appearance of two smaller buildings. A portion of the building is predominantly all glass with horizontal metal panels and spandrel glass juxtaposed alongside a more solid facade with punched openings.

1. Street Facades.

a. The façade facing the street frontage shall include large clear glass windows on the street level and smaller windows may be allowed on the upper floors. Opaque, heavily tinted, or reflective glass should not be used on the first floor of a building facing the street. When glass is tinted, it should allow for a minimum 60 percent light to pass through the windows into the building.

b. Buildings fronting a street shall provide glass at a minimum of 30 percent of the façade area on the first floor facing the street. Where a building is located on a corner lot, a minimum of 30 percent of each façade facing the street on the first floor shall consist of glass.

(Left). Building uses a central recessed element to create articulation in the facade combined with more glass, awning, and signage to identify building entrance. (Right). Increase fenestration, material changes, and a projecting trellis structure creates a portal to highlight the building entrance and provides articulation in the building facade.

2. Architectural Features:

a. Buildings shall have hierarchal massing at building entrances. Building entrances shall include at least one of the following features:

   i. roof tower feature;
   ii. pitched roof feature;
   iii. parapet extensions or height variation;
   iv. articulation in the façade; and
   v. other comparable features as approved by the ARC.

(Left). Glass is used to contrast more solid facade planes, create feature elements compositionally that illuminate differently at night, and to bring focus to primary building entries. (Right). Rooftop step back creates movement in the roofline of the building.

b. The hierarchal architectural features at building entrances shall include at least two of the following features:

   i. differing exterior material types;
   ii. awnings or canopies;

iii. decorative lighting; and
iv. increased amount of glass.

c. When applicable and/or grade changes allow, through-lobbies should be considered to connect internal courtyards to streets.

(Top Left) Office design included covered walkways made with perforated metal screens to reduce solar heat gain from the southern exposure. (Top Right). The unique form of the building gives the impression a 'shed' structure floating over a glass box, with vertical circulation (elevator and stair tower) being celebrated with a mural as well as breaking down the horizontal scale of the building. (Bottom) Office building with a flat roof line utilizes vertical fins, cantilevered upper floors, recessed wall areas, and angled facades to create facade articulations and visual interest.

d. An office building façade shall include at least three of the following features:

i. awnings or canopies;
ii. covered walkways;
iii. decorative lighting;
iv. string course;
v. spandrel glass or curtain wall systems;

vi. fins, louvers, or other shade devices;
vii. angled, cantilevered, curved building forms;
viii. projecting and/or recessed building elements;
ix. wainscot of a minimum 30 inches in height except for under windows; and
x. other comparable architectural features as approved by the ARC.

(Left) Office utilizes distinct fenestration patterning on the upper floor, recessed base, and enhanced glazing at the entry that connects to a rooftop amenity to create building articulation. (Right). Building composition includes several changes in facade plane creating movement and depth while emphasizing the corner condition.

3. Massing:

a. Buildings shall be designed as three-dimensional forms with articulation in each façade. Façade articulations are typically included at building entrances and hierarchal building features to break up long sections of wall area.

b. Buildings shall be designed so that a single building frontage does not exceed 200 feet without a change in plane of at least 2 feet deep and 15 feet wide.

c. Office buildings may have flat roof lines with architectural variations occurring through other means as required by this section.

d. Sites that have changes in grade should integrate the grade change into the design of the building. The building and its foundation may be used as a method of retaining grade.

(Left and Right) Both office buildings include stepping in the facade to hold an urban street frontage on a sloping site.


(Left) In addition to holding a perimeter street, office building actively engages a central plaza. (Right). Office building frames an active courtyard space with a covered walkway that links the lobby directly to an adjacent parking facility.

4. Building Entrances:

a. Public entrances shall be developed on all new buildings to face streets. Entrances are optional along Executive Parkway and Ashton Boulevard to prioritize internal streets to promote better connectivity within the broader development and associated parking areas.

b. Where a building(s) orients around a courtyard or plaza space, through lobbies are encouraged to create secondary entrances and facilitate better connectivity between open space amenities and streets.


(Left) Darker material palette consists of architectural grade metal panel and glass with two recessed elements, one to highlight the lobby entrance and the other to highlight a rooftop deck. (Right). Lighter material palette consisting of brick, wood metal, and regular window pattern. A building recess provides a common outdoor balcony on each floor, breaking up the buildings massing to create smaller facade elements and creates movement in the roofline.

5. Building Materials:

a. Brick, stone, architectural grade metal, fiber cement, spandrel or curtainwall glass, wood, or luxury EIFS are required for primary exterior building materials.
b. Stucco and split face CMU may be used as a secondary material only. These materials shall not be used on main architectural features.

c. Luxury EIFS and architectural grade metal should not be used on the ground floor of a building near entries or heavily trafficked pedestrian areas.

(Above) Mechanical and utility equipment is screened behind tall parapet walls with materials and colors designed to blend into the overall buildings design and composition.

6. Screening:

a. Mechanical and utility equipment on the roofs of buildings shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building and may include such treatments as balustrades and parapet walls. If visible from public view, screening materials should be compatible with those of the building.

Section 5. Parking Structure Design Standards

A. Purpose and Application. Parking structures allow for the consolidation of parking in order to shape a more pedestrian-oriented experience within a TOD. This section is intended to guide the development of freestanding parking garages that expose edges to a street versus being lined by another land use. Parking structures when treated like a building or artfully screened have the ability to be integrated into urban environments in a manner that can enhance the human experience. Reference imagery contained in this section is emblematic of the type of treatments that should be explored to treat exposed parking garage edges within the TOD.

B. Architectural Standards

(Left) Ground floor retail use in the base of the parking structure would follow the Retail Design Standards in the document. (Right). Example of a liner condition on a parking garage and the intent of limiting the parking structure from project no more than one floor above the liner building, which factors in the appearance of a step back to the building on the upper floor.

1. Street Facades.

a. Above grade parking structures shall incorporate liner buildings, or liner, with active uses (i.e. residential, office, and/or retail land uses). For residential buildings, where parking serves predominantly residential uses, a liner is required on all sides of an above grade garage facing a street, paseo, or park. For shared office/residential parking structures, liner is required on at least two sides at a height no less than one story, or 10 feet, below the top surface level of parking structure. Example, if a parking structure parks on the roof at level 7, the roof of a liner residential building would need to be at level 6, which is equivalent to a 5-story liner building.

b. When two sides of a parking garage are exposed, façade treatments should screen while allowing for natural ventilation, to the extent possible.

c. Liner buildings shall utilize the appropriate combination, as applicable, of architectural standards from this section. For example, ground floor retail frontages shall meet the Retail Design Standards and upper floors for residential uses shall meet the Multi-family Design Standards.




(Top 2 Images) Example of when a parking structure is treated artful it can be a terminus or focal point contributing to the overall placemaking experience. (Bottom 3 Images). Parking structure was designed in a manner that integrates with the mixed use campus that it serves utilizing the elevator and stair to create a tower feature and opportunity for signage and branding.

2. Architectural Features (Exposed Parking Structure):

a. Design shall clearly identify lobbies and entrances not associated with liner buildings or uses.

b. Parking structure pedestrian and vehicular entrances and/or access points should consider the following features to improve access and wayfinding:

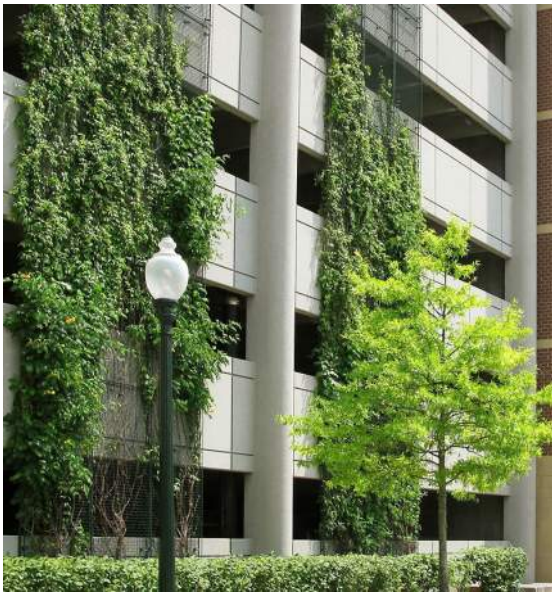
i. differing exterior material types;
ii. awnings or canopies;
iii. decorative or enhanced lighting; and
iv. increased amount of glass, as applicable.

c. Street-oriented parking structure facades should conceal or effectively reduce the impact of parked cars and light sources from the exterior view for the full height of the structure.

(Left) Example of exposed parking structure in pedetrian-oriented urban neighborhood that utilizes a series of decorative panels, feature walls, and changes in facade plane to create a visually attrative parking structure. (Right). Parking structure facade is organized compositionally like a building with a distinct base, fenestrations, and a series of features walls of varying materials, one of which was use for signage.

d. A parking structure façade shall include screening elements for at least 30 percent of exposed parking structure, designed to coordinate or compliment the design of liner buildings and/or associated buildings. Parking structure facades shall include at least one or a combination of the following screening elements, as appropriate:

i. patterned and/or dimensional metal perforated screens;
ii. decorative concrete panels;
iii. awnings or canopies;
iv. feature walls with punched opening and/or murals;
v. spandrel glass or curtain wall systems;
vi. fins, louvers, or other shade devices;
vii. plant materials (vines, etc.); and
viii. other comparable architectural features as approved by the ARC.



(All Above Images) Examples of exposed parking structure using appropriate materials.

3. Building Materials:

a. Brick, stone, architectural textured concrete, architectural grade metal, perforated metal panels, fiber cement, spandrel or curtainwall glass, plant materials, and wood shall be used for exterior parking structure materials.

Section 6. Urban Design Standards

A. Public Spaces and Places. The public spaces and places network is comprised of a variety of public spaces and places, of different sizes and scales, connected to each other by highly pedestrianized streets, trails, and pedestrian walkways.

Each park, plaza, or promenade has a distinct character and function within the overall network and are intended to be enjoyed at various times of the day and week by residents, employees, and visitors alike. Each space should be intentionally designed to provide a unique experience and program elements intended to allow people to gather, play, stroll, relax, dine, and shop.

1. **The Urban Promenade.**

    a. The Urban promenade will be a linear park/promenade that links the Lehi Front Runner station, new development, Thanksgiving Point, and existing office development to one-another. This should be designed in a manner that allows for a variety of low-speed, personal mobility options (pedestrians, bicycles, e-scooters, etc.) to co-exist in an off-street environment.

2. **The Central Green.**

    a. The Central Green will provide a mix of both soft and hardscape environments that allows for a variety of programmed and non-programmed events to take place. This should be designed in a manner that promote its use by residents, employees, visitors, and the greater Lehi Community.

3. **The Plaza.**

    a. The Plaza will be the heart of the TOD for generations to come. Designed as primarily a hardscape urban plaza, this will be where the Christmas tree is lit, farmers markets and art fairs are held, families bring relatives, and the community comes together. This will include the highest concentration of neighborhood retail, restaurants, and active ground floor uses both adjacent to and within the piazza.

4. **Streetscape.** Streetscape design will establish the overall character of the TOD creating rhythm and visual impact and highlighting areas of significance. Because there will be multiple users in the TOD, the streetscape and open spaces are intended to provide a common thread that ties all the various land uses and user groups together. Common materiality, furnishings, and wayfinding helps visitors understand they are within the Thanksgiving Station TOD.

A hierarchy of Streetscape design varies based upon specific street functions. Due to the mixed-use nature of the project, mixing uses vertically and horizontally, streets are classed not on specific uses on them, but on the role each street will play in the development and how the streets will interact with each other. The street network forms a coordinated whole, where each is different but carries common threads that create a unified development.