

Our Parker community promotes a quality of public and private development and redevelopment that is a regional example of excellent aesthetic composition and sustainable durability.



Community Appearance and Design



INTRODUCTION

One of the most important ways in which Parker can differentiate itself from other jurisdictions is by demanding excellence in the physical appearance of the built environment. This philosophy was echoed time and again during the public participation process.

The appearance of the Town gives residents and those traveling through a lasting impression of the community. The value of the physical component is important to our community and will continue to be so as Parker grows and ages.

Our community leaders continue to carefully scrutinize new development, redevelopment and related activities. This forward thinking has resulted in a quality community even with the explosive growth experienced in the recent past.

Our community will continue to enhance its sense of place and pride through the refinement, development and support of programs and policies which result in the highest possible standards of design in the built environment.



We listened...

Our Face to the World

A common theme across topic-specific workshops during the public participation process was the importance of the physical appearance of the Town. Physical appearance of the Town includes our building architecture, landscaping, street designs and parking lots. These design elements working together help preserve our community character and create a place that is unique and special to us. This Chapter is intended to promote excellence in appearance and design, in acknowledgement of the overwhelming importance of that issue expressed by our citizens.

GOALS AND STRATEGIES

I. Our community's streets and walkways will be planned, built and maintained as safe and attractive public spaces.

1.A. Develop streetscape plans for highly visible, major streets in Town that address issues such as safety, trees and landscaping, lighting, pedestrian amenities, sidewalks, crosswalks and medians.

- Develop a streetscape plan for Mainstreet between Parker Road and Twenty Mile Road that emphasizes a pedestrian-friendly environment and creates a transition from the suburban character of the road to the historic downtown character on the east side of Parker Road.
- Develop a plan for Parker Road that includes elements for 'beautification' and safe pedestrian access along and across this State highway.
- Develop a plan for landscaping and streetscape improvements focused on the intersection of Parker Road and Mainstreet to reflect the importance of this crossroads in our community.
- Seek opportunities to partner with property owners in older commercial areas to plan for and make improvements to streetscapes adjacent to their properties.
- Develop streetscape plans for other highly visible, major streets within Town.



1.B. The use of alleys should be considered in higher density areas in order to reduce the need to locate driveways and garages along the street as well as to provide access to off-street parking in mixed-use areas.

1.C. Continue to ensure that neighborhood streets are designed to emphasize safety and to support our residential neighborhoods as special places.

1.D. Enhance and accentuate Town entryways at key entry points to the Town.

1.E. Parker Road pedestrian underpasses shall be enhanced to ensure they are safe, attractive and accessible.

2. Housing in all forms will be constructed of high quality materials and designed to create safe and attractive neighborhoods. Special attention shall be given to building massing, form and variation to prevent the repetition of similar homes or building complexes.

2.A. Work with the residents, businesses and property owners within our community to update the design standards for multi-family housing to ensure development and redevelopment reflects the community's desire to create a high quality built environment that differentiates us from surrounding communities.

2.B. Use architecture, building design, public spaces and massing to create neighborhoods that are desirable places to live.



3. Commercial buildings shall give special attention to building massing, form and design to create a series of unique places that contribute to the overall character of Parker as a distinctive community.

3.A. Work with the residents, businesses and property owners within our community to update the commercial design standards to ensure development and redevelopment reflects the community’s desire to create a high quality built environment that differentiates us from surrounding communities. Use architecture, building design, public spaces and massing to create unique and attractive commercial destinations that are easily accessible by all modes of travel, especially walking and bicycling, therefore creating attractive, economically vibrant/sustainable places.

4. Support quality appearance of the built environment as structures age.

4.A. Develop and enforce maintenance standards for all properties in Parker to prevent the onset of deterioration and blight.

4.B. Develop a sub area Plan for development and redevelopment of aging properties along Parker Road through the core of our community.

5. Negative visual impacts from parking areas shall be minimized.

5.A. To soften and mitigate the visual impacts of large paved areas, update the existing ‘Land Development Ordinance’ to require an even denser landscaped edge and visual buffer to screen parking areas from adjacent roadways and non-compatible uses.

5.B. To minimize the perception of large, continuous expanses of pavement, amend the ‘Land Development Ordinance’ to require more interior landscaping within parking lots.

5.C. Where appropriate, locate buildings adjacent to the street to either block or break up the view of parking lots.

