

	Mesa	Mesa (proposed)	Gilbert	Tempe	Scottsdale	Queen Creek	Phoenix	Chandler
Guidelines		x	x	x	x	x	x	x
Codified		x	x	x	x	x	x	
Character & Context								
Design should be complimentary and compatable with the character of surrounding development		x	x	x	x	x	x	x
Precise replication of architecture within centers discouraged		x			x	x	x	
Corporate identity discouraged		x			x	x	x	
Architecture designed to identify specific user discouraged					x			
Building height stepped down to fit into adjacent smaller scaled development	x	x	x	x	x	x	x	x
Integrate art into the built envrionment				x	x	x	x	x
Massing								
Horizontal breaks in material, texture and color		x	x		x	x	x	
Roof articulation		x	x		x	x	x	x
Wall articulation		x	x		x	x	x	x
Changes in textures accompanying articulation	x	x			x	x	x	
Limit to wall length without articulation		x	x	x	x	x	x	x
Building on corners must contain special corner treatments				x	x	x	x	x
Pedestrian scaled architecture in urban context/Pedestrian Realm		x	x	x	x	x	x	x
Environmental Considerations								
Protect sensitive lands and view corridors			x		x	x	x	
Encouragement of using native plant materials and landscaping	x	x			x	x	x	x

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Sustainable design that minimizes/mitigates heat island effect/direct sun exposure/heat gain/solar orientation			x	x		x	x	x
Architerctural Details, Materials & Colors								
Defined entries through use of porticos, articulation, roof variations etc.		x	x		x	x		x
Muted earth tones encouraged/colors that enhance thermal comfort			x	x	x	x	x	x
	x (employment only)							
Mix of building materials		x			x	x	x	
Four-sided architecture		x			x	x	x	x
Limit use of metal		x				x	x	
Site Design & Layout								
Buildings oriented towards the public right-of-way		x	x			x	x	
Entrances oriented towards the street		x		x		x	x	x
Utilization of a built-to line to create a pedestrian realm			x					x
Parking not permitted within the build-to-lines/encouraged to be behind/adjacent to bldg.		x	x			x		
Utilities, Dispay & Service Areas								
RTU must be screened	x	x					x	
Screening treatments, enclosures, service areas compatible with primary architecture	x	x	x	x	x	x	x	
New or relocated electric and cable lines must be undergrounded			x	x			x	

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Electrical panels and cabinets enclosed or recessed			x	x		x		
Loading bays and service areas located away from public right-of-way	x	x		x		x	x	

** Tempe and Phoenix have area/village specific design standards