

II. How to Use the Manual

Potential Uses and Users

The primary use of the *Mixed Use Development Design Manual* is as a reference document that can be utilized by any interested party and applied to any phase of the planning, development, and review of a mixed use project. Within that broad spectrum, some of the major users and specific uses of the manual are as follows.

Citizens, including members of neighborhood organizations and nearby property owners, may use the manual as a source of information to evaluate potential impacts of mixed use development with respect to its intensity, context, connectivity, and transitions to adjacent uses.

Decision makers, including members of appointed boards, the City Planning Commission, and City Council may use the manual as a reference for evaluating applications to establish mixed use zone districts.

Property owners looking for potential uses for their real estate may utilize the manual to assess mixed use as a way to create and capture future value on their property.

Developers may use the manual as a source book for the general parameters and particular City requirements that apply to mixed use development in Colorado Springs.

City planners, as well as other City and Utilities staff, may utilize the manual as an information source and guide for reviewing, commenting, and making recommendations regarding mixed use development proposals.

Engineers may wish to consult the manual as a starting point for looking at street design, site improvements, drainage reports, and utility placement.

Architects, landscape architects, and designers will want to pay attention to the design standards and guidelines, particularly those pertaining to building orientation, entrances, and facades, as well as landscaping, lighting, and signage.

Putting the Manual to Work

For a general orientation to the manual, perusing the table of contents and the introduction is the best place to start. For a quick reference to specific topics, the index may be consulted. Those wishing to get an overview of the three mixed use zone districts and the incentives and procedures for establishing them should go directly to *Section III. Mixed Use Zone Districts*. *Section VIII*, entitled “*Putting It All Together*” is for those who want to get a picture of how a typical mixed use commercial center with offices and housing might be designed. The example layout includes references to the code sections, as well as to the design standards and guidelines, in order to show how the various pieces come together in a unified site design. *Section IV. Design Standards and Guidelines* first presents the basic quantitative requirements for site sizes, building heights, parking, landscaping, and other features. It then provides design guidance on the layout of specific site elements and physical features in mixed use developments. *Section V. Street Standards* includes the street types to be used in mixed use developments and presents standards for vehicular, pedestrian, and bicycle access, circulation, and connectivity. Those seeking guidance for planning and locating utilities and drainage facilities should go to *Sections VI. and VII.*



Figure II.1—Neighborhood Infill, CO