



Shingle Springs

Commercial/Multi-Family Residential Design Standards Project

What is the Shingle Springs Commercial/Multi-Family Design Standards Project?

The Shingle Springs Commercial/Multi-Family Design Standards Project is a community-based planning project that will result in comprehensive design regulations for commercial and multi-family residential projects in the Shingle Springs Community Region. The standards will address all aspects of building and site design on private property, and document architectural themes rooted in the community and El Dorado County's building tradition. They will also provide conceptual site designs to demonstrate how the standards can be applied to the different kinds of sites present in the community, and include performance standards that assess projects' conformance with the standards.

As a community-based planning effort, the project will include a broad outreach process. A Community Advisory Team, stakeholders, other community members, and the decision makers (the Board of Supervisors and Planning Commission) will play an essential role in defining the community's desired character, architectural themes, and development characteristics that will be incorporated into the design standards.

The project is part of larger effort to prepare design standards and guidelines for commercial and multi-family residential development in three other community regions: Cameron Park, Diamond Springs/El Dorado, and El Dorado Hills. Within this larger effort, the Shingle Springs Commercial/Multi-Family Design Standards is serving as the prototype project.

Why is the County undertaking the project?

The County is undertaking the project to implement El Dorado County General Plan policy direction to prepare design standards and guidelines for Shingle Springs that are developed in collaboration with community members and seek to identify, maintain, and enhance the community's character and unique identity. By defining the community's aesthetic preferences for commercial and multi-family residential development, the community can achieve greater certainty that future development will positively contribute to Shingle Springs' character and identity. Additionally, applicants whose projects comply with the design standards can expect a streamlined planning review process. This will reduce project costs and encourage development that will benefit the community, including residential projects that satisfy the unmet demand for multi-family housing.

Who is on the Project Team?

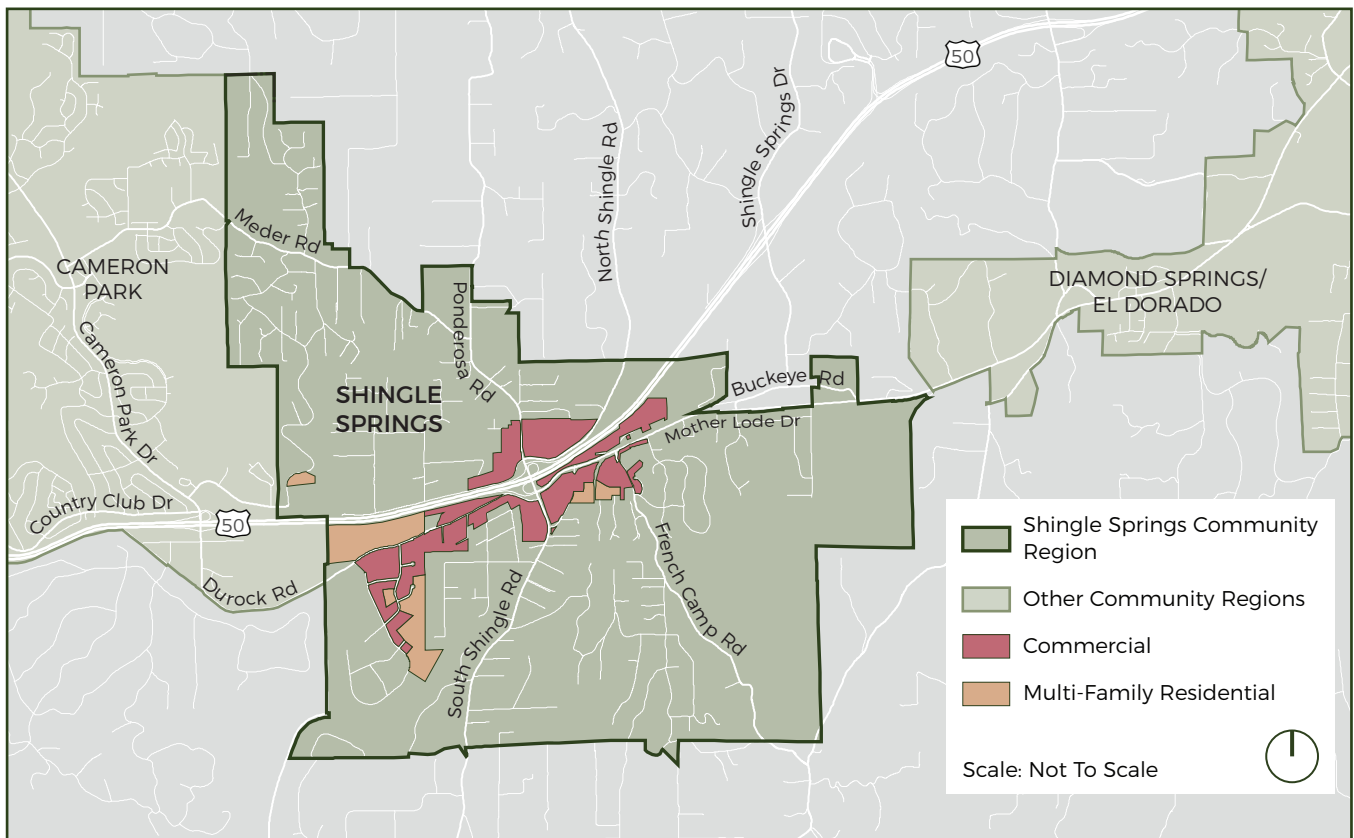
The project team is comprised of El Dorado County planning staff, the County's Community and Economic Development Advisory Committee (CEDAC), the Shingle Springs Community Alliance (SSCA), and the project's consultants: De Novo Planning Group and Page & Turnbull.

De Novo Planning Group, a land use and environmental planning firm, is serving as the project's lead consultant. Based out of El Dorado Hills, De Novo specializes in community and environmental planning, urban design, and sustainability. The firm's urban design expertise includes the preparation of design standards and guidelines, the creation of conceptual urban design studies and specific area plans, and the processing of design review entitlement applications.

Page & Turnbull, an architecture and planning firm that specializes in historic preservation, is assisting De Novo with the classification of Shingle Springs' architectural themes and the development of the project's conceptual site designs.

What is the Project Area?

The project area encompasses the Shingle Springs Community Region as defined on the El Dorado County General Plan Land Use Map. The design standards will specifically apply to parcels zoned for commercial and multi-family residential development.



How Can I Get Involved?


As a community-based planning process, the project includes a variety of opportunities for the public to participate in the development of the design guidelines. See the list below for the various types of outreach to be conducted throughout the process. Please take advantage of these many opportunities to learn about and provide input on the project. Your participation will help ensure that the design standards reflect the community's preferences for character of future development, ensuring that Shingle Springs continues to be a desirable place to live, work, and play!

- » Community Advisory Team Meetings
- » Public Workshops
- » Stakeholder Interviews
- » Board of Supervisors and Planning Commission Working Sessions and Hearings
- » Social Media/E-Blasts
- » Project Website Updates
- » Public Review Periods

Got Questions? Want More Information?

 www.edcgov.us/Government/longrangeplanning/CommunityPlanning/Pages/Commercial-and-Multi-Family-Design-Standards.aspx

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