



City of Hayden

Development & Design Standards for the Central Business District Zone

November 2007

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I. Introduction and Purpose

This section of the Strategic Implementation Plan for the City of Hayden focuses on the creation of future development and design standards for the Central Business District Zone, located roughly along Government Way between Prairie Avenue and Miles Avenue. It is envisioned that these standards will replace the existing Commercial Zone Standards, described in Chapter 8 of the City of Hayden's Development Code.

These proposed standards respond to the City of Hayden's Vision Statement, which calls for the following:

- "To develop and revitalize Government Way as a community center"
- "To develop a pedestrian-friendly central business district with a village-like atmosphere, containing small shops, community gathering places, and activities and events that draw people to the downtown."

The development and design standards recommended in this document also respond to the City of Hayden's Comprehensive Plan, specifically to the section entitled "Revitalization of Government Way." Specific design parameters identified by the Planning and Zoning Commission, embellished as part of this document, and incorporated into the recommended development and design standards for Government Way include:

- Creating a signature space or element as a means of enhancing Downtown's identity;
- Allowing building heights that reflect the scale and types of uses within a vibrant core;
- Minimizing setbacks, or in the case of the core area, redefining setbacks as a means of infusing the core area with a sense of green and creating safe and attractive places for people to gather;
- Emphasizing building continuity and cohesiveness through the incorporation of a rich palette of repetitive materials; and finally
- Incorporating on-site stormwater treatment practices with the improvements planned for the Government Way right-of-way.

These elements when viewed in aggregate strengthen the Downtown and have the potential to create a vibrant mixed-use district that draws both residents and visitors to the center of Hayden.

II. The Framework

The City of Hayden's Comprehensive Plan defines the Central Business District Zone as extending along Government Way, from Prairie Avenue north to the Miles Avenue intersection. The Framework diagram illustrated in Figure 1 seeks to understand this general description of the geography of the Central Business District through a finer lens. It evaluates how one experiences the Downtown through the light of existing and proposed land uses, connections and gateways, as well as existing and proposed development. This understanding of function serves as a basis for establishing development and design standards for the area.

In light of these considerations, the Framework Diagram indicates that the City's most "urban" zone lies between Honeysuckle and Orchard. This stretch of the Central Business District, or CBD, is in many ways the City's "Civic Center," as it is home to City Hall, the Post Office and Hayden Park. This epicenter is located roughly in the heart of the proposed Government Way "Main Street" Corridor, and functions as the central community gathering space—especially during the spring, summer and fall when Hayden Park houses summer concerts and other community events. Beyond this epicenter lies two other significant nodes within the CBD. The following paragraphs describe each of these three nodes along the Government Way Central Business District.

Circle One (The Central Civic Node)

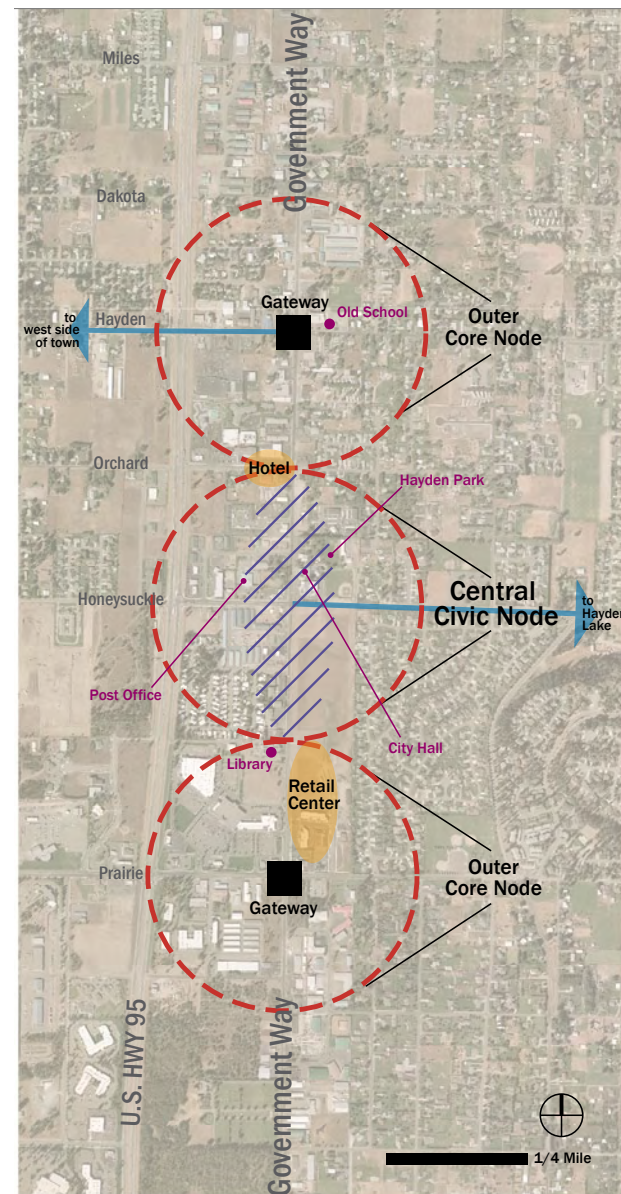
As stated above, many of the City's most significant civic uses lie within a quarter mile radius of the intersection of Honeysuckle and Government Way. Beside these civic uses, other surrounding land uses highlight the importance of this central node. At the intersection of Orchard and Government Way stands the Holiday Inn Express Hotel, and a planned mixed-use retail and office center will lie at the southern extent of the quarter mile radius at the intersection of Government Way and Honeysuckle. Connections between these two significant land uses will therefore be directly aligned with the central civic stretch of Government Way.

Currently the southern edge of this central civic node does not contain the same level of prominent land uses as may be found in the northern area. However, when the proposed mixed-use development between Prairie and Honeysuckle is completed it will serve as the southern entrance to this core area. Until that time, Honeysuckle's prominence stems from its use as the primary connection from US 95 to Hayden Lake.

Circle Two and Circle Three (The Outer Core Nodes)

The secondary quarter mile zones depicted on the Framework Diagram are located both north and south of the central civic node described above. Looking to the north, the intersection of Hayden and Government Way serves as a significant gateway from the north to the future Government Way "Main Street." At this time, this intersection is characterized by auto-oriented land uses with the exception of the old Hayden Elementary School, which many feel will make an ideal community center. These more auto-oriented land uses extend east across US 95 and north of Dakota. It is anticipated that these areas will accommodate more regional retail and service uses and be less intense in terms of the scale of development than the Central Civic Node.

Figure 1 - City of Hayden Framework Plan



The southern quarter mile circle is centered around Prairie, which also serves as a gateway into the Central Business District. The land uses around this intersection include the new Hayden Creek Plaza Shopping Center, the existing Prairie Shopping Center, and the library. Although development south of Prairie is primarily auto-oriented at present, development to the north of Prairie should become more intense as one moves toward the heart of the Central Business District. This change in character reflects the proposed retail and office development described above, which is expected to break ground in Spring/Summer 2007. This development will help to further frame the Honeysuckle to Orchard connection as the primary pedestrian zone.

Description of Proposed Zones

The following proposed development and design standards focus on all three of the sub-areas within the Central Business District Zone. The Central Civic Node constitutes the heart of the Central Business District Zone, and is envisioned as the most urban of the City's future commercial zones.

The Central Business District Zone is intended to evoke a "Main Street" ambiance with the following characteristics: Buildings close to and oriented toward the street, two to three story structures, large storefront windows, inviting entryways, covered awnings or canopies and cohesive signage. To support this vision, uses permitted outright would include local eating and drinking establishments, small scale retail (20,000 square feet maximum) stores such as bike shops, clothing stores and art galleries, service oriented uses such hair salons, banks, laundry mats, travel agencies, local hotels or inns, and upper-floor housing. Auto-oriented uses and retail buildings in excess of 30, 000 square feet would be prohibited. Permitted, prohibited, and Special Uses for the Central Business Zone are discussed in greater detail in the following section.

Outside of the proposed Central Business District Zone, general commercial and/or highway commercial districts with corresponding development and design standards are appropriate. These areas shall accommodate more auto-oriented uses and retail buildings in excess of 30,000 square feet outright. Specific standards for these areas are outside the scope of this document.

III. Proposed Uses Within Zones

The following section lists Permitted Uses, Prohibited Uses, and uses that need to be pursued via a Special Use review process for the proposed Central Business District Zone. Proposed Permitted and Special Uses not currently listed in the City of Hayden's Development Code include a brief description of the characteristics that define the use and, where applicable, examples of the proposed use. Any use not explicitly permitted outright, or via a special use review, is prohibited.

Note that the most successful Downtowns allow and encourage a rich mix of land uses, including shops, restaurants, housing, offices, public spaces (parks and plazas) and even some light industrial (R & D).

Permitted Uses	Special Uses	Prohibited Uses
Any eating or drinking establishment	Churches	Adult businesses and other sexually-oriented businesses
Retail, sales and service	Community assembly halls	Retail over 30,000 square feet
Public or private office buildings.	Animal clinics, veterinary hospitals, and boarding kennels	Self Service Storage
Residential uses in upper stories or on lots located behind commercial buildings facing street frontage.	Public or private schools (including trade schools)	Quick Vehicle Servicing and Auto-oriented uses (<i>Examples: Gas stations, car washes and quick lubrication services</i>)
Banks (without drive-throughs)	Commercial Parking: Parking that is not accessory to a specific uses and where a fee is typically charged. (<i>Examples: Short and long term parking lots</i>)	Vehicle Repair-Businesses which provide repair and service functions to passenger vehicles, light and medium trucks, motorcycles, boats, and recreational vehicles, and related uses.
Medical & Dental Clinics under 5,000 square feet	Retail between 20,000 and 30,000 square feet (excludes parking): Larger uses that sell lease or rent new or used products to the general public. (<i>Examples: Neighborhood-oriented grocery store</i>)	Waste Related: Uses that receive solid or liquid wastes for the purpose of on-site disposal or transfer to another location
Daycare center	Repair-oriented uses such as bicycle shops, photo or laundry drop off, quick printing, and appliance and office equipment)	Wholesale Sales: Uses involved in the sale, lease, or rent of products primarily intended for industrial, institutional or commercial businesses. (<i>Examples: sale or rental of heavy machinery, heavy trucks, machine parts, electrical supplies, restaurant equipment and store fixtures</i>)
	Major Event Entertainment: Special uses and buildings that draw a lot of people. (<i>Examples: Stadiums, auditoriums, exhibition and meeting areas, and fairgrounds</i>)	Freestanding Radio Frequency Transmission Towers. (<i>Examples: broadcast towers, communication towers and microwave towers</i>)
	Community facilities including fire stations, public utilities installation, etc	Group homes

Proposed Uses Within Zones

Permitted Uses	Special Uses	Prohibited Uses
	Drive-through facilities such as latte stands and bank drive-throughs Medical & Dental Clinics between 5,000 and 15,000 square feet Temporary/seasonal outdoor public market Light manufacturing (limited) - meeting the definition of “assemblage” in this title, and in compliance with chapter 9 of this title	Manufacturing not meeting the definition of light assemblage Funeral homes All other uses not expressly listed as permitted uses or special uses

IV. Recommended Development Standards

How to Use this Guide

The following two sections outline potential development and design standards to the City of Hayden's Development Code. Section IV outlines the development standards recommended for the City's commercial core along Government Way. Included within the discussion of each standard are "Recommendations" for the City's Development Code, and an "Explanation/Rationale" explaining the purpose and intent behind the proposed recommendation. It should be noted that the Explanation/Rationale narratives serve as the foundation of the future Purpose Statements, which will be created as part of the rewriting of the existing commercial zones.

At the end of each recommended development standard are "Additional Approaches," which are intended to push each development standard a bit further to its next logical step. These "Additional Approaches" become the basis for the design standards discussed in Section V. Design standards differ from this chapter's development standards in that they consist of the finer-grained, more detail-oriented design elements that help to create a vital, rich, and interesting built environment.

Setbacks

Figure 2 - 10' to 20' setback beyond curb tight swale and sidewalk

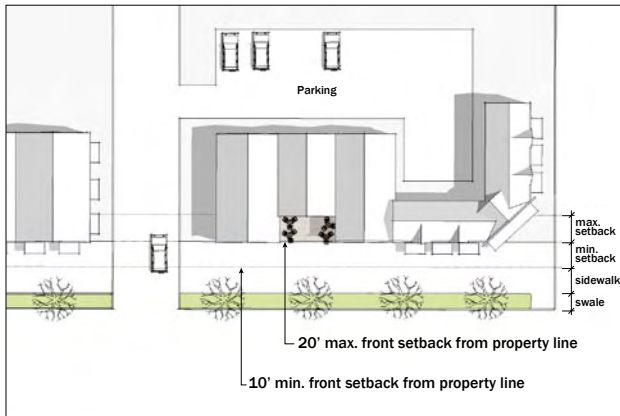
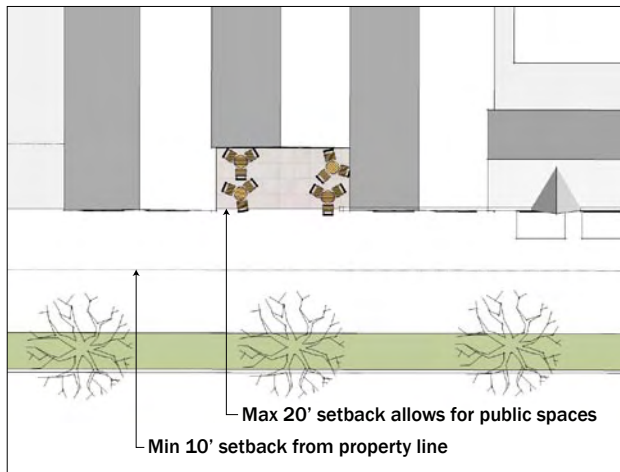


Figure 3 - 20' setback allows for outdoor gathering spaces



Recommendations:

1. Where the streetscape contains a curb-tight plant strip, establish a minimum front setback of 10 feet beyond the Government Way property line (the sidewalk), and an optional maximum setback of 20 feet that allows for a wide commercial sidewalk along Government Way (See Figures 2 & 4). The optional additional 10' setback is intended to accommodate outdoor gathering spaces (e.g., dining areas) (see Figure 3).
2. Where the sidewalk is curb-tight, establish a minimum front setback of 12' beyond the Government Way property line. This will allow for the creation of a landscaped "strip" spanning the length of Government Way (see Figures 5 & 6). The result will be a visual amenity, which builds upon and enhances the landscaping element in the City's planned improvements for the corridor. The optional additional 10' setback is intended to accommodate outdoor gathering spaces (e.g., dining areas) (see Figure 7).
2. Encourage as a general standard that a minimum of 50% of the street-facing building facade be built to the 10 or 12 foot front setback.

Figure 4 - Application of min. 10' front setback when bioswale/planter is curb-tight



Note: Currently the code requires a minimum frontage of 30 feet. As part of the code update, eliminate the minimum width requirement to allow for greater flexibility. If a minimum width is necessary, consider a range of 20-30 feet, which is more representative of traditional storefronts.

3. Allow the treatment of on-site stormwater to be applied to the front of the building (within the 10 and 12 foot front setback), and where possible, be treated as an extension of the stormwater improvements associated with the widening of Government Way. All plantings should meet the quality, condition, and species requirements specified in the Tree Standards Manual .
4. Prohibit parking between the building and the street.
5. Eliminate side and rear setbacks along Government Way.
6. To further support the grouping of trees in front of small gathering spaces, the City may choose to consider requiring the 22' setback every 100' along an otherwise unbroken facade.

Figure 5 - Application of min. 12' front setback when sidewalk is curb-tight allows for the creation of a signature "green strip" along Government Way



Figure 6 - 12' to 22' setback beyond curb tight sidewalk

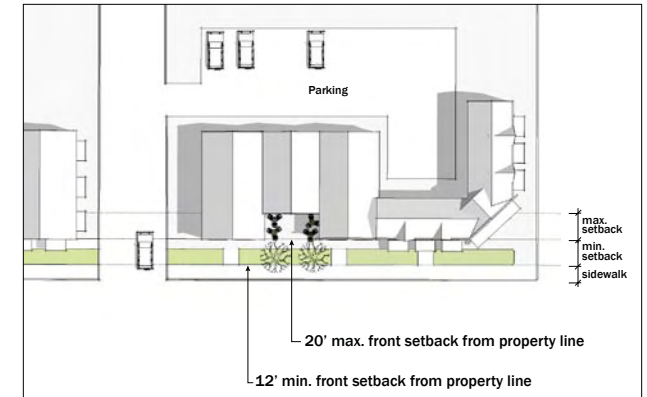


Figure 7 - Application of optional setback beyond required 12'



Additional setbacks allow for the creation of public gathering spaces such as outdoor cafes, and create opportunities to introduce trees to the streetscape



A signature “green strip” creates an inviting sense of place

Explanation/Rationale:

Building setbacks refer to the distance between the outer edge of the building facade and the property line, or edge of the public right of way. Setbacks promote streetscapes consistent with the “Main Street” concept by bringing buildings to the edge of the sidewalk, thereby reinforcing the pedestrian environment and creating a more “built-up” feel.

The purpose of reducing the front setback to a maximum of 20 feet, eliminating parking between the building and the street, and requiring that the on-site treatment of stormwater be applied to the front of the building is to create a signature “green” element along Government Way.

The diagrams illustrate two conditions. The first condition (Illustrated in Figure 4) is when the bioswale/planter is curb-tight, with the sidewalk is located between the swale and the face of the building. In order to create an enhanced pedestrian environment, the recommended 10’ setback is applied to the area adjacent to the sidewalk. This zone may be hardscaped and treated as an extension of the proposed 6-foot sidewalk, or landscaped and used for on-site stormwater. A minimum of 50% of the building face must be built to the 10’ setback line. The remaining 50% of the facade may be built to a maximum setback of 20 feet, allowing for the creation of small public gathering spaces. (i.e., outdoor dining spaces).

The second condition (Illustrated in Figure 5) is when the sidewalk is curb-tight, and there is no planned swale or planter. In order to create a continuous sense of green, a minimum setback of 12’ is required beyond the sidewalk. This 12-foot zone requires a minimum of a 6-foot sidewalk adjacent to the building, leaving 6’ for some type of landscape treatment, preferably the treatment of on-site stormwater. A minimum of 50% of the building face must be built to the required 12’ setback line. The remaining 50% of the facade may be built to a maximum setback of 22’ feet, allowing for the creation of small gathering spaces. (i.e., outdoor dining spaces). Assuming that a proposed development is not interested in setting the building back 22 feet in order to create a small gathering space, trees would not be required in the minimum 6’ planting zone, as they would be too close to the building. However, trees would be required in front of the small gathering spaces, as the larger setback provides ample room. An arborist, in conjunction with the City Forester and Director of Public Works, should work together to identify a columnar tree that can be pruned to create a line of sight to the building behind.

To further support the grouping of trees in front of small gathering spaces, the City may choose to consider requiring the 22’ setback every 100’ along an otherwise unbroken facade.

The current pedestrian environment is compromised by narrow, and in many cases, discontinuous sidewalks, front-loaded parking lots and poorly placed and designed signage. Requiring that 50% of the façade be set back no more than 10 feet is intended to help define the pedestrian environment. Side and rear setbacks do not support the creation of a pedestrian-friendly environment and are therefore not required.

Additional Approaches (see Design Standards):

- Pedestrian-oriented ground floor
- Weather protection
- Semi-public gathering spaces

Lot Coverage

Recommendation:

Require a minimum lot coverage of 45% (see Figure 8)

Explanation/Rationale:

Building coverage standards help to control the overall scale of development. Requiring a minimum of 45% lot coverage is intended to create a more built-up, urban character associated with pedestrian-oriented downtowns.

The proposed minimum lot coverage is intended to balance the anticipated lack of on-site parking with the desire to create a more built-up, pedestrian-oriented environment. Ideally in pedestrian-oriented core areas, a minimum of 50% lot coverage is desirable. To achieve this goal, the City will need to develop a comprehensive parking strategy consisting of on-street parking, municipal lots, and possibly City-funded parking structures.

Additional Approaches (see Design Standards):

- Tripartite facade

Figure 8 --Recommended lot coverage

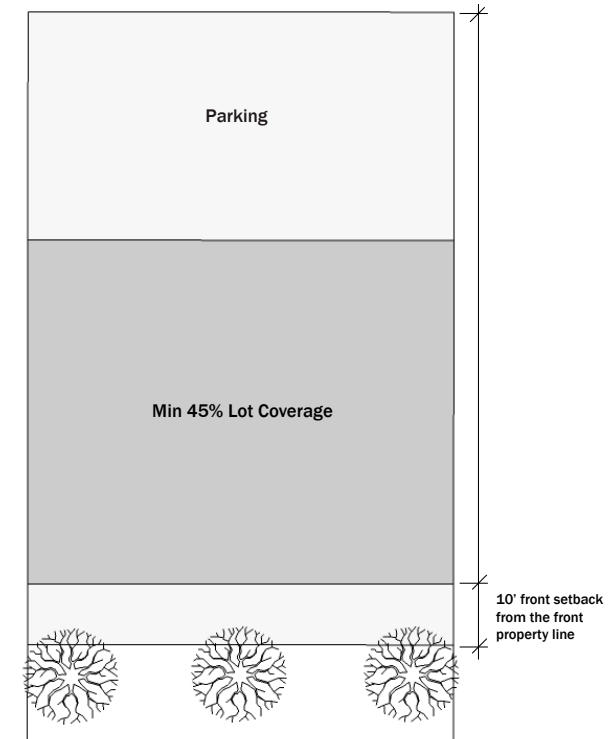
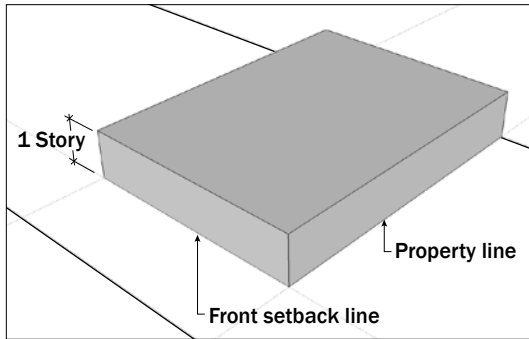
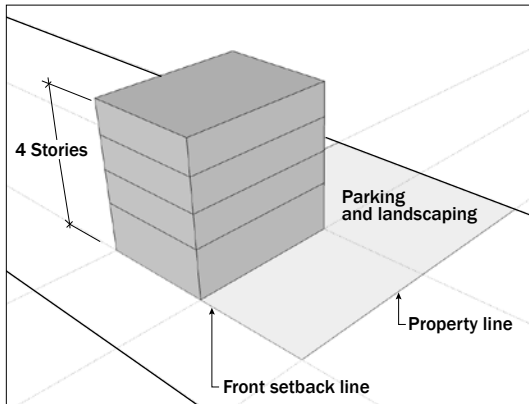


Figure 9 - Floor area ratio demonstrated

FAR 1:1 with 100% Lot Coverage



FAR 1:1 with 25% Lot Coverage



FAR

Recommendation:

Require a minimum floor to area ratio (FAR) of 1:1 in the Central Business District

Explanation/Rationale:

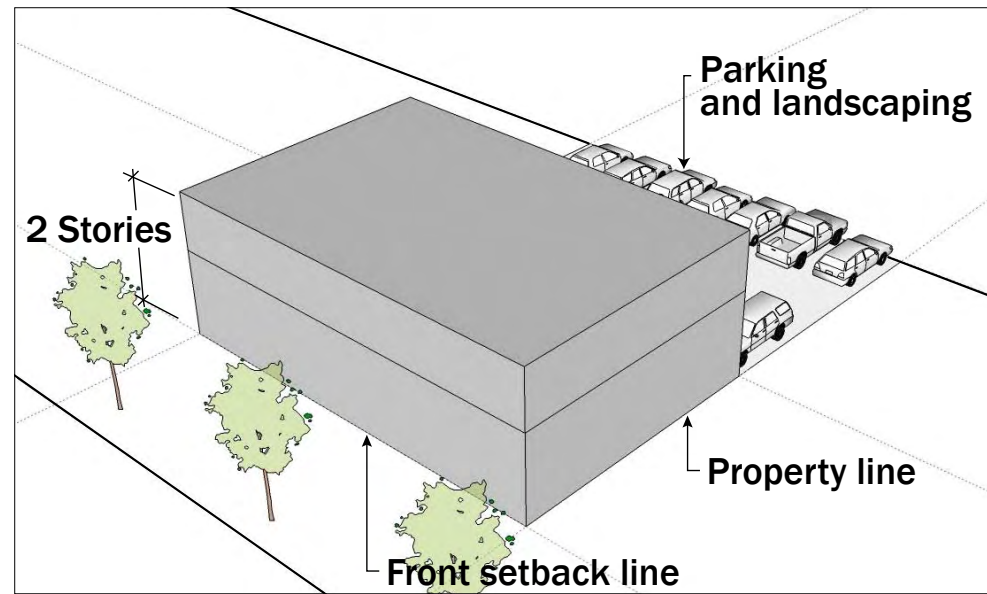
Floor area ratios (FARs) regulate the amount of use (the intensity) allowed on a site. FARs work in conjunction with height, setback, and building coverage standards to control the overall bulk of development. FARs are calculated by dividing the building floor area by the lot size (see Figure 9).

Requiring a minimum FAR of 1:1 with minimum lot coverage of 45% is intended to foster a more built-up, pedestrian-oriented Downtown.

Additional Approaches (see Design Standards):

- Tripartite facade
- Reinforce the corner

FAR 1:1 with 50% Lot Coverage



Note: Diagram illustrates the minimum FAR, depicting a two-story building with parking behind.

Building Height

Recommendations:

1. Increase the maximum building height from 45 feet to 55 feet (measured to the top of the parapet or the mid point of the gable) to allow for more intense development within the Central Business District Zone.
2. Retain the existing 45-foot height limit within the proposed Highway Commercial and General Commercial Districts.
3. Setback all roof top mechanical equipment a minimum of 15 feet to hide it from view of the adjacent street or sidewalk.

Note: Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building. All other mechanical equipment should be limited to 10 feet in height and may comprise no more than 10% of the overall roof area.

Explanation/Rationale:

Building height, like FAR and lot coverage, helps control the overall scale of development. The maximum building height standards are intended to create an aesthetically pleasing environment for pedestrians and foster a mix of uses within the core.

Increasing the allowable height within the Central Business District creates the opportunity for a higher-density, pedestrian-oriented Downtown, and further establishes the core area as the heart of the City. Allowing the maximum building height to increase to 55' will serve to create a more pleasing ratio between the face of buildings and the width of the street, as well as create the opportunity for more intense development associated with the core area. Because greater building height can serve to physically define a city's downtown core, the City may consider offering development incentives for new buildings within the Central Civic Node that are a minimum of 45' in height. The proposed building height allows for human-scaled development, and creates a pleasing sense of enclosure along the right-of-way.

Maintaining a maximum 45 foot height limit outside of the Central Business District allows for a step down in intensity as one moves away from the core into more automobile-oriented commercial areas, thereby reinforcing the center and ensuring a smooth transition to lower density areas (see Figure 10).

Additional Approaches (see Design Standards):

- Tripartite facade
- Reinforce the corner

Figure 10 - Building height stepdown from the CBD



Landscaping

Recommendation:

Require that each site include a minimum of 15% landscaping.

Note: Up to one-third of the landscaping can be dedicated to hardscape – walkways, plazas and small gathering areas.

Note: Every attempt should be made to use permeable materials such as grasscrete, gravel or pervious asphalt.

Explanation/Rationale:

Landscaping is intended to soften the effects of built and paved areas. It also helps reduce stormwater runoff by providing a surface into which stormwater can percolate.

Additional Approaches (see Design Standards):

- Cohesive architectural elements



Landscaping can significantly soften the effect of built and paved areas, and can help to manage stormwater on-site. Landscaping also helps to define the pedestrian realm.



Ground Floor Windows

Recommendations:

In the Central Business District, require transparent windows along a minimum of 60% of the building length, and 60% of the overall area of the ground level street-facing wall (see Figure 11). Ground level wall areas include all exterior wall areas up to ten feet above finished grade. This standard also applies to side street-facing facades.

Facades that face alleys and/or surface parking lots should provide windows for 50% of the length of the facade and 25% of the overall area measured up to 10 feet above finished grade.

Explanation/Rationale:

Ground floor windows are intended to enhance the pedestrian experience by connecting activities inside the building to the sidewalk and the public realm. Besides fostering a dialogue between inside and outside, ground floor windows are essential in creating a safe and interesting pedestrian environment.

Additional Approaches (see Design Standards):

- Human scale
- Pedestrian-oriented ground floors



Figure 11 - Transparent ground floor windows should be provided along at least 60% of the front facade length, and 60% of the overall ground floor area of the street-facing facade.



Consistent ground floor windows promote a sense of interaction between activities in the building and activities in the public realm (the sidewalk), and create a more inviting pedestrian environment



Figure 12 - Orienting building entries to the corner makes a strong architectural statement, creates visual interest, enhances way-finding, and creates places for people to gather.

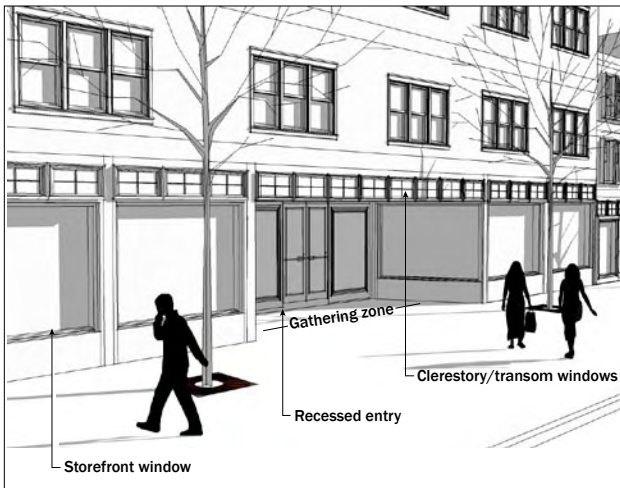


Figure 13 - Recessed entries (set back from the building face a minimum of 3-4 feet) creates a shaded shelter for pedestrians. The large glass entry doors are accentuated with clerestory windows and flanked by horizontal windows.

Front Door

Recommendations:

1. Orient the main entrance of buildings to Government Way or to intersections (see Figure 12).
2. Create a straight line connection between the front door and the sidewalk.

Note: Developments with more than one building should include connecting sidewalks between buildings. Circulation across parking lots should be clearly defined by elevation changes, and/or different paving materials.

3. Recess the entry a minimum of 3-4 feet as a means of creating a shaded, pedestrian shelter (see Figure 13).
4. If a building entry is oriented to the corner, orient the larger street-facing facade toward Government Way.
5. Accentuate the front entry of the building by incorporating the following types of elements: overhangs, canopies, porticos, porches, clearstory windows, large entry doors, and entry tile, stone, masonry or concrete.
6. Principal entries should be highly transparent, and front doors should contain a minimum of 50% window area.

Explanation/Rationale:

Fronting the main entrance of a building to the street enhances pedestrian access between the use inside the building and activities on the sidewalk. This orientation also enables building occupants to see what is happening in the street.

Currently, many buildings along Government Way provide side entries. In most cases, these entries are oriented to parking lots. In order to create a more pedestrian-oriented environment as described in the Comprehensive Plan, it is important that building entries be oriented to the sidewalk and the street. Orienting front entrances to Government Way is intended to create a stronger pedestrian and visual link with future streetscape improvements.

Additional Approaches (see Design Standards):

- Reinforce the corner
- Weather Protection
- Pedestrian-oriented ground floors

Screening

Recommendations:

1. Screen all exterior garbage collection areas, recycling collection areas and mechanical equipment with a site obscuring fence, wall, and/or sufficient landscaping. Wherever possible, locate such elements away from the street.
2. Screen all roof top mechanical equipment, including satellite dishes and other communication devices.

Three approaches for screening roof top mechanical equipment:

Roof top mechanical equipment is typically obscured from view from the street through the incorporation of one of the following:

1. By Providing parapets that are as tall as the tallest part of the equipment
2. By incorporating an architectural screen around equipment
3. By setting the equipment back from the building edge. The rule of thumb is typically 3 feet of setback for every 1 foot of building height.

Explanation/Rationale:

Most buildings have areas devoted to services and equipment. These uses can be noisy, noxious and unsightly. Consequently it is necessary to screen these uses, especially from the public realm.

Additional Approaches (see Design Standards):

n/a



Garbage collection, mechanical equipment, and storage areas should be shielded from view through high-quality fences, walls, and/or landscaping.

Exterior Display and Storage

Recommendation:

Prohibit the exterior display and storage of merchandise and materials (with the exception of plants and produce) in the proposed Central Business District Zone.

Explanation/Rationale:

Exterior display, storage and work activities detract from the overall desired character of the district, as these exterior functions often create a cluttered environment.

Note: The following exterior activities are allowed in the proposed Central Business District Zone (though they are prohibited in the public right-of-way):

- Outdoor eating
- Plant nurseries
- Outdoor produce markets and flower stands provided that they are an extension of the interior use
- Temporary displays of merchandise or wares (limited in duration to one week)

Additional Approaches (see Design Standards):

n/a



Outdoor displays of plants and/or produce can enliven the street and bring vitality to the sidewalk.

Parking Standards

Recommendations:

1. Eliminate parking between the front of the building and the street.

Note: Parking is allowed on the side of the building provided that:

- a. Parking is set back a minimum of 20' from the front property line
- b. Parking areas include 5' of perimeter landscaping.
- c. Parking area does not exceed 50% of the total frontage of the site
- d. Promote shared parking access and shared parking among adjacent businesses

2. Developing a comprehensive parking strategy that identifies and funds the development of on-street parking, municipal surface lots, and possibly a city-funded parking structure. These parking facilities need to be sited in a well it, easily found central location. It is our recommendation that the first parking lot be located in the Central Civic Node within walking distance to City Hall and Central Park. The City of Hayden should focus its energy on the creation of a surface parking lot that overtime can be developed into a parking structure. Parking structures need to comply with the pedestrian oriented Design Standards and Design Guidelines described in this document.

In addition to increasing the supply of parking Downtown, the City may consider implementing a shared parking strategy, especially for businesses that share a curb cut. Incentives for shared parking arrangements should also extend to underutilized surface parking lots within 1/4 mile, and should include wayfinding and signage.

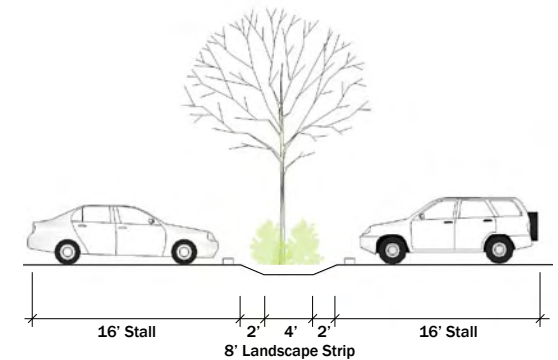
3. Require a minimum of 5 feet of perimeter landscaping for all surface parking lots.

Note: Where a parking lot shares a property line with an adjacent parking lot, the perimeter landscape requirement along the shared property line is not required.

4. 15% of all parking areas must be dedicated to interior landscaping (see figures 14 & 15). This includes landscaping associated with curb overhangs and the treatment of stormwater runoff.

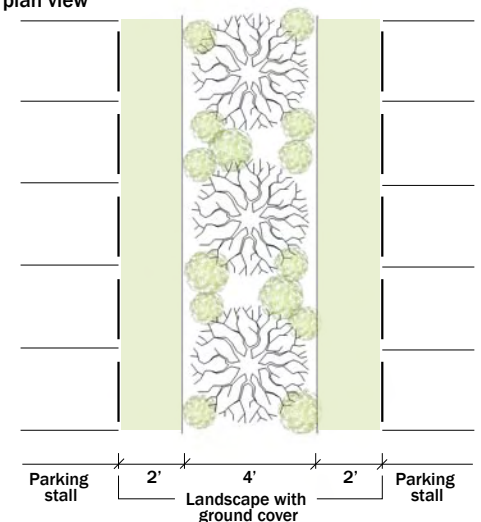
Note: Perimeter landscaping cannot serve as a substitute for interior landscaping. However, interior landscaping can be counted towards the overall landscape requirement (15%). Interior landscaping should be provided every 8 parking stalls and at the ends of each row of parking. Landscaping strips should be a minimum of 4 feet wide and consist of continuous ground cover, drought tolerant shrubs at a rate of 1.5 shrubs per space, and at least one tree per every 4 spaces. Landscape areas may take up to 2 feet of the front of each parking space. If the interior landscaping requirement is met, this landscaping can be applied to the perimeter landscaping. Requiring landscaping in parking areas is necessary for both aesthetic and environmental reasons. Parking lots with landscaping, especially trees, helps to decrease stormwater runoff, reduce carbon dioxide, and reduce the "heat island effect."

Figure 14 - Parking lot landscape requirements



Source: City of Portland

Figure 15 - Parking lot landscape requirements, plan view



Source: City of Portland

Figure 16 - Parking screened with wall and vegetation

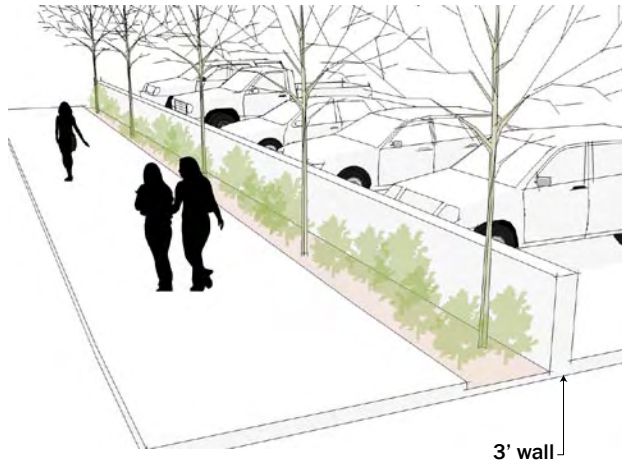
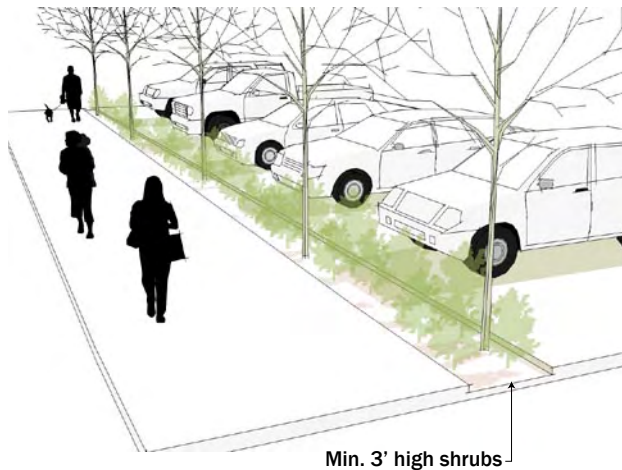


Figure 17 - Parking screened with vegetation



Note: Parking must be screened from the sidewalk with groundcover, trees, and shrubs measuring at least 3 feet high. A 3-foot high wall or planter constructed of concrete or masonry may be substituted for shrubs. Groundcover and trees must still be provided (see Figures 16 & 17).

5. Consolidate access drives to parking lots as a means of reducing the number of curbs cuts and potential conflicts with pedestrians. If possible, access parking areas via side streets and alleyways.
6. Require short term bicycle parking (racks) within 50 feet of a main building entry.

Explanation/Rationale:

Requiring that parking be located behind the building or adjacent to the building coupled with eliminating the minimum number of spaces is intended to create a more pedestrian-oriented environment in the core area.

The required landscaping has the following additional benefits:

- It reduces the visual impact of the parking area from the street and the sidewalk
- It helps organize the design and layout of the parking lot and directs traffic
- It provides shade
- It reduces the rate and amount of stormwater run-off
- It reduces pollution and heat

Note: Wherever possible, parking surfaces should reduce stormwater run-off and direct drainage toward planting areas. Pervious materials are highly recommended for parking surfaces. Such materials include grasscrete and modular pavers.

Additional Approaches (see Design Standards):

n/a

Building Signage

Recommendations:

1. Prohibit signs from projecting above the roof, parapet or exterior wall
2. Prohibit the following types of signs:
 - a. Signs that obscure architectural details and elements
 - b. Illuminated signs that consist of changeable letters or numbers
 - c. Illuminated awnings or canopies unless the awning / canopy material is opaque
 - d. Digital electronic signs
 - e. Roof signs
3. Encourage the following types of signs:
 - a. Wall signs: Wall Signs are to be mounted flush and fixed securely to a building wall, projecting no more than 12 inches from the face of a building wall, and not extending sideways beyond the building face or above the highest line of the building to which it is attached. Wall signs should be located on the upper portion of the storefront, within or just above the enframed storefront opening. Wall signs should be incorporated into the architecture (i.e., sign frieze or sign band) of the building. The size of the wall sign should relate and be proportional to the building's overall amount of frontage. As a general rule wall signs should not exceed 15% of the building façade.
 - b. Projecting / Blade signs: A sign attached to and projecting from a building face or wall, generally at right angles to the building. These signs are designed to address pedestrians and vehicles moving through a commercial district at low speeds. Blade signs should project no more than 5' from the building and have a total area of no greater than 8' with a maximum height of 3'.

Note: Projecting or blade signs are encouraged as their scale supports a pedestrian-oriented environment. Projected or blade signs should be approximately 25' apart.
 - c. Awning signs: Awning, valance, and canopy signs should be considered a secondary form of building signage. They add color and interest to building storefronts and facades, and can be used to emphasize display windows and entrances. They also serve to protect pedestrians from the sun and rain. As a general rule, Sign lettering and/or logos shall comprise no more than 30% of the total exterior surface of an awning or canopy.
 - d. Window Signs: Windows signs should be considered a secondary form of building signage. Window signs are typically painted, posted displayed, or etched on interior translucent or transparent surfaces, including windows and doors. This type of signage is typically text only, but in some cases can express a businesses personality through graphics logos or images. Window signs typically should not exceed a



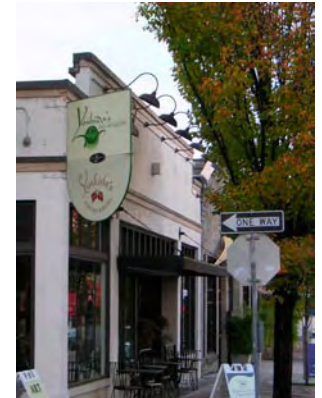
Sign frieze



Window sign



Projecting / Blade sign



Projecting / Blade sign



Awning signs





Facade Signs



Awning Signs



Projecting / Blade signs



maximum of 15% of the available window space and consist of letters that are no more than 8' tall. This type of signage is specifically geared towards pedestrians.

Note: Special attention needs to be given to how signs are illuminated. As a general rule indirect lighting is preferred, as it can be more easily integrated with the architecture of the building (as opposed to some type of internally lit box). If direct, internal signage lighting is deemed necessary, the display of internal illumination through the background can often be controlled by limiting its size to a small percentage of the sign area, changing the shape of the sign to reduce the lighted surface area, using a dark color, using an opaque screen, or a combination of these features. When the background is not opaque, more light is pushed out into the built environment, which detracts from the signage itself, any architectural details, as well as the night sky.

- 5. Require that sign colors and materials be consistent with the colors and materials of the building.
- 6. Limit signs to 1 blade sign, 1 wall or painted sign, and 1 awning or canopy sign per business.

Explanation/Rationale:

Unattractive business signs and temporary signs that clutter storefronts and sidewalks detract from the pedestrian realm and should be avoided. Although signage represents only a small portion of the facade, it contributes significantly to the overall visual image of the Downtown, especially when viewed as a part of a larger streetscape. Appropriately designed signage helps promote the Downtown by creating visual interest. Building signs should be simple and not detract from the architecture of the building itself.

Additional Approaches (see Design Standards):

- Cohesive architectural elements

Figure 18 - Building Signage Requirements

• Distance between business signs	25' min.
• Max. # of signs per business	Three: One blade, one facade, one awning sign
• Total sign area per building	85 sq. ft. (blade and facade signs combined)
• Maximum blade sign area	8 sq. ft.

Building and Parking Lot Lighting

Recommendations:

1. Prohibit the following types of lighting:
 - a. Colored light bulbs
 - b. Internally lit awnings or canopies
 - c. Metal halide, neon or fluorescent tube lighting.
2. Building lighting should be in the form of goose neck fixtures, pendants or sconces.
3. Lighting should incorporate an even level of illumination.
4. Add special building lighting as a means of highlighting architectural details and improving visibility and safety.
5. Parking lot lighting should on average omit .2 foot candles and not exceed an average height of 30 feet. Pedestrian lighting, in turn should omit __ foot candles and not exceed 16 feet.
6. Interior display windows should be lit.
7. Outdoor lighting, including parking lot lighting and public street and pedestrian lighting, should be fully shielded and fully cut-off in order to eliminate and prevent light trespass. Light fixtures are encouraged to be ninety degree (90°) full cutoff type fixtures.

Explanation/Rationale:

Lighting should contribute to the sense that the Central Business District is a vital place, and should help promote the patronage of evening businesses such as restaurants, bars and night clubs. Exterior building lighting should therefore be both utilitarian and attractive, serving as a distinct architectural component of the building facade as a whole. Parking lot lighting should provide a safe and secure pedestrian environment through the use of adequate lighting, while preventing light trespass.

Additional Approaches (see Design Standards):

- Cohesive architectural elements



Parking lot lighting
and landscaping



Decorative sconces



Building lighting helps to highlight architectural elements on the building and provides safety.

V. Recommended Design Standards (Additional Approaches)

The proposed development standards, outlined in Section IV, focus on the creation of clear and objective land use regulations that guide how a site must be developed. These regulations typically deal with such things as building height, setbacks, and landscaping. These clear and objective elements promote the basic structure of the Downtown and are therefore mandatory.

Design Standards

Design standards typically overlay objective development standards. The design standards described in this section are intended to initiate discussion about the types of design elements that create an aesthetically pleasing and vital Downtown. Design Standards comply with the City of Hayden's Vision Statement and Comprehensive Plan:

- Development of Government Way as a “pedestrian friendly, central business district with a village-like atmosphere center of community life with small shops, community gathering places activities and events that draw people to the Downtown”;
- Creating a signature space as a means of enhancing Downtown's identity;
- Allowing building heights that reflect the scale and types of uses within a vibrant core;
- Minimizing setbacks or in the case of the core area redefining setbacks as a means of infusing the core area with a sense of green and creating safe and attractive places for people to gather;
- Emphasizing building continuity and cohesiveness through the incorporation of a rich palette of repetitive materials; and finally
- Incorporating on-site stormwater treatment practices with the improvements planned for the Government Way right-of-way.

The design standards should provide a framework for how Government Way, and more specifically the Central Civic Node and Two Outer Nodes (as depicted on the Framework Diagram) look, function, and feel. Unlike design guidelines, which are discretionary, design standards are intended to be administered as part of the Site Plan Review process, resulting in a more timely and cost efficient process.

The proposed Architectural Design Standards are intended to assist developers, property owners, architects, planners, elected officials, and interested citizens in understanding the types of projects that comply with the community's vision for a vibrant and attractive Downtown. The draft design standards were developed after carefully analyzing the Downtown, reviewing City plans and codes, and studying successful design standards from around the region and the nation. The proposed Architectural Design Standards consist of four key parts:

- Design Standard Title – the general topic area (ex. “Weather Protection”)
- Intent Statement – the big idea or the goal to be accomplished (ex. “Protect pedestrians from sun, wind, and rain”)
- Approach(es) – the methods by which the intent can be realized (ex. “Provide weather protection along 50% of

Architectural Design Standards:

A palette of objective, design-oriented elements that help ensure that proposed development conserves and enhances the recognized value of a site, building, and surrounding area.

Development Standards:

Required land use regulations that guide how sites and buildings can be developed.

-
- the ground floor façade”)
 - Elements / Techniques – the specifics (ex. “awnings, arcades”)

The design standards described in this section focus on the following themes:

- Creating ground floor storefronts that are inviting and easily accessible
- Incorporating a rich palette of horizontally and vertically-oriented elements along the ground floor of the building as a means of fostering more of a “human scale”
- Creating dynamic public gathering spaces at the corners of building or where streets intersect
- Developing building facades that have a clear and distinct base, middle and top as a way of breaking up the mass of the building
- Incorporating repetitive elements into the design of the ground floor of the building as a way of adding meaning to the building and the overall streetscape
- Creating safe and attractive places for people to gather (semi-public spaces)
- Protecting pedestrians from inclement weather conditions
- Using quality materials that evoke a sense of permanence and are compatible with the region and the surrounding built environment

When Architectural Design Standards Apply

All new construction and renovations of existing structures within the Architectural Design Standards boundary should be required to go through design review. Projects exempt from design review will include those that fall outside of the Architectural Design Standards boundary, or are comprised of any of the following project types:

- Interior remodels;
- Buildings entirely in residential use;
- Repair and maintenance of buildings, ancillary structures, parking lots, and pedestrian areas that present an immediate or potential risk to public safety;
- Normal or routine maintenance and repair of existing structures;
- Any type of construction that does not require a building permit;
- Temporary structures allowed per the zoning code and emergency structures.

Regardless of whether or not their project needs to go through design review, all applicants will be required to submit their projects for compliance with the City of Hayden’s revised development standards.

The Design Review Process

Assuming that the proposed project requires design review, applicants will have the opportunity to follow one of two tracks:

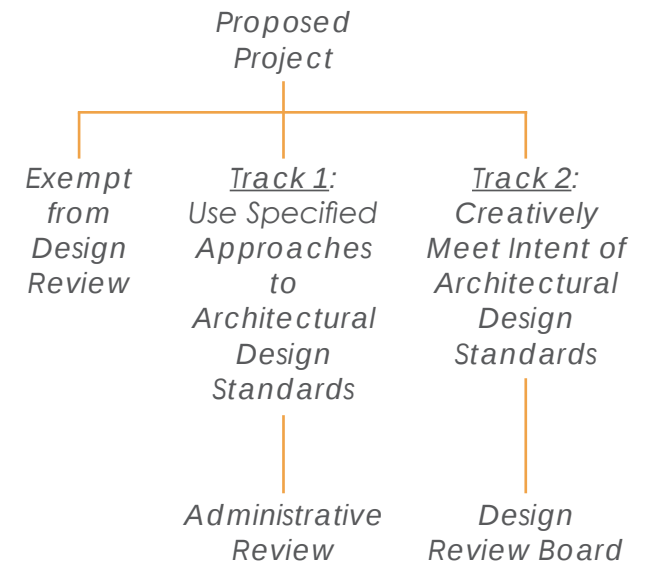
Track One will allow applicants to meet the objective Architectural Design Standards. Commonly referred to as a “menu approach,” applicants are provided with a choice of clear and objective approaches to meeting the

intent statements. In many cases, the same elements / techniques are presented as a means to meet different standards. In the event that a specific element or technique is used to meet two standards, an applicant will be required to choose another to meet a third standard. (In this way, developers, builders, and property owners are encouraged to make use of multiple elements, thereby increasing the richness of their project and the Downtown core.) In return for complying with the standards as written, the applicant's project is reviewed administratively, reducing the time and the cost of the land use review.

Track Two recognizes that the applicant might have a better solution to meeting the intent statements described as part of the objective design standard. Such creativity is welcome in the design of buildings and sites within the Government Way core area (Central Business District Zone). In this case, rather than responding to a list of objective elements or approaches, the applicant will be required to explain how the project meets the intent of each design standard. The Intent Statements become the criteria for determining whether or not the aim of the design standard is being met.

Note: Applicants who opt for the Track Two approach are required to meet all of the Intent Statements. Ultimately, a design review board consisting of interested citizens will review the application and determine whether or not to approve the project based on the ability of the applicant to explain how the project as proposed meets the intent of each standard. In many smaller jurisdictions, Planning Commission assumes the role of the Design Review Board. However, the City might want to investigate establishing an independent Design Review Board consisting of design professionals, as well as other interested volunteers. Decisions made by the Design Review Board can be appealed to City Council, which is in most cases the final decision-making body. In the event that City Council's decision is also appealed, many cities allow the case to be heard by a Hearing's Officer (someone authorized to make a final decision) or some type of State Land Use Board.

The design review process





Large, recessed glass entry doors with flanking panels and transom windows creates an inviting building entry



Recessed entry bay, protective canopy, transom windows, and decorative lighting

Pedestrian-Oriented Ground Floors

Intent

To design street and sidewalk-facing storefronts and entries to be inviting and easily accessible to passersby; to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.

Approaches

Create a prominent entry and foster interaction between inside and outside of the building by incorporating three or more of the following elements:

- ☐ Overhangs (canopies, awnings)
- ☐ Clerestory or transom window as part of the large storefront system
- ☐ Glass windows that flank the door
- ☐ Decorative lighting (minimum of a pair)
- ☐ Plinths or columns (minimum of a pair)
- ☐ Large glass entry doors
- ☐ Creative (pedestrian-oriented) signage
- ☐ Artwork
- ☐ Recessed entry bays
- ☐ Special pavers and the use of color

Note: Applicants should be encouraged to use earth tones or muted colors found on traditional storefronts. See Appendix A for a palette of recommended colors.

Note: The depth of all canopies and awnings shall be a minimum of 5'-0", measured from either the face of the column or the street facing elevation.

Note: The use of mirrored or tinted glass is prohibited.



Recessed entry bay, protective canopies, engaged columns, and pedestrian-oriented signage



Pedestrian-scale lighting



Column, pedestrian-scale lighting, awnings



Plinths/columns and protective canopies

Human Scale

Intent

To design building facades to a “human scale” by including details, materials, and workmanship that is aesthetically appealing as well as comfortable for, and at the scale of, pedestrians.

Note: “Human Scale” in architecture considers how people interact with the built environment based upon their physical dimensions and capabilities. Besides anthropomorphic (human) measurements, human scale looks at the visual, acoustic, and spatial properties of a space and scales those properties to relate to the human form.

Approaches (3)

The most successful ground floor street elevations exhibit a high degree of transparency and consist of a palette of well-designed elements that are scaled to the human body. To continue this tradition, applicants shall select elements for each of the three horizontal divisions that comprise the ground floor as described below.

Approach 1: The base of the ground floor façade typically extends from the top of the finished grade or sidewalk to the bottom of the ground floor window sill. To continue this development pattern, select at least one of the following elements:

- ☐ Defined base of an engaged column or pier
- ☐ Projected window sills (12'-24' above grade)
- ☐ Bulkhead / window base / window panel

Note: The area below the projected window sill is commonly referred to as a bulkhead, window base, or window panel. Depending upon the building type, this zone is usually constructed of wood, concrete, brick or stone and serves to anchor the façade to the ground floor plane. With the exception of the entry door, this base element usually extends the length of the elevation.

Approach 2: Storefront windows typically frame the middle of the ground floor facade. To continue this development pattern, select at least one of the following elements:

- ☐ Medallions (minimum of one pair)
- ☐ Window plant box (minimum of one per window)
- ☐ Integrated horizontal and vertical window mullions

Approach 3: The top of the ground-floor street-facing facade is the area between the top of the storefront glazing or entry door and the beginning of the upper stories of the building. To continue this development pattern, select at least one of the following building elements:



Defined building base



Storefront awning



Wood columns and stone define the ground floor



Integrated window mullions



Planter boxes



Medallion



Transom windows and sign frieze

- ❑ A marquee or suspended sign/blade sign that extends (perpendicular) from the building facade (the bottom of the marquee or sign shall be 8-12 feet above grade)
- ❑ Sign frieze
- ❑ Storefront awning or canopy (the bottom of the awning or canopy shall be 8-12 feet above grade)
- ❑ Storefront cornice/belt course
- ❑ Transom window(s)

Reinforce the Corner

Intent

To create dynamic public gathering spaces and building entries where streets intersect; to enhance way-finding and the comprehension of the Downtown.

Approaches

Choose one or more of the following architectural and site planning strategies to emphasize the corner:

- Locate the primary entry to the building at the corner of the building or within 25' of the corner of the building.
- Incorporate prominent architectural elements, such as increased building height or massing, a cupola, a turret, or a pitched roof, at the corner of the building or within 25-feet of the corner of the building.
- Chamfer the corner of the building (i.e. cut the corner at a 45-degree angle and a minimum of 10' from the corner) and incorporate a combination of special paving materials, street furnishings, and plantings.



Increased building height and overhangs make a strong architectural statement at the corner.



Prominent architectural elements at the corner



Increased height through the use of turrets or towers anchors the building to the corner and helps to connect the four corners of the intersection.



Orienting the primary entrance to the corner and incorporating increased building height creates visual interest and enhances wayfinding.

Tripartite Facades

Intent

To create a unified and cohesive building facade that celebrates ground floor activities, the top of the building (where the edifice meets the sky), and everything in between.

Approaches (3)

Create street facing building facades that incorporate a clear and distinct base, middle, and top to break up vertical mass. This standard applies to buildings of all heights and number of stories.

Utilize horizontal bands and changes in color and/or material with these breaks in plane (see “Materials”).

Approach 1 (Base): The base of the building typically extends from the sidewalk to the bottom of the second story or the belt course/string course that separates the ground floor from the middle of the building. In order to enhance the character of the base of the building, applicants shall include in the design of the facade at least one of the following elements:

- ☐ Storefront windows
- ☐ Canopies or awnings (5' minimum, measured from either the face of the column or the street facing elevation)
- ☐ Distinct architectural bays
- ☐ Entry overhang
- ☐ Large floor-to-floor heights (Typically ground floor store front facades are 14-16 feet)

Approach 2 (Middle): Distinguish the middle of the building from the top and base of the building by incorporating the following types of elements:

- ☐ Changes in color
- ☐ Bay windows
- ☐ Vertically oriented windows
- ☐ Step backs
- ☐ Horizontal band(s) / Signage bands
- ☐ Balconies
- ☐ Brick reveal / Soldier course (the vertical orientation of brick)

Note: Where possible, windows should express the function inside the building. For example, upper-floor windows on mixed-use buildings with upper-story residential uses are often combined and oriented vertically, with a width to height relationship of 2:1.

Note: Horizontal bands should be a minimum of 8" high (the length of a standard brick) and can be formed by a change in material, a change in color, brick orientation, or, preferably, by projecting materials from the face of the building



Storefront with distinct architectural bays, generous windows, large floor-to-floor heights, and an entry overhang.



The variation between ground floor and upper story colors and window types, the addition of upper-story balconies, and the use of sign bands can all help distinguish the middle of a building from its ground floor base.

Approach 3 (Top): The top of the building shall include a “cap” element at the uppermost portion of the facade that visually terminates the facade. Roof forms should help break up the monolithic experience of the building. To create visual interest at the top of the building, applicants shall incorporate one of the following elements:

- Detailed cornice or projected parapet
- A roof form, other than a flat roof, that projects beyond the face of the building
- Roof overhangs (with and without brackets)
- Roof top gardens that consists of plant material that is visible from the sidewalk and the street

Note: Roof gardens represent a unique approach to treating the top of the building. Besides being attractive, the incorporation of a roof top garden has the added benefit of helping to manage stormwater run-off that would otherwise go into storm sewers and aquifers and streams.



Detailed, projected cornice and articulated parapet



Gabled roof with eaves and roofline articulation



Gabled roof



Overhangs and detailed metal brackets



Roofline articulation with eaves and overhangs



Roofline articulation

Cohesive Architectural Elements

Intent

Enhance the experience of passing motorists, pedestrians, and bicyclists by incorporating cohesive and repetitive architectural elements into the ground-floor design of street-facing façades (and alley-facing façades where feasible).

Approaches (2)

This design standard looks at both the larger horizontal and vertical divisions that define the facade, as well as the detail elements within each division. 2 required approaches:

1. Divide the ground floor of commercial storefronts into (an odd number, where possible) distinct architectural bays that are no more than 30 feet on center. For the purpose of this standard, an architectural bay is defined as the zone between the outside edges of an engaged column, pilaster, post, or vertical wall area.

2. Well-designed buildings consist of elements (many of which have been already mentioned in this section) that repeat within each distinct architectural bay. For each architectural bay, incorporate a minimum of three of the following elements:

- ☐ Building lighting (minimum of a pair)
- ☐ Suspended signs / blade signs
- ☐ Canopies or overhangs (5'-0" minimum, measured from either the face of the column or the street-facing elevation)
- ☐ Transom window
- ☐ Storefront frieze, horizontal sign band, or a belt course above the transom window or mezzanine level
- ☐ Window plant box (minimum of one per window)
- ☐ Projected window sill (12" to 24" above grade)
- ☐ Medallion (minimum of a pair)

Note: Where feasible, building elevations that face an alley should be enhanced with windows and lighting.



Distinct architectural bays can help break up the ground floor of the building facade while improving its appeal to passersby.



Storefront sign frieze



Projected window sill



Canopies between architectural bays



Transom windows

Semi-Public Spaces

Intent

To create safe, friendly and more intimate gathering zones (that relates to the functions inside the building) that allow people to stop, sit, people watch and eat and drink.

Approaches

To reinforce the pedestrian realm and encourage people to gather, implement one of the following:

- Courtyards: Incorporate a small courtyard into the design of street- facing façade. Further embellish the space by incorporating exterior lighting, special paving, area benches, planter boxes, trees, and bike racks.

Note: Where possible, windows should be incorporated into all walls that face the courtyard. These windows should be large enough to encourage interaction between inside and outside. Other elements that should be considered in the design of courtyards are benches, planter boxes, trees, and bike racks.

- Recessed Entry: Create a small, covered transition zone between the sidewalk and the front door. Define this space with special lighting, paving, and storefront windows and doors
- Corner of Buildings: Create gathering places at the corner of the building by chamfering the corner of the building (i.e. cutting the corner at a 45-degree angle for a minimum of 10'-0" on each side of the corner). Define the space with special paving and lighting.
- Arcade/Porch: Set the front door and the primary street facing façade a minimum of 5'-0" (clear) behind an arcade.

Note: In more urban areas, arcades are typically located on the front property line. Other architecture and landscape architecture elements that allow people to gather include pergolas, moveable planters and wrought iron or other types of transparent decorative metal fences.

Note: Spacing between columns and or posts along building elevations less than 50'-0" feet in length should be a minimum of 5'-0" (clear) and a maximum of 10'-0" (clear). Columns associated with buildings greater than 50'-0" in length should be a minimum of 10'-0" (clear) and a maximum of 20'-0" (clear).



Recessed entries, arcades, and porches can augment the pedestrian realm by providing room to gather.

Weather Protection

Intent

To protect pedestrians from sun, wind, and rain.

Approaches

Provide weather protection along a minimum of 50% of the ground floor facade of the building by incorporating one of the following elements

- ☐ Awnings (glass, metal, or fabric)
- ☐ Balconies
- ☐ Building overhangs (including recessed entries)
- ☐ Arcades
- ☐ Glass canopies, especially on darker or north-facing building facades

Note: The depth of any canopy or awning shall be a minimum of 5' unless limited by the building code. Internal illumination (under-lighting) is prohibited unless the awning is made of an opaque material.

Note: The depth of all canopies and awnings shall be a minimum of 5', measured from either the face of the column or the street-facing elevation.

Note: The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least 8 feet and no more than 12 feet.



Glass canopy



Arcade



Protective awnings



Glass awning



Arcade

Materials

Intent

Use building materials and construction practices that evoke a sense of permanence and are compatible with the surrounding built environment

Approaches

Building materials are essential to the overall character and quality of development. They are especially important to the development of an inviting ground floor, given that is where they can be most easily seen and touched. How building materials are used adds texture and richness to the pedestrian experience.

A mixture of color and/or materials is encouraged on any one building. Changes in color/material should ideally occur where there is a break in plane, and should be used to break up vertical mass (see “Tripartite Facades”).

Approach 1: Incorporate one of the following primary building materials into the street-facing facade:

Primary Materials (minimum 70-80% of street-facing facade or greater):

- ☐ Brick
- ☐ Stone
- ☐ Stucco
- ☐ Horizontal wood or cementitious siding

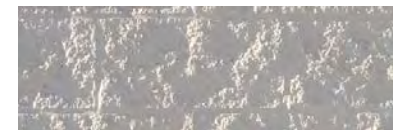
Note: The following materials are prohibited:

- ☐ T-111 or similar sheet materials
- ☐ Stucco clad foam (EIFS)
- ☐ Vinyl siding
- ☐ Asphalt shingles
- ☐ Log construction
- ☐ Mirrored or tinted windows

Note: Where possible, use materials indigenous to the region.



Stucco and brick



CMU



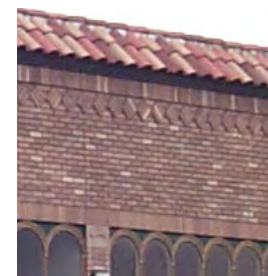
Wood siding



Wood siding



Stone



Brick



Brick



Granite



When possible, use indigenous materials and construction practices



Basic brick masonry with quoins at the corner

Approach 2: If desired, incorporate secondary or accent materials as follows:

Secondary Materials (no greater than 25% of facade):

- ☐ Board and batten vertical wood siding
- ☐ Concrete
- ☐ CMU (both ground face and split face)

Accent Materials (no greater than 10% of facade):

- ☐ Ceramic tile
- ☐ Metal
- ☐ Wood shingles
- ☐ Timbered accents



A mixture of color and/or materials is encouraged on any one building. Changes in color/material should ideally occur where there is a break in plane, and should be used to break up vertical mass (see “Tripartite Facades”).



Stucco and stone



Wood siding, stone, and timber accents



Brick



Brick, concrete, and metal

Appendix A: Recommended Color Palette

Although color is not regulated as part of these Architectural Design Standards, it is a very important ingredient for enlivening and enhancing the built environment. A building's color should accentuate and harmonize with its architecture, as well as complement surrounding structures. To achieve these ends, applicants should:

- Use color that is compatible with the existing built environment. A building's color should not compete for attention with neighboring buildings.
- Limit the use of too many colors on a single building. Typically three colors are sufficient to create a successful façade; richer or deeper hues should be used to accent door and window trim and other, small architectural details.
- Changes in color should ideally occur where there is a break in plane, and should be used to break up vertical mass (see "Tripartite Facades").
- On primary façades, use warm, more muted colors that have low reflectivity and complement the natural colors found in the surrounding landscape. Where possible, street-facing façades should consist of unadorned materials such as brick, stone, stucco, and wood shingles.
- Avoid the use of bright colors (such as primary or neon colors) that have intense and bright hues.

Figure 20 - Recommended Canopy/Awning Colors



Burgundy



Blue



Gray



Bisque

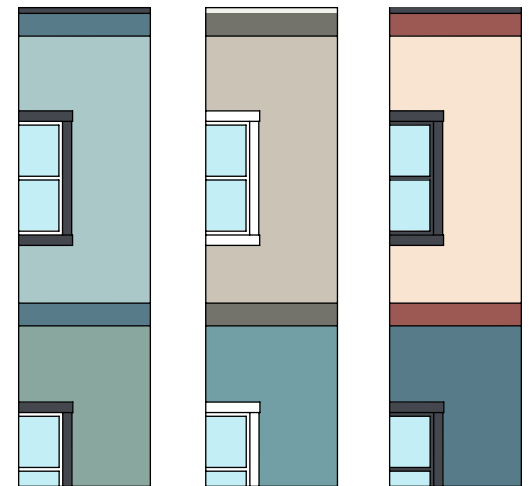


Green



Black

Figure 19 - Recommended Building Colors



Appendix B: Glossary

Arcade – an exterior covered passageway along a building façade that is open to the street frontage.

Articulation – A well-formulated assembly of architectural details, clearly presented.

Awning – an overhead cover extending above the sidewalk (usually above windows and doors) as a shelter and/or sunshade.

Band – Any horizontal flat member or molding or group of moldings projecting slightly from a wall plane and usually marking a division in the wall.

Barge – 1) One of the two rafters that support that part of a gable roof which projects beyond the gable wall. 2) One of the rafters (under the barge course) which serve as grounds for the barge boards and carry the plastering or boarding of the soffits; also called a barge rafter.

Bay – 1) Within a structure, a regularly repeated spatial element defined by beams or ribs and their supports. 2) A protruded structure with a bay window.

Belt Course - a horizontal band or molding set in the face of a building as a design element (also called a string course).

Canopy – A covered area which extends from the wall of a building, protecting an entrance or loading dock.

Cap – Usually, the topmost member of any vertical architectural element, often projecting with a drip as protection from the weather. The upper member of a column, pilaster, cornice, molding, or the like.

Casement – A window sash which swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

Chamfer - to cut off the edge or corner of.

Clerestory - the upper level of a room that extends beyond the single-story height; often penetrated by windows.

Column – In structures, a relatively long, slender structural compression member such as a post, pillar, or strut; usually vertical, supporting a load which acts in (or near) the direction of its longitudinal axis.

Cornice - decorative projection or crown along the top of a wall or roof.

Dormer – A structure projecting from a sloping roof usually housing a window or ventilating louver.

Eaves – The lower edge of a sloping roof; that part of a roof of a building which projects beyond the wall.

Facade – The exterior face of a building which is the architectural front, sometimes distinguished from the other faces by elaboration of architectural or ornamental details.

Fenestration - the arrangement of windows in a building to provide interior light; also used as decorative elements in a façade.

Frieze – a decorative horizontal band, as along the upper part of a wall in a room; often used for signage in modern buildings, but derived from classical architectural principles.

Gable roof – A roof having a gable at one or both ends.

Gambrel roof – A roof which has two pitches on each side.

Hip roof – A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Kick Plate – a thickened bottom rail at the base of a door that holds the bottom of a glazed panel up away from the ground.

Lintel – The horizontal member above a door or window which supports the wall above the façade opening.

Marquee – A permanent roof-like shelter over an entrance to a building.

Medallion – a decorative element set into the upper portion of a building façade periodically, typically aligning with columns or pilaster.

Mullion – a vertical post or upright element dividing a window or other opening into two or more sections.

Parapet – a low, solid, protective screening or decorative wall as an extension of exterior building walls beyond the roof or deck level.

Pilaster – a rectangular or round column or shallow pier attached to a wall, constructed to coordinate with the style of the building.

Portico – A porch or covered walk consisting of a roof supported by columns.

Shed roof – A small sloping roof, the upper end of which butts against a wall of a house, usually above the first-floor windows.

String Course - a horizontal band or molding set in the face of a building as a design element (also called a belt course).

Transom – a horizontal glass plane, typically encased in a wood or metal frame that separates the storefront from the upper façade.

Turret – a very small and slender tower attached to a larger building.