

223

CITY OF KENMORE, WA DOWNTOWN DESIGN GUIDELINES REVIEW CHECKLIST

18120 68th Ave NE, Kenmore, WA 98028

425-398-8900

www.kenmorewa.gov

Staff use Area	Permit Number: _____		Date Stamp
	Project Number: _____		
	Related Permit(s): _____		

1	<p>Note: This checklist should be used as a guide to determine applicability of the Design Standards for commercial/mixed use and residential development applications in the Downtown. This is a guide only; the degree to which each standard applies to a development project shall be evaluated on a case-by-case basis in an effort to achieve an overall design, which meets the purpose and intent of the Downtown Design Standards. In determining the degree of applicability, the reviewing official shall give priority to design standards which address building placement, parking standards, window/door treatments, and first floor facades. Priority design standards are identified with an asterisk below.</p>		
2	<p>Project Name: _____</p> <p>Property Address: _____</p> <p>_____</p> <p>Parcel Number(s): _____</p> <p>Zoning: _____</p>		
3	<p>Proposed Type of Development</p> <p><input type="checkbox"/> New Construction <input type="checkbox"/> Existing Structure Exterior Remodel <input type="checkbox"/> Parking Reconfiguration <input type="checkbox"/> Building Expansion</p> <p>Type of Permits Sought: _____</p>		
	<p>Plans Submitted:</p> <p><input type="checkbox"/> Site Plan <input type="checkbox"/> Building Plan <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Building Elevations</p> <p><input type="checkbox"/> Lighting Plan <input type="checkbox"/> Site Furnishings <input type="checkbox"/> Building Materials Desc. <input type="checkbox"/> Roof Elevation</p>		
4	Standard Description	Meets Intent of Standard? Yes, No, N/A	Comments
	SITE DESIGN		
	A. Building Placement		
	1. Building Location/Setbacks* (Commercial/Mixed Use Buildings pg. III 20-21)—Does the proposed building directly abut the sidewalk? If not, the building must meet one of the exceptions (pg. III-20-21, 1a-h) as identified below:		
	a. Highlight Entrances – min. setback of 4 ft.		

b. Landscaped Areas – max. setback of 10 ft. to allow seating in landscaped public area.		
c. Corner Lots – primary entrance must face primary street. If on a corner lot, Corner Features standards are also applicable, Building Design below.		
d. Plazas at Corners – max. of 10 ft.		
e. Multiple Buildings in One Development – 55% of lot frontage occupied by primary building		
f. Properties fronting SR-522 – setback 10 ft. from right-of-way		
g. Recessed Entrances are allowed		
h. On-Street Parking- buildings may be setback to a planned right-of-way boundary for the purposes of adding on-street parking		
i. Also see zoning district setback standards in KMC Chapter 18.		
2. Building Setbacks* (For Residential/Primarily Residential Uses) pg (III 22-23)		
a. Is the development within the Northwest Quadrant? If so, the maximum setback for any residential structure shall be 10 ft.		
b. For the primary residential structure, a minimum 6 ft. setback and an average setback of 8 ft. required.		
c. 10 ft. minimum setback for garages, carports, and paved parking.		
d. Modulation Techniques. For facades facing the street, does the proposal include façade modulation techniques such as:		
<input type="checkbox"/> Recessed Entries <input type="checkbox"/> Landscaped Gardens <input type="checkbox"/> Plazas <input type="checkbox"/> Courtyards <input type="checkbox"/> Other modulation techniques that meet the intent of the standards		
e. Front Yard Transition Elements. Does the proposal include two (2) or more of the following transition elements?		
<input type="checkbox"/> Steps <input type="checkbox"/> Low Fences <input type="checkbox"/> Trellises <input type="checkbox"/> Site Furnishings <input type="checkbox"/> Low hedges, trees, and landscaped borders <input type="checkbox"/> Patios (if a low fence or trellis is added for privacy)		

Other treatments that meet the intent of the standards

f. Entrance Elements. Does the proposal include entrance elements such as:

- | | | |
|---|--|---|
| <input type="checkbox"/> Gates | <input type="checkbox"/> Archways or Arbors | <input type="checkbox"/> Walkway Covers |
| <input type="checkbox"/> Special Paving | <input type="checkbox"/> Pedestrian Lighting | <input type="checkbox"/> Other treatments that meet the intent of the standards |

g. Also see zoning district setback standards in KMC Chapter 18.

B. Parking Location & Design

1. Surface Parking Lot Location*

(pg. III-24-25)

a. Is parking proposed to the rear, side, or enclosed within the building? If along street frontage, see Street Frontage requirements below.

b. If parking is proposed between the building and right-of-way, does the proposal meet one of the exceptions (pg. III-24, 1a-c)? Check any that apply. If so, see Street Frontage requirements below. Pedestrian Walkway standards may also apply.

Exceptions:

- | | | |
|---|--|--|
| <input type="checkbox"/> No other feasible alternative exists | <input type="checkbox"/> Property fronts and has primary access from SR-522 at date of design standard adoption. | <input type="checkbox"/> Multiple building development on min. 4 acres |
|---|--|--|

c. Is the building ≥55% of the street frontage?

Street Frontage (in feet)

- | | | |
|--|---|--|
| <input type="checkbox"/> Lot Frontage: | <input type="checkbox"/> Building Frontage: | <input type="checkbox"/> Parking Lot Frontage: |
|--|---|--|

2. Parking Lot Screening* (pg. II 26-27)

a. Perimeter Screening: Is the surface parking adjacent to the right-of-way? If so, a minimum 10 ft. wide planting strip is required.

b. Screening Techniques: Does the project include (1) or more of the required screening techniques (III-26, 2 a-e.)? The landscaping requirements of KMC 18.40.070 also apply.

- | | | |
|--|--|--|
| <input type="checkbox"/> Screen Walls between 3-4 ft. in height; where used perimeter landscaping can be reduced 2 ft. | <input type="checkbox"/> Screen Wall Transparency. For walls taller than 4 ft., elements above 4 ft. made of semitransparent materials | <input type="checkbox"/> Evergreen Shrubs to a maximum of 4 ft. tall |
| <input type="checkbox"/> Trees-Mix of evergreen and deciduous trees and shrubs | <input type="checkbox"/> Wood fences with decorative detailing at top and an 8 ft. planting strip | <input type="checkbox"/> Not Allowed: Unadorned wood fences |
| <input type="checkbox"/> Not Allowed: Chain Link Fence | <input type="checkbox"/> Other treatment that meets the intent of this standard | |

Notes:

c. Ground cover: Grass ≤ 45% of all ground cover?

3. Location of Driveways* (pg III-28)

a. Number of driveways proposed or existing?

b. Primary parking lot entrance location? Is side street or alley access possible?

c. Parking Lot entrance clearly identified?

d. Sidewalk paved as continuous sidewalk?

C. Site Features & Amenities

1. Pedestrian Walkways (pg. III 9-13)

Pedestrian walkways are required in the following situations (a-e below). Mark all that apply:

a. Through Block Connections- Is the project within the NW Quadrant? If so, see NW Quadrant Circulation Plan pg. III-13 and requirements on pg. III-9, 1a. In areas not identified on the Circulation Plan, one pedestrian walkway 300' on average in the N-S and E-W directions.

b. Through Block Connections- Is the project within the NE Quadrant? If so, one pedestrian walkway shall be provided between the north and south end of the property spaced an average of 300 ft. or less of street frontage. The average distance between walkways may vary to allow links to walkways located on adjacent properties.

c. Streets to Building Entrances-Between right-of-way and building entrances

<p>d. Parking Lots to Building Entrances. Also, where parking is ≥ 75 ft. from an entrance, a pedestrian walkway is required (see KMC 18.45.100). Note: See the Landscaped Edge requirements below.</p>																				
<p>e. Building to Building in multiple building development</p>																				
<p>f. Minimum/Average Width. Do the proposed pedestrian walkway meets minimum/average dimensions?</p> <ul style="list-style-type: none"> ▪ For buildings ≤ 3 stories: 4 ft. min. and 6 ft. average width, not including landscaped areas; ▪ For buildings > 3 stories: 8 ft. min. and 12 ft. average width, not including landscaped areas. 																				
<p>g. Lines of Sight. Do the proposed pedestrian walkways include clear sight lines for safety?</p>																				
<p>h. Clearly Defined Walkways. Do the proposed pedestrian walkways include one (1) or more of the following techniques to define the walkway? Check all that apply.</p> <p><u>Special Paving:</u></p> <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Concrete Pavers</td> <td><input type="checkbox"/> Scoring Concrete</td> <td><input type="checkbox"/> Stained/colored concrete</td> </tr> <tr> <td><input type="checkbox"/> Other special paving techniques that meet the intent of the standard.</td> <td><input type="checkbox"/> Paving Inlays</td> <td><input type="checkbox"/> Mosaics</td> </tr> </table> <p><u>Architectural Features:</u></p> <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Low Seat Walls</td> <td><input type="checkbox"/> Trellises</td> <td><input type="checkbox"/> Railing</td> </tr> <tr> <td><input type="checkbox"/> Other architectural features that meet the intent of the standard</td> <td><input type="checkbox"/> Weather Protection</td> <td><input type="checkbox"/> Bollards</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Not allowed: Chain Link Fences</td> <td></td> </tr> </table> <p><u>Landscaped Edges:</u> A minimum 3 ft. landscaped area flanking at least one side of the pedestrian walkway. Note: landscaped edges are required under the following conditions:</p> <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Through Block Connections (landscaped edges are required in addition to the requirements of special paving and/or architectural features)</td> <td><input type="checkbox"/> In parking lots, where pedestrian walkways abut or intersects a vehicular route (driving aisle or driveway)</td> <td><input type="checkbox"/> Other locations that meet the intent of the standard</td> </tr> </table>			<input type="checkbox"/> Concrete Pavers	<input type="checkbox"/> Scoring Concrete	<input type="checkbox"/> Stained/colored concrete	<input type="checkbox"/> Other special paving techniques that meet the intent of the standard.	<input type="checkbox"/> Paving Inlays	<input type="checkbox"/> Mosaics	<input type="checkbox"/> Low Seat Walls	<input type="checkbox"/> Trellises	<input type="checkbox"/> Railing	<input type="checkbox"/> Other architectural features that meet the intent of the standard	<input type="checkbox"/> Weather Protection	<input type="checkbox"/> Bollards		<input type="checkbox"/> Not allowed: Chain Link Fences		<input type="checkbox"/> Through Block Connections (landscaped edges are required in addition to the requirements of special paving and/or architectural features)	<input type="checkbox"/> In parking lots, where pedestrian walkways abut or intersects a vehicular route (driving aisle or driveway)	<input type="checkbox"/> Other locations that meet the intent of the standard
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<p>i. Lighting. Does the pedestrian walkway include site lighting? See also Site Lighting requirements.</p>																				

j. Not Allowed. Does the proposal include a narrow breezeway between buildings without architectural detailing or site furnishings? If so, the applicant must revise the submittal.		
2. Public Spaces and Plazas. Are public spaces or plazas proposed? If so, does the proposal include:		
a. Access. Does the public space/plaza have access from the primary public right-of-way or designated pedestrian walkway?		
b. Amenities. Check all that apply.		
<u>Public Space Amenities</u> (at least one or more of the following are required): <input type="checkbox"/> Special Paving <input type="checkbox"/> Landscaping <input type="checkbox"/> Seating area <input type="checkbox"/> Other features that meet the intent of the design standards		
<u>Site Furnishings and Features:</u> (at least one or more of the following are required) <input type="checkbox"/> Public art <input type="checkbox"/> Fountain <input type="checkbox"/> Sculpture <input type="checkbox"/> Drinking Fountain <input type="checkbox"/> Gazebo or other covered/sheltered space <input type="checkbox"/> Site Lighting <input type="checkbox"/> Other elements that meet the intent of the design standards		
c. Site Lighting. Does the public space/plaza include site lighting? See also Site Lighting requirements.		
d. Southern Exposure. Is the public space located to maximize southern and western sun exposure where feasible?		
3. Site Furnishings		
a. Are public spaces or plazas proposed? If so, are site furnishings located in public spaces such as: <input type="checkbox"/> Plazas <input type="checkbox"/> Pedestrian Walkways and other pedestrian areas <input type="checkbox"/> Near building entrances where building setbacks are allowed.		
b. Where proposed, do site furnishings include four (4) or more of the following furnishings (page III-17 item 4a-h)? Check all site furnishing included in the submittal: <input type="checkbox"/> Trash Receptacles (required) <input type="checkbox"/> Benches/Seating <input type="checkbox"/> Tables <input type="checkbox"/> Bike Racks <input type="checkbox"/> Drinking Fountains <input type="checkbox"/> Pedestrian scaled lighting <input type="checkbox"/> Public Art <input type="checkbox"/> Container Plants <input type="checkbox"/> Other:		

4. Site Lighting		
a. Does the lighting plan submittal include:		
<input type="checkbox"/> Site Plan indicating the location, type, and height of fixtures	<input type="checkbox"/> A description and image of the proposed light fixtures	<input type="checkbox"/> Photometric plan showing a point-by-point foot-candle array
<input type="checkbox"/> Lighting Calculations		
b. Is site lighting proposed near proposed pedestrian walkways, public spaces, plazas, crosswalks, building entries, and other pedestrian area improvements?		
c. Type of Site Lighting Proposed:		
<input type="checkbox"/> Pedestrian Lights (max. 14 ft. ht.)	<input type="checkbox"/> Bollard Lights	<input type="checkbox"/> Accent/Landscape Lighting
<input type="checkbox"/> Wall Mounted Lighting	<input type="checkbox"/> Recessed lighting	<input type="checkbox"/> Other:
d. Do the proposed light fixtures include shielding techniques to minimize glare and light trespass?		
<input type="checkbox"/> Type of shielding proposed:		
e. Is the proposed lighting complementary to site furnishings and/or the design of the building?		
f. Does the proposal include accent lighting at focal points such as building entrances, site entrances, public art, and landscaped features?		
5. Outdoor Service and Storage Areas (pg. III 29-30)		
a. Siting. Are outdoor service and storage areas screened from view from adjacent public streets, rights-of-way or views above from adjacent buildings? The requirements of KMC 18.35.210 also apply.		
b. Screening. Does the proposal include one (1) or more of the following 100% sight obscuring screening techniques as required on pg. III-29-30, items 3a-d? Check all that apply.		

Fences and Walls
Note: when outdoor storage is located adjacent to a pedestrian walkway, fence/wall screening must be used in combination with a landscape screening technique.

Evergreen Hedges and Shrubs-(Type I landscaping)

Trees-Mix of Evergreen and Deciduous

Other treatments that meet the intent of this standard

c. Mechanical Equipment. Does the proposal include roof mounted mechanical equipment? If yes, is this equipment grouped together, integrated into the building design and screened from view? Check the proposed screening technique(s) that apply:

Roofline Treatment screening visibility from the street

Equipment painted to match or approximate roof color

Equipment set back from building edge

BUILDING DESIGN

A. Ground Floor Treatments

1. Corner Features* (pg. III 31-32)

a. Is the project on a corner identified on the Northwest Quadrant Circulation Plan (pg. III-31)? If yes, corner features are required.

b. For Corner Features for Buildings at Intersections Facing Two Streets: Architectural features should be incorporated to emphasize corner locations. Examples of appropriate expressions includes:

Tower Forms

Over-sized window treatment

Special rooflines

Plazas

Other treatments that meet the intent of this standard

c. Building Corner Setbacks. Are first floors of building corners set back 10 ft. to accommodate pedestrian circulation? Columns up to 2 sq. ft. footprint ok.

d. Corner Features for Buildings at Intersections with Pedestrian Walkways- Are entrances to pedestrian walkways visually emphasized by using two (2) or more of the following:

Special Paving

Landscaping

Seating area

Site Lighting

City signage

Other treatments that meet the intent of this standard

2. Visible Building Entrances* (pg. III-41)

Primary building entrances must use a minimum of 5 of the following architectural treatments, with at least one (1) from each item a-c below:

- | | | |
|---|----------------------------------|------------------------------------|
| <input type="checkbox"/> <u>Facade Features</u> | <input type="checkbox"/> Recess | <input type="checkbox"/> Overhangs |
| <input type="checkbox"/> Canopies | <input type="checkbox"/> Trellis | <input type="checkbox"/> Porticos |
| <input type="checkbox"/> Porches | | |
- | | | |
|--|--|--|
| <input type="checkbox"/> <u>Doorway Features</u> | <input type="checkbox"/> Clerestory | <input type="checkbox"/> Transom Windows |
| <input type="checkbox"/> Glass windows flanking door | <input type="checkbox"/> Large Entry Doors | <input type="checkbox"/> Ornamental Lighting |
| <input type="checkbox"/> Lit Displays | | |
- | | | |
|---|---|---|
| <input type="checkbox"/> <u>Detail Features</u> | <input type="checkbox"/> Special entry paving | <input type="checkbox"/> Ornamental building name or address |
| <input type="checkbox"/> Planters/Flower Pots | <input type="checkbox"/> Seating | <input type="checkbox"/> Other treatments that meet the intent of this standard |

d. Weather Protection at Building Entries. See requirements below.

3. Visible Building Entrances*

(Residential) pg. III-41

a. Is the primary building entrance visible from the adjacent street?

b. Do all building entries have a weatherproof covering?

c. Does the primary building entrance provide secure and direct access to lobbies, stairs, and elevators?

d. Entrance Dimensions. Minimum dimensions 4 ft. deep and at least 50% wider than the entry doors.

e. Visual Prominence. Does the primary building entrance provide a minimum of five (5) of the following treatments with at least one (1) from each category below:

- | | | |
|-----------------------------------|----------------------------------|------------------------------------|
| <u>Facade Features</u> | <input type="checkbox"/> Recess | <input type="checkbox"/> Overhangs |
| <input type="checkbox"/> Canopies | <input type="checkbox"/> Trellis | <input type="checkbox"/> Porticos |
| <input type="checkbox"/> Porches | | |
- | | | |
|-------------------------|-------------------------------------|--|
| <u>Doorway Features</u> | <input type="checkbox"/> Clerestory | <input type="checkbox"/> Transom Windows |
|-------------------------|-------------------------------------|--|

<input type="checkbox"/> Glass windows flanking door	<input type="checkbox"/> Large Entry Doors	<input type="checkbox"/> Ornamental Lighting
<u>Detail Features</u>	<input type="checkbox"/> Special entry paving	<input type="checkbox"/> Ornamental building name or address
<input type="checkbox"/> Planters/Flower Pots	<input type="checkbox"/> Seating	<input type="checkbox"/> Other treatments that meet the intent of this standard
4. Weather Protection (pg. III-44)		
a. Is weather protection provided at building entrances? Type of weather protection provided?		
<input type="checkbox"/> Canopy	<input type="checkbox"/> Awning	<input type="checkbox"/> Arcade
<input type="checkbox"/> Other treatments that meet the intent of this standard		
b. Dimensions: Is the canopy a minimum depth of 5 ft.? Vertical Height of canopy 8-10 ft.?		
c. Minimum protection along 80% of the building façade facing a public right-of-way?		
d. Not Allowed. Internal or backlit canopies. Awnings may be used for secondary signage if the drop edge of the awing does not exceed 12 inches in height. Note: arcades are reviewed on a case-by-case basis.		
5. Ground Floor Facades* (pg III-42)		
Commercial building facades facing streets must use a minimum of the following architectural treatments, with at least two (2) from each item a-b below.		
a. <u>Palette of Window Treatments:</u>	<input type="checkbox"/> Large storefront windows above kickplates	<input type="checkbox"/> Clerestory windows
<input type="checkbox"/> Recessed windows	<input type="checkbox"/> Mullions	
b. <u>Palette of Façade Treatments:</u>	<input type="checkbox"/> Lighting or baskets supported by ornamental brackets	<input type="checkbox"/> Medallions
<input type="checkbox"/> Belt Courses	<input type="checkbox"/> Plinths for columns	<input type="checkbox"/> Piers or pilasters
<input type="checkbox"/> Projecting sills	<input type="checkbox"/> Tilework	<input type="checkbox"/> Stone or concrete masonry
<input type="checkbox"/> Pedestrian scaled signs	<input type="checkbox"/> Planter boxes	<input type="checkbox"/> Other architectural treatments with meet the intent of this standard.

6. Ground Floor Transparency and Visibility* (pg III-43)

a. Clear Glass Windows. For each façade facing a public street, calculate the approximate area (in sq. ft) of clear glass windows occupying the ground floor façade.

- South Elevation: North Elevation East Elevation
 West Elevation:

b. Does the ground floor façade(s) facing a public street consist of a minimum 50% clear glass window?

c. Visibility. Is visibility maintained into the building from the sidewalk (see pg III-43, 2-3)?

d. Not Allowed. Does the proposal include reflective glass or reflective film that diminishes transparency?

7. Blank Wall and Side Wall* (pg. III 38-39)

a. Architectural Treatments for Visible Building Sides. All sides of a building visible from a public right-of-way shall be treated with two (2) or more of the following:

- Visible rooflines-cornices, extended parapets, pitched/sloped roof, decorative moulding, etc. Windows Secondary entrances
 Balconies Awnings Oversized window treatments
 Other architectural details which meet the intent of this standard

b. Blank Walls. Does the proposal include a ground floor wall or portion of measuring 6 ft high by 15 ft. wide without architectural detailing? If so, blank wall treatments (see 5a. above) are required.

c. Blank Walls. Does the proposal include any portion of a ground floor wall with a surface area of 400 square feet or greater? If so, blank wall treatments (see above) are required.

d. Blank Wall Screening. Is the blank wall unavoidable due to UBC regulations? If not, the architectural treatments above are required. If yes, the blank wall shall be treated with two (2) or more of the following screening techniques:

<input type="checkbox"/> Vegetation-including shrubs, evergreen ground cover, or vines adjacent to the blank wall surface	<input type="checkbox"/> Trellis vine panels	<input type="checkbox"/> Architectural details such as reveals contrasting materials, or other detailing that meets the intent of this standard.
e. Not Allowed. Murals are not allowed until the City develops standards to address appropriate allowances, criteria, and locations.		
8. Structured Parking* (pg. III 35-37) Does the proposal include structured parking? If so, see requirements below.		
a. Retail Frontage. Does the parking structure provide retail use on at least 50% of the first floor street frontages? (182 nd St. frontage excepted)		
b. Treatments in Non-Retail areas. For ground level facades not occupied by retail space, one (1) or more of the following must be integrated:		
<input type="checkbox"/> Ornamental grillwork <input type="checkbox"/> Brick, tile, or stone <input type="checkbox"/> Blank wall screening per the Blank Wall Standards	<input type="checkbox"/> Decorative artwork <input type="checkbox"/> Pre-cast panels <input type="checkbox"/> Other treatments that meet the intent of this standard	<input type="checkbox"/> Display windows for events <input type="checkbox"/> Wood paneling
c. Opening Size. Does the proposal include windows and façade openings with a maximum size of 64 sq. ft?		
d. Opening Treatments. Does the proposal treat window/façade openings with minimum 24" mullions?		
e. Façade Articulation. At least two (2) of the following façade treatments shall be used:		
<input type="checkbox"/> Piers or pilasters <input type="checkbox"/> Masonry Trim <input type="checkbox"/> Other treatments that provide façade articulation.	<input type="checkbox"/> Recessed window openings <input type="checkbox"/> Accent Materials	<input type="checkbox"/> Window sills and details <input type="checkbox"/> Tile, stone, or pre-cast panels
f. Vehicular Entrances. At least two of the following shall be incorporated into the parking structure entrance:		
<input type="checkbox"/> Arches <input type="checkbox"/> Masonry Trim <input type="checkbox"/> Tile, stone, or pre-cast panels	<input type="checkbox"/> Lintels <input type="checkbox"/> Planters	<input type="checkbox"/> Pies or pilaster <input type="checkbox"/> Ornamental Lighting

g. Townhouse Units. For townhouses, does each unit have an individual garage, enclosed under the living spaces? Is the garage located on a different façade from the main entry to the unit?				
h. Does the proposal include any of the items not allowed in the design standards:				
<input type="checkbox"/> Plain, unadorned or smooth concrete facades;	<input type="checkbox"/> Unadorned horizontal or vertical bars in parking garage window openings			
B. BUILDING MATERIALS				
1. Building Materials* (Commercial/Mixed Use Buildings) pg. III-45 Building material requirements are applicable to all facades visible from the public view.				
a. Where applicable, what is the approximate area devoted to each of the following primary building materials?				
<i>Primary Building Material</i>	<i>South Elevation</i>	<i>North Elevation</i>	<i>West Elevation</i>	<i>East Elevation</i>
<i>Brick</i>				
<i>Stone</i>				
<i>Ceramic Tile</i>				
<i>Split Face Alternate Course Concrete Masonry Units</i>				
<i>Stucco (limited to 50%)</i>				
<i>Other</i>				
<i>Total</i>				
b. Is the façade comprised of ≥50% primary building materials?				
c. For the first two stories, do the primary building materials cover 85% of the opaque surfaces?				
d. Is stucco limited to a maximum of 50% of the primary building materials palette?				

<p>e. Exceptions. Does the proposal include transparent glass on first and second story facades? If so, transparent glass may cover 75% of a first floor façade and 40% of a second story façade. On corner lots, transparent glass may cover 75% of a second façade if within 15 ft. of the property line.</p>		
<p>f. If residential is included in the development, non-masonry materials may be used as a primary building material in the residential portions of mixed-use buildings.</p>		
<p>g. Vinyl siding is allowed on floors 3 and above.</p>		
<p>h. Not Allowed. Does the proposal include any of the items not allowed by the standards?</p>		
<p><input type="checkbox"/> Plain Face and/or uncolored concrete masonry ≥5% of any facade <input type="checkbox"/> Asphalt siding, aluminum lap siding, and siding grade plywood.</p>		
<p>2. Building Materials* Residential (pg. III 52-53)</p>		
<p>a. Texture and Pattern. Are the exterior materials durable and maintainable over time?</p>		
<p>b. Primary Materials. Does the proposal include primary materials such as wood, masonry units (brick, stone, tile, or split face alternate course concrete)?</p>		
<p>c. Vinyl Siding. Allowable on floors 3 and above not to exceed a maximum of 9 sq. ft.</p>		
<p>d. Not Allowed. Does the proposal include any of the materials prohibited in the design standards?</p>		
<p><input type="checkbox"/> Reflective Glass <input type="checkbox"/> Asphalt siding <input type="checkbox"/> Aluminum lap siding <input type="checkbox"/> Siding grade plywood</p>		
<p>3. Windows* (pg. III-54) (Residential/Primarily Residential Uses) pg III-54</p>		
<p>a. Transparent Windows. Does the proposal include transparent windows on facades facing streets?</p>		

<p>b. Varied Window Sizes. Residential buildings to include varied window sizes and shapes including:</p>		
<p><input type="checkbox"/> Varied shape and number of panes</p> <p><input type="checkbox"/> Recessed windows</p>	<p><input type="checkbox"/> Divided or mullioned windows (where appropriate)</p> <p><input type="checkbox"/> Visible and substantial trim</p>	<p><input type="checkbox"/> Cantilevered bay windows (projection of 18" into required stepback areas)</p>
<p>c. Window Trim. Do the proposed windows include visible and substantial trim?</p>		
<p>d. Not Allowed. Does the proposal include any of the items not allowed by the standards? Two-Light Horizontal Sliding Windows are not allowed.</p>		
<p>C. Bulk and Scale</p>		
<p>1. Roof Form (pg. III 33-34)</p>		
<p>a. Commercial Buildings. To create a prominent roof edge, use one (1) of the following treatments:</p>		
<p><input type="checkbox"/> Extended parapets</p> <p><input type="checkbox"/> Decorative moulding if ≥ 10" wide</p>	<p><input type="checkbox"/> Projecting cornices</p> <p><input type="checkbox"/> Other roof treatments that meet the intent of the standard</p>	<p><input type="checkbox"/> Pitched or sloped roofs</p>
<p>b. Predominantly Residential Buildings. Use the following treatments to break up the massiveness of an uninterrupted flat roof on residential buildings:</p>		
<p><input type="checkbox"/> Dormers</p> <p><input type="checkbox"/> Roof gardens</p> <p><input type="checkbox"/> Intersecting Roof Forms</p>	<p><input type="checkbox"/> Pitched roofs</p> <p><input type="checkbox"/> Cornices</p> <p><input type="checkbox"/> Other treatments that meet the intent of this standard.</p>	<p><input type="checkbox"/> Stepbacks</p> <p><input type="checkbox"/> Parapets</p>
<p>c. Not Allowed. Flat roofs without architectural embellishments.</p>		
<p>2. Upper Level Stepbacks, Mass and Bulk (pg. III 47-48)</p>		
<p>Is the building over 2 stories in height? If so, see Upper Level Stepback requirements below.</p>		
<p>a. Stepbacks. Buildings over 2 stories must step back to visually decrease bulk. These stepbacks do not need to be continuous and uniform across the facade provided the bulk is visually reduced. Stepback requirements include:</p>		
<p><input type="checkbox"/> Third story stepback of 6 ft. from the first 2 floors</p>	<p><input type="checkbox"/> A second stepback of 6 ft. at the fifth story.</p>	

<p>b. Horizontal Modulation Techniques. Does the proposal include any of the following building modulation techniques:</p>		
<p><input type="checkbox"/> Bays <input type="checkbox"/> Recesses <input type="checkbox"/> Building Projections</p> <p><input type="checkbox"/> Other building modulation techniques that meet the intent of this standard.</p>		
<p>c. Horizontal Modulation. Maximum horizontal length of building without modulation is 100 ft.</p>		
<p>d. Modulation Depth. The minimum modulation depth is 6 ft.</p>		
<p>e. Roof Modulation. Does the proposal include techniques to modulate the roofline?</p>		
<p>f. Articulation. Does the proposal include at least one of the following:</p> <p><input type="checkbox"/> Change in materials or color with a change in building plane <input type="checkbox"/> Decks and Balconies <input type="checkbox"/> Bay Windows</p> <p><input type="checkbox"/> Repeat distinctive window patterns at horizontal modulation intervals <input type="checkbox"/> Other Treatments that meet the intent of this standard.</p>		
<p>g. Exceptions. Stairs, corners and other vertical architectural features are not required to stepback.</p>		
<p>3. Building Mass and Bulk (Residential) pg III-51</p>		
<p>a. Bulk and Scale Treatments. Horizontal facades longer than 25 ft. shall be treated with two (2) of the following:</p> <p><input type="checkbox"/> Bays & Recesses-min. 3 ft. deep by 8 ft. long <input type="checkbox"/> Balconies, decks, and terraces <input type="checkbox"/> Distinctive Roof Forms</p> <p><input type="checkbox"/> Window Patterns <input type="checkbox"/> Changes in Building Materials <input type="checkbox"/> Color differentiation</p> <p><input type="checkbox"/> Projections or overhangs <input type="checkbox"/> Upper story setbacks <input type="checkbox"/> Other treatments which meet the intent of this standard to visually reduce bulk and scale</p>		
<p>b. Not Allowed. Flat, blank walls are not allowed. See the Blank Wall and Side Wall requirements.</p>		
<p>4. Pedestrian Bridges (pg. III-40) Does the proposal include a pedestrian bridge across SR-522? If yes, see requirements below.</p>		

<p>a. Location. Is the bridge end located in an active, publicly accessible and secure location?</p>		
<p>b. Building and Landscape Treatments. Will the bridge be designed as a unique structure that serves as a key gateway feature to the downtown?</p>		
<p>c. Integration with End Structures. Do the design, materials, and style of the bridge visually integrate with the end structures or places?</p>		
<p>d. Weather Protection. Does the pedestrian bridge provide a roof or canopy structure over the entire length of the bridge?</p>		