Topic: **Heart of the Good Life Development – Architectural Standards**

Agenda Item: **7 (a)**

Background Information: Below are the Architectural Standards discussed at the February Planning Commission Meeting. These were presented to the Economic Development Commission on March 19 and Staff will provide their comments at the Planning Commission Meeting.

Architectural Design Standards:

Exterior Building Finishes:

All exterior wall finishes on any principal building shall be one of, or a combination of, the following:

A. Face brick;
B. Natural or cut stone, wood, or log;
C. Architectural metal panels
~~D. Non-architectural metal~~
   ~~a. Shall be limited to a maximum coverage of twenty percent (50%) on all sides.~~
   ~~b. All non-architectural metal material applications are required to have concealed fasteners.~~
   ~~c. Finished metal overhead doors necessary for the use are exempt from the twenty percent (50%) maximum.~~
   ~~d. No unfinished metal of any kind is allowed.~~
E. Specially designed, precast concrete units if the surfaces have been integrally treated with an applied decorative material or texture, excluding raw concrete block, painted or unpainted;
F. Glass, fiberglass, or similar non-metal materials;
G. Stucco and other cementation coating applied in a manner so as to create a harmonious design in conjunction with the materials;
H. The Planning Commission/Architectural Review Committee may approve other new materials that are equal to or better than the materials listed in this section;
I. All principal structures shall be compatible with neighboring structures in mass, color, and exterior materials

Construction Type:

A. Post/pole frame constructed buildings shall not be allowed.

Accessory Structures:

All accessory structures shall have an exterior finish and color that matches the finishing materials and color on the principal structure.

Color:
Colors shall be earth tone, harmonious and shall consist of muted colors with low reflectance. Bright or brilliant colors and sharply contrasting colors may be used only for accent purposes and shall be limited to a maximum of ten percent (10%) of any single building façade.

Façade Size and Articulation:

A. Façade Size: The building façade size (height and mass) shall be in direct proportion to the surrounding structures. All building components, such as windows, doors, eaves, soffits, and parapets, shall have good proportions that relate to the building façade and shall relate well with surrounding structures.
B. Articulation: Articulation is required for building facades that are more than sixty feet (60') in width and faces, or is parallel to, a public or private street as follows: To avoid long unbroken expanses, building facades shall be divided into distinct modules not to exceed fifty feet (50') in length that incorporate visible changes in the façade through the use of wall plane projections, piers, columns, colonnades, arcades or similar architectural features.

Staff Recommendation: Please come prepared to discuss this. It might be a good idea to view the Heart of the Good Life Development video again. It is available on the Home Page of the City's website.