



2 CHARACTER & ENVIRONMENT

DESIGN STANDARDS CHECKLIST

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE			
Symbolic connection to historic architecture	Y	Y	EXPOSED STRUCT. VERTICAL FORMS FALSE FRONT FACADES
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories	Y	Y	
Building base use(s) meets intent of acceptable uses	Y	Y	SITE APPEARS TO SLOPE UP, SOMEWHAT CONCEALING PARKING
Base height relates to 2-story datum, where possible	Y	Y	SW SIDE IS QUITE BLANK
15' floor-to-floor height at grade level	Y	Y	RESTAURANT
Window sills no higher than 36"	Y	Y	EAST, SOUTH
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)	Y	Y	
Glazing meets or exceeds 60% transparent/40% solid ratio at <u>primary façade</u> base	Y		VERIFY
Simply detailed storefront design	Y	Y	
Roofs/awnings designed for snowmelt mitigation	Y		VERIFY
Fabric awning slope 1:3	N/A	N/A	N/A
Permanent awning slope 3:12	N		VERIFY. FLAT AWNING @ EAST
Primary façade to have main building entrance	Y	Y	
(2) primary façades for buildings with (3) façades visible from public right-of-way	Y	Y	
Façade materials should wrap corners a min. of 24"	Y	Y	
Blank walls visible to the public are not acceptable	LIMITED USE		SOUTHWEST IS QUITE BLANK
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design	N/A	N/A	
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight	Y		VERIFY



3 BUILDING FORM & ARTICULATION

DESIGN STANDARDS CHECKLIST

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
EXPRESS THE BASE, MIDDLE, & TOP			
Articulate building façades into Base, Middle, & Top	Y	Y	
Description of Base, Middle, & Top in Design Narrative	Y		VERIFY
No overly complex roofs or incompatible roof styles	Y	Y	
Use of proportional rules for Base, Middle, & Top	Y		
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake	Y	Y	SMALL BASE, BIG MIDDLE, SMALL TOP
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base	Y	Y	STEPS & FAÇADES TO CREATE VERTICAL ELEMENTS
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below	Y	Y	SHED ROOFCAPS VERTICAL VOLUMES
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u>)	N/A		VERIFY
3:12 min. roof slope for projections/permanent awnings	N		VERIFY
No mansard-style roof forms	Y	Y	
Simple, powerful, character-defining roof(s)	Y	Y	
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge	N/A	N/A	
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades	N/A		VERIFY
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends	Y	Y	
Roof runoff mitigation plan	N/A		VERIFY
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances	Y		YES, AWNINGS
Concealed drainage at projections	Y		VERIFY



4 CRAFT, MATERIALS, & COLORS

DESIGN STANDARDS CHECKLIST

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
HIGHLIGHT THE CRAFT			
Utilize or mimic authentic fastening and joinery methods	Y	Y	yes, but verify
Pragmatic and highly crafted architectural features	Y	Y	
USE LOCAL MATERIALS & TEXTURES			
Minimum of (2) primary façade materials	Y	Y	
Stone heights min. 4" H, with preference for 8-12" H	Y		VERIFY SIZE
Materials wrap building corners min. of 24"	Y		NOT ON SILVER METAL
Ashlar pattern at stone cladding	Y	Y	VERIFY
Rough-sawn or hand-hewn finish at timbers	Y		VERIFY
Use of acceptable wood cladding patterns	Y	Y	
Use of metal cladding for roof and/or wall accent only	N		Debatable. A lot of metal s/s facade
Use of acceptable metal wall and/or roof patterns	Y	Y	STAMPING SEAM
Clear glazing ratio of 60% min. glazing to 40% solid	Y		VERIFY W/ CALCS
Clear glazing with no more than 10% light reduction. No opaque films or glass at public domain.	Y		VERIFY
Stucco at building Middle layer, not Base layer	N/A	N/A	
COLOR PALETTES & ACCENTS			
Darker tone storefront mullion color	Y	Y	
Natural color palette with combination of marine accents (if Lake style influences)	Y	Y	
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.	Y	Y	
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.	Y	Y	
10% maximum area usable for accent colors on façades	Y	Y	