



2 CHARACTER & ENVIRONMENT

DESIGN STANDARDS CHECKLIST

RSA REVIEW ON 12/11/18, REVISED ON 12/14/18

SECTION	APPLICANT Y/N	P&Z Y/N	P&Z COMMENTS
DRAW AUTHENTICITY FROM HISTORIC ARCHITECTURE			
Symbolic connection to historic architecture		Y	
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories		Y	
Building base use(s) meets intent of acceptable uses		Y	GARAGE SET BACK FROM FRONTAGE
Base height relates to 2-story datum, where possible		Y	
15' floor-to-floor height at grade level		N/A	GUIDELINE INTENDED PRIMARILY FOR RETAIL USES
Window sills no higher than 36"		Y	
Storefront mullion colors to be dark (other finishes approved on a case-by-case basis)		Y	
Glazing meets or exceeds 60% transparent/40% solid ratio at <u>primary façade</u> base		N/A	GUIDELINE INTENDED PRIMARILY FOR RETAIL USES
Simply detailed storefront design		Y	
Roofs/awnings designed for snowmelt mitigation		Y	
Fabric awning slope 1:3		N/A	
Permanent awning slope 3:12		Y	
Primary façade to have main building entrance		Y	NORTH ELEVATION
(2) primary façades for buildings with (3) façades visible from public right-of-way		Y	NORTH ELEVATION & WEST ELEVATION
Façade materials should wrap corners a min. of 24"		Y	
Blank walls visible to the public are not acceptable		Y	
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design		N/A	
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight		Y	



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	NORTH ELEVATION
Description of Base, Middle, & Top in Design Narrative		N	NO NARRATIVE PROVIDED
No overly complex roofs or incompatible roof styles		Y	SIMPLE SHED AND BUTTERFLY ROOFS
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		N	NO NARRATIVE PROVIDED
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base		Y	
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below		Y	SIMPLE SHED AND BUTTERFLY ROOFS
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u>)		N/A	RULE DOES NOT APPLY FOR INTERNALLY DRAINING ROOFS
3:12 min. roof slope for projections/permanent awnings		Y	
No mansard-style roof forms		Y	
Simple, powerful, character-defining roof(s)		Y	
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge		N/A	
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades		Y	
Use of structural beams, outriggers, and/or brackets at 18"+ roof overhangs. 2"x2" minimum dimension for exposed support ends		Y	WOOD OUTRIGGERS & BEAMS THROUGHOUT, STEEL BEAM USED AT CONDO ENTRY. INCONSISTENT OUTRIGGER DESIGN B/W ELEVATOR CORE TOWER AND IMAGING VOLUME
Roof runoff mitigation plan		Y	DRAINAGE EXPLAINED AS ALL INTERNAL OR BY HEATED GUTTERS, DISPENSING ONTO GRADE
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances		Y	
Concealed drainage at projections		Y	



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	APPLICANT TO FOCUS ON FASTENING DETAILS AS DESIGN DEVELOPS
Pragmatic and highly crafted architectural features		Y	
USE LOCAL MATERIALS & TEXTURES			
Minimum of (2) primary façade materials		Y	WOOD, CLAPBOARD, STONE
Stone heights min. 4"H, with preference for 8-12"H		Y	SEE EMAIL FOR PATTERN NOTES
Materials wrap building corners min. of 24"		Y	
Ashlar pattern at stone cladding		Y	SEE EMAIL FOR PATTERN NOTES
Rough-sawn or hand-hewn finish at timbers		Y	ENGINEERED BEAMS TO BE USED. APPLICANT TO ENSURE STAIN CREATES A SOLID APPEARANCE.
Use of acceptable wood cladding patterns		Y	
Use of metal cladding for roof and/or wall accent only		N/A	
Use of acceptable metal wall and/or roof patterns		Y	
Clear glazing ratio of 60% min. glazing to 40% solid		N/A	GUIDELINE INTENDED PRIMARILY FOR RETAIL USES
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .		N/A	GUIDELINE INTENDED PRIMARILY FOR RETAIL USES
Stucco at building Middle layer, not Base layer		N/A	
COLOR PALETTES & ACCENTS			
Darker tone storefront mullion color		Y	
Natural color palette with combination of marine accents (if Lake style influences)		Y	APPLICANT TO INCORPORATE MARINE-COLORED ACCENTS AT ROOFTOP DECK FURNISHINGS
Façade colors of medium to dark natural tones. Bright colors only used for interventions or minor focal elements.		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	
10% maximum area usable for accent colors on façades		Y	