

Design Review Checklist for Case No. _____

Y E S	N O	N/ A	Dimensional Standards
			1. Have all easements been kept clear of any permanent buildings, structures or encroachments?
			2. For new construction, is at least 30% of the front building elevation five feet or less from the front property line?
			3. If at least 30% of the front building elevation is more than five feet from the front property line, has publicly accessible and useable space been provided in its place, along with building entry through that space?
			4. Do encroachments (overhangs, bay windows, porches, canopies, balconies, etc.) extend no more than four (4) feet into a setback, easement or right-of-way and provided they are 14.5 feet above a sidewalk or alley?
			5. For new construction, is the maximum building height either 3 stories or 45 feet?
			6. For new construction in the Indian Creek corridor, there is no building height requirement.
			7. For new residential construction, there is no building height limitation.
Y E S	N O	N/ A	Standards for Materials, Colors, Wall Openings, and Projecting Elements
			8. Are the primary building façade materials brick or stucco?
			9. Are the secondary trim materials (no more than 20% of the building facade) painted brick, stained and sealed wood, metal panel, terra cotta cladding or tile?
			10. Do the building colors match the color palette listed in the GGLO Plaza Design Handbook?
			11. Are any of the following <u>prohibited</u> finishes being used: finishes that reflect light; finishes that glare; finishes that are bright, heavily saturated; reflective shades of primary colors?
			12. Are the following the following <u>prohibited</u> materials being used anywhere on the site, buildings or structures? <ul style="list-style-type: none"> - chainlink fence - crushed colored rock - crushed tumbled glass
			13. If two or more wall materials are combined on one façade is the lighter material above those more substantial (e.g. stucco above masonry)?
			14. Is the window glazing reflective (mirrored)?
			15. Do window openings have either vertical proportions or are they square?
			16. If window shutters are being used, have they been sized to match their openings?
			17. Are windows recessed no less than 2" from the building façade?
			18. Are any building elements that project from the building wall by more than 16" visibly supported by brackets, posts, or beams sized at a minimum 6" in nominal width or diameter?
			19. If bay windows are used, are they made of materials identical to or compatible with the building's wall finish and windows?
			20. If bay windows are used, are they no wider than 8' and is their height equal to or greater than their width?

			21. If bay windows are used, are they at least 3' from a building corner or other bay window?
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			22. If bay windows are used, do the street facing ones consist of at least 50% transparent glazing?
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Y E S	N O	N/ A	Standards for Building Facades
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			<p>23. For new construction of exterior renovations, circle which of the following building facades has been used in the project?</p> <ul style="list-style-type: none"> - Dooryard - Light Court - Forecourt - Stoop - Gallery - Arcade - Shopfront and Awning
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			<p>24. <i>Standards for Buildings Facades – Dooryards</i></p> <ul style="list-style-type: none"> - Have elevated gardens or terraces that provide additional buffer and privacy for residences? - Is façade enclosed by low garden walls at or near the property line, with a stair leading from the sidewalk to the elevated yard? - Are the building facades set back from the property line? - Are the buildings accessed directly from the dooryards? - Do the garden walls enclosing the dooryard not exceed 42" in height, unless necessary for structural reasons? - Are the garden walls constructed of either stucco, brick or stone? - Is a transparent metal railing affixed atop the garden wall if additional height is necessary for safety?
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			<p>25. <i>Standards for Building Facades – Light Court</i></p> <ul style="list-style-type: none"> - Has it been created by depressing a portion of the front yard below the sidewalk grade in order to provide light and access in the lower level of the building? - Is it set back from the property line to provide sufficient space for the light court and an exterior stair connecting the sidewalk and the light court? - Has a railing and/or garden wall at the property line been provided for safety? - Has it been combined with other frontage types to provide access to upper levels? - Is it a minimum 8 feet deep occupying a minimum 40% of the façade width? - Is it a maximum of 6 feet below the adjacent sidewalk? - Do garden walls or railings enclosing the light court not exceed 42" in height? - Are the stairs either parallel with or perpendicular to the sidewalk?
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			<p>26. <i>Standards for Building Facades – Forecourt</i></p> <ul style="list-style-type: none"> - Created by setting back a portion of the building façade, typically the central portion? - Provides access to a central lobby of a larger building, but also combined with other frontage types to provide direct access to portions of the façade close to the sidewalk? - Is it landscaped or paved or a combination of landscaping and paving? - Is it at grade or elevated above the sidewalk a maximum of 24 inches? - Is it a minimum of 10 feet in width and depth? - Does the width not exceed 1/3 of the overall façade width?
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			- Is the depth equal to or less than the width?
			<p>27. Standards for Building Facades – Stoop</p> <ul style="list-style-type: none"> - Do exterior stairs with landings provide access to buildings placed close to the property line? - Are the building facades set back just enough to provide space for the stoop? - Is the exterior wall of the stoop perpendicular to or parallel with the sidewalk? - Is the stoop raised above grade a minimum of 18” and a maximum of 36 inches? - Is the stoop a minimum 4 feet in width and depth? - Is landscaping on either side of the stoop at grade or elevated and is it demarcated by a garden wall not exceeding 18” in height?
			<p>28. Standards for Building Facades – Gallery</p> <ul style="list-style-type: none"> - Is a colonnade attached to a building façade that is aligned with or near the property line? - Do the colonnades project over the sidewalk and encroach into the public right-of-way? - Is there a minimum 8 feet clear between the façade and the inside of the posts or columns? - Is the space between the face of the curb and the outside face of the posts or columns between 24 inches and 30 inches?
			<p>29. Standards for Building Facades – Arcade</p> <ul style="list-style-type: none"> - Arcades are created by facades that encroach into the public right-of-way on upper levels but are built at or near the property line on the ground floor. - Does a colonnade structurally and visually support the building mass above the sidewalk? - Is there a minimum 8 feet clear between the ground floor façade and the inside of the posts or columns? - Is the space between the face of the curb and the outside face of the posts or columns between 24 inches and 30 inches?
			<p>30. Standards for Building Facades – Shopfront and Awning</p> <ul style="list-style-type: none"> - Shopfront and awning frontages are created by inserting storefronts with substantial glazing into the ground floor façade of a building. - The façade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common. - Is the building entrance at sidewalk grade providing non-residential ground floor use? - Is the shopfront a minimum 10 feet tall? - Does it provide a solid base or bulkhead with a maximum height of 24 inches above sidewalk grade? - Has a cornice or horizontal band been provided to differentiate the shopfront from upper levels of the building? - At a minimum, is 50% of the façade area between 2 feet and 10 feet above the ground floor consisting of transparent fenestration? - Awnings may encroach into the public right-of-way and cover the sidewalk to within 2 feet of the curb. - Are the awnings a minimum of 7 feet above sidewalk grade, as measured from the bottom of the valances? - Are the awnings made out of plastic or metal?
			<p>31. Is the main entrance to every building or use located within the façade and accessed directly from the street through one of the frontage types listed in #23?</p>

			32. Is the primary building entrance oriented to the street and clearly defined by the architectural design of the building and the allowed frontage type as chosen from #23?
Y E S	N O	N/ A	Standards for Roofs
			33. Does the roof design demonstrate two or more of the following items and please circle all items demonstrated: <ul style="list-style-type: none"> - overhanging eaves - sloped roofs - two or more roof planes - varying parapet heights - cornices
			34. If the building has a flat roof, are projecting cornices present to create a prominent edge?
			35. Is all rooftop mechanical equipment screened to the height of unit as viewed from ALL property lines?

Y E S	N O	N/ A	Standards for Building Form, Scale and Style Precedents
			36. For new construction or exterior renovations, does the building incorporate a minimum of two (2) elements from one of the following style precedents: <ul style="list-style-type: none"> - Richardsonian Romanesque Revival - Revival (Colonial, French and Italian Renaissance Revival) - Main Street Revival - Spanish Revival
			37. <i>Standards for Richardsonian Romanesque Revival. (Minimum of Two (2) Elements)</i> <ul style="list-style-type: none"> - Broad Hip Roof - Short towers, segmental arched entry - Transomed windows arranged in ribbon-like fashion - Rounded arched entry with return - Relieving round arch
			38. <i>Standards for Revival (Colonial, French, and Italian). (Minimum of Two (2) Elements)</i> <ul style="list-style-type: none"> - Pedimented window heads - Cornice window head - Multilight window sash - Segmented window heads - Paneled pilasters - Molded windowsills, balustrade above cornice
			39. <i>Standards for Main Street Revival. (Minimum of Two (2) Elements)</i> <ul style="list-style-type: none"> - Extension of the front façade well above the roof plane to create the illusion of height and mass - A detailed, projected cornice line - Symmetrical window openings - Use of only brick, stone, horizontal lap wood as finish siding - Vaneers

			<p>40. <i>Standards for Spanish Revival. (Minimum of Two (2) Elements)</i></p> <ul style="list-style-type: none"> - Small balconies - Roman or circular arcades and fenestration - Wood casement or tall, double hung windows - Canvas awnings and decorative iron trim - Prodigious use of stucco wall and chimney finishes - Low pitched clay tiled roofs and terra cotta or cast concrete ornaments - Tile roofs and stucco exteriors are characteristic with half rounded doors and windows - Towers and columns are often seem as balustrades, cantilevered balconies and covered porches
Y E S	N O	N/ A	<p>Standards for Pedestrian Amenities</p>
			<p>41. How long is the building frontage? _____</p> <p>City code requires one pedestrian amenity for every 25' of frontage along the front façade. Has this been provided?</p>
			<p>42. Please circle the pedestrian amenities that have been provided in the plans:</p> <ul style="list-style-type: none"> - Pedestrian weather protection such as an awning, arcade, canopy, marquee, or a recessed opening into a building to create a covered pedestrian space of at least 100 square feet. - Benches - Waste receptacles - Ash tray trash - Kiosks - Drinking fountains - Bistro seating - 5 square feet of public space for every linear foot building along the property line adjacent to the street - A trellis, canopy, porch, or other building element that incorporates landscaping - Building ornamentation such as mosaic tile, relief sculpture, ornamental wood, or metal trim - Artwork or murals - Decorative clock - Water feature - Bicycle racks - Bicycle storage lockers - Public restrooms - Bollards - Railings - 1% of the value of the building construction shall be dedicated to the City for public art - Something equal to or greater in value to the pedestrian environment, other than what is listed above, that is approved by the Planning and Zoning Director.

Y E S	N O	N/ A	
			Standards for Parking
			43. For new construction, does the parking plan fit within the minimum and maximum amount of parking spaces.
			44. Is all off-street parking is located to the rear or side of the building(s)?
			45. Have all sizing and surfacing requirements for off-street parking, as per Section 10-02-05(3), been met?
			46. Has off-street parking been provided in a garage, subterranean garage, parking structure, carport, uncovered parking lot, or a combination of the preceding?
			47. If a surface parking lot is being provided, have all requirements for surface parking lots, as listed in Section 10-12(10)C., been met?
			48. Is all off site or off street parking for this application within 800 feet of the site?
Y E S	N O	N/ A	
			Standards for Murals
			49. Is the context of the mural consistent with the architectural, geographical, socio-cultural and historical context of the city center?
			50. Is the location on the rear, side, or alley side of the building?
			51. Is the size less than 200 square feet?
			52. Is the surface material resistant to vandalism and weather?
			53. Does it include advertising or a business name?
Y E S	N O	N/ A	
			Standards for Blank Walls
			54. Are any blank walls within 50 feet of and visible from a street or the Indian Creek corridor?
			55. If the answer to #53 is yes, a blank wall must be treated in one or more of the following methods: <ul style="list-style-type: none"> - Install a vertical trellis in front of at least 50% of the wall length with climbing vines or plant materials. - Provide a landscaping planting bed at least eight (8') wide or a raised planter bed at least two (2') feet high and three (3') wide in front of the wall. Plant materials that will obscure or screen at least 50% of the wall's surface within three (3) years are to be planted in the planting bed. - Provide artwork (mosaic, murals, sculptures, relief, etc.) over at least 50% of the blank wall surface.
Y E S	N O	N/ A	
			Standards for Service Areas
			56. Are all service areas (including all utility access, above ground equipment and trash containers) located on an alley, where an alley is present?
			57. If an alley isn't present, have all service areas been located at the rear or an internal location?
			58. Have all service areas been setback from property lines and screened with a minimum six foot solid fence or wall? (chain link/slatted fencing is prohibited in the city center)
			59. Have mechanical equipment, solar collectors, satellite dishes and communication equipment located on top of a building been screened with materials that blend with the form of the building?

	VARIANCES REQUESTED BY APPLICANT	APPROVED	DENIED
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____
7.	_____	_____	_____
8.	_____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____