



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	Good use of materiality reference to historic precedent images - Provide precedent images
DEFINE THE PUBLIC DOMAIN			
2-story datum at buildings taller than 2 stories	Y	Y	Site Sections are clear at articulating ground datum
Building base use(s) meets intent of acceptable uses	Y	Y	Meets criteria for retail use and activates public areas
Base height relates to 2-story datum, where possible	Y	Y	All elevations meet this criteria with double height single story in 90% of facade
15' floor-to-floor height at grade level	Y	Y / N	Not all grade level floor heights meet this criteria
Window sills no higher than 36"	Y		Upper floor seem to meet criteria No base at retail are. SF meets ground
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 facade</u> base	Y	Y	Show calculations of glazing ratios for next review
Simply detailed storefront design	Y	Y	
Roofs/awnings designed for snowmelt mitigation	Y	Y	Show Snowmelt mitigation for next review
Fabric awning slope 1:3	NA	NA	
Permanent awning slope 3:12	NA	N	All roof appear to be flat, show snowmelt mitigation and roof drainage for next review
Primary facade to have main building entrance	Y	Y	
(2) primary facades for buildings with (3) facades visible from public right-of-way	Y	Y	
Facade materials should wrap corners a min. of 24"	Y	Y	
Blank walls visible to the public are not acceptable	NA		
CREATE COMPLEMENTARY DEVELOPMENTS			
National brands adoption of these Guidelines for exterior architectural design	Y		
TAKE ADVANTAGE OF THE CLIMATE			
Conceal rooftop utilities from sight	Y	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	N	Elevations articulate base and top only.
Description of Base, Middle, & Top in Design Narrative	Y	N	A narrative was not provided. Please provide one for next review
No overly complex roofs or incompatible roof styles	Y	N	
Use of proportional rules for Base, Middle, & Top	Y	Y	The site is on a slope which makes it challenging to meet this criteria
EXPRESS THE BUILDING WEIGHT & STRUCTURE			
Description of contextual influence emphasis relative to apparent weight: Mountain or Lake	Y	N	None provided
BUILDING HEIGHTS & VIEW CORRIDORS			
Modulate façades above 2-story datum to differentiate from building base	Y	Y	
EXPRESS THE ROOF FORM			
Emphasize Top layer that caps building volumes below	Y	Y	Roof line is emphasized
5:12 minimum, and 12:12 maximum roof slope (steeper is acceptable if <u>Jewel building</u>)	NA	NA	Designed currently as a low sloped roof.
3:12 min. roof slope for projections/permanent awnings	NA	N	
No mansard-style roof forms	NA	N	
Simple, powerful, character-defining roof(s)	Y	Y	Exposed timber structure and wood soffits
Dormers set in a consistent rhythm, set 3' back from eave edge or projecting past eave edge		NA	
Shed and gable roofs: 24" min. roof overhang at primary façades, 18" min. roof overhang at secondary façades	N/A	N/A	
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	Y	N	Provide runoff mitigation plan for next review
CREATE RECESSES & PROJECTIONS			
Use of projections to protect building entrances	Y	Y	
Concealed drainage at projections	Y	Y	Provide runoff mitigation plan for next review



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	N	Not enough detail provided
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	Y	
Materials wrap building corners min. of 24"	Y	Y	
Ashlar pattern at stone cladding	Y	N	Eldorado Stone - Rustic Ledge is called out
Rough-sawn or hand-hewn finish at timbers	Y	Y	Douglas Fir timbers to comply
Use of acceptable wood cladding patterns	Y	Y	
Use of metal cladding for roof and/or wall accent only	Y	Y	
Use of acceptable metal wall and/or roof patterns	N/A		
Clear glazing ratio of 60% min. glazing to 40% solid	Y	Y	Show calculations of glazing ratios for next review
Clear glazing with no more than 10% light reduction. No opaque films or glass at <u>public domain</u> .	Y	Y	
Stucco at building Middle layer, not Base layer	NA	NA	
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	
Roof colors of dark natural tones (unless galvanized), muted, low reflectivity, natural tones. Bright colors only used for interventions or minor focal elements.	NA	Y	
10% maximum area usable for accent colors on façades	NA		