



CONFLUENCE

Planning & Zoning
Commission

ARCHITECTURAL DESIGN STANDARDS

Parkville, Missouri

May 14, 2024

CONFLUENCE



Presentation Outline

- ❑ **Metro Area Comparisons**
- ❑ **Draft Architectural Design Standards**
- ❑ **Application to Existing Buildings**
- ❑ **Next Steps**

Presentation Outline

- Metro Area Comparisons**
- Draft Architectural Design Standards
- Application to Existing Buildings
- Next Steps

Metro Area Comparison: Multi-Family Residential

	Olathe, KS	Overland Park, KS	Riverside, MO	Lee's Summit, MO	Parkville, MO
Façade Material	At least 70% of façade made of 2 different Class 1 or 2 materials	At least 40% of the total exterior shall be heavy materials	No standard	Façade material will be compatible on all four sides of multi-family structures	At least 50% of façade made of 3 different Class 1 or 2 materials
Façade Articulation	Multi-family units must be divided into vertical bays to identify each individual unit	Building elements such as columns, balconies, dormers, and railings shall be correctly detailed	No standard	No standard	Façade articulation required every 60 ft.
Entryways	Roofed but unenclosed with minimum depth of 4 ft. or recessed at least 2 ft.	Entrance covering shall not create a vertical space higher than one story	No standard	No standard	All main building entries must be covered by a façade projection or recessed
Overhead Doors	Must be recessed at least 2 ft.	If more than two overhead doors, one must be recessed at least 4 ft.	No standard	No standard	Must be recessed at least 4 ft. if visible from a public street
Roofing	Class 1 or 2 roofing materials	Wood, slate, clay tile, concrete tile, standing-seam metal, or composition shingles	No standard	No standard	Class 1, 2, or 3 roofing materials

Metro Area Comparison: Non-Residential

	Olathe, KS	Overland Park, KS	Riverside, MO	Lee's Summit, MO	Parkville, MO
Façade Material	At least 70% of façade made of 2 different Class 1 or 2 materials	At least 50% of the total exterior shall be heavy materials	Requires use of certain materials, no minimum proportions	Requires use of certain materials, no minimum proportions	At least 50% of façade made of 3 different Class 1 or 2 materials
Façade Articulation	Façade articulation required every 50-75 ft.	Any façade exceeding 30 ft. in length shall include at least one change in wall plane	Articulation required, no defined proportion	No standard	Façade articulation required every 60 ft.
Entryways	All main building entries must be covered by a façade projection or recessed	No standard	No standard	No standard	All main building entries must be covered by a façade projection or recessed
Storefront Visibility	Primary façades must be no less than 25% clear glass	Primary façade must be no less than 25% clear glass in the pedestrian view zone	No standard	No standard	Primary and street facing façades must be no less than 40% clear glass in pedestrian view zone
Overhead Doors	Must be recessed at least 4 ft. if visible from a public street	No standard	No standard	No standard	Must be recessed at least 4 ft. if visible from a public street
Roofing	Class 1 or 2 roofing materials	Pitched rooflines greater than 90 ft. in length shall include a change in parapet or pitch height	Requires pitched roofs on single-story buildings	Requires pitched roofs when possible	Class 1, 2, or 3 roofing materials

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Chapter 411. Architectural Design Standards

Major Updates

- New chapter on **Architectural Design Standards**
 - ❑ **Applicability:** new buildings and additions of 20% or more
 - ❑ **Exceptions:** maintenance and repair
 - ❑ **General Provisions:**
 - Building facadism prohibited
 - Application of brick and stone standards
 - Painting of brick and stone prohibited
 - EIFS not allowed within the first 10 ft & no more than 30% visible from public street
 - Thin brick and stone veneer application standards
 - Buildings to have a base, body, and top
 - ❑ **Commercial Storefronts**
 - Clear glass windows and doors required for 50% of commercial storefronts
 - Roll-up security grills prohibited along the exterior of commercial storefronts
 - Garage doors and service doors should not be along commercial storefront

Chapter 411. Architectural Design Standards

Major Updates

- New chapter on **Architectural Design Standards**
 - ❑ **Other requirements**
 - Use of trim, lintels, and sills, soffits, overhangs, and cornices – except when not architecturally appropriate
 - Shutters to appear functional and in scale with window openings
 - Awnings and canopies must be functional and in scale (*exterior rated fabric may be utilized on retractable awnings and canopies*)
 - ❑ **Rooftop and building mounted HVAC equipment screening required**
 - ❑ **Detached Houses and Duplexes:** no specific requirements
 - ❑ **Old Town (OTD) zoning district's separate architectural regulations still apply**
 - ❑ **Building Exterior Finish Materials:** new table on classification of exterior materials and table on minimum requirements

Section 411.60 - Building Exterior Finish Materials

Major Updates

- New table of **Exterior Finish Materials**

4 classes of materials by categories:

- **Masonry**
- **Stone**
- Concrete Masonry Units
- Concrete
- Metal
- Glass
- Other Materials
- Roofing Materials

Material Class 1-4 Scale: Class 1 is the top-quality, very durable and Class 4 is the lower-quality, less durable materials

TABLE 16-415.1: EXTERIOR FINISH MATERIALS TABLE					
	Class 1	Class 2	Class 3	Class 4	DEFINITIONS
Masonry					
Brick veneer, fired clay	X				Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay		X			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Brick paneling, fired clay		X			Prefabricated panels of thin veneer fired clay brick
Brick veneer, synthetic			X		Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, synthetic			X		Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Terracotta rainscreen panels	X				Fired clay panels with a rainscreen wall anchoring system
	Class 1	Class 2	Class 3	Class 4	DEFINITIONS
Stone					
Stone veneer, natural	X				Genuine stone, full-veneer masonry wall system
Stone paneling, natural		X			Prefabricated panels of genuine stone adhered to wall surface or wall anchoring system
Stone veneer, synthetic			X		Synthetic stone adhered to wall surface or wall anchoring system (also referred to as cultured stone)
Stone paneling, synthetic			X		Prefabricated panels of synthetic stone adhered to a wall surface or wall anchoring system (also referred to as cultured stone)

Section 411.60 - Building Exterior Finish Materials

Major Updates

- New table of **Exterior Finish Materials Table**

4 classes of materials by categories:

- Masonry
- Stone
- **Concrete Masonry Units**
- **Concrete**
- Metal
- Glass
- Other Materials
- Roofing Materials

	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete Masonry Units					
Cast Stone	X				A highly refined architectural precast concrete masonry unit intended to simulate natural-cut stone
Burnished/ground-faced block		X			Concrete modular blocks, smooth finish with large aggregates visible or polished finish and with mortared joints
Patterned or shaped block			X		Concrete modular blocks, face surface has pattern or shape, not flat, and with mortared joints
Split-faced block			X		Concrete modular blocks, rough, split-faced finish, and with mortared joints
Plain, flat-faced block			X		Concrete modular blocks, plain, flat finish, and with mortared joints
	Class 1	Class 2	Class 3	Class 4	Definitions
Concrete					
Architectural quality precast concrete panels	X				Highest finish precast concrete panels, textured or burnished, and integrally colored - not painted
Cast-in-place concrete, board formed or decorative form liner		X			Architecturally designed cast-in-place concrete with a high-quality patterned or textured surface created by board forms or decorative concrete form liners
Cast-in-place concrete, plain			X		Textured or smooth finish, may be painted
Site cast and precast concrete panels			X		Site cast and precast concrete panels, plain, smooth finish, may be painted

Major Updates

- New table of **Exterior Finish Materials Table**

4 classes of materials by categories:

- Masonry
- Stone
- Concrete Masonry Units
- Concrete
- **Metal**
- **Glass**
- Other Materials
- Roofing Materials

	Class 1	Class 2	Class 3	Class 4	Definitions
Metal					
Architectural quality, composite metal wall panel systems	X				High quality insulated metal panels for decorative surface application, such as <i>Alucobond</i> panel systems
Architectural quality metal wall panel systems, concealed fastening		X			High quality metal panels for decorative surface application with concealed fasteners, such as <i>Firestone Delta</i>
Architectural quality metal wall panel systems, exposed fastening			X		High quality metal panels for decorative surface application with exposed fasteners, such as <i>Firestone Omega</i>
Metal (panels, siding, and trim)				X	Standard metal siding and panels, painted or coated for exterior application
	Class 1	Class 2	Class 3	Class 4	Definitions
Glass					
Clear glass (windows, doors, curtain walls, paneling systems)	X				Clear glass with no visible tint, reflective coating, coloring, or other covering (not including low-e or UV coatings or treatments)
Glass blocks			X		Hollow translucent block of varying shapes and sizes made entirely from glass. Also, known as glass brick.
Mirrored glass				X	Glass with a reflective or mirrored coating or finish
Opaque or tinted glass (including color applied)			X		Glass with a tinted or colored coating or finish or otherwise treated to produce a tint that reduces its opacity.
Spandrel Glass	X				Opaque glass panels with a fire-fused ceramic frit paint; typically used between vision areas of windows to conceal structural columns floors and shear walls

Section 411.60 - Building Exterior Finish Materials

Major Updates

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4 classes of materials by categories:

- Masonry
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- Roofing Materials

	Class 1	Class 2	Class 3	Class 4	Definitions
Other Materials					
Architectural quality fiber cement wall panels textured to resemble stone or metal	X				The highest quality fiber cement wall panel systems textured to resemble stone or metal with concealed fasteners – such as <i>Nichiha</i>
Stucco, genuine		X			Traditional Portland cement based stucco applied in 3 coats over a solid surface
Wood (panels and siding)			X		Authentic hardwood or exterior rated, rot-resistant wood paneling and siding
Cement fiber board (panels and siding)			X		Cement panels reinforced with cellulose fibers, such as <i>HardiePlank</i> and <i>HardiePanel</i>
Exterior Insulation and Finish System (EIFS)			X		Polystyrene foam covered with a synthetic stucco, water-managed and exterior rated
Composite wood (panels, siding, and trim)			X		Composite or other synthetic wood types, such as <i>LP SmartSide</i>
Vinyl and PVC (panels, siding, and trim)				X	Exterior siding and trim that is made from a synthetic resin or plastic - minimum thickness 0.46 mm
Ceramic			X		Ceramic tile adhered to a wall surface or wall anchoring system
Translucent wall panel systems			X		Panels or blocks, typically hollow, made of translucent polycarbonate material - such as <i>Kalwall</i>
Fabric					(not permitted)

Major Updates

- New table of **Exterior Finish Materials Table**

4 classes of materials by categories:

- Masonry
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- **Roofing Materials**

	Class 1	Class 2	Class 3	Class 4	Definitions
Roofing Materials					
Standing Seam Metal	X				Vertically run or horizontal-Bermuda style metal panels connected within interlocking raised seams
Metal roof panel system	X				High quality metal panels designed for roof application including metal shingles
Metal panel		X			Standard metal roof panels, designed for roof application
Slate	X				Natural stone tiles (or shingles) cut from slate, traditionally applied in an overlapping pattern
Tile	X				Fired clay, ceramic, or concrete roofing tiles applied in an overlaying pattern
Synthetic or composite slate		X			Molded plastic to mimic the appearance of slate tiles
Green roof	X				Low-slope roof covered with roof-top plants in a designed roof-top planting system
Simulated metal roofing		X			Membrane roofing system designed with the appearance of a standing seam metal roof
Membrane or ballast (not visible)		X			Typical roofing materials for low-slope roofs and is not visible from any adjacent public or private street or residential developed or zoned properties
Membrane or ballast (visible)				X	Typical roofing materials for low-slope roofs
Wood shake shingles	X				Shingle shakes constructed of rot resistance wood, such as cedar
Asphalt shingles (laminated or dimensional)		X			Asphalt shingles constructed with a heavy base mat and multiple adhered layers to provide a thicker, dimensional appearance - also known as laminated architectural shingles
Asphalt shingles (3-tab)				X	Asphalt shingles constructed with a single layer of material and 3 cut shingle "tabs"
Glass roofing	X				A roof constructed of glass panels or glass tiles within a glass framing system - also known as a roof glazing system
Fabric				X	Exterior rated fabric designed for application in a canopy or roofing system

Section 411.70 - Standards By Building Type

Major Updates

New table of **Building Design Standards by Building Type**

- **Single Family Residential**
- **Attached Residential**
- **Multi-Family Residential**
- Non-Residential Buildings in a Residential Zoning District
- Commercial/Retail Buildings
- Office and Civic Buildings
- Mixed-Use Buildings
- Downtown Buildings
- Light Industrial Buildings
- Heavy Industrial Buildings

Table 411-2: Building Design Standards by Building Type

Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Single Family Residential	Class 1, 2, 3, & 4 building materials.					Roofs of minimum 4-12 pitch, except as appropriate based on architectural style.
Attached Residential	Each primary façade shall have no less than 3 different Class 1 or 2 building materials.	The primary façade of each individual unit dwelling must have a change in the wall plane and/or a change in the exterior material type, texture, and/or color to differentiate it from the adjoining units.				Roofs of minimum 4-12 pitch, except as appropriate based on architectural style. Class 1, 2, or 3 roofing materials.
Multi-Family Residential	Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 50% of the façade area. Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials. Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.	No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features: - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements.	Elevated and open walkways and stairways are prohibited. All main building entries must be covered by a projection from façade or recessed.		If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.	Class 1, 2, or 3 roofing materials.

Section 411.70 - Standards By Building Type

Major Updates

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- **Non-Residential Buildings in a Residential Zoning District**
- Commercial/Retail Buildings
- Office and Civic Buildings
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- Heavy Industrial Buildings

Table 411-2: Building Design Standards by Building Type

Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Non-Residential Buildings in a Residential Zoning District	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 50% of the façade area.</p> <p>Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.</p> <p>Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.</p>	<p>No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:</p> <ul style="list-style-type: none"> - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements. 	<p>All main building entries must be covered by a projection from façade or recessed.</p>	<p>At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 40% clear glass fenestrations within the pedestrian view zone.</p>	<p>If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.</p>	<p>Class 1, 2, or 3 roofing materials.</p>

Pedestrian View Zone: the 8-foot-tall area of a building façade that is between 2 feet and 10 feet above the adjacent sidewalk or ground level.

Section 411.70 - Standards By Building Type

Major Updates

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- Non-Residential Buildings in a Residential Zoning District
- **Commercial/Retail Buildings**
- Office and Civic Buildings
- Mixed-Use Buildings
- Downtown Buildings
- Light Industrial Buildings
- Heavy Industrial Buildings

Table 411-2: Building Design Standards by Building Type

Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Commercial/Retail Buildings	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 50% of the façade area.</p> <p>Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.</p> <p>Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.</p>	<p>No building shall be less than 18 feet in height.</p> <p>No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:</p> <ul style="list-style-type: none"> - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements. 	<p>All main building entries must be covered by a projection from façade or recessed.</p>	<p>At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 50% clear glass fenestrations within the pedestrian view zone.</p>	<p>If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.</p>	<p>Class 1, 2, or 3 roofing materials.</p>

Pedestrian View Zone: the 8-foot-tall area of a building façade that is between 2 feet and 10 feet above the adjacent sidewalk or ground level.

Section 411.70 - Standards By Building Type

Major Updates

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- Non-Residential Buildings in a Residential Zoning District
- Commercial/Retail Buildings
- **Office and Civic Buildings**
- Mixed-Use Buildings
- Downtown Buildings
- Light Industrial Buildings
- Heavy Industrial Buildings

Table 411-2: Building Design Standards by Building Type

Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Office and Civic Buildings	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 50% of the façade area.</p> <p>Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.</p> <p>Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.</p>	<p>No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:</p> <ul style="list-style-type: none"> - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements. 	<p>All main building entries must be covered by a projection from façade or recessed.</p>	<p>At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 40% clear glass fenestrations within the pedestrian view zone.</p>	<p>If visible from a public street, overhead doors shall be recessed a minimum 4ft. from building façade line and architecturally treated with glass windows, archways, columns, canopies and overhangs.</p>	<p>Class 1, 2, or 3 roofing materials.</p>

Pedestrian View Zone: the 8-foot-tall area of a building façade that is between 2 feet and 10 feet above the adjacent sidewalk or ground level.

Section 411.70 - Standards By Building Type

Major Updates

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- Non-Residential Buildings in a Residential Zoning District
- Commercial/Retail Buildings
- Office and Civic Buildings
- **Mixed-Use Buildings**
- Downtown Buildings
- Light Industrial Buildings
- Heavy Industrial Buildings

Table 411-2: Building Design Standards by Building Type						
Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Mixed-Use Buildings	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 50% of the façade area.</p> <p>Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.</p> <p>Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.</p>	<p>No building shall be less than 24 feet in height.</p> <p>No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:</p> <ul style="list-style-type: none"> - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements. 	<p>All main building entries must be covered by a projection from façade or recessed.</p>	<p>At least one street-facing building façade and the façade containing the main building entry, if different from the street façade, shall consist of no less than 50% clear glass fenestrations within the pedestrian view zone.</p>	<p>Overhead doors shall not face a public street.</p>	<p>Class 1, 2, or 3 roofing materials.</p>

Pedestrian View Zone: the 8-foot-tall area of a building façade that is between 2 feet and 10 feet above the adjacent sidewalk or ground level.

Section 411.70 - Standards By Building Type

Major Updates

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
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- Office and Civic Buildings
- Mixed-Use Buildings
- **Downtown Buildings**
- Light Industrial Buildings
- Heavy Industrial Buildings

Table 411-2: Building Design Standards by Building Type						
Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Downtown Buildings	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 75% of the façade area.</p> <p>Each secondary façade shall have no less than 3 different Class 1, 2, or 3 building materials.</p> <p>Class 4 façade materials shall not exceed 5% of any primary or secondary façade area.</p>	<p>No building shall be less than 24 feet in height.</p> <p>No primary façade shall exceed 60 feet in length without interruption by one or more of the following architectural features:</p> <ul style="list-style-type: none"> - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements. 	<p>The main entry shall be in a street facing façade. The main building entries must be covered by a projection from façade or recessed. Pedestrian scale awnings or canopies are encouraged.</p>	<p>The street-facing building façade containing the main building entry shall consist of no less than 75% clear glass fenestrations within the pedestrian view zone.</p>	<p>Overhead doors shall not face a public street.</p>	<p>Class 1, 2, or 3 roofing materials.</p> <p>Roofs should generally be low-slope style and not visible from a public street.</p>

Section 411.70 - Standards By Building Type

Major Updates

New table of **Building Design Standards by Building Type**

- Single Family Residential
- Attached Residential
- Multi-Family Residential
- Non-Residential Buildings in a Residential Zoning District
- Commercial/Retail Buildings
- Office and Civic Buildings
- Mixed-Use Buildings
- Downtown Buildings
- **Light Industrial Buildings**
- **Heavy Industrial Buildings**

Table 411-2: Building Design Standards by Building Type						
Building Type	Façade Materials	Façade Articulation	Entryways	Storefront Visibility	Overhead Doors	Roofing
Light Industrial Buildings	<p>Each primary façade shall have no less than 3 different Class 1 or 2 building materials together comprising at least 25% of the façade area.</p> <p>Class 4 façade materials shall not exceed 5% of any primary façade area.</p>	<p>No primary façade shall exceed 100 feet in length without interruption by one or more of the following architectural features:</p> <ul style="list-style-type: none"> - Projection or recess in the wall plane of at least two (2) feet in depth. - Columns, piers, pilasters or other equivalent structural and/or decorative elements. 				Class 1, 2, or 3 roofing materials.
Heavy Industrial Buildings	Class 1, 2, 3, & 4 building materials.					Class 1, 2, 3, or 4 roofing materials.

Presentation Outline

- ❑ Metro Area Comparisons
- ❑ Draft Architectural Design Standards
- ❑ **Application to Existing Buildings**
- ❑ Next Steps

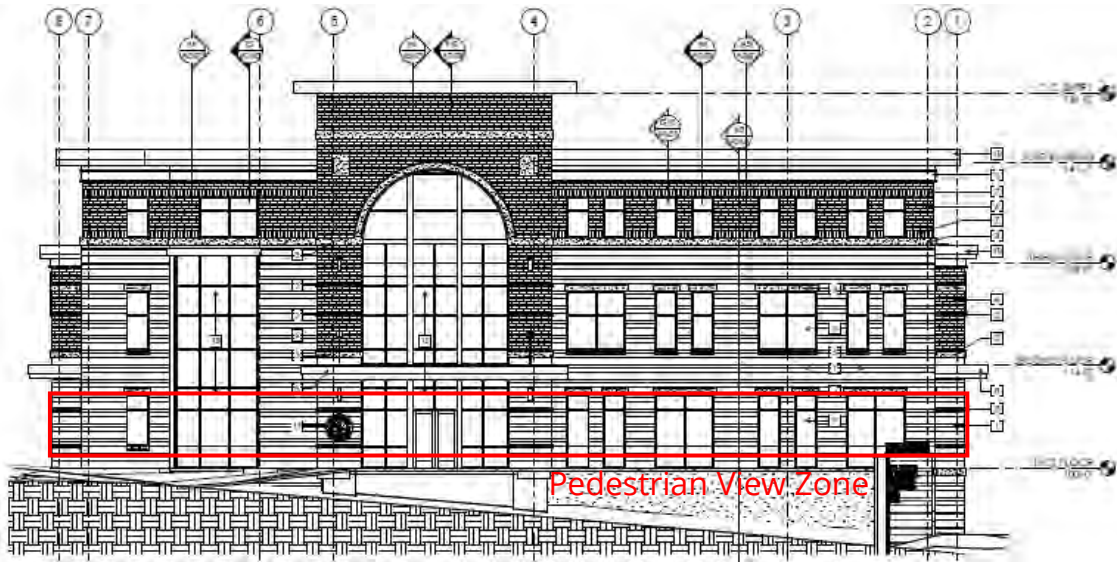
Current Examples

Park University Robert W. Plaster Free Enterprise Center

Façade Proportions

- Class 1 – Stone: 31%
- Class 1 – Brick: 33%
- Class 1 – Clear Glass: 34%

Does meet proposed standards



Current Examples

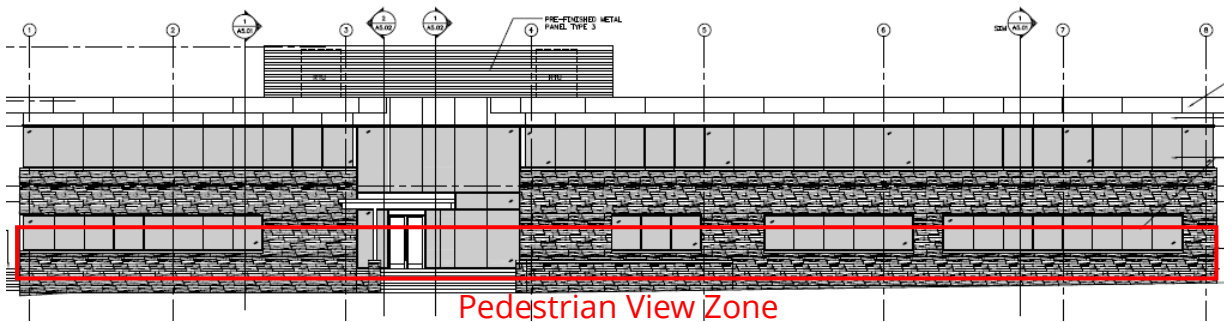
The Village at the National

Façade Proportions

- Class 1 – Stone Veneer: 41%
- Class 1 – Clear Glass: 35%
- Class 2 – Metal Panel: 17%
- Class 2 – Metal Panel: 7%

Does NOT meet proposed standards

- Façade Articulation – over 60 ft. without interruption
- Pedestrian View Zone – 33% clear glass



Current Examples

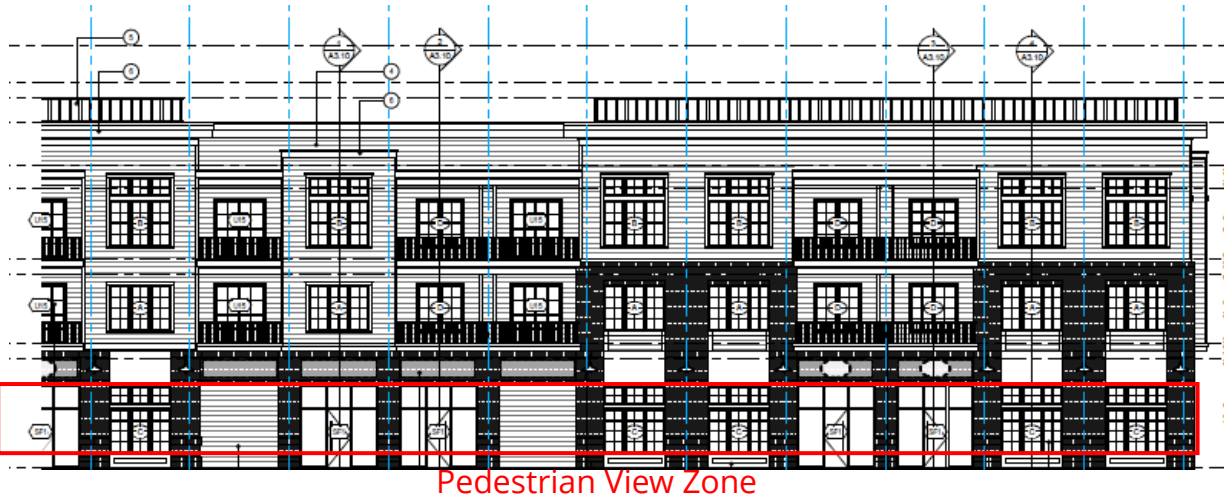
Creekside Town Center

Façade Proportions

- Class 1 – Clear Glass: 31%
- Class 1 – Brick: 24%
- Class 2 – Cement Fiber Board: 45%

Does meet proposed standards

- Pedestrian View Zone – 53% clear glass



Current Examples

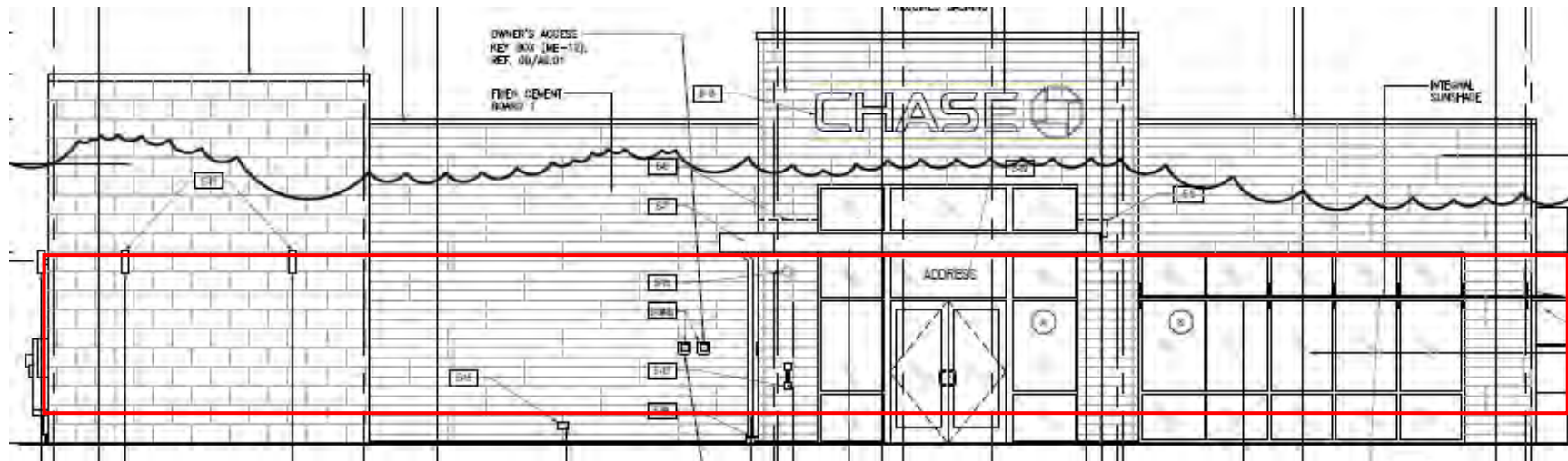
Chase Retail Banking Center

Façade Proportions

- Class 1 – Clear Glass: 24%
- Class 1 – Stone: 22%
- Class 2 – Fiber Cement Board: 54%

Does NOT meet proposed standards

- Façade Material – less than 3 Class 1 or 2 materials
- Pedestrian View Zone – 38% clear glass



Pedestrian View Zone

Current Examples

Bubbles Wine and Spirit

Does NOT meet proposed standards

- Façade Material – less than 3 Class 1 or 2 materials
- Pedestrian View Zone – minimal clear glass on street facing façades
- Roofing – HVAC visible from public streets



Presentation Outline

- ❑ Metro Area Comparisons
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- ❑ Application to Existing Buildings
- ❑ **Next Steps**

Chapter 407. Site and Landscape Design Standards

Future Updates

- ❑ **Chapter 407. Site and Landscape Design Standards**
 - Section 407.010 Intent and Applicability
 - Section 407.020 **Site and** Landscape Design **Standards**
 - Section 407.030 Screens, Fencing, **and Site Walls**
 - Section 407.040 Outdoor Lighting
 - Section 407.050 Stormwater Management

- ❑ **Rewrite of Section 407.020 Site and Landscape Design Standards**
 - Definitions
 - Open Space Landscaping Required
 - Off-Street Parking Design Standards + Landscaping Required
 - Plant Location Standards
 - Minimum Plant Sizes + Plant Substitutions
 - Maintenance and Replacement

- ❑ **Addition to Section 407.030 Screens, Fencing, and Site Walls**
 - Add language for walls and retaining walls

- ❑ **Other areas of concern?**