Grandview Design Standards

Adopted
September 2008
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The City of Issaquah Olde Town Design Standards was used as a model for this document. Content courtesy of the City of Issaquah, Hough, Beck & Baird Landscape Architecture and Brockway, Opfer, Raab Architecture.

INTRODUCTION

PURPOSE

1. The purpose of the development of Grandview Design Standards for application in the Downtown Core is to preserve and enhance the traditional downtown core and the historic character of the area by emphasizing appropriate architectural, landscape and site design for new and redeveloped properties that:

   a) Build on and Enhance the Character of Downtown Grandview:
      - Development should display an appealing, visually engaging appearance on all sides that face streets, avoiding presenting a "back side" of either the building or site.

      - Redevelopment or renovations should endeavor to bring back the historic character of buildings or where such character may be lacking, design the improvements to include elements creating ties to surrounding historic structures.

   b) Emphasize Pedestrian Friendly Development:
      - The sidewalk environment should be lively, attractive and a comfortable place for people on foot.

      - The ground floor building facades facing the sidewalk should allow for substantial visual connectivity outside and inside.

      - Where possible, provide site furnishings for the enjoyment and use of the pedestrian such as benches, café tables, shading elements and potted plantings.

   c) Create Distinctive Gateways:
      - Development should incorporate visually interesting and attractive features to help create an appealing entry into the city in general and the downtown area specifically.

      - Features used to create gateways may include aspects of the streetscape, public art, site design and building design,

APPLICABILITY

1. The provisions of these Standards shall apply to the properties as indicated on the Grandview Design Standards Map. Where the Downtown Core boundary line lies in the center of the street, only the properties within the bounded area are subject to these Standards.

2. The provisions of these Standards shall apply to all development, redevelopment and improvements to properties located within the Downtown Core. The Standards shall guide projects of all sizes from the repainting of a building, to the renovation of an exterior façade, and to the construction of a new building. Property owners shall be expected to follow the Standards only to the extent to which they improve their property, unless the value of the improvements exceeds 75% of the value of the property. In such a case, the entire building façade is to be improved as outlined in these Standards. Examples of how these Standards are to be applied are as follows:

    - Re-landscaping of a property only: The work would be subject to the **Site Design: Lot Coverage/Site Landscaping and Street Trees** sections.

    - Painting of a Building Façade only: The work would be subject to the **Building Design: Colors** section.

    - Window Replacement: The work would be subject to the **Building Design: Ground Floor Transparency** section.

    - Sign Replacement: The work would be subject to all sections under **Sign Design**.

    - Complete Façade Renovation (all building sides), without change to the footprint of the building: The work would be subject to the **Building Design: Prominent Entrance, Ground Floor Transparency, Building Façade Design, Roof Expression, Backsides of Buildings, Screening Blank Walls, Materials and Colors** sections.

3. Residential properties which lie within the Downtown Core are exempt from these Standards as long as they remain in a residential use. If these properties are converted to a commercial use, they would then be subject to the provisions of these Standards.

4. Some of the sections of this document include examples and illustrations of ways in which the intent of the Standards can be achieved. The graphic examples are meant to be examples, and are not the only acceptable means towards accomplishing the intent of the Standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standard.

5. A Design Standards Review Committee is to be established to assist city staff during the review process. This committee shall be comprised of one city council member and two community members.

6. Property owners who wish to appeal any of the provisions of these Standards may do so by following the process for administrative determinations of the Grandview Municipal Code 2.50.083 (3).

DEFINITIONS

Architectural Elements
Three-dimensional structural embellishments that add detail and/or finely scaled features to a façade. Examples are corbelled brick, plinths, cornices, belt courses, decorative medallions, brackets, knee braces, pilasters, column bases and caps.

Articulation
Shifts in the plane of walls, alcoves, step-backs, reveals, overhangs, and details in order to create variations in a building's façade.

Blank Walls
Walls without windows, plantings or architectural elements giving texture and relief to the surface. For purposes of the Grandview Design Standards, any uninterrupted stretch of a wall extending for more than twenty (20) feet shall be considered a blank wall.

Cornice
A horizontal molding projecting along the top of a wall or building.

Defensible Space
Areas made secured or safe through design characteristics by allowing an occupant to control or limit access to the area.

Festival Lighting
Seasonal, decorative lighting (e.g. Christmas lights) used to accentuate a seasonal or holiday display or event. Festival lighting shall not serve as year round or primary lighting.

Lintel
A horizontal structural feature (such as a beam) over an opening which carries the weight of the wall above it.

Medallion
An oval or circular relief carving, tile, etc. used as a decorative form in architecture.

Modulation
Variations of a building's mass through the use of deep setbacks, diminishing upper floor areas, and/or projecting roof overhangs.

Pilaster
A rectangular or semi-circular support or pier projecting partially from a wall which is treated architecturally as a column.

Plinth

The squared off block at the base of a column, or a course of brick or stone along the base of a wall. Can also be the square block at the base of door trim.

Primary Pedestrian Street

Streets characterized by such elements as: sidewalks, street trees, pedestrian scaled lighting, street furnishings, continuous storefronts, weather protection, unique, small-scaled signs, and lively window displays, all of which are intended to support pedestrian activity throughout the day and into the evening. Within the Downtown core, Division Street and Second Street are designated as a Primary Pedestrian Streets.

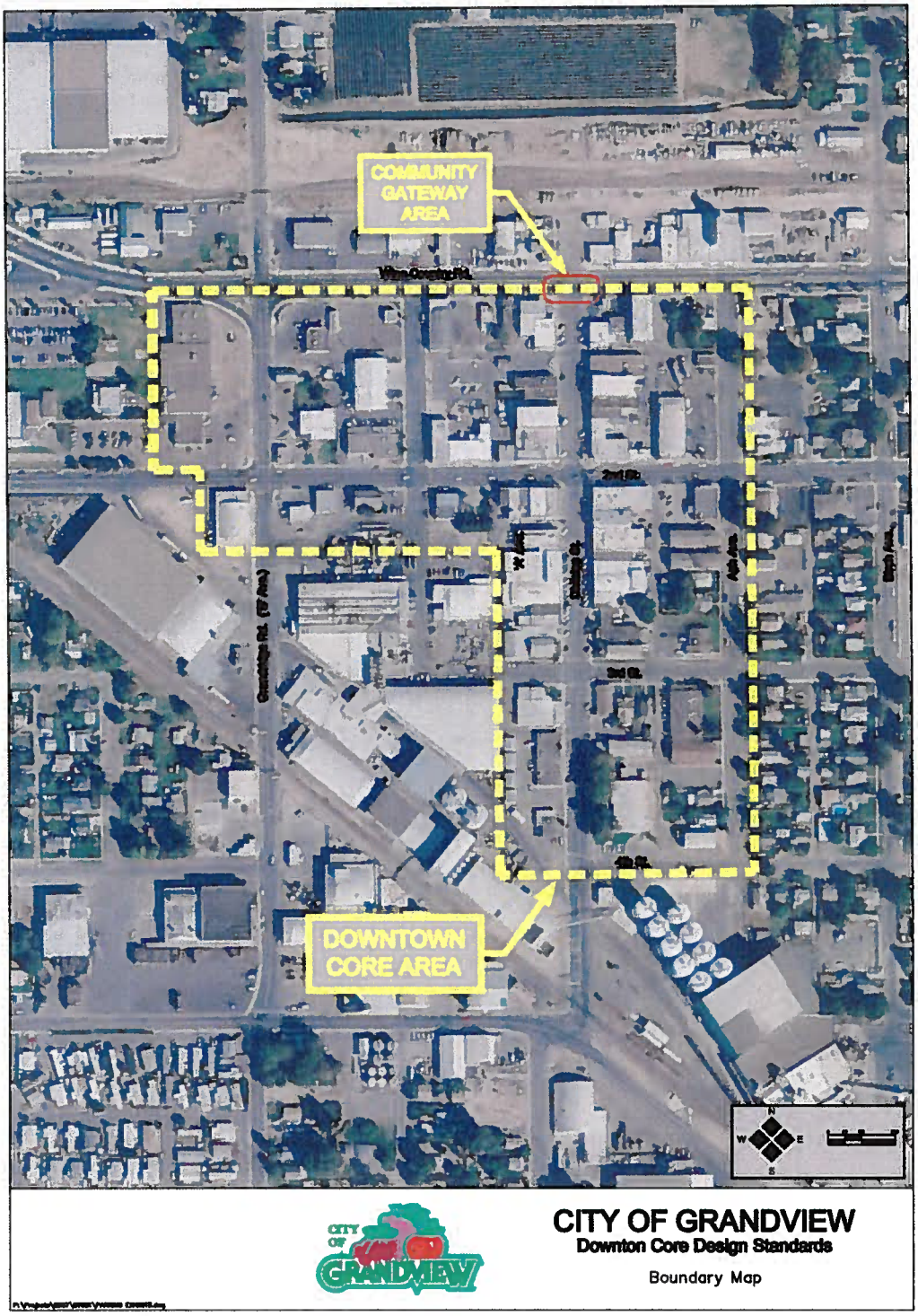
Through-Block Connection

A paved pathway dedicated to pedestrians and separated from vehicles that extends entirely through a block from a street to a parallel street or alley. It may meander but should have lighting to ensure usability at night.

Vision Glass

A type of glass with a high degree of transparency (70% visibility recommended. Example product: PPG Solarban 60, clear) and which does not have dark tinting or highly reflective coatings or applied film. The intent is to be able to see into the interior space throughout the day and night. If significant shading is desired, it is to be accomplished by other means, such as through the use of awnings.

GRANDVIEW DESIGN STANDARDS MAP



STANDARDS FOR THE DOWNTOWN CORE

- SITE DESIGN
- BUILDING DESIGN
- SIGN DESIGN

SITE DESIGN

PARKING LOT DESIGN

Parking Lot Location

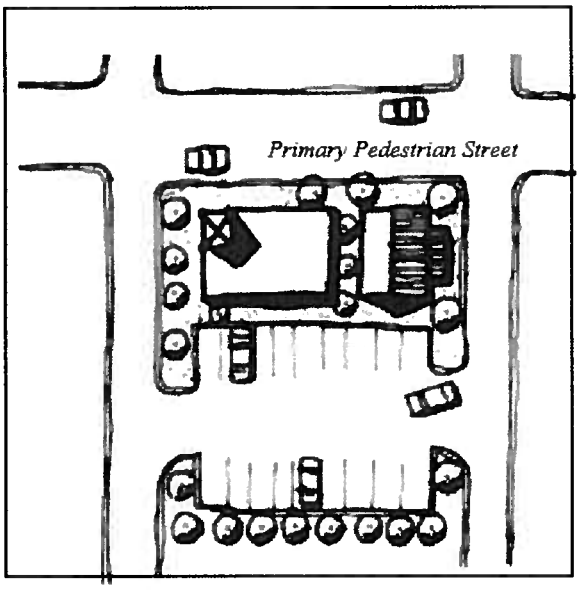
INTENT:
No off-street parking is required to be provided on properties located in the Central Business District (CBD) as defined by the Grandview Municipal Code, Section 17.64.040. For CBD property owners choosing to add a parking lot to their property, the new parking lot shall be located behind their building in order to maintain a contiguous, active pedestrian street front along Primary Pedestrian Streets. (Division and Second Streets)

STANDARDS:
Required

1. New Development: Parking lots shall be located behind buildings.

2. Redevelopment: Parking lots shall be relocated behind buildings where feasible.

3. All parking lots (new development and redevelopment) shall comply with the parking lot standards set forth in this document and the Grandview Municipal Code including, but not limited to, interior landscape areas, wheel stops, and plant material requirements.



Parking Lot Location behind buildings

SITE DESIGN

PARKING LOT DESIGN - Continued

Location of Driveways

INTENT:
To maintain a contiguous, uninterrupted sidewalk by minimizing, consolidating and/or eliminating driveway access off Primary Pedestrian Streets. (Division and Second Streets)

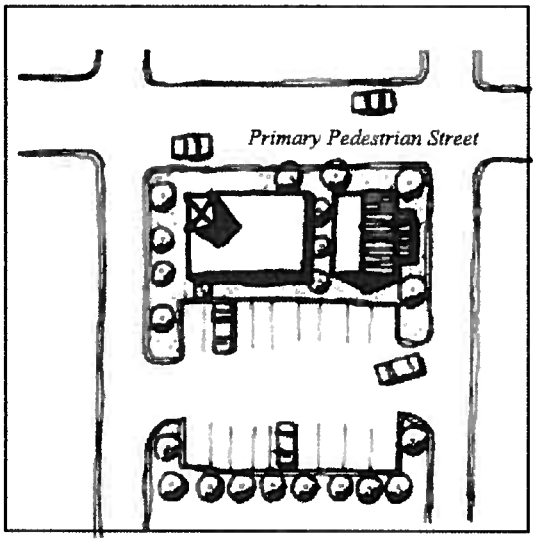
STANDARDS:
Required

1. All vehicular driveways shall be located off side streets and alleys unless:
    a) the only means of access to the site is from a Primary Pedestrian Street;
    b) a development is located at the corner of two Primary Pedestrian Streets;
    c) the driveway is shared.

2. Where a driveway is allowed on Primary Pedestrian Streets, driveway entrances shall extend sidewalk paving material/treatment across the driveway entrance.

Encouraged

1. Adjacent developments should share vehicular driveways where feasible.



Driveways located off side streets

SITE DESIGN

PARKING LOT DESIGN - Continued

Parking Lot Landscaping

INTENT:
To reduce the visual impact of parking lots through landscape areas, trellises and /or other architectural features.

STANDARDS:
Required

1. Parking lot landscape shall be used to reinforce pedestrian and vehicular circulation, such as:
   a) parking lot entrances:
   b) ends of driving aisles;
   c) to define pedestrian walkways through parking lots.

2. Where low walls (minimum 3 feet high) are used to screen parking lots, they shall be made of concrete, masonry or other similar material. Where walls are provided, landscape planting areas shall be a minimum of 3 feet and shall be located adjacent to the public right-of-way.

3. For any wall above 6 feel total height, the entire wall façade shall comply with the Building Design Standards set forth in this document for façade details, etc.

4. A minimum 5 foot wide landscape planting area shall be provided between parking lots and adjacent developments.

Landscaping at end of drive aisle

Landscape border

SITE DESIGN

PEDESTRIAN CONNECTIONS / THROUGH-BLOCK PASSAGES

INTENT:
To create a network of linkages for pedestrians, including walkways in-between blocks of development or alleys.

STANDARDS:
Encouraged

1. Development should include clearly defined pedestrian connections providing through-block passageways.

2. Where provided, pedestrian connections should be clearly defined in one of the following ways:
   a) a continuous landscaped area, minimum 3 feet wide, on at least one side of the walkway, except where walkways cross vehicular travel lanes;
   b) a trellis, bollards, special paving, low seat wall and/or other architectural features; and/or
   c) pedestrian and/or accent lighting.

3. The property owner shall retain ownership and access control of the pedestrian connection. No dedication to the City is required.

4. Where provided, pedestrian connections shall not be included in the maximum allowable impervious surface calculations of the Grandview Municipal Code.

Through block passage

Art and landscaping at passage

SITE DESIGN

LOT COVERAGE / SITE LANDSCAPING

INTENT:
To ensure that developments follow the guidelines of this document with regard to the amount of impervious surface allowed on each property. To reinforce the character of the Downtown Core and the surrounding natural environment through site landscaping.

STANDARDS:
Required

1. All areas not otherwise devoted to landscape required by this document and the Grandview Municipal Code, parking lots, or other site improvements shall be planted, or remain in existing native, non-invasive vegetation.

2. Where new landscape areas are provided, plant materials shall be a mixture of drought tolerant deciduous and evergreen varieties. A minimum 20% of plant varieties shall provide year-round color, texture and/or other special interest.

3. Retain existing mature trees and landscaping where possible as per the Grandview Municipal Code.

4. All landscaped areas shall be maintained per the Grandview Municipal Code.

Encouraged

1. Perennials and/or annuals are encouraged to provide special interest and highlight pedestrian areas such as building and/or site entrances, public open space, plazas and major pedestrian connections.

Seasonal color in landscaping

Special interest landscaping in plaza

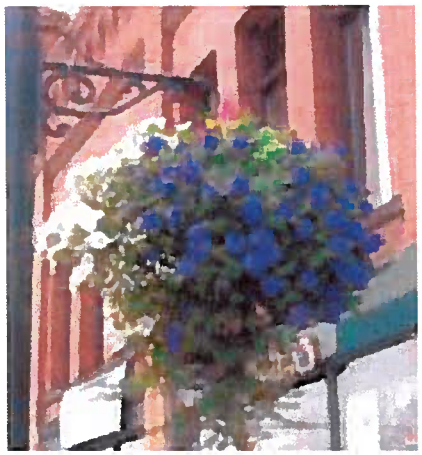
SITE DESIGN

LOT COVERAGE / SITE LANDSCAPING – Continued

2. Window boxes, container plantings, hanging baskets, or other special interest landscape should be provided to enhance pedestrian areas. When used, window boxes, container planters and hanging baskets shall be made of weather resistant materials.

Prohibited

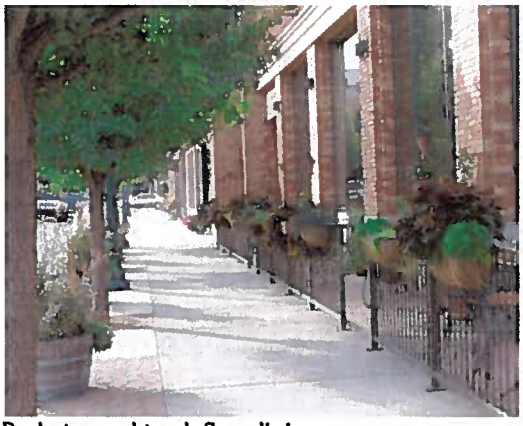
1. Areas of bare ground are not permitted. All areas required to be devoid of impervious surfaces (paving, buildings, etc.) must be landscaped and properly maintained.



Hanging flower basket

Use of pots for landscaping

Mix of street trees and planters



Baskets used to define dining area

SITE DESIGN

STREET TREES

INTENT:
To maintain a consistent street frontage throughout the Downtown Core.

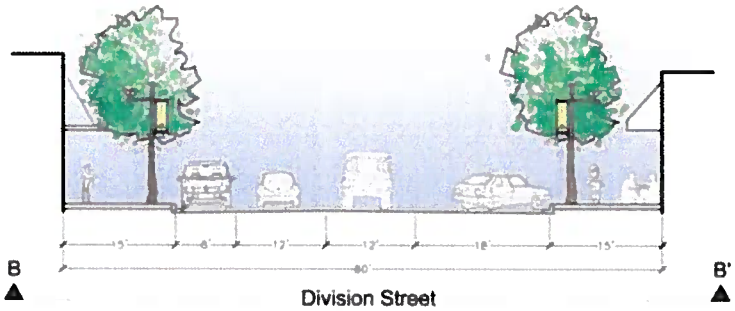
STANDARDS:
Required

1. Street tree selection shall comply with the Downtown Improvement Plan, the Grandview Municipal Code, and meet the approval of the City Arborist. Tree location and installation shall consider existing utilities, lighting, adjacent street trees, tree root growth and proposed signage locations.

2. Street trees shall be planted in tree grates and with tree guards in the Downtown Core area.

3. Tree grates and guards shall be of a similar size and material as those used in the Downtown Improvement Plan.

4. Street trees within the City right-of-way shall be maintained per the Grandview Municipal Code.



Tree Grate

Tree Guard

Cimarron Green Ash

Autumn Blaze Maple

SITE DESIGN

SITE LIGHTING

INTENT:
To provide pedestrian scale lighting, accent lighting and festival lighting to accompany street lighting in the Downtown Core.

STANDARDS:
Required

1. Pedestrian scale lighting (maximum 16' height) and/or bollard lighting shall be used to define pedestrian walkways, crosswalks, connections and/or other pedestrian areas within a site development.

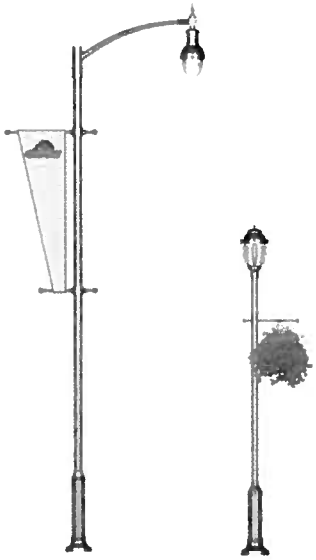
2. Site lighting shall complement other lighting elements used throughout the site, parking, adjacent developments, the public right-of-way and comply with the Downtown Improvement Plan.

Encouraged

1. Accent lighting should be used to highlight special focal points, building/site entrances, public art and special landscape features.
2. Festival lighting is encouraged during holidays and festivals to reinforce the character and image of the Downtown Core area.

Prohibited

1. Spotlights, lasers, strobes or other types of nuisance lighting are not allowed.



Street Light – Lumec Renaissance Series Series

Pedestrian Light – Lumec Lantern

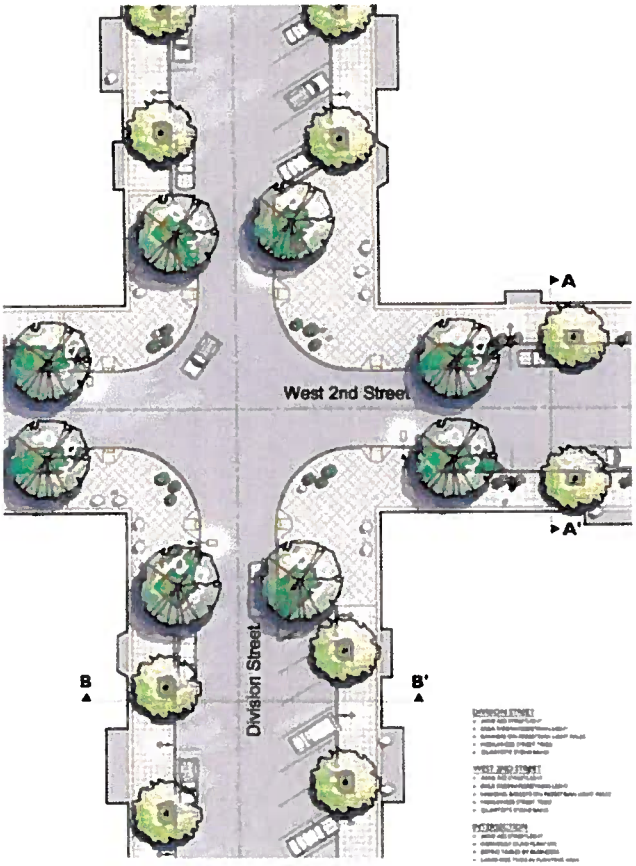
SITE DESIGN

SIDEWALK PAVING

INTENT:
To maintain a consistent street frontage throughout the Downtown Core.

STANDARDS:
Required
1. Sidewalk paving material shall comply with the Downtown Improvement Plan.

Encouraged
1. Where larger plaza areas are provided, special paving material, such as brick and other unit pavers, is encouraged to provide added interest.



Downtown Improvement Plan
Sidewalk Layout

Downtown Improvement Plan
Paving Styles

SITE DESIGN

SITE FURNISHINGS

INTENT:
To create more pedestrian friendly streets through the use of site furnishings at plazas, building entrances and other pedestrian areas.

STANDARDS:
Required

1. Site furnishings, such as benches, tables and other pedestrian amenities shall be made of durable, weather-resistant and vandal-resistant materials.

2. Site furnishings shall be consistent with the overall character and appearance those used in the Downtown Improvement Plan.

Encouraged

1. Use of site furnishings, such as benches, tables, bike racks and other pedestrian amenities are encouraged at building entrances, plazas, open space and other pedestrian areas.

Pedestrian Bench
Victor Stanley, Framers Modern

Trash Receptacle
Landscape Forms, Chase Park

Railings, pots, dining tables and chairs used to create sidewalk "space"

SITE DESIGN

COURTYARDS, PLAZAS AND OPEN SPACE

INTENT:
To reinforce the pedestrian nature of the Downtown Core by creating usable open space for pedestrians.

STANDARDS:
Required
1. Where provided, pedestrian spaces shall be visible and accessible to the public.

Encouraged
1. If plazas, courtyards and other pedestrian areas are provided, they should include additional landscaping, accent lighting, public art, benches and/or low seating walls.

2. Use of brick or other special paving material should be used to provide visual interest and create a more pedestrian friendly area.

Seating in Plaza

Fountain as Plaza feature

SITE DESIGN

COMMUNITY GATEWAYS

INTENT:
To highlight gateway areas as an entrance to the Downtown Core.

STANDARDS:
Required

1. Developments at the entrances to the Downtown Core (as identified in the Design Standards Map) shall be marked with visually prominent features.

2. Visually prominent features shall include two or more of the following:
   a) public art;
   b) monuments;
   c) special landscape treatment;
   d) open space/plaza;
   e) identifying building form;
   f) special paving, unique pedestrian scale lighting or bollards; and/or
   g) prominent architectural features, such as trellis/arbor, pergola or gazebo.

3. Elements used shall be oriented towards both pedestrians and vehicles.

Not Allowed

1. Visibility to adjacent businesses shall not be blocked by gateway features.

Sample Gateway

Public art used at Gateway

BUILDING DESIGN

MAXIMUM BUILDING SETBACKS

INTENT:
In the Downtown Core it is desirable to maintain the visibility of retail businesses and establish active, lively uses along the sidewalk.

STANDARDS:
Required

1. Buildings located along a Primary Pedestrian Street shall not be set back from the sidewalk, with the following exceptions:

   a) Setbacks of up to 4 feet can be used to highlight entrances and provide for wider sidewalks.

   b) A setback of up to 10 feet may be allowed for the purpose of providing landscaped public space that includes seating.

Setback used to create a recess at entrance

Setback used for sidewalk dining

BUILDING DESIGN

PROMINENT ENTRANCE

INTENT:
To make major entrances to buildings obvious and welcoming.

STANDARDS:
Required

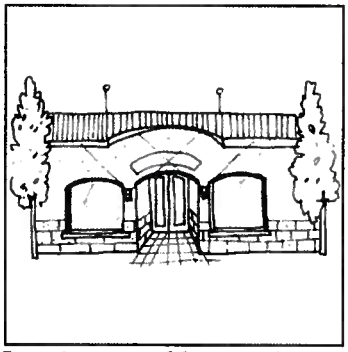
1. Visual Prominence - the principal entry to the building shall be marked by at least one element from each of the following groups:

   Group A
   - Recess
   - overhang
   - canopy, awnings
   - portico
   - porch

   Group B
   - clerestory
   - glass window(s) flanking door
   - ornamental lighting fixtures
   - large entry door(s)

   Group C
   - stone, masonry or tile paving in entry
   - ornamental building name or address
   - pots or planters with flowers
   - seating

Recess, awning, plantings highlight entrance


Prominent roof form and windows highlight entrance

BUILDING DESIGN

GROUND FLOOR TRANSPARENCY

INTENT:
To provide visual connections between activities inside and outside buildings.

STANDARDS:
Required

1. A minimum of 45% of any ground floor façade facing a Primary Pedestrian Street shall be comprised of windows with "vision" glass.

2. A minimum of 25% of any ground floor facade facing any street other than a Primary Pedestrian Street shall be comprised of windows with "vision" glass. (The dimensions used for calculating the ground floor façade area shall be the width of the façade along the sidewalk by the height of the facade up to the level of the interior ceiling of the building.)

Not Allowed

1. Mirror glass or film shall not be permitted facing Primary Pedestrian Streets.

2. No more than 25% of window area may be covered with signage, either mounted over or affixed to the interior or exterior of the windows. This restriction includes both temporary and permanent signage.

Clear windows create a visual connection between the indoor and outdoor environment

BUILDING DESIGN

BUILDING FACADE DESIGN

INTENT:
To ensure that buildings along Primary Pedestrian Streets within the Downtown Core display the greatest amount of visual interest and reinforce the character of the streetscape.

STANDARDS:
Required

1. Buildings within the Downtown Core located along a Primary Pedestrian Street shall incorporate at least two of the following elements into any ground-floor, street facing façade:
    a) lighting or hanging baskets supported by ornamental brackets
    b) medallions
    c) belt courses
    d) plinths for columns
    e) pilasters
    f) kick plate for storefront window
    g) projecting sills
    h) tile work
    i) pedestrian scale sign(s)
    j) planter box
    k) canopies or awnings (Not to extend more than 5' beyond the back of the sidewalk)

A variety of building façade materials and designs add interest to streetscape

BUILDING DESIGN

ROOF EXPRESSION

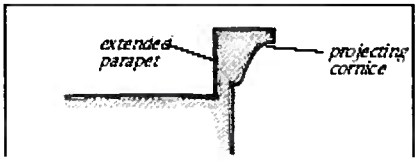
INTENT:
To ensure that rooflines within the Downtown Core present a distinctive profile and appearance and reinforce the character of downtown.

STANDARDS:
Required

1. Commercial buildings shall include extended parapets and projecting cornices to create a prominent edge when viewed against the sky. Sloping roof elements are allowed but not required.

Not Allowed

1. Flat, unembellished rooflines shall not be permitted.
2. Bright roof colors shall not be permitted.



Accentuated parapet design

Varying building parapet treatment adds interest to streetscape

BUILDING DESIGN

BUILDING DESIGN AT GATEWAYS

INTENT:
To promote the sense of gateways* into the Downtown Core through architectural design.

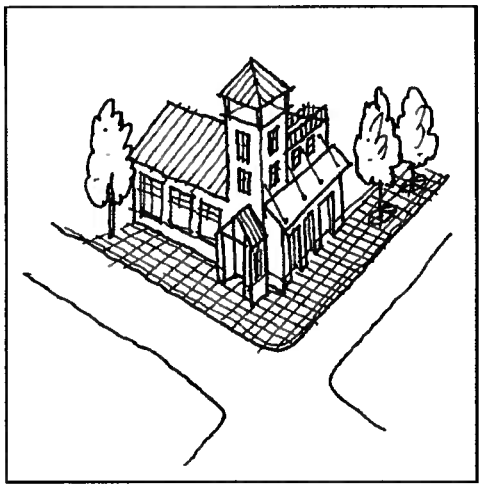
STANDARDS:
Required

1. Buildings within designated gateways shall be treated to emphasize the gateway into the area.

2. Any side of a building that faces a gateway street shall be given major architectural expression in its facade, roof form and massing. Gateway locations are appropriate for major architectural expressions such as unusual roof lines, and over-sized windows.

Not Allowed

1. *Standard* corporate designs shall not be acceptable within gateway locations. Given that designated gateways are critical to conveying identity, gateways are not appropriate locations for the franchise architecture typically associated with businesses such as national brand restaurants and gas stations. Franchises will be allowed in these locations provided that their buildings are designed to comply with the provisions of this document and the Grandview Municipal Code. See the Grandview Design Standards Map for Gateway locations.



Massing and roof expression to define Gateway

BUILDING DESIGN

BACKSIDES OF BUILDINGS

INTENT:
To ensure that all sides of a building have visual interest.

STANDARDS:
Required

1. Any side of the building visible from a street or public open space shall be given architectural treatment using two or more of the following:
    a) visible rooflines
    b) windows
    c) secondary entrances
    d) balconies
    e) architectural details mentioned under "Building Facade Details"
    f) awnings

Backside treated with a mural, secondary entrance, awning and plantings in pots.

BUILDING DESIGN

SCREENING BLANK WALLS

INTENT:
To mitigate blank walls by providing visual interest and reinforcing the character of Downtown Grandview.

STANDARDS:
Required

1. Walls within public view shall have windows, reveals, architectural detail, etc. as described in the Building Façade Design section of these standards. However, if an uninterrupted expanse of blank wall (longer than 20 feet), or portions of a blank façade is unavoidable, two or more of the following shall be used:
    a) vegetation, such as trees, shrubs, ground cover and/or vines, adjacent to the wall surface;
    b) artwork, such as bas-relief sculpture, mural or trellis/vine panels;
    c) seating area with special paving and seasonal planting; and/or
    d) architectural detailing, reveals, contrasting materials or other special interest.

Mural used to screen blank wall

Vine panel and plantings used to cover blank wall

Blank wall mural

BUILDING DESIGN

MATERIALS

INTENT:
To express the ground level activities of the building and contribute to the character of Downtown Grandview.

STANDARDS:
Required

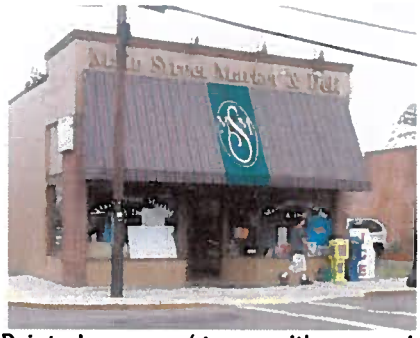
1. The ground floor façades of buildings facing the street shall use materials that add variety, permanence and richness to the streetscape, such as :
    a) brick
    b) stucco
    c) stone
    d) cast concrete or concrete
    e) wood lap siding
    f) other materials that provide architectural variety and richness

2. More flexibility in the use of materials is allowed in the upper levels of buildings.

Variation of materials between ground and upper levels

Stucco and glass with awnings

Three colors of brick with awnings


Painted masonry/stucco with an awning

BUILDING DESIGN

COLORS

INTENT:
Color of an individual building should not overpower the consistency of Downtown Grandview, rather, it should be an integral part of the character.

STANDARDS:
Required

1. Color palettes for buildings shall be designed in accordance with the guidelines of this section and the Color System sample palettes provided in the Appendix of this document.

2. Color selections for the Primary (large areas) of the building shall be generally from an earth tone palette.

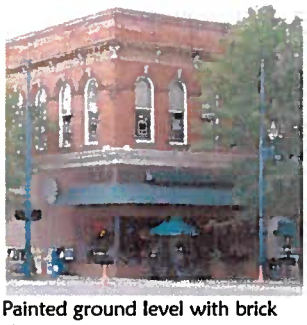
3. No more than four colors shall be used on a structure. Sheer stains and natural materials are not included in the color count. More than four colors may be used if approved by the City of Grandview. A fully colored depiction of the building prepared by a professional may be required for approval.

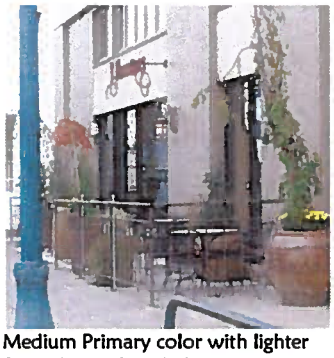
4. Awnings can be a single solid color or striped. In either case the chosen colors should follow the guide lines of this document. The finish of awnings should be matte rather than gloss. Awning colors are included in the color count.

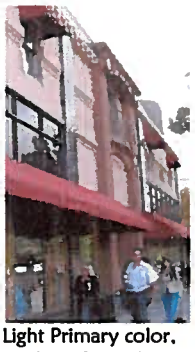
Not Allowed

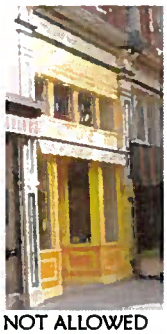
1. Bright colors shall not be used to draw attention to a building.

2. Awnings shall not be designed as signs; their principal purpose is weather protection. An awning sign may display only the name of the business, its business logo and address.


Painted ground level with brick above & accent awning


Medium Primary color with lighter Secondary color, dark accent signage


Light Primary color, medium Secondary color & accent awnings


NOT ALLOWED

SIGN DESIGN

INTEGRATION WITH ARCHITECTURE

INTENT:
To ensure that signage is a part of the overall design approach to a project and not an additive afterthought element. The color of an individual sign should not overpower the building or the consistency of Downtown Grandview; rather, it should become an integral part of the character of the building.

STANDARDS:
Required

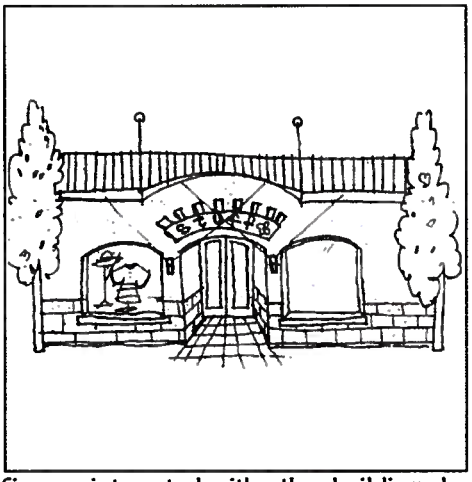
1. The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, it is expected that such signs shall be in conformance with an overall sign program that allows for advertising which fits with the architectural character, proportions, and details of the development.

2. The requirements of this section shall be followed in conjunction with the requirements of the Grandview Municipal Code, Section 15.16 Sign Code.

3. Prior to the installation of all new signs, approval must be gained through application for a sign permit. The sign permit application is to include illustrations showing design, size, materials and color specifications.

Not Allowed

1. Neon colors on signs shall not be permitted in the Downtown Core.



Signage integrated with other building elements

Sign highlights building entrance

SIGN DESIGN

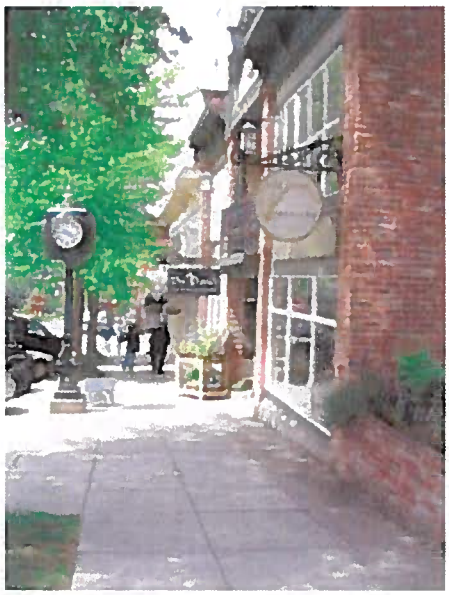
BUILDING SIGNS

INTENT:
To ensure that signs add to the historic character and incorporate unique elements that reflect the character of Downtown Grandview.

STANDARDS:
Required
1. All signs shall be mounted on buildings. These include wall signs, window signs, projecting signs, signs on awnings fascias and signs suspended from canopies.

Not Allowed
2. Free-standing signs shall not be permitted in the Downtown Core.

Exceptions
1. Where an existing building is set back from the street there may be one free-standing sign that is not greater in area than 15 sf and not higher than 5 feet above grade. Where the set back from the street is extensive, a larger sign may be allowed by approval of the code official.


Pedestrian oriented signs which also accent the building façade

Unique signage highlights building entrance

SIGN DESIGN

ARTISTIC ELEMENTS

INTENT:
To encourage interesting, creative and unique approaches to the design of signs.

STANDARDS:
Encouraged

1. Signs should be highly graphic in form, expressive and individualized.

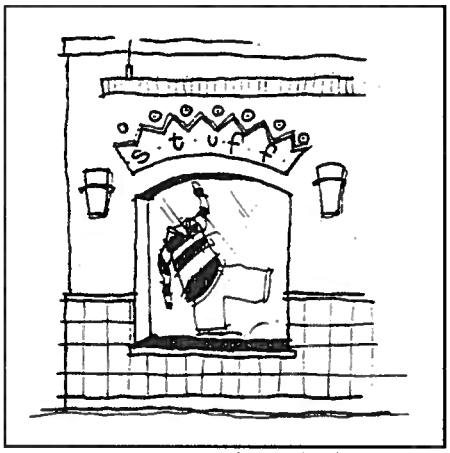
2. Signs should convey the business name or service offered by the business in a bold graphic form.

3. Projecting signs, supported by ornamental brackets and oriented to pedestrians are strongly encouraged.

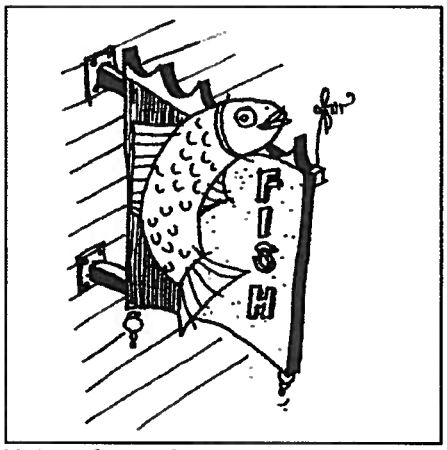
Not Allowed

1. Internally illuminated boxes with plastic formed letters depicting a single product or signs with poorly painted lettering are not permitted. Signs are to contain the name of a business and should not depict only the name of a product (such as a brand of beer). Lettering and images on signs must be professional quality. Internally illuminated signs are allowed with approval of the code official.

2. Neon lighting may not be used to simply outline a roof or building; however it may be used in artful ways on signage.



Artistic sign integrated into building façade design



Unique form of sign

APPENDIX

COLOR SYSTEM

The color palette samples are intended to add continuity to the streetscape without taking away the expression of individual buildings or reducing the variety of the Downtown Core. The system involves consideration of the town's existing colors, materials and the natural setting. Use of a design professional is advised.

Colors are classified as follows:

1. Primary Colors
2. Secondary Colors
3. Trim Colors

PRIMARY COLORS

Primary Colors are the single most prevalent/most dominant color on a façade. Primary Colors are used on the main body of the building such as wall surfaces and store fronts as shown in the illustration. Primary colors may also be used as Secondary and Trim Colors.

Tip: A lighter primary color allows for a darker major trim color and vice-versa.

SECONDARY COLORS

Secondary Colors throughout the Downtown Core are to be used for areas of the façade that area to be emphasized. These colors shall comprise less area than the Primary Colors, approximately ten (10) to twenty (20) percent of the façade. Secondary Colors may also be used as Trim Colors. Areas for Secondary Colors include:

- Cornice
- Window caps
- Window frames
- Storefront cornice
- Storefront columns
- Pilasters
- Awnings and canopies

TRIM COLORS

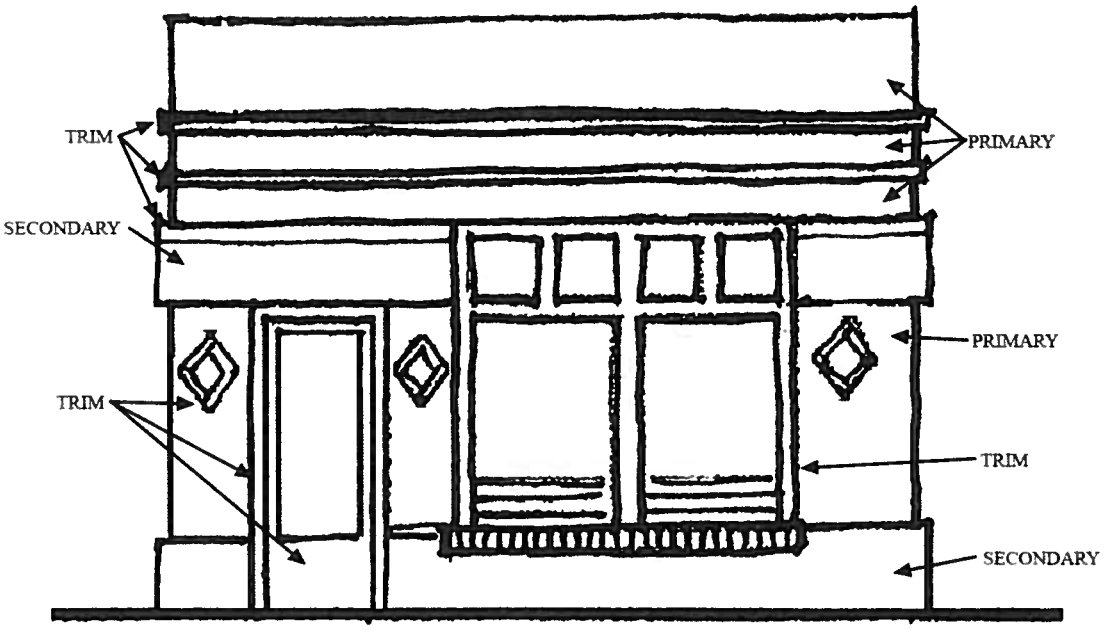
Usually, trim colors are more vivid than the others in order to draw the eye to the painted area. They typically represent less than five (5) percent of the façade.

- Window sash
- Doors
- Storefront frame
- Awnings and canopies
- Small details on building

Note: Neon, metallic, fluorescent or other bright colors shall not be used.

BRICK

Most earth tone bricks are appropriate. Heavily mottled brick or very rough textures are inappropriate for the scale of the street. Brick colors are not included in the color count.



SAMPLE COLOR PALETTES

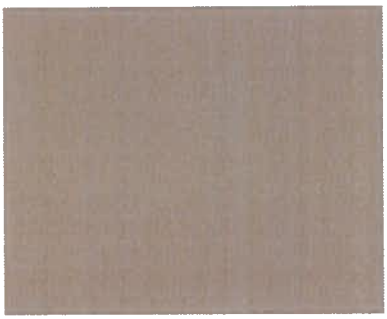
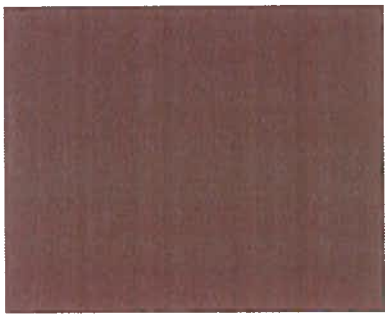
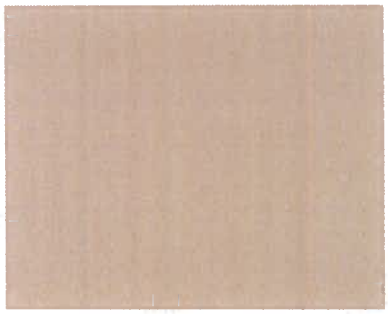
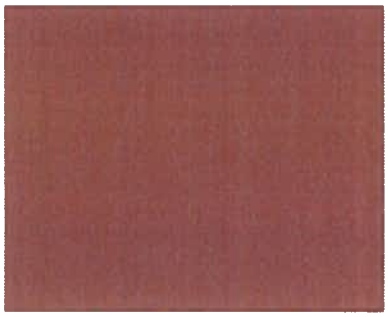
The following sample color palettes are provided as examples of suitable selections for a small downtown environment. These are in no way intended to be the limit of what may be used, but are provided to assist building owners in this difficult process.

	PALETTE "A"	PALETTE "B"
Trim:	*Country Redwood EXT. RM † Cherrywood F53	*Corinthian White OC-111 † Candlewax B23-2
Secondary:	*Mystic Gold HC-37 † Peanut Brittle C20-6	*Wilmington Tan HC-34 † Custard Cream C21-5
Primary: (Paint or brick, stone, stucco, etc.)	*Decatur Buff HC-38 † Custard Cream c21-5	*Saddle Brown 2164-10 † Bungalow Brown D9-7

The above color palettes should be viewed from color samples available at the City of Grandview or from dealers of the paints listed below. The colors as printed above will vary from the originals based on the printer used.

*Benjamin Moore, † Ace Hardware Paint

SAMPLE COLOR PALETTES

	PALETTE "C"	PALETTE "D"
		
Trim:	***Sussex Green HC-109** **† Loveland D22-6**	***Chocolate Sundae 2113-10** **† Red Rock D7-7**
		
Secondary:	***Putnam Ivory HC-39** **† Scenic Desert**	***Northampton Putty HC-89** **† Bainbridge D20-5**
		
Primary: (Paint or brick, stone, stucco, etc.)	***Earthly Russet 2173-10** **† Icon Red B13-7**	***Crown Point Sand HC-90** **† Outback C26-4**

The above color palettes should be viewed from color samples available at the City of Grandview or from dealers of the paints listed below. The colors as printed above will vary from the originals based on the printer used.

*Benjamin Moore, † Ace Hardware Paint