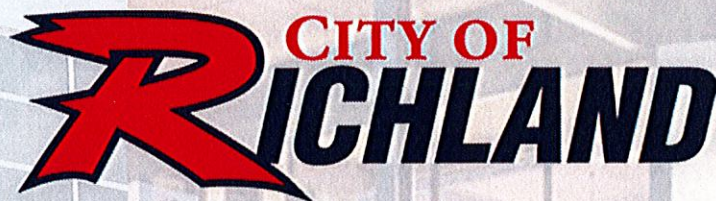
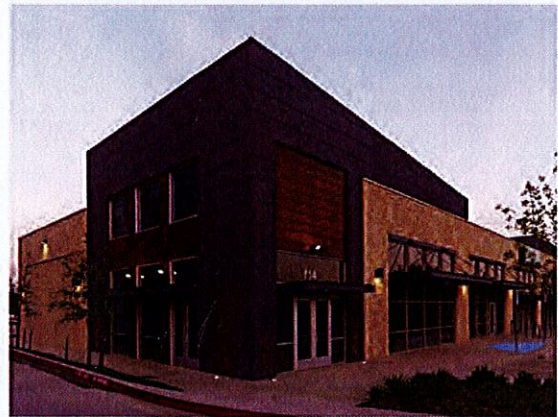
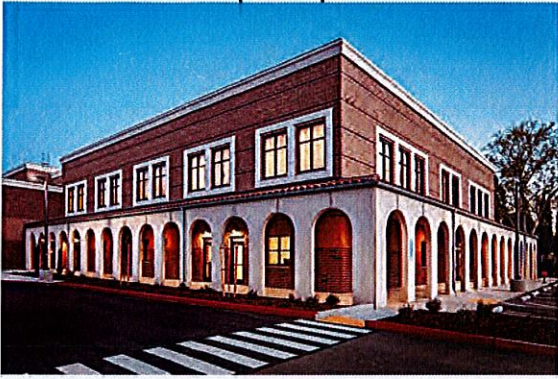


# ***CITY OF RICHLAND***

## ARCHITECTURAL DESIGN GUIDELINES







1. The architecture for all structures should be well proportioned, and shall be designed with an emphasis on the street-side of buildings .

2. Architectural elements such as entries, porticoes, cornices, and awnings should be compatible in scale with the building massing.

3. Building elevations other than the street-facing elevation should have similar but less detailed architectural treatments to reinforce the concept of 360 ° architecture. Design and detailing should be consistent with the architectural design and/or themed style of the main/front façade.

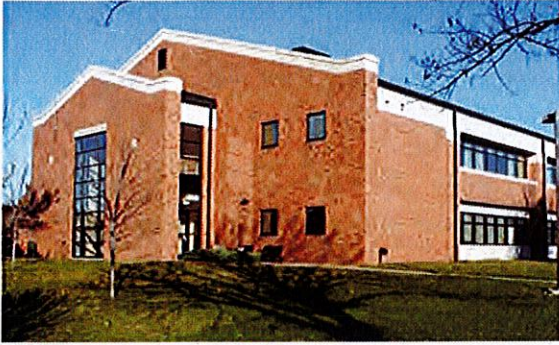
4. Vary and articulate the building façade to add scale and avoid large monotonous walls. Blank walls should be avoided by utilizing some combination of features such as windows, recessed panels, trellis features, wall articulation, arcades, or other features.

5. Height to width ratio of windows and openings – Windows should be vertically proportioned overall. In the case of large windows, the use of muntins is encouraged, and the "lites" of the window should be vertically proportioned or square, not horizontal. The use of multiple window units or vertical divisions will help add verticality to a wide window.

6. Three dimensional architectural elements such as towers and boxed parapets should be designed with continuous parapet walls and not be designed as façade treatment only.







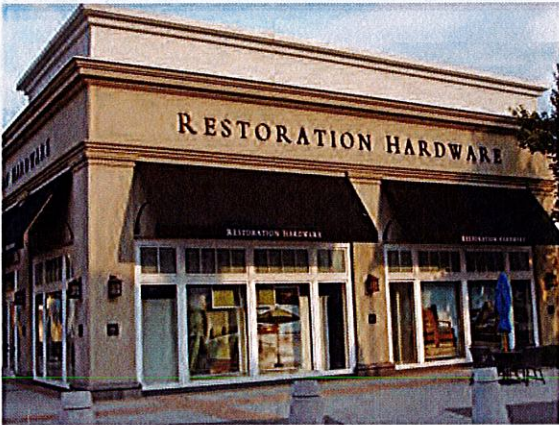
## ROOF FORMS

1. Buildings with flat or low-pitched roofs shall incorporate architectural elements to break up long horizontal roof lines.

2. Flat roofs for commercial and industrial buildings should be screened with parapets on all sides of the building. The back side of parapet should be treated so that it matched the color palette of the overall design.

3. All screening shall be constructed consistent with the materials of the building and shall be designed as a continuous component.

4. Where architecturally appropriate, sloped roofs should provide articulation and variations to divide the massiveness of the roof.



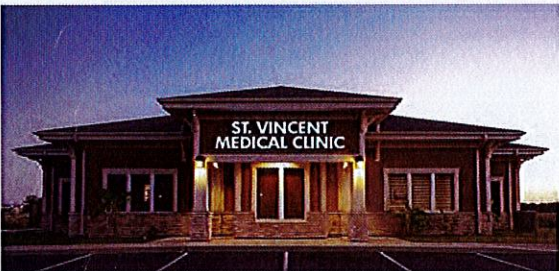
## PARAPETS

1. If the interior side of a parapet is visible from pedestrian view, it should be finished with the same materials and a similar level of detail as the exterior side.

2. Parapets should be designed to screen mechanical equipment without requiring the use of an additional roof screen.

3. Bracing for the parapet wall should not be visible.

4. Parapets should be designed with continuous parapet walls and not be designed as façade treatment only.







## BUILDING MATERIALS AND COLORS

1. Building colors should emphasize muted earth tones. The use of highly reflective or glossy materials should be limited and are not appropriate in all contexts. Corporate colors should be used as an accent only.

2. Acceptable Building Materials: Stone, Approved Architectural stone veneer, Brick, Stucco, Glass, Approved Architectural Metal Panels.

3. Where brick masonry is used, appropriate and traditional brick detailing should be incorporated into the design to add detail and visual interest.

4. Material changes should occur at intersecting planes or at other logical locations, where architectural elements intersect such as a pilaster or projection.

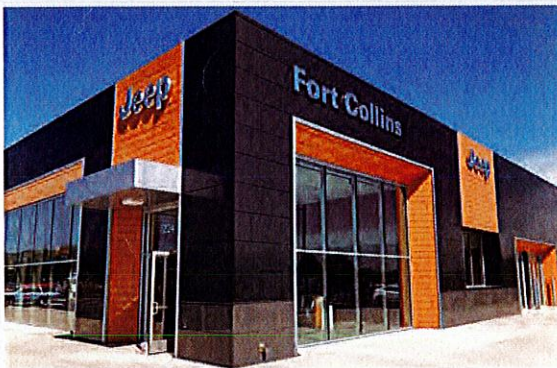
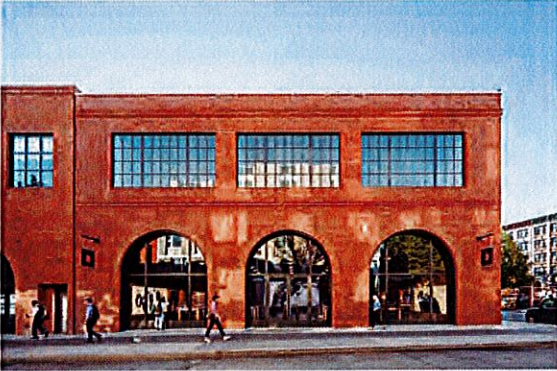
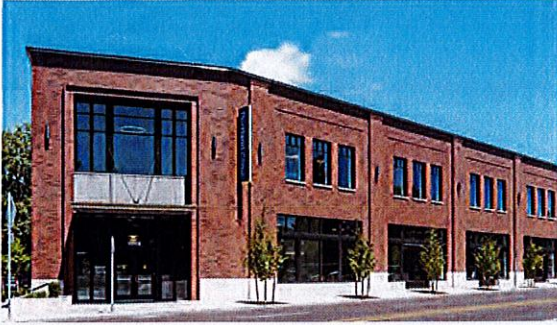
5. Durable/textured building materials shall be incorporated at the base of buildings in areas where pedestrian activity is expected. Stucco or stucco-like surfaces are not preferred building materials in such high traffic areas.

The following architectural treatments are generally discouraged:

- Gradation in paint color applied to one unbroken surface or the use of large graphics
- Extended bands of vibrant and/or highly contrasting corporate colors unrelated to the architecture.
- Long uninterrupted expanses of glass







## DOORS

1. Doors, except garage doors, shall be constructed of planks, raised panels, flush panels (not flush with applied trim), stiles and rails, which expresses the construction technique. Other doors (not garage doors) may be wood or wood clad. Wood doors shall be painted or stained.
2. Aluminium store-front doors are allowed based on the design of the structure.
3. Security doors and window grilles must be approved by the Architectural Review Committee.
4. Door colors or finish should match the overall style and design intent of the building.

## WINDOWS

1. Windows may be made of wood (primed and painted), wood/clad, or aluminium store-front. The window glazing shall be clear glass except as otherwise approved.
2. Windows shall be rectangular and vertically proportioned. Transoms may be oriented horizontally with panes that match other adjacent opening configurations. Multiple windows in the same rough opening shall be mull together providing distinct vertical lines indicating the existence of separate windows. The use of a separation post where multiple windows occur is strongly encouraged.
3. Shutters, if used, shall be operable, sized and shaped to match the openings to which they are adjacent or attached.
4. Articulations around windows and openings should be used to accent the openings without dominating the overall design.
5. Window color or finish should match the overall style and design intent of the building.





## LIGHTING

1. All buildings should have exterior lighting that provides adequate visibility at entrances, public sidewalks and open areas with a safe level of illumination at night.

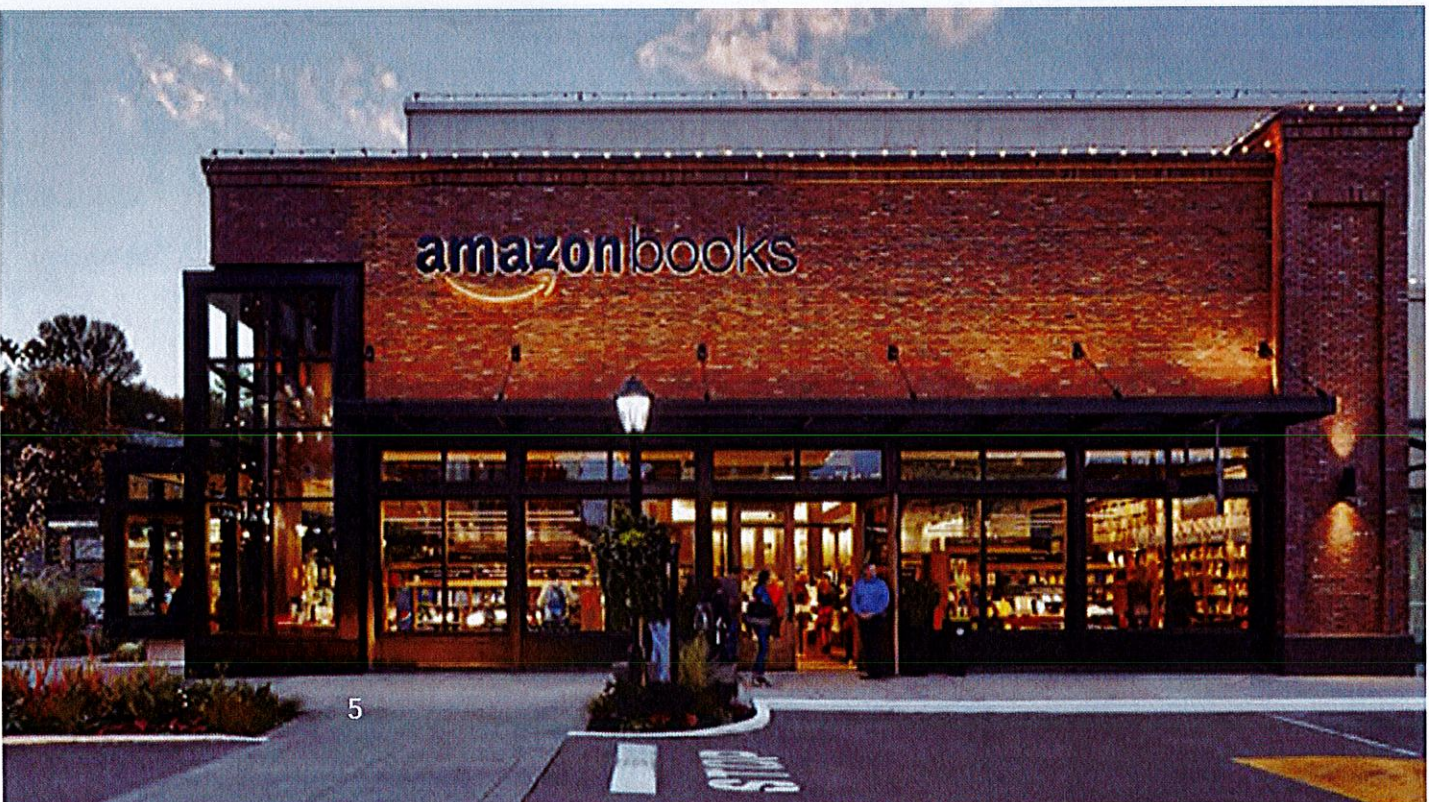
2. Exterior lighting should be of low intensity and shielded so that light will not spill out onto surrounding properties or project above the horizontal plane.

3. Lighting should not blink, flash, oscillate, be of unusually high intensity of brightness, or be unshielded or uncovered.

d. All ground lighting should be integrated with landscaping wherever possible.

4. Design or select light fixtures that are architecturally compatible with the main structure or theme of the building.

5. The exterior lighting should be incorporated into the overall design with the use of wall fixtures, building indirect lighting, or landscape lighting.







## MECHANICAL SCREENING

1. Roof mounted mechanical equipment should be screened from all views by a building parapet or other effective roof design.

2. Mechanical equipment, utility meters and service equipment, fire risers, and related piping or wiring should be located within the building or in an equipment room with an exterior entrance. If located outside the building, equipment should be screened from public streets and neighboring properties.



3. Wall-mounted equipment should be flush with the exterior building walls and painted to match the color of the exterior of the building and screened from the view of any public right-of-way. Window-mounted air conditioners or exterior-mounted fans may be prohibited depending of their location and visibility.

4. Ground mounted mechanical equipment should be hidden from all views with a durable solid screen painted to match adjacent building and landscaping. Screen materials should compliment the architecture of the building.

5. Downspouts and drain pipes should preferably be placed within building walls. If they must be placed on a building exterior, they should be integrated with the architectural design, colors and finish materials of the building.



## SERVICE AREAS & UTILITIES

1. Service areas and utilities include loading docks, trash dumpster, electrical stations and other necessary functions. They should be located and designed to be visually unobtrusive and integrated with the design of the site and the building.

2. The design of the enclosure should be constructed from similar architectural features and materials to the principal buildings and should include solid metal doors, decorative caps, blocks and other decorative features.







## BUILDING RENOVATIONS

Façade renovation is encouraged to enhance community image and help attract tenants to aging commercial or office buildings.

1. Renovation designs should consider the same design requirements for new buildings.
2. Renovations should consider ground floor improvements, the addition of iconic design features or complete replacement of an existing façade.
3. The addition of iconic building features or improved building materials to enhance community image
4. Improved ground floor design or the addition of small ground floor uses, such as a cafe or bank, to a large-format retail building to encourage pedestrian activity.
5. Anticipate future phases of development when renovating a façade.
6. Consider relocating a primary building entrance to provide more direct pedestrian access to planned buildings or parking areas.
7. Provide building improvements to enhance community image.
8. Consider the relationship of the existing building to potential future development and improved pedestrian connections.
9. Maintain building features, such as roof forms or details, that relate to the existing character of the area.
10. Building materials not allowed for new buildings will not be permitted to remain in the design any renovation work. This will allow older buildings comply with newer design guidelines and create a more harmonious community image.

