

**Staff Report Exhibits**  
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<b>Table 1: Building Materials Comparison</b>		
Standard	Existing	Proposed
Primary Masonry	Brick Stone Cast Stone Cultured Stone Rock Marble Granite Poured in Place Tilt Wall Concrete	Brick Stone Cast Stone Cultured Stone Rock Marble Granite Poured in Place Tilt Wall Concrete <b>Stucco</b> <b>Architectural Panels (Max. 30%)</b>
Masonry and Texture Appliques for Concrete or Tilt-Wall Facades	25% Brick or Stone of Primary Façade Texture or Pattern (10% reveals)	<b>No masonry and texture applique required</b>
Stone Accent on Primary Facades	25%	<b>Brick or stone accent for Anchor Line Up/Multi-Tenant In-Line and Freestanding Multi-Tenant Buildings</b> <b>20% of Anchor Line Up/Multi-Tenant In-Line</b> <b>25% Freestanding Multi-Tenant Buildings</b> <b>25% Padsite Buildings</b>
Material Substitutions	EIFS or Stucco (Max. 20%)  Architectural glass, spandrel glass, or polished metal panels (Max. 20%)  Pre-coated and roll formed architectural aluminum wall panels and standing seam metal roof panels, glass block, tile, and terracotta façade panels (Max. 10%)  Max. Material Substitution 50%	<b>EIFS (Max. 15%)</b>  Architectural glass, spandrel glass, or polished metal panels (Max. 20%)  Pre-coated and roll formed architectural aluminum wall panels and standing seam metal roof panels, glass block, tile, and terracotta façade panels (Max. 10%)  <b>Max. Material Substitution 30%</b>

**DIFFERENCES FROM EXISTING REQUIREMENTS ARE INDICATED IN RED.**

\*City Council will be considering a text amendment to include stucco or hardi-board as a masonry material at the July 18<sup>th</sup> meeting.

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<b>Table 2: Building Design Comparison</b>			
<b>Standard</b>	<b>Existing</b>	<b>Proposed Anchor Lineup / Multi-Tenant In-line</b>	<b>Proposed Freestanding Multi-Tenant Buildings</b>
Horizontal Articulation	15% of height = projection 25% of length = length of offset 60' distance between	2' projection 3' wide 100' distance between Awnings count towards articulation	2' projection 3' wide 100' distance between Awnings count towards articulation
Vertical Articulation	15% of height = projection 25% length = extension 60' distance between	2' projection 3' wide 100' distance between	2' projection 3' wide 100' distance between
Covered Walkways	50%	20%	50%
Glazing (Windows)	50% of Bldgs. < 10,000 sq. ft. 25% of Bldgs. > 10,000 sq. ft.	50% of Multi-Tenant Retail 15% of Anchor Line Up 15% of Bldgs. > 10,000 sq. ft.	50% of Bldgs. < 10,000 sq. ft. 25% of Bldgs. > 10,000 sq. ft.

**DIFFERENCES FROM EXISTING REQUIREMENTS ARE INDICATED IN RED.**

**Staff Recommendation for Appeals to Appendix F**

Alternative compliance with building articulation, covered walkways, glazing (windows) shall be approved as proposed for Junior Anchor Lineup/Multi-Tenant In-Line buildings (dark blue).

Pad sites (green) shall meet existing Appendix F standards.

Alternative building articulation for freestanding multi-tenant buildings (depicted in light blue below) can be approved by the Development Review Committee (DRC) during Site Plan review if the following conditions are met:

1. The applicant is able to demonstrate that the proposal meets the intent of Appendix F.
2. Enhanced architectural elements and site features are provided as compensatory measures. Examples of these enhanced elements are listed below.
  - Architectural Elements: architectural details such as tile work, enhanced exterior lighting above awning, enhanced signage, decorative border or banding.
  - Site Features: pedestrian pathways, pedestrian features such as planters, benches, and special pavers, art, sculpture, water feature, extra landscaping, or patio with furniture and planters.

