



Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041  
FAX: (319) 286-5130

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**DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**February 23, 2015**

**4:00 P.M.**

**Blairs Ferry Conference Room**

**City Hall**

**101 First Street SE**

**AGENDA**

**Action/Discussion Items**

1. **1201 3<sup>rd</sup> Street SE**  
NewBo Sushi – Kory Nanke (Applicant)
  - Sign Permit Review
2. **203 16<sup>th</sup> Avenue SE**  
West Side Wolf Pack, LLC (Applicant)
  - Building Permit Review
3. **303 8<sup>th</sup> Avenue SE**  
Bills Brothers (Applicant)
  - Sign Permit Review
4. **400 12<sup>th</sup> Avenue SE**  
Depot Development Group, LLC (Applicant)
  - Concept Review
5. **Update on Past Review Cases**
6. **Review List of Past Recommendations**
7. **Review and Discuss Possible Updates to the Overlay District Standards**  
- Staff shared the attached proposed updates to the DRTAC standards. DRTAC began review of the proposed updates and provided recommendations for edits.



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**DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT**

Date: February 23, 2015  
 Applicant: NewBo Sushi  
 Owner: Kory Nanke  
 Location: 1201 3<sup>rd</sup> Street SE  
 Request: Sign Permit Review  
 Date Application Received: February 12, 2015

**EXECUTIVE SUMMARY**

*Site description (general location, zoning, history, current condition...)*

The subject property is located at 1201 3<sup>rd</sup> Street SE. The applicant is proposing to install a 5’¾” by 10’ illuminated wall sign and two vinyl logos on the doors of the building.

The sign size and type is within the amount permitted for the property which is zoned C-3.

*Request description (reason for request, why it should be granted)*

The applicant is seeking comments from the Design Review Technical Advisory Committee and approval by City Staff.

**STAFF RECOMMENDATION**

*Staff recommends approval of the request.*

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

**DRTAC RECOMMENDATION**

1. Try to attach the sign to the building through the joints

| Standard   | Meets Standard |   |     | Comments                    |
|--|----------------|---|-----|-----------------------------|
|  | Y              | N | N/A |                             |
| <b><i>Signage</i></b>  |                |   |     |                             |
| 1) New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.                   | X              |   |     | Sign meets this requirement |
| 2) Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District. | X              |   |     | Sign meets this requirement |

BUILDING/ZONING SERVICES

City of Cedar Rapids, Iowa  
1201-6th St SW  
Cedar Rapids, IA 52404  
Zoning (319) 286-5836  
Fax (319) 286-5830

PERMIT NO: SIGN-032688-2015

Drawing 32264-01-2

FEE: \_\_\_\_\_

APPLICATION for SIGN PERMIT

**SITE PLAN MUST BE INCLUDED WITH APPLICATION SHOWING SIGN DIMENSIONS, HEIGHT ABOVE GRADE AND ANY/ALL EXISTING SIGNAGE ON THE LOT**

(Site Plan Attached )

Approval DOES NOT COVER OR PERMIT any signs, trim or ornamentation, which is not shown on the approved drawings. (Artwork Attached )

SETBACKS ARE MEASURED FROM LOT LINES OR PROPOSED RIGHT-OF-WAYS, "NOT" CITY SIDEWALKS, STREETS, CURBS, ALLEYS OR "FENCES". APPLICANT IS RESPONSIBLE FOR LOCATING LOT LINES. NO PERMANENT SIGN OR SIGN STRUCTURE SHALL BE LOCATED IN OR OVERHANG ONTO AN EASEMENT

Application is hereby made for a permit to do the following work.

INSTALL  REFACE  REPAINT  RELOCATE  ON-PREMISE  OFF-PREMISE  State Permit NO. \_\_\_\_\_ (if applicable)

OTHER  DOUBLE FACE  TEMP SIGN (Valid for 1-yr),  BANNER (Valid for 1-yr, not to exceed 32 sq. ft. Installed & safely secured to the building wall or approved existing, permanent sign structure - with Zng approval.)

AWNING  WALL  GROUND  POLE  PROJECTING  ROOF  OTHER

PRIMARY OCCUPANCY FRONTAGE, 151-1/2 ft.  PRIMARY LOT FRONTAGE, \_\_\_\_\_ ft.

SECONDARY OCCUPANCY FRONTAGE, \_\_\_\_\_ ft.  SECONDARY LOT FRONTAGE, \_\_\_\_\_ ft.

**Note:** Message center shall be limited to directing attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is sold, produced, manufactured, furnished or conducted at the property upon which the sign is located. Message Center may also include time, temperature, weather information and non-commercial public service messages.

Sign Location: 1201 3rd St. SE, Cedar Rapids, Iowa, for  owner  occupant

Business & Contact name Newbo Sushi - Kory Nanke

Address: 1201 3rd St. SE Use District C-3

Type of business: Restaurant

SIGN: Surface area 5 3/4 ft. by 10 ft., Area 57.5 sq. ft., Weight 325 lbs. Thickness 5 inches,  
Ht. above grade (Vertical distance to bottom of sign) 10 ft., Overall ht. from grade 15 3/4 ft., Projection 5" ft.

In consideration for the approval of this application and the granting of a permit, we hereby agree to install the sign(s) in compliance with applicable codes and regulations of the City of Cedar Rapids, Iowa; the applicant further agrees that he will hold said City harmless from any and all claims for damages of any kind or character, defend any action that may be brought against said City, and pay all damages that may be assessed, including costs, should any damage occur through either the erection, use or maintenance of said sign(s).

Sign Contractor: CR Signs Inc. Signature: [Signature] Date 02/11/2015

Electrical:  Illuminated,  Flashing,  Steady lighting Contractor: Customer Preference

Traffic Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Other Review Comments: \_\_\_\_\_

BUILDING/ZONING SERVICES

City of Cedar Rapids, Iowa  
1201-6th St SW  
Cedar Rapids, IA 52404  
Zoning (319) 286-5836  
Fax (319) 286-5830

PERMIT NO: SIGN-032687-2015

FEE: \_\_\_\_\_

APPLICATION for SIGN PERMIT

**SITE PLAN MUST BE INCLUDED WITH APPLICATION SHOWING SIGN DIMENSIONS, HEIGHT ABOVE GRADE AND ANY/ALL EXISTING SIGNAGE ON THE LOT**

(Site Plan Attached   
Approval DOES NOT COVER OR PERMIT any signs, trim or ornamentation, which is not shown on the approved drawings. (Artwork Attached

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OTHER DOUBLE FACE TEMP SIGN (Valid for 1-yr), BANNER (Valid for 1-yr, not to exceed 32 sq. ft. Installed & safely secured to the building wall or approved existing, permanent sign structure - with Zng approval.)

AWNING WALL GROUND POLE PROJECTING ROOF OTHER

PRIMARY OCCUPANCY FRONTAGE, 151-1/2 ft. PRIMARY LOT FRONTAGE, \_\_\_\_\_ ft.

SECONDARY OCCUPANCY FRONTAGE, \_\_\_\_\_ ft. SECONDARY LOT FRONTAGE, \_\_\_\_\_ ft.

**Note:** Message center shall be limited to directing attention to a specific business, product, service, entertainment event or activity, or other commercial activity that is sold, produced, manufactured, furnished or conducted at the property upon which the sign is located. Message Center may also include time, temperature, weather information and non-commercial public service messages.

Sign Location: 1201 3rd St. SE, Cedar Rapids, Iowa, for owner occupant

Business & Contact name Newbo Sushi - Kory Nanke

Address: 1201 3rd St. SE Use District C-3

Type of business: Restaurant

SIGN: Surface area 1 ft. by 4 ft., Area 4 sq. ft., Weight n/a lbs. Thickness n/a inches,

Ht. above grade (Vertical distance to bottom of sign) 4 ft., Overall ht. from grade 5 ft., Projection n/a ft.

In consideration for the approval of this application and the granting of a permit, we hereby agree to install the sign(s) in compliance with applicable codes and regulations of the City of Cedar Rapids, Iowa; the applicant further agrees that he will hold said City harmless from any and all claims for damages of any kind or character, defend any action that may be brought against said City, and pay all damages that may be assessed, including costs, should any damage occur through either the erection, use or maintenance of said sign(s).

Sign Contractor: CR Signs Inc. Signature: \_\_\_\_\_ Date 02/11/2015

Electrical:  Illuminated,  Flashing,  Steady lighting Contractor: \_\_\_\_\_

Traffic Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Other Review Comments: \_\_\_\_\_



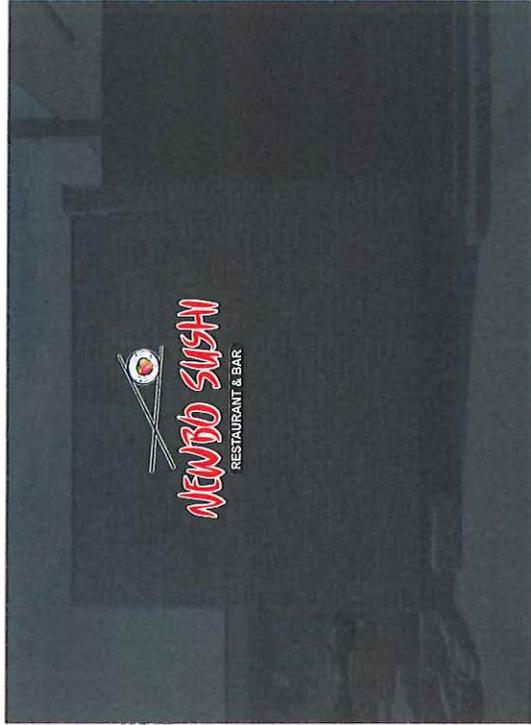
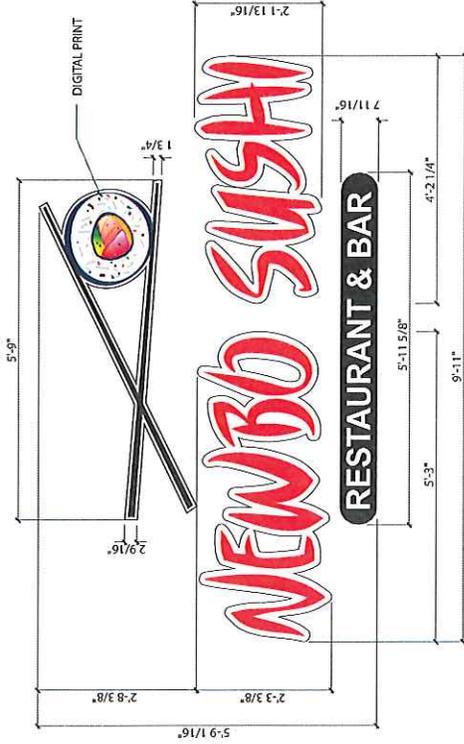


**JOB DESCRIPTION**  
 ILLUMINATED CHANNEL CLOUD CABINETS  
 MOUNTED TO FASCIA  
 5" BLACK RETURNS WITH WHITE ACRYLIC  
 FACES. BLACK TRIM-CAP.  
 DIGITALLY PRINTED GRAPHICS ANY VINYL  
 APPLIED TO FACES.  
 ILLUMINATE WITH WHITE L.E.D.S.  
 INSTALL

RT: 0150715 • DJ'S • CHANGE ARTWORK  
 RE: 0203715 • DJ'S • REDUCE SIZE

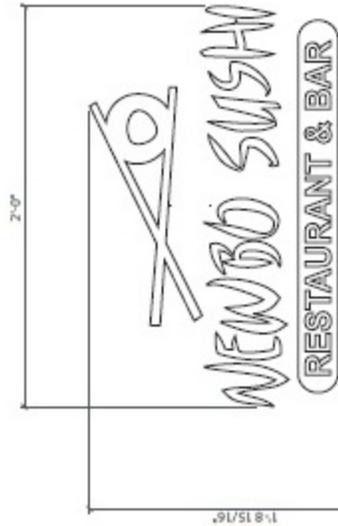
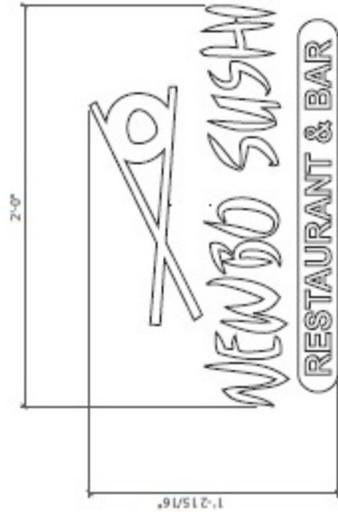
FILE NAME 32264-01-2 DATE 10/09/14  
 JOB NAME NEWBO SUSHI  
 LOCATION USA  
 DRAWN BY DJ'S SCALE 1/2" = 1'  
 SALESMAN AARON VOSMEK

THIS IS AN ORIGINAL COMPUTER GENERATED  
 COLOR PRINT. COLORS REPRESENTED ON  
 THIS PRINT MAY NOT MATCH THE PMS CHIP.  
 VINYL OR PAINT COLORS EXACTLY. IT IS TO  
 BE VIEWED AS A REPRESENTATION ONLY.  
 ALL DESIGNS & SPECIFICATIONS ARE THE SOLE  
 PROPERTY OF CR SIGNS INC. THEY ARE ONLY  
 FOR THE CUSTOMER'S USE. ANY REUSE  
 WITH A PROPOSED PROJECT, ARTWORK AND  
 PRINTED MATERIAL ARE NOT TO BE USED BY  
 ANYONE OUTSIDE OF YOUR ORGANIZATION.



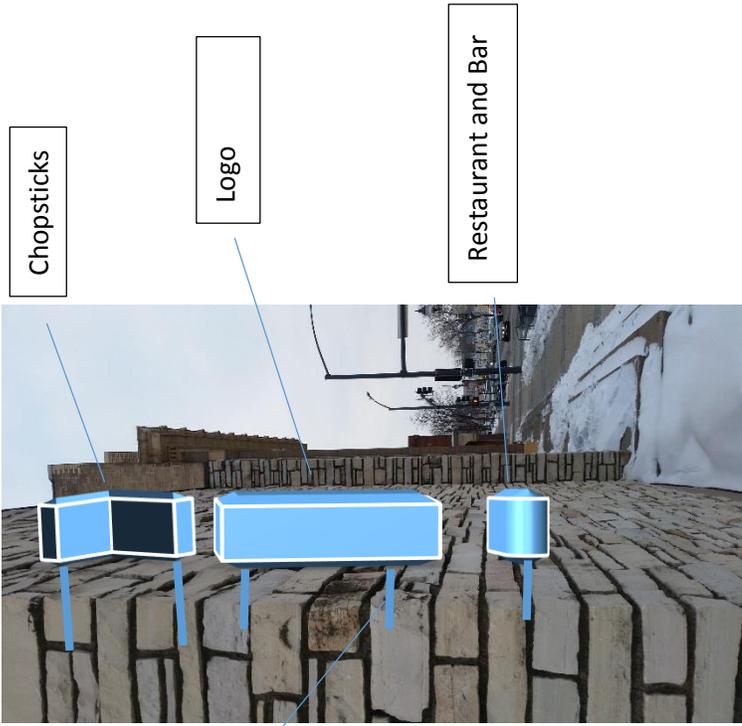
7725-22 BLACK  
 3650-33 RED

© COPYRIGHT BY CR SIGNS INC.



OPEN DAILY  
11am - Dinner





Chopsticks

Logo

Restaurant and Bar

ConcealedStud mounts



(2) 1'2" x 2' vinyl logos on double doors with hours

X

Sushi

Rest. & Bar

Profile of East elevation (Not to scale)



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## **DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT**

Date: February 23, 2015  
Applicant: West Side Wolf Pack, LLC  
Owner: Kory Nanke  
Location: 203 16<sup>th</sup> Avenue SE  
Request: Building Permit Review  
Date Application Received: February 20, 2015

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### **EXECUTIVE SUMMARY**

#### ***Site description (general location, zoning, history, current condition...)***

The subject property is located at 203 16<sup>th</sup> Avenue SE and is zoned C-3. The applicant is proposing to repaint the exterior of the building and install new doors, new windows, and two new glass overhead doors. In addition, an fenced outdoor seating area is proposed (to be reviewed by DRTAC at a later date).

#### **Meeting Notes**

There are no proposed additions to the building. The garage doors could change from what is shown in the renderings. The height of the fencing around the patio depends on the level of staff service. The project will come back before DRTAC for a review of the fence/patio area.

#### ***Request description (reason for request, why it should be granted)***

The applicant is seeking comments from the Design Review Technical Advisory Committee and approval by City Staff.

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### **STAFF RECOMMENDATION**

*Staff recommends approval of the request.*

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

### **DRTAC RECOMMENDATION**

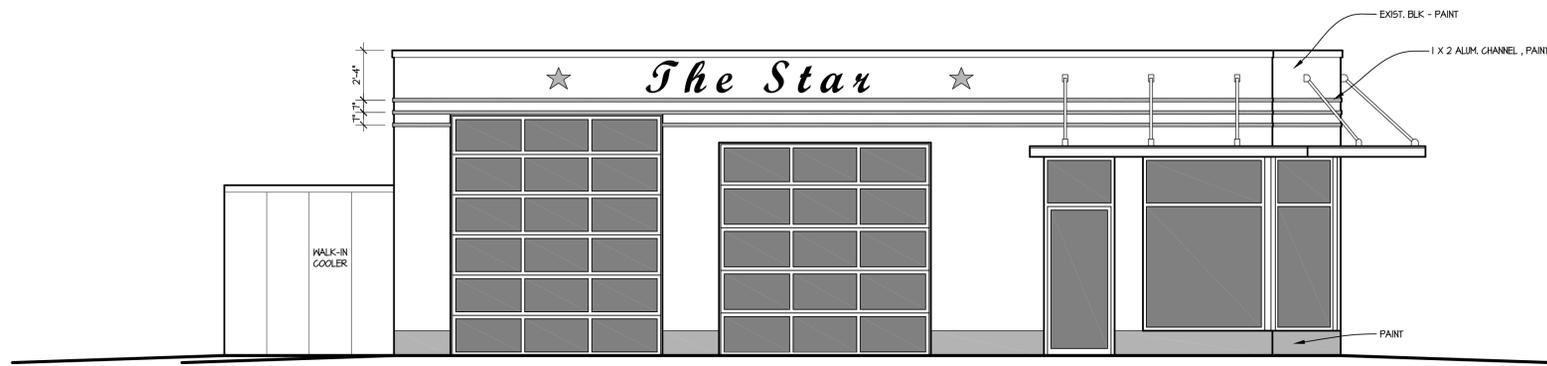
1. Windows should be similar to the ones used for Red Ball Printing
2. Paint the screening for the cooler so that it matches the building
3. Consider using the existing awning and sign post

| Standard  | Meets Standard |   |     | Comments   |
|---|----------------|---|-----|--|
|   | Y              | N | N/A |  |
| <b><i>Size, Form and Volume</i></b>   |                |   |     |  |
| 1) Facade heights for new buildings and additions must fall within the height range of the surrounding block.   |                |   | X   | Not applicable to request.   |
| 2) Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block.  |                |   | X   | Not applicable to request.   |
| 3) Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in facade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a facade. |                |   | X   | Not applicable to request.   |
| <b><i>Building Orientation and Parking</i></b>  |                |   |     |  |
| 1) Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.  |                |   | X   | Not applicable to request. New construction is not proposed for this project.                      |
| 2) Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the block.  |                |   | X   | Not applicable to request.   |
| 3) Principal building entrances shall be a prominent feature of the building's facade and should face the primary street serving the development.   | X              |   |     | Project meets this standard.   |
| 4) Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged.  |                | X |     | Project does not meet the standard. The existing building  |
| <b><i>Architectural Details</i></b>   |                |   |     |  |
| 1) The facade should have a vertical orientation and maintain the traditional proportions of height and width found in existing historic buildings in the CB-O District.  | X              |   |     | Project meets this standard.   |
| 2) The top edge of the building shall be defined by a cornice line or similar articulation.   | X              |   |     | Project meets this standard.   |
| 3) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block.  | X              |   |     | Project meets this standard.   |
| 4) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.   | X              |   |     | Project meets this standard.   |
| 5) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.   | X              |   |     | Project meets this standard.   |
| 6) All new construction shall use compatible and traditional building materials such as brick, limestone and metalwork. A creative mix of materials consistent with the historic character of the area may be considered.   |                |   | X   | Not applicable to request.   |
| 7) Materials shall be used in a manner that incorporates architectural details, complementary textures and small scale elements, especially on the first floor of the primary façade.   |                |   | X   | Not applicable to request.   |
| <b><i>Signage</i></b>   |                |   |     |  |
| 1) New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.  |                |   | X   | Not applicable to request. The applicant will return for a review when applying for a sign permit. |
| 2) Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District.  |                |   | X   | Not applicable to request. The applicant will return for a review when applying for a sign permit. |



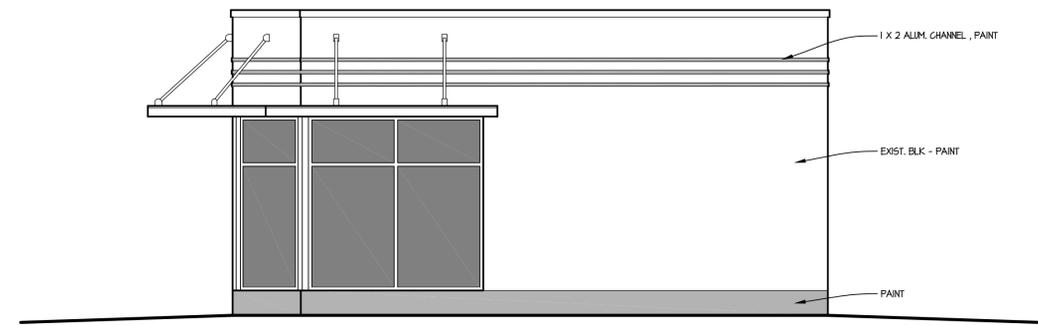
KICKSTAND





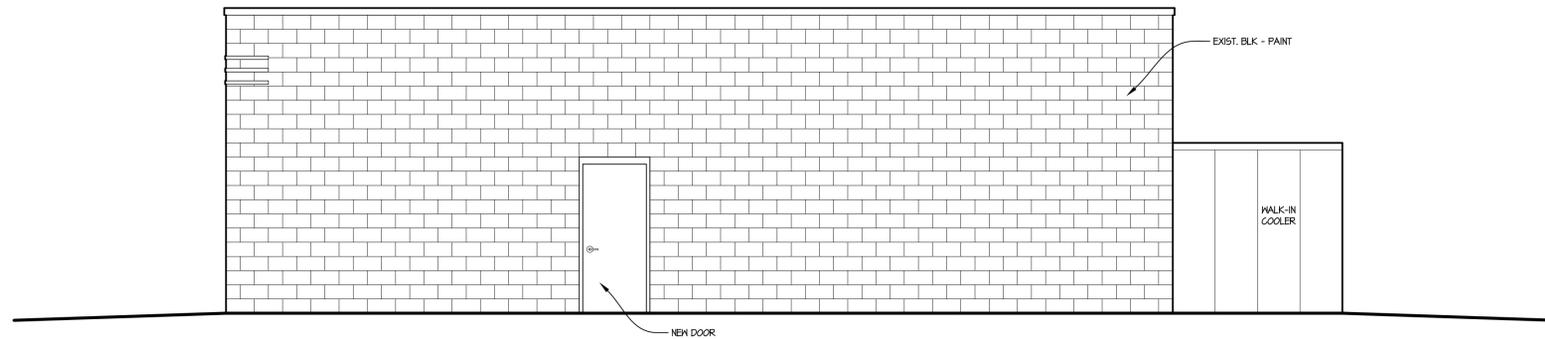
**Front Elevation**

SCALE: 1/4" = 1'-0"



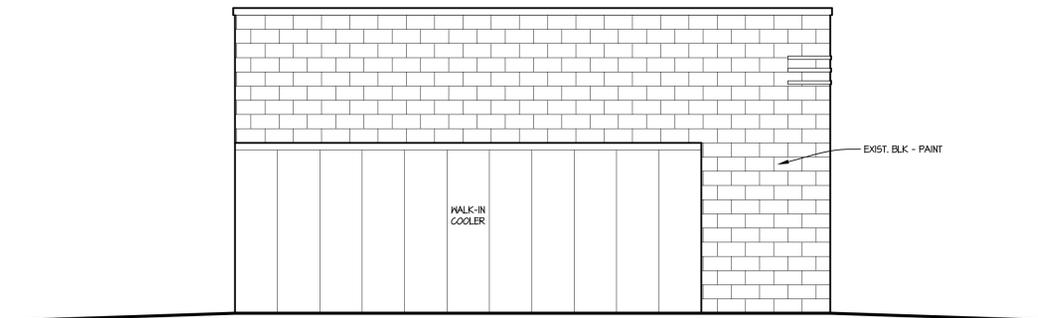
**Right Elevation**

SCALE: 1/4" = 1'-0"



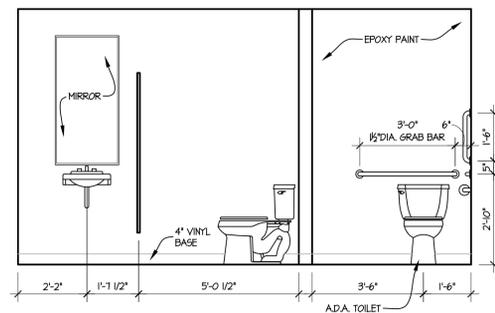
**Rear Elevation**

SCALE: 1/4" = 1'-0"

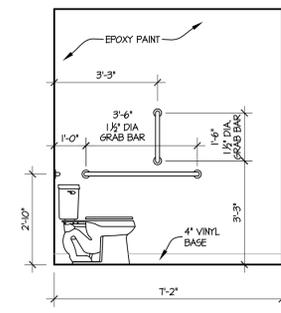


**Left Elevation**

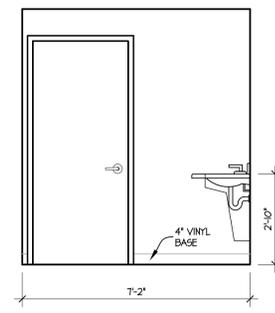
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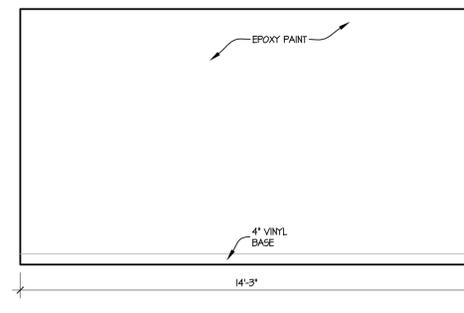
**1 Women**  
SCALE: 3/8" = 1'-0"



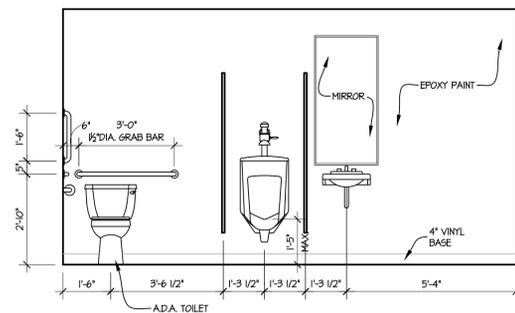
**2 Women**  
SCALE: 3/8" = 1'-0"



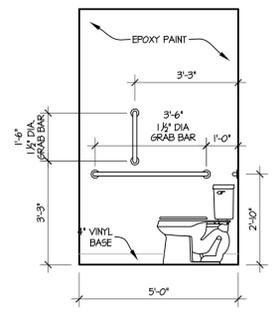
**3 Women**  
SCALE: 3/8" = 1'-0"



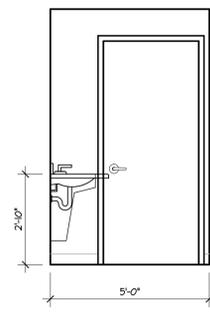
**4 Women**  
SCALE: 3/8" = 1'-0"



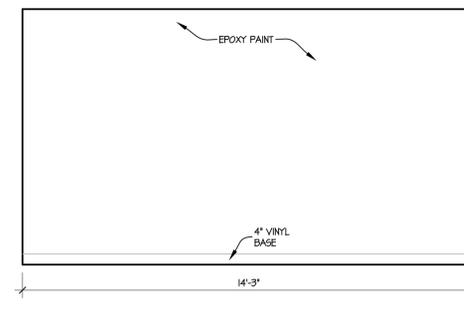
**5 Men**  
SCALE: 3/8" = 1'-0"



**6 Men**  
SCALE: 3/8" = 1'-0"



**7 Men**  
SCALE: 3/8" = 1'-0"



**8 Men**  
SCALE: 3/8" = 1'-0"

| REVISION      | DATE |
|---------------|------|
| 1             | 4    |
| 2             | 5    |
| 3             | 6    |
| DATE OF ISSUE |      |
| 02.03.2015    |      |

**Kick Stand Pub and Grub**

203 Hill Ave. SE, Cedar Rapids, Iowa

Design Dynamics, Inc.  
1900 2nd Ave. SE, Suite 212  
Cedar Rapids, Iowa 52403-2371  
TEL: 319-298-0400  
FAX: 319-247-0588  
e-mail: DDI@DesignDynamics.biz

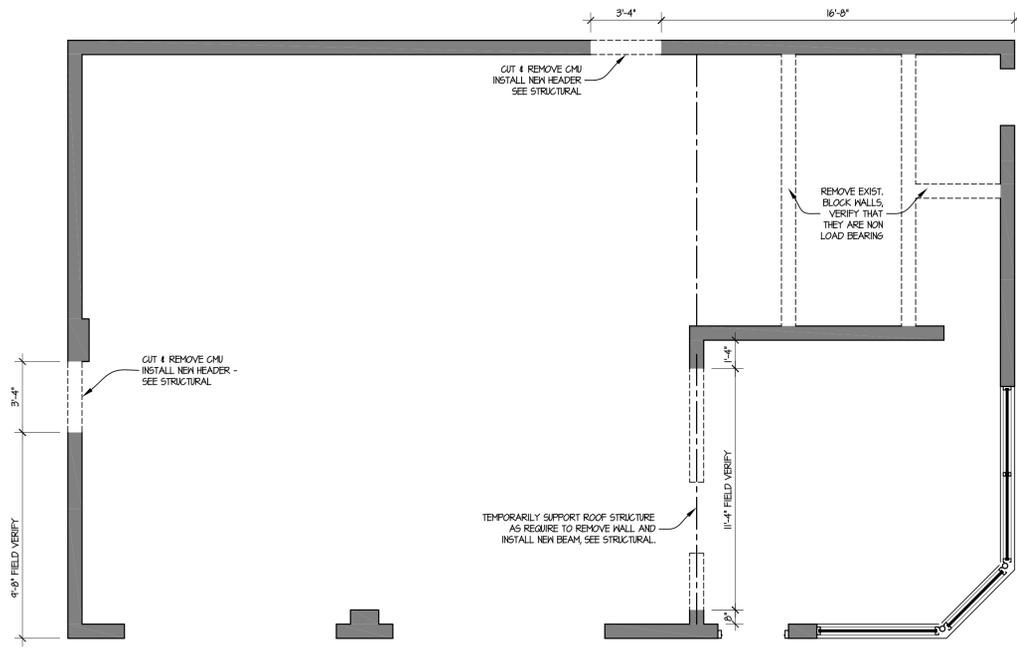


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SHEET TITLE  
ELEVATIONS

**A.2**

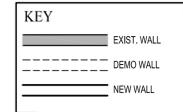
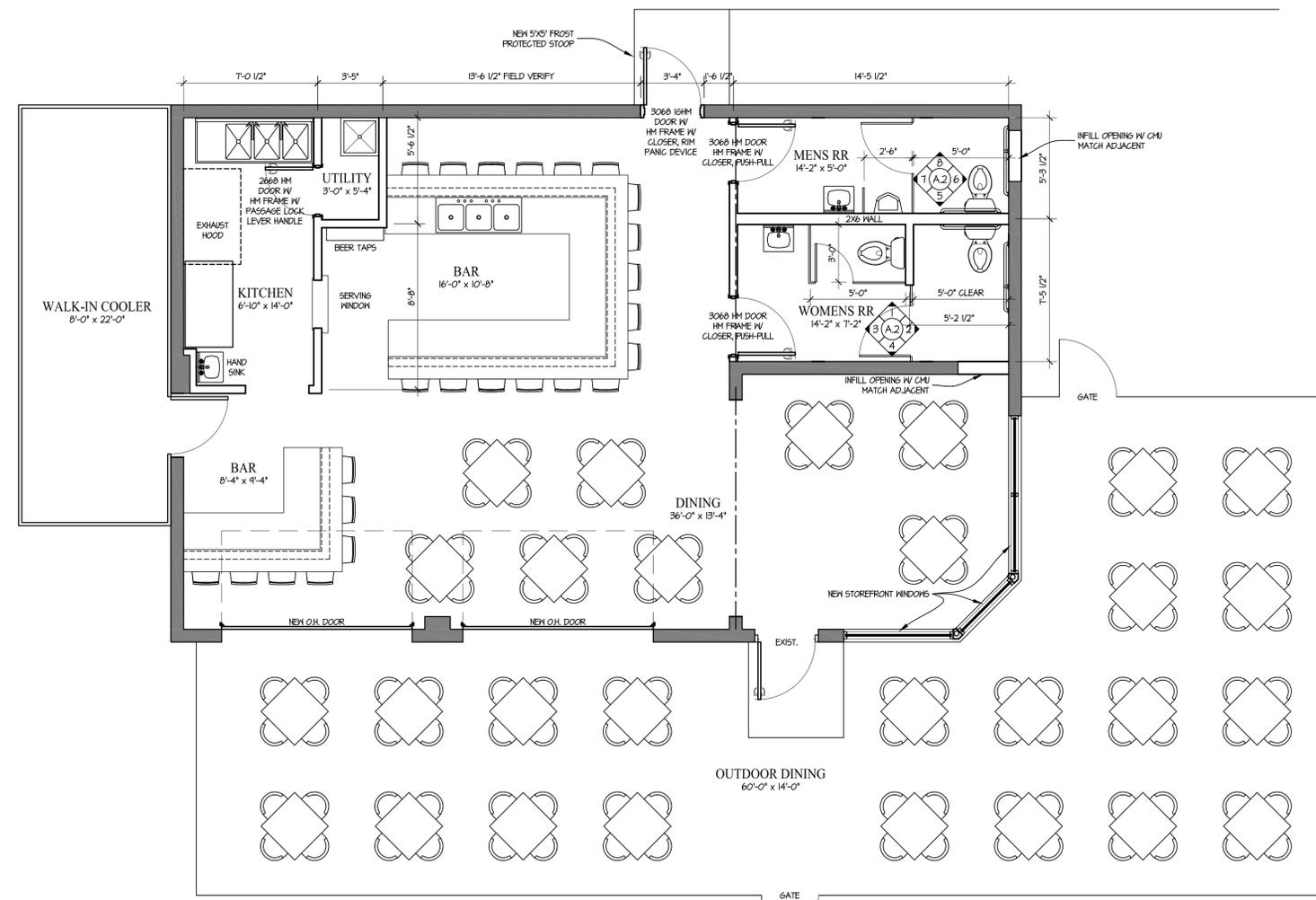
PROJECT NUMBER  
002-15



**DEMOLITION NOTES:**

- THESE DRAWINGS INDICATE MAJOR FEATURES SCHEDULED TO BE DEMOLISHED. THE INTENT OF REMOVAL IS TO PROVIDE AN EXISTING SURFACE FREE OF PROJECTIONS, APPLIED TRIM, FASTENERS, FRAMING, OR OTHER CONSTRUCTION WHICH WOULD INTERFERE WITH THE INSTALLATION OF NEW CONSTRUCTION.
- ALL ITEMS NOTED SHALL BE REMOVED IN ENTIRETY UNLESS NOTED OTHERWISE.
- DO NOT REMOVE ANY ITEMS WHICH JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF HIDDEN STRUCTURAL ELEMENTS ARE UNCOVERED IN AREAS TO BE DEMOLISHED OR FRAMING IS IN QUESTION, NOTIFY THE ENGINEER IMMEDIATELY.
- VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WHICH AFFECT THE CONTRACTOR'S WORK.
- COORDINATE DEMOLITION AND PROVISIONS OF NEW CONSTRUCTION WITH THE OWNER.
- ALL CONCRETE CUTTING SHALL BE PERFORMED WITH A WET SAW.
- ELECTRICAL CONTRACTOR TO REMOVE ALL ELECTRICAL FIXTURES, WIRING, & CONDUITS NOT TO BE REUSED BACK TO THE NEAREST JUNCTION BOX.

**Demolition Plan**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN NOTES:**

- ALL INTERIOR WALL DIMENSIONS ARE TO THE CENTERLINE OF WALL OR TO THE MASONRY MODULE UNLESS NOTED OTHERWISE.
- PROVIDE TEMPERED GLASS IN ALL WINDOWS AND DOORS AS REQUIRED BY CODE.
- ALL SILL PLATES AND OTHER FRAMING IN CONTACT WITH GRADE OR CONCRETE ARE TO BE TREATED.
- MOUNT BOTTOM OF MIRRORS IN RESTROOMS AT 40" A.F.F. TO REFLECTIVE SURFACE. MIRROR TO BE FULL WIDTH OF VANITY OR 2'-0" AT LAVATORIES. TOP AT 7'-0" A.F.F.
- AT PIPE CHASES IN THE EXTERIOR WALL INSULATE BETWEEN PIPE AND EXTERIOR. DO NOT INSULATE WARM SIDE OF PIPE.
- VERIFY ALL DUCT CHASES WITH MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTING CHASES.
- PROVIDE REDUCER STRIP AT ALL CHANGES IN FLOORING MATERIAL. CENTER REDUCER STRIP UNDER DOORS.

**Floor Plan**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

- ALL WORK ON THIS PROJECT TO BE IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING CODES. CONTRACTOR SHALL BRING TO ARCHITECT'S ATTENTION ALL ITEMS REQUIRING INTERPRETATION.
- ALL CONTRACTORS ON THIS PROJECT MUST BE REGISTERED WITH THE STATE OF IOWA. GENERAL CONTRACTOR SHALL OBTAIN A COPY OF STATE REGISTRATION AND INSURANCE CERTIFICATES FROM EACH CONTRACTOR AND TRANSMIT TO ARCHITECT PRIOR TO START OF CONSTRUCTION.
- HAZARDOUS MATERIAL: THE OWNER HAS NO KNOWLEDGE OF ASBESTOS OR ANY OTHER HAZARDOUS MATERIAL WITHIN OR ADJACENT TO THE EXISTING BUILDING. SHOULD THE CONTRACTOR OR ANY SUBCONTRACTORS ENCOUNTER MATERIAL WHICH THEY SUSPECT TO CONTAIN OR BE CONTAMINATED WITH ASBESTOS OR OTHER HAZARDOUS MATERIAL IN HAZARDOUS FORM, THEY SHOULD IMMEDIATELY:
  - CEASE ALL OPERATIONS IN THE AREA OF SUSPECTED MATERIAL.
  - NOTIFY THE OWNER VERBALLY AND CONFIRM THE NOTIFICATION IN WRITING. ONCE NOTIFIED, THE OWNER WILL BE RESPONSIBLE TO HAVE THE QUESTIONABLE MATERIAL TESTED AND IF NECESSARY, REMOVED OR STABILIZED.

**CODE REVIEW:**  
2012 IBC

Existing Building Area 1,249 sq. ft.  
Occupancy Classification A-2  
Type of Construction: Type V-B  
Allowable Height & Building Areas (Table 503) A-2 1 stories & 6,000 sq. ft.  
Building Elements Fire Rating (Table 601): Type V-B  
No Rating Required  
Fire resistance rating requirements for exterior walls based on fire separation distance (Table 602)  
10' <= X <= 30' Type V-B 0 Hour  
Manual Fire Alarm System (Section 907.2.1): Group A  
Not Required - Occupancy less than 300  
Automatic Sprinkler Systems (Section 903.2.1.3)  
Not Required less than 100 occupants  
Occupant Load (Table 1004.1.2):  
Dining areas at 15 sq. ft. per person 25 occupants  
Bar area at 5 sq. ft. net per person 44 occupants  
Kitchen at 200 sq. ft. gross per person 2 occupants  
Total occupancy 71  
Required Exits (Table 1015.1) > 49 2 exit required  
Exit Access Travel Distance (Table 1016.2) 200'

**SYMBOLS LEGEND:**

| ROOM     | ROOM NAME | ROOM NUMBER | SECTION NUMBER |
|----------|-----------|-------------|----------------|
| REVISION | REVISION  | 1           | 1              |
| REVISION | REVISION  | 2           | 2              |
| REVISION | REVISION  | 3           | 3              |
| REVISION | REVISION  | 4           | 4              |
| REVISION | REVISION  | 5           | 5              |
| REVISION | REVISION  | 6           | 6              |
| REVISION | REVISION  | 7           | 7              |
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**ABBREVIATIONS:**

|       |                   |       |                      |
|-------|-------------------|-------|----------------------|
| AC    | AIR CONDITIONING  | INSUL | INSULATION           |
| ALUM  | ALUMINUM          | MFG   | MANUFACTURER         |
| BD    | BOARD             | MAX   | MAXIMUM              |
| BSMT  | BASEMENT          | MIN   | MINIMUM              |
| BRG   | BEARING           | MTL   | METAL                |
| BM    | BEAM              | NTS   | NOT TO SCALE         |
| BLK   | BLOCK             | O.C.  | ON CENTER            |
| BLKG  | BLOCKING          | OPG   | OPENING              |
| CLG   | CEILING           | OI    | OVER                 |
| CLR   | CLEAR             | PT    | PAINT                |
| COL   | COLUMN            | PL    | PLATE                |
| CONC  | CONCRETE          | PLY   | PLYWOOD              |
| CONST | CONSTRUCTION      | REC   | RECESSED             |
| CONT  | CONTINUOUS        | REIN  | REINFORCED           |
| DN    | DIAMETER          | RET   | RETURN AIR           |
| DN    | DOWN              | REQ   | REQUIRED             |
| DS    | DOWNSPOUT         | RO    | ROUGH OPENING        |
| DF    | DRINKING FOUNTAIN | SHT   | SHEET                |
| EA    | EACH              | SC    | SOLID CORE           |
| ELEV  | ELEVATION         | SPEC  | SPECIFICATIONS       |
| EXP   | EXPANSION         | SUSP  | SUSPENDED            |
| EXT   | EXTERIOR          | TEMP  | TEMPERED             |
| FIN   | FINISH            | T&G   | TONGUE AND GROOVE    |
| FLR   | FLOOR             | TYP   | TYPICAL              |
| FTG   | FOOTING           | VCT   | VINYL COMPOSITE TILE |
| FNDN  | FOUNDATION        | VERT  | VERTICAL             |
| GALV  | GALVANIZED        | WOW   | WINDOW               |
| GYP   | GYP/SUM           | WVF   | WELDED WIRE FABRIC   |
| HC    | HOLLOW CORE       | WD    | WOOD                 |
| HM    | HOLLOW METAL      | W     | WOOD                 |
| HORZ  | HORIZONTAL        |       |                      |
| HB    | HOSE BIBB         |       |                      |

A.D.A. MUST BE COMPLIANT WITH AMERICANS WITH DISABILITIES ACT

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the state of Iowa.

Robert W. Peck \_\_\_\_\_ Date \_\_\_\_\_  
Registration number: 05326  
Pages or sheets covered by this seal \_\_\_\_\_

**REVISION DATES**

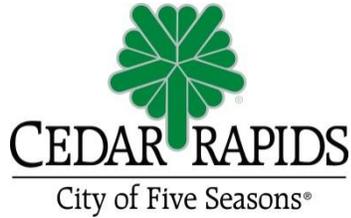
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| 2             | 5    |
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| DATE OF ISSUE |      |
| 02.03.2015    |      |

**Kick Stand Pub and Grub**  
203 11th Ave. SE, Cedar Rapids, Iowa

Design Dynamics, Inc.  
1900 2nd Ave. SE, Suite 212  
Cedar Rapids, Iowa 52407-2771  
Tel: 319-298-0400  
Fax: 319-247-0598  
e-mail: DDI@DesignDynamics.biz

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SHEET TITLE  
**FLOOR PLAN**  
PROJECT NUMBER  
002-15

**A.1**



Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT**

Date: February 23, 2015  
 Applicant: Bills Bros.  
 Owner: Bills Bros.  
 Location: 303 8<sup>th</sup> Ave SE  
 Request: Sign Permit Review  
 Date Application Received: February 19, 2015

**EXECUTIVE SUMMARY**

*Site description (general location, zoning, history, current condition...)*

The subject property is located at 303 8<sup>th</sup> Avenue SE. The applicant is proposing to install a 6’ by 30’ wall sign. The signage similar to what is proposed was previously installed and made out of a foam material. The proposed signage is made out of plastic.

The sign size and type is within the amount permitted for the property which is zoned C-3.

*Request description (reason for request, why it should be granted)*

The applicant is seeking comments from the Design Review Technical Advisory Committee and approval by City Staff.

**STAFF RECOMMENDATION**

*Staff recommends approval of the request.*

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

**DRTAC RECOMMENDATION**

- No recommendations provided for the proposed sign

| Standard   | Meets Standard |   |     | Comments                    |
|--|----------------|---|-----|-----------------------------|
|  | Y              | N | N/A |                             |
| <b><i>Signage</i></b>  |                |   |     |                             |
| 1) New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.                   | X              |   |     | Sign meets this requirement |
| 2) Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District. | X              |   |     | Sign meets this requirement |

Capital Letters in Bills' Bros 30" high  
Capital letters in Furniture 36" high lower case 25" high  
& Liquidators 26" high  
Entire area approx 6' high x 30' wide  
Will not be illuminated  
Signs on the back of building will remain the same





Community Development Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

## **DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT**

Date: February 23, 2015  
Applicant: The Depot Development Group, LLC  
Owner: Joe Ahmann  
Location: 400 12<sup>th</sup> Avenue SE  
Request: Preliminary Site Development Plan Review  
Date Application Received: February 20, 2015

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### **EXECUTIVE SUMMARY**

#### ***Site description (general location, zoning, history, current condition...)***

The subject property is located at 400 12<sup>th</sup> Avenue SE and is zoned C-3. The applicant is proposing to construct four mixed-use buildings that includes up to 45,000 square feet of 1<sup>st</sup> floor retail, up to 40,000 square feet of 2<sup>nd</sup> and 3<sup>rd</sup> floor office space, and 46 market rate condominiums.

#### ***Request description (reason for request, why it should be granted)***

The applicant is seeking comments from the Design Review Technical Advisory Committee.

---

### **STAFF RECOMMENDATION**

*Staff recommends approval of the request.*

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

- **Case moved to March 9<sup>th</sup> meeting**

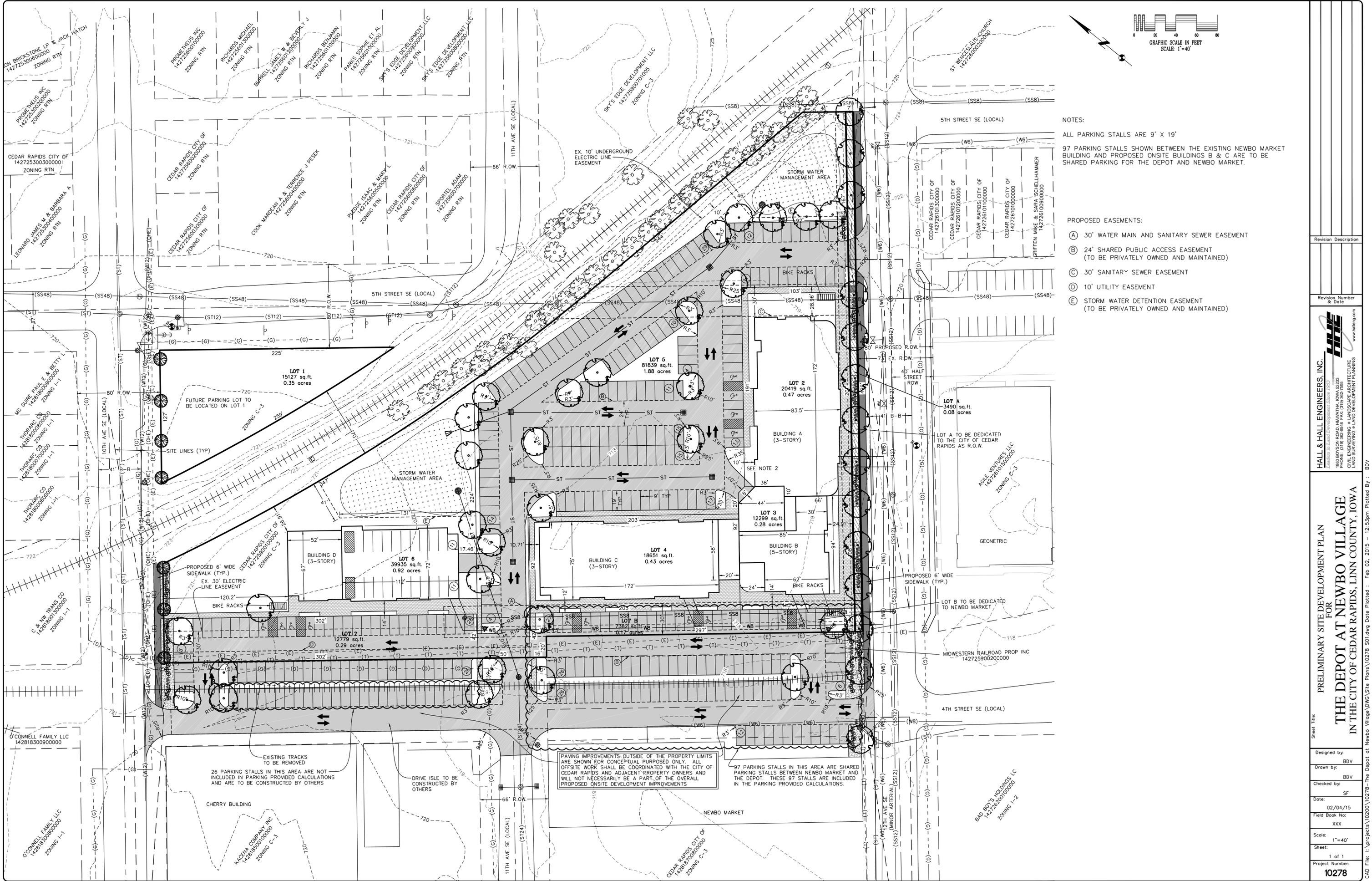
| Standard  | Meets Standard |   |     | Comments   |
|---|----------------|---|-----|--|
|   | Y              | N | N/A |  |
| <b><i>Size, Form and Volume</i></b>   |                |   |     |  |
| 1) Facade heights for new buildings and additions must fall within the height range of the surrounding block.   | X              |   |     | Project meets this standard. Phase 1 of the proposed project exceeds the height range of the surrounding block (5-story building). |
| 2) Floor-to-floor heights for new buildings and additions shall appear similar to those within the range of the surrounding block.  | X              |   |     | Project meets this standard.   |
| 3) Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in facade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a facade. | X              |   |     | Project meets this standard.   |
| <b><i>Building Orientation and Parking</i></b>  |                |   |     |  |
| 1) Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.  | X              |   |     | Project meets this standard.   |
| 2) Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the block.  | X              |   |     | Project meets this standard.   |
| 3) Principal building entrances shall be a prominent feature of the building's facade and should face the primary street serving the development.   | X              |   |     | Project meets this standard.   |
| 4) Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged.  | X              |   |     | Parking is located beside and behind the building.   |
| <b><i>Architectural Details</i></b>   |                |   |     |  |
| 1) The facade should have a vertical orientation and maintain the traditional proportions of height and width found in existing historic buildings in the CB-O District.  | X              |   |     | Project meets this standard.   |
| 2) The top edge of the building shall be defined by a cornice line or similar articulation.   | X              |   |     | Project meets this standard.   |
| 3) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block.  | X              |   |     | Project meets this standard.   |
| 4) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.   | X              |   |     | Project meets this standard.   |
| 5) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.   | X              |   |     | Project meets this standard.   |
| 6) All new construction shall use compatible and traditional building materials such as brick, limestone and metalwork. A creative mix of materials consistent with the historic character of the area may be considered.   | X              |   |     | Project meets this standard.   |
| 7) Materials shall be used in a manner that incorporates architectural details, complementary textures and small scale elements, especially on the first floor of the primary façade.   | X              |   |     | Project meets this standard.   |
| <b><i>Signage</i></b>   |                |   |     |  |
| 1) New signage shall respect the size, scale and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.  |                |   | X   | Not applicable to request. The applicant will return for a review when applying for a sign permit.                                 |
| 2) Acceptable forms of signage include signs integrated into or affixed flat against a building façade, wall signs, projecting signs and monument signs. Other types of signage may be considered if compatible with the unique character of the District.  |                |   | X   | Not applicable to request. The applicant will return for a review when applying for a sign permit.                                 |











NOTES:  
 ALL PARKING STALLS ARE 9' X 19'  
 97 PARKING STALLS SHOWN BETWEEN THE EXISTING NEWBO MARKET BUILDING AND PROPOSED ON-SITE BUILDINGS B & C ARE TO BE SHARED PARKING FOR THE DEPOT AND NEWBO MARKET.

- PROPOSED EASEMENTS:
- (A) 30' WATER MAIN AND SANITARY SEWER EASEMENT
  - (B) 24' SHARED PUBLIC ACCESS EASEMENT (TO BE PRIVATELY OWNED AND MAINTAINED)
  - (C) 30' SANITARY SEWER EASEMENT
  - (D) 10' UTILITY EASEMENT
  - (E) STORM WATER DETENTION EASEMENT (TO BE PRIVATELY OWNED AND MAINTAINED)



Revision Description

Revision Number & Date

**HALL & HALL ENGINEERS, INC.**  
 180 BOYSON ROAD, HAWAIIA, IOWA 52623  
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
 LAND SURVEYING • LAND DEVELOPMENT PLANNING

PRELIMINARY SITE DEVELOPMENT PLAN FOR  
**THE DEPOT AT NEWBO VILLAGE**  
 IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

Sheet Title:

Designed by: BDV  
 Drawn by: BDV  
 Checked by: SF  
 Date: 02/04/15  
 Field Book No: XXX  
 Scale: 1"=40'  
 Sheet: 1 of 1  
 Project Number: 10278

CAD File: I:\Projects\10200\10278-The Depot at Newbo Village\DWG\Site Plans\10278-501.dwg Date Plotted: Feb 02, 2015 - 12:53pm Plotted By: BDV

# Czech Bohemia Overlay District

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The Czech Bohemia Overlay District standards shall be used to guide future development within the district.

The Czech Bohemia Overlay District Standards and Guidelines shall apply to new construction, additions to existing buildings and/or the exterior rehabilitation of buildings located within the boundaries of the CB-O District.

The District Standards and Guidelines shall not apply to single-family and two-family dwellings.

The Standards and Guidelines found within this document shall apply as follows:

**Czech Bohemia Overlay District Standards** – Shall apply to new construction, additions to existing buildings and/or the exterior rehabilitation of buildings located within the boundaries of the CB-O District. The Zoning Administrator may waive certain standards which may not be applicable to certain projects due to scope of work. For example, specific façade requirements may be waived for rehabilitation work on existing structures.

**Design Recommendations** – Should be considered as part of the development of site plans and the design of buildings within the district. These recommendations include best practices along with suggested strategies to meet district standards and other aspects of the zoning ordinance. These recommendations may be included in recommendations made by the Design Review Committee and may be considered by approval bodies such as the City Planning Commission, Board of Adjustment or City Council

## Section A: Building Massing, Orientation and Site Design

| <b>CZECH BOHEMIA OVERLAY DISTRICT STANDARDS</b> |  |
|---|--|
| 1)  | Commercial buildings shall be constructed to the edge of the sidewalk with zero setbacks.  |
| 2)  | Multi-family buildings shall be constructed with setbacks that lie within the established setback range of the block.  |
| 3)  | Buildings shall be placed close the street (or the build-to line, if required), drives and other buildings. Pedestrians shall be able to easily travel between buildings on clearly defined pedestrian paths, not parking lot driveways.   |
| 4)  | Service/loading areas should not be located near primary entrances to buildings.   |
| 5)  | Building shall be oriented towards the street with a pedestrian entrance facing the street encouraged.   |
| 6)  | Building scale and massing shall maintain a relationship with adjacent structures to create building street walls along streets, drives and sidewalks where possible. Building massing shall be consistent with the City's Comprehensive Plan and may use the Czech Village/New Bohemia Main Street District Strategic Revitalization Plan as a reference.   |
| 7)  | Proposed facades wider than the established historic range of the block upon which the proposed development is to be located may be permitted, but design features shall be included to mimic traditional building widths of 50 feet or less. Changes in façade material, building height, window style or architectural detail are examples of techniques that may be permitted to break up a façade. |
| 8)  | Multi-story buildings are encouraged. Single-story commercial buildings shall be at least 22 feet in height. These should be constructed with high ceilings or parapet walls to create a greater feeling of enclosure along the street and to compliment horizontal elements of adjacent buildings.  |
| 9)  | Buildings shall hold the corners of intersections where possible to enhance the sense of enclosure and pedestrian-orientation of the commercial area. <b>Building heights at the corners of intersections may exceed the those of the surrounding block.</b>   |
| 10)   | The required screening of mechanical, loading, trash, and utilities shall complement materials used on the adjacent building. Brick or decorative stone in combination with decorative fencing and landscaping is preferred.   |
| 11)   | Sharing of loading, trash and utility areas among business is encouraged   |
| 12)   | Site plans should conform to the Pedestrian Friendly Site Design standards of the Commercial and Office Building Placement Guidelines section of the ordinance.  |
| 13)   | Parking should be located behind buildings when feasible. Parking lots adjacent to sidewalks are discouraged. <b>Additional landscaping and architectural elements may be required for parking lots adjacent to sidewalks to help contribute to an attractive streetscape.</b>   |
| 14)   | Where feasible, parking lots shall be linked between sites to reduce the need for district visitors to drive between adjacent stores and services. Shared parking between parcels is encouraged, and parking should be coordinated and signed appropriately to avoid user confusion  |

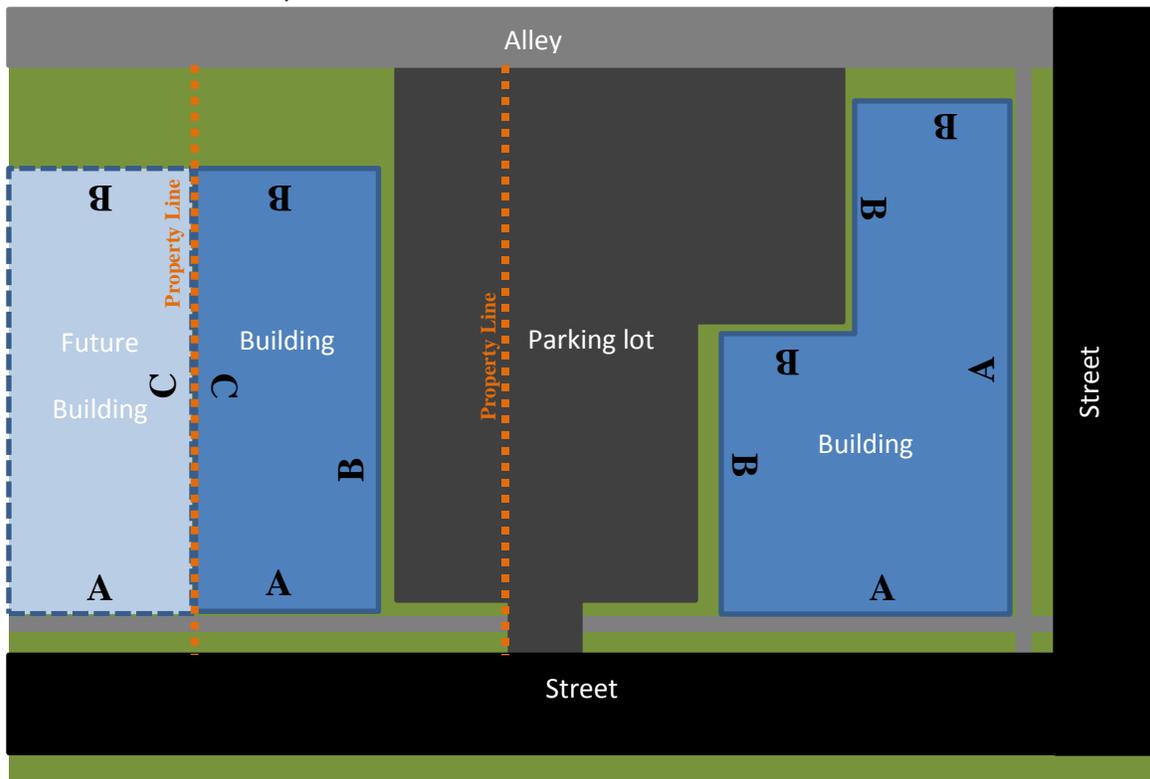
#### **DESIGN RECOMMENDATIONS:**

- Any mechanical equipment, whether on rooftops or in service/loading areas, should be consolidated if possible and screened from view.
- Screening should be at least as high as the equipment it is supposed to hide and should be of a color and material that matches or is compatible with the dominant colors and materials found on the building. Chain link fencing, with or without slats, is prohibited.
- Loading, trash, and utility areas adjacent to a building should be designed as an integral component of the building. Outside storage of materials, equipment, or trucks should be kept to a minimum and in areas screened from view.
- Parking and service areas should incorporate attractive materials to minimize the “hard” appearance of driveways and surface parking lots. Decorative paving should be used to delineate pedestrian crossings, parking aisles, and entrances within parking lots.
- Parking and service areas, including alleys, should be well lit with glare on surrounding properties minimized
- All parking and service areas should be designed to accommodate efficient snow removal and storage.
- Parking and service areas should be located and designed to minimize interference with pedestrian circulation and sidewalk connections to surrounding neighborhoods.
- Parking areas should be buffered with landscaping, fencing, and or architectural elements to help contribute to an attractive streetscape

## Section B: Building Design

New and reconstructed elevations within the Czech Bohemia Overlay District shall comply with the requirements of this section. Provisions may be waived for existing structures if necessary to preserve the historic character of the building.

A high quality of design is expected of all new construction within the District. Criteria may vary whether an elevation is facing a street frontage, interior portions of a property, or are places close to a property line. The diagram and tables below shall be used to guide the application of Building Design requirements in the Overlay District.



| Diagram Reference | Location           | Description  |
|-------------------|--------------------|--|
| A                 | Street elevation   | Elevations along street frontages  |
| B                 | Interior elevation | Elevations interior to the parcel which are visible to the street  |
| C                 | Lot line elevation | Elevations <b>without a public entrance</b> which are located within 7' of a rear or side yard parcel boundary which may be obscured by future construction. |

| Symbol | Description   |
|--------|---|
| ●      | All new or reconstructed elevations must comply with this requirement.              |
| ◇      | All new or reconstructed elevations are encouraged to comply with this requirement. |
| ×      | This requirement is not applicable to the elevation                                 |

| CZECH BOHEMIA OVERLAY DISTRICT STANDARDS   | Street Frontages           | Interior                   | Lot line                   |
|--|----------------------------|----------------------------|----------------------------|
| <p>1) Building design and architectural style create and enhance the character of the Czech Bohemia Overlay District for pedestrians and motorists. A range of architectural styles is preferred. However, all buildings should be designed with common elements:</p> <ul style="list-style-type: none"> <li>○ Open glass storefronts (where retail is provided) or public entrances (other non-residential development)</li> <li>○ Clearly defined entrances to ground and upper floors (if applicable);</li> <li>○ Sign bands and awnings incorporated into the design and scale of the buildings;</li> <li>○ Upper floor windows</li> </ul> | <p>●<br/>●<br/>●<br/>●</p> | <p>◇<br/>●<br/>●<br/>●</p> | <p>×<br/>×<br/>◇<br/>×</p> |
| <p>2) Variations in rooflines are encouraged add interest to buildings and reduce the massive scale of large buildings. Buildings which are taller than adjacent structures by more than 1 story should consider the use of upper-floor setbacks, dormers or other architectural features to soften the transition between structures.</p>   | <p>●</p>                   | <p>◇</p>                   | <p>◇</p>                   |
| <p>3) The top edge of the building shall be defined by a cornice line or similar articulation.</p>   | <p>●</p>                   | <p>●</p>                   | <p>◇</p>                   |
| <p>4) Windows and doors shall be located, spaced and aligned on the building facade in a manner consistent with the established context of the block.</p>  |                            |                            |                            |
| <p>5) The sizes of windows and doors shall be consistent with the proportions of historic buildings in the District.</p>   |                            |                            |                            |
| <p>6) Highly reflective, opaque or darkly tinted glass shall not be used for windows or doors.</p>   | <p>●</p>                   | <p>●</p>                   | <p>×</p>                   |
| <p>7) Rear building entrances and facades shall be designed in a manner consistent with the front and a side facade, especially when parking is behind buildings.</p>  | <p>×</p>                   | <p>●</p>                   | <p>◇</p>                   |
| <p>8) Entrances into commercial buildings should not be recessed more than five feet from the exterior building wall.</p>  | <p>●</p>                   | <p>●</p>                   | <p>×</p>                   |
| <p>9) Buildings shall primarily be constructed of high-quality materials such as brick, stone, split face block masonry, architectural paneling, and glass. The use of natural indigenous materials, such as limestone, is strongly encouraged. Exterior finish insulation systems (EFIS) and vinyl may be used on upper floors but use should be limited on the ground level. Concrete block, metal or plywood should not be used on building facades or on walls that are visible from streets, driveways, sidewalks or parking areas. Stucco is allowed but should be limited on any building façade to a maximum of 10% of the</p>         | <p>●</p>                   | <p>●</p>                   | <p>◇</p>                   |

|   |   |   |   |
|---|---|---|---|
| façade.   |   |   |   |
| 10) At a minimum, 60% of the building elevation dedicated to non-residential uses should be windows, doors, and fenestration. | ● | ◇ | × |

**DESIGN RECOMMENDATIONS:**

- Interesting architectural details and features are preferred to provide layers of interest and variety for pedestrians and motorists.
- Whenever possible, adjacent buildings should have component parts in good proportion with one another. Similar design linkages include placing window lines, belt courses, and other horizontal elements in a pattern that is harmonious and reflects the same elements on neighboring buildings.
- Solid windowless walls are discouraged unless necessary to the function of the building. These should be avoided along building elevations which face the right-of-way or interior elevations which are visible from the right-of-way. In such a case, a solid, windowless wall should incorporate material and color variations, arches, piers, columns, murals, high quality graphics, landscaping and other elements that reduce building scale and add visual interest.
- Building entrances should be designed so that doorways and vestibules are easily seen by shoppers and visitors, easily distinguished by tenant and use, and open and visible from the sidewalk. Entrances should provide a sense of welcoming hospitality.
- Architectural design should articulate and enhance buildings, especially those at street corners because of their prominence and visibility.
- Buildings that attempt to use the building itself as “advertising” are discouraged, particularly where the proposed architecture is a corporate or franchise style.
- Building projections, such as awnings, window bays, and terraces should be pedestrian scale, proportional to the building façade, and proportional to adjacent structures.
- Building entrances should be visible from the street, well-lit, and easily accessible. Architectural elements, canopies, and/or lighting are preferred to identify entrances, not screen them. If vehicular canopies are provided, provide adequate lighting – either natural or artificial – to avoid dark or unsafe conditions.
- Main commercial building entrances should be emphasized with larger door/window combinations, overhangs, slight recesses, unique roof forms, arches, accent colors, or architectural details.
- Building-mounted lighting should be carefully integrated into the design of the building and streetscape.
- The number of materials on an exterior building face should not exceed five to prevent visual clutter.

## Section C: Site Furnishings and Landcaping

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| CZECH BOHEMIA OVERLAY DISTRICT STANDARDS   |
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| 1) Visual continuity within the district is important. Site furnishings and other amenities significantly contribute to the overall image of any district. These elements include approved benches, waste receptacles, planters, railings, bollards, bike racks, and tree grates |
| 2) Site furnishings are encouraged to be provided in pedestrian spaces such as building entrances, along walkways and in pedestrian plazas and seating areas.  |
| 3) <b>Fencing shall be constructed of compatible materials that complement adjacent structures. The use of chain link fencing is not permitted within the Overlay District.</b>  |

### DESIGN RECOMMENDATIONS:

- Visual continuity within the district is important. Site furnishings and other amenities significantly contribute to the overall image of any district.
- The elements should include approved benches, waste receptacles, planters, railings, bollards, bike racks, and tree grates.
- Benches should be provided near drop-off areas and entryways to major buildings, at key locations along pedestrian ways, and at bus stops and plazas.
- Planters should be provided in plaza areas, building entry areas, and other paved open spaces to provide green space and sense of scale to pedestrian spaces.
- Waste and recycling receptacles should be provided at building entry ways, public plazas, bus stops, and near benches.
- Bike racks should be provided at public plaza spaces and major building entryways.
- Tree grates should be provided in paved plazas and pedestrian ways to protect tree roots from compaction.
- Plants installed to satisfy the requirements of this section should meet or exceed the standards of the most recent edition of the American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants should be capable of withstanding the extremes of individual microclimates, be nursery-grown, and be balled and burlapped (when applicable).
- Landscape treatment should be provided to enhance architectural features, strengthen vistas, and provide shade.
- Plant materials should be selected for structure, texture, color and for ultimate growth potential. Plants that are indigenous to the area and that will be hardy, harmonious to the design, and attractive (including seasonal interest) should be used.
- In locations where plants will be susceptible to injury by pedestrian or vehicular traffic, they should be protected by appropriate curbs, tree guards or other devices.
- Trees should be installed consistently along all sidewalks and pedestrian paths in parks/plazas.

- New plantings and color pockets should be added along the street where space allows. Raised beds, moveable planters, flower boxes, and hanging baskets are favored and provide seasonal interest, enhance the pedestrian experience, and reinforce an areas character.
- Along wider sidewalks, raised landscape planters may be used to break up large paved areas, add visual interest to the street, and separate pedestrians from traffic.
- All parking lots should be designed with perimeter and island landscaping. Such planting areas should be sufficient in size to provide visual breaks in parking areas and to allow for plant materials to grow. Sidewalks provided in parking lots to direct pedestrians to commercial frontages and storefronts should also include edge landscaping.
- Plant materials in islands, excluding shade trees, should not exceed a height of 36" at maturity.
- Vacant lots should be maintained with sod and low-level plantings until developed with new buildings.
- In areas where general planting will not prosper, other materials, such as fences, walls and pavers should be used. Carefully selected plants should be combined with such materials where possible.
- Where a building does not form the street edge, landscaping should be used to delineate that separation.
- All required landscaping areas not dedicated to trees, shrubs, or preservation of existing vegetation should be landscaped with grass, ground cover, or other landscape treatment, not including sand, rock or pavement.
- For each plant type associated with the landscaping requirements of this section, no single plant species should represent more than 40% of the total plantings.
- Plant material should be installed so it related to the natural environment and habitat in which it is placed.
- The scale and nature of landscape material should be appropriate to the site and structures. For example, large-scale buildings should be complemented by large-scale plant material. Plant material should be selected for its form, texture, color and concern for its ultimate growth.

## Section D: Signage

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| <b>CZECH BOHEMIA OVERLAY DISTRICT STANDARDS</b>   |
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| 1) New signage shall respect the size, scale, and design of the building to which it is attached, and the buildings of the surrounding District. New signage shall not obscure significant architectural details of a historic structure.   |
| 2) All freestanding signs shall be low in height and placed within planting areas that are coordinated with the overall design of the site. Small directional signs under 6 square feet are not required to be in planting areas.   |
| 3) Public art, sculpture, murals, etc. are encouraged in the Czech Bohemia Overlay District.  |
| 4) Acceptable forms of signage include signs integrated into or affixed flat against a building facade, wall signs, projecting signs and monument signs. Other types of signage, including pole signs, may be considered if compatible with the unique character of the District. |

### **DESIGN RECOMMENDATIONS:**

- Signs should be constructed of high-quality, solid, and durable materials.
- Sign colors and materials should be consistent with the colors and materials of the associated building.
- Sign lighting should be carefully considered in the building design. Back-lit panel signs are discouraged. Back-lit lettered signs are appropriate. If direct lighting is used, glare, brightness, visible hardware, and maintenance issues must be addressed. Strategically placed lamp fixtures that are compatible with the sign design and building architecture should be used for illuminated signs.
- All signs placed on a site be designed as part of a coordinated signage theme.
- Text on signs should be simple and easy to read.
- To avoid visual clutter, redundant signage or multiple external signs should not be used.