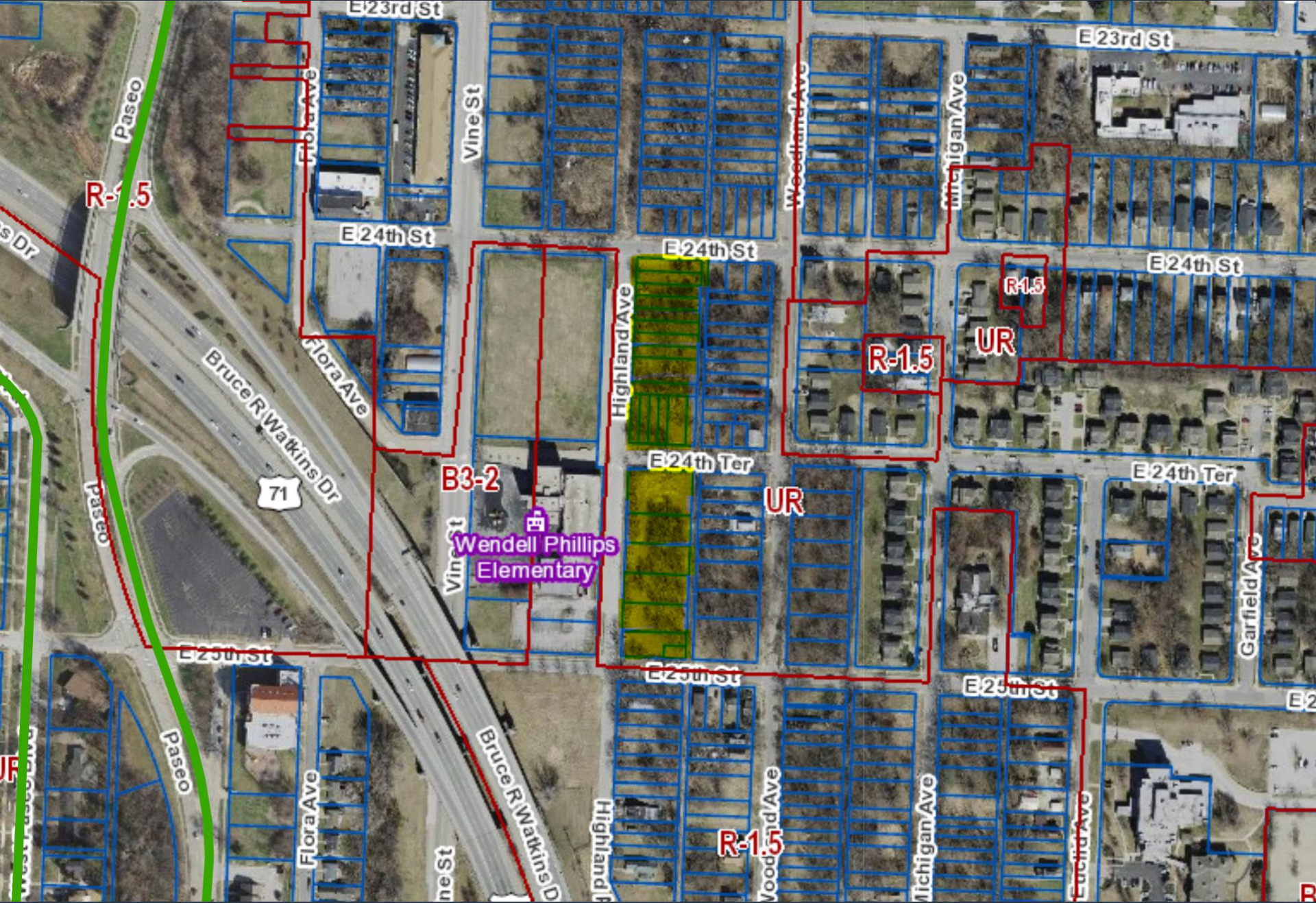


Docket # 11

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Crescendo – Rezoning to UR







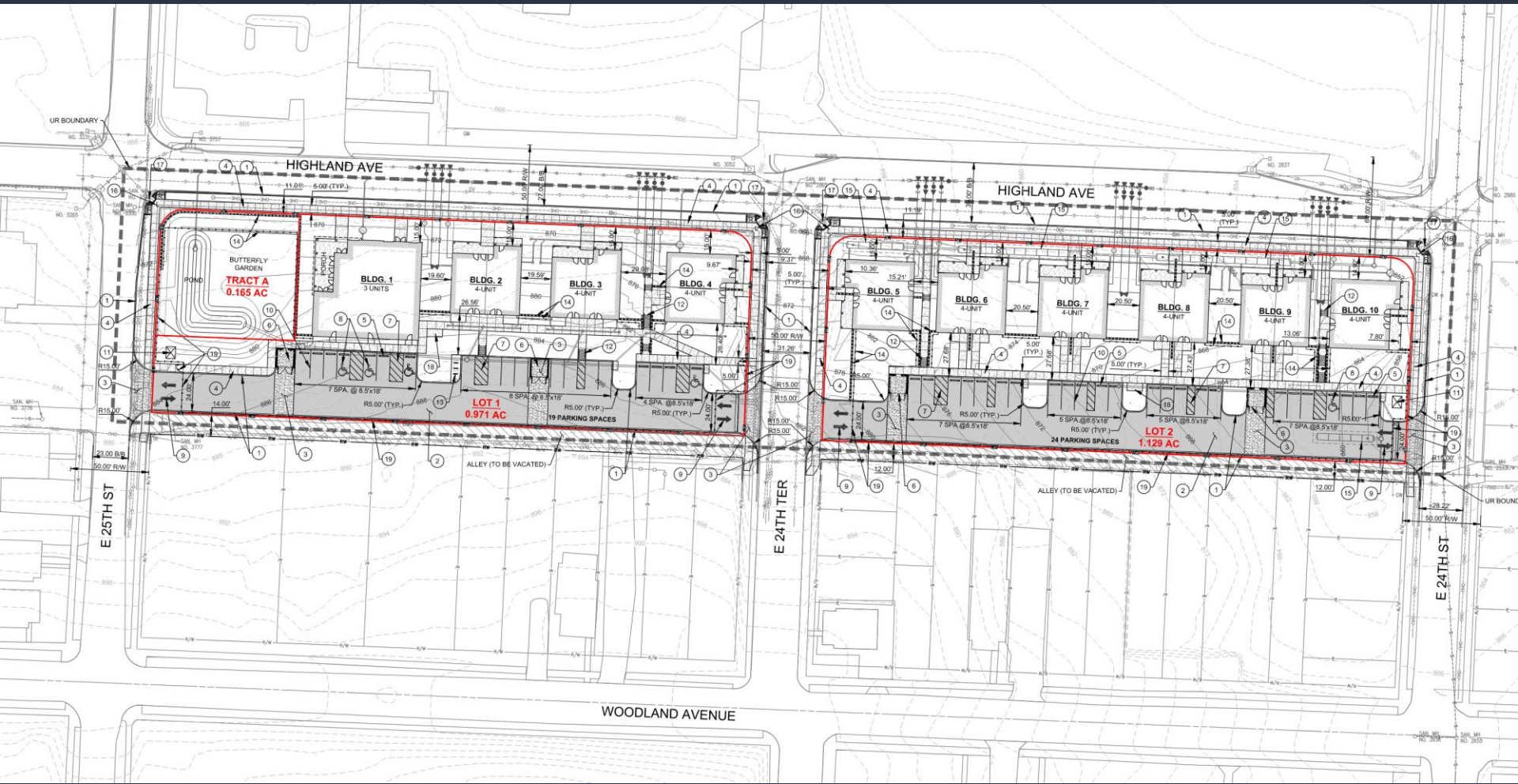
View looking south at E 24th St & Highland Ave

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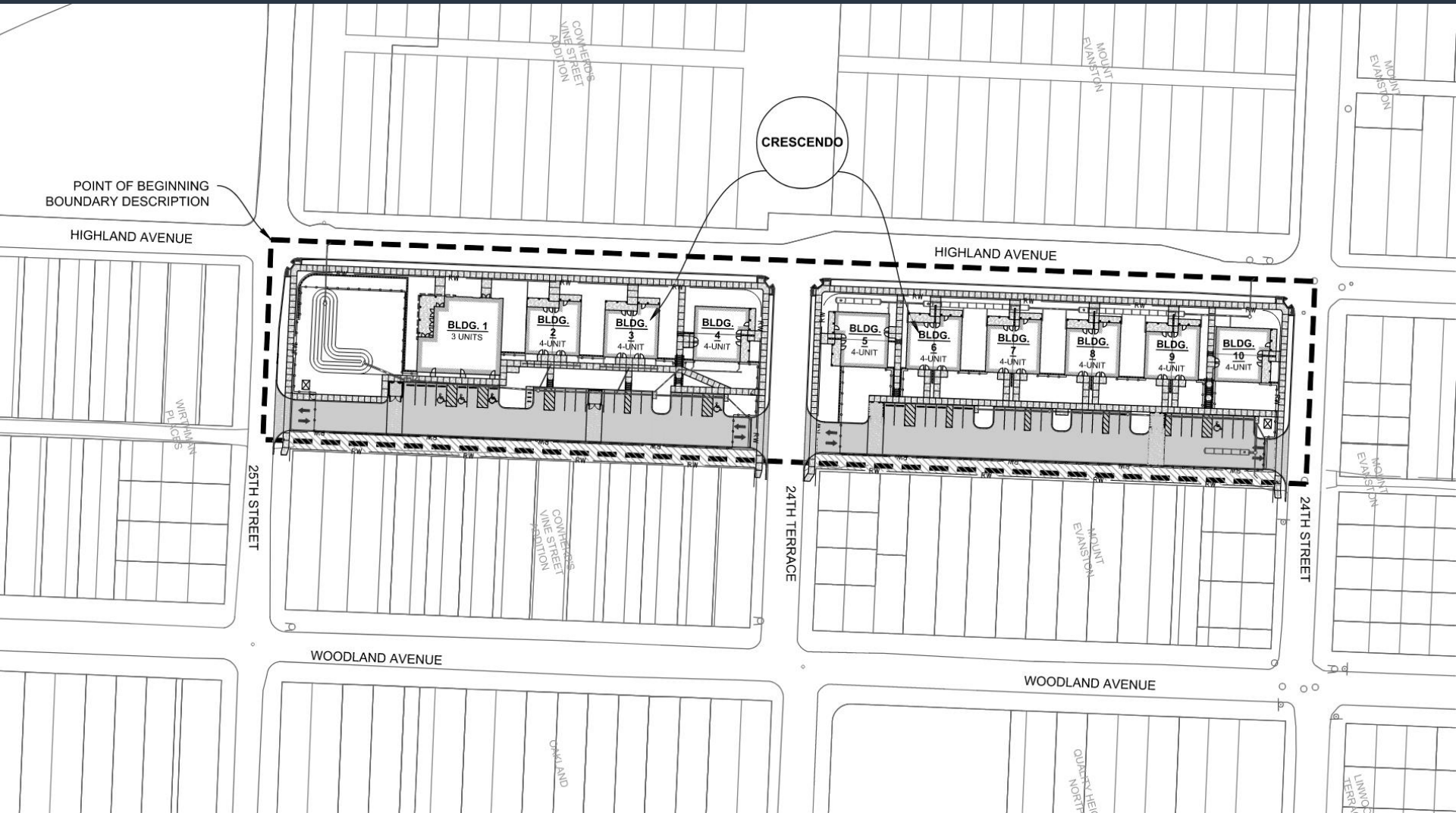
View looking north at E 25th St & Highland Ave

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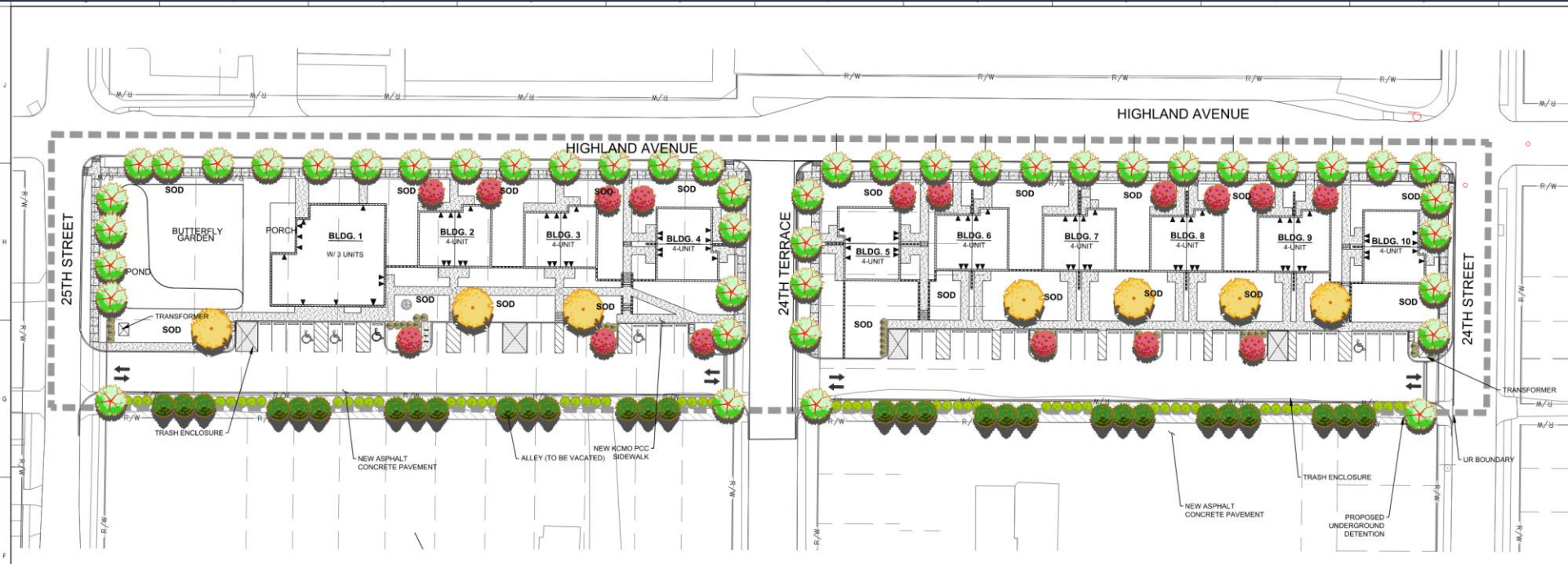


Preliminary Plat

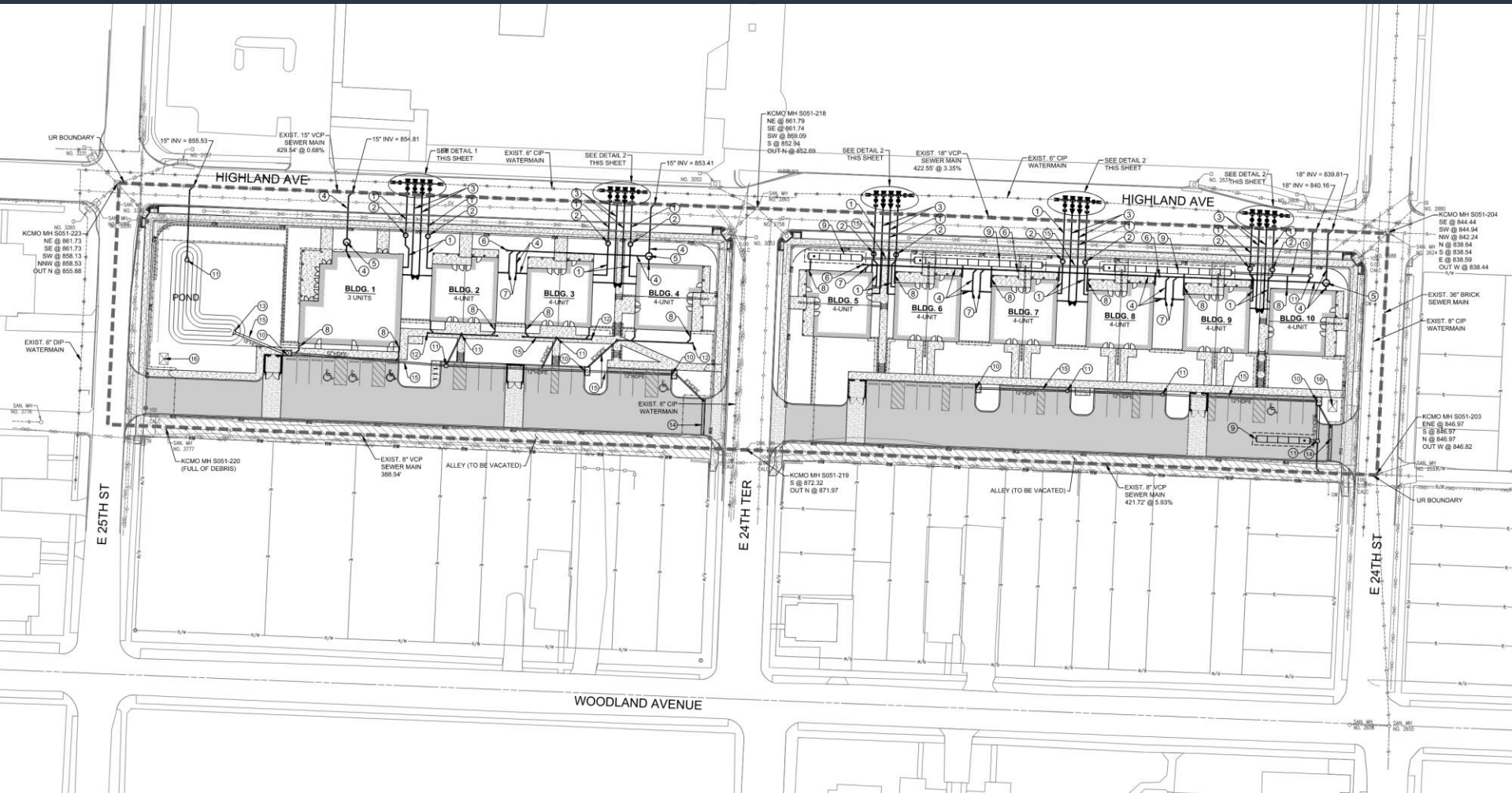
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Site Plan



Landscape Plan



Utility Plan



Outdoor Lighting Plan



2 COMMUNITY BUILDING - FRONT ELEVATION
3/16" = 1'-0"



1 COMMUNITY BUILDING - SIDE ELEVATION
3/16" = 1'-0"

Greater Downtown Area Plan Design Guidelines:

Architectural characteristics are in compliance with the area plan.

General Character:

- Preserve and enhance historic and cultural resources as development occurs.
- Encourage public art to be integrated into the building and site design.

Massing & Scale:

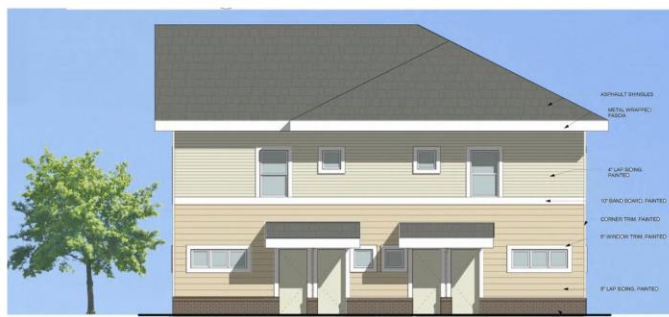
- New construction should relate to the mass, pattern, alignment and proportion scale of the existing or traditional building stock.
- Significant departures in height and mass can be visually disruptive. Building proportions should strive for a cohesive rhythm.
- Design buildings to provide human scale, interest, and variety using the following techniques:
 - Use the highest level of architectural detail and incorporate human scale elements near streets and entries, and around the ground floor.
 - Incorporate building entry details like porches and recesses, occupied spaces like bay windows and balconies.
 - Vary building form with recessed or projecting bays and changes in materials, details, surface relief, color, and texture.
 - Windows and other openings should relieve blank walls where possible, adding visual interest, improving pedestrian sense of security, and introducing a human scale to street-level building frontages.
- Building orientation and massing should respond to the existing character and built environment.

Materials:

- Architectural materials should complement the character of the existing built environment through use of high quality, durable materials.
- Applied 'faux' facades or other inappropriate materials should not be used and should be removed as building renovation and reuse occurs.
- Sustainable design techniques and materials such as green roofs are encouraged to reduce the amount of stormwater runoff, enhance the local environment and reduce energy costs.
- New buildings should be designed in such a way that they don't appear to have been built significantly earlier than they were.
- Care should be taken to avoid nostalgic reproductions and confusion of the historical record.
- This guideline does not preclude consideration of the use of materials, scale or massing found on older buildings.
- Preservation or restoration of original facade materials is desired.

Windows/Transparency:

- The street level of commercial/mixed use structures should have a dominant transparent quality.
- Windows at the street level of all buildings should be transparent.
- Windows and doors on street-facing facades shall be vertically proportioned that are similar in size and shape to those used historically.
- Design buildings to minimize long windowless walls and service areas visible from public streets.
- Large blank walls along streets should be avoided whenever possible.
- Where blank walls are unavoidable they should be designed to increase pedestrian comfort and interest, through some combination of the following methods:
 - Installing vertical trellis in front of the wall with climbing vines or plant materials.
 - Providing art over a substantial portion of the blank wall surface.
 - Providing active display windows.
 - Dividing the mass of the wall into sections.



3 TOWNHOME - REAR ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL

- ARCHITECTURAL GRADE ASPHALT SHINGLES PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT LAP SIDING, 4" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- CORNER TRIM PAINTED
- FIBER CEMENT LAP SIDING, 8" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT PANEL, PER SPECS. FINAL COLOR TBD BY OWNER
- FIBER CEMENT SHAKE SIDING, 6" REVEAL PER SPECS. FINAL COLOR TBD BY OWNER
- MASONRY, RUNNING BOND PER SPECS. FINAL COLOR TBD BY OWNER



2 TOWNHOME - FRONT ELEVATIONS
3/16" = 1'-0"



1 TOWNHOME - SIDE ELEVATIONS
3/16" = 1'-0"





2 STEPPED TOWNHOME - FRONT ELEVATION
3/16" = 1'-0"



1 STEPPED TOWNHOME - REAR & SIDE ELEVATIONS
3/16" = 1'-0"

CPC Recommendations:

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Approval with conditions