



Community Redevelopment Authority (CRA)

Wednesday, March 21, 2018
Regular Meeting

Item X1

**Consideration of Approving New Design Guidelines for Facade
Projects within the boundaries of the Downtown Improvement
District**

Staff Contact:

DOWNTOWN BUSINESS IMPROVEMENT

Thursday, October 19, 2017 at 7:45 a.m.

Harmony Building – 224 West 3rd Street, Grand Island, NE

BOARD OF DIRECTORS MEETING AGENDA

1) **Welcome & Open Meetings Act** – by T. Ziller 7:49 am

2) **Call to Order/Roll Call**

Members:	Kurt Haecker - A	Jeremiah Krantz – A
	Jim Pirnie - P	Ryan Hand - P
	Craig Hand - P	Brad Kissler - P
	Tom Ziller - P	Chris Rosacker - P
	Jackie Bowen – P	

Staff: Cara Lemburg

Guests: Amos Anson, Amber Alvidrez and Linna Dee Donaldson

3) **Consent Agenda** - Action Items

- a. Approval of October 2017 Bills Payables
- b. Approval of September 2017 Financials
- c. Approval of Minutes – September 2017

Discussion: ----

Motion: R. Hand **Second:** Bowen **Vote:** Unanimous

4) **Discussion/Approval Items**

a. **Railside Tour** - Overview

Ziller gave an overview of the tour, which consisted of 8 locations with 300+ attendee's recorded. Lemburg commented that feedback was positive.

b. **Lease (Railside Office)** – Review and Approval

Discussion: R. Hand, Ziller and Lemburg met with Carl Meyhew to discuss the new lease. Changes include an increase in rent to \$575 and we have requested a designated area for storage. He has also requested a security deposit (refundable) and this would give our group use of the Harmony Room. Ziller and R. Hand are recommending the approval of the lease. Rosacker and Anson also contributed information on alternate locations for the Railside Office.

Motion: C. Hand **Second:** Pirnie **Vote:** Unanimous

c. **Design Guidelines** – Review, Approval to ask CRA for Adoption

Discussion: Ziller reviewed the process for updating the design guidelines and the next steps that the DBID needs to take with the goals of getting the CRA to adopt and publish them. Ziller wanted to be clear that the Building Department will most likely never approve these due to the monitoring concerns associated with another sets of guidelines and codes. Ziller commented that the design guidelines can only be enforced if the building owner is using public funding and the CRA would negotiate with the building owner.

Motion: R. Hand **Second:** Bowen **Vote:** Unanimous

d. **Bike Rack Project** - Update

Lemburg gave the update that the bike racks are ready to be installed and the application has been approved by the city.

e. **Special Event Street Closures** –

April 7, 2018 – Race for Grace – Liederkrantz - Parking Lot & Locust Street – Time, Starting at 9 am

Discussion: Race for Grace is requesting the same set up and timeline for the 2018 Race.

Motion: C. Hand **Second:** R. Hand **Vote:** Unanimous

August 19, 2018 – Praise on the Plaza – Church Service with Trinity United Methodist, Starting at 8 am

Discussion: Trinity United Methodist Church is requesting the same set up and timeline for the 2018 event.

Motion: C. Hand **Second:** R. Hand **Vote:** Unanimous

5) **Reports**

a. ~~Design Committee~~

b. **Promotions Committee** –

Bowen gave the update on Halloween and Railside Christmas. New things include a window decorating contest for Christmas.

~~c. Economic Vitality Committee –~~

~~d. Executive Committee –~~

e. Director's Report –

6) Other Business –

- *Craig Hand asked about striping the parking lots. Ziller asked that Lemburg reach out to Public Works on the matter. Pirnie suggested that we take a couple pictures and send them to the city.*

7) Adjourn – 8:37 am

Next Meeting and Board Retreat: Thursday, November 16th starting at 4:30 pm



DESIGN GUIDELINES

**Developed by the Grand Island
Downtown Business Improvement District's
Design Committee
Adopted 12/15/2016**

Acknowledgements

Thanks are due to the following who helped make these Design Guidelines possible:

Mayor - Jeremy Jensen

City Administrator – Marlan Ferguson

City of Grand Island Regional Planning Department – Chad Nabity

Special thanks for contributions by:

City of Grand Island Building Department

Downtown Business Improvement District Board of Directors

President – Thomas Ziller

Vice-President/Treasurer – Jeremiah Krantz

Secretary – Chris Rosacker

Jackie Bowen

Kurt Haecker

Craig Hand

Ryan Hand

Brad Kissler

Downtown Business Improvement District Design Committee

Chair – Thomas Ziller

Member – Marvin Webb, AIA

Member – Brad Kissler, AIA

Member – Amos Anson

Member – Chad Nabity

Originally compiled in 2008 by the Downtown Design Committee.

Reviewed and approved by Downtown Business Improvement District

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Introduction – “Why have design guidelines?”

The City of Grand Island recognizes the value of preserving the distinct architectural and urban characteristics of our downtown. Downtown Grand Island should embody the cultural, commercial, social and civic heart of our community. One of the most visible attributes is the remarkably consistent pattern of urban-commercial buildings, wide streets, and alleyways that were constructed over extended periods of time. On block after block we still find dense rows of two and three story, brick or stone buildings with elaborate cornice treatments, upper story offices or residences, and first-floor retail storefronts. Taller, more massive buildings create visual emphasis at select block corners. Alleyways cut between or pass behind buildings, allowing services or deliveries to occur ‘off-stage.’ The downtown buildings represent resources, ideas, investment, and history, which many agree are well worth preserving.

These design guidelines are intended to guide the character of downtown development in order to help promote the preservation of historic resources, enhance the pedestrian-friendly character of the area and establish a sense of visual continuity among properties. By doing so, the Downtown Business Improvement District (BID) seeks to protect our cultural heritage, promote community development and encourage downtown Grand Island as a destination place in Central Nebraska.

The overarching goal of the design guidelines is to encourage excellence in the design of the built environment in the downtown. One measure of design excellence is the degree to which new developments and buildings fit comfortably within the existing fabric of the district. Another measure is the ability of a project to stand the test of time by remaining functional over a period of many years. The design guidelines encourage the preservation of the historic fabric of downtown, as well as, to promote compatible infill buildings that complement, but are not required to historic designs.

New buildings should enhance downtown’s existing character through the use of complementary materials and design styles. Old and new buildings should “work together” to promote the overall character of the downtown area and to continue to attract people and businesses, so as to keep the downtown economically viable.

These design guidelines are intended to stimulate creativity in design, while preserving the historic character of the district. Preserving the older buildings in downtown helps to capture our history and create a connection with our past. Historic structures provide a connection to times past and serve as a record of our history that flows from generation to generation.

In addition, downtown Grand Island is positioning itself as a destination place for Central Nebraska. To fulfill the branding promise of “**Arrive Railside**,” we need to present a cohesive plan and create image of our downtown that compliments and accentuates our history. These design guidelines make downtown a unique place to visit, and encourages visitation by residents and visitors alike. For businesses, this will result in increased sales and new clientele. For property owners, it protects and raises the value of the district properties by recommending a higher standard for the development of their own property,

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Railside Design Guidelines



but by also ensuring that neighboring properties are held to the same standard.

In summary, the Downtown Design Guidelines are expected to satisfy three main purposes:

1. To ensure that development in the downtown area, including new construction, as well as exterior alterations to existing buildings, takes place in such a way as to maintain and enhance Grand Island's unique character and scale.
2. To provide City staff, the Community Redevelopment Authority and BID Design Review Committee with criteria upon which to base decisions when reviewing and approving façade applications within the downtown BID District.
3. To provide design guidance to property owners, business owners, architects, and/or developers who plan to build, demolish or make exterior changes to buildings within the downtown BID District.

Using the Design Guidelines and Definition of Terms

The Design Guidelines are part of a system of tools that help shape downtown development. Design guidelines complement and build upon the zoning requirements. Where any conflict may exist between City of Grand Island's Building department requirements and the design guidelines, the building department requirements will prevail.

When considering a project in the downtown, property owners, developers and architects shall refer to the downtown design guidelines. Projects will be reviewed by the Downtown BID Design Review Committee, whose members shall comment on the proposed design in relation to the Design Guidelines. Such review is mandatory as part of the city's normal building design code review process. Compliance with the BID's Design Review Committee's recommendations is *voluntary*, but encouraged.

Design Review Committee

The purpose of the DRC is to assist the City of Grand Island and BID Board of Directors by providing design criteria, guidance and recommendations for those applications specifically referred to the Committee by either the City of Grand Island, the Board of Directors or as requested by the Applicant. The goal of design review is to maintain and enhance the character of the City, enhance the natural and aesthetic qualities of the City, preserve the value of land and buildings, and protect and preserve the cultural aspects and heritage of the City. The Design Guidelines can be amended in the spirit of cooperation with property owners.

More specifically, design review is intended to:

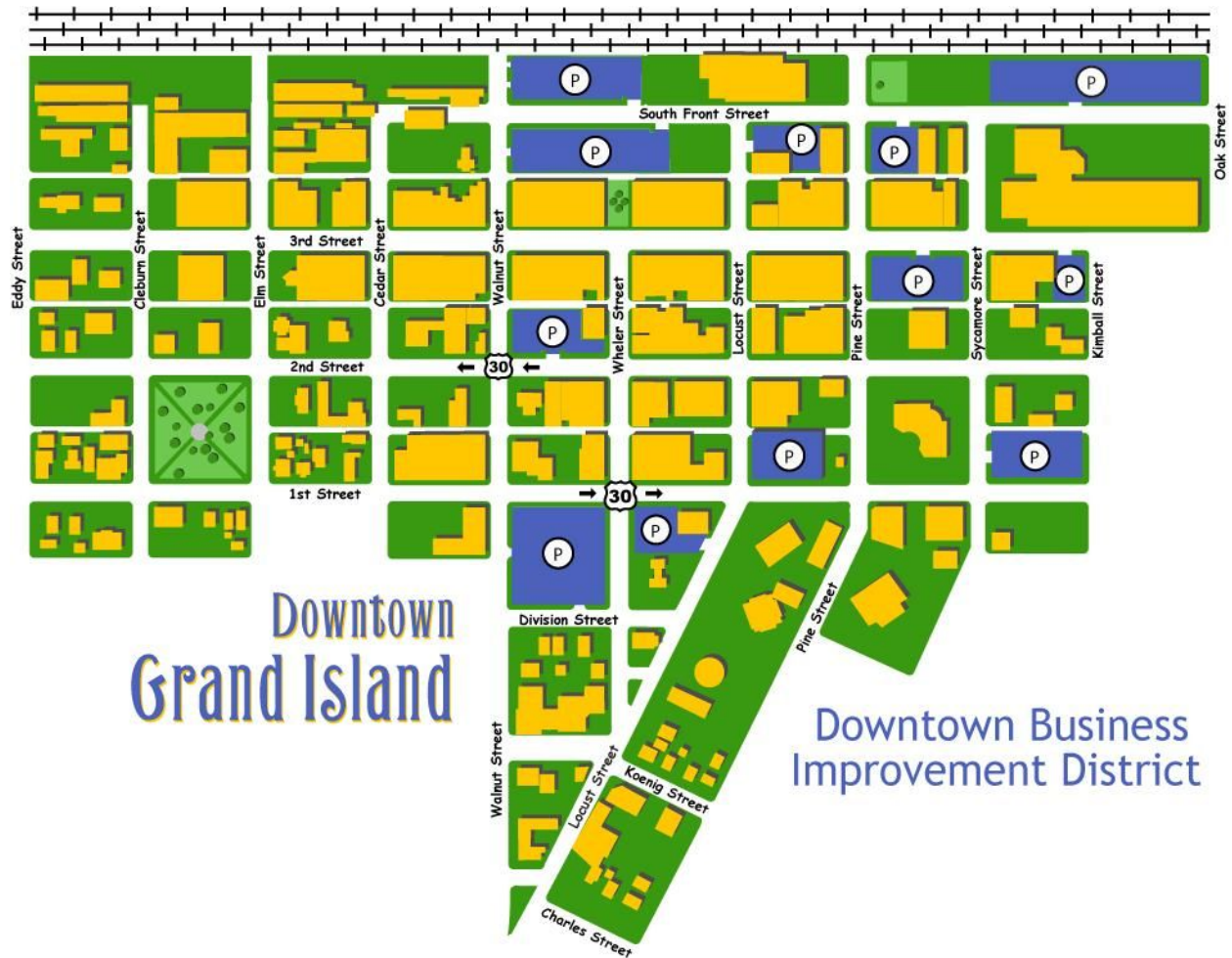
- Maintain, protect and enhance existing buildings of historical and architectural significance,
- Foster new development that is aesthetically compatible with existing buildings and infrastructure.
- Encourage and assist building owners to restore and rehabilitate existing buildings in a cost effective, sensitive manner and in such a way as to be compatible with the surrounding neighborhood.
- Encourage originality and creativity in the design of new buildings and additions, or the remodeling of existing buildings.
- Maintain and enhance the appearance of signage, new and existing.

Certificates of Appropriateness

A "Certificate of Appropriateness" is a design permit issued by the Downtown BID Design Review Committee based on review and approval of any construction, alteration, demolition, or removal of a structure or part of a structure within the BID District. Property owners within the BID District, who secure a Certificate of Appropriateness, will be recommended and supported for grant funding from the Community Redevelopment Authority (CRA).

If a "Certificate of Appropriateness" is denied, an appeal may be taken to the Downtown Business Improvement Board of Directors. A notice of intent to appeal must be filed to the BID Board of Directors at least 10 days before the Board of Director meeting and within 90 days from the Design Committee's decision.

Downtown Business Improvement District Boundaries



Elements of a Building Facade



Definition of Terms:

Architectural Elements – The unique details and component parts that either form the decorative style of a building façade.

Cornice – A horizontal decorative molding that crowns a building or storefront.
The projecting member at the top of the exterior wall.

Bulkhead – The areas that support the display windows.

Column – A vertical structural member.

Display Window – The main areas of clear glass on a storefront.

Façade – The face or main front of a building.

Infill – When a structure is built on an empty lot between two existing buildings.

Pediment – a triangular shaped gable or decorative piece on top of a building or doorway.

Pedestrian Experience – The positive reaction to walking and engaging in downtown including appropriate green space, adequate lighting and a feeling of security.

Sash – A frame for glass to close a window

Setback – The distance a building is built from the property line.

Sill – Horizontal member immediately below the window.

Storefront – The front exterior wall of commercial space.

Storefront Cornice – The projecting member at the top of the storefront.

Transom – Smaller windows above a door or window; can be operable or fixed.

Upper Floor – The floors above the ground floor; usually non-retail.

Window Hood – A projecting structural member above a window.

Architectural Recommendations

The historic business district in downtown Grand Island is comprised of buildings from the 1870's through the 1950's. The business district developed along the face of the railroad tracks on both the north and south sides. The historic building district contributes to the community's history and authenticity.

New Infill Construction and Building Additions

In general, all new and infill construction must comply with all codes and ordinances adopted by the City of Grand Island. These codes can be found at www.grand-island.com.

Constructing new buildings to fill vacant lots in the downtown district is encouraged. The design of new construction is challenging in a historic district. The new building's appearance must be sensitive to the character of and designed to be compatible with surrounding buildings. Any proposed new infill building designs need to be assessed for negative impact on the character of the district and the surrounding buildings.

The infill façade should not look like a building of another architectural era not found in the district or community. It should not pretend to look historic, but should contain similar qualities that blend in with the surrounding buildings. Too often, false Colonial or Victorian details are added to a new building in an attempt to make it blend in with older surroundings. This approach detracts from the district's character by compromising what is authentic and historic. Any new building constructed should strive for craftsmanship and quality design that is compatible with the surrounding buildings.

Like with new infill building construction, the design for additions to historic buildings is challenging. The appearance of the addition must be sensitive to the building's historic character. Any proposed design needs to be assessed for negative impact on the character of the historic building. It should not pretend to look historic but should contain similar qualities that blend in with the existing building. The building addition should strive for craftsmanship and quality design that is compatible with the existing building.

New buildings and additions should be designed with the following qualities in mind:

PROPORTION – The size of window and door openings should be similar to neighboring buildings. Addition of infill panels not made of glass is discouraged. The composition (organization of its parts) of the building should be similar to neighboring buildings.

SETBACK – Planners of the downtown areas aligned the building walls. This alignment allows pedestrian traffic to flow naturally along retail and service areas. Infills should maintain the consistency of the building facades.

HEIGHT – The height of the infill should be in proportion to its width and should relate to the height and width of surrounding building. New buildings constructed in the middle of the block should fill the entire space (height and width). Avoid construction a single building between two multi-story buildings.

WIDTH – The width of an infill building should correspond with the widths of the surrounding buildings. If the open space in the middle of the block is large, the building should be broken into a number of smaller bays to maintain consistency of the block.

- DO make attempts to locate new uses in interior spaces rather than constructing a new addition.

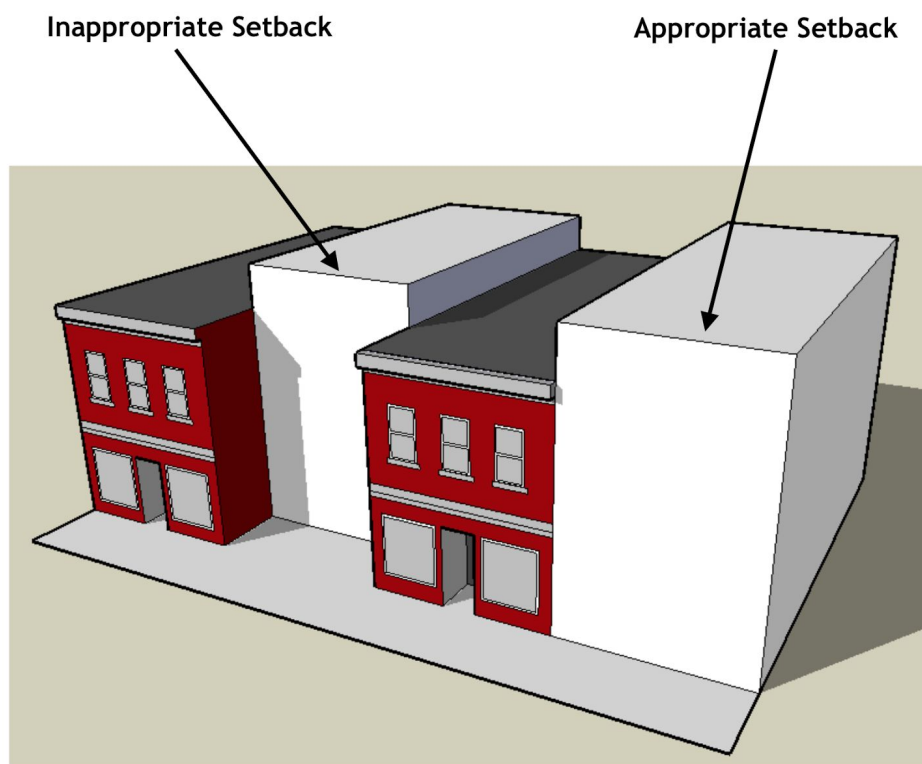
Downtown Business Improvement District
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- DO encourage construction of new buildings on vacant lots.
- DO build new additions so that there is the least possible loss of historic materials and character-defining features.
- DO make sure the setback is possible loss of historic consistent with that of its materials and neighboring buildings. character-defining features.
- DO respect the proportion of existing facades.
- DO encourage infill buildings to reflect the characteristic rhythm of the facades along the street. If the site is large, the building should be divided into a number of small bays.
- DO make sure the size and proportion of window and door openings are similar to those on surrounding facades.

Setbacks and Infill

New construction and infill buildings should maintain the alignment of facades with adjacent structures. Building height should also be comparable to adjacent structures. Infill construction should reflect some of the detailing of the surrounding building in size and window shape. Cornices, brick work and other detailing should also reflect surrounding buildings.



Architectural Details and Building Materials

There are four types of traditional materials used to construct commercial buildings: masonry, metal, wood, and glass. Identifying, retaining, and preserving these materials are important in defining the overall historic character of the building. Things such as brackets, cornices, pressed tin ceilings, door pediments, steps, columns, cast iron facades, enameled metal panels, glass block, storefronts, doors, window sashes, hardware, capitals, window hoods, and stairways as well as details such as tooling, patterns, coatings, finishes and color are constructed of these materials.

Deteriorated building details and ornament should be repaired rather than replaced whenever possible. If a replacement is necessary, the new material should match the original material in composition, design, color, and texture. Replacement of missing details and ornaments are encouraged.

The following building materials are not recommended to be used on the exterior of historic commercial buildings—cedar planks or cedar shake shingles, standing seam metal or asphalt shingled awnings, molded stone, rough cut logs, aluminum slipcovers, vinyl or aluminum siding, enamel coated Masonite panels, applied false brick veneer, or decorative concrete block. These materials are not of the same quality as traditional building materials and have not been time tested for durability and longevity.

- DO document the work, repairs and changes to the building to guide future research and work.
- DO retain historic materials and features as much as possible and use adequate measures to protect those materials and features.
- DO stabilize deteriorated or damaged features and surfaces prior to undertaking work so further damage cannot occur.
- DO evaluate the existing condition of the feature or surface to determine whether more than protection and maintenance are required or if repairs are necessary.
- DO protect and maintain exterior building features and surfaces by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative elements. DO uncover hidden details and ornaments whenever possible.
- DO repair, fill, caulk, prime and repaint soft, dry or split areas in wood surfaces.
- DO replace broken or missing details and/or ornamentation with quality materials that will last over time and that matches the original material in composition, design, color, and texture.
- DO use the least invasive method to clean exterior materials.
- DON'T remove architectural features that can be stabilized and preserved.
- DON'T use replacement material that does not match the historic features.
- DON'T alter features or surfaces that are important in defining the overall historic character of the building.
- DON'T sandblast, pellet blast, water blast or use any other abrasive or corrosive removal process to clean brick or stone that damages the historic nature of the building. These harsh cleaning methods will severely damage the stone or masonry and will lead to accelerated deterioration.

Accessibility

Modifications to historic buildings are often required so that they will be in compliance with current accessibility code requirements. Any proposed design modifications need to be assessed for negative impact on a building's historic character and/or character-defining features. The overall goal of any accessibility modifications to historic buildings is to provide access with the least impact on the historic resource.

- DO consider the American with Disabilities Act (ADA) provisions for alternative ways of accessing historic buildings in cases where the proposed work would damage or destroy building's character-defining spaces or elements.
- DO comply with barrier-free access requirements while protecting the character-defining spaces, features, and finishing of the building.
- DO include architecturally sensitive accessibility modifications during a storefront rehabilitation.
- DO identify the building's character-defining spaces, features and finishes so that accessibility code-required work will not result in their damage or loss.
- DON'T design modifications without consideration of the impact on the building.
- DON'T make changes without first seeking professional advice to determine appropriate solutions.

Windows

Windows are important in defining the historic character of a building. It is important to identify and retain windows and their functional and decorative features when undertaking a project.

Moving the location, covering-up, or changing the dimensions of an original window opening is seldom appropriate, because it alters the character of the existing window. In a block of commercial buildings, window patterns contribute to the visual appearance of the entire block. Therefore, retaining the location of windows contributes to maintaining important character-defining features.

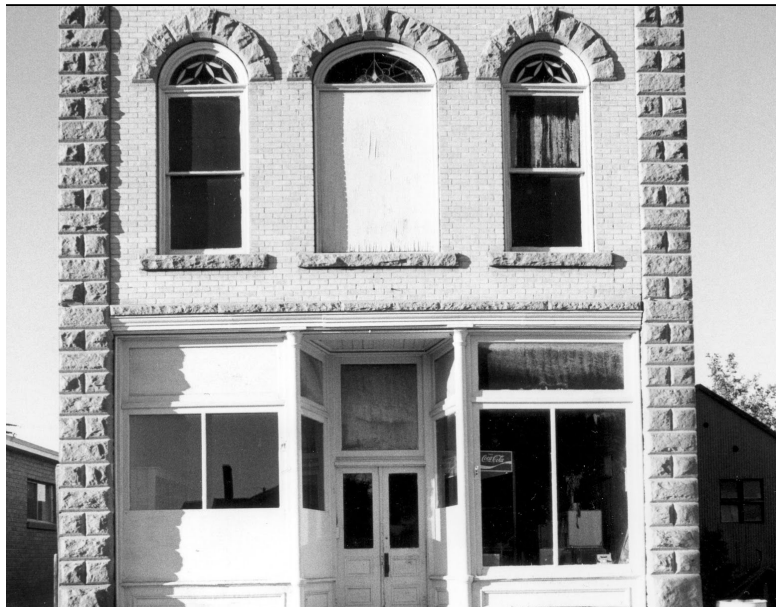
The restoration or renovation of a building's storefront should attempt to return the façade to its original character. Preservation of original materials or details is strongly encouraged. The shape and size of original openings are also significant in preserving the historic fabric of a building. It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit size, material and design. Replacing missing original elements such as transom windows is also recommended.

Upper floor windows should be vertically oriented. Arched tops and decorative lintels are encouraged. The enclosing or bricking in of windows is strongly discouraged. When upper floor windows must be replaced, match the original in configuration and materials if at all possible.

- Do remove boards and other inappropriate materials covering windows and fix broken windows immediately since broken or boarded up windows negatively impact the business district.
- DO restore window openings to their original configuration and detail if they have been altered. When replacement windows are necessary, use windows that match the original in size, material, profile, sightlines, configuration, and overall population.
- DO retain upper story windows even when vacant. Use curtains or open blinds to conceal vacant spaces that can be seen from the ground level.
- DO use a recessed setback if a new interior ceiling must be dropped below the height of the existing window opening, so that the full window opening can be retained without altering the exterior appearance.
- DO stabilize a deteriorated or damaged window until additional work is undertaken, so no further damage can occur to the building.
- DO protect and maintain the materials that make up the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coatings.
- DON'T change the size or shape of window openings.
- DON'T remove material that could be repaired or use improper repair techniques.
- DON'T remove or alter windows or window features that define the character of the building.
- DON'T add shutters to windows.
- DON'T allow window heating/air conditioning units in windows on the main facades.
- DON'T remove a character-defining window that is un-repairable and replace it with a new window that does not convey the same visual appearance.
- DON'T replace windows because the paint is peeling, if there is broken glass, a stuck sash or high air infiltration, as these conditions are not in indications that windows are beyond repair.
- DON'T change the appearance of the windows by replacing them with inappropriate materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration, the reflectivity and color of the glazing (glass), or the appearance of the frame.
- DON'T cut new openings or block windows.
- DON'T replace windows without sufficient historical, pictorial, and physical documentation for review.



Windows should be large enough to fill the entire opening. Filling in with paneling is not recommended.



Windows provide a visual connection to the inside of the building, which enhances the pedestrian experience. This connection is lost when windows are bricked or filled in.

Doors and Entryways

The location and appearance of doors are important character-defining features of historic buildings. Main entry doors, usually located on front facades, often employ richer materials and more elaborate designs than side, rear, or service doors. Retail storefronts often have recessed entries to provide shelter from the weather, additional display window space and sometimes include the name of the business or address in the floor using tile or terrazzo. Recessed storefronts also emphasize the building entrance. In renovation, building owners are encouraged to retain these entries. If the recessed area has been changed in an earlier remodeling, owners are encouraged to restore the recessed area unless the change has added historic significance to the building.

Primary entrance doors should resemble what was originally in place. Solid or residential style doors with small areas of glass are not appropriate for commercial/ retail buildings. The typical historic commercial building often had an additional or secondary door on the front or the side to permit access to the upper floors. Compared to the storefront entrance, this second door should be modest in design and usually not recessed as deeply. Secondary doors should also fit into the overall façade without drawing unnecessary attention.

- DO retain original doors and hardware.
- DO match the original door in materials and scale to the rest of the façade when replacing.
- DO use doors that are compatible with the storefront.
- DON'T move or cover up existing doorways.
- DON'T add new doors to the building where there weren't doors or openings before.
- DON'T use standard sized residential type or fake "historic" looking doors decorated with designs, moldings, or window grilles.
- DON'T install secondary doors that are more prominent than the storefront door.

Rear Façades and Entrances

The alleys and areas behind Main Street buildings are often overlooked as an important design feature of the district. People avoid them because they are unkempt and unattractive. These spaces are usually used for deliveries or garbage collection. The Downtown Grand Island has parking areas in the district where the back sides of Main Street buildings are exposed to public view. Often times, the rear façade has been poorly maintained. Windows and doors have been boarded up. Old signage remains. The area is generally dirty and unattractive.

Rear façades need care and attention, not only for preservation reasons, but to support the overall appearance of the district. It is important to clean up these areas and perform rehab work and maintenance like on other parts of the building. Work with the utility companies to repair, secure and conceal lines and wires and refer to the window and building maintenance sections of these guidelines for more detailed information. Rear entrances can be a benefit, providing customers access to the businesses without walking around to the front of the building. Business owners should consider whether or not a back entrance changes their walk-through traffic, their displays and their security.

- DO keep the design of the rear façade and rear entrance simple.
- DO remove boards and other inappropriate materials covering window and door openings and restore them to their original configuration if they have been altered.
- DO use signage and appropriate lighting to make the rear entrance inviting.
- DO keep the rear entrance area clean and safe.
- DON'T allow the rear entrance to compete with the storefront in importance.
- DON'T allow trash or weeds to accumulate in the rear entrance area.

Awnings and Canopies

Awnings and canopies can provide a secondary location for signage and add color and interest to the façade of a building. They can also be used to emphasize storefront windows and entrances. They also serve as protection for pedestrians and display windows from the sun and rain. Awnings and canopies don't have to be used on every building and are not appropriate for every building. Seek professional design advice when considering awnings.

Features such as awnings and canopies are visual elements that can add or detract from the character of a building. They can be dominating design features on the façade of the building, so it is important to make sure there is a good relationship between the awning or canopy and the façade. Certain buildings may lend themselves to a particular style of canopy or awning or none at all. If a new canopy or awning is to be added to historic building where one did not previously exist, it should be designed to be compatible in scale, color, proportion and material with the building façade. Aluminum canopies can be original, or are later additions, that have gained historical significance with the building.

Awnings and canopies serve design as design elements, both as decoration and as a

functional purpose. Canopies are fixed to the building whereas an awning can be opened and closed or can remain permanently extended. Operable awnings visual elements let sunlight into your building that can add or on cold days, helping to heat detract from the interior. Although it is more expensive to install an operable awning than a fixed one, you may recoup the expense through less energy consumption.

Canopies should always be securely fastened to the façade. Steel rods are often used to anchor canopies. It is important to position the rods so that they blend into the design of the façade.

Before determining the appropriate color and/or pattern for an awning, look at the entire building. If it has minimal architectural detailing, it can be enhanced with a bright accent color or pattern. A more decorated facade should be complemented with a subtle solid color. Select a color that enhances the existing building features. If incorporating signage on the awning itself, keep the message simple and direct. Signs are best located on the returns (sides) and valances (flaps) and should be attached to the fascia of canopies.

- DO repair rather than remove metal canopies if possible.
- DO utilize existing awning hardware and fixtures. Repair before replacing.
- DO consider how the awning or canopy will affect existing architectural features and how it will appear in relation to the scale of the building.
- DO use a canvas color or pattern that enhances the building's façade.
- DO consider the impact on neighboring buildings when choosing an awning or canopy.
- DO use professionally manufactured canvas.
- DON'T use metal stock or structured standing seam awnings.
- DON'T use plastic or vinyl formed awnings.
- DON'T use plastic grids or baffles and under lighting with canvas awnings.
- DON'T overpower the proportions of the windows or facades with awnings.
- DON'T use patterned or bold colors on buildings with a great deal of architectural style and detail.

Paint

When painting any surface, colors should be compatible with the building, surrounding buildings, and the district overall. Bright, flashy colors are strongly discouraged. Painting can be one of the simplest, but dramatic improvements that can be made to a building but it must be done with great care. Paint was originally used to highlight the architectural details of a building including the details in the cornice, the storefront, and the upper story window frames. Paint was also used on early buildings to protect the soft-fired brick surface.

Brick wall surfaces that have never been painted should be left unpainted. Brick wall surfaces that have been painted, can be maintained and repainted. Paint colors should be chosen to be compatible with the architectural color and characteristics of the building, as well as adjoining buildings on the block. Inappropriate color selection makes a building stand out rather than blend in with the neighboring buildings.

Location and size of buildings should also be taken into consideration when selecting colors. Large, plain buildings should use more subtle colors than smaller, more ornate buildings.

Attention should be given to the preparation of surfaces (brick, wood, metal), choice of paint type (oil or latex) and finish (gloss, semi-gloss, or matte). We recommend that you consult with paint professionals to ensure the appropriateness of your color preferences, surface to be painted and type of paint.

- DO leave unpainted brick wall surfaces unpainted.
- DO select paint colors that are compatible with the architectural color and characteristics of the building, as well as, adjoining buildings and other others on the block.
- DO catalog all of the building pieces that are to be painted. Since each piece may be of different material, it may require a different type of paint and painting techniques.
- DO make repairs to surfaces before starting any work. Replace rotted wood, remove peeling and loose paint, repair masonry mortar joints, clean and repair windows, remove rust from metal, etc.
- DON'T select paint colors that are inappropriate for the building making it stand out rather than blend in with the neighboring buildings.
- DON'T paint previously unpainted brick.

Cornices

Building cornices are constructed of different materials including sheet metal applied over a wood frame, decorative wood molding, brick or stone. The cornice should be repaired rather than replaced whenever possible. If a replacement is necessary, the new material should match the original material in composition, design, color and texture. We recommend that the cornice be duplicated if the cornice has been damaged or removed. The new or replacement cornice should be based upon historic photographs or existing pieces of the cornice.

- DO paint sheet metal cornices regularly to prevent rust.
- DO repair any rotted or damaged wood support if found.
- DO use quality materials that will last over time and that match the original material in composition, design, color, and texture.
- DON'T restore cornices without historical or physical documentation if at all possible.
- DON'T replace a cornice or broken details with cheap or inferior materials that will not last over time.

Roofs

Roofs on downtown buildings are typically unseen from the front of the building, hidden from view in most cases by the parapet. A weather-tight roof is essential to protecting and preserving a building.

Downspouts and other drains should be kept clear and well maintained. Flat or sloped roofs with parapet walls are recommended.

- DO stabilize a deteriorated or damaged roof prior to undertaking any work so further damage cannot occur to the building.
- DO protect and maintain building roofs by cleaning gutters and downspouts so that water and debris do not collect and cause damage to roof fasteners, sheathing, and the underlying structure. Replace deteriorated flashing and check roof sheathing to make sure there is proper venting and not any moisture condensation or water penetration, and to insure that materials are free from insect infestation.
- DO protect a leaking roof with plywood and building paper until it can be repaired.
- DO hide mechanical service equipment on the roof so they cannot be seen from street level or obscure character-defining features on the building.
- DON'T remove materials that can be repaired.
- DON'T build a new roof addition that is incompatible in size, scale, material and color or that is visible from the street or damages or obscures character-defining features on the building.

Stucco

Materials similar in texture and perception either synthetic or natural including stucco, plaster and EIFS should not be used as the only other finish material besides glass on a facade. The amount, proportion and location should be carefully considered.

Mechanical and Electrical Items

Utility areas and mechanical equipment should be designed so that they do not detract from the aesthetic appeal of the BID District. If possible, locate all mechanical and electrical items out of view as is possible.

Lighting

Lighting in downtown serves several purposes including security, facilitating vehicular and pedestrian traffic, illumination of signage and façades, highlighting interior merchandise displays and accentuating architectural details of buildings.

Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, material, use, size, scale, color, and brightness. When using lighting fixtures in downtown, it is important to consider the level of lighting as well as the scale and overall design of the fixture itself. Exterior lighting should highlight building elements, signs or other distinctive features rather than attract attention to the light fixture itself. Lighting should provide an even illumination level. Exterior lighting fixtures should be appropriate to the building's architectural style.

Signs

Signs contribute to the overall image of downtown Grand Island and give identity to individual businesses and buildings in the district. All signs in the downtown district need to

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fit the image of downtown Grand Island while creating a positive identity for individual businesses.

In general, signs should not cover windows, cornices, transoms, or other decorative details. They should complement the building's façade as well as those of neighboring buildings in shape, size, color and material.

Regarding outdoor electronic signage, electronic signage is strongly discouraged as it does not mess with the historic fabric of the downtown district. A verification of installing electronic sign codes would also have to be approved within the City of Grand Island signs codes.

Quality of workmanship and construction is essential. A simple, well-made sign speaks more highly of a business than an extravagant, but sloppy sign.

- DO use signage appropriate to the design of the building façade.
- DO use historic photographs to aid in the design of a new sign.
- DO ensure signs are designed and installed following City of Grand Island's Sign Code.
- DO use signs that respect the size and scale of the building and street and do not obscure the building's important architectural details or features.
- DO pay attention to how the sign appears in relation to the entire façade. Take cues from the colors of the building for the colors used on the sign.
- DO use signs that are attractive in appearance and are pedestrian-oriented in shape and size.
- DO use professional sign companies with experience working in historic districts to design and install signage. Use signs that are constructed of quality long-lasting materials. Workmanship and quality are essential.
- DO use lighting to light signs at night.
- DO use lighting that shines down on the sign rather than up to avoid light pollution.
- DO use pedestrian friendly signage that provides information simply and legibly.
- DO use professionally designed laser cut and applied window lettering on storefront windows and doorways.
- DO remove temporary signs such as banners and paper signs in windows in a timely manner. The use of temporary signs that outlast the advertised sale or promotion is discouraged.
- DO work with corporate chain businesses or franchise companies to find a sign design solution that fits within the guidelines.
- DO use signs that reflect the individuality of the business.
- DO remove signs when the business is no longer present. City of Grand Island's Sign Code requires removal within 90 days of vacating the premises. These codes can be found at www.grand-island.com.
- DON'T allow signs that obscure significant architectural details or features.
- DON'T allow signs that dominate the façade of the building.
- DON'T use signs with poor craftsmanship or poor quality materials.
- DON'T use handwritten, homemade or cheaply constructed signs.
- DON'T use mechanical, neon or electronic signage that is inconsistent with the historic character of downtown.
- DON'T clutter the front of the building or display windows with signs. Window signage should not cover more than 15% of the available window space.
- DON'T use vacuum formed or internally lit plastic signage.
- DON'T use standard commercial neon lighted signs that can be purchased from a

- retail store.
- DON'T use fluorescent colors.

Public Right-of-Way

The purpose of addressing streetscape elements in the Design Guidelines is to ensure coherent street perspective and to assist building owners and occupants with the understanding of the relationship between the public space and the building space. These Design Guidelines present a set of parameters for the placement and characteristics of sidewalks, street trees and other appurtenance (benches, signs, street lights, fixtures) on or near building sites. Allowances should be made for curb cuts, fire hydrants, water poles, and other infrastructure elements.

The Design Committee is creating a set of zones on the sidewalk. The frontage zone and the furnishing zone are locations where property owners and business owners can add items, including flower pots, sidewalk seating, product displays, sculptures and other public art. All items added to the frontage and furnishing zones must be easily removable. There will be no permanent additions in these zones. The City of Grand Island may require a permit or licensing agreement for items placed in public right-of-way.

Sidewalks should be wide enough to facilitate pedestrian movement and pedestrian amenities such as outdoor seating, landscaping, and street furnishings. There should be pedestrian crosswalks at all intersections in downtown Grand Island. Public spaces should provide attractive pedestrian scale lighting to complement the built and natural environment. Lighting should also provide security while preserving views of the night sky.

If it is necessary to remove or repair the downtown sidewalks, the trees and surrounding grates in the sidewalks shall match the existing trees and grates in the district. A list of acceptable trees are as follows:

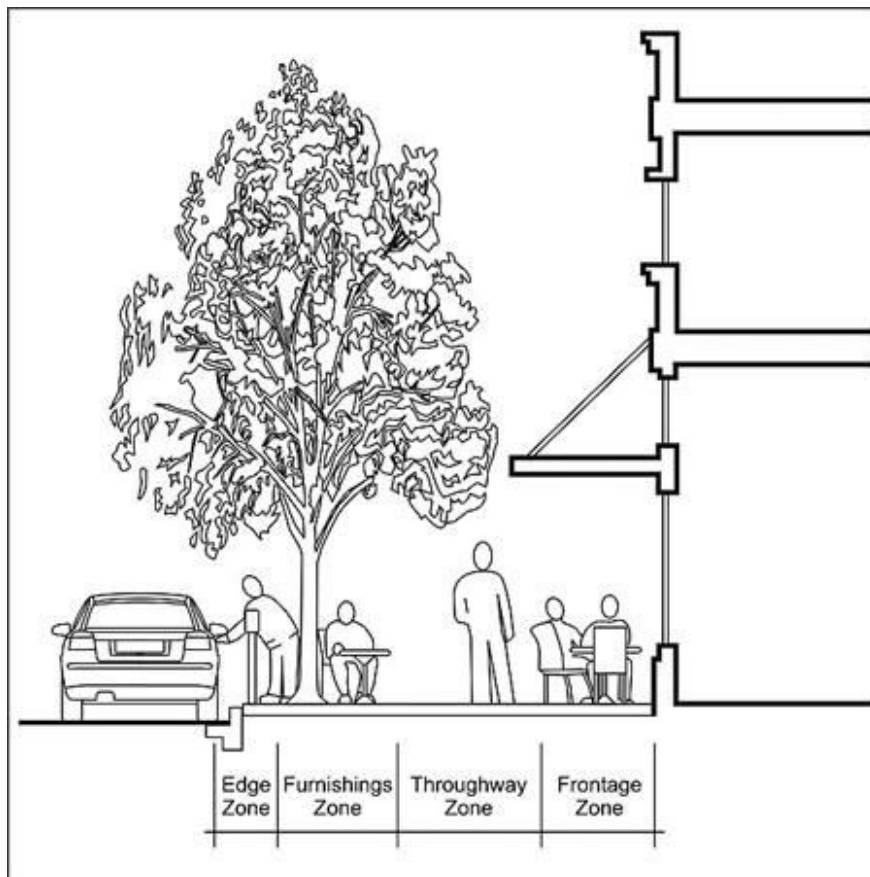
In areas where the sidewalks require repair or where sidewalks do not have a brick accent, it is recommended to use matching brick pavers for replacements and repairs. The existing pavers are made by Endicott Clay Products and the colors are a blend of Medium Ironspot No. 11 and Medium Ironspot No. 46.

The Design Committee is aware that some of the trees do block business signage that is affixed to the downtown buildings. The Design Committee does not want the trees to be removed, but would pay for the trees to be trimmed to increase visibility of the building faces and signage. Please contact the Business Improvement District for more details.

If property owners or business owners would like to make changes to the public right-of-way, the Design Committee strongly encourages these owners to prepare a proposal outlining the changes that are being considered. This proposal will be reviewed by the Design Committee for a Certificate of Appropriateness as described earlier in this document.

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Edge zone – A 24” area between the face of curb and the furnishing zone. An area of required clearance between parked vehicles and appurtenances or landscaping.

Furnishing Zone – This zone is for infrastructure, bike racks, trees, historic lights, Post Indicator Valves, and other amenities. This zone is typically 48”.

Throughway Zone – The pedestrian throughway zone must remain clear, both horizontally and vertically for the movement of pedestrians. ADA accessibility is a critical component of this zone and therefore a 60” clearance without obstacles must be maintained.

Frontage Zone – This zone is for café seating, flower pots, displays and other amenities. This zone can vary in size as long as the Edge Zone and Throughway Zones are maintained. Permanent structures may require a license agreement with the city of Grand Island.

Zone overlap: Please note that these zones are not “fixed positions”. It is possible to have overlap with these zones. For example, the Edge Zone and Furnishing Zone can count as part of the required 60” Throughway Zone as long as there are no objects within these areas.

Street Trees – The trees that are currently in the downtown district were primarily planted through a grant program through the City of Grand Island. These trees have reached maturity, and are an asset to the downtown atmosphere.

Conclusion

The Downtown Business Improvement District and the City of Grand Island encourages the preservation of the distinct architectural and urban characteristics of our downtown. Downtown Grand Island should embody the cultural, commercial, social and civic heart of our community. These design guidelines promote the character of downtown development in order to help preserve historic fabric, encourage the pedestrian experience and establish standards for renovation and repair projects.

The goal of the design guidelines encourages a standard of excellence in the design of the built environment in the downtown. New developments and buildings should fit comfortably within the existing fabric of the district and remain functional over a period of many years. The design guidelines encourage the preservation of the historic fabric of downtown, as well as to promote compatible infill buildings that complement downtown Grand Island.

The Downtown Business Improvement District wishes to thank the volunteers on the Design Committee and the staff members of the City of Grand Island who have devoted time and effort towards the completion of these design guidelines.