

EXHIBIT "A"

The board may approve, approve with conditions, or disapprove each matter which is subject to its jurisdiction after consideration of whether the following criteria are met.

Natural features.

The project's location and design adequately protects unique site characteristics such as those related to scenic views, natural vistas, waterways, and similar features.

Massing.

- (1) For buildings over one story, a transition line shall be provided at the top of the first story. The transition line shall be expressed by a material change, by a trim line, by a balcony or by an awning. (5th Ave)
- (2) Buildings over two stories in height in any façade shall include projecting or recessed portals or wall planes, or other similar design elements. (Boca Grande)
- (3) So that no one building dominates the frontage line of a block or streetscape, any building that is more than fifty percent wider than the maximum building width that would be allowed by zoning on adjacent sites should be blended by breaking up the mass with projections, recesses and architectural features. (adapted from Boca Grande)
- (4) Multi-tenant buildings in single ownership shall feature architectural elements such as pilasters or engaged columns or a change in the plane of the façade defining the separate tenant spaces. (5th Ave)
- (5) Where lots have been combined to create larger development, the building façade should have division into smaller elements to perceptually reduce the mass of the structure. (Boca Grande)
- (6) Projections and recesses shall have a minimum depth of three feet. (Collier County)

Pedestrian scale.

- (1) The project's scale is appropriate relative to the street and the pedestrian, including the size, proportion, and building elements and components.
- (2) All buildings fronting a public street shall have a principal façade with a main entrance oriented parallel to the public street. (Boca Grande)
- (3) Habitable space is required to a minimum depth of 30 feet from the frontage line on all stories. The remaining depth may be used for parking. Parking

exposure on a frontage line shall be an opening not wider than 25 feet. (5th Ave)

Variety.

Variety is appropriate so as to complement and contribute to the fabric of the neighborhood. Formula and trademark buildings are prohibited.

Parking and loading.

- (1) On interior lots, forty percent or less of the provided off-street parking shall be located between the outermost front wall of the building and the abutting public street. At least sixty percent of the provided off-street parking shall be located on the sides or rear of the building. (adapted from Collier County)
- (2) On corner lots, sixty percent or less of the provided off-street parking shall be located between the outermost front walls of the building and the abutting streets. At least forty percent of the provided off-street parking shall be located on the side or rear of the building. (adapted from Collier County)
- (3) Loading docks and service areas shall not be permitted on frontage lines. (5th Ave)
- (4) Dumpsters should be placed in a location which is not visible from any right-of-way or pedestrian walkway whenever possible. If a dumpster must be located where it is visible from a right-of-way or pedestrian walkway, it shall be screened from view from said right-of-way or pedestrian walkway. Wherever possible, dumpsters should be shared between property owners. (5th Ave)

Color.

- (1) The project includes the appropriate use of color, meaning the color scheme of the building should incorporate decoration, trim, accents, awnings, canopies, shutters, signage or appurtenances in colors complementary to the base wall and roof color.
- (2) Primary colors (not including variations thereof), fluorescent colors, and black are prohibited except as trim, or detail colors.

Landscaping.

- (1) The project appropriately integrates landscape elements into the building design. The landscape shall be instrumental in defining the entrances to buildings or courtyards.
- (2) Plantings shall be mature to the extent that the project appears to be settled into a mature landscape.

- (3) Emphasis shall be on use of shade trees at the pedestrian edge of the project.

Climate.

The project is climatically responsive with appropriate use of overhangs and sheltering structures. Major glass areas are to be sheltered from direct sun exposure.

Materials.

- (1) At least 75% of the opaque wall area of each façade should be one material. Fenestration, applied trim, accent colors and decorative bands, with the exception of stucco, masonry, or concrete control joints, shall be used in such a way that they do not give a panelized or prefabricated appearance, or produce a striped or checkerboard effect. (Boca Grande)
- (2) Stucco structures should rely on decorative elements such as columns, pilasters, spandrels, articulated lintels, quoins, and ornamentation of cast stone, concrete or ceramic tile as well as brackets of wood and ornamental iron gates and railings. (Boca Grande)
- (3) The following materials are prohibited: vinyl or corrugated metal siding, fiberglass shingle roofing, and prefabricated metal buildings or their components.

Signage.

- (1) Signage design, lettering, materials, and illumination must relate to the building form and be integrated into the building design.
- (2) Signs extending above the wall of any structure to which they are attached is not recommended. (Boca Grande)

Windows and doors.

- (1) The use of false windows or false doors is prohibited.
- (2) Fifty percent (50%) of the doors, windows and glazed surfaces (not located under portals or canopies) should have one or more of the following: frames recessed a minimum of four inches, be flanked by columns supporting a cornice, have semicircular or triangular pediments, have spandrels or other articulated lintels, or have shutters. (Boca Grande)
- (3) The total width of shutters should equal the width of the window opening. (Boca Grande)
- (4) Light tinting or neutral gray glazing of window and door glass is permitted; mirrored glass is not recommended. (Boca Grande)

Defensible design.

The project must incorporate defensible space concepts of Crime Prevention Through Environmental Design (CPTED). Mixed use is encouraged where permitted to provide the safety mechanism of "eyes on the street."

Lighting.

- (1) To prevent direct glare, light spillage and hazardous interference with adjacent properties and with automotive and pedestrian traffic on adjacent streets (Collier County), no exterior lighting shall be permitted above the first story of buildings.
- (2) Pole-supported lighting fixtures shall be a maximum height of 25 feet within vehicular use areas and shall be a maximum of 15 feet within non-vehicular pedestrian areas. (Collier County)

L:\lks\Staff Reports\00-T2 Council again.doc