

PART II



DOWNTOWN DESIGN GUIDELINES

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CHAPTER 3. INTRODUCTION



A Vision for Downtown Missoula

In the future, Downtown should continue to be the heart of the community and the regional hub for culture and commerce. It should be a vibrant, pedestrian-oriented place with a mix of uses that serve all residents of the City. It also should include housing for a wide range of age groups and economic positions. At its core, Downtown should have a high degree of visual continuity, in which individual buildings fit with others nearby, establishing a distinct sense of place. It should exhibit creativity in design while respecting heritage and should accommodate an increase in intensity of building scale and use.

While Downtown is “urban” in feel, it also is distinctly of Missoula and the region. As such, natural, traditional, native materials should be used extensively and signs of local craftsmanship should appear everywhere. Views to the mountains, the River and to historic landmarks should be maintained and enhanced. Generic designs that fail to reflect the region should be avoided.



Design Principles for Downtown Missoula

The following design principles support the vision for Downtown Missoula.

Maintain and Enhance Downtown's Design Character and its Distinct Identity.

A key design principle is to maintain and enhance Downtown's identity as the urban core of the City. Downtown's traditional buildings are pedestrian-friendly, well-detailed and use durable materials. They engage the public realm through carefully designed facades, and inviting ground floor spaces, entries and other design elements. Each improvement project in Downtown should convey those qualities.



Respect the Historic Resources in Downtown.

Areas with special cultural significance are designated as historic districts, including the Downtown Missoula, East Pine Street and Northside Missoula districts. The character of each of these districts is well-established, and the goal for development is to be compatible with their design traditions.



Promote Diversity in Design.

Diversity in architectural design should be celebrated and encouraged in Downtown. It is a major cultural hub for the region and, as such, architectural creativity and experimentation are encouraged, provided that the result is compatible with the traditional design qualities of Downtown's buildings.

Support the Downtown Master Plan.

The Downtown Master Plan identifies a vision for land use and design that should be considered when planning improvements. The design guidelines draw upon those fundamental design principles.

Key Design Considerations for Downtown

In achieving the vision for Downtown and applying the design guidelines that follow, these key design considerations should apply. They also appear in Table 2, which follows.

Street Level Interest.

The ground level of each building should engage the street with features that are visually interesting and that encourage walking. This should contribute to active and vibrant streets, sidewalks and public outdoor spaces. A rich variety of entries, storefront windows, outdoor seating, product displays and other inviting features should enhance street level interest. The degree to which street level interest is emphasized varies within each Downtown Design Context. Table 2 indicates the relative importance of street level interest in each of the Contexts. These terms appear in Table 2, related to street level interest:

- **Very high** – A building in this Context should have a high degree of active ground floor uses which are pedestrian oriented. Using retail storefronts is preferred, but where a storefront is not feasible, alternative designs for creating visual interest may be applied, but only in limited amounts.
- **Medium or high, with some flexibility** – A building with a retail storefront is preferred in this Context as well, but more flexibility in using alternatives to create interest is appropriate. This may include offices and other service uses at the street level that are not specifically retail. The design guidelines describe alternatives for providing street level interest in these conditions.
- **Moderate, flexibility is encouraged** – A building may have a commercial or residential use at the ground level. There should still be interest at the street level, but flexibility in creating interest is encouraged.



Compatibility with Traditional Character.

Each building and open space should respect the valued design traditions of Downtown, particularly when within the boundaries of a historic district. This does not mean that a building must imitate an older style. Instead, a building should be designed to be compatible with traditional design features, including materials, fenestration patterns, facade widths, orientation and placement. Interpreting traditional compositional features, including having a base, middle and cap, and aligning facade details horizontally with others along a block are important factors of compatibility. Conveying a human scale through similar building massing and articulating a facade to add interest also are ways to be compatible. Table 2 indicates the relative degree of importance of compatibility with traditional character for each Design Context. The ratings range from “High,” to “Medium, to “Moderate.”

- **High degree of compatibility** – A design should relate strongly to many of Downtown’s traditional design features, but without copying historic styles. This includes the more fundamental features of building alignment, massing and materials, as well as compositional features of windows, doors and architectural details. The design guidelines describe how these features may be arranged to be compatible with their setting.
- **Medium degree of compatibility** – A design should relate to several of the fundamental design features of the area, but may do so in more abstract ways than in a Context where a High Degree of Compatibility is indicated.
- **Moderate degree of compatibility** – A design should relate to some of the more fundamental traditional design features and may do so in more abstract ways, but less directly than in a Context where a Medium Degree of Compatibility is indicated.

Street Edge Character.

The way in which a building front or landscape design defines the edge of the street is a key consideration. The degree to which these elements create a strongly defined, uniform line or the degree to which some variation in setbacks occurs is the key variable in establishing street edge character. In some Contexts of Downtown, a strongly defined edge, in which facades align at the sidewalk edge, is the goal. In other areas, a degree of variation in setbacks is appropriate. Where an increased setback occurs, it should be visually attractive and support outdoor activities. Courtyards and outdoor dining areas are examples. Table 2 describes the desired street edge character for each of the Design Contexts.

- **Highly Consistent Street Edge** – In this setting, building fronts should align uniformly at the back of sidewalks. Only slight variation should occur, where small courtyards or plazas connect to the sidewalks. Those open spaces should include landscape features, such as site walls and planters, that help to define the building line at the sidewalk edge.
- **Generally Consistent Street Edge** – In this Context, more variation in front setbacks may occur for a portion of a building. The space in this setback should be designed as an amenity, such as a plaza or courtyard. Parking in front, where it is permitted, should be limited to only a portion of the street frontage of a property and be well-landscaped.

Preferred Maximum Building Height at the Street Edge.

While the maximum building height is established by the zoning code, preferred maximum building height at the street edge refers to the ideal scale of a building along its front parcel line. The goal is to reduce the perceived height of a building as viewed from the street level and to ensure solar access to the public right-of-way. In addition, limiting the scale of a building at the street edge breaks down the bulk and mass of an overall building volume. Table 2 indicates this target maximum building height in stories for parts of the building that are close to the street edge for each of the Contexts.

Materials.

Building materials in Downtown should be durable and exhibit qualities of human scale, and have detailing and textures that are compatible with traditional masonry (brick, stone and detailed concrete). The use of masonry is encouraged to promote compatibility with Downtown’s traditional character, particularly in the Downtown Inner Core. Mixing masonry with new and innovative materials is also appropriate and encouraged, depending on the Context. Alternative materials also should convey a sense of scale. Table 2 indicates the degree to which masonry should be the focus and where complimentary alternatives may be appropriate. Three degrees of compatibility of materials are indicated in the table.

- **Focus on Masonry** – Masonry should be the primary material in this Context. Alternative materials are appropriate as accents and on secondary walls.

- **Focus on Masonry, with other Complementary Materials** – While masonry still is preferred, alternative materials may be applied in larger proportion than in areas where the focus is solely on masonry.
- **Greater Diversity of Materials** – In this Context, alternative materials that convey a sense of scale may be used for a greater proportion of a building.

TABLE 2: DOWNTOWN CONTEXTS					
	Downtown Inner Core	Downtown Outer Core	Hip Strip	Downtown Gateway	Downtown North
Street Level Interest	Very High	High, with some flexibility	Very High	Medium, with some flexibility	Moderate, flexibility is encouraged
Compatibility with Traditional Character [1]	High	High	Medium	Medium	Moderate
Street Edge Character	Highly Consistent/Urban	Highly Consistent/Urban	Highly Consistent/Urban	Generally Consistent/ More Flexibility appropriate	Generally Consistent/ More Flexibility appropriate
Preferred Maximum Building Height at the Street Edge [2]	6 stories	6 stories	4 stories	4 stories	3 stories
Materials	Focus on Masonry	Focus on Masonry but other Materials as Complementary	Focus on Masonry but Other Materials as Complementary	Greater Diversity of Materials Appropriate, but should ease transition into Core	Greater Diversity of Materials Appropriate

[1]Compatibility with traditional character is particularly critical for development that occurs within or adjacent to a historic property or district.

[2]Maximum building height is established in the zoning code, and may be 40', 50', 65' or 125', depending on the intensity designation. Preferred maximum building height at the street edge refers to the scale of the building at the street, and does not indicate a limit on overall building height on the lot.

Graphic for interpreting Table 2.

The graphic below indicates the hierarchy of the terms used in Table 2 to describe relative importance of each design consideration within each Downtown Context.



Primary Streets

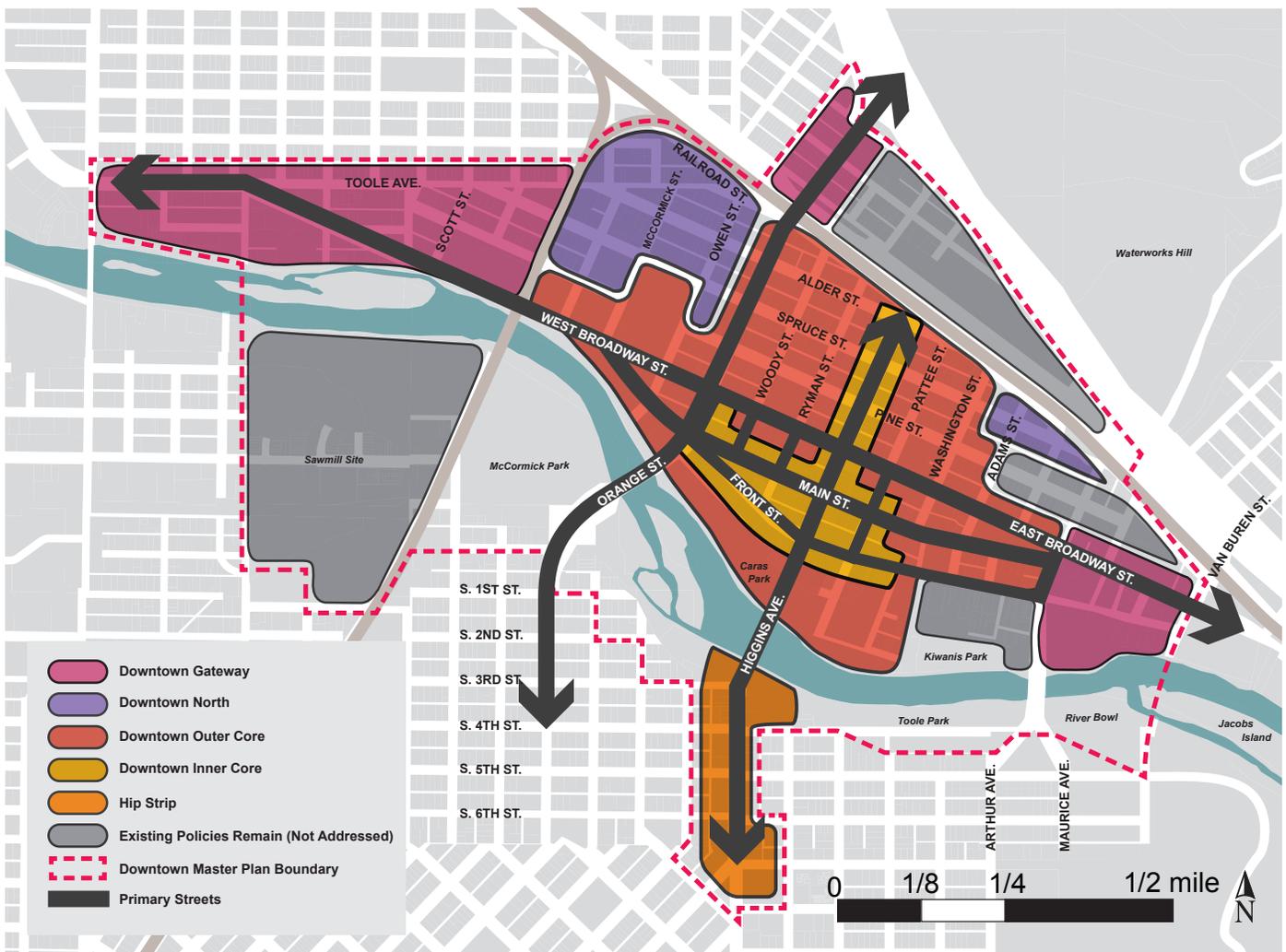
While the design guidelines should be applied consistently within each Design Context, there are some streets where attention to maintaining an urban character is particularly important. The Downtown Master Plan identifies a series of streets where street level interest and a clearly-defined street wall should be emphasized. These “primary streets” are mapped on Figure 3 in black. These streets are used extensively, experience very high levels of pedestrian activity and often serve as gateways to Downtown. In these places, it is especially important that a high quality, urban character be established. This should be considered when applying the design guidelines.

Downtown Design Contexts

Downtown is organized into five design Contexts, which reflect differences in the degree to which the key design principles described above should apply. This section provides a vision for design in each of them. The boundaries of the Design Contexts are generally consistent with those in the Downtown Master Plan. They also respond, to the extent feasible, to the boundaries of historic districts, including the Downtown Missoula, East Pine and Northside Missoula Districts. The Downtown Contexts appear in Figure 3.

Some special planning areas are excluded from the Contexts boundaries. These are established residential neighborhoods that are anticipated to remain so, and other areas that are planned exclusively for future residential use (such as the Railyards) as well as areas for which special design standards have been, or will be, created (such as the Sawmill District). These areas are shown in gray on Figure 3. The interface between the Downtown Contexts and the flanking residential districts is addressed in the design guidelines.

Figure 3. Downtown Contexts Map



Inner Core

In the future, the Downtown Inner Core should remain the urban center of the community. It should be comparatively higher in density, in terms of building scale and intensity of land use. These are special considerations for applying the design guidelines to projects in the Downtown Inner Core:

Street Level Interest

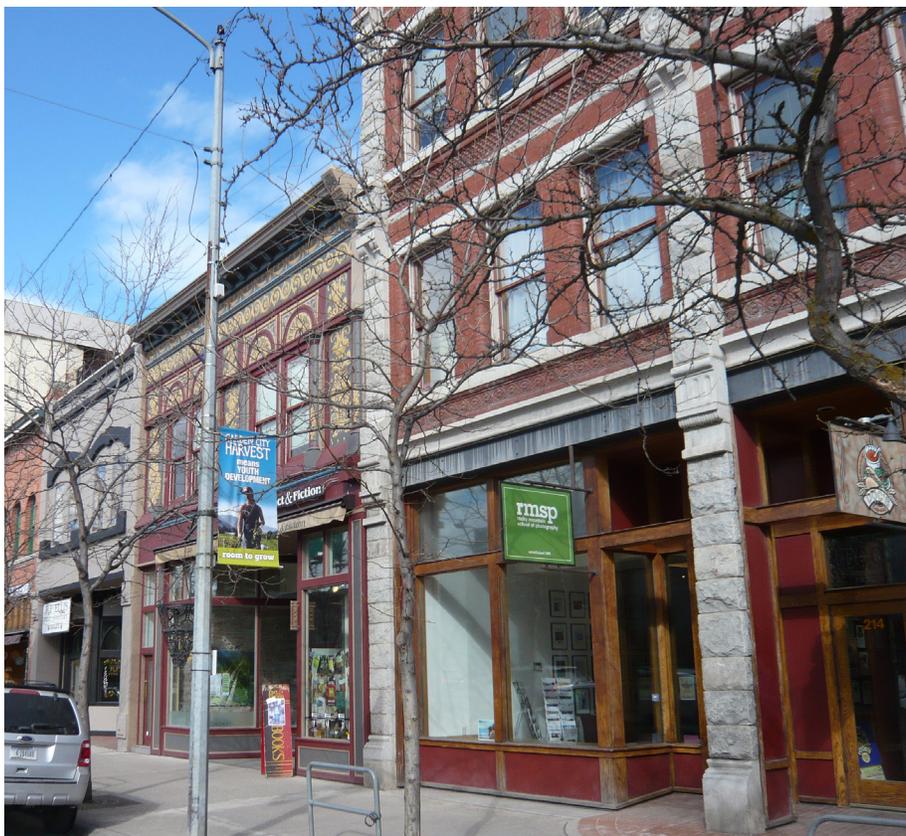
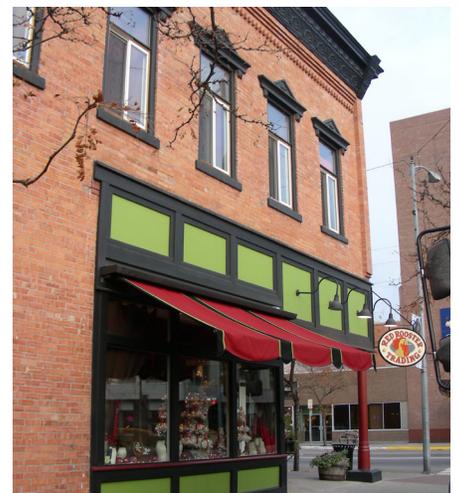
Retail storefronts should establish a high degree of street level interest. They should provide an engaging street experience, with active uses on the ground floor (such as shops, restaurants, theaters and bars).

Compatibility with Traditional Character

Many historic buildings provide a frame of reference for future construction in this area. Future development should have a high degree of compatibility with the architectural traditions of the past, while still exhibiting creativity.

Street Edge Character

This Context should have a highly consistent street edge character. Each building will help to establish a “Downtown feel” with the facade at the back of the sidewalk, and thus tightly frame the space in the public realm.





Inner Core (Continued)

Preferred Maximum Building Height at the Street Edge

Buildings at a greater scale (six or more stories) should be encouraged, provided they are well articulated, detailed and respectfully transition to sensitive areas. A facade should include elements that reflect the traditional scale of older building in the area, particularly those within the two to four-story range. This may be achieved with changes in wall planes, materials and architectural details.



Materials

Masonry materials should be the focus. Those that reflect the scale, texture and durability of historic buildings materials are particularly appropriate.



Outer Core

The Downtown Outer Core is an essential part of the urban center and should be experienced as part of it. It contains many historic resources that provide a reference for design, but the area is more diverse in building types than the Downtown Inner Core. Nonetheless, most buildings contribute to an urban street experience, with facades located at the street edge, and activated with storefronts. New designs in the Downtown Outer Core should contribute to this engaging street experience.

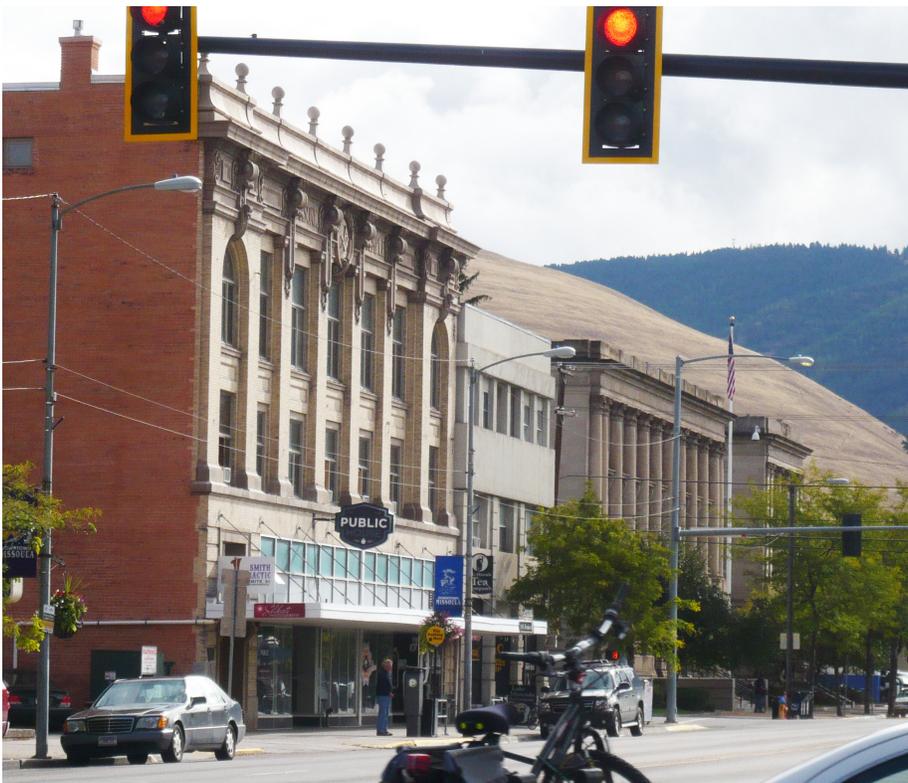
This is an area in transition, with an increasing density that should feel a part of the center of town. More variety is appropriate here, in terms of how this experience is established. These are special considerations for applying the design guidelines to projects in the Downtown Outer Core:

Street Level Interest

It is important that a high degree of interest be continued here, predominantly with commercial ground floors. This may include storefronts as well as offices and service uses at the street level.

Compatibility with Traditional Character

Maintaining a high degree of compatibility with traditional character is important. Future development should be designed to be compatible with the fundamental elements of historic commercial buildings found in the Downtown.





Outer Core (Continued)

Street Edge Character

A highly consistent street edge character should be maintained, to reinforce the strongly-defined street wall in the Downtown Outer Core. Each development should establish a “Downtown feel” by locating the building at the back of the sidewalk to create a tightly defined street wall.

Preferred Maximum Building Height at the Street Edge

Buildings at a greater scale (six or more stories) should be encouraged, provided they are well articulated, detailed and respectfully transition to sensitive areas.

Materials

The focus should be on masonry, but creative use of alternative materials should be supported, when they convey a sense of scale, have proven durability and are compatible with traditional materials.



Hip Strip

The Hip Strip is a distinctively unique part of Downtown, with a mix of older and newer buildings of a moderate scale. It has a diverse range of building types that are interesting at the street level, and generally built close to the street edge in ways that invite exploration. Public art and creative signage, colors and artistic elements are encouraged.

Street Level Interest

Providing retail storefronts at the street level should be emphasized here. Each development in the Hip Strip should contribute to the highly engaging street experience, with active uses on the ground floor, including shops, restaurants, theaters and bars.

Compatibility with Traditional Character

In response to the diversity of building types that exists, a medium degree of compatibility is appropriate. Future development should be designed to be compatible with the fundamental elements of traditional buildings in the area, but innovative designs including alternative materials are supported.

Street Edge Character

Each development should reinforce the walkable character of the Hip Strip by maintaining the consistent street wall at the back of the sidewalk, especially along Higgins Avenue.





Hip Strip (Continued)

Preferred Maximum Building Height at the Street Edge

Buildings at a moderate scale (up to four stories) should be encouraged, but smaller buildings are also highly appropriate in keeping with the Hip Strip's eclectic character. When a taller building is planned, it should incorporate features in massing and articulation that express the lower, traditional scale.

Materials

Masonry materials are key features in this Context and the focus should continue to be on using them. Other materials that are complementary with masonry also are appropriate.



Downtown Gateway

Gateway areas frame the Downtown and should contribute to a sense of entry into the urban center. These areas are in transition, in some places evolving from an auto-oriented character to a more urban experience. They will include commercial and residential developments with a variety of building forms and street edge characteristics. In each case, a development should help to establish a more urban feel. The Downtown Gateways often have edges that face established residential neighborhoods and compatible transitions in these locations are important.

Street Level Interest

Each project should be designed to promote an attractive, visually interesting and walkable entry to Downtown. Street level interest may be established with a variety of methods, including commercial storefronts and residential entrances that connect to the street.

Compatibility with Traditional Character

Compatibility with Downtown's historic buildings is less critical here, in general (although consideration should be given when abutting a designated historic resource). More variety in design is appropriate, while still contributing to an urban feel.

Street Edge Character

A generally consistent street edge should be established, with each development helping to frame the street edge. More flexibility in the specific placement of a building relative to the street is appropriate. Where setbacks do occur, the space should be designed as an asset to the public realm.





Downtown Gateway (Continued)

Preferred Maximum Building Height at the Street Edge

Buildings at a greater scale (four or more stories) should be encouraged provided they are well articulated, detailed and respectfully transition to sensitive areas.

Materials

Greater diversity of materials is appropriate in this Context. At the same time, materials that help to establish a transition to those of the core are encouraged.



Downtown North

The Downtown North Context will continue to be home to a variety of building types and forms. It will serve as a transition between the Downtown Gateway Area around Broadway and the residential neighborhood to the north, with moderately scaled buildings.

Street Level Interest

Variety in street level design is appropriate in this Context, with a mix of commercial storefronts, offices and residential entries. All should help to activate the street by providing clear connections to the public realm.

Compatibility with Traditional Character

Because the area is more diverse in character, a moderate degree of compatibility with traditional building types is appropriate. Even so, in some cases, an individual historic resource may exist adjacent to a new project and consideration should be given.

Street Edge Character

A generally consistent street edge should be defined with buildings and landscapes, with some variation in setbacks, in keeping with the development patterns here. The character of the area is currently defined, in part, by the residential feel of single-family homes. When a building is set back from the street, it should have landscaping in front, consistent with residential traditions.



Downtown North (Continued)

Preferred Maximum Building Height at the Street Edge

A moderate scale of building (one-three stories) should be maintained. When a taller building is planned, it should incorporate features in massing and articulation that express the lower, traditional scale.

Materials

A greater diversity of building materials is appropriate in this Context. Those that are compatible with traditional residential buildings in the area are particularly appropriate.



CHAPTER 4. SITE DESIGN

Site design refers to the arrangement and placement of buildings and site features and their relationship to public areas and neighboring properties. This chapter provides guidance for site design for all projects in Downtown. It is intended to be used in conjunction with the information provided in the previous Chapter describing Downtown Contexts.

Building Placement

As it relates to the street, a primary building should be located relatively close to the parcel line such that it frames the public realm space, provides visual interest at the street level and is consistent with traditional Downtown development patterns. Future development in Downtown is likely to cover a significant portion of a property and thus the front should align at the sidewalk edge.

SD1. Place a building to provide a safe, interesting and comfortable pedestrian environment along the street.

- When a portion of a front building wall must be set back from the sidewalk, design the intervening space to be inviting to pedestrians. Appropriate strategies include:
 - » Active street-fronting uses
 - » Pedestrian-oriented entries
 - » Windows facing the street
 - » Small public spaces linked to the sidewalk
 - » Urban streetscape features and landscaping

SD2. Place a building such that it establishes a street frontage compatible with the surrounding traditional character.

Contextual Considerations

Minimal setbacks and narrow build-to zones (0'-5') that result in a consistent street wall very close to or at the back of the sidewalk are most appropriate in the Downtown Inner and Outer Cores and the Hip Strip. More flexibility is appropriate in other Contexts.

Downtown Overlay Standards

Siting, access and linear building dimensions are subject to the design standards in the Downtown Overlay Standards.



Orient a building to face a public street or space.



Develop an active pedestrian-friendly area in front of a building.



Entry establishes connection to the sidewalk and street.



Entry establishes connection to a public plaza.

Contextual Considerations

More options for orienting a building to the street are appropriate in Downtown North and Downtown Gateway.

Downtown Overlay Standards

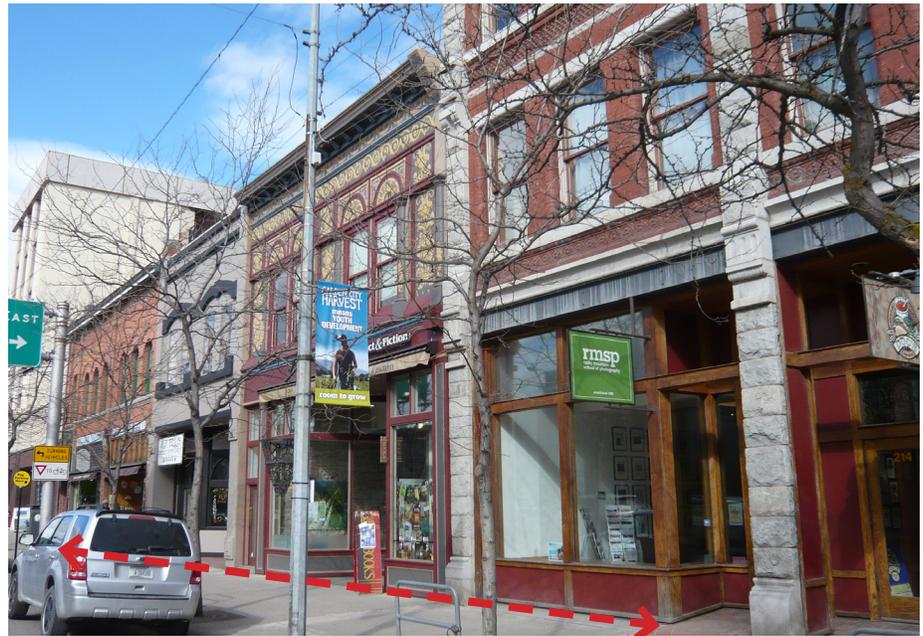
Building orientation is subject to the design standards in the Downtown Overlay Standards.

Building Orientation

Building orientation refers to how a structure connects to the public realm visually and physically. The way in which it faces the street, where an entry is located in relation to public space and how it connects to public space are factors to consider. A building should establish a visual and physical relationship with the public realm (this may include the street, sidewalk and public spaces, parks and plazas). Doing so provides visual interest, creates an inviting presence and generates pedestrian activity.

SD3. Orient a building to the public realm.

- Orient a building's primary functional entry to face a street. Orienting a primary entrance to a public plaza or other prominent public space is also an appropriate alternative.
- A double-fronted building should have an entry facing the street and also an entry facing an interior parking area.
- If a building fronts a prominent public space, orient to this as well.
- If a property is located along the Clark Fork River, orient an entry toward this natural feature. Consider providing an outdoor space, such as a balcony, patio, or rooftop terrace that allows views to the River.



A building should be located relatively close to the front parcel line such that it frames the public realm, enhances it, provides visual interest at the street level and is compatible with the traditional Downtown development pattern.

Parking Location

Parking location refers to the placement of vehicular surface parking areas within a property, especially in relation to the primary structure and the street. Surface parking location strongly influences the visual and physical character of the street. Parking adjacent to the street can negatively impact walkability of the overall streetscape. For this reason, the visual impact of parking should be minimized.

SD4. Locate a surface parking lot to the interior of a site, away from the public realm and behind a primary structure.

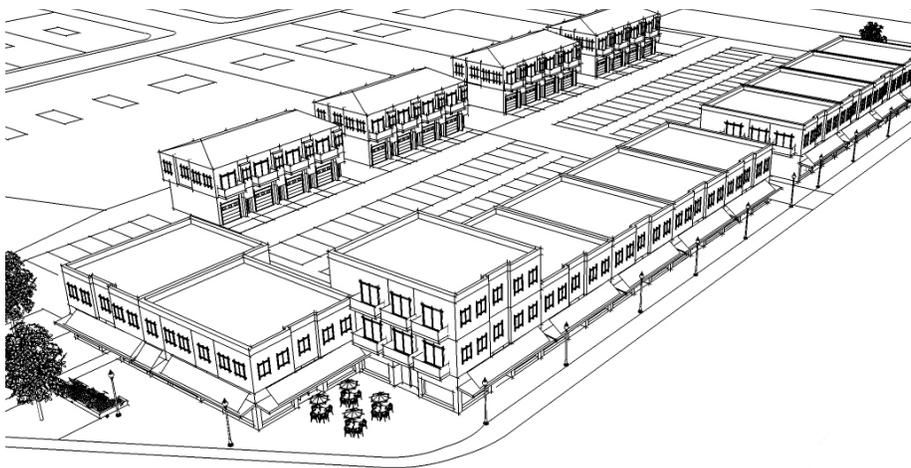
- Flexibility in parking location may be considered for the alteration and expansion of an existing building, given the constraints that may be faced in such a project.
- If parking must be located next to the street, place it to the side of a building.

Parking Design

Site design considerations for parking design include the relationship of parking to pedestrian and vehicular circulation systems. A parking facility should be visually unobtrusive to the public realm and should be designed to minimize vehicular-pedestrian conflicts. A surface parking lot should include landscaping, trees and pedestrian pathways.

SD5. Minimize the visual impact of parking when it is visible from the street. Use one or more of the following methods to screen it:

- Landscaping (planted buffer)
- Site walls
- Decorative fencing
- Public art



Parking is located toward the interior of a site, behind street-facing buildings, to minimize visual impacts on the public right-of-way.

Downtown Overlay Standards

Parking location is subject to the design standards in the Downtown Overlay Standards.

Additional Considerations

It may be appropriate to substitute the street frontage landscaping requirements in Chapter 20.65.030 of the City code with other screening methods such as site walls, decorative fencing or public art.



Parking is tucked under a building to reduce its visual impact.



Minimize the visual impact of parking on the public realm.

Contextual Considerations

Surface parking (even a limited amount) should be discouraged in the Downtown Inner Core and Downtown Outer Core.

A wider range of options for minimizing the impact of surface parking is appropriate in the Downtown Gateway, Hip Strip and Downtown North Contexts.



An architectural screen

SD6. Design a parking lot to provide safe, comfortable and efficient pedestrian access.

- Divide a large parking area into smaller “pods” using landscape features, trees and circulation elements.
- Provide landscaped areas that connect to pedestrian paths.
- Define a pedestrian path through a surface parking lot by changing paving material or by slightly raising the pedestrian path.
- Connect a pedestrian pathway to a building entrance and public sidewalk.
- Incorporate lighting that enhances safety.

SD7. When parking in a structure occurs at the street level, “wrap” it with an active use at the sidewalk edge.

SD8. When it is not feasible to wrap a parking structure with another use, screen it. Consider using the following:

- An architectural screen that reflects window patterns along the street and that utilizes materials that are compatible.
- A “living wall” that provides greenery on multiple sides of the structure.
- Architectural paneling that creates visual interest and is compatible with materials used on adjacent buildings
- Wall art or a series of display cases that provide visual interest



A “living wall” and architectural paneling



An architectural screen



An architectural screen

Drive-Thru Areas

A drive-thru facility should provide convenient access and safe circulation while minimizing visual impacts. A drive-thru area may include a menu board, queuing lane, trash receptacle, ordering box and drive up window. A key concern is the location of a queuing lane and its interaction with the street edge, internal drive aisles and views from the right-of-way. A drive-thru facility should be placed away from a street frontage. In order to minimize its visual impact to the public realm.

SD9. Design a drive-thru area to be subordinate to the principal structure on the site.

- Locate a queuing lane to minimize visual impacts on a public street.
- Locate a drive-thru area behind the principal structure.
- Screen drive-thru aisles from the view of street frontages and adjacent parking area. Use landscaping, site walls, site fences or a combination of those elements.

SD10. Locate a drive-thru area to avoid conflicts with internal circulation.

- Locate a drive-thru area to avoid crossing pedestrian walkways.
- Locate a drive-thru entrance to avoid conflicts with internal drive aisles.

SD11. Coordinate the design elements of a drive-thru area with the primary structure.

- Use similar material and color palettes.

Downtown Overlay Standards

Access is subject to the standards in the Downtown Overlay Standards.

Additional Considerations

Drive-thru facilities are also subject to the requirements in Chapter 20.60.090 of the City code.



Drive-thru facilities are located behind the building, and not visible from the primary street. Landscaping and a site wall screen the drive-thru from the side street.

Contextual Considerations

Through-site connections are more strongly encouraged on sites adjacent to a public amenity such as a park or public bicycle facility. This is particularly important for Downtown waterfront properties in the Downtown Core and for properties along East Broadway.



Pedestrian access and connectivity on a site should enhance walkability within a site.

Downtown Overlay Standards

Pedestrian access and connectivity is subject to the design standards in the Downtown Overlay Standards.



Pedestrian connectivity is provided by a midblock pass through. The walkway is activated with display windows.

Pedestrian Access and Connectivity

Pedestrian access and connectivity refers to the movement of people from the public realm to and through a site. It also encompasses pedestrian connections to adjacent sites. Pedestrian access and connectivity within a site should enhance walkability and provide clear connections to the public realm.

SD12. Integrate a pedestrian path with the overall site design.
SD13. Provide a physical pedestrian connection between a site and the public realm. Appropriate options include:

- A door that opens directly to a public space.
- A walkway that connects a building to a public space through a setback area.
- A plaza, outdoor seating area or patio that connects a building to a public space.
- When a property is adjacent to a public open space (such as the Clark Fork riverfront), connect the site to the open space.

SD14. Establish an internal walkway system that connects building entries, parking areas and open spaces.

- Use landscaping, special paving and distinct lighting to accentuate a site's circulation system.
- Consider directing an internal walkway through a plaza, courtyard or other outdoor feature.
- Size an internal walkway of an adequate width to allow safe pedestrian access.
- Integrate an internal walkway system with the public pedestrian circulation system.

SD15. Use paving materials to highlight a pedestrian path.

SD16. Where feasible, and when there is a clear public benefit, consider providing public pedestrian access through a block. Methods include:

- A path connecting two streets through a block.
- A pedestrian walkway integrated with an open space or a retail amenity.
- An alley that is shared by pedestrians and automobiles.



Pedestrian connectivity is provided by a walkway through the site.



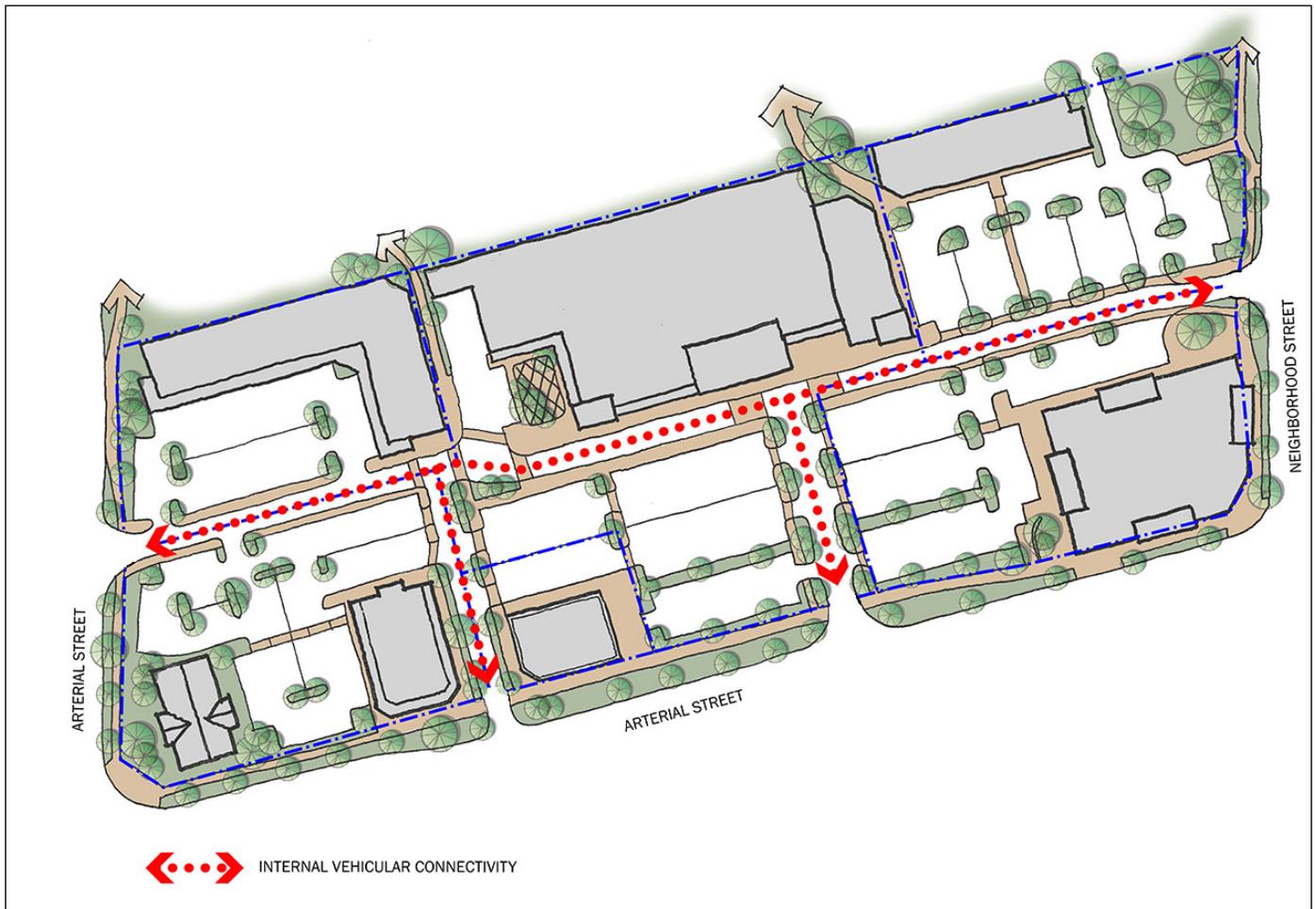
Vehicular Access

Vehicular access relates to the interaction of vehicles between public streets and private property, as well as cross-access between adjacent properties. Vehicular access primarily refers to cars and service vehicles (delivery trucks, garbage) but also extends to emergency vehicles, transit and bikes. Cross-access refers to providing vehicular access between two or more contiguous sites so that motorists do not need to reenter the public street system to gain access to abutting properties.

The number of access points directly affects safety and walkability. Vehicular access should be designed to protect public safety and promote better land use by controlling the design and use of the public right-of-way. Well-designed vehicular access reduces the number of conflicts between motor vehicles, bikes and pedestrians resulting in fewer accidents and improved traffic flow.

Downtown Overlay Standards

Vehicular access is subject to the standards in the Downtown Overlay Standards.



Design site access and circulation to minimize potential conflicts between automobiles, bicycles and pedestrians.

SD17. Design site access and circulation to minimize potential conflicts between automobiles, bicycles and pedestrians.

- Minimize the number of access points and combine access wherever possible.
- Driveways should be located at a specified safe distance from intersections.
- To the extent feasible, existing access points should be eliminated or consolidated when new development occurs.
- Provide vehicular access to a site from a side street wherever possible.
- Cross-access should be required for all commercial properties.
- Locate access drives and utilize signage, striping and paving to help minimize conflicts.
- Avoid on-site loading where street loading is feasible.

Amenity Space

Although opportunities will vary by Downtown Context and site to site, each project should consider incorporating amenity space into its site design. Courtyards, plazas, outdoor dining areas and other spaces provide places to gather and engage in activities. When located adjacent to the public realm, these features activate and enhance the pedestrian experience.

A rooftop also provides an excellent outdoor place. A rooftop outdoor place may be incorporated into multi-family, mixed use or commercial development. A rooftop outdoor place should be designed to be an amenity but should not detract from the architectural character of a building.

SD18. Incorporate amenity space amenity into a site design.

- Place amenity space so that it is connected to the public realm.
- Link an amenity space to internal site features and the public realm.
- Size an amenity space to be adequate for its function.
- Enclose an amenity space with building edges, landscaping or other site elements.
- Site an amenity space to maximize sun exposure in winter months.
- Locate an amenity space in a place where it will receive regular use.
 - » Frame an amenity space with development that promotes pedestrian activity.
- Program an amenity space with site features, or activities that will invite its use.

SD19. Enhance trail networks.

- Connect to existing trail networks where possible.
- Create new trails to enhance networks where possible.

SD20. Design a rooftop space to capitalize on views and natural features.

- Orient a rooftop outdoor place to take advantage of nearby natural features such as the River.
- Orient a rooftop space toward active pedestrian areas.



Locate an amenity in a place where it will receive regular use.



Create facilities that support cyclists.



Provide a connection with existing bikeways.

Additional Considerations

Minimum requirements for bicycle parking are established in Chapter 20.60.090 of the City code.

Bicycle Amenities

Each development in Downtown should promote bicycling by providing effective facilities.

SD21. Incorporate bicycle parking into the design of development.

- Locate bicycle parking facilities in highly visible and accessible locations.
- Consider designing bicycle parking facilities to:
 - » Be covered/sheltered
 - » Minimize potential for theft
 - » Provide lockers or other storage with restricted access

SD22. Provide a connection to an existing bikeway where possible and applicable.



Incorporate bicycle parking into a project's design.

Public Art

Public art includes decorative and functional features that are accessible or visible to the public. These may include sculptures, murals, mosaics, street furniture (benches, bike racks or other functional features with an original design), and other media that add interest, communicate a message or generate dialog. These guidelines address the role of public art in placemaking and do not address content.

Public art can enhance the Downtown experience and should be integrated into a project where feasible. Conveying local heritage and culture, as well as durability and maintenance should be taken into consideration when including public art in a project.

SD23. Encourage the inclusion of public art in a project. Consider public art that:

- Is durable and accessible to the public.
- Relates to functional site features such as gates, entries, sitting areas, walkways and other outdoor amenity spaces.
- Reflects the cultural values and heritage of the community.
- Activates recreational space.
- Creates visual interest on blank walls along a site.



Public art enhances the built environment and public space.

Additional Considerations

The Public Art Committee is responsible for reviewing, advocating and developing public art projects in the public domain.

Additional Considerations

Screening of service areas is also subject to the requirements in Chapter 20.65.070 of the City code.

Service Areas

A service area, such as trash receptacle or loading areas, can negatively impact the public realm when visible. These features should not be visible from the street.

SD24. Locate a service area so that it is not visible from the public street.

- Locate a service area to the interior of a site, and away from the public street wherever possible.
- Where site constraints dictate a location visible from the public realm, screen it from view with a solid wall, opaque fence or landscaping.



Screen a service area from view with a solid wall, opaque fence or landscaping.

Landscape Design

Landscaping can enhance a project by providing visual interest, tying together key site features, providing shade, screening certain areas from public view and providing buffers between properties. It also can help soften the urban environment and visually enhance a public space.

SD25. Preserve existing trees wherever possible.

- Incorporate an existing tree into the site design.
- Highlight an existing tree as a design element.

SD26. Use a coordinated landscape palette to establish a sense of visual continuity within a site.

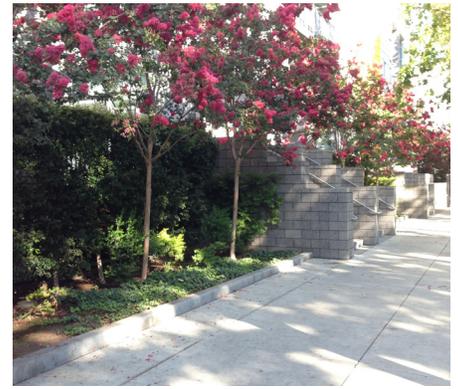
- Species diversity and plant type variety is encouraged, but landscaping should always be coordinated with the overall site design.

SD27. Consider using landscaping to highlight a building entry, walkway or other feature.

SD28. Use landscaping to screen a sensitive edge, such as an abutting residential property or natural feature.

SD29. If a property is located along the Clark Fork, provide a landscape buffer between a building and the River to maintain the natural aesthetic of the River edge.

SD30. Utilize landscaping to frame views to the surrounding mountains and landmarks.



Use tree species that are able to survive in an urban setting.

Plant and Tree Selection

Plants and trees that are adapted to Missoula's climate should be selected to reduce the need for resources, maintenance, and replacement.

SD31. Use appropriate tree and plant species that thrive in Missoula's climate and the conditions of the site.

- Utilize plants native to the region, as possible.
- Use drought and cold weather tolerant species.
- Avoid invasive species and species susceptible to pests.
- Minimize the need for irrigation through minimizing turf grass or selecting appropriate species that minimize requirements for irrigation, pesticides, fertilizers and maintenance.
- Use tree species that are able to survive in an urban setting.
- Provide plant diversity, typically no more than 10 percent of one species, no more than 20 percent of any genus, and 30 percent of any family.

Additional Considerations

These design guidelines do not apply to landscaping in the public realm (see the Approved Street Trees standards for the public realm).



Use permeable surfaces and paving systems that allow water infiltration.

Additional Considerations

Development Services approves permeable paving on a case-by-case basis.

Sustainable Site Design

Sustainability is a community objective in Missoula and is prioritized in the City's Growth Policy. Each site design should create opportunities to contribute to a sustainable future for Missoula. Incorporate sustainability features to reduce energy consumption and stormwater runoff.

SD32. Integrate low impact development (LID) features to minimize impacts to the municipal stormwater system and area watersheds.

- Include a stormwater management feature, such as a bioretention area or rain garden, as a site amenity.
- Use permeable surfaces and paving systems that allow water infiltration.
- Use generous site landscaping to absorb site runoff.
 - » Plant material should be species that are able to withstand anticipated changes in soil wetness and moisture levels.
- Collect and use rainwater for irrigation.

SD33. Use landscaping to reduce the need for heating and cooling.

- Use trees and landscaping to create shade in warm months and sun exposure in cool months.

SD34. Choose a material that reduces energy consumption.

- Use a local, recycled material where possible.
- Consider incorporating an energy-generating feature on a site. This may include a wind turbine, solar panel, solar powered lighting or other similar feature.

SD35. Where possible, incorporate LID features in a parking lot. Use one or more of the following:

- Permeable pavement
- Planted areas to slow runoff and to filter water
- Planted swales to collect water
- Other features that store, slow or filter surface water runoff

Additional Considerations

For more information on Low Impact Development (LID), please see the Benefits of Low Impact Development (<https://www.epa.gov/sites/production/files/2015-09/documents/bbfs1benefits.pdf>)

Winter City Design

Missoula's climate should be considered in site design. Snow removal and snow storage are important factors when planning site circulation, parking and landscaping. A building should be sited to maximize sun access in winter and to help shelter open spaces and pedestrian areas from prevailing winter winds.

SD36. Design a site to promote efficient snow removal and adequate space for snow storage.

SD37. Site a building or open space to maximize sun exposure and utilize passive solar design.

SD38. Site a building to shelter open spaces and pedestrian areas from prevailing winter winds.



Awnings and covered entry ways should be used to shelter people as they come and go from buildings.

Site Furnishings

Site furnishings may include benches, chairs, tables, waste receptacles, bike racks, planters and other furnishings designed for outdoor use. Some of these may be located in the public right-of-way, while others will be placed within a property, such as in a plaza or courtyard. Site furnishings should be designed to reflect the setting and character of Missoula. Local materials and craftsmanship are preferred.

SD39. Use a coordinated set of site furnishings that accommodates a high level of activity along commercial street frontages. This may include:

- benches
- litter receptacles
- recycling containers
- bike racks
- table sets
- planters
- bollards
- signage



Design a site to promote year round use.



Utilize site lighting to activate outdoor spaces and plazas in the winter months when the hours of natural light are limited. This plaza has pop-jet fountains in the summer time, but is transformed with a lighted sculpture in the winter.

Additional Considerations

Developments greater than one acre are required to create a snow removal plan (see the Missoula Code of Ordinances).



SD40. Select furnishings that are fitting with Missoula’s character.

- Consider using contextual designs that reflect Missoula’s setting through local materials or craftsmanship.
- Selected site furnishings may match that identified for the public right-of-way, or they may be distinguishable as separate from that, while remaining compatible in general character, form and materials.
- Select designs that will be comfortable to use year-round. Selecting a bench design that drains is an example.

SD41. Locate site furnishings to animate the pedestrian network and outdoor amenity spaces.

- Locate furnishings near active pedestrian areas, including major pedestrian routes, building entrances and outdoor gathering places.
- Locate furnishings so they will not impede a primary pedestrian way.



Integration with Streetscape Design

When designing a site, it is important to consider how it relates to the public realm and the broader setting. A site should connect with nearby pedestrian crossings and circulation networks.

SD42. Consider how a site can be arranged to complement existing public realm features.

- Align a building entry with a mid-block crossing or a public realm feature such as a plaza, bench or park.



Locate site furnishings to animate the pedestrian network and outdoor amenity spaces.



Integrate a freestanding site feature within the overall design of a site.

Site Lighting

Site lighting is important for safety and can be used to enhance a design. Lighting should be designed to minimize unnecessary light pollution.

SD43. Scale site lighting to reflect its purpose.

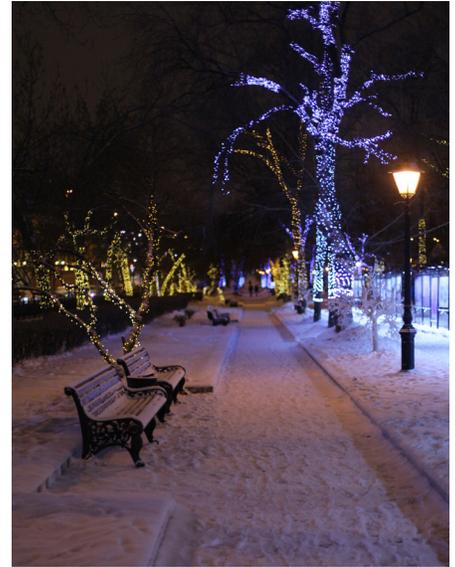
- Use a small-scale fixture with down-lighting or light bollards to illuminate a pedestrian walkway.
- Use medium scale (15 to 18 feet in height, roughly) overhead lighting for a common outdoor space, building entry, parking area or internal driveway.

SD44. Minimize light spill onto adjacent properties and toward the sky.

- Use a fixture(s) that provides even lighting for a plaza, courtyard or patio area.
- Shield site lighting to minimize off-site glare.
- Orient fixtures toward the ground.

SD45. Integrate a lighting fixture with the design of the overall building and site.

- Use a style that is compatible with a building and site design. For example, use a contemporary fixture for a contemporary building.
- Choose a material that is compatible with materials used on the building and throughout a site.



Site lighting can enhance a design.



This row of townhouses provides a compatible mass and scale transition to an adjacent residential neighborhood (not shown).



The multifamily building steps down to single-family residential building, providing a compatible transition in building height.



The horizontal mixed-use building provides a commercial and multi-family component. The commercial portion orients to the commercial street and wraps the corner. The multifamily portion provides a compatible mass and scale transition to the adjacent residential neighborhood.

Transitions to Sensitive Uses

Where an incompatible contrast in scale or land use occurs between properties, a sensitive transition may be needed. A sensitive transition is one that alleviates or avoids potential negative impacts to the more sensitive property. Negative impacts may include:

- Visual impacts such as looming walls and limited solar access
- Negative impacts on a historic property (such as blocking views to the property or disrupting established setback patterns)
- Noise, odor or other use-related impacts

Development in Downtown should be designed to mitigate impacts on adjacent residentially-zoned properties (such as RM1-35). There are several interfaces that are encountered in Downtown, including a shared parcel line, alley separation and street separation. Ensure compatibility between uses of differing scales or intensities and design a development adjacent to a natural amenity to provide a transition in scale toward the amenity.

Sensitive edges may also exist where development occurs next to a historic resource. These edges are particularly important to consider so that historic integrity is preserved.

SD46. Mitigate negative scale-related visual impacts on a sensitive property.

- Effective treatments include:
 - » Scale transitions (upper floor stepbacks or overall height reductions)
 - » Increased setbacks (front, rear or side)
- Where an increased setback is employed, consider using the setback area for parking, open space amenities or other site amenities.

SD47. Mitigate negative noise, odor or other use-related impacts on a sensitive property.

- Effective treatments include:
 - » Use transitions (locating a residential use or other low-impact use towards the sensitive edge)
 - » Increased setbacks
 - » Landscape buffers
 - » Walls
 - » Parking buffers
 - » Amenity buffers

SD48. Mitigate negative impacts on a historic property.

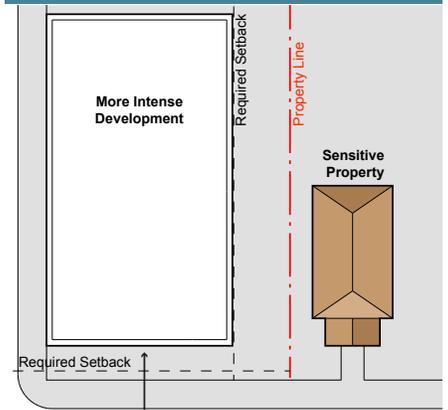
- Effective treatments include:
 - » Scale transitions (upper floor stepbacks or overall height reductions)
 - » Increased setbacks (front, rear or side)

Use Transition

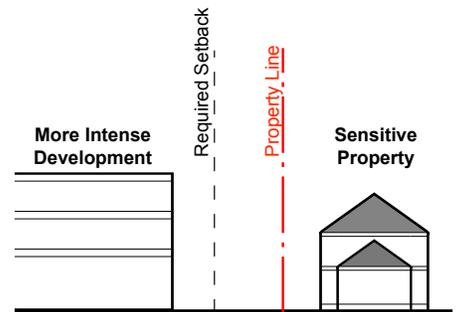


Use transition. The commercial development shown above provides a compatible multifamily cluster that transitions to an adjacent residential neighborhood (not shown).

Increased Setbacks

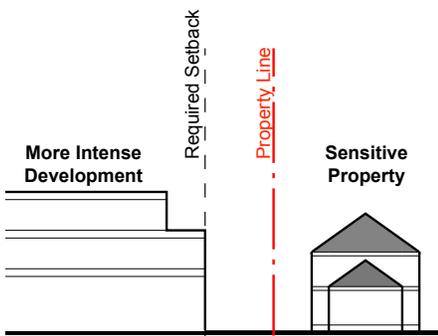


Increased Front Setback to Match Sensitive Property
Increased front setback



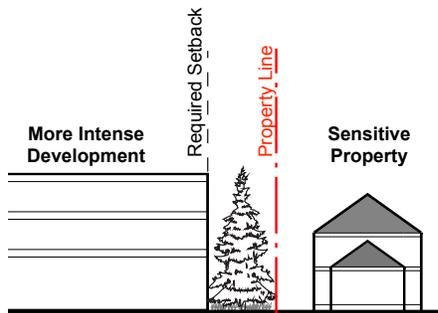
Increased side setback

Scale Transitions

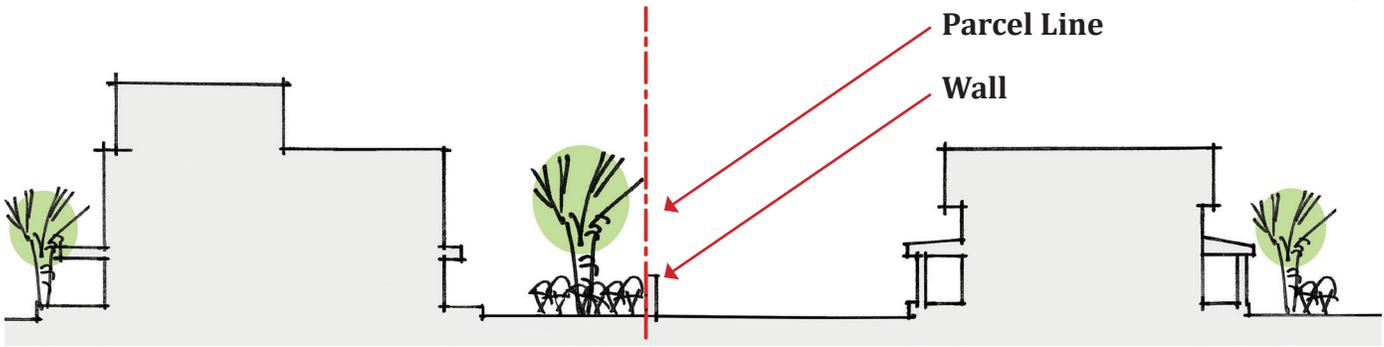


Upper floor stepback

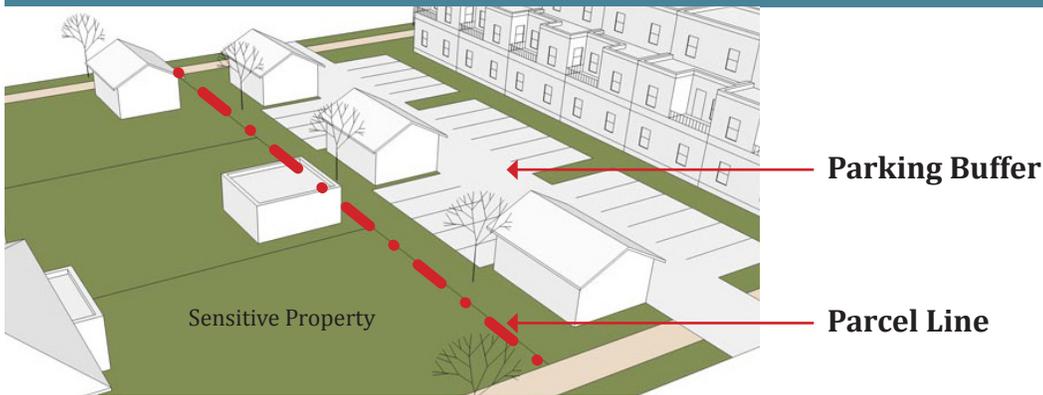
Landscape Buffer



Wall



Parking Buffer - Strategic location of parking to separate a building further from the sensitive building



Amenity Buffer - Strategic location of an amenity, such as a common outdoor space, to buffer a building and its activities from the sensitive property



Adaptive Reuse and Incorporating Existing Buildings

Redevelopment is anticipated and encouraged in Missoula, but there will be cases where adaptive reuse of existing buildings should occur. This involves reusing existing buildings and sometimes integrating them into new development projects. New development should explore opportunities to integrate an existing building or buildings into a site design.

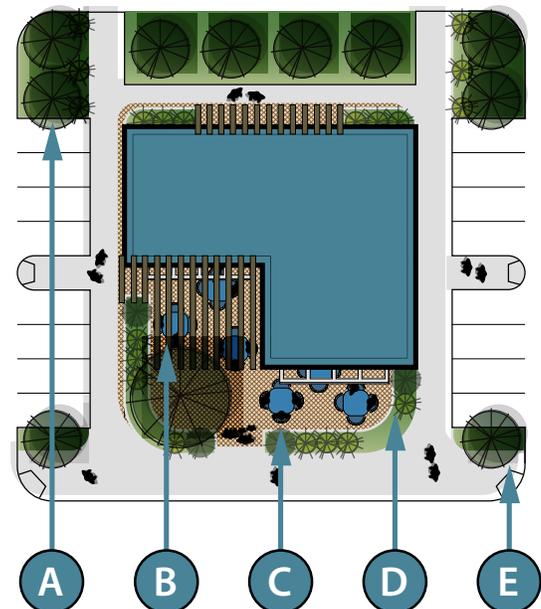
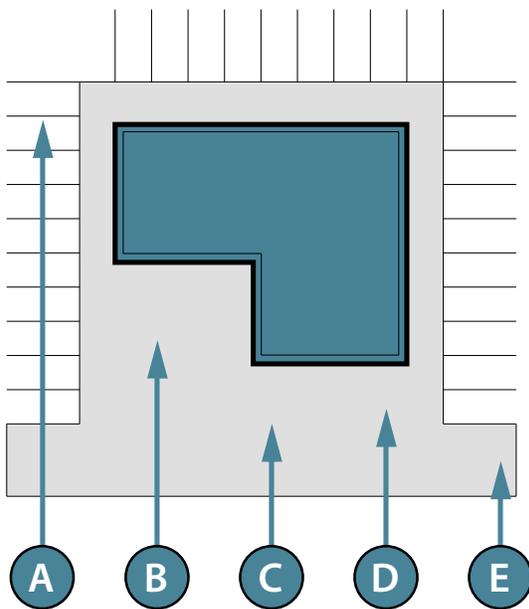


Consider opportunities to adaptively reuse an existing building.

SD49. When adaptively reusing a building, consider opportunities to:

- Activate and enhance the site.
- Provide an active outdoor use, such as a plaza, outdoor seating area, display area or similar space.
- Integrate pedestrian site circulation between buildings.
- Consolidate and share parking between uses.
- Create shared vehicular access between uses.

Adaptive Reuse of an Existing Building



A	Surface parking lots receive landscaping enhancements to improve aesthetics.
B	Under-utilized space is activated and updated with a contemporary architectural element (pergola) that provides additional seasonal flexible-use space.
C	Paved area becomes an outdoor patio and dining area.
D	New landscaping buffers the patio area from the street, and provides pedestrian interest to passersby.
E	New accessibility improvements enhance pedestrian and ADA access.

CHAPTER 5. BUILDING DESIGN

A building’s design and the arrangement of its features can strongly impact the public realm and adjacent properties. In Downtown, a building should be designed to contribute positively to the public realm, enhance walkability, and respect design traditions. Building design addresses the visual and functional character of development. This Chapter addresses the visual character of a structure, including the arrangement and design of features, scale, massing and the relationship to surrounding setting.

Entry Design

A building entrance provides a key visual connection between the public and private realm. A door should be easily recognizable and should provide a strong visual and physical connection to the public realm. Building entries should be spaced to provide visual continuity along a street and encourage pedestrian activity.

BD1. Design the primary entrance of a building to be clearly identifiable. Use an architectural element(s) to highlight an entrance. Potential treatments include:

- Canopy
- Arcade
- Portico
- Stoop
- Building recess
- Awning
- Moldings

BD2. Use an authentic, functional entry on a street-facing facade.

BD3. Where compatibility is important, size and proportion an entry element to be in the range of heights and widths of traditional entries nearby.

BD4. Maintain a regular rhythm of entries along a street.

- Where compatibility is important, space entries on a building to be generally consistent with spacing on nearby traditional buildings.



Design the primary entrance to a building to be clearly identifiable.

Downtown Overlay Standards

Distance between entries is subject to the design standards in the Downtown Overlay Standards.



Provide a sheltering element such as a canopy, awning, arcade or portico to signify the primary entrance to a building.



Design a window to create depth and shadow on a facade.

Windows

Windows are key design elements. Their design and arrangement should express a human scale. Where compatibility with character is important, use windows to create visual continuity with the character and provide visual interest.

BD5. Locate windows to create visual continuity.

- Provide consistent horizontal spacing between windows on a floor.
- Vertically align windows on upper and lower floors.
- Provide a common head height for windows on a single floor. Minor deviations may be appropriate for an accent, but vertical alignment and horizontal spacing should remain consistent.
- If a glazed wall is utilized, use spandrels, moldings, awnings or sills to provide vertical and horizontal expression.

BD6. Design a window to create depth and shadow on a facade.

- Design a window to appear to be “punched” into a masonry wall.
- Do not use a window that appears pasted onto a facade.

BD7. Where compatibility with character is important, use windows that are similar in size and proportion to those nearby.

- Size a window to be easily recognizable, but to not be overly large.
- Use a vertically oriented window on an upper floor that is consistent with traditional window proportions in the area.
- Some exceptions may be appropriate for larger windows used as special architectural features.

Roofs

A roof contributes to a building's character. The roof should be integrated with overall design of a building. Where compatibility with character is important, a roof should be generally consistent with the massing and scale of nearby traditional buildings.

BD8. Where compatibility is important, design a roof to be compatible in massing and form to traditional buildings in the surrounding character.

BD9. Design a roof to be compatible in mass with other building elements such as canopies, awnings or porticos.

Facade Design

The design of a building facade greatly impacts how it is perceived and its relationship to the public realm. The arrangement, rhythm and proportion of elements like windows and doors are all important factors. The overall composition of a wall is also important. Design a facade with an orderly rhythm of elements that break down the building into discernible components. A larger building wall should be designed with smaller components to establish a human scale and add visual interest.

BD10. Design a building to incorporate a “base, middle, cap” to divide a facade into separate components.

- Express a traditional base, middle and cap composition with well-defined ground or lower floors and a distinctive “cap” element framing middle building floors, especially on taller buildings.

BD11. Arrange elements on a facade to create a generally consistent rhythm and sense of continuity.

- Use consistent window and door sizes on a facade.

BD12. Design a building to provide a vertical scale that is similar to nearby traditional buildings.

BD13. Design a building facade to be compatible with its setting.

- Generally align facade features, such as canopies, windows and roof cornices on parapets, with those on adjacent traditional buildings.
- Consider the traditional pattern of solid to void established by neighboring buildings in the placement of windows, doors and other facade features.



Design a roof to be architecturally consistent with the overall architectural design and detailing of the structure.



Design a building to incorporate a “base, middle, cap.”



Arrange elements on a facade to create a generally consistent rhythm and sense of continuity.

Downtown Overlay Standards

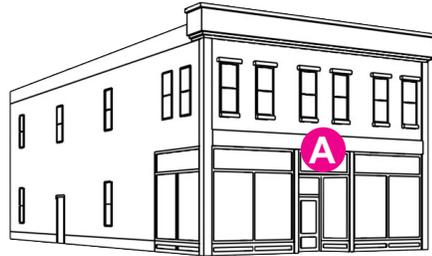
Facade design is subject to the design standards in the Downtown Overlay Standards.

Considering How to Apply the Guidelines on Different Types of Walls

In Downtown, all sides of a building should be carefully designed. However, the design of walls that are highly visible from the public realm is most critical. Thus, these guidelines should be applied more flexibly to walls that are less visible from the public realm. The different types of walls are explained below.

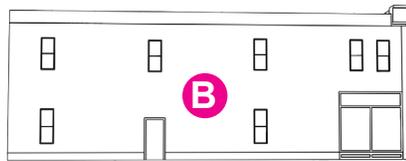
Wall Type A: Street-Facing Wall

This is the “front” of a building, either facing a street, into a development or onto an outdoor public amenity space. The design of a street-facing wall is of high importance. On corner sites, a building may have more than one street-facing wall.



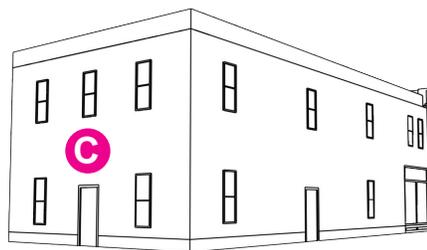
Wall Type B: Secondary Wall

These are walls (or portions thereof) that do not face a street, but are still visible from the public realm. The design of a secondary wall is important, but more flexibility may be allowed in the way the guidelines are applied.



Wall Type C: Rear Wall/Interior Wall

These are walls that may face an alleyway, a service lane, or perhaps another building, but are not highly visible from the street or at all. The design of this type of wall may still be important, but more flexibility should be allowed in the way the guidelines are applied.



Street Level Interest

The character of a building's ground floor strongly impacts the pedestrian experience on adjacent public spaces, sidewalks or plazas. A blank or featureless wall at the ground floor level can diminish interest and reduce the quality of the pedestrian experience. A building should be designed to promote pedestrian interest at the ground level. Long, blank walls on the ground floor level should be avoided.

The ground floor of a building should be designed to generate activity, animate the sidewalk and help to establish a visual connection between the inside of the building and the outdoor area that is adjacent. Transparent windows and storefronts are the preferred method to provide interest adjacent to the public realm, especially in the Downtown Inner and Outer Core, and the Hip Strip. Alternative methods may be considered provided that they satisfy the intent of this section.

BD14. Design a building to provide interest at the street level adjacent to the public realm.

- Preferred methods include:
 - » Entries and windows
 - » Storefronts
- Alternative methods include:
 - » Architectural detail
 - » Display windows or display cases
 - » Outdoor dining space
 - » Landscaped planter
 - » Vertical wall landscaping
 - » Wall art

Contextual Considerations

Some flexibility in how a project meets the design intent of providing ground level interest may be appropriate for different Contexts.



Outdoor dining

Downtown Overlay Standards

Ground floor transparency is subject to the design standards in the Downtown Overlay Standards.

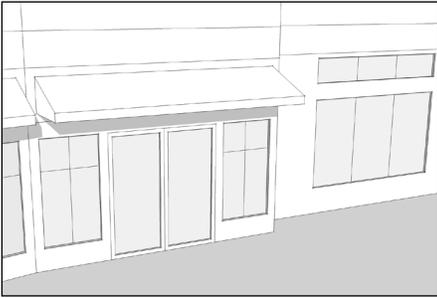


Vertical wall landscaping

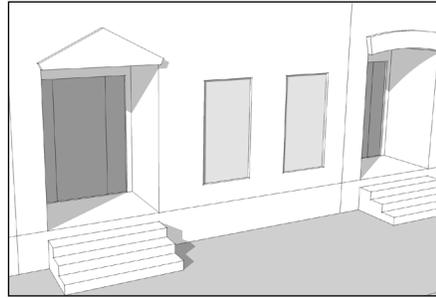


Display windows

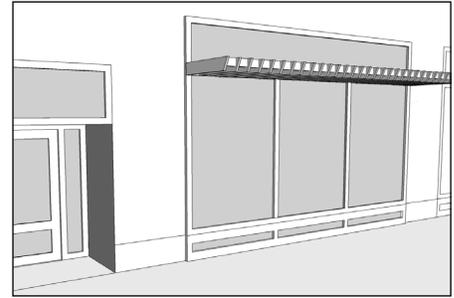
Options for Providing Street Level Interest



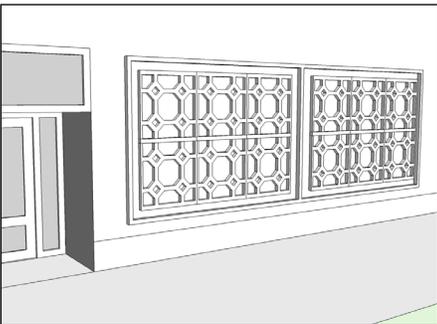
Commercial entries



Residential entries



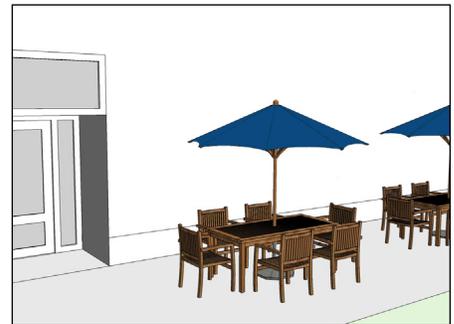
Storefront



Architectural detail



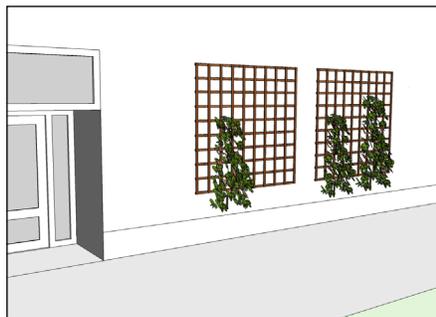
Display windows



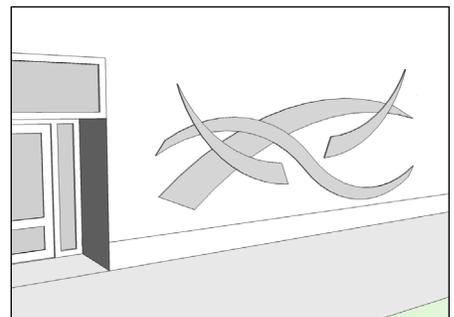
Outdoor dining space



Landscaped planter



Vertical wall landscaping



Wall art

Building Illumination

The character and level of lighting used on a building is of special concern. Building lighting encompasses that which is attached to a building. Exterior lights should be simple in character and used to highlight signs, entrances and first floor details. Building illumination should be minimized to its purpose and should be subordinate to the building itself.

BD15. Install exterior lighting that will enhance the public realm and improve the pedestrian experience.

- Design a lighting plan to enrich the appearance and function of the building and site.
- Locate light fixtures to be visually subordinate to other building and site features during the day.
- Exterior lighting may be used to enhance the nighttime appearance of trees, shrubs and other landscape features.
- Design lighting so that it does not endanger the safety of pedestrian or automobile traffic.

BD16. Use exterior lighting to highlight the distinctive features of a site, such as:

- Building entrance
- Architectural details
- Signs
- Outdoor use areas
- Public art

BD17. Minimize the visual impacts of architectural lighting on neighboring properties.

- Use exterior light sources with a low level of luminescence.
- In most cases, use white lights that cast a color similar to daylight.
- Reserve washing an entire building elevation for civic buildings and landmark structures.

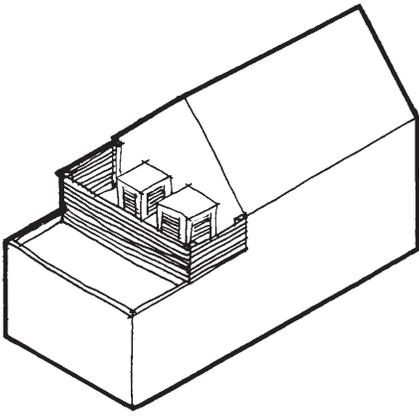
BD18. Use shielded and focused light sources to prevent glare and light pollution.

- Provide shielded and focused light sources that direct light downward.
- Do not use high intensity light sources or cast light directly upward.
- Shield lighting associated with service areas, parking lots and parking structures.
- Light sources should be designed, installed and maintained to prevent light trespass onto a neighboring property or the public right-of-way.

BD19. Discourage the use of color exposed tube lighting.



Install exterior lighting that will enhance the public realm and improve the pedestrian experience.



Minimize the visual impact of building equipment and equipment affixed to a building.

Building Equipment

Utility service boxes, telecommunication devices, cables, conduits, vents, chillers and fans are often attached to a building. This equipment draws away from the structure itself and can adversely affect the visual quality of the streetscape. The visual impacts of mechanical and other building equipment on the public realm should be minimized.

BD20. Minimize the visual impact of building equipment and equipment affixed to a building.

- Locate a utility connection or service box to the sides or rear of a building and not on a street-facing facade.
- Screen equipment with an architectural wall, fence or landscaping.
- Locate mechanical equipment on a rooftop in a location that is out of view from the street; otherwise screen it or integrate it architecturally with the overall building design.

Materials

Exterior building materials and colors should provide a sense of scale and texture and convey a high design quality and visual interest. Each building facade should use high-quality, durable materials that contribute to the visual continuity of the character. They should be consistent with those used traditionally and express a connection to natural materials found locally. Local materials include wood, masonry and stone that are common in the region, or locally quarried/harvested. The use of masonry is encouraged to promote compatibility with Downtown's traditional character, particularly in the Downtown Inner Core, Outer Core and the Hip Strip. Mixing masonry with new and innovative materials is also appropriate and encouraged. In the Downtown North and Downtown Gateway Contexts, the emphasis on masonry and compatibility is less critical.

BD21. Use high quality, durable building materials.

- Choose materials that are proven to be durable in the Missoula climate.
- Choose materials that are likely to maintain an intended finish over time or acquire a patina, when it is understood to be a desired outcome.
- Incorporate building materials at the ground level that will withstand on-going contact with the public, sustaining impacts without compromising the appearance.

BD22. Where compatibility is a priority, utilize traditional masonry materials (stone and brick).

- Use traditional, genuine masonry units, which appear authentic in their depth and dimension.
- Wrap masonry units around corners of wall to ensure that it does not appear to be an applied veneer.
- Avoid using synthetic or highly reflective materials.
- It is appropriate to mix authentic masonry with other authentic materials, provided they are compatible with one another.



Buildings in Downtown should utilize materials that are compatible with those used on traditional buildings.

Downtown Overlay Standards

Building materials are subject to the design standards in the Downtown Overlay Standards.

BD23. Develop simple combinations to retain the overall composition of the building.

- Avoid mixing several materials in a way that would result in an overly busy design.

BD24. Alternative materials may be considered when they are designed to express modules and a sense of scale.

- More flexibility in building materials is appropriate in Downtown North and Downtown Gateway areas.
- Alternative materials may include:
 - » Architectural metals
 - » Glass curtain walls
 - » Architectural concrete



Alternative materials may be considered when they are designed to express a sense of scale.

Materials

A selection of building materials are illustrated below. As noted, they may be used individually, or in combination, to meet the intent of the design guidelines for building materials.

Photo Example

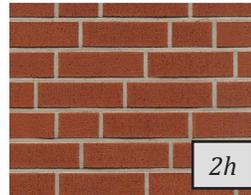
1) Natural, Materials

- 1a) Brick (traditional material)
- 1b) Stone (traditional material)
- 1c) Wood



2) Other Materials

- 2a) Authentic Stucco
- 2b) Synthetic Stucco (Scored)
- 2c) Patterned Pre-Cast Concrete
- 2d) Cement Board Siding
- 2e) Ceramic Panel
- 2f) Detailed Concrete
- 2g) Cast Stone
- 2h) Prefabricated Brick Panels
- 2i) Wood/Composite Siding
- 2j) Architectural Metal
- 2k) Architectural Glass
- 2l) Concrete Masonry Unit





Utilize external shading to keep out summer sun.

Sustainable Building Design

Buildings should be designed to maximize energy efficiency. Designs should also address seasonal changes in natural lighting and ventilation conditions. Buildings in Downtown should incorporate sustainable design features wherever possible, with an understanding that sustainability objectives must be balanced with those of placemaking, urban design and economic development.

BD25. Consider including a building design feature that conserves energy.

- Utilize external shading (landscape and/or integrated into the building) to keep out summer sun and let in winter sun.
- Design a building to take advantage of energy-saving and energy-generating opportunities.
- Design windows to maximize light into interior spaces.
- Use exterior shading devices, such as overhangs, to manage solar gain in summer months and welcome solar access in winter months.
- Incorporate a renewable energy device, including a solar collector or wind turbine.
- Utilize highly efficient internal equipment (e.g. lighting, plug loads) and controls.
- Use energy and water-efficient appliances and fixtures.

BD26. When redeveloping a site, salvage or reuse site and building materials where possible.

- Incorporate a functional existing building into a redevelopment project in order to minimize waste and greenhouse gas emissions associated with demolition.

BD27. If a parking area is essential, provide one that supports fuel-efficient and electronic vehicles.

- Provide compact parking spaces.
- Provide one or more electronic vehicle (EV) charging stations.



Incorporate a renewable energy device into a building.

Compatible Building Design

Maintaining compatibility with traditional building widths and heights along a street is a priority for many Downtown Contexts. Buildings should be compatibly scaled and draw on Downtown’s architectural traditions, yet also allow new, creative designs. This will create visual continuity along the street and a cohesive transition from building to building. Compatibility is particularly critical in the Downtown Inner Core, Outer Core and Hip Strip.

BD28. Design a building and its elements to be compatible with the scale and elements on nearby traditional buildings.

BD29. To achieve compatibility, a building should:

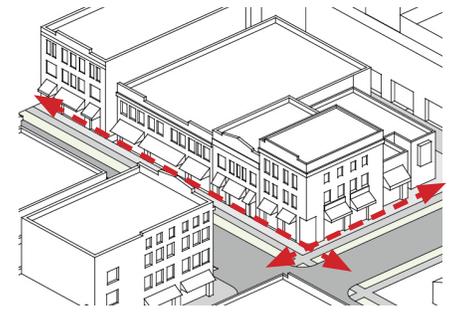
- Relate to design features on nearby traditional buildings, including the mass and form, entries and porches, window heights, materials and architectural features.
- Express its true age, rather than directly imitating a historic style, or using faux treatments, to avoid confusing historic interpretation of the setting.
- Compatibility is critical in the Downtown Inner Core, Outer Core and Hip Strip. More flexibility is appropriate in the other Context Areas.

Rooftop Additions

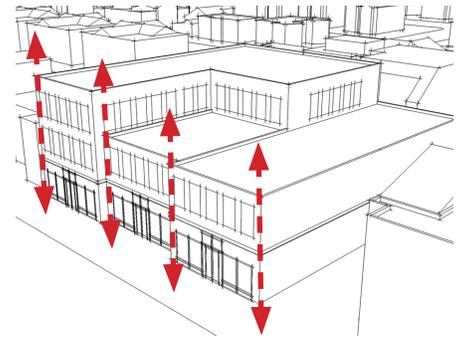
When designing a rooftop addition to a building that conveys Downtown heritage and/or displays traditional architectural merit, consider how to mitigate the negative visual impacts of the addition on the original building. A rooftop addition should be visually subordinate, and clearly distinguishable from the original building.

BD30. Design a rooftop addition to be subordinate to the original building.

- Set back the rooftop addition to minimize its visual impacts on the original building.
- Using a material with more simple visual qualities than the original is a good option.
- Set back a rooftop addition a sufficient distance such that the original building can be clearly perceived.
- Design a facade on a rooftop addition to be compatible with, but not replicate, the original structure.



Maintain the traditional pattern of building orientation and setbacks on a given block.



Design a building and its elements to maintain compatibility with the scale and elements on nearby traditional buildings.



Buildings should be compatibly scaled to and draw on Downtown’s architectural traditions, yet also allow new, creative designs.



Design a rooftop addition to be subordinate to the original building.

Downtown Overlay Standards

Vertical scale, facade design, wall articulation and mass variation are subject to the design standards in the Downtown Overlay Standards.

Wall Articulation and Mass Variation

The overall size, height and form of a building help determine how large it appears, and can relate to its compatibility with surrounding character. Although new development may be larger than adjacent traditional buildings, it should not be monolithic in scale or jarringly contrast with neighboring development. A larger building mass should be broken down into smaller components to establish a sense of human scale, add visual interest, prevent monotonous walls and enhance access to light and views. Human scale is used to describe how a person perceives a building element or a group of building elements in relation to themselves. A person relates better to building features that are of a size and scale similar to that of a human. In Downtown, wall articulation and mass variation also helps maintain the traditional Downtown building scale.

Wall articulation includes vertical or horizontal changes in materials, color, fenestration, minor wall offsets or other elements that do not significantly change a building's volume but reduce perceived building mass. Articulation should be used to break down a building into human-size components and express a sense of vertical and horizontal scale.

Mass variation reduces actual building mass and scale by modulating building volume. Variations in floors or walls should be used to create physical relief in an architectural form to express a human scale, reduce the bulkiness of a building and increase solar access at the street.

For a larger building, wall articulation and mass variation may be more critical. On parcels that are constrained in size or depth, options to vary a building's mass may be more limited.

BD31. Articulate a building wall to create human scale components and express a sense of vertical and horizontal scale. Options include:

- Accent lines, fenestration or other techniques that provide vertical or horizontal expression
- Vertical or horizontal variations in material and/or color
- Wall plane offsets such as notches or projections such as columns, moldings or pilasters
- Awnings, canopies or other features that help define the ground floor of a building

BD32. Vary the mass of a building to express a human scale, reduce the bulkiness of a building and increase solar access at the street. Options include:

- Height variation
- Increased setbacks
- Upper floor stepback

Wall Articulation



Minor wall plane offsets help reduce perceived mass and scale.



Minor wall plane offsets help reduce perceived mass and scale.



Changes in materials help reduce the perceived mass and scale.

Mass Variation



Increased setbacks and upper floor stepbacks help reduce the bulkiness of a building and increase solar access at the street.



Height variation helps reduce the bulkiness of a building and increase solar access at the street.



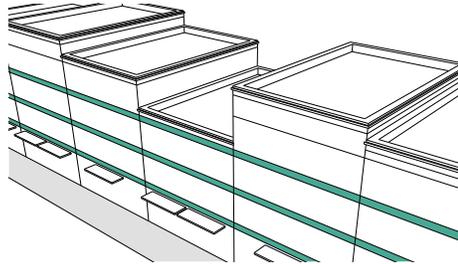
Upper floor stepbacks help reduce the bulkiness of a building and increase solar access at the street.

Applying Wall Articulation Methods

Use articulation techniques in proportion to a building's overall mass. For example, wall plane offsets are needed as a building's length increases. A single method is typically insufficient to achieve reduced scale and provide interest. Combining methods is highly encouraged. These methods may be used for building articulation.

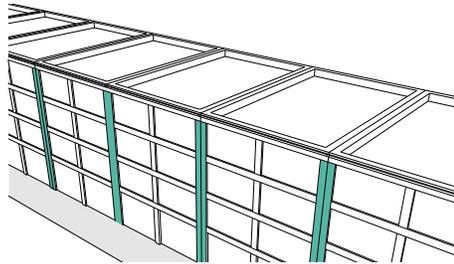
Accent Lines

Accent lines, fenestration or other techniques help provide vertical or horizontal expression. They can help create rhythm and scale on a facade.



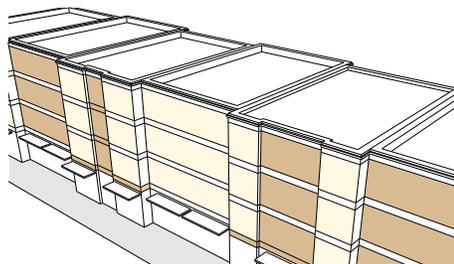
Wall Plane Offsets

Wall plane offsets include notches or projections such as columns, moldings or pilasters that generally rise the full height of the facade to add visual interest and express traditional facade widths. They help create a sense of texture and provide depth and visual interest.



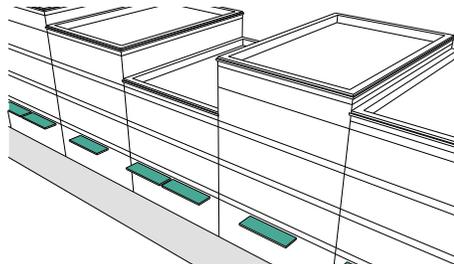
Variations in Material and/or Color

A change in material adds visual interest and expresses traditional facade widths. This may be vertical or horizontal. When applied in units, panels or modules, materials can help convey a sense of scale.



Awnings or Canopies

Awnings, canopies or other features help define the ground floor of a building and frame the pedestrian experience. They also provide shelter from the elements.

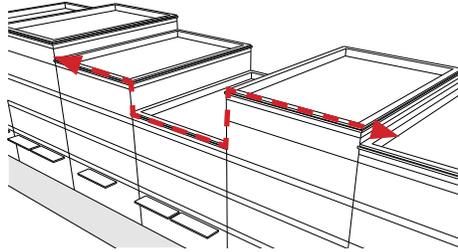


Applying Massing Variation Methods

Vary massing to reduce the perceived scale of a building while also helping to create an interesting building form. Stepping down the mass of a building adjacent to a pedestrian way or sensitive area will provide a smooth transition.

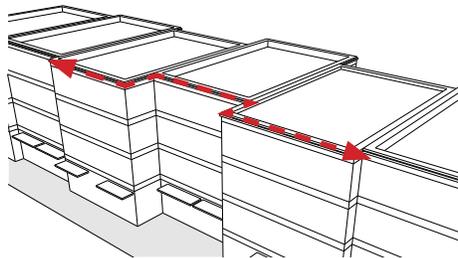
Height Variation

Vertical variation is an actual change in the height of a building of at least one floor.



Increased Setbacks

A wall plane offset should extend the full height of the building and is most successful when combined with changes in roof form or building materials.



Upper Level Stepback

An upper level stepback adds visual interest and reduces the mass of a larger building.

