



BELLE PLAINE DESIGN COMMITTEE
NOTICE OF REGULAR MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE

**MONDAY, FEBRUARY 4, 2019
5:15 P.M.**

5:15
P.M.

- 1. CALL TO ORDER. 1.1. Roll Call.**
- 2. OATHS OF OFFICE.**
Council Member Renee LeMieux, DC Members Linda Lawler, Patricia Krings, and Benjamin Ogata.
- 3. ELECTION OF OFFICERS.**
- 4. APPROVAL OF AGENDA.**
- 5. APPROVAL OF MINUTES.**
 - 5.1. Regular Session Minutes of December 3, 2018.
 - 5.2. Special Session Minutes of December 17, 2018.
- 6. BUSINESS.**
 - 6.1 Awning Design Review: Paula Olsen/Jennifer Shinehouse 103 Main St W
 - 6.2. Design Committee Roles/Responsibilities
- 7. ADMINISTRATIVE REPORTS.**
 - 7.1. Commissioner Comments.
 - 7.2. Upcoming Meetings.
 1. Next Regular Meeting, Monday, March 4, 2019 at 5:15PM
- 8. ADJOURNMENT.**

There may be a quorum of the Belle Plaine City Council present at the meeting.



MEMORANDUM

DATE: February 4, 2019
TO: Chairperson Krant, Design Committee Members, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 3.1 Election of Officers

REQUEST: Elect Chair, Vice Chair, and Secretary

GENERAL INFORMATION

The Committee is to elect a chairperson, a vice-chairperson, and a secretary for a term of one year. The officer can't be the City Council Member. The chair will call for nominations and the officers shall be elected by voice from among those nominated.

REQUEST

Election of officers.

**BELLE PLAINE DESIGN COMMITTEE
REGULAR MEETING
DECEMBER 3, 2018**

PLEDGE OF ALLEGIANCE.

Chair Krant led those present in the Pledge of Allegiance.

1. CALL TO ORDER. 1.1. Roll Call.

The Belle Plaine Design Committee conducted its Regular Meeting on Monday, December 3, 2018 at City Hall, 218 North Meridian Street, Belle Plaine, Minnesota. Chair Rick Krant called the meeting to order at 5:15 PM with Commissioners Kathy Joerg, Laurie Behnke and Pat Krings present. Council Liaison Theresa McDaniel was not present. Also present was Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

MOTION by Commissioner Krings, second by Commissioner Joerg, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

3. APPROVAL OF MINUTES. 3.1. November 5, 2018.

MOTION by Commissioner Joerg, second by Commissioner Behnke, to approve the meeting minutes of November 5, 2018 as presented. ALL VOTED AYE. MOTION CARRIED.

4. BUSINESS.

4.1. Discussion: Sidewalk Cafes.

Chair Krant introduced the agenda item.

Community Development Director Smith Strack explained that Colt Oldenburg has a contract for purchase of property at 116 Main Street West (formerly Volleyball Products). Oldenburg has inquired as to whether or not the City would allow a sidewalk café in front of the building which he proposes to use as a brewpub. The request has been considered by the Public Works Committee and the Public Safety Committee. Both committees have found the concept to be worthy of consideration. The Design Committee is tasked with commenting on potential design requirements. The scope of the inquiry is limited to the Downtown. Main Street East and Meridian Street South in the Central Business District are not under local jurisdictional control and, therefore, not available for consideration. Attached with Community Development Director Smith Strack's memo were photos of sidewalk cafes from other cities. Of particular interest was a photo showing a public sidewalk rerouted into the parking lanes. Also included were code/policy standards from Hopkins and Wayzata. Administrative permit issuance is envisioned with review of site plan, lighting plan, and/or landscape plan.

Community Development Director Smith Strack provided a PowerPoint presentation of photos displaying sidewalk cafes. The Commissioners offered comments and opinions. Each of the Commissioners weighed in on the likes and dislikes and what may best work for downtown Belle Plaine. The consensus of the Commission was that the sidewalk café should be enclosed with fencing with opacity (wrought iron as an example); enhancement to the fence such as flower boxes; and that patrons be required to enter the outdoor seating area from within the establishment. The furniture is recommended to be commercial grade; umbrellas at the discretion of the owner, however advertisement of product sales on the umbrella is prohibited. Regulations are to include trash collection and clean up of the outdoor area. There was no consensus on criteria for lighting.

The Committee members discussed Mr. Oldenburg's request to re-route the sidewalk into the street for the segment directly in front of his building. Chair Krant commented that this would reduce prime parking spaces, but the potential for drawing visitors to the proposed brewery would override that concern. Commissioner Krings inquired about criteria for allowing sidewalk cafes and noted there are other food establishments in the downtown area that may want to create outdoor seating also. Community Development Director Smith Strack explained that sidewalk cafes may be limited to only brew pubs and full-fledged restaurants. The Commissioners were in favor of the re-routed sidewalk at the owner's expense provided it is seasonal and/or temporary. The fence is to be decorative and of substantial girth; not plain, industrial-type fencing.

Community Development Director Smith Strack will prepare draft guidelines based on tonight's discussion. A special meeting will be held on December 17, 2018 to finalize guidelines.

4.2. Update: Commercial Industrial Design Standards Workshop.

Due to time constraints, the above agenda item will be added to next month's meeting.

4.3. Expiring Commissioner Terms.

Community Development Director Smith Strack reported that the terms of Commissioners Behnke and Krings are expiring on January 31, 2019. There is also a vacancy as a result of the resignation of Maria Ricke.

5. ADMINISTRATIVE REPORTS.

5.1. Commissioner Comments.

There were no further comments.

5.2. Upcoming Meetings.

- 1. Special Meeting, Monday, December 17, 2018 at 5:15 PM.**
- 2. Next Regular Meeting, Monday, January 7, 2019 at 5:15P**

The Commissioners were reminded of the upcoming meetings as listed.

6. ADJOURNMENT.

MOTION by Commissioner Joerg, second by Commissioner Behnke, to adjourn the meeting at 6:10 p.m.
ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Bonnie Vinkemeier and Patricia Krings
Acting Recording Secretary

**BELLE PLAINE DESIGN COMMITTEE
SPECIAL MEETING
DECEMBER 17, 2018**

PLEDGE OF ALLEGIANCE.

Chair Krant led those present in the Pledge of Allegiance.

1. CALL TO ORDER. 1.1. Roll Call.

The Belle Plaine Design Committee conducted a Special Meeting on Monday, December 17, 2018 at City Hall, 218 North Meridian Street, Belle Plaine, Minnesota. Chair Rick Krant called the meeting to order at 5:15 PM with Commissioners Kathy Joerg, Laurie Behnke and Pat Krings present. Also present were Council Liaison Theresa McDaniel and Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

MOTION by Commissioner Krings, second by Commissioner Behnke, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

3. BUSINESS.

3.1. Discussion: Sidewalk Cafes.

Chair Krant introduced the agenda item.

Community Development Director Smith Strack explained the purpose of tonight's special meeting is to continue discussion on the concept of sidewalk cafés in the downtown business district. Colt Oldenburg , owner of property at 116 Main Street West has inquired as to whether or not the City would allow a sidewalk café in front of the building which he proposes to use as a brewpub. The EDA discussed the concept of sidewalk cafes at their meeting on December 10, 2018 and the Commissioners were in favor of moving forward with the establishment of standards.

The members of the Design Committee continued their discussion on applicable standards for sidewalk cafes. The standards of Hopkins and Wayzata provided a base for discussion. The Committee confirmed recommendations from their December 3, 2018 meeting as follows: permits allowed for brew pubs or restaurants only, the sidewalk café is to be enclosed with fencing with considerable opacity, fencing to be decorative or ornate (not plain or industrial), enhancement to the fence such as flower boxes, patrons must enter the outdoor seating area from within the establishment, furniture of high quality, trash handling services required, property owner responsible for maintain cleanliness of the sidewalk, no signage allowed on awnings, no amplified music, and lighting and canopies/umbrellas at the discretion of the owner. Krings suggested an initial application fee, plus an annual renewal fee that would allow an opportunity to address any public concerns related to the sidewalk café.

3.2. Update: Commercial Industrial Design Standards Workshop.

Chair Krant introduced the agenda item.

Community Development Director Smith Strack explained that Staff is continuing to work with Eric Oleson of Oleson Hoabbie Architects to define an approach to a workshop pertaining to design standards. The purpose of the workshop is to initiate an update of Section 1107.17 of the code relating to commercial/industrial design standards. Community Development Director Smith Strack has compiled code standards form other Scott County communities. Upon her examination, it was revealed that the larger cities, Shakopee, Prior Lake and Savage have standards that are less intensive and more flexible than Belle Plaine's regulations. A summary of the results of Community Development Director Smith Strack's findings were included in the Commissioners' packets.

A workshop will be scheduled in the near future.

3.3. Expiring Commissioner Terms.

Community Development Director Smith Strack reported that the terms of Commissioners Behnke and Krings are expiring on January 31, 2019. There is also a vacancy as a result of the resignation of Maria Ricke.

5. ADMINISTRATIVE REPORTS.

5.1. Commissioner Comments.

There were no further comments.

5.2. Upcoming Meetings.

1. Next Regular Meeting, Monday, January 7, 2019 at 5:15P

The Commissioners were reminded of the upcoming meetings as listed.

6. ADJOURNMENT.

MOTION by Commissioner Krings, second by Commissioner Behnke, to adjourn the meeting at 6:05 p.m.
ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Bonnie Vinkemeier and Patricia Krings
Acting Recording Secretary



MEMORANDUM

DATE: February 4, 2019
TO: Chairperson Krant, Design Committee Members, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 6.1 Approval of Awning – 103 Main Street West (Hair Loft)

REQUEST: Approval of Proposed Awning – Hair Loft Olsen/Shinehouse

GENERAL INFORMATION

Property Owner Jennifer Shinehouse and Lessee Paula Olsen (Hair Loft), propose the addition of an awning to the portion of a structure at 103 Main Street West.

The proposed stationary awning will consist of a welded steel frame and fabric covering. No signage is proposed to be attached or imprinted on the awning or valance. Color proposed is black background with large polka dots. The proposed awning is illustrated in the application material.

The awning type and placement appear to be sympathetic in scale to others in the vicinity. The base color is consistent with color palette employed in the Downtown, the polka dots would appear to be an untried application in the historic district. Building Lessee Olsen is expected to attend the DC meeting.

ROSE loan policy standards and Section 1170.20, Subd. 11(2) of the Code require design review prior to further action. The 2016 Design Manual contains design guidelines for awnings in the Downtown. Under guidelines, awnings are to enhance the historic feel of Downtown while providing sun protection for display windows, shelter for pedestrians, and a sign panel for the business. Awnings and signage in the Downtown is to be compatible with the style, composition, materials, colors, and details of the building and with other signs on nearby buildings. Colors employed are to be varied but complementary. Please find Design Manual standards are attached.

Review and approval of the proposed awning is kindly requested. Specific discussion of appropriateness of color palette would appear to be in order.

REQUEST

Consideration of proposed awning.



CITY OF BELLE PLAINE

218 N. MERIDIAN STREET • BELLE PLAINE, MN 56011 • 999-999-9999

Permit Type: S-Façade Improvement Loan

Permit No.: **S-190001**

Site Address: 103 MAIN STREET WEST

Approved Date: 01/29/19

Work Valuation: \$0.00

Expiration Date: 01/29/19

For ELECTRICAL inspections, call 612-643-1838, Mon-Thurs between 7:00-8:30 a.m. To schedule on-line: jdinspectionsmn.com
ALL OTHER inspections call 952-873-5655, 24 hours in advance.



Owner Information:

SHINEHOUSE-GANSEN, JENNIFER
800 HORIZON COURT
BELLE PLAINE MN 56011
(952) 297-5678

Contractor Information:

Work Description/Requirement:

103 MAIN STREET WEST

THIS PERMIT MUST BE POSTED AT THE ABOVE WORK ADDRESS AT ALL TIMES

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
RESTORATION, OPPORTUNITY, SUSTAINABILITY AND ENTERPRISE (ROSE) PROGRAM
APPLICATION FOR FUNDS**

Company Information:

Name of Business: Hair Loft
Current Address: 103 West Main Street, Belle Plaine, MN. 56011
Telephone: 612-242-9924 E-mail PaulaStier@Mchs.com
Primary Contact Person: Paula Olsen
Title: Owner
Telephone: 612-242-9924
Nature of Business: Hair salon

Form of Business Organization:

- CD Purchaser Tenant Operator Other _____
 Sole Proprietorship Limited Partnership _____
 Partnership Corporation (Cocoperative) _____

Number of Employees: Total: 4 Full-Time: 0 Part-Time: _____
Property Owner(s): Jennifer Shinehouse

Number of years in businesses in Belle Plaine: 3

Project Description:

Briefly describe the nature of the project: Awning front door.

Approximate Amount Requested: \$ 625.00 half of project

Attach copies of all quotes/estimates for proposed work, at least two contractors shall submit quotes.

Funds to be used for: 1/2 of the project

Is the proposed building a conforming use or legal non-conforming use under the City of Belle Plaine's Zoning Ordinance? Yes No

What is the estimated completion date for the project?: ASAP

I have read, understand, and agree to comply with the Policy for the ROSE Loan Program of the Belle Plaine Economic Development Authority and the City of Belle Plaine.



Applicant Signature

Paula Sher-Olsen

Applicant Name (printed)



Property Owner Signature

Property Owner Signature

1-29-19

Date

For Office Use Only:

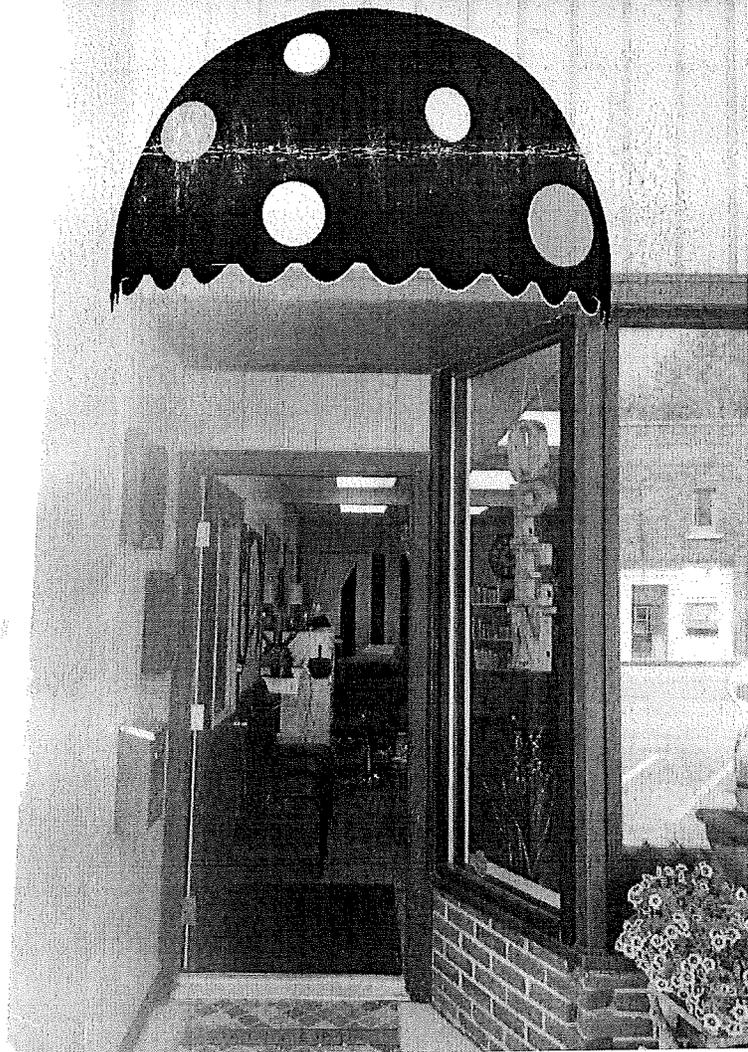
Reviewed by: _____
Approved: _____
Denied: _____

Reviewed by Design Committee
Approved: _____
Denied: _____

Invoice submitted: _____

Amount: _____

Date Paid: _____



Downtown District Guidelines

The northwest corner of the Belle Plaine Commercial Boulevard is to be developed with an emphasis on maintaining the historic and cultural significance of Belle Plaine. Meridian and Main Streets should meet at a four way stop that heralds entry to the historic downtown. Signage along Meridian and Main Streets should indicate significant historic and cultural places in downtown. The northwest corner of the Belle Plaine Commercial Boulevard should maintain the same grid pattern as the rest of the town. A pedestrian and bike trail should follow Meridian and Main Streets and lead into the historic downtown.

Objectives

- To preserve the historic character, pedestrian orientation and architectural commonality amongst buildings of downtown Belle Plaine through the application of design standards in the public realm and suggested design guidelines in the private realm.

Policies

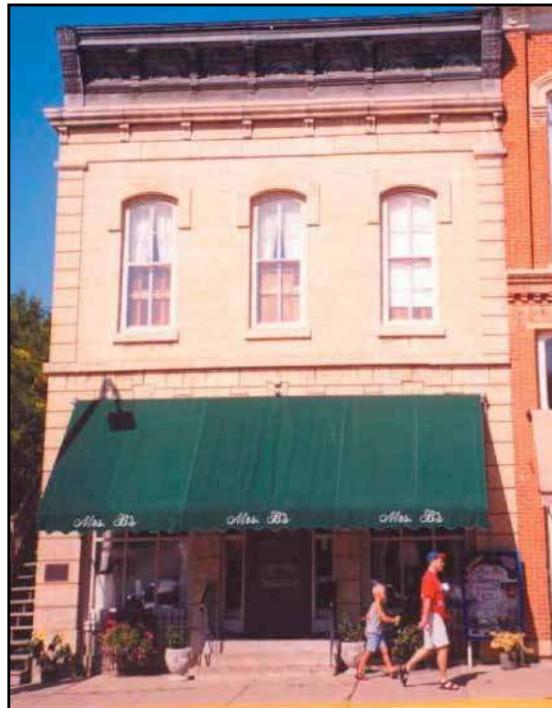
- The City of Belle Plaine finds that the historical, architectural, business, and cultural heritage of the Downtown District is among the City's most important assets. Therefore, the City will engage in a program that encourages the preservation of historic properties and architecture through sensitive renovation following design guidelines.
- The City of Belle Plaine will maintain and enhance the pedestrian-friendly character of the Downtown District by adhering to design standards that provide features such as pedestrian-safe sidewalk and street crossings, attractive streetscaping, and context sensitive signage, among others.

Additional Notes

- Recognizing that each project is unique in its relationship to the site and surroundings, the Urban Design Review Committee will endeavor to interpret the guidelines within the Design Manual for the most appropriate application.

Awnings – Awnings should enhance the historic feel of downtown, while providing sun protection for display windows, shelter for pedestrians, and a sign panel for businesses.

- Retractable or operable awnings are encouraged.
- Long expanses of awning should be broken into segments that reflect the door or window openings beneath them.
- Backlit awnings are discouraged
- Awnings with graphic material must be within the sign guide lines below.



Good example of operable awning that are compatible with the historic character of the architecture.

Figure 24. Awning Example, Wayzata Design Standards, 2004.



MEMORANDUM

DATE:	February 4, 2019
TO:	Chairperson Krant, Design Committee Members, and Administrator Meyer
FROM:	Cynthia Smith Strack, Community Development Director
RE:	Item 6.2 Orientation – Review of Roles and Responsibilities

GENERAL INFORMATION

We have several new members joining us in 2019. In an effort to help everyone start the year from the same point it would appear appropriate to review roles/responsibilities. Each member will receive information on a USB drive at the meeting. The information includes documents pertinent to your role as DC member and background information.

REQUEST

This item is for information.



Belle Plaine Design Committee

Roles & Responsibilities

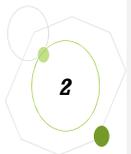




Intro to DC

Welcome New Members!

Welcome To
THE TEAM





DC Purpose

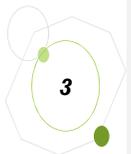
“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Advise Others

- Guide the character of Belle Plaine
- Advise other boards, committees, & commissions and the City Council
- Downtown character/preservation
- Commercial/industrial new construction
- Some public elements – banners, signage, lighting





DC Basics

"We have found no visually compelling place that allows design to be the sole responsibility of each landowner"

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Docs/Guidelines

- Comprehensive Plan
- DC enabling language
- Zoning code sections: Belle Plaine character (Downtown) & commercial/industrial design standards
- Belle Plaine Design Manual
- Education/materials



The Plan

OUR VISION

A perpetually sustainable, complete, and livable City for all people, seasons, and generations



Destination 2040

- Guides overall growth and development of City
- Maps, charts, goals, & policies
- Existing and future uses of land – what goes where
- Systems plans – transportation, parks, utilities
- Human and economic development goals
- Umbrella document – first question is it consistent with Comprehensive Plan





Establishing Code

“Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has”.
- Margaret Mead

Chapter 204 - Code

- Prepare recommendations for design components of developments, as assigned
- Prepare recommendations for design components of public projects
- Administer design policies contained in the Belle Plaine Design Manual, as may be amended
- Provide recommendations to other Boards, Committees, Commissions, and the City Council as requested or as required under City Code
- Manage the look and feel of the City by making recommendations regarding branding, communications, marketing, social media presence, and similar aspects
- Promote a positive image of the City
- Monitor architectural and design related aspects of the City Code
- Enhance the visual landscape of the City
- Promote and preserve cultural aspects and heritage of the City
- Promote and preserve historic Downtown
- Promote a definitive sense of place in the City of Belle Plaine



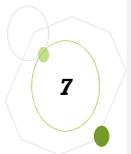
Zoning Code

*"Growth is never by mere chance; it is the result of forces working together".
– James Cash Penney*



Zoning Standards

- Preservation of Belle Plaine Character
 - Central Business District (Downtown)
 - Review new commercial buildings
 - Conserve structures, decorative features, masonry surfaces, & large windows
 - New construction: blend in with existing bldgs. material, color, scale, and architectural features
- Commercial/industrial design standards
 - Apply to commercial and industrial buildings in highway commercial, industrial/commercial, and light industrial districts.
 - Prescriptive standards at this time
 - Goal is to update standards





Guidelines

“It’s important to have a sound idea, but the really important thing is the implementation.”
– Wilber Ross



Design Manual

- Created in 2008 with assistance from U of M Center For Rural Design; updated in 2016
- Standards for Downtown & “gateway” corridors – i.e. Hwy 169 & Main Street East
- Bldg design, signage, landscaping, lighting, etc.
- Illustrations, maps, policies, etc.



Resources

*"It's important to have a sound idea, but the really important thing is the implementation".
– Wilber Ross*



The Language of Design

- Authored by two Twin Cities design professionals
 - Maureen Steele-Bellows
 - Barry Petit
- Book available to DC Members
- Excellent review of local issues and design concepts

Bellows/Petit Observations

- Good design does not mean added expense
- All communities say they are 'unique' – only those that harmoniously and consistently expand core character can become this others consist of random and chaotic new growth
- Everyday design defines our community – not landmark structures
- Developer design autonomy is a license to continue the current disappointing state of commercial design. Community must control design in order to create great places.
- Design standards are a good start but often flawed because they are drafted by non-design professionals and they often include specific formulas i.e. brick is better.
- Bad design makes planning irrelevant. Every sign, lightpost, building entry, tree, banner, brick color, awning, sidewalk patten, flower pot, etc has the power to change design character of community



Resources

“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design





Guiding Principle

“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design

Harmony

- “Quaint”, “charming”, “unique”, & “special” = places where everything is appropriately combined and coordinated
- Understand how every sign, door, awning, light, window, material, color, tree, flower pot, bench, sidewalk, garbage container, etc. fits into the whole visual setting
- College campuses, vacation resorts do this well as to memorable places you have visited
- Landscape is a great ‘blender’. It can mask, veil, hide, soften, fill in gaps, calm built environments, and provide a continuous theme woven throughout community. But it requires patience and time to mature.
- Too much of a good thing – cluttered streetscapes with benches, platers, kiosks, trellises, fountains, clocks, trash cans, street lights, banners, complicated sidewalk patterns, etc. Don’t look right, function well, and are expensive.



Design Principles

“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Regionalism

- How do people build here?
- Influenced by climate and available materials
- Downtown buildings constructed in late 1800’s and early 1900’s were made of local materials and by local workers and made to withstand MN summers and winters.



Design Principles

“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Context

- What is around what is being designed?
- Influenced by roads, topography, open space, other buildings, viewsheds, what is planned in the future, etc
- What’s around what is being designed can be good influence, negative influence, or neither positive or negative but should always be considered



Design Principles

“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Scale & Mass

- Building scale – how does what is proposed fit with existing buildings: too big, too small, or just right
- Humanscale – how does what is being proposed relate to me. You might feel dwarfed walking by a tall building but feel comfortable walking past the same building if you add awnings
- Mass is how the building is shaped, often related to use e.g. USB stadium vs government offices
- Clean, simple, and well-blended preferred



Design Principles

“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Composition

- Two facets
- How building shapes (tall, short, round, square, rectangular) relate to one another. Are they symmetrical or irregular?
- When looking straight at a building how do building materials, windows (type, size, level, number), entry, details, breaks, offsets, etc.
- Classic buildings are layered horizontally into base (solid, grounded), middle (neutral area), and top (ornamental, decorative, ‘heavenly’).
- Proportions are complimentary, expected, they ‘work’



Design Principles

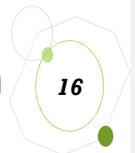
“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Hierarchy

- Visual order
- Not everything screams not everything disappears
- Perception is calm, ordered, not confusing
- Not about being seen – which is often the goal, esp of national retailers





Design Principles

“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Color

- Dark colors absorb light, recede
- Light colors reflect light, dominate
- How is color used to emphasize or disguise features?
- All loud = need for redesign
- Too much color = Mn. State Fair Midway
- If only controlling one aspect of good design it should be color



Design Principles

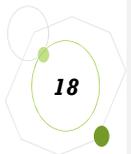
“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Detail & Craftsmanship

- Building design starts with site planning and conceptual design – what the building is to be used for and where it is located
- Materials used and how combined = detail
- Intricate details require skilled construction workers
- Ask & examine
 - How do materials turn corners, join each other?
 - Details around doors/windows?
 - What happens at roof or parapet?
 - What happens with large, single material surfaces?
 - How does the building connect to the ground?





Design Principles

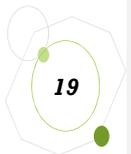
“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Simplicity

- Good design is simple design – think long black dress and tux/tie
- Peel away unnecessary elements – little goes a long way. Avoid too many materials, too many colors, too much signage, too many columns, arches, etc. t
- Intricate details require skilled construction workers
- Ask & examine
 - How do materials turn corners, join each other?
 - Details around doors/windows?
 - What happens at roof or parapet?
 - What happens with large, single material surfaces?
 - How does the building connect to the ground?





Design Principles

“We have to convince our decision makers that good design can and should happen everywhere – it’s not about money”

Maureen Steele-Bellows & Barry Petit
The Language Of Design



Design Principles Cheat Sheet

- Will be included in review of new buildings
- Included on USB
- Ask questions when reviewing design and during meeting

Comments



Questions