

**CITY OF KALISPELL, MONTANA
ARCHITECTURAL DESIGN STANDARDS**



ADOPTED: February 6, 2006

\$10.00

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VISION STATEMENT

The city of Kalispell is the economic and government center of the Flathead Valley and takes pride in its economic diversity, business opportunities and multiple amenities. Kalispell expects excellence in growth and development. Both public and private development should emphasize retaining Kalispell's historic character, cultural heritage and should complement the city's unique and beautiful natural setting. Creativity that results in quality site design, architecture, landscaping and signage is encouraged so that new development makes a positive contribution to the community.

Adopted by the Kalispell City Council

Drafted by: The Kalispell Planning Board and Zoning Commission
 The Kalispell Architectural Review Committee

KALISPELL ARCHITECTURAL DESIGN STANDARDS

WHAT...

- This document is meant to assist developers of commercial property by emphasizing components of existing Standards and Regulations, adopted by the City Council and revised from time to time, in order to better represent the vision the City Council wants for a development.

WHERE...

- All development within the city limits is subject to Kalispell's architectural design standards except single family residences and duplexes.

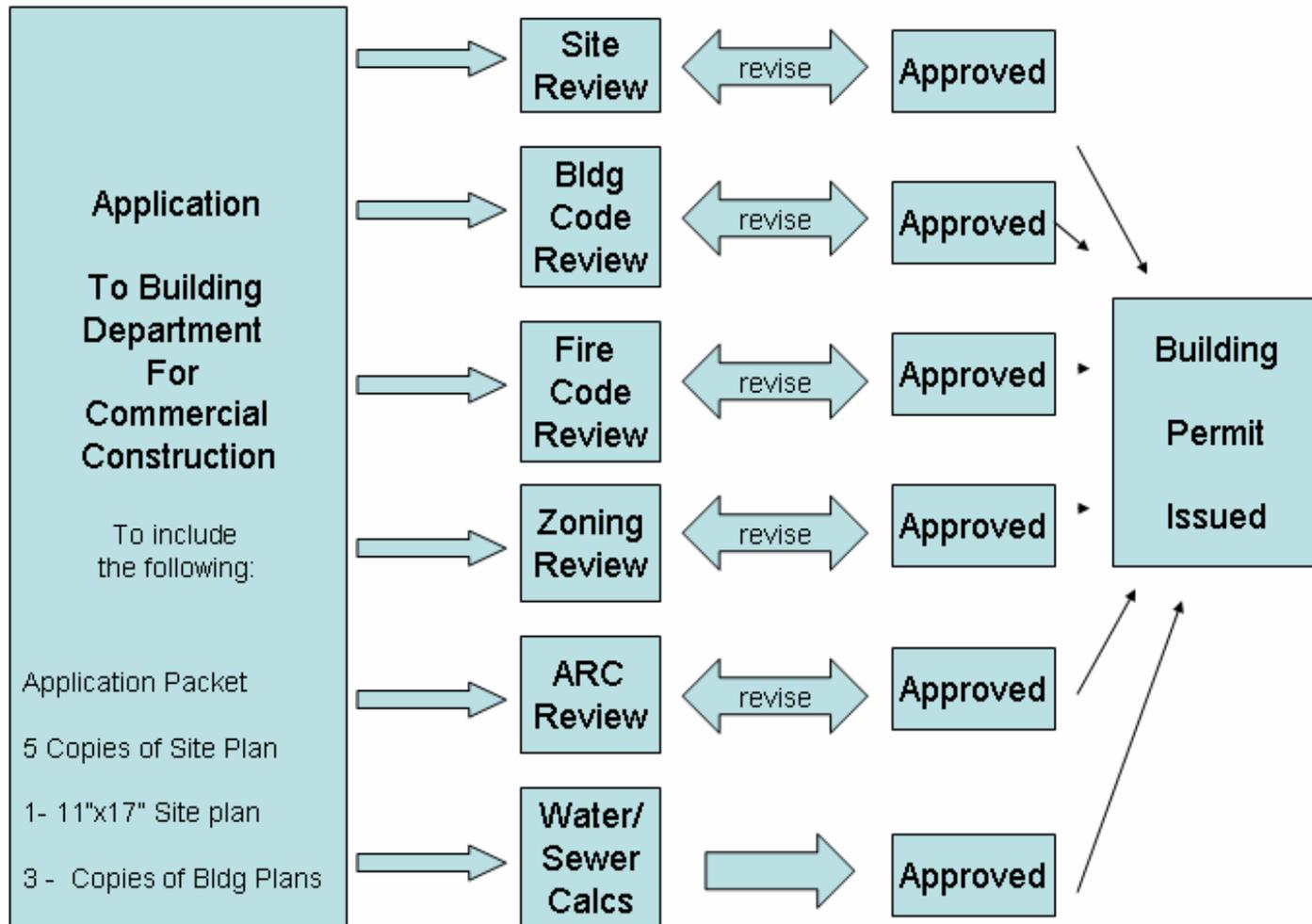
WHEN...

- Anytime new development or redevelopment occurs, the architectural design standards shall apply except single family residences and duplexes.

HOW...

- A process has been developed for architectural review that occurs concurrently with the building permit review process.

APPLICATION AND REVIEW PROCESS

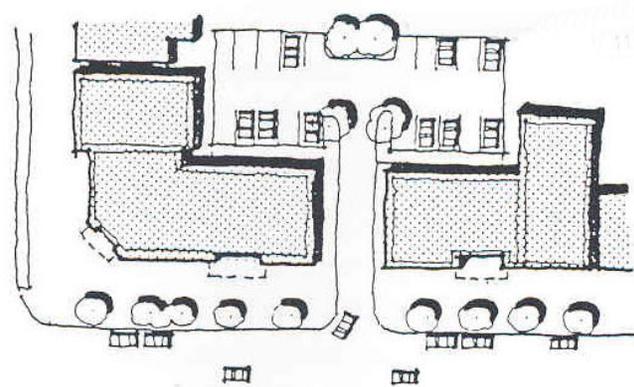


PARKING

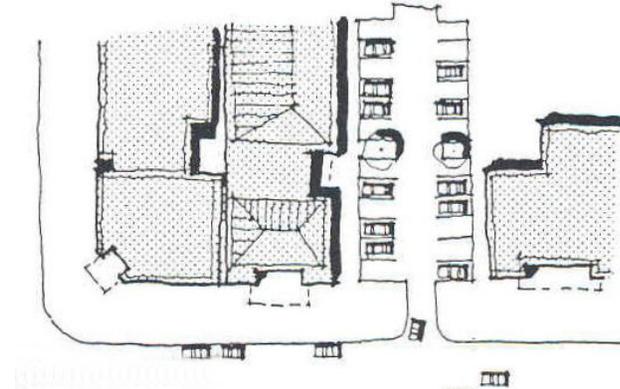
Large parking lots that front main arterials or collectors are discouraged unless adequately screened or landscaped. The building, not the parking lot, should be the primary focus of the development. Landscaping should be incorporated to create green space and soften the visual impact of the parking lot. The use of earth berms, short decorative fencing, walkways, pavers or alternate paving materials are useful tools in parking lot design. Parking located along street frontages lessens the attractiveness for pedestrians and compromises safety.

Parking Lot Design Guidelines

- Developments requiring large parking lots should attempt to create smaller parking “pods” around the building or behind the building.
- Landscaping within parking lots should define the entrance and exit aisles of the parking lanes. Landscape islands shall be developed at parking lot entrances / exits where feasible.



- Parking lots should be located behind or between buildings when possible.

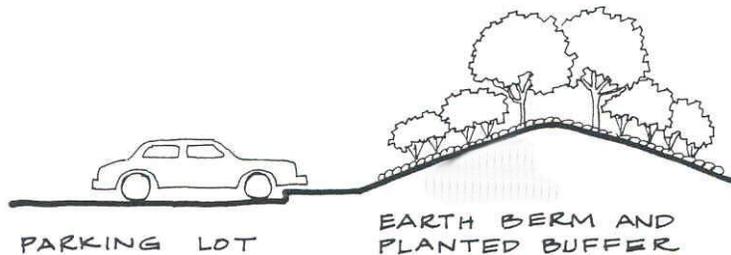


- Adequate consideration should be given to areas for snow storage in parking lot design.



- Landscaped boulevards shall be between the project site and adjacent roadways.

- When sidewalks or pedestrian paths are part of a development plan they shall be designed with curbs and sidewalks so as to maintain a minimum three foot clear pedestrian walkway. The design will prevent vehicles from encroaching into the three foot clear walkway space.



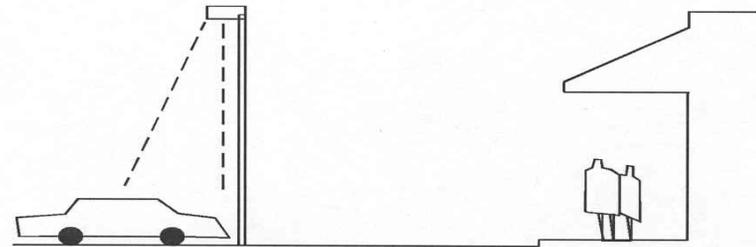
- Parking lots located next to residentially zoned properties shall have adequate screening using landscaping, fencing, berms or a combination of these.
- It is the goal of the City to provide adequate parking within the commercial areas of the community while avoiding excess parking. Except in the downtown area, development of parking beyond the required standards in the Kalispell Zoning Ordinance is discouraged.
- Shared parking between adjacent properties with non-conflicting times of operation is encouraged, as is alternative modes of transportation.
- Provision shall be made for public transportation drop-off and pick-up areas as needed.

LIGHTING

Light pollution obscures the night sky, a resource important to residents and visitors. Light trespass interferes with the quality of life. Architectural review standards for outdoor lighting are intended to control light from non-vehicular sources; and to reduce and eliminate nuisance glare and light trespass from poorly placed or shielded light sources. It is the further intent of these standards to curtail and reverse the degradation of the night time visual environment through regulation of the type and use of outdoor lighting; and to conserve energy and resources, while maintaining night-time safety, utility and security.

General Lighting Standards

- Lighting shall be designed, directed and shielded in such a manner that direct light does not leave the perimeter of the site.



In this diagram, the lighting is directed towards the parking lot and not the adjacent buildings. Parking lot lighting is not appropriate for lighting buildings.

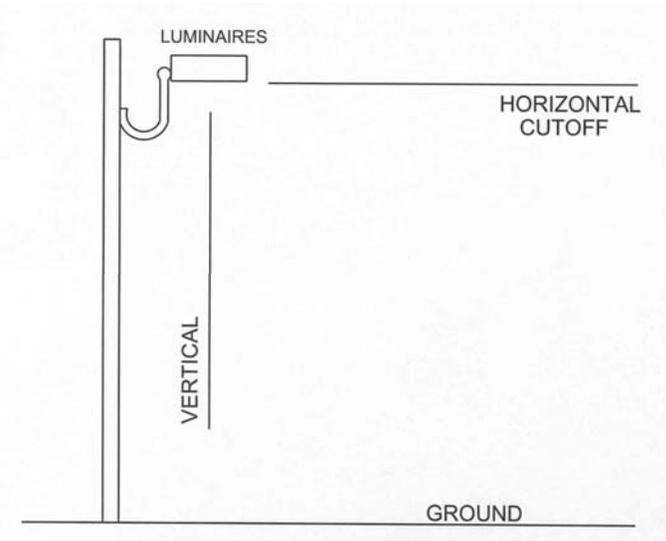
- All outdoor lighting, including the fixture, pole, and other supporting elements, shall be designed to complement the overall architectural appearance of the site and prevent excessive glare.

- The height and level of lighting should be appropriate for the development and shall not exceed 25 feet.
- Roof illumination is not allowed.
- Timing mechanisms and photo cells are encouraged to be used to reduce light levels and conserve energy during non-operational hours.
- Lighting mounted on the building should be integrated as an architectural component. It shall be designed so the light is fully shielded and directed toward the building.



- Canopy lighting shall be recessed and shielded.

- Low voltage landscape lighting will be allowed provided it is directed toward the object or building and does not leave the perimeter of the site or contribute to light trespass.
- All pole mounted lighting shall have a full cut-off lens that does not allow light to shine above a 90 degree angle measured from a vertical line from the center of the lamp.
- Mercury vapor lights are prohibited because of the poor color spectrum, light intensity and inefficient energy use.
- Low pressure or high pressure sodium lights, metal halide, florescent and compact florescent lights are encouraged.



LANDSCAPING

Landscaping should be planned as an integral part of the building design. This includes a combination of trees, shrubs, hedges, vines, ground cover and flowers suitable for the climate, exposure and site condition. Landscaping shall complement the architecture and adjacent buildings.

Landscaping design may include earth berms, bark, mulch, edgers, pavers, rock and structural features such as fountains, benches, art sculptures and planters. The objects and plants shall be arranged in a harmonious manner compatible with the building and its surroundings. New development or redevelopment shall provide sufficient landscaping to assure a pleasant and aesthetic on-site environment and, when necessary, provide protective screening. Landscaping should be included in the front yard or any yard adjacent to any public right-of-way, along any lot adjacent to a residential zone, or in association with off-street parking areas.

General Landscape Requirements

- Landscape plans shall be reviewed and approved by the Kalispell Parks and Recreation Department as part of the site development review process prior to planting.
- Existing mature landscaping should be preserved during site development and removed only when necessary.

- To ensure a clear vision triangle shrubs at entrances and exits shall be less than two feet in height.

- Landscaping shall include a mix of seasonally attractive trees, shrubs and other green plants.



- Trees shall have a diameter (caliper) of at least 2 ¼ inches measured 18 inches above ground level at the time of planting.
- Groundcover shall be planted in accordance with the tagged recommendation or as approved by the City. Not more than 20 percent of the ground cover area shall be comprised of rock or other hard materials unless otherwise reviewed and approved by the City.

- If fences, hedges or other architectural designs are used along street frontage, they shall be placed inward of the landscape strip. Openings shall be provided to accommodate pedestrian circulation.
- Landscaping along the perimeter of the parking lot that provides a visual relief between a public street and the parking lot shall be a minimum of five feet at maturity and shall be comprised primarily of planted materials.
- The perimeter landscape buffer along a street shall consist of planted materials and man-made features to create, at a minimum, a three foot high visual relief screen. This screen will be a hedge, fence, planter box, berm, dividers, shrubbery or trees, or a combination of the above. All visual relief landscaping shall create a two foot tall minimum screen at time of planting. Perimeter landscaping that adjoins a landscaped boulevard shall be designed in cooperation with the City parks director.
- There shall be a three and a half to six and a half foot high vegetative visual barrier of mixed evergreens when bordering or adjacent to a residential zone unless the border fronts on a public alley or street.
- All landscaping shall be continually maintained including necessary watering, weeding, pruning and replacing when necessary.

SIGNAGE

Signage is intended to reflect the natural environment of the Flathead Valley. The Kalispell Zoning Ordinance has specific regulations regarding the number, size and location of signs according to the zoning district. It is the goal of the City to improve the quality of existing signage throughout its jurisdiction through standards that create signs that are clear in their messages and advertising and that are aesthetically compatible with the built and natural environment. To that end, the following are some basic guidelines that are intended to foster commerce and creative expression, significantly reduce sign clutter, enhance local architecture and community character.

Design Guidelines

- The location, size, as well as qualities of style and permanence of the sign, together with the materials, methods of illumination, and graphic standard shall reflect a favorable compatibility with the overall context of the building and of the neighborhood.



- The type of sign whether free-standing, projecting, flush-mounted wall, canopy, window, or directory shall create a visual pattern that can be easily interpreted by motorists and pedestrians, and utilized for the mutual benefit of merchants, tourists, and customers.
- The character of the sign shall be in context with the commercial activity and shall not overpower the building or its architecture nor obscure significant views.

- Legibility and visual interest are strongly encouraged. Signs that cause glare and/or spill light on surrounding properties shall be prohibited. Vibrant franchise and corporate colors shall be used as accent colors only.



- Architectural components of the building or development shall be integrated into the sign structure to create a unified theme.

- Ground mounted monument signs are encouraged. Pole mounted signs are discouraged.

- Landscaping around ground mounted and monument signs are encouraged. The landscaping is intended to create an integrated development of the site.



COMMUNITY AMENITIES AND PUBLIC SPACES

Community amenities are design elements which add form, function and interest to a development. They create a safer vehicular and pedestrian environment, as well as encouraging and developing a well-maintained built environment. Community amenities are encouraged in the design and development of a site and are outlined below.

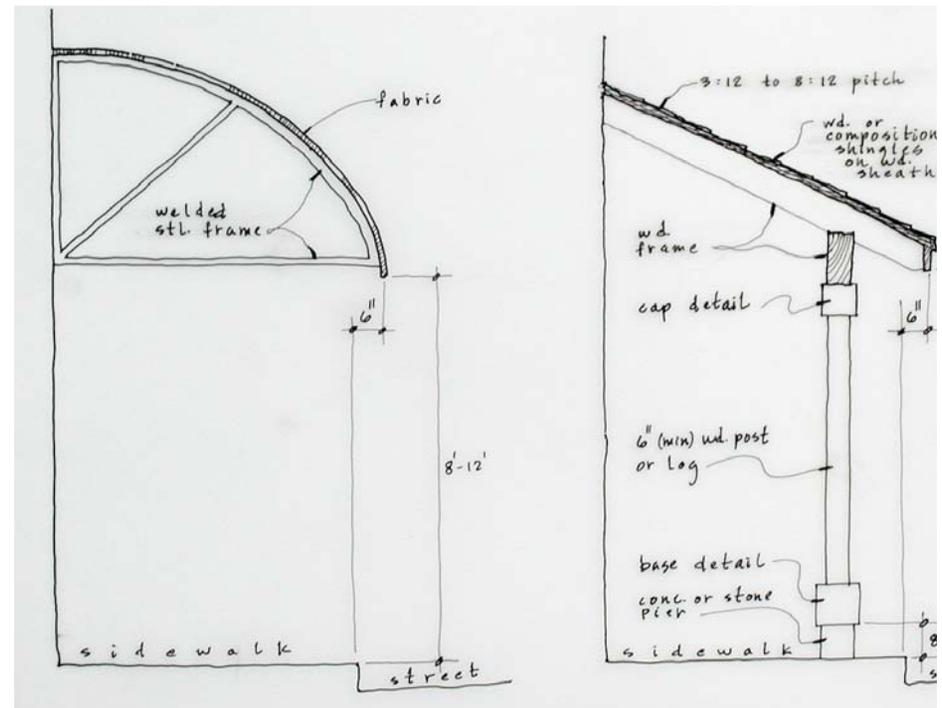
Design Guidelines for Community Amenities

- Benches and outdoor seating areas associated with or without a particular business or commercial enterprise are encouraged to be incorporated into the site design.



- Balconies, porches, rooftop seating areas and covered patios create a sense of space and provide an area for respite.
- Landscape features that include works of art such as sculptures, fountains and seasonal planters add visual interest and are encouraged.
- Pedestrian walkways that incorporate colored pavers, tiles, concrete or other features that meander or flow in a nonlinear fashion provide an alternative to concrete.

- Awnings or canopies used over sidewalk areas help to create a pedestrian oriented environment.



- Well-maintained landscaped areas and buildings add to the sense of quality development.

- Covered entrances of buildings foyers provide weather protection, security and a sense of place.



SITE PLANNING AND DEVELOPMENT CONSIDERATIONS

There are several distinctive development areas in Kalispell where the architectural review standards apply. Each have special considerations. The downtown area is the historical and cultural center of Kalispell, while the greater Kalispell area provides areas for commercial growth, expansion and redevelopment. The highway corridor provides a gateway to the community and is addressed under a separate segment of this document.

Downtown Area Development Guidelines

Downtowns traditionally comprise an assortment of high intensity uses within a compact, walkable area including retail, office, housing, and entertainment. Kalispell's Downtown Area is generally from California Street on the north to Eighth Street on the south and between Second Avenue East and Third Avenue West. To make the heart of Kalispell a vibrant and friendly environment for residents, workers, merchants and visitors, the following policies will re-energize the area:

- Make downtown a destination by attracting a variety of different uses that include retail, restaurants, offices and entertainment functions not found in a mall to ensure long term viability.



- There should be a focus on revitalizing existing buildings in the downtown area and utilize existing storefronts to create a sense of place and a positive setting for pedestrian activity not found elsewhere in the community.

- Uses on the ground floor street frontages should be non-residential uses within the downtown core area. Prioritize the construction and re-vitalization of high-quality and high-density mixed-use housing on upper floors of downtown buildings to maintain a vibrant area.



- Construction of office buildings with smaller footprints that offer historical design in and around the downtown core area on identified locations are encouraged to maintain the scale and character of the area.
- Re-vitalization of sites shall follow the downtown's historic character. They should include amenities such as balconies, terraces and galleries to take advantage of the City's mountain scenery.

- Historically significant residential structures that are converted to a non residential use shall maintain the historical integrity of the structure to the greatest extent possible.



- Screening of refuse areas and mechanical equipment is required.
- Changes to the exterior color of a building of more than 25 percent will be subject to architectural review.

Greater Kalispell Area Development Guidelines

The city provides a variety of business opportunities on properties located in unique settings. These areas should be developed to reinforce the best qualities of the property. Development and redevelopment should strive for high quality, well integrated design components that enhance the site and surrounding areas.



- Redevelopment in areas suffering from adverse economic and physical conditions is encouraged by using available incentives.
- Redevelopment projects must include upgraded amenities such as sidewalks, landscaping, lighting and applicable buffers from noise and/or dense traffic.



- Buildings shall be located to take positive advantage of the site's natural topography and drainage, existing vegetation, and other natural features.

BUILDING DESIGN CONSIDERATIONS

Quality building design is considered a primary element of the architectural standards for the City of Kalispell. Creativity is encouraged to avoid monotony while at the same time providing architectural design that is harmonious and complementary to other buildings in the area and community as a whole.

Design Guidelines for Commercial and Multi-Family Development

- Architectural elements within a project shall be applied consistently on all sides of structures visible from public rights-of-way and/or adjacent residential zones.



- Exterior materials shall be sufficiently durable to ensure stability, maintainability, and long life. The use of natural and natural looking materials indigenous to the area signifying permanence, such as wood, stone, stucco and masonry are encouraged. These materials shall be integrated elements comprised of natural and muted colors that are complementary. Bright, vibrant, corporate or franchise colors shall be used only as accent colors, not as a primary base or theme.
- If natural materials or natural looking materials are not incorporated as a building component, special design details will be required to undergo a preliminary design review with the Architectural Review Committee prior to a final submittal that demonstrates the merits of the design.
- Community amenities should be incorporated into projects with a site of 30,000 square feet or less. They are required on larger projects. This would include the use of benches, planters, decorative banners, fountains, clocks, kiosks, pavers, curved sidewalks, plazas and sculptures.

- Massive structures such as box-like “warehouse” buildings are discouraged unless designed with smaller architectural components such as articulated rooflines and entry designs.



- Ground-level utilities, service equipment, trash, storage, loading, and other accessory facilities shall be screened by landscaping or placement where their visibility is limited.
- Roof top mechanical equipment shall be screened from view with parapet walls, articulated roof designs or other architectural components.

HIGHWAY ENTRANCE CORRIDOR STANDARDS

Commercial properties adjacent to the highways entering the city of Kalispell are subject to these standards. Generally this would include the highway corridors of Hwy 2 and Hwy 93 from the city limits to Meridian Road on the west; 7th Avenue East to the east, Wyoming to the north and 13th Street to the south. The entrances to Kalispell are an important gateway to the community and as such should be developed in such a way that they create an inviting and positive first impression of the community. The goal is to reflect architectural integrity, a high quality of design and aesthetic presence in architecture, landscaping, signage and lighting. The highway corridors are generally the major arterials that service the community. Additional standards and attention are given to these important community entrances.

Components of the Highway Corridor Elements

- **Buildings Design** - Buildings, particularly large scale buildings, should strive to have interesting architectural components minimizing generic and corporate structures. Use of articulated roofs and entrances will be required. Multiple buildings within a single development should have similar architectural components that tie the development together.
- **Materials** - Use of natural materials and natural looking materials shall be incorporated into the building and site design. Bright colors shall be used as accent

colors rather than a primary building color which should be muted natural shades. Use of natural materials shall be incorporated into the building elements.

- Landscaping – Landscaping shall be an integral part of the building design. It will include a mix of seasonally attractive trees, shrubs and other green planted materials with a consistent theme throughout the site. Boulevards shall be developed in the entrance / exit areas to the development. Once established the landscaping should be well-maintained and irrigated.
- Parking Lots – The building, not the parking lot, should be the primary focus, particularly in shopping centers and large scale retail developments. Parking lots should be developed in pods within the site rather than one large lot. Landscaping should be interspersed in the parking lot with trees, shrubs and other planted materials. Shared access to parking is encouraged rather than separate accesses to individual businesses. A landscape buffer shall be provided between the parking lot and highway.
- Signage – Attractive signage along the roadways is very important to the corridor areas and shall be given careful consideration in the initial stages of the building site design. Signs should be ground mounted monument signs integrated with the architectural components of the buildings with landscaping around the base of the sign. Shared signage for multiple tenants is required. Consistent lettering, coloring and sizing of signs on the buildings and monuments signs is encouraged.

- Lighting – Careful consideration shall be given to planning and placing lighting for the site and shall adhere to the lighting standards outlined elsewhere in this document.
- Pedestrian Amenities – Sidewalks, walkways and / or bike and pedestrian trails shall be established with new development and redevelopment within and adjacent to the development. Bike and / or pedestrian paths shall be developed adjacent to the public right of way in areas where they do not exist in order to create a continuous trail network.
- Maintenance - Once quality elements of the highway corridor developments have been established, a regular maintenance schedule shall be followed to ensure that the quality is maintained.

HISTORIC PRESERVATION

Kalispell has a rich historical heritage that is reflected in the buildings and architecture located primarily in the Downtown, East and West Side Historic Districts. Preservation for the purposes of this document is generally limited to those historically significant buildings in these areas. It is the intent of these standards to maintain key characteristic details and elements of the exterior of these buildings.

Design Guidelines and Standards for Historic Preservation

- Original materials or details should not be removed from a building when they can be reasonably repaired.
- The distinctive historic and architectural character of the building should be maintained through proper regular maintenance and repair.



- The original shape of a roofline including the pitch eave lines and ridge should be retained or restored.
- Visible roofs should retain or duplicate the appearance of the original roofing material when possible.
- Roof mounted architectural features such as dormers, cupolas, cornices, chimney or other features and facades should be preserved or replaced.
- Window and door opening should be in original size and spacing while retaining the original style of window and door.
- Use of bare aluminum for storm windows and doors is strongly discouraged.

- New construction should be compatible with the historical character of the downtown area with particular attention being given to exterior features such as windows and doors.



- In order to prevent and protect the unnecessary demolition of historically significant buildings, prior approval from the Architectural Review Committee is required.