



Design Standards and Guidelines **4**

Design Review Process

Goals

The Town Center (or M-U-TC) Design Review Committee, the City of Mount Rainier, the county, and the public (including building owners, business owners, architects and other design professionals) shall use these design standards and guidelines when considering or designing new development and property improvement within the M-U-TC. The purpose of the standards and guidelines is to promote high quality urban and architectural design within the M-U-TC area and to encourage the creation of a cohesive and attractive environment consistent with the plan vision. These standards and guidelines help to protect and reinforce the existing fabric of the historic district as well as the character of the town center area. They also give direction to revitalization efforts.

The standards and guidelines shall be used alongside the other components of the M-U-TC Development Plan—such as the Plan Vision and the Implementation—in order to gain a full understanding of the goals of the development plan.

Applicability

The design standards and guidelines apply to all new development and exterior improvements, beyond routine maintenance and repair, on properties located within the M-U-TC Zone. Applicants may deviate from the design standards and guidelines through the detailed site plan process provided they can demonstrate how their proposal advances the vision for the M-U-TC Zone.

As set forth in Section 27-108.01 of the Zoning Ordinance, “the words ‘shall,’ ‘must,’ ‘may only,’ or ‘may not’ are always mandatory standards and not discretionary. The word ‘may’ and ‘should’ are permissive. The words ‘including’ and ‘such as’ do not limit a term to the specified examples, but are intended to extend its meaning to all other instances or circumstances of like kind or character.

Relationship to the Gateway Arts District

The 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District* determines the uses that are permitted in the Mount Rainier M-U-TC. The use table for the Gateway Arts District Sector Plan can be found on pages 167-199 of that plan and in the appendix of this plan (pages 158–178). If the proposed use is not listed in the table, it is prohibited. Changes to the use table must be approved by the District Council through a detailed site plan process.

The town center character area development district standards found in the Gateway Arts District Sector Plan do not apply to the Mount Rainier M-U-TC Zone. The development plan design standards and guidelines found in this chapter prevail.

Economic Revitalization

Attractive and inviting streetscapes and building façades help advance opportunities for economic development in Mount Rainier. A positive physical image impacts a broad base of visitors, business owners, property owners, and potential investors, including financial institutions. While there may be limited need for some property owners to use the design standards and guidelines, for such things as signage and fencing, the design standards and guidelines are essential to improving the overall marketability of the M-U-TC area.

Well conceived and implemented design standards and guidelines that respect the unique character of Mount Rainier will benefit all properties. The assurance that design standards and guidelines are applied in a consistent and comprehensive manner will attract the necessary investment and capital, both in the near term and the long term. This assurance will achieve the following:

- Enhance patronage of the M-U-TC area.
- Heighten business and property-owner confidence.
- Give reassurance to new investors regarding return on their investment.
- Advance economic sustainability.

Code Enforcement

All new construction and improvements requiring a building permit will be subject to review by the Department of Environmental Resources (DER).

New construction and improvements that are subject to the City of Mount Rainier’s municipal ordinances are enforceable by the city. Applicants are responsible for obtaining any required municipal permits for exterior alterations to properties.

M-U-TC Design Review Committee Composition

The City of Mount Rainier solicits and advertises for potential candidates to the M-U-TC Design Review Committee. The City Council makes its selection from this group of candidates and submits its recommendations to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for consideration and approval by the Prince George’s County Planning Board.

During the advertisement and selection process, efforts are made to ensure that at least one of the residents, business or property owners, or government representatives on the committee is a practicing artist or design professional with experience in planning, architecture, landscape architecture, or historic preservation. Solicitation of the design professional member is done regionally and is not limited to candidates from the city.

The appointed M-U-TC Design Review Committee consists of seven members, with staggered terms, to ensure that there is not a full turnover of the committee at any given time. The composition of the M-U-TC review committee is as follows:

- Two residents from the city.
- Two business or property owners within the M-U-TC area.
- Two municipal government representatives.
- One design professional.

Each member serves a two-year term and may be reappointed to subsequent terms by the Planning

Board. Additionally, a designated member of the M-NCPPC’s Prince George’s County Planning Department serves as non-voting staff person that advises the committee and attends all its meetings.

Use of the Design Standards and Guidelines by the M-U-TC Design Review Committee

The M-U-TC Design Review Committee reviews all exterior renovations and new development projects within the Mount Rainier M-U-TC Zone District to ensure that the applications comply with the intent of the plan vision, the design standards and guidelines, the implementation strategies of this development plan, and the Secretary of Interior’s Standards for Rehabilitation. Use of the guidelines will assist the committee in making consistent and fair recommendations that are based on sound urban design and preservation practices.

All infill development projects, exterior renovations, signage, awnings, fencing, screening, exterior seating and display, surface lot parking, site lighting, or other site improvements and/or changes within the M-U-TC area shall be reviewed by the M-U-TC Design Review Committee.

Application Process

Prior to Submission

- The applicant should review the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District* to determine if the proposed use is permitted within the town center character area.
- The applicant should meet with the designated M-NCPPC staff member to review the proposal for compliance with the plan vision, design standards and guidelines, and implementation components of the development plan. Staff shall review the application for completeness in accordance with the submission requirements and offer guidance regarding the “permit” and “detailed site plan/special permit” processes.

Submission

- The applicant shall submit eight copies of the application and the applicable documents, as listed on page 59 under Application Submission Requirements, to M-NCPPC for staff review and distribution to the M-U-TC Design Review Committee and the City of Mount Rainier.
- The designated M-NCPPC staff member shall produce a staff report documenting the facts of the application. The staff member shall make recommendations in the staff report.
- The staff report, the application, and a copy of the applicant’s submitted documents shall be transmitted to each member of the M-U-TC Design Review Committee, the City of Mount Rainier, and the applicant.

M-U-TC Design Review Committee Meeting

- M-U-TC Design Review Committee meetings shall be held within thirty days of M-NCPPC’s receipt of a complete application. The applicant shall be notified of the time, date, and location of the committee meeting. The applicant or applicant’s agent shall be required to attend the committee meeting to present the application.
- The M-U-TC Design Review Committee shall review and make recommendations on all building permits or detailed site plan/special permit applications submitted to the county for work within the M-U-TC study area. All committee members should be familiar with the City of Mount Rainier Historic District and the plan vision, design standards and guidelines, and implementation strategies of this document.
- The applicant shall present the proposal to the M-U TC Design Review Committee. Failure to attend and present the application shall result in the automatic deferral of the project to a subsequent M-U-TC committee meeting.
- The designated M-NCPPC staff member shall verbally highlight key elements from the staff report and make any recommendations. Staff shall also offer supporting comments and answer questions from the committee.

- The M-U-TC committee shall review the application and recommend either:
 - Approval as submitted.
 - Approval with conditions and/or recommendations.
 - Denial with clarifications as to the M-U-TC Design Review Committee’s action.
 - Deferral for resubmission with explanation and recommendations.

After M-U-TC Review Committee Meeting

- The designated M-NCPPC staff member shall prepare meeting minutes summarizing the discussions, recommendations, and actions taken by the committee on each application reviewed during the meeting.
- Approved applications shall be stamped by the M-U-TC Design Review Committee to signify that the plans are in compliance with the plan vision, design standards and guidelines, and implementation strategies. Applications approved with conditions or recommendations will need to be revised prior to being stamped by the committee to show that the updated proposal complies with the plan vision, design standards and guidelines, and implementation strategies.
- The applicant may appeal M-U-TC Design Review Committee recommendations to the Prince George’s County Planning Board through the detailed site plan/special permit process.

Application Submission Requirements

The applicant shall submit eight copies of all relevant building, site plan and/or signage information required for the submission to show compliance with the plan vision, design standards and guidelines, and implementation strategies. The following information is recommended as possibly being necessary for the type of project work proposed:

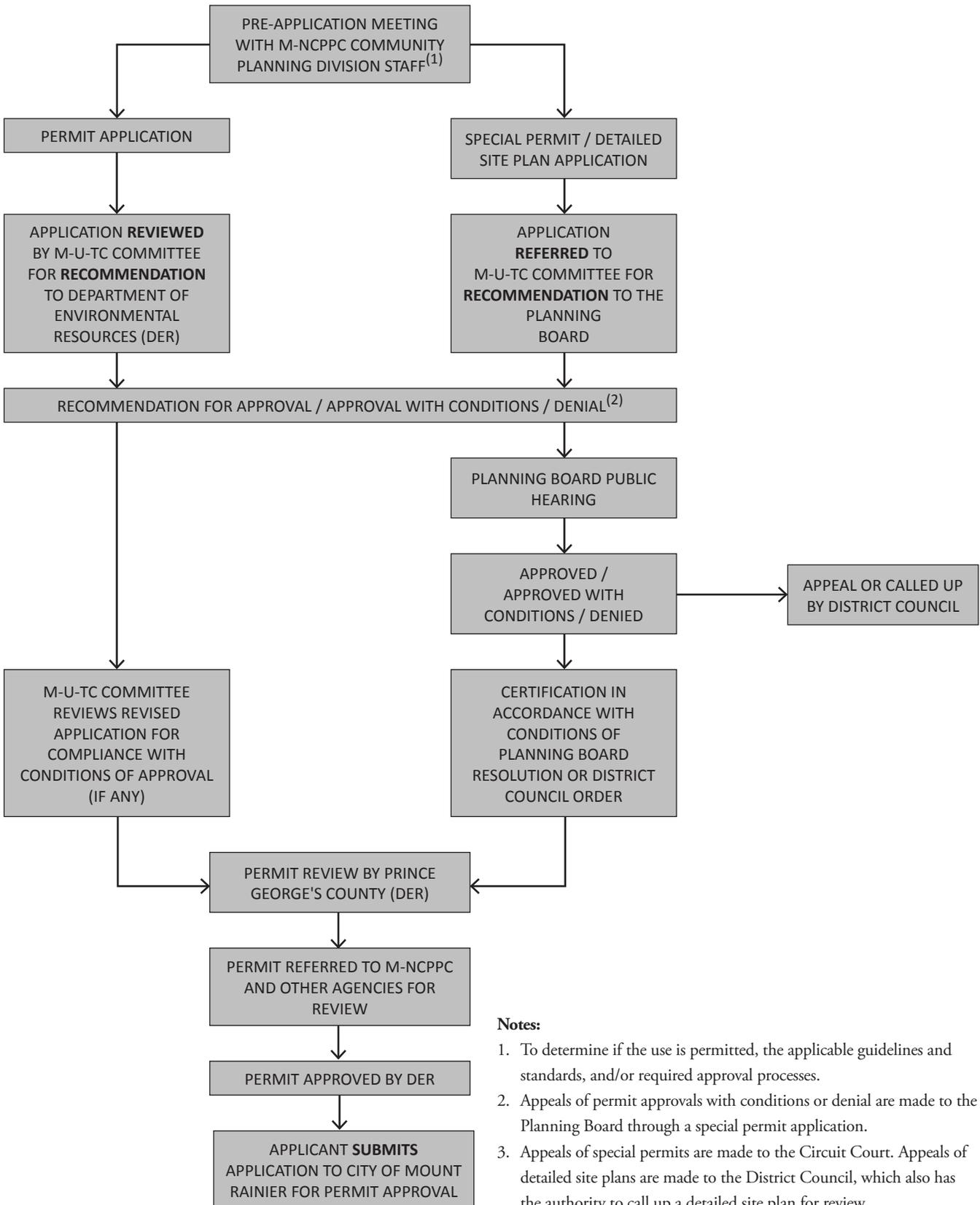
Photographs

The application shall include comprehensive exterior photographs of the building, structure, or site in question. Since the building, structure, or site is in a historic district, the application shall also include photographs of the adjacent buildings and the immediate neighborhood. All photographs shall be good quality and clearly show the area affected by the proposed work.

Architectural Drawings

- *Existing Conditions Plans*
Property lines, adjacent structures, and existing buildings shall be drawn to an architectural or engineering scale.
- *Extent of Work*
The application shall clearly show the extent to which the existing building or structure is to be preserved, altered, or demolished. An application for demolition shall include architectural plans or diagrams clearly showing the extent of proposed demolition.
- *Site Plan*
The site plan shall include dimensioned property lines, building locations, parking, vehicular and pedestrian access points, and all other proposed improvements.
- *Massing Drawings*
As necessary, architectural drawings or model photographs indicating the general massing, composition, or design of the proposed work within its surroundings shall be provided. These drawings shall be drawn to scale and dimensioned with important measurements, including overall width, length, and height.
- *Elevation Drawings*
Elevations shall show all façades, including information such as building height, floor-to-floor height, architectural features, detailing, openings (including windows and doors), façade materials, and color. Drawings shall clearly show the exterior design of the proposed work within its surrounding and adjacent context. The application shall clearly show the proposed color and/or finish and texture of materials to be used for all new elements. Finish, color, and textures of adjacent existing materials must be provided (in photographs or drawings) for comparison to the proposed work.
- *Parking Plan and Layout*
Where applicable, a parking plan and layout shall be submitted as well as documentation illustrating how proposed shared parking or proposed reductions in parking numbers may be implemented.
- *Landscape Plan*
All development within the M-U-TC shall provide landscape plans showing compliance with the applicable provisions of the *Prince George's County Landscape Manual*.
- *Signage*
Signage submissions shall include proposed dimensional locations, materials, colors, and any lighting information.
- *Other Components*
Additional components, such as proposed site lighting, building lighting, fencing, screening, low screen walls, and other site or building components not noted above, shall be submitted with the application so that a full understanding of the new development, addition, renovation, alteration, or signage may be apparent during the review process.

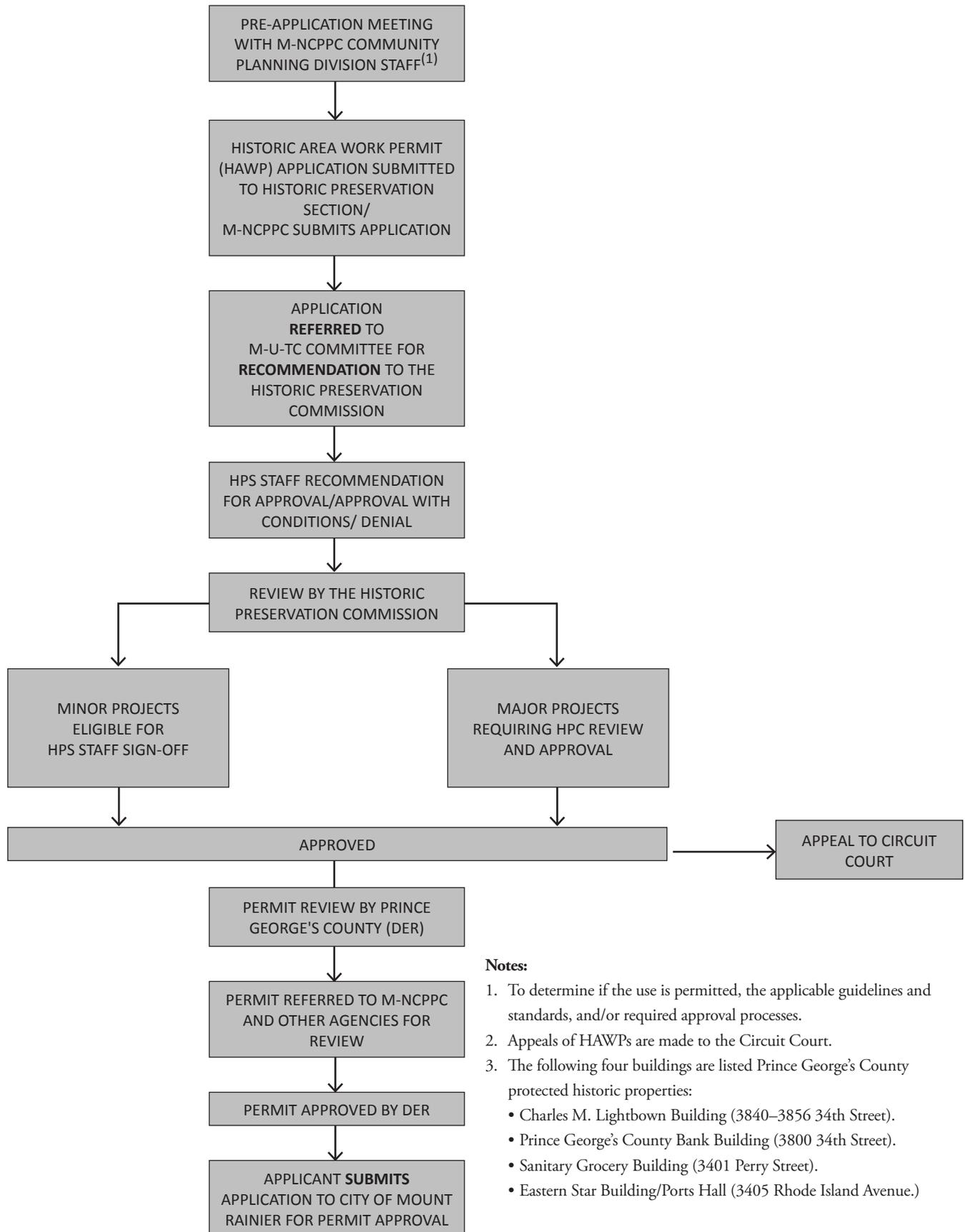
Design Review Process | *Non-Historic Properties*



Notes:

1. To determine if the use is permitted, the applicable guidelines and standards, and/or required approval processes.
2. Appeals of permit approvals with conditions or denial are made to the Planning Board through a special permit application.
3. Appeals of special permits are made to the Circuit Court. Appeals of detailed site plans are made to the District Council, which also has the authority to call up a detailed site plan for review.

Design Review Process | *Historic Properties*



Plan Vision Overview

The Historic District

The entire M-U-TC area is contained within the Mount Rainier Historic District, which has been listed in the National Register of Historic Places since 1990.

The M-U-TC area contains approximately ninety properties; forty-six are listed on the Maryland Historical Trust’s Inventory of Historic Properties and four of these are Prince George’s County protected historic properties. The four properties are:

- Charles M. Lightbown Building
(3840–3856 34th Street)
- Prince George’s County Bank Building
(3800 34th Street)
- Sanitary Grocery Building
(3401 Perry Street)
- Eastern Star Building/Ports Hall
(3405 Rhode Island Avenue)

Additionally, sixteen properties are “contributing” historic properties to the National Register district.

A large number of “contributing” properties constructed within the period of significance (late 1890s to early 1940s) for the Mount Rainier Historic District still retain varying degrees of architectural and historic integrity. The low-scale, one- to three-story mixture of mixed-use residential and commercial structures is a defining characteristic of the Mount Rainier town center area. Detached, closely sited, single-family homes make up the bulk of the structures bordering and surrounding the M-U-TC area.

Most of the commercial buildings in the Mount Rainier Historic District are located in the city’s historic downtown area, which traditionally contained a mixture of both residential and mixed-used buildings, just as it does today.

The downtown area includes Rhode Island Avenue beginning at the District of Columbia boundary line east to the Town of Brentwood and the block of Perry Street, east of 34th Street. It also includes the two blocks of 34th Street north of Rhode Island Avenue. Today the commercial area also extends a half a block of 34th Street south of Rhode Island Avenue.

The low level of integrity of many structures will allow for sensitive and carefully crafted development of selected sites. This development may include historically compatible additions and new replacement buildings. The guidance included herein is designed to assist the M-U-TC Design Review Committee with analysis and review of new work, repair, and maintenance activities throughout the M-U-TC area. The guidance should foster new development, while maintaining the character and small town feel of the City of Mount Rainier.

The Mount Rainier Historic District is integral to the design character of three districts within the M-U-TC area:

- Upper 34th Street
- Rhode Island Avenue
- Civic Core/City Center

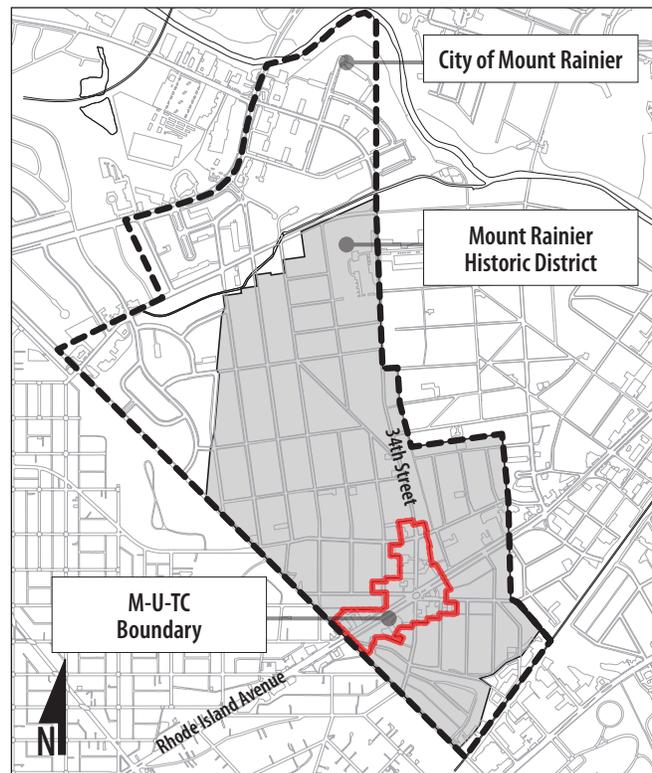


FIGURE 28: CITY OF MOUNT RAINIER.



District Character: Upper 34th Street

The intersection of 34th Street and Bunker Hill Road is a focal point to downtown Mount Rainier that contains a mix of regional and local neighborhood-serving commercial uses. This four-way intersection has direct access to the surrounding neighborhood. The intimate pedestrian and vehicular environment of 34th Street is reinforced by its relatively narrow street width and its generally contiguous street frontages of improved and occupied properties. The surrounding area features supporting cultural and faith-based institutional uses. The street corners are anchored by low-scale historic buildings that have retained much of their original character. The existing building fabric provides subtle clues to what 34th Street was like in the mid-twentieth century. With some noted exceptions, the existing buildings are appropriate for mixed-use retail and should be preserved.

Market support for the location does not call for substantially increased intensity of use. There is limited reason to consider replacing the existing structures with larger structures. While there are longer-term opportunities for some infill on current vacant sites, the vision of the future for this area should be mostly focused on improving the existing architectural fabric.

Design Summary

- Maintain a “Main Street” character for 34th Street.
- Build new buildings on the property line facing public streets with no setbacks except where grandfathered.
- Concentrate retail storefronts near the intersection of Bunker Hill Road and 34th Street and encourage mixed-use retail, office, and residential elsewhere.
- Maintain a general one- to three-story height for buildings.
- Convert some residential buildings to small-scale retail and office.
- Use natural materials for buildings.
- Install pedestrian-scaled signage.



District Character: Rhode Island Avenue

In contrast to the focused neighborhood character of Upper 34th Street, Rhode Island Avenue serves multiple and, at times, conflicting purposes. It is a critical transportation corridor that has great market potential, but can also negatively impact the adjacent residential neighborhood. With its ample right-of-way, the avenue tends to divide the north and south sides of the street. This characteristic is vividly evident by the profoundly different levels of economic activity on the two sides of Rhode Island Avenue. As we look to implement the plan vision for Rhode Island Avenue, this seemingly negative wide expanse to the avenue can provide opportunities to facilitate the construction of taller buildings at the property line and provide space to accommodate on-street parking, bike lanes, pedestrians, outdoor retail, and other open space uses.

Mount Rainier, which serves as a gateway into the county from Washington, D.C., has the potential for substantial growth. The building at 3413 Otis Street sets the tone at the District of Columbia line, and the traffic circle provides a constant visual and functional regional focal point for Mount Rainier.

With its historical elements and existing businesses, Rhode Island Avenue has the contributing factors of location, visibility and existing economic base to help propel needed new development. The mixture of older and newer buildings along Rhode Island Avenue represents a diverse design backdrop for development on infill sites. It also provides opportunities for existing structures ready to be renovated as new infill takes hold. The scale and orientation of the possible redevelopment sites are particularly well suited to medium-sized residential uses.

Design Summary

- Maintain a boulevard character for Rhode Island Avenue.

- Construct most new buildings on the property line and retain a setback along the north side of Rhode Island Avenue.
- Concentrate retail storefronts on or near 3300 Rhode Island Avenue and on the south side of Rhode Island Avenue; encourage new residential buildings elsewhere.
- Construct three- to five-story infill buildings.
- Use modern materials for new civic buildings.

District Character: Civic Core/City Center

The Civic Core/City Center area of Mount Rainier is multifunctional. The intersection of 34th Street and Rhode Island Avenue is distinguished by prominent public spaces and a variety of buildings representative of Mount Rainier’s historic past. This central area, which is a natural focal point for civic identity of the community, includes the city hall, the public library, an historic assembly building, faith-based institutions, a mix of commercial businesses, some residential buildings, and an existing small bus transportation hub.

The central spine of public space of the Civic Core/City Center extends from the existing library and Mount Rainier City Hall westward through the traffic circle to the block containing 3300 Rhode Island Avenue and a corner park space facing back toward city hall. The public streetscape of the Civic Core/City Center is somewhat established with the notable exception of the bus waiting area. The high profile of the civic core with

its visible location along Rhode Island Avenue demands that priority be given to its most critical components.

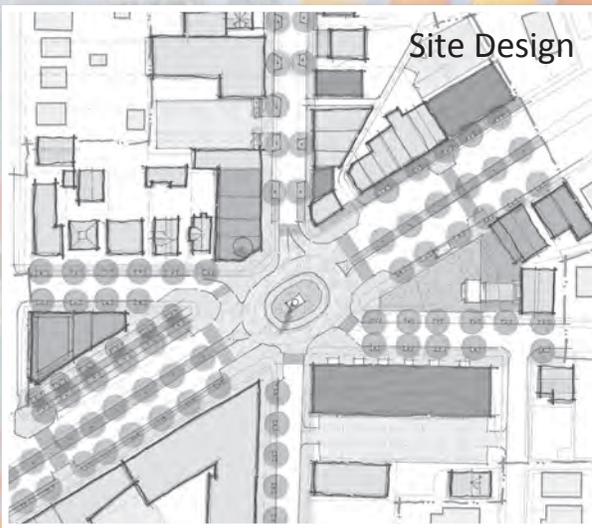
Design Summary

- Maintain the civic center character that exists around the city hall.
- Construct new buildings on the property line with no setbacks except where grandfathered.
- Encourage civic and residential uses.
- Build three- to four-story infill buildings.
- Use modern materials for additions and transit buildings.



Mount Rainier M-U-TC Design Standards and Guidelines

The plan vision for the Mount Rainier M-U-TC area provides the framework to create a pedestrian-friendly, vibrant mixed-use town center that serves both residents and visitors. The Public Space, Site Design, and Architectural Elements are the important components that define the streetscapes and open spaces of the M-U-TC. The Design Standards and Guidelines on the following pages address each of these vital components in order to promote the creation of a cohesive and attractive environment consistent with the plan vision.



Numbered items in the Design Standards and Guidelines in **bold type face** are standards and in regular type face are guidelines.

Public Space Standards and Guidelines

Public Space | Street Section—Upper 34th Street

Guidelines (South of Bunker Hill Road)

1. Along 34th Street between the traffic circle at the intersection of 34th Street and Rhode Island Avenue and Bunker Hill Road, the sidewalks should be extended by two feet into the parking lane on both sides of the street in order to reduce the parking lanes widths to eight feet.
2. On-street parking should be reconfigured to accommodate street trees. Specifically, street trees should be installed in eight-foot wide tree planters, 52 feet on center to allow for two parallel parking spaces between each planter.
3. Shared lane markings and bikeway signage should designate bicycle routes.

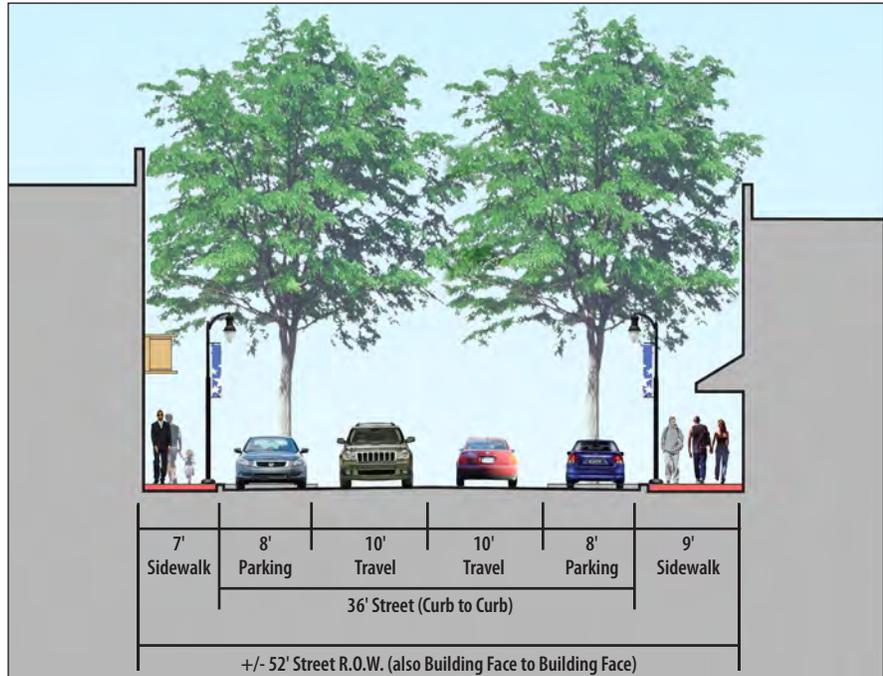


FIGURE 29: PROPOSED STREET SECTION—34TH STREET, SOUTH OF BUNKER HILL ROAD, LOOKING SOUTH.

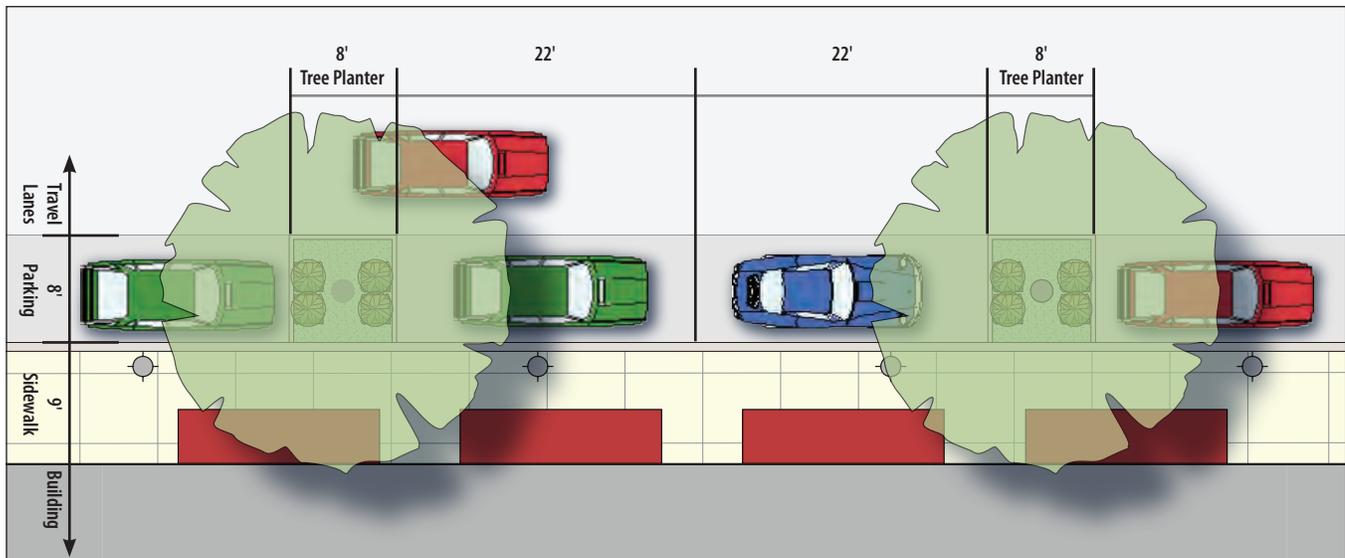


FIGURE 30: PROPOSED STREET PLAN—34TH STREET, SOUTH OF BUNKER HILL ROAD.

Public Space | *Street Section—Upper 34th Street*

Guidelines (North of Bunker Hill Road)

1. The existing curb-to-curb cross section of 34th Street, north of Bunker Hill Road, is 38 feet and consists of an eight-foot wide southbound parking lane, two ten-foot wide travel lanes in each direction, and a ten-foot wide northbound parking lane. This cross section of 34th Street, north of Bunker Hill Road, should remain as is.
2. Curb extensions should be installed at all of the corners of the intersection of 34th Street and Bunker Hill Road, except the northwest corner, to minimize the pedestrian crossing distances.
3. Shared lane markings and bikeway signage should designate the bicycle routes.



PROPOSED VISION: UPPER 34TH STREET.

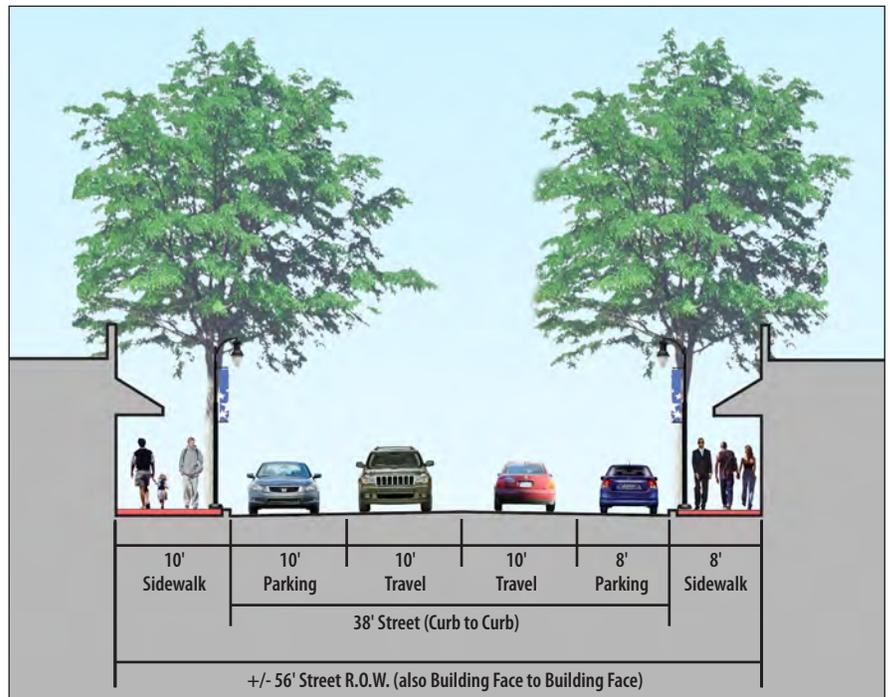


FIGURE 31: PROPOSED STREET SECTION—34TH STREET, NORTH OF BUNKER HILL ROAD, LOOKING SOUTH.

Public Space | *Street Section—Rhode Island Avenue*

Guidelines

1. The travel lanes and median width of the proposed Rhode Island Street section between Eastern Avenue and the traffic circle at the intersection of 34th Street and Rhode Island Avenue should not be modified.
2. The proposed curb-to-curb cross section should be 75 feet. It should include one eight-foot wide eastbound parking lane, two 11-foot wide eastbound travel lanes, one 13-foot wide landscaped median, one ten-foot wide westbound parking lane, and two 11-foot wide westbound travel lanes.
3. The long term vision for the corridor is for dedicated, off-road cycle tracks. A buffered, separated facility is desirable along Rhode Island Avenue due to traffic volumes, speeds, and the amount of truck traffic in the corridor. However, cycle tracks will only be implemented after all safety

and design concerns have been addressed to the satisfaction of the SHA Office of Traffic and Safety and consistent with future AASHTO design and construction standards.



PROPOSED VISION: RHODE ISLAND AVENUE.

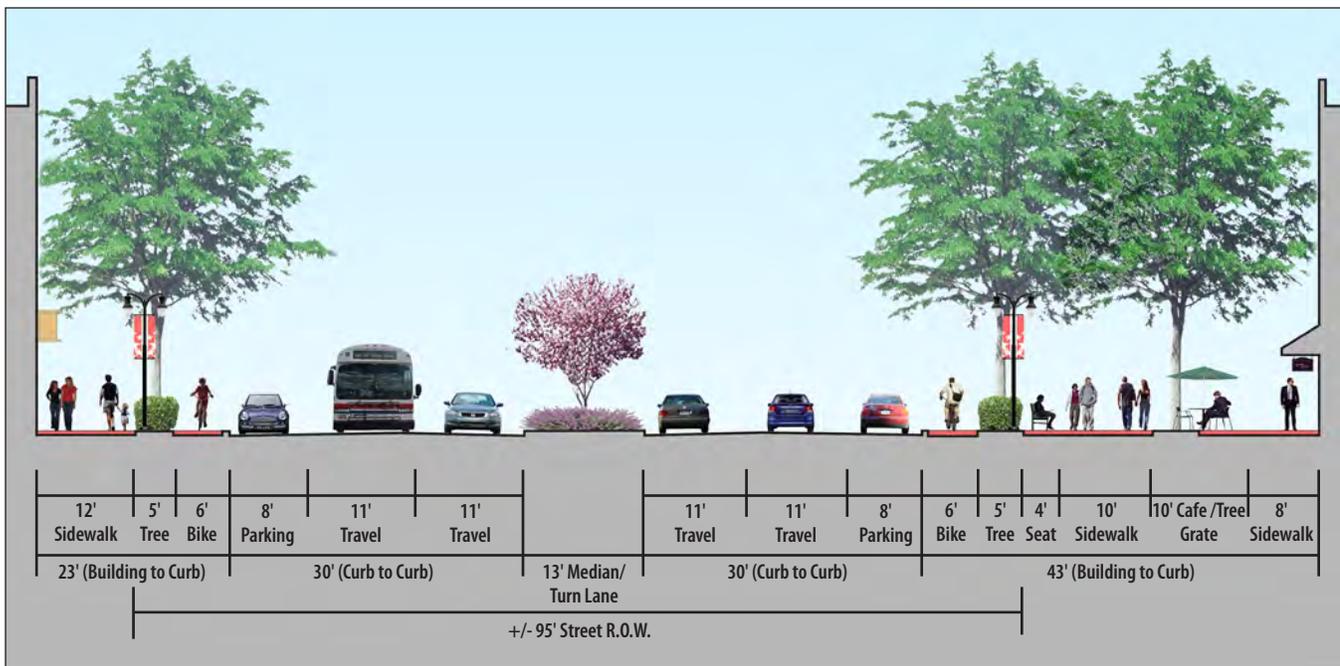


FIGURE 32: PROPOSED STREET SECTION—RHODE ISLAND AVENUE, WEST OF THE TRAFFIC CIRCLE, LOOKING WEST.

Public Space | *Street Section—Rhode Island Avenue*

Guidelines (North Side of Rhode Island Avenue)

1. The new street section on the north side of Rhode Island Avenue should modify the parking lanes, public rights-of-way, sidewalks and setbacks on private property. Specifically, the sidewalk should be widened by six feet, and the parking lane should be reduced to eight feet.
2. A six-foot wide cycle track should be built adjacent to the parking lane, leaving space for a five-foot wide planting zone and a 14-foot seating/sidewalk area.
3. Street trees and street lamps should be placed alternately at a spacing of 15 feet on center.

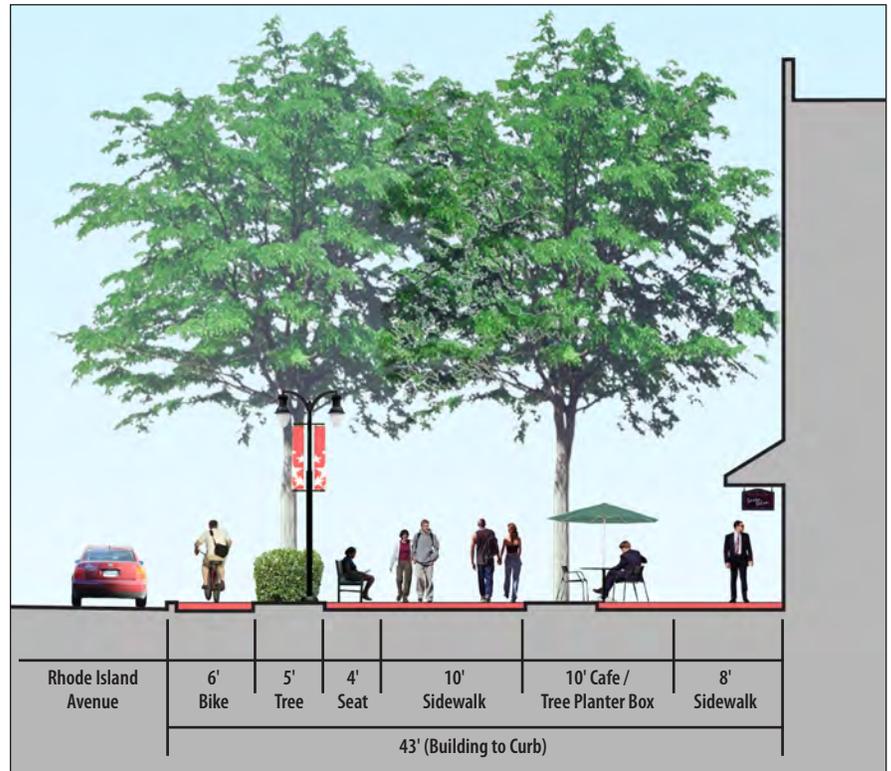


FIGURE 33: PROPOSED CONDITIONS—NORTH SIDE OF RHODE ISLAND AVENUE, LOOKING WEST.

Guidelines (South Side of Rhode Island Avenue)

1. The parking lane width should be reduced to eight feet in order to make room for a six-foot wide cycle track and a five-foot wide planting zone.
2. At all of the corners of the intersection of 33rd Street and Rhode Island Avenue, curb extensions should be installed to minimize pedestrian crossing distances.

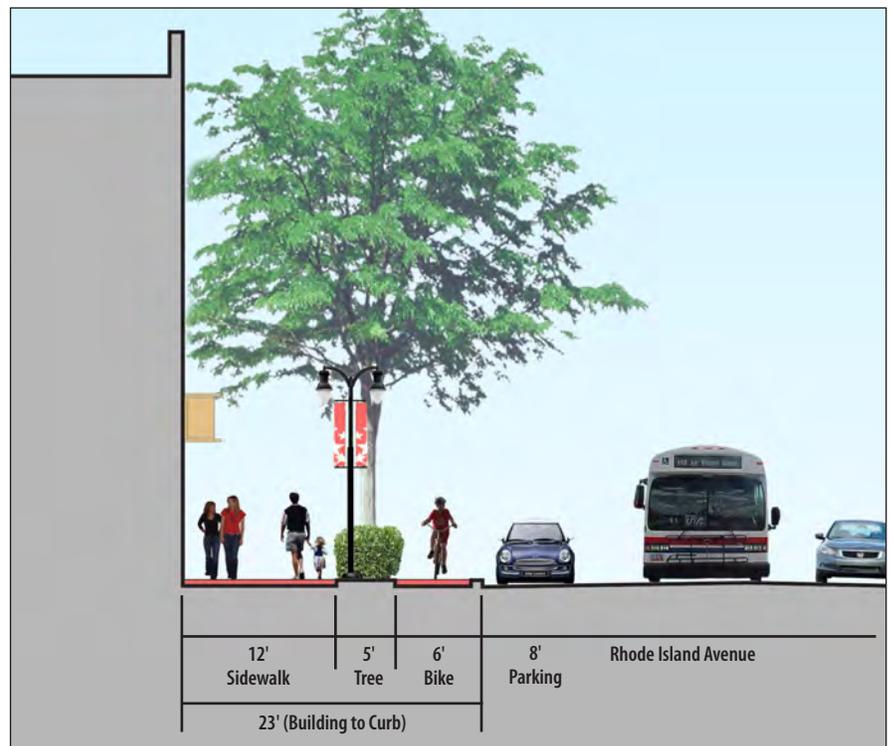


FIGURE 34: PROPOSED CONDITIONS—SOUTH SIDE OF RHODE ISLAND AVENUE, LOOKING WEST.

Public Space | *Street Plan—Rhode Island Avenue*

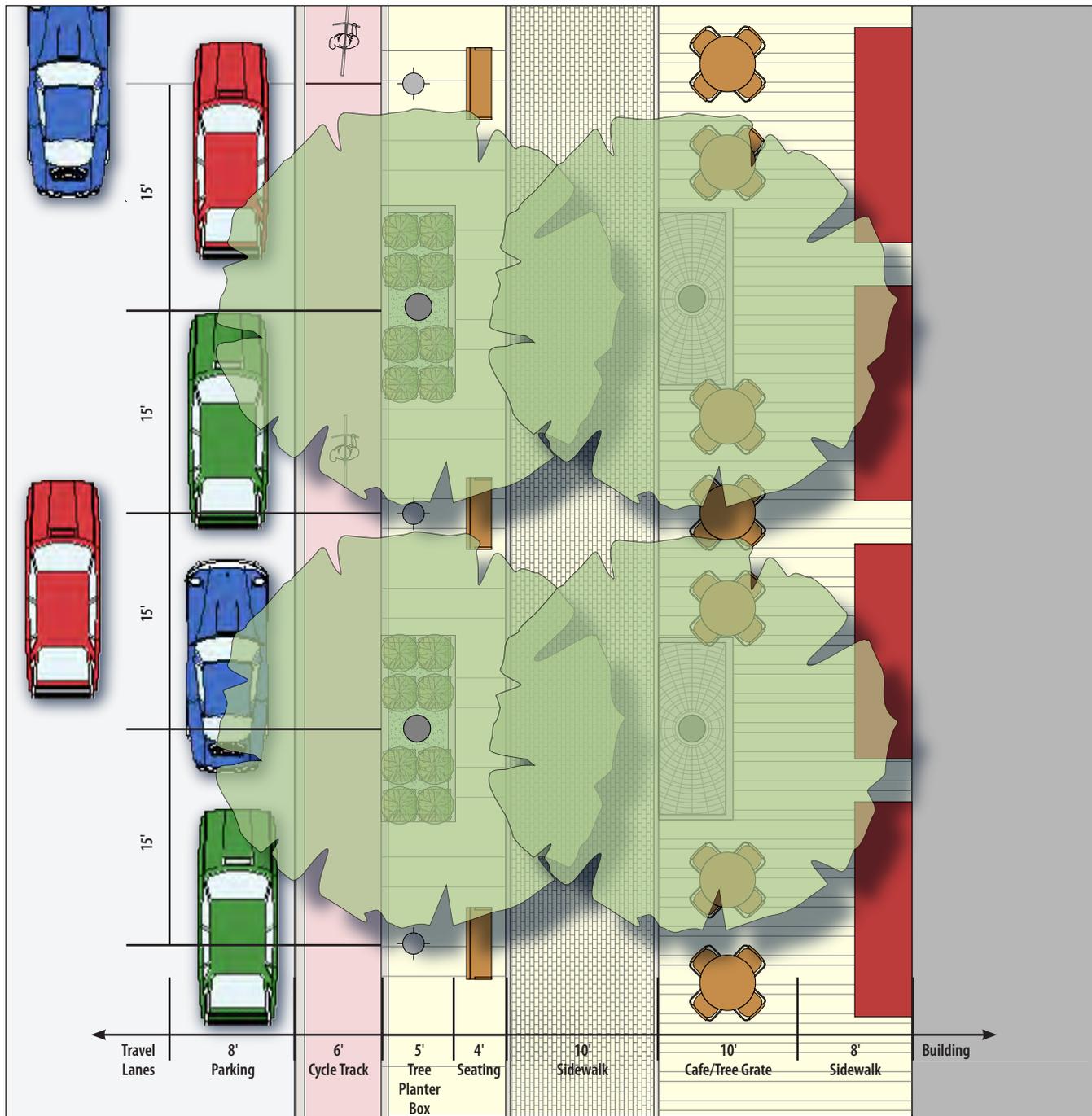


FIGURE 35: PROPOSED STREET PLAN—RHODE ISLAND AVENUE, NORTH SIDE.

Public Space | *Pedestrian Crosswalks and Zones*

Guidelines

1. A new crosswalk should be installed on Rhode Island Avenue, just east of Eastern Avenue, in order to complete the network of crosswalks at this intersection.
2. A crosswalk should be installed on Rhode Island Avenue, just east of 33rd Street, along with a pedestrian-activated crosswalk signal. The design of this particular crosswalk should incorporate stamped concrete that provides texture and color to emphasize the new pedestrian crossing location.
3. The reconfigured intersection of 34th Street and Bunker Hill Road should have a series of stamped concrete crosswalks on all approaches in order to identify it as a pedestrian-friendly location. An alternative reconfiguration may consist of a raised intersection where the crosswalks and the center of the intersection are located at a higher level than the streets approaching the intersection. This treatment may cause the motorists to slow down through the intersection due to the change in grade.

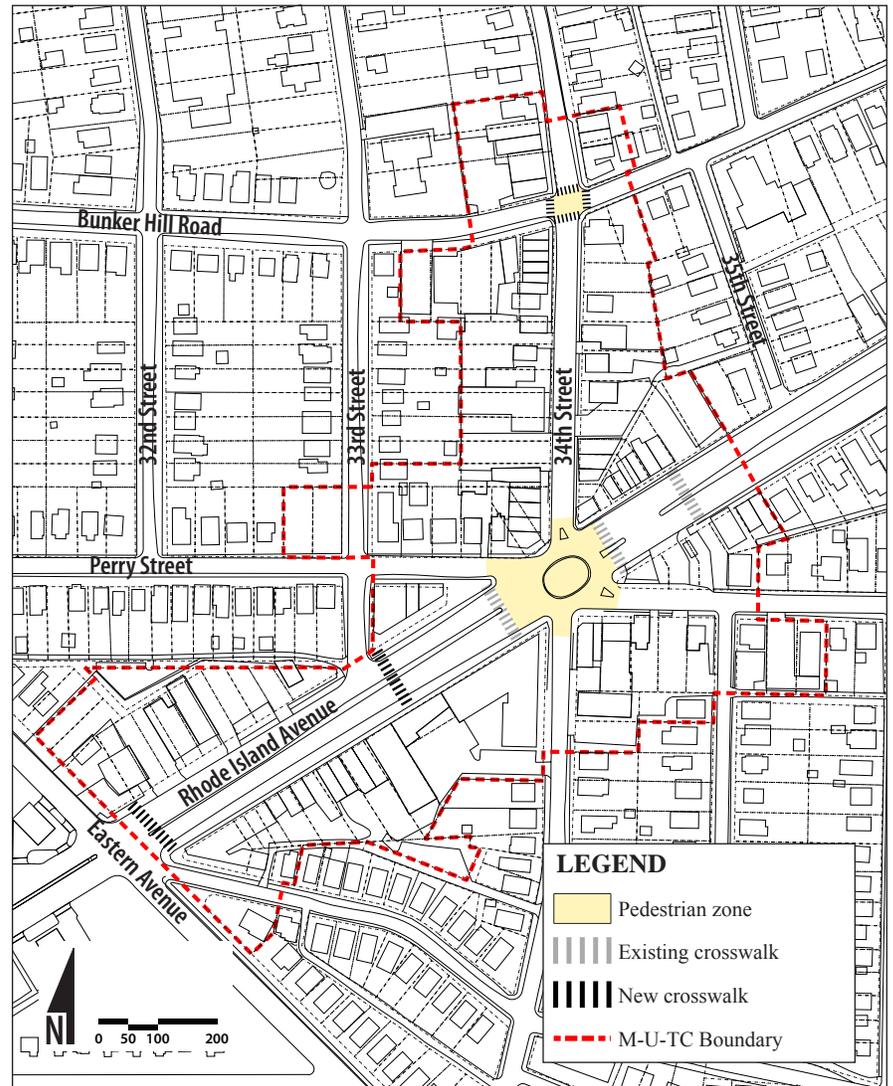


FIGURE 36: M-U-TC PEDESTRIAN ZONES AND CROSSWALKS.



EXAMPLE OF A PEDESTRIAN ZONE.



EXAMPLE OF A PEDESTRIAN CROSSWALK.

Public Space | *Parking*

Standards and Guidelines

1. *Multifamily Residential Development*

The minimum number of off-street parking spaces shall be 1.0 spaces per new dwelling unit plus .75 spaces per bedroom in excess of one per unit.

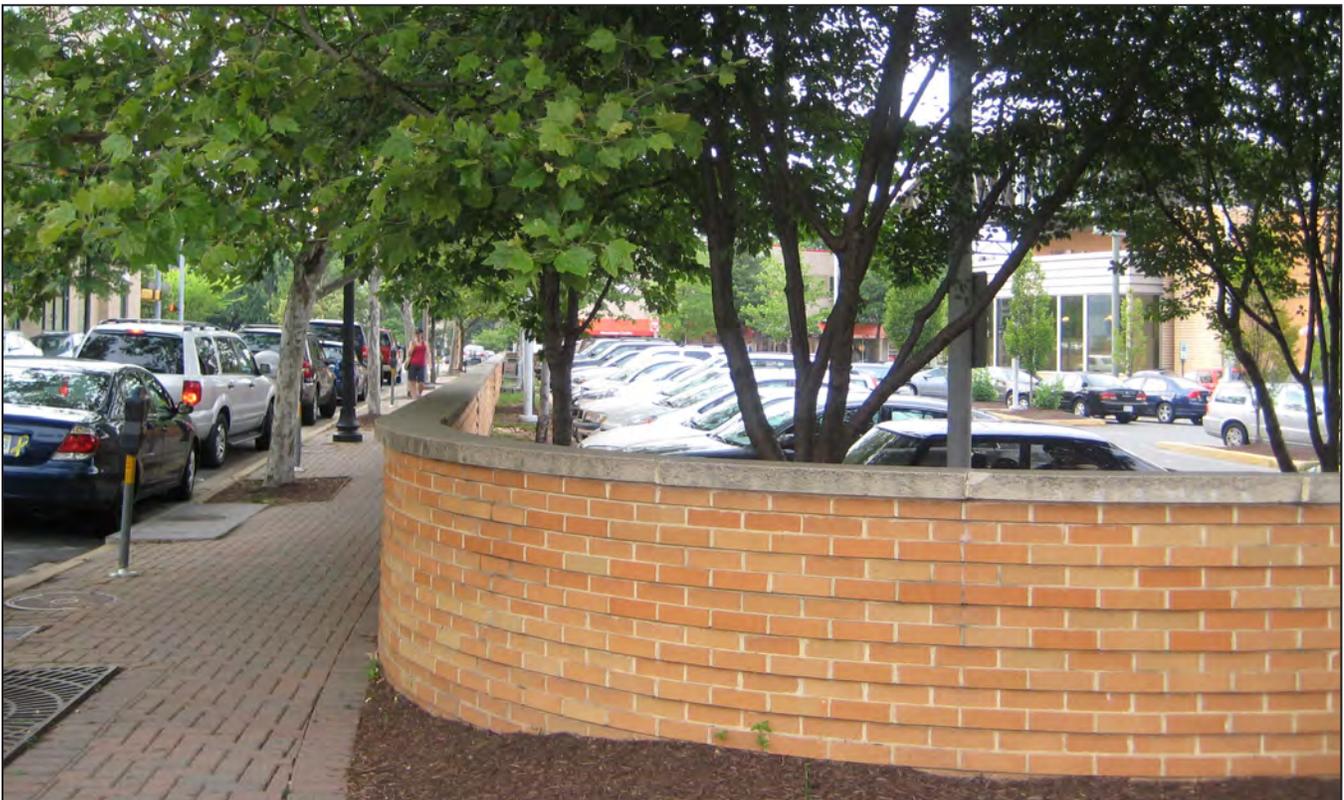
2. *Non-residential Development*

The minimum number of off-street parking spaces shall be 50 percent of the minimum number of required off-street parking spaces in accordance with Section 27-568(a) of the Zoning Ordinance.

3. Parking shall not be located between buildings and the street, including buildings on corner lots.



AN EXAMPLE OF A SURFACE PARKING LOT WITH PERMEABLE PAVING.



FENCE AND LANDSCAPE STREET SCREENING FOR PARKING AREAS.

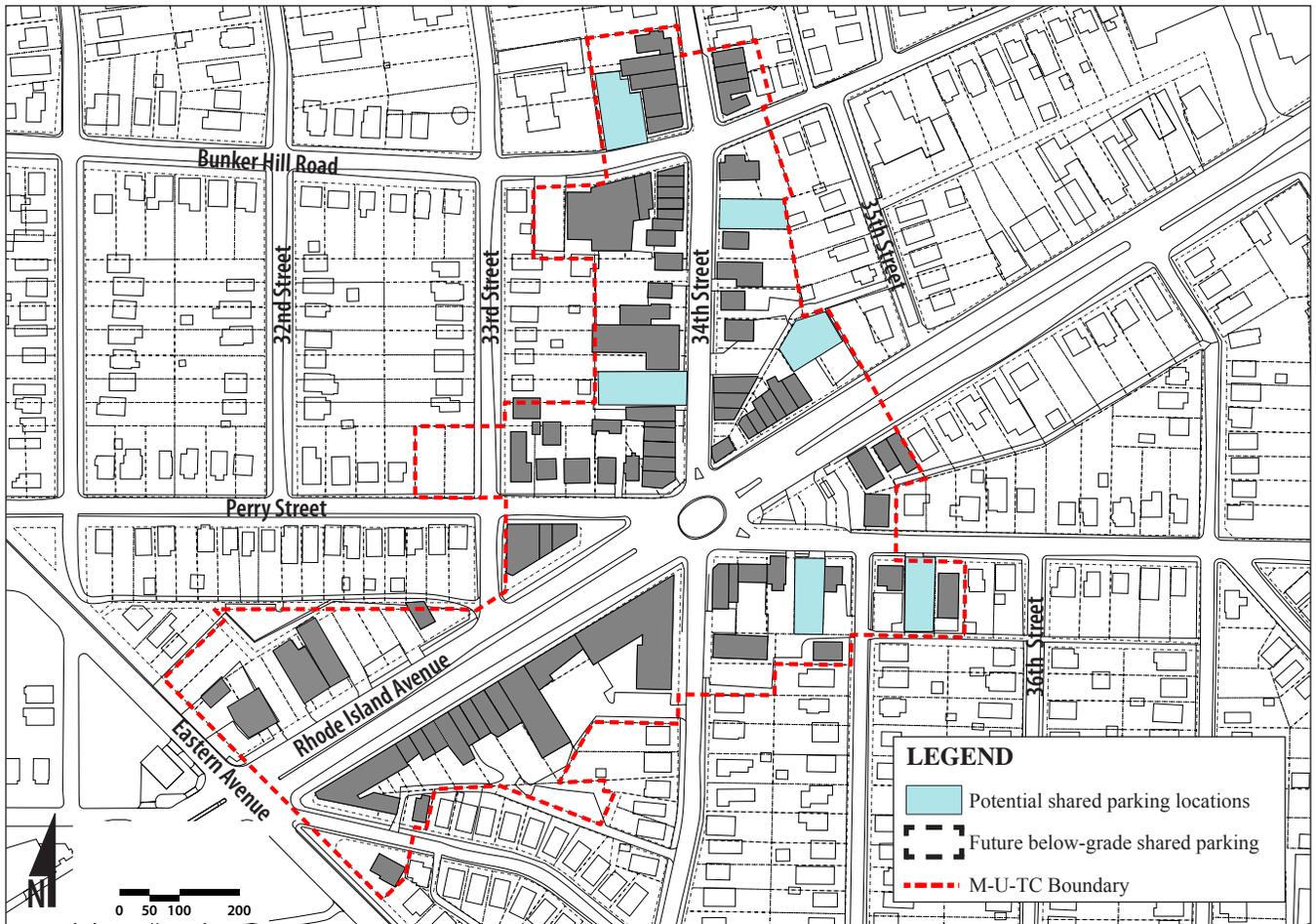
Public Space | *Parking*

FIGURE 37: POTENTIAL SHARED PARKING LOCATIONS.

4. Loading and service areas shall not be visible from the street.
5. Parking surfaces shall be paved with high-quality, durable, and permeable pavers.
6. Surface parking lots shall be screened with walls, fences or hedges. Walls and/or fences must be a minimum of three and maximum of four feet in height. Hedges must be a maximum of four feet in height. Hedges must be trimmed to allow drivers to have clear visibility. If landscaping is used, hedges must be at least two feet in height at the time of planting.
7. Visible, easy-to-use wayfinding signs shall be used to direct drivers to shared parking lots.
8. Existing parking meters should be replaced with multispace pay-on-foot parking meters. Parking meters that incorporate solar power as an energy source may be used.
9. The City of Mount Rainier should work with M-NCPPC staff and property owners within the M-U-TC to analyze future parking needs in the M-U-TC area and to develop a shared parking strategy for those needs.
10. Drive aisles may be paved with asphalt (optional).

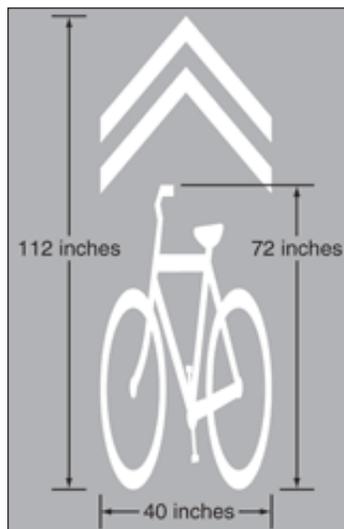
Public Space | *Bike Facilities*

Guidelines

1. Planned bicycle facilities should be incorporated in the circulation patterns on 34th Street north of the Rhode Island Avenue traffic circle and on Rhode Island Avenue between the traffic circle and Eastern Avenue.
2. The bicycle route for 34th Street should be shared with vehicles in both directions, given right-of-way constraints. Appropriate pavement markings and associated signage should be placed along 34th Street and should be in compliance with the Manual on Uniform Traffic Control Devices (MUTCD).
3. Bicyclists should be accommodated through the traffic circle with the latest State Highway Administration guidelines, standards, and safety practices.
4. On both sides of Rhode Island Avenue, the bicycle facility should be incorporated into the sidewalk as a separate six-foot wide bicycle track adjacent to the curb and on-street parallel parking.



EXAMPLE OF A CYCLE TRACK.



SHARROW MARKING SPECIFICATIONS.



R4-11

Public Space | *Sidewalks and Street Trees*

Sidewalk Standards and Guidelines

1. **Sidewalks shall be made of durable, attractive materials.**
2. Decorative paving materials, such as brick, precast, and granite pavers, should be used.
3. Specialty art paving patterns should be installed on sidewalks in areas with high visibility.

Street Tree Standards

1. **Street trees shall be located along both 34th Street and Rhode Island Avenue. (Please refer to the street plans on pages 66 and 70 for appropriate spacing.)**
2. **Low maintenance tree species with large canopies shall be used. The following chart outlines recommended maple, ash, oak, and linden trees. More trees can be found in the 2010 *Prince George’s County Landscape Manual*.**



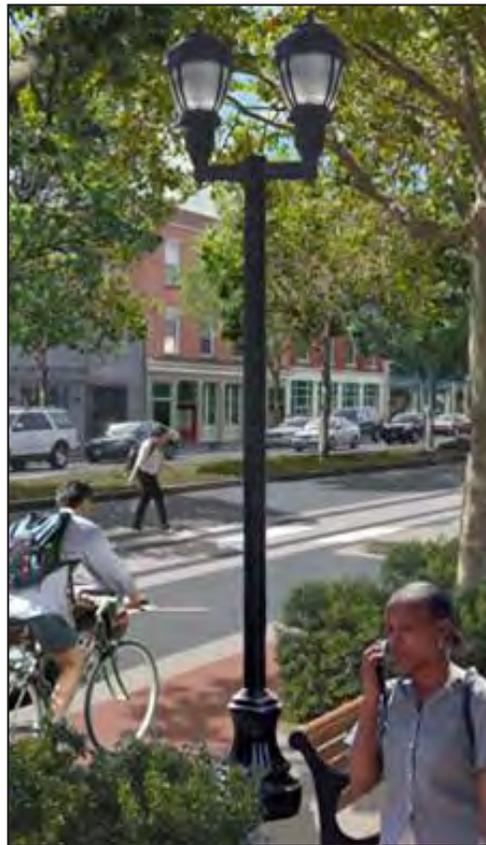
SIDEWALK AND STREET TREE ILLUSTRATION.

RECOMMENDED STREET TREES (SHADE)	
Species Type/Name	Scientific Name
Maple Trees: <ul style="list-style-type: none"> • Red Maple 	<ul style="list-style-type: none"> • Acer rubrum cultivars
Ash Trees: <ul style="list-style-type: none"> • Autumn Purple White Ash • Blue Ash 	<ul style="list-style-type: none"> • Fraxinus americana • Fraxinus excelsior
Oak Trees: <ul style="list-style-type: none"> • Scarlet Oak • Willow Oak • Red Oak • Black Oak 	<ul style="list-style-type: none"> • Quercus coccinea • Quercus phellos • Quercus rubra • Quercus veluntina
Linden Trees: <ul style="list-style-type: none"> • American Linden • Greenspire Littleleaf • Crimean Linden • Silver Linden 	<ul style="list-style-type: none"> • Tilia americana • Tilia cordata “Greenspire” • Tilia euchlora • Tilia tomentosa

Public Space | *Street Lamps*



34TH STREET.



RHODE ISLAND AVENUE.



CIVIC CORE/CITY CENTER.

Standards and Guidelines

1. **New street lamps on 34th Street shall use the existing Mount Rainier lamp standard:**
Pole—Phillips HADCO P20 or P21 series, with fluted column (black).
Lamp—Phillips HADCO Hagerstown or equivalent.
2. **A double-headed lamp design, based on the existing lamp standard, shall be used along Rhode Island Avenue and around the civic core.**
3. **New lamps shall not exceed 15 feet in height.**
4. New lamps should provide appropriate levels of illumination (see street plans).
5. Energy-efficient lights should be used for all public lighting in order to conserve energy and reduce long-term costs.

Public Space | *Public Art*



Guidelines

The City of Mount Rainier is one of the four municipalities that comprise the Gateway Arts District. Public art enhances the experience of our public spaces and promotes the identity of a community.

1. Proposed infill development should provide public spaces for the inclusion of public art amenities. If public art or art space is included as an element of a project, then the M-U-TC Design Review Committee should review the art proposal, incorporating input from Mount Rainier area artists, and make recommendations to the M-NCPPC's Prince George's County Planning Department and the Planning Director regarding the appropriateness of the new art-related proposal as a part of the project.
2. Public art should be included as an integral part of any new Capital Improvement Program (CIP) projects by the city, the county, and the state within the M-U-TC area. Infrastructure projects, such as new bus shelters, a civic green stage, and/or a sculpture within the traffic circle may be a few potential projects that could be initiated through creative collaboration. City, county, and state staffs should work with the M-U-TC Design Review Committee and the community to identify appropriate locations for public art in the early stages of the CIP process.
3. The process to select artists' work may include open competition, competition by invitation, or direct selection based on a body of work and credentials.

Site Design Standards and Guidelines

Site Design | Uses and Retail Focus

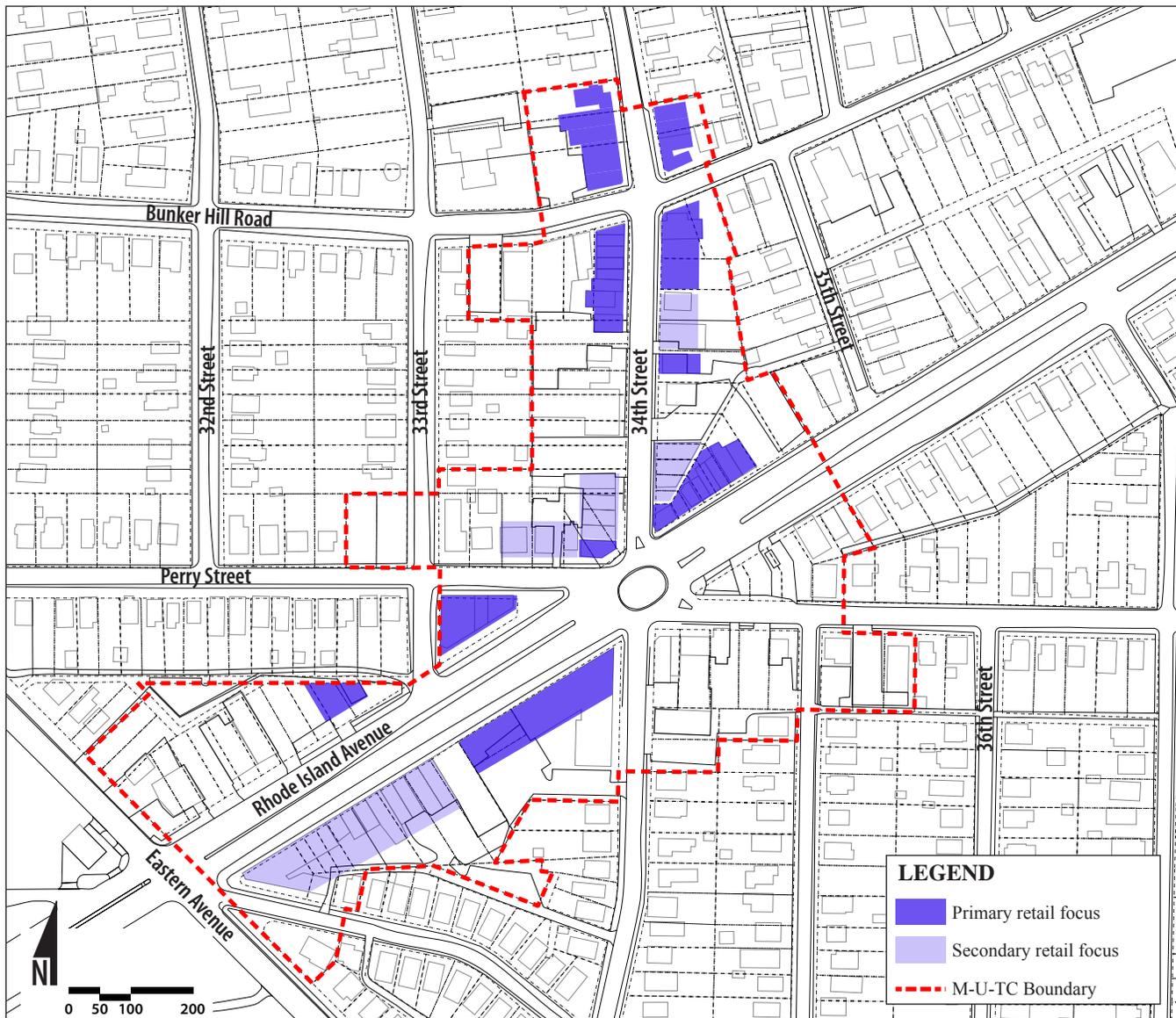


FIGURE 38: PRIMARY AND SECONDARY RETAIL FOCUS AREAS.

Standards and Guidelines

1. Buildings in the M-U-TC area shall have appropriate uses, as listed under “uses permitted” in the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George’s County Gateway Arts District* (see Appendix pages 158–178). The M-U-TC area is located in the “town center” character area classification of that plan.
2. Properties with a primary retail focus should have pedestrian-scale storefronts facing the public realm and are recommended for active retail uses, such as restaurants and stores.
3. Properties with a secondary retail focus areas should have small scale offices and shops and may not necessarily require active storefronts.

Site Design | Sustainability



EXAMPLES OF RAIN GARDENS.

Guidelines

1. Roof-mounted photovoltaic or solar hot water panels should be encouraged to reduce grid energy use. Photovoltaic panels should be installed as close as possible to the ideal angle for maximum solar gain. As feasible, panels shall not be visible from the street.
2. All lighting should use high-performance or LED lighting systems.
3. Leadership in Energy and Environmental Design (LEED) standards, as set forth by the U.S. Green Building Council (USGBC, www.usgbc.org), should be reviewed and integrated into design and construction processes for all infill development and renovation projects, where this does not negatively impact historic character.
4. Awnings and overhangs should be placed and mature trees should be planted to shade south-facing glazing. When possible, fenestration should be aligned on opposite sides of buildings to facilitate cross-ventilation.
5. The use of green materials should be used in both the exterior and interior finishes of buildings. These include recycled or salvaged materials, rapidly renewable materials, and local materials.
6. Drainage swales, cisterns, rain gardens, and other devices should be used to capture slow water runoff.
7. Site grading, paving and planting should be done in a manner that minimizes off-site stormwater runoff.
8. Drought resistant or slow-growing hardy grasses, native plants, shrubs, ground covers, and trees should be used throughout the M-U-TC area.
9. Captured rainwater or building greywater should be used as an alternative to lawn irrigation systems. The use of potable water should be avoided in permanent irrigation systems.

Site Design | Orientation, Build-to Line and Frontage

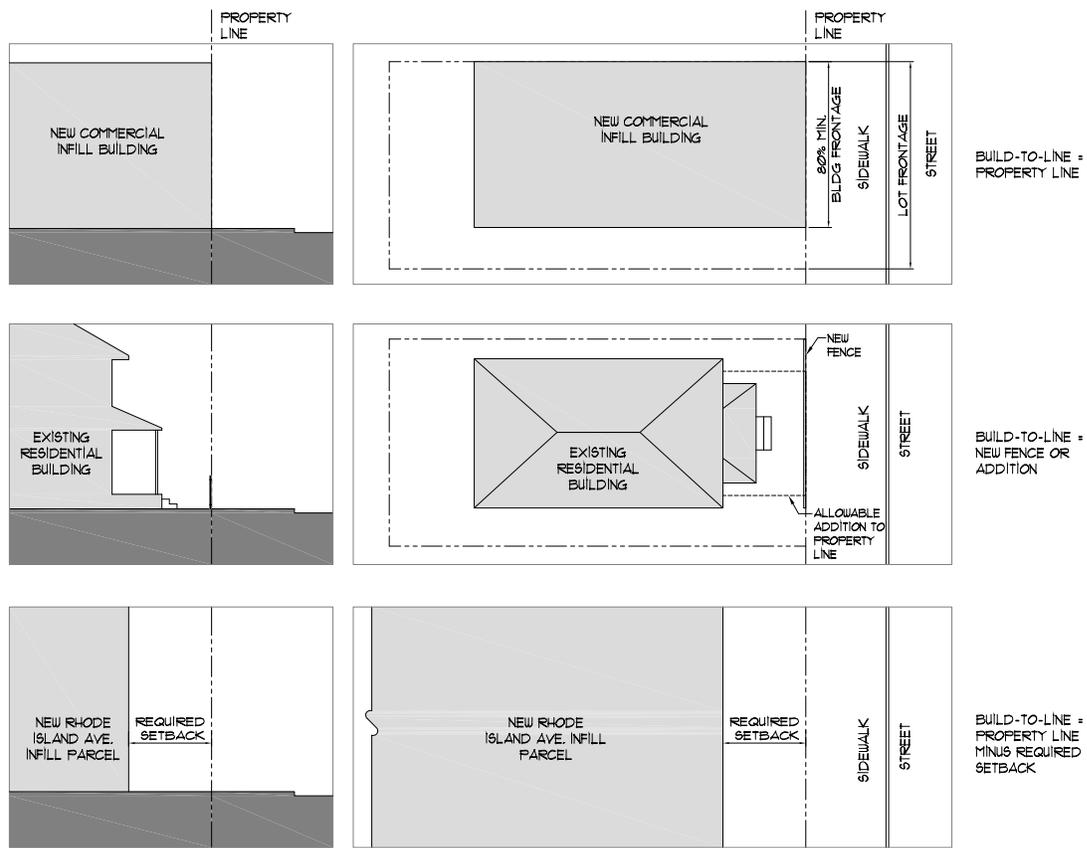


FIGURE 39: ORIENTATION OF NEW BUILDINGS.

Standards and Guidelines

1. **New buildings shall face 34th Street, Perry Street, and Rhode Island Avenue. Buildings in downtown Mount Rainier shall create a consistent street wall that provides a sense of enclosure.**
2. **Buildings with frontage on both 34th Street and Rhode Island Avenue must have two primary façades.**
3. **For a new building without a required setback, the build-to line shall be at the property line directly abutting street right-of-way.**
4. **All new buildings shall front on the build-to line. The building's front façade shall cover 80 percent minimum of the total build-to line.**
5. The maximum percentage of lot coverage for new infill development with the M-U-TC area should be 90 percent of the net lot area. The distribution of lot coverage on a specific property should consider the relationship of the proposed building's bulk and massing to adjoining existing properties, particularly residential uses. Applicants should demonstrate through appropriate site studies that the new infill development will not negatively impact adjoining properties and land uses.
6. Properties with no alley access may have a side setback to allow vehicle access.
7. Existing residential buildings should have fences at the build-to line. Front building additions may extend to the build-to line, as long as they are sensitive to the existing structure and do not conceal the architectural integrity of the building.

Site Design | Height

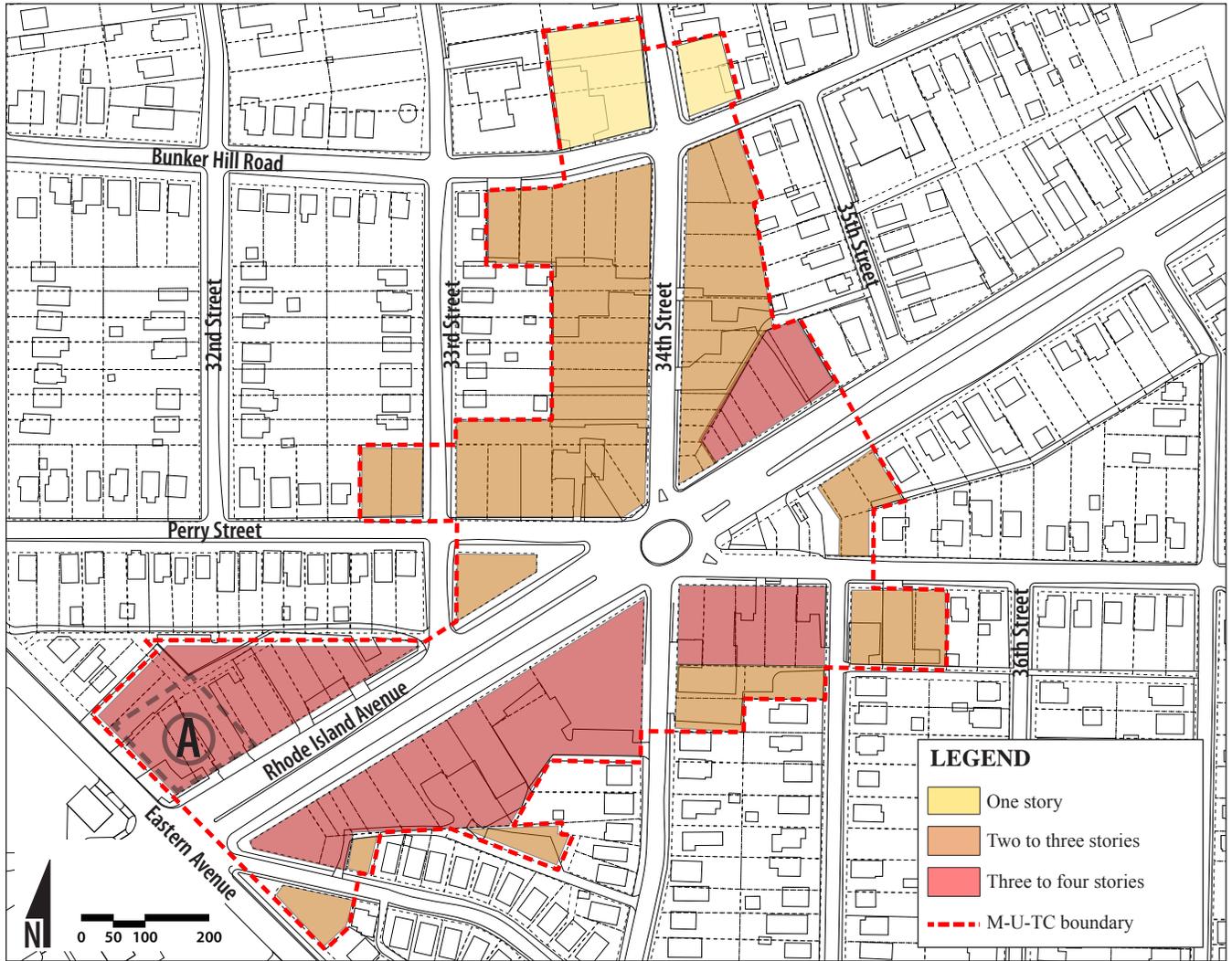


FIGURE 40: MAXIMUM BUILDING HEIGHTS WITHIN THE M-U-TC BOUNDARY AREA.

Standards and Guidelines

1. **First stories shall be a maximum 15 feet floor to floor (including properties with ground floor retail).**
2. **Additional stories shall be a minimum 10 feet to maximum 12 feet floor to floor.**
3. The building at the corner of Site A may have five stories as shown on the diagram above.

Site Design | *Setback*

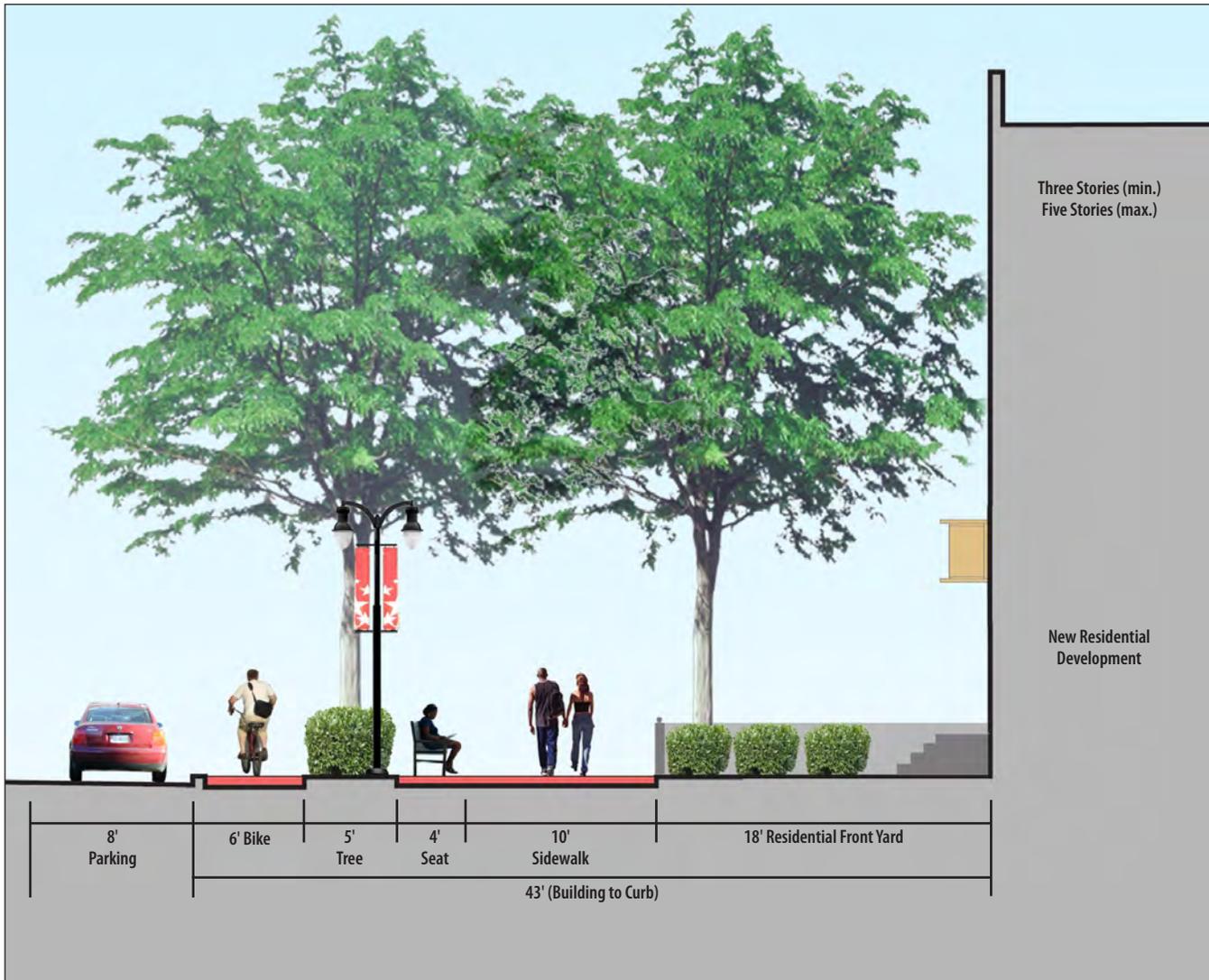


FIGURE 41: PROPOSED STREET SECTION AT RHODE ISLAND AVENUE ADJACENT TO NEW INFILL RESIDENTIAL, LOOKING WEST.

Standards and Guidelines

1. **Main entrances shall be oriented towards the street.**
2. **A continuous building wall has the effect of defining the built environment and the public realm of the street. Consequently, infill buildings shall maintain the established setback of the area and shall be built flush with the front façades of adjacent existing buildings.**
3. Exceptions to the setback may be made for pedestrian-oriented spaces, such as sidewalk cafés and/or former residential units with existing front yards, which contribute to the quality and character of the street.

Site Design | *Rhode Island Avenue Infill Site*



FIGURE 42: PROPOSED SITE PLAN AT THE RHODE ISLAND AVENUE NEW INFILL RESIDENTIAL SITE.

Standards and Guidelines

1. **Potential infill buildings on the north side of Rhode Island Avenue, between Eastern Avenue and 34th Street, shall maintain the setback of the existing buildings found between 3300 and 3310 Rhode Island Avenue.**
2. **New development on this site shall utilize fence and landscape buffers to the north side, along the rear lot line.**
3. **New development between 3200 and 3220 Rhode Island Avenue may have a residential garden-type wall constructed on the property line along Rhode Island Avenue.**

Site Design | Walls, Fences, and Screening



EXAMPLE OF FENCING THAT DELINEATES THE EDGE OF THE PUBLIC REALM.

Standards

1. Walls and fences shall be a minimum of three feet to a maximum four feet in height.
2. Walls and fences shall be made of durable and attractive natural materials, such as brick, wood, and wrought iron. Walls and/or fences must be maintained by property owners, so that they do not fall into disrepair (i.e., chipped paint, crumbling walls, etc.).
3. Unclad cinder block, chain-link fencing, barbed wire, corrugated metal, fiberglass, sheet metal, and wire mesh shall be prohibited.

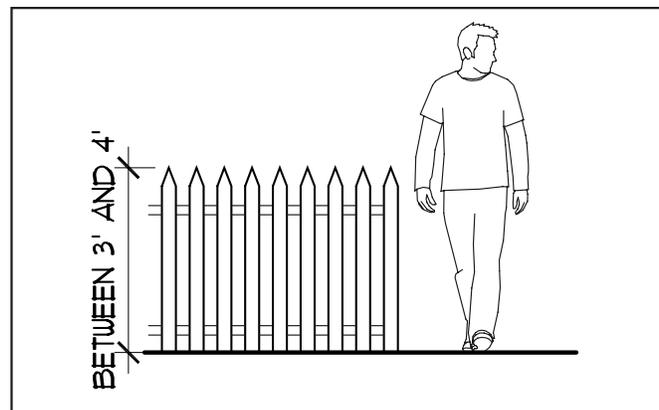


FIGURE 43: DIAGRAM SHOWING FENCE HEIGHT.

Site Design | *Outdoor Seating*



EXAMPLE OF AN OUTDOOR SEATING AREA ON THE SIDE OF A RESTAURANT IN THE DEL RAY NEIGHBORHOOD OF ALEXANDRIA, VIRGINIA.

Guidelines

1. Businesses, especially restaurants, are encouraged to provide outdoor seating.
2. Outdoor seating areas should be placed in informal open spaces in front of, beside, and between buildings. These areas may be enclosed by walls, fences, and/or plantings.
3. Outdoor furniture should be durable, high-quality, easy to maintain, and designed to withstand outdoor use. Furniture color and materials should be compatible with building color and materials.

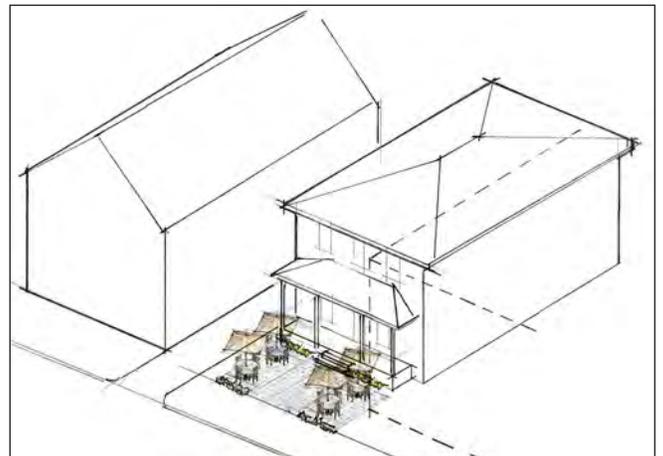


FIGURE 44: PROPOSED OUTDOOR SEATING IN FRONT OF BUILDINGS WITH A SETBACK.

Site Design | *Accent Lighting*



AN EXAMPLE OF DECORATIVE UPLIGHTING TO EMPHASIZE A WALKWAY IN FLORIDA.



TREE LIGHTING OF A STREETScape IN LEWES, DELAWARE.

Standards

Accent lighting may add special character to the nighttime appearance of the M-U-TC area. It may be used to illuminate a building entrance, pedestrian walkway, or advertising. It may also highlight special landmark buildings.

1. **A coordinated lighting plan shall be submitted for review with building plans. Lighting plans shall address security and safety issues.**
2. **High intensity security lighting fixtures shall be directed away from adjoining properties and public right-of-ways.**
3. **Lighting fixtures shall be energy efficient and in scale with the height and use of the structures.**
4. **Lighting color, intensity, and fixture design shall be compatible with building features.**

Site Design | *Utilities and Mechanical Equipment*



EXAMPLES OF WALLS AND LANDSCAPING USED TO CONCEAL MECHANICAL EQUIPMENT.

Standards and Guidelines

Unsightly mechanical equipment, dumpsters, satellite dishes, and other visually obtrusive mechanical equipment can detract from the appearance of the M-U-TC area.

1. **Dumpsters, exterior trash and storage areas, service yards and loading areas, transformers, HVAC/air conditioning units, and other utility/mechanical equipment shall be concealed from view of nearby streets and adjacent structures with landscaping and/or screen walls and in a manner that is compatible with the building and site design.**
2. Air conditioning units protruding from windows obscure storefronts. Units should be placed on the side or back façades whenever possible. If a storefront location cannot be avoided, the unit should be mounted flush with the exterior wall surface.
3. Satellite dishes or antennas shall be located on the least visible areas of buildings, and if located on roofs, the elements shall be moved back from the roof edges and out of view from the street.
4. Mechanical equipment should be screened with rooflines, walls, fences, awnings, canopies, and parapets whose design and material is compatible with the style of the building.



Architectural Elements Standards and Guidelines

Architectural Elements | *Façades and Fenestration*



50% GLASS
MINIMUM



EXAMPLE OF A STOREFRONT WITH LARGE FIRST-FLOOR DISPLAY WINDOWS.

Standards and Guidelines

Building façades provide a human scale and “Main Street” atmosphere to commercial areas. Multiple buildings may share common façade elements. Some of these elements are a first floor with large display windows and recessed entrances; an upper façade with more wall and smaller regularly spaced windows, or in the case of one-story buildings, a wide wall band; and a detailed cornice, pediment, or roof that crowns the building. Building alterations shall respect and incorporate these elements.

1. **Building alterations shall preserve and restore original historic details, such as openings, cornices, lintels, and arches.**
2. **Storefronts shall be emphasized by large windows and decorative wall band at their top.**
3. Blank walls should be discouraged because they disrupt the street pattern and make it uninviting.
4. Upper story windows should have a repeated pattern that ties together the façade. Windows and doors should be aligned and uniform window sizes used to bring order to the façade.
5. The size and proportion of windows and door openings should reflect the historic character of the M-U-TC area and be compatible with adjacent façades.
6. If a window has deteriorated or is missing, the replacement should match the original. For example, a double-hung sash window should not be replaced by a single pane of glass. Existing openings should never be blocked or filled in with a stock window. The replacement materials should match original windows.
7. New or enlarged windows or doors should be chosen after careful consideration of façade composition, scale, and materials of the original building.

Architectural Elements | Storefronts



EXAMPLE OF A STOREFRONT IN GEORGETOWN.

Standards and Guidelines

Storefronts built from 1900 to 1940 featured large storefront windows, wood panels below the windows and transom windows above. Doors were generally wood and glass. Surviving wood-framed store windows are rare and should be valued and restored. Recessed entries were also typical and should be preserved since they provide a place for the door to swing out without danger of hitting a passerby.

1. **Façades with storefronts shall have a minimum 50 percent windows with clear glass at the ground floor.**
2. **Storefront windows shall extend to at least eight feet above the sidewalk. The window base shall not exceed 30 inches in height.**
3. **Mirrored, dark, or heavily tinted glass shall not be permitted.**
4. **Storefront windows shall not be bricked or paneled.**
5. **Existing bars and grills on windows shall be phased out over time.**
6. Whenever possible, storefront restoration should return the façade to its original character and reopen windows and transoms.
7. Replacement display windows should be large, single- or multi-paned openings allowing views into the window display area.
8. Creative and colorful display of merchandise should be encouraged.

Architectural Elements | Security



PERFORATED SECURITY SCREEN WITH CLEAR VIEWS INTO INTERIOR SPACES AT NIGHT.



EXAMPLE OF PROHIBITED SOLID ROLL GATES.

Standards and Guidelines

- 1. Metal bars and solid metal rolling gates shall not be permitted on windows or doors. Existing solid gates shall be phased out over time.**
- 2. Storefronts shall provide clear views of interior spaces lit from within at night.**
3. For interim security needs, perforated rolling gates may be used as a security device.
4. Chain-link fences and barbed wire shall not be allowed as a security measure.

Architectural Elements | *Building, Color, Lighting, and Materials*



EXAMPLE OF COLOR, LIGHTING, AND MATERIALS WORKING TOGETHER TO CREATE A UNIFIED FAÇADE.

Building Color Standards

1. **Colors shall enhance the original character of the buildings. Buildings shall use a limited palette of paint colors (no more than three: one base color and one or two colors for trim or accents).**
2. **Walls with artwork and murals shall be exempt from color standards.**

Building Lighting Standards and Guidelines

1. **Lighting fixture placement and type shall be integrated into the overall design of the project and unify the building composition.**
2. **Colored lighting shall be used to complement and highlight buildings, signs or public space while achieving harmony with street lighting in the downtown area.**

3. **Lighting fixtures should carefully blend in with building architecture and highlighting architectural features, such as cornices and window and door openings.**

Commonly Used Materials Standards and Guidelines

1. **Natural wood or composite equivalent (e.g., hardiplank) shall be permitted. Synthetic siding (e.g., vinyl and aluminum) shall not be permitted.**
2. **Surfaces finished in stucco should be smooth and hand-troweled. Spray-on stucco finishes and exterior insulation and finish systems (EIFS) should not be used.**
3. **Walls should be made of brick or natural stone. Masonry should retain its natural color and not be painted over.**

Architectural Elements | *Porches and Front Yards*



EXAMPLE OF A RETAIL USE WITH A FRONT PORCH.

Standards and Guidelines

1. **Dumpsters, HVAC units, and other utility equipment shall be completely screened and not visible from public sidewalks.**
2. Porch additions should enhance and blend with building architecture.
3. Open space between the lot line and building face should be enclosed by walls, fences or vegetation.
4. For commercial/retail uses, freestanding, pedestrian scaled signage may be placed in front yards.

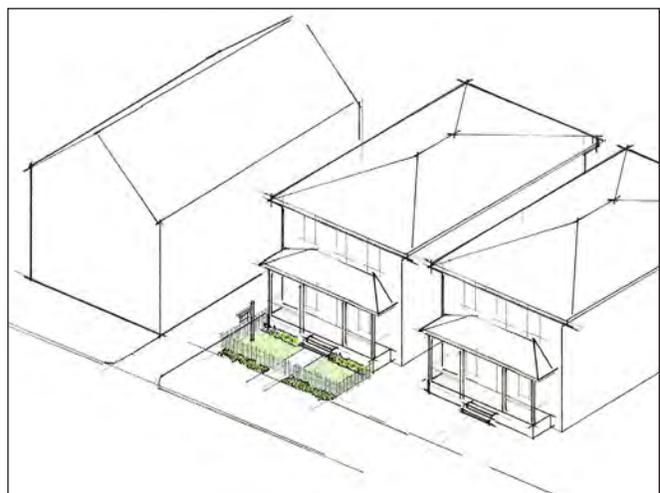


FIGURE 45: PROPOSED FRONT YARD IMPROVEMENTS.

Architectural Elements | *Additions and Subtractions*



VISION FOR AN ADDITION TO THE EASTERN STAR BUILDING.



EXAMPLE OF A MODERN ROOFTOP ADDITION TO A BUILDING.

Guidelines

It is important to consider the effect that an addition's location, size, and exterior appearance will have on an existing building. When deciding where to locate an addition, its visibility from a public right-of-way, the importance of the elevation to which it is attached, and the effect it will have on the overall form and character of a historic building should be carefully considered. The height, width, proportions, rhythm of windows and doors, roof shape, ornamentation, projections, and materials of the addition all contribute to its appearance.

In terms of subtraction, the removal of an addition should only be done after carefully considering its architectural and historic significance in consultation with M-NCPPC staff, the Historic Preservation Commission, and the M-U-TC Design Review Committee. Some additions do not clearly contribute to the original structure, and their removal will assist in revealing the architectural character of that original structure. In other cases, additions may have some historical significance, but may actually hinder the original buildings from contributing to the district in a more significant manner.

1. Additions should not be larger than the buildings on which the additions are placed.
2. Additions should not be from an architectural period prior to the original building.
3. If an addition to a building is removed, any damage done to the original building should be repaired or replaced using physical, photographic, or other documentary evidence.
4. If a front addition is compatible with the original building, it should be retained. If not, a front addition may be altered or removed with the proper approvals.
5. The most common type of existing additions found in Mount Rainier are those located on the rear of commercial buildings or houses. A contrasting rear addition may be acceptable if it is not visible from a public street or alley and when it does not destroy existing character-defining details, ornamentation, and materials of a rear elevation.

Architectural Elements | *Additions and Subtractions*



LEFT: KLEIN'S BAKERY BUILDING, CIRCA 1905. BELOW: THE BUILDING TODAY.

6. A new rear addition that can be seen from a public street or alley should be compatible with the design of the rear elevation of the existing building. If the new addition is not visible from the street or alley, a less compatibly designed addition may be acceptable.
7. While not as common as rear or front additions, side additions may also be found on buildings. These include open side porches as well as enclosed rooms. Since side additions can usually be seen from the public street, side additions should be distinctive, yet compatible with, the design of the original buildings, respecting their characters without duplicating them exactly.
8. An existing side addition that detracts from the appearance of the original building due to its incompatibility in scale, proportions, rhythm, materials, or other design elements, may be altered or removed with the proper approvals.
9. Rooftop additions should be designed so that they are inconspicuous from the public rights-of-way.
10. Rooftop additions should be set back from the primary elevations of buildings and should not

damage character-defining features of historic buildings such as parapets or cornice work.

11. Rooftop additions are more compatible on buildings adjacent to taller buildings and generally should not be more than one-story minimum to two-stories maximum in height.
12. Although they should be differentiated as new elements, rooftop additions should still be compatible in scale, size of windows, orientation, detailing, roof slope, and materials to the original structure.



Architectural Elements | *Former Residential with Non-Residential Use*



EXAMPLE OF A RESIDENTIAL BUILDING TYPE CONTAINING A NON-RESIDENTIAL USE.

Standards and Guidelines

1. **Commercial buildings originally constructed as residences shall maintain their residential character.**
2. **Closing all or any portion of existing window and door openings shall be prohibited.**
3. **Façade upgrades shall not include aluminum or vinyl sidings that poorly imitate original materials.**
4. **Window openings above the first floor shall not be enlarged or altered.**
5. Window openings on front façades at the first floor level may be widened to create picture windows, as long as the new openings respect the existing proportions of the structures.
6. Front yards should remain as green space and or outdoor seating areas with appropriate landscaping.
7. New porches and stoops should be encouraged, and the enclosing of front porches and stoops should be discouraged, except when the design of these elements retains the open appearance of the porches/stoop.

Architectural Elements | *Historic Buildings*

Standards and Guidelines

Historic designation is an important planning tool that may serve as a way to protect neighborhoods from unmanaged change. Maintenance of existing materials, elements, and forms are the best method of preserving the character of historic buildings. However, regardless of how well they are maintained, most historic buildings will eventually require repair.

1. **Architectural features that define historic buildings shall be preserved. Any alterations that affect the appearances of historic buildings or their landscapes shall be done in a manner that does not detract from their character-defining features, their sites, or neighborhoods within the M-U-TC area.**
2. **To the extent possible, inconsistent layers of siding, signage, and incompatible additions to storefronts and building façades shall be removed in order to emphasize the design and materials of the buildings.**
3. **If feasible, repairs to a historic building shall be done so that original materials and elements remain intact. If, for technical reasons, replacement with compatible material proves not to be feasible, the building owner may then consider replacing the deteriorated material or element with a reasonable substitute material. If historical evidence is lacking, compatible scaled materials should be used to reconstruct architectural elements.**
4. **Substitute materials shall have the same appearance, size, shape, texture, color, and other defining characteristics as the original.**
5. **Substitute materials shall be physically and chemically compatible with adjacent materials, so that they do not cause future maintenance problems.**
6. Any additions to historic buildings should respect the proportions, as well as the detailing, of the original design and should use materials which are consistent with those used in the original buildings.
7. The gentlest procedures should be used for cleaning, refinishing, and replacing historic materials.
8. When the disassembly of historic elements is necessary for their rehabilitation, methods that minimize damage to original materials should be used.
9. Older alterations that have achieved historical significance should be preserved. More recent alterations that are not historically significant may be removed.
10. New construction within the historic district should have a mass and scale similar to historic structures in the area. The façades of these new buildings should align with the established setbacks of the area.
11. New construction should emphasize horizontal features that can align with other buildings.
12. New construction should use building materials that are similar to those employed historically for all major surfaces.

Architectural Elements | Signage

Standards and Guidelines

Signs should complement the architecture of buildings in terms of size, shape, color, texture, and lighting. Signage considerations include the name of a business and its address to temporary sales and product information.

1. All proposed flush mount, projecting, and window signage, as well as banners and flags, shall be included in the building sign plans submitted for review by the county and M-U-TC Design Review Committee. Signage plans shall specify color, size, type, and location of all signs on or adjacent to buildings.
2. All signs shall be attached to building façades. Signs shall be flat against façades or mounted projecting from façades. Buildings with existing front yards may also have free-standing bracket signs (as part of allowable gross signage area).
3. The maximum gross area of signage shall be one gross square foot of signage for every linear foot of building frontage. Total signage should not exceed 10 percent of the building's façade area (also see sign dimension restrictions).
4. Signs shall relate in color, size, and placement to building architecture. Signs shall not block, alter, or remove architectural details, such as windows, cornices, or decorative details, or extend above the roofline.
5. Signage submitted for multi-tenant buildings shall coordinate and present unified signage strategies.
6. Illuminated signs shall be designed to enhance the overall composition of façades. Sign illumination shall be limited to illuminate the signs only.



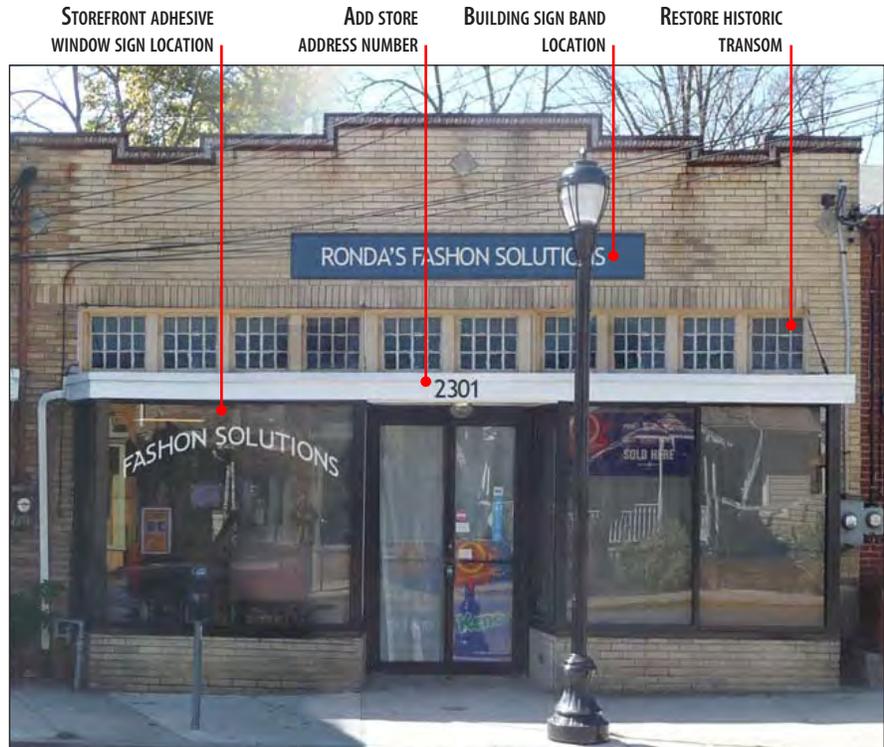
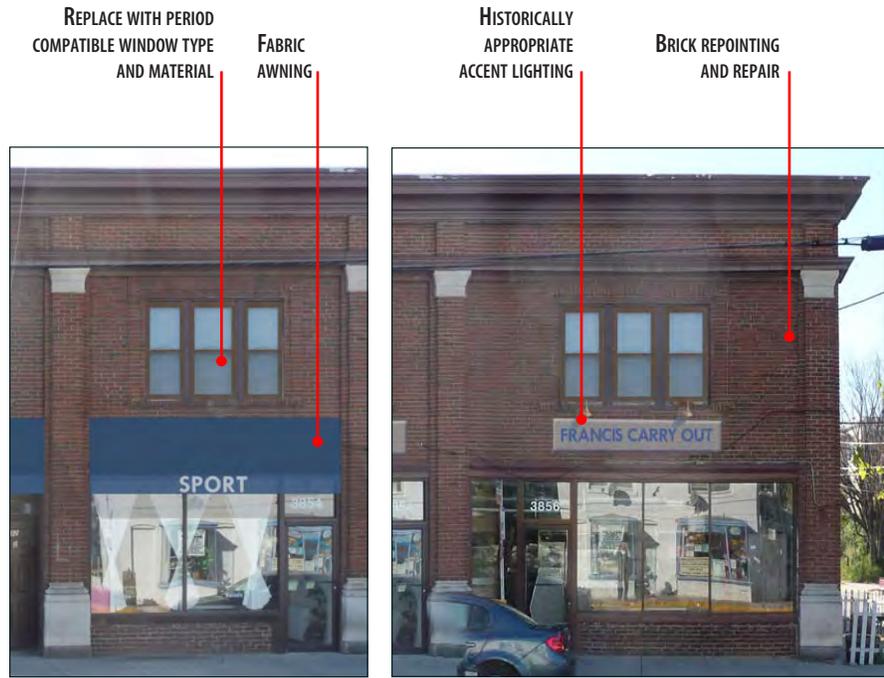
TYPE AND LOCATION OF SIGNAGE.



AN EXAMPLE OF HISTORICALLY-COMPATIBLE SIGNAGE.

Architectural Elements | Signage

7. **Backlit signs shall not be allowed, with the exception of channel letter signs with individually-lit letters and numbers.**
8. **Signs shall be made of attractive and durable materials, such as metal, wood, and glass. Signs shall be of professional quality and finish. Signs shall be properly repaired and maintained throughout the year.**
9. Street numbers should be legible and located in one of the above-mentioned areas.
10. Street numbers located in transoms should be sized proportional to the openings.
11. Signs form an important visual element of urban streetscapes. Signs should play a secondary role and not detract from building architecture.
12. Signage is an integral component of a building's overall façade and should enhance a retail storefront and its architectural character.



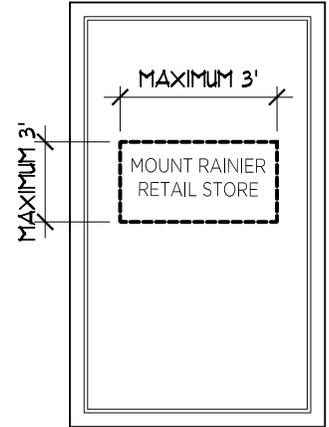
EXAMPLES OF SIGNAGE AND PRESERVATION FOR HISTORIC BUILDINGS.

Architectural Elements | Signage



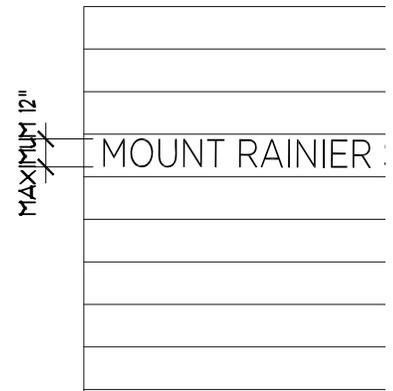
Adhesive and/or Window Painted Signs

1. Adhesive signs shall not obscure views into the interior of retail establishments.
2. Window signs, including those advertising sales in any one window, shall not exceed 30 percent of the window area.
3. Text displaying web site addresses and phone numbers shall not exceed three inches in height.



Pin-mounted Signs

1. The size and position of signs shall fit within architectural features.
2. Individual letter signs should be mounted on the front of the building. Fastening hardware shall not be visible from the street.
3. Pin-mounted letters should use clear, bold fonts.



Hanging Signs

1. Hanging signs shall be suspended from brackets and mounted perpendicular to façades.
2. Hanging signs shall be hung at least 10 feet above the sidewalk, shall project no more than 42 inches from the face of buildings, and shall not exceed 9 square feet.
3. The size of a hanging sign shall be proportional to the building façade.



Architectural Elements | Signage



Plaque Signs

1. Signs shall be located adjacent to the main entrances to businesses.
2. Metal or cast metal should be used as materials for plaques.
3. Signs should be for professional offices and home-work studios.



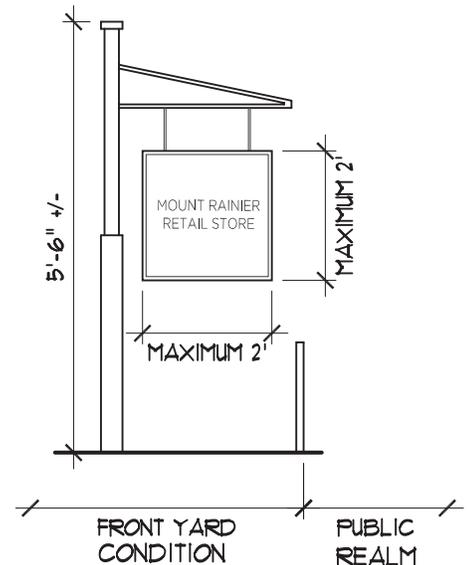
Flat signs

1. Flat signs shall be mounted flush against the walls of buildings.
2. Flat signs shall respect building proportions and architectural features, such as bays and cornices.
3. Lettering height shall not exceed 12 inches.



Free-standing Bracket Signs

1. Free-standing bracket signs shall only be utilized for buildings with existing setbacks and defined front-yard conditions.
2. Bracket signs shall be independent from buildings and mounted on wood or metal posts. Signs shall be pedestrian-scaled with a maximum post height of five foot- six inches.
3. Only bracket-type signs shall be used on freestanding posts.



Architectural Elements | Signage



BANNER SIGNS.

Temporary Signs

1. Temporary banner-style signs can be used as an interim low-cost option for new businesses in Mount Rainier. Temporary signs shall be reviewed by the M-U-TC Design Review Committee and will require permits. Temporary sign permits shall be valid for six months. By the end of the six-month period temporary signage will have to be replaced with properly approved permanent signage.



INTERNALLY-LIT PLASTIC SIGNS.

Prohibited Signs

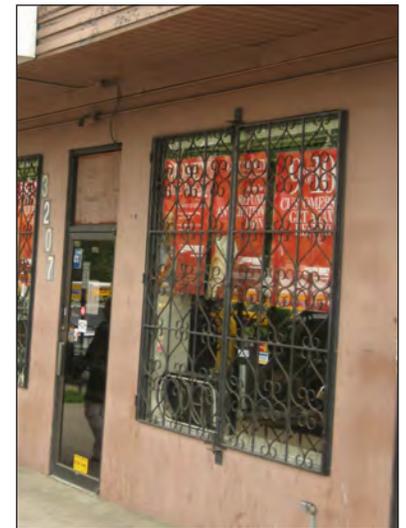
1. The following sign types are prohibited in the M-U-TC downtown area:
 - Animated, flashing or electronic scrolling signs.
 - Tall, free-standing, or oversized signs that visually overpower.
 - Pole-mounted signs.
 - Internally lit plastic signs or box signs.
 - Vinyl signs, except for temporary signage for which permits have been issued (see temporary signage above).
 - Window signs that block interior views.



MULTIPLE PERMANENT VINYL SIGNS.



POLE-MOUNTED SIGNS.



WINDOW SIGNS.

Architectural Elements | Awnings



EXAMPLES OF AWNINGS.

Standards and Guidelines

Awnings and canopies traditionally protect pedestrians and merchandise from the weather. They provide color and a three-dimensional quality to storefronts. Awnings and canopies can enliven utilitarian exteriors and tie together different buildings along a block. They can be used for signs if printed with the name, symbol, and street number of the store.

1. **Awnings shall be made of durable fabric and may be fixed or retractable. The design and color should complement building architecture and the historic character of Mount Rainier.**
2. **Metal, plasticized, synthetic, and back-lit awnings shall not be allowed.**
3. **A standard street awning shall be mounted with its valance between eight and twelve feet above the sidewalk, so it will not obstruct pedestrian flow. Awnings shall project out a maximum of four to six feet and are exempt from setback requirements.**
4. Logos, text and other signage should not cover more than 30 percent of the awning surface. This

signage surface area counts towards the allowable gross signage area of a façade.

5. The awning should be attached above the display windows and below the cornice or sign panel. Individual awnings should be installed over each separate opening.
6. The awning should emphasize the frame of the storefront and should not cover the piers or be too close to the upper floor window sills or the building's cornice.

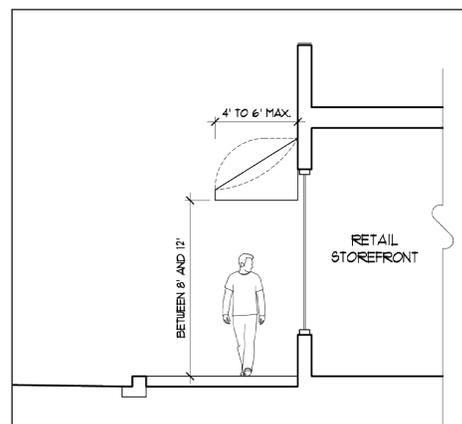


FIGURE 46: DIAGRAM SHOWING AWNING HEIGHT DIMENSIONS.