EXHIBIT E

Lincoln Trail TIF Façade

PROGRAM ADOPTED IN 2015

LINCOLN TRAIL TIF

FAÇADE & SITE IMPROVEMENT PROGRAM DEVELOPMENT STANDARDS

The objective of applicants incorporating the following exterior building and site enhancements is based on the requirement that the enhancements would be of good to high quality products that, if incorporated, would result in a significant aesthetic upgrade to the architectural character and appearance of their building to the public. Precedent images are shown to convey the intent and provide a representative range of the types of enhancements preferred by the City.

A. Exterior Building Elements

1. **WALLS** - Changes to exterior wall materials/colors - This category would include items such as upgrading to cement-based (i.e. Hardie Board), masonry or other durable siding products with a range of aesthetic finish options in place of lesser quality siding products such as wood or wood-based and basic metal panel systems. Color palettes for exterior building materials must be compatible with or from one of the four earth-tone color palettes below that are preferred by the City. A blend of the colors below from the four preferred palettes would be acceptable if approved by the City.

   Note: For metal panel systems, upgrading the panel finishes to include two or more colors from the preferred color pallets including the use of accent colors to break up large expanses of one color is considered an acceptable color upgrade.

   Exterior Materials and Color Palettes for Buildings – Earth-Tones with Complimentary Accent Colors

Color Palette 1

Color Palette 2

Color Palette 3

Color Palette 4

Since there is such a range of building styles present along the corridor, using some combination of these earth-tone color palettes with appropriate accent colors when renovating buildings along the corridor would provide a harmonious, relatively uniform range of exterior building colors. In combinations with utilizing appropriate design elements from the preferred type and style of enhancement treatments that follow, architectural diversity can be balanced with some unifying elements to provide the corridor with a subtle, yet apparent visual theme.

2. **PARAPET WALLS** - Addition of ornamental/architectural panels to emulate parapet walls - This category would include items such as finished aluminum, steel or EFIS panel systems to extend the wall height to create the appearance of parapet wall or to better balance the building length to height proportion and scale. Colors for these materials must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City.

Examples of Parapet Walls

3. **BUILDING FAÇADES** - Addition of architectural wall panels to add functional/visual architectural interest. - This category would include items such as finished aluminum, steel or EFIS panel systems to add visual interest to building facades. These materials could include sun shade panels, panels with geometric patterns or shapes, canopy systems, etc., and could be added to accentuate building entries, corners of buildings or other areas that would add aesthetic interest to the building façade. Colors for these materials must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City.

4. **ARCHITECTURAL ORNAMENTATION** - Addition of other exterior building elements (faux columns/beams, etc.) to break up long homogeneous facades. - Similar to the above category, this category would include items such as finished aluminum, steel or EFIS panel systems to break up large expanses of homogenous wall materials and add visual interest to building facades. Locations of these items must be compatible with the overall building architectural style and aesthetic. Colors for these materials must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City.

Building Façade Treatments and Architectural Ornamentation

5. **ROOFING** - Changes to exterior roof materials/colors. - This category would include items such as upgrading to fiberglass or asphalt architectural shingles, standing seam metal or other durable roofing products with a range of aesthetic finish options in place of lesser quality roofing products. Colors for roofing materials must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City.

Roofing Materials in compatible colors.

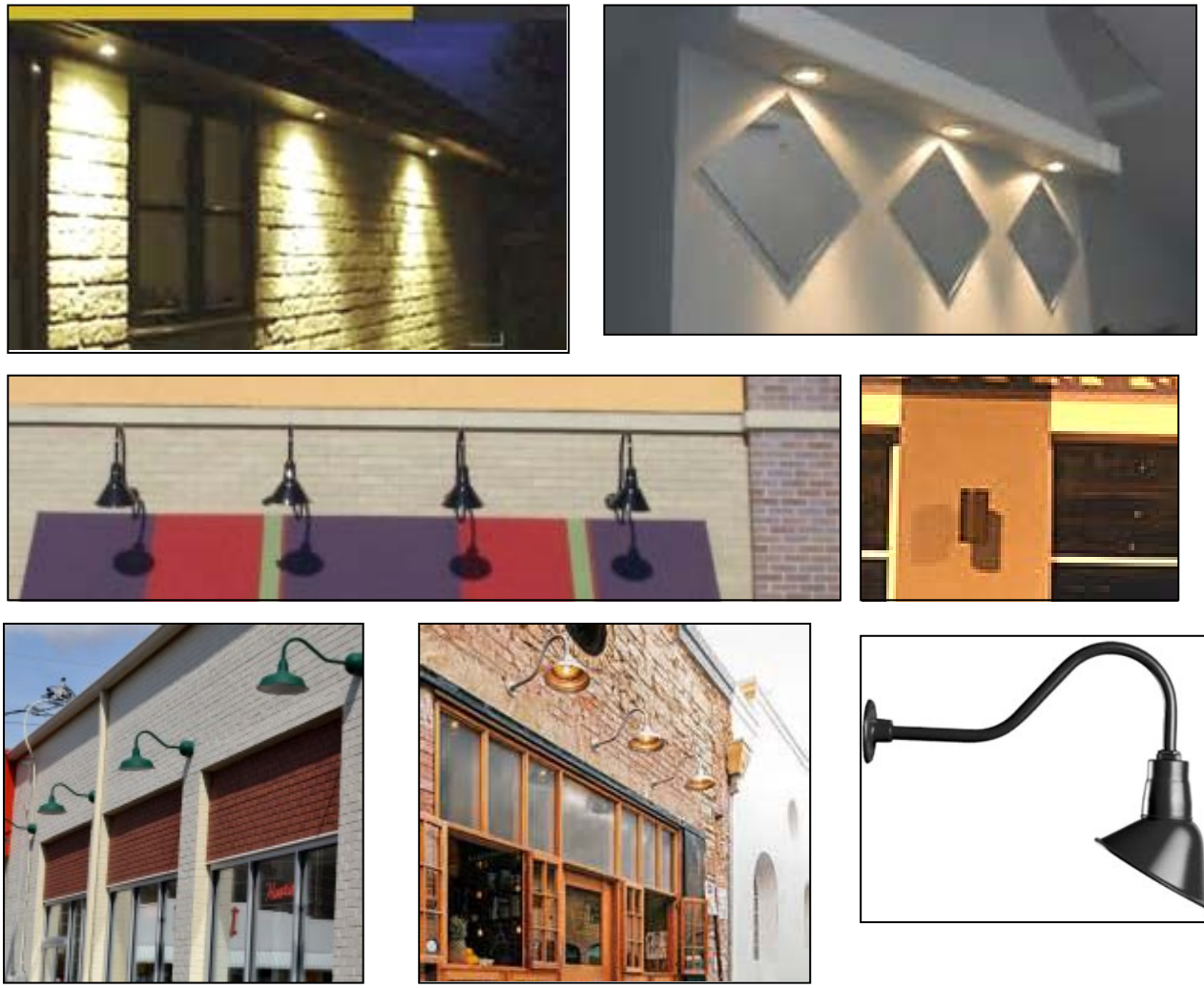
6. **DOORS & WINDOWS** - Adding and/or enhancing doors and windows. This category would include items such as adding accent trim or other similar window treatments to existing windows or upgrading to good to high quality, energy efficient windows or where applicable, storefront products with a range of aesthetic finish options. Color for door and window materials must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City.

7. **AWNINGS** - Addition of architecturally compatible awnings. This category would include adding new awnings in significant quantities or upgrading to higher quality awnings with enhanced architectural character that makes a tasteful enhancement to the exterior building façade. Colors for awning materials must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City. (Note: On a case by case basis signage incorporated with acceptable style awnings could be considered an upgrade if approved by the City. Refer to sign section below.)

8. **SHUTTERS -** Addition of architecturally compatible shutters. This category, similar to awnings discussed in Item 7 above, would include adding new shutters of good quality and in significant quantities or upgrading to a higher quality shutter with enhanced architectural character that makes a tasteful enhancement to the exterior building façade. Colors for shutter materials must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City.

Examples of Doors, Windows and Awnings in compatible color ranges.

9. **BUILDING - ARCHITECTURAL FAÇADE LIGHTING** – Addition of architectural façade lighting. This category would include accent lighting on building facades and could include up-lighting or down-lighting of specific portions of the building for interest or wall washes or general, overall building exterior lighting treatments. Design of such lighting must not contribute to light trespass or create glare and distraction that would conflict with the safe operation of vehicles in adjacent parking areas or roads. The finish and style of façade lighting materials must be compatible with the overall building architectural style and aesthetic and colors compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City. The use of LED and solar lighting fixtures is strongly encouraged.



Examples of Lighting Fixtures in preferred styles and compatible color ranges.

10. **EQUIPMENT SCREENING -** Screening visual clutter on roofs such as HVAC Units, cooler towers or electrical equipment. This category of enhancements includes screening of roof-top HVAC units from public view through the use of finished metal screening panel systems, parapet walls of masonry, EFIS, etc., or similar types of screening systems. Colors for these screening materials must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City.

B. SITE & LANDSCAPE ENHANCEMENT ELEMENTS

Similar to exterior building enhancements, the objective of applicants utilizing the following categories of exterior site enhancements on their projects is based on the requirement that the enhancements would be of good to high quality products that, if incorporated, would result in a significant aesthetic upgrade to the site character and appearance of their property to the public.

11. **PARCEL ASSEMBLY** - This category is not an aesthetic enhancement but can improve area aesthetic by potentially reducing the number of entrance drive due to small individual parcels. The primary advantage gained from parcel assembly is functional and site organization/design flexibility and increased ability for business to expand as demand dictates.

12. **STRUCTURE DEMOLITION** - This category, similar to parcel assembly, is not an aesthetic enhancement but can improve area aesthetic by eliminating existing facilities or items that are no longer compatible with property/project needs. Also like parcel assembly, the primary advantage gained is functional and site organization/design flexibility and in some cases an increased ability for business to expand as demand dictates.

13. **DRIVEWAYS** - Sharing of Driveways and/or reducing curb cut widths. This category is similar to parcel assembly in that in can reduce the number of entry drives and improve vehicular circulation and safety.

14. **PERIMETER LANDSCAPE** – For aesthetics and screening of parking lots and service areas. This category of site enhancements includes incorporating landscaping within perimeter set back areas above and beyond requirements through current City landscape ordinances. The intent of the landscape enhancements is to provide screening of parking and other utilitarian areas within sites from public view. In addition the plantings will provide aesthetic interest and enhance the visual quality of each property and the overall corridor. Plantings should contain a variety of plant types similar to the styles of landscaping shown in the following example photographs preferred by the City. The use of native plants and plants adapted to the local climate is encouraged.

15. **PARKING LOT LANDSCAPE** - Landscape islands on the interior of parking lots. Similar to providing perimeter landscaping enhancements above, this category includes incorporating landscape islands interior to parking lots above and beyond current City landscape ordinances. These islands would be located at the ends of parking rows and/or at intermediate locations depending on available space. Recommended size of islands should be equivalent to two parking spaces, preferred, with a minimum size equivalent to one parking space. Plantings should contain a variety of plant types similar to the styles of landscaping shown in the following example photographs preferred by the City. The use of native plants and plants adapted to the local climate is encouraged.







Examples of Perimeter and Parking Lot Landscape

16. **PARKING LOT LIGHTING** - This category includes adding or upgrading to good to high quality products of the styles of parking lot light fixtures shown in the following example photographs preferred by the City. Based on the historical timeline of the corridor that dates back several decades, preferred light fixtures styles incorporate a Goose-Neck/Sheppard's Crook arm for support of the actual fixture assembly. The use of LED and solar lighting fixtures is strongly encouraged.

Examples of Parking Lot Lighting in compatible styles and color ranges.

17. **PERMEABLE PAVEMENTS** - This category includes utilizing precast permeable concrete pavers in parking lot areas such as parking stalls to reduce impervious paving areas and surface runoff as well as enhancing the aesthetic character of parking lots. Paver colors must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City. If used in ADA parking spaces, pavers must meet ADA requirements for accessible route surface materials and allowable slopes.

Examples of Permeable Pavers in compatible color ranges.

18. **SIDEWALKS** - Installation of sidewalks in ROW and/or sidewalk connections from ROW sidewalk to front door. This category includes installation of walkways along property frontage within public right-of-way to enhance pedestrian circulation. Connecting walkways from public walks to building entrances are encouraged as well. ADA requirements must be met for these walkways.


Examples of Sidewalks.

19. **BUILDING ENTRY AREAS** – Developing pedestrian areas at building entrances with color and/or imprinted paving or pavers. This category includes the addition of, or upgrading to, architectural paving systems at building entries to enhance aesthetic quality and visual interest. Acceptable paving types include imprinted & colored concrete, exposed aggregate concrete, precast concrete pavers or masonry pavers. Pavement colors must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City.



Examples of Enhanced Entry Paving

20. **BUILDING ENTRY LANDSCAPE PLANTINGS** - Addition of landscape plantings (above ground or in-ground) at building entrances. This category includes the addition of plantings and/or architectural planters, portable or permanent at building entries to enhance aesthetic quality and visual interest. Acceptable planter types include good to high quality products, durable and fade resistant. Planter colors must be compatible with one of the four, or an approved blend of the four earth-tone color palettes preferred by the City. The use of native plants and plants adapted to the local climate is encouraged.

Examples of Enhanced Landscaping & Site Amenities at Building Entries

21. **FLAG POLES AND SITE FURNISHINGS** - This category includes flags and banners on aluminum or steel flag poles of the size and height compatible with the scale of the project. A suggested height range would be 30'-40' for flagpoles and 20' to 30' for banner poles for most projects. Flag poles and banner poles as well as their proposed locations, will be reviewed for approval on a case-by-case basis. Other site amenities would include bike racks, benches, waste receptacles, etc. (Flags such as the USA flag that have specific requirements for flag size related to pole height and for lighting levels if flown at night, must be followed.)

Examples of Preferred Styles of Site Furnishings

22. WATER FEATURES - This category includes the incorporation of water features on a project site or at building entries. Water features can range in scale from small, subtle individual containers to larger basins or pools similar to the styles of water features shown in the following example photographs preferred by the City.

Examples of Enhanced Water Features

23. **UNDERGROUNDING UTILITIES** - Placement of utilities underground. This category of enhancement is intended to encourage property owners to place the *'non-public'* portion of utilities specific to their property normally installed above grade, underground. Doing so provides improvement to the visual environment by reducing visual clutter but also provides improved dependability and reduced maintenance by removing the potential of damage to utilities from storms

C. SIGNING

24. **BUILDING SIGNS** - Addition of signing compatible with building architecture. This category would include upgrading to signage systems similar to the styles of signs shown in the following example photographs preferred by the City. These would include signage systems intended for mounting on building facades. Building façade signage could include back-lit sign letters or internal and face-lit sign letters. Also included in this category, is signage lettering incorporated as part of the building awnings. Awning signage must be approved by the City on a case-by-case basis as mention under Item 7 above. If illuminated, the use of energy efficient signs is encouraged.

Note: The intent of this category for signage is to encourage the similar sign styles while allowing flexibility to foster the reduction of sign clutter such as window signage


Examples of Awning Signs

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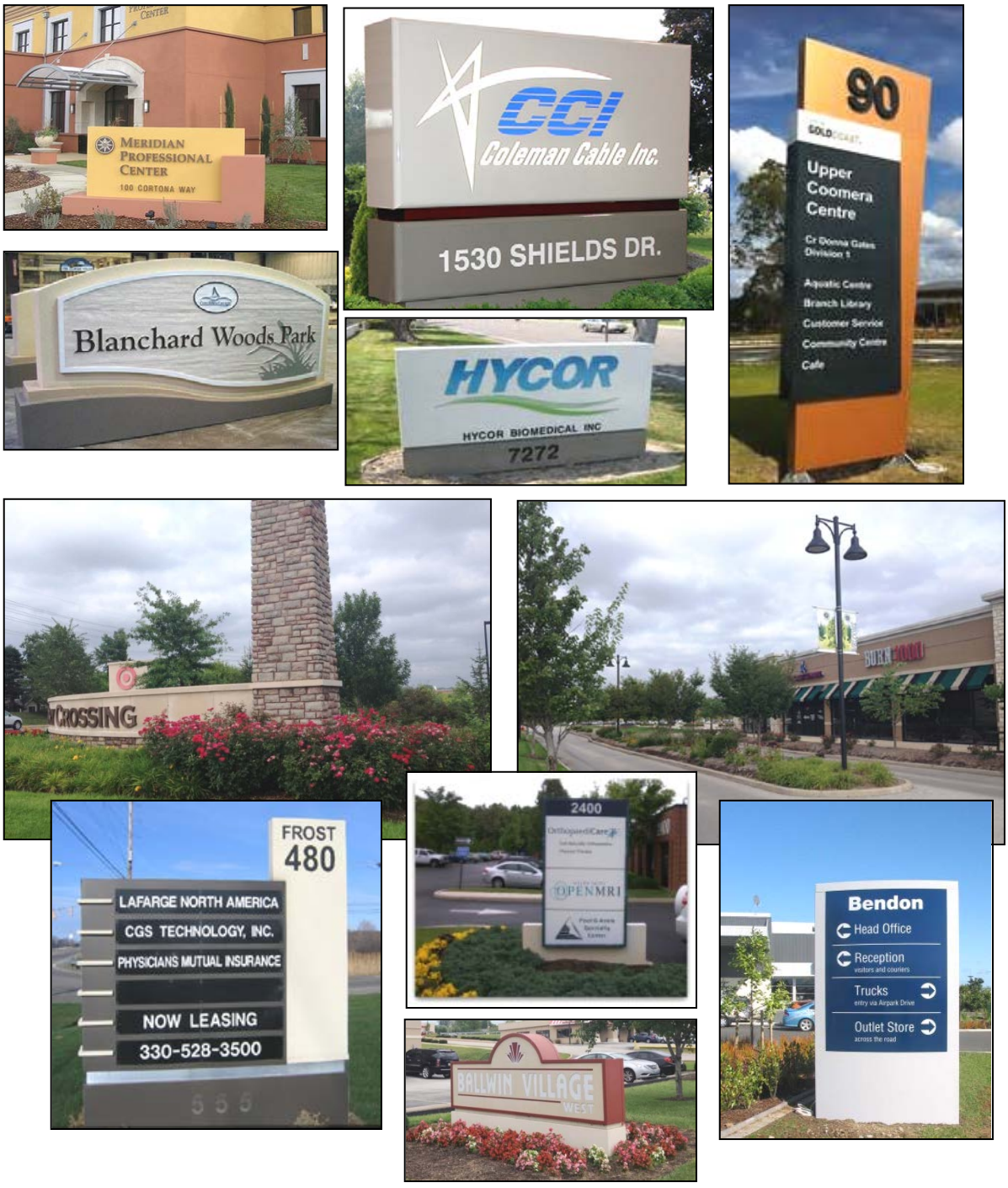
Examples of Back-Lit Façade Signs

Examples of Face-Lit Façade Signs

25. SITE SIGNS - Site signage enhancements. This category would include upgrading to site signage systems similar to the styles of signs shown in the following example photographs preferred by the City. These would include low-height monument/panel signs located near the front of properties at vehicular entries to replace existing elevated, pole-mounted signs of various heights. The low, ground-level style signage should be coordinated with building façade signage if utilized (Refer to Item 24above). If illuminated, the use of energy efficient signs is encouraged.



Enhanced Sense of Entry Landscaping, Lighting & Signage

26. SIGN REMOVAL - Removal of visually incompatible signs such as pole signs. This category would include the removal of existing pole signs, ordinance non-conforming signs and unsightly pole mounted

sighs to improve the overall visual impressions along the corridor.

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