

MUNFORD

Downtown Improvement Grant Program

for:
City of Munford

version 2.3
May 2024

by:
ddg



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welcome



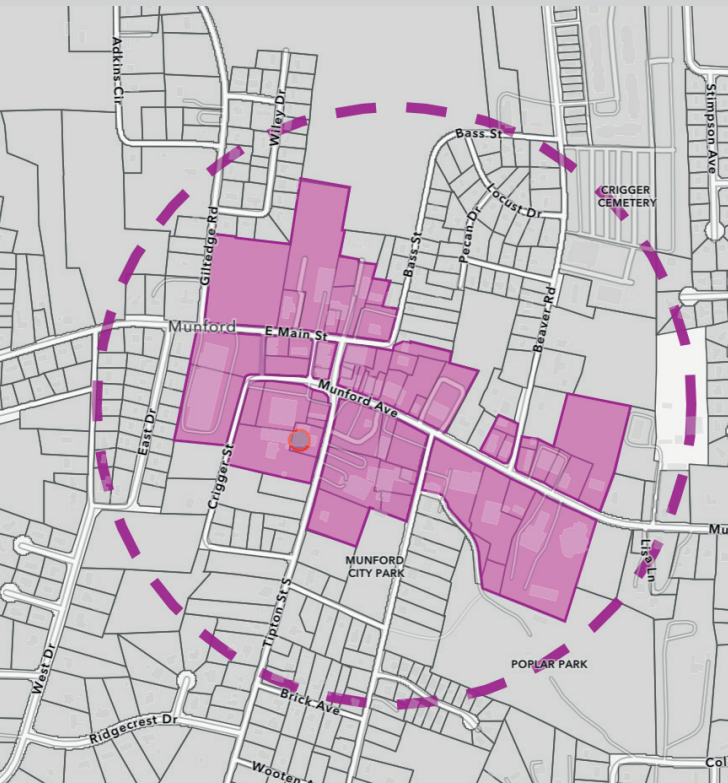
grant overview

The **Design Guidelines** provide a framework for desired improvements in Downtown Munford.

The City funded **Munford Façade Design Program Grant** provides an opportunity for each property and/or business owner, within the City of Munford's Central Business District B-3, to have an architectural consultation resulting in visuals of how those design guidelines could be applied to their buildings.

Participation in the Façade Design Program Grant unlocks the opportunity to participate in the **Downtown Improvement Grant** where qualified expenditures can receive matching grant funding which may not exceed \$35,000 per property address. Each address must contain a separately functioning business entity.

This project and associated programs are made possible by collaboration with the City of Munford, the Munford Industrial Development Board, and the Munford Downtown Development Commission.



economic development

In Munford, economic development is taking center stage through the innovative collaboration of the MDDC showcased by the Munford Façade Design Program Grant and the Downtown Improvement Grant. This collaborative approach attracts external interest and investment, fostering a dynamic economic ecosystem.

These initiatives go beyond mere aesthetic enhancements, strategically targeting economic growth and community well-being. By providing financial support for design fees, the City of Munford is actively encouraging property and/or business owners in the Central Business District B-3 to invest in their businesses and properties. This, in turn, stimulates local economic activity by creating a more attractive and functional business environment.

As storefronts receive facelifts and sidewalks are improved, the town becomes more appealing to residents and visitors alike, leading to increased foot traffic and patronage of local businesses. Moreover, the grants contribute to job creation, both directly through the design and construction processes and indirectly as local businesses experience growth. The resulting rise in property values not only benefits individual property owners but also enhances the overall tax base for the town, providing additional resources for public services and infrastructure improvements. The grant program is planned for a 3-year period with a total estimated investment in Downtown Munford of \$600,000 consisting of \$150,000 in property and/or business owner investment and \$450,000 in matching grants.

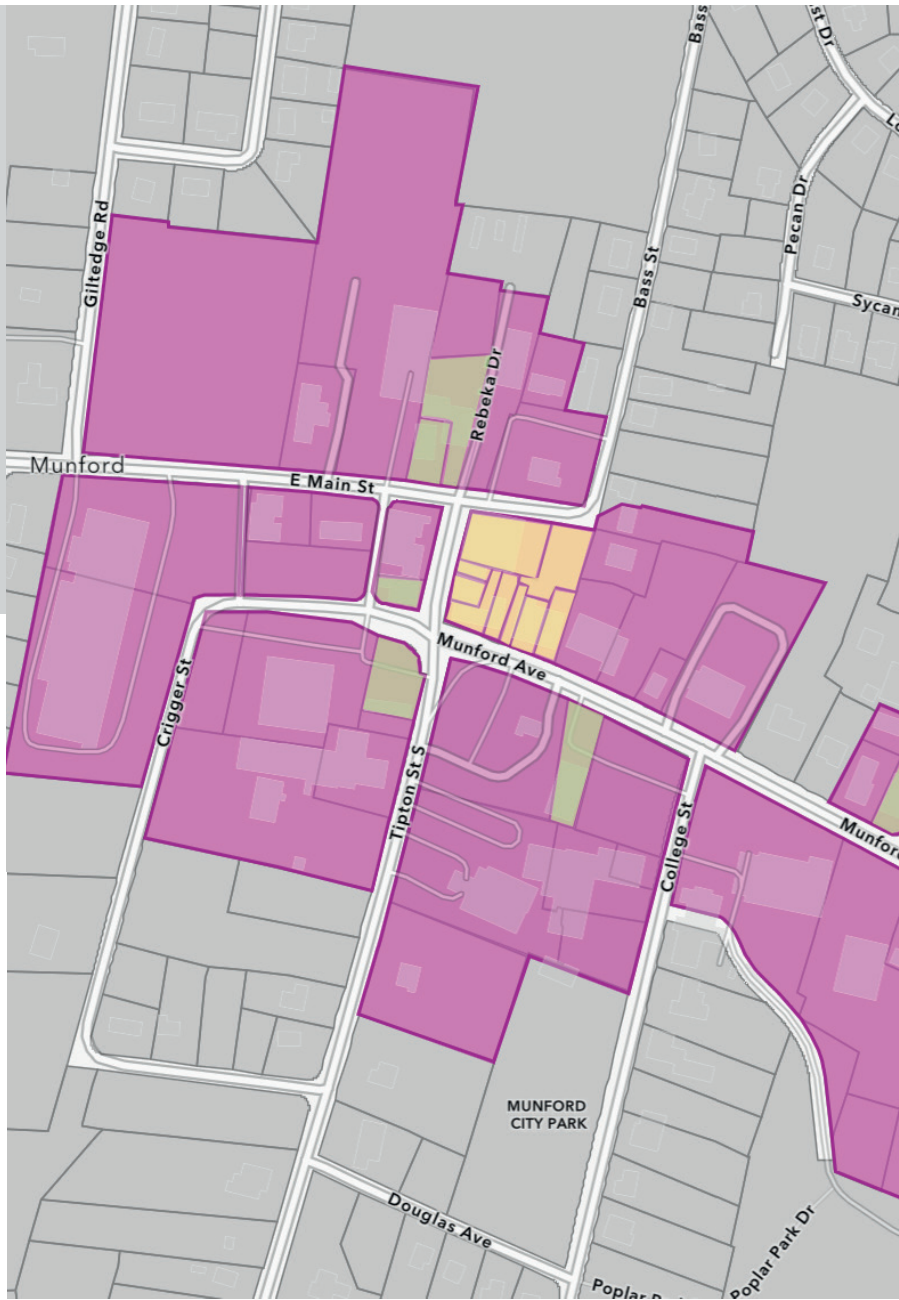
In summary, the economic development initiatives in Munford are intricately woven into the fabric of community improvement. The grants not only transform the physical landscape but also create a ripple effect, promoting local commerce, job opportunities, increased property values, and a more resilient and thriving small-town economy.

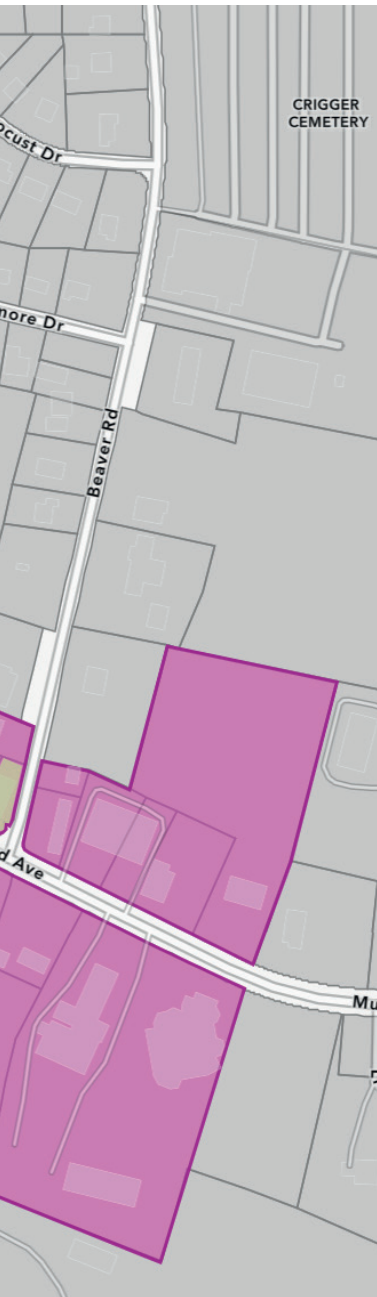




Purpose

This program is offered by the City of Munford and facilitated by the Mundford Downtown Development Comission to help incentivize and leverage private improvements that will contribute to the overall redevelopment goals of the Central Business District.





Grant Goal / Information

Offer financial assistance to property and/or business owners who seek to make exterior and/or interior infrastructural improvements to their buildings and landscaping which will promote economic development and enhance the downtown experience for all.

- B-3 Central Business
- Phase 01
- Phase 02

May 2024 Grant Updates

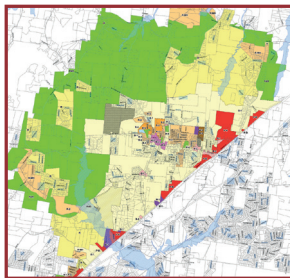
The Facade Design Grant and Downtown Improvement Grant opened to Phase 01 in February 2023. The Facade Design Grant opened to Phase 02 in March 2024 and the Downtown Improvement Grant is anticipated to open to Phase 02 in the future. Future phases are to be determined upon available funding.

When to Use This Document

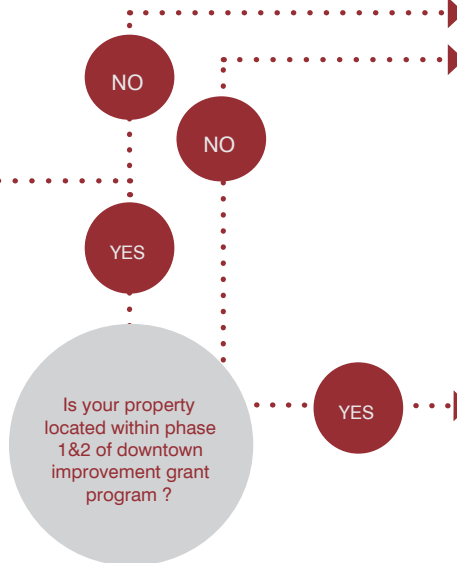
1 Start Here

Do you own a property or operate a business within the B-3 zoning district?

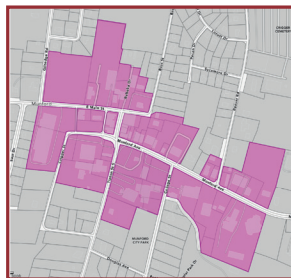
Zoning Map



Press image to follow link



Zoning Phase 1 & 2



If not, please refer to the design guidelines for best practices. Future phases are expected as funding becomes available.

If yes, review and fill out the Facade Design Grant application for architectural consultation

Engage with a qualified architect to determine potential scope of work based on **Design Guidelines**

If you would like to move forward with renovations, submit the **Downtown Improvement Grant** application, prior to work commencing, to MDDC for approval

MDDC reviews applications for compliance with Munford Design Guidelines

Once, application is approved and construction is completed, submit for reimbursement of funds.

Facade Design Grant

CITY OF MUNFORD
FAÇADE DESIGN GRANT



I. PROGRAM OVERVIEW

The Munford Facade Design Grant offers exterior building design assistance in support of the Downtown Improvement Grant Program. This design assistance will suggest building facade improvements to building owners, i.e., architectural design services for exterior improvements to building facades, awnings, lighting, signage, and sidewalk activation. The design work must align with the Munford Design Guidelines, starting on page 19.

This program is offered by the City of Munford to help incentivize and leverage private improvements that will contribute to the overall redevelopment goals of the Central Business District.

The program offers an architectural design services stipend of \$2,000 per property address. Each address must contain separately functioning business entity. This stipend will be disbursed directly to the architect of choice by the City of Munford. Complete this application and submit it to the Munford Downtown Development Commission (MDDC) for review and approval. Upon approval, you will be notified via email by MDDC, and your contact details will be shared with the chosen architect to initiate the consultation process.

Professional Design Assistance Grant Scope of Services:

1. One in-person meeting to review the existing conditions assessment and discuss the client’s anticipated project goals.
2. Provide architectural design and advisory services for exterior improvements including drawings to facilitate effective communication of the scope of work such as a site plan, front exterior elevation, building section, and 3d visuals. Drawings will be shared with the City of Munford and support the client’s bidding process.
3. Selective demolition drawings as necessary, which may be represented through annotated photographs.
4. Cost estimate for the scope represented (Applicant will be responsible for receiving bids after the design has been approved by the City of Munford, the business owner has the authority to select the bid of choice.)

5. One in-person meeting to present designs to the client, including one round of modifications. Any additional professional services will be billed directly to the applicant by the qualified consultant.

Grants are awarded based on available funds and the application of the property owner meeting all requirements.

II. QUALIFIED APPLICANT

Any property or business owner located in the Munford Central Business District and within the Phase 1 or 2 scope can apply for the design grant program. Each business address must contain separately functioning business entity. Eligible properties can be commercial or mixed-use as long as the project and property owner adhere to the Central Business District Zoning and Codes.

III. FUND DISBURSEMENT TO THE DESIGN STUDIO

Grant funds are disbursed directly to the qualified consultant the City of Munford has contracted once the property facade design is completed and final design is submitted to both the property owner and the City of Munford's dedicated MDDC.

Facade design work completed prior to the award letter will not be eligible for funding. No funds will be received by the property owner.

IV. PROJECT CRITERIA AND SELECTION

Applications will be evaluated by the Munford Downtown Development Commission to confirm alignment with the Downtown Munford Design Guidelines. If discussion needs to take place on the submitted information, the MDDC will contact the applicant for meeting with representatives from the MDDC to review and collaborate prior to resubmission. The grant is limited to one grant application per property address. Final approval is determined by the City of Munford Administrator. Grant applications are processed as quickly as staff review resources allow.

Consultation fee and reimbursable expenses as defined in the scope of the grant are not to exceed a combined total of \$2,000 per property address.

V. APPLICANT PROCESS

1. Contact the MDDC AT MDDC@munford.com. A member of the committee will contact you and set up a meeting where your questions can be asked and answered, regarding services offered.
2. Complete grant application. To include: Application form and Photos of the front facade and its relationship to adjoining sites
3. The total budget the property owner is willing to spend for any upgrades proposed by the consultant when/if moving forward.
4. Affidavit of legal ownership of subject property or if leasing property, same and letter of approval from property owner.
5. Property Taxes, Special Assessments: No grant will be provided from the City of Munford if property taxes or special assessments are in arrears.
6. Applications are desired to be received electronically and hard copies may be submitted to City Hall within normal operating hours.

<<<<<

7. Grants applicants will be notified when the completed application is approved. An agreement will be drawn to memorialize the grant approval terms and Conditions and include a notice to proceed.
8. If an application is denied, it may be reconsidered if amended to address application deficiencies.
9. The City of Munford reserves the right to reject an application for any reason (i.e., application does not meet the criteria, funding is not available).

The City of Munford will review the applications, and once approved will submit approved application directly to the consultant, property owner and applicant, if different than the property owner.

The City of Munford has final authority to approve or reject the application based on the criteria listed above. Note: City of Munford reserves the right to amend the conditions of the Facade Design Grant Program as warranted.

The following agreements and conditions will be part of the final funding agreement if the application is approved.

1. The property owner is in good standing by payment of taxes and assessments to the City of Munford and Tipton County.
2. I understand that any project derived of this design consultation must meet and conform to all applicable codes, ordinances, and regulations.
3. I understand that if any project derived of this design consultation, the implementation and/or construction of the project: presented by the consultant must first be reviewed and approved by the designated authority of the City of Munford before beginning the project.
4. Once approved, all applicable permits will be obtained for the project and all accompanying inspections will be successfully completed.
5. The applicant and the City of Munford's qualified consultant acknowledges that all expenses will require prior approval by the City of Munford prior to any consultation and reimbursement. No work performed on the project: prior to formal approval is eligible for reimbursement.
6. The consultant must submit copies of each finalized property project design and an itemized opinion of the probable cost of the project and share all work completed for property recipient to MDDC for final review. MDDC will then submit invoice to the City for reimbursement.
7. The applicant shall indemnify, protect, defend, and hold harmless the City of Munford and its agents and employees from all claims, damages, lawsuits, costs and expenses for any property damage, personal injury, or other loss relating to the MUNFORD FAÇADE DESIGN GRANT PROGRAM.

MUNFORD FACADE DESIGN GRANT APPLICATION

I. APPLICANT INFORMATION:

BUSINESS: _____ OWNER NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

II. PROPERTY OWNER INFORMATION: (IF DIFFERENT FROM ABOVE)

BUSINESS: _____ OWNER NAME: _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

III. PROPERTY/ BUILDING INFORMATION:

BUSINESS: _____ OWNER NAME: _____

ADDRESS: _____

PROPERTY OWNER'S OVERALL BUDGET FOR PROPOSED DESIGN
UPGRADES _____

Preferred Method of Contact Phone Call _____ Email _____
All correspondence will be sent to both applicant and property owner

**8x10 photo(s) or emailed photos of proposed property
*Proof of Ownership***

Property Owner Authorization/Certification

I have read the accompanying guidelines and attest that the information included in this application is accurate to the best of my knowledge. I understand that City of Munford is not liable for any costs associated with the preparation of this request and that grants are considered on a case-by-case basis based upon their merits, redevelopment criteria met, and fund availability as solely determined by the City of Munford.

*All applications must be emailed to MDDC@munford.com,
or delivered to City Hall, 1397 Munford Ave. Munford TN 38058*

Property Owner Signature _____

Date _____

Business Owner (if different than property owner)

Date _____

Downtown Improvement Grant

DOWNTOWN IMPROVEMENT GRANT APPLICATION



The City of Munford’s Downtown Development Commission (MDDC) is committed to promoting the aesthetic enhancement and beautification of the Central Business District (B-3). The Downtown Improvement Grant Program is a grant program designed to offer financial assistance to property owners and/or commercial tenants who seek to make exterior improvements to their buildings, landscaping, and interior improvements. Grants are funded by the Munford Industrial Development Board.

ELIGIBILITY REQUIREMENTS

Available to property owners and/or commercial tenants located within the City of Munford’s Central Business (CBD) District (reference the ‘how to use this guide’ on page 8 for links to zoning info) and within the Phase 1 scope of the grant program, that have participated in the façade design grant (See page 12 for Façade Design Grant Application). The reimbursement grant must align with The Facade Design recommendations.

GRANT PROGRAM

The MDDC reserves the right to approve or reject applications based in accordance with program guidelines and availability of funding. Funding is projected to be available for 3 consecutive years beginning in 2023. Submission of application does not guarantee funding.

INCENTIVES

Each grant is made available by reimbursement only; no funds will be distributed prior to project completion. Total grant awards may not exceed \$35,000 per property address. Each address must contain a separately functioning business entity. This maximum amount of disbursement can be used in one or more of the categories below. All applicants seeking construction grants must provide conceptual drawings. One or more of the following incentives may be available for eligible projects:

Facade/Exterior and Interior Improvements: Grant will reimburse 75% of the actual cost up to the limit of \$35,000 per address. Each address must contain a separately functioning business entity. Interior scope is eligible related to replacement of wiring, plumbing, and other permanent interior improvements while removable fixtures are excluded from grant coverage. Examples of grant reimbursement are as follows:

Final Project Cost	75% of the final cost	Grant Limit Reimbursement
100,000	75,000	35,000 or <
45,000	33,750	33,750 or <

Sign Program. Up to 50% (maximum of \$10,000) of the actual cost(s) associated with the fabrication and construction of signage. New signage must adhere to the criteria of the facade improvement guidelines. All signage must be designed by a certified design professional (i.e., graphic designer from the signage vendor or architect) Funding is not available for signs that require a zoning variance to install. Examples of reimbursement chart are as follows:

Final Project Cost	50% of the final cost	Grant Limit Reimbursement
30,000	15,000	10,000 or <
10,000	5,000	5,000 or <

PROCEDURE

Set up a pre-application meeting to discuss your initial ideas and desires with the City of Munford Downtown Development Commission contact noted at the end of this application document. If you would like to proceed with the application for grant funding, follow the steps outlined below:

To receive assistance:

1. *Munford Downtown Development Committee (MDDC) must approve all project applications. Applications submitted must be complete and include*
 - A. *Property Deed,*
 - B. *Current Statement of Property Taxes,*
 - C. *Current Photo of Property Façade or Proposed Project Area,*
 - D. *Documentation of Financing Plan (if personal funding, provide proof of funds),*
 - E. *Copy of Lease and Ownership Letter of Approval (if tenant is requesting grant)*
 - F. *Architectural Drawings representing proposed scope of work (funding for this professional service provided by the City of Munford under the Façade design Grant program. See separate document for more information)*
 - G. *Cost Estimate (contractor bid(s)).*
2. The design must follow appropriate MDDC design guidelines, zoning codes, and Munford Ordinances.
3. The applicant and property owner must be in compliance with all city zoning regulations and ordinances.
4. An agreement must be properly executed between the owner and the Downtown Development Commission prior to work being started.

To receive payment:

1. Project must be completed in accordance with the agreement.
2. All required building permits must be obtained prior to any work being done.
3. Pre-inspection must be completed by a member of MDDC or their authorized agents.
4. Final inspection and confirmation of full compliance of applicable Agreements with the MDDC, City, State, and Local Codes and Ordinance, Building Codes, and applicable local, State, and Federal requirements for the project are met, by the Chief Building Inspector.
5. A signed Contractor's Unconditional Waiver.
6. Work must be completed by licensed contractors for work or greater than \$25,000.
7. Final costs must be documented and proof of minimum 2 bids per category of work and must accompany this information when possible.

INSTRUCTIONS:

1. Fill in the blanks and check boxes on this form. If some items do not apply, write "not applicable."
2. Attach additional pages if needed.
3. Submit application and documents to the Munford Downtown Development Commission (Address provided on page 4) of this form.

Once all materials are received, the Munford Downtown Development Commission will review applications. This is an ongoing program and applicants will be considered pursuant to project validity and available MDDC funding.

I. APPLICANT INFORMATION:

BUSINESS NAME: _____ OWNER NAME: _____

ADDRESS: _____

FEDERAL TAX IDENTIFICATION #: _____

PHONE: _____ EMAIL: _____

I. PROPERTY OWNER INFORMATION: (IF DIFFERENT FROM ABOVE)

NAME: _____

ADDRESS: _____

FEDERAL TAX IDENTIFICATION #: _____

PHONE: _____ EMAIL: _____

BUS. WEBSITE: _____

II. PROPERTY / BUILDING INFORMATION:

BUSINESS NAME / PROPERTY: _____

ADDRESS: _____

DATE BUILDING WAS CONSTRUCTED: _____

CURRENT BUILDING USE:

- RETAIL
- FOOD SERVICES
- PROFESSIONAL SERVICES
- OTHER _____

IS THE PROPERTY/BUILDING LISTED ON THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES?

- YES
- NO

III. PROPOSED IMPROVEMENT

- FRONT FACADE RESTORATION/RENOVATION
- STOREFRONT RESTORATION/RENOVATION
- WINDOW REPAIR/REPLACEMENT
- OTHER EXTERIOR REPAIR/REPLACEMENT
- AWNING REPLACEMENT/RESTORATION
- SIGNAGE REPLACEMENT/RESTORATION
- DOOR/ENTRYWAY
- LANDSCAPING IMPROVEMENT/ADDITION
- EXTERIOR PAINTING
- INTERIOR WIRING/PLUMBING
- OTHER (please specify)

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All improvement/repair/renovan/restoration project proposals for this grant program must include two (2) quotes, bids, or estimates from contractor(s) when possible.

DESCRIPTION OF PROPOSED IMPROVEMENTS:

ESTIMATED PROJECT START DATE: _____

ESTIMATED PROJECT COMPLETION DATE: _____

IV. PROJECT FINANCIAL DESCRIPTION:

ESTIMATED PROJECT COMPLETION DATE:

WHAT IS YOUR PLAN FOR FINANCING THE FACADE IMPROVEMENTS?

- LOAN FINANCING
- PERSONAL FINANCING
- OTHER (please specify):

V. REQUIRED SUPPLEMENTAL INFORMATION (INFORMATION CHECK LIST):

- PROOF OF OWNERSHIP (PROPERTY DEED)
- PHOTO OF PROPERTY
- COPY OF LEASE - SIGNED LETTER
- CURRENT COUNTY AND CITY TAXES
- PROPOSED FINANCING PLAN
- CONSTRUCTION/ARCHITECTURAL DRAWINGS*

*Letter of Support from Property Owner with signature stating that they approve of project.
**Construction/Architectural Drawings must include overhead and side elevations showing existing and proposed features of affected property or business.*

VI. APPLICANT SIGNATURE:

I have reviewed/prepared this application and understand that submission of an application does not guarantee funding. I certify that the information provided is true and accurate to the best of my knowledge, and if approved, work will be completed in accordance with the agreement.

I also acknowledge that upon execution of the agreement, the Munford Downtown Development Commission and/or its affiliates maintain the rights to promote (including the right to copy, transmit, display and distribute) images and textual containing aforementioned property and/or business name for the use of "Promotional Material" (as described below) on website(s) or other media means for the purpose of promotion and advertisement related to the Munford Downtown Development Committee and it's Facade/Exterior Improvement Program. "Promotional Material" shall mean brochures, publications and websites, media promotion, advertising copy and other related textual and graphic material made available by the Munford Downtown Development Committee and/or its affiliates.

APPLICANT SIGNATURE:

DATE:

OWNER'S SIGNATURE:

DATE:

VII. SUBMIT APPLICATION (DIGITAL SUBMISSION PREFERRED VIA EMAIL, HARD COPY APPLICATIONS ALSO ACCEPTED):

FORWARD APPLICATION WITH ATTACHMENTS AND/OR QUESTIONS TO:

Munford Downtown Development Committee
Submit to MDDC@munford.com or deliver hard copy to Munford City Hall
1397 Munford Avenue
Munford, TN 38058

901-837-5963



DOWNTOWN MUNFORD

Design Guidelines

JANUARY 2024

—
Design Guidelines

—
version 2.1



Lays the foundation for the **Munford Downtown Improvement Grant Program**, which is

administered by the **Munford Downtown Development Commission**, and

funded by the **Munford Industrial Development Board**.



“ overarching intent:

Preserve then Renovate

”



Purpose

Improve the existing facades of district B-3 focusing on preserving and renovating the buildings with functional and historical values



Strategies

01

Facilitate

Improvements to encourage community life to thrive while maintaining the valuable qualities of each individual building

02

Create

Sense of place and Opportunities for increasing revenue growth with the implementation of the guidelines

03

Foster

A thematic architectural palette

04

Set groundwork

For future public improvements (Veterans Plaza)

Design Guidelines

1 Invisible Infrastructure

Intent

Creates a welcoming pedestrian environment where human comfort is prioritized

Implementation Strategies

- Relocating or shielding HVAC from the pedestrian-oriented elevations. This is sporadically present in the downtown district with window-unit style air conditioning units protruding through the wall or window area overhanging the sidewalk.
- Relocating or shielding electrical and gas meters from view. Or when new meters are installed, they should be installed in a discreet location. One example is if a recessed area is present at building entry, the meter could be located on a wall perpendicular to the main street providing less visual distraction of the utility element.
- Cable entry and internet boxes to be located in back of house areas reducing visual clutter in the pedestrian realm.
- Interior lighting inside of buildings at front facade to remain minimally lit creating a more approachable and warm environment. This is applicable to buildings that are unoccupied at certain times of day leaving the district feeling empty of activity.
- Exposed conduit should not be used.



Existing Building



Source: Silo Square, Southaven, MI

Technical Details

- Light fixtures to have a consistent soft light temperature of 3000k.
- Exterior light fixtures to typically be black or anodized bronze. Unfinished, galvanized, or anodized aluminum fixtures are not desired.
- Specific light fixture selections below. Participants in the Facade Design Grant will be provided a source list for each fixture so that they or their contractor can purchase directly.



Source: cnct, Memphis, TN



Source: cnct, Memphis, TN

2 Materials

Intent

Consistent material quality and coloration compliment one another creating a cohesive environment

Implementation Strategies

- Prioritize the maintenance, function, and code compliance of the building, then focus on decorative renovation
- Preserve original features; renovate without excessively altering the building
- Storefronts should be constructed of high-quality, durable materials, similar in type and scale to traditional materials, such as wood, cast iron, structural metal, and glass.
- Materials should be kept in their original format. Brick to remain unpainted.



Existing Building

Paint

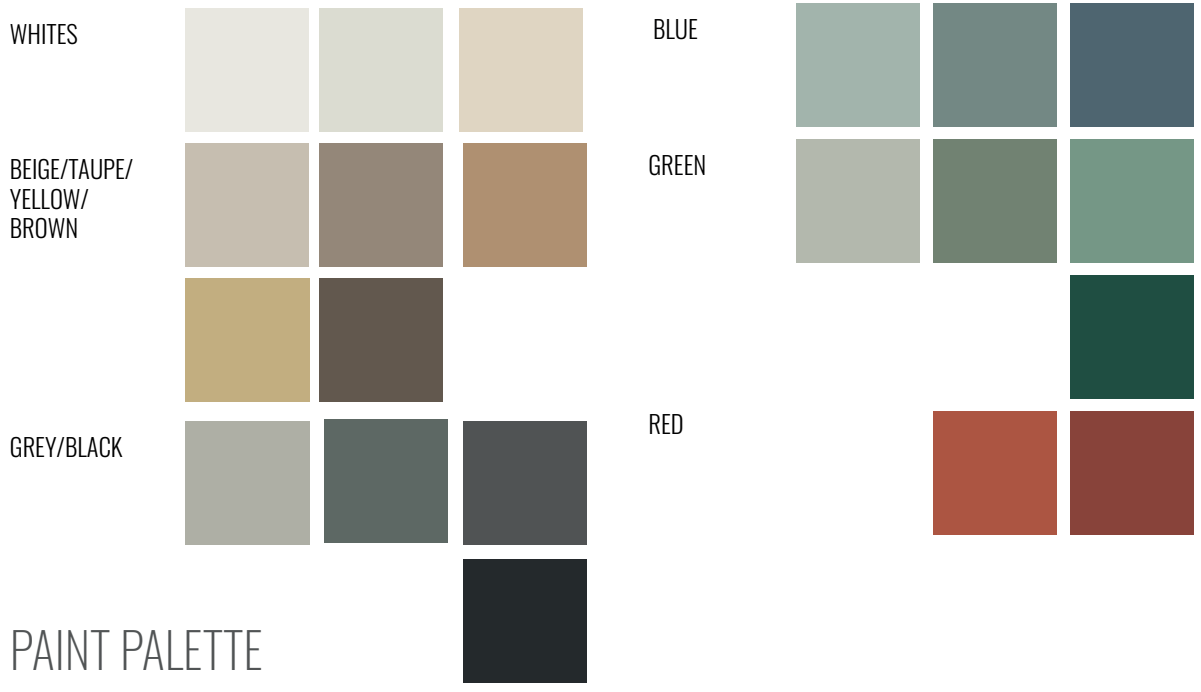
- Paint colors to be of earthtone quality (reference palette)
- Contrasting paint colors to highlight architectural elements



Source: cnct, Memphis, TN

Technical Details

- Paint to be satin finish
- Specific paint selections below. Participants in the Facade Design Grant will be provided a clickable source so that they have the exact Sherwin Williams colors so they or their contractor can purchase directly.



3 Overhead Plane

Intent

Reinforce the human scale by introducing horizontal elements above first level storefront

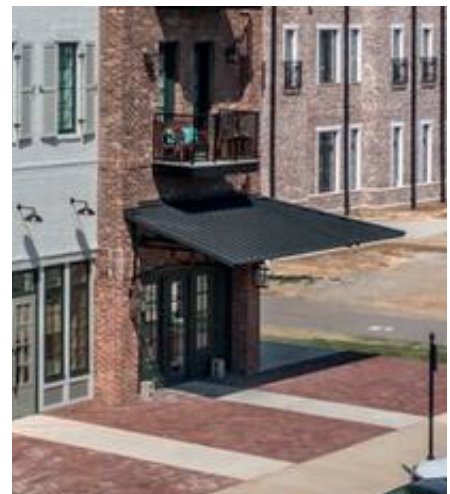
Implementation Strategies

Awnings or overhead planes:

- If multiple businesses are located within one building each bay should have a separate yet complimentary awning
- Durable and fade-resistant material should be used within the color palette represented under the materials guideline.
- If Awnings are flat in nature, direct drainage away from the entry door and the adjacent property line
- Awning material to not be traditional roofing product: no asphalt shingles or membrane roofing. Metal or fabric is appropriate.
- For fabric awnings, single colors or striped styles with scalloped or square edge profiles are preferred. If fabric awning structure is visible from below, it should be either stained wood or dark painted metal. No unfinished, galvanized, or anodized aluminum should be left to view.



Existing Building



Source: Silo Square, Southaven, MI



Source: San Marco, Texas



Source: Cairo, Georgia

Technical Details

- Awning to project 2/3rds or less over the adjacent sidewalk. This is the maximum projection allowed by the current building code, but some existing awnings project further over the sidewalk. Those can be repaired, but if building new or replacing a previous awning, they must follow the current regulations. The intent is to provide a sense of shelter from the elements at store entries as well as minimize water intrusion and deterioration of historic elements.
- Element to follow datum lines within the building/adjacent buildings. Do not cut in front of windows or other building elements with the connection of awning.



4 Transparency

Intent

Connect the community with the business interior adding to the relational experience of place.

Implementation Strategies

Window treatments

- No vertical or horizontal blinds in visible street storefronts. Cafe curtains or top-down, bottom-up shades are preferred.

Street Level Windows

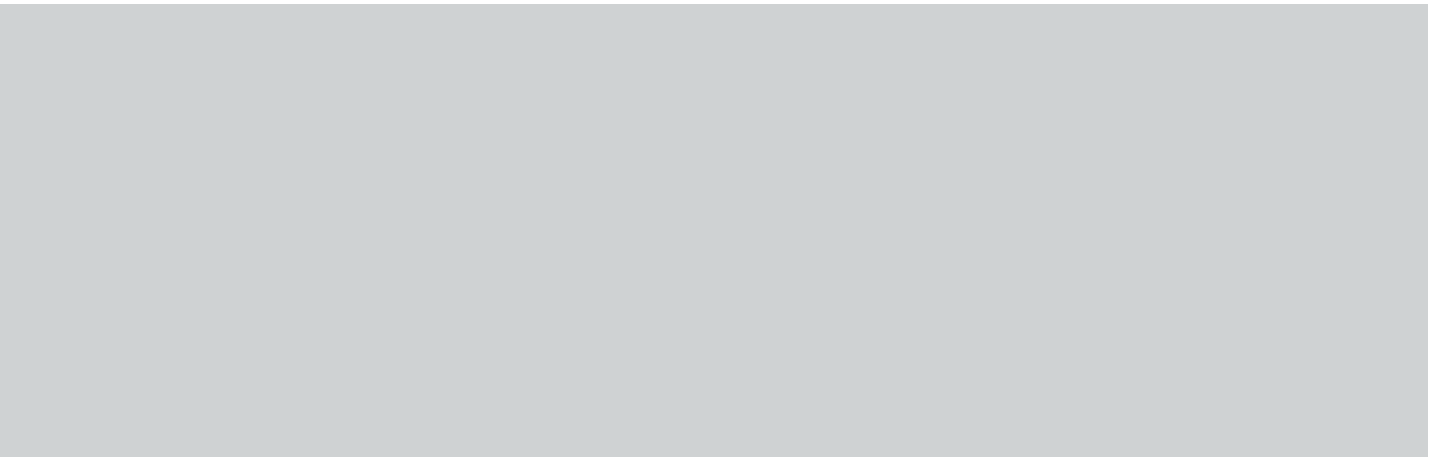
- The viewing zone of the storefront should be made up of at least 75% glass.
- Reflective glass, mirror, and opaque glass should be avoided in the viewing storefront area for visibility of internal activity.
- Window frames to follow earth tone palette or be dark bronze or black anodized. Clear anodized aluminum to be avoided.
- Windows in the front facade that have been closed or enlarged should be rebuilt to return to their original size.



Existing Building



Source: Southampton, NY



"CAFE CURTAINS"



"TOP-DOWN/BOTTOM-UP SHADES"

5 Signage

Intent

Promote identity of space/place at a range of scales and remove visual clutter otherwise.

Implementation Strategies

- Automobile-oriented signage to be placed above the overhead plane. Billboard type information not allowed; business name only with letter height of 8" minimum
- Pedestrian-oriented signage to be located below the overhead plane and in a blade format. Additional sidewalk signage permitted 1 per business.
- Separate light fixtures above or below a sign are to be used; no interior illuminated signage.
- No full-color graphics within the signage, the graphics should be limited to text and linework.
- Signage should relate to the building's architectural characteristics and not obscure any architectural feature or ornament.
- No awning-mounted signage
- No signs should be located on the roof of the building, nor should the supports for any sign extend above the cornice of the building.
- Only business and identification signs will be permitted; advertising signs are not desired and shall not exceed 20 % of coverage for signage in the storefront.



Existing Building



Source: George and Willy



Source: George and Willy



Source: hammerworks lighting



Source: George and Willy

6 Sidewalk Activation

Intent

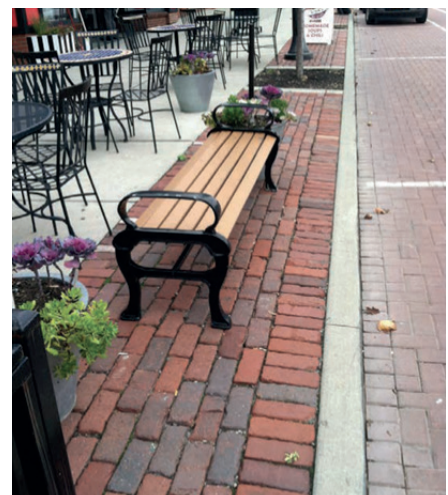
Enhance the community and business experience allowing for interaction and activity

Implementation Strategies

- Add planters with seasonally appropriate plantings. Maintenance and watering is the responsibility of the building occupant.
- Benches may be introduced to enhance the pedestrian experience in areas where the sidewalk clearance isn't reduced below 3' in width.
- Tables | Chairs: bistro style tables and chairs encouraged to provide patrons opportunities to pause or rest.
- Lighting attached to the building (see invisible infrastructure guideline)
- Freestanding signage (see signage guideline)



Existing Building



*Source: Silo Square Master Plan
Southaven, MI*

Technical Details

- Planter type TBD
- Bench type: DuMor all steel backless and backed options as shown to the right.



Source: Silo Square, Southaven, MI



DuMor
benches in Bolivar, TN



Source: Silo Square, Southaven, MI



daily design GROUP
www.dailydesigngroup.com
65 Union Avenue, Ste.280
Memphis, TN 38103

