

Purpose

The purpose of these guidelines is to permit and encourage exterior murals that are original works of art, and which foster a positive community identity and appearance. Murals are intended to contribute and advance streetscape aesthetics, architectural features or character of a building, promote unique identity and sense of place, and encourage community engagement.

Applicable City Code

Section 430.020 of the Municipal Code of Mission defines Wall Murals as “Any mosaic, painting, or graphic art or combination thereof which is professionally applied to a building, and which does not convey a commercial message.” Section 430.050 further provides that certain signs are excluded from the City’s sign code (Chapter 430) including “Integral decorative or architectural features of buildings or works of art, so long as such features or works do not contain letters, trademarks, moving parts or lights (Section 430.050(A)(5).”

Design Standards

- Murals shall be an original work of art.
- Murals may be two-dimensional or three-dimensional.
- Murals shall be designed and constructed under the supervision of a qualified artist/muralist or individual who has knowledge and experience in the design and execution of such projects, as well as the application of the selected medium.
- Murals must exhibit the highest quality design, content, materials, and application.
- Mural materials shall be durable and weather resistant to prevent premature deterioration, fading, or other unintended change in appearance.
- Mural materials must be appropriate for outdoor application with consideration for location, climate, weather conditions, longevity, and resistance to vandalism (including graffiti).
- Murals shall not contain a logo or trademark symbol, nor shall any mural include commercial text or products displaying, mimicking, or construed as symbolizing a specific brand. Murals shall not contain material that is protected under copyright law unless permission has been granted and evidence of such is provided to the City.
- Murals shall not incorporate recognized symbols of hatred or discrimination against any race, color, sex, age, religion, national origin, ancestry, disability, marital status, familial status, gender identity or expression, or sexual orientation.

- Murals shall not incorporate anything that would be considered inappropriate and/or indecent by contemporary community standards.

Location

- Murals shall be located on either side of the building or the rear of the building. Consideration may be given to locating a mural on the front of the building as long as it complements the overall front facade of the building and does not compete with or overwhelm architectural details.
- Murals should avoid creating harsh edges where no architectural features are present to create a natural break in the facade. Mural designs that do not contain harsh edges may be proposed in place of architectural features.
- Murals may be placed on walls that serve to define the edge of a property or provide screening.
- Murals should be located and sized to encourage pedestrian engagement.

Application Requirements

- A completed Mural Application Form, including written description of the proposed design, the location of the building, the location of the mural on the building, wall preparation, materials and processes to be used (including anti-graffiti treatment), individual/groups involved in the mural design and/or preparation, and parties responsible for subsequent maintenance.
- If the mural is three-dimensional in nature, information must be provided regarding how the mural will be mounted to the wall, including specification of brackets, hardware, and other structural components.
- Lead artist's qualifications and examples of previous work.
- Written permission from the property owner (if different than the applicant) to proceed with the project, including any requirements that will be imposed by the property owner.
- One color scale rendering (no larger than 11" X 17") as well as a digital file of the proposed mural.
- Photographs of the proposed location and surrounding area.
- Timeline for completing the project.
- A written maintenance plan for the ongoing care and preservation of the mural.

Ongoing Maintenance

The applicant will be responsible for ensuring that the mural is maintained in good condition and is repaired in case of vandalism or accidental destruction. The applicant will be required to ~~file~~ a maintenance plan with the application. The plan will establish measures to discourage vandalism or facilitate an easy, minimal cost for repair of the mural. Such measures shall include, but not be limited to the following:

- preliminary wall preparation and/or pre-cleaning, priming, and curing
- the use of proper paints, enamels or materials that best match the surface
- topcoats, superficial layers, or graffiti coats that do not compromise the painting by yellowing or trapping moisture
- consideration of drip edges, gutters or sprinkler overspray as water ~~may~~ degrade artwork over time
- environmental considerations such as exposure to direct sunlight, bird nesting in cavities, or other potential damaging events.

The plan will be on file with the City, and the City will monitor the condition of the mural to ensure compliance. Failure to comply with the plan may result in the removal of the mural at the applicant's cost.

Application Review

A completed Mural Application Form, along with required materials and maintenance plan, should be submitted to the Community Development Department, Mission City Hall, 6020 Woodson Road, Mission KS 66202.

Staff will schedule an appointment with the applicant to review the application. Additional information may be needed after initial review. After preliminary review, the application will be forwarded to the Planning Commission for consideration at the next applicable Planning Commission meeting.