

TAB 12: ARCHITECTURAL STANDARDS

Architectural Design Standards

FORM H: ARCHITECTURAL DESIGN STANDARD MATRIX

Architectural Design Standards	Brief Description of the Feature	Location of the Standards in the Application Package
Industrial Design Standard		
Industrial Materials Palette	Concrete tilt-up buildings with accent features in metal or concrete and shall be consistent with UDO.	MP Architectural Standards 12.3
Industrial Color Palette	Earth toned colors. Large areas of deep colors are discouraged. Colors should be consistent across the Building. Accent colors are permitted when complimentary to the main building color palette. The color palette shall be in compliance with the UDO.	MP Architectural Standards 12.3
Industrial Architectural Styles	Style is reflective of the industrial uses. The buildings will emphasize the building entry to provide directional clues. The buildings will also have added textures, colors, and articulation that are compliant with the UDO.	MP Architectural Standards 12.3
Industrial Architectural Features	The building elevations will include variable parapet heights and building projections such as plan jogs and canopies.	MP Architectural Standards 12.3

Architectural Design Standards	Brief Description of the Feature	Location of the Standards in the Application Package
Commercial Design Standard		
Commercial Materials Palette	Materials shall be selected which complement the architecture style of the building. Traditional buildings should be constructed with masonry as their defining materials and with architecturally appropriate accents. Modern buildings may contain a range of materials such as: metal, wood, concrete, etc. as long as they are in compliance with the rest of the standards contained herein and in compliance with the UDO.	MP Architectural Standards 12.5-12.7
Commercial Color Palette	Colors will consist of earth tones and hues and shall be compliant with the UDO. Brighter accent colors may be used, but shall not constitute more than 10% of the area of each elevation.	MP Architectural Standards 12.5-12.7
Commercial Architectural Features	Buildings shall be designed to a pedestrian scale adjacent to enhanced outdoor spaces such as plazas, patios and pedestrian throughway’s, these design features shall be in compliance with the UDO. Additionally, entrances shall be easily identifiable through architectural enhancement and/or distinguishing features.	MP Architectural Standards 12.5-12.7

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current standards provided by the Unified Development Ordinance.

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Industrial Architectural Style and Character

The architectural style for light industrial buildings is reflective of the uses contained within and is based on the industrial architectural features of the building. The integration of urban design principles and landscape architecture standards encourages a complete design that is sensitive to the surrounding community while allowing the project to function at an optimal level and encourage growth. The buildings will have a rectilinear organization and use colors and textures to create the illusion of a layered facade. The emphasis at the entries provides directional cues to visitors and adds texture and articulation to the building. Loading doors and operations shall occur within the interior of the site and not be visible from a public right-of-way. If physical site constraints or frontage on more than one right-of-way prevent compliance with this standard, alternative compliance such as screen walls and/or landscape material should be utilized to reduce visual and noise impacts of loading doors and operations on abutting rights-of-way and residential to the maximum extent practicable while also in compliance with the UDO.

Industrial Materials Palette

The approved materials for the buildings are concrete and CMU block. Generally, the buildings are expected to be tilt-up concrete panels. Metal is prohibited as a primary exterior surface material on buildings. Metal may be used as an accent covering material.

Industrial Color Palette

Building colors shall be comprised of a palette typically found in nature. Each building shall have a minimum of three primary facade colors (base, middle and cap). Each building shall have a minimum of one accent color to be used at detail areas and/or at mass areas. Large areas of deep tones are discouraged.

Rooftop Equipment Requirements

The equipment shall be layed out in a regular grid pattern.

- a. Roof finish materials shall be of a neutral color such as gray, beige or white ;black is not acceptable
- b. Roof top equipment shall be painted or pre-finished to match the roof color. “Clean” units are preferred.
- c. The network of gas piping for supply to the roof top units shall not be placed on the roof.
- d. Mechanical screens shall be made of a durable material such as metal panels with vertical ribs or joints and shall be finished in a color to match the building.
- e. Mechanical screens shall be as tall as the equipment they are screening and access areas shall be placed on a side where they are not visible from public view in compliance with the UDO.

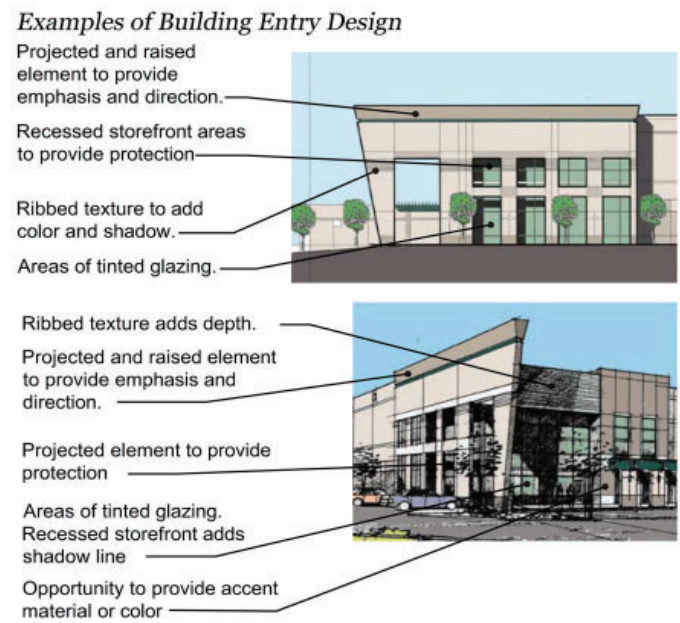
Architectural Features

Architectural features are to be integrated into the building design to reinforce the objectives of the architectural style for light industrial warehousing buildings. The elements are to be incorporated into the design on all four sides. They are used to create interest, variation and scale while giving focus and direction to entries and minimizing the impact of the service areas.

1. The building entries shall be placed and designed to provide emphasis and direction while being a primary element that sets the design quality for the building. Please refer to the below sketch, which illustrates the minimum design quality expected at an entry. Entries shall employ an arched element, square medallion(s), and at least two of the following:

- a. Projection of the entry a minimum of two feet
- b. Change in patterning and color of the facade.
- c. Raising or lowering of the parapet a minimum of two feet
- d. Unique parapet form such as a low sloping arch or peak.

Building Entries



Building Facades - Overall Vertical Articulation Design Strategy

2. Facades shall express a base, body, and top. Continuous horizontal banding or “racing stripes” are highly discouraged.

a. The base is to be a maximum six feet above finish floor level and to extend to the finish grade. The base may project where it is being extended to create a mass area of two hundred square feet or greater. The base is to be created by a change in color, and/or pattern, and the use of a reveal to separate it from the body.

b. The body is the majority of the building facade and may contain mass areas of various colors. The body is to be of a different color, texture, or pattern than the base or top.

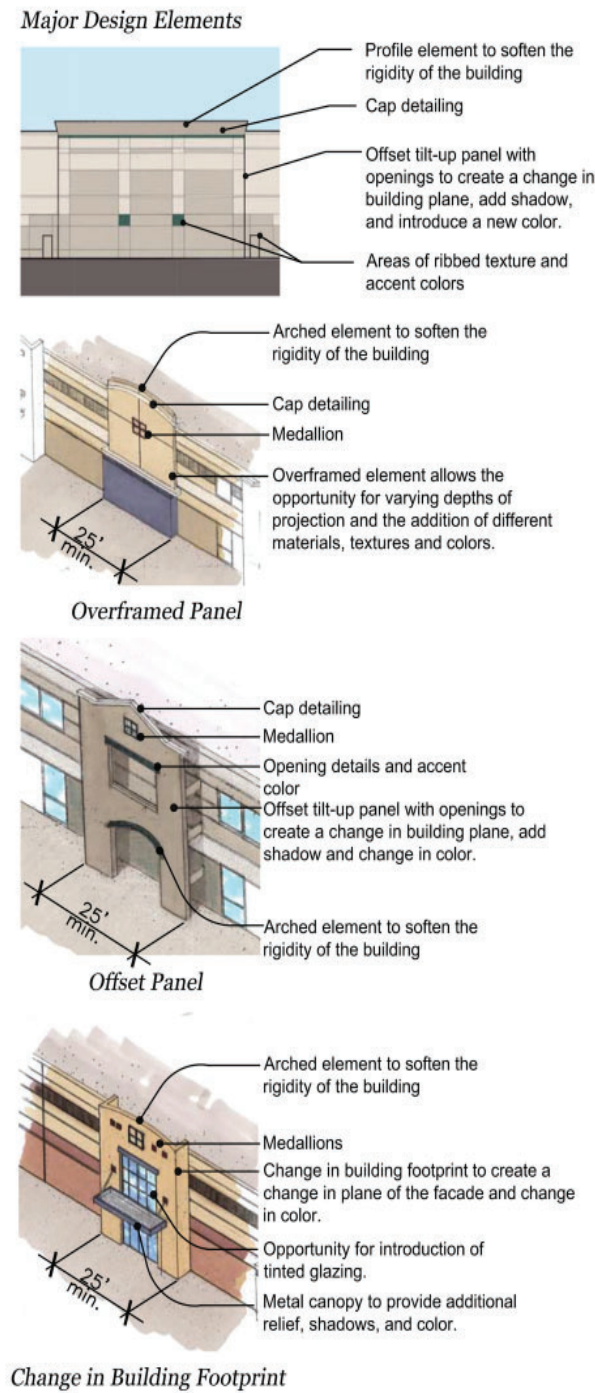
c. The top is to be a visual cap to the building. It shall be a cornice or projected band, a minimum of one foot wide at the top of the building. The cap is to be created by change in material, texture, color, and / or pattern.

Building Facades - Horizontal Articulation Design Strategy

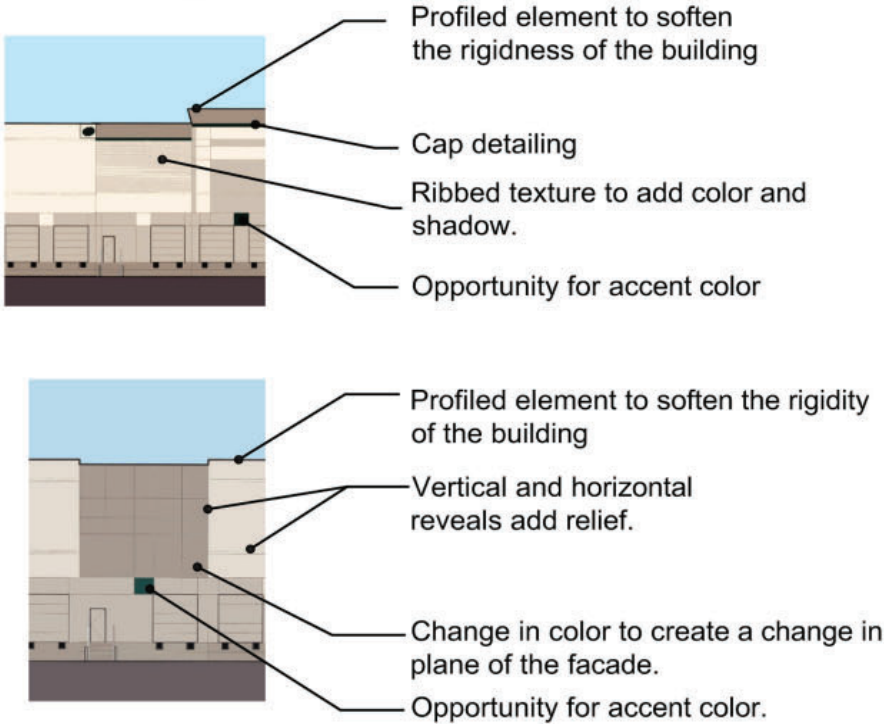
3. Options for design elements are listed below.

- a. Offset concrete tilt-up panels.
- b. Overframed panels utilizing tilt-up concrete panels, exterior insulation finish system, stone, integrally colored cmu or other similar material.
- c. Change in building footprint to project or recess facade.
- d. The introduction of a metal canopy to any of the above

4. Buildings with an area greater than 350,000 S.F. shall include a major design elements The design elements may include:
- a. Offset concrete tilt-up panels.
 - b. Overframed panels utilizing tilt-up concrete panels, exterior insulation finish system, stone, integrally colored cmu or other similar material.
 - c. Change in building footprint to project or recess the facade.
 - d. The introduction of a metal canopy to any of the above.
 - e. Ribbed wall textures
 - f. Recessed entries with two-story glass
 - g. Colored glass projections or recesses.
 - h. Unique parapet forms.

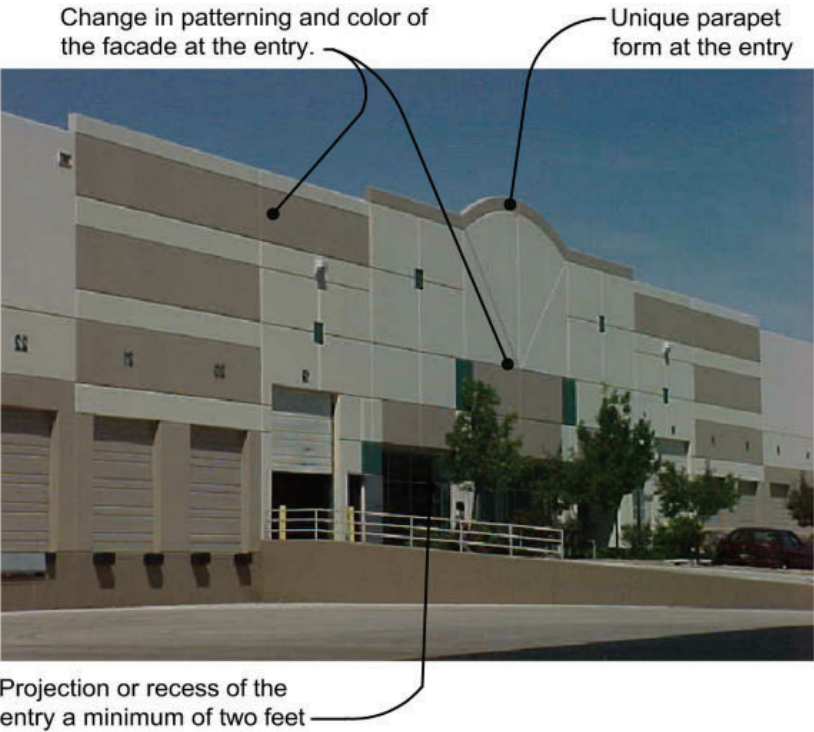


Minor Design Elements



Examples of Building Designs

Areas of massing providing a change in color and/or texture for a minimum of two-hundred square feet.



Raising or lowering of the parapet at the entry



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Commercial Area Standards

This area is envisioned to appropriate for traditional service commercial, including gas stations, fast casual restaurants, and small retail stores.

- Common Architectural Themes. All uses, buildings, and areas in the same planning area shall share a common architectural and landscape theme, materials, and style. This area shall create its own identity with a unique design theme based on a palate of compatible rooftops, materials, and colors. Pads shall incorporate all such thematic design, materials, landscaping, roof types, and colors. This theme shall be established at the time of the first Site Plan for these Planning Areas.
- Buildings may use brick as a primary facade material, but should incorporate at least one other material to reduce monotony.
- Parking blocks shall be separated by landscaped islands with detached sidewalks. This standard does not apply to structured parking or parking garages.

EXTERIOR BUILDING MATERIALS AND COLORS

Intent

- To create a rich variety of visual qualities that reinforce the local architectural styles through the use of materials, finishes and details that are lasting and durable.
- To encourage human-scaled buildings through the use of smaller material modules and detailed combinations of materials on the first floor of multistory buildings.
- To ensure the consistent use of quality materials appropriate to the urban environment.

Design Standards

- Color palettes shall tie building elements together and shall be used to enhance the architectural form of the building.
- All exterior elements of the building that are metal, such as flues, flashings, etc. shall be painted a flat color or one that is a compatible color with the building and not be left nor allowed to become bare metal. Exceptions to this standard may occur, such as for copper roofs, which do not require painting.
- Highly reflective or glare producing glass. Such prohibition shall apply regardless of whether the glass is used in window or spandrels areas in compliance with the UDO.
- Architectural detailing and articulation: Materials shall be applied, balanced, and articulated in a high quality and logical manner. Materials shall support the strategy by which buildings comply with the standards for breaking masses down horizontally and vertically.

Design Standards (con’t)

- Tilt-up concrete panels shall not be allowed.
- Primary exterior building materials shall be high-quality and durable. Permitted exterior building materials include: Brick or fiber cement siding, Stone, Integrally colored, textured, or glazed concrete masonry units (CMU), Pre-finished metal panel systems, and stucco.
- Primary exterior building materials: Split shakes, Smooth-faced gray concrete, Painted concrete block, Standard (T) or double (TT) concrete systems, metal siding.
- Corrugated metal pane
- For free-standing structures with a gross floor area of 20,000 square feet or less. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, standard brick masonry units, architectural metal panels, or other architecturally appropriate materials.
- Concrete masonry units, brick, decorative architectural tile, stone, or pre-cast concrete panels with exposed aggregate. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, standard brick masonry units, architectural metal panels, or other architecturally appropriate materials in compliance with the UDO . Composite wood is not permitted within the AD zone district.

Design Guidelines

- Building materials at the pedestrian level should respond to the character of the streetscape environment through scale, texture, color and detail.
- In selecting materials, consideration should be given to ongoing maintenance and vandalism.
- Building materials should include new technologies and materials that promote sustainability and energy resource responsibility.



Gas stations should include upgraded architectural features, such as an upgraded canopy.



Shared parking among different shops is recommended in order to reduce the size of parking lots



Building with 50% masonry



Vertical building elements define entrances and make the building identifiable



This building uses contrasting primary and secondary materials to add interest.

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Commercial / Mixed Use Commercial

All Buildings Unless Otherwise Specified

ROOF AND PARAPET

Intent

- To visually create upper building forms with roof lines that respect the context in which they are viewed.
- To encourage architectural integrity through consistency of building elements.
- Incorporate rooftop screening elements into the architectural design of the building.

Design Standards

- All rooftop-building systems shall be incorporated into the building form in a manner integral to the building architecture in terms of form and material.
- Building elements shall be consistent so as to establish architectural integrity.
- Rooftop design shall be designed either to be unobtrusive or subordinate to the building’s form and facade architecture, or should be designed to complete the building’s architectural expression.
- When sloping roofs are used, at least one of the following elements shall be incorporated into the design of the roof:
 - a. Projecting gables
 - b. Hips
 - c. Horizontal/vertical breaks
 - d. Other similar techniques

Design Guidelines

- Building roof forms should respect the context in terms of height, proportions, views of the building from other buildings and the skyline.
- Additional elements such as parapets, canopies or other shaped roof forms or rooftop open space that will provide visual interest and additional amenity, seen from above or below are encouraged.

Commercial / Mixed Use Commercial

All Buildings Unless Otherwise Specified

SCALING ELEMENTS

Intent

- Visually emphasize the major entry or entries to a building or ground floor use.
- Provide convenient access to buildings from streets, drives and pedestrian corridors.
- To enhance corners with a coherent and cohesive architectural presence that expresses the character of the redevelopment area.
- To provide human-scaled architectural elements that bring out changes in plane, material texture, and detail through the interplay of light and shadow.
- To avoid large areas of undifferentiated or blank building facades.

Design Standards

- Pedestrian Scale Details. To promote a sense of human scale, special accent materials and design details shall be incorporated into first floor facades and paving areas abutting pedestrian walkways. Such features may include, but are not limited to:
 - a. Changes in paving patterns and materials at pedestrian building entrances and other significant pedestrian locations
 - b. Special decorative wall patterns, textures, accent materials, or graphics
 - c. Trim banks and reveals
 - d. Special architectural features marking pedestrian entries
 - e. Display windows.
 - f. Outdoor seating areas / patio spaces
- Major building entries shall be emphasized through such design elements as changes in plane, material, and color, differentiation in canopy or awning design, greater level of detail, enhanced lighting, ornament, art, and building graphics.
- An entrance shall be one of the following three types:
 - a. Protruding: An entrance set out beyond the plane of the subject building.
 - b. Recessed Entrance: An entrance inset behind the plane of the subject building facade.
 - c. Corner Entrance: An angled or rounded street-facing entrance located on the corner of a building to the intersecting streets.
- Architectural scaling elements (such as banding, belt coursing, sills, lintels, mullions, and changes in texture, material module and pattern) shall be used to break down the appearance of large building facades into architectural patterns and component building forms.

- Horizontal and/or vertical variation shall be used.
- Architectural scaling elements shall continue around the corner of the building from any facade facing a public right-of-way for a distance appropriate to the scale and architecture of the building.
- Elevations of buildings on corners should be given particular emphasis include treatment on walls facing the street, and should incorporate design features such as variation in wall plane, variation in building mass, and window placement.
- Columns, wall plane projections, and other visual relief shall provide visual depth and shade and shadow interest.

Design Guidelines

- Pedestrian scaled entry should be a prominent feature of the front elevation. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, color pots and bollards.
- Architectural detail such as windows, awnings, trellises, articulation, arcades, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.
- Architectural detail may relate to but not necessarily mimic traditional building details, such as pilasters and belt courses, to establish a human-scale vocabulary. Detail patterns may also relate to the inherent formal qualities of architectural structural systems.
- Required scaling elements for buildings should be integral with the building form and construction, and not a thinly applied facade or veneer.



A parapet wall may be used to screen mechanical equipment.



A tower element indicates a building entrance.

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Commercial / Mixed Use Commercial

All Buildings Unless Otherwise Specified

BUILDING FORM, FACADES, AND MASSING

- Intent
- Provide a high quality architectural character in all commercial developments.
 - Provide pedestrian scaled elements to break down the scale of large facades and buildings.
 - To provide human-scaled architectural elements through changes in plane, material, texture and detail.
 - To moderate scale changes between adjacent buildings, including buildings across the street from each other.
 - Enhance corners of buildings with appropriately composed architectural elements that support their function as “gateway” buildings as well as providing iconic features throughout the Project.
 - Promote sun and sky exposure to public streets, parks and plazas, allowing for shade and shelter as appropriate.

- Design Standards
- Building Form. The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, change in parapet heights, and similar architectural devices to avoid monolithic shapes and surfaces and to emphasize building entries.
 - All stairwells, corridors, and circulation components of the building shall be completely enclosed within the building envelope.
 - Each primary building taller than 30 feet in height shall be designed so that the massing or facade articulation of the building presents a clear base, middle and top. The base or ground floor shall be appropriately articulated, and pedestrian scaled.
 - Utilize forms (such as corner elements, protruded or recessed bays, changes of materials or, expressed structural elements), to transition between higher and lower buildings.
 - Architectural features such as corners or tower elements shall be 4 sided elements and clearly be differentiated at the parapet line.
 - Buildings with long facades shall incorporate one or more of the following:
 - a. Changes in color, graphical patterning, changes in texture, or changes in material
 - b. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture
 - c. Windows and fenestration
 - d. Arcades and/or pergolas
 - e. Towers
 - f. Gable projections
 - g. Horizontal/vertical breaks
 - h. Other similar techniques
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- All standards shall meet or exceed compliance with the UDO.

- Design Guidelines
- Pedestrian scaled entry should be a prominent feature of the front elevation. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, color pots and bollards.
 - Architectural detail such as windows, awnings, trellises, articulation, arcades, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.
 - Incorporate a variety of upper level building setbacks to contribute visual interest on buildings that are taller than two stories.
 - Ground floors along primary pedestrian routes should be given extra attention to achieve a higher level of architecture, by using pedestrian scaled facades and transparency.
 - Use variations in fenestration patterns to emphasize building features such as entries, shifts in building form or difference in function and use.



Architecture helps to visually emphasize major building entries



Enhanced corner architecture helps to express the architectural character

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