

GUIDING PRINCIPLES

ARCHITECTURAL

1. Building materials and colors shall be consistent and complementary throughout the site.
2. Building materials shall be timeless, rather than based on current fashion to limit design that becomes outdated with age.
3. All facades, including back and side elevations of a building generally visible from public view or adjacent to residential uses, shall be architecturally treated and relate to but not overwhelm the neighborhood. All elevations generally visible from public view shall reflect the overall design, colors and textures used on the front façade.
4. For all buildings, at least two of the following elements shall repeat horizontally. Buildings with facades greater than 100 feet in length shall include at least three of the following elements, repeated at appropriate intervals, either horizontally or vertically:
 - i. Color change. Recognizable, but not strongly contrasting.
 - ii. Texture change.
 - iii. Material change.
 - iv. Architectural variety and interest through a change in plane such as offsets, reveals, archways or projecting ribs.
 - v. Wall plane projections or recesses.
5. Building elevations shall incorporate architectural features and patterns that include a pedestrian scale.
6. Reduction of building mass may be achieved by using a combination of the following techniques:
 - i. Variations in roofline and form
 - ii. Use of ground level arcades and covered areas
 - iii. Use of protected and recessed entries
 - iv. Use of pronounced wall plane offsets and projections
 - v. Use of focal points and vertical accents
 - vi. Inclusion of windows on elevations facing streets and pedestrian areas
 - vii. Retaining a clear distinction between roof, body and base of building
7. Desired materials include:
 - i. Materials that are easily maintained, durable and attractive at close distances (e.g. from the view of a pedestrian on a sidewalk)
 - ii. Materials that have an attractive pattern, texture, and quality detailing
 - iii. Brick, stone or high quality pre-cast concrete (colored and textured)
 - iv. Metals that are matt finish and neutral or earth tone in color; metals that are used for exterior walls should have visible corner moldings and trim
 - v. Transparent glass
 - vi. Canvas awnings
8. Undesired materials include:
 - i. Non-durable siding materials such as plywood, corrugated metal or fiberglass or other materials that decay rapidly when exposed to the elements
 - ii. Materials that have no pattern or relief, especially when those materials are applied to large wall surfaces
 - iii. Simulated brick or stone
 - iv. Wood, except as accent materials or in elements that are integrated with other desired materials
 - v. Mirrored glass, especially mirrored glass that faces an active pedestrian street
 - vi. Materials (excluding signs) that represent corporate colors, patterns or trademarks
 - vii. Brightly colored metal roofing or canopies
 - viii. Concrete that is not enhanced as indicated under "Desired Materials," especially pre-cast, tilt-up walls
 - ix. Synthetic awnings, especially awnings meant to be illuminated from within
9. Variations in rooflines or parapets shall be used to reduce the scale of commercial buildings. Roof size, shape, material, color and slope shall be coordinated with the scale and theme of the building.
 - i. Parapets for concealing flat roofs shall include three dimensional cornice treatments at the ends or corners of buildings. Where not used in conjunction with other roof elements, parapets shall vary in height and have a finished depth at building corners.
 - ii. Buildings with sloping roofs shall include multiple planes.
10. Commercial buildings adjacent to existing residential uses shall incorporate lower scale elements and/or greater setbacks to the neighborhood.
11. Service and exit doors shall be integrated into the architecture of publicly visible elevations.
12. Trash and recycling storage shall be internal to buildings.

LAND USE / URBAN DESIGN

1. The use or mix of uses shall fill market needs.
2. The scale and intensity of use shall respect and complement the scale of adjacent residential and office commercial development, as reflected in e.g. building and parking setbacks, building height, building bulk.
3. Useable, inviting outdoor spaces shall be integrated into the development.
4. Parking shall be screened from Lancaster Lane with landscaping and where appropriate, with fencing and/or berming. Service areas shall be screened from all views.
5. Light fixtures at walkways, gathering spaces, building fronts and entries shall be pedestrian-scaled (no higher than 15 feet).
6. Individual signage for a mixed use development shall be consistent with a comprehensive sign plan that provides overall continuity of signage throughout the development.
7. Outside storage and display of goods and/or merchandise shall not be allowed.

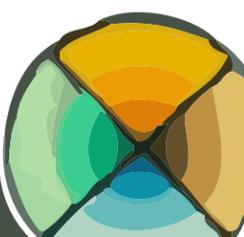
TRANSPORTATION / CONNECTIVITY

1. Pedestrian/bicycle routes/connections/facilities (e.g. benches, plazas, bicycle racks) will be a key on and off-site element. Trails and sidewalks will facilitate pedestrian movement within the site ("Park Once and Walk") and will connect the site to the adjoining neighborhood.
2. Site access points shall be limited to current locations.
3. Transit facilities shall be considered in conjunction with planning for site parking.
4. Development shall not exceed the capacity of the existing roadway network, unless improvements can be made to maintain the existing level of service.

STORMWATER TREATMENT

1. Site development shall result in less impervious surface coverage.
2. Solutions for the handling of storm water shall: 1) be amenity-driven; 2) recognize both natural drainage patterns and soil limitations on the site; and 3) result in an improvement in on-site water quality treatment.

GUIDING PRINCIPLES COMMENTS:



Scenario 1 Development Plan



Scenario 2 Development Plan



Scenario 3 Development Plan



Scenario 4 Development Plan



KEY QUESTIONS ABOUT GUIDING PRINCIPLES:

Which Scenario most successfully respects and complements the scale of adjacent residential and office commercial development? (ie. as reflected in building and parking setbacks, building height and massing) How?

Which Scenario best achieves pedestrian movement within the site and connections to the neighborhood? Why?

Which Scenario includes the most useable and inviting outdoor spaces? Why?

COMMENTS:

