

BLACK DIAMOND DESIGN GUIDELINES
for
BUSINESS PARK/INDUSTRIAL AREAS



Adopted June 18, 2009

Introduction and Purpose

This section of the Design Standards and Guidelines focuses on site planning and design guidance for the Business Park/Industrial Park and Industrial Zones. Details on site design and building design are included in these guidelines to promote sensitive site planning and low impact development to preserve significant natural features and overall community character.

Site Design

Emphasis on the siting of buildings should be placed on clustering buildings and parking to preserve open space and significant natural features as community amenities, and to take advantage of opportunities to reflect and express the community's semi-rural character through the arrangement of buildings and landscape.

Building Design

Typically, office campuses present a unified character to lend brand identity, professionalism and credibility. These guidelines stress a semi-rural, contextual approach to this development pattern with the following design directives:

- acknowledge and respect local natural features;
- design for compatibility with adjacent uses;
- design for overall cohesiveness;
- consider each building as a high-quality, long term addition to the city

SITE DESIGN

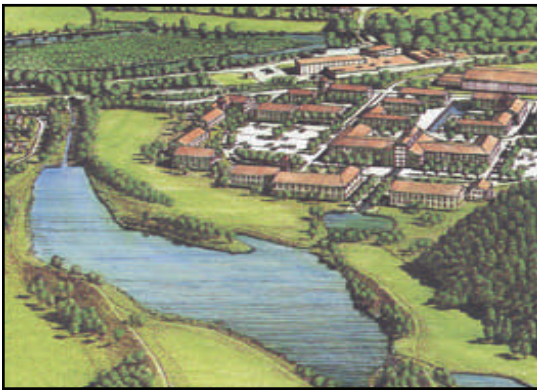
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Over-arching Site Design Intent

Emphasis on the siting of buildings within a business park should be placed on clustering buildings and parking to preserve open space and significant natural features as community amenities, and to take advantage of opportunities to reflect and express the community's semi-rural character through the arrangement of buildings and landscape. Site design should also recognize and relate to adjacent streets and adjacent developments.



Sprawling development patterns tend to ignore natural features and can negatively impact neighboring uses.



Integrated development can preserve and take advantage of unique natural features by clustering buildings, parking, access and circulation.



A. Integrated Site Planning

Intent

Each component of a business park and industrial campus should contribute to a coherent sense of the whole, including:

- encouraging cluster development to preserve open space and significant natural features as community assets;
- discouraging developments that result in "left-over" open space; and
- recognizing the important relationship between private, semi-public and public spaces in the arrangement of buildings, parking, service access, and pedestrian areas.

Guidelines

1. Preserve natural features (wooded areas, knolls, ponds and streams) and community landmarks (significant trees, farmhouses) by concentrating and clustering buildings on the land of least natural sensitivity/significance.
2. Establish clear pedestrian connections on site that are well-marked and ADA-compliant. Pedestrian paths or walkways should connect to all businesses and building entries, and through parking lots to direct pedestrians to buildings, streets and public spaces.
3. Discourage buildings that are internally focused at the expense of the pedestrian environment.
4. Buffer adjacent sensitive land uses from undesirable impacts that may originate from the site; buffers may be landscape and/or architectural in character.

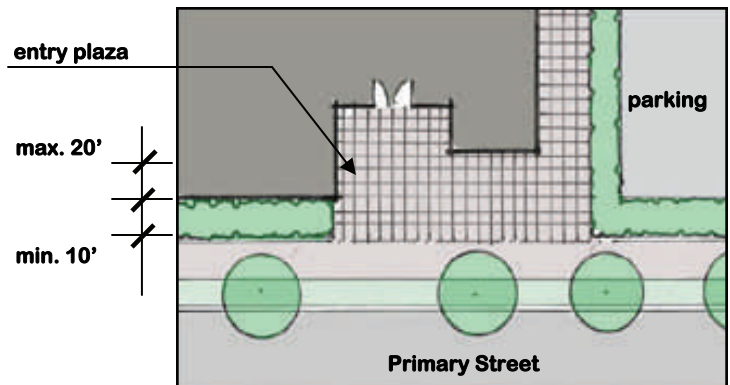
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B. Building Orientation: Street Front

Intent

Buildings should be oriented with consideration to the visual impact from the perspective of the driver or pedestrian on the primary roadway. It is important to create the immediate first impression of a high quality business park, as part of the city's overall community character and identity.



Building orientation and setbacks on primary street

Standards

1. Sidewalks shall be provided on primary streets with the following dimensions:
 - a. Sidewalk area with a clear zone of 5 feet for pedestrian travel;
 - b. A 4-foot-wide continuous planted area.
2. Buildings shall be developed with "principal" facades on the primary street. Front setbacks shall be a minimum 10 feet and a maximum 20 feet from the front property line. Establish a streetscape defined by attractive buildings located near the street edge within a landscape setting.

Guidelines

1. Buildings should be sited in ways which make their entries or intended use clear to approaching visitors. Sole building entries from parking lots are discouraged.
2. Set buildings back at the corners of intersections from the corner property lines to allow for more generous sidewalk, additional street landscaping, and business signage.
3. Front internal access drives with a combination of buildings and landscaping and served by pedestrian walkways.



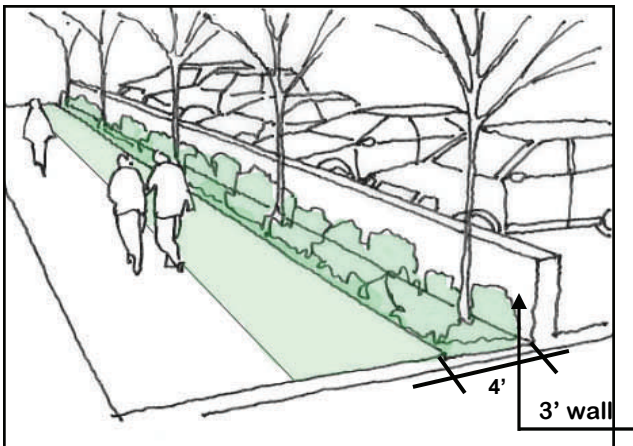
Walkways, planting strips and a variety of trees make internal drives more visually appealing and safer for pedestrians

SITE DESIGN

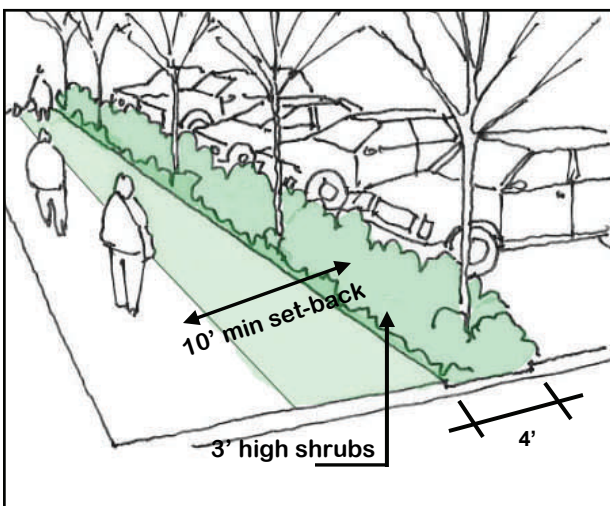
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Low masonry wall with landscaping



Surface parking from public view with wall and vegetation



Surface parking from public view with vegetation

C. Parking Lot Screening

Intent

To reduce the impacts of surface parking while also maintaining visibility for surveillance.

Standards

1. Portions of parking lots that are in front of or beside buildings along the primary street(s) from the right of way shall be screened with one or more of the following treatments:
 - a. Landscaping to sufficiently screen the first 3 feet in height adjacent to the parking area, within a 4 feet planting area.
 - b. Low walls made of concrete, masonry, or other similar material and not exceeding a height of 3 feet. Ground cover and trees must still be provided in the required 4 feet planting area.
 - c. Raised planter walls planted with a minimum 80% evergreen shrubs not to exceed 3 feet in height.

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D. Parking Lot Location and Landscape

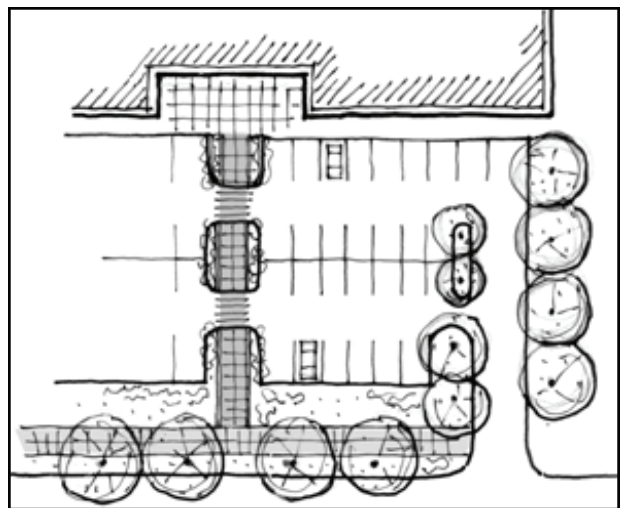
Intent

To reduce the visual impact of parking lots through landscaped areas that complement the overall design and character of development, providing both aesthetic and environmental benefit.



Standards

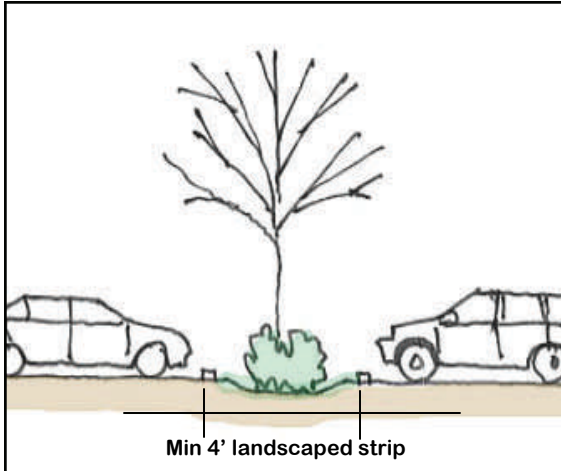
1. Locate parking lots to the side or behind buildings when possible. Parking located on the side or in front of the building shall meet the following:
 - a. Parking is set back a minimum of 10 feet from the property line;
 - b. Surface parking areas include 5 feet of perimeter landscaping and meet Guideline B when facing a Primary Street(s);
 - c. Parking area does not exceed 50% of the total frontage along the Primary Street(s);
 - d. Promote shared parking access and shared parking among adjacent businesses.
2. Parking lots shall not abut street intersections (corner lots).



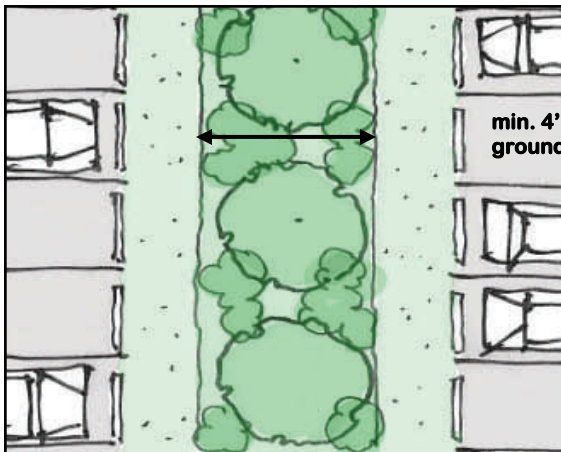
Screen parking from all neighboring properties and public rights-of-way with perimeter landscaping

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Interior parking lot landscaping strips



Interior parking lot landscaping strips, plan view

D. Parking Lot Location and Landscape Standards Continued

3. Dedicate 10% of all parking areas to interior landscaping, including the following:
 - a. Interior landscaping shall be provided every 16 parking stalls and at the ends of each row of parking;
 - b. Landscaping strips shall be a minimum of 4 feet wide and consist of ground cover, drought tolerant shrubs at a rate of 1 shrub per space, and at least one tree per every 6 spaces.
4. The use of pervious pavers and other low impact methods of stormwater runoff infiltration in the design of parking areas shall count towards the 10% interior landscaping requirement.



Landscaped 'fingers' break up the expanse of asphalt

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E. Pedestrian Connections

Intent

Business parks and campuses are enhanced when it is easier, safer, and more comfortable to walk between buildings and parking areas.

New developments should connect to surrounding uses, including streets, businesses, transit facilities, and residential areas, where appropriate.

Standards

1. Parking lots greater than 25 stalls shall include a pedestrian walkway. Separate pathways through parking lots from vehicle parking and travel lanes by a combination of 2 or more of the following ways:
 - a. A 6 inch vertical curb in combination with a raised walkway.
 - b. a trellis, special railing, bollards, and/or other architectural features to accent the walkway at key points.
 - c. a continuous landscape area minimum 3 feet wide on at least one side of the walkway

Guidelines

1. Use pathways to connect open spaces within the business park or campus, and link to adjacent trails, where appropriate. Use way-finding elements, including signage and paving inlays to direct visitors to specific businesses and buildings within a park or campus.
2. Reinforce pedestrian connections with pedestrian scale lighting for safety. Pedestrian scale lighting should be a maximum of 16 feet in height.



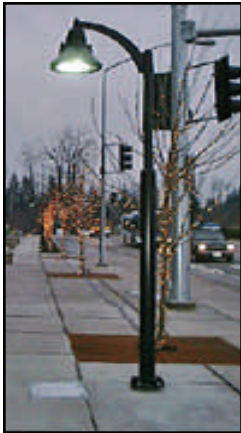
Pedestrian connections provide safe and comfortable access within a campus



Connections can be naturalistic in character

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F. Site Lighting

Intent

Lighting is an important aspect of overall site development as it contributes to a feeling of safety and consistent “site vocabulary” to create a campus identity.

Standards

1. Short masted and local area lighting are the preferred lighting standards. Short masted lights shall not exceed a maximum of 16 feet in height. Parking lot lighting shall not exceed 30 feet in height.
2. Mount site lighting required for loading, staging and storage areas on the building facades if facing towards the site. The lighting shall not be oriented towards any public right-of-way or adjacent properties.



Guidelines

1. Consider using bollard lighting for pedestrian pathways and sidewalks.



Various lighting methods including bollard lighting for pedestrian walkways

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G. Screening of Trash, Loading and Service Areas

Intent

To reduce the impact of service, loading, and trash/recycling areas. An important objective of the Business Park and Industrial design guidelines is to minimize clutter that can be associated with these uses.



Standards

1. Service, loading and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.
2. Loading and service areas shall not face any residential district, unless no other location is possible.
3. Outdoor storage areas shall be consolidated into a single area, and screened from the street and/or neighboring uses by buildings and/or landscaping.



Examples of landscaping screening methods

BUILDING DESIGN

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Over-arching Building Design Intent

A clear visual and functional relationship between buildings, grounds, security and layout creates a cohesive campus. These guidelines emphasize a consistent “site vocabulary” to unify the site with similar signage and graphics, hierarchical paving, site furniture and landscaping. Within this concept, design emphasis is placed on building massing to complement the site furnishings, while distinctive design treatments in individual buildings can add three-dimensional quality and variety in character.



Example of simple modulation with deep openings that create shadow lines, provide visual relief that is carried to the top of the building.



Semi-rural character expressed in the form and roof line of a commercial building to help reduce apparent bulk

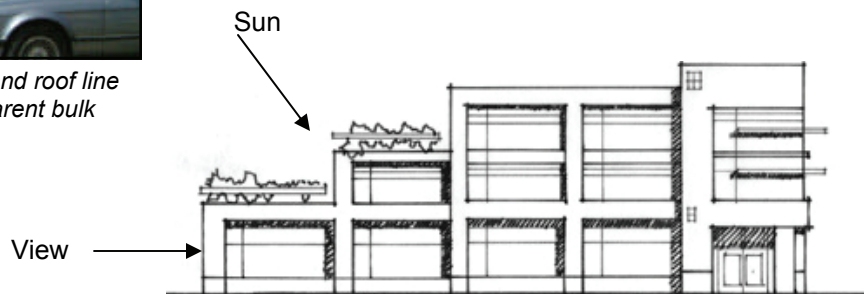
A. Massing and Bulk

Intent

The form and articulation of Business Park and Industrial buildings are expected to contribute to the desired campus environment. Large, monolithic buildings are discouraged.

Guidelines

1. Break down the scale and massing of larger buildings by modulating the building, both horizontally and vertically into smaller scale volumes. Carry this modulation up to the roofline.
2. Use floor to floor terracing on multi-story buildings to reduce bulk and increase amenity space as well as views.
3. Step buildings down towards surrounding residential uses and orient massing towards taller buildings nearby.
4. Design roofs to complement the composition and form of the building and the surrounding area. Gable or hipped roofs should be used if interpreted in a manner appropriate for an office or industrial use (such as metal materials). Use a strong, detailed cornice or parapet in conjunction with a flat roof. Employ high quality roofing material for roofs that are visible from the street.



Terracing provides visual relief and amenity

BUILDING DESIGN

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B. Form and Articulation

Intent

Reduce the apparent bulk of multi-story buildings and add richness and variety to Business Park/Industrial Campus

Guidelines

1. Maintain similar style, materials and scale with surrounding buildings. Use regulating lines such as soldier courses and rhythms like columns to break up long facades.
2. Provide a clear pattern of building openings. Windows, doors and other openings should unify a building's facade and add considerably to the facade's three dimensional quality.



Unique architectural articulation reduces the perception of building bulk



The composition of openings (windows and doors), pilasters and horizontal bands and cornice lines helps achieve a human scale.

BUILDING DESIGN

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Double height glazing, columns and landscaping give prominence and identity to a main building entrance

C. Building Entrances

Intent

Provide well-marked, articulated entrances oriented to public spaces.

Standards

1. Main building entrances shall be oriented on either the primary street or main internal vehicle drive.

Guidelines

1. Accentuate the entrance(s) to a building's main lobby or interior office space; these main building entrances should be prominent in terms of size, articulation and use of materials.
2. Encourage the use of highly crafted materials or civic art pieces to further enhance the appearance and prominence of entrances.



Separate entrance structures increase the prominence of building entrances

BUILDING DESIGN

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A. Sign Design

Intent

To ensure that business park and industrial campus signs are not solely oriented to automobile traffic.

Standards

1. Pole signs are prohibited. Ground signs shall be no higher than 6 feet, and an integral part of the development's architectural design.
2. The base of any ground sign shall be planted with shrubs and seasonal flowers.



Various sign styles that cater to pedestrians and motor vehicles