

Sacramento County Design Guidelines

"One Important Tool on Sacramento County's Path to Smarter Growth"

DESIGN REVIEW PROGRAM **COMMERCIAL, OFFICE, MIXED USE, INDUSTRIAL, AND** **INSTITUTIONAL PROJECTS**

Applicant Guide and Checklist **Building Permit/Nondiscretionary Projects**

Design Review Applies to **ALL** Building Permit Applications in the above project categories **EXCEPT** for Interior Remodels and Sign Permits (not associated with new construction).

***Nondiscretionary projects** are those projects that **do not** require one or more entitlements or approvals, such as a conditional use permit, variance, exception, development plan review, special development permit, or public works project approval.*

DESIGN REVIEW APPROVAL MUST BE RECEIVED BEFORE SUBMITTAL FOR A BUILDING PERMIT

Purpose and Objectives of the Design Guidelines

The Design Review Guidelines apply to all commercial, office, mixed use, industrial and institutional development in the County.

For building permits, this means new construction, exterior remodeling and parking lot improvements.

Design Review **does not apply** to interior remodels, minor permits (as determined on a case by case basis by the Design Review Administrator) or sign permits not associated with new construction. Design review does apply to substantial exterior remodels.

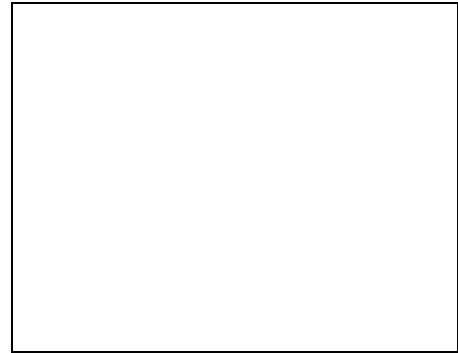
Design Review Objectives:

- *Provide for concurrent application processing;*
- *Minimize uncertainty;*
- *Encourage better design;*
- *Provide early feedback to project sponsors/applicants;*
- *Provide for early community input where applicable;*
- *Encourage pre-application communication.*

The following pages provide application materials, a brief overview of the Design Review process, a list of submittal requirements, and checklists to ensure your project conforms to the Design Guidelines.

More information can be found on the Planning Department's website at <http://www.planning.saccounty.net/design-review-update/index.html>.

County of Sacramento
 Planning and Community Development Department
 827 7th Street, Room 230
 Sacramento, CA 95814
 (916) 874-6141



Planning Application Form

This application form is required as part of any planning development request. Other required items are indicated on the accompanying instructions and checklists. It is the applicant's responsibility to ensure that application packages are complete and accurate.

PLEASE CALL (916) 874-6141 TO SCHEDULE AN APPOINTMENT TO FILE.

Application Requests (check all that apply)

- | | | |
|--|--|---|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Tentative Subdivision Map | <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Affordable Housing Plan |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Special Review of Parking | <input type="checkbox"/> Special Development Permit |
| <input type="checkbox"/> Exception | <input type="checkbox"/> Design Review | <input type="checkbox"/> Development Plan Review |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Other | |

- This request is part of pending, or approved application Control #
 I request a Community Council Early Review (Note: Early Review mandatory in some communities)

Site address:	Assessor's Parcel Number(s)	
Project Name:		
Gross Acres: ± acres		

Contact Information

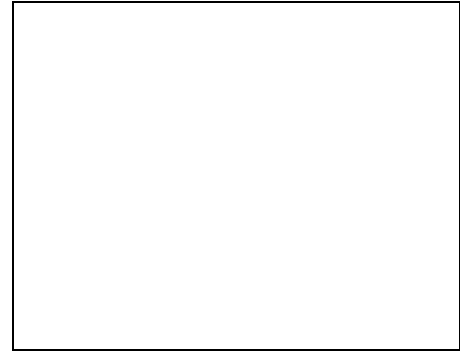
Applicant	Name:		Contact:	
	Address:		City:	
	State/Zip:	Email:	Phone:	
Owner	Name:		Contact:	
	Address:		City:	
	State/Zip:	Email:	Phone:	
Other	Name:		Contact:	
	Address:		City:	
	State/Zip:	Email:	Phone:	

- Engineer Architect Developer Owner

Other	Name:		Contact:	
	Address:		City:	
	State/Zip:	Email:	Phone:	

- Engineer Architect Developer Owner

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Legal Authority and Consent to File Application

Hyperlink to direction: [instructions.doc](#)

The submitted information and accompanying documents are true and accurate to the best of my knowledge. I agree to pay all fees required to complete processing of this application. **The cost for preparation of environmental documents pursuant to CEQA will be billed separately based on set hourly rates and actual time and materials used.**

I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of my address and contact information and the address and contact information of all parties to this application on any website maintained by the County of Sacramento. I also agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.

Applicant shall defend, indemnify and hold harmless Sacramento County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County of Sacramento or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorneys fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

The subject property is on the Hazardous Waste and Substances Site List developed pursuant to AB3750

Yes No www.envirostor.dtsc.ca.gov/public/

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL OWNERSHIP OR OFFICIAL AGENT. AUTHORITY TO FILE (check one)

Ownership Contract to Purchase* Letter of Authorization* Power of Attorney*

* Must Attach Evidence

Owners/Agents* Name:	
Signature:	Date:
Owners Name:	
Signature:	Date:
Owners Name:	
Signature:	Date:

Required Design Review Submittal Materials for ALL Projects¹

The following information is required in order to evaluate the design of the proposals.

Your application will be deemed **incomplete** if the following information is not included as part of your project application submittal:

- Narrative** explaining how the proposed project addresses and meets the Community Design Guidelines.
- Completed **Application Checklist** (attached or available at <http://www.planning.saccounty.net/design-review-update/index.html>).
- Nondiscretionary Project **Design Review Fee** as follows²:

Project Type	Definition	Processing Fee
Major	New construction of commercial, industrial, institutional, mixed use and multi-family residential developments.	PAC-major: \$1,525.43
Minor	Façade improvements, signage programs, and minor additions to existing buildings.	PAC-minor: \$490.28

- One (1) Context Board.** A context board consists of a site plan overlaid on an aerial photograph and photographs of the surroundings in all directions. It should be 18 inches x 24 inches in size. This tool will assist staff and hearing bodies in identifying constraints, opportunities and in understanding the impacts of the proposed development. Please see the attached example.
- One (1) Color and Materials sample board.** This labeled exhibit identifies the proposed exterior finish, roofing material and colors of the building(s). It should be 18 inches x 24 inches in size.
- One (1) Set of Colored Building Elevations** (full size).
- One (1) Set of Colored Landscape Plans** (full size)
- One (1) Set of Project Cross Sections.** A minimum of two taken through the site including the immediately adjacent buildings and public street, alleys etc. They should illustrate the project from north to south and east to west. Their intent is to show the relationship between buildings and the spaces adjacent and between. Please see the attached example.
- One (1) 3-D Representation.** This exhibit should indicate the project design from two sides simultaneously. The purpose is to indicate the project's design as it will be seen spatially. This representation can be from pedestrian level or from above. Please see the attached example.
- One (1) set of Drawing or Equivalent Material** that illustrate the project in relation to its immediate surroundings. The purpose is to this material is to supplement the context board with illustrative information that will demonstrate the project's relationship to its adjoining environment. This can be done in conjunction with the project cross section or 3D exhibit.
- One (1) CD with one (1) digital copy** of each item, saved separately in PDF format.

¹ Some materials may be waived by the Design Review Administrator if the project scope merits it.

² Current fees as of November 2008, inclusive of IT Recovery Fee.

Design Review Process

- **The most important first step in the process is reviewing the Community Design Guidelines and the applicable Checklist.**

Your familiarity with the Guidelines will better enable you to plan and design your project so that it conforms to the Guidelines and proceeds through the review process smoothly. An applicant guide and checklists are available at Planning and Building service counters and at www.saccounty.net/planning. The Design Review Administrator is also available for pre-submittal consultations.

The following steps provide a brief summary of what you can expect during the design review process.

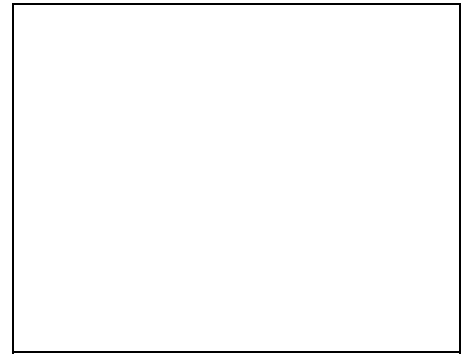
1. The Design Review Administrator (DRA) is available for initial project consultation prior to the Design Review Application Submittal and can be reached at (916) 874-2562. Early initial project review is encouraged. The Planning Department Front Counter staff will also be able to assist you in preparing the required submittal materials and calculating fees. They can be reached at 874-6221 from 9am to 4:45pm Monday through Friday.
2. When applicants are ready to request a formal Design Review, they must submit all required review materials and the required fee to the Planning Department Front Counter staff. An appointment is not necessary. However applications that are not complete or that do not have the proper fee included will not be accepted.
3. Applicants may request an application conference with the Design Review Administrator and other staff as necessary after submittal of the review materials and payment of fees. Conferences should be scheduled directly with the DRA, who can be reached at (916) 874-2562 or wassermanb@saccounty.net.
4. The Design Review Administrator will make a preliminary conformance determination by review and assessment of the checklist for non-discretionary projects and for conformance with the Community Design Guidelines. The DRA may determine that a particular checklist item is not applicable to the site. The DRA will insure that his findings are filed and available for use when a building permit application is made.
5. At any point, the applicant may request or the DRA may refer the matter to the Design Review Advisory Committee (DRAC) for guidance and a second opinion. The Design Review Advisory Committee is made up of three design professionals who meet approximately twice a month. They do not have final authority and are appointed to provide additional technical and design expertise.
6. If the DRA determines that the proposed preliminary plans generally do not conform to the Community Design Guidelines; the applicant has the option to a) either make revisions and request a subsequent review, or b) submit a request for a formal determination of conformance by the Planning Director. This decision of the Planning Director may be appealed to the County Planning Commission or Community Planning Commission prior to submittal for a building permit.
7. The Design Review will focus on conformance with the Community Design Guidelines. Design Review submittals must also conform to the Zoning Code Development Standards. Should applicants have questions regarding whether their projects conform to the Zoning Code, they should review the project materials with the Planning

Department Plan Check Counter staff. Staff is available at 874-6221 from 9am to 4:45pm Monday through Friday. The Design Review Program includes a provision that the Guidelines may prevail if there is a conflict with development standards. The Design Review Administrator, in consultation with Planning Department plan check staff, will make a determination as to whether a development standard can be waived in order to meet the objectives of the Community Design Guidelines.

8. Many projects in the building permit process previously received approval as a discretionary project. If a hearing body approved a specific design, then that approval will prevail.
9. Once the Design Review Administrator provides Design Review Approval the applicant may then apply for a building permit through the Building Inspection Department.
10. A final determination will be made at the time of Building Permit issuance that final plans are in conformance with the approved Design Review package.

Please Note: Design Review submittals are not forwarded to other County Departments or outside agencies for review and comment. This broader review occurs at the time of building permit or civil improvement plan review. Attached is a list of reviewing agencies. You are highly encouraged to contact these agencies to insure that you project meets technical requirements.

County of Sacramento
Planning and Community Development Department
827 7th Street, Room 230
Sacramento, CA 95814
(916) 874-6141



Design Review Narrative

Hyperlink to direction: [instructions.doc](#)

The Design Review Narrative is an explanation of how the proposed project meets the Community's Design Guidelines.

Design Review Narrative

Sacramento County Design Guidelines

**APPLICATION CHECKLIST
NON-DISCRETIONARY COMMERCIAL PROJECTS
(Section One of the Community Design Guidelines)**

***TO BE COMPLETED BY APPLICANT
(USE N/A IF GUIDELINE IS NOT APPLICABLE TO PROJECT)***

- I have read and understand the commercial and mixed use Community Design Guidelines.**

SITE DESIGN

Community Design Objectives (1.1.1) [Design Guidelines Page: 11]

Renovated and new commercial development should contribute to the implementation of community design principles and concepts for commercial corridors and districts.

Roadway Design and Streetscaping (1.1.2) [Design Guidelines Page: 11-12]

Landscape and signage for every project should contribute to the implementation of streetscape principles and concepts for commercial corridors or districts.

- Roadways, pedestrian walks, and sidewalks are interconnected within the project and with surrounding neighborhood.
- Lighting and furniture is coordinated as a “family”.
- Traffic calming elements support and promote pedestrian circulation.
- Landscape and streetscape concept plan submitted.
- Street lighting and furniture concept plan submitted.

Building Setbacks and Alignments (1.1.3) [Design Guidelines Page: 12-13]

Buildings in established commercial areas should have setbacks that support streetscape, circulation and image objectives for the district.

- Street frontage is defined by building edges to reinforce the pedestrian experience, based upon its location in an urban, “hybrid” or suburban location (see examples on pages 12, 14, 15, 16) of the Guidelines.
- Building edges are aligned and designed to be consistent with adjacent development.
- Loading areas are screened and landscaped.

Building Edges and Storefronts (1.1.4) [Design Guidelines Page: 13]

Building edges and storefronts should be planned and designed to be an integral part of the district's pedestrian system. Please reference sample drawings on pages 15 and 16 of the Community Design Guidelines.

- A minimum of 8' of unobstructed sidewalk is provided along storefront edges.
- Display windows comprise at least 33% of the width of the building façade that faces the public street. If blank walls are unavoidable, three dimensional elements are present.
- Storefront and entries are clearly connected. (if applicable)
- Corner or mid-block pad buildings are oriented towards the street based on their district location. (if applicable)
- Drive-through windows do not isolate the building from sidewalks or connecting walkways. (if applicable)

Parking lots and Driveways (1.1.5) [Design Guidelines Page: 13-14]

Parking lots and driveways should be planned to reduce the number of curb cuts, provide interconnectivity between sites, and be designed to support pedestrian, safety, connections and comfort.

- Shared driveways and parking access with adjacent sites is provided.
- Primary driveways designed as streets
- Parking lots and driveways provide for landscaped pedestrian connections to storefronts.
- Parking lots have dedicated landscaped walkways.
- The parking lot runoff plan complies with the County's storm water control measures.
- Service windows and stacking lanes do not face public streets, unless site size and configuration do not allow.

Landscaping (1.1.6) [Design Guidelines Page: 14-17]

Landscaping design should be a defining feature for every project that contributes to the community's health, image, and pedestrian comfort.

- All areas not covered by structures, walkways, driveways, and parking are landscaped.
- Landscaping includes storm water quality treatment features that are consistent with the County's requirements.
- Landscaping is used to reinforce the overall site and architectural design concept for the project.
- Hardscapes are used to identify pathways and gathering places.
- Landscaping is used to enhance and soften the screening of loading and parking areas.
- Mature trees, rock outcrops, creeks, or other desirable natural site features are preserved and incorporated into the landscape plan.
- Vegetative buffers exist to treat runoff before it reaches a natural area.

Integrating Transit (1.1.7) [Design Guidelines Page: 17]

New Commercial development and renovation of existing centers and buildings should be planned and designed to facilitate access to transit.

- Sidewalks provide direct access to transit stops.
- Transit stops and connecting pedestrian routes are well lit.
- Bicycles facilities are designed into the site plan.

Transition to Residential Areas (1.1.8) [Design Guidelines Page: 17-18]

New and renovated projects should be designed to enhance adjacent residential neighborhoods. Projects should be designed to reduce the visual, noise, and use impacts on adjacent residential areas. Screen walls are generally regarded as mitigation for poor site planning.

- Adjacent neighborhood residents are able to walk a direct route from their homes to the project without traversing parking lots. Dedicated walkways may be used.
- Landscaping plan is contiguous with existing residential streets.
- Building heights address adjacent residential building heights by stepping down and increasing setbacks.
- Loading and service areas are not located adjacent to residential areas.
- Screening walls are designed as a natural extension of the architectural and landscaping concepts of the project
- Automotive bays are oriented away from any residential development or public street.

ARCHITECTURAL DESIGN PRINCIPLES

Architectural Design Concepts (1.2.1) [Design Guidelines Page: 19]

Projects in specific plan areas or other special planning districts should support existing architectural design policies and concepts. Every renovation and new commercial project should pursue architectural concepts that are compatible and further image and economic goals for the district and adjacent neighborhoods. (Consult with County Planning Staff.)

- If the project is a freeway or arterial oriented big box center, the design theme includes all buildings/tenants.

(Note: these concepts are covered by other guidelines)

Building Form and Massing (1.2.2) [Design Guidelines Page: 19-20]

Building massing and orientation should result in a pleasing and coherent composition of building elements and space.

- Large Stores are integrated into in-line shops or wrapped around storefront buildings.
- Roof forms or parapets are continuous for the full roof line.
- The project does not include long unbroken blank walls.

- Corner bay articulations, stepped or varied wall planes, varying parapet wall heights, or trellises are used to reduce visual monotony of large buildings.
- Canopies, arcades, reveals, recesses, projections or cornices are added to give tall walls a pedestrian-friendly scale

Architectural Design and Features (1.2.3) [Design Guidelines Page: 20-21] (if applicable)

The architectural design of commercial projects should have a vocabulary of design elements that contribute to overall design and image concepts that work at a district and pedestrian scale.

- Building entrances are designed as a prominent feature
- Wainscoting, cornices, canopies, awnings, and brackets are used.
- “Franchise” architecture is not a dominant feature.
- All facades of the buildings in the project include unifying and similar design elements.
- If service station islands or ancillary buildings are included, they are architecturally similar to the main building(s).

Materials and Colors (1.2.4) [Design Guidelines Page: 21]

Selection of materials and finishes for new and commercial renovation projects should be of high quality and reinforce overall image and massing concepts.

- Visible roof materials are not composite shingles, glazed or painted tiles, or other sheet metal.
- Exterior walls are not vinyl, metal, plywood, or other sheet material.
- Accent materials are stone, anodized or thermo acrylic materials, or wood with a minimal nominal dimension of 2”.
- Ground floor display windows are transparent clear glass.
- Upper floor windows are clear or lightly tinted glass and not reflective.
- Loud or inconsistent colors are not used as a dominant theme. (Note: loud colors are typically bright primary colors).

Lighting (1.2.5) [Design Guidelines Page: 21-22]

Lighting should be an integral part of the planning and design of commercial projects anticipating the needs of the shopping experience, businesses, and adjacent residential areas.

- Lighting is shielded and downward facing.
- Pedestrian scale lighting is included.

Service Areas (1.2.6) [Design Guidelines Page: 22]

Service facilities should be concealed from public view.

- Trash bins, compactors, utility meters, transformers, or other service elements are not visible.
- Service elements are designed as an integral element of the architecture.
- All roof mounted equipment is concealed by enclosure(s).

SIGNAGE

District Signage (1.3.1) [Design Guidelines Page: 23] (if applicable)

Development and public works projects in specific plan or special planning districts should support signage polices and design concepts. Signage identifying shopping and commercial districts should support both way finding and graphic identity objectives. The signage plan should provide consistency throughout the district.

- District: _____ (n/a if project is not within specific plan or special planning district)
- District sign plan reviewed by applicant.
- Project sign plan prepared and submitted to County.
- District image theme reflected in project sign plan.
- Median, monument, and identity signage located as part of the project sign plan.
- Placement of and maintenance for district signs coordinated with appropriate Departments in the Municipal Services Agency.

Multi-tenant Project Signage (1.3.2) [Design Guidelines Page: 23] (if applicable)

For new commercial development with multiple tenants: monument, entry, way finding, tenant, and other signage should be designed as a “family”.

- Master Signage Criteria is submitted that provides an overall coordinated signage concept for known and future tenants. Signage plan to include all types of signs, including freestanding, directional, and wall signage.
- Building signage complement building architecture.

Single Tenant Building or Pad Signage (1.3.3) [Design Guidelines Page: 23-24] (if applicable)

Signage for new single tenant buildings should be developed to reflect landscape and architectural concepts of the project.

- Signage Criteria submitted that demonstrates that building signage complements building architecture.
- These guidelines are intended to apply to new construction of commercial buildings and pads and are not intended to apply to replacement of existing signage.

Department Use Only

Control No.: _____

Sacramento County Design Guidelines Implementation

APPLICATION CHECKLIST – NON DISCRETIONARY INDUSTRIAL, OFFICE, AND INSTITUTIONAL PROJECTS

***TO BE COMPLETED BY APPLICANT
(USE N/A IF GUIDELINE IS NOT APPLICABLE TO PROJECT)***

- I have read and understand the Industrial and Office Community Design Guidelines.

INDUSTRIAL AND OFFICE DISTRICT SITE PLANNING

Business Park and District Plans (2.1.1) [Design Guidelines Page: 27]

Business and office parks should be planned to accomplish both functional and district design objectives.

- Business or office parks possesses a clear organizational structure.
- Commercial services and conveniences for employees are centrally located.
- A deliberate gateway and entrance design exist.
- The transition in scale, use, visual privacy, noise and traffic flow shall respect needs of adjacent neighborhoods.

Street Design (2.1.2) [Design Guidelines Page: 27]

Streets should be designed to reflect both the place-making and circulation objectives for new and existing business addresses.

- Streets have a designated design hierarchy, with a higher order of design elements for primary addresses.
- Streets are not used for cuing or backing into loading and service yard areas.
- Streets are designed to encourage pedestrian and transit use.
- Traffic calming techniques such as change in paving materials used at crosswalks.

Streetscaping (2.1.3) [Design Guidelines Page: 28]

Business addresses should have complete streetscape concepts and strategies that contribute to their identity and comfort.

- Streetscape concepts and themes are a distinct feature for the business district.
- Gateway elements, defining focal points, framing views and edges, and highlighting architectural design features are present.
- Street trees with large canopies are planted to increase shade.

Parking and Loading Areas (2.1.4) [Design Guidelines Page: 28]

The visual presence of parking and loading areas should be down-played in the planning and design of business parks.

- Circulation on-site reduces visibility of parking lots from adjacent buildings and public streets has been reduced.
- On-site circulation and parking lots reflect the mixing and segregation of transportation modes.
- Parking lots and loading areas are at the rear or side of buildings.
- Landscaping enhances and softens screening of loading and parking areas.
- Corner parcels have parking access from primary streets and service area access from secondary streets.

Building Orientation and Alignments (2.1.5) [Design Guidelines Page: 29]

The overall planning concepts for business centers and business parks should result in a pleasing composition of buildings that shape and enliven public and common spaces while enhancing pedestrian connections.

- Buildings have a prominent entrance that reinforces their presence on primary business streets.
- Building entries utilize canopies, recessed lobbies, contrasting materials and colors, and expressive building massing as architectural elements.
- Building orientation and placement shape public spaces.
- Public uses are placed towards the street while private uses are placed to the rear and away from public uses.
- Parking is located adjacent to the buildings lobby, while truck loading and parking is adjacent to service areas.
- Lobbies of multi-tenant single story buildings face public streets.
- Loading and service bays orient away from residential development and public streets and do not dominate public street frontage.
- Trash enclosures, utility meters, transformers, and other services are screened and located out of public view.
- New office and industrial building orientation takes advantage of solar and wind access.

Landscaping (2.1.6) [Design Guidelines Page: 29-31]

On-site landscaping should reinforce overall site and architectural concepts while increasing pedestrian comfort and reducing heat gain and pollution from storm runoff. (2.1.6)

- Landscaping enhances the definition of courtyards and other public spaces.
- Streetscapes are reinforced by plantings in front and side yards.
- Screen planting is used around parking lots and blocks undesirable views.
- There is a minimum of one shade tree per eight parking spaces.
- Mature trees, rock outcrops, creeks, or other desirable natural site features are preserved and incorporated into the landscape plan to the extent feasible.
- Vegetative buffers exist to treat runoff before it reaches natural areas.

Integrating Transit (2.1.7) [Design Guidelines Page: 32]

As business destinations, new and existing office and industrial districts should make transit use a desirable option.

- Transit stops centrally located, highly visible, socially integrated, and with safe, understandable pedestrian connections.
- Shelters and lighting provide proper weather protection and have appropriate capacity.
- Bike facilities are built into the project and conform to Zoning Code.

INDUSTRIAL AND OFFICE ARCHITECTURE

Building Form and Massing (2.2.1) [Design Guidelines Page: 33]

The massing and form of industrial and office buildings should express a combination of the internal function and external urban design objectives for the business address.

- Building transitions in scale to adjoining buildings and neighborhoods
- Roof form integrated part of architecture.
- Building sited consistent with district design

Architectural Features (2.2.2) [Design Guidelines Page: 33-34]

Architectural features and themes should provide a pleasing composition of elements and support massing concepts.

- Project proponent has consulted with planning staff to define the appropriate theme or style for the community.
- Canopies, trellises, and grillwork are part of the buildings design.
- Elements that do not fit the buildings design are not present.
- Lobbies and entries are features of the building design.
- Building edges have visual and tactile features, with no long blank walls.

Material and Colors (2.2.3) [Design Guidelines Page: 34-37]

Material and color selection for industrial and office buildings should reinforce overall massing and architectural concepts while portraying a sense of high quality and permanence.

- Plaster, articulated pre-cast concrete panels, and masonry are used in building design and provide image of high quality and durability.
- Concrete block is split faced.
- Roofing materials are not composite shingles or painted or glazed tiles
- Wall Materials are not metal siding, plywood, hardboard, vinyl, or curtain-walls with large continuous surfaces
- Building materials chosen promote energy efficiency and a sustainable environment.
- Glass lightly tinted or clear.
- No garish material or colors.

Lighting (2.2.4) [Design Guidelines Page: 37]

Every industrial and commercial office project should have an overall lighting plan for pedestrian pathways, architectural lighting, lobbies and entry-ways, parking lots, and service areas.

- Lighting enhances building and site design
- Lighting in service areas does not impact adjoining buildings and neighborhoods.

Screen walls and Security Fences (2.2.5) [Design Guidelines Page: 37-38]

Service and loading dock areas should not be placed in visually prominent locations. They should be screened from view. Screen walls are generally regarded as mitigation for poor site planning. However, when walls or fences are required, they should be designed as an extension of architectural and landscape design concepts.

- Screen walls are an extension of the building.
- Screen walls are set back from pedestrian areas and are landscaped.
- Razor wire or barbed wire is not visible from public street or adjacent properties.

SIGNAGE

Business Center Signage (2.3.1) [Design Guidelines Page: 39]

Business centers and parks should have overall signage and graphic identity concepts that guide district, site, and building signage design.

- Business centers have one detached monument sign located at the principle entry.
- Signage directing people is present and reflects a single graphic identity

Multi-tenant Buildings (2.3.2) [Design Guidelines Page: 39]

Multi-tenant industrial and office buildings should have graphic standards and a schedule for monument, building, tenant, and way finding signage.

- Buildings have an overall signage design theme.

Single Tenant Buildings (2.3.3) [Design Guidelines Page: 39]

Each industrial and commercial building should have an overall signage design and concept that informs standards for tenant signage.

- Buildings have an overall signage design theme.