

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 Building materials shall be timeless, rather than based on current fashion to limit design that becomes outdated with age.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.

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Architectural Character



Commercial / Office Character:

- » Building materials shall be timeless, rather than based on current fashion to limit design that becomes outdated with age.
- » Reduce the building mass by using a combination of either variations in roofline and form, ground-level arcades, protected and recessed entries, pronounced wall plane offsets and projections, focal points and vertical accents and windows facing streets and pedestrian areas.



Commercial / Retail Character:

- » All facades shall reflect the overall design, colors and textures used on the front facade.
- » Building materials and colors shall be consistent and complementary throughout the site.
- » Variations of rooflines or parapets shall be used to reduce the scale of commercial buildings.
- » Commercial buildings adjacent to existing residential uses shall incorporate lower scale elements or greater setbacks to the neighborhood.



Senior Housing Character:

- » Three story maximum with lower building heights approaching the existing neighborhood.
- » Buildings longer than 100 feet in length shall include design elements such as color change, texture change, material change, wall plane projections and architectural variety at appropriate intervals.
- » Integrate site development features such as patios and greens with the design of the building.



Transit/Parking Character:

- » Transit facilities shall be considered in conjunction with planning for site parking.
- » Pedestrian, bicycle routes, connections, and 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 and will connect to the adjoining neighborhood, creating a "Park Once and Walk" environment on the site.

Transit & Pedestrian Connectivity

Guiding Principles:

- » Transit facilities shall be considered in conjunction with planning for site parking.
- » Pedestrian, bicycle routes, connections, and 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 and will connect to the adjoining neighborhood, creating a "Park Once and Walk" environment on the site.



Enhanced streetscapes, pedestrian walkways and highlighted intersection crossings shall create cohesive and legible pedestrian circulation pattern throughout the site creating a "Park Once and Walk" environment.

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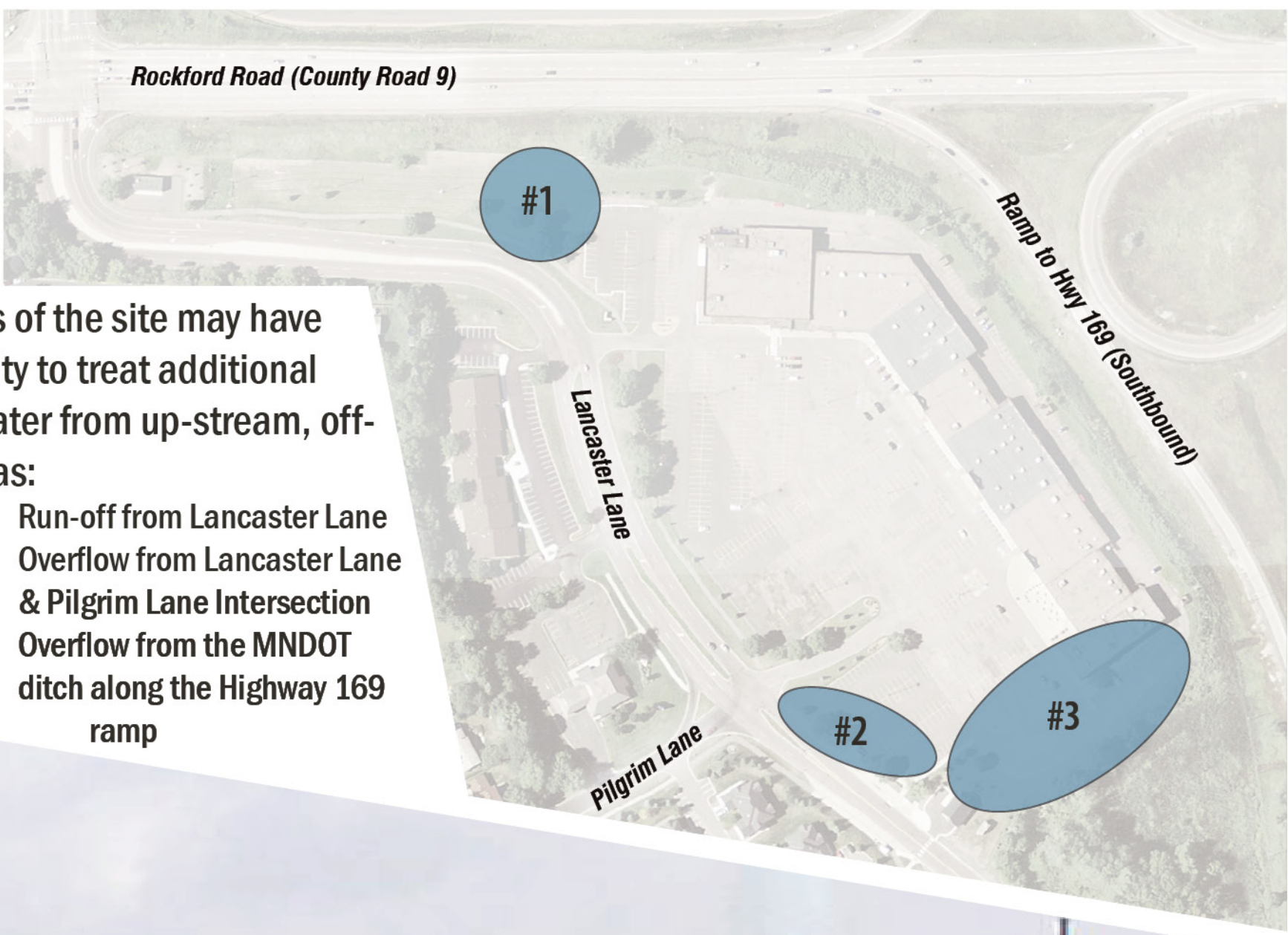
Stormwater Treatment Techniques

Guiding Principles:

- » Site development shall result in less impervious coverage.
- » 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.
- » Portions of the site may have the ability to treat additional stormwater from up-stream, off-site areas

Portions of the site may have the ability to treat additional stormwater from up-stream, off-site areas:

1. Run-off from Lancaster Lane
2. Overflow from Lancaster Lane & Pilgrim Lane Intersection
3. Overflow from the MNDOT ditch along the Highway 169 ramp



Utilize curb cuts & flat curbs to drain parking areas into perimeter rainwater gardens

Permeable paving benefits:

- » Reduces amount of stormwater run-off
- » Life cycle and maintenance costs can result in significant long-term cost savings
- » Reduces standing water
- » Provides for groundwater recharge
- » Facilitates pollutant removal

Bio-swales, stormwater planters and rainwater gardens should be utilized on site



Rainwater Gardens / Bio-swale benefits:

- » Reducing amount of stormwater run-off
- » Recharging groundwater
- » Urban heat island mitigation
- » Pollution removal from stormwater

Rainwater garden treating parking lot run-off

Site Amenities & Landscape Character

Guiding Principles:

- » Useable, inviting outdoor spaces will be integrated into the development.
- » Individual signage for a mixed use development shall be consistent with a comprehensive sign plan that provides overall continuity of signage throughout the development.
- » Light fixtures at walkways, gathering spaces, building fronts and entries shall be pedestrian-scaled (no higher than 15 feet).

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Site Amenities

Integrate useable & inviting outdoor gathering spaces into the development



Develop a consistent comprehensive signage plan throughout the development



Benches



Bike racks and bike lockers



Trash receptacles



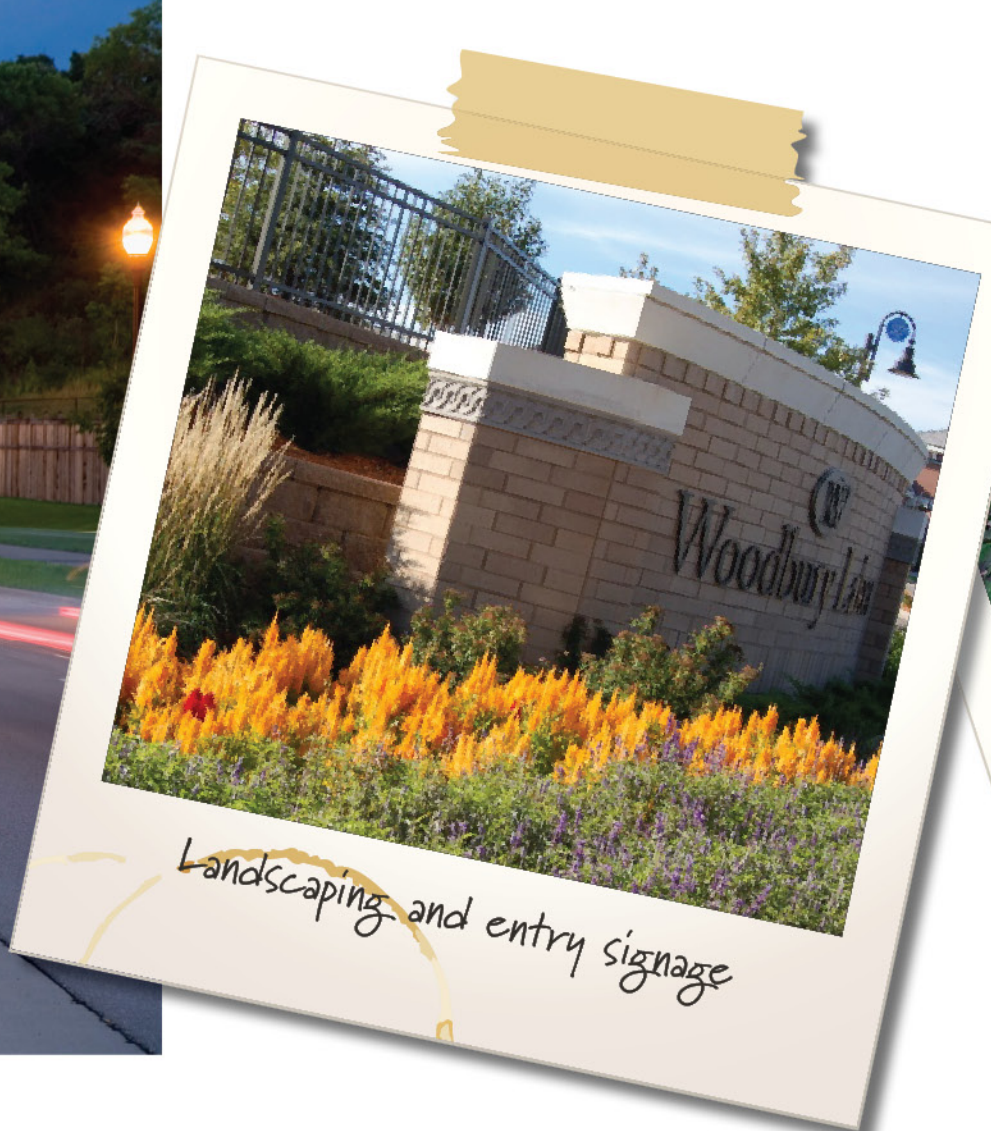
Pedestrian scaled lighting



Accent lighting for safety and legibility

Landscape Character

Create attractive streetscapes with enhanced landscaping and pedestrian scaled lighting & signage



Landscaping and entry signage



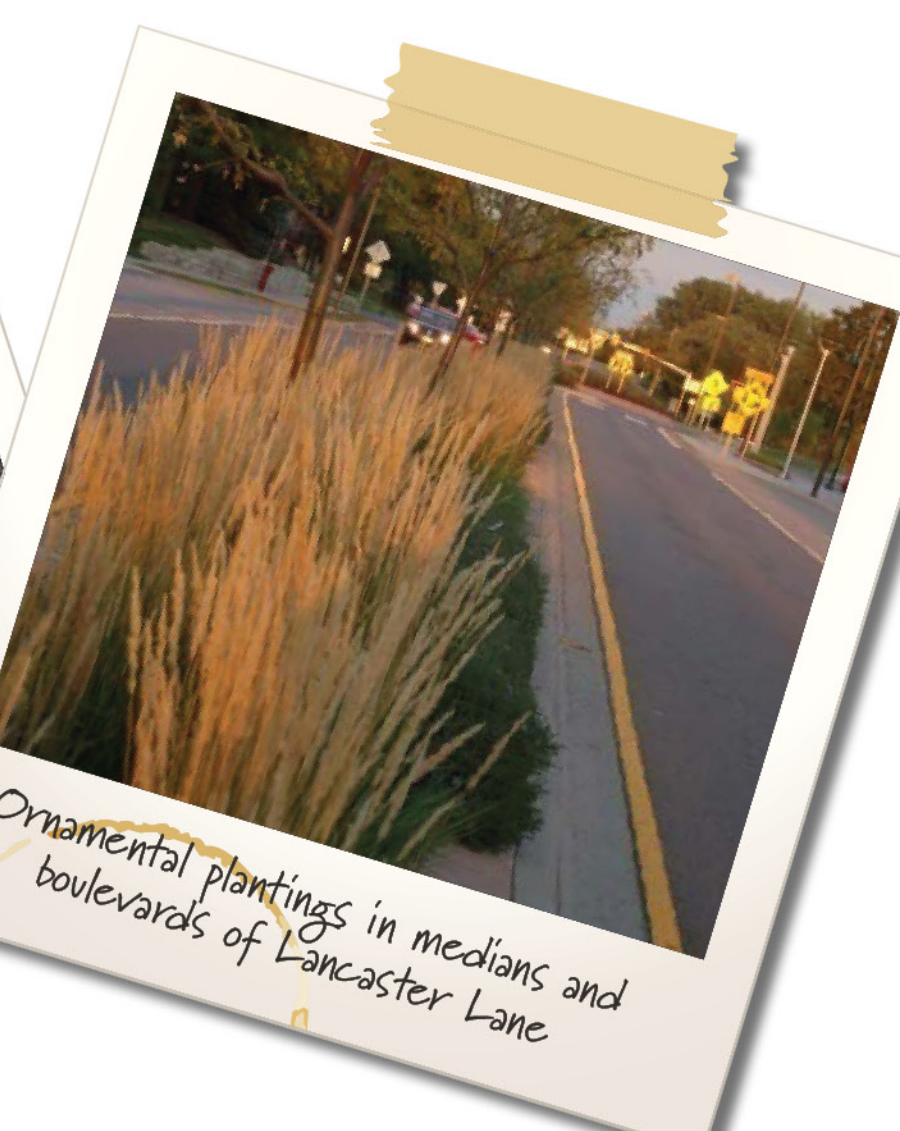
Utilize native plant materials



Integrate planting islands into parking lots



Utilize natural materials and native plantings for landscape areas



Ornamental plantings in medians and boulevards of Lancaster Lane

