

EastGate Commerce Center Design Guidelines

DESIGN GUIDELINES:

The intent of the design guidelines is to guide the development of the EastGate commerce center in a cohesive and architecturally consistent manner. Incorporation of the following guidelines will reinforce commonality and high-quality architectural type throughout the plan area.

ARCHITECTURAL STANDARDS

- A. Individual buildings shall be of high-quality design. Exterior design of each building shall have a coherent architectural theme.
- B. Articulation of facades:
No building facade shall exceed sixty-five (65) feet in length without interruption by one or more of the following architectural features.
 - 1. Projection or recess in the wall plane of at least two (2) feet in depth.
 - 2. Change in material, texture or pattern.
 - 3. Columns, piers, pilasters or other equivalent structural and/or decorative elements.
 - 4. Changes in fenestration pattern.
 - 5. Buildings should attempt to incorporate a repeating pattern on facades that includes color change, texture change and material change, with at least one (1) of the elements repeating horizontally.
- C. Buildings within the development should have a coherent architectural theme in terms of mass, height, rooflines and materials.
- D. Exterior finishes shall be durable in nature and shall include:
 - 1. Brick
 - 2. Architectural concrete masonry units
 - 3. Stucco or EIFS
 - 4. Precast concrete
 - 5. Tilt-up concrete units with architectural finish
 - 6. Tile
 - 7. Wood
 - 8. Cast stone

*Materials such as vinyl siding and plywood are not allowed.
- E. Windows and storefront shall be aluminum or steel and the color shall be compatible with the adjacent wall finishes.
- F. Architectural details such as texture, patterns, color and building form used on the front facade shall be incorporated on all building facades.
- G. Building mounted light fixtures shall be utilized, particularly at entrances and for architecturally accent illumination.
- H. Operations shall be conducted within a fully enclosed building and there shall be no overnight trailer tractor parking unless otherwise allowed through a municipal variance and in conjunction with the approval of the developer.

LIGHTING STANDARDS

Lighting will comply with the city of independence photometric requirements.

SIGNAGE STANDARDS

All signs must comply with city of independence sign ordinance standards unless otherwise allowed through a municipal variance and in conjunction with the approval of the developer.