

## 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.