December 12, 2022

MEMORANDUM

To: Industrial Design Subcommittee

From: Nick Sugar, City Planner

CC: Greg Hannan, Community Development Director

Subj: Architectural Review – PC Case 22-931 Standard Shop Company

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The Industrial Design Subcommittee continued the review of case 22-931 with the following suggestions to the applicant:

- Revise the elevations to show center mass in full stone.
  Staff Comment: The revised drawings depict brick in lieu of the previously proposed stone. Additional brick is shown at the corners of the buildings; however, the center massing is not depicted in full brick.
  Staff recommends the applicant consider the following for the Terex Rd main mass:
    o   The elevations be revised to depict the center masses in full masonry; or
    o   Increased water table height of exposed masonry for the main mass
    o   Removal of the column banding of masonry as it is not typical for the board and batten design intent.
    o   An additional design consideration for the main mass facing Terex Road would be to extend the dormer out to the wall plane to be a full reverse gable form.
    o   Add the large transom windows to the Terex Rod facade that are depicted on Building E/D.
- Revise doors on center mass to differ in design from wings.
  Staff Comment: The revised drawings depict similar doors for all buildings/masses. Staff recommends the elevations be revised to further differentiate the main masses from the wings.
- Revise canopy width and/or heights on center mass to differ from wings.
  Staff Comment: The revised drawings show variety canopy widths.
- Suggest flipping the door orientation on some of the units to break up the symmetry.
  Staff Comment: The revised elevations show variety in door orientation.
- Further study potential to break up the flush wall plane.
  Staff Comment: The revised elevations depict wings set back from the central mass.

  Additional staff note: The revised proposal incorporates a stepped down bump out mass with a large window area at Building D/E which will provide a nice pedestrian scale from Hudson Drive. Question if a similar treatment could be added to the other building fronting Hudson Drive.

The Industrial Design Subcommittee shall review the design elevations relative to the following requirements stipulated in Section 1207.18(h) of the Land Development Code.

(h) Building Design.

(1) General. Along with the site plan, the design of the structure establishes not only the overall appearance of the development, but also the development's contribution to the character of the City. The design for the structure should have elements which are interrelated and ordered. This order relates the structure to the site, to neighboring sites, and to the City as a whole.

(2) Massing and proportions.

A. Efforts must be made to reduce the overall visual impact for large industrial structures. This may be accomplished by utilizing topography in the form of berming, landscaping, or architectural solutions that give the illusion of an apparently smaller mass.

B. The size and proportion of window and wall openings in a structure should be related to one another and the spaces between them within the overall development of the facade.

(3) Viewscapes and materials.

A. Structures should be designed as single architectural entities rather than a collection of unrelated facades. Architectural character and detailing should be provided for all sides of the structure in the public view (both existing and potential).

B. Additions and accessory structures should be designed to be compatible with the main structure.

C. All exterior finished materials, including windows and doors, shall be of architectural grade with long term maintenance characteristics.

D. Materials handling and loading/unloading areas should be located away from public view to the greatest extent practicable.

E. Any structure or equipment that cannot be screened with walls, roof forms, and/or landscaping (e.g., water towers, HVAC facilities, cranes, outdoor storage, etc.) should be located and/or stored in a location on the site that minimizes the visual and noise effects to neighboring properties.