



St. Lucie West

DESIGN GUIDELINES FOR LARGE SCALE COMMERCIAL DEVELOPMENT

September, 2000

St. Lucie West Architectural Review

Design Guidelines For Large Scale Commercial Development

General Purpose

The purpose of these guidelines is to provide more detailed design direction to large scale commercial development greater than 20,000 square feet in gross building area in St. Lucie West. This document is considered to be a supplement for the existing Design Guidelines for the St. Lucie West Commercial Properties.

Site Planning

- A) A buffer of existing and transplanted native vegetation shall occur along the front of all parcels adjacent to the boulevard, outside of the right-of-way, where possible. If not possible due to grades or engineering, than a planted landscape buffer consisting of assorted trees, shrubs and groundcover shall occur instead. Buffer widths shall be as follows:

<u>Parcel Depth.</u>	<u>Buffer Width</u>
0' - 300'	30'
300' and more	50'

No other signs are allowed in the buffer other than those noted in the Master Sign Program for St. Lucie West.

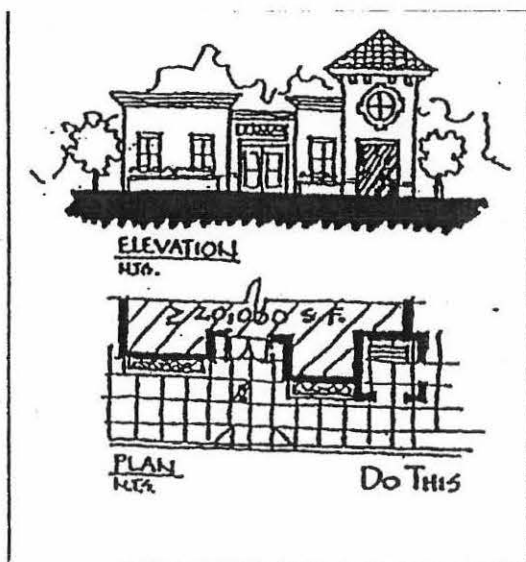
- B) Building main doors shall orient towards the boulevard. Service areas shall be located at the rear or sides of buildings, screened from street view. Secondary entries are encouraged facing adjacent roadways.
- C) Businesses are encouraged to incorporate pedestrian - oriented amenities adjacent to their buildings, especially in front of the buildings adjacent to the boulevard. This would include items such as sidewalks, benches, street trees, paved brick amenities, etc, etc.
- D) Pedestrian and vehicular access between adjacent parcels is required in all areas. Parking areas should be combined when possible to serve several buildings. Parking areas must also link to the allowed access easement drives from the boulevard. No additional median cuts or turn lanes will be acceptable. Maximum allowable reduction in number of parking spaces shall be required through Shared Parking Agreements with adjacent parcels.
- E) Parking areas shall be designed so that pedestrians walk parallel to moving cars.

- F) Parking areas shall be separated from the building using a raised walkway and planting strip at least 10' wide.
- G) No more than 10 continuous parking spaces are allowed. A planting island shall be used to separate any additional spaces. Minimum widths of parking islands and parking medians shall be 10'.
- H) Buildings along the boulevard shall connect to the main sidewalk with designated pedestrian walks and bike paths.
- I) An 8' high modulated screening wall is required along all shared property lines except along public ROW's and shared ingress-egress roads/drives.
- J) Shopping Cart Enclosures shall occur 1 every 50 spaces with a 4' minimal wall height and landscaping on 3 sides. Cart enclosure must have materials and colors compatible to the building.

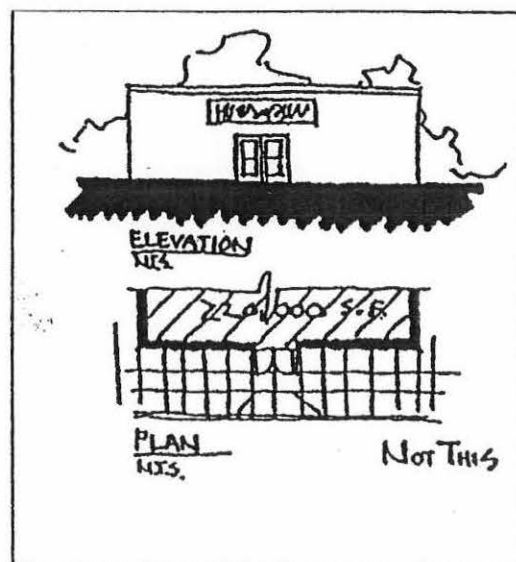
Architecture

A) Purpose

All commercial buildings shall be designed to maintain and enhance the attractiveness of the streetscape and the existing architectural design of the community. Buildings shall have architectural features and patterns that provide visual interest, reduce massing and recognize local character. Facades shall be designed to reduce the mass or scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community's identity and character through the use of scale and detail. The building's mass shall be varied in height and width so that it appears to be divided into distinct massing elements and details. See Example 1 and 2 below:



Example 1



Example 2

Corner lots at an intersection of two or more arterial or collector roads shall be designed with additional architectural embellishments, such as corner towers or other design features, to emphasize their location as gateways and transition points within the community.

B) Building Orientation

Building facades adjacent to an arterial or collector street shall either have windows along no less than 50 percent of their horizontal length or a primary customer entrance. Additional entrances and windows facing additional abutting public streets or adjacent buildings are encouraged.

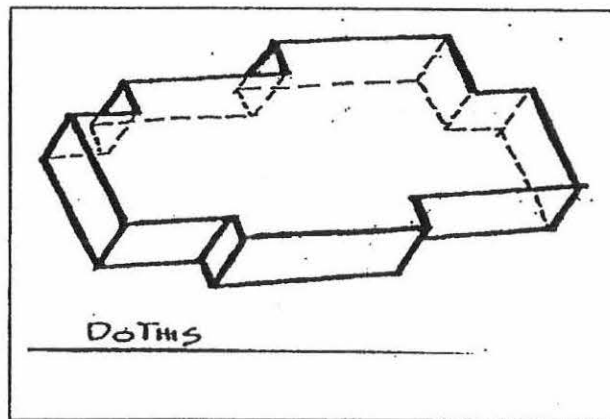
C) Facade Design

All primary facades of a building shall be designed with consistent architectural style, detail and trim features. The facades of all buildings shall also adhere to the requirements of this section with respect to architectural design treatments for primary facades.

D) Massing

Primary facades shall be designed to use the following design treatments on the ground floor:

- 1) No horizontal length or uninterrupted curve of a primary facade shall exceed 80 linear feet. For arcaded facades, no horizontal length or uninterrupted curve of the arcade facade shall exceed 120 feet. Varied lengths are desirable. Projections and recesses shall have a minimum depth of three feet with 25 percent of these having a varied length with a minimum differential of one foot. Please see Example 3.



Example 3

- 2) A single wall plane shall not constitute more than 60 percent of each affected ground floor primary facade.

- 3) Primary facades on the ground floor shall have features along a minimum of 75 percent of their horizontal length. These features include, but are not limited to, arcades a minimum of 10 feet clear in width, display windows, entry areas and other such design elements.

E) Additional Design Standards

For a large scale commercial development a minimum of five of the following building treatments shall be provided:

- 1) Overhangs
- 2) Arcades - minimum of 10 feet clear in width
- 3) Sculptured artwork
- 4) Covered entry features
- 5) Peaked roof forms
- 6) Display windows
- 7) Decorative light fixtures
- 8) Clock or bell towers
- 9) Decorative landscape planters or planting areas, a minimum of five feet wide and areas for shaded seating, consisting of a minimum of 100 square feet.
- 10) Integration of specialty pavers or stamped, colored concrete along the building's walkway to constitute a minimum of 60 percent of walkway area.
- 11) Integration of specialty pavers or stamped, colored concrete throughout all driveway entries and exits as well as appropriate crosswalks.

F) Other Architectural Considerations

- 1) Traditional/classical architectural forms and styles are required.
- 2) Theme designs not appropriate to the area are prohibited.
- 3) The use of vertical features (clock towers, cupolas, columns, etc) is encouraged.
- 4) The use of multiple plane roofs, awnings and canopies is required to reduce the scale of buildings and to add color. Canopies shall be consistent in color and size with the building.
- 5) Roof top mechanical equipment shall be hidden from view on all sides.
- 6) Building shall relate harmoniously to the scale of adjacent and nearby buildings.
- 7) A distinction shall be made between upper and lower floors of multi-story buildings.
- 8) Side and rear building elevations shall be treated consistently with the front facade.
- 9) Building construction materials shall be of a lasting quality and shall be properly used, installed and maintained.
- 10) Two-story buildings are encouraged adjacent to the boulevard.
- 11) A harmonious palette of not less than six different colors and materials shall be used on any building.
- 12) All sloped roofs are required to be covered in concrete or clay tile.
- 13) Satellite dishes are not permitted within view from all sides of the building.
- 14) All entries shall be covered by no less than 10' in clear width.

G) Prohibited Materials/Features

- 1) Plywood
- 2) Unfinished aluminum window and door casings
- 3) Vertical or diagonal siding
- 4) All glass buildings
- 5) Other reflective or glare producing material used on more than 25% of each facade.
- 6) Flat roofs without parapets
- 7) Mansard Roofs
- 8) Mirror glass/glass with less than 88% light transmission
- 9) Window air-conditioning units visible from any side
- 10) Indoor - outdoor carpeting
- 11) Chain link fences
- 12) Metal buildings
- 13) Fiberglass/asphalt roof shingles
- 14) Visible metal roofing
- 15) Wood siding
- 16) PVC or wood fences

Landscape

- A) Where it exists at least 25% of existing upland native vegetation on each site shall be preserved and incorporated into the site landscaping. Existing native materials that would otherwise be cleared for development could be transplanted into the required buffer area for each parcel as discussed in site planning - a new plant materials shall be at least 50% native species.
- B) Where parking occurs adjacent to a building there must be at least 15' of raised walkway/planted area between the building and parking lot, at least 50% must be landscaped and can occur sporadically. This planting should include areas with grouped trees and shrubs and evenly spaced street trees in sidewalk tree wells.
- C) Shrubs, groundcovers and sod shall be used as foundation plantings on all sides of a building.
- D) Within parking lots, medians and landscape islands shall be curbed, bermed and landscaped with one tree per 20 lineal feet and a minimum of 75% shrubs and groundcovers.
- E) Tree islands shall have at least one oak tree per island and shall be planted 100% with shrubs and groundcover. Every effort should be made to exclude or minimize drainage in these islands/medians. Irregular groupings of trees and plants is encouraged. Preserve and incorporate existing native plants and trees, where possible.
- F) Entry drives into parking areas shall be given special emphasis with the use of berming and landscape materials. A safe corner open line of sight of 25' x 25' shall be maintained, and as per codes shall contain plant materials under 3' or with a canopy height of 6' and above.

- G) Outdoor storage areas, trash receptacles, shopping cart enclosures, utilities, etc. shall be screened with walls at time of installation. Walls shall have foundation plantings. Stored materials shall not exceed height of enclosure.
- H) Rolling berms should be used in combination with landscaping. They shall not exceed 3:1 slope steepness and shall be free-form/non-repetitive shapes that blend naturally with the ground plane. Use of berms is encouraged to screen parking from street view. Retaining walls can be used in conjunction with berms for greater berm height, as appropriate.
- I) Landscape material must not block drainage.
- J) The required buffer shall include existing and transplanted native materials as well as cultivated plant materials to satisfy this requirement. Trees and understory material shall be maintained to form a continuous 100% opaque screen of plants within one year of planting. Selected clearings may be allowed at the discretion of the ARC to allow views into the parcel. The buffer shall appear natural and asymmetrical.
- K) When a swale/retention area is placed adjacent to a paved surface, a landscaped area of at least 15' shall be located adjacent to and around the swale/retention area. This landscaping shall include various trees, shrubs and groundcover throughout. With proper species selection, some of this requirement can be met by planting through the swale/retention area.

General Landscape Notes

- A) Maintenance
Unnatural pruning techniques such as hatracking, lollipopping, stubbing or other methods that constitute "tree abuse" shall not be permitted.
- B) Mulching
Mulch should be installed at a minimum 3" thick. Common mulches used are Red Dye (mixture of Cypress and pine) eucalyptus, or melaleuca mulch.
- C) Trees
Palms count as ½ of a tree. Palm clusters (4' vertical stagger min.) are encouraged.
- D) Shrubs
No more than 50% of the required shrub material may be of the same species.
- E) Lawn Grass
Lawn areas shall be planted with St. Augustine solid sod and must be free of weeds. Sod strips shall be aligned tightly with no overlap. Subgrade of lawn area shall be reasonably free of all stones, sticks, roots, and other planting and maintained in a living condition. Sod areas shall not be less than three feet wide at any point to avoid maintenance problems. Parcel owner must correct improper sod installation which impedes drainage or does not meet the requirements of this document.

- F) Understory Material
Plants selected for understory vegetation should not be of a variety that reaches more than 3'-0" in height at maturity. If they do grow above 3', additional understory shall be installed.
- G) Irrigation
Developers shall connect with a central irrigation system provided by St. Lucie West. Irrigation shall be installed to provide 100% coverage with a minimum 50% overlap of spray distribution, except for areas kept in their natural state. Preserve areas shall receive no irrigation to avoid pine decline and mortality, except for temporary irrigation until understory plants are established.
- H) Water Efficient Landscaping (Xeriscape)
Well planned sprinkler systems can save water. For efficient water use, irrigate turf areas separately from other plantings. Plantings should be grouped according to similar water needs. Turf is best watered with sprinklers. Other plant materials can be watered efficiently with low volume drip, spray or bubbler emitters. Drought tolerant, native plant materials are strongly recommended.

Minimum Heights/Widths Required at Planting

<u>Plant Material</u>	<u>Min. Ht.</u>	<u>Min. Spread</u>
Trees	16' overall 3-3½ min. caliper	8'-10' spread
Palms	16' overall	
Shrubs "spreading"	15"	15"
Shrubs "upright"	24", (3 gal. min)	18"
Hedges	30", (3 gal. min)	24"
Vines	36" staked	