

Approved Wall Material:

a. Full-thick, clay-based brick or natural stone. “Thin brick” with full corner pieces is also permitted.

a.1. Use with traditional lintels intended to appear to bear weight of walls above each opening.

b. Cement-based panels with natural appearing joint locations.

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c. Synthetic stucco with either foam-backed or hard-coat finish.

d. GFRC (glass fiber reinforced concrete) precast panels with thoughtfully intended joint locations.

e. Composite polymer materials (Trex, Azek, etc.)

f. CMU (concrete masonry units) with honed or split-face finishes and sealed with non-yellowing silicone may be used.

g. Synthetic stone panels may be used only if joints are aligned as natural stone joints would be.

h. Powder-coat metal panels, i.e. Dri-Design.

i. Belt courses are encouraged in selected and logical horizontal locations.

j. Terra Cotta is approved.

Not Approved Wall Materials:

a. Natural wood.

b. Cement-based or resin-based brick-looking or stone-looking, color-dyed units. No “lick-n-stick” “brick” or “stone” is allowed.

c. Cultured, “artificial stone” is not allowed.

d. Multi-colored, synthetic stone panels.

e. No “rustic stone” (random patterned) is allowed.

f. Ceramic tile or tile panels.

g. Fake quoins are not allowed.

Building Corners:

a. Where a building faces two streets, or where the building ends and another building begins on the next lot, each wall face at the building corner shall continue the street expression around the corner to the adjacent wall. This will avoid having an articulated street façade and a blank wall adjoining it. Each building shall be considered a 3-dimensional form.



Parapets

1. Parapets should show a level of articulation differing from nearby parapets.
2. For 1 story buildings, extend parapets minimum 3 feet above the highest portion of the roof deck to help conceal roof-top equipment.
3. For 2 story buildings, extend parapets minimum 2 feet above the highest portion of the roof deck.
4. For 3 story and higher buildings, extend parapets minimum 1 foot above the highest portion of the roof.



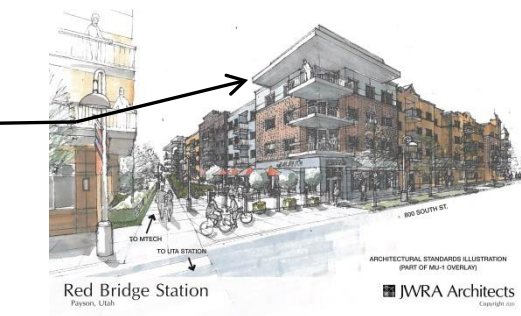
Cornices

1. Cornices may also become eaves for added streetscape variety. Notable eaves and cornices are encouraged with the recommendation that cornice profiles, although close to the wall, should be of stepped interest and added rhythm as they near the top of the parapet.



Differentiation of Parapet Heights

1. Adjacent buildings should avoid parapets of the same height.
2. Adjacent buildings should avoid similar cornice designs, even if at different levels.
3. Where a building has a higher central cornice that invites a graphic name, logo or date, such lettering shall meet signage commentary elsewhere in these Guidelines.
4. In some locations, a vertical "parapet" might become a horizontal canopy instead. Care should be taken that such a strong horizontal form is related to similar forms nearby, i.e. balcony floors, canopies, etc.



Red Bridge Station

Parsons, LLC

ARCHITECTURAL STANDARDS ILLUSTRATION
(PART OF MAU-1 OVERLAY)

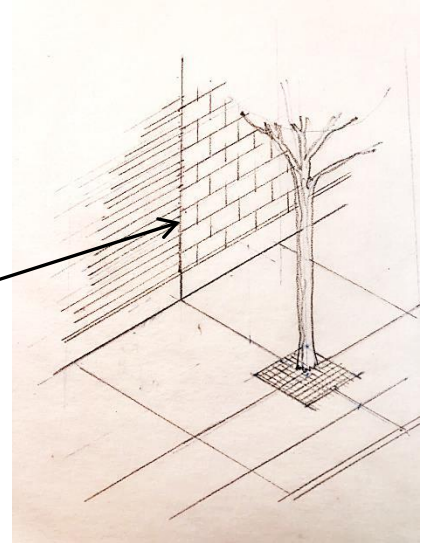
JWRA Architects

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Where materials change

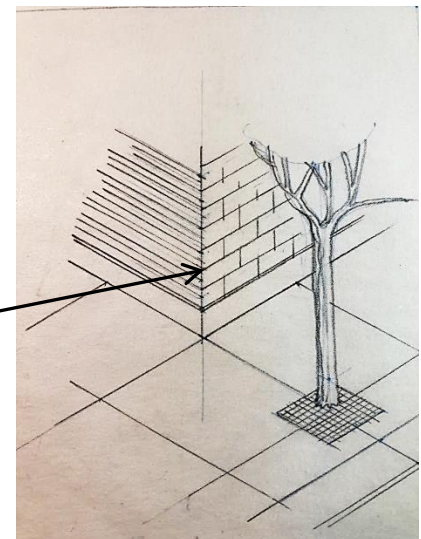
1. Under no conditions are two or more wall materials allowed to meet in the same plane. A change of plane must occur.

NO



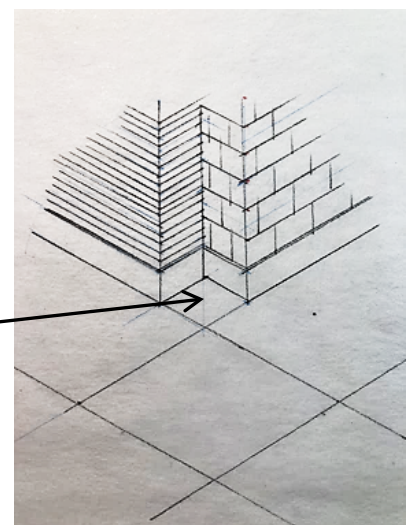
2. Where two or more wall materials are on adjacent walls, they must not meet at an outside corner.

NO



3. Provide an offset distance (at least a number of masonry stretchers, for example) where wall materials can transition at an inside corner.

YES



Façade Qualities

Each building at Red Bridge must add to the overall quality and desirability of the entire project. Street facades are especially important to the overall continuity of the design. Yet each building must be slightly different to the degree that monotony is avoided while adding an obvious sense of unity and exceptionalism to the entire project.

Since the day that first Doric column was sculpted by ancient Greeks, to our day, the most pleasing and complete columns—and buildings—are seen to have three basic parts; A solid and definite base, a slender and carefully proportioned shaft, topped by a beautiful and fitting capitol.

However, with modern materials and technology, façade design must also include carefully chosen colors, textures, suitability for outdoor weather and costs, all while giving to those inside the building, natural light and air.

Adding to the challenge of presenting an inviting façade is the desirability to manipulate and explore the many ways to give depth to an otherwise flat surface. Architects look for ways to include both recessed and extended balconies, roof canopies, and applied or integral decorative features. With this mix there must be a thoughtful combination of solid and void walls, windows and doors.



Adding to the challenges of giving character and usability to each façade, is the requirement to meet current Building Codes regarding surface openness, street level shade and a primary emphasis on where one enters the building behind the façade.

1. Facades must change planes at least 50 feet or less apart. This gives shadows and depth to an otherwise dull flatness.
2. Main and secondary entries must not be more than 100 feet apart on street fronts.

3. To give shade to pedestrians near the storefront windows, a maximum 5 foot wide canopy must be provided overhead.
4. Street level display windows are to have sills at least 2 feet high and window heights and spacing subject to Planning Commission approval.
5. Ground Floor level shall have a minimum of 60% transparency measured between 2' and 8' above the ground. On 2nd floors and above, walls shall have a 15% minimum transparency measured from floor to floor.

**Doors on the Public
Facade**

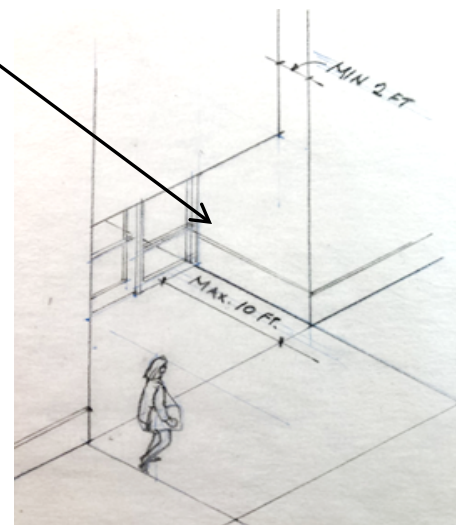
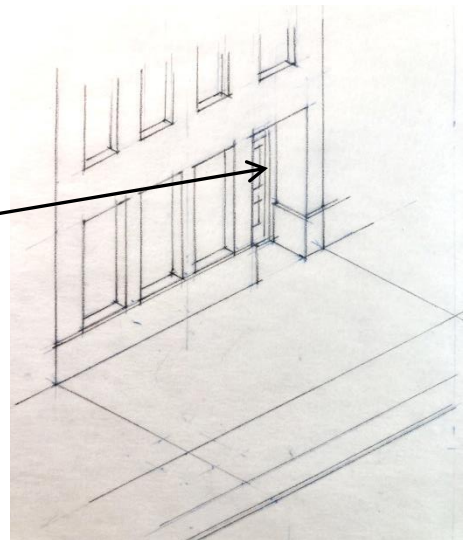
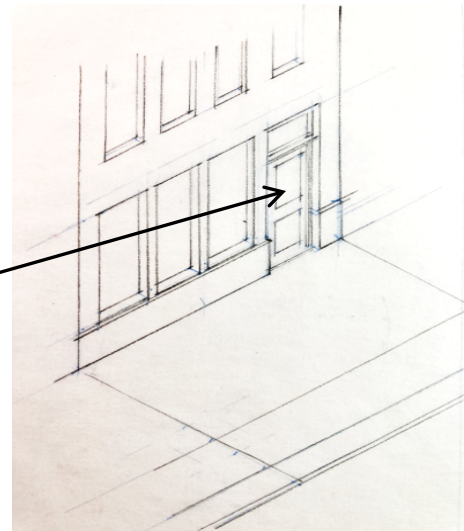
Neither public nor private doors shall swing out into the public way. This also applies to hinged window sashes.

NO

Each public and private door shall be recessed a sufficient distance to prevent any part of the open door to intrude into the Public Way. Follow all ADA requirements for door side clearances.

YES

Main entry doors may be recessed up to 10 feet inside the façade line.

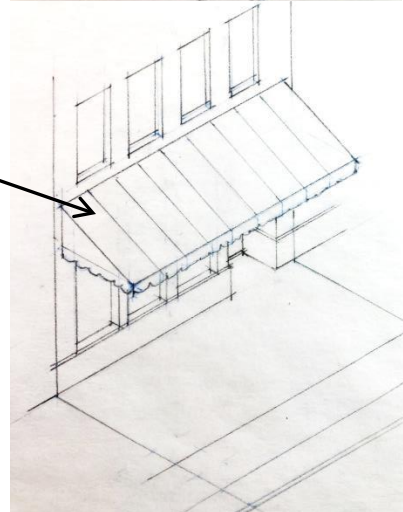
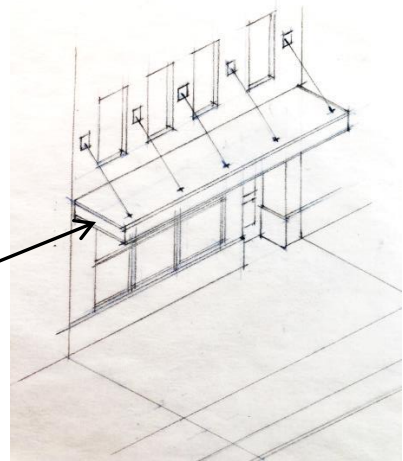
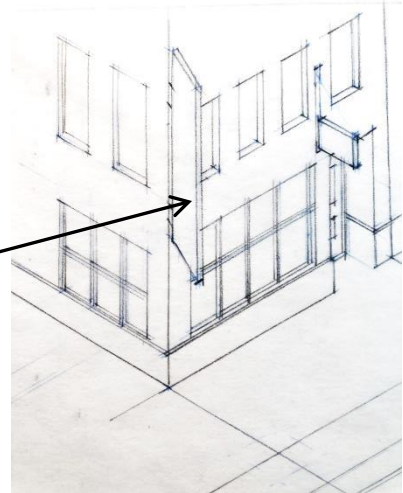


Signage

Careful placement of each sign is essential for the messages to appear as well thought out and not as an afterthought. Scale, color and lighting must all come together and meet all sign codes adopted by the City. Where signs project from the building wall, only one per business should be allowed. Projecting signs may extend a maximum of 5 feet into the public Right of Way.

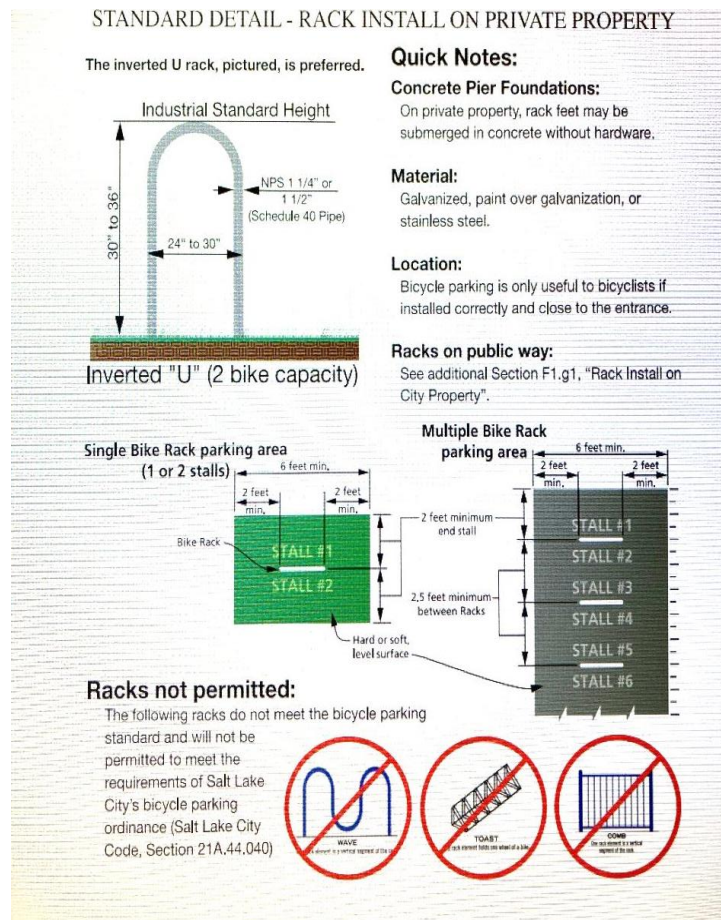
Canopies and awnings

An interplay of protruding elements brings relief to otherwise flat facades. Each welcomes shoppers to pause in their shade, or get out of the rain while enjoying the store's window scenes. Careful attention needs to be paid (where these are used) to make the street scene as welcoming as possible. Canopies and awnings may not project more than 5 feet into the public Right of Way.



Bicycle Racks and Locations

1. One bike parking spot for each 1,000 SF of commercial space shall be provided.
2. Parking racks shall be within 100 ft. of the building entrance.
3. At residential buildings, residents will be expected to store their bicycles within their units for security reasons.
4. Exterior racks may be added at the residential building owner's discretion.
5. Private bike racks shall not encroach on public Right of Way. However, bike racks provided and maintained by private owners may be located on street "bulb outs" subject to planning Staff approval.



Where large developments increase over several years, there is a tendency for continuity of “place” to dissipate as new expansions or buildings come on line. Along with consistent public street tree planting and street lighting requirements, Red Bridge should also maintain a consistent design criteria for all (off-street) public way-finding, entry and directional signage, bridges over wetland streams and at play areas, etc. Suggestions below show the variety of features that should have a related appearance throughout the projects.

