

Architectural Standards

Intent

The purpose of the architectural standards and guidelines is to promote a high quality of design and character along the I-35W corridor.

Architectural Guidelines for Commercial and Retail Development

- Articulation by the use of offsets, change in material, pilasters, and similar architectural features are encouraged to express a rhythm or pattern along the façade.
- The use of canopies, awnings, blade signs and arcades are encouraged for providing shade and pedestrian interest.
- A combination of a variety of building materials, offsets and recesses are encouraged to break up long façades.

Primary Building Architectural Standards

- If a building cannot have its primary entrance facing I-35W, then the requirements for the I-35W facing elevation include the following:
 - Excluding window glazing, which may include spandrel glass, employ the same materials and colors as the building façade with the primary entrance for the development or business.
 - In the Central Zone, buildings must employ architectural treatments, detail and scale elements such as canopies, that are consistent with the primary building façade.

Secondary Building Standards

- Secondary buildings and service enclosure structures must utilize similar materials and architectural treatments as the primary building front façade.
- Screen service areas, including storage, meter banks, HVAC equipment, generators and similar equipment with screening walls and/or landscaping.
- Enclose dumpsters, recycle bins and compactors within screening walls that match style and colors of the adjacent building.





LONG EXPANSES OF THE SAME MATERIAL



LACK OF SHADING DEVICES OR ARTICULATION

Fig. 17.1 Examples of *incompatible* architectural treatment for commercial retail



Fig. 17.2 Examples of *compatible* architectural treatment for commercial retail