



BROOKS DESIGN GUIDELINES AND DEVELOPMENT STANDARDS **ARCHITECTURE GUIDELINES**

For more information visit livebrooks.com

#livebrooks



5. ARCHITECTURE GUIDELINES

5.1. Guiding Concepts for Architectural Character

- Create and reinforce a cohesive urban fabric
- Locate buildings to create well-defined and engaging streets
- Demonstrate innovation through sustainable building design and site development
- Design buildings to a high level of craftsmanship

The ACC will use these design principles as the basis for review. Any material change in a building, structure, site or work of art at Brooks requires an approval by the ACC.

5.2 Design and Development Standards for High Intensity Use Areas

5.2.1. Pedestrian Amenities

Buildings must be configured to allow safe, convenient, direct, and continuous access for pedestrians to all primary building entrances. Every effort must be made for primary building entries to open directly on to the public right-of-way.

5.2.2. Building Height

Building heights are generally encouraged to be between two stories and five stories, depending on the specific site, desired land use, density, and Floor Area Ratio ("FAR"). Refer to the Master Plan and Land Use Plan for further information. Building heights will be regulated at the discretion of the ACC and will be discussed at the Pre-Design Meeting, prior to planning and design efforts. See Section 2 for further information.

5.2.3. Façade Articulation

Street-facing building façades must be horizontally divided by floors using architectural means such as string courses, recesses, reveals, or the like. They must also be vertically divided utilizing Major and Minor Articulations to create visual interest and avoid monotony.

- Major Articulations must occur at least every 60 feet of horizontal façade length and may be accomplished through: a change of façade materials extending from grade through the cornice; change in storefront systems; physical offsets; and/or similar means intended to convey the impression of separate buildings.
- Minor Articulations must occur approximately every 30 feet of horizontal façade length and may be accomplished by: the use of pilasters; the use of offsets; or similar means intended to create the appearance of structural bays.

DN#260018

5.2.4. Consistent First Story Floor-to-Floor Heights

Floor-to-floor heights should be similar in adjacent buildings, particularly between the first and second floors. On commercial streets, the range should be between 14–18 feet. Variation from building to building should not exceed 1 foot where possible. Likewise, heights of canopies covering sidewalks should match where possible or have minimal variation from building to building.

5.2.5. Entrances

All first-story uses adjacent to a sidewalk must have a primary pedestrian entrance, which faces, is visible from, and is directly accessible from said sidewalk. Entrance doors must remain unlocked and operable during normal business hours. All first-story businesses with more than 60 feet of frontage along sidewalks must provide one pedestrian entrance for every 60 linear feet of frontage or fraction thereof.

5.2.6. Storefront Canopies

Storefront canopies at least 5 feet in depth extending over the sidewalk are recommended at all retail frontage for relief from inclement weather and for shade. These should be roofed with glass, metal, or fabric wholly supported by brackets or rods attached to the building façade. Columns to support canopies are not permitted in the sidewalk/ ROW. Awnings and canopies may not include signage on them, except when such signage is located within an apron that is less than 12 inches in height and is subject to all other applicable sign requirements of this document.

5.2.7. Building Finish Materials

Street-facing building façades must have an exterior finish skin of one to three of the following primary materials: exterior brick, cementitious stucco, rustic or cut stone, architectural cast concrete, architectural metal panels (including steel and aluminum screens, perforated panels and copper panels), terra cotta, and clear glass panels.

Medium-Density Fiberboard (“MDF”) plywood and Exterior Insulation Finish Systems (“EIFS”) are not permitted as building finishes. Tilt wall concrete walls may be considered on a case-by-case basis. Metal buildings are generally discouraged but may be considered on a case-by-case scenario. Architectural concrete masonry units (“CMU”) are generally discouraged but may be considered on a case-by-case basis, such as the case with ground-face or split-face units. Other building materials may be permitted if included to improve building energy and/or environmental performance, to limit adverse impacts of the building on the environment, or to limit airborne pollutants from the building.

5.2.7. Building Finish Materials

Window and storefront systems must be painted wood, painted metal, or metal. Vinyl windows will not be permitted.

Exterior detailing will be permanent in nature and must be of the following materials: steel, copper, brass, bronze, cast concrete, formed exterior plaster, porcelain tile, terra cotta, formed metals, glass, and solid wood.

Non-street-facing building façades may be any of the materials authorized for street-facing façades and may also contain metal or wood siding.

Building finish materials will be discussed with the ACC at the Pre-Design meeting, prior to beginning the submission process.

Where buildings have sloped roofs, standing seam metal or high-quality clay tiles are preferred. Composition asphalt shingles are not to be permitted. All auxiliary structures should have visual continuity with the main structure achieved through coordinated use of materials, colors, finishes, and physical connections.

Use of freestanding external walls and planters to create space and add architectural character is encouraged.

5.2.8. First-Story Fenestrations

All street-fronting first stories must have windows that meet the following requirements along the portion of the building fronting a public street or public sidewalk. They must be of clear, unpainted or similarly treated glass to allow views of store interior or display windows. Color tinted windows are not permitted. Windows must be located along a minimum of 50% of street frontage. They must start a maximum of 3 feet above the sidewalks and must have a minimum height of 10 feet above the sidewalks. The maximum façade length without windows will be 10 feet. Glass doors may count towards fenestration requirements.

5.2.9. Upper-Story Fenestrations

All building stories above the first story must have windows and doors that equal a minimum of 30% of the total façade area, with each story being calculated independently. Additionally, all street-facing upper-story windows must be taller than they are wide and must be predominately arranged in a grid, subject to individual window variation.

5.2.10. Awnings

Awnings must be of canvas or similar fabric and/or metal. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.

DN#260018

5.2.15. Accessory Improvements/Buildings

This requires a submittal. An accessory improvement/building is a detached, permanent building structure such as a shed, playhouse, tree house, security shack, or detached garage.

Evaluation Criteria for accessory improvements/buildings include, but are not limited to:

- Materials and installation methods must be completed in accordance with manufacturers' recommended procedures.
- Architecture must match or compliment the main building, including siding, roof and colors.
- Maximum allowable size is 8'x10'x8.5' high including foundation or plinth.
- Integrates with the landscape plan.
- Reasonably conforms, creates synergy, unity, and harmonizes with surroundings.
- Structure must be partially screened from adjacent Properties by fence and/or vegetation and not readily visible from street.
- Any utilities servicing accessory improvements/buildings are to be installed underground.
- Located in the back or side yard, within property setbacks, does not obstruct easements and screened from view.

DN#260018