

Falls Pointe Business Park

Phase I - Park Design Guidelines

Introduction:

Falls Pointe Business Park is a unique opportunity for the Town of Pendleton to create a light industrial and office complex to enhance the tax base and create quality employment opportunities while protecting the highly valued quality of life for the Town's residents. As with most contemporary land development opportunities in the United States, the public is very interested in understanding the true impact on their lives. The Town has acknowledged this fact and proactively sought to identify and address the issues, thus setting the stage for high quality development opportunities.

Park Planning Process:

Design guidelines are part of a comprehensive effort to ensure the Town's quality of life issues are addressed while maintaining a development friendly environment. Pre-development planning, including these guidelines have been compiled to define zones of development where maximum flexibility and minimum regulatory interference can be realized by the prospective property owner. The objective is to reduce the risk associated with land development by addressing and defining the variables.

These design guidelines shall be considered supplemental to the applicable zoning use provisions and development standards and any other applicable Federal, State, or local regulation governing development. They are intended to assist in establishing and maintaining a character and quality of development consistent with the goals of the Falls Pointe Business Park.

The decisions to ensure the quality of life factors are addressed within the context of industrial development are:

- Large natural areas on the south and east edges of the Business Park have been set aside to ensure a quality buffer is realized. These areas are also the areas with the most topographic relief and offer the most physical constraint to the development of large, flat building footprints. A large wooded drainage pattern has been set aside where no development will be allowed.
- The stormwater management system is to be master planned and is to address the quickly evolving environmental regulation associated with point and non-point source water pollutants. This issue takes on heightened importance as the geographic relationship of this Site to Fall Creek is immediate. Innovative green infrastructure will be deployed. This approach will ensure the Town is clearly addressing water quality issues in an environmentally friendly manner and should position the land owners in the watershed to be receive some additional protection from difficult regulation as well as benefit from positive public relations opportunities.
- The utility system has been planned for the full build out of the Business Park.
- The road network has and will be analyzed to ensure the roads will accommodate the full build out of the Business Park.
- Establishment of a setback and front yard requirements in the Business Park to ensure Heritage Way realizes and maintains an aesthetically pleasing character. Heritage Way is anticipated to carry a large amount of traffic and the Town desires to ensure the image through the Park is consistent with the vision of the Community.

- Creation of an overlay zone for the State Road 38 Corridor development. Ensure the area immediately adjacent to the 38 corridor (not including the Falls Pointe Business Park) is developed in a manner consistent with the Towns’ quality of life objectives. The special importance of the character of this corridor is acknowledged by the establishment of the overlay zone.
- Recreation trails are planned to be built in the natural areas. The trails would link directly to adjacent existing and planned residential and retail areas as well as the Town’s central business district. It is anticipated the trails will be an amenity for the business’s within the Business Park as well as the community as a whole.

Intent of the Design Guidelines:

The design guidelines have been created to function as a part of the overall planning documents aimed at guiding development in a direction which is consistent with the Towns’ desires. The guidelines are specific to the industrial and office Park and are intended to identify and address the issues of importance to the Town. The guidelines extend and customize the development standards which are established in the zoning ordinance documents. It is intended that this document will simplify and expedite the design and development process by bringing clarity to design issues.

The primary objective is to bring clarity to the issues which a prospective developer will need to address. Conceptually, the property which has been zoned industrial or business and not subject to natural area set aside or front yard requirements shall be less subject to zoning regulation.

How to Use this Document:

This document contains the design guidelines to which all new development in Falls Pointe must comply. On the following pages are sections that contain the design guidelines pertaining to a particular aspect of new development. At the top of each section is “Intent” language that describes what the Town of Pendleton would like the developer to do, but is not making it mandatory. Below the “Intent” are the “Design Guidelines” which are the minimum standards that new development must follow. By communicating what the Town wishes to accomplish (Intent), it is the hope that developers will choose to help accomplish the vision for Falls Pointe by exceeding the minimum Design Guidelines.

The Industrial Park Design Guidelines include:

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Site Orientation & Building Character

BUILDING ORIENTATION

Intent:

Buildings should be oriented with primary consideration being given to the visual impact from the perspective of the driver or pedestrian on Heritage Way or other primary roadway. It is the intent of these guidelines to encourage the view from Heritage Way and other primary roadways to be dominated by a green front yard and the view of the primary or front building facade. Large expanses of parking lots are strongly discouraged.

Design Guidelines:

1. Property line setbacks
 - A. Front yard setbacks shall be determined by the Pendleton Unified Development Code or shall be equal to the height of the building, whichever is greater (from road right-of-way).
 - B. Side and rear yard setbacks shall be determined by the Pendleton Unified Development Code.
2. Easement setbacks
 - A. No structure other than parking lot pavement shall be constructed in any easement. Parking lots over an easement shall have easement managers written permission.
3. Parking lot and service area setbacks
 - A. Minimum front yard setback for a parking lot shall be twenty (20) feet.
 - B. Side and rear yard setbacks for a parking lot shall be the same as the property line setbacks.
 - C. Front, side, and rear yard setbacks for service areas shall be the same as the property line setbacks.
4. Relationship of buildings
 - A. Buildings shall be oriented to face the most primary and adjacent road.
 - B. Loading dock shall not face the front of the property, or primary roads. Also, loading docks shall not face the front of any adjacent principle building when possible.

Site Orientation & Building Character (continued)

ACCESS POINTS

Intent:

Access points are to facilitate safe and efficient movement of trucks, cars, and pedestrians. The number of access points from Heritage Way should be kept to a minimum. The alignment of opposite entrances is encouraged.

Design Guidelines:

1. Location of access points
 - A. Access points shall be designed to provide safe ingress/egress of both transport trucks and cars.
 - B. Access points shall be located directly across from other access points.

PARKING

Intent:

Parking areas are to facilitate safe and efficient movement of trucks, cars, and pedestrians. The parking lots should be located to the side or rear of the primary or front building facade with the number of spaces in the front yard being minimized. The primary objective is to ensure aesthetic character of Heritage Way and front of building facades.

Design Guidelines:

1. Location of parking areas shall be as follows:
 - A. Maximum ten (10) percent in front of the building.
 - B. Maximum eighty (80) percent to the side of the building.
 - C. Minimum twenty (20) percent to the rear of the building.

SERVICE AREAS

Intent:

Service areas, including truck docks, loading bays, and site located mechanical/electrical equipment, should be located and designed to minimize the negative visual impact from Heritage Way or other primary roadways, and the front of neighboring buildings.

Design Guidelines:

1. Location of service courtyards
 - A. Truck docks, loading bays, mechanical and utility areas are only permitted on the rear or side yards of buildings.

Site Orientation & Building Character (continued)

BUILDING APPEARANCE

Intent:

The size and footprint of the individual buildings may vary depending on use of the building and shape of the lot. However, the materials, textures, and colors of each building facade should be of high quality and reflect the professionalism of the park. Only high quality materials shall be permitted. At least four colors and/or textures should be used throughout the facade. Color, texture and architectural elements should be used to emphasize entrances and break the monotony of large vertical surfaces. Mechanical equipment on the roof should not be visible or should be screened from all vantage points. Screening or retaining walls should complement the colors and materials used on the building. Energy efficient materials and design are encouraged.

Design Guidelines:

1. Architectural features
 - A. Public entrances shall be easily identified and distinct from the remainder of the building either through architectural form or use of color, material, and texture of the facade.
2. Use of colors, materials, and textures
 - A. At least multiple colors, textures and/or materials shall be used on all building facades.
 - B. Colors should be earth tones or subtle colors that compliment earth tones.
 - C. Facade shall consist of a repeating pattern that includes a change in color and/or texture at intervals (either horizontally or vertically).
 - D. Concrete block and metal siding can be used on as much as 30% of the total facade of buildings.
 - E. External building material shall be limited to precast concrete and brick with allowances for accents utilizing alternative materials such as metal, split face block, and glass curtain walls.
3. Height of buildings
 - A. As per Pendleton Unified Development Code.
 - B. Changes in ground elevation should be used to separate the service area from parking lots when possible.
4. Screening mechanical equipment on Buildings
 - A. All mechanical equipment on top of buildings or on the ground shall be screened or located such that it cannot be seen from any point within five hundred (500) feet of the building at eye level.

Site Features

BUSINESS SIGNAGE

Intent:

Consistent business signage throughout the park is necessary for ease of wayfinding and visual continuity. Only signs for building identification and wayfinding should be permitted. Signs should complement the colors and materials of the building architecture and have a good relationship with the surrounding landscaping. Wall signs are strongly discouraged except on multiple tenant structures and should not dominate the wall face.

Design Guidelines:

1. Types of business signs permitted
 - A. Ground and wall signs are permitted as per Pendleton Unified Development Code.
 - B. Neon and flashing signs are prohibited.
 - C. Pole signs are prohibited.
2. Standards for permitted signs
 - A. Business signs shall be attractively illuminated without excessive spillage of light upward or outward.
 - B. The color and materials used for the signs shall complement the materials, color, and texture of the building.
3. Location for permitted business signs
 - A. Small directional signs are allowed at entrance, parking, and delivery areas.
 - B. Ground signs shall be positioned as per the Pendleton Unified Development Code.
 - C. Business signs are not permitted at or on the rear of buildings.
 - D. Ground signs shall not block the visibility of vehicular traffic or risk the safety of pedestrians.
 - E. One ground sign per building shall be permitted. These signs shall be of sufficient size to be easily read at 30 m.p.h.

Site Features (continued)

PARKING LOTS

Intent:

Large, expanses of parking are highly discouraged and should instead be designed as smaller modules, separated by vegetation. Parking areas should be concentrated at the side and rear of the building. Parking areas should be buffered from the road using landscaping, small earthen berms, half walls or fences to soften their appearance. Stormwater management techniques that use vegetated areas, and bioretention swales to naturally treat and slow down stormwater are strongly recommended.

Design Guidelines:

1. Parking areas
 - A. No single parking lot shall contain over 70 parking spaces without at least a ten (10) foot wide vegetated break separating the parking area into two areas.
2. Street parking
 - A. Parking on public streets is prohibited.
3. Screening of parking areas
 - A. Parking lots with thirty (30) or more spaces shall have perimeter vegetation to screen thirty (30) percent of the view from adjacent streets or buildings.
 - B. Screening shall consist of half walls, fences, planters, undulating earthen berms, plant materials or a combination of such elements of which shall have a minimum height of thirty (30) inches.
4. Drainage
 - A. Parking areas should take advantage of natural drainage patterns on site.
 - B. Bioretention areas, and vegetated swales are preferred for stormwater management. Minimum curb and gutter design should be used.
 - C. Engineered stone (i.e. rip rap or similar) shall not be used for energy dissipation.
 - D. Drain outlets from parking lots shall not exceed eighteen (18) inches in diameter to minimize erosion.
5. Number of spaces
 - A. Per the Pendleton Unified Development Code.
6. Lights in Parking Areas
 - A. Light poles must be the same or very complementary to the light poles used along the public streets in Falls Pointe.

Site Features (continued)

LIGHTING

Intent:

Illumination can create a secure and attractive environment for users after hours, but also a nuisance to properties in the area. For this reason it is intended that lighting intensities and design be appropriate for safety but not spill out beyond the property edge. It is intended that lighting should not create a “glow” noticeable from a one mile distance.

Design Guidelines:

1. Type of fixtures and bulbs

- A. Parking area lights shall be mounted on no greater than a thirty (30) foot tall pole and must use ninety (90) degree cutoff luminaries (downlighting).
- B. All lights on site shall be consistent in style, design, height, size and color.
- C. Service areas fixtures shall be wall mounted with ninety (90) degree cutoff luminaries (downlighting). These lights shall not be mounted any higher than thirty (30) feet from ground level.
- D. Lighting to highlight or illuminate architecture and signs shall be attractive without significant spillage of light upward or outward.
- E. Only metal halide bulbs shall be used.
- F. General approval of lighting shall be granted prior to installation, but may be reviewed after installation to determine its appropriateness in Falls Pointe. If it is determined that the lighting is excessive or not adequate, modifications will be required.

2. Location

- A. Lights shall be used at public and service entrances of buildings.
- B. Ground mounted lights shall be screened by landscaping.
- C. Pedestrian circulation routes shall be illuminated.
- D. Concrete pavement below lighting shall be tinted black to minimize reflectiveness of the light.

Site Features (continued)

UTILITIES, TRASH RECEPTACLES & OUTDOOR STORAGE

Intent:

All utilities lines should be underground and marked with minimally obtrusive signs. Trash receptacles shall be screened and located on the property such to minimize visual impact. Outdoor storage should not be allowed.

Design Guidelines:

1. Utilities

- A. All utilities lines shall be underground.
- B. Utilities boxes/equipment shall be screened and clustered in service areas.
- C. Utility screening shall be durable materials used on the building facade or a dense planing of vegetation that blocks views year round. Screening with building material must include two distinct colors and/or textures.

2. Trash Receptacles

- A. All trash receptacles shall be screened with durable materials used on the building facade. Screening with building material must include two distinct colors and/or textures.
- B. Trash receptacles shall be located in service areas in side or rear yards and not visible from Heritage Way or other primary roads.

3. Outdoor Storage

- A. Outdoor storage shall be screened from parking areas, primary roads, and the entrance of neighboring buildings.
- B. A maximum of ten (10) percent of the unbuilt portion of the lot may be used for outdoor storage.
- C. Outdoor storage screening shall be durable materials used on the building facade or a dense planing of vegetation that blocks views year round. Screening with building material must include two distinct colors and/or textures.

Site Features (continued)

PLANT MATERIAL

Intent:

Consistency in landscape elements is important to the overall continuity of the Park. Type, quantity, location, and arrangement of plant material as well as long-term maintenance and irrigation of landscaped areas are important factors to consider for individual parcel development.

Where possible, existing vegetation should be preserved and incorporated into the overall building and landscape design. Landscaped areas should consist of native species and be designed by a landscape architect. Plant material should be arranged to emphasize building entrances, pedestrian and vehicular circulation routes, as well as soften the appearance of parking areas, mechanical systems, and service areas. Irrigation should be provided for all vegetation to help ensure its vitality.

Design Guidelines:

1. Quantity and type of plants
 - A. Plants shall be species native to Indiana.
 - B. Plants shall be used to complement the scale of the area or structure.
 - C. Preexisting vegetation on site can be counted toward the minimum landscaping requirements if it is larger than what would be required.
 - D. Any living preexisting tree over six (6) inches in caliper shall count as three (3) new trees.
 - E. Composition of plants selected should include at least twenty (20) percent flowering trees; and at least twenty (20) percent deciduous trees.
 - F. Needled evergreens should be at least six (6) foot tall at time of planting. Flowering and deciduous trees should be a minimum of three (3) inch in caliper at time of planting.
 - G. Understory shrubs and flowering beds are required around ten percent (10%) of the building perimeter. They are also required in the front yard of the development to enhance the aesthetics as viewed from roadways.
2. Location and arrangement
 - A. Landscaping shall be arranged in a natural pattern designed by a landscape architect.
 - B. Arrangement shall highlight buildings and entrances without blocking visibility of pedestrian and vehicular traffic.
 - C. One (1) tree should be planted per thirty (30) lineal feet of frontage along a public street.
 - D. Perimeter landscaping along a street shall be complementary with the street and landscaping in the street right-of-way. Planting within the right-of-way requires permission from the Town of Pendleton.
 - E. Needled evergreens may be used to screen mechanical equipment and service areas only.
 - F. Understory shrubs and flowering beds are required in the front yard of the site to enhance the aesthetics as viewed from roadways.

January 10, 2001

3. Irrigation

A. All vegetated areas in the front yard shall have irrigation.

4. Maintenance

A. All planted areas must be maintained in healthy condition. Any trees or bushes that die or become diseased must be replaced with a similar species of similar size; or as per the Pendleton Unified Development Code, whichever is most strict.

Site Features (continued)

CONSTRUCTION ACTIVITY & LONG-TERM MAINTENANCE

Intent:

The construction of an area as large as Falls Pointe Business Park will have an impact on the ecological and social functioning in and around the site. It is important that development on the site minimize the impact on the natural environment.

To prevent sediment from loading in the waterways, stormwater runoff during construction should be contained and treated on site. It is inevitable that mud and dirt will get transported onto local streets from heavy equipment. Every effort should be made to keep the areas shared with the residents of Pendleton as clean as possible. This may require regular street sweeping and trash pick up.

Trees identified for preservation should be protected with a sturdy fence that encompasses the circumference of the canopy of the tree. Environmentally sensitive areas should be delineated and protected using a sturdy fence. Dumping of backfill and storing construction materials is not permitted in and around these protected areas. Trees tagged for preservation that are damaged during construction shall be replaced with equivalent plantings.

Design Guidelines:

1. Site development
 - A. Sediment and erosion control plan shall be required prior to construction.
 - B. Stormwater shall be contained on site during construction.
 - C. Public roads on/off site shall be kept reasonably free of mud and construction debris.
 - D. Temporary buildings should be clustered together and kept in good repair and should be removed before, or shortly after building is occupied.
 - E. Storage of construction materials and equipment shall be kept in an orderly fashion.
2. Restricted construction areas
 - A. Trees and environmentally sensitive areas that are identified for preservation shall be completely protected with a sturdy five (5) foot fence that completely encompasses the area of the tree canopy.
 - B. Dumping, storing or backfilling in protected areas is prohibited.
 - C. Heavy equipment is not permitted on or near the identified preservation areas.
3. Site Maintenance
 - A. Maintenance of buildings, service and parking areas, and landscaping outside of the setback is the responsibility of the individual land owner.