

BENICIA BUSINESS PARK

MASTER PLAN OVERLAY COMMERCIAL DESIGN GUIDELINES

THESE GUIDELINES SUPPLEMENT THE FOLLOWING DRAWINGS:

- Vesting Tentative Map, revision date 3/20/08**
- Preliminary Drainage Plan, revision date 3/20/08**
- Preliminary Sewer and Water Plan, revision date 3/20/08**
- Phasing Plan, revision date 3/20/08**
- Master Plan, revision dated 3/20/08**
- Landscape Plans L-1, L-2 & L-3, dated 3/20/08**



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COMMERCIAL DESIGN GUIDELINES - INDEX

	Page
1.0 Purpose	2
2.0 Site Design	2
3.0 Circulation, Parking, and Loading	3
4.0 Landscape Design	4
5.0 Fencing and Screening	5
6.0 Exterior Lighting	5
7.0 Architectural Design	6
8.0 Sustainable Design	9
9.0 Signs	11

Figure 1 – Benicia General Plan Land Use Diagram

Figure 2 – Benicia Zoning Map

Figure 3 - Master Plan Boundaries

Figure 4 - Master Plan Area

Figure 5 – Site Plan

Figure 6 – Phasing Plan

Figure 7 – Rendered Master Plan

Figure 8 – Landscape Plan, Sheet L-1

Figure 9 – Landscape Plan, Sheet L-2

Figure 10 – Landscape Plan, Sheet L-3

1.0 - PURPOSE

The Commercial Design Guidelines create and implement the goals and policies of the Benicia Business Park as to community identity and quality urban design. The general objectives of the Benicia Commercial Design Guidelines are to:

- Promote a functional and attractive environment
- Ensure a quality development image
- Protect and enhance private property values and investments
- Protect public investments
- Employ Sustainable Design Practices

These guidelines are intended as a reference guide to assist project designers in understanding goals, policies and objectives for attaining quality commercial development. In addition, the guidelines will be utilized during design review process as criteria for projects requiring discretionary approval.

The guidelines complement the Tentative Map and Landscape Plans, listed on the cover. They are intended to encourage sensitive, integrated, innovative and sustainable project designs rather than dictate any particular design theme. To that end, these guidelines are implemented with flexibility to allow a wide variety of alternative development concepts. Predominantly they are intended to encourage creativity.

The provisions of this section apply to all commercial development within the Benicia Business Park. Any building addition, remodeling, relocation, or construction requiring a building permit and that is subject to review by the Design Review Committee should adhere to these guidelines. This will include all exterior building construction, changes in materials, repainting and mechanical equipment, as well as new or expanded outdoor facilities, parking, fencing, landscaping and exterior lighting. They do not apply to changes in permitted uses, interior building modifications needed to accommodate permitted uses, and temporary uses or facilities.

2.0 - SITE DESIGN

Site plans should be coordinated with adjoining projects to take advantage of similar perimeter landscape themes, common access, or similar features.

Site planning should employ sustainable practices including:

- A. Water quality features such as bioswales and bio-retention basins integrated in a cohesive and logical manner and take advantage of site topography, orientation and visibility.

- B. Impervious paving should be used in lieu of pervious paving. Paving should be reduced to the minimum necessary to accomplish site circulation and parking needs.
- C. Recycled products for driveway and parking lot base material.

Building setbacks and coverage shall comply with the limitations specified in Benicia Zoning Ordinance Chapter 17.28.030.

Buildings should be located and oriented to provide a strong visual and functional relationship with its site, adjacent sites, and nearby thoroughfares.

Where feasible, accessory facilities such as mechanical equipment, trash collection, storage areas, and vehicle service areas should be located away from portions of the site which are highly visible from public roadways or private properties with dissimilar improvements.

Underground utilities shall be installed in accordance with Ordinance Section 17.70.230.

3.0 - CIRCULATION, PARKING AND LOADING

Pedestrian access to primary building entrances shall be separated from auto access by walkways as much as possible. Visitor parking should be located near the entrance of the building and should be removed from loading areas and truck parking areas to the extent feasible.

Driveway access along streets shall be kept to the minimum which is essential for proper commercial traffic circulation. Driveways should be aligned with existing or planned driveways on the opposite side of the street or oriented to existing or future street median breaks. Where possible, driveways should be located to avoid arterial streets, close proximity to street corners or adjacent driveways and in areas with restricted visibility.

In order to minimize interference with street circulation, a minimum driveway length of twenty feet may be required between the property line and the first parking stall.

Parking lots or stalls which require backing directly into public streets are prohibited by Ordinance Section 17.74.130. All new parking areas shall facilitate forward movement into public streets unless a variance is granted.

Parking and loading facilities on each site shall be sufficient to serve its businesses without the need to park on adjacent streets. Each project shall comply with the number and configuration of spaces required by Ordinance Chapter 17.74.

Per Ordinance Section 17.70.190 E., parking lot design shall include landscape planters, sidewalks, or other separators at the end of parking bays. All parking, loading and driveway areas shall be separated from landscaped areas by concrete curbs.

Parking and loading areas should be designed so that they do not interfere with each other or with other site activities.

Access to loading facilities shall eliminate the need for trucks to back into or out of street rights-of-way. Provision shall be made for adequate access and circulation of emergency vehicles.

4.0 - LANDSCAPE DESIGN

Use trees, shrubs and groundcover to provide variety and to reduce the apparent mass of large, blank facades. Earth berms are often useful in reducing the apparent mass and height of a building.

Landscaping and berms should reinforce circulation patterns and screen and shade large visible paved surfaces such as loading areas.

The visual impact of parking lots and other large circulation areas shall be minimized through the use of planting, earth mounds, and/or low fencing along the street frontage. However, views through the site shall be maintained for orientation and security.

Project landscape design, materials and treatment shall comply with specifications of Benicia Zoning Ordinance Section 17.70.190 and the Benicia Business Park Landscape Master Plan.

Typically, street trees shall be provided along all public and private streets with a minimum of one tree installed for each thirty feet of frontage.

Plant, shrub and tree species should be appropriate to Benicia's climate and should require minimal water and care. Existing trees should be retained and integrated into the landscape plan whenever possible. New trees shall be wind tolerant.

Disturbed slopes shall be hydroseeded/mulched where feasible with a perennial ground cover for erosion control.

Live plant material should be used for all ground cover areas. Wood chip mulch should be used for weed retardation.

An automatic irrigation system shall be provided. Where drought-resistant landscape materials are planted, only temporary irrigation is needed until the landscaping is established. Drip irrigation should be used where practical.

Landscaping should be provided around the perimeter of a building to minimize the "hardedge" that is created where the building meets the pavement.

5.0 - FENCING AND SCREENING

All exterior mechanical equipment, utility meters and valves, refuse storage and containers, and aboveground storage tanks shall be located and screened from public roadways or private properties in a manner which is compatible with the design of the project and nearby development. Refer to Zoning Ordinance Sections 17.70.210 and 17.70.220 for specific requirements.

Satellite antennas and microwave equipment shall be installed in conformance with Ordinance Section 17.70.250.

Outdoor storage and display of merchandise, materials or equipment shall be located and screened in accordance with the use permit approval required by Section 17.70.200.

In accordance with Section 17.28.030. M., the maximum height of a fence or wall shall be eight feet.

New fencing along public rights-of-way should be softened with landscaping.

Fencing shall not impair traffic safety by obscuring views.

Fencing shall be designed for compatibility with nearby building and landscape materials. It should have a high design quality and shall be constructed of highly durable materials. Use of wood and masonry is encouraged. Chain link and barb-wire fencing should not be installed along street frontages.

6.0 - EXTERIOR LIGHTING

Exterior lighting type, brightness, height and fixture design should be appropriate to the building design, its function and location.

Light bulbs or tubes should not be exposed. Generally, exterior lighting should shine downwards and be non-glare. Lights must not glare into adjacent streets or neighboring properties.

Lighting should be adequate. Lighting fixtures should be properly scaled to the pedestrian and automobile.

In accordance with Ordinance Section 17.70.240.D.2., security lighting may be indirect or diffused or shall be shielded or directed away from a residential district.

Outdoor parking area lighting shall comply with Ordinance Section 17.74.170.

7.0 - ARCHITECTURAL DESIGN

A. DESIRABLE ELEMENTS OF PROJECT DESIGN

The qualities and design elements for commercial projects that are most desirable include:

1. Significant wall articulation
2. Multi-planes, pitched roofs
3. Roof treatments
4. Regular or traditional window rhythm
5. Landscape and hardscape elements
6. Prominent access driveways
7. Landscaped and screened parking

B. UNDESIRABLE ELEMENTS

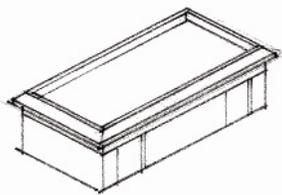
The elements to avoid or minimize in commercial projects include:

1. Large blank, flat wall surfaces
2. Unpainted concrete block walls
3. Highly reflective surfaces
4. Metal or plastic siding on the main façade
5. Square "boxlike" structures
6. Mix of unrelated styles
7. Large, out of scale signs with flashy colors
8. Visible outdoor storage, loading, and equipment areas
9. Disjoined parking areas and confusing circulation patterns

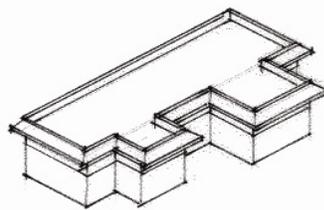
C. ARCHITECTURAL MASSING, SCALE, AND ARTICULATION

1. Due to their potential impact upon the character of Benicia as a whole, particular attention shall be given to the architectural design quality of buildings which will be highly visible from entry "gateways" to the city, I680, East Second Street, and Lake Herman Road.
2. A variety of massing and almost accidental arrangement of the building forms create a charming and picturesque quality. Large building forms should be broken up into segments, giving an asymmetrical character to the building whenever possible.
3. The architectural design of new buildings and major exterior additions should harmonize with neighboring buildings. While specific designs need not be duplicated, the general size, bulk, materials and colors should have a complimentary design relationship to other buildings in the vicinity.

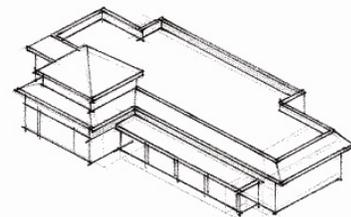
4. Height and scale of new development should be compatible with that of surrounding development and shall relate to adjacent development to the maximum height of the proposed structure.
5. Due to their potential impact upon adjacent land uses, specific attention shall be given to ensure compatible buildings and uses near existing or future commercial and public uses.
6. Large buildings which give the appearance of "box-like" structures are generally unattractive and are discouraged. There are several ways to reduce the appearance of large scale, bulky structures:
 - a) Vary the planes of the exterior walls in depth and/or direction. Wall planes should not run in one continuous direction without an offset.
 - b) Vary the height of the buildings so that it appears to be divided into distant massing elements.
 - c) Articulate the different parts of a building's facade by use of color, arrangement of facade elements, or change of materials.
 - d) Use landscaping and architectural detailing at the ground level to lessen the impact of an otherwise bulky building.
 - e) Avoid blank walls at the ground floor levels. Utilize windows, wall articulation, change of materials, or other features.
 - f) Exterior siding materials shall be of masonry, plaster, wood, or approved alternate material.



Undesirable Architecture



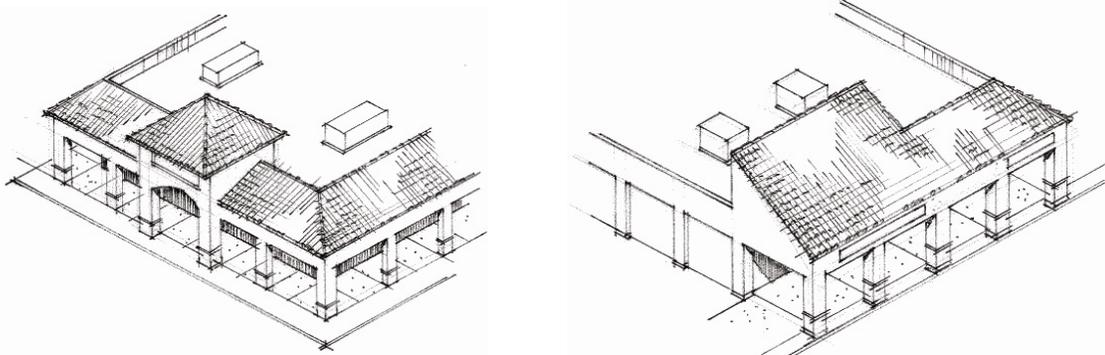
Vertical Articulation Added



Horizontal Articulation Added

7. Primary buildings in close proximity on the same property should have harmonious proportions and similar architectural styles. Nearby accessory buildings should be of compatible design and treatment.

8. All roof-mounted equipment, including air-conditioners, large vents, blowers or any other mechanical device, should be screened from public view by roof elements, an outside parapet wall, an equipment well, or alternate architectural screening and devices that fit the building design.



Roof Equipment Screened from View

9. Scale is the relationship between the size of the new structure and the size of adjoining permanent structures. It is also how the proposed building's size relates to the size of a human being (human scale).

- a) Building scale can be reduced through the proper use of window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and other details.
- b) The scale of buildings should be carefully related to adjacent pedestrian areas and other structures.
- c) Large structures should be broken up by: (1) creating horizontal emphasis through the use of trim; (2) adding eaves, windows, or other architectural ornamentation; (3) use of combination of complementary colors; and (4) landscape materials.
- d) Variety in roof shapes and form is encouraged to add diversity, enhance scale, and complement the features of nearby buildings. Where parapet walls are used, they should be treated as an integral part of the building design.



Variety of Roof Forms

10. Exterior walls should incorporate compatible finishes and colors. Very bright, very light and very dark colors should be used sparingly as accents rather than as primary wall colors.
11. Utility doors, fire doors, loading docks and other potentially unsightly service features should be designed to blend with the building's architecture.
12. Mirrors or highly reflective glass shall not cover more than twenty-five percent of a building surface visible from a street unless it meets the glare performance requirement specified in Ordinance Section 17.70.240. D. 1.

8.0 - SUSTAINABLE DESIGN

The LEED Green Building Rating System is a voluntary, consensus-based, market-driven building rating system based on existing proven technology. It evaluates environmental performance from a whole building perspective over a building's life cycle, providing a definitive standard for what constitutes a "green building." The development of the LEED Green Building Rating System was initiated by the USGBC Membership, representing all segments of the building industry and has been open to public scrutiny.

The rating system is organized into five environmental categories: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, and Indoor Environmental Air Quality. An additional category, Innovation & Design Process, addresses sustainable building expertise as well as design measures not covered under the five environmental categories.

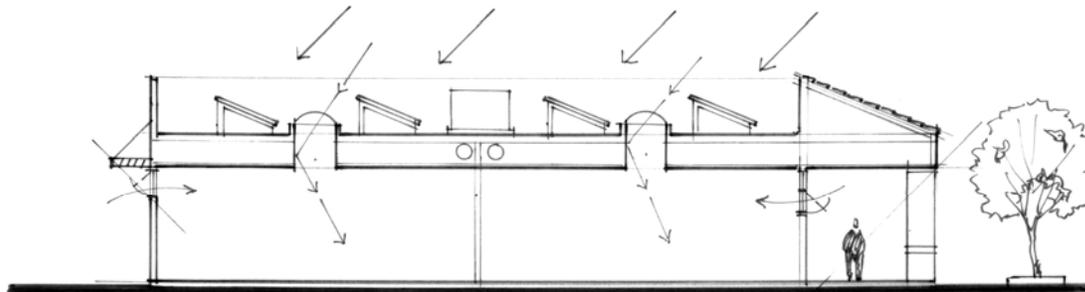
LEED is a measurement system designed for rating new and existing commercial, institutional and residential buildings. It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts.

The system is designed to be comprehensive in scope, yet simple in operation.

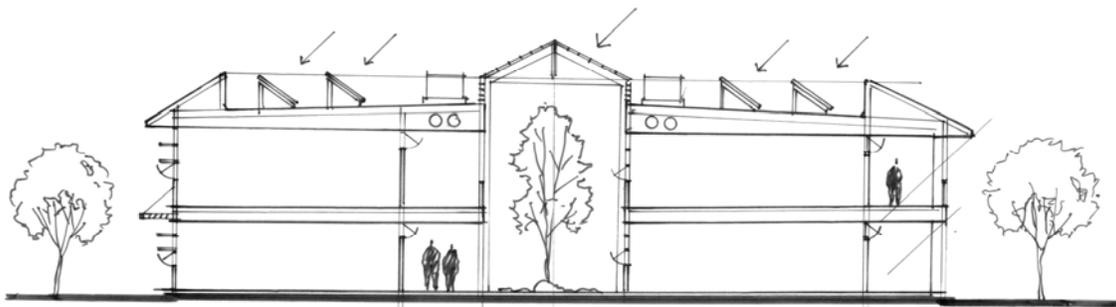
U.S. Green Building Council
LEED for New Construction Version 2.2

The following are some of the LEED goals and strategies which are encouraged in the construction for each new building in the Benicia Business Park.

- A. Design efficient use of space and air distribution with the goal of minimizing conditioned area.
- B. Design building orientation and shading to minimize solar gain and maximize daylight harvesting.



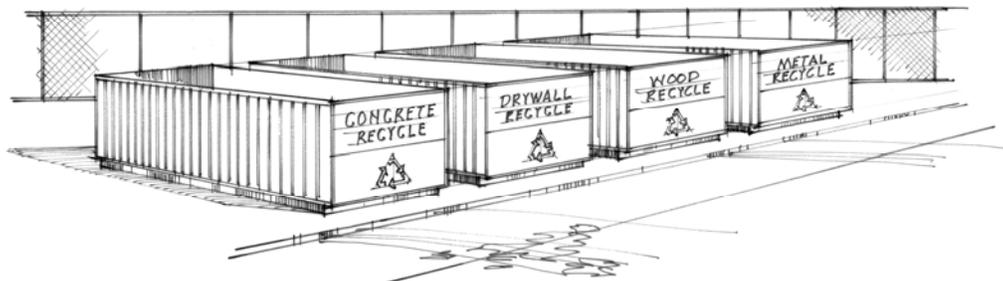
One Story - Natural Ventilation, Daylighting and Photovoltaic Cells



Two Story - Natural Ventilation, Daylighting and Photovoltaic Cells

- C. Provide high efficiency HVAC systems with non-HCFC refrigerants
- D. Provide natural ventilation
- E. Provide waterless urinals
- F. Include materials which minimize embodied energy
- G. Design efficient detailing to minimize the amount of waste material
- H. Include low VOC and CPC and formaldehyde free materials, finishes, paints and materials
- I. Capture and filter gray water for irrigation purposes.

- J. Include photo-sensors and localized lighting controls to reduce the amount of artificial light needed within indoor spaces
- K. Provide motion detectors in accessory function areas
- L. Use recycled and recycled-content building materials; post consumer and post-industrial
- M. Provide photovoltaic cells to produce a portion of the electrical needs
- N. Divert and recycle construction waste from going to the landfill



Minimize and Separate Construction Waste

- O. Capture and direct stormwater to landscape areas prior to release
- P. Secure purchase agreements with serving utility for green power sources
- Q. Utilize sustainable harvested lumber per the Forest Stewardship Council (FSC Label)
- R. Utilize fly ash or slag concrete mix design
- S. Minimize light trespass and reduce sky glow to increase night sky access

9.0 - SIGNS

- A. All new signs shall comply with Section 17.78.
- B. Every structure and commercial complex should be designed with a concept for adequate signing. Provisions for sign placement, sign scale in relationship with the building, and sign readability should be considered in developing the signing concept. All signing should be compatible with the building and site design relative to color, material, and placement.



DO THIS – Consistent Sign Theme



DON'T DO THIS – Inconsistent Sign Theme

- C. Monument-type signs are the preferred alternative for business identification whenever possible. Where several tenants occupy the same site, individual wall mounted signs are appropriate in combination with a monument sign identifying the development and address.
- D. The use of backlit individually cut letter signs is encouraged.
- E. Each development site should be appropriately signed to give directions to loading and receiving areas, visitor parking and other special areas.