



# NELSON MEADOWS

## Design Standards & Guidelines

Development:

Nelson Meadows

Location:

Frontage & Nelson Road, Bozeman, MT

Date:

4/1/2019, Rev 4/30/20



## **Table of Contents**

### **Part 2 – Design Standards & Guidelines:**

Team Contact Information

#### **Section 1 – Introduction**

- 1.1 Development Overview
- 1.2 Permitted Uses
- 1.3 Parties Involved & Definitions

#### **Section 2 – Submittal Review Requirements and Procedures**

- 2.1 Design Review Process
- 2.2 Concept Plan Review
- 2.3 Site Plan Review
- 2.4 Construction Compliance

#### **Section 3 – Site Guidelines**

- 3.1 Site Design Overview
- 3.2 Site Design Guidelines
- 3.3 Site Signage
- 3.4 Access Circulation and Parking
- 3.5 Fences
- 3.6 Pedestrian Routes
- 3.7 Site Grading and Drainage
- 3.8 Utilities, Communications and Refuse
- 3.9 Site Lighting

#### **Section 4 – Landscape Design Guidelines**

- 4.1 Landscape Design Overview
- 4.2 Vegetation
- 4.3 Materials
- 4.4 Maintenance

#### **Section 5 – Building Design**

- 5.1 Building Design Overview
- 5.2 Dimensional Considerations
- 5.3 Programmatic Considerations
- 5.4 Building Exterior
- 5.5 Building Lighting
- 5.6 Building Signage

#### **Design Guideline Attachments**

Attachment 1 - Master Site Indicating Architectural Zones

## Project Team

### Master Developer:

BarTimCo Properties, LLC

Kent Merselis | (406) 586-1995 |

kent.merselis@barnard-inc.com | Bozeman, Montana

### Architect:

Locati Architects

Laura Dornberger | (406) 587-1139 |

ldornberger@locatiarchitects.com | Bozeman, Montana

### Civil Engineer:

Morrison-Maierle

Matt Ekstrom | (406) 922-6784 |

mekstrom@m-m.net | Bozeman, Montana

### Landscape:

Design.5 Landscape Architecture

Troy Scherer | (406) 587-4876 |

troy@design5la.com | Bozeman, Montana

## Section 1 – Introduction

### 1.1 Development Overview

The following standards and guidelines have been created to establish the vocabulary and design criteria for vertical construction at Nelson Meadows and are based on a commitment to establish a unity of design quality within the business park. These standards are provided to enhance the character of the community, making it more appealing to building owners, tenants and visitors.

This development proposes to create different architectural zones for building design to broaden and maximize its appeal to different businesses. Our primary design objectives are to provide:

- A positive visual impression for the daily occupants and visitors to the business park.
- A variety of scale, mass and physical relationships appropriate for the parcel sizes and uses within each architectural zone
- Buildings designs, site layouts and common areas that contribute to the development and become recognized as a positive model for future M-1 developments in Bozeman.

The Design Guidelines may be amended from time to time by the Master Developer. No existing improvements constructed in accordance with plans and specifications approved by the ARC shall be required to be changed because such standards are thereafter amended.

### 1.2 Permitted Uses

The majority of uses allowed or conditionally allowed under the M-1 zoning of the City of Bozeman will be permitted in the development with the exception of:

1. Any business related to the use, distribution or farming of marijuana.
2. Adult businesses
3. Animal shelters
4. Automobile fuel sales
5. Automobile car wash
6. Junk salvage auto storage
7. Outside storage (Storage allowed if accessory to building's use)
8. Refuse recycling and container storage
9. Solid waste transfer station
10. Temporary buildings and storage yards incidental to on-going construction work
11. Warehousing, residential storage (mini warehousing)

### 1.3 Parties involved & Definitions

**The Master Developer (“MD”):** Developer of the Master Site Plan is BarTimCo Properties, LLC.

**Project Developer (“PD”):** Owner / Developer of a single or multiple lots. The Project Developer has the opportunity to contribute to the overall quality of life in the development and the planned growth of this small dynamic business community. With this opportunity comes the obligation to meet requirements and regulations of the development and the requirements of the City of Bozeman.

**Property Owners Association (“POA”):** The Nelson Meadows Property Owners Association is formed to implement, administer, and enforce the Declaration and other pertinent documents. The members of this group are the property owners. A Board of

Directors represents this group and manages business and administrative affairs of the corporation.

**Architectural Review Committee (“ARC”):** The Architectural Review Committee (ARC) was created by the MD for the purposes of creating, administering, and enforcing the Project Design Standards and Guidelines for the proposed development projects within Nelson Meadows. The Architectural Review Committee reviews all development applications for adherence to the applicable guidelines, and makes all recommendations, approval or denials to the applicant in writing. The ARC will be the interpreter of the Design Guidelines and their decisions in matters relating to the Design Guidelines shall be final. If the application is denied, the ARC will outline the reasons for denial. The applicant may then re-apply.

The ARC review process is conducted in addition to City of Bozeman required applications and permits.

**City of Bozeman (“COB”)**

**Unified Development Code (“UDC”)**

## Section 2 – Submittal Review Requirements and Procedures

### 2.1 Design Review Process

No exterior construction, alteration, addition, or renovation of any building, structure, parking lot, sign, landscape feature, or other Improvement of any kind or nature shall be commenced until it has been reviewed and approved in writing by the ARC.

All development plans shall be reviewed and approved by ARC according to the following phased process.

1. **Concept Review** – Prior to submission to COB for Concept Review, PD will submit building concept and site plan to ARC
2. **Site Plan Review** – Submit Final Site Plan, including plans & elevations along with COB Planning & Engineering correction comments and narrative addressing COB corrections. Submit to ARC CONCURRENT with Resubmittal of Final Site Plan to COB Planning Dept. **OR** If Planning Dept Site Plan Review approved on first submittal to the Planning Dept submit all drawings along with Planning Approval Letter.
3. **Construction Compliance** – PRIOR TO OCCUPANCY property developer is to schedule a site visit with ARC representative for site inspection.

#### Copies

The applicant, at its expense, shall submit two (2) complete applications packages w/ full size printed drawings and one (1) digital copy to the ARC for each approval phase.

#### Dates

The Architectural Review Committee meets on the second Wednesday of each month for plan review. Applications are to be submitted not later than the Monday prior to an ARC meeting.

### 2.2 Concept Review

Concept Review is to provide general feedback to the applicant regarding development plans. This ARC submittal is required PRIOR to submitting to the City of Bozeman Planning Department for Concept Review.

The follow items should be submitted by the applicant for ARC Concept Plan Review:

1. City of Bozeman Development Review Application A1 Form
2. City of Bozeman Concept Review Application & Checklist CONR Form
  - Building Elevations & Schematic Plans are **highly** encouraged

The ARC will review the Concept Application and return it to the applicant with the Committee's response and comment within five (5) business days after the ARC review committee meeting.

### 2.3 Site Plan Review

Site Plan Review is a required review phase. This ARC submittal is required CONCURRENT when the development submits their Revisions and Corrections for Site Plan Submittal to the City of Bozeman Planning Department.

Site Plan Review applications shall include the following:

1. Site Plan Review fee is \$1,500 made payable to the Nelson Meadows Property Association. The fee must be submitted with the complete application.
2. Complete Drawing & Application Set Submitted to Planning Dept, including:
  - a. City of Bozeman Development Revisions and Corrections RC Form
  - b. City of Bozeman Development Review Application A1 Form
  - c. Copy of City of Bozeman Site Plan Required Materials SP Form
    - i. N1 Noticing Materials not required to be submitted

- ii. Follow Fee schedule listed above
- iii. Copies to be submitted listed above
- d. Copy of City of Bozeman Site Plan Checklist SP1 Form
- e. Copy of City of Bozeman Site Plan Review Planning and Engineering comments

The ARC shall review the Site Plan Application and return it to the applicant marked 'Approved', or 'Disapproved' with the Committee's applicable comment.

#### Approval

**Upon approval, one (1) complete set of final plans and one (1) complete electronic set of final plans shall be retained by the ARC for their records and use.**

#### 2.4 Construction Compliance

At completion of construction and PRIOR TO OCCUPANCY, improvements as submitted and approved by the ARC shall be physically verified by a representative of the ARC for substantial conformance with the approved Site Plan. PD is required to call and schedule site visit with ARC representative.

If found non-compliant, it may be required to restore such Owner's improvements to the condition existing prior to the construction thereof.

## Section 3 – Site Guidelines

### 3.1 Site Design Overview

The intent of these guidelines is to establish a framework upon which to base site design including site layout, circulation and parking, site drainage, utilities, site lighting and site signage.

### 3.2 Site Design Guidelines

Site improvements shall meet the following objectives in addition to meeting COB UDC requirements.

1. General Site Guidelines for all properties
  - All properties are to follow the City of Bozeman UDC Block Frontage OTHER:
  - Buildings are encouraged to be placed near the street and follow a parking layout as specified under UDC Block Frontage LANDSCAPE for Parking Layout.
  - Encourage crime prevention designs through environmental design
  - Front Yard is encouraged to be a focal of each property and contribute to the aesthetic of the entire development.
  - Site is not required but recommended to incorporate Useable Commercial Open Space per Bozeman UDC standards to address exterior space for the occupants.
    - For open space exterior site features such as benches & planters are encouraged to be incorporated with each building pad site and should be unique in design and materials but complement the building they support.

### 3.3 Site Signage

All site signs and sign lighting must comply with City of Bozeman Unified Development Code requirements.

### 3.4 Access Circulation and Parking

The following guidelines address general access, circulation, and parking planning:

1. Parking requirements are per UDC standards
2. Dead end bays should be minimized and restricted to specific parking needs or site limitations. Drive aisles shall remain unobstructed and accommodate turning movements required by emergency vehicles, delivery vehicles, garbage and recycling trucks and snow removal equipment as required.
3. **The Development encourages owners to pursue zero lot line side yards and coordinate with adjacent properties to layout parking and street access. Another benefit may also become coordinated refuse enclosures.**

### 3.5 Fences

The following guidelines direct the design of site fences:

1. Fences shall meet City of Bozeman UDC requirements
2. Per UDC, all storage for commercial operations must be conducted within a completed enclosed building or within an area completely enclosed, except for access points, by a wall, fence, hedge or landscape screen at least six feet in height.
3. Fences which are used for screening commercial operations as described above are required to be opaque in nature, require no or little maintenance, and not degrade within the elements (sun, wind...).
4. Fence materials must be approved by the ARC.

### 3.6 Pedestrian Routes



The Development has created pedestrian sidewalks and paths around the development. All buildings need to add pedestrian paths which connect into this network as required by UDC.

The following guidelines direct the design of general pedestrian access elements:

1. Pedestrian walkways should be accessible, safe, and convenient and every main entrance into a building is to have a pedestrian access to the sidewalk located in the right-of-way.
2. Gutters and snow guards are to be used on any roof over a pedestrian path to provide safe environment.
3. **Pedestrian crosswalks are to be constructed of gray concrete with a 2' square control joint layout. Unless alternate approved by ARC.**

### 3.7 Site Grading and Drainage

The following guidelines direct the design of site grading and drainage elements:

1. Design finished grades to provide positive drainage of all lawns and paved areas. Use the natural topography and/or other desirable land forms or features to inform the project design.
2. Surface water shall be directed away from buildings per applicable building codes.
3. Parking lot slopes shall be a minimum of .05% and maximum of 4%.
4. The slope of grass areas should be between 1.5% and 6%.
5. Preserve all useful topsoil. Stockpile topsoil or other materials to not interfere with drainage before, during, or after construction.
6. Erosion control methods shall be utilized to prevent siltation onto adjacent properties.
7. Pedestrian hardscapes and plazas are encouraged to have adequate permeable areas to retain runoff from these areas.
8. Where practical, runoff from building roofs is encouraged to be discharged away from paved or hardscaped areas or encouraged to be discharged into underground drywells.

### 3.8 Utilities, Communications and Refuse

The following are general utilities, communications and refuse guidelines:

#### Water and Sewer

1. Water supply for drinking and fire protection and sewage collection shall be provided by City of Bozeman Municipal System.
2. Plans for water and sewer utilities shall be approved by the City of Bozeman.
3. Water for landscape irrigation should be provided by storm water re-use systems and lastly supplied by City municipal systems.
4. If the site includes any natural water features, consider ways to incorporate them into project design. Use project drainage systems as opportunities to add interest to the site through water-related design elements.
5. **Stormwater surface collection areas that are located along the street are required to only cover 1/3 of the lot street frontage unless the surface ponds are designed twice as large (2 x design SF) allowing these areas to look like landscaped areas rather than (empty) ponds.**
6. Underground stormwater collection is encouraged

#### Solid Waste

1. Solid waste shall be collected within enclosed on-site containers, screened from view, and providing adequate collection truck access, per City of Bozeman UDC. It is encouraged to coordinate with adjacent properties and share refuse enclosures. The design of trash enclosures shall be in conformance with Section 5 - Building Design Guidelines.
2. Recycling is encouraged and materials stored for pick-up is to be within enclosures.

#### Franchise utilities

1. All services shall be installed underground.
2. Above ground utility service structures such as transformers and junction boxes need to be coordinated with the least obtrusive most flexible location possible.
3. Meters are to be placed on the least public side of each building or screened and/or painted so they are not easily seen and are to be designed into the building architecture.
4. All satellite antennas & dishes are to be screened so they are not seen from any public way.

### 3.9 Site Lighting

The following design guidelines govern the design of lighting for drive aisles, parking, plaza areas and pedestrian routes. Building lighting is addressed in Section 5 - Building Design.

1. Site lighting should maintain appropriate light levels to provide a sense of clarity and safety for both vehicular and pedestrian movement.
2. Incorporate security site lighting with the least number of fixtures possible.
3. Pole fixtures are encouraged to be the primary and only light source other than fixtures mounted on the building.
4. **Pole mounted fixtures must match existing street fixtures in style, lighting source, and bases. The parking lot pole lighting are to use shorter poles than the street pole lights (25' max measured from grade per UDC), and BLACK in color. The street pole fixture specifications can be found on Site Lighting Sheets L-1 & L-2. Other fixtures may be proposed to the ARC for approval.**
5. Development suggests the use of motion sensors for security lighting late at night.
6. All site lighting shall conform to City of Bozeman Unified Development Code standards and shall meet the cut-off shield requirements outlined therein.

## Section 4 – Landscape Design Guidelines

### 4.1 Landscape Design Overview

The intent of the landscape design guidelines is to ensure that site and landscape development is consistent across the Master Site; to encourage sustainable design that is complimentary to the natural environment of the region; and to provide positive experiences for adjoining occupants.

These guidelines provide: the buffering of properties from wind and snow; the screening of parking and pedestrian areas; the enhancement of entry areas to each site and to individual buildings; the conservation of water and the use of native or adapted plant species; and other landscape design techniques with the goal of creating an inviting environment.

#### General Landscape Design Guidelines

1. All landscape designs shall comply with minimum standards for City of Bozeman M1 zoning.
2. All landscape designs within the development shall be drawn and stamped by a Landscape Architect Licensed by the State of Montana, or professional landscape designer with demonstrated native or water wise plant experience.
3. Native and water wise plant selection to be primarily used.
4. Ensure proper erosion control techniques: All disturbed areas must implement erosion control techniques to ensure on-site and off-site protection. Slope stabilization is required on all slopes 3:1 and greater with Best Management Practices (BMP'S) implemented as necessary.
5. Conflicts with utilities: All landscape plans shall clearly illustrate all proposed utilities and infrastructure, both in plan and legend. All landscaping and irrigation shall begin only after a thorough utility location survey is completed. All planting and irrigation within a utility easement shall begin only after discussing their location with the appropriate utility provider.
6. Landscape Remodels: All landscape remodel projects are to be consistent with the design guidelines and City of Bozeman Code.

### 4.2 Vegetation

#### Trees and Shrubs

Tree and shrub species shall be selected based upon species diversity, adaptability, hardiness, and maintenance requirements. Tree selections shall be from the approved tree list provided by the City of Bozeman.

All planting plans and species will be required to obtain written approval from the Architectural Review Committee (ARC).

#### Streets and Parking Lots

Landscaping along street frontage and in parking lots shall conform to City of Bozeman landscape standards. **In addition, this development requires that parking lots be screened from adjacent street frontages and facing properties per Sec. 38.550.050.C and Sec. 38.550.050.D (no M1 exemption)**

#### Planting Beds

Planting beds shall be found alongside pedestrian walkways, next to buildings, near site and building entrances, as raised planters and as a backdrop to plazas, patios, and seating areas as required by City of Bozeman Code.

#### Screening and Buffering

Screening and buffering shall be used to mitigate conflicts between dissimilar land uses and to visually disguise unsightly elements as viewed from both within and outside of the site boundaries. All mechanical equipment (including air conditioner condensers, power transformers, tv/phone boxes, etc.) must be screened through landscape or architectural means.

### **Native Seeding**

The use of native and/or waterwise seeding in the rehabilitation of disturbed areas within the site is required.

1. All seed areas must be clearly illustrated on the landscape plan and approved by the ARC prior to installation.
2. The use of supplementary irrigation is required for an establishment period of 3 (three) years in order to promote growth and weed competition.
3. Mechanical weed control along with over seeding may be required for all seed areas. Mechanical and organic methods are preferred to chemical methods.

### **Commercial Open Space**

Plaza spaces are to be created as unique and interesting places for site patrons through the use of vegetation, raised planters, public art, seating and gathering areas, and hardscape materials.

1. Commercial Open Space with amenities shall be provided per City of Bozeman code.

### **Stormwater Facilities**

All stormwater facilities shall be landscaped in accordance with City of Bozeman code.

### **4.3 Materials**

All landscape, hardscapes, and furnishings shall be visually cohesive and utilize colors that blend with the Architecture and natural surroundings. Furniture and hardscape selections shall not include bright, obtrusive colors that cause visual distraction.

### **4.4 Maintenance**

Each property owner is required to contract landscape maintenance service for their entire site.

### **Warranty**

The project developer shall choose a landscape contractor that will install all landscape and irrigation elements with a warranty on all landscaping and irrigation for at least one (1) year.

### **Irrigation**

All landscape areas including parking lots, perimeter landscape treatments, boulevards and rights-of-way, lawn and seeding areas, trees, shrubs, and flower beds shall be irrigated with a permanent automatic irrigation system installed by a qualified irrigation contractor. The irrigation system shall be charged in April and winterized no later than October each fall all routine irrigation maintenance is to be performed by a licensed irrigation contractor.

1. Water conservation is encouraged throughout all aspects of landscaping within the development. The use of water-wise plant selection and drought tolerant species selections is encouraged. All landscape plans must clearly indicate per week water use based on plant species requirements.
2. Lawn and seed areas are to be irrigated with permanent overhead watering systems utilizing spray or rotor irrigation heads. Head to head coverage is required in all irrigated lawn and seeding areas. All irrigation heads are to be installed at a grade so not to be damaged by maintenance equipment.
3. Perennial plantings are to be irrigated with a designated drip irrigation system and should be adjusted appropriately for plant requirements throughout the growing season.

4. Trees and shrubs are to be irrigated with a designated bubbler or drip irrigation system adjusted appropriately for tree species, maturity, and size. If trees and shrubs are installed within the confines of a perennial planting area with an established drip irrigation system, the incorporation of these trees and shrubs will be addressed on an individual basis and assessed by a landscape professional.

### Vegetation

All maintenance services are to be performed by a landscape professional contracted by the owner. Routine and thorough weeding, mulching, and pruning, along with proper irrigation are the preferred methods for weed control and encouragement of plant growth and health.

1. Trees and shrubs shall be maintained in a healthy state, any tree or shrub showing more than 30% desiccation or damage shall be replaced.
2. Pruning and weeding is to be performed at a pre-established regular interval. All pruning and weeding is to be performed by a landscape professional at the appropriate times throughout the growing season in order to prevent shock to plant material and promote weed competition.
3. Mulch is to be used in all planting beds and around the base of all trees and shrubs planted within lawns and open spaces. Mulch type and depth is to be clearly indicated on landscape plans and is subject to approval by the ARC prior to installation. A sample photo of proposed mulch material is to be submitted to ARC for approval prior to installation.

a. Acceptable natural and stone mulches are as follows:

1. ½" to 1" rainbow rock
  2. ¾" to 1.5" Big Sky Gold Cobble
  3. Small or Large Rock Bark
  4. Shredded Cedar
  5. Mini Bark Nuggets
  6. Bark Dust / Soil Pep
  7. ARC approved alternate. Must submit physical sample to ARC
4. Sod lawn areas are to be maintained at a mowed height no less than 3 inches and be allowed to grow to a height of 4" - 4 1/2" between cuttings. Native seed areas should be mowed twice a year, once in May and again in the late fall, with a mow height no less than 6 inches.
  5. Fertilization and Pest Control: A predetermined fertilization regiment shall be established by the owner working in conjunction with a landscape professional. All lawn areas, native seeding, trees, shrubs, and perennials shall be fertilized as necessary in order to maintain plant health and promote long term growth. Organic methods of pest control are encouraged, the use of chemical pest control applications on trees, shrubs, perennials, and lawn areas will be allowed if deemed necessary by the landscape maintenance professional with approval from the ARC and applied by a licensed applicator. The use of pollinator friendly pesticides is required and are to be applied in a sustainable and environmentally conscious manner.

### Hardscape

All hardscape material including plazas, pedestrian corridors, parking areas, and sidewalks shall be maintained in a manner that is safe for all public and private uses and is representative of the original design intent.

1. Snow Removal: All plaza spaces, pedestrian corridors, sidewalks, parking areas, and patios are required to have sweeping and/or snow removal. All public and private hardscape shall be kept clear of any obstructions or hazards.

## Section 5 – Building Design

*“The Art of Architecture makes our existence not only visible, but meaningful.” –Francis Ching*

### 5.1 Building Design Overview

The intent of these guidelines is to establish a basis for the development to have a cohesive nature where buildings complement one another

These guidelines are intended to describe a design approach which will result in a diverse yet compatible set of buildings that support the developments design goals.

#### Building Design Objectives

The following building design objectives should aid all architectural design decisions:

1. Building design should respond to the site’s architectural zone, placement on the site and the surrounding structures.
2. All buildings should be logically and coherently designed such that all building components have an identifiable purpose.

#### Professional Competence

All building design shall be designed by or under the supervision of, and stamped by, an Architect licensed to practice in the State of Montana.

### 5.2 Dimensional Considerations

#### Building Massing and Articulation

Visual relationships and tactile characteristics contribute in large measure to how we respond to buildings. The following guidelines advise building form and scale for the development:

1. Facades should transition in scale and level of articulation, so they respond to pedestrian interaction. City of Bozeman UDC should be followed for a minimum standard on all of the following:
  - Maximum Façade Width
  - Roofline Modulation
  - Blank Wall Treatments
2. Roofline modulation is encouraged and/or the use of sloped and gable roofs in combination with flat roof is recommended to create interest.
3. Subtractive and additive elements of the building form should be composed to create emphasis on important pedestrian areas such as pedestrian and vehicular building entries.

#### Building Height

Careful consideration should be given to any new construction so that it does not visually overshadow existing buildings.

1. Building height shall be restricted per City of Bozeman UDC, M-1 Zoning requirements.

### 5.3 Program Considerations

#### Street Frontage

The following guidelines provide specific instruction for building design as it relates to street frontage:

Architectural Zone 1 (Lots 20 through 27)

- Most of these parcels front two right-of ways (i.e. Frontage Road & one of the following: Nelson Rd, Royal Wolf Way, or Prince Lane) which results in a condition where there is no ‘back of building’.
- Buildings must be designed such that multiple facades are designed as if they are the “front” of the building.
- It is encouraged to incorporate façade articulation on all sides of the building as outlined in the City of Bozeman UDC, however Awnings, color variance, or other building articulation at pedestrian scale are required on a minimum of 2 facades.

Architectural Zone 2 (Lots 7 through 19)

- The building elevation facing a public right of way shall be designed as either the primary or secondary building façade.
- Awnings, color variance, or other building articulation at pedestrian scale are required on the primary façade and must be seen from the right-of-way.

Architectural Zone 3 (Lots 1 through 6)

- Buildings must be designed such that a minimum of the street front elevation, and some portion of each side of the building nearest the right-of-way must be designed to also include upgraded materials and articulation at pedestrian scale.

**Building Entries**

Individual buildings should contribute to the unity of the development. Building entrances provide an opportunity to implement architectural design components that create an identity unique to each building’s use within the development. This is an opportunity to express the function of the building.

1. Main entrances should face the primary circulation path. When a building is fronted on more than one side by major circulation paths or rights-of-way, the main entry should be visible from right-of- way.
2. Main entries should be articulated at the pedestrian-scale and primarily transparent. The use of mirrored glass at building entries is discouraged. Doors constructed of opaque materials are acceptable if clear glass is adjacent to or in close proximity to the door.
3. Main entries shall open directly, or by way of a vestibule, into a publicly accessible portion of the building such as a sales floor, a reception area, or a lobby.
4. Secondary entrances are encouraged on all building facades facing rights-of-ways or for service entrances. Secondary entries shall provide a pedestrian-friendly and transparent entry to encourage interaction, provide safety through environmental design and provide visual interest.
5. Service entries should be compatible with the building design and may be industrial in nature as required for their use. Overhead doors are encouraged not to face the right-of-way.

**Mechanical Equipment and Utilities**

All mechanical equipment and utilities visible from public ways must be screened. The following guidelines apply to screening.

1. If feasible, building service areas and mechanical equipment should be integrated into the overall building design such that it is not visible from a public way.
2. Screening should use elements, materials, and forms compatible with the building design and shall be compliant with all guidelines pertaining to building design described herein.
3. Screening shall be as required by the City of Bozeman’s Unified Development Code.

**Residential Considerations**



Residential uses in this largely commercial development must be designed to ensure the residential user's privacy and security while recognizing the industrial conditions of the development. Residences should maintain a degree of separation from the surrounding commercial development such that users sense that they are transitioning from public to semi-private or private space.

The following guidelines apply to residential uses:

1. Residential entries should be clearly defined and should clearly demark the transition from public or semipublic space to private space.
2. Open space requirements are encouraged to be met through using balconies or rooftop courtyards and meet Bozeman UDC requirements.

#### **5.4 Building Exterior**

##### **Materials**

The following guidelines provide specific instruction for building materials:

1. Material texture, repetitive structure, window placement, add interest and rhythm to the architectural design.
2. Materials should be applied in a manner that is consistent with their inherent material properties. I.e. Concrete should be used to express mass and solidity.
3. Exterior materials must require low maintenance.
4. Installation methods should be carefully detailed to provide clean transitions at corners, between panels, material changes, openings and the general exposed fastener pattern.
5. When seen from a distance, materials should emphasize the form of the structure. When viewed at a closer range, materials should have a rich textural quality.
6. Exposed structure is appropriate and encouraged but must be authentic and efficient.
7. Patterns should be subtle and repetitive from a distance to enhance the building form.
8. Patterns should be used to create a human scale and increased level of detail when experiencing the building in close proximity
9. All materials are to be approved by the ARC.

Appropriate exterior materials include but not limited to the following:

- a. Brick
- b. Colored CMU
- c. Metal wall panels, metal roof panels, plate steel, exposed steel structure
- d. Engineered panels – high density laminates or acrylic panels
- e. Fiber Cement Boards
- f. Pre-finished anodized aluminum storefront glazing
- g. Concrete
- h. Fiber Reinforced Polymer details

##### **Architectural Zone 1 Materials**

- All facades are to be constructed of a higher quantity of quality materials than other zones in the development.
- The facades that face rights-of-way are encouraged to increase the amount of transparency.
- Masonry is encouraged to be used.
- The use of metal siding as a building skin or an overhead element is encouraged at accent areas or at transitions between other façade materials
- The building is encouraged to incorporate a base material or detailing.
- Deeper parapet cornices, providing a larger building cap are encouraged

##### **Architectural Zone 2 Materials**

- This zone should use upgraded materials on the primary and secondary facades

- This zone depicts a transition between architectural zone 1 with a higher quantity of quality building materials and architectural zone 3 light industrial (garages, shops, etc.)

### **Architectural Zone 3 Materials**

- The front portion of the building should:
  - Use upgraded materials and increased level of detailing of materials
  - Increased amount of glazing or articulation.
- The back portion of the building may:
  - Designed more industrial and with lower cost materials
  - Use color variation or varied material orientation for articulation rather than different materials.

### **Material Colors**

The following guidelines inform color selection in materials:

1. Colors used should be consistent with their material properties whenever possible and as applicable to the material performance.
2. Exterior color schemes shall emphasize the natural tones of the surrounding natural environment.
3. Bright colors are appropriate only when used as small building accents or on surfaces occurring within only a portion of the overall primary building façade.
4. Material colors are to be approved by the ARC.

### **Fenestration & Treatment**

The following guidelines inform fenestration type size and placement in building design:

1. Fenestration should establish pattern and rhythm on exterior walls.
2. Large-scale window openings are encouraged at the primary and secondary entrances. The building form should use a combination of fenestration as individual penetrations and larger glazing systems. Careful consideration should be given to both as they relate to the overall façade and building elements.
3. Fenestration should be used to provide adequate natural light to the building interior. It should also provide interest to the development at night with use of artificial lighting to express the building interior.

Shading and sheltering devices at windows and building entrances contribute to positive user experiences. They provide protection and safety from the weather and the elements and add human-scaled feel to building facades. Fenestration treatment, designed under the following guidelines is encouraged:

1. Careful consideration should be given to shading devices for the applicable building facades. Shading devices are encouraged to be functional rather than purely decorative. These devices shall be consistent in materials and detailing for the overall building design.
2. Shading devices should read as an integral element to the building form and mass. Connections and finishes should provide an opportunity for creative detailing that can be experienced at a pedestrian scale when close to the building.

### **5.5 Building Lighting**

Site lighting at pedestrian and vehicular ways and parking areas are addressed in the Site Lighting Section. Lighting guidelines specific to signs are described in the Site Signage and Building Signage Sections.

The following guidelines pertain to architectural lighting on the exterior of buildings:

Light fixtures should be simple, functional and add may add architectural interest to the building when lit at night.

1. Exterior architectural lighting is encouraged but should be carefully used in select locations. Exterior architectural lighting should be primarily used for the following functions:
  - a. Lighting should accent building entries while providing code required egress lighting.
  - b. Lighting should illuminate the overall form of significant building elements.
2. Where used to illuminate overall building form of significant building elements, Building lighting should accentuate rhythms, textures and patterns established by the building design.
3. Light fixtures should be simple and functional. Concealed fixtures are encouraged. Decorative light fixtures should be used selectively in limited locations and become a building element with a defined base plate. Fixtures should complement the style of the building.
4. The following lighting types are permitted with approximate 4000k color temperature:
  - a. Compact Fluorescent which has appropriate color rendering characteristics.
  - b. LED
5. The following lighting types are not permitted:
  - a. Colored Lamps
  - b. Mercury vapor or High Pressure Sodium Lamps
  - c. Any type of moving or flashing lighting
6. Exposed neon tube or LED string lighting must be approved by the ARC. Neon tube or LED string lighting may not be used as intense visual element for advertising or other purposes. Neon tube or LED string lighting may be used as subtle recessed or concealed light elements for wall washing or back lighting.
7. Light spread from fixtures illuminating a building facade may not significantly spill over onto facades of neighboring lots per UDC.
8. All building lighting shall conform to City of Bozeman Unified Development Code standards and shall meet the cut-off shield requirements outlined therein.
9. All exterior façade, site and sign lighting should be programmed to automatically turn off or dim at appropriate time, per UDC.

## 5.6 Building Signage

The following are general design criteria for building signage:

1. Sign form, material, texture, and size should be compatible and integrated with the building design.
2. A sign permit must be obtained by the City of Bozeman. All signs and sign lighting must comply with City of Bozeman Unified Development Code requirements.
3. Sign materials should be low maintenance.
4. Signage must be of quality construction. Concealed attachment mechanisms are strongly encouraged.
5. Signage should be proportional to the scale of the overall building facade.

### Permitted Sign Types

The following sign types are permitted at the development:

#### Back-lit Illuminated Signs

- a. Signs to be constructed of individual reverse channel letters and/or graphic components and/or panels with cut-out letter and/or graphic components mounted directly to the building and/or a non-reflective background surface with concealed stand-off brackets.
- b. All illumination must be fully concealed within the letter or logo component and not directly visible.
- c. On large letters or graphic components, clear Lexan backing must be used on the back side of channel letters to prevent bird nesting.

#### Externally Illuminated Signs

- d. Signs to be constructed of individual letters and/or graphic components and/or panels with cut-out or applied letter and/or graphic components mounted directly to the building or a non-reflective background surface with concealed brackets.
- e. External illumination must be integrated into the facade design and may be by concealed fixture or a sign light type fixture
- f. Gooseneck sign light or linear sign light fixtures may be used but are not as desirable. Sign light fixtures should be simple and functional in character.

#### Internally Illuminated, Fully Integrated Signs

- g. Signs to be fully integrated into the building facade such that the face of the sign is flush with the surrounding exterior building finish material.
- h. Letters or logos shall be the only components on the sign face through which light is visible. All other materials shall be opaque. Letters should be push-through dimensional translucent letters which extend through the routed opaque sign face.
- i. Internal illumination must be fully concealed such that no lamps are visible.

#### Painted Signs

- j. Signs painted directly onto the building surface are not allowed unless approved by the ARC.

#### Blade Signs

- k. Projecting blade signs that address pedestrian users are approved.
- l. Blade signs shall be integrated into the building facade design.
- m. Blade sign dimensions are governed by the UDC standards.

#### Window Signs and Graphics

- n. Any sign or graphics inside a building placed closer than 4'-0" to a window surface is considered a window sign and is subject to UDC requirements.