

# Campbell Business Park North: Design Guidelines



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# CAMPBELL BUSINESS PARK NORTH: Design Guidelines



## Purpose of the Design Guidelines:

- Promote Campbell Business Park North as a high quality employment centre within a well-designed, well-maintained campus environment.
- Maintain high aesthetic standards in the Campbell Business Park North area.
- Preserve the visual character of the Business Park by assuring that improvements are properly related to their sites, and to surrounding developments.
- Encourage originality, flexibility and innovation in site planning and development, including architecture, landscaping and graphic design.
- Encourage the compatible and complementary development of Campbell Business Park North as a unit.
- Encourage development in Campbell Business Park North to be compatible with and complementary to nearby residential areas.

## Relationship to the City of St. Albert Land Use Bylaw:

The Design Guidelines contained herein are designed to meet or exceed applicable City bylaws. Since bylaws change periodically, it cannot be guaranteed that all requirements have been met. Conformance with these standards should facilitate a prompt review for compliance with City codes, standards, and requirements.

The underlying district of Campbell Business Park North is the Business Park (BP) Land Use District. Permitted and Discretionary Land Uses allowed within Campbell Business Park North are as described in the BP District.

## Design Standards:

In addition to the requirements of Section 9.18 of the Land Use Bylaw, all developments need to comply with the following requirements:

**Building Materials:** Materials shall be appropriate for the use and for the type of structure in which they are used. Owner/Tenants are encouraged to use materials common to the local area. Exterior materials that may be used are concrete, exposed aggregate concrete, stucco, glass, brick, natural stone, wood, and metal. Metal siding is discouraged.

**Building Finish:** All exterior surfaces shall have a finished treatment.

**Building Colours:** The use of two or more colours is strongly encouraged to enhance the building exterior and to create design accents. Building and architectural details (including flashing and downspouts) shall have a colour that complements or accents the main building.

**Blank Walls and Exterior Amenities:** Large expanses of uninterrupted wall planes are discouraged where visible from a street or from the Campbell Business Park North ASP boundaries. The use of fascias, canopies and other multi-dimensional exterior features is encouraged in order to break up large, uniform wall surfaces. Such features should be in proportion to the wall heights and building mass.



*High quality exterior finishes are encouraged.*



*Buildings are encouraged to use multiple colours on exterior finishes. Vertical columns and landscaping can be used to break up large, uniform wall surfaces.*



*A parapet on the roof effectively screens roof-mounted equipment.*

**Building Types:** No pole buildings shall be permitted. All buildings shall be permanent-type construction. Trailers, mobile offices, and other temporary structures shall not be allowed except for use during construction.

**Screening Required:** All exposed utilities, towers, conveyors, antennas, vents, and any other roof-mounted objects shall be screened from view and be designed to minimize noise.

**Visual Impact of Parking Minimized:** Parking lots should not be a visually dominant site feature when viewed from adjacent streets. Large expanses of parking lot surface are to be avoided in favour of smaller parking areas. Where parking lots are visible from streets, parked vehicles should be partially screened with perimeter landscaping or landscaped earthen berms that do not interfere with the sight distance from driveways or road intersections. Where large parking lots are unavoidable, landscaping shall be used to provide a visual break in the parking surface.

**Signage:** Signage not affixed to buildings shall be monument-style (low profile) and integrated into the landscape design. These signs are free-standing in nature, but are not pole-mounted and shall not exceed four feet in height. Where appropriate, the same design style and materials used for the main structure should also be employed in the base or other elements of the monument-style sign.

**Temporary Signs:** Temporary signs and banners are prohibited within the Business Park.



*Visual impacts of parking areas adjacent to streets can be minimized by landscaped berms*



*Large parking areas are 'softened' by landscaped islands.*



*Free-standing signs shall be monument style (low profile), and shall not exceed 1.5 m in height.*

Walls and Fences: All walls and fences shall be buffered with landscaping and/or landscaped earthen berms. Walls and/or fences shall be constructed of durable, low maintenance materials. Chain link fencing is prohibited.

Loading and Service Areas: Particular attention shall be given to the siting of loading and service areas to minimize visual and acoustical impacts. Loading areas, where visible from public streets or from the boundaries of the ASP, shall be screened with landscaping and/or solid fencing.



*Fencing materials shall be buffered with landscaping or earthen berms and shall be constructed of durable materials.*

Public Facilities and Utilities: All utilities shall be installed underground, with the exception of transformers which may be pad-mounted. Pad-mounted facilities shall be screened from off-site view using shrubs.

Outdoor Storage: Up to 50% of the site area may be used for outdoor storage. Areas used for outdoor storage shall not be located between the building and the public right-of-way and shall be screened from all public rights-of-way via solid fencing, earthen berms or evergreen landscaping.