Introduction

These Design Guidelines are offered merely as non-binding considerations and examples, and are not exclusive as to the limitations described. The recorded deed restrictions require approval of selections of design and materials prior to construction, and these Guidelines shall not impair the discretion of the approving authority in any way.

There are three basic levels of understanding required for the development of appropriate designs for City Gate:

- **The local context** – what makes Marysville unique architecturally

- **Design guidelines** – concepts for sound retail design

- **Analysis of specific aspects of the site** – what are the unique characteristics of the project site which should be considered in the development

After examining these three basic concepts, guidelines for the development will be outlined which will guide property owners in designing the best possible solutions for their facilities and sites.

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Introduction

The Local Context

As the center of government for Union County, Marysville is typical of a smaller Ohio - or for that matter, Midwestern - county seat town. The center of town is dominated by the grand courthouse structure built towards the end of the nineteenth century, reflecting the period of widespread prosperity and growth all across the Midwest after the Civil War.

Courthouse and Surrounding Buildings

Immediately adjacent to the courthouse are a number of historical buildings, constructed by prosperous citizens or those providing services required at a county seat, including office buildings with retail stores on the ground floor, hotels, banks, smaller government office buildings or service structures, and churches.

Street Network

The basic street network of Marysville is generally a rectilinear grid pattern of blocks bounded by streets running basically east-west and north-south. Some diagonal streets spurred off of key intersections on this grid leading to roads to other surrounding towns in the area, which creates areas of interest where diagonal streets meet the rectilinear grid pattern. This pattern of development is very typical of Midwestern towns.

Pedestrian Network

Pedestrian movement in Marysville is also typical of an Ohio town, in that the streets are paved on both sides for sidewalks, providing access to parking and a path for movement and generally with no street planting. As you move towards the outskirts of town, the grid begins to loosen; one starts to encounter tree lawns where the sidewalk is separated from the curb by some distance, allowing lawn and planting area. As development spread out and automobile traffic became more and more common, sidewalks became narrower or even disappeared. Typical of many smaller communities, in many subdivisions from the fifties onward sidewalks were not constructed; pedestrians were forced to share the roadways with vehicles

Street Plan

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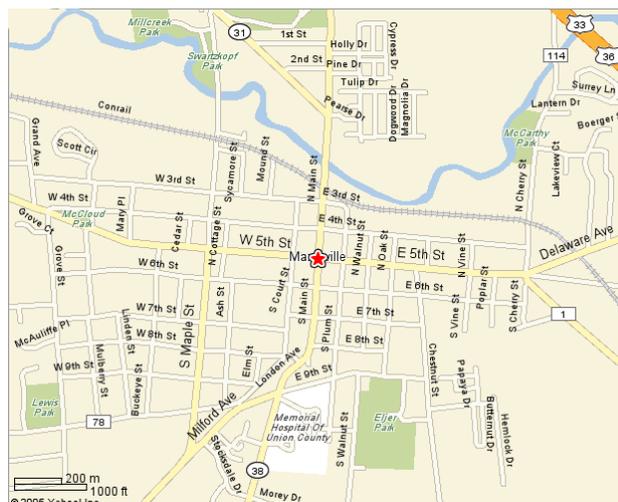
Introduction

The Local Context

Architecture

Typical of Midwest historical architecture is the use of brick fired from local clays, lending a rich red-brown color to the town, or native Ohio or Indiana cut stone (usually sandstone or limestone) for the more grandiose structures or churches. Windows of historic structures are often arched but almost always of a vertical nature, with divisions into smaller panes of glass inherent in the limitations of glass manufacturing at the time. Large sheets of plate glass were expensive and were usually utilized only in shop windows at the ground floor where the cost was justified. Windows were also typically trimmed by stone lintels if in a brick or stone structure or with decorative trim if in a wood frame structure. Also typical of the classical roots of nineteenth century architecture is a "tripartite" division of the vertical elements of buildings into base, shaft and capital, reflective of the classical orders of columns inherited from the ancient Greeks. In Marysville buildings, this generally expressed itself as a water table or base, body and entablature or decorative wood or metal cornice which terminated the buildings against the sky.

Sidewalks in the center of town are fairly tight

As you move away from the center of town you encounter treelawns and grass lawn areas.

Windows are punched openings, vertical in configuration

An excellent example of "tripartite" organization into base, middle cap.

Traditional Marysville buildings are of red brick

CITY GATE
Design Guidelines

Generally the buildings in historic Marysville are two to three stories tall, with the exception, of course, of the courthouse and churches which were taller to signify their rank as the most important institutions in the community. At times the cornice was broken up or the top of the building was jogged which provided interest in the skyline of the town.

Development in Marysville continued through the transition from classical nineteenth century-oriented America to a more modern outlook after World War II, when new buildings were needed very quickly to house the rapid growth generated by the baby boom. Modern structures began to appear with flat roofs; ribbon windows; large sheets of float glass; exposed metal structure; and broad, flat, undecorated planes of brick with little or no detailing. Most of these structures are single story but some are taller. Typical of smaller towns, the tallest modern structures are the hospital and new government buildings. Although to many these buildings feel foreign and do not sit well with the more "traditional" elements of the older classical architecture, they are certainly equally part of the history of Marysville's development.

Buildings in the center of town are generally two to three stories tall

An example of more recent architecture

Recent buildings have been designed with varying degrees of sensitivity to Marysville's architectural heritage. This also is very common in smaller communities where the quality of new development is sometimes driven by short-term decisions to keep initial costs as low as possible.

Through compliance with the guidelines in this document development in City Gate will be reflective of the best aspects of Marysville's rich architectural traditions.

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Introduction

Design Guidelines

Following are general design guidelines which have been recognized by the developers of City Gate to be the basis for creating a vital and exciting, yet harmonious and attractive retail setting:

Good Visibility

Each individual property should be visible from the road and passing traffic, yet none should block views to neighboring properties. It is recognized that good visibility is one of the basic essentials for success of a retail or service establishment.

Architectural Integrity

Each building should be treated as a complete piece of architecture which presents well-considered facades to all sides, not just to the road frontage.

Also, it is important that the building not be considered as a large sign or simply a backdrop for graphics; "Las Vegas"-style architecture is not appropriate for this development.

Contextual Logic

The architecture should have some relationship to its Marysville, or at the very least, Midwestern context. Spanish mission style or Tuscan design, for example, would be out of place in City Gate. Similarly, polished marble or shiny metal would not be an appropriate choice for materials.

Integrity of Materials

Materials should be selected whenever possible for permanence and quality, with a goal of lower maintenance costs and a more attractive development.

Also, materials which are simulated or "fake" should be avoided. Use of real brick, stone and wood is encouraged whenever possible. Some materials such as vinyl siding and windows or plywood siding are discouraged.

Materials and construction which is residential in nature or quality is not recommended.

Pedestrian-Friendly Parking

Planting areas, sidewalks and special paving should be introduced in large areas of parking which make the site feel friendly to the pedestrian once they leave their automobile.

Also, large parking areas should have features designed-in for traffic calming and speed control; and long unbroken rows of parking are discouraged.

Consistent Signage

A goal of these Design Standards is to strive for signage consistent throughout the development. Large pylon signs will be discouraged; uniformly designed monument signs will be encouraged for each parcel. Compatable building signage will be encouraged.

Consistent Lighting

Site and building lighting will be consistent and uniform to provide a safe, comfortable and attractive environment.

Consistent Landscape Planting

Species of plantings require approval with a goal to create a uniform and cohesive appearance.

Below Grade Utilities

All services to each building should be below grade and overhead transformers, meters or service poles will be discouraged. If above grade transformers or service boxes are approved, they will be required to have landscape screening.

Trash and Loading Service Screening

Screening of trash and loading areas is required.

Introduction

Analysis of Specific Aspects of the Site

Following are aspects of the site which are important in planning the development of individual parcels:

Visibility

US Route 33 passes along the parcel to the east. It is 10 -15 feet below the general elevation of the development providing excellent visibility for the majority of the parcels on the site, but especially for the parcels along the right-of-way. The parcels fronting Delaware Avenue are highly visible and the general slope of the site provides excellent visibility for the parcels along Lydia Drive.

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Analysis of Specific Aspects of the Site

Traffic Pattern

There are two cross streets in City Gate; Coleman's Crossing Boulevard and Lydia Drive. Coleman's Crossing Boulevard south of Lydia is divided into two traffic lanes with a planting area between. Access to Parcels 1 and 2 along this street will be limited to a single point midway along the street, defined by a break in the planting area. North of Lydia, access points are defined by additional breaks in the center planting area. At the north end Coleman's Crossing has a cul-de-sac turnaround.
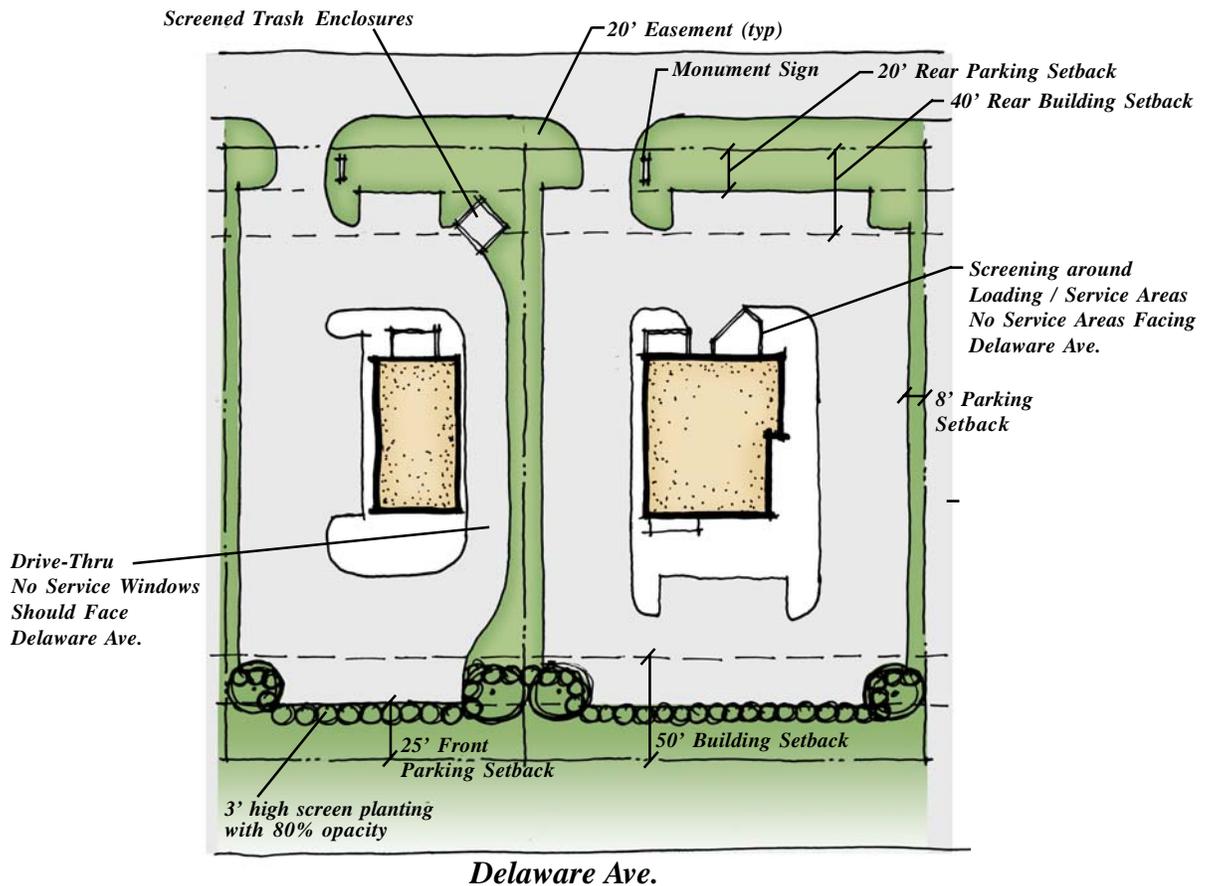
Lydia Drive has a cul-de-sac turnaround at the east end and connects to Connolly Street at the west, in a residential neighborhood.

Pedestrian Networks

Street plans call for sidewalks and tree lawn planting along both streets. In addition, there is a pedestrian access easement between Parcel 16 and 17 which connects the development to the residential subdivision to the north.
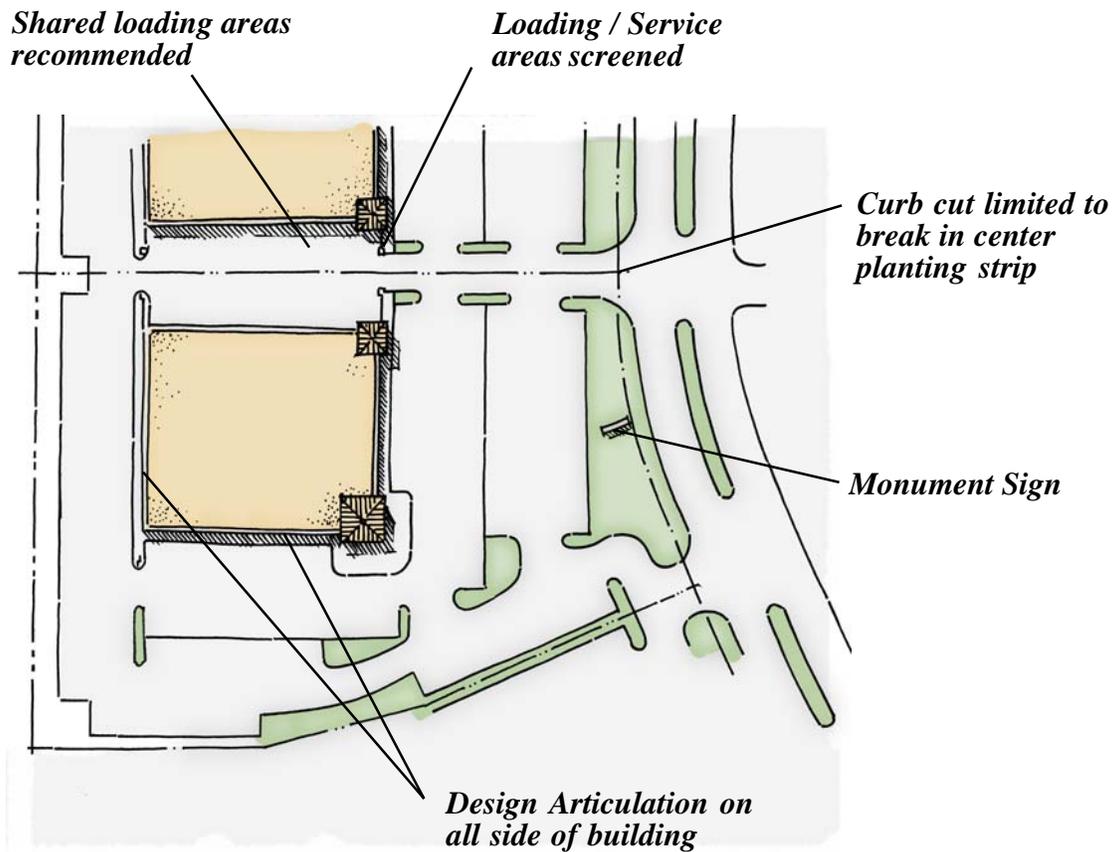
Site Planning

Small Outparcel Scenario

Screened Trash Enclosures

20' Easement (typ)

Monument Sign

20' Rear Parking Setback

40' Rear Building Setback

Screening around Loading / Service Areas No Service Areas Facing Delaware Ave.

8' Parking Setback

Drive-Thru No Service Windows Should Face Delaware Ave.

25' Front Parking Setback

50' Building Setback

3' high screen planting with 80% opacity

Delaware Ave.

The small outparcels (1-13) might include banks, restaurants, fast food chains, or other service uses.

It is important that the visual integrity of the development be maintained by controlling the architecture, signage, parking and landscaping on these parcels. Important goals include:

- No curb cuts on Delaware Avenue.

- One curb cut per parcel or one per each street frontage on corner parcels (1, 2, 11, 10).

- Minimize parking adjacent to Delaware Avenue.

- One monument sign per curb cut in compliance with City Gate sign guideline.

- Building signage per City Gate guidelines.

- High quality building materials and compatable colors.

- Loading and trash service screened per City Gate guideline.

Shared loading areas recommended

Loading / Service areas screened

Curb cut limited to break in center planting strip

Monument Sign

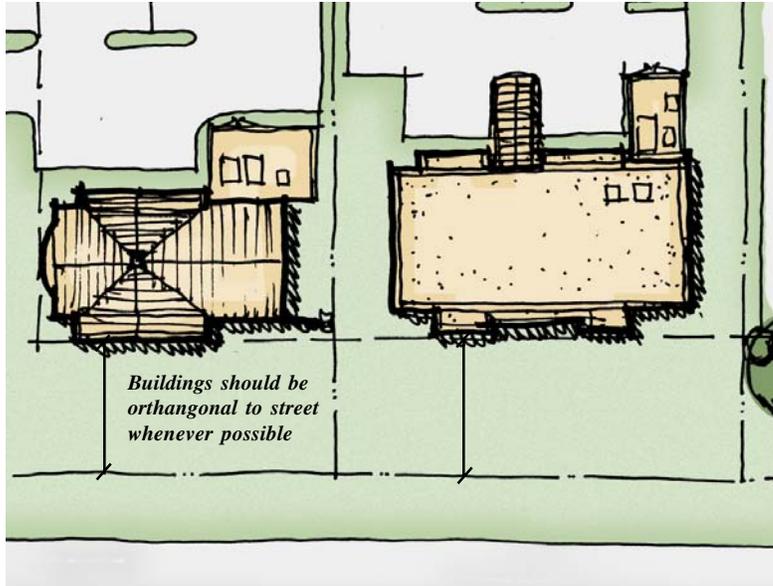*Design Articulation on all side of building*

Parcels 14 through 19 are likely to be grocery stores, office or medical uses, hotel, furniture retailers, or clothing or home-fashion retailers. To preserve the visual integrity of the development, the following goals should be considered:

■ Curb cut locations are controlled by access breaks in the center planting strip of Coleman's Crossing Boulevard.

■ One monument sign per curb cut in compliance with City Gate guideline.

■ Building signage per City Gate guideline.

■ High quality building materials and compatable colors.

■ Building massing articulated to create visual interest (i.e. avoid "blank walls")

■ Loading and trash service screened per City Gate guideline.

Architecture

Goals

- The following are some broad architectural goals for planning, design and development of City Gate. Listed with each goal when applicable is a set of guidelines for implementation of the goals. The consistent application of these guidelines will result in a cohesive development, reflecting the traditions of Marysville architecture and respecting the context of the Marysville community.

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Architecture

Building Orientation

Buildings should be orthangonal to street whenever possible

- Generally, buildings should be sited orthogonally to the street; angled buildings should be avoided.

- No service/loading areas should be visible from Delaware Avenue or Coleman's Crossing Boulevard.

- Mechanical systems should not be visible from streets; Ground-mounted or building wall-mounted mechanical systems or ductwork should be substituted with underground or internal systems or ductwork.

- Design attention should be given to all facades of each building; "Four-sided" architecture is encouraged.

Architecture

Scale / Rhythm / Openings

Scale

The use of traditional Marysville scale-giving elements such as canopies, awnings, building string-courses, watertables, header courses in masonry, quoins at the corners of walls, brick detailing, etc. is strongly encouraged.

Rhythm

- The use of major and minor rhythms, both horizontally and vertically on building facades, is strongly encouraged.

- Major rhythms should be no longer than the height of the building.

- Openings will be encouraged to constitute no more than 75% of the surface of a wall.

Openings

- Proportions of openings should be generally vertical.

- Punched openings are most appropriate to the Marysville architectural context.

- Strip- or ribbon-type glazing is discouraged.

- Metal or wood framing materials will be encouraged.

- Glazing (other than storefronts) should be divided into divisions no larger than 24" vertically or horizontally. Divisions should be generally configured to create vertical rectangles.
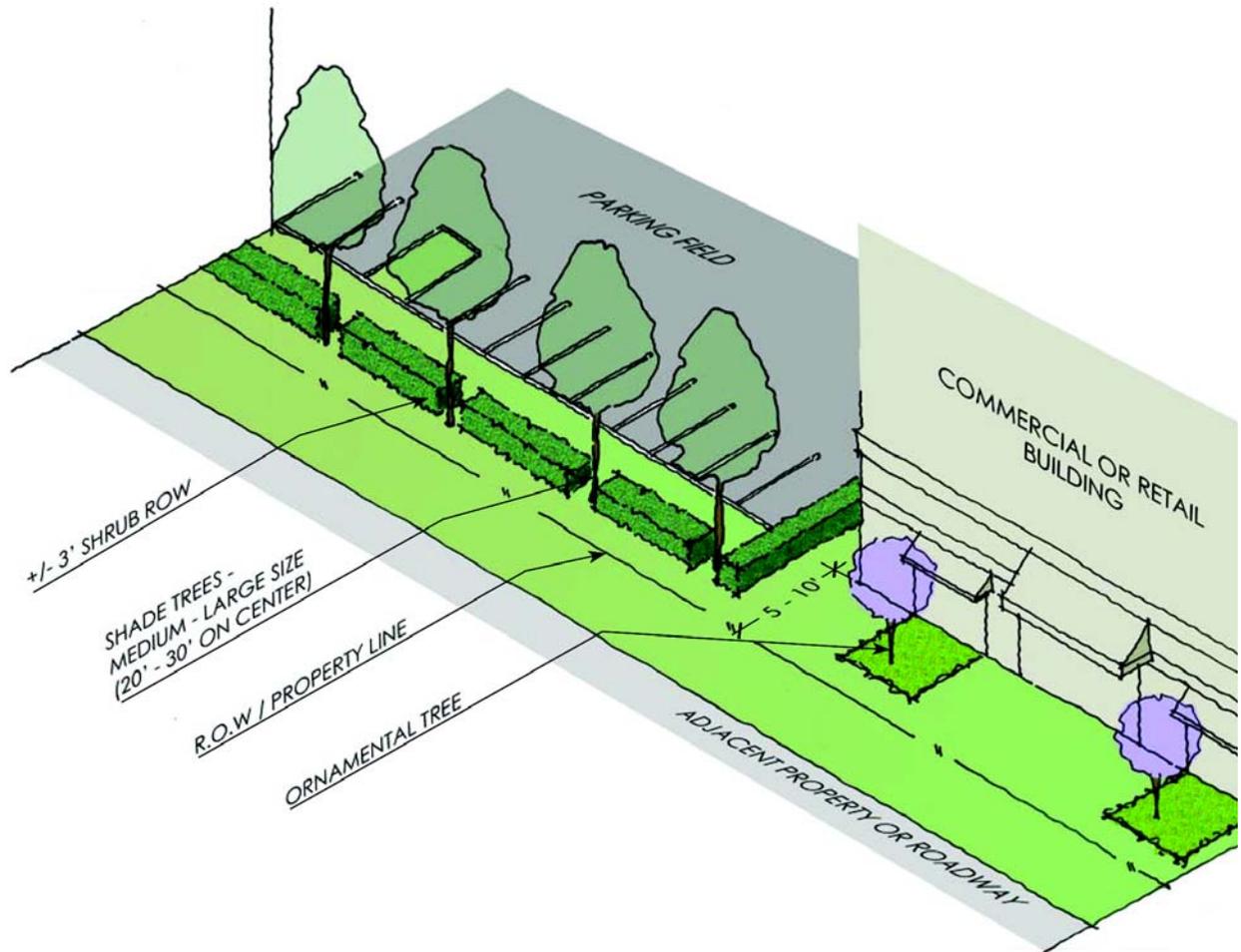
Architecture

Materials

- Exterior wall materials should be of high quality and of a scale and texture appropriate to the context. Smaller clay-fired units in a red-orange-brown color range, with some additional materials for accent such as stone (rubble or cut), secondary colors of brick (natural or glazed), wood in painted finished panels bordered by other materials, or metal, will be encouraged.

- Roofing materials where visible should be of high quality and of a scale and texture appropriate to the context.

- Materials which are likely not to be approved include; unfinished or textured plywood, particle or OS Board, unfinished metal or corrugated siding, vinyl siding, aluminum siding, materials normally considered residential in character, plastic laminate or veneered material, large amounts of reflective material including glass, and unfinished metals.

■ Walls, fences, site amenities and other appurtenances should be in keeping with the context of the area and the architecture.

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PARKING FIELD

COMMERCIAL OR RETAIL BUILDING

+/- 3' SHRUB ROW

SHADE TREES - MEDIUM - LARGE SIZE (20' - 30' ON CENTER)

R.O.W / PROPERTY LINE

ORNAMENTAL TREE

5 - 10'

ADJACENT PROPERTY OR ROADWAY

This diagram illustrates a recommended treatment of landscaping for new retail development

Landscape Architecture

Recommended Plant Types

Recommended Street Trees

Botanical Name	Common Name	Mature Height/Spread
Fraxinus pennsylvanica	Green Ash	Ht. 40-60' / Width 30-40'
Fraxinus americana	White Ash	Ht. 60-80' / Width 40-60'
Ginkgo biloba	Gingko Tree	Ht. 40-60' / Width 30-50'
Gleditsia triacanthos Var. inermis	Thornless Honeylocust	Ht. 30-50' / Width 20-30'
Plantanus x acerifolia	London Planetree	Ht. 60-90' / Width 55-77'
Quercus shumardii	Shumard Oak	Ht. 50-70' / Width 40-50'
Ulmus paviflora	Lacebark Elm	Ht. 40' / Width 40'
Liquidamber styraciflua	American Sweetgum	Ht. 60-75' / Width 40-50'

Large Deciduous Canopy Trees

Botanical Name	Common Name	Mature Height / Spread
Acer rubrum	Red Maple	Ht. 50' / Width 30-40'
Acer saccharum	Sugar Maple	Ht. 60-80' / Width 40-50'
Acer platanoides	Norway Maple	Ht. 40-60' / Width 25-40'
Cladrastis kentuckea	American Yellowwood	Ht. 40-50' / Width 30-50'
Fagus sylvatica	European Beech	Ht. 50-80' / Width 40-70'
Fraxinus americana	White Ash	Ht. 60-80' / Width 40-60'
Fraxinus pennsylvanica	Green Ash	Ht. 40-60' / Width 30-40'
Ginkgo biloba	Ginkgo Tree	Ht. 40-60' / Width 30-50'
Gymnocladus dioicus	Kentucky Coffee Tree	Ht. 60' + / Width 30' +
Corylus colurna	Turkish Filbert	Ht. 45-60' / Width 25-35'
Gleditsia triacanthos Var. inermis	Thornless Honeylocust	Ht. 30-50' / Width 20-30'
Plantanus x acerifolia	London Planetree	Ht. 60-90' / Width 55-70'
Quercus acutissima	Sawtooth Oak	Ht. 40-50' / Width 30-40'
Quercus coccinea	Scarlet Oak	Ht. 50-70' / Width 35-50'

Large Deciduous (cont.)

Quercus macrocarpa	Bur Oak	Ht. 60-70' / Width 70' +
Quercus shumardii	Shumard Oak	Ht. 50-70' / Width 40-50'
Quercus stellata	Post Oak	Ht. 40-60' / Width 40-60'
Sophora japonica	Japanese Pagoda Tree	Ht. 40-60' / Width 20-30'
Ulmus paviflora	Lacebark	Ht. 40' / Width 40'

Medium Deciduous Trees

Botanical Name	Common Name	Mature Height / Spread
Acer griseum	Paperbark Maple	Ht. 20-40' / Width 20-25'
Betula nigra	River Birch	Ht. 25-45' / Width
Carpinus betulus	European Hornbeam	Ht. 25-40' / Width 15-30'
Carpinus caroliniana	Ironwood Am. Hornbeam	Ht. 20-25' / Width 15-20'
Koelreuteria paniculata	Goldenrain Tree	Ht. 20-30' / Width 20-25'
Magnolia virginiana	Sweetbay Magnolia	Ht. 20-40' / Width 10-20'
Phellodendron	Amur	Ht. 30-40'

Deciduous Ornamental Trees

Botanical Name	Common Name	Mature Height / Spread
Acer buergeranum	Trident Maple	Ht. 20-25' / Width 15-20'
Amelanchier X grandiflora	Apple Serviceberry	Ht. 20-25' / Width 15-20'
Amelachier canadensis	Serviceberry	Ht. 25' / Width 10-20'
Crataegus punctata	Hawthorn	Ht. 25' / Width 10-20'
Crataegus viridis	Winter King	Ht. 25' / Width 10-20'
Cercis canadensis	Eastern Redbud	Ht. 20-25' / Width 20-25'
Prunus cerasifera	Purple-leaf Plum	Ht. 20-25' / Width 15-20'
Malus hybrida	Flowering Crabapple	Ht. 20-25' / Width 20-25'

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Landscape Architecture

Recommended Plant Types

Evergreen Trees

Botanical Name	Common Name	Mature Height / Spread
Picea glauca	White Spruce	Ht. 30-50' / Width 15-25'
Picea glehnii	Sachalin Spruce	Ht. 90-100' / Width 20-30'
Picea omorika	Serbian Spruce	Ht. 50-75' / Width 20-30'
Picea orientalis	Oriental	Ht. 60-80' / Width 20-30'
Picea pungens	Colorado Spruce	Ht. 70-100' / Width 20-25'
Picea pungens f. glauca	Colorado Blue Spruce	Ht. 70-100' / Width 20-25'
Pinus nigra	Austrian Pine	Ht. 60-100' / Width 25-30'
Pinus rigida	Pitch Pine	Ht. 40-50' / Width 25-35'
Pinus strobus	Eastern White Pine	Ht. 60-80' / Width 25-45'
Pseudotsuga	Douglas Fir	Ht. 50-100'
Tsuga Canadensis	Canadian Hemlock	Ht. 40-60' / Width 20-30'

Large Evergreen Shrubs

Botanical Name	Common Name	Mature Height / Spread
Juniperus chinensis "Spartan"	Spartan Juniper	Ht. 15-20' / Width 5-6'
Juniperus scopulorum "Gray Gleam"	Mountain Juniper	Ht. 10-15' / Width 3-6'
Thuja occidentalis "Emerald"	Emerald Arborvitae	Ht. 10-12' / Width 3-4'
Ilex meservae	China Boy Holly	Ht. 10' / Width 8-10'

Landscape Architecture

Recommended Plant Types

Medium Evergreen Shrubs

Botanical Name	Common Name	Mature Height / Spread
Buxus microphylla Var. japonica	Japanese Boxwood	Ht. 4-6' / Width 3-5'
Juniperus chinensis	Juniper	Ht. 5-6' / Width 5-6'
"Pfitzeriana"	Juniper	Ht. 5-6' / Width 8-10'
"Sea Green"	Juniper	Ht. / Width 4-5'
Ligustrum obtusifolium	Privet	Ht. 5-6' / Width 5-6'

Low Evergreen Shrubs

Botanical Name	Common Name	Mature Height / Spread
Cotoneaster microphyllus	Little-leaf Cotoneaster	Ht. 1-3' / Width 4-6'
Hypericum patulum	Goldencup St. Johnswort	Ht. 3' / Width 3-4'
Juniperus chinensis	Juniper	Ht. 3-4' / Width 3-5'
Juniperus sabina	Broadmoor Sabin Juniper	Ht. 2-3' / Width 6-8'
Juniperus virginiana	Grey Owl Juniperus	Ht. 3' / Width 4-5'
Picea abies	Bird's Nest Spruce	Ht. 1-2' / Width 3-5'
Picea pungens	Dwarf Globe Blue Spruce	Ht. 2-3' / Width 3-5'
Taxus cuspidate "Intermedia"	Dwarf Japanese Yew	Ht. 2-3' / Width 4-5'
Taxus x Media	Yew	Ht. 1.5' / Width 4-5'
Thuja	Emerald Arborvitae	Ht. 4' / Width 3-4'
Ilex crenata	Holly	Ht. 2' / Width 2-3'

Landscape Architecture

Recommended Plant Types

Large Deciduous Shrubs

Botanical Name	Common Name	Mature Height / Spread
Caragana arborescens	Peashrub	Ht. 10-15' / Width 10-15'
Cotinus coggygria	Smokebush	Ht. 10-12' / Width 8-12'
Forsythis x intermedia	Forsythia	Ht. 6-10' / Width 8-12'
Hamamelis vernalis	Witchhazel	Ht. 8-12' / Width 8-10'
Hammelis X intermedia "Diane"	Witchazel	Ht. 8-10' / Width 6-8'
Lonicera fragrantissima	Winter Honeysuckle	Ht. 6-9' / Width 6-8'
Spirea prunifolia "Plena"	Bridal Wreath Spirea	Ht. 6-8' / Width 8-10'
Syringa vulgaris	Lilac	Ht. 6-12' / Width 6-9'

Medium Deciduous Shrubs

Botanical Name	Common Name	Mature Height / Spread
Buddleia davidii	Butterfly Bush	Ht. 3-9'
Euonymus alata "Compacta"	Burning Bush	Ht. 5-6' / Width 5-6'
Hydrangea	Oakleaf	Ht. 4-5'
Kerria japonica	Kerria	Ht. 4-6' / Width 4-6'
Ribes alpinum "Pumilum"	Alpine Currant	Ht. 4-5' / Width 4-5'
Viburnum carlesii	Korean Spice Viburnum	Ht. 4-6' / Width 5-8'
Viburnum burkwoodii	Mohawk Viburnum	Ht. 4-6' / Width 5-8'
Viburnum dentatum	Patzam Viburnum	Ht. 5-6' / Width 3-4'
Viburnum plicatum	Newzam Viburnum	Ht. 4' / Width 5'
Weigela florida	Weigela	Ht. 2-3' / Width 2-3'
Syringa meyeri	Lilac	Ht. 4-6' / Width 6-8'

Landscape Architecture

Recommended Plant Types

Low Deciduous Shrubs

Botanical Name	Common Name	Mature Height / Spread
Chaenomeles japonica	Flowering Quince	Ht. 2-3' / Width 2-4'
Deutzia gracillis	Slender Deutzia	Ht. 2-3' / Width 3-4'
Hypericum frondosum	Golden St. John's Wort	Ht. 3-4' / Width 4-5'
Potentilla fruticosa	Bush Cinquefoil	Ht. 2-3' / Width 2-3'
Forsythia X viridissima	Bronx Forsythia	Ht. 12' / Width 2-3'
Fothergilla gardenia	Dwarf Fothergilla	Ht. 2-3' / Width 2-3'
Spirea x bumalda	Spirea	Ht. 3' / Width 4'
Symphori-Corpos I x chenaulti	Coralberry	Ht. 2' / Width 6'

Perennials / Groundcovers

Botanical Name	Common Name	Mature Height / Spread
Pachysandra terminalis	Pachysandra	Ht. 4-6"
Hedera helix	English Ivy	Ht. 5-8"
Vinca minor	Vinca	Ht. 6"
Ajuga reptans	Bugle Weed	Ht. 6"
Liroipe muscari	Lilyturf	Ht. 6-9"
Hemerocallis	Daylily	Ht. 1.5-3'
Hosta	Plantain Lily	Ht. 6"-3'
Sedum	Stonecrop	Ht. 1-1.5'
Rudbeckia fulgida	Blackeyed Susan	Ht. 2-3'
Coreopsis	Tickseed	Ht. 1'
Stokesia	Blue Aster	Ht. 1'
Perovskia	Russian Sage	Ht. 4'

Landscape Architecture

Hardscape Recommendations

Tumbled Concrete Paver Units

Clay Brick Paving

Power-washed Concrete or
Sandblasted Concrete w/ Sawcut
(not tooled) Joints.

Landscape Architecture

Hardscape Recommendations

Landscape Bed with Brick or Stone Edge

Black, Steel Furniture

Planters and Pots

Stone or Masonry Columns

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Lighting

Lighting Design Intent

The following lighting guidelines will be used by City Gate as a pattern to help reinforce the image of City Gate. The guidelines are presented in an effort to coordinate and unify the overall lighting appearance of the development with regard to aesthetic and technical aspects.

The developer recognizes the significant need for individual private development to present a "corporate" or "distinctive" image for the facilities and functions of the development according to each use. For many applications, lighting can be utilized as an integral part of establishing or reinforcing the desired image for the functions of the development.

In the submittal process, the developer will review reasonable proposals for approaches to lighting design which may include building facade lighting, sign lighting, access lighting and feature lighting.

Designs of this nature that may represent a departure in some way from the desired overall image of the development will likely require discussion for the purpose of interpretation, refinement or revision of the design to address the issues in question. These may include such aesthetic aspects as scale and proportion, color or style, or technical aspects such as intensity, glare, direction of lighting or photometric considerations.

Lighting

Lighting Recommendations

MINIMUM AVERAGE MAINTAINED FOOTCANDLE LEVEL:

1.0 FC

MINIMUM FOOTCANDLE LEVEL AT ANY GIVEN POINT:

0.5 FC

(Exception at property line adjacent to residential property)

MAXIMUM FOOTCANDLE LEVEL:

3.0 FC

UNIFORMITY RATIO (AVERAGE TO MINIMUM):

4:1 MAXIMUM

MAX./MIN. RATIO:

10:1 MAXIMUM

LIGHT LEVEL AT PROPERTY LINE:

RESIDENTIAL: **0.1 FC MAXIMUM**

COMMERCIAL: **0.5 FC MAXIMUM**

RECOMMENDED LIGHT SOURCE:

METAL HALIDE

LIGHT LOSS FACTOR:

0.75

MAXIMUM OVERALL FIXTURE HEIGHT:

28 FEET (including pole base)

Lighting

Light Fixture Recommendations

A light fixture of substantial quality will be necessary to provide the performance as established by the minimum site lighting criteria. A vertical lamp type fixture is most suited to produce the high level of uniformity required in the guidelines.

Light fixtures that are traditional with regards to style will be encouraged as they are more compatible with the City Gate architectural guidelines.

The above fixture(s) are recommended for City Gate development. These fixtures are part of the *Architectural Area Lighting "Promenade" Series,* which offers traditionally styled fixtures with vertical lamp reflectors in Type III and IV distribution patterns.

Several styles of fixtures and poles are available with multiple mounting options to provide illumination for both vehicular and pedestrian exterior lighting applications.

Signage

Signage Details

- Identification should integrate building materials and/or details into support structures or decorative bases (Post Sign configurations are not encouraged)

- Fabrication techniques to minimize background lighting (routed copy, pushed-thru letters, opaque background)

- Suggest site identification by house number or building name (as opposed to directory configuration)

- Building & ground identification should maintain the scale of its surroundings

- Landscaping in the identification area should be planned to remain subordinate to the identifying function

- All identification should conform to the current Marysville planning and zoning code, chapter 1143-Signs

- Cabinet type signs will be discouraged. Signage with individual letters (either illuminated or non-illuminated) will be encouraged.

- Back-lit routed sign bands integrated into architecture should be considered for multi-tenant retail environments

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