



## OFFICE BUILDING DESIGN STANDARDS

These Standards are to provide developers of professional office and financial institutions and other similar use buildings (such as child care facilities) located in the Professional Office, Planned Office/Commercial and Commercial zoning districts. They are complimentary to the regulations in the zoning ordinance, as well as the goals for such developments established in the Comprehensive Plan.

These standards were prepared to provide detailed guidance regarding the expectations of staff, Planning Commission, and the Governing Body. The intent is to:

- Ensure high quality design of buildings constructed within the City of Shawnee;
- Ensure building design is compatible with overall site design;
- Create architectural interest;
- Establish uniformity in acceptable exterior construction materials; and
- Ensure the construction of high quality buildings that will retain their value over the long term.

While these standards are minimum standards, it is the expectation of the City that the overall design will result in construction of buildings that exceed these standards.

### General Design Standards

- Buildings shall be designed by an architect registered in the State of Kansas.
- Buildings shall be designed using scale, proportion, massing and building forms appropriate for their intended use. Building designs should reflect the character of the tenant.
- Buildings are expected to be of exceptional design quality and incorporate signature elements consistent throughout the development. Architectural enhancements such as arches, covered pedestrian features and interesting rooflines are encouraged. Building designs shall incorporate off-set walls, variations in surface planes, shadow lines, curves and angles when appropriate, especially along longer facades and large wall masses.
- Buildings shall be designed to provide a variety of color and texture with the use of banding, trim, patterned or detailed brick work, and other detail design features. Building designs with a minimal degree of detail are not acceptable.
- Buildings along major arterial and collector streets shall incorporate color accents or architectural features to enhance visual interest along these roadways.
- Building designs shall incorporate distinctive architectural features that distinguish the building from others.
- Buildings for uses that are located in office parks or shopping centers shall adhere to building design and materials used within the overall development.

### Building Heights

- One story buildings shall not exceed 28 feet in height;
- Two story buildings shall not exceed 36 feet;
- Three story buildings shall not exceed 45 feet;
- Free standing ATM machines or other similar devices shall not exceed an overall height of 14 feet, and shall be constructed using materials found on the adjacent principal structure.



Generally, the height of any parapets, towers, or other features shall be in proportion to the building as a whole. These features should be designed so as to not dominate the aesthetics of the building. Any signage placed on these types of features shall not be placed at an elevation that exceeds the height of the principle rooflines of the structure adjacent to the feature.

Office buildings and branch banks located at high profile intersections or along major arterial streets will be expected to be multi-tenant or multiple story in elevation.

## DO THIS:



Buildings within this Office Park share a similar approved design aesthetic.

### Acceptable Exterior Construction Materials

It is expected that the materials selected will be used from the base of the building to the roof line. The same building materials will be used on all elevations. All building elevations shall be constructed entirely or with a combination of the following:

#### Primary and Secondary Wall Surfaces

- Solid brick masonry veneer;
- Stone (including limestone, sandstone, granite, slate, marble, or other hard and durable natural all weather stone);
- Colored architectural pre-cast concrete panels that incorporate rustication joints or inlaid brick, stone or tile;
- Colored or tinted glass; or
- Ceramic tile.

#### Angled Roof Surfaces

- High quality laminated composition shingles;
- Pre-tinted concrete tile;
- Pre-finished standing seam flat metal provided with a 20-year enduring finish such as KYNAR or equivalent.

#### Acceptable Secondary Materials

- Masonry block, pre-tinted, rough hewn or ground face.



### **Exterior Materials Not Acceptable**

- Painted brick, block, stone or other painted masonry;
- EIFS (except to provide molded accents to enhance the architectural features of a building when trim such as limestone is not reasonable for use).

### **Exterior Building Material Colors**

- Primary and secondary surfaces and highlights shall be neutral or earth tone colors;
- Standing seam metal roofs visible from the street shall be a neutral or earth tone color such as terra cotta, beige, bronze, hunter green or navy;
- Portions of man doors not covered in glass, guttering and downspouts shall be colored to match the existing walls;
- Awnings and/or canopies shall be of a uniform color and material.

### **Prototype Buildings**

The use of prototype buildings may not be acceptable. A prototype may be required to be modified to use acceptable materials, colors, and design style.

### **Screens and Enclosures:**

- Trash enclosures (except for the gates) shall be constructed of the same material as the building, and where possible screened with landscape materials. Enclosures shall generally be located at the rear of the building, and shall not be placed along street frontage. Gates shall be constructed of a durable material to be easily maintained.
- All roof top units shall be completely screened from view and, to maintain a unified appearance, shall use materials and colors compatible with the building.
- Rooftop access ladders are encouraged to be placed in the interior of the building. Ladders on the exterior are encouraged to be placed on the rear of the building and painted to match the existing walls.

### **Drive-thru windows:**

Drive-thru windows may be permitted where the resulting traffic patterns are safe, easily understood, and provide sufficient on-site stacking space. Such windows shall be encouraged to be placed on facades not facing a public street.

These standards shall be used by City staff and the Planning Commission in their review of site plan applications for construction of professional office and financial institution buildings and other similar use buildings (such as child care facilities) located in the Professional Office, Planned Office/Commercial, and other commercial zoning districts where such uses may be allowed.