



## 4.0 business park design guidelines

### 4.1 introduction

The intent of the business park design guidelines is to aid private development in the creation of a high quality and aesthetically unified business park development within the City of Antioch. Used in conjunction with basic principles of good design and applicable jurisdictional regulations, they will expedite the approval process and facilitate the development of quality business park projects within the City. For the purpose of these Design Guidelines a business park is defined as: A Business Park contains five (5) or more office/industrial buildings planned, organized, and managed to function as a unified whole and featuring all of the following: common driveways, common parking, common signage plan, and common landscaping plan.

These Design Guidelines are intended to create standards for the character of all development within a business park in keeping with the City's vision and design standards. They are designed to guide and monitor development of individual sites and buildings, roadways, landscaping, and all other site improvements, in addition to encouraging excellence and innovation in design.

### 4.2 design objectives

The following objectives form the basis for the business park design guidelines. The intention of the guidelines is to promote an outstanding development that will:

**A.** Create a high quality business environment that provides abundant business opportunity,

employment, and recreation in a functional and attractive environment;

**B.** Encourage visual continuity of the architecture in terms of mass, scale, materials, and color relative to adjacent development.

**C.** Control access and design parking sufficient for tenants, but also to promote safe interaction between vehicles and pedestrians;

**D.** Encourage superior project design that will attract a wide variety of appropriate businesses to the community that will stimulate job growth and economic vitality.



*Figure 4.2.1 Selection of appropriate architectural style and quality of design add to the character of the neighborhood*

### 4.3 site planning

The overall site design of each business park project should contribute to the growing sense of place and character in the City of Antioch. Site planning guidelines consider the internal organization of a development project and the external relationship with the public right-of-way, adjacent properties and other projects.

New project site design must comply with the California Regional Water Quality Control Boards for the San Francisco Bay Region and the Central Valley Region added Provision "C.3" requirements. The current requirements can be accessed online at the following

address: <http://www.cccleanwater.org/new-developmentc3>

### 4.3.1 Building Placement

A key element in designing a business park is designing the arrangement of structures, parking, circulation areas, and open space and how they relate in scale and character to the surrounding environment.

**A.** Variations in siting and orientation of each building shall be considered in relation to its specific parcel, the effect on adjacent parcels, and, as it occurs, the massing of consecutive lots.

**B.** Building scale shall be appropriate to the site so that the buildings do not dominate. Building forms shall complement and preserve the natural landforms and minimize cut and fill to the greatest extent possible.

**C.** Building placement that creates opportunities for plazas, courtyards, patios, or outdoor dining is strongly encouraged.



Figure 4.3.1 Building placement relates to the site to create external ambiance

**D.** A variety of building and parking setbacks

should be provided in order to avoid long monotonous building facades and to create diversity in design.

**E.** Building entries should be located so that they are easily identifiable with convenient public access. Each project should provide a well-defined entry sequence for pedestrian and vehicular uses from the street to the building.



Figure 4.3.2 A building entry that is clearly delineated by paving, landscaping and hardscape directs pedestrians into the space

**F.** Secondary entrances shall be easily accessible and convenient to building parking and delivery areas, but not be dominant.

**G.** Pedestrian pathways should be in conformance with current Americans with Disabilities Act (ADA) standards and conform to the City of Antioch Municipal Code,

**H.** Open space within each building site is encouraged. Limit combined impervious site coverage for individual building sites (including buildings, parking, plazas, sidewalks, and drives) to a maximum of 70 percent of each site's land area. Consideration for varying site coverage requirements may be given for sites adjacent



to significant common open space.



Figure 4.3.3 Open space within a building site

### 4.3.2 Parking Orientation

It is integral to site design to develop a circulation system that efficiently moves vehicles in a well-defined manner while avoiding and reducing potential conflicts between pedestrians and vehicles.

- A.** The placement and design of parking areas and structures should foster safe pedestrian access and circulation and clearly identifiable public access and visitor parking.
- B.** Pedestrian access should be provided between transit stops and building entrances.
- C.** Site and building design shall accommodate pedestrian circulation onsite from parking areas to plazas, open space, pedestrian pathways, and to adjoining buildings. Existing and proposed pedestrian and/or bicycle circulation systems and easements shall be integrated into site design.



Figure 4.3.4 Well defined pedestrian access connects buildings, parking and transit stops

- D.** Site access and internal circulation through the parking lot should promote safety, efficiency, and convenience. A continuous circulation pattern though the site should be provided to the greatest extent possible.
- E.** Parking lots which accommodate a significant number of vehicles should be divided into a series of connected smaller lots.
- F.** Parking areas should not dominate the street frontage and should be screened by buildings and landscaping.



Figure 4.3.5 Proper landscaping provides screening to conceal parking areas as much as possible



**G.** Loading and service areas should be provided with separate access and circulation whenever possible.

### 4.3.3 Storage, and Equipment Areas

When designing the placement of auxiliary structures and areas, primary placement consideration should be to minimize their visibility and adverse impacts to the greatest extent possible.

**A.** Auxiliary structures associated with business park buildings or complexes such as trash enclosures, phone booths, vending machines, and storage areas should be compatible with and integrated into the overall design of the business park.

**B.** Loading and service areas shall be concealed from public view and from adjoining properties by appropriately designed walls, fencing and landscaping whenever possible or shall be located to the rear of the site and designed for minimal visual impact and circulation conflicts.

**C.** Where roll-up doors are employed, sound attenuation walls may also be needed.

**D.** Recycling areas shall be accommodated within trash storage areas.



*Figure 4.3.6 Refuse areas should be screened and match the overall design of the business park*

**E.** Rooftop equipment shall be completely screened from view.

**F.** Where possible, utilities shall be placed underground or screened from public view for improved service reliability and greater public safety. Underground utilities eliminate visual blight and enhance the quality of the public realm.

### 4.3.4 Site Amenities

Integrating site amenities, such as courtyards, site furniture, and landscaping, adds to the creation of a sense of place and an aesthetically pleasing environment.

**A.** Small recycled water fountains, special accent paving, murals, inlays, trelliswork, sculpture, and/or other design features shall be incorporated into plaza, courtyard, and streetscape designs.



*Figure 4.3.7 Plazas and courtyards provide an engaging place for workers to congregate*

**B.** Outdoor space, both public and private, should play a significant role in the site plan and should be safe and secure and appropriately scaled for its use.

**C.** Outdoor space at large facilities should include employee break and activity areas.



Jogging paths, par courses, and like activities can be designed to meander through the open space and around parking areas.

**D.** Building compounds should be used to create protective enclosure and human scale, creating their own windbreaks and shade. Use buildings to screen and protect major pedestrian and open space areas from wind and noise.

**E.** Position entrances and courtyards to relate to adjacent buildings.

**F.** Focal elements such as sculptures, art, or water features employing water conservation techniques should be incorporated into courtyard and plaza design.

**G.** Seating should be provided in the courtyard/plaza. Where applicable, users should be provided with a choice between social and quiet seating.

**H.** Permeable paving materials (e.g. open paving blocks and permeable paving blocks, etc.) should be used in plazas, courtyards, walkways, and parking areas. Permeable paving materials should not be used in the public roadways.



Figure 4.3.8 Permeable paving materials can be visually interesting



Figure 4.3.9 Examples of permeable paving materials in circulation areas

#### I. Site Furniture

1. When plazas are adjacent to the public right-of-way, paving and furniture styles should complement the public streetscape elements and be constructed of durable materials.
2. Site furniture should be carefully placed to not create pedestrian/vehicular conflicts. There should be adequate circulation space surrounding site furniture.

### 4.3.5 Safety

Safety and security are integral components of a business park, both the built and natural environment. Good site plan design places pedestrian pathways in highly visible areas to provide for safe passage day or night.

**A.** Landscaping shall maintain adequate sight lines for visual safety, visibility and efficient security.

**B.** Lighting should be designed to provide atmosphere, safety, and security without unnecessary spillover or glare onto adjacent properties and light intensity should be of satisfactory quality to ensure visibility, safety, and security.

**C.** Lighting for pedestrian walkways, parking areas, and vehicle access ways shall not

exceed a height of sixteen (16) feet.

**D.** Entrances, parking lots and pathways should be visible from streets or buildings for safety and surveillance purposes.

**E.** Lighting that is mandated for general safety and security shall be provided on a 24-hour basis.

## 4.4 architecture

The purpose of the architecture portion of these design guidelines is to provide direction for development of the vertical elements of the business park in order to achieve a built environment that is in harmony with the natural setting, adjacent properties where appropriate, and provides a comfortable, distinctive, and stimulating environment.

### 4.4.1 General Guidelines

**A.** Each business park should have a distinct architectural concept that is consistent in theme but rich in subtle variation.



Figure 4.4.1 A business park with a unifying architectural theme

**B.** Buildings within the same business park should be designed to provide a clear, unified, and easily identifiable image. Methods to

achieve this include using similar architectural styles and materials, complementary roof forms, signs, colors, and decorative pavement.

**C.** All buildings should relate visually to one another, be compatible with adjacent buildings, and not obscure desirable views, such as the San Joaquin River and Mount Diablo, from nearby proposed buildings.

**D.** Encouraged architectural qualities and design elements for business park buildings are:

1. Building modulation indentations and architectural details;
2. Building entry accentuation;
3. Screening of equipment and storage areas; and
4. Landscaping to soften building exteriors and buffer between uses.



Figure 4.4.2 Landscaping and architecture can work together to provide a comfortable and inviting environment

**E.** The design elements for business park buildings that are discouraged include:

1. Large blank, flat surfaces;
2. Exposed, untreated concrete block



walls (except split face);

3. Unscreened loading doors facing the street;
4. Roll-up doors; and
5. Exposed roof drains.

#### 4.4.2 Height and Mass

**A.** The height and mass of business park buildings should consider the visual and physical relationship to adjacent uses. A structure that dominates its environment by its relative size is strongly discouraged.

**B.** The mass of a larger building should be broken down into a group of buildings clustered into traditional building compounds or a campus setting to create a sense of community and shelter.

**C.** Building design should employ clean, simple, geometric forms and coordinated massing to produce overall unity, scale, and interest.



*Figure 4.4.3 An example of a building design that is simple yet exhibits a unified and interesting facade*

**D.** Varying building heights/massing and setbacks to define different functions such as offices and warehousing is encouraged.

**E.** Buildings should relate to the terrain and each other in their massing and forms. Larger masses should be located at the centers of building compositions, with smaller forms stepping outwards and down.

**F.** Design buildings to step back and step down to follow natural terrain and help break up mass. Use landscape materials to reinforce tiered building forms. “Stepped down approaches” are especially appropriate for breaking up larger structures in excess of 100,000 square feet or those over two stories in height.

#### 4.4.3 Building Design

**A.** Variety in building forms should be employed to create visual character and interest.

**B.** Facades with a high level of visual interest from both vehicular and pedestrian viewpoints are encouraged. The exterior character of all buildings should enhance pedestrian activity in their immediate vicinities.



*Figure 4.4.4 These building facades relate to both pedestrians and vehicles*

**C.** Long unbroken building facades should be broken up with architectural details. Facades with varied front setbacks are encouraged to provide visual interest.

**D.** Rear and side wall elevations should provide building offsets and architectural details similar



to the front facade.

**E.** Entrances to individual buildings should be readily identifiable to visitors through the use of recesses or pop-outs, roof elements, columns, or other architectural elements.

#### 4.4.4 Roofs

**A.** Roofs should be integral to the architectural theme of business park buildings and contribute to the visual continuity. Rooflines of business park buildings should include variations to avoid long, continuous planes.

**B.** Rooftops should be considered as design elements from various viewpoints: at ground level, from other buildings, and from adjacent perimeter roadways. Mixing roof forms on buildings creates variety in the “roofscape.” Roofs should also be interesting when seen from above in higher buildings.



Figure 4.4.5 Roof elements can define a building entry

**C.** Rooftop equipment should be screened from view on all four sides by architectural features integrated with the design of the building.

**D.** Roof design shall allow solar panels to be integrated into the roof design, flush with the roof slope. Building orientation and shading design should minimize solar gain and maximize daylight harvesting.

#### 4.4.5 Materials and Color

**A.** High maintenance materials such as stained wood, clapboard, or shingles are prohibited.

**B.** Materials should be chosen to withstand abuse by vandals or accidental damage by machinery. False facades and other simulated materials and ornamentation are discouraged.

**C.** Clear or lightly tinted low-e glass (glazing) should be used, particularly at pedestrian levels where transparency between indoor and outdoor spaces is desirable.

**D.** The use of various siding material (i.e. masonry, concrete texturing, cement, or plaster to produce effects of texture and relief that provide architectural interest) are encouraged.



Figure 4.4.6 A buildings that incorporates a variety of materials to provide visual interest





**E.** Storage containers or accessory structures shall be architecturally treated on all four exterior sides of the building.

**F.** Storage containers or accessory structures should employ a variety of building forms, materials, colors and other architectural treatments to add visual interest. Exterior materials should include stucco, plaster, glass, stone, brick, or decorative masonry.

**G.** The use of compatible colors in a single facade or composition is required. Compatible colors add interest and variety while reducing building scale and breaking up plain walls.



*Figure 4.4.7 Colors can help de-emphasize large buildings*

**H.** A color palette should be used on business park buildings to help reduce their perceived size. Contrasting trim and color bands that help break up the vertical monotony of flat walls are encouraged.

**I.** Brightly colored and highly reflective roof surfaces, including unpainted galvanized metal roofing and illuminated roofing, are prohibited.

## 4.5 parking and circulation

A fundamental development objective for all sites is the safe and efficient movement of vehicles and pedestrians with the least amount of impact to the surrounding properties.

**A.** Sufficient paved, off-street parking shall be provided onsite with assigned spaces that are compliant with the ADA. No required parking shall be permitted on any public street or access road or at any place other than the paved parking spaces provided. Each owner shall be responsible for compliance with this requirement by its tenants, employees, and visitors.

**B.** Parking shall be designed to minimize conflicts between automobiles and pedestrians and create a clearly organized system of entrances, driveways, and parking lots, while still providing adequate and convenient parking spaces.

**C.** Vehicular access to any site shall be designed to encourage an efficient, smooth flow of traffic in relationship to other driveways, street curvature, site distances, median cuts,



*Figure 4.5.1 An example of a parking lot design that promotes ease of movement*

and other common traffic engineering criteria. Paved areas and curb cuts should be minimized.

**D.** Parking lots and driveways shall be designed for sufficient movement to avoid conflict with vehicular traffic in the street.

**E.** “Gated parking” is discouraged but if required shall be designed to prevent traffic queuing onto a public street.

**F.** Access for each site shall be determined in concert with the business park’s overall traffic circulation, capacity needs, and requirements. Full movement access points on arterial streets shall be located a minimum of 800 feet from a signalized intersection.

**G.** Pedestrian circulation should be physically separated from vehicular circulation as much as possible to reduce traffic hazards and make the pedestrian system safer, more efficient, and visually attractive.

**H.** Intersections where pedestrian routes cross vehicular traffic are critical areas and should be clearly marked for visual identification by both motorists and pedestrians.

**I.** At least one sidewalk connection between the building and the perimeter street is required. Large parking areas shall have sidewalk connections to the building entries or ground plaza areas.

**J.** Commuter bicycle accessibility to and within the business park is encouraged. Bicycle storage facilities should be provided.

**K.** Parking structures should be designed as integral components of the overall design of the specific project with related materials and forms incorporated in both the parking structure and the buildings served.

**L.** Adjacent properties should be adequately screened from the parking structures and lots.

**M.** The design of surface parking lot lighting fixtures shall be compatible with the architecture used in the development and not be on poles over 25 feet high.

**N.** In public parking lots, a higher foot-candle level should be provided at vehicle driveways, entry throats, pedestrian paths, plaza areas, and other activity areas.

**O.** Parking and security lights will not be obtrusive to neighboring residential properties.

**P.** The internal circulation shall not conflict with the main access and exit aisle.

## 4.6 loading facilities

### 4.6.1 Location

**A.** Loading and service dock areas shall be located to the rear or sides of a building, away from the main building entrance, or related high visibility areas.



Figure 4.6.1 A loading facility that is screened from public view by placement in the rear of the building



**B.** Service, loading, emergency generator, and trash areas should be enclosed within the building structure.

**C.** Loading areas shall be designed to accommodate backing and maneuvering onsite, not from a public street, and when occupied shall not prohibit onsite vehicular circulation.

#### 4.6.2 Screening

**A.** Where screening is required by applicable development regulations, a combination of elements should be used including low solid masonry walls, berms, and landscaping.

**B.** External facilities and equipment must be enclosed and screened with landscaping to minimize adverse views from adjoining streets, buildings, or open space.



*Figure 4.6.2 Walls and landscaping provide screening for loading areas*

**C.** The method of screening should be architecturally integrated with the adjacent building in terms of materials, colors, shape, and proportion.



*Figure 4.6.3 Using similar materials for screening elements lends overall cohesiveness*

### 4.7 landscaping

Landscaping shall preserve and protect the special attributes of the area and minimize adverse effects on the natural environment to the greatest extent possible. Regionally appropriate landscape treatments are encouraged to create a continuous landscape character throughout the business park.

**A.** Landscaping should be in scale with adjacent buildings and be of an appropriate size at maturity to accomplish its intended purpose.

**B.** Elements such as trellises, arcades, terraces, and patios should be utilized to provide transitional spaces between the interior and exterior of buildings. These elements should utilize colors and materials that unify architectural themes.

**C.** Landscaping should be used to define areas such as entrances to buildings and parking lots, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, loading and equipment areas.



Figure 4.7.1 Landscaping can highlight building entries

**D.** A minimum of 50% of the area should have shade coverage at tree maturity. Maintenance trimming must comply with these requirements.

**E.** Landscaping within courtyards and patios should include a balance of hardscape and softscape materials.



Figure 4.7.2 Types of transitional spaces

**F.** All metal planters or accessory features shall be powder-coated galvanized metal.

**G.** Landscaping around the entire base of the building softens the edge between the parking lot and building and is encouraged.

**H.** Pedestrian areas shall be identified and accentuated by incorporating distinct paving materials, canopied trees, and extensive groundcover plantings.

**I.** A 6-foot or larger landscape strip should be provided between parking areas and the office (front) portion of a structure, including a 6" curb. The use of drought-tolerant trees, shrubs, and groundcovers is encouraged.

**J.** A minimum 24" box tree shall be planted throughout, to establish a mature look at initial planting, except at entries and accent points where a minimum 48" box tree shall be used.

**K.** Trees in paved areas should be provided with "deep root" barriers, deep root automatic irrigation, and expandable metal tree grates of adequate size. Root barriers shall be of a material specifically designed for containing tree roots. Irrigation shall be adapted for deep watering.

**L.** Use of landscape elements adjacent to walls is encouraged in business park areas to reduce their visual impact and opportunities for graffiti.

**M.** Landscaping should be protected from vehicular encroachment by raised planting surfaces or the use of curbs.

**N.** Parking areas should be well-lit and well-landscaped to create the appearance of "cars





in a forest" rather than trees in a parking lot.



Figure 4.7.3 Landscaping provides needed greenery and shade cover in a parking lot

**O.** Continuous planting strips should be provided between every other row of parking. The strip should be a minimum of 5' wide not including a 6" high curb with a 12" wide concrete strip on both sides (8' gross width).



Figure 4.7.4 Proper use of landscaping as screening provides a pleasant street front

**P.** Surface parking areas adjacent to primary circulation corridors shall be screened and/or buffered with a combination of landscape planting, berms, and fencing.

**Q.** Landscaped areas should provide sufficient clearance to fire protection features (i.e. connections, hydrants, and backflow preventers). In hydrant locations, the canopy height of trees should be a minimum 6 feet and the clearance radius around the hydrant should be a minimum of 3 feet. New planting around fire hydrants shall provide a minimum of seven feet clearance to allow for plant growth.

## 4.8 lighting

The primary consideration of project lighting is to provide a safe, functional, and aesthetically pleasing lighting system throughout the business park to reinforce its distinctive and high quality design.



Figure 4.8.1 Lighting is important for the safety and comfort of drivers and pedestrians

**A.** The visual impact and amount of spillover light should be minimized for surrounding uses. High-mounted, widely spaced pole fixtures that illuminate large areas from a single source are prohibited.

**B.** Lighting fixture placement should provide the appropriate illumination for outdoor areas

such as parking, shipping and receiving, pedestrian walkways, and work areas.



*Figure 4.8.2 Pathways should be well lit to designate safe passage at building entries*

**C.** If business park activities and operations occur during the night, low-level lighting versus high mast lighting should be provided at driveway entrances.

**D.** Light spread should be confined to site boundaries.