Colton’s Hub City Centre Specific Plan

City of Colton
Ordinance No. O-10-14
November 21, 2014
6.6 BUSINESS PARK

The following are the goals to create a high quality business park: 1) create a setting with quality buildings and attractive landscape that over time will mature into a campus-like environment and complement the “Village” character and vision planned for the CHCCSP area, 2) provide pedestrian connectivity to the overall community, 3) accommodate the needs for functionality in order to be responsive to a broad cross-section of Business Park developers and tenants, and 4) allow unique designs for individual parcels while at the same time establish unifying elements that complement the overall community.

Refer to the sketches, plans and photographs in Figures 6-15 to 6-19 and to Section 4.0, Development Regulations.

BUSINESS PARK - SITE PLANNING / LANDSCAPE GUIDELINES

1. In order to establish a village scale and campus character envisioned for the CHCCSP, a maximum building length of two hundred twenty-five feet (225') shall be maintained within all Business Park areas. The intent is to avoid big box warehousing and distribution developments and the associated truck traffic, which detracts from the health, safety and welfare of the larger community.

2. Locate Business Park buildings with the primary entry visible from the public street and accessible from pedestrian walks that connect to the street. The intent is to encourage walking to and from other uses within the community.

3. Identify primary entries to buildings with a prominent architectural element such as an architectural canopy or deep building recess or other similar element to provide a sense of entry.

4. Provide attractive landscape areas within building setbacks adjacent to public streets that will reinforce a campus setting.

5. Enhance parking areas with shade trees. Screen all parking areas from public view with a berm, wall, and / or hedge pursuant to the development regulations.

6. Plant landscape areas adjacent to buildings with trees, shrubs and ground covers. Trees may be grouped equally or in groups. In order to soften the building elevation and to promote a campus character, provide tree spacing at an average of thirty-five feet (35') on center. The following minimum tree sizes apply for all development: 5% - 36” box, 15% - 24” box and 80% - 15-gallon.

7. Provide a minimum of one enhanced (1) primary vehicular entry area with special paving. Examples of enhanced paving include colored concrete with decorative score lines, colored stamped concrete or stamped AC paving, brick, masonry or other similar materials. Consistency between enhanced paving within each planning area shall be provided.

8. Locate loading docks and service areas to rear of buildings and screened from public view.

9. Locate refuse bins and their enclosures behind buildings and screened
with walls and landscape. A minimum of a two feet (2’) wide planting area, planted with vines, is required around trash enclosures.

10. Provide well lighted parking areas and parking lots, including crosswalks in accordance with City requirements.

11. Design all ingress and egress into office uses to minimize impacts on the surrounding uses while permitting ease of access.

**BUSINESS PARK - ARCHITECTURE GUIDELINES**

1. Simple, clean forms are preferred with prominent architectural elements at corners and / or the mid-section of all buildings emphasizing primary entries.

2. Place special attention on buildings facing the I-10 Freeway, Valley Boulevard and Wildrose Avenue. For buildings visible from these public corridors, the intent is to create a character reflective of an office building complex with clear or spandrel glass along the entire elevation similar to the examples in Figure 6-18.

3. Coordinate colors, materials and finishes on all exterior elevations of all buildings to achieve continuity of design. Earth tone colors, consistent with the examples shown in Figures 6-11 through 6-14 are encouraged. Avoid bright orange, pink or other intense colors. Materials may be concrete, stone, or brick. In the event stone, brick or other similar material is used, manufactured / cultured stone materials are permitted. Such materials shall be of high quality and durability.

4. A variety of roof forms are permitted. Gable, hip and flat roofs are all acceptable. Accent or hide flat roofs with a parapet wall. Whatever roof form is selected, screen all roof top equipment with a wall material and color complementary to the building material.
The white and grey color palette, large windows, scoring patterns and awnings provides more than sufficient interest for one story elevations.

FIGURE 6-15
BUSINESS PARK GUIDELINES
Roll-up garage doors maintain clear path for small trucks servicing the buildings. Only roll-up garage type doors, versus dock high doors, are permitted. This will effectively limit uses to those services by trucks instead of tractor trailers, which require dock high doors for loading and unloading.

Along rear building service areas, scoring patterns and color palettes similar to front building elevations adds interest and maintains a cohesive architectural theme.

Building service areas and loading areas shall be located along rear of buildings or fully screened from public roadways.
Alucabond panels located on the top portion of these two buildings provides an attractive alternative to all concrete panels. Between buildings, landscaped courtyards create opportunities for sitting and enhance the character of the business park.

FIGURE 6-17
BUSINESS PARK GUIDELINES
The four grey panels that extend slightly in front of the main structure creates interest and reduces the mass of the two story building.

Large panels of glass, recessed entries with canopies, and use of color all combine to create an attractive elevation. The grey paneled projections reduce the mass of the building.

This close up view of the building above illustrates attention to detail and well-designed signage.
For buildings located side by side, extending the architectural elements and details on the front elevation to approximately 40’ from the building face works well with a streamlined design pattern towards the rear due to minimal visibility from the public realm.

FIGURE 6-19
BUSINESS PARK GUIDELINES