



## HQ DESIGN GUIDELINES

### A. Introduction

The HQ Master Plan area is located within the Fisher's Quarry portion of the Riverview Gateway Subarea Plan. The following Design Guidelines have been developed to ensure that development within HQ is of high quality, implements the goals and policies of the Riverview Gateway Subarea Plan, and satisfies the requirements of Vancouver Municipal Code (VMC) 20.680.040 Master Planning.

#### *Purpose*

These HQ Design Guidelines are intended to implement the Riverview Gateway Subarea Plan vision of a high-quality, pedestrian-friendly, complete community in eastern Vancouver. The Design Guidelines are intended to complement the 2008 Riverview Gateway Design Guidelines with guidelines that are specific to the HQ Master Plan site. The Design Guidelines are consistent with the City's Riverview Gateway Plan District Chapter 20.680.

The HQ design guidelines are intended to:

- Implement the principles, goals, and policies of the Riverview Gateway subarea plan and the HQ Master Plan.
- Provide flexibility for individual sites to develop in a way that meets development objectives and implements the Riverview Gateway subarea plan and the HQ vision.
- Ensure cohesive development of the site in an attractive, integrated manner as it transitions from an active quarry to a mixed-use development.
- Encourage environmentally friendly site and development design and construction.

#### *Applicability*

These guidelines apply to the development of parcels within the HQ Master Plan area. These Design Guidelines are supplemental to and in addition to applicable City codes and regulations, including but not limited to the Riverview Gateway Subarea Plan; Riverview Gateway Design Guidelines; VMC 20.430 Commercial and Mixed Use Districts; and VMC 20.680 Riverview Gateway Plan District.

In some cases, these Design Guidelines are intended to replace or revise the Riverview Gateway Design Guidelines. Those instances are noted.

These design guidelines are intended to be used by applicants and the City when designing and reviewing proposed development within the HQ Master Plan area. Compliance with these Design Guidelines and applicable City codes and regulations will be determined by the City of Vancouver through the detailed Site Plan Review (SPR) process required for new development in the HQ Master Plan area.

#### *Compliance with the Vancouver Municipal Code*

Per VMC 20.680.040(B), Master Plan submittals in the Riverview Gateway Subarea must include the following information:

[...]

6. *Architectural guidelines, including conceptual building elevations and description of consistency with the Riverview Gateway Design Guidelines.*
7. *Sign program and how it is consistent with the Riverview Gateway Design Guidelines.*
8. *A master landscape plan and landscaping guidelines, consistent with the Riverview Gateway Design Guidelines.*

[...]

These design guidelines address the submittal requirements listed above. Architectural guidelines are included in Section E; a sign program is included as Exhibit G; and a master landscape plan and landscaping guidelines are included in Exhibit F.

VMC 20.680.04(C)6 includes additional requirements for Master Plan design guidelines and standards:

[...]

- d. *Includes design standards that ensures quality development and creates a sense of place, and avoids building architecture defined by individual corporate brands.*
- e. *Reflects sustainable building and low impact development site planning principles and incorporates design standards to encourage energy efficiency, water conservation and waste reduction.*
- f. *Includes the following standards or equivalent alternatives sufficient to ensure an active, safe and interesting sidewalk and streetfront environment*
  - 1. *Buildings should be located adjacent to streets to the extent possible, with parking to the side or rear. Non-structured on-site parking and access drives shall account for no more than 35% of the major street frontage of any project. Alternative standards may be proposed for developments with multiple major street frontages, provided the overall objective of maximizing streetfront buildings is met to the fullest extent practicable;*
  - 2. *Surface parking areas shall include landscaping;*
  - 3. *Blank walls visible from pedestrian streetfronts are prohibited. Buildings adjacent to the streetfront shall include pedestrian entrances facing the street, and at least 15% of the streetfront building facade shall be transparent, with the exception of light industrial uses;*
  - 4. *To ensure human scale development and visual interest, larger buildings with front facades of 100 feet or longer shall include articulation or modulation of facades and rooflines*
- g. *Includes tree and landscaping standards that will create an attractive community and meets the City's Urban Forestry Management Plan overall target canopy goal of 28%.*

[...]

- i. *Includes standards ensuring that at least 10% of residential units in the master plan area are affordable to moderate income households, as defined by RCW 84.14.*
- j. *Includes standards or legal agreements ensuring shared parking is utilized to the maximum extent practicable throughout the master plan area. The number of nonstructured parking spaces provided for individual uses shall be no less than indicated in VMC Table 20.945.070-2, Minimum Off-Street Vehicle Parking Requirements, and no more than 115 percent of that amount.*

[...]

Sustainable building and low impact development (LID) site planning standards and alternative standards to f.1 above are included in Section G of this document. Tree and landscaping standards addressing the City's Urban Forestry Management Plan target canopy goal are included in Section E of this document. A parking management plan addressing shared parking is included in this Master Plan submittal.

## B. HQ Vision

### *Vision*

The **Hexagon**. A geometry rooted in nature creating a container for the textures of the site. Fractured rock, a dry creek bed and engaged gears stand as vestiges of the mining operations previously occurring in the **Quarry**. Stacked pallets waiting for cargo reveal a compartment structure as an industrial iteration of a honeycomb waiting to be filled. The site maintains a vigorous framework, filled with energy and mystery. A **HEADQUARTERS** for dwelling, industry, and revelry.



### Materials, Textures, & Landscape

The project draws inspiration from the **Materials** currently found on-site. The built environment will emulate the **Textures** found among the rocky landscape. Stone forms a delineated sense of ground which will resonate within the aesthetic and form of the design. This unique **Landscape** overflows with tactile experiences as tall grasses give shape to the wind as it is carried across the site.

### Structures

Elements placed on the site are built with a nod to the history of the quarry and existing landscape. The site **Structures** radiate a modern aesthetic, consisting of clean edges, transparency, and materials that are fitting of the place. These forms serve as a backdrop to the vitality and essence of the site.

### Icons & Light

As a place full of activity and discovery, site **Icons** leave a lasting impression, reflecting a place not just of daytime use, but also a nighttime experience full of **Light**. These embellishments provide a cherished and lively destination.

### Development Character

The HQ **aesthetic** is a **modern** take on the site history. Building forms relate to the aesthetic of **industry**. Buildings were built to envelope a purpose, not to disguise their function but to expose it. Forms void of decoration for decoration sake, defined by clean lines, simple and unapologetic. For further reference, see reference document "The Shape of Everything".

## C. Site Planning Guidelines

The Site Planning Guidelines are found in Section C of the Riverview Gateway Design Guidelines. The following guidelines apply or revise the Riverview Gateway Design Guidelines, unless otherwise noted.

### C.1 Building Location and Orientation

#### C.1.2 Revised Guidelines for Mixed-Use Streets and Corridors

- d. Revised Guidelines for Parking Lot Location:
  - Parking lots should be located to the side or rear of buildings. For multi-building developments, no more than ~~30%~~ 35% of the street frontage should be occupied by parking lots and vehicle access areas<sup>1</sup> (structured parking on the ground floor adjacent to the street will count as a parking lot).
  
- d. New Guidelines for Parking Lot Location:
  - In industrial development areas (Light Office/Industrial uses identified in the Master Plan) this guideline may be met through the use of a landscaped screen, trellis, vertical panel, lattice or screening device intended to support plants between the sidewalk and parking area, designed to complement adjacent site and building materials.
    - a. Encouraged to be continuous along parking lot, unless the placement of other site elements make that impossible. Be located to allow for clear sight triangles for drivers.
    - b. Minimum height of 3-feet, maximum height shall be no higher than 6-feet above the adjacent finished grade at the base of the trellis.
    - c. May be freestanding or attached to adjacent fence or other structure.

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<sup>1</sup> Note that VMC 20.680(C)6.f.1 permits non-structured on-site parking and access drives to account for 35% of the site's major street frontage.

## e. New Guidelines for Surface Parking at Street Corners

Where parking is adjacent to street corners landscape screening a minimum of 3 ft. in height and a maximum of 6 ft. in height, a trellis (see requirements in C.1.2d) or other screening device intended to support plants may be used to screen the parking.

### C.3 Open Space

#### C.3.1 Revised Guidelines for Pedestrian Corridors

Landscaping along the North/South Pedestrian trail shall include a double row, or allée, of trees at no further than 30 feet on center to create a strong pedestrian connection between the Multi-Family residential area of the site and the Non-Office Commercial core of the neighborhood.

Trees shall be provided along the loop trail in a less formal manner to create opportunities for shade and protect views along the trail.

#### C3.2 Revised Guidelines for Focal Plazas

Materials and textures

- a. Hardscape plaza - create a ground plane with texture by using pavers (preferably local stone) in patterns that create interest for pedestrians at the ground level and building tenants seeing the plaza from above.
- b. Bollards
- c. Stairs and walls
- d. Lighting

Public Space

- a. Frame plaza with animated commercial/restaurant uses and their adjacent patio that line its perimeter.
- b. Space is large enough to accommodate outdoor seasonal events.
- c. Comfortable areas for passive seating are also encouraged.
- d. One vertical landmark structure with seating feature is encouraged.

#### C.3.3 Revised Guideline for Buffer Open Spaces

Buffer open spaces are required along the freeway edges (particularly on the east side of SE 192nd Avenue) and along the bluff top adjacent to existing single family uses east of SE 192nd Avenue. These should be passive spaces incorporating attractive landscaping elements and accommodating a multi-use trail with at least one viewpoint in a public park. Small view plaza spaces should be integrated with the trail in select locations to emphasize views from the bluff top. Choose landscaping that enhances the setting for the trail, enhances the view of the subarea from the freeway, yet minimizes impacts to views.

#### C.3.4 Revised Guideline for a Residential Park

In lieu of a small residential park, the multifamily development north of HQ Drive should be served by a collection of private open spaces located along a north-south pedestrian corridor.

### C.5 Pedestrian Amenities

*In order for the Riverview Gateway mixed-use center to succeed, development must create attractive spaces that unify the building and street environments and that are inviting and comfortable for pedestrians. The goal is to provide publicly accessible areas that function for a variety of activities, at all times of the year and under typical, seasonal weather conditions.*

Elements placed on the site are built with a nod to the history of the quarry and existing landscape. The site furnishings shall radiate a modern aesthetic consisting of clean edges. Materials used for site furnishings shall



be reminiscent of the history of the quarry by including stone, or more likely the materials of the machinery used in the mining of stone. Pedestrian amenities installed in the right-of-way shall be those specified within this document, unless an appropriate substitute is approved by the HQ Architectural Review Committee or City staff.

C.5.2 Pedestrian Amenities

*Pedestrian amenities should be included along all designated pedestrian-oriented streets and mixed-use streets. These elements can add flavor and identity to a street or neighborhood, make the walk more comfortable and interesting, and invite social activity. Specifically, one or more of the desired amenities listed below should be included for each 100 cumulative lineal feet of street frontage. For multi-story buildings, two different types of amenity features should be included for each 100 lineal feet of street frontage. The type, location, and design of chosen amenities should contribute to a well-balanced mix of features on the street.*

These pedestrian amenities should be incorporated into public improvements within the HQ site. Where no amenities are identified, the City’s standards should be followed.

<b>Bench</b>	
	<p>Anova Canyon Gabion Bench Cage Panel Color: Textured Bronze Seat Cap Color: Textured Bronze</p>
<b>Waste Receptacle</b>	
	<p>Anova Element Waste Receptacle Size: 48 Gallon Frame Color: Bronze Panel: Parquet/Textured Bronze</p>

<b>Bike racks</b>	
	<p>Anova Tandem Powder Coated Bike Rack Powder Coat: Textured Bronze Surface Mount</p>
<b>Bollards</b>	
	<p>Ironsmith Metro Bollard</p>

## D. Access, Circulation, and Parking

The Access, Circulation, and Parking Guidelines are found in Section D of the Riverview Gateway Design Guidelines. These guidelines apply in addition to the Riverview Gateway Design Guidelines, unless otherwise noted.

### D.4 Sidewalks and Pathways

#### D.4.1 Revised Guidelines for Public Sidewalks

Per the submitted street cross-sections, sidewalks along public streets should comply with VMC Title 11. All sidewalks in the Mixed-use Center area should be at least 42 6 feet wide. Sidewalks in residential and western industrial area should be at least 8 6 feet wide.

### D.6 Parking

#### D.6.4 Parking Garage Design

Reference Building Typologies for architectural character examples of Multifamily residential, Non-Office Commercial, Employment/Office, Light Industry, Mixed-Use, and Parking Structure development types.

## E. Building Design Guidelines

The Building Design Guidelines are found in Section E of the Riverview Gateway Design Guidelines. These guidelines apply in addition to the Riverview Gateway Design Guidelines, unless otherwise noted.

### E.1 Architectural Character

In order for the ~~Riverview Gateway~~ HQ District to develop a distinct architectural character yet provide for a variety of styles and sizes, these guidelines encourage creative design solutions. Architecture emphasizing individual corporate branding should be avoided as it will dilute the unique identity of the area, and make it look like any other location. Reference exhibit **Building Typologies** for architectural character examples of Multifamily residential, Non-Office Commercial, Employment/Office, Light Industrial, Mixed-Use, and Parking Structure development types

#### E.1.3 Revised Multiple-Building Developments Guidelines

Multiple-building developments are encouraged to employ ~~a variety of colors, building materials, and architectural treatments to reduce monotony and reinforce the~~ a thoughtful design; one where color, material and architectural treatments are keeping with a true nature of the building function and are not based on a decorative approach. ~~They should have a relationship to the industrial history of the site, while reinforcing the City's desired pedestrian-oriented scale and character.~~

### E.2 Architectural Scale and Building Mass

Intent

~~To reduce the scale of large buildings and add visual interest.~~

To create buildings with appropriate proportion and massing to the building's use, while maintaining the pedestrian level focus. Reference exhibit "Building Typologies" for guidance on suggested proportion and massing characteristics for specific building types.

#### E.2.1 Revised Building Scale Guidelines

~~Big box or standard suburban shopping center scale buildings are not appropriate in the Riverview Gateway Plan area. Where large buildings are proposed (100 ft or greater in length or width), the first two floors should be articulated to create a pedestrian friendly street frontage. a pedestrian friendly street zone should be created.~~

#### E.2.2 Mixed Use Center Building Articulation

##### E.2.2 Non-Residential Building Articulation

Buildings along designated Storefront Streets should be designed to include articulation features ~~every 30' to create a pattern of small~~ that create lengths of storefronts that are proportional to the building's overall scale. ~~For all other commercial, office, or mixed use buildings, the articulation interval should be no greater than 60 feet.~~ At least two of the following methods should be employed at the applicable articulation interval:

- a. Use of window and/or entries that reinforce ~~the pattern of small~~ building entry and storefront spaces.
- b. Use of weather protection features ~~that reinforce the pattern of small storefronts that add a pedestrian scale to building edges.~~ Color may be used to group or identify tenants or uses. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. ~~Alternating colors of the awnings may be useful as well.~~
- c. Change of ~~roofline~~ building edge or cornice.
- d. Placement of building columns that reinforce storefront pattern.
- e. Change in building material or siding style or color.
- f. Providing lighting fixtures, trellises, trees or other landscape features within each interval.

- g. Other methods that meet the intent of the guidelines.

### E.2.3 Revised Residential Building Articulation Guidelines

All ~~non-single family~~ multifamily residential buildings and residential portions of mixed-use buildings should include articulation features along all primary facades as well as have a massing that is true to the building's function. The overuse of applied elements is discouraged. Building modulation should be developed based on modulation of residential units within the building. At least three articulation features from the list below should be used ~~at intervals of no greater than 30 feet or the width of dwelling units within the building, whichever is less:~~

- ~~a. Providing building modulation of at least 2' in depth and 4' in width if combined with roofline modulation techniques or change in building materials or siding styles. Otherwise, the minimum modulation depth and width should be 10 feet.~~
- b. Repeating distinctive window patterns ~~at intervals less than the articulation interval.~~
- c. Providing an identifiable covered entry ~~or separate weather protection feature for each articulation interval.~~
- d. Change of ~~roofline (modulation)~~ building edge or cornice. Roof forms greater than 3:12 in slope are discouraged.
- e. Changing materials, siding style, and/or color with a change in building plane.
- f. Providing lighting fixtures, trellis, tree, or other landscape feature ~~within each interval.~~
- g. Other methods that meet the intent of the guidelines.

### E.2.4 Revised Industrial Building Articulation Guidelines

All industrial buildings should include articulation features that add visual interest from the street. Due to the nature of the uses and building types, larger articulation intervals are acceptable, and landscaping should be used in front of the primary facades to soften the view of the buildings from the streets. At least two of the following articulation features should be used ~~at intervals no greater than 60 feet:~~

- ~~a. Providing building modulation of at least 2' in depth and 4' in width if combined with roofline modulation techniques or change in building materials or siding styles. Otherwise, the minimum modulation depth and width should be 10 feet.~~
- b. Repeating distinctive window patterns ~~at intervals less than the articulation interval.~~
- c. Providing an identifiable covered entry ~~or separate weather protection feature for each articulation interval.~~
- d. Change of ~~roofline (modulation)~~ building edge or cornice. Roof forms greater than 3:12 in slope are discouraged.
- e. Changing materials, siding style, and/or color with a change in building plane.
- f. Providing lighting fixtures, trellis, tree, or other landscape feature ~~within each interval.~~
- g. Other methods that meet the intent of the guidelines.

### E.2.5 Revised Rooflines Guidelines

Rooflines visible from a public street, open space, or public parking area should be varied by utilizing ~~emphasizing~~ dormers, chimneys, stepped roofs, gables, prominent cornice or wall, or a broke or articulated roofline. ~~The width of any continuous flat roofline should extend no more than 100 feet without modulation.~~ Modulation should consist of either:

- ~~a. A change in elevation of the visible roofline of at least 4 feet if the particular roof segment is less than 50 feet wide and at least 8 feet if the particular roof segment is greater than 50 feet in length.~~
- b. A sloped ~~or gabled~~ roofline segment ~~of at least 20 feet in width and no less~~ greater than 3 feet vertical in 12 feet horizontal.
- c. A combination of the above.

Departures from this guideline will be considered provided the building and roofline design treatment ~~reduces the perceived scale of the building from all observable distances and~~ adds visual interest from nearby streets and public spaces.

### E.2.6 Revised Maximum Façade Width Guidelines

The ~~maximum~~ façade width shall be appropriate to the overall building form and should include (the façade includes the apparent width of the structure facing the street and includes required modulation) is 120'. ~~Buildings exceeding 120 feet in width along the street front should be divided by a minimum 30-foot wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such modulation should be at least 20 feet or deeper and extend through all floors. Other design features that effectively break up the scale of the building and add visual interest will be considered.~~ This could include:

- a. A combination of a clear change in vertical articulation and a contrasting change in building materials and/or finishes.
- b. Curved or angled façade.
- c. Changes in building heights, perhaps combined with horizontal and/or vertical modulation.

### E.3.1 Revised Maximum Blank Walls Guidelines

- a. Untreated Blank walls visible from a public street or pedestrian pathway are strongly discouraged throughout the Riverview Gateway. A wall (including building façades and retaining walls) is considered a blank wall if:
  1. A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than ~~45~~ 25 feet and does not include a transparent window or door; or
  2. Any portion of a ground floor wall having a surface area of ~~400~~ 600 square feet or greater does not include a transparent window or door.
- b. Methods to treat blank walls can include:
  1. Transparent windows or doors.
  2. Display windows.
  3. Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 60% of the wall's surface within three years.
  4. Installing a vertical trellis in front of the wall with climbing vines or plant materials.
  5. Special building detailing that adds visual interest at a pedestrian scale. Such detailing should use a variety of surfaces; monotonous designs will not meet the intent of the guidelines.

### E.4.1 Revised Details Toolbox Guidelines

All buildings should be enhanced with appropriate details. All new commercial buildings should be required to include at least three of the following elements on their primary facades. All new residential buildings should include at least two of the following elements on their primary facades:

- a. Windows divided into a grid of multiple panes appropriate with the overall building scale.
- b. Recessed entry ~~(commercial building) or decorative porch design with distinct design and use of materials (residential)~~ that is identifiable as a building entry point.
- c. ~~Decorative~~ treatment of windows and doors, such as ~~decorative molding/framing~~ details around all ground floor windows and doors, decorative glazing, or door designs, or windows grouped together in larger patterns to provide a visual treatment that is not overly ornate.
- d. Transom windows (commercial building).
- e. Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
- f. Decorative light fixtures with a diffuse visible light source, ~~such as a globe or "acorn"~~ that is non-glaring or a decorative shade or mounting.
- g. ~~Decorative~~ building materials, including one of the following:
  1. ~~Decorative~~ masonry, ~~shingle~~, brick or stone, metal cladding, plaster or wood.

2. ~~Individualized patterns or continuous wood details, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.~~
3. Other materials with decorative or textural qualities that convey the texture or attitude of the industrial nature of the quarry. The applicant should submit architectural drawings and material samples for approval.
- h. ~~Decorative~~ Roofline design, ~~such as an ornamental molding~~ elements should be used to complete building forms. entablature, frieze, or other roofline device visible from the ground level. If the roofline ~~decoration~~ is in the form of a linear molding or board, then the molding or board should be at least 8" wide scaled appropriately to the overall mass of the building.
- i. Decorative paving and artwork can be incorporated into building façade to create variety and a dynamic pedestrian zone.
- j. Decorative pedestrian-oriented signage.
- k. ~~Decorative~~ railings, grill work, or landscape guards should have an industrial nature and be of a material that allows for a quality fabrication and detail.
- l. Other details that meet the intent of the guidelines.

#### E.4.2 Revised Window Design Guidelines

Building facades should ~~employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered where buildings employ other~~ distinctive window or façade treatment that adds visual interest to the building. Grouping windows to create larger scaled elements is encouraged. This could be accomplished using multi-floor window frames, boxes or bays. The illusion of divided light style windows are discouraged.

#### E.5 Exterior Building Materials and Color

##### Revised Intent

- e. To encourage the use of high-quality building materials that enhance the character of the Subarea.
- f. To discourage poor materials with high life-cycle costs.
- g. To encourage the use of materials that add visual interest and texture to buildings.
- h. To encourage the use of rock from the quarry as a visible material for buildings.

#### E.5.2 Revised Metal Siding Guidelines

Use of corrugated metal siding, thinner than 20 gauge is discouraged, and if used, it should ~~have features such as visible corner moldings and trim and~~ incorporate masonry, stone, or other durable permanent material near the ground level (first 2' above sidewalk or ground level) to make clear the quality of the construction. High quality metal cladding systems such as flat panel and "ribbed" panel systems are encouraged. Metal panel cladding systems are allowed to touch the ground if the pedestrian zone is identifiable.

#### E.5.3 Revised Concrete Block and Tilt-Up Concrete Guidelines

~~The use of concrete block is discouraged, as it is very energy intensive to produce and contributes to greenhouse gas emissions.~~ When used for the primary façade, buildings should incorporate a combination of textures to add visual interest. For example – combining split or rock-façade units and/or contrasting colored units with plain smooth blocks can create distinctive patterns. Plain concrete /block fire walls on the sides of a building that are visible from the public are also discouraged.



#### E.5.4 Revised Guidelines for Stucco or Other Similar Troweled Finishes

- i. ~~Stucco and similar troweled finishes (including Exterior Insulation and Finish system or “EIFS”) should be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods. Should utilize quality details and elements like control joints and flashing that provide protection against cracking, but also provide thoughtful modulation, scale and rhythm to wall surfaces.~~
- j. Weather exposed horizontal surfaces should be avoided.
- k. ~~Masonry, stone, or other durable permanent material is required near the ground level (first 2’ above sidewalk or ground level). Treatment at the ground should be considered to protect finish from damage.~~

### F. Landscaping Guidelines

The Landscaping Design Guidelines are found in Section F of the Riverview Gateway Design Guidelines. These guidelines apply in addition to the Riverview Gateway Design Guidelines, unless otherwise noted.

These guidelines apply in addition to the provisions of VMC 20.430 Commercial and Mixed Use Districts, VMC 20.912. and 20.946. When there is conflict between VMC 20.430 and/or 20.946 and these Design Guidelines, the Design Guidelines take precedence.

#### F.1 Landscaping

##### Landscaping Identity

- a. Street trees shall be chosen from the list of approved street trees provided as an exhibit at the end of these guidelines.
- b. In order to create a hierarchy of connected streets, refer to the landscape master plan sheet to determine tree species choices for each designated street section.

##### Approved Plant List

- a. See approved plant list exhibit for pre-approved plants.
- b. Plants not listed on the pre-approved list shall be highlighted in plant lists on submitted plans. Attributes of these plants (such as mature size, spacing, light and water needs, and planting zone) shall be listed along with reputable source material such as The Sunset Western Garden Book, or Monrovia.com.

##### Tree Standards

Master Plan landscaping standards must meet the City’s Urban Forestry Management Plan overall target canopy goal of 28%.

#### F.2 Fences and Retaining Walls

Fences and retaining walls should reinforce the typology of the HQ development. Gabion style walls are a good example of using stone and industrial materials to create visually interesting walls. Chain link fences will only be allowed on industrial lots and should not be closer to the right of way than the building on site.

### G. Sign Guidelines

The Signage Design Guidelines are found in Section G of the Riverview Gateway Design Guidelines. These guidelines apply in addition to the Riverview Gateway Design Guidelines, unless otherwise noted.

These guidelines apply in addition to the provisions of VMC 20.960 Signs for number, location and size restrictions. When there is conflict between VMC 20.960 and these Design Guidelines, the Design Guidelines take precedence.

## HQ Design Guidelines

- Signs should be pedestrian-scale wall or projecting signs, awning/canopy signs, under awning/canopy signs, window signs, A-frame signs and permanent banner signs.
- All signs are to be maintained properly by the owner such that they are always in clean, working condition and the copy is not obscured or damaged.
- Signs in HQ shall be constructed using durable, high-quality architectural materials. The use of stone is encouraged as a way to pay homage to the historic rock quarry that once operated on the site.
- Sign colors shall be selected from complementary color ranges.
- The design and alignment of signs on multiple use buildings shall complement each other such that a unified appearance is achieved.
- Ground floor under-awning/canopy signs for upper story tenants are permitted. A directory sign may also be located at the ground floor.
- A variety of sign types may be appropriate in HQ if the sign promotes economic vitality, enhances the visual environment, and protects the character of the development.
- All signs types must comply with the Design Guidelines listed in the Riverview Gateway Design Guidelines.

## H. Design Standards

These HQ Master Plan design standards are intended to meet the requirements of VMC 20.680.040(C)f.

### *Sustainability*

Hurley Development is committed to applying the “Smart City” approach to the HQ Master Plan area. In addition, development within the HQ Master Plan area will be required to comply with the following:

1. The developer will make sustainable and energy efficient efforts throughout the site through its “Smart City” design. All vertical development shall meet at a minimum one of the standards listed below. Formal certification is not required; however, applicants shall submit documentation to the City Planning Official that demonstrates that the project meets the requisite standards for such certification, and the Planning Official shall review and approve the documentation prior to issuance of a certificate of occupancy.
  - a. The equivalent of a Leadership in Energy Efficiency and Design (LEED) silver standard or better, as published by the U.S. Green Building Council on or before October 19, 2013 (LEED v4)
  - b. The Earth Advantage Commercial or Multifamily certificate, as appropriate
  - c. Green Globes Certification
  - d. Or other equivalent sustainable design standard reasonably acceptable to the City that complies with the currently adopted International Building Code, or as approved by other applicable City decision-making authority.
2. Sustainable site features shall include the following:
  - a. On-site landscaping consisting, as much as possible, of native/adaptive and low-water/drought tolerant plantings
  - b. All irrigation systems shall use rain sensors and/or underground moisture sensors to limit unnecessary watering.

### *Parking Lot Location*

This standard replaces the standards of VMC 20.680.40(C)6.f.1. Parking lots should be located to the side or rear of buildings. Where this is not feasible, the guidelines of C.1.2 should be followed.

## I. Definitions

**Major Street Frontage:** In the HQ Master Plan area, the major street frontages are First Street and Main Street. For lots with frontage on more than one street, the major street frontage provisions apply only to First Street and/or Main Street.

## J. Reference Documents

1. "The Shape of Everything" branding package

## E5.1

### Multi-family Residential

Multi-family residential buildings should express the human scale of its inhabitants through its massing, modulation, window placements/sizes, and outdoor space. Facade modulation should be reflective of its internal spaces, provide building rhythm, and includes a hierarchy of primary and secondary modulation elements. Finer detailed elements such as balconies, guardrails, accent panels/colors, trellis, overhangs, and material texture contrasts are encouraged to further breakdown the overall scale of the building.

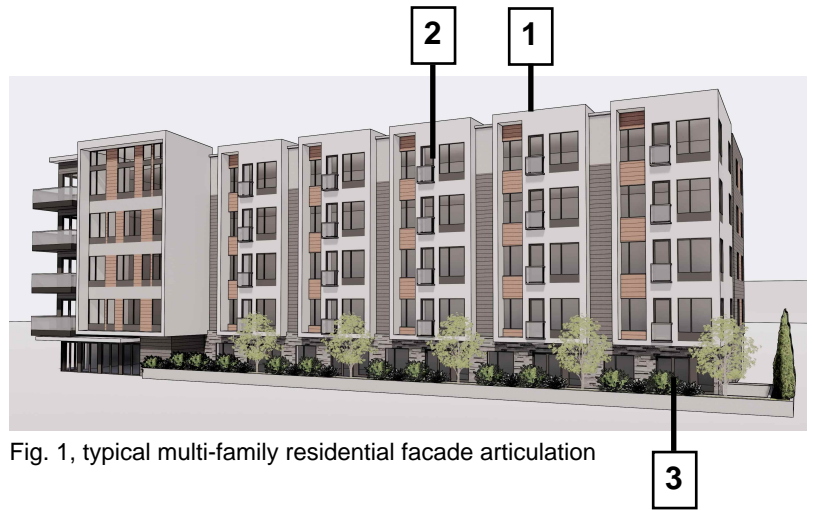


Fig. 1, typical multi-family residential facade articulation

#### 1 Modulation expresses building function



Fig. 2



Fig. 3



Fig. 4

#### 2 Residential character expressed through variety of window scales, groupings, and patterns



Fig. 5



Fig. 6



Fig. 7

#### 3 Landscaping and hard-scape elements improve livability of ground level residential units

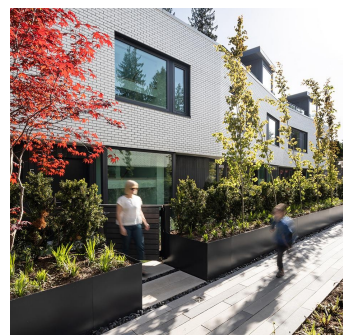


Fig. 8



Fig. 9



Fig. 10



## E5.2 Non-office Commercial

Non-office commercial should support the pedestrian edge. Utilizing transparency, color, and light to create a zone of interaction between user and building. Building shall provide weather protection and well-defined entries. Operable glazing, such as overhead doors, should be used to provide a movable façade that at strategic locations allows users to migrate both into and out of the building along its length. Integration with landscape elements provide areas that can define space that can be used for outdoor dining and seating.

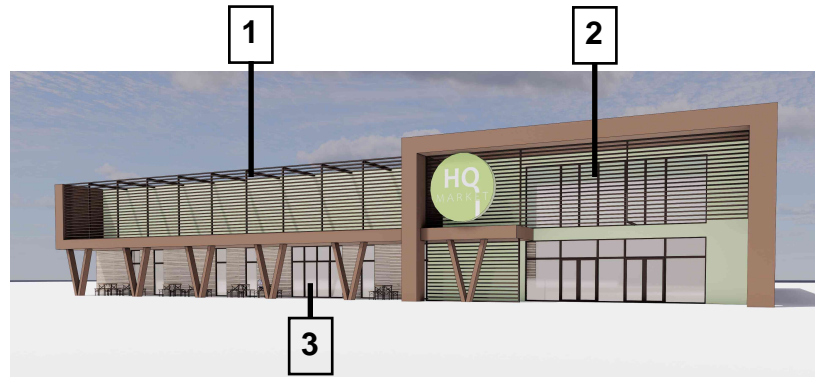


Fig. 11, typical non-office commercial facade articulation

### 1 Facade articulation



Fig. 12



Fig. 13



Fig. 14

### 2 Expression of main entries



Fig. 15



Fig. 16

### 3 Vibrant pedestrian connection



Fig. 17



Fig. 18

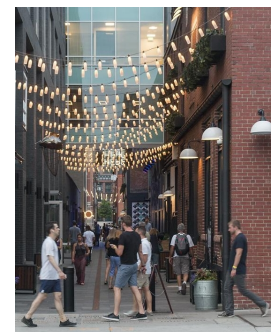


Fig. 19



## E5.3 Employment/Office

Employment/office buildings should be designed to maximize the livability and efficiency of its workspace environments. Building facades should be designed to maximize natural daylighting; points of main entry should be expressed with distinguishable elements such as entry canopies as well as changes in building modulation and fenestration; and ground level facade treatment should promote a vibrant pedestrian connection.

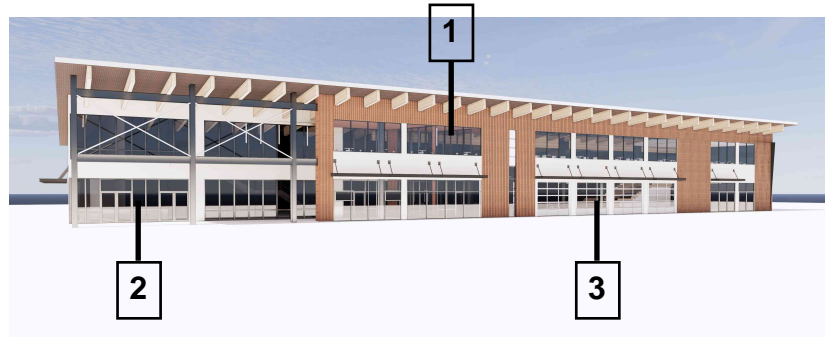


Fig. 20, typical employment/office facade articulation

### 1 Maximize natural light



Fig. 21



Fig. 22

### 2 Expression of main entries

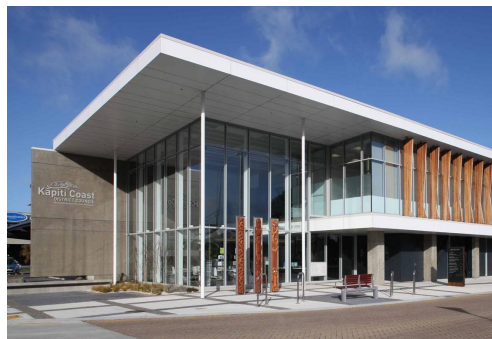


Fig. 23



Fig. 24



Fig. 25

### 3 Vibrant pedestrian connection



Fig. 26



Fig. 27



## E5.4 Light Industrial

Light industrial buildings should be based in form that provides maximum usability to the users. Metal, masonry, and concrete skin provide building mass in harmony with function. Sloped roof forms allow opportunities for light deep into building interior. High glazing and the use of skylights to achieve maximum daylighting is encouraged. Color or texture should be used to designate building entries and a connection to the streetscape. Variety of larger masses can be broken down by incorporating a variety of dimension in ribbing or joints in metal, masonry or concrete skin material. Bold graphics add a vibrancy to walls that are void of glazing.

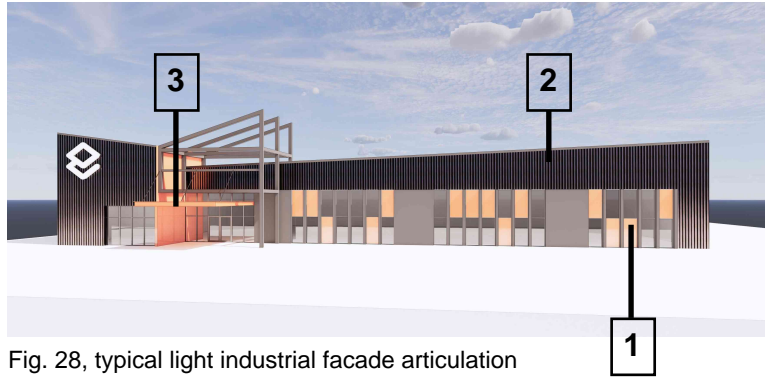


Fig. 28, typical light industrial facade articulation

### 1 Facade articulation



Fig. 29



Fig. 30

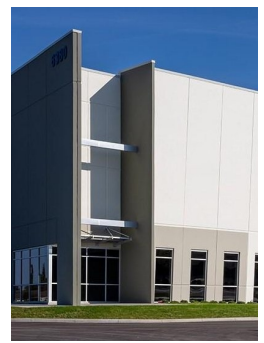


Fig. 31

### 2 Use of quality materials



Fig. 32



Fig. 33



Fig. 34

### 3 Use of accent color and patterns



Fig. 35



Fig. 36

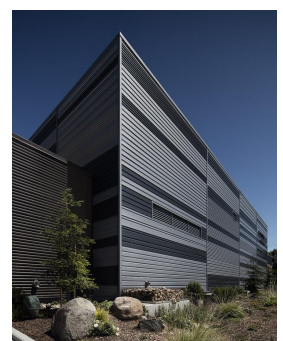


Fig. 37



## E5.5 Mixed-use

Mixed-use buildings should be urban in nature. Building density should be maximized both in height and site coverage and be developed with strong pedestrian oriented connections to the public right of way. These full block developments should incorporate large modulation elements to proportionally break down the building's overall scale; small repetitive modulation elements and excessive use of material and plane changes should be avoided. The building's base should be designed to promote and activate the pedestrian zone through the use of large storefront windows and provide canopies, awnings, and building overhangs for pedestrian weather protection.

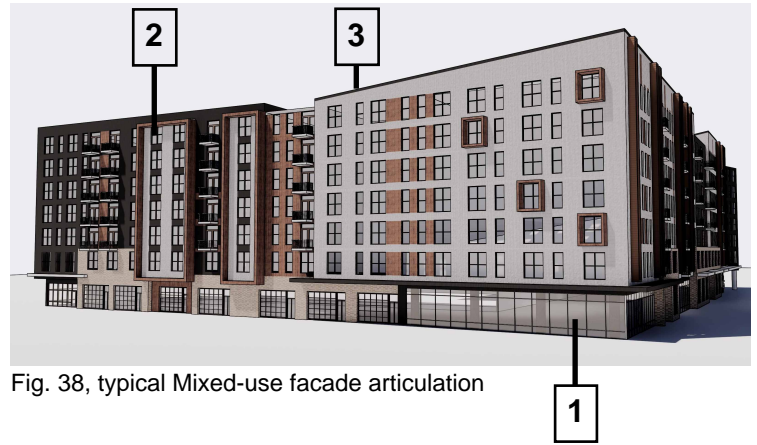


Fig. 38, typical Mixed-use facade articulation

- 1** Retail/commercial ground floor use distinguished from upper residential floors by strong definition of base form through material changes, large expanses of glazing, and canopies.



Fig. 39



Fig. 40



Fig. 41

- 2** Large and small facade "framing" elements provide visual interest and break down the overall building mass



Fig. 42



Fig. 43

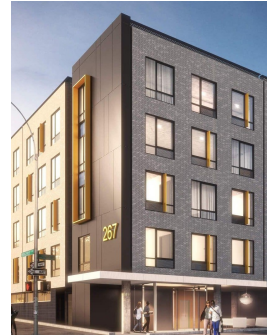


Fig. 44

- 3** Large and simple roof and parapet elements match the overall scale of building. Excessive use of parapet modulation and small roof elements should be avoided.



Fig. 45



Fig. 46



Fig. 47



## E5.6 Parking Structures

Parking structures should be designed to screen the view of parked cars at pedestrian levels. Where obscuring parking at street level with commercial or residential uses are not feasible, other screening elements such as decorative grilles, planters, and landscaping shall be incorporated. Where parking is provided within buildings, entries/exits should be oriented toward alleys away from pedestrian activities. When not embedded behind or under other building uses, parking structures should visually integrate with the other uses of the building. This can be accomplished with using similar building materials, forms, and fenestration.



Fig. 48, typical parking structure facade articulation

### 1 Facade articulation and screening



Fig. 49

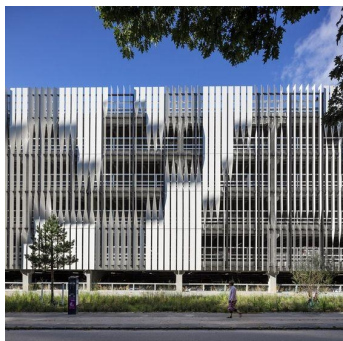


Fig. 50

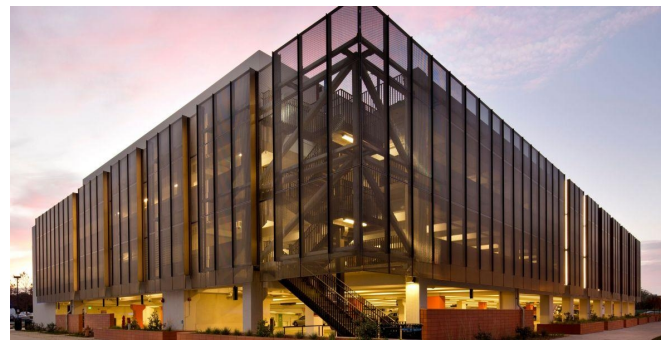


Fig. 51

### 2 Intergeneration within



Fig. 52



Fig. 53

### 3 Vibrant pedestrian connection

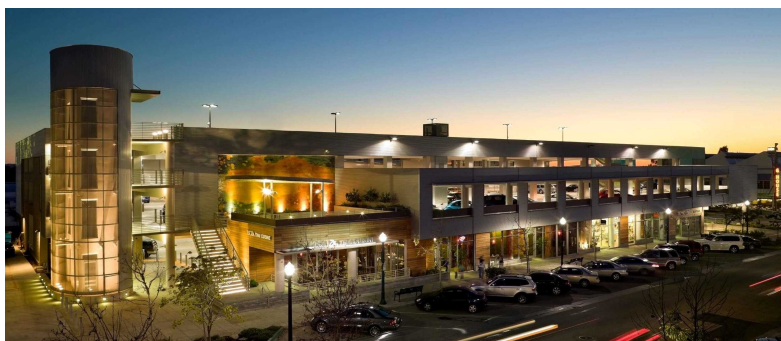


Fig. 54



Fig. 55

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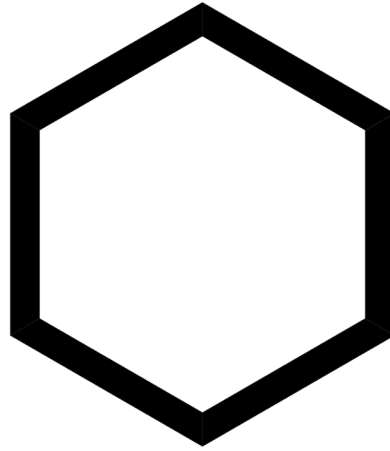
the shape of everything.



HURLEY  
DEVELOPMENT







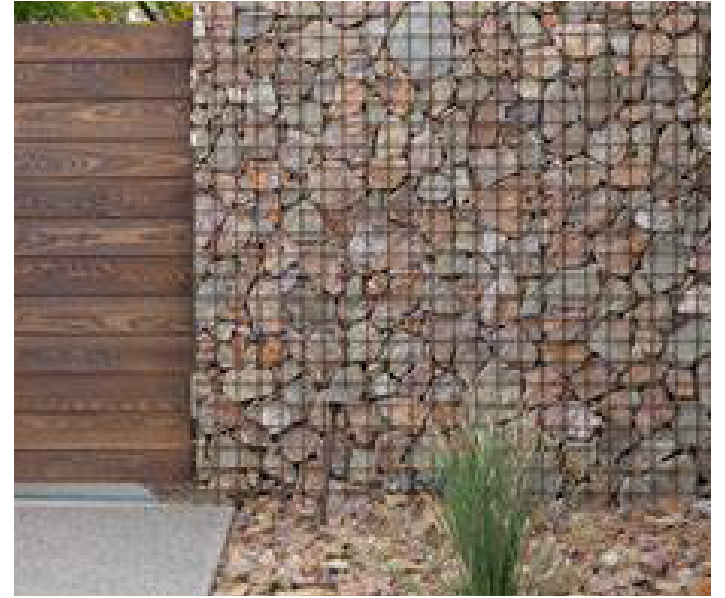
The **Hexagon**. A geometry rooted in nature creating a container for the textures of the site. Fractured rock, a dry creek bed and engaged gears stand as vestiges of the mining operations previously occurring in the **Quarry**. Stacked pallets waiting for cargo reveal a compartment structure as an industrial iteration of a honeycomb waiting to be filled. The site maintains a vigorous framework, filled with energy and mystery. A **HEADQUARTERS** for dwelling, industry and revelry.



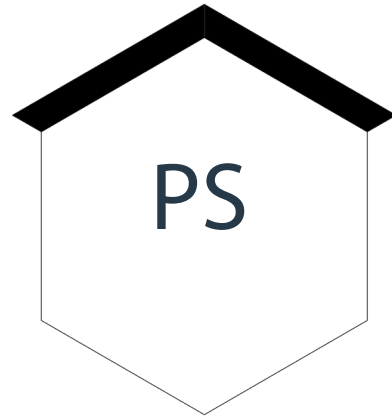
The project draws inspiration from the **MATERIALS** currently found on-Site. The built environment will emulate the **TEXTURES** found among the rocky landscape. Stone forms a delineated sense of ground which will resonate within the aesthetic and form of the design. This unique **LANDSCAPE** overflows with tactile experiences as tall grasses give shape to the wind as it is carried across the site.







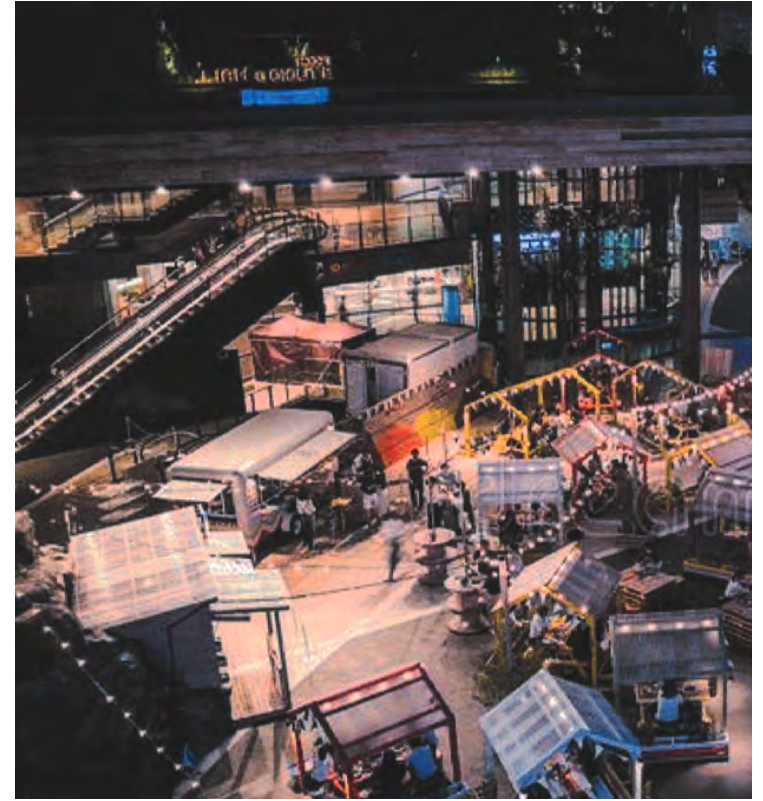
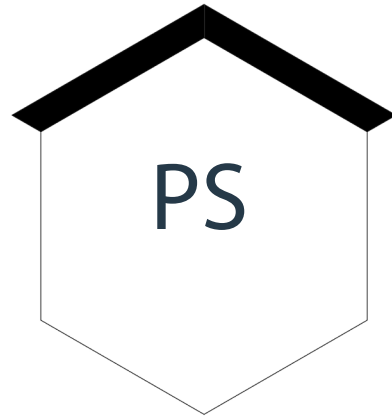




A series of **PUBLIC SPACES** connect elements of the site to one another. These provide points of interaction and human connection by providing interesting and functional spaces to gather. Larger gathering spaces signal areas where site-wide events and activities can occur to foster community within the site.











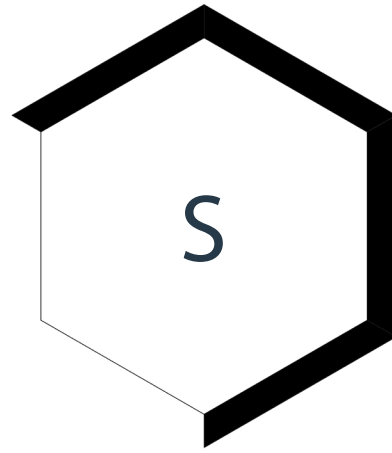
Site **COURTYARDS** facilitate gatherings by providing open areas for social interaction. These are connected to **PATHS** that connect spaces while providing a relaxing interaction with elements of nature. Opportunities for discovery and contemplation weave through the site via an intimate network of **ALLEYS** which provide a new experience around every turn.







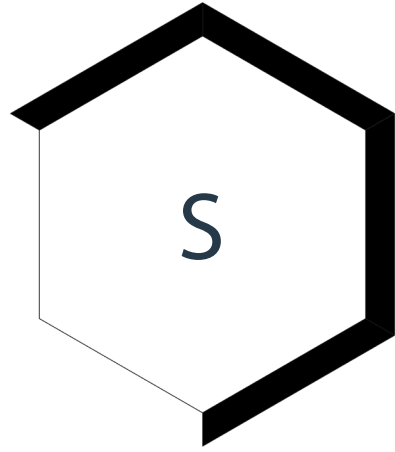




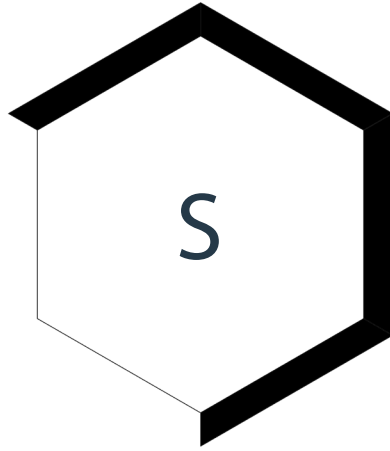
HQ is built with a nod to the history of the quarry and existing landscape. The site **STRUCTURES** radiate a modern aesthetic consisting of clean edges, transparency and materials that are fitting of the sense of place. These forms serve as a backdrop to the vitality and essence of the space.







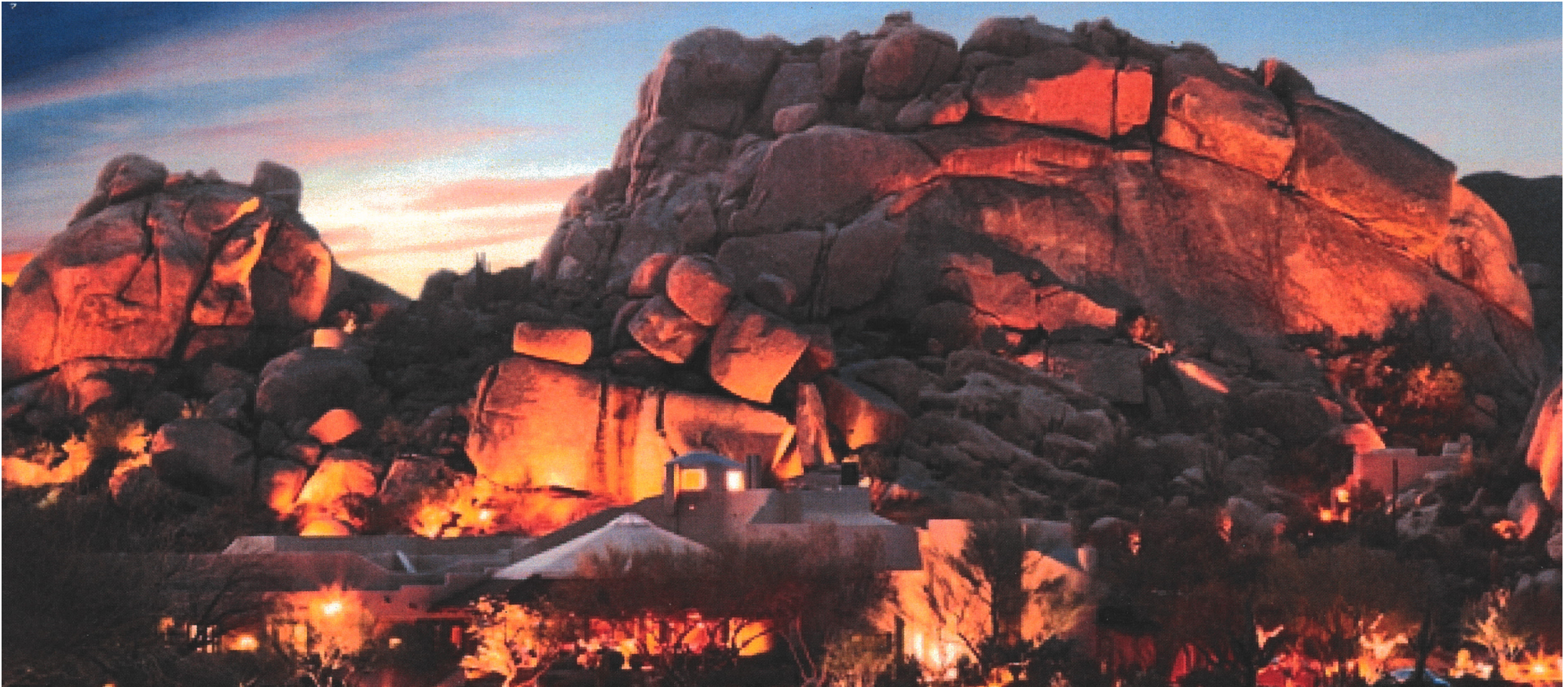




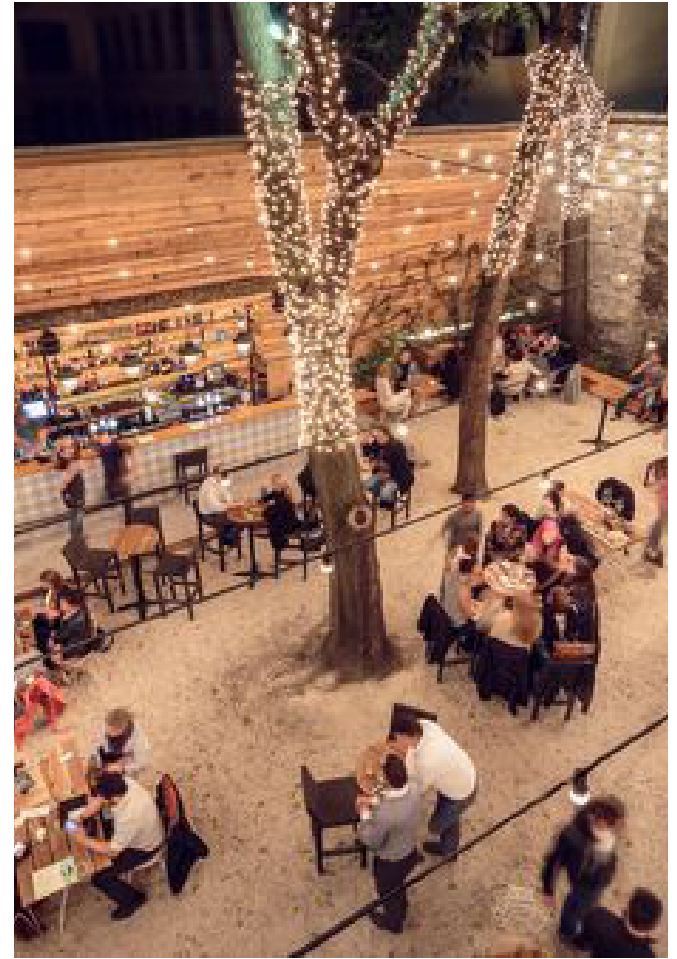




As a place full of activity and discovery, site **ICONS** leave a lasting impression, reflecting a place not just of daytime use, but also a nighttime experience full of **LIGHT**. These embellishments provide a cherished and lively destination.





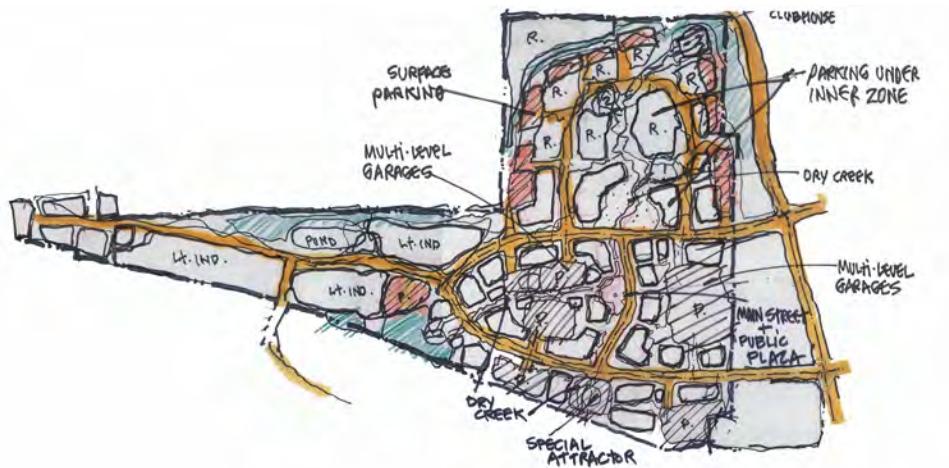




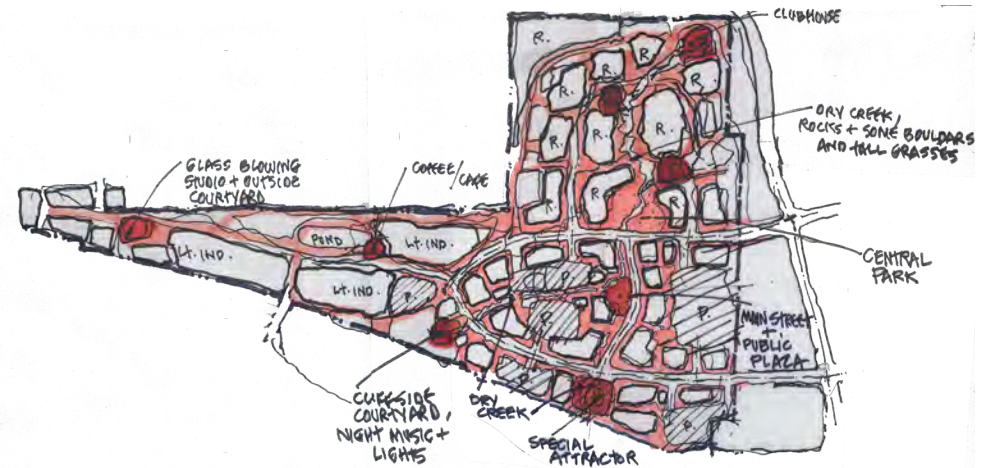
The site plan is conceived in levels, not unlike the quarry that shaped the site. The lower level is vehicular. It creates a series of major circulation paths and parking resources that supports the entire site.

# SITE

The next level up is pedestrian. Like the creek, it fills the cracks between buildings and meanders through the site, creating smaller “streams” and “pools”. Areas of vegetation support the plazas, courtyards and pathways giving a soft edge to the pedestrian realm.



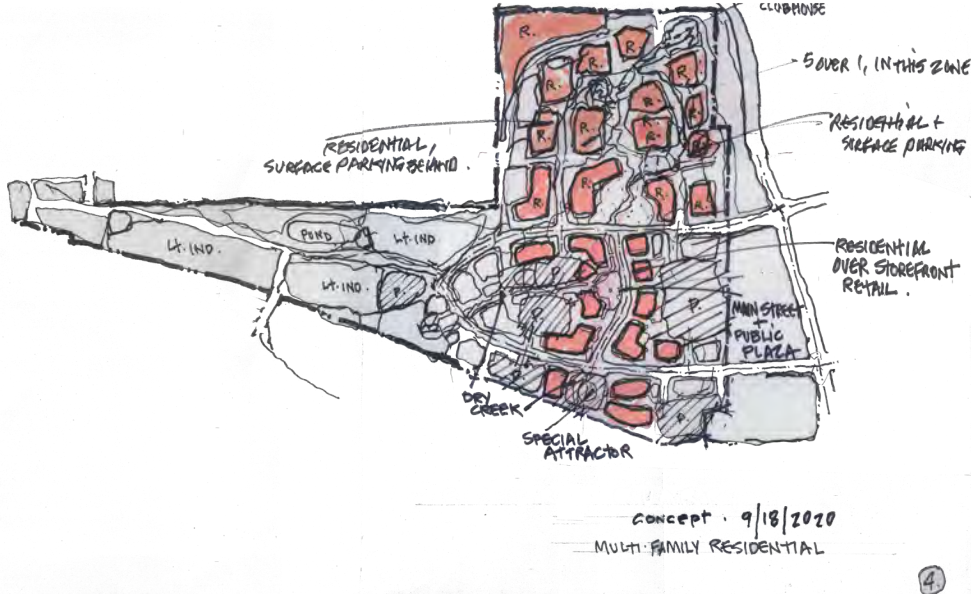
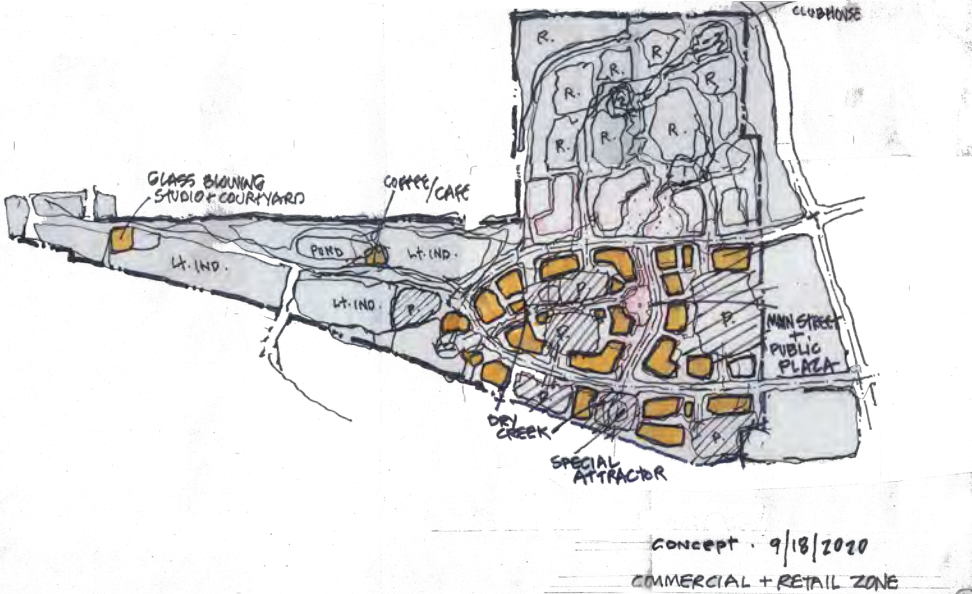
concept · 9/18/2020  
PRIMARY ROADS/PARKING + ACCESS ①



concept · 9/18/2020  
PEDESTRIAN DOMAIN + SPECIAL PLACES ②

# SITE

The next two levels are program based and are set within the framework of the first two levels. The first of these two, is the commercial and retail zones that radiate out from the central plaza to the west. A network of alleys provide a more urban path through this level. These Pathways link special attractions and allow for a sense of discovery along their routes. The last level is the residential zone. It spreads north from the site center. Mixing with the commercial zone to create a true mixed-use neighborhood.







HQ|VANCOUVER

the shape of everything.

