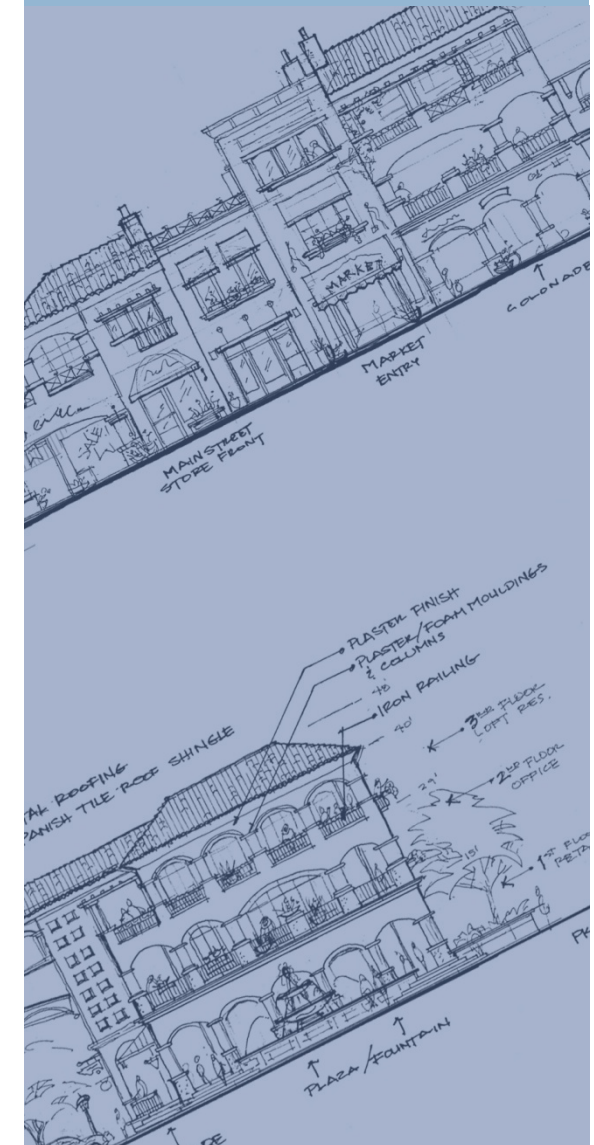


Chapter Contents

Purpose	3-2
Applicability and Use Types	3-3
(1) Site Design	3-4
❖ Building Placement and Orientation	3-5
❖ Circulation and Vehicle Parking	3-6
❖ Bicycle/Pedestrian Amenities	3-8
(2) Architecture	3-11
❖ Massing, Scale, and Form	3-12
❖ Design Concept, Style, and Details - Facade and Roofs	3-13
❖ Design Concept, Style, and Details - Building Materials and Colors	3-16

Chapter 3: Office & Office Mixed-Use Project Types



Purpose

The purpose of this chapter is to ensure that new, or adaptive reuse, office development contributes positively to the community's character and to the architectural context of the surrounding area. Office and Office Mixed-Use development often provides a transition between commercial and residential uses, and should therefore be designed to sensitively integrate commercial and residential areas, where appropriate.

New office development should be anticipated in the following areas:

- ❖ free-standing buildings of existing commercial areas,
- ❖ new mixed-use areas including the Downtown, and
- ❖ in new business parks.

Applicability and Use Types

The objectives and guidelines of the Office and Office Mixed-Use Chapter apply to all new development or redevelopment projects. Office Mixed-Use development consists of predominantly office uses combined either vertically or horizontally with residential uses. A mix of retail uses may also be included as allowed by a given site's zoning district.

An example of a vertically integrated building would be office or office/retail uses on the ground floor with residential uses on the upper floors. Horizontal integration would combine these types of uses on the ground floor. The number of housing units allowed by a given project is determined by the density range permitted by the site's General Plan designation.

1 Site Design

Design Intent

To be responsive to the site's unique contextual features, with equal consideration in site design given to the convenience and aesthetic environment for employees, as well as the general public.

The Site Design section includes the following subsections:

- 3.1.1** Building Placement and Orientation
- 3.1.2** Circulation and Vehicle Parking
- 3.1.3** Bicycle/Pedestrian Amenities, Public Spaces, and Utilities

Design Guidelines (DG)

DG 3.1.11- Incorporate and locate building entries as dominant elements which are obvious from the street, and provide a clear and unobstructed pedestrian path.

DG 3.1.12 - Foster a sense of security for employees and clients by incorporating visual lines of sight for surveillance from the street and neighboring structures.

Cross Reference: General Plan Policy CD-G-44.

3.1.1 BUILDING PLACEMENT AND ORIENTATION

🔑 Design Objective

Site planning which makes a positive contribution to the streetscape in terms of building scale and site context.



Office mixed-use development with clear building entry and residential uses on the upper story for “eyes on the streets”

DG 3.1.11 & 3.1.12

Two office projects with clear entry features and lines of sight from windows and the street for security and surveillance of the parking areas



Design Guidelines (DG)

DG 3.1.21 - Include safe and convenient bicycle and pedestrian connections to surrounding residential, commercial, and retail areas and retrofit existing office developments with such design features where feasible.

DG 3.1.22 - Provide safe pedestrian and bicycle crossings across parking lot driveways. To delineate pathways, provide physical separation or visible changes in texture and/or color.

DG 3.1.23 - Incorporate design features that promote use of alternative modes of transportation including pedestrian, bicycle, and public transportation amenities.

Cross Reference: General Plan Policies CD-G-38 and LU-G-18.

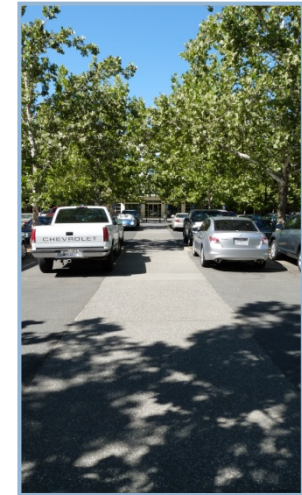
3.1.2 CIRCULATION AND VEHICLE PARKING

Design Objective

Design circulation patterns which provide safe and convenient access for pedestrians, bicyclists, and motorists.



DG 3.1.21 & 3.1.22



DG 3.1.22 & 3.1.22



DG 3.1.21 & 3.1.22- Contrasting paving



DG 3.1.22 & 3.1.23- Designated bike route

Design Guidelines (DG)

DG 3.1.24 - Screen parking areas from street views.

DG 3.1.25- Minimize the visual impact of vehicles by locating parking areas to the rear or side of office developments, rather than along the street frontages. Avoid elevating the grade of parking areas where views from adjacent streets may become more prominent.

Cross Reference: Chico Municipal Code Section 19.70.060 B.1.



DG 3.1.24- Elevated grade to block views



DG 3.1.24- Landscaping and structures block views



DG 3.1.25- Parking is located at the side of buildings allowing building to be located close to the street

Design Guidelines (DG)

DG 3.1.31 - Consider gathering areas for employees and the public early in the site design phase as integral site design features.

DG 3.1.32 - Consider covered or shaded areas for employees for uses such as work-break areas, lunches, events, or meetings.

DG 3.1.33 - Provide covered bicycle parking with compatible architectural design features.

Cross Reference: Chico Municipal Code Section 19.70.080.

3.1.3 BICYCLE/PEDESTRIAN AMENITIES, PUBLIC SPACES, AND UTILITIES

Design Objective

Design convenient bicycle parking and enjoyable places for employees and the public to gather. Utility equipment and facilities are minimized from public views.



DG 3.1.32



DG 3.1.31



DG 3.1.31



DG 3.1.33

Design Guidelines (DG)

DG 3.1.34 - Locate bicycle parking close to main entrances.

DG 3.1.35 - Screen and buffer trash enclosures, storage areas, expansive paving, service yards, and utility services from public views. Screening involves a structure that block views, while buffering involves softening the visual impact by use of landscaping and/or greater setbacks.

Cross Reference: Chico Municipal Code Sections 19.60.060, -120 and 19.70.080.



DG 3.1.35- Screened trash enclosure



DG 3.1.35- Screened mechanical equipment



DG 3.1.34- Bike parking is located close to the building entry

Design Guidelines (DG)

DG 3.1.36 - If visible from public views, place ground-mounted public utility equipment underground whenever determined to be feasible based on consideration of soil types, groundwater levels, maintenance access, and existing underground utilities or infrastructure.

DG 3.1.37 - Convenient pedestrian access should be provided from all residential units to common open space areas and amenities.

Cross Reference: Chico Municipal Code Section 19.60.120.



DG 3.1.36



DG 3.1.36



DG 3.1.37- Convenient pedestrian access connecting uses



DG 3.1.37- Path connecting office and residential

2 Architecture

Design Intent

To incorporate architectural elements that lend contextual compatibility or enhancement, and create appropriate transitions between commercial and residential uses.

The Architecture section includes the following subsections:

3.2.1 Massing, Scale, and Form

3.2.2 Design Concept, Style, and Details - Facades and Roofs

3.2.3 Design Concept, Style, and Details - Building Materials and Colors

Design Guidelines (DG)

DG 3.2.11 - Utilize the massing, scale, and form of new office buildings as transitional elements between commercial and residential development.

G 3.2.12 - Use massing, scale, and form to respond to the context and design linkages to surrounding areas.

Cross Reference: General Plan Policies CD-G-18 and CD-G-37.

3.2.1 ARCHITECTURE - MASSING, SCALE, AND FORM

🔑 Design Objective

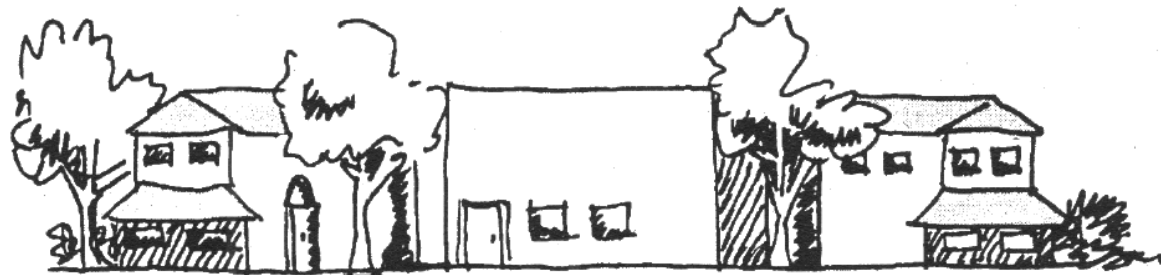
A clear, pedestrian-level scale that complements the massing and form of surrounding architecture.



DG 3.2.11- Scale, architecture, and building colors are used to transition between uses



DG 3.2.12



DG 3.2.12- Consistent building massing

Design Guidelines (DG)

DG 3.2.21 - Articulate a clear design concept in a written narrative statement to provide an understanding of the fundamental design elements of a project.

DG 3.2.22 - Avoid unarticulated elevations and incorporate varied building depth and shadow.

DG 3.2.23 - Design and locate building entries to create a sense of focus so people may easily find the entrance. Roof overhangs and wall recesses, are two examples of features which help define a sense of entry for a building.

3.2.2 DESIGN CONCEPT, STYLE, AND DETAILS - FACADES AND ROOFS

Design Objective

A clear design concept present throughout all elements of the project.



DG 3.2.22 & 3.2.23



DG 3.2.22 & 3.2.23- Varied roof design and prominent entry

Design Guidelines (DG)

DG 3.2.24 - Emphasize roof design as an integral component of the architecture in order to enhance overall aesthetics.

DG 3.2.25 - Avoid continuous flat roofs with monotonous cornices or parapets, or that lack articulation to the roofline.

DG 3.2.26 - Avoid mansard roofs or parapets which appear as “stuck on”, are highly reflective, or are not integrated onto the roof with equal design treatment on all sides. Treat parapet walls as an integral part of the building design on all elevations.



DG 3.2.24 & 3.2.25- Varied roof heights add interest to the overall design



Recommended

This roof design is integral with the building



Not Recommended

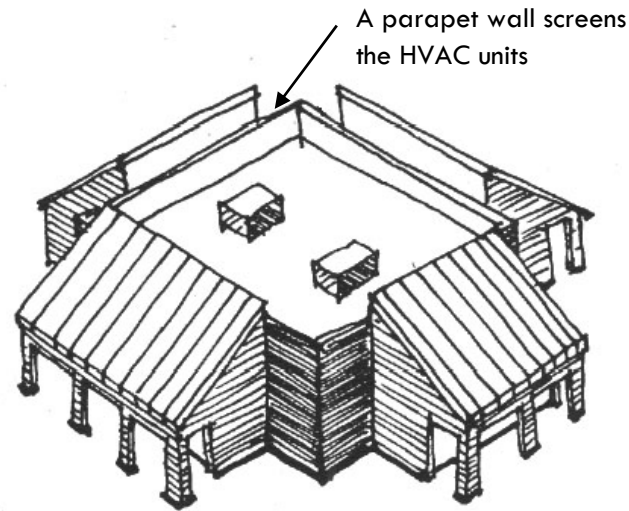
This parapet design appears “thin” or “stuck on”

Design Guidelines (DG)

DG 3.2.27 - Screen roof-mounted equipment with structural materials that are architecturally compatible with the building. Exceptions may be made for equipment that is designed to look “artful” without the need for screening.

DG 3.2.28 - Minimize the appearance of wall-mounted utility equipment, including electrical panels, gas meters, conduit, plumbing, or downspouts, by integrating within the building structure or by screening and buffering techniques.

Cross Reference: Chico Municipal Code Section 19.60.060.



DG 3.2.27- Mechanical screening



DG 3.2.28- Utilities are enclosed within a structure and buffered with landscaping



DG 3.2.28 - **Not Recommended** - Utilities painted to match as a last resort



DG 3.2.28- Utilities are screened with a structure

Design Guidelines (DG)

DG 3.2.31 - Include variations in the depth of surfaces or changes in surface materials to provide visual interest to walls.

DG 3.2.32 - Select building colors and accent materials from a rich palette that enhance the streetscape, rather than simply blends with surrounding architecture. Avoid bland color palettes and unnecessary ornamentation.

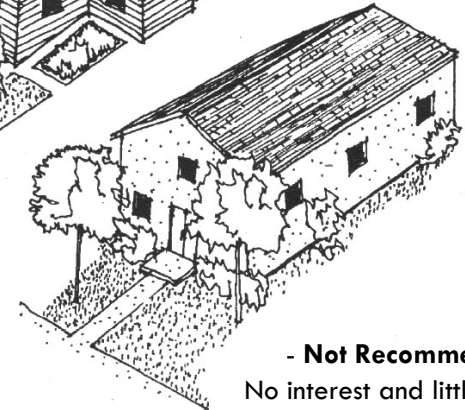
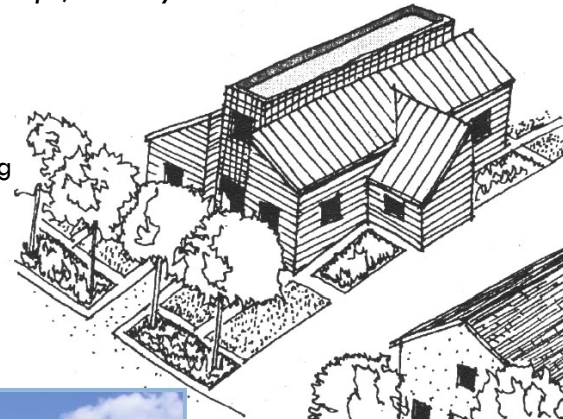
DG 3.2.33 - Express design continuity throughout all elevations through complementary use of form, materials, color, and detailing.

3.2.3 DESIGN CONCEPTS, STYLE, AND DETAILS – BUILDING MATERIALS AND COLORS

Design Objective

Design continuity throughout the building architecture, including materials and colors that clearly follow a project’s overall design intent, concept, and style.

- Recommended -
Wall surface is varied creating relief and shadow lines



- Not Recommended -
No interest and little variation



DG 3.2.31- Variety of building colors, depths, and materials add interest

Design Guidelines (DG)

DG 3.2.33 - Express design continuity throughout all elevations through complementary use of form, materials, color, and detailing.

DG 3.2.44 - Ensure that buildings placed against foothill or riparian backdrops do not obscure the scenic beauty by being oversized, extremely tall, or composed of materials or color that disrupt the natural view.



DG 3.2.33- Continuity throughout all elevations



DG 3.2.44- Building design and colors blend with the foothill backdrop

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