

Chanhassen, Minnesota

Project Site

ARCHITECTURAL DESIGN GUIDELINES

LAND FORM
From Site to Finish

JUNE 2016



Architectural Guidelines

High-quality architecture is an essential component in fulfilling the objectives of the Concept Plan. Rather than prescribing a particular style, these architectural guidelines are intended to encourage an integration of both traditional and contemporary design that ultimately create a “timeless” feel. Architectural designs should provide a consistent quality, measured, to a great degree, by the pedestrian experience along the street, sidewalk and by an architectural expression that provides character without being obtrusive, or artificial.

Guideline Recommendations

Of all the layers that combine to form the project master plan, architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses. It is crucial that the design and location of buildings address these architectural guidelines with specific emphasis on the following:

- Promote an animated street presence with a mix of street-level uses, interesting building facades, doors and windows on the street where appropriate, careful design of lighting, awnings, signage and other elements that animate the pedestrian experience
- Promote variety in building design, character and expression; not one theme or building style, but a thoughtful integration of many design solutions
- Promote a variety of building types, including a range of height, scale and proportion that supports an integrated mix of shopping destinations, food venues, service businesses, commercial office options, and other mixed uses
- Building location is as important as building style; special architectural elements, character, transparency and a higher level of materials and detailing should be used to highlight corridors and crossroads throughout the project
- Encourage the use of high-quality materials, suggesting a preference toward native materials, with respect for local building techniques

- CLASS I:
1.

brick
2.

natural stone
3.

glass
4.

metal panels
5.

specialty concrete
6.

architecturally precast textured concrete panels
7.

other comparable or superior materials
- CLASS II:
1.

opaque panels
2.

ornamental metal
3.

architectural rockface cmu
4.

masonry stucco
5.

specialty concrete
6.

exterior insulating finishing system (EIFS)
7.

wood
8.

other comparable or superior materials

- Minimize the impact of all mechanical equipment; as viewed from ground levels at a variety of locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be screened by a raised parapet, by comparable and compatible exterior building materials, or painted to complement the building materials in order to diminish its impact. Incidental rooftop equipment deemed unnecessary to be screened by the City shall be of color to match the roof or the sky, whichever is more effective.
- Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened from public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

Examples

Providing a creative mix of building types, scales and expressions are critical objectives to be met. The following graphic examples illustrate the design intent for this development.



Natural Stone

stucco/EIFS
Painted EIFS



shade trellis

Steel structure and angled louvers create filtered shade



copper metal panels

Copper roof and facade panels



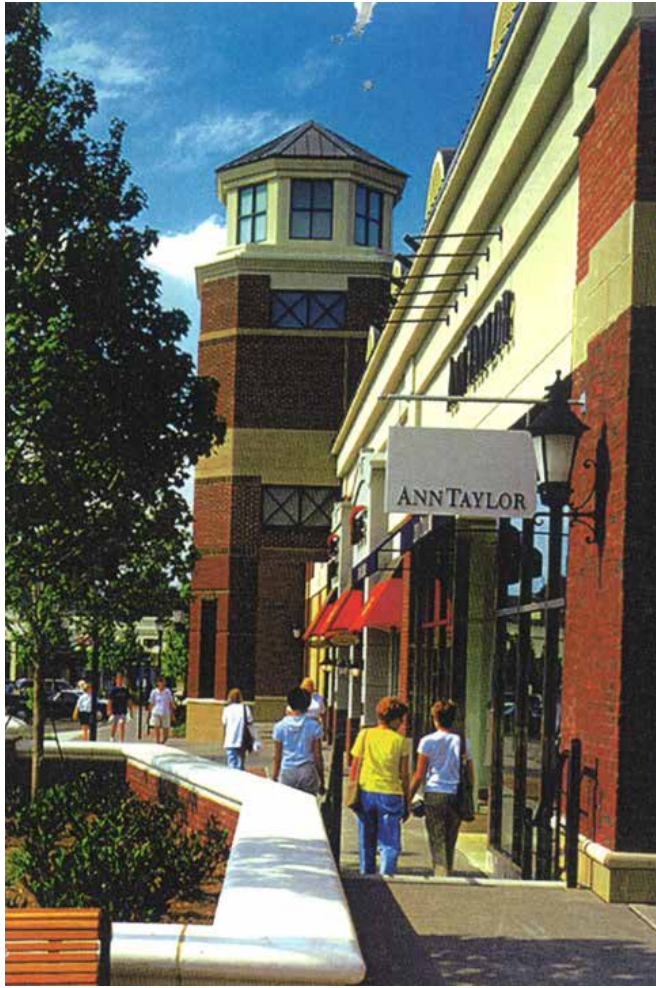
greenscreen

Steel structure and "greenscreen" mesh in fill creates living screen walls of vines



storefront system

Clear anodized aluminum storefront systems with green tinted glass and spandrel glass













Natural Stone
stucco/EIFS
 Painted EIFS



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 Steel structure and angled louvers create filtered shade



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 Copper roof and facade panels



greenscreen
 Steel structure and "greenscreen" mesh in fill creates living screen walls of vines



storefront system
 Clear anodized aluminum storefront systems with green tinted glass and spandrel glass



View from 212 intersection



Natural Stone
stucco/EIFS
Painted EIFS



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Steel structure and angled louvers create filtered shade



copper metal panels
Copper roof and facade panels



greenscreen
Steel structure and "greenscreen" mesh in fill creates living screen walls of vines



storefront system
Clear anodized aluminum storefront systems with green tinted glass and spandrel glass



View towards SW





Natural Stone

stucco/EIFS
Painted EIFS



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Steel structure and angled louvers create filtered shade



copper metal panels

Copper roof and facade panels



greenscreen

Steel structure and "greenscreen" mesh in fill creates living screen walls of vines



storefront system

Clear anodized aluminum storefront systems with green tinted glass and spandrel glass



View towards Restaurant Entry