

City Council Meeting

City of Port St. Lucie Citywide Design Standards

DESIGN GUIDELINES

April 19, 2021

CMIN ASSOCIATES



Overview

- ▶ Background
- ▶ Why Design Guidelines are Important
- ▶ Design Guidelines
 - ▶ Design Principles
 - ▶ Building Typologies



Rivertown, St. Johns County FL

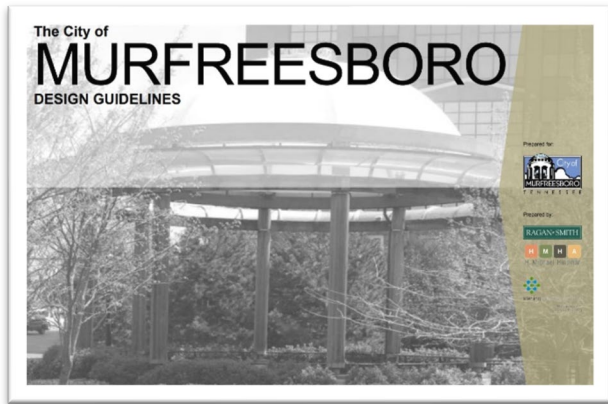
Background

- ▶ Have been working closely with City Staff since August 2020
 - ▶ Revised Citywide Design Standards
 - ▶ Introduced Design Guidelines
- ▶ Good Design

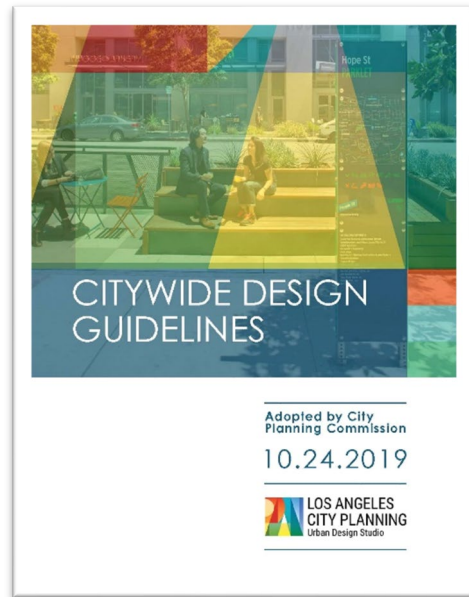


Why Design Guidelines are Important

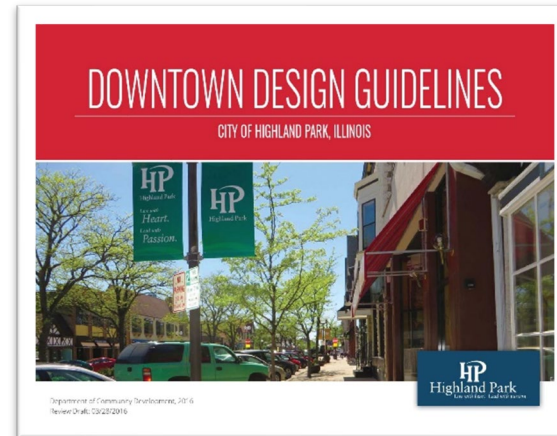
- ▶ Intend to aid developers, project designers and Staff in creating a cohesive built environment. Not meant to create uniformity but a sense of visual unity and consistency through Good Design.
- ▶ Improves the City's image and livability



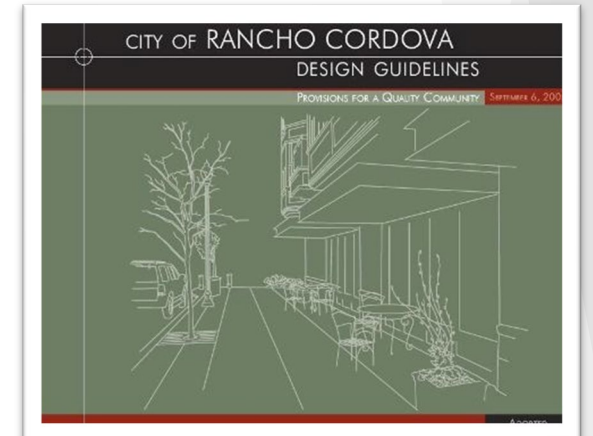
Murfreesboro, Tennessee



Los Angeles, California



Highland Park, Illinois



Rancho Cordova, California

Baldwin Park, Orlando



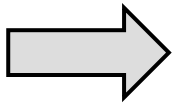
Celebration, Florida



Design Guidelines

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	APPENDIX A: APPROVED COLORS CHART	Attached Under Separate Cover



FOCUS

- ▶ 1. Design Principles
- ▶ 2. Building Typologies

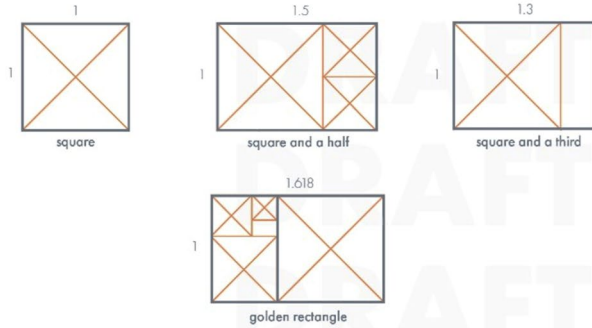
Design Principles



Design Principles 4. DESIGN GUIDELINES

PROPORTION

Almost all great buildings have an architectural composition based on simple proportions derived from nature. Primarily, all great buildings are composed of forms and elements that are designed using the following proportional ratios:



These simple proportions have been used in traditional architecture for centuries because they resonate with people and provide an innate sense of comfort and acceptance.

Align architectural features like cornices and horizontal elements with the regulating lines that make up the proportions. See below for an example:



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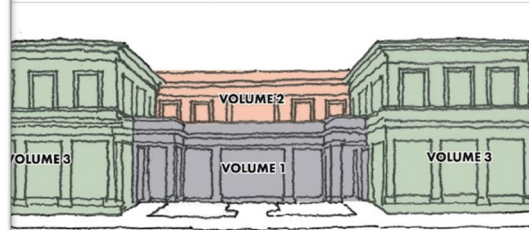
PROPORTION

SCALE

Design Principles 4. DESIGN GUIDELINES

Scale refers not only to its size and height, but also to the composition of its volumes and the feeling of the architectural details. Each building's design must take into consideration the overall context within the City of Port St. Lucie to determine the most appropriate height, massing, materials and important that buildings not be designed in a vacuum, but with an awareness of the greater context.

Buildings, regardless of architectural style, should be composed of simple and proportionate volumes, fit the existing context, taking into consideration the immediate surroundings, neighboring buildings and the area of which they are a part. A building's volumes should be articulated to visually lessen the scale of the building and to achieve a pedestrian friendly scale. This is illustrated in the exhibit below.



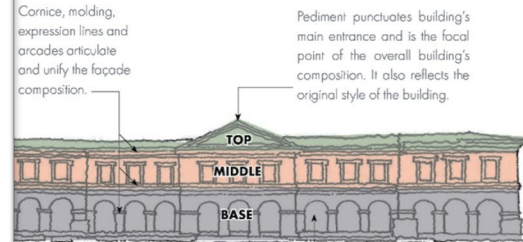
▲ This building is the sum of the parts and a result of a simple composition. It is assembled with 3 simple volumes arranged in a symmetrical composition that helps break the generally large size of the building.

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HARMONY

Design Principles 4. DESIGN GUIDELINES

Order and harmonious buildings, the hierarchy of elements is clear. Each building should have a clear differentiation between the top, middle and base. This differentiation is often compared to the human alignment of body and feet. Each architectural detail, material, feature and element should have a justifiable place in the overall design. All of the building's elements should work together to compose the overall architectural experience. Much of a building's beauty stems from the harmony that exists between the various elements, which creates an interesting and appropriately scaled building that is not overwhelming in its immediate context. A truly harmonious building is one in which everything adds up to a balanced and cohesive composition, where an individual element cannot be changed without also affecting change to the overall design.



Correct application of arches and piers carrying structural load and reinforcing building structural stability.

Pediment punctuates building's main entrance and is the focal point of the overall building's composition. It also reflects the original style of the building.

Correct human scale proportions in piers and openings making it comfortable for people walking by.

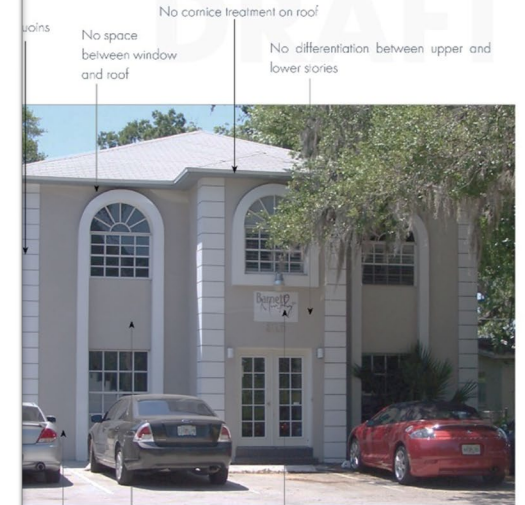
▲ A harmonious building is one in which all the parts come together to make a pleasant and meaningful composition.

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DETAILING

Design Principles 4. DESIGN GUIDELINES

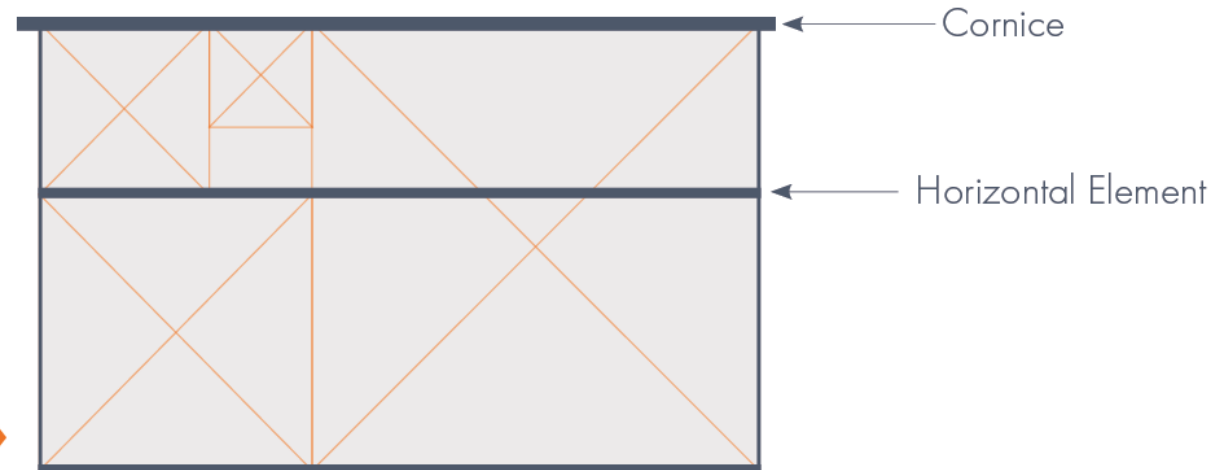
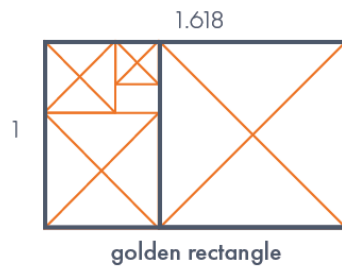
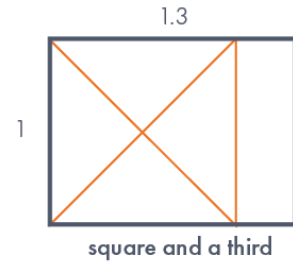
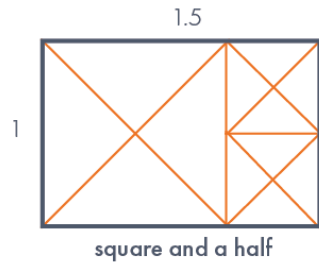
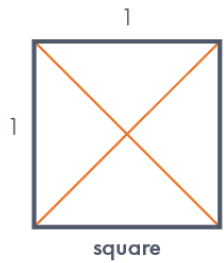
The sum of its parts, achieving a good result is only as good as its weakest detail. It is the details, materials and colors that makes a building feel authentic and comfortable or fake. Details determine how people will understand the building, be it as an accepted part of the architectural outcast. Get even one of the details wrong and the entire building will feel wrong like the example below.



No base
No expression lines
Signage not properly incorporated into building facade design

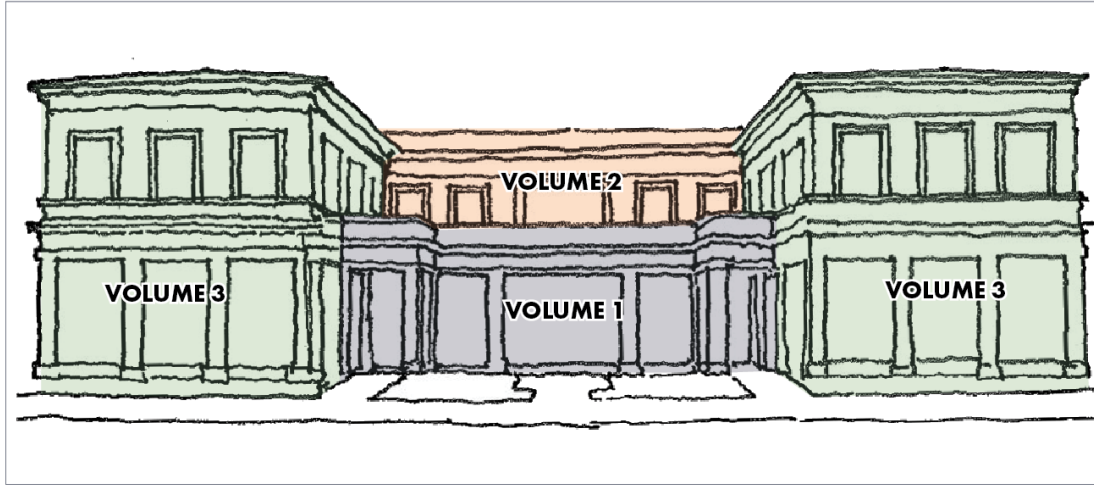
CITY OF PORT ST. LUCIE CITYWIDE DESIGN STANDARDS 30

Design Principles - Proportion



Building elevation based upon the Golden Rectangle ▶

Design Principles - Scale



▲ This building is the sum of the parts and a result of a simple composition. It is assembled with 3 simple volumes arranged in a symmetrical composition that helps break the generally large size of the building.

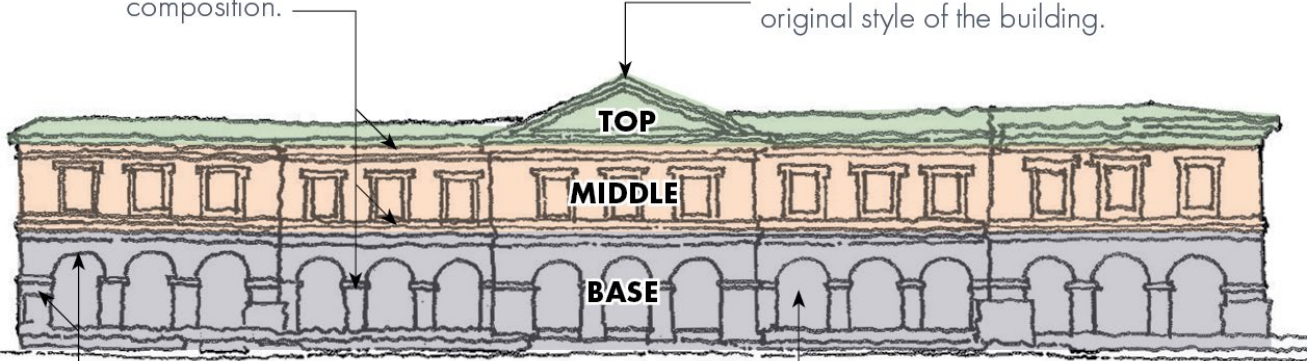


Design Principles - Harmony



Cornice, molding, expression lines and arcades articulate and unify the façade composition.

Pediment punctuates building's main entrance and is the focal point of the overall building's composition. It also reflects the original style of the building.



Correct application of arches and piers carrying structural load and reinforcing building structural stability.

Correct human scale proportions in piers and openings making it comfortable for people walking by.



Design Principles - Detailing



Application of Guidelines to Various Building Typologies

TWO STORY OFFICE BUILDING



1. Entrance is out of proportion to the rest of the building
2. Poorly proportioned roof shapes
3. Inappropriate signage location
4. Large, box shaped walls



1. Entrance serves as the focal point and is well proportioned with the rest of the building
2. Simple and clean roof shape
3. Use smaller, well proportioned walls to eliminate box shape
4. Appropriate signage location

NON-FREESTANDING STRIP/MULTI-TENANT SHOPPING CENTER



1. Fake and oversized lower
2. Nonfunctional vent louvers
3. Complicated facade shapes
4. Fake arches
5. Fake columns
6. Boring repetition



1. Good and proportionate massing
2. Well integrated landscape elements
3. Elegant canopies and roof shades
4. Box planters enhance the streetscape

NON-FREESTANDING STRIP/MULTI-TENANT SHOPPING CENTER



1. Avoid a fake transom window
2. Out of proportion with the rest of the structure
3. Large empty box area that is out of scale with the building
4. Avoid using fake arches
5. Inappropriate decorative profile
6. Avoid the use of long openings that further elongate the building



1. Appropriate roof shape and scale
2. Well proportioned with gradual height increase
3. Appropriate massing scale
4. Use smaller proportions to break down long building shape

Application of Guidelines to Various Building Typologies

NON-FREESTANDING STRIP/MULTI-TENANT SHOPPING CENTER



1. Sidewalk is not inviting to pedestrians
2. Excessive ornamentation
3. Canopy size is not proportional to the storefront
4. Avoid canopy over a covered entryway



1. Better proportions
2. Appropriately sized canopies according to store front size
3. Add benches
4. Outdoor eating area with overhead cover
5. Planter boxes to separate eating area and walkways

NON-FREESTANDING STRIP/MULTI-TENANT SHOPPING CENTER



1. Gables are heavy and out of scale with the rest of the building
2. Avoid horizontal openings that emphasize building length
3. Avoid elongating horizontal stripes



1. Simple roof shapes
2. Smaller gables better proportioned to roof size
3. Use of columns create better proportion and help to break up an elongated building

RETAIL OUTPARCEL



1. Inappropriate architectural profile
2. Overscaled, inappropriate signage
3. Fake arch
4. Fake lintel beams
5. Avoid large empty wall area
6. Unify materials
7. Poor window proportion



1. Appropriate architectural profile
2. Add wall light features
3. Removed fake arches
4. Window framed with correct proportions
5. Articulated front elevation

Application of Guidelines to Various Building Typologies

FREESTANDING RESTAURANT



1. Columns are out of scale
2. Avoid using parapets to create false heights
3. Canopies are out of scale
4. Avoid incongruous design shapes

FREESTANDING RESTAURANT

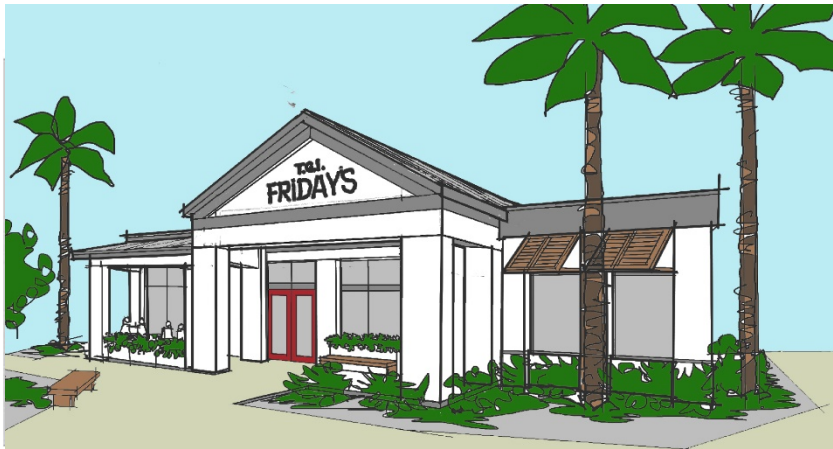


1. Ineffective short shade
2. Unpleasant area for outdoor tables (no shade)
3. Inappropriate stone finish location
4. Large blank wall

FREESTANDING NEIGHBORHOOD SHOPPING CENTER (DRUG STORE TYPE)



1. Excessive ornamentation
2. Columns are not well proportioned
3. Poorly proportioned windows at entry way
4. Poorly proportioned windows



1. Add cover to the entryway
2. Roof with vaulted ceilings
3. Simple roof design in scale with the structure
4. Exterior waiting area with cover
5. Add planters to accentuate design



1. Intentional parapet
2. Dedicated main signage location
3. Large canopies that provide shade for outdoor seating
4. Pleasant outdoor seating area
5. Large wall broken down to create better proportions



1. Simple detailing
2. Unified materials and simple articulation
3. Well proportioned building

Application of Guidelines to Various Building Typologies

SELF-STORAGE FACILITY



1. Fake cupola
2. Long roof massing
3. Poorly proportioned
4. Nonfunctional canopies
5. Heavy, long and boxy wall shape
6. Prominent but poorly proportioned vertical component

AUTO REPAIR



1. Poorly scaled signage
2. Heavy, fake and not very effective canopy
3. Empty and boring wall area
4. Large heavy box appearance

GAS STATION CONVENIENCE STORE



1. Out of scale signage
2. Disproportional and heavy entryway
3. Center column is out of proportion to the overall porch (too large)
4. Center column is out of proportion to the overall porch (too slim)
5. Not authentic use of materials



1. No fake dormers or cupolas
2. Vertical articulations that break long wall massing
3. Use of landscape design breaks heavy, empty wall area
4. Classic proportions applied to vertical architectural components
5. Functional canopies
6. Functional windows and doors



1. Well sized signage
2. Well scaled, lower canopy at the entry
3. Different heights and wall planes
4. Light features and planters to create a better entry
5. Base to provide scale



1. Appropriate signage that is in scale with the building
2. Better entry proportions
3. Larger columns for more appropriate street scale