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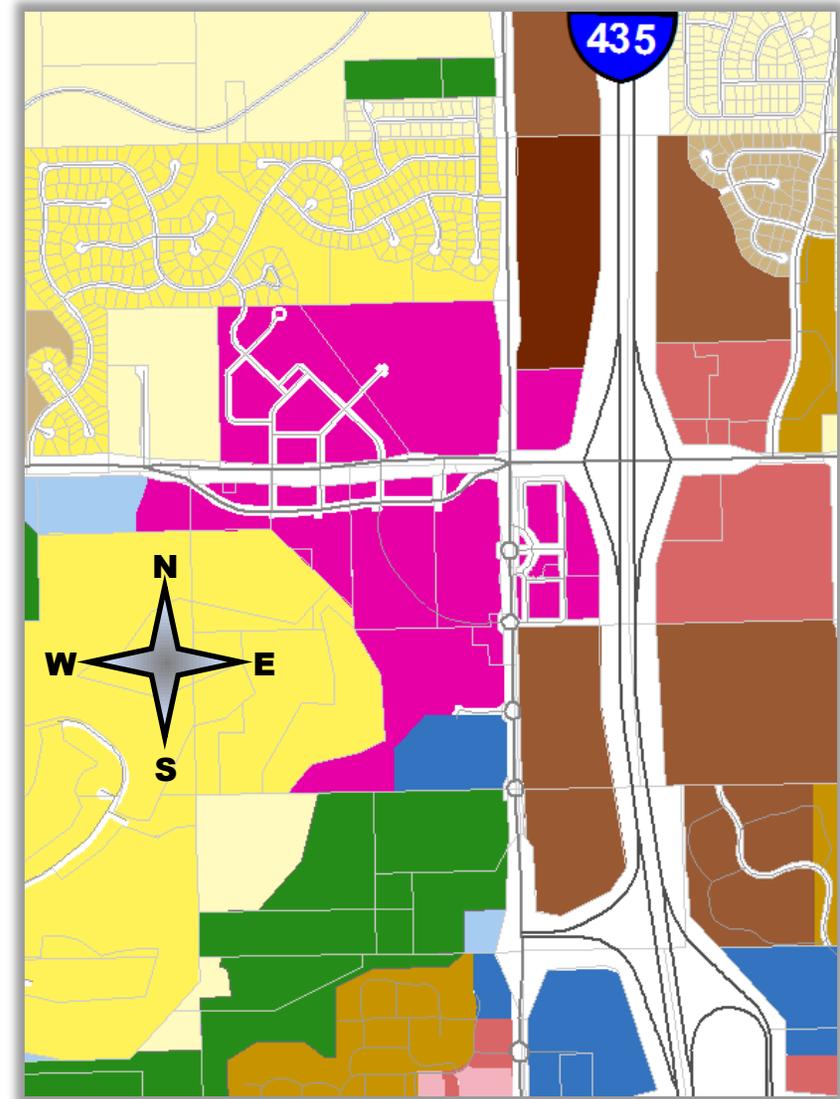
# LENEXA CITY CENTER NEIGHBORHOOD DESIGN STANDARDS & GUIDELINES

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## APPLICABILITY

These Standards & Guidelines apply to new development and redevelopment within the Lenexa City Center Neighborhood, which is the property currently zoned CC – *Planned City Center*, denoted in bright pink on the map to the right; and any property which may hereafter be zoned CC – *Planned City Center*. Developers are encouraged to meet with City staff before and during the schematic design phase of a project to discuss any and all applicable Standards & Guidelines. All concept plans, preliminary plans and final plans shall be evaluated for conformance with the Standards & Guidelines as adopted by Section 4-1-B-28 of Lenexa’s Unified Development Code (UDC). The text of each subsection indicates which criteria are “standards” and which are “guidelines.” Standards (“shall,” “will,” “must,” etc.) are mandatory requirements; while Guidelines (“should,” “may,” “can,” etc.) are advisory, but recommended. Additionally, each project is expected to have its own set of specific design criteria which shall address, in more detail, elements such as building materials, colors, pedestrian lighting, street furniture, awnings, signage, building lighting, landscaping and artwork.



## SITE PLAN

Lenexa City Center is a continually evolving neighborhood. The Site Plan on the right is a working draft with the latest concept plans for each quadrant except the North, which is currently expired. Currently approved companion plans include:

- City Center East, Building 3 [B.E. Smith] (2007)
- Life Time Fitness (2008, no longer CC zoned)
- West End at City Center (2010)
- Perceptive Software (2013)
- City Center East parking garage (2013)
- Renner89 (2013)
- WaterCrest at City Center (2013, no longer CC zoned)
- The Domain at City Center (2013)
- Hyatt Place Hotel & Conference Center (2013)
- Penrose Place (2015)
- Lenexa Civic Center (2015)



## STREET CLASSIFICATION SYSTEM

The Street Classification System applies to streets within the Planned City Center zoning district. The Standards & Guidelines that follow are meant to serve as the framework for street design and provide a general overview for building design along both street types. The overall design and functionality of each street shall be in the context of creating a unique urban environment for adjacent land uses and the people who use them. Traffic, pedestrian, stormwater, building and other competing design requirements shall be properly balanced to achieve an appropriate urban form for each street. Some variety (e.g. one-way streets, angled parking, medians, etc.) in street design and on-street parking configurations is encouraged to create a special sense of place within Lenexa City Center.



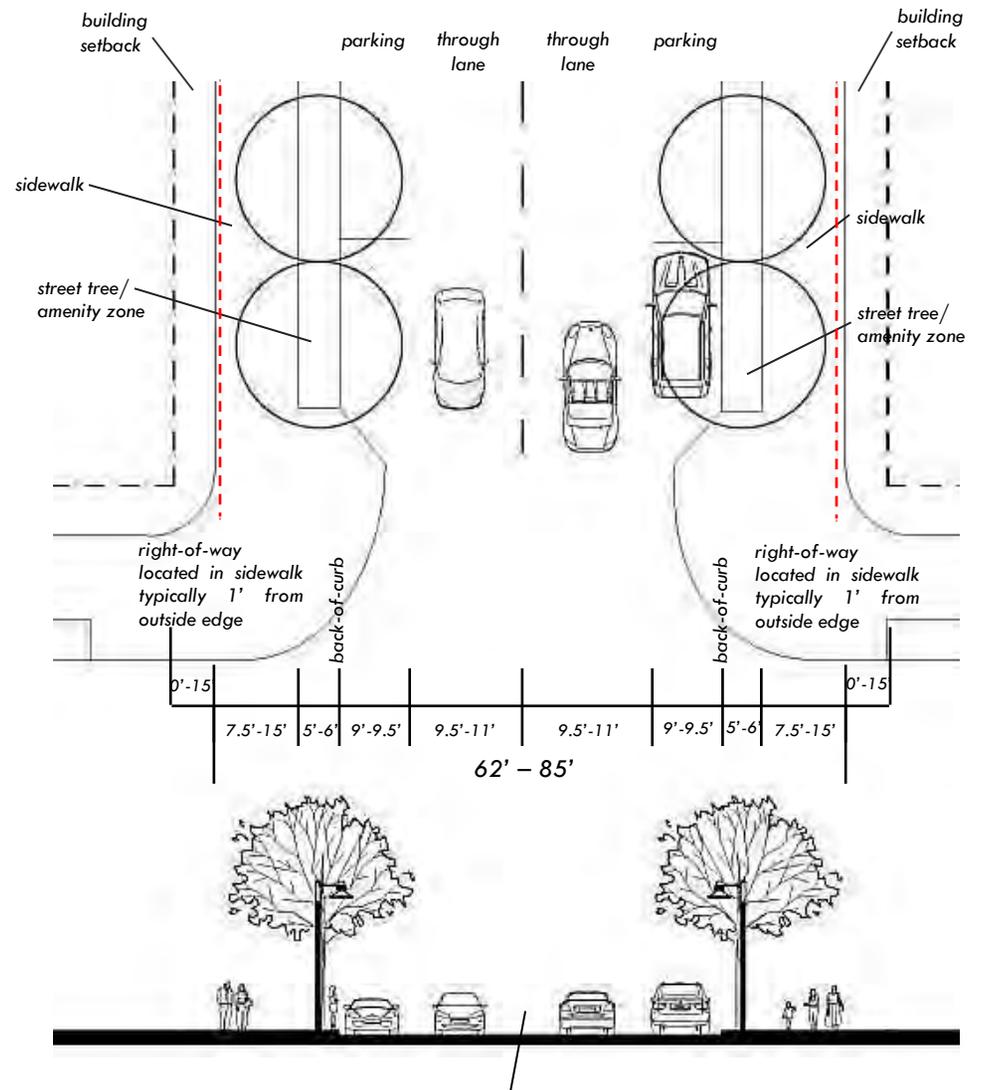
## MIXED-USE STREETS

### Primary Standards

- Buildings shall be oriented to the street with setbacks of 0' – 15'.
- Façades shall face the street and shall be at least 50% transparent.
- Parking shall be on-street, within structures or behind buildings.
- Signage shall be predominantly pedestrian-oriented and other pedestrian-level building details shall be rich.
- Primary building entrances shall be directly accessible from the sidewalk and shall include weather protection.
- Street trees and furnishings shall be incorporated into each project.

### Supplementary Standards & Guidelines

- On-street parking, either parallel or angled, is encouraged throughout Lenexa City Center. To supplement on-street parking, structured parking should be provided. Surface parking may be allowed, but shall be located behind buildings and appropriately screened. Where on-street parking is not provided and the lane is directly adjacent to the curb, lane width requirements shall increase by 1'.
- City Standard Type "B" vertical curbs shall be utilized for public streets unless otherwise approved by the City Engineer.
- Landscaped medians may be used to separate opposing lanes of traffic on multi-lane streets, but shall be at least 5' wide. Additionally, valet lanes may include protective, curbed dividers no narrower than 4'.



Landscaped medians may be used to separate opposing lanes of traffic on multi-lane streets, but shall be at least 5' wide.

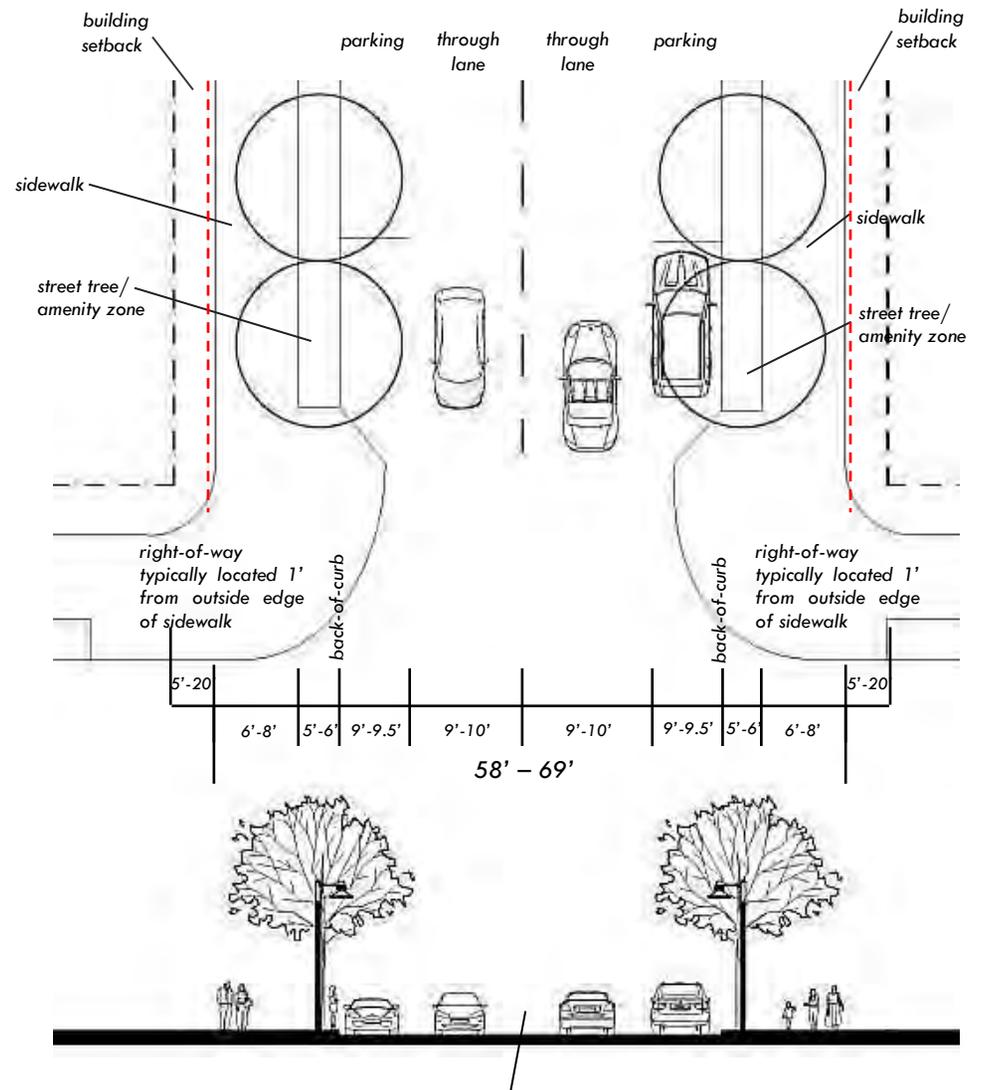
## RESIDENTIAL STREETS

### Primary Standards

- Buildings shall be oriented to the street with setbacks of 5' – 20' dependent on building type and should include a combination of rich landscaping, stoops, porches, etc.
- Façades shall face the street and shall be at least 20% transparent.
- Parking shall be on-street, within structures or behind buildings.
- Some pedestrian-level building details shall be present.
- Primary building entrances shall be directly accessible from the sidewalk and shall include weather protection.
- Street trees and furnishings shall be incorporated into each project.

### Supplementary Standards & Guidelines

- On-street parking, either parallel or angled, is encouraged throughout Lenexa City Center. To supplement on-street parking, structured parking should be provided. Surface parking may be allowed, but shall be located behind buildings and appropriately screened. Where on-street parking is not provided and the lane is directly adjacent to the curb, lane width requirements shall increase by 1'.
- City Standard Type "B" vertical curbs shall be utilized for public streets unless otherwise approved by the City Engineer.
- Landscaped medians may be used to separate opposing lanes of traffic on multi-lane streets, but shall be at least 5' wide.



Landscaped medians may be used to separate opposing lanes of traffic on multi-lane streets, but shall be at least 5' wide.



# **SITE DESIGN**

## **STANDARDS & GUIDELINES**

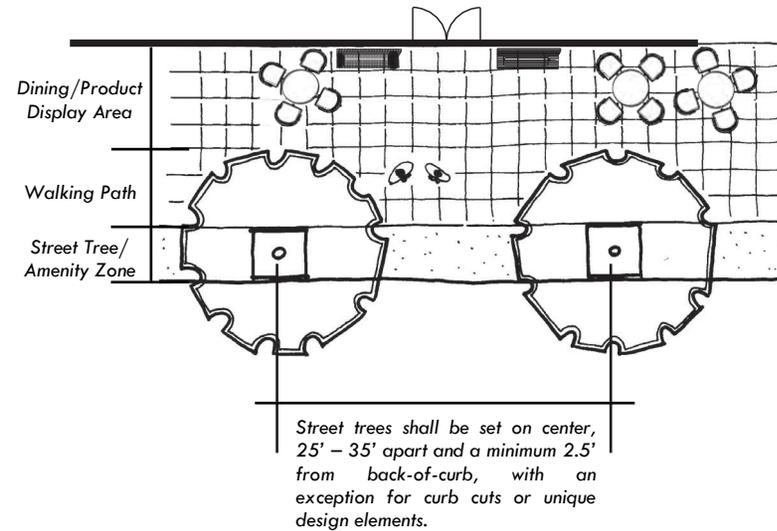
## STREETS & SIDEWALKS

### Intent

Establish a consistent character for streets, enhance the beauty and functionality of the natural and manmade environment, improve public safety, as well as incorporate stormwater Best Management Practices (BMPs) and street trees into streetscape design for treating stormwater runoff nearest the source.

### Standards & Guidelines

1. **Street Tree/Amenity Zone:** The appropriate species and size of street trees and any vegetation shall be located within the Street Tree/Amenity Zone. Street trees shall be set on center, 25' – 35' apart and a minimum 2.5' from back-of-curb, with an exception for curb cuts or unique design elements. Site furnishings and lighting (pp. 21-23) shall also generally be located within the Street Tree/Amenity Zone.
2. **Walking Path:** In addition to the Street Tree/Amenity Zone, sidewalks shall consist of a clear, ADA compliant walking path. Residential paths shall be no narrower than 5' and Mixed-Use paths shall be between 6' – 15'.
3. **Dining/Product Display Area (Mixed-Use Streets):** Sidewalk encroachments between 1.5' – 9' wide may include café seating, planters and/or sandwich boards and are encouraged. When employed, these items shall be located in a manner that leaves an unobstructed, ADA compliant pedestrian pathway of at least 6'.



5'-6'	6'-15'	1.5'-9'
Street Tree/Amenity Zone	Walking Path	Dining/Product Display Area

7.5'-15'

4. Sidewalks and Street Tree/Amenity Zone components shall be provided in accordance with the following Standards & Guidelines for each street type. Tree species and caliper size requirements can be found under *Site Amenities* (p. 22).

**a. Mixed-Use Streets**

- i. *Sidewalks:* 7.5' – 15' wide with an unobstructed, ADA compliant walking path of at least 6'.
- ii. *Street Trees:* Set apart 25' – 35' on center and a minimum 2.5' from back-of-curb; tree grates may be utilized.
- iii. *Vegetation:* Flowers, shrubs, grasses and other appropriate vegetation may be located around tree wells and used for approved BMPs.
- iv. *Paving:* The sidewalk shall be paved with concrete. Decorative concrete and/or unit pavers should be used to highlight prominent entrances, corners, pathways, or amenities.

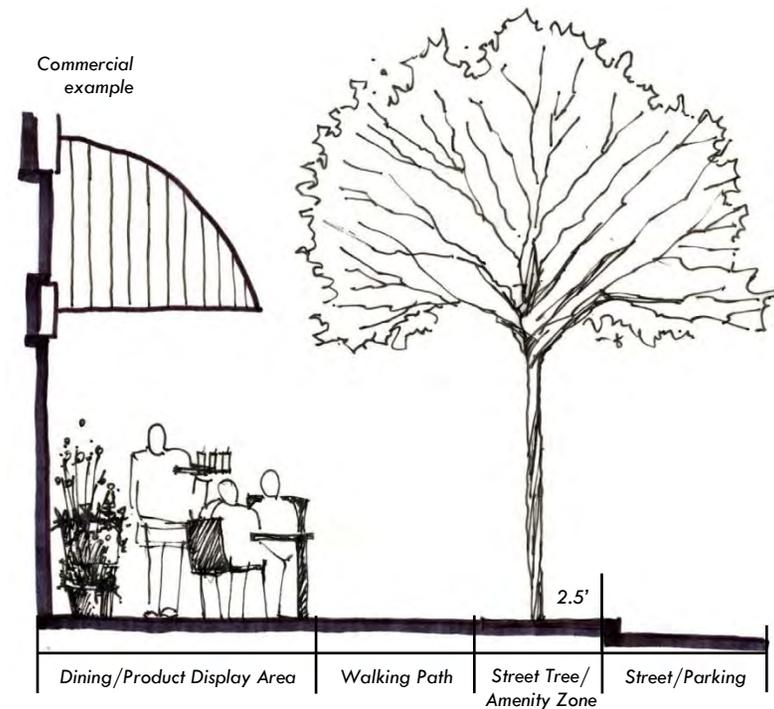
**b. Residential Streets**

- i. *Sidewalks:* 6' – 8' wide with an unobstructed, ADA compliant walking path of at least 5'.
- ii. *Street Trees:* Set apart 25' – 35' on center and a minimum 2.5' from back-of-curb; tree grates may be utilized.
- iii. *Vegetation:* Flowers, shrubs, grasses and other appropriate vegetation may be located within the Street Tree/Amenity Zone.
- iv. *Paving:* The sidewalk shall be paved with concrete. Decorative concrete and/or unit pavers should be used to highlight prominent entrances, corners, pathways, or amenities.

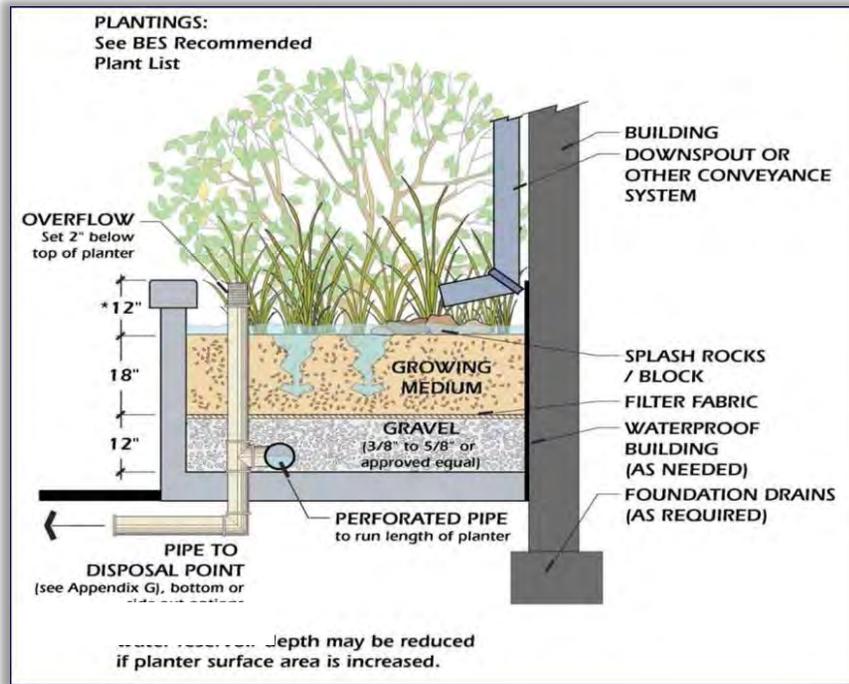
Residential example



Commercial example



- For each development, a portion of the 1.37” stormwater quality volume from streets and sidewalks shall be treated for potential pollutants nearest their source. Furthermore, each development shall be required to incorporate an under drain system to manage runoff.



## CURB CUTS AND DRIVEWAYS

### Intent

Promote pedestrian safety and comfort by consolidating and enhancing driveways where appropriate, while providing for adequate access for vehicles and services.

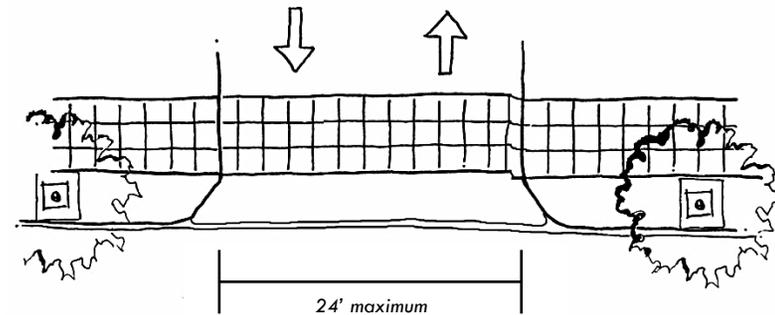
### Standards & Guidelines

1. Curb cuts shall not exceed 24' (inside "throat") for combined entries/exits and 16' for one-way entries/exits.
2. Curb cuts shall be appropriately spaced for safety as approved by the City Engineer.
3. Sidewalk patterns shall carry across driveways to increase attention to and awareness of the pedestrian right-of-way.



Sidewalk patterns shall carry across driveways.

*Curb cuts should be consolidated between buildings/developments and designed to enhance the safety of the pedestrian environment.*



## OFF-STREET WALKWAYS

### Intent

Create a network of safe and attractive off-street pedestrian connections.

### Standards & Guidelines

1. Clearly defined pedestrian connections shall be provided:
  - a. Between a public right-of-way and a building entrance.
  - b. Between a parking structure or lot and a building entrance.
2. Clearly defined pedestrian connections should be provided:
  - a. Between a transit stop and a building entrance.
  - b. Between a transit stop and a parking areas.
  - c. Between adjacent properties.
  - d. Between trails and sidewalks.
3. Pedestrian connections shall be no less than 6' wide.
4. Off-street pedestrian connections, except where directly abutting public right-of-way, shall be clearly defined by at least two of the following:
  - a. 6" vertical curb in combination with a raised walkway.
  - b. Textured paving, including across vehicular lanes. "Textured" paving includes unit pavers, stamped or scored concrete and pervious surfaces.

- c. Bollards.
- d. A continuous landscaped area of no less than 3' wide on at least one side of the walkway, except when the walkway crosses vehicular lanes.
- e. Pedestrian-scale lighting, bollard lighting, accent lighting or a combination thereof to aid in pedestrian wayfinding.
- f. Seating walls, benches and other pedestrian amenities.

*Mid-block pedestrian connection.*



*Pedestrian-scale lighting.*



*A pedestrian connection with stamped concrete and landscaped area.*



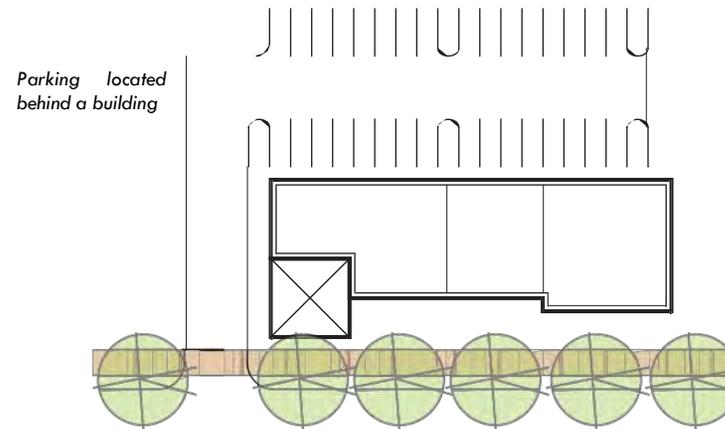
## PARKING

### Intent

Promote on-street and structured parking, ensure surface parking is not a dominant element within Lenexa City Center, reduce parking's visual impact, define pedestrian/vehicular circulation and address stormwater management needs.

### Standards & Guidelines

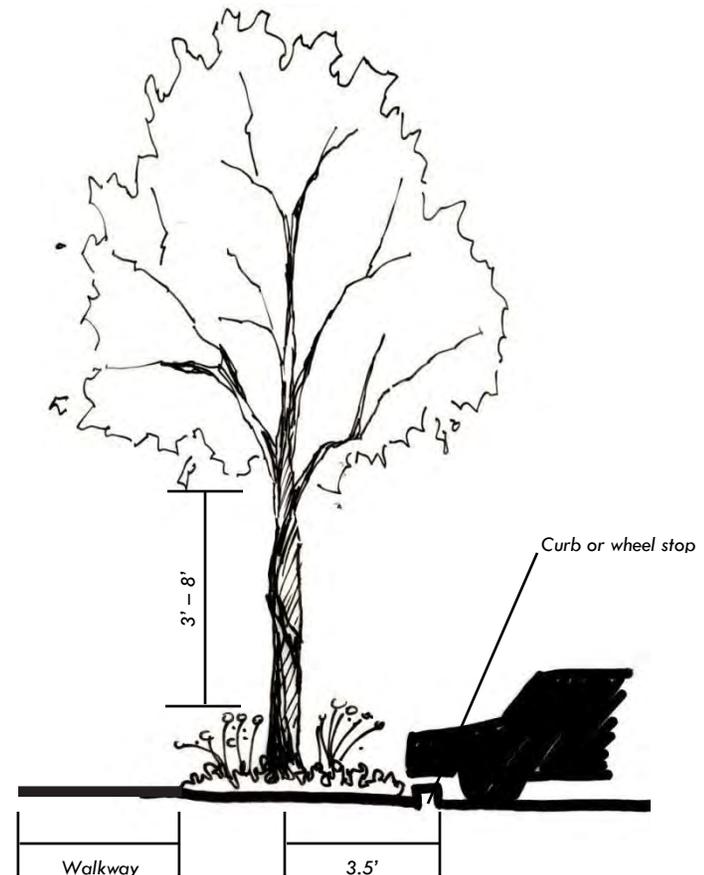
1. **Location**
  - a. On-street and structured parking should be utilized throughout City Center.
  - b. When employed, surface parking shall not be located at street intersections.
  - c. While on street parking is encouraged, structured and surface parking along Residential Streets shall not be located between a building and the street.
  - d. Parking along Mixed-Use Streets shall be located on the street, within parking structures, or to the rear/interior of a building.
  - e. Appropriately screened surface parking may be allowed in areas abutting Interstate 435; or as a temporary parking measure, provided a plan for a more urban parking solution is approved by the Community Development Director.



## 2. Landscaping

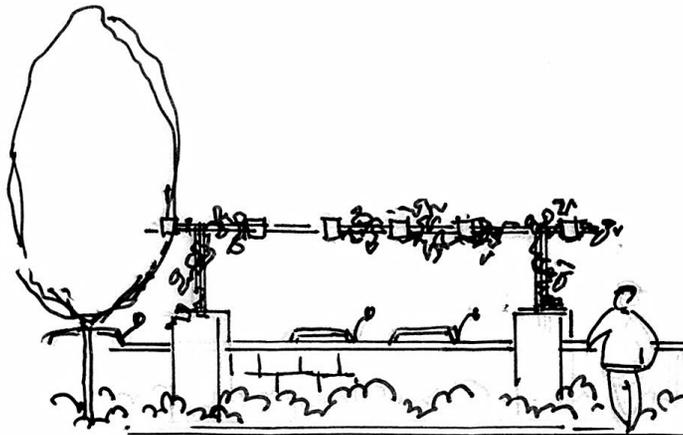
- a. Trees within planting areas shall be used to break up parking areas and provide shade.
- b. The amount of interior landscaped zones and trees shall be dependent upon the location of any parking lot in relation to buildings and the public right-of-way.
  - i. Landscaped islands shall be a minimum 8' in width and 125 ft.<sup>2</sup>.
    1. Where any parking lot is visible from the public right-of-way, the City-standard calculation for quantity of trees or a minimum ratio of 1 tree per 12 parking stalls (1:12) shall apply, whichever is greater.
    2. Where any parking lot is not visible from the public right-of-way, the City-standard calculation for quantity of trees or a minimum ratio of 1 tree per 12 parking stalls (1:12) shall apply, whichever is fewer.
  - ii. Wheel stops or curbs shall be used in parking areas to prevent vehicles from overhanging into planting areas.
    1. A 3.5' clearance, as measured from the center of trees to front-of-curb/wheel stop, shall be maintained to avoid damaging trees and landscaping.
  - iii. Landscaped areas next to a pedestrian walkway shall maintain a vertical clear zone between 3' – 8', measured from ground level, to ensure pedestrians and drivers are visible to each other within parking areas.

- iv. Within each development, a portion of the 1.37" stormwater quality volume shall be handled by incorporating bioretention or similar infiltration practice(s) into parking area design. These facilities may be located in islands or around the perimeter, which may include vegetative screening.

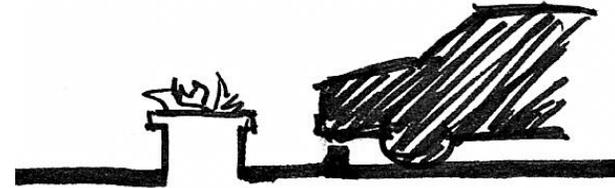


### 3. Screening

- a. Screen walls and landscaping shall be required between surface parking lots and streets/walkways.
- b. Low decorative walls, or a combination of low wall, wrought iron fence, raised planters and/or shrubs, between 2' – 4' in height (at maturity) shall be used to screen parking areas from adjacent public streets and walkways.
- c. Walls and raised planters shall be at least 2' in height, but not exceed 4', unless *all* of the following are met:
  - i. Screen treatment shall not create a sight distance hazard at an intersection.
  - ii. Any portion of a wall that is above 4' in height shall be a minimum 75% transparent.
- d. Blank fence runs shall be treated as blank walls (see p. 35).
- e. Chain-link fencing shall not be permitted.



*In decorative walls that exceed 4' in height, the portion exceeding 4' must be at least 75% transparent.*



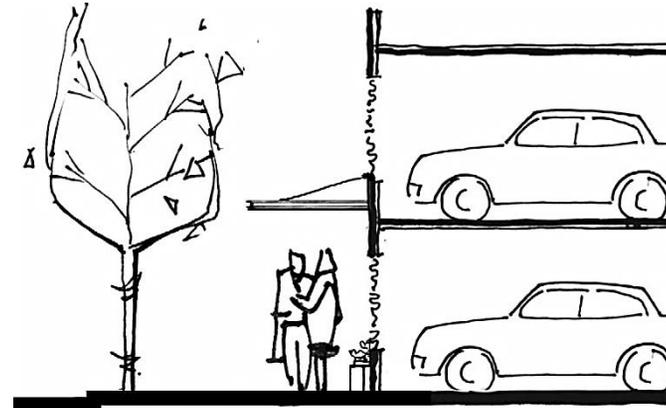
*Screen walls and landscaping shall be required between surface parking lots and streets/walkways.*



*Shrubs which do not exceed 48" in height may be used in conjunction with low walls to screen parking lots.*

#### 4. **Parking Structures**

- a. To reduce the visual impact of structured parking located above grade.
  - i. Parking structures which include street-facing frontage(s) shall comply with the Standards & Guidelines outlined under the subsections *Ground-Level Details* (p. 32) and *Weather Protection* (p. 33).
  - ii. Utilizing several small commercial spaces as a screening mechanism for the street-facing façades of parking structures is encouraged. This provides both screening for the structure and leasable space for property owners.
  - iii. When commercial space is not utilized as a screening mechanism, street-facing façades of parking structures shall be screened or treated architecturally. Treatment should allow the levels to appear more like a typical building floor, rather than open slabs with visible interiors. Two or more of the following architectural treatments shall be required:
    - 1. Openings in the façade made to look like windows.
    - 2. Plantings designed to grow on the façade.
    - 3. Louvers.
    - 4. Decorative metal grills or panels.
    - 5. Spandrel (opaque) glass.
    - 6. A treatment not listed, as approved by the Community Development Director, which meets the intent of these Standards & Guidelines.



*Parking structures which include street-facing frontage(s) shall comply with the Standards & Guidelines outlined under the subsections "Ground-Level Details" and "Weather Protection."*



*Block 7, Belmar – Lakewood, CO*

*Frisco Square Garage – Frisco, TX*



## PUBLIC OPEN SPACES

### Intent

Provide well-landscaped, pleasant places for people to gather and enjoy, either individually or collectively, while also serving a stormwater management function, where appropriate.

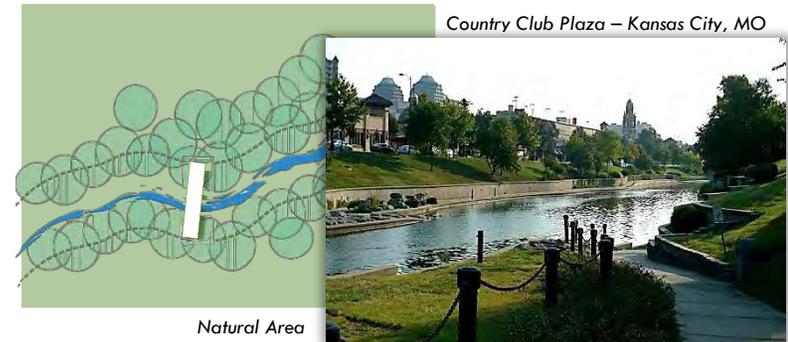
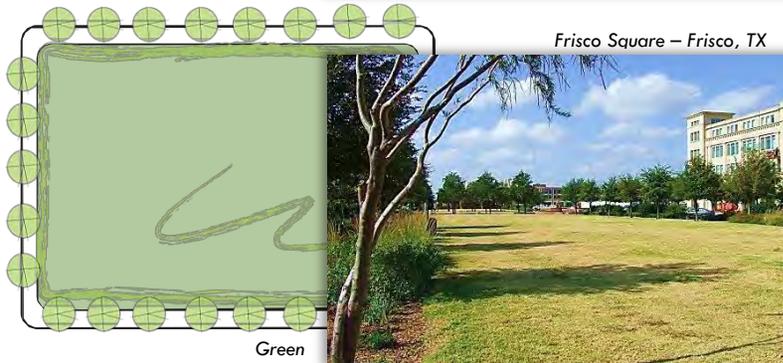
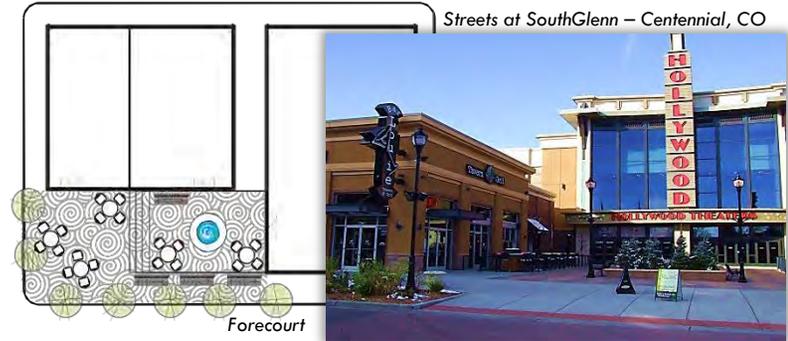
### Standards & Guidelines

1. Every new building shall provide public open space in an amount no less than 2% of total building square footage. Such spaces may be consolidated with spaces generated by other buildings on or off a particular site.
2. Public open spaces shall be visible and accessible to the general public from a public sidewalk.
3. No more than 50% of the public open space requirement may be satisfied by open spaces associated with Natural Areas (see 4-f).
4. Public open spaces shall be appropriately illuminated and provided in one or more of the following forms. Additionally, it is encouraged that a portion of the 1.37" stormwater quality volume be handled by integrating appropriate BMPs into public open spaces.
  - a. **Plaza:** An open, paved area featuring walkways, trees, shrubs, places to sit and sometimes retail shops; can be used for large gatherings.



*Public open spaces shall be accessible to the general public from a public sidewalk.*

- b. **Green:** An open, grassy area featuring trees and walkways on the periphery; can be used for large gatherings or active recreation.
- c. **Courtyard:** An open space enclosed partly or wholly by a building.
- d. **Forecourt:** An open court in front of a building.
- e. **Seating Area:** An open area comprised of low walls, benches, and/or tables with chairs.
- f. **Natural Area:** Landscaped area which uses a natural water feature and/or vegetation as well as provides low-impact trails for passive recreation such as hiking and jogging. This includes stream corridors, wetlands, uplands and forest groves.



5. Due to its ability to allow rainfall flow-through and infiltration, porous pavement may be used to capture a portion of the 1.37" stormwater quality volume in courtyards and is encouraged in other hardscaped open spaces.
6. Green roofs at or near grade may include public open spaces. Up to 1/3 of the public open space requirement may be met through publicly accessible spaces on rooftops. Green roofs are encouraged to provide a unique dimension to residents' and visitors' experiences while addressing stormwater management needs.
7. Site furnishings like seating, trash receptacles, bollards, planters, drinking fountains, lighting, bike racks, public art, monuments, wayfinding signage, water features and/or other elements oriented to pedestrians and cyclists shall be provided with all public open spaces.
8. Where practical and appropriate, public open spaces should incorporate recreational facilities.



*Traditional concrete*

*Porous concrete*



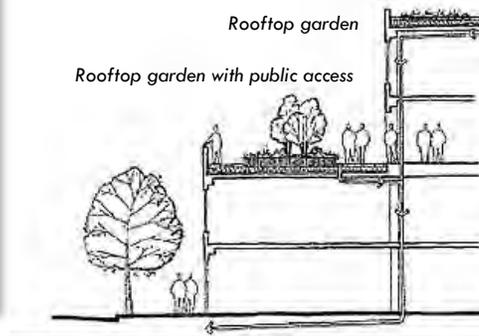
*Kansas City, MO*



*Wayfinding signage*



*Site furnishings*



*Rooftop garden*

*Rooftop garden with public access*



*Portland, OR*

## STREET TREES

### Intent

Create a varied, yet unified pattern of natural furnishings that highlight and subtly differentiate unique areas of the Lenexa City Center neighborhood.

### Standards & Guidelines

1. All street trees shall be between 2" – 2.5" in caliper width at installation. Approved tree species include:
  - a. *Ginkgo (males only)*
  - b. *Lacebark Elm*
  - c. *October Glory Maple*
  - d. *Shantung Maple*
  - e. *Thornless Honeylocust*
  - f. *London Planetree*
  - g. *Bald Cypress*
  - h. *Swamp White Oak*
2. Other species may be used, as approved by the Community Development Director.



*Ginkgo*



*Lacebark Elm*

*October Glory Maple*



*Shantung Maple*



*Thornless  
Honeylocust*



*London  
Planetree*



*Bald Cypress*



*Swamp White Oak*

## SITE FURNISHINGS

### Intent

Create a varied, yet unified pattern of manmade site furnishings that highlight and subtly differentiate unique areas of the Lenexa City Center neighborhood.

### Standards & Guidelines

1. Approved manmade site furnishing include:
  - a. **Pedestrian Benches**
    - i. Austin Series – Back/Backless
      1. Aluminum Bench
      2. Wood Bench
    - ii. Landscape Forms 35 Collection
      1. Sit Bench
      2. Stay Bench
      3. Mix Bench
    - iii. Bench types shall be varied (wood and metal) to provide an assortment of seating comfort to pedestrians.
  - b. **Trash Receptacles**
    - i. Landscape Forms
      1. Pitch Trash Receptacle
  - c. **Bicycle Racks**
    - i. Landscape Forms Landmark Collection
      1. Ring Collection Bicycle Rack
  - d. Other compatible manmade site furnishings may be approved by the Community Development Director during the plan review process.



## LIGHTING

### Intent

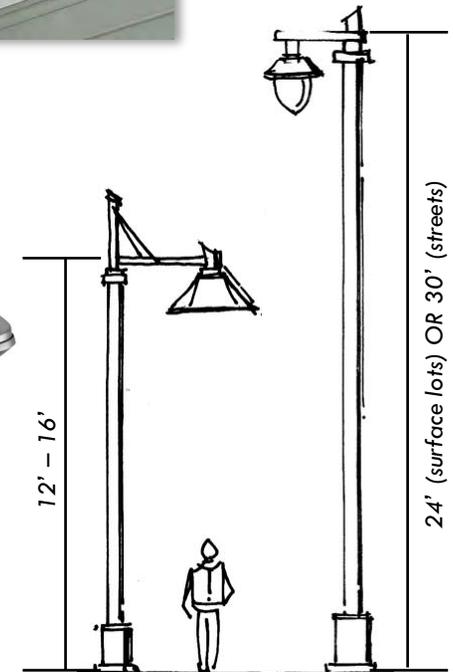
Ensure lighting contributes to the character of the site and does not adversely affect adjacent development through excessive light pollution.

### Standards & Guidelines

1. Lighting shall be provided for parking structures/lots and along pedestrian walkways.
2. Lighting fixtures shall be limited to a height of 12' – 16' for pedestrian walkways, 24' for parking lots, and 30' for streets; measured from the ground to the mounting height of the fixture.
3. All lighting shall be shielded from producing off-site glare, either by orienting fixtures downward, through exterior shields, or optical design inside the light fixture.
  - a. Upwardly-oriented lighting may be approved by the Community Development Director, provided it is appropriately shielded from producing off-site glare.
4. Public street lighting shall use metal halide lighting and/or LED poles and fixtures compatible to those outlined in 6-b and 6-c (p. 24).
5. Near-/In-ground and bollard lighting may be oriented upward so long as measures are taken to prevent off-site glare.



*All lighting shall be shielded from producing off-site glare, either by orienting fixtures downward, through exterior shields, or through optical design inside the light fixture. Upwardly-oriented lighting may be approved by the Community Development Director, provided the lighting is appropriately screened from producing off-site glare.*



*Lighting shall be provided for parking structures/surface lots and along pedestrian walkways.*

6. Approved lighting fixtures:

- a. While these lighting fixtures have been preapproved, compatible substitute fixtures may be approved by the Community Development Director during the plan review process.
- b. **Streets & Parking Lots**
  - i. Cree Edge Series Round Luminaire – ARE-EDR-3M-DA-04-E-UL-BK-700mA – Black
- c. **Pedestrian**
  - i. Luminis Eclipse W769 Pole Mount – Black
  - ii. Cree Edge Series Pathway Luminaire – Black
  - iii. we-ef Modern Classic Xeda Bollard – XRY-184 - Black

Luminis Eclipse W769 Pole Mount



Cree Edge Series Pathway Luminaire



Cree Edge Series Round Luminaire



## SCREENING OF SERVICE AREAS

### Intent

Reduce the impact and visual presence of service and trash storage areas.

### Standards & Guidelines

1. The sharing of service, solid waste, utility and mechanical areas between adjacent developments, projects and/or buildings is encouraged.
2. Solid waste containment areas should be located on the interior of blocks, either in a building or in an enclosed structure of similar character to major structures on the site.
3. Solid waste receptacles shall be constructed in a manner to prevent leakage of materials therein.
4. All service, solid waste, utility and mechanical areas shall be located either within a building or outside, provided they are appropriately screened. Screening may include masonry walls, landscaping, doors or solid gates.
5. Doors and/or gates on all service, solid waste, utility and mechanical areas shall be architecturally compatible with surrounding structures and constructed of metal or other material as approved by the Director of Community Development.
6. Service, solid waste and mechanical areas shall not face any residential uses, unless no other location is possible. If so, such areas shall be screened with landscaping and walls.
7. Steps should be taken to screen views of service, solid waste, utility and mechanical areas from the upper floors of nearby buildings.
8. Utility boxes and pedestals shall not be located on a public sidewalk and must be screened from view.



## STORMWATER MANAGEMENT

### Intent

Manage stormwater quantity and improve water quality by capturing and cleaning stormwater nearest the source from which it is generated.

### Standards & Guidelines

1. All stormwater facilities shall comply with City standards, specifications and details, unless otherwise approved by the City Engineer.
2. All developments shall comply with City stream setback requirements, the Lenexa City Center Watershed and Stormwater Best Management Practice (BMP) Study (URS, 2004) and the Stormwater Management Study Report for the Lenexa City Center North Subshed (URS, 2006).
3. All developments shall capture and manage, with on-site BMPs, the 1.37" stormwater quality volume. Release of this volume shall occur over a period of no less than 24 hours.



4. BMPs shall be selected to locally address the types and amounts of pollutants mobilized and transported from the site. A "treatment train" will be the preferred approach to treatment as demonstrated in the APWA Manual of BMPs for Stormwater Quality Management. The Lenexa City Center Watershed and Stormwater BMP Study (URS, 2004) defines urban pollutants of concern and their sources in addition to other pollutants such as herbicides, insecticides, chloride and other metals.
5. In addition to plans and graphic information, and at the time of preliminary and final plan approvals, a written explanation of stormwater management facilities shall be submitted for each development project. The manner, location, and distributed proportion of stormwater treatment for the 1.37" water quality volume shall be determined and incorporated into the preliminary plan submittal.
6. Non-structural BMPs play an important role in the management of stormwater quality and should be employed as good operating practice. Examples are consistent street and parking lot sweeping, appropriate lawn fertilization and associated soils testing, solid litter, trash and debris) and pet waste cleanup as well as appropriate operation and maintenance of structural stormwater BMPs.



# **BUILDING DESIGN STANDARDS & GUIDELINES**

## STREET CHARACTER

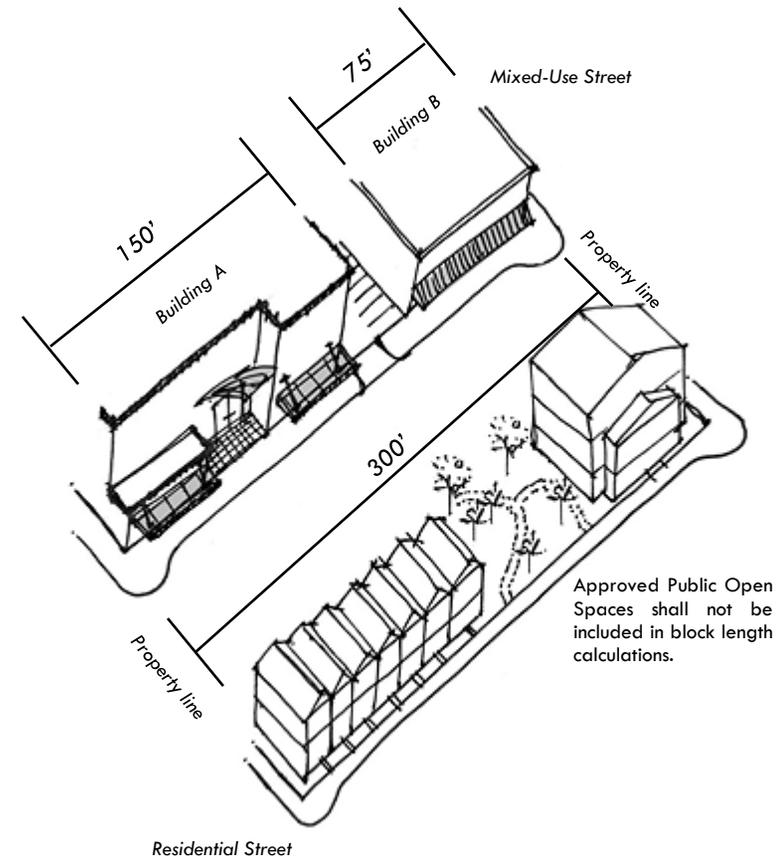
### Intent

Ensure all buildings within the City Center Neighborhood create an appealing, pedestrian-friendly environment.

### Standards & Guidelines

#### 1. Enclosure

- a. To establish streets/sidewalks as the focal point of an urban place by erecting buildings to enclose the street in such a manner as to create an “outdoor room:”
  - i. Building frontages on Mixed-Use Streets shall encompass no less than 75% of total block length with respect to approved build-to lines.
  - ii. Building frontages on Residential Streets with high density uses (16 DUA or more) shall encompass no less than 70% of total block length with respect to approved build-to lines.
  - iii. Building frontages on Residential Streets with medium density uses (8-15 DUA) shall encompass no less than 60% of total block length with respect to approved build-to lines.
  - iv. Approved Public Open Spaces shall not be included in block length calculations.
  - v. The Director of Community Development may approve deviations from building frontage requirements when unique design considerations must be made, including providing appropriate transitions to adjacent suburban development.



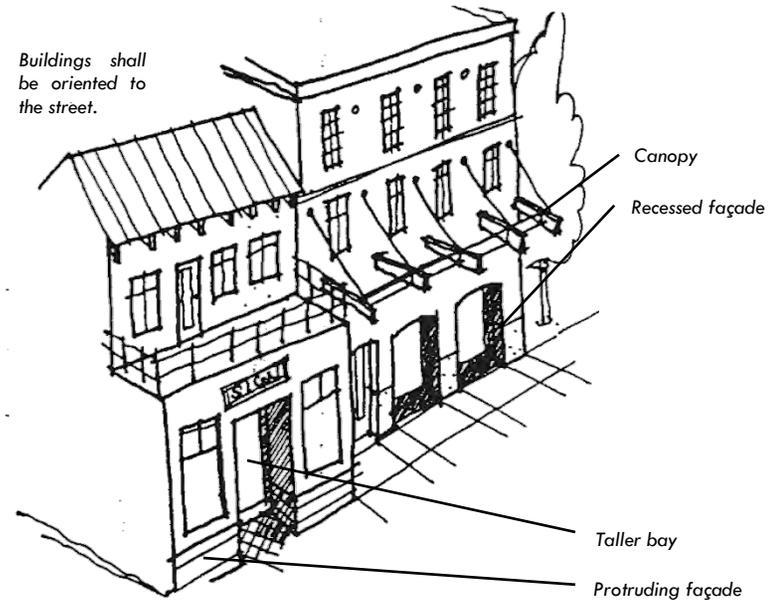
#### Mixed-Use Street Example

Building A (150') + Building B (75') = 225' (total building frontage)  
 $225' / 300'$  (block length) = 75%

## 2. Orientation to Street

a. To reinforce pedestrian activity and orientation while enhancing the liveliness of the street through building design:

- i. Buildings shall be oriented to the adjacent street(s), rather than a parking structure or lot.
- ii. Entrances to buildings shall be visible from the street and accessible from the adjacent sidewalk(s).
- iii. Entrances shall be given a visually distinct architectural expression by no less than three of the following elements:
  1. Higher bay(s).
  2. Canopy extending no less than 5'.
  3. Portico extending no less than 5'.
  4. Recessed façade of no less than 3'.
  5. Protruding façade of no less than 3'.
  6. Forecourt (see *Public Open Spaces, 4-d, pp. 18-20*).
  7. Belt courses and other material/color highlighting.
  8. Decorative/artistic elements, including doors, lighting, etc.
  9. An element not listed, as approved by the Director of Community Development, which meets the intent of these Standards & Guidelines.



Entrances shall be given visually distinct architectural expression.

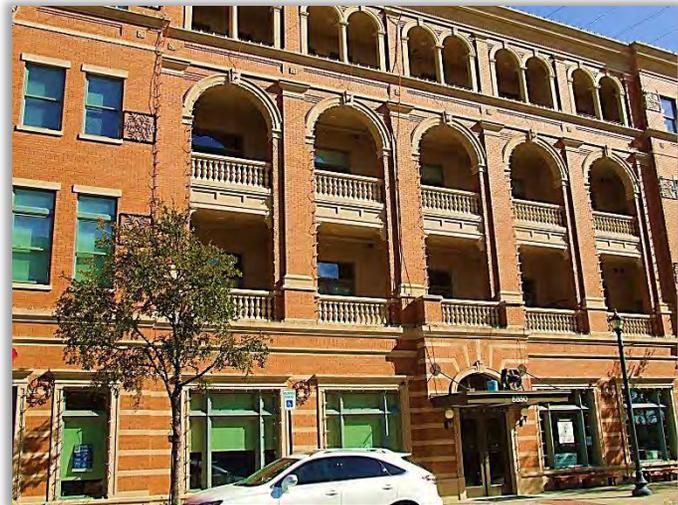


### 3. *Massing and Articulation*

- a. To guard against design monotony and accentuate their pedestrian scale, buildings shall convey a visually distinct base, middle and top:
  - i. As the section most visible to pedestrians, the base shall be distinct from the middle and top either by different materials, masonry pattern, enhanced architectural details, visible plinth above which the wall rises, generously transparent storefront(s) (see *Transparency, 6-a-i*, p. 34), canopies, awnings and/or other approved scheme.



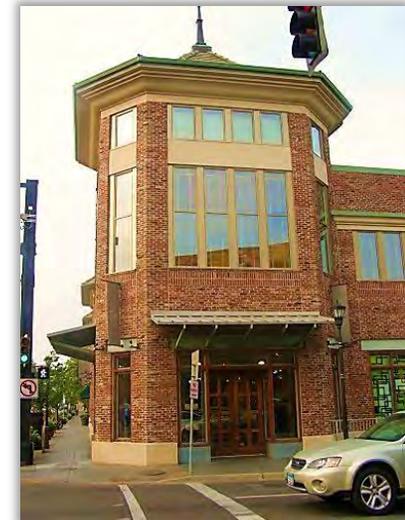
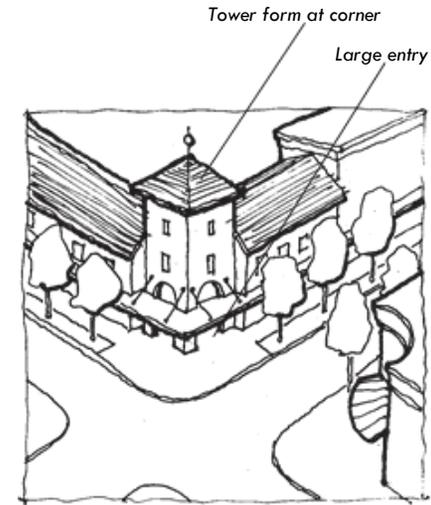
*Buildings shall convey a distinct base, middle, and top.*



ii. Gateways

1. To identify and highlight major entrances into the various districts of the neighborhood, buildings located at gateways to Lenexa City Center should incorporate bold and dramatic architectural features, such as:

- a. Tower forms at corners.
- b. Large entries.
- c. High bay lobbies.
- d. More intense color.
- e. Accent lighting.
- f. Unusual shapes, forms or materials.
- g. Artwork, such as sculptures or murals.



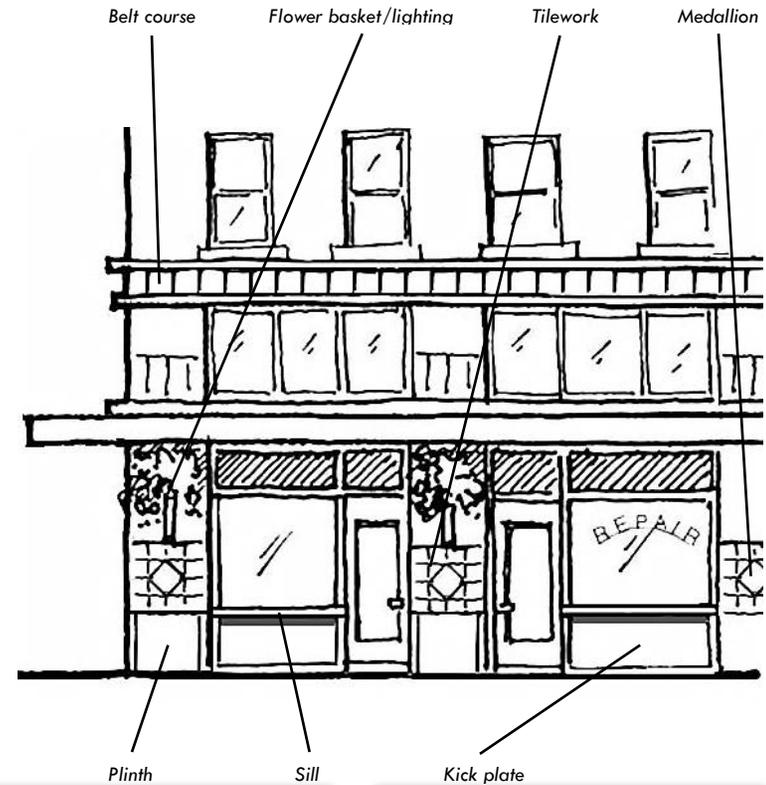
#### 4. Ground-Level Details

a. To reinforce the character of the streetscape by erecting buildings which command the greatest amount of visual interest at street-level:

i. Ground-floor, street-facing façades of buildings on Mixed-Use Streets shall incorporate at least five of the following elements:

1. Lighting or hanging baskets supported by ornamental brackets.
2. Medallions.
3. Belt courses.
4. Plinths for columns.
5. Kick plates for storefront windows.
6. Projecting sills.
7. Tilework.
8. Pedestrian-scale signs.
9. Planter boxes.
10. Elements not listed which meet the intent of these Standards & Guidelines, as approved by the Community Development Director.

ii. Buildings on Mixed-Use Streets which have façades that do not face the street shall incorporate at least three of the aforementioned elements.



## 5. Weather Protection

- a. To provide pedestrians along streets with cover from rainfall, thereby making the experience of walking during inclement weather more pleasant:
  - i. Where non-residential buildings are adjacent to a Mixed-Use Street, canopies or awnings shall be provided along the building in an intermittent or continuous fashion.
  - ii. Weather protection shall be provided for the primary entrances to *all* buildings.
    1. The minimum depth for weather protection as calculated from the edge of the building shall be 3' for those along Residential Streets and 5' for those along Mixed-Use Streets.
    2. The minimum depth of a canopy or awning for buildings along Mixed-Use Streets shall be 5' unless limited by the International Building Code.
    3. The vertical dimension between the underside of a canopy or awning and the sidewalk shall be at least 8' and no more than 12'.
  - iii. Canopies may be constructed of any permanent, durable material, but glass and steel are encouraged.
    1. Internal illumination of awnings shall not be allowed unless the awning material is opaque. However, pedestrian-scale lighting and other down-lighting is allowed beneath awnings and canopies.



Canopies or awnings shall be provided where buildings are adjacent to a public sidewalk.



## 6. Transparency

a. To provide a visual connection between activities inside and outside buildings:

i. The ground-level, street-facing façades of buildings shall have transparent windows between 2' – 10' above grade; and the entirety of a building façade shall exhibit:

1. Mixed-Use Streets: minimum 50% transparency.
2. Residential Streets: minimum 20% transparency.

ii. To qualify as transparent, windows shall not permanently obscure activities inside a building (e.g. mirrored/darkly-tinted glass, window display boxes) from the adjacent pedestrian walkway.

iii. Where transparency is not provided, the façade shall comply with the Standards & Guidelines outlined under *Treating Blank Walls* (p. 35).

iv. Fully removable/retractable, “garage door” style transparent façades are encouraged; especially on buildings which include restaurant/bar/market frontage. This facilitates pedestrian traffic between the sidewalk and buildings, contributing to Lenexa City Center’s urban dynamic.



*Windows provide a visual connection between activities inside and outside a building; and therefore shall not consist of mirrored or darkly-tinted glass.*



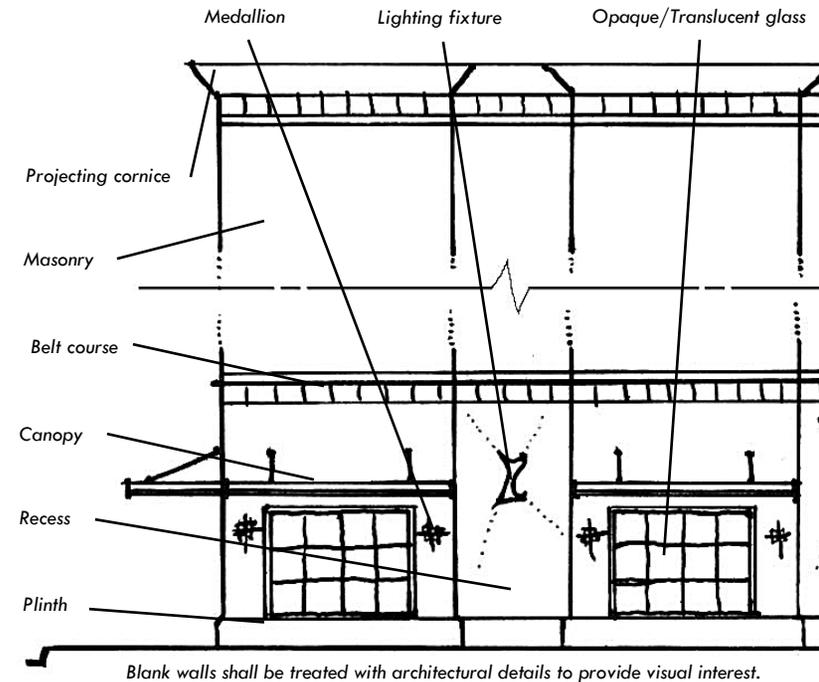
## 7. Treating Blank Walls

a. To ensure the walls visible from, but not directly abutting, a street are not left blank and unattractive:

i. Walls, or portions of walls, where windows are not included and are visible from streets, or are visible from neighboring residential areas, shall receive architectural treatment. At least four of the following elements shall be incorporated into these façades:

1. Masonry (except for flat, concrete blocks).
2. Concrete or masonry plinth at the base of the wall.
3. Belt courses of varying texture and/or color.
4. Projecting cornice.
5. Canopy.
6. Decorative tilework.
7. Trellis with plantings.
8. Medallions.
9. Translucent glass.
10. Artwork.
11. Vertical articulation.
12. Lighting fixtures.
13. Elements not listed, as approved by the Community Development Director, which meets the intent of these Standards & Guidelines.

ii. Walls, or portions of walls, where windows are not included and *are not* visible from streets, or *are not* visible from residential areas, shall incorporate at least two of the aforementioned elements.



## VARIATIONS IN BUILDING DESIGN

### Intent

Create a range of different forms and designs so repetition and monotony are avoided, especially in office/commercial developments containing three or more buildings and residential projects.

### Standards & Guidelines

1. Buildings within a development should not use identical elevations, materials or color. While there may be some elements which provide a commonality to the entire development, variety in building design shall be plainly evident.
2. Although some repetition is needed to achieve economies of scale, the overall design shall nevertheless use various techniques to produce buildings of differing, but related character. This will require some buildings to be of a different size, shape or orientation. Colors and materials should be recombined and used in different ways to achieve variety.
3. No more than two identical structures shall be adjacent or across the street/lane/parking area from one another unless approved by the Community Development Director.

4. Buildings should be designed specifically for Lenexa City Center and should not be standard templates.



### 5. Design of Upper Floors and Roofs

a. To provide a distinctive profile for buildings on the skyline of City Center and to prevent the long, uninterrupted rooflines and ridgelines which characterize many suburban developments:

i. The roofs of any building consisting of two or more stories shall incorporate at least three of the following elements:

1. Change of materials and/or color.
2. Brackets (or “knee braces”).
3. Bay windows, if sparingly used on windows below.
4. Balconies or decks.
5. Decorative metalwork.
6. Windows discernibly smaller or larger than those below.
7. A cornice which creates a shadow line.
8. A projecting architectural feature, such as trellises or metalwork.
9. Offsets in the parapet or top floor wall.
10. Step-backs or recesses of the top floor.
11. Sunscreens over windows on the top floor.
12. Deep overhangs, if the roof is sloped.
13. An element not listed, as approved by the Community Development Director, which meets the intent of these Standards & Guidelines.

ii. Pitched elements, with a minimum 4:12 slope, shall be incorporated into roof structures of any Residential building located within 300’ of existing single-family residential uses.

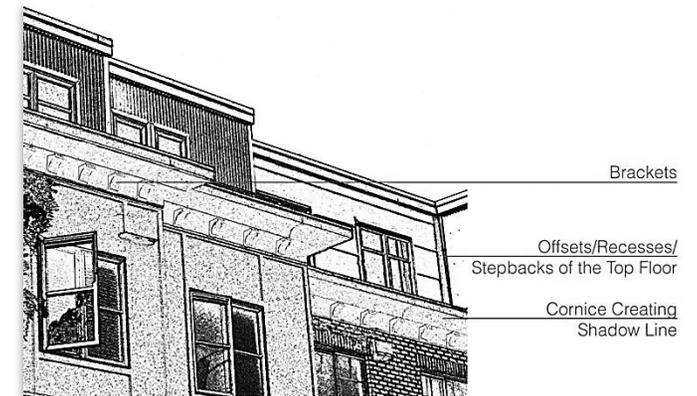
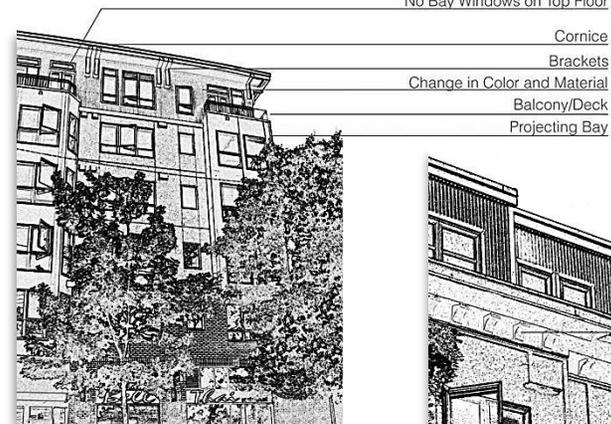
iii. Utilization of rooftops as public open spaces or private gathering areas is encouraged throughout Lenexa City Center, especially along Mixed-Use Streets.





iv. If residential buildings utilize a pitched roof, then those roofs shall incorporate at least three of the following elements:

1. Deep overhangs.
2. Projecting brackets (or “knee braces”) on the top floor, supporting the roof.
3. Dormers with windows.
4. Eyebrow windows/ventilators on the roof.
5. Roofs with ridges aligned 90 degrees with the principle roof line.
6. Roof lines of varying heights.
7. Chimneys, cupolas, light monitors and other features which project above the roof.
8. An element not listed, as approved by the Community Development Director, which meets the intent of these Standards & Guidelines.



## 5. *Materials and Colors*

a. To craft a vibrant City Center Neighborhood through the use of dramatic building design and high-quality materials:

- i. The cladding (excluding glass) of exterior walls of all structures shall be predominantly masonry material such as stone, face brick, stucco or architecturally-finished concrete panels.
- ii. The following materials may be used as accents to primary cladding and roofing materials:
  1. Aluminum siding.
  2. Metal-ribbed panels, galvanized steel, or other bright metal.
  3. Wood, plastic or vinyl siding.
  4. Unfinished concrete blocks.
  5. Wood roof shingles/shakes.
- iii. No more than four different siding materials may be used on any one structure.
- iv. Bright or fluorescent colors shall be used sparingly as complimentary treatments, or on signage, where appropriate.
- v. Residential structures may incorporate a greater proportion of nonmasonry siding products for facades not visible from a public street.



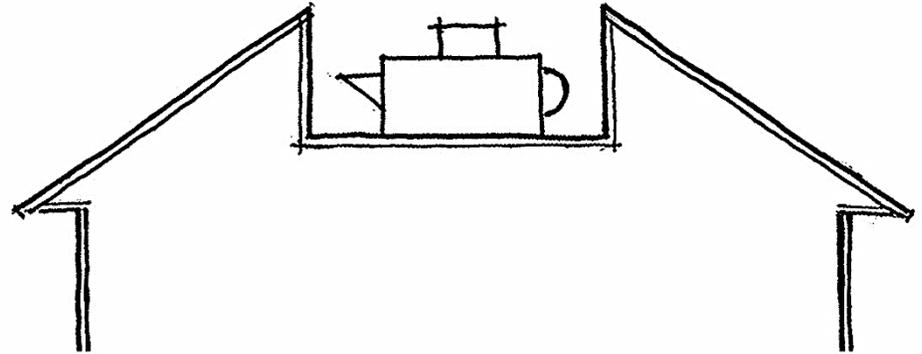
## ROOFTOP SCREENING

### Intent

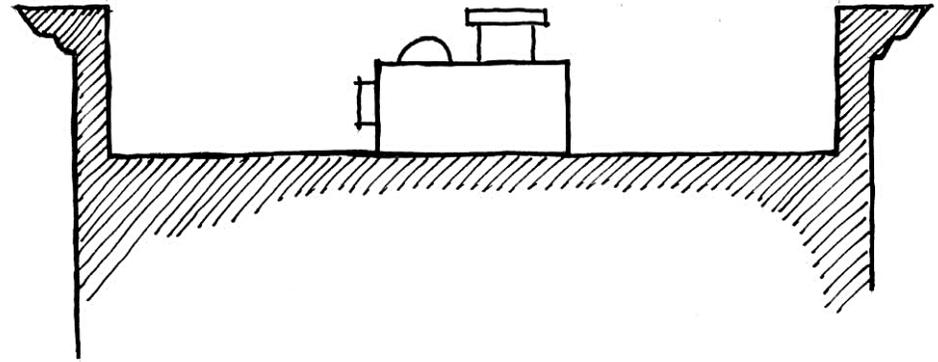
Conceal rooftop equipment from the ground level of nearby streets and residential areas, as well as enhance views of rooftops from nearby buildings.

### Standards & Guidelines

1. Mechanical equipment shall be screened by extended parapet walls or other roof treatments which are integrated with the architecture of the building.
2. Communication equipment support structures shall be screened and located as to blend in with the design of roofs, rather than being merely attached to the roof-deck.
3. Erecting fences or using mansard-type roofs are not acceptable methods of screening.
4. Roofs and screening treatments shall be monochromatic in appearance. Furthermore, rooftop equipment and any screening treatment should be painted to match the roof to lessen the visual impact from nearby buildings.
5. Green roof options are encouraged, where appropriate, including using roof stormwater for amenities and/or BMPs (see *Stormwater Management*, p. 26).



*Mechanical equipment shall be screened by extended parapet walls or other roof treatments which are integrated with the architecture of the building.*





# **SIGN DESIGN**

## **STANDARDS & GUIDELINES**

## WAYFINDING AND SIGNAGE

### Intent

Encourage appropriately located pedestrian signage which highlights major landmarks/building entrances as part of the overall design scheme of a project, while also encouraging creative and unique sign designs.

### Standards & Guidelines

#### 1. Pedestrian Scale Signage

- a. To ensure that signs are appropriate for and scaled to pedestrians:
  - i. Signs shall be oriented to pedestrians, rather than passing vehicles. The following sign types are encouraged in the City Center, provided they are part of an approved sign package:
    1. *Blade signs*, projecting over the sidewalk.
    2. *Window signs*, applied to or hung behind the façade glass.
    3. *Logo signs*, consisting of symbols, logos or shapes.
    4. *Wall signs*, over an entrance.
    5. *Sandwich boards*, no larger than six (6) square feet.
  - ii. Pole signs are *not* permitted and monument signs for individual businesses are discouraged.

- iii. Signs shall be of high quality and finish and shall be evaluated with respect to size, scale, relationship to other signs, function, location and graphic design quality.

*Blade signs*



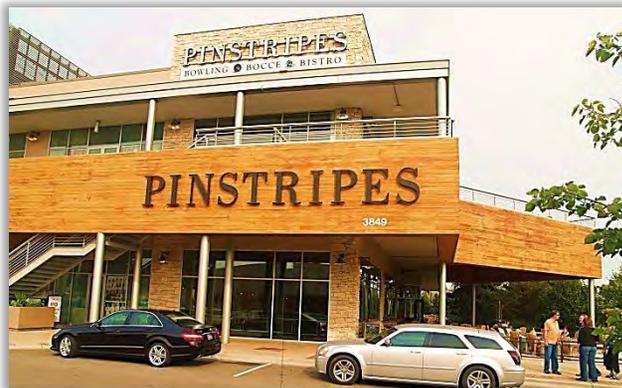
*Wall/Logo sign*



*Window sign*

## 2. Integration of Signage with Architecture

- a. To ensure that signage is part of the overall design of a project and not an additive or an afterthought:
  - i. The design of buildings and sites shall identify locations and sizes for signage. As tenants install signs, such signs shall conform to the overall sign package approved for a project.
    1. The sign package will allow for advertising which fits with the architectural character, proportions, and details of the development.
    2. The sign scheme shall indicate location, size, and general design.
  - ii. Unless incorporated into a landmark building, signs shall not project above the roof or parapet.



### 3. Creative and Artistic Elements in Signage

- a. To encourage interesting creative and unique approaches to the design of signs:
  - i. Signs should be graphic in form, expressive and individualized.
  - ii. Signs should convey the product or service offered by the business in a bold, detailed form.
  - iii. Projecting signs supported by ornamental brackets and oriented to pedestrians, are encouraged.
  - iv. Signs that incorporate one-of-a-kind graphic elements will be evaluated on an individual basis and are subject to the approval of the Community Development Director.

