UMore Park
Industrial – Business Park Design Guidelines

1. Purpose of Design Guidelines
Declarant has identified a vision for a high quality industrial-business park of mixed uses at UMore Park aimed at maximizing financial return to the University of Minnesota while also incorporating concepts of sustainability, environmental innovations, and/or social-cultural innovations. These Industrial-Business Park Design Guidelines (Design Guidelines) provide a set of expectations for the uses, character, and quality of industrial-business park development at UMore Park. These Design Guidelines are intended to aid private developers in the creation of high quality, functional and aesthetically unified industrial-business parks that are consistent with and enhance the value of future UMore Park development. Unless otherwise approved by Declarant, all industrial-business park building sites shall meet the following Design Guidelines.

2. Declarant
Regents of the University of Minnesota (Declarant) is authorized to act and to perform any act, function, or duty of Declarant hereunder.

3. Design Review Committee
All proposed development of industrial-business park building sites shall be reviewed by the UMore Park Design Review Committee for conformance with these Design Guidelines prior to development plans being submitted for municipal development entitlements. These Design Guidelines shall have the same force and effect as if they were set forth in and were part of the Declaration of Covenants. In the event that the terms and provisions of the Design Guidelines conflict with the terms and provisions of the Declaration of Covenants, the terms and provisions of the Developer Covenants shall control.

4. Site Planning

4.01 Lot Size and Coverage
Minimum lot area shall be one (1) acre. The ratio of building square footage to the total lot square footage of any building site within the affected Property shall not exceed 50%.

4.02 Building Orientation
Buildings shall be placed on the site so as to relate to adjacent streets and open spaces. This shall be achieved through the following techniques:
   a. Primary building entrance(s) located close to and facing adjacent streets and open spaces.
   b. Distributing off-street parking areas to the rear, side, and front of buildings rather than placing all or most parking areas in front of the building.
   c. Usable outdoor open spaces shall be located so as to be visible from adjacent streets and open spaces.
4.03 Building Setbacks
No building or other structure (except approved signage) shall be erected nearer than forty (40) feet to the front property lines (those facing any dedicated street) of the building site, nor nearer than thirty (30) feet to any side property line of the building site not abutting a street, nor nearer than twenty (20) feet to any rear property line of the building site.

4.04 Buffer for Adjacent Non-Commercial or Non-Industrial Uses
A buffer yard equal to thirty feet (30) or two (2) times the height of the building, whichever is greater, shall be required along any side or rear property line abutting any non-commercial or non-industrial use. The minimum buffer yard for a single occupancy building with a footprint equal to or larger than forty thousand (40,000) square feet, but not greater than one hundred thousand (100,000) square feet, shall be increased by fifty (50) percent of the required buffer yard. Buffer yards for buildings with a footprint exceeding one hundred thousand (100,000) square feet shall be increased by one hundred (100) percent. This area shall contain landscaping and berming to provide a ninety (90) percent opacity screen to a height of at least six (6) feet and shall not contain any structures, parking, off street loading or storage. Should landscaping and berming be found ineffective by the Declarant, the Declarant may approve screening walls and/or decorative fencing as an alternative. Screening walls shall be constructed of the same materials as the principal building and shall not extend more than thirty-five (35) feet without a change in architecture to reduce their mass and appearance.

4.05 Loading Docks
Loading docks shall not be constructed facing any street. Provision shall be made for handling all freight on those sides of the building which do not face a street. All loading docks shall be screened from visibility by the public or from adjacent buildings in a manner approved by Declarant prior to construction or alteration.

5. Buildings
To prevent urban blight and ensure quality long lasting construction compatible with both adjacent properties and those throughout the Business Park, all sites and buildings shall comply with the following standards, as well as applicable sections of this title.

5.01 Architectural Appearance.
While variation in materials and colors that support the general theme may be allowed, the overall building shall have “360 degree” architecture. Non-earth tone materials shall be limited to architectural accents. The color of the non-brick or stone portion of the building shall match the predominant brick or stone color portion.

a. Entry Features: Building entrances facing a public right of way or abutting a required parking area shall be accented by visually pleasing entry features. This feature shall extend a minimum three hundred (300) square feet around a single entrance. Should the building have more than one entrance facing a public right of way or abutting a required parking area, this feature shall extend a minimum one hundred fifty (150) square feet around each individual entrance.

b. Corner Architecture: Corner architectural elements are encouraged to define the edges of a building.

5.02 Massing and Transparency.
Facades shall be articulated to reduce their mass and scale and provide visual interest. Large uninterrupted building walls or elevations are prohibited. Any wall more than one hundred (100) feet in
length shall be divided into increments of no more than seventy (70) feet for industrial buildings and no more than thirty-five (35) feet for non-industrial buildings through the articulation of the façade. This shall be achieved through combinations of the following techniques:

a. Divisions or breaks in the materials.
b. Arcades, entry features, window bays, or the like.
c. Variations in rooflines or slope plane.
d. Variation in building plane or setback.
e. Equivalent techniques approved by Declarant.

5.03 Maximum Building Height
Principal structure is fifty (50) feet.

5.04 Exterior Materials
All materials and their colors shall be approved by Declarant and shall be one or more of the following:

1. **Brick** shall be of a size, type, texture, color, and placement as shall be approved by Declarant prior to construction or alteration. **Note** that it is strongly recommended that contractor thoroughly mixes the pallet of brick on site to avoid inconsistent patterns once installed.
2. **Stone** shall have a weathered face or shall be polished, fluted, or broken face as shall be approved by Declarant prior to construction or alteration.
3. **Concrete Masonry** shall be those generally described as “Customized Architectural Concrete Masonry Units” or shall be broken face brick-type units with marble aggregate, in either case as shall be approved by Declarant prior to construction or alteration. All concrete masonry units shall be integral colored block or coated with a coating and color approved by Declarant, and there shall be no exposed concrete block on the exterior of any building unless approved by Declarant prior to construction or alteration.
4. **Concrete** may be poured in place, tilt-up, or precast, and shall be finished in stone, textured, rustication strips or coated in a manner as shall be approved by Declarant prior to construction or alteration. All coatings shall be approved by Declarant and shall have a minimum life expectancy of ten (10) years.
5. **Metal Siding** shall be used only in combination with one of the above materials and upon the specific approval of Declarant prior to construction or alteration. Only sidings of the self-weathering type or with a long life (10 years minimum) finish will be considered.
6. **Glass** shall be of the type, panel sizes, and color specifically approved by Declarant prior to construction or alteration. Insulated double-pane, Low-E glass is highly recommended. Spandrel glass units may be used, subject to Declarant’s prior approval.

5.05 Canopies
No canopies with visible wall hangers shall be permitted. Design of canopies shall be in keeping with the design of the building and approved by Declarant prior to construction or alteration.

5.06 Roof Mounted Equipment
Roof mounted equipment shall be located and painted or screened, as may be required by Declarant, to minimize visibility from street or surrounding buildings.
6. Parking
Each building site shall be provided with such off-street automobile parking as may be approved by Declarant, and no parking shall be permitted on any street, driveway, or any place other than in approved parking spaces.

6.01 Ratio
Unless otherwise approved by Declarant, parking shall be provided as follows: (a) the minimum ratio of one permanently-paved off-street automobile parking space for each 2,000 square feet of warehouse building area, and for each 500 square feet of manufacturing building area, and for each 250 square feet of office building area; or (b) the minimum ratio of one permanently-paved off-street automobile parking space for every two employees, whichever ratio shall result in the greater number of parking spaces. No use shall be made of a building site nor any building constructed thereon which requires, or is reasonably expected to require or attract, parking in excess of the capacity of the parking spaces on the building site.

6.02 Screening
All public areas shall be screened from the public view in a manner approved by the Declarant prior to construction or alteration of any building or building site.

6.03 Location
Unless otherwise approved by Declarant prior to construction or alteration of any building or building site, parking will not be permitted within twenty (20) feet of the front property lines (those facing any dedicated street) of the building site, nor within ten (10) feet of its side property lines, nor within ten (10) feet of its rear property line.

7. Pedestrian Circulation
Appropriate provisions shall be made to protect pedestrian areas from encroachments by parked or moving vehicles. Clear and well lighted walkways shall extend throughout the site and parking area(s) connecting building entrances to adjacent public sidewalks and any parking facilities located on the site.

a. A walkway at least six (6) feet wide shall extend along any façade featuring a building entrance and any façade abutting a required parking area.

b. A continuous and permanent concrete curb not less than six (6) inches above grade shall separate internal sidewalks from parking, loading, stacking and maneuvering areas.

c. Concrete sidewalks, five (5) feet in width, shall be provided along any collector or arterial street.

8. Streets

8.01 Arterial Street
Arterial streets are 2-lane or 4-lane streets that are primarily responsible for connecting districts and neighborhoods in UMore Park to each other and the region. The development at UMore Park will be served by both principal and minor arterial streets. The Industrial District will be served by Blaine Avenue, a principal arterial street. Blaine Avenue should include the following street characteristics and elements within the public right of way:

- 4-lane divided roadway (minimum 12 foot travel lanes)
- Planted median
- Limited intersections
- Minimum 12-foot boulevards with tree plantings
- Street trees spaced no further than 50 feet apart
- Minimum 10-foot multi-use trails on both sides of the street
- Street/pedestrian lighting

8.02 Collector Street
Collector streets are the secondary level of street types responsible for facilitating movement, providing places for district and neighborhood activity to occur, defining edges and open spaces, and connecting destinations within districts and neighborhoods at UMore Park. The Industrial Park District will be served by a type of collector streets defined as a parkway. Parkways should include the following street characteristics and elements within the public right of way:
- 2-lane divided roadway (minimum 12 foot travel lanes)
- Minimum 5 foot bike lanes
- Planted median
- Limited intersections
- Minimum 12-foot boulevards with tree plantings
- Street trees spaced no further than 50 feet apart
- Minimum 6-foot sidewalks on both sides of the street
- Street/pedestrian lighting

8.03 Industrial/Office Park Street
Industrial/office park streets make up the remainder of the street types in the Industrial Park District. These 2-lane streets play a vital role, providing connections to businesses and services within the Industrial Park. Industrial/office park streets should include the following street characteristics and elements within the public right of way:
- 2-lane roadway (minimum 12 foot travel lanes)
- Minimum 5 foot bike lane (one side)
- Minimum 8-foot boulevards with tree plantings
- Street trees spaced no further than 50 feet apart
- Minimum 5-foot sidewalks on both sides of the street
- Street/pedestrian lighting

9. Open Spaces
Open spaces in the Industrial District include parks, greenways, woodland preservation areas and wildlife corridors. Public open spaces provide the District with important places for regional stormwater management, wildlife habitat and movement, trail connections and green spaces for public use. The following design guidelines provide direction for the integration of these elements in public open spaces:
- Parks and open spaces should be programmed to serve the needs of UMore Park residents and Industrial Park District employees.
- Provide a connected trail system for a variety of uses and users.
- Design and locate trails to reduce conflicts between trail users and wildlife.
- Provide appropriate habitat for target species that are expected to use the wildlife corridor - include prairie, savanna, wetland and marsh habitats.
- Screen development and trails from the wildlife corridor by planting low shrubs and small trees.
- Integrate stormwater management needs within parks and open spaces where feasible.
- Preserve and protect significant woodlands and wetlands.
- Utilize low maintenance, native plantings to ensure healthy growth and reduce the need for irrigation.
10. Landscaping
All open spaces shall be dustproofed, surfaced, landscaped, rockscaped, or devoted to lawns. A minimum of five (5) percent of the parking area shall be landscaped on islands, peninsulas or the like within the perimeter of the parking area.
   a. The islands or peninsulas shall be a minimum eight and one-half (8.50) feet wide and extend the length of the adjacent parking stall(s). These dimensions may be altered to provide sufficient area for the proposed landscaping to mature.
   b. To ensure this landscaping is properly dispersed, a minimum of one island, peninsulas or the like shall be located within each six thousand (6,000) square feet of vehicular use area.
   c. A minimum of one tree shall be required for each two hundred fifty (250) square feet or fraction thereof, of required landscape area. Deciduous trees shall have a clear trunk of at least five (5) feet above ground and a caliper of at least two and one-half (2.50) inches. Coniferous trees shall be at least six (6) feet in height. The remaining area shall be landscaped with shrubs or ground cover (not to include rocks or gravel except as mulch around shrubs and ground cover) not to exceed two (2) feet in height.

Entries to the Industrial District shall be marked by entry features, such as a monument sign, special paving, or landscaping, and have a consistent theme across all entries. Each entry shall be clearly visible to motorists. Entry monument signs and landscaping shall be designed so that they remain visible as the landscaping reaches its maximum growth level.

The required building setback area shall be devoted solely to lawns, trees, shrubs, and walkways of a design approved by Declarant and shall be provided with an underground lawn sprinkler system of a type and design approved by Declarant. Approved landscaping shall be installed within ninety (90) days of occupancy, or substantial completion, weather permitting.

Portions of the site may be exempt from these requirements as approved by Declarant where future development or expansion is planned within a reasonable period of time. These areas shall either be graded and seeded with prairie or maintained grass or remain as undisturbed natural areas containing existing viable natural vegetation that can be maintained free of foreign and noxious plant material and will not produce soil erosion due to potential increases in stormwater runoff.

11. Lighting
Lighting shall be consistent in character throughout the entire property site, in both design and bulb type.
   a. Any light fixture must be placed in such a manner that no light emitting surface is visible from any residential area or public/private roadway, walkway, trail or other public way when viewed at ground level.
   b. Light shall be directed toward the ground. Externally lit signs, display, building and aesthetic lighting must be lit from top and shine downward. Lighting must be shielded to prevent direct glare.
   c. The level of lighting shall not exceed 0.5 lumens at any residential property line or 1.0 lumen at non-residential property line.
   d. The maximum height for exterior lighting shall be thirty (30) feet. The maximum height for exterior lighting within one hundred (100) feet of a residential use shall be twenty (20) feet.
   e. All nonessential lighting will be required to be turned off after business hours, leaving only the necessary lighting for site security.
12. Screening

12.01 Storage
No articles, goods, materials, incinerators, storage tanks, refuse containers, or like equipment shall be kept in the open or exposed to public view, or to the view from any adjacent buildings, without the specific prior approval of Declarant. In the event that such approval is granted, such materials shall be screened from view in a manner approved by Declarant and all such storage shall be limited to the rear two-thirds of the building site and under no circumstances shall such storage occur within forty (40) feet of any dedicated street.

12.02 Structures
No water tower, storage tank, processing equipment, skylight, cooling tower, antenna, satellite or microwave dish, or other ancillary structure or outside equipment shall be constructed, erected, or placed on any building site without the prior approval of Declarant. In the event that such approval is granted, such structures shall be screened from public view, and from the view from any adjacent building, in an architecturally attractive and sound manner approved by Declarant.

13. Signs
All signs shall be of a design and material approved by Declarant. Unless otherwise approved by Declarant, all signs must be attached to a building, parallel to, and contiguous with, its walls, and not projecting above its roofline. A free-standing monument sign consistent with Sign Standards for UMore Park industrial-business parks may be located at site entrance, subject to Declarant’s prior approval. No sign of a flashing or moving character shall be installed on any building wall, door, or window and no sign shall be painted on any building wall, door, or window. Declarant reserves the right to enforce uniform sign standards and design throughout the Affected Property. Declarant shall have the right to enter upon any building site within the Affected Property for the purpose of removing any sign which is erected without Declarant’s prior approval. Declarant shall have the right and the power to take such action as it deems necessary or desirable to remove any such unapproved sign and such owner or lessee, or both, shall be liable to Declarant for the cost of all such actions. In the event that the owner or lessee fails to reimburse Declarant for such costs within thirty (30) days of Declarant’s demand for payment, such costs shall be a lien against the property which lien shall be subordinate to any first mortgage against the property.