



TRYON TECHNOLOGY PARK DESIGN STANDARDS

FULTON COUNTY INDUSTRIAL
DEVELOPMENT AGENCY



Adopted: October 13, 2015

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ARTICLE I – INTENT

1. The Fulton County Industrial Development Agency (IDA) intends to create a high-quality business environment in the Tryon Technology Park. The IDA will encourage proper stewardship of the Technology Park Campus through the use of design strategies and materials that project a professional, modern, technology focused business and manufacturing campus. Design strategies shall employ compositions of mass, scale, material and color that respond to the site and functional purpose of the development and individual corporate brands in the context of a holistic campus ecology.
2. These Design Standards for the Tryon Technology Park will serve as guidelines for the development of individual sites within the Park to help achieve the IDA’s intent to create a high-quality campus environment. To achieve this intent, these Design Standards shall encourage excellence and innovation in design, promote compatibility among developments and encourage tasteful design and responsible property management.
3. These Standards may exceed restrictions and/or requirements in the Town of Perth Zoning Ordinance, but shall not circumvent or take precedence over the Town’s Zoning Ordinance.
4. Each project in the Tryon Technology Park should contribute to the Park’s character. Each project should take into consideration not only the site’s internal layout, but also the external relationship with County Road 117, adjacent properties and other projects/sites in the Park.
5. Each project shall comply with the Design Standards identified in Article II-IV below.
6. The IDA has created a Logo for the Tryon Technology Park. Businesses will be expected to incorporate the utilization of this Logo into the overall design for their project.

ARTICLE II – SITE DESIGN

A. **Building Placement:**

1. Siting and orientation of each building shall be considered in relation to its specific site, the affect on adjacent sites and, as it occurs, the massing of buildings on consecutive lots.
2. Building scale shall be appropriate to the site.
3. Building forms should complement and preserve the natural landscape to the greatest extent possible.
4. Building placement should create opportunities for plazas, court yards, patios or other outdoor gathering spaces.
5. Building main entrances should be located so that they are easily identifiable and accessible.
6. Building secondary entrances should also be accessible and convenient to building parking and delivery areas but not be dominant.
7. Access off County Road 117 into a site shall promote safety, efficiency and convenience.

B. Parking, Internal Circulation and Pedestrian Access:

1. The placement and design of parking areas and their internal circulation shall foster safe vehicular and pedestrian access, continuous vehicular circulation and clearly identify public access and visitor parking areas.
2. Pedestrian circulation from parking areas to building entries shall be designed to minimize pedestrian/vehicular conflict.
3. Walkways shall be constructed of concrete with a minimum width of 5' and should be in conformance with current Americans with Disabilities Act (ADA) standards.
4. Parking lots which accommodate a significant number of vehicles should be divided into a series of connected smaller lots.
5. Parking areas should not dominate the street frontage along County Road 117. Whenever possible, parking should be located behind or to the side of buildings and be screened by landscaping, berming and/or buildings.
6. County Road 117 shall not be designated or utilized for regular employee/visitor parking.
7. Off-street loading and service areas shall be designed to provide separate internal ingress, egress and maneuvering and shall be properly screened from view from County Road 117 with a fence, screen wall, plantings or similar screening.

C. Storage and Equipment Areas:

1. Storage and recycling areas shall be enclosed or screened from view from County Road 117 with a fence, screen wall, plantings or similar screening. The height of materials located in storage areas shall not exceed the height of the fence, screen walls, plantings or similar screening.
2. Reasonable efforts shall be made to locate dumpsters in the rear of a building. If not located in the rear, dumpsters shall be screened from view on at least three (3) sides and be oriented to minimize visibility of the dumpsters from County Road 117.
3. Reasonable efforts should be made to position mechanical equipment at the rear of the buildings and screened from view from County Road 117.
4. Rooftop equipment shall be screened from view on all four (4) sides by architectural features integrated with the design of the building.
5. Any fence or wall visible from County Road 117 shall be constructed of materials similar in color to those used in the building.

D. Site Amenities:

1. Colors and materials for site furnishings shall be compatible with the surrounding environment and may vary as long as they are consistent with a building complex.
2. Site furniture should be carefully placed to not create pedestrian/vehicular conflicts. There should be adequate circulation space surrounding site furniture.

3. Site art shall be encouraged.
4. Permeable paving materials should be used in plazas and courtyards.
5. Open spaces within each site will be encouraged and will be used to buffer adjacent uses, provide foreground planting and create the overall campus-like feeling desired for the Tryon Technology Park.

E. Utilities:

1. All gas, electrical, telephone, communications or other utility and communication lines shall be placed underground between County Road 117 and buildings, between buildings and lot lines and between buildings.
2. All electrical service connections to buildings shall be encased in conduit.

ARTICLE III – BUILDING CHARACTER AND DESIGN

A. General Guidelines:

1. Buildings on an individual site should relate visually to one another and be visually compatible with buildings on adjacent sites.
2. Buildings should relate to the terrain of the site.
3. A variety of building forms may be employed to create visual character and interest.
4. Buildings shall include and incorporate the Logo established for the Tryon Technology Park.

B. Roofs:

1. Roofs should be integral to the architectural theme of a building and contribute to the visual continuity. Rooflines should include variations to avoid long, continuous planes.
2. Rooftops should be considered as design elements from various viewpoints: at ground level, from other buildings, and from County Road 117. Mixing roof forms on buildings creates variety in the “roofscape.”
3. Roof design shall allow solar panels to be integrated into the roof design, flush with the roof slope. Building orientation and shading design should minimize solar gain and maximize daylight harvesting.
4. Combinations of sloped and flat roofs are encouraged to create a pleasing roofscape.

C. Building Materials and Color:

1. The use of various building materials on exterior walls is encouraged.
2. Exterior building materials shall be chosen for their suitability, durability and visual continuity and provide a variety of textures for visual balance.
3. Building materials shall provide heightened visual and textural interest at building entrances and other architectural focal points that are highly visible to the public.

4. Clear or lightly tinted low-e glass (glazing) should be used particularly at pedestrian levels where transparency between indoor and outdoor spaces is desirable.
5. A color pallet should be used on buildings that reduces their perceived size and reflects colors from the surrounding landscape. Contrasting trim and color brands to help breakup the vertical monotony of flat walls are encouraged.
6. Brightly colored and highly reflective roof surfaces, including unpainted galvanized metal and illuminated roofing are prohibited.
7. Storage containers and accessory structures shall be architecturally treated on all exterior sides and include a variety of building forms, materials, colors and other architectural treatments to add visual interest. Exterior materials should include stucco, plaster, glass, stone, brick, decorative masonry or other acceptable material.

ARTICLE IV – LANDSCAPING, LIGHTING AND SIGN DESIGN

A. Landscaping:

1. All sites and buildings shall be landscaped. Landscaping shall be at a scale with adjacent buildings and be of an appropriate size at maturity to accomplish the intended purpose.
2. Landscaping should be used to define areas such as entrances to buildings and parking lots, provide transition between neighboring properties (buffering) and provide screening for parking areas, outdoor storage, loading and equipment areas, etc.
3. Landscaping within courtyards and patios should include a balance of hardscape and softscape materials.
4. Landscaping around the base of the building shall be provided.
5. Pedestrian areas shall be identified and accentuated by incorporating distinct paving materials, canopies, trees and ground cover plantings.
6. Landscaping shall be protected from vehicular encroachment by raised planting surfaces or curbs.
7. Landscaped areas shall provide sufficient clearance to fire protection features (i.e.; connections, hydrants and back flow preventers).
8. Each property owner shall be responsible for maintenance of all landscaping and lawns. Reasonable efforts shall be made to water lawns as needed, fertilize, remove weeds and debris and generally keep up all landscaping and lawns in a healthy and attractive condition.

B. Lighting:

1. Site lighting shall face generally downward and be shielded to reduce glare. Light spread should be confined to site boundaries. White or soft glow lighting is preferred.
2. Light poles shall not exceed 25’.
3. Pole fixtures that illuminate large areas from a single source are prohibited.

4. Lighting fixture placement on individual lots should provide the appropriate amount of illumination for outdoor areas such as parking lots, loading docks, pedestrian walkways and work areas.

C. Signs:

1. For each site or building, one (1) business identification sign shall be allowed. The Business Identification Sign shall include the Tryon Logo. Business identification signs may be located near the main entrance to the building, at the entrance driveway to the site or on the building.
2. If a building is owned and leased to multiple tenants, a single sign identifying all tenants shall be allowed. These signs should be located near the main building entrance and are intended to be viewed by pedestrians entering the building.
3. Any signage not attached to the building must be in a landscaped area.
4. Signs may be lighted but flashing signs are not permitted. Neon or lighted trim is not permitted.
5. Each parcel owner will be responsible for the installation, maintenance and repair of their signage.

ARTICLE V – REVIEW OF DESIGN PLANS

- A. In order to ensure that a project design achieves the IDA’s intent of creating a high-quality campus environment and that a project conforms to the Design Standards contained in Articles II-IV, two (2) copies of Site, Landscaping, Site Lighting and Building Elevation Plans prepared and stamped by a NYS Licensed Professional Engineer, Architect, Landscape Architect or Land Surveyor shall be submitted to the IDA for review and approval.
- B. The Site, Landscaping, Lighting and Building Elevation Plans shall, at a minimum, include the following:
 1. North arrow, scale bar and date.
 2. Surveyed boundaries of the property plotted to scale of one inch to 50 feet. Include metes and bounds description of property, property boundary dimensions and setbacks in feet.
 3. Existing and proposed two-foot contours of site.
 4. A Site Plan showing location and dimensions of all proposed buildings, driveway(s) into site from County Road 117, parking, internal circulation, pedestrian access, outdoor storage areas, site amenities and location of all ground and roof mounted equipment.
 5. Grading and drainage plan, showing existing and proposed final contours and finished floor elevations for all buildings.
 6. Four (4) building elevations showing all exterior building materials and colors to be utilized, door and window types and rooflines.
 7. How outdoor storage and ground-mounted equipment will be screened.
 8. Location of all existing and proposed site improvements and utilities including water and sewer lines, electrical, gas and alternative energy, roads, drains, culverts, retaining walls and fences.
 9. Location, size and design of proposed sign.

10. Location and design of exterior lighting including illumination levels and patterns.
 11. Landscaping plan and planting schedule.
 12. Description of the proposed use or uses, including hours of operation, number of employees, expected volume of business and type and volume of traffic expected to be generated.
- C. The IDA Board and Executive Director shall review all Site, Landscaping, Site Lighting and Building Elevation Plans to ensure compliance with these Design Standards. All Plans shall be approved by the IDA Board.
 - D. All projects shall be constructed in accordance with the Site, Landscaping, Site Lighting and Building Elevation Plans approved by the IDA.
 - E. The IDA reserves the right to vary any design standard contained herein.