# EDEN PRAIRIE
# DESIGN GUIDELINES

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Acknowledgments to:

- Eden Prairie City Council
- Eden Prairie Planning Commission
- Eden Prairie Planning Staff

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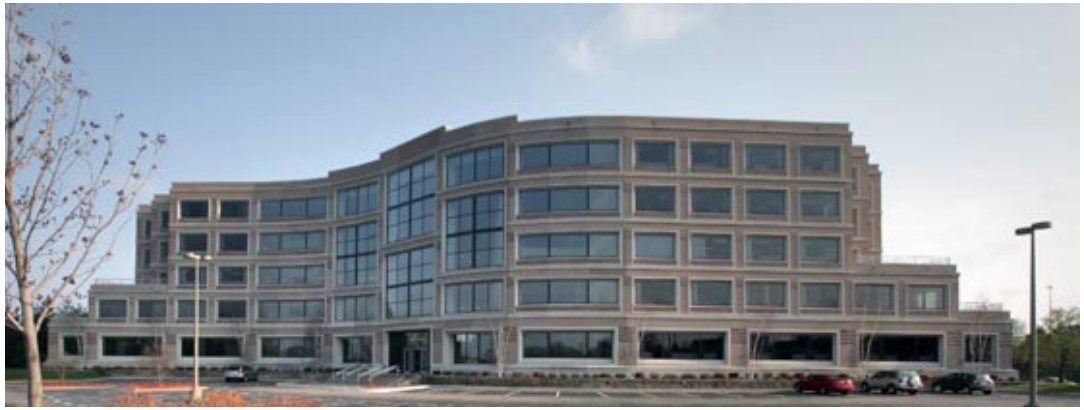
*A vital and attractive multi-tenant commercial development*

# SECTION 1

# Introduction



*Eden Prairie has a long tradition of well designed buildings and high quality development*

# PURPOSE STATEMENT

*A transparent ground floor invites users in and connects the building to place*

*A well designed facade using articulation, high quality materials and a clear entry*

*A well designed building nestled nicely within the site*

## RAISING THE BAR

The City of Eden Prairie has a tradition of high quality development and expects that future projects be designed with a high level of quality and attention to detail.

The intention of these guidelines is to support high quality development by defining the expectations of the City as it applies to building and site design. The guidelines should be understood to be comprehensive in nature. Architects and Development Teams should apply these guidelines in a logical and orderly fashion related to specific projects and building types. The overall goal is to support and guide a high standard of development balanced with economics.

These design guidelines seek to promote a high standard of development in the City of Eden Prairie. Development should be high quality in both visual and functional terms. These design guidelines apply to all development, with the exception of single family detached residential development. The guidelines address site design, building design, sustainability and public art, and are intended to work in concert with the City Zoning Code. Building design guidelines pertain primarily to building facades and exterior walls that are visible from adjoining properties, public streets and/or public spaces. These standards are intended to ensure that buildings incorporate materials, architectural features and patterns that provide visual interest and along with site design, create a meaningful addition to the fabric of the city. It is not the intent of this section to impose a particular style or styles upon new or re-development.

*A native landscape provides beauty, reduced maintenance and habitat for wildlife*

*Parking lot islands provide screening, visual relief, shade and pervious surfaces*

The guidelines have been developed to encourage creativity and diverse design approaches and construction in a purposeful way. To support this intent, the purposes of the design guidelines are to:

- **Create architecture that endures over time, functionally and aesthetically, through attention to quality of materials, adaptability to changing uses, and durability**
- **Create a sense of place**
- **Protect and enhance positive visual qualities of the City**
- **Encourage the use of more sustainable building materials and patterns**
- **Incorporate design characteristics that improve the site at a human-scale**
- **Promote public art**
- **Encourage a more sustainable approach to site and building design**
- **Increase the use of native species in landscape planning and design**
- **Make development more pedestrian friendly to connect people to place**
- **Develop aesthetic consistency through consistent application**

*Gabled roofs provide welcoming and familiar visual interest*

*High quality materials convey a sense of permanence, stability and longevity*

*A well designed multi-tenant retail development*

*Outdoor dining celebrates the seasons and connects patrons and passers-by to the place*

*Use of native species is pollinator friendly and supports sustainable site design*

# SUPPORTING PLANNING DOCUMENTS

It is intended that these Design Guidelines work cooperatively, and in support of, existing and future city planning efforts and documents. Specifically, this includes:

- City of Eden Prairie Zoning Code
- City of Eden Prairie Comprehensive Plan
- Sustainable Eden Prairie Initiative

# PROJECT PRINCIPLES AND ASSUMPTIONS

*Varied roof lines, quality materials, articulation and detailing create visual interest*


*A highly detailed corner element anchors this well designed retail development*

*Parking lots can contain a high level of pedestrian and landscape amenities*

To aid in the planning, design and development of high quality projects within the City of Eden Prairie, these guidelines provide the design and development community with a series of clearly stated expectations and goals. These standards are intended to ensure that buildings incorporate materials, architectural features and patterns that provide visual interest and along with site design, create a meaningful addition to the fabric of the city.

## GUIDING PRINCIPLES

- Development should be high quality and aesthetically pleasing
- Development should increase the overall livability of Eden Prairie
- Development should respond to the surrounding context and be designed at a human scale
- New development should follow sustainability principles for building and site design
- Seek opportunities to introduce Public Art in Building and Site Design
- Site and Building design should work together synergistically

## PROJECT ASSUMPTIONS

- These guidelines should enhance, not inhibit, development by providing clear guidance
- These guidelines will build upon the Strategic Plan and will complement the City Comprehensive Plan and Zoning code
- There is a demand for development in Eden Prairie, 5 time winner of Money Magazine's "Top Places to Live" award and recognized as a Minnesota Green Step City by the MPCA and its partners.
- Streets, sidewalks and infrastructure in the public Right-of-Way will not be modified by these guidelines

*A vibrant and inviting street scene*

*High quality materials detailed in a variety of ways provides interest*

*Landscaping of parking lots can provide visual interest, enhance safety and support functional performance*

## RATIONALE AND OBJECTIVES

This framework is intended to describe a vision of quality, durability, beauty and sustainability for development and redevelopment within the City of Eden Prairie. This document is not to be seen as an end unto itself, but rather a tool to describe the high expectations for development that the City holds and to articulate means to satisfy these opportunities.

**• Framing the zoning code**

These Design Guidelines are intended provide a broader context for the City of Eden Prairie Zoning Code so that the zoning code can be understood within this broader context and vision for development. These guidelines provide the high level framework whereby the zoning code adds specific statutory ordinance language.

**• No Changes to Infrastructure**

These guidelines address development on private property. They do not address changes to infrastructure or other items in the public right-of-way. These guidelines provide the overall intent whereby the zoning code add specificity and detail.

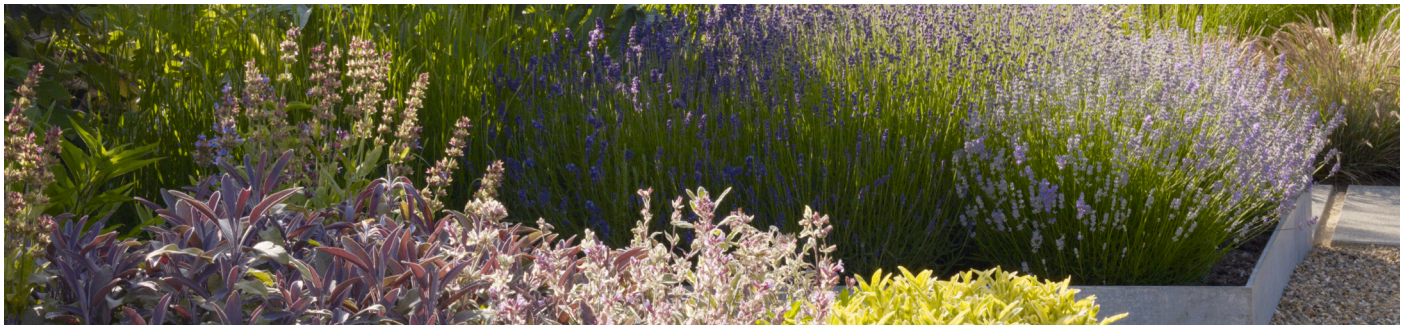
**• Universal Application to all Building Types**

These guidelines shall be applied city-wide and are intended to be somewhat universal in their overall descriptions of quality and high design expectations for development. If incongruities arise because of this broad application to many building types and zoning districts, judgement should be employed in their application so as to best align with the guidelines found herein.

**• Contradictions**

If anything in these guidelines appears to contradict the actual ordinance language of the zoning code, the zoning code shall prevail. Many precedent images are used to convey ideas specific to each section.

It should be noted that some images may contain contradictory information, For example, when describing expectations for building material use, an image may show high quality materials, but a poor landscape design. In such cases, it should be assumed that the primary topic is being illustrated by the image.



*A variety of perennials are used to provide seasonal color and visual texture*

## DEFINITIONS

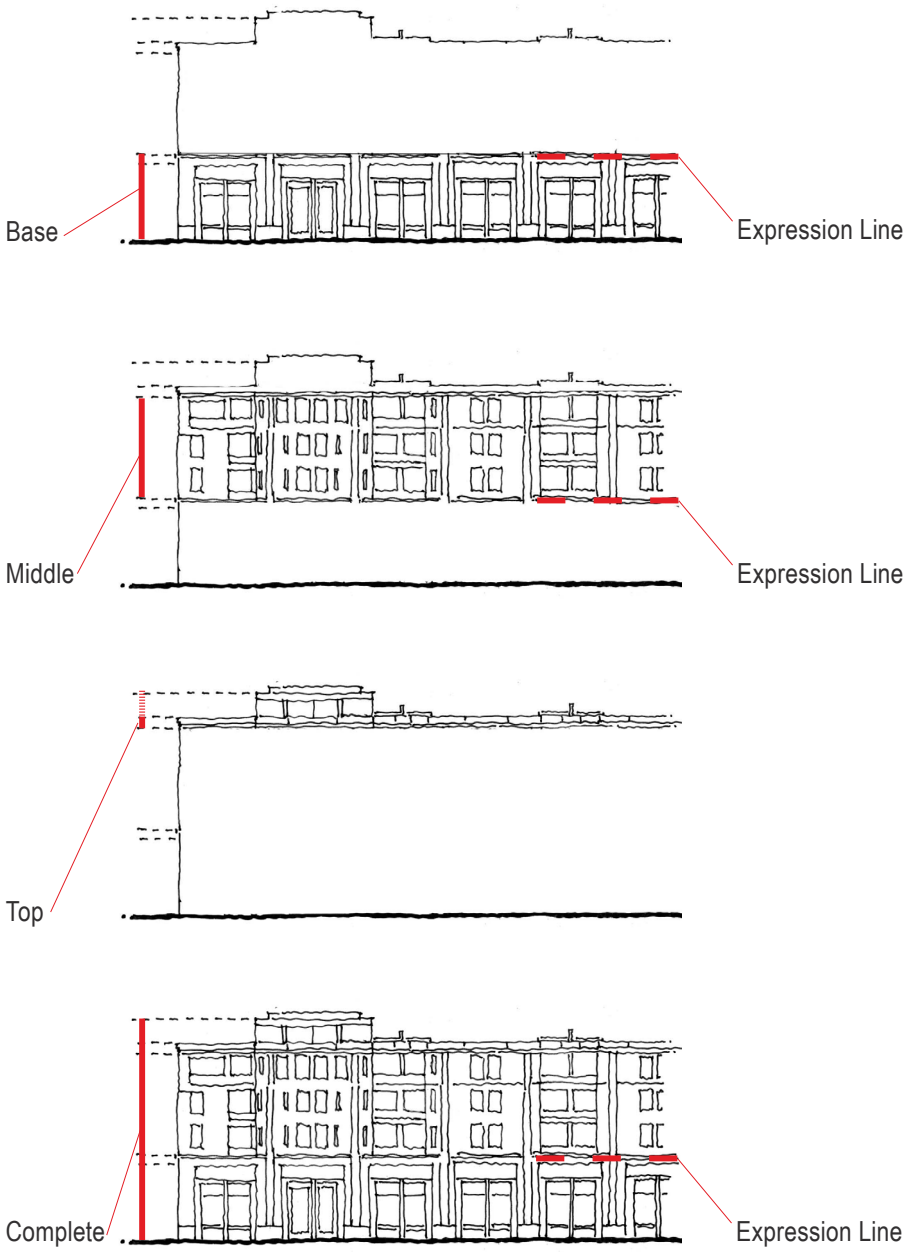
**"Base", "Middle", and "Top"**
Eden Prairie will continue to support the tradition of building construction that supports a more walkable, pedestrian friendly tradition. This tradition of designing buildings with a "base", "middle" and "top" encourages more active ground level use and the creation of well proportioned, attractive buildings that add to the overall character and consistency of the community.

Beyond complying with applicable height restrictions and/or recommendations, building design on each redevelopment site or development parcel, where new construction is to occur, is also required to incorporate particular horizontal divisions within the vertical building wall (facade). Such divisions support the concept that buildings in an urban context have, in general terms, three vertical divisions: "Bases", "Middles", and "Tops". Specific architectural features and accents may extend above the "Top" of the building to add visual interest and spatial impact.

**"Building"**
A "building" is any structure within a development parcel for the shelter, support, or enclosure of persons or property.

**"Facade"**
The "facade" is any exterior face of a building.

**"Expression Line"**
An "expression line" is a horizontal architectural element that articulates a perceptible and significant break between the base and rest of the facade.



# SECTION 2

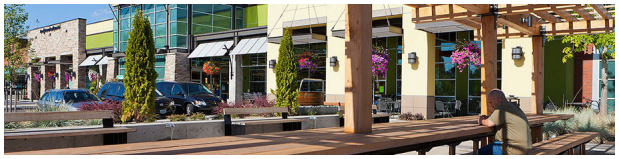
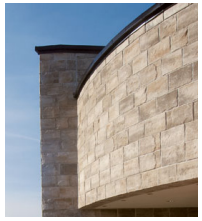
# Building Design Guidelines









*Well designed buildings are the result of resolving programmatic needs while creating visually interesting, durable, long lasting structures*

## BUILDING FORM DEFINITION

Form refers to the shape or configuration of a building. Space, along with Form, constitute primary elements of architecture. Both form and space are given shape and scale in the design process. Context, the immediate site and adjacent buildings, is a key element in the perception of building form. Exterior space can be defined, or poorly defined, by the building form as well.

For example, an infill building that fits tightly within its' site boundaries will be perceived differently than a freestanding building located within a large expanse of parking.

A number of aspects must be considered in order to design an architectural form, including shape, mass/size, scale, orientation, proportion, rhythm, articulation, fenestration, color, and light.


*The form of buildings may vary in response to function, context or building type. These images show a variety of different forms in response to specific site, building and design requirements*

*Facade is oriented to frame a large public open space*

*Proper orientation allows for solar gain in the winter and solar shading in the summer*

*Building oriented to support views and daylighting while connecting to primary vehicular drop-off area*

## ORIENTATION

Building Orientation refers to the way a building sits on a site and how it relates to the immediate and adjacent context. Additionally, orientation is important for views to, and out of the building. From an environmental standpoint, orientation can position the building to take advantage of cooling breezes and solar access.

Based on the context, buildings typically have primary, secondary (and sometimes tertiary) building faces or facades. Primary faces usually contain the main building entry and face the primary public or private open space, or parking lot or drop-off. Secondary or tertiary faces usually contain service areas and less important points of entry or egress.

Goals:

Ease of visual and physical connection to the building from surrounding parking, roadways and sidewalks to aid in wayfinding and orientation.

Capitalize on opportunities to integrate sustainable design practices such as passive solar, active solar, passive ventilation, daylighting and summer shading that can result from proper orientation on the site.

Properly sited buildings with primary facades oriented to higher visibility, more important streets, buildings or sites with service areas to the rear, or less important, side(s) of the building.

Guidelines:

• Orient primary building facades and primary building entries towards primary streets/roadways and/or public/private open space to support wayfinding, easy access to the building, and connections to place.

• Locate service areas away from primary facades so that views of service areas are limited.

• Reduce density of parking near primary building facades when possible to allow for more greenspace or designed hardscape near the entry.

• Orient buildings to allow for daylighting year-round, passive solar gain in colder months, and shading and passive ventilation in warmer months.

## MASSING, SCALE AND PROPORTION

Mass combines with shape to define form. Mass refers to physical bulk or size of a building. It can be understood as the actual size, or perceived size relative to context. Scale informs our perception of mass. Scale is not the same as size, but refers to relative size as perceived by the viewer. When the word scale is being used, something is being compared with something else. This relation is typically established between either familiar building elements (doors, windows, railings, stairs) or the human figure (human scale). In general, proportion in architecture refers to the relationship of one part to the other parts, and to the whole building.

*Proper massing reduces the perceived scale of the project*

Goals:

Well designed buildings where massing and scale are appropriate to the use and surrounding context.

Pedestrian friendly buildings, especially when buildings are located in more walkable environments.

Attractively proportioned buildings that are aesthetically pleasing and relate to their surrounding context in a meaningful way.

Aesthetically pleasing buildings where building components are designed proportional to one another in a harmonic composition.


*Doors, windows, railings and details convey a human scale*

Guidelines:

• Design buildings to respect the adjacent context and scale of development in order for projects to be harmonious complements to the existing environment, and to create a more visually cohesive community.

• Avoid large uninterrupted expanses of blank or windowless facade, especially adjacent to, or facing, sidewalks or plazas, to create more pedestrian friendly development.

• Use architectural elements (pilasters, windows, doors, bases, banding, bays, building projections, recesses, canopies, cornices, etc.) to break down the scale of buildings both visually and physically.

• Design the building as a harmonious whole while relating to the surrounding context and enhancing interactions between place and pedestrians.


*A well proportioned retail and entertainment project*

## ARTICULATION, TEXTURE AND COLOR

To avoid bland and monotonous facades, buildings should incorporate a high degree of texture, color and articulation. Building surfaces that come together to refine form can be described as "articulation." The treatment of surfaces, corners, edges, windows (mullions, muntins, frames), materials, and the visual weight of a building all contribute to the articulation of the form. Both texture and color are inherently linked to materials, and can be used to enhance the perception of any given form. Consider how a glass curtain wall or rough brick finish can alter the size and visual weight of a building. The same concrete panel cast smooth, rusticated, or with exposed aggregate, results in different textures and colors.

*Material changes and varied facade depths create visual interest*

*Visual interest created by different materials, colors and textures*

*A strong expression line defines the base of the building*

Goals:

Human scaled buildings that have texture and detail at a pedestrian scale as well when viewed from afar.

Buildings that are visually interesting with a variety of textures and colors.

Buildings that have the appropriate amount of facade articulation to provide visual interest.

Reduction of "blank" facades on buildings, especially facing pedestrian routes or public spaces.

Guidelines:

- Buildings should have a discernible base, middle and top, to create a more legible, human scaled project.
- Avoid large expanses of "blank" facades by introducing articulation, texture and material changes.
- Use color, texture and detail in the design of buildings, especially at a human scale.
- Utilize pattern, color, and texture where limited number of materials are used to create visual interest.

*Building designed with a very clear base, middle and top*

*Visual interest created by different materials, colors, textures and articulation*

## ROOF LINE TYPE

A variety of different roof types can provide visual interest as well as functional performance and more compatibility with adjacent development. Roof line type in this section refers to the design of the entire roof system, its visual form and the resulting visual effect. Gabled, hipped, arched, gambrel and shed roofs, or combinations thereof, are examples of potential roof line types other than flat roofs. Using a variety of roof forms provides a more visually interesting built environment. Traditional forms, such as gables, sheds and hips, evoke a more residential quality while large vaulted or arched roofs convey a more institutional or civic image. Architects can use these forms to ensure better compatibility with the surrounding context, more expressive conveyance of the building use, and more overall interest in the building design and it's contribution to the overall community fabric.

*Vaulted roofs create visual interest*

Goals:

Create more varied and visually interesting buildings.

Be more responsive and supportive of adjacent residential or low-scale development context.

Reduce the perceived scale of buildings near residential or low-scale developments.


*Signage designed as part of the building can vary the roof line and provide visual interest*

Guidelines:

• The creative introduction of roof types other than flat roofs is encouraged and the overall composition should be appropriate to the context, use and type of development.

• Incorporate roof types other than flat roofs, especially when adjacent or near residential or low-scale development; Roof types may include gables, dormers, hips, sheds, vaults or other similar roof forms.

• Roof types should contribute to the overall architectural composition of the building/project.

*Shed roofs on commercial building provide visual interest*

*Varied parapet heights and sizes provide interest and variety to this building*

*Entry elements provide great opportunities to vary the roof line of flat-roofed buildings*

*Gabled roofs convey a more human or residential scale*

## VARIED ROOF LINES

Roof line in this context refers primarily to the parapet of a "flat" roofed building, but applies universally to all types of roofs with the intent of providing visual interest. The intent of varying the roof line is to reduce or eliminate the appearance of a bulky, monolithic building or large continuous expanses of facade. Most flat roofs have parapets at their edges consisting of a small wall above the flat roof with a cap or cornice of some sort. Varying the height of roof parapets provides visual interest and aids in reducing the monotony of an uninterrupted roof line. This is important as it helps to create more human scaled and visually interesting facades as well as the overall building comprised of each respective facade.

Goals:

Reduce the visual monotony of a parapet, or roof edge, that appears to be the same height around the entire building.

Design a visually interesting building in concert with facade articulation and use of varied materials.

Provide more focus to key areas of the building such as the entry.

Guidelines:

• When flat roofs are used, vary the height of the roof line around the perimeter of the building to provide visual interest and to reduce the perceived bulk, massing and scale of the building.

• Use caps, cornices, fascias or other means to provide a culmination of the facade at the top of the wall to visually terminate the wall while providing visual interest.

• Employ vertical and/or horizontal off-sets to provide visual relief and variation to the roof line.

• Use other means such as bays, projections, sign panels, canopies or other similar elements, where it is not appropriate to vary the parapet height, to achieve a similar effect.

## ROOFTOP MECHANICAL SCREENING

Rooftop mechanical equipment, vent stacks, exhausts or other similar systems that sit on roofs can add to visual clutter and can detract from the architectural characteristics of a building. It is advantageous to screen this equipment from view such that drivers and pedestrians on the site cannot see these systems. The intention is to screen eye-level views from the surrounding area. These systems are not intended to screen rooftop systems from adjacent buildings or vantage points that may be higher than the subject rooftop.

Goals:

Reduce visual clutter on rooftops such as mechanical units, ducts, piping, vents, air handlers, etc..

Limit views of rooftop mechanical units and systems.

Enhance the aesthetic quality of the building.

Guidelines:

- Rooftop mechanical units and systems should be screened from eye-level view from the surrounding site.
- Screens, false or real roofs, and/or enclosures should be used to screen rooftop mechanical systems.
- Solid or louvered screens are preferred over perforated screens to better screen roof top clutter.
- Screening should be compatible with, and supportive of, overall building materials, colors, assemblies and design character so that the screening does not look like an afterthought or disparate add-on.
- Simple wooden or synthetic fencing shall not be used for screening.
- Penthouses similar in design to the overall building are preferred and can be used in lieu of screening.

*A false mansard roof, seen from the street, acts to screen rooftop mechanical equipment*

*Louvers and a false mansard roof acts to screen rooftop mechanical equipment*

*A short parapet of corrugated metal screens views of rooftop systems*

*A short wall of corrugated metal screens views of rooftop systems*

*A false mansard roof, seen from above, acts to screen rooftop mechanical equipment*

## FACADE MATERIALS DEFINITION

In the context of these guidelines, "building materials" refers to those materials that are used on the exterior of the building and are readily visible from a typical vantage point.

Both texture and color are inherently linked to materials, and can be used to enhance the perception of any given building.

Building surfaces that come together to refine form can be described as "articulation." The treatment of surfaces, corners, edges, windows (mullions, muntins, frames), materials, and the visual weight of a building all contribute to the articulation of the form.

The visual attractiveness of building materials has a notable impact on the perception of any building. High-quality finish materials project feelings of authenticity, permanence and quality. Inconsistent or substandard materials may give a low quality appearance to buildings.

*A handsome composition of various materials, colors and textures*


*Aluminum storefront accented with wood creates a nice entry to a brick building*

*Two textures of the same material create visual interest*

*Creative use of brick and stone create an interesting facade*

*Rough hewn stone provides contrast to honed stone lintels and sills*

*A wood slat scrim provides visual interest to a brick and stone facade*

*Large wood glulam columns and beams add warmth to a glass and aluminum facade*

*High quality materials convey a sense of permanence and stability*

## FACADE MATERIALS

Facade materials include primary wall panels, piers, columns, pilasters, cornice lines and fascia. It is important that the design of facades provide visual interest and architectural expression while avoiding visual monotony

Goals:

Buildings that are visually interesting with a variety of textures and colors derived from a variety of building materials.

Buildings that have the appropriate amount of material changes to provide visual interest.

Reduction of monotonous facades on buildings.

Guidelines:

• Primary building materials should include a mix of brick masonry, stone, cast stone, pre-cast concrete masonry or panels with exposed aggregate, or fiber cement board (fiber cement board is only a Class I material in RM2.5 zoning districts). These materials are referred to in the City Zoning Code as Class I and Class II materials. The zoning code allows for certain commensurate quality materials that may also be acceptable, including some synthetic materials that adequately duplicate natural materials.

• Anti-reflective glass and glazing should be used in conjunction with the aforementioned materials, especially on the ground floor adjacent to pedestrian routes; bird-friendly best practices for the use of glass and glazing should be implemented when designing large expanses of glass.

• Wood, vinyl or plastic should only be used as a trim or detail material.

• Accent materials may include a variety of finished architectural metals, metal curtain wall systems or stucco.

• Exterior insulation and finish system (EIFS) shall not be used as a primary material on facades.

• Ground floors, especially those adjacent to pedestrian, dining or other outdoor activities, should receive a high degree of material detail, texture and articulation at a human scale.

## DOORS AND WINDOW MATERIALS

Humans interact with their environments based on their sensory capabilities, especially as they relate to familiar items, such as doors and windows. Doors and windows, and their frames, provide a great opportunity for users to come into contact with high quality materials and they can be combined with other building surfaces to create an overall facade composition. The scale, texture and color of windows can be used to enhance the perception of any given form.

*Wood clad frames add warmth and a human scale texture*

Goals:

Buildings that are designed at a more human scale to create a more approachable and legible building.

More transparency to facades, especially on the ground floor adjacent to pedestrian sidewalks and paths of circulation to allow views both into, and out of, ground floor spaces, thus connecting the building to place.

Enhancement of facades by introducing dimension, depth and articulation through the use of a variety of materials, doors and windows.

Guidelines:

• Avoid large expanses of highly reflective (mirrored) glass; bird-friendly best practices for the use of glass and glazing should be implemented when designing large expanses of glass..

• Glazing shall be transparent on ground floor storefronts and entries to better allow views into building.

• In retail and restaurant applications, wood, or wood clad, window frames, door frames and doors are preferred over aluminum or steel frames and doors to add more texture and warmth.

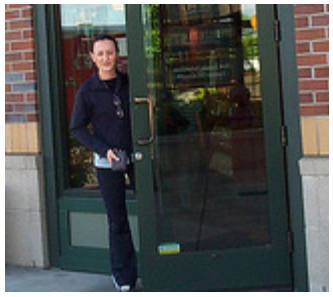
• Where aluminum or steel frames are used, clear (silver) frames are discouraged unless they are used in combination with colored frames or provide an intended contrast to surrounding materials.

• Vary the width and depth of mullions and frames to add visual interest and avoid monotonous facades.

*Transparent glass shall be used in storefronts*

*Transparent ground floor glass with contrasting frames*

*Dark bronze frames provide a sense of quality*


*Dark green frames create an inviting entry*


*Transparent glass storefront with dark frames*

*A variety of window types, shapes and sizes adds interest to this facade*


*A detailed building entry*

## DOOR AND WINDOW FORM

Door and Window form refers to the shape of the door or window opening. It generally applies to lower scaled buildings with "punched" openings rather than taller buildings with curtain wall systems.

Goals:

Buildings that are designed at a more human scale.

Create variety and interest in the facade composition.

Enhancement of facades by introducing dimension, depth and articulation through the use of a variety of door and window shapes and sizes.

Guidelines:

• A variety of windows and doors - and related openings and frames are preferred, especially in one or two story buildings, or ground floors of taller buildings, where pedestrians are physically and visually closer to the building.

• Ground floor storefronts and entries should be designed at a human scale and should incorporate anti-glare glass to allow more transparency.

• Doors and windows should complement the entire facade composition.


*A variety of window shapes and sizes are used to create visual interest*


*An arched clearstory breaks the repetitiveness of the facade and highlights the entry*


*Punched window opening provide a contrast to the adjacent curtain wall*

## BUILDING SUSTAINABILITY

Sustainable building design provides a practical response to issues of environmental impact and should marry the best methods in construction with efficient performance. Sustainability is typically measured in multiple ways including 1) design and construction process; 2) building and site systems; and 3) building operations. While LEED (Leadership in Energy and Environmental Design) certification is not a requirement of new construction, it is a useful set of metrics and point of reference.

The following are a core set of guiding principles, patterned after the LEED certification process, that establish a framework for future development and a reference tool for green design to help design teams, developers, and owners determine green project goals and identify green design strategies.

Goals:

Increase the number and quality of Sustainable Sites within the community

A high degree of Water Efficiency to reduce overall potable water consumption

Minimize Energy Use and Negative Impacts to the Atmosphere

Reduction in Material and Resource Use to limit the negative impact on natural resources

Improving Indoor Air Quality to benefit users

Guidelines:

• Locate buildings to take advantage of public transportation and make the site convenient for bicycle users and pedestrians to reduce dependence on automobile use.

• Protect and restore habitat when developing buildings and sites.

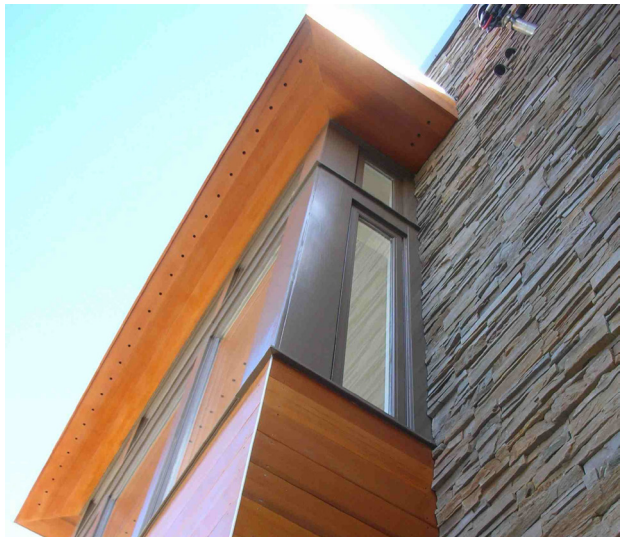
• Orient buildings to maximize the positive aspects of solar gain (daylighting and heating) and minimize the negative aspects of solar gain (summer shading) to lower overall energy use.

• Follow sustainable practices for the design of high efficiency buildings in order to reduce energy use.

(Continued)

*Green roofs can reduce stormwater runoff, energy use, and the heat island effect*

*Reclaimed and recycled materials used in the design of a building*



*Renewable and recyclable materials can save energy and provide visual interest*

*Using sustainable materials reduces the impact on the environment*


*A recycling container is clearly identified*

*Renewable resources used in the design of facades and sunscreens*

## BUILDING SUSTAINABILITY, CONTINUED

• Use cut-off outdoor light fixtures to minimize light pollution.

• Reduce the potable water use for building sewage conveyance through the use of water conserving technologies and practices.

• Verify that the building's energy related systems are installed and perform according to design requirements to maximize building operation efficiency.

• Seek to exceed ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) standards for energy efficiency to lower energy consumption.

• Optimize energy performance of building assemblies and components.

• Encourage and recognize increasing levels of renewable technologies.

• Design for long term flexibility so buildings can be adapted to new uses, reducing new construction need.

• Design with materials that can easily be reclaimed, reused or recycled at the end of their useful life.

• Use renewable energy sources whenever possible to reduce fossil fuel dependence.

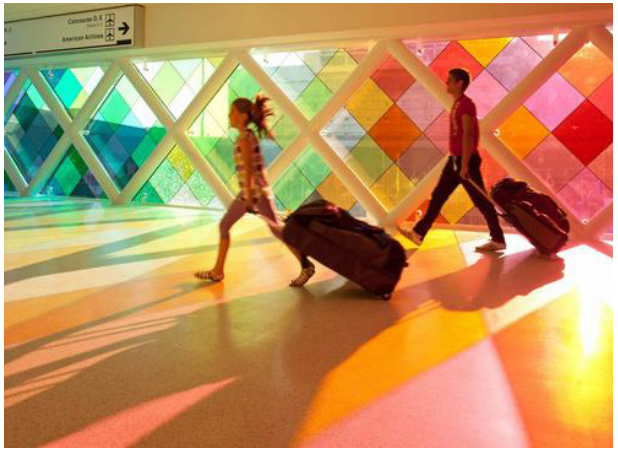
• Provide an accessible area dedicated to the collection and storage of materials for recycling.

• Use low VOC, non-toxic materials, paints, and finishes to enhance indoor air quality.

• Recycle and/or salvage non hazardous construction debris to reduce landfill deposits.

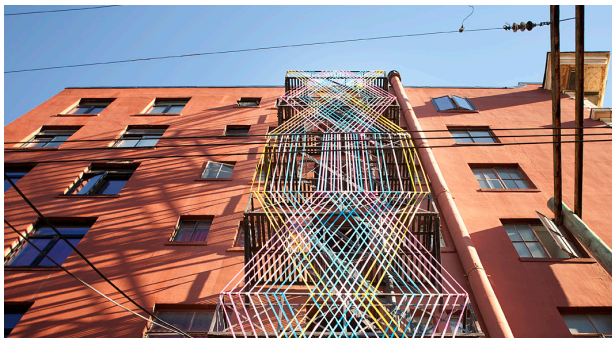
• Use salvaged, refurbished, or reused materials, or materials with recycled content over new material to reduce energy consumption associated with the creation of new materials.

• Use rapidly renewable building materials to reduce dependency on non-renewable resources.



*Artist designed windows add color and interest to a space*

*A custom designed art piece hangs in the entry to a building*



*A large textile artwork transforms an external fire escape*

## PUBLIC ART - AS PART OF BUILDINGS

Public art enhances buildings and makes them even more attractive to purchase, lease or use. For residents and visitors, public art has the power to create and reinforce a sense of community, particularly in areas of new development where there may have been no previous permanent community. Public art offers not only an immediate topic of conversation, but an instant place-maker.

Public art, in its literal sense, is just that - art in public spaces. However, these guidelines are intended for use on private property. Therefore, the term "public art" in this context should be understood to mean art that is located in the quasi-public landscape or site design of a private development or parcel.

Public art can take a wide range of forms, sizes, and scales and includes sculpture, integrated architectural or landscape architectural work, murals, memorials, digital media, and more.

The introduction of public art instills meaning—a greater sense of identity and understandings of where we live, work, and visit—creating memorable experiences for all.

Goals:

Add value to properties by creating a greater sense of identity, place, history or reflection.

Inspire higher thought about the community, business or locale.

Provide visible or experiential impact.

Personalize or enhance otherwise impersonal spaces.

Guidelines:

• Incorporate art as part of building exteriors including windows, doors, facades and roofs.

*Additional Art Guidelines can be found in the Site Design Guidelines Section.*

# SECTION 3

# Site Design Guidelines

*Site design should support the building design both functionally and aesthetically*

*A harmonious composition of site and building design*

*A clearly designed pedestrian route*

*A landscape designed for visual interest throughout the seasons*

## SITE AND LANDSCAPE DESIGN OVERVIEW

The site and landscape design should be approached holistically to unite the landscaping, paving and building into a cohesive whole to create a positive addition to the community. The site design should be seen as a means to create value and enhance to overall project, not simply a means to access and service the building.

Goals:

Landscaping and the use of plant materials should be encouraged to reduce the amount of impermeable surfaces and the visual impact of parking areas, enhance the overall aesthetic experience, limit potable water use, and integrate the built environment with the natural landscape.

A cohesive site design that functions well related to access, circulation, stormwater management, erosion control and landscape diversity, while enhancing the aesthetic character of the building and site.

A site design that supports both pedestrian and vehicular movement, safety, and security; and where applicable, better defines and connects to public open space.

An overall project that relates to the surrounding context by connecting circulation routes and weaving the project into the existing context.

Guidelines:

- Unite landscaping, paving and buildings through a holistic approach to site design.
- Connect to adjacent sidewalks/trails with on-site sidewalks and pedestrian circulation. Place sidewalks for future connections to future adjacent development, if none exists currently.
- Balance screening and landscape density with visibility, site lines and safety.
- Use site lighting to aid in wayfinding and safety while enhancing the overall aesthetic affect.
- Avoid large expanses of grass with no trees, shrubs, planting beds or other features.

*Site landscaping can include native species and perennial grasses and flowers*

*Plant materials can provide habitat, seasonal interest and shade*

*Parking lot run-off captured in a rain garden*

## LANDSCAPE SUSTAINABILITY

Landscape sustainability is a very broad and deep subject. Sustainability, in the context of these landscape guidelines, shall be understood within the context of development or redevelopment of private parcels within the City of Eden Prairie. A sustainable landscape should be designed to be concurrently both attractive and in balance with the local climate and environment. The maintenance of the site (landscape) should require minimal resources.

### Goals:

Landscapes should be designed to preserve resources and reduce waste while contributing to an environmentally friendly site that is functional, cost effective and aesthetically pleasing.

Well designed sustainable landscapes will reduce pollution to soil, water and air while reducing the heat island effect through shading.

A balanced approach should be taken when weighing hardscape paving needs and stormwater management.

### Guidelines:

- Design the site to limit waste and maintenance costs (mowing, trimming, edging, plowing, watering, etc.).
- Design the site to include climate and/or salt tolerant plant materials, preferably native species.
- Choose plant materials that require limited fertilizer use and limited, or no, watering or irrigation.
- Design the site to reduce stormwater run-off rates and to provide shade in warmer months.
- Design for all seasons by using plant materials that have varied blooming periods, leaf colors, bark colors and other seasonal effects to ensure visual interest throughout the year.
- Utilize Native Species to achieve the intent of these goals and guidelines.
- Design the site with materials that can easily be reclaimed at the end of their useful life.

## PUBLIC ART - AS PART OF SITE

Public Art within the site enhances the value of projects and makes them even more attractive to purchase, lease or patronize. For residents and visitors, public art has the power to create and reinforce a sense of community, particularly in areas of new development where there may have been no previous permanent community. Public art offers not only an immediate topic of conversation, but an instant place-maker.

Public art, in its literal sense, is just that - art in public spaces. However, these guidelines are intended for use on private property. Therefore, the term "public art" in this context should be understood to mean art that is located in the quasi-public landscape or site design of a private development or parcel.

Public art can take a wide range of forms, sizes, and scales and includes sculpture, integrated architectural or landscape architectural work, murals, memorials, digital media, and more.

The introduction of public art instills meaning—a greater sense of identity and understandings of where we live, work, and visit—creating memorable experiences for all.

The goals of adding art to the site include: Adding real and perceived value; Inspiring higher thought about the community, business or locale; Providing visible or experiential impact; and personalizing or enhancing otherwise impersonal spaces.

Pubic Art should be original to the site, invoke meaning for the City of Eden Prairie, and placed in locations that are highly visible to the public.

*Sculptures provides interest to a small plaza*

*Artistic use of inset paving*

Guidelines:

• Incorporate art, as reviewed by City Staff, into the design of the site including sculpture, paving, fencing, lighting, environmental sculpture, interpretive signage/plaques, or other opportunities.

*Additional Art Guidelines can be found in the Building Design Guidelines Section*

*Lighting used artistically to dramatic effect*

*Sculpture provides a focal point to a landscape*

*The creative use of different colored pavers adds an artistic flair*

*Seasonal color and interest achieved through the use of varied plant materials*

*A wide variety of plant materials used to provide a high degree of visual interest*


*Plant materials provide erosion control and visual interest in a rainwater garden*

## PLANT MATERIALS

Landscape and site design should use a variety of plant materials to promote biodiversity, variety, resistance to disease, visual interest and seasonal texture and color. Plant materials can be used in a variety of locations including lawns and open space, private boulevards and parking islands, rainwater gardens and swales, berms, plazas and other complimentary areas of the site.

Goals:

The use of plant materials in the creation of a resilient, climate zone, and use appropriate landscape with visual appeal and high functionality.

A variety of plant materials to achieve functional performance - shading, salt tolerance, compaction, stormwater, filtration, beauty, sustainable, pollinator supportive, fauna supportive.

Shade to reduce heat island effect while still allowing for solar access into/onto buildings in cold months.

Reduction in potable water used for irrigation.

Promote "native" landscape quality of Eden Prairie through the use of native species and perennial grasses.

Guidelines:

- Prevent the spread of disease or invasive insect infestation by using a diversity of plant species.
- Create visual interest by using a variety plant types (trees, shrubs, ground covers and perennials). Native species are preferred to achieve overall goals.
- Choose plant materials that limit, or eliminate, the use of potable water for irrigation.
- Incorporate pollinator friendly plant materials and practices in selected areas.
- Design for seasonal variety and visual interest so that plant materials contribute to the beauty of the site on a year round basis.

*A pollinator friendly natural landscape provides screening, beauty and performance*

*Screening of parking is achieved with a planted berm*

*A low wall is used in conjunction with plant materials to provide screening*

## SCREENING

Landscape screening should be used in site design to create a better overall aesthetic experience. Landscape screening methods may include berms, shrubs, trees, perennials and perennial grasses and combinations thereof. Care should be given to achieving a balance between desirable screening and excess screening that may cause security or safety issues. Additional information can be found in the Parking Lot Landscaping Section.

Goals:

Landscape screening should be used in a variety of locations to limit views of parking and headlights from surrounding properties, screen undesirable views of service areas and storage areas, and create more pervious surface areas to reduce high stormwater runoff rates.

Guidelines:

• Large parking lots shall be screened, for the purpose of minimizing views of parked cars from the public right-of-way, by plantings and/or berms along all property lines which abut the public right-of-way.

• Screen large exterior mechanical and electrical systems such as generators, transformers, piping, etc..

• Use plant materials, berms, low walls, fencing, or combinations thereof, for screening.

• Screening should be a minimum average height of 3' (during the majority of the growing season) except where preexisting trees or planned additional trees require breaks.

• Creative use of fencing, low walls or art in combination with landscape design is encouraged.

• Screening should allow for a clear sight triangle for drivers.

• Screening should not reduce personal safety by creating lurking or hiding spaces.

• When screening is not possible on-site, explore methods to cooperatively introduce screening on adjacent properties with the consent of adjacent property owners.

*Smooth and exposed aggregate concrete provides visual interest*

*Pavers set within a concrete border divide a large asphalt parking area*

*Creative use of decorative and artistic pavers*

## PAVING

Paving includes hard surfaces within a given site. These areas include roadways, crosswalks, sidewalks, paved paths and trails, plazas, patios, courtyards other related areas. Paving can provide both functional service as well as aesthetic value and sustainable performance.

Goals:

As part of the overall site design, durable, long lived paving surfaces appropriate to intended use should provide visual appeal and functional performance across a variety of user needs. Hardscape paving needs should be balanced with stormwater management requirements.

Guidelines:

- Provide visual interest and functional distinction by using a variety of paving types within the site.
- Provide visual interest and more pervious surfaces by using alternative surfaces wherever possible.
- When concrete is used, incorporate color, scoring patterns and/or surface finishes to provide interest.
- Use different colors, textures and/or paving materials to highlight key areas including pedestrian paths, crosswalks, accessible stalls and eased curbs.
- Paving materials can be used creatively to create, supplement or provide, public art.


*A variety of types and applications of paving*

## PARKING LOT LANDSCAPING

Parking lots can be landscaped in several ways, primarily parking lot islands and bio-retention areas within and surrounding parking areas.

Goals:

Parking is necessary to support development, but should not be the focus of the development from the public view. Large expanses of parking areas should be reduced, dispersed, screened or subdivided.

Parking lots should be designed for both visual appeal and high performance. Measures of performance include shading, salt tolerance, compaction, stormwater, filtration, beauty, sustainable, pollinator supportive, fauna supportive and low maintenance.

Pedestrian pathways through parking lots should be defined formally and informally to ensure ease of use and safety.

Guidelines:

• Define and activate the edges of large parking lots with landscape screening and plantings, physical fences, low walls, berms, swales, sidewalks, or combinations thereof.

• Provide generous and extensive pedestrian amenities to enhance pedestrian safety and ease of movement. This includes designated crosswalks, striped walkways, sidewalks, signage, benches, lighting, bollards, bike racks, handrails or guardrails.

• Create dual purpose landscaped islands that beautify the site, provide pervious surfaces, reduce large expanses of parking and reduce heat island effects.

• Nothing herein shall compromise safety and sightlines required for safe operation of vehicles, pedestrian movement or personal safety.

*Parking lot incorporating multiple sustainable design strategies*

*A variety of pedestrian amenities help pedestrians navigate a parking lot*

*A clearly defined pedestrian route through a parking lot*

*End of Document*