CRESCE NT SPRINGS COMMONS
CRESCE NT SPRINGS, KENTUCKY

DESIGN GUIDELINES

I. PURPOSE

The purpose of these “Design Guidelines” is to establish the criteria by which the CRESCENT SPRINGS COMMONS (“Commons”) is to be evaluated by the City of Crescent Springs, Kentucky, (the “City”).

It is the intent that the design of the buildings within the Commons substantially follow the guidelines set forth below as well as the applicable Building and Zoning Ordinances of the City of Crescent Springs (“Code”). The “Developer” referenced herein is TriStar Ventures LLC, or its assigns.

The Commons is designed to contain three distinct areas divided by Emily Drive and Sarah Lane, the Northeasterly part bounded by Anderson Road, Emily Drive, Sarah Lane and Queen City Avenue being Area No 1, and to be first developed, with the Southwesterly part bounded by Anderson Road, Emily Drive, Sarah Lane and that part of Ireland Avenue to be vacated being Area No 2, and the Northerly part along and North of Sarah Lane being Area No 3. Within each building constructed within an Area, permitted facades must not only comply with these Design Guidelines and Code, but also be compatible with the requirements of the trade dress and trade mark requirements of any national or regional tenant or their franchisees which trade dress shall to the extent practical, be aesthetically compatible with the approved color schemes of the Area No 1 Tenant, AutoZone. Facades within Area No 2 and Area No 3 should be designed in a manner that creates an attractive image for each business while respecting the design parameters of its adjacent neighbors’ façade, while also respecting the trade dress or trade mark design requirements of national or regional businesses or their franchisees. Facades should relate to their surroundings and provide a sense of cohesiveness in the Commons without strict uniformity. Façades within each Area should present a visually balanced composition. High design standards and creativity are encouraged; however, solutions that achieve the goals of the guidelines are also encouraged and are the objective, so that business and property owners are benefited rather than burdened by conforming to the Guidelines. The Developer reserves the right to approve Tenant’s Prototype, Signage, Elevations and Colors. With respect to Signage, it is subject to final approval by the City.

It is not the intent of these regulations to prohibit national building identity or trademarked signage or colors established by the Tenant. To this end the following requirements for the development on these sites are as follows:

II. SUBMISSION REQUIREMENTS
Each applicant shall submit three (3) full size plans drawn to scale. These drawings must show:

1. A Site Plan showing site and buildings, landscaping, parking, and lighting.
2. Full specifications and a palette of all materials and colors.
3. Signage intended to be used including elevations and full specifications of materials and colors and construction.
4. Architectural elevations for all sides of the proposed buildings including any accessory structures.
5. Details and design of any proposed ornamental fencing.

III. BUILDING ARCHITECTURE, MATERIALS, AND COLOR

The proposed CRESCENT SPRINGS COMMONS has been master planned to create a multi-phase modern retail and commercial center, with Area No 1 anchored by AutoZone and Area No 2 and Area No 3 intended to attract more local and independent businesses. Within Area No 2 and Area No 3, national or regional tenants will be solicited to create designs compatible with trade dress and trade mark designs, while also being visually blended to the extent possible with surrounding or adjacent properties. Area No 2 and Area No 3 shall be designed to create a unified feeling to the Area No 2 and Area No 3 building, with the improvements using elements of compatible colors, shapes and materials to provide a high degree of visual harmony. Within Area No 2 and Area No 3, to the extent practical, different size and scale of tenants or their requirements will be brought together by incorporating common theme elements in a different manner.

Within Area No 1, the AutoZone tenant building will be designed substantially similar to Exhibit B. The design of the building on Area No 2 adjacent to Anderson Avenue in the Commons shall, to the extent practical, utilize some similar materials as incorporated in the Area No 1 and Area No 3 improvements if the Area No 1 and Area No 3 improvements are constructed prior to development of Area No 2. These materials may but are not required to include a mix of the materials found on the CRESCENT SPRINGS COMMONS material specifications maintained with Prism Engineering & Design Group LLC, 2300 Plantside Drive, Suite B, Louisville KY 40229, copies of which will be furnished to the City of Crescent Springs.

NOTE: The listing of brand names is for illustrative purposes only. This listing is not intended, nor should it be construed, as an endorsement of the manufacturer's or their product lines. The determination of the acceptability of the substitutions from other manufacturers shall be at the discretion of the Developer.

The buildings in all Areas are considered to be four-sided, with the rear side of any building shall be consistent with and aesthetically similar to the front or side of buildings facing adjacent roads or public streets, and consistent materials on all four sides should be utilized. The exterior walls of buildings may incorporate regionally and nationally recognized architecture and color schemes in conformity with these Design Guidelines on all sides of the building.
Buildings on Area No 1 and Area No 2 shall incorporate a flat-faced elevation of a height which does not excessively obstruct the view of Area No 3. Buildings in Area No 3 shall incorporate either a peaked or a flat-faced elevation and architectural elements, and shall be designed similar or compatible with designs in Area No 1 and Area No 2, unless the Tenant requires a national or regional prototypical design which designs need to conform to these Design Guidelines and subject to review and approval by the City. All exposed roofing above the building exterior walls shall be specified as standing seam metal roof approved by the Developer and by the City. Roofs of building structures on the front elevations are generally flat, concealed by parapet walls sufficiently high enough to screen rooftop mechanical equipment from viewing from the ground. Sloped roofs of a residential scale between 3:12 and 6:12 pitch are also acceptable provided that they screen rooftop mechanical equipment from viewing from the ground from all viewing points around the building and from the building’s parking lot.

Downspouts on all guttering shall be hidden or incorporated into the building wall or façade.

Colors of the Area No 1 buildings are to be selected from the same family of earth tone or pastel colors, and colors that are complementary to the AutoZone building or adjacent structures. Bright colors are allowed in signage on the building as accent elements or letterings when those colors are an integral part of a nationally recognized corporate logo or image. Colors of buildings in Area No 2 and Area No 3 are to be selected from the same family of earth tone or pastel colors, and colors that are complementary to the AutoZone building or adjacent structures, provided however, that colors compatible with or required by a Tenant’s national or regional affiliate or franchisor shall be permitted. The building elevations for Area No 1, Area No 2 and Area No 3 shall be submitted to the Developer and City for approval.

IV. WASTE RECEPTACLE SCREENING

Waste receptacles shall be screened by walls on three (3) sides with masonry structural walls, using split face block identical to the primary materials on the primary building or poured concrete walls with brick or stone veneer identical to the primary building or accents to the building, with a lateral structural strength equal to split face block, capable of withstanding 80 mph wind loads. Screening walls shall utilize colors to match the building. The gate (or gates) shall be constructed with quality materials consisting of wood slats or vinyl coated chain link with full vinyl inserts to provide screening of the opening, with gate colors compatible with or matching screen walls.

V. EXTERIOR LIGHTING DESIGN STANDARDS

In order to integrate Area No 1 and Area No 2 and Area No 3 building designs into the general theme of the Commons, each lot owner in Area No 1 and Area No 2 and Area No 3 is responsible for providing a design that integrates a lighting design standard which provides sufficient lighting for the safe travel and parking of customers without excessive lighting falling onto adjacent or nearby non-commercial properties. Light poles and fixtures for all three Areas shall match. Lighting standards for Area No 1 shall be
compatible with AutoZone standards, using the “D-Series Size 1” LED lighting provided by Lithonia Lighting or a substantial equivalent. Lighting for Area No 2 and Area No 3 shall be substantially the same as or identical to the lighting fixtures used in Area No 1. Lighting shall contain internal power for security cameras, fiber optics, coax, or other cable or wireless systems for integrated security camera systems compatible with the City’s security system.

VI. SIGNAGE

The submitted sign drawings shall ensure that all signs in the development are tasteful, constructed of quality materials and conform to the basic standards of the development.

All signage for the Commons shall be subject to approval by the City. The Commons shall have only one monument sign for use by the Tenants of the Commons in a location as shown in the Stage II-Phase I Plan or as approved by the City. The Tenant of Area No 1 shall be allowed the first choice of the location of its signage within the monument sign. The Developer may impose by the REA, or the lease of an Area, preferences for the Tenants of Area No 2 or Area No 3 as to placement of signage on the monument sign. The size or location of each tenant’s sign within the monument sign shall be approved by the Developer, subject to review and approval by the City.

A. SIGNAGE CRITERIA

1. GENERAL

The signage criteria as set forth herein, together with the provisions of the City of Crescent Springs Zoning Code shall govern all signage to be used or displayed. This will ensure quality signage throughout, while maintaining pleasing architectural standards and fairness to all. Consideration will be given to allowing maximum flexibility of sign design, individuality and creativity within the limits described below. The terminology of “signage” and “lettering” used in this text are to be construed as one in the same. Freestanding Signage for the CRESCENT SPRINGS COMMONS is attached as Exhibit “C.”

2. APPROVAL

Applicants for construction of buildings on Area 1, 2 or 3 of the Commons shall submit to both the Developer and the City of Crescent Springs for Stage II approval, three (3) drawings indicating storefront elevation, location of signage, graphics, colors, construction and attachment details for written approval prior to the fabrication of any sign.

3. OUTPARCEL IDENTIFICATION SIGNAGE
All Area No 1 and Area No 2 and Area No 3 tenants shall use the ground-mounted monument sign submitted to the City of Crescent Springs by the Developer, unless both the Developer and the City approve a different design. The ground mounted monument signage is to be constructed on a masonry base.

4. MULTI-TENANT AND CRESCENT SPRINGS COMMONS EXTERIOR BUILDING SIGNAGE

Except as noted herein, all building signage shall be approved by the City, all signs must be designed, fabricated and installed to comply with the following criteria and specifications:

1. No Occupant identification sign attached to the exterior of a building shall be:

   a. placed on canopy roofs extending above the Building roof, placed on penthouse walls, or placed so as to project above the parapet, canopy, or top of the wall upon which it is mounted;

   b. placed at any angle to the building;

   c. painted on the surface of any building;

   d. flashing, moving or audible signs;

   e. signs employing exposed neon tubes, exposed ballast boxes, or exposed transformers; or

   f. paper or cardboard signs, temporary signs (exclusive of contractor signs), stickers or decals; provided, however, the foregoing shall not prohibit the placement at the entrance of each Occupant’s space a small sticker or decal, indicating hours of business, emergency telephone numbers, acceptance of credit cards, and other similar pieces of information. For purposes of store identification, tenant will be permitted to place upon each entrance to its demised premises not more than 144 sq. in. of decal application lettering not to exceed 2” in height, indicating hours of business, emergency telephone, etc.

   g. Address numbers shall be applied to the top of the glass door or door transom by the tenant during regular course of construction.

2. All building mounted façade signs are restricted in total square footage to no more than 1 square foot for each 1 lineal foot of building frontage along a public street, loop road or access drive must be individually illuminated neon channel letters with plastic translucent faces or rear illuminated individual badge signs. Notwithstanding the criteria set forth in the preceding sentence, the number of building mounted façade signs that a tenant in Area No 3 building shall be permitted to use depends upon the location of that tenant within the building and the number of tenants within the specific building space. The end tenants in the Area No 3 building shall be permitted to place a maximum of signs on two (2) separate walls of the building, one being the

Page 5 of 13, Crescent Springs Commons Design Guidelines
Crescent Springs Commons Design Guidelines 12-07-2015.docx
front and the second being on the wall of the building facing one of the roadways specified above. The interior tenants of Area No 3 building shall be limited to signage facing the roadway, Sarah Lane, in front of that tenant's space. Painted faces are not acceptable.

3. Signs shall be limited to the wording necessary to describe the business trade name and/or logo, or logo-type. Logos will be considered on a case-by-case basis. Type styles will not be unreasonably restricted, providing that they are legible, or within the size limitations described below, unless approved by the Developer and approved by the City consistent with the City Zoning Code.

4. Maximum height of sign letters for all buildings shall be thirty six inches (36") high, upper or lower case letters, and not to exceed sixty percent (60%) of the store front length. For buildings on Parcel A and B, signs may face both Anderson Drive and Emily Drive. For buildings on Parcel C, the sign shall be centered on the marquee band facing Sarah Lane.

5. **PHASE I, SINGLE TENANT EXTERIOR BUILDING SIGNAGE**

Except as noted herein, or approved by the City, all signs must be designed, fabricated and installed to comply with the following criteria and specifications.

1. No Occupant identification sign attached to the exterior of a building shall be:

   a. placed on canopy roofs extending above the Building roof, placed on penthouse walls, or placed so as to project above the parapet, canopy, or top of the wall upon which it is mounted;

   b. painted on the surface of any Building;

   c. flashing, moving or audible signs;

   d. signs employing, exposed ballast boxes, exposed neon tubes, or exposed transformers; or

   e. paper or cardboard signs, temporary signs (exclusive of contractor signs), stickers or decals; provided, however, the foregoing shall not prohibit the placement at the entrance of each Occupant's space a small sticker or decal, indicating hours of business, emergency telephone numbers, acceptance of credit cards, and other similar pieces of information. For purposes of store identification, tenant will be permitted to place upon each entrance to its demised premises not more than 144 sq. in. of decal application lettering not to exceed 2" in height, indicating hours of business, emergency telephone, etc.

   f. Address numbers shall be applied to the top of the glass door or door transom by the tenant during regular course of construction.

1. All building mounted façade signs are restricted in total square footage to no more than 2 square feet of sign for each lineal foot of building frontage along a public
street, loop road or access drive and must be individually illuminated neon channel letters with plastic translucent faces or rear illuminated badge signs. Tenants of Area No 1 and Area No 2 may have building mounted façade signs on two sides of the building, and with permission of the City and Developer, a building mounted façade sign may be used on all four sides.

2. Signs shall be limited to the wording necessary to describe the business trade name and/or logo-type. Logos will be considered on a case-by-case basis. Type styles will not be unreasonably restricted, providing that they are legible, or within the size limitations described below. Signage background heights are to be approved on a case-by-case basis subject to approval of the City of Crescent Springs.

3. Maximum height of sign letters for all buildings shall be thirty six inches (36") high, upper or lower case letters, and not to exceed sixty percent (60%) of the storefront length. The sign shall be centered on the marquee band facing the street, loop road or access drive.

VI. SPECIFICATIONS FOR EXTERIOR BUILDING SIGNAGE

1. The physical construction of all building mounted façade signs shall adhere to the standard sign industry construction practices as follows.

   a. **Letter Channels (Returns):** All letter returns shall be formed from a galvanized sheet metal steel, 22-guage minimum, or aluminum in minimum thickness of .040. Depth of channels shall be a minimum of 4 inches, maximum of 8 inches. All interior surfaces must have a splash coat of white for reflective purposes.

   b. **Letter Backs:** Letter backs are to be made of galvanized sheet metal steel or aluminum of the same or greater thickness as that of the letter channels. Armorply, plymetal, foam, styrene, or any other inflammable material shall not be used under any circumstances.

   c. **Letter Faces:** All letter faces are to be pigmented plexiglass, or equal acrylic sheets with a minimum thickness of .125 inches. Colors are not specifically restricted herein; however, the City of Crescent Springs reserves the right to reject colors that are objectionable and not consistent with the design concept of the center in their judgment or as an addendum to this document may establish specific colors allowed.

   d. **Face Retainers:** All letter faces must be attached to the letter channels using trim cap material commonly known as Jewelite (1 inch minimum, 2 inch maximum), gold color preferred where appropriate with face color.

VII. DIRECTIONAL SIGNAGE

There shall be no directional signage permitted on any parcels except as approved by the City.
CRESCENT SPRINGS COMMONS Colors and Materials Palette Basis of Design

1. Split-face Concrete Masonry Units, AutoZone compatible paint scheme earth tone, with darker accent; AutoZone red Kynar trim, including but not limited to the Sherwin Williams Nuthatch (SW6088), SW Sand Dune (SW 6086), or equivalent. Alternative, smooth face block with stucco finish, earth tone color scheme and dark accent.

2. Brick, in proportionate mixture for primary and accent brick: “Roanoke Utility #165” as manufactured by Lee Brick, “Berkshire” or “Sequoia” both manufactured by Oches, “Beldon No. 8530A Blend” or “Beldon Sea Grey” both manufactured by Beldon, or brick substantially similar in color to SW6088 and SW6086, with appropriate contrasting accent brick to coordinate with the primary brick, or equivalent acceptable to City.

3. Applied stone veneer, “Natural Buff Limestone” by River Valley Stone or an equivalent acceptable to the City.

4. Integral smooth face CMU (Concrete Masonry Unit) Foundation Bands and Accents: “Ivory” color, manufactured by “Adams”, Reading Rock “Bayream”, Precast concrete bands will be Custom Cast Stone “Natural,” or an equivalent acceptable to the City.

5. EIFS (Exterior Insulation Finish System) fascias painted with the following colors by Dryvit Systems; “White”, SW6086, SW 6086, “Sundance” #435”, “Pearl Ash #106”, “Sunset Yellow #107”, “Dutch Blue #575”, “Spiced Beet #328”, “Monastery Brown” and “Oyster Shell” or an equivalent acceptable to the City, with moderate finish texture.

6. EIFS cornice trim, roof coping, and medallions, to be factory-finished painted “White” SW2123 color, AutoZone pre-finished bronze, or an equivalent acceptable to the Developer and City.

7. Standing-seam metal roofs: “Terra-Cotta” or, “Copper-Cote”, color as manufactured by Berridge, or an equivalent acceptable to the City.

8. Polycarbonate canopy or an equivalent acceptable to the City.

9. Ornamental metal fencing is to be factory-finished black color, or an equivalent acceptable to the City.

10. Parking Lot lighting poles and fixtures are to be factory-finished bronze color, or an equivalent acceptable to the City.
11. Retaining Walls, if any, should be Keystone Retaining Wall System or an equivalent acceptable to the City, painted or colored to aesthetically coordinate with the building in the Area.
DG-Exhibit B

AUTOZONE Elevations (West, South, North)
Color Elevation
AutoZone Store #3589
CRESCEnt SPRINGS KY

December 7, 2015
DG-Exhibit C

CRESCENT SPRINGS COMMONS
Monument Sign Design