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## TOWN OF ALABAMA TECHNOLOGY DISTRICTS DESIGN GUIDELINES

### Introduction

The Town of Alabama Technology District Design Guidelines are intended to provide guidance regarding the nature of development the Town desires to encourage within the designated Western New York Science & Technology Advanced Manufacturing Park (STAMP) area. These guidelines are referenced in the code regulating the Town's Technology Districts (TD-1, TD-2 and TD-3). They serve to assist Town representatives, local officials, businesses, developers and builders in planning and executing a successful design, and provide predictability to the development review process. The Planning Board of the Town of Alabama will use these design standards in reviewing site plan proposals for properties within the STAMP area.

These guidelines are intended as a reference, and they do not require a specific design. Either the Town Board or Planning Board may modify these guidelines with respect to individual applications, as long as the general intent of these guidelines is met.

### Intent and Vision

The purpose and intent of these guidelines is to establish and maintain high quality development within the STAMP area, built in a manner consistent with the conclusions in the Environmental Impact Statement (EIS) prepared and approved for the site. The following general vision should be considered in development of site plans for individual buildings within STAMP:

- Lands within the STAMP area project will be designed in a campus setting, meaning that development is respectful of and compliments its natural landscape.
- The project will be designed at an overall low density, with landscape buffers between development and adjacent properties.
- Development will seek to respect existing viewsheds as well as the rural area surrounding the STAMP site.
- Wetlands and open space will be preserved and enhanced as part of the open space system throughout STAMP.
- STAMP will visually integrate into the existing rural setting in a comfortable, compatible manner.
- Larger technology manufacturing structures will be located on the lower western portion of the STAMP property, while smaller-scale supporting structures will be located on the eastern portion of the property to provide a transition in scale to surrounding uses, which are rural in nature.
- Building materials will be high-quality and chosen to reflect the rural agricultural vernacular of the area.
- Maintenance of existing trees, hedge rows and natural features is encouraged to the maximum extent feasible.
- All buildings shall be landscaped with indigenous plants adapted to conditions found in the surrounding area.

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- All exterior lighting shall be minimized and focused downward to the maximum extent practicable to avoid excessive night time lighting glow (dark sky compliant).
- The design of specific buildings, structures, signs and general streetscape, in addition to building materials, shall be high-quality and chosen to reflect the rural-agricultural vernacular of the surrounding area.

## **Applicability**

These guidelines shall apply to projects proposed within the footprint identified as the "STAMP" site. This property is approximately 1,243 acres of land located along either side of Crosby Road and bound by New York State Highway 77/63 to the east, Judge Road to the south, Tonawanda Seneca Nation to the west and Lewiston Road (State Route 77) to the north, in the Town of Alabama. Lands within the site are zoned TD-1, TD-2 or TD-3. All projects within the designated STAMP site submitted for approval by the Town of Alabama shall be subject to these guidelines.

## **Design guidelines**

The following design guidelines are established for STAMP. They will be applied in conjunction with site plan, subdivision or special use permit review in accordance with all applicable municipal codes. They may be interpreted with flexibility to allow for creativity or to account for variations in specific projects; however, development shall support the purposes and vision stated above, with the goal of encouraging high quality design.

### **A. Access circulation and parking.**

1. All new roadways constructed to serve development on the site shall be built to the technical specifications for roadways established by Genesee County.
2. Primary arterial boulevards through the STAMP campus shall be landscaped and provide accommodations for pedestrian and bicycle circulation.
3. Buffers planted with shrubs and trees shall be located along the edge of parking lots to protect existing vegetation and provide screening.
4. Parking, stacking and loading areas shall be arranged to accommodate orderly and safe parking, loading and storage of vehicles.
5. For parking lots accommodating more than twenty vehicles, a minimum of 5% of the parking area shall consist of landscape features including interior landscaped islands and/or medians to break up large expanses of pavement. For parking lots exceeding one acre in size, the minimum interior landscape area shall be increased to 10%. The landscaped areas shall be in conformance with landscaping standards set forth below.
6. Clearly defined pedestrian connections should be provided through large parking areas and between parking lots and building entrances.
7. Site design shall take into consideration the proposed pedestrian trail system that is proposed through the open space and linking STAMP site to the hamlet of Alabama, and avoid creating barriers to the future implementation of that system.
8. Shared and interconnected parking lots are encouraged. Whenever possible, design should incorporate common driveways that serve more than one site or development.
9. In the TD-3 district, parking lots are encouraged to be shared between adjacent buildings and located in the rear or side lots, with screening from adjacent residential properties.

### **B. Green Space, buffers and setbacks.**

1. Development shall comply with zoning standards regarding buffers.

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2. Development shall be consistent with the Long Term Land Management Plan (LTMP) prepared for the site, which specifies habitat management goals and objectives, forestry management, appropriate levels of maintenance for different landscape types, and proposed restoration and enhancement activities.
3. Approximately 640 acres of the Project Site shall be maintained as open space and/or landscaped areas to provide greenspace and recreational areas as noted in the EIS for the project. These areas will be appropriately maintained as specified in the LTMP to foster public safety and an aesthetic environment. Site plan applications should clearly illustrate these areas and the connection of the site to those 640 acres of open space/greenspace/ recreational areas.
4. Wildlife plantings shall occur as needed and include such things as pollinator gardens, fruit producing shrubs, trees that produce mast (seeds, nuts) suitable for wildlife food and similar microhabitats.
5. Approximately 174 acres will be set aside as conservation lands, including forested wetlands, emergent wetlands, streams in riparian areas, shrub wetlands, upland forests, shrub lands and small grass lands. Where feasible, individual patches of conservation land shall be connected by conservation or open-space corridors.
6. A minimum of buffer of 100 feet will be maintained on either side of Whitney Creek to avoid impacts and allow for stream buffer enhancement opportunities. Conservation buffers shall be provided along other drainageways on the property.
7. Wetlands on the site will be preserved to the greatest extent practicable.
8. Trails are proposed throughout the STAMP site. These trails shall be open and available to the public.

## C. General Landscaping Standards.

1. A complete landscape plan, including the types of trees and shrubs to be planted, shall be submitted as part of the site plan application for any development.
2. Landscaping shall incorporate a combination of trees, shrubs, ground cover and other vegetation.
3. To the maximum extent feasible, existing trees should be preserved and incorporated into the overall landscaping plan for each development property.
4. All plantings shall be maintained in a healthy condition; diseased, unhealthy or dead plantings shall be replaced as necessary in a timely manner.
5. Plantings shall be indigenous species suitable to the soil type and the hardiness zone classification for the Town of Alabama.
6. Landscaped islands or medians shall be a minimum 150 square feet in area and at least 10 feet in width to ensure adequate room for the proper growth of vegetation.
7. Plantings within the landscaped islands shall include at least one large deciduous tree, along with understory planting of shrubs and/or perennials. The Planning Board, at their discretion, may approve the substitution of two ornamental trees for each deciduous tree.
8. All new deciduous trees, other than ornamentals, shall have a minimum caliper of two and one-half inches, measured six inches above the ground. All new ornamental trees shall have a minimum caliper of one and three-quarters inches measured six inches above the ground.
9. Areas that are natural gathering spots, such as linkages to trails, walks, and drop-off points shall be landscaped in a manner that promotes attractive areas for gathering and provides shade for pedestrians.

## D. Lighting.

1. Site and exterior lighting shall be integrated into the design of the development.

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2. Outdoor lighting shall be installed so as to minimize, to the greatest extent possible, the lighting of the sky above the campus. No outdoor light shall be installed, modified or permitted to be used which casts a beam of light above a plane horizontal with the earth, other than temporary construction lighting. All outdoor lighting, excluding temporary lighting, shall be consistent with the following criteria:
  - a. The light levels in parking and pedestrian areas shall be in accordance with Illuminating Engineering Society of North America standards.
  - b. Fixtures and design will be selected to optimize energy efficiency consistent with the Energy Conservation Construction Code of New York State.
  - c. All lighting fixtures will be focused with Dark Sky Ordinance compliant installation in a horizontal position to prevent upward reflection or glow to night skies, and reduce the amount of light pollution beyond the edges of illuminated areas.
  - d. Lighting fixtures will be set at a height which will limit the amount of light trespass. Lighting fixtures shall be set back from the development site boundaries to mitigate glare to surrounding properties.
  - e. Low-level lighting shall be used at each roadway and along boulevards for safety and security. Light fixtures shall be selected to prevent upward reflection or glow and prevent light trespass outside of road rights-of-way.
  - f. Security lighting at or near buildings will be lit down and inward toward the building to mitigate outward glare and reflection. Flood lighting shall be permitted only when no adequate substitute is available.
  - g. Signs may be externally or internally lit. Externally lit signs will have shielded fixtures to prevent glare and/or light trespass.
  - h. Adjacent to residential properties, no direct-light source will be visible at the edge of the development area.
  - i. All nonessential lighting must be extinguished after business hours. Security lighting can be maintained.
  - j. Up-lighting of facades is prohibited.

## E. Signage.

1. All development must comply with the Town of Alabama signage regulations.
2. Signs that dominate the building or the landscape are not permitted.
3. A monument entrance sign may be erected at the entrance of STAMP to direct visitors to businesses within the District.
4. Individual facility owners within the District may use monument signs or building signs to identify their premises, however in no instance shall the signs exceed 200 square feet. Signage for each individual facility must be located on the parcel for that building.
5. Signs may be illuminated, providing that such signs are consistent with the lighting standards in Subsection D, above.
6. Building-mounted signs shall not be located higher than 35 feet above finished grade, to the top of the sign.
7. Pole signs are prohibited.

## F. Utilities.

1. The preference is for utility lines to be located underground.

## G. Architectural Guidelines.

1. Architectural Guidelines for properties within the TD-1 district are as follows:
  - a. Building Facades fronting primary roads.

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- i. Buildings or facades of buildings that are visible to the public within TD1 are subject to a higher level of design review in order to better promote the intended character of a world-class high technology manufacturing center.
    - ii. Architectural design shall be of high quality, using high quality materials. Concrete, masonry, steel, stone or glass are acceptable materials. Use of exterior insulation foam systems (EIFs) at pedestrian level is discouraged. Crude siding materials such as unfinished concrete, unpainted cinder block or corrugated metal siding materials are not permitted in areas visible to the public from primary roadways.
    - iii. Rooflines shall not consist of long flat planes; roof colors and materials shall be compatible with the façade.
    - iv. Large expanses of undivided reflective glass are discouraged.
    - v. Long unbroken horizontal facades are discouraged. Use of features such as columns, arcades, divided glazed surfaces or other details to break up the façade are encouraged.
    - vi. Service entries, loading docks, dumpsters and other service equipment shall be located away from public entrances and screened from public view.
    - vii. All visible building facades shall be designed so that all sides of the building shall have a unified appearance. Buildings within each development site should maintain a consistent style.
    - viii. Creativity in design is encouraged, and modern industrial style buildings are acceptable. However, in key focal point areas highly visible to the public, architectural styles that blend the modern industrial style with regional historic and/or agricultural vernacular are encouraged where appropriate and functional.
  - b. Manufacturing and functional areas of the buildings:
    - i. Guidelines for non-public areas are not intended to interfere with the functional needs of the business. Design will be compatible with functional need and industrial standards in areas not visible to the public.
    - ii. Facilities for utilities, deliveries, mechanical systems and similar support systems should be located in areas not generally visible to the public or screened whenever possible.
    - iii. Roof materials shall be selected so as to not create glare.
    - iv. Buildings should be constructed of high-quality, durable materials. Concrete, masonry, steel, stone or glass are acceptable materials.
    - v. Utility service structures, sheds and accessory buildings should be in a building style compatible with the primary structure.
2. Architectural Guidelines for properties within the TD2 District.
  - a. Architectural design shall be of high quality, using high quality materials. Concrete, masonry, steel, stone, glass, brick, architectural pre-cast materials, wood clapboard, cement board, or other similar high quality traditional siding materials are acceptable. Use of large expanses of concrete block, highly reflective wall treatments, wood panel type products such as T-111, or exterior insulation foam systems (EIFs) are discouraged. Single-color walls without breaks in mass or relief are discouraged.
  - b. Crude siding materials such as unfinished concrete, unpainted cinder block or corrugated metal siding materials are not permitted. Buildings in the TD2 District should be designed with visual interest through a variation of materials, texture, relief, color or other features.

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- c. Use of architectural features such as windows, doorways, columns, arcades, cornices, ornamental brick work or other details to break up the façade are encouraged. Side and rear facades visible to the public should also incorporate features and avoid long, unbroken horizontal facades with no architectural detail.
  - d. All building facades visible from the roadway should be designed so that all sides of the building shall have a unified appearance. Buildings within each development site should maintain a consistent style.
  - e. Roofs should be an integral part of the building design. Rooflines shall be designed to promote interest and avoid long, unbroken lines. Roof colors and materials shall be compatible with the façade.
  - f. Rooftop mechanical equipment should be screened so it is not visible when viewed from the ground level.
  - g. Service entries, loading docks, dumpsters and other service equipment shall be located away from public entrances and screened from public view.
3. Architectural Guidelines for properties within the TD-3 district.
- a. New buildings within the TD-3 district should be designed to fit into the character of a small hamlet downtown. Designs that incorporate interpretations of the local architectural styles are encouraged. Examples of local vernacular for the Town of Alabama include Greek Revival, Italianate, Colonial Revival, and Craftsman Bungalow.
  - b. Building materials shall be high-quality. Concrete, masonry, stone, brick, wood clapboard, cement board, architectural pre-cast materials or other similar high quality traditional siding materials are acceptable. Use of large expanses of concrete block, highly reflective wall treatments, wood panel type products such as T-111, or exterior insulation foam systems (EIFs) are discouraged. Single-color walls without breaks in mass or relief are discouraged.
  - c. Public entrances and primary facades should be oriented toward the public street, with clear pedestrian walkways from the street to the building.
  - d. The use of traditional building elements, such as windows, doorways, columns, arcades, cornices, ornamental brickwork and pedestrian-scale details are encouraged. New buildings should be in scale with the neighborhood.
  - e. Long, blank walls with no architectural detailing are prohibited. Facades of larger buildings should be broken up into the appearance of multiple storefronts consistent with traditional streetscapes of small towns. This may be accomplished through means such as changes of materials, depth or architectural detailing.
  - f. Reflective glass at the pedestrian level is discouraged. Preferred designs incorporate lines of transparent windows along the first floor street frontage.
  - g. Architectural details should be designed to promote pedestrian activity through appropriate scale, massing and placement of windows and architectural features such as cornices, awnings and porticos.
  - h. Building facades shall be designed so that all sides of the building have a unified appearance.
  - i. Franchise architecture, where the design of the building is trademarked, generic in nature or strongly identified with a particular corporation is discouraged.
  - j. Building colors shall be in harmony with the natural environment. High intensity colors or fluorescent colors should be avoided.
  - k. Traditional sloped rooflines are highly encouraged. Where sloped roofs are not feasible, a combination of sloped and flat roof elements should be utilized to create a pleasing design compatible with the character of the hamlet. Cornices,

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overhangs, bracketed eaves, parapet walls and other articulation at the roofing edge is encouraged.

- l. Rooftop mechanical equipment should be screened so it is not visible when viewed from the ground level.
  - m. Service entries, loading docks, dumpsters and other service equipment shall be located away from public entrances and screened from public view.
- H. Additional site considerations for the TD-3 District.
- a. Siting of buildings should reflect setbacks of adjacent properties. Two-story buildings are preferred. Wherever possible, parking should be at the side or rear of the property and screened from Lewiston Road or Alleghany Road.
  - b. Site design should promote and encourage pedestrian activity through use of features such as attractive pedestrian walkways, clearly defined entrances, human-scale detailing and enhanced landscaping.
  - c. Site design that provides for sidewalks is strongly encouraged. At a minimum, design should not preclude future installation of public sidewalks.
  - d. Landscaping should incorporate street trees along roadway frontages.

## **Waiver or Modification**

As stated in the Introduction, the Planning Board or Town Board may waive or modify any requirement of these guidelines, but in doing so, must not diminish the intent and vision of the guidelines. It must also be noted that any waiver or modification must not be contrary to the SEQR Findings for the STAMP project. Any action not in accordance with the Findings must be evaluated by the Town Board in accordance with the SEQR Law to determine any potential environmental impacts.