

# 1.0 Introduction

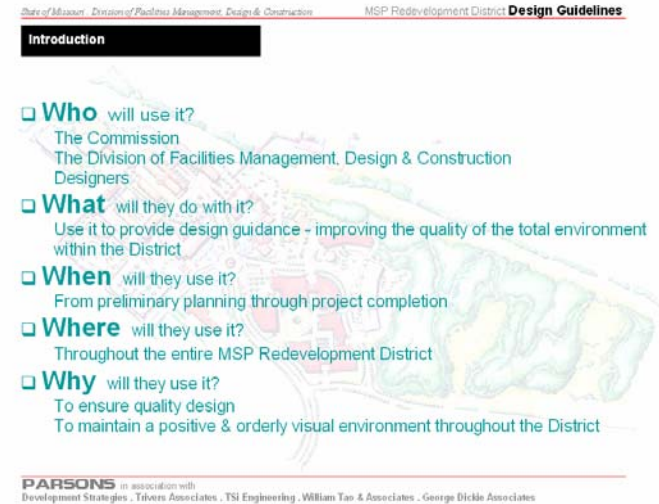
## Purpose

The MSP Redevelopment District will convey a visual image established by its architectural and historical character, arrangement of facilities, circulation patterns, and features in the landscape. This image will emerge as clear, orderly, logical and attractive; or cluttered, confused, and unattractive. In order to achieve this objective the MSP Redevelopment Commission has completed a Design Guideline (this document) and a companion document titled Development Standards (under separate cover).

The purpose of the *Design Guidelines* is to provide design guidance for standardizing and improving the quality of the total environment of the District. This includes not only the visual impact of features on the District, but also the impact of projects on the total built and natural environment. The improvement of the quality of visual design and development and use of sustainable design and development practices have a direct and future impact on the quality of life for those who work, visit or seek entertainment in the District.

The Design Guidelines include standards and general guidelines for the design issues of site planning; architectural character, colors and materials; vehicular and pedestrian circulation; and landscape elements, including plant material, seating, signage, lighting, and utilities. The design guidelines incorporate sustainable design, quality of design, low maintenance, historical and cultural considerations, durability, safety, and compatibility.

The purpose of the Development Standards is to firmly and accurately fix, locate and illustrate the concepts contained in the framework plan, to provide future planning and design efforts to follow precise layout guidelines.



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### Goal

The goal of the Design Guidelines and the Development Standards is to provide a clear, comprehensive approach to establish and maintain a positive visual imagery throughout the District and implement appropriate standards. This is accomplished by providing a systematic development process that is defined through description, analysis, synthesis, and implementation.

### Objectives

The objectives of the Design Guidelines are:

To provide a set of general design standards and guidelines that define color, materials, style, signage, and other aspects of design for selected visual elements.

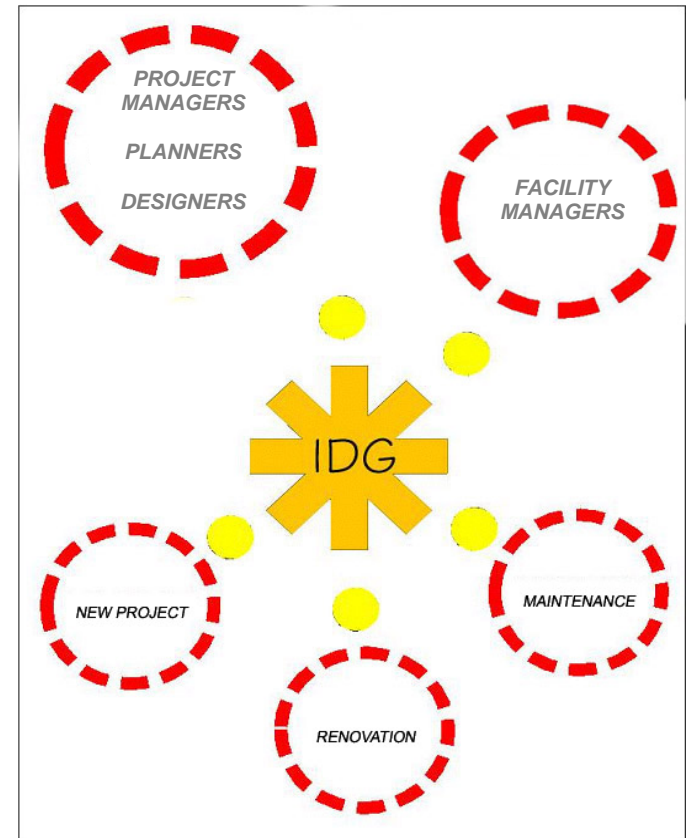
To provide standards and guidelines for the selection of materials for new construction and renovation projects.

To provide guidance for accomplishing sustainable development.

### Audience

The Design Guidelines are to be used by individuals involved in decision-making, design, construction, and maintenance of facilities.

The ultimate success of the guidelines is dependent upon the commitment of the MSP Commission and State of Missouri to apply the standards.



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### Organization

This Design Guideline is organized to facilitate the preparation and execution of projects to improve the visual image within the District and ensure design conforms to these standards.

### When to use the Guidelines

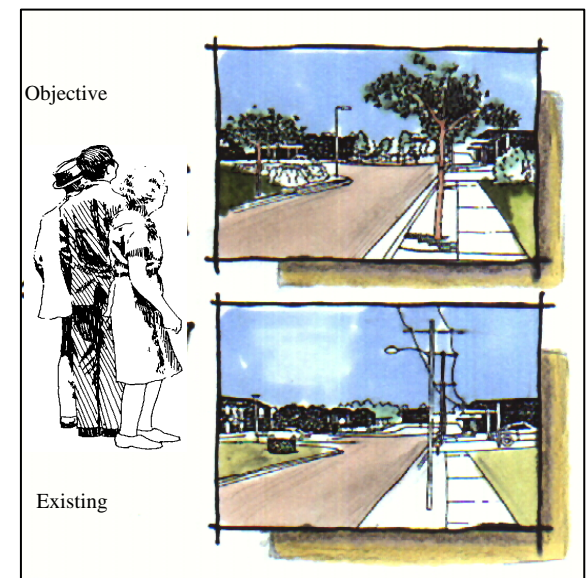
This IDG provides installation-specific design data. This document will be used as a reference to acquire recommendations and standards on the design of all facilities, new roads, road widening, parking, sidewalks and other pedestrian paths, bicycle paths, access control points, site furnishing selection and placement, signage selection and placement, lighting selection and placement, utility corridor selection, and utilities. Clearing of plant materials and planting of new plant materials will be based upon the guidance herein.

### Maintaining the Design Guideline

Since the Design Guide is a "living document," keeping it up-to-date and accurate will ensure its continued usefulness. Therefore, it will become necessary to revise it as budget, standards, and other conditions generate new planning and design requirements and in response to facility user feedback.

### Sustainable Design and Development

Practicing the principles of sustainable design in the planning, design, construction and operation of infrastructure and facilities is a smart business practice. Protect our natural resources and reducing our impacts on the natural environment is achievable when we create high-performance, healthy, energy efficient and safe buildings.



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### Summary of Design Elements

During the preparation of the Design Guidelines and Development Standards the MSP Redevelopment Commission provided input into the preparation of the design guidelines. Recommendations were presented, discussed, resolved and incorporated herein. The listing below summarizes the presentations made to the Commission.

- November 16, 2005  
Summary presentation of the Design Guidelines and Development Standards
- April 27, 2005  
Presentation of preliminary plans, graphic sections, parcel breakdown and the Wall.
- October 27,2004  
Facility walk through and presentation of Summary of design elements.
- September 22, 2005  
Presentation of site, building and circulation design guidelines.
- July 28,2004  
Presentation of data collection and emerging design guidelines for discussion and input.

The following Tables summarize the basic decisions made during the preparation of the design guideline.

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## Summary of Design Elements

Design Elements	Visual Zones				
	MSP Historic Area	Public Service Campus	Public Assembly Campus	Office Campus	Natural Resources Area
Pedestrian Hardscape	Weathered Concrete	Decorative Concrete & Stone Unit Pavers	Decorative Concrete & Stone Unit Pavers	Decorative Concrete & Stone Unit Pavers	Asphalt, Gravel and Woodchip
Site Furnishings	Black - Metal	Black - Metal	Black - Metal	Black - Metal	Earth Tones Wood And Metal
Landscape	Sugar Maple Zone	Linden/Ash/Crab Zone	Linden/Ash/Crab Zone	Linden/Ash/Crab Zone	Oak/Hickory/Dogwood Zone
Height	Addition - 2 Story Restoration - Original	3-5 Story	3-5 Story	3-5 Story	1 Story
Color Theme & Materials	Red Brick Buff Limestone Clear Glass Black/Buff Brick Accent	Red Brick Buff Limestone/Concrete Clear/Gray Tinted Glass Black/Buff Brick Accent	Red Brick Buff Limestone/Concrete Clear/Gray Tinted Glass Black/Buff Brick Accent	Red Brick Buff Brick Buff Limestone/Concrete/EIFS Clear/Gray/Green Tinted Glass Black/Buff/Red Accent	Earth Tones Wood And Metal

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Design Elements	Visual Zones				
	MSP Historic Area	Public Service Campus	Public Assembly Campus	Office Campus	Natural Resources Area
Brick	Yes	Yes	Yes	Yes	
Limestone	Yes	Yes	Yes	Yes	Yes
EIFS				Yes	
Wood					Yes
Glass				Yes	
Architectural Concrete		Yes	Yes	Yes	
Metal*					
Concrete Block					

\*Architectural Ornamentation allowed

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Design Elements	Visual Zones				
	MSP Historic Area	Public Service Campus	Public Assembly Campus	Office Campus	Natural Resources Area
Windows	Vertical	Vertical	Vertical	Horizontal, Vertical and Full Panel	
Banding	X	X	X	X	
Roof Line	Addition – Flat Restoration - Original	Gable Barrel	Gable Barrel	Gable Barrel	

Parking Garage: Concrete structure with brick or limestone articulation on highly visible elevations and architectural concrete finish elsewhere.

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Design Elements	Visual Zones				
	MSP Historic Area	Public Service Campus	Public Assembly Campus	Office Campus	Natural Resources Area
Streets/Parking Lots	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt
Curbs	Concrete	Concrete	Concrete	Concrete	Concrete
Roundabouts	Concrete & Decorative Pavers	Concrete & Decorative Pavers	Concrete & Decorative Pavers	Concrete & Decorative Pavers	
Drop-off Areas	Concrete, Asphalt & Decorative Pavers	Concrete, Asphalt & Decorative Pavers	Concrete, Asphalt & Decorative Pavers	Concrete, Asphalt & Decorative Pavers	
Service Drives	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt
Primary Pedestrian Walks	Concrete & Decorative Pavers	Concrete & Decorative Pavers	Concrete & Decorative Pavers	Concrete & Decorative Pavers	Asphalt
Secondary Walks	Concrete	Concrete	Concrete	Concrete	Asphalt
Trails	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt or Gravel
Primary Crosswalks	Concrete & Decorative Pavers	Concrete & Decorative Pavers	Concrete & Decorative Pavers	Concrete & Decorative Pavers	
Secondary Crosswalks	Asphalt	Asphalt	Asphalt	Asphalt	Asphalt