

CITY OF WIXOM

GATEWAY PLANNED UNIT DEVELOPMENT (GPUD) DESIGN STANDARDS

The GPUD Design Standards below are to implement Section 18.04.045, Development and Design Standards, Gateway Planned Unit Development (GPUD), of the Wixom Zoning Ordinance which references a set of design standards for the former Ford-Wixom Assembly Plant site. The purpose of the standards is to create a minimum quality threshold for new developments in the GPUD while providing cohesiveness in design for a large redevelopment site. With over 300 acres of land, a mixture of uses, and multiple developers and property owners, the intent of the GPUD is to have a project developed in a cohesive manner with all facets and components mutually complimentary.

INTENT

The goal of these design standards is to create a cohesive, inviting development at the Former Ford Wixom plant site that leads to a positive identity within the community and to visitors. As the gateway to the City of Wixom and the Village Center Area from I-96, it is critical that the image portrayed is of the highest quality while meeting the needs of the businesses located there. This will be accomplished through physical design that supports the collective group of buildings while allowing for individual design creativity.

SITE LAYOUT

- The layout of buildings and site features should be parallel to the roadway, except where the lot configuration dictates otherwise.
- A planting area 12 feet wide, incorporating a sidewalk at least 5 feet wide, should be located between the building and parking lots or driveways.
- The sides of buildings which neither have store fronts nor require sidewalks should have a planting strip at least 8 feet wide.
- Pedestrian entrances to businesses should be oriented toward the parking area and main pedestrian traffic flow. Entrances should be clearly identified as to the businesses served.

BUILDING MATERIALS

Retail-Over 10,000 s.f.

- Any façade facing and visible from I-96, Wixom Road, or a primary internal drive must have a brick exterior, unless another high-quality material is approved by the Planning Commission.
- Proposed alternate materials will be evaluated solely on the high-quality appearance they provide without deference to cost.
- Sides not facing I-96, Wixom Road, or a primary internal drive can utilize 4 inch decorative masonry block or an alternate material approved by the Planning Commission that blends in with the brick building material.

Retail-Under 10,000 s.f.

The exterior building material shall be brick, unless another high quality material is approved by the Planning Commission.

Office

- Buildings should be a minimum two (2) stories high, unless located on retail outlots.
- Brick and glass must be used for the exterior of buildings, unless alternate high-quality materials are approved by the Planning Commission.
- Appropriately scaled windows that fit into the architectural character of the building must be used.



Industrial/R&D

- Brick and other high-quality masonry products must be used for the exterior, as approved by the Planning Commission, and corrugated metal siding is prohibited.
- Properly scaled windows and entrances visible from I-96 and Wixom Road must be provided to create an attractive appearance.

BUILDINGS FACING I-96

- All building facades facing I-96 must either be the front façade or at least emulate the appearance of the front building facades.

BUILDING ARCHITECTURE

- Long, blank facades should be broken up with materials, features, and architectural elements in ways that promote interest and improve the appearance of the building.

- Accessory canopies must be made of either canvas or metal and cannot be illuminated from underneath so that they “glow”.
- Exterior gutters and downspouts are prohibited on non-pitched roof buildings.
- All rooftop equipment must be fully screened, the design of which is integrated into the architecture of the building, either through the use of parapet walls or compatible materials.

SIGNS

- All internally illuminated, building-mounted signs must utilize individual channel letters and box signs are not permitted. Individual box letters may be approved by the Planning Commission for buildings over 10,000 square feet when shown to enhance the character of the development.
- Signs should not damage the façade materials. Mounting should always be in mortar joints or similar areas.
- A coordinated signage plan must be developed for the entire site to ensure proper visibility from external highways and roads, as well as internal drives. This can be augmented with a wayfinding signage program that provides direction to buildings and uses throughout the development. This overall signage plan must be coordinated with the landscape plan to prevent signs from being blocked by plants and trees when they mature.
- Main identification signs must be of the monument style with a decorative masonry base that complements the architecture of the building or development. For main identification signs shared by multiple businesses, the Planning Commission may grant a height waiver where it is needed to provide adequate spacing on the sign and visibility from the road.
- Electronic Message Signs are prohibited.
- Signs should be professionally constructed and composed of durable, weather resistant, architectural-quality materials with a long life-span.
- Signs with moving parts or blinking, flashing or fluttering lights are not allowed.
- Electrical elements such as wires, conduits, junction boxes transformers, ballasts, switches and panel boxes must be concealed from view yet be accessible to maintenance personnel.
- All illuminated window signs within three (3) feet of the interior glass are subject to regulation by the Planning Commission on a case-by-case basis. The intent is to ensure that window signs do not detract from the appearance of the approved development and signage plan.

LIGHTING

- Except for decorative fixtures, all lighting must be shielded and directed downward to prevent glare.
- Light should be directed down to the sidewalk or toward the façade.

- When appropriate, incorporate lighting in creative ways such as back lit glass block to highlight an entry or to showcase a window or feature that expresses the businesses' product or service.
- Exposed electrical conduit on the façade is not permitted.
- Only natural colored light such as LED or Metal Halide should be used; high pressure sodium and flashing lights are not allowed.
- Luminous-tube and exposed-bulb fluorescent lighting is prohibited as an architectural detail on all buildings, e.g. along the roof line and eaves, around windows, etc. The planning commission may approve internally illuminated architectural bands when it can be shown that the treatment will enhance the appearance of the building or is necessary for security purposes.

LANDSCAPING AND STREETScape

- Encourage installation of accent paving at special locations throughout the plaza. Unit pavers, exposed aggregate or stamped concrete or other special paving will distinguish unique character uses within districts.
- Enhance landscaping with plantings of shrubs, ornamental trees, deciduous trees and evergreen trees visually proportionate to the size of the buildings. Plant shrubs and flowers to accent the entries and building foundations.
- Provide a variety of species in proposed landscape plans.
- Avoid shrubs and flowers over three (3) feet high as a safety precaution.
- Irrigate all parking area landscaping.

SCREENING & DISPLAY

Screening

- Truck dock locations should be located on building sides or to the rear, not facing I-96, Wixom Road or primary internal drives.
- Trash storage and service areas must be shielded from all public right-of-ways and major entrances.
- Dumpsters always require full screening and the doors to the enclosure must be durable and always oriented away from the public right-of-way. The enclosure should be constructed of brick or decorative masonry block that matches or compliments the exterior of the building.
- Recycling areas shall be accommodated within trash storage areas or have separate enclosures.
- Service and delivery bays and garage doors should not face I-96, Wixom Road or primary internal drives.

- Loading and service areas must be located where they are least visible. Full screening is required when visible from the public right-of-way. Partial screening, which provides boundaries between public and service areas, is absolutely necessary.
- All ground-mounted equipment, such as generators, air conditioning units, transformers, trash compactors, containers, and utility boxes, must be screened with landscaping or approved fencing.

Outdoor Display

- If outdoor retail display is desired, an area in front of the building must be designated as such on the site plan.
- Outdoor display can only be used for seasonal items such as flowers and cannot be used for bulk bagged materials and equipment. All other items such as lawn mowers, fire pits, lawn furniture, etc. must be located behind brick knee walls or in a fully screened garden center area.
- Outdoor display of any kind cannot take place in approved parking spaces or drive lanes.
- Outdoor display of larger items such as vehicles may be permitted by the Planning Commission when displayed in designated display pods.



Outdoor Storage

- Outdoor storage areas, such as garden centers, lumber yards, etc. must be fully screened through the use of brick knee walls, columns and wrought iron (including alternatives like aluminum) fencing with fabric screening behind it. For areas that are not highly visible from I-96, Wixom Road or primary internal drives, the Planning Commission may approve alternate materials if effectively screened through the use of landscaped buffering.
- The outdoor storage of loose materials such as mulch and dirt is not permitted.

VEHICULAR TRAFFIC AND CIRCULATION

- Internal circulation of traffic between sites is required through the provision of shared parking lot entries, cross access connections between parking lots and service drives.

- A parking lot and drive setback of twenty (20) feet is required from all public rights-of-way and internal drives. No parking of vehicles or loading is allowed within this setback area.
- In general, parking for outlot parcels should be located to the sides and rear of the building. Where this is not feasible, landscaped islands and strips should be used to soften the appearance of the parkway area.
- All parking lots and drives must be paved, either with asphalt or concrete, and maintained without large cracks or deterioration of the surface. Masonry pavers and decorative stamped concrete are an acceptable accent option, especially in pedestrian crosswalk areas.
- All driveways, drive lanes and parking lots must be defined by concrete curbs six (6) to eight (8) inches high. Timbers, asphalt curbing and bumper or wheel blocks are prohibited.
- Parking spaces adjacent to Wixom Road and interior drives must be screened but still allow visibility into the site. Brick knee walls, decorative wrought iron (or approved aluminum alternative) fencing and landscaping can be used to accomplish this.
- Carports are prohibited anywhere in the GPUD development.

PEDESTRIAN CIRCULATION

- Sidewalks must be provided along Wixom Road and must connect internally to walkways throughout the development.
- Site and building design shall accommodate on-site pedestrian circulation from parking areas to store fronts, walkways, plazas, open space, adjoining buildings and to sidewalks along Wixom Road.
- Walkways must be well-lit at night-time to provide a safe pedestrian environment.
- Sidewalks crossing entry drives must be constructed of concrete (minimum 6 inch depth). Decorative pavers may be approved by the Planning Commission but striped asphalt is prohibited.
- Separate and protect walks from parking areas and driveways with curbs and planting areas. Place walks in parking lot islands and medians as may be appropriate.
- Sidewalks must be a minimum five (5) feet wide to meet barrier-free requirements. Where a car bumper will overhang the sidewalk, it should be made at least two (2) feet wider than normal.
- Use sidewalks to connect adjoining businesses so that people can park once and shop in a few places.
- Create strong non-vehicular connections throughout the development to connect public and spaces.

PEDESTRIAN SPACES

- Pedestrian spaces such as plazas and courtyards are encouraged throughout the development. Features such as visual art, water features, seating areas and landscaping should form part of such pedestrian spaces.