



Roseville Junction

Design Standards and Guidelines

City of Roseville

All graphics are representative and not necessarily indicative of final designs

Context and Implementation

Vision

Providing a variety of commercial uses, Roseville Junction will be a place for visitors to eat, relax, entertain, and stay. The project will be inviting for all patrons, whether arriving on foot or bicycle from the nearby apartments and residential communities, or by car or transit from the adjacent Highway 65 and the prominent Westfield Galleria Mall and The Fountains.

Theme

The project's modern industrial theme materialized from the design concept of the two event spaces. The design utilizes metal, wood, cement, and shipping containers. The project will also follow the name of Roseville Junction with pops of railroad inspired accents paying respect to the rich and influential past of the city. These elements fit the industrial design, and by making the theme modern, this project will be designed to stand the test of time as a focal point in the North Central Roseville area.



Purpose

This document establishes overall architectural, site, and other design criteria, aesthetic standards, and overall themes. Within the proposed physical framework, this document identifies and describes organizational principles intended to create a safe and welcoming atmosphere for all patrons and efficient circulation regardless of their mode of travel.

Architecture

Overall Theme

The project's design aesthetic was inspired by metal heavy modern industrial that will be found as the primary material used on the two main event space tenants that anchor this proposed project. The architectural elements and material palette provide a variety of forms and bold texture. Specific design details, elements, and color palettes have been developed and integrated in such a way that they are common "threads" that will weave the various buildings into a single cohesive project that stands the test of time and becomes a desirable place for the community to gather, socialize, exercise, eat, relax, and stay.

The building concepts and palette provide flexibility for design and tenant space configuration. These designs include functional elements such as canopies, building overhangs, and trellises, which provide a comfortable experience year-round.

PC Attachment 1

The larger buildings proposed will also incorporate lower entry elements to “bring down” the scale of the building massing.

The landscape palette and hardscape treatments will also provide the necessary detail, color, rhythm, and texture to provide comfortable pedestrian experiences. The overall landscape and hardscape design will enhance not just the visitor experience, but also will add to the “sense of place” created by the architecture. This will benefit both the public visiting Roseville Junction and the tenants who seize the opportunity to be part of this innovative project.

The overall color palette of the project will be consistent with the modern industrial design. The colors used throughout the project will resemble the materials used in modern industrial design. These colors include, but not limited to orange, rust, copper, brown, red, and grey with pops of green to provide a distinct contrast. These colors will also be consistent with the neighboring Villa Sport to help tie in the two projects.



PC Attachment 1

Colors and Materials



WALL ACCENT/INSET:
WOOD LOOK PRECAST VENEER: VINTAGE RANCH PARCHWOOD



STUCCO WALL BODY
FINISH: LACE, COLOR: SHERWIN WILLIAMS SW7008 "ALABASTER"



METAL ACCENT
COLOR: SHERWIN WILLIAMS SW7048 "URBANE BRONZE"



PRECAST BLOCK AND CAPS
BASALITE COLOR 205, GROUND FACE, CHAMFERED TOP CAP



Living Accent Wall



Bench



Trash



Planter Boxes

Pedestrian Design Elements



Bike Rack



Bike Locker



Fountain



Building Lights

Pedestrian Design Elements

Lighting considerations for Roseville Junction will focus on appropriate scaling, enhanced safety and security, energy efficiency and avoidance of impacts on adjacent properties. Project lighting will be designed according to, City of Roseville standards, Community Design Guidelines, and governing codes. Exterior lighting throughout the project shall be high quality, energy efficient, and complement the architectural style, materials, and scale of adjacent buildings and the project.

The color of light fixtures shall be coordinated across the project. Site lighting will feature energy efficient LED lighting, standardized at approximately 4,000k. Exposed LED diodes are not allowed, and must be diffused through refractors or other elements. Exterior lighting throughout the project occurs at three scales: Pedestrian, Building, and Site, described below.

Pedestrian lighting will be used to define pedestrian scale areas. This may occur in several forms: post-top lighting and bollard lighting may occur at regular intervals, spaced to avoid the perception of separate “pools” of light. Providing additional lighting in these areas acts as a beacon, announcing a destination and assuring patrons of a well-lit, comfortable setting. Accent lighting (using techniques such as up lighting, downlighting, and wall-washing) of accent and entry areas of buildings, art, or other features adds dynamism and drama to the landscape at night.

Building lighting (exterior wall-mounted) should be coordinated with each tenant, keeping the same rhythm and spacing. Building-mounted lighting should reflect the architectural style of each building, and be consistent with other architectural elements, such as awnings or ornamentation. Building-mounted lighting should also highlight key architectural features, such as building entries, corners, or other architectural accents.

Site lighting includes pole-mounted lighting in parking fields, a maximum pole height of 25 feet, and shall be spaced for maximum energy efficiency. All project site lighting shall be of similar design. Lighting should be positioned to maximize lighting at pedestrian crossings and other key intersections to enhance safety and security. Light design should consider off-site lighting, building lighting, and other light sources together. Lighting at the site boundary should be shielded where possible to avoid undesirable impacts to adjacent uses.



Parking Lot Lighting

Paving

Store Frontage

Pedestrian-scale flatwork (paving) shall be coordinated throughout the site. In general, paving fields shall be plain concrete, in keeping with a simple modern approach. Building pads, pedestrian use areas, and other features shall be highlighted with variation in score pattern, texture, or color. Where color is used, color hardener is preferred over integral color, as it results in a more even appearance and durable surface. Lamp black, or silica may be integrated in concrete mix to achieve subtle variation in tone. Use of surface retardants to achieve an "acid etch" finish creates an attractive, subtle, weather-patinaed appearance and avoids the overly white, glaring appearance of new concrete. The use of overly textured, simulated, or sealed glossy finishes are discouraged.

Plazas and Pedestrian Areas

Where compatible with tenant programming, pedestrian plazas and seating areas will provide a place to relax, eat, and enjoy life. Shade will be provided by a combination of umbrellas, canopy trees, and architectural elements. Planting should be designed to provide variety and interest at these areas, a sense of enclosure and protection from vehicular areas, while avoiding blocking sightlines. Enhanced paving, lighting, furnishings, and other features will make these spaces inviting and hospitable.



Stamped Concrete



Stamped Asphalt



Pavers

