

# BURNS CORNER

## DESIGN GUIDELINES

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## INTRODUCTION

The Burns Corner Design Guidelines establish the minimum criteria intended to ensure continuity in developing the four parcels of land that make up the Burns Corner Development. These guidelines are intended to set the groundwork for a successful built environment that is a desirable location for local visitors and transient alike. This includes hard and soft materials, texture, color and architectural style. Exceptions may be made for retailers who employ an architectural branding strategy that predetermines the look and feel of the pad sites they occupy.

This plan is illustrative and reflects one of the many possible alternative development scenarios for Burns Corner. It is not intended to establish a commitment to the layout, uses, buildings, or other features shown on the plan and accordingly is subject to change.

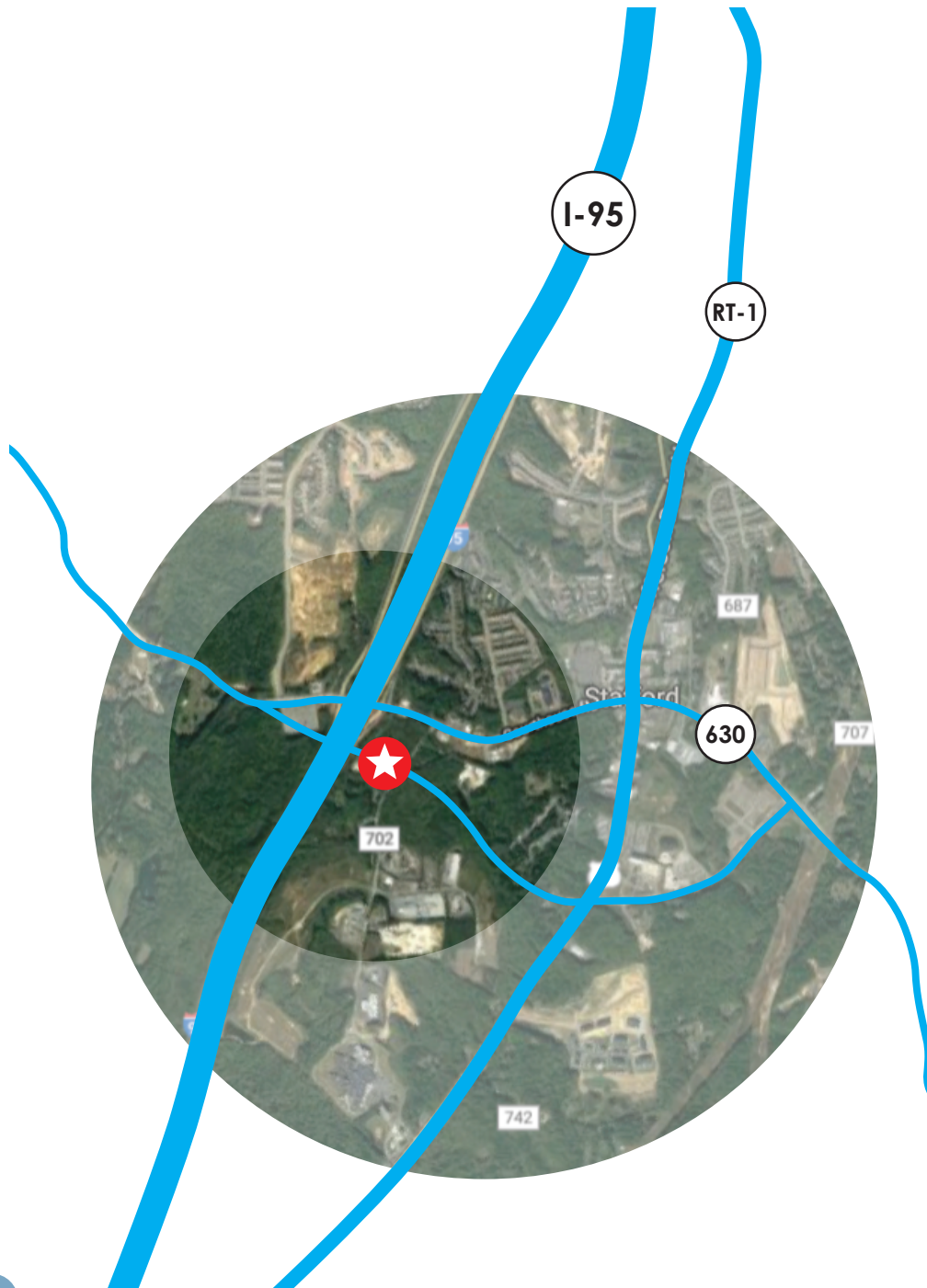
*“Burns Corner, the gateway to a vibrant downtown Stafford”*

## DESIGN GOALS

The Burns Corner project aims to be a contemporary gateway to downtown Stafford. Contemporary massing and materials may be used to show progress within the county with some areas being clad in brick to be respectful of traditional architecture. Downtown Stafford is planned for exciting revitalization and Burns Corner hopes to establish a successful gateway in anticipation of the coming development. Thoughtful materials, massing strategies, and landscaping design will maintain style and elegance in Stafford County. The mixture of buildings will be unified through contemporary elements along with signage strategies the create a contiguous development based on the following principals:

- **Create a monumental gateway to downtown Stafford**
- **Create a successfull Highway Commercial Corridor**
- **Make energetic buildings and landscape to increase pedestrian traffic and promote walkabilty within the site development**
- **Use massing proportions respectful of vernacular massing of Downtown Stafford**
- **Integrate areas of rusticated brick into contemporary facades**





## LOCATION

Burns Corner is located in Stafford, Virginia and marks the threshold from Interstate 95 to downtown Stafford. The site is aprox 26 acres in total and with a new road composition, includes 4 plots of usable land.

It is appropriate that this development embodies the traditions of Stafford County while exhibiting progress in contemporary architecture and landscape, a tradition carried by Stafford County since 1664. The architectural components may connect with the surrounding building styles of Stafford.

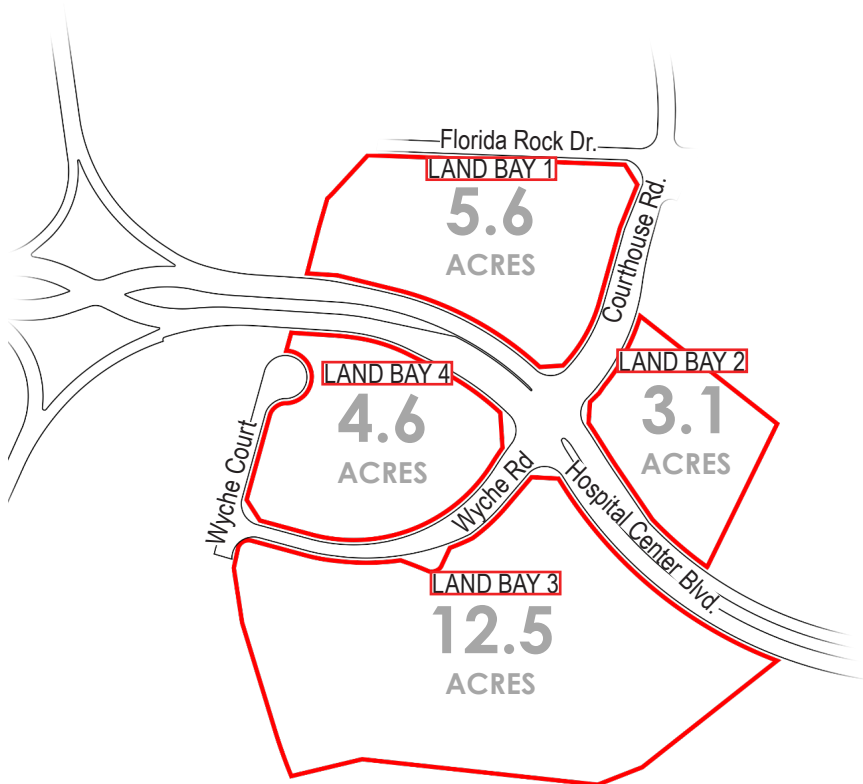
Increased visibility and walk-ability should be promoted within the development to increase connectivity between the elements of the site. Shared use paths will be utilized to assure pedestrian walk-ability and safety. These paths will integrate with the larger community in order to increase accessibility.

Appropriate landscaping will also be incorporated throughout the site and will be in accordance with Stafford County design and construction standards.

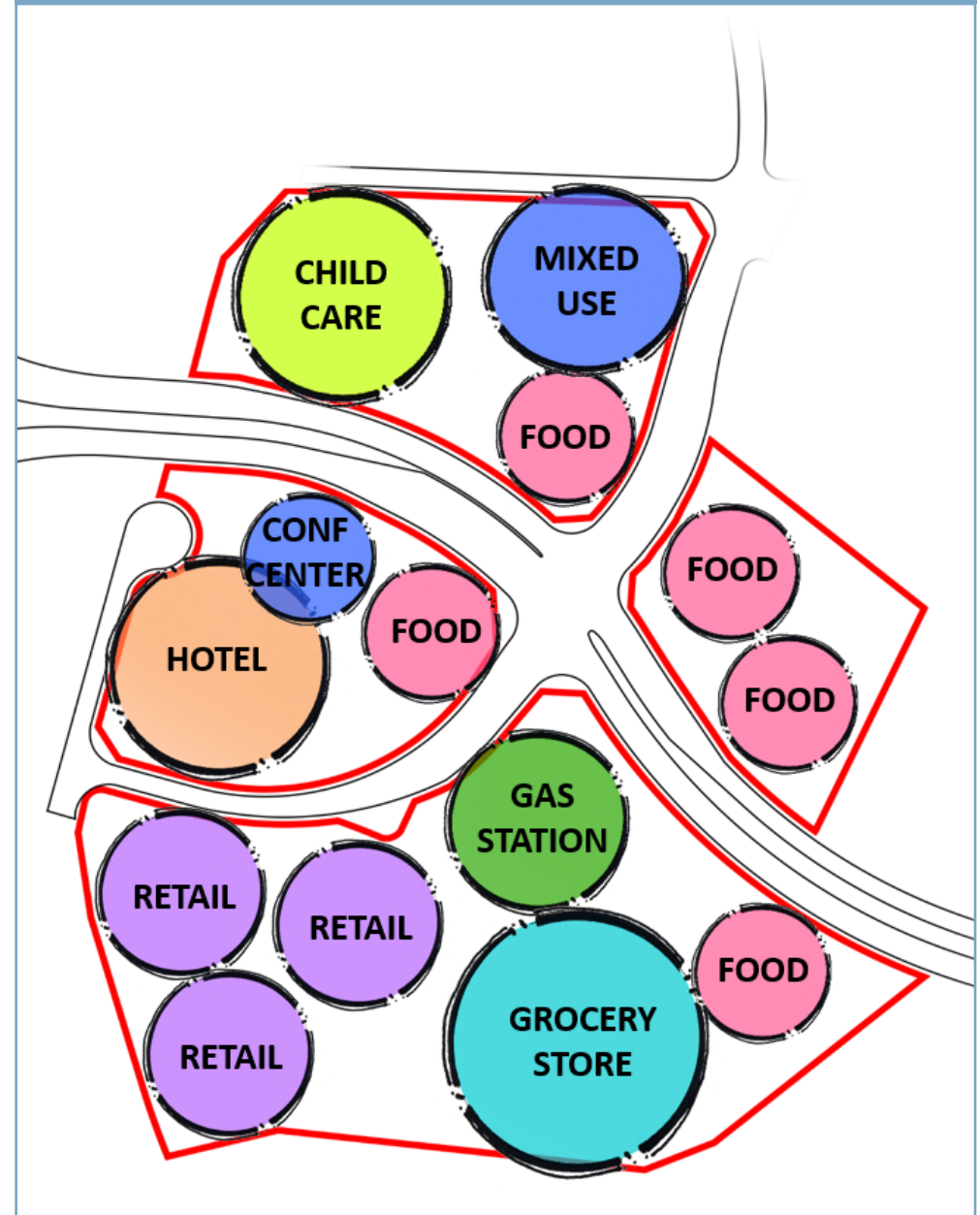
Site usage will vary to accommodate the commercial and community needs of Stafford County. The site may provide basic amenities and services to the surrounding neighborhoods. Burns Corner will be developed as a community center that tastefully accommodates both local residents, and Stafford County visitors.

## SITE CAPACITY

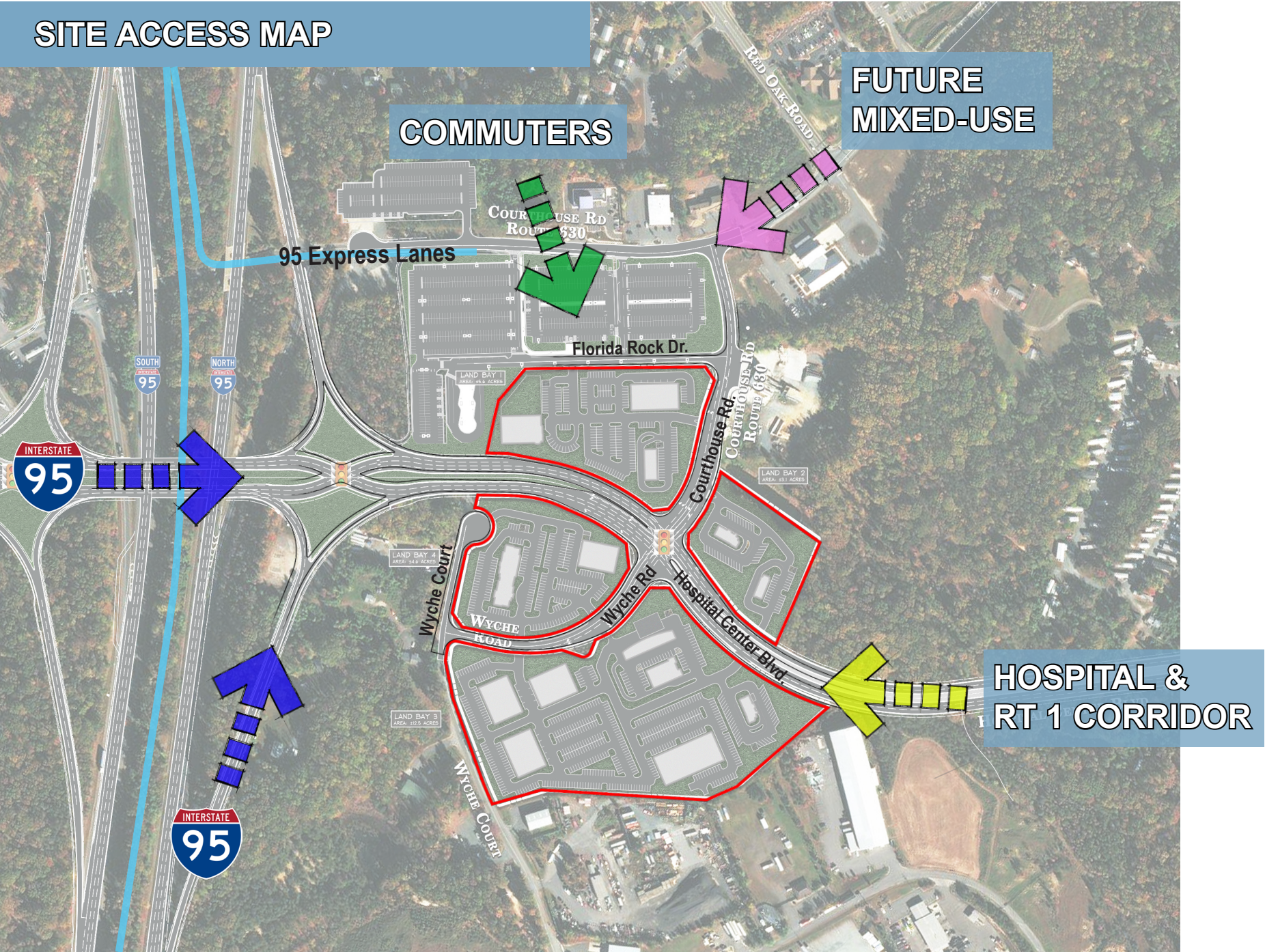
Burns Corner is subdivided by Wyche Road, Courthouse Road and Hospital Center Blvd, the new primary access route to Interstate 95 from Route 1. The new road configuration subdivides the development into Four parcels varying in capacity (see figure below).



## ILLUSTRATIVE USE MAP









## ILLUSTRATIVE SITE DEVELOPMENT

Landscaping in Burns Corner may make visual connections between buildings as well as contribute to visual experience. Landscaping can help with air quality, erosion and drainage, aesthetic contributions and design intent. The landscaping will effectively improve the visual and environmental appeal of Burns Corner.

Landscape islands will be located throughout each parking lot and planting areas will extend along the perimeters. Plant species will be chosen strategically to avoid obstruction of view. Native species should be chosen to minimize water usage and keep maintenance to a minimum.

Sidewalk connections should be sited to connect buildings within the development to minimize human to automobile interaction and prevent additional pedestrian traffic crossings between land bays.

Small areas of extensive landscape and hardscape, also known as pocket parks, may be integrated into the development or along pedestrian pathways throughout land bays to offer visitors a place to rest.

Outdoor seating, trash receptacles, site lighting and other site elements should be similar in color, material and style to create a continuity within the development.



ILLUSTRATIVE SITE DEVELOPMENT VIEW FROM SOUTH





ILLUSTRATIVE SITE DEVELOPMENT VIEW FROM NORTH



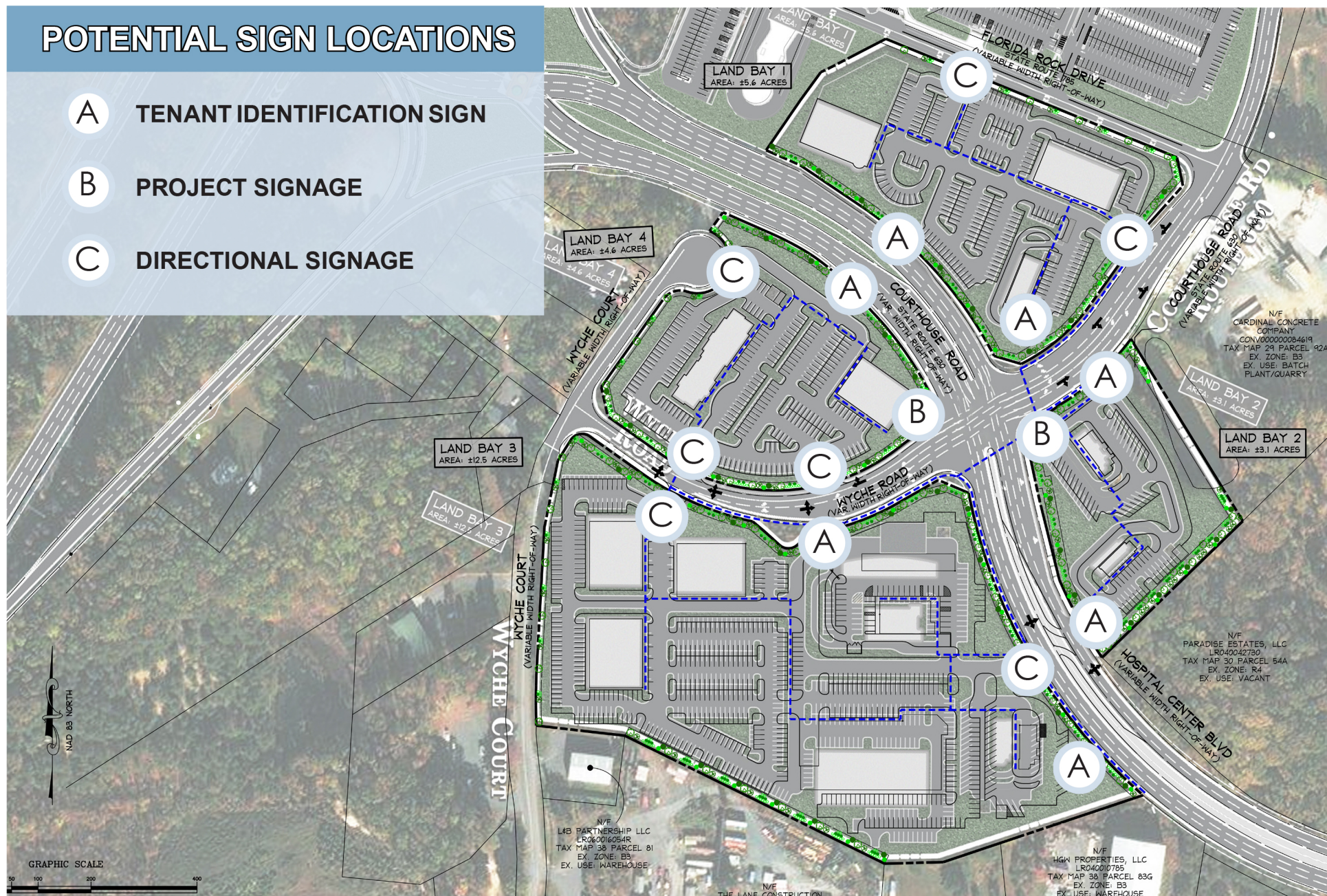


ILLUSTRATIVE SITE DEVELOPMENT VIEW FROM EAST



## POTENTIAL SIGN LOCATIONS

- A** TENANT IDENTIFICATION SIGN
- B** PROJECT SIGNAGE
- C** DIRECTIONAL SIGNAGE





## TENANT IDENTIFICATION SIGN

Monument signage may be placed on the corridor leading to the Burns Corner development entry. The signage will indicate retailers available in the development and act as a guide to local and transient visitors.

Board formed concrete or a similar material in texture will be used for all site signage to create an industrial aesthetic with a heavy, well-grounded, material to reinforce the development.

Board Formed Concrete



A

ILLUSTRATIVE TENANT IDENTIFICATION SIGN



## PROJECT SIGNAGE

The most visible and prominent corners of the development should contain Project Signage that is grand in scale and symbolizes the gateway into downtown Stafford County. The signage should be similar in scale, color and texture to unify the development.



ILLUSTRATIVE VIEW OF 'BURNS CORNER' DEVELOPMENT SIGNAGE

BURNS CORNER — 8'

B

ILLUSTRATIVE 'BURNS CORNER' PROJECT SIGNAGE



## DIRECTIONAL SIGNAGE

Way-finding signage should be placed at all entrances into the four separate land bays to effectively move traffic to their destination. Retailers may be identified on their respective signage. Additional signage may be required within each land bay depending on final development plan.



C

ILLUSTRATIVE DIRECTIONAL SIGNAGE

## ARCHITECTURAL GUIDELINES

The architectural design elements will work together to create a cohesive environment. The architecture should be respectful of the historical character of Stafford County while making use of engaging contemporary architectural aspects. The architecture should be used to design an inviting and interactive setting and enhance the site amenities.

A mix of single story and multi-story buildings may define the Burns Corner Development. The scale of buildings should respond to adjacent parcels. Where adjacent parcels are vacant the development may define the appropriate scale. Several pad sites within the development will be occupied by well-known companies with established commercially branded architecture. These entities should attempt to incorporate architectural elements proposed in these guidelines for the buildings and landscape they occupy. This will reinforce a contiguous architectural language throughout the development.





## PRECEDENT IMAGES



Alabama Row



Mile Hill Retail Center



City Center Bishop Ranch



Palmyra Junction



## EXAMPLE FREE-STANDING BUILDING





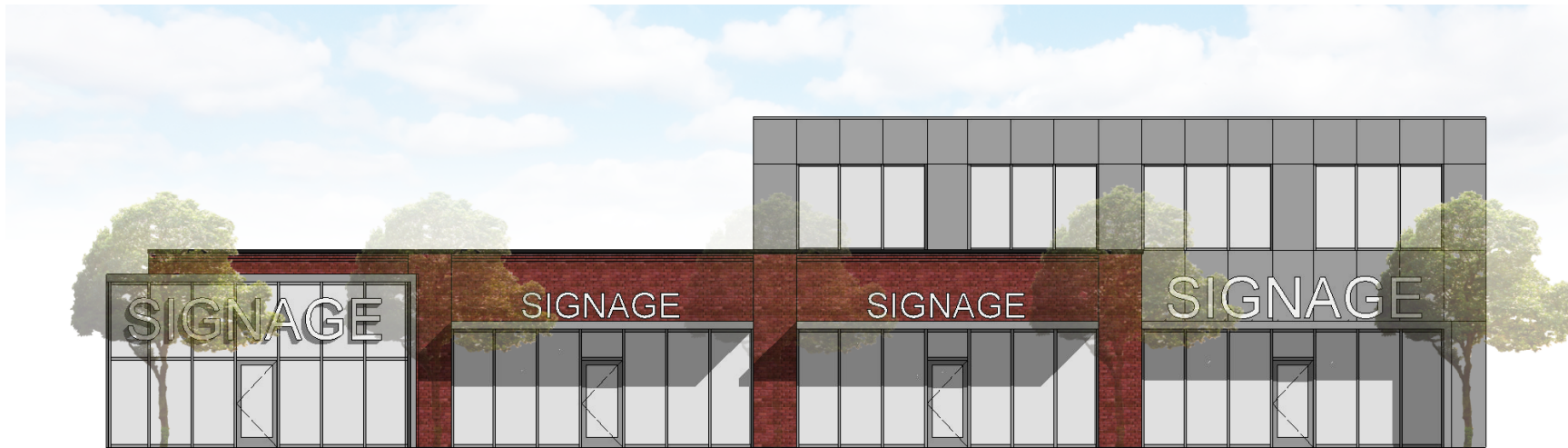
## CONCEPTUAL ELEVATIONS



ILLUSTRATIVE SINGLE-STORY CONCEPT



ILLUSTRATIVE TWO-STORY CONCEPT



**ILLUSTRATIVE TWO-STORY TERRACE CONCEPT**



**ILLUSTRATIVE MULTI-STORY CONCEPT**



## **BRICK FACADE STOREFRONT GLAZING METAL CANOPY**

A standard face brick should be selected as a Burns Corner standard brick. The pattern should consist of varying colors and should provide a rustic feel to pay homage to the historic nature of Stafford County. Lintel elements may be used as ornamentation but should be selected in a color that matches adjacent trims or blends well with the brick color selection. Vertical brick joints may be placed in locations that border openings and create vertical elements within the facade to appear as columns.



## **EXPANSIVE GLAZING METAL CANOPY**

Expansive glazing may be used to establish hierarchy within the facade. Corners or significant massing changes create opportunities for employing this type of entry for anchor tenants. At least one of these entries should be incorporated into each building in the development to create a unifying architectural language. Metal canopies may simply project from the face of the building or they may fold down and terminate into the ground as a way of framing the entry in the tenant space.





## EXPANSIVE GLAZING METAL CANOPY SHADING LOUVERS

Where expansive glazing is employed within the development there may be louvers provided to mitigate solar heat gain. The louvers scale should be considered similar to the scale of mullions to prevent them from becoming overpowering architectural elements.



## METAL PANEL FACADE STOREFRONT GLAZING METAL CANOPY

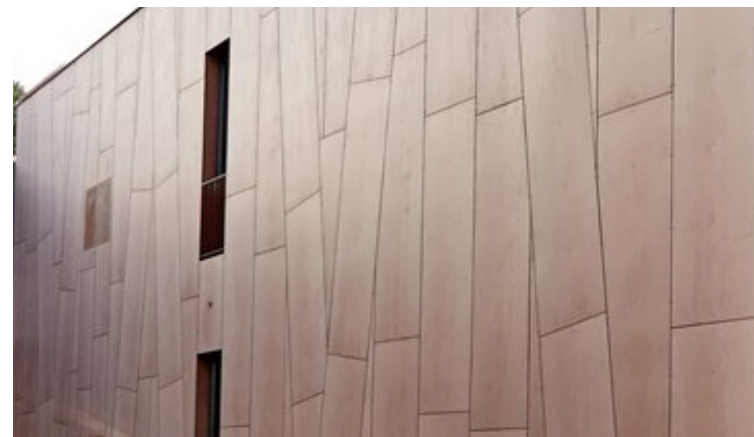
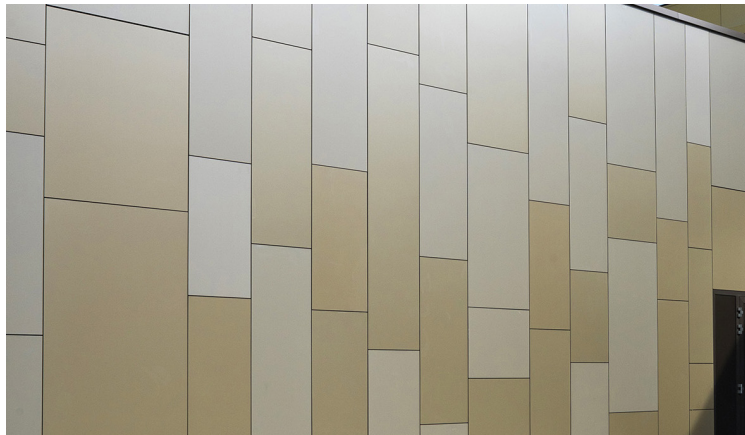
Metal panel may be used as a contemporary material symbolizing the progressiveness of the Burns Corner development. It may be used as a silhouette material to brick acting as an accent although it is acceptable to have more of the building clad in metal panel than brick. An acceptable substitute for metal panel would be horizontal lapped wood siding painted to match the colors being used within the development.



BRICK OR BRICK LIKE APPEARANCE







**METAL PANEL**

*This plan is for illustrative purposes and is subject to change.*

WOOD OR COMPOSITE SIDING







GLASS & LOUVERED FACADES

*This plan is for illustrative purposes and is subject to change.*



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