



# EAST GATE BUSINESS PARK

Design Guidelines Book

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City of Layton  
October 2009



East Gate Business Park - Illustrative Master Plan



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## 1.0 East Gate Business Park Design Guidelines

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East Gate Business Park - Conceptual Land-use Plan

## 1.0 East Gate Business Park Design Guidelines

### 1.1 Overview

The objective of these design guidelines is to bring clarity to the issues which a prospective developer will need to address. The guidelines are meant to provide a standard to create quality with East Gate and should be adhered to beyond

the minimal zoning requirements. Some flexibility is provided to allow developers and their designers the ability to be more creative in finding solutions. This flexibility should not be construed as a means to circumvent the intent of the guidelines. However, if the intent of the guideline may be met the plan reviewers should allow the applicant to move forward.

The design guidelines have been created to function as an exhibit beyond the overall planning documents aimed at guiding development in a direction which is consistent with the City of Layton's desires. These guidelines are specific to East Gate Business Park and are intended to identify and address the issues of importance to the City. The guidelines extend and customize the development standards which are established in the zoning ordinance documents. It is intended that this document will simplify and expedite the design and development process by bringing clarity to design issues.

These guidelines are to be used in the assessment of development applications within the East Gate

Business Park. They should assist developers and consultants to establish a design rationale and to create improved plazas, open spaces and the general aesthetics associated with the business park. Although these guidelines are not intended for rigid application, they highlight considerations in design to maintain quality and to establish a clear design direction for the business park. These guidelines may be used by the City of Layton, developers and designers to create safe and useful outdoor spaces. By providing these spaces, economic vitality and value are added to East Gate.



Unique architecture helps give this space a special identity

These guidelines are divided into site, circulation, buildings and project identification. More detail is provided in each of these general categories

to address the specific vision for the East Gate Business Park.

## 1.2 Use and Concept

All elements of these guidelines require a program of use and a strong concept. Therefore, careful consideration should be given to all site elements' principal functions and to their relationship with the adjacent public realm (i.e. streets, pedestrian routes, and other open spaces), activities and architecture.

While some areas may act primarily as pedestrian nodes, others function best as important viewpoints or enhance the setting for a building. Each design should reinforce the character of their location. Although East Gate is a manufacturing facility care should be taken regarding how buildings, parking and delivery areas integrate into the master plan. Such amenities as trails, roads, sidewalks, open spaces and plazas should relate to these building facilities. Therefore, an understanding of the intent of the amenities should guide the direction of each development submission.

Consideration of building scale,

massing and pedestrian movement and street scale are important to meet the vision of East Gate Business Park. The use of materials and circulation patterns are all essential in developing a use program and overall concept.

## 1.3 Creating Identity

Identity in this business park is important because it gives those who work and live in it a sense of ownership and therefore responsibility in its care. By creating a unique identity, East Gate Business Park can maintain a high level of upkeep and quality aesthetic for years to come.

Identity will be developed at East Gate Business Park through these design guidelines by setting high architectural and landscape standards while giving design professionals certain freedoms to be creative. Attributes that lead to unique business park identity include varied and custom architecture, respecting and enhancing the landscape, connections to and from locations on and off site, encouraging people to recreate outside through trails and open spaces as well as creating great civic gathering places.



Conceptual design of proposed entry at the Hill Air Force Base East Gate

### Entries

The entries to East Gate Business Park will set the tone for the development's character. The main entries at Church Street, Fairfield and 17th should have grand iconic statements

that reflect the character of East Gate Business Park through the use of creative and "eye-catching" visual forms. It should be a unique stylized piece of architecture which reflects the nature of the corpora-

tions located at East Gate. There should be enhanced ground plane materials used at the entries. This may include vehicular pavers in the street to brick and stone materials along the sidewalk. Seat walls and planters are also encouraged at the entries. Materials should blend with the surrounding streetscape. Softscape materials should include a formal layout of flowering trees along the streetscape punctuated with large specimen trees at the entry. Shrubs should employ clean simple lines. They should consist of two or three layers of a consistent plant material, with intermediate textural changes.

### **Enclosure**

Enclosure, or 'Urban Rooms' as they are often called, help contribute to the distinctive character of an area while establishing a safe pedestrian environment. Enclosure is characterized by the pedestrian space between buildings and the street trees as well as the entire area between buildings along a thoroughfare. This enclosure creates a pedestrian scale and provides a feeling of enclosure.

To accomplish this enclosure along streets, at least 60% of the facade for all commercial and mixed-use structures shall be built to the minimum setback line of their respective lots on all street facing sides of the building.

### **1.4 Creating Livability**

#### **Safety**

Spaces will not be used if they are perceived to be dangerous. Taking careful consideration to create a safe environment must be paramount in developing site plans. This consideration should include vehicular and pedestrian environments. In designing site plans regard must be given to the principles of designing for safety and Crime Prevention Through Environmental Design (CPTED). Regard should be given to principles of designing for safety such as defensible space, clear sightlines, good lighting and provision of alternate "escape" paths. Owners and designers should acknowledge the differences in use, ownership and responsibilities among manufacturing, office or residential uses in order to provide for a safe environment.

Safety is addressed at the initial planning stages.

#### **Accessibility**

Public spaces should provide easy and direct access particularly for the elderly, disabled and young children. American Disability Act (ADA) shall be carefully considered paying particular attention to the intent of the ADA requirement and not just the letter of the law. Selection of surface materials should result in easy access for the elderly and disabled, and also discourage incompatible activities such as skateboarding. Placement of planters, permanent seating and handrails should further encourage easy wheelchair and pedestrian access, and seek to discourage the use of skateboards.

#### **Defensible Space**

Public spaces should afford good visual surveillance opportunities both from within the space and along the edges. People need to feel secure and will usually avoid dark hidden corners and vacant places. Public spaces should be designed to maximize opportunities for casual

monitoring from its perimeter and abutting developments. Surveillance and overview from adjacent sidewalks, windows and roads are necessary safety considerations.

#### **Lighting and Public Features**

Good night time generalized lighting is important to enhance safety in a public space, particularly if it is a short cut to the trail system.

This includes appropriate street width and design, adequate lighting, comfortable and visible sidewalks, paths and trails, street buffers, appropriate 'eyes on the street' design, enclosure and ample public facilities like bike racks, benches and garbage cans.



Street lamps contribute to the visual experience a pedestrian has while moving through an area while providing light to help the area feel safer during evening hours.

## 2.0 Site & Landscape Guidelines

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## 2.0 Site and Landscape Guidelines

Site development is a key component of a quality environment. The use of planting, retaining walls and fences should be consistent with the development theme for East Gate. Lighting fixtures and poles along with fences, water features, retaining walls, paving and building materials should all reinforce the desired theme.

### 2.1 Landscape Planting

#### Objectives

Quality landscape design is not based on quantity but on well thought out concepts consistent with the overall design theme of East Gate Business Park. Tree lined streets are required on all public ways with medians provided at entrances to each building. Dedicated left turn lanes are required at the major entrance for each facility or at road intersections within the warehouse districts. Trees along each street must remain consistent on a block. The major roads of Church Street, 17th street and Fairfield should have a single variety of trees. Residential streets

should use a different variety of tree than the major roads.

The primary objectives of East Gate Business Park development is to enhance the built environment with interesting and site appropriate landscaping as follows:

1. Incorporate the natural landscape of the area into the design and built form of East Gate Business Park;
2. Establish a landscape that is sustainable to the greatest extent possible according to the regional specific climate, precipitation, and soils;
3. Create a landscape which is aesthetically pleasing;
4. Enhance the architecture through planting design and site landscape materials



Beautifully landscaped space with drought tolerant plants reducing the need for excessive irrigation.

#### Environmentally Sensitive Design

Landscape design today must recognize a new reality in environmental awareness. For example, wherever possible, permeable surfaces should be considered. Use of drought resistant plants may lessen dependency on irrigation. Selection of plant materials should be done with a mind to reduce use of chemical laden maintenance. A revised aesthetic may be in order. Seasonal change can be achieved by selecting a variety of flowering or colorful shrubs.

#### Visibility and Views

Good street-to-plaza-to-building visibility provides a smooth visual transition to developing an attractive space and defines whether these



Uniquely paved crossing signal to drivers that they are in a pedestrian zone and further enhance the pedestrian experience.

spaces are public or private. The well thought out plan enhances the owner or tenant's image and provides an overall appeal to visitors, employees and patrons of East Gate. Good visibility can be achieved by the following:

- Arranging any walls and planting to not screen or block off the public areas. (However, parking lots should be screened from the street.)

Each site plan should take advantage of short and long distant views of the Wasatch Mountains, Golf Courses, Great Salt Lake or Hill Air Force Base wherever possible. Each section will provide more specific detail relating to their function and design.

#### Connections

Each site plan submitted should consider their connection to adjacent uses to provide an opportunity to enhance the vitality of business and residential neighborhoods. In addition careful consideration must be taken on how the site plan relates to the interiors of buildings such as lobbies and entries. The intent of the connections is to provide for a

dynamic and coherent pedestrian environment as well as a functional manufacturing facility. Connections can be achieved or reinforced using the following devices:

- Passages
- Bridges
- Steps/ramps
- Paving patterns
- Planting



A pedestrian bridge crosses over a storm water mitigation swale adding a nice feature to the landscape.

**Drought Tolerant Landscaping**

Willow Springs is located in a mountain valley desert and receives approximately 16 inches of precipitation a year. Most of the precipitation comes through winter snow. This means that most introduced landscaping will require

irrigation during summer months when not utilizing drought tolerant species. Desert and drought tolerant planting can be very attractive when done correctly and can dramatically decrease the need for excessive watering.

When possible, private lot landscaping should utilize native and/or drought tolerant planting to minimize the need for excessive watering and create a unique aesthetic to the community.

**Street Landscaping**

Street landscaping at East Gate shall be dominated by large species trees spaced in an allee fashion along each side of each street. This will ultimately contribute to the feeling of enclosure along streets, slow traffic down, provide a buffer for pedestrians from traffic and shade street parking and sidewalks.

Any trees planted in boxes or grates, a permeable paver, different from the one used for sidewalks and plazas, must be used in the first two (2) feet behind the curb. This paver shall be of one variety by street and shall be



Large shade trees line this street making a better experience for vehicular and pedestrian traffic.

continuous. Trees shall be planted four (4) feet from the back of curb. Tree grates should be unique and interesting and shall be consistent throughout the entire development.

Along residential streets, trees shall be planted in at least eight (8) foot planting strips that have an understory of manicured grass or drought tolerant planting. These areas must be irrigated (when needed) and otherwise cared for by the owner of the lot it fronts to a degree that maintains the aesthetic integrity of the community.

**Grading**

The primary purposes of proper grading are to drain water away from buildings, prevent erosion and provide proper elevation transitions between buildings.

Grading should protect adjacent properties from flooding or undesirable surface drainage patterns. Existing drainage patterns of a site or quantity of water that drains onto adjacent properties will not be significantly altered, unless the changes are part of an overall drainage plan that includes adjacent properties and provisions are made to accommodate altered drainage patterns.

Although creating a warehouse facility in the rolling hills of East Gate is a challenge, care should be taken to minimize grading by locating buildings in areas that minimize grading. Using buildings to retain earth rather than retaining walls is encouraged.

### Retaining Walls and Fences

Because of the topography of the site, retaining walls will likely be a feature at East Gate. All retaining walls within the public realm (anywhere in front of a building) shall be constructed out of brick or stone. These walls shall not be taller than three (3) feet when used. Where the retention needs to be taller than three (3) feet, walls shall be terraced.

Fencing can be a great way to create a unique and rural character at East Gate when it is primarily used for decoration and not as a barrier between lots.

No fencing in the first layer of lots shall be taller than three (3) feet when used. Side and rear yard fencing should not be taller than five (5) feet. In no case shall fences anywhere on the lot be taller than six (6) feet.

All fencing must be constructed of a material relating to the primary building on the lot. This may include stone, brick, cast iron and/or wood materials.

### Water Elements:

Water Features benefit both the visual environment and micro climate conditions. Psychologically, water features help users feel calm and relaxed. Water features can aide to drown out any unwanted noises if implemented properly.



This water feature adds life to an urban plaza space.

When water evaporates, it cools the air around it. By locating large water features in key areas of the site,

temperatures can be altered to benefit its immediate surroundings.

Water features should be located where they will have the greatest impact. Ideal locations should include main entrances to the business park, entrances to enclaves, building entrances and areas of high pedestrian traffic.

## 2.2 Hardscape

### Materials

The horizontal plane is a critical element in establishing a quality environment. The use of paving patterns, color changes, and texture are encouraged. Asphalt should be used judiciously except in public



Changes in paving materials help define spaces and uses.

streets, in order to decrease long term maintenance requirements. Paving materials must be durable but at the same time considerate of the impact these materials have on drainage. The use of porous pavement is encouraged in appropriate locations. The following paving material list shall be applicable to all paving related to sidewalks, plazas, street crossings, trails and passages. Permitted paving materials for these purposes include any stone, concrete paver, concrete, crushed gravel, TREX or wood. TREX and wood materials shall be limited to raised walkways.

## 2.3 Open Space

Adequate park space is an essential feature of a successful development. Parks offer users an outdoor setting where they can promote a healthy lifestyle. Open or Civic spaces also contribute to the value of a development. East Gate Business Park will offer park and public spaces which will not only contribute to the aesthetics of the park but also to the value of those who live and work here.

## 2.4 Plaza Spaces

In addition to the public space design recommendations, plazas require specific attention to sunlight and shade, spatial variety, seating, detailing and materials, wind and noise.

### Sunlight and Shade

Exposure to direct sunlight is important for many people in winter and shoulder seasons. Warmth and sunshine are major user attractions in the cooler seasons. Sun paths, sun altitudes and shadow patterns in the plaza should be examined for all seasons, particularly the spring and



Spaces which offer users to sit in sun or shade are most effective.

autumn. Sunlight is particularly valued at lunch time in commercial and business areas.

Sunlight can be maximized by:

- locating seating in areas of maximum sunlight (southern to south-western exposure)
- creating sun traps - areas surrounded by walls with an orientation toward the south (walls should not block plaza/street visibility)
- Utilizing reflective light surfaces (if no direct sunlight is available)

Shade structures are encouraged to provide refuge from the intense sun in summer. Sun and rain protection can be achieved with the following devices:

- Canopies
- Awnings
- Shelters
- Trellises

### Spatial Variety

Unless there is a specific symbolic or functional desire to accommodate large scale activities, large open spaces should be spatially defined



This overhead structure provides protection from the elements and a space where people can congregate.

into smaller, more easily identifiable and relatable areas. These smaller areas facilitate orientation and territory definition. People commonly gather at articulated edges in or around a plaza. A distinct sense of place can be achieved, in part, by defining edges and establishing a sense of enclosure through the use of canopies, trees, arcades and trellises.

### Seating

Good seating is important to plaza users. Without it, fewer people will stop to use a space. There are four major points to remember when planning seating:

#### Ample Seating

- Maximize opportunities for sitting: walls, steps, planters, pool edges, lawns.



Sitting space has been created outside retail shops along a public sidewalk.

#### Choice of Sitting Location

- Locate seating toward street, oriented to a view, near building entrances, next to attractions/amenities, in shade, in sun

#### Variety of Seating Types

- In groups/couples/alone
- Fixed and moveable
- Disabled accessible

#### Comfortable Seating

- Provide contoured seating, preferably with a back and armrest

#### Detailing and Materials

Plazas which are built of high quality durable materials, which reflect thoughtful detailing consistent or compatible with the development's architectural language, and which acknowledge the practical

considerations of drainage, non-slip paving, disabled access and easy maintenance are successful. Quality detailing implies attention to jointing, building and street edges, and technically correct construction techniques.

Plants used should be of the highest quality and in sufficient quantity and of sufficient scale to make an impact. Plantings should be selected and located so that their functional and aesthetic qualities can be maximized. Incorporation of proper irrigation design and adequate drainage will help to assure their survival and best possible appearance over time.

- Utilize planting, low walls and canopies for wind deflection.

#### Wind

The areas around Weber Canyon are subject to winds throughout the year. Although generally these winds subside in the mid-day, care should be taken to provide refuge in plazas from these winds. Understanding the wind pattern will extend the outdoor seasonal use of plazas. Wherever possible, protection should be offered from these canyon winds.

Wind reduction can be achieved by the following measures:

- avoid large, open, unprotected areas
- avoid wind funnels (narrow openings between buildings with orientation toward Weber Canyon)

#### Noise

High levels of traffic, air force jets, industrial and other ambient noises detract from the enjoyment of a plaza. Where possible, plazas should be located to take advantage of buildings and natural noise buffers to minimize noise impacts. Also, noise can be partially mitigated by detracting attention from the noise source through the introduction of elements such as fountains or waterfalls.



This water feature effectively blocks noise from competing elements.

## 2.5 Parking and Auto Access

### Surface (at-grade) Parking

Parking and auto access is a delicate process that needs to be done correctly to ensure that the pedestrian environment is not negatively impacted at the cost of providing car access.

Surface parking lots shall whenever possible be placed behind buildings out of view from streets. Where this is not possible, parking lots shall be screened with a four (4) foot brick or stone wall or a hedge pruned to four (4) feet tall on all street facing sides. A row of trees that matches the street tree being used on the adjacent street shall also be planted next to the wall or hedge in an allee fashion.

Parking lots over 1/2 acre (21,780 sq/ft) shall include planting strips, no less than five (5) feet wide, with trees planted at least every third parking stall. Landscape strips shall be placed in every other parking lane increments. Trees in these planting strips shall be a species conducive to the smaller landscape strip and selected from the approved tree list.

Planting strips in parking lots should be drip irrigated to avoid excessive water runoff in parking areas and to avoid spraying cars.

### Parking Entries

Parking entries should be integrated into building design or massing to the greatest extent possible. Parking entries to parking lots shall be raised to the level of the sidewalk where the two intersect. Each parking entry shall include a sign explaining the use(s) associated with that particular lot. Parking entries and lanes shall be no wider than 24 feet when two-way or 12 feet when one-way.

### Structured Parking

If structured parking is used at East Gate Business Park, it shall be designed to look similar to the building(s) it serves. If structured parking is used it shall not exceed two (2) above grade levels and shall be set back from the ROW line at least eight (8) feet. It shall also be appropriately landscaped on sides facing the public realm.

All parking shall be appropriately lit with lighting that is motion censored

after business hours and limits the amount of light pollution produced. Cobra head fixtures shall not be permitted anywhere at East Gate Business Park. Lighting fixtures in parking lots shall not exceed 15 feet.

## 2.6 Lighting

### Lighting

Any commercial lighting used shall not produce direct light pollution except where it is used to light signage. All commercial lighting

regardless of its function shall be turned off after business hours.

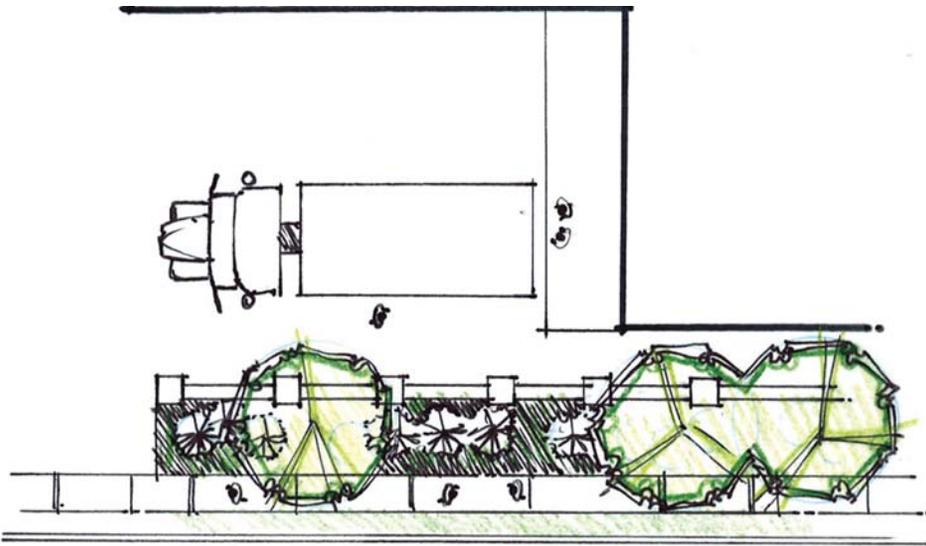
All street lighting shall be motion detected after midnight. Street lights shall be of one consistent variety by street. All street lights shall be spaced roughly 20 feet apart. All streets shall have street lighting in the form of pedestrian scaled street lamps no taller than 10 feet. Street lamps shall be a design that minimizes the amount of light pollution created.

Civic Spaces shall be lit during night-time hours especially along trails to maintain them as healthy and safe places to visit. Trail lighting shall be done with fixtures no taller than three (3) feet and spaced no more than every six (6) feet. Trails should be lit so as to create a continuously lit path. Lighting for recreational facilities shall be switch activated and only be on when in use.

All street, alley and parking lot lighting shall be motion detected



The lighting in this plaza provides safety and aesthetics making it a place where people will feel comfortable congregating.



A loading dock which provides the needed amenities but remains screened from the public with a wall and landscaping.

after midnight. Civic Spaces shall be appropriately lit during night-time to maintain the safety of those using the space. Passages should be lit to create a continuously lit path.

Street lighting fixtures at East Gate shall be of one consistent design throughout each district. Heights may vary but all fixtures shall look the same. Street lighting fixtures shall be spaced in at least 35 foot increments except in the Neighborhood Center where fixtures should be at least every 25 feet.

## 2.7 Servicing

### Loading and Delivery Areas

Loading zones or docks shall be located in service areas off the street and concealed from public view.

Where possible, service bays are to be located within the building or parking structure.

Loading spaces should have a solid roof covering to avoid noise and visual impacts from above. Negative impacts should be avoided through appropriate height, lighting, painting and finishes and screening.

If exterior service bays are necessary, locations visible to residences or commercial businesses should be avoided. All loading, utility and trash service areas shall be screened with appropriate landscaping or a decorative wall brick or stone wall.

All maneuvering of service vehicles must be within property boundaries wherever possible.

### Trash Collection and Utilities

Enclosed trash storage and recycling rooms shall be provided in shared spaces to reduce the impact and need of excessive trash storage facilities. All trash containers shall be stored on-grade, within the building or in service areas within parking structures and away from public view.

Adequate ventilation must be provided for trash and recycling rooms (exhaust to roof). Containers must be easily accessible to trash trucks.

Trash collection and storage areas shall be located in service areas off the street and concealed from public view. Locations visible to residences or commercial businesses should be avoided. Permanent visual screening for exterior service bays shall be provided. Where unavoidable, any separate out buildings for trash storage must be constructed with materials and in forms compatible with the main building. Such structures must be very durable.



Trash and recycling bins should be concealed or put in places out of view from the public. This one has been hidden behind an architectural element designed to do just that.

Each project should include an area for utility tanks, transformers, and gas meters. The area shall be fully screened from the view of the public and adjacent property owners and screens should be incorporated into the grade and landscape design.

Fire hose connections and utility meters should be incorporated into the building design or concealed from view where possible.

Air conditioning cooling towers are to be located within the building or concealed in the roof space. Air conditioning units shall not be installed in windows. Through wall air conditioning is prohibited.

## 2.8 Irrigation

Irrigation water is permitted at East Gate Business Park, but should be used prudently. Irrigation will be used to establish the planting and maintaining it. It is the intent through planning, design, implementation and maintenance to conserve water resources. Where possible in public and private areas, East Gate landscaping shall be irrigated with drip irrigation. Drip irrigation uses less

water and focuses its use so that little is wasted. Sprinkler systems that are less than 85% water efficient (more than 15% of the water ends up on the street or sidewalk) may be required to be fixed or replaced at the owners or developers expense.

Native and/or drought tolerant plants have a natural beauty that requires less water and typically looks beautiful for a longer period of the year.

## 2.9 Storm water Management

Because of the large paved areas needed for East Gate's buildings and loading and parking areas, significant amounts of storm water runoff will occur. Typical drainage systems create larger volumes of water which rush into streams in shorter amounts of time, leading to increased downstream flooding, erosion, water quality degradation and fewer opportunities to enjoy the aesthetic and recreational benefits of streams and lakes.

The overall objective dealing with water on-site should be to manage runoff quantities and flow to mimic

pre-construction patterns and conditions and minimize damage to property and natural amenities

Mitigation measures will need to be employed which decrease volumes of runoff from entering downstream water bodies and slow down water and permit it to infiltrate back into the earth to recharge groundwater on-site. These measures may include using vegetation to achieve target water balance conditions, maintaining or enhancing infiltration, and maintaining or achieving target surface runoff levels, using porous pavements in designated areas, bio-filtration strips, bio-swales and retention and detention ponds.

## 2.10 Alternative Energy

Buildings are the number one users of energy followed by manufacturing (industry) facilities. Energy used by buildings can be reduced by proper solar orientation, wind orientation and building materials (insulation, glazing, roof color and material).

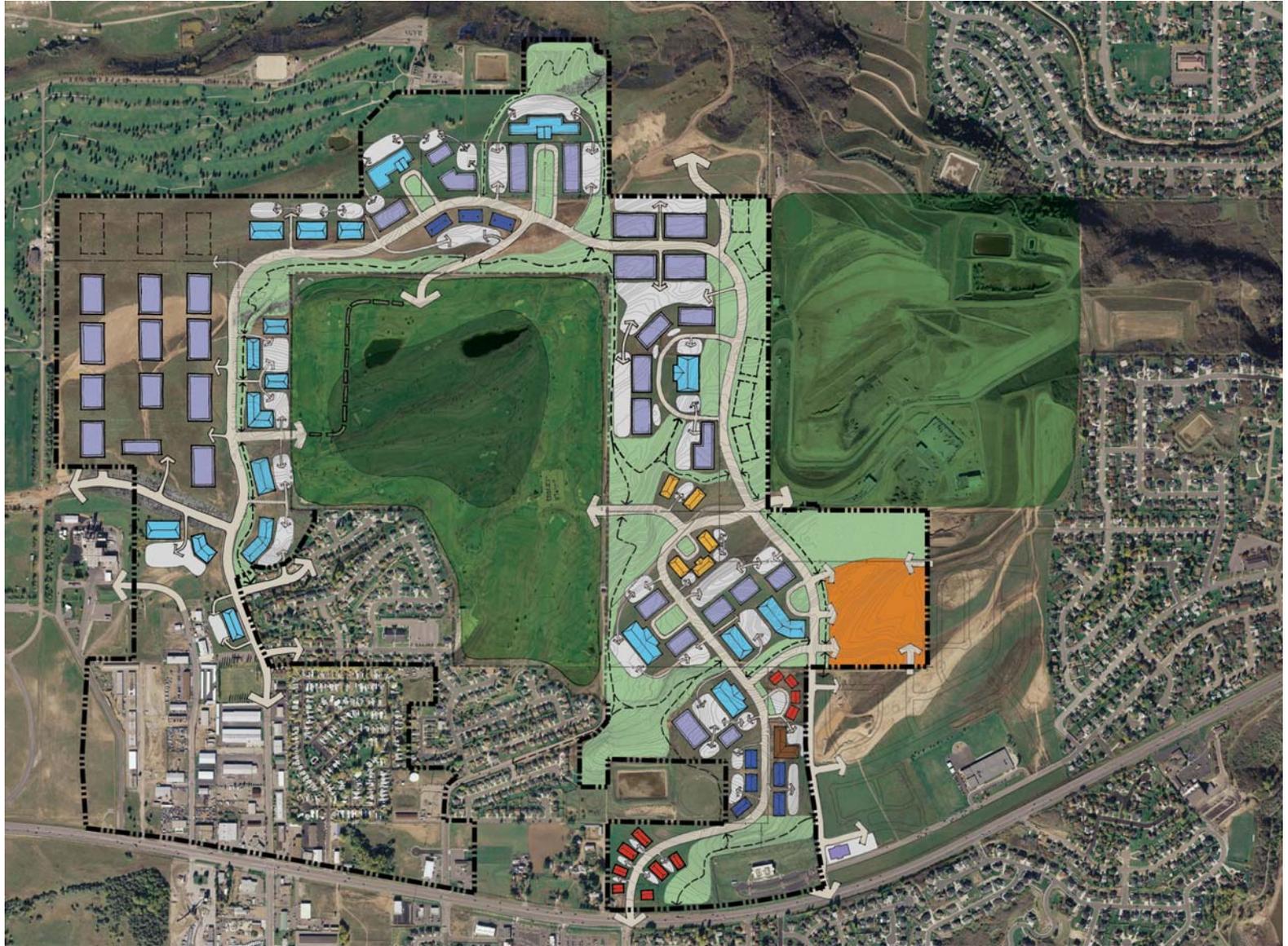
Alternative energy sources are highly recommended. With the prevalent winds at the East Gate site, wind



Wind turbines can serve functional and aesthetic functions

turbines could be used to capture wind and generate power for the entire property. Wind turbines come in a variety of shapes, heights and color. They can be placed on ground as well as on top of buildings.

Sun energy can be captured with the use of solar panels and photovoltaic's. Solar carports can be implemented over parking areas which simultaneously shade vehicles parked below them and capture sun energy.



East Gate Business Park - Conceptual Land-use Plan

### 3.0 Circulation

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### 3.0 Circulation

#### Roads

The principal roads at East Gate Business Park are 17th, Church Street and Fairfield Rd. Most truck traffic will travel along 17th Street.

#### Landscaping

Street landscaping at East Gate Business Park shall be dominated by large species trees spaced in an allee fashion along each side of each street. This will ultimately contribute to the feeling of enclosure along streets, slow traffic down, provide a buffer for pedestrians from traffic and shade street parking and sidewalks.

Boulevards will be located near business centers and enclaves to help emphasize the sense of arrival.



Boulevards soften roads and help direct traffic.

#### Pedestrian Crossing

Pedestrian crossings should be well demarcated with road signs, changes of material and possibly flashing lights across roadways. Plant materials, walls, fences or other materials shall not obstruct views near crossings. Traffic can be slowed down at pedestrian crossings through the use of narrower streets, bulb-outs and lower speed limits.

Crossings should be located primarily at street intersections where traffic will be slowing down naturally. Street crossings shall be done in any approved material that distinguishes it from the road paving. Crossing should be done with a color similar to the buildings around it.

#### Sidewalks

Stone, brick or colored and stamped concrete shall be used to highlight all important pedestrian areas of East Gate Business Park. These areas shall include pedestrian crosswalks, plazas, drop-offs, entry walkways and paths or trails when they are paved. To the greatest extent possible



Gravel paths function well for recreational purposes.

these materials shall also be used in a manner that allows permeability. Where concrete materials are used this can be done with concrete pavers or permeable concrete.



This gravel path displays decorative edging made of brick pavers.

#### Trails, Passages and Walkways

Pedestrian trails extend through the site linking key locations providing employees outdoor recreational opportunities. The trails at East Gate shall be paved with crushed gravel. Passages shall be limited to concrete or concrete pavers.

#### Curb and Gutter

Curb and Gutters shall adhere to the city standard.

## 4.0 Architectural Guidelines

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## 4.0 Architectural Guidelines

### 4.1 Four Sided Architecture

On commercial and mixed-use structures, street facing facades shall have a unique architectural style as described in section 2.4 Commercial and Retail Standards. Rear or side facades of the building shall not be required to adhere to the same architectural standards as street facing facades but shall use materials from the permitted materials list.

### 4.2 Green Building and Sustainable Design

All buildings within East Gate Business Park shall be required to meet an Energy Star rating. Developers may also choose to take appropriate steps toward LEED certification.



[www.usgbc.org](http://www.usgbc.org)

Green buildings have lower operating costs, higher lease and sale rates and generally happier occupants because of improved atmosphere conditions.

All efforts outside the construction of buildings should also consider sustainable design features. This includes appropriate landscaping, water use and drainage and considerations for better sources and usage of energy.

### 4.3 Windows

Windows serve as an excellent surveillance system. Windows facing public areas feel safer because of the quantity of potential people looking onto them.

Office and retail commercial buildings in East Gate shall have a minimum ground level fenestration of 70%. Fenestration is defined as the disposition of windows and other exterior openings of a building. Therefore all windows, doors and breezeways shall count towards a buildings required fenestration. This is important in keeping 'eyes on the street' and creating a natural surveillance system throughout



Greater amounts of fenestration are conducive to a more interesting pedestrian experience while creating a safer environment for the pedestrian and shop owner.

the business park. It also acts as surveillance for retail stores by keeping the interior of the building under the constant observation of those passing by on the street.

### 4.4 Commercial and Mixed-use Standards

#### Architectural Design Standards

East Gate Business Park will embrace the historical character of the city of Layton through using appropriate materials and architectural styles. The following guidelines outline the required elements for retail and office commercial and/or any related use that will come to characterize East Gate's structures.

#### Permitted Materials

The City of Layton's Main Street serves as a great example of the use of traditional materials that have consequently helped make the area an attraction. The use of high quality materials not only provides a unique and interesting look but also portrays a message of longevity in the building's life. East Gate's commercial and retail areas will use the example of Main Street to create a lasting Neighborhood Center that can be enjoyed for generations to come.

The primary material for commercial and mixed-use buildings shall be brick. Primary materials shall be defined as the material that consumes 80% or more of a buildings street facing facade not including windows and doors.

Accessory materials shall include stone, cast stone, brick, wood and stucco. Accessory materials shall be defined as those materials used to articulate unique building features or non street facing facades. Wood shall be painted when used. Gutters, windows, signs and balconies shall

not be limited by this material list.

The use of accessory materials should vary between building's to create diversity and interest.

**Human Scale**

Scale in architecture is achieved by creating perceptual relativity to the pedestrian in a building's design. The differing elements and features of a building should communicate a scale that is relative to the pedestrian.

Facades shall incorporate a minimum of one (1) continuous detail confined

to the scale of 12 inches or less within the first 10 feet of the building wall, measured vertically from street level. Scale elements shall only be required on street facing facades.

**Building Fenestration**

Fenestration standards in office and retail commercial areas shall be no less than 70% on the ground floor. Fenestration above the ground floor shall be between 30-50% to help preserve a more rural character in building designs.

**Lintels and Sills**

Each window on commercial, mixed-use and multi-family buildings shall have either a lintel or a sill. Windows may have both but treatments shall be different either in material, color or pattern.

Each lintel or sill on a building shall be the same for each window except where the builder is intentionally creating a different facade treatment to create the appearance of a different building. When sills are used they shall extend beyond the facade of the building. Materials for these features

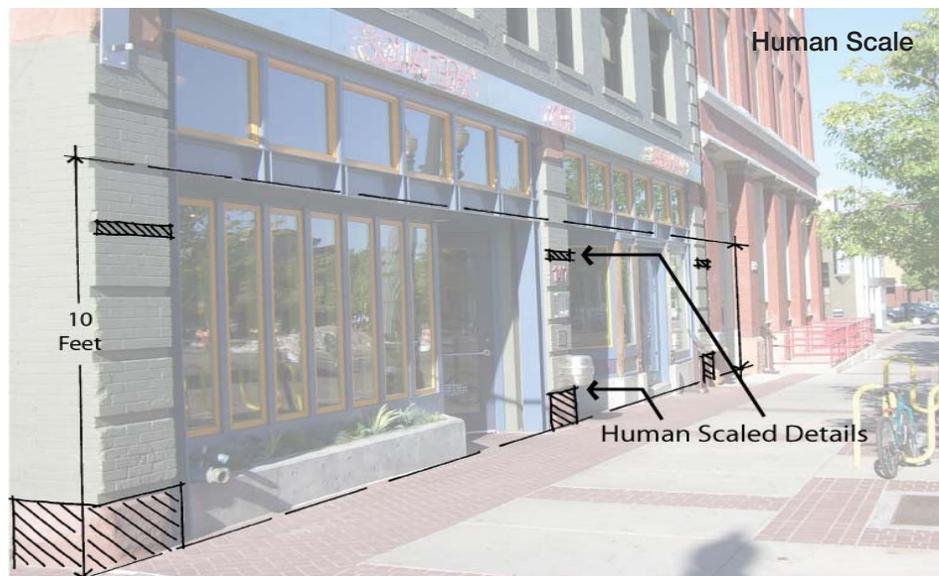
shall be from the approved material list.

**Color**

All commercial and mixed-use buildings in the Neighborhood Center shall utilize the color dark red as the primary color. The primary color shall be associated with the primary material and consume no less than 80% of the building's street facing facade. Accessory colors may be any natural color, preferably those found in Layton's historic architecture.

**Building Height**

In the construction of any building within East Gate Business Park, special consideration should be given to the preservation of the beautiful views that the hill offers. These views are part of what makes this area so desirable for people to live and visit and should be protected through appropriate building placement and height.



Lintel and sill treatments on these windows create added interest and a traditional aesthetic to this building. This building also illustrates the desired dark red color for commercial and mixed-use buildings.

#### 4.5 Manufacturing and Flex-space Buildings

Manufacturing and Flex-space building types will make up the warehouses in the park. Flex-space shall be used as retail/office/ light manufacturing space and may be located at prominent corners of buildings or in the front side of buildings. Flex-space may be one or two stories in height and shall portray contrasting materials than that being used for the rest of the building.

##### Entries

The main entry to a building shall have enhanced detail in both its architectural and landscape characteristics. Main entrances to buildings shall be located adjacent to

sidewalks. Entries shall be used as a point of emphasis and designed to a pedestrian scale to add interest to the streetscape.

Landscaping at entrances shall include plant materials with all-season characteristics such as flowers, interesting foliage and bark, fall color and winter interest. Shrubs and perennials must not block views in and out of the building or inside the parking lot.

Trees located near buildings shall be pruned to allow views to adjacent sidewalks and spaces thus helping aid in natural surveillance.

##### Walls

Walls will typically be made from tilt-up construction. Control joints and reveals should be strategically placed along facades to articulate texture. Reveals may be painted contrasting colors from the rest of the building.

Wainscoting along the front base of facades shall be made from a different material than the upper part of the facades. Painted bands may wrap around the sides of warehouse buildings aligning with the wainscoting near entries.

Materials and architectural styles may include:

- Wainscot banding



A steel canopy accentuates this entry and aides in wayfinding.

- Curtain-wall glazing
- Aluminum storefront
- EIFS (Exterior Insulation Finishing System)
- Columns
- Simplified pediments



This building displays a stone clad facade around the retail/flex space as well as a two-toned base contrasting with the rest of the facade. Painted bands wrap around the building giving detail to its four sides.



Curtain-wall glazing adorning entries contrast well with tilt-up walls.



Architectural elements such as this steel structure enliven an entry.

- Entry canopies
- Stone veneers
- Parapets

**Roofs**

The manufacturing buildings on site will have extremely large footprints. Garden roofs are highly recommended to help reduce the amount of impervious materials.



Tudor Cottage



Garden roofs add texture and life to large roof tops.

Barrel vaulted roofs may be another feature which covers the entries or flex-space to a building.

#### 4.6 Multi-family Residential Buildings

Multi-Family residential shall use traditional architectural styles, elements and features that are consistent with Layton's historic main street. All multi-family housing at East Gate shall have a pitched roof. Each residential unit in a multi-family structure shall have at least one balcony that is minimally three and a half (3.5) feet deep. Where multi-family buildings are built immediately adjacent (0 lot line) with another building only 75% of units shall be required to have balconies.



Porches and dormers add variety

#### Materials

Permitted materials within East Gate shall include: Brick, Stone, Cast Stone, Fiber Concrete Sidings, Wood and Stucco. Wood and Cast Stone materials shall only be used as accent materials. Wood shall be painted when used. Stucco materials shall not consume more than 20% of the overall exterior of any one side of a home except when it is exclusively used to fill gabled areas.

Other building details like gutters, shutters, windows, and balconies shall not be limited by this material list.

#### Fenestration

Fenestration for multi-family buildings shall be at least 40% on each facade of the building except a side(s) that faces parking.

#### Building Cornice

Each commercial, mixed-use and multi-family building in East Gate Business Park shall have a unique brick cornice constructed in the same primary material as the rest of the building. Colors in the corncicing should also use the primary color of



Multi-family housing showing pitched roofs and changes of materials add beauty to this community.

dark red for the majority of the feature but may also use another color(s) to highlight unique features and add interest.

Cornicing shall also extend beyond the facade of the building a minimum of three (3) inches (no more than ten inches) and be a minimum of 12 inches in height.

#### Garages and Parking

Garages and parking shall be placed behind the building to preserve the front of the home and street as a pedestrian friendly environment without driveway interruptions. It also reduces traffic congestion throughout neighborhoods and minimizes paving.

## 5.0 East Gate Design Review Committee

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## 5.0 East Gate Design Review Committee

### 5.1 Purpose of the Design Review committee

It is the intention and purpose of the following design review process to allow the East Gate Design Review Committee (EG-DRC) to

1. Implement the Declaration of Covenants, Conditions and Restrictions for East Gate Business Park and the East Gate Business Park Design Guidelines.
2. Provide guidance in architectural and landscape standards, in reviewing and requiring modification to proposed houses and landscaping so as to encourage the construction of buildings that are visually compatible in terms of architectural style, lot coverage, proportion, materials, colors, landscaping and general appearance, while providing for an appropriate mix of specific styles, materials and setbacks.
3. To impose construction rules on construction other than that

performed by the Declarant under the Declaration. To accomplish this goal, the Declarant has established the EG-DRC, which is empowered to develop and enforce design standards and construction rules.

### 5.2 Membership and Organization

The EG-DRC shall be appointed by Layton City and consist of planning staff, engineering, economic development and two members appointed from community and appointed by Mayor.

### 5.3 Amendment of the Design Guidelines

The EG-DRC has the right to modify and/or amend the Design Guidelines from time to time as deemed necessary and by at least a 4 to 1 vote. Each owner is responsible for obtaining a copy of the most current edition of the Design Guidelines.

## 6.0 Design Review Process

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## 6.0 Design Review Process

### 6.1 General Purpose of Design Review

The EG-DRC will use reasonable efforts and judgement to encourage a pattern of development that is consistent with the standards of the Declaration and these Design Guidelines. These standards are, of necessity, general in nature, and it is the EG-DRC's responsibility to apply them in good faith and attempt to achieve a high quality, attractive, and well designed business park. The EG-DRC evaluates all development proposals on the basis of the Guidelines. Some of the guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the EG-DRC.

#### New Construction

The EG-DRC is to review and approve any construction of any new freestanding structure; whether as a warehouse, office building or landscape structure, etc.

#### Alterations, Additions or Rehabilitation of an Existing Structure

The EG-DRC shall review and approve any new construction or rehabilitation to any existing building or landscape structure that conflicts with the original intent of this document or alters the original massing, exterior finishes, window placement, roof design, exterior lighting, interior lighting visible from off-site and/or other significant design elements. It should be noted that many interior remodeling projects and building additions result in additional requirements, including, but not limited to, parking, drainage and landscape planting requirements. Any such improvements are subject to review and approval by the EG-DRC.

#### Site and/or Landscape Improvements

The EG-DRC shall approve any major improvements that may render the landscape inconsistent with the intent of these guidelines and/or changes including but not limited to grading (for any excavation and/or fill involving more than 50 cubic yards of dirt), planting and re-vegetation plans, tree

removal, irrigation, signs, parking lots, driveways, fencing, and/or drainage, that alter an existing landscape.

### 6.2 Pre-Design Conference

Prior to preparing preliminary plans for any proposed improvement, it is mandatory that the owner and the architect meet with a representative of the EG-DRC to discuss proposed plans and to resolve any questions regarding building at East Gate Business Park. This informal review is to offer guidance prior to initiating preliminary design, and should occur on site. In some cases this may occur by conference call at the discretion of the EG-DRC.

#### Preliminary Design Submittal

A Preliminary Design Submittal shall follow within twelve months of the requisite Pre-Design Conference. When the Preliminary Design is complete, its submittal for consideration must include all of the following exhibits. Review by the EG-DRC will not commence until the submittal is complete.

- A. Site Plan (scale at 1" = 20'-0" or 1" = 16'-0"), showing the entire property, location of the

proposed approximate building location, the residence and all buildings, driveway, parking area, existing and proposed topography, proposed finished floor elevations, all trees, all clusters of native shrubs, and special terrain features to be preserved.

- B. Survey (scale at 1" = 20'-0" or 1" = 16'-0"), by a registered land surveyor or licensed civil engineer showing building boundaries and dimensions, topography (2 feet contours or less), major terrain features, all trees, edge of pavement or curb, and utility locations.
- C. Floor Plans (scale 1/4" or 1/8" = 1'-0") showing both existing and proposed grade lines, plate heights, roof pitch and a preliminary indication of all exterior materials and colors.
- D. All Exterior Elevations (scale 1/4" or 1/8" = 1'-0") showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch and a preliminary indication of all exterior materials and colors.



- F. Any Other Drawings, materials, or samples requested by the EG-DRC shall be given to the EG-DRC.

The submittal shall consist of one set of prints, which shall be retained by the EG-DRC.

### **Preliminary Design Review**

The EG-DRC will review the plans and respond in writing no later than 30 days after the submittal is complete. Any response an owner may wish to make regarding the results of an architectural review must be addressed to the EG-DRC in writing. The EG-DRC's approval of a preliminary design is valid for 12 months.

### **Final Design Submittal**

A Final Design Submittal must follow within twelve months of the EG-DRC's granting of approval for a preliminary design. When the final design is complete, its submittal for consideration must include the following exhibits. (Review by the EG-DRC shall not commence until the submittal is complete.)

- A. Site Plan (scale at 1" = 20'-0"

or 1" = 16'-0" or larger), showing the entire property, location of the approximate building location, driveway, culverts, drainage channels, parking areas, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, and site walls.

- B. Floor Plans (scale 1/8" = 1'0" or larger) showing finished floor elevations.
- C. Roof Plan (scale 1/8" = 1'0" or larger) showing all roof pitches.
- D. Building Section (scale 1/4" = 1'0" or larger), indicating existing and proposed grade lines.
- E. All Exterior Elevations (scale 1/4" = 1'0") showing both existing and proposed grade lines, plat heights, roof pitch and an indication of exterior materials and colors.
- F. Paint Chips and Literature as requested by the EG-DRC depicting and describing all exterior materials.
- G. Complete Landscape Plan (scale at 1" = 20'-0" or 1" = 16'-0"), showing size and type of all proposed plants, irrigation system,

all decorative materials or borders, and all retained plants.

- H. On-Site Staking of all building corner and other improvements, if requested by the EG-DRC.
- I. Construction Site Plan (scale 1" = 10'-0" or 1/8" = 1'0"), showing location of all major improvements.

The submittal shall consist of three sets of prints, which shall be retained by the EG-DRC. A Final Design Submittal must be received at the designated address of the EG-DRC by noon of the Friday preceding a scheduled meeting of the EG-DRC, in order to be included on the agenda for consideration.

### **Deferral of Material or Color Selection**

An applicant may wish to delay the confirmation of landscaping intentions (if any) and final color or stonework selections until some point in time after the start of construction, in order to better visualize landscape considerations, or to test an assortment of potential colors with actual material intended for use. The EG-DRC will cooperate with the applicant in this regard, provided that

no landscape work may be started, nor color or material applied, until the committee has had the opportunity to review and consent to the final selections.

We advise that the submittal occur before the placement of any orders for submittal potential restocking costs in the event of denial of the submitted item(s). Further, the provision stated here shall be a condition of final design approval; therefore application of any material, coating or finish without the requisite re-submittal to the EG-DRC shall have the effect of voiding the approval in its entirety.

### **Final Design Review**

The EG-DRC will review the plans and respond in writing no later than 30 days after a submittal is complete. Members of the EG-DRC will not discuss results of the reviews over the telephone with an owner or his architect or builder, and no owner, architect or builder shall have the right to attend any meeting of the EG-DRC unless specifically requested by the EG-DRC. Any response an owner may wish to make regarding the results of a design review must be addressed to

the EG-DRC in writing. The EG-DRC's approval of the final design is valid for 12 months.

#### **Working Drawing Submittal**

Upon final design approval, the applicant is to prepare and submit three half-size copies of all working drawings. Any changes to approved final plans are to be submitted to the EG-DRC for review prior to submitting working drawings. Upon receipt of working drawings, the EG-DRC will review the submission for compliance with approved final plans. Upon EG-DRC approval of working drawings, the EG-DRC will stamp two sets for submission by the applicant to the city of Layton.

#### **Re-Submittal of Plans**

In the event of any disapproval by the EG-DRC of either a preliminary or final submittal, a re-submission of plans should follow the same procedure as an original submittal. An additional design review fee shall accompany each such submittal as required by the EG-DRC.

#### **Commencement of Construction**

Upon receipt of final approval from the EG-DRC, and having satisfied all Layton's review processes, the owner shall satisfy all conditions and commence the construction or any work pursuant to the approved plans within one year from the date of such approval.

If the owner fails to begin construction within this time period, any approval given shall be deemed revoked.

#### **Work Inspections**

The EG-DRC may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the EG-DRC of work in progress or compliance the Design Guidelines.

#### **Written Record**

The EG-DRC will maintain a written record of its actions, and maintain in its files a copy of all plans approved or rejected for a period of five years. The EG-DRC will also provide evidence of this approval for the city of Layton if requested by the owner.

#### **Failure To Act**

If the EG-DRC has not approved or rejected any submission within 30 days after payment of the review fee and submission of complete plans, the submission is deemed to have been approved.

#### **Variances**

The EG-DRC may grant variances to the design standards contained in the Declaration or the Design Guidelines when strict application would create an unforeseen or unreasonable hardship to the owner of any lot. Each such variance must be approved by a majority of the members of the EG-DRC. If required by the Declaration, such variance must also be approved by the Trustees. The granting of a variance shall not operate to waive or to render unenforceable any of the terms and provisions of the Declaration or the Design Guidelines for any purpose except as to the particular Lot and the provisions and circumstances covered by the variance, nor shall the granting of a variance be deemed to set a precedent with respect to any subsequent requests for variances. No variance shall be granted if that

variance has the effect of modifying applicable city zoning or building code regulations. Any request for variance must be in writing and specify the variance requested and the reasons for such variance. A request for variance shall be reviewed by the EG-DRC within 30 business days after the EG-DRC receipt of a written notification of approval or disapproval. Notification of disapproval shall include a reasonably detailed explanation of the reasons for such disapproval. In the event that the trustees shall fail to act within the 30 day period, the requested variance shall be deemed disapproved, and within 15 days such date the trustees shall provide written notification of the reasons for such disapproval.

#### **Limitation on Review**

The Design Review Committee's review is limited to those matters expressly granted by the Declaration or the Design Guidelines. The Design Review Committee shall have no authority over the enforcement of building codes, zoning ordinances, or other statues, laws, or ordinances affecting the development or improvement of real property and



shall have no liability to any owner whose plans were approved in a manner that included any such violation. Corrections or changes in plans to bring them into conformity with applicable codes must be approved by the EG-DRC prior to construction.

#### **City Approval**

The owner is to apply for all applicable building permits required by the city of Layton. Any adjustments to EG-DRC approved plans required by the City are to be submitted to the EG-DRC for review and approval prior to commencing construction. The issuance of any approvals by the EG-DRC does not imply corresponding compliance with the legally required demands of other agencies.

No materials, tools, temporary offices or portable toilets, excavation or construction equipment or similar materials or equipment may be delivered to the site prior to the issuance of all building permit(s) and completion of the pre-construction conference.

#### **6.3 Subsequent changes**

Additional construction or other improvements to a building or property, changes during construction or after completion of an approved structure, including landscaping and color modification, must be submitted to the EG-DRC for approval prior to making such changes or additions.

#### **6.4 Notice to Comply**

When as a result of construction monitoring/ observations the EG-DRC finds changes and/ or alterations that have not been approved or non-compliance with the Construction Guidelines (Section 5), the EG-DRC will issue a Notice to Comply within seven working days of the observation. The EG-DRC will describe the specific instances of non-compliance and will require the owner to comply or resolve the discrepancies.

#### **6.5 Notice of Completion**

##### **Construction**

Upon completion of construction, the owner and/or contractor are to give written notice to the EG-DRC requesting a Final Construction Observation. The EG-DRC will make a

final inspection of the property within seven working days of notification. If construction is complete and in compliance with EG-DRC approved plans and the Design Guidelines, the EG-DRC will issue a Conditional Notice of Completion (subject to completion of landscape installation) within seven working days. The owner is not to take occupancy of any improvement(s) until the Conditional Notice of Completion has been obtained from the EG-DRC. If it is found that the work was not done in compliance with the approved final design documents, the EG-DRC will issue a Notice to Comply, specifying the particulars of noncompliance, within seven working days of the observation. All non-complying improvements are to be promptly corrected within 30 days of the observation.

##### **Landscape Installation**

Upon completion of landscape installation, the owner and/ or contractor are to give written notice to the EG-DRC requesting a Final Landscape Observation. The EG-DRC will make a final landscape inspection within seven working days of notification. If landscaping

is complete and in compliance with EG-DRC approved plans, the EG-DRC will issue in writing Notice of Completion within seven working days observation. If it is found that the work was not done in compliance with the approved final design documents, the EG-DRC will issue a Notice to Comply within seven working days of the observation. All non complying improvements are to be promptly corrected within 30 days of the observation. The Compliance Bond will be released within 30 days of the EG-DRC's issuance of the Notice of Completion.

#### **6.6 Right of Waiver**

The EG-DRC has the authority to approve deviations from portions of the Guidelines that are not mandated by the city of Layton. Any request to deviate from these Guidelines will be evaluated at the sole discretion of the EG-DRC. Prior to the EG-DRC approving any deviation from the Design Guidelines, it must be demonstrated that the proposal is consistent with the overall objectives of the Guidelines and will not adversely affect adjacent properties or East Gate Business Park as a whole.

### 6.7 Non-Waiver, No Inadvertent Precedents

The EG-DRC's approval of any plans, drawings or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. For example, the EG-DRC may disapprove an item shown in the final design submittal even though it may have been evident and could have been, but was not, disapproved at the Preliminary Design Review. Failure to enforce any of these Design Guidelines shall not constitute a waiver of same. An oversight by the EG-DRC of non-compliance at anytime during the review process, construction process or during its final inspection does not relieve the owner/ developer from compliance with these Guidelines and all other applicable codes, ordinances and laws.

applicant for any damages, or to the owners of property within East Gate Business Park for their actions, inactions, or approval or disapproval of any set plans submitted to the EG-DRC for review.

### 6.8 Declarant, Trustees and Committee Non-Liability

The Declarant, the Trustees, and the Design Review Committee and its members shall not be liable to the





# EAST GATE BUSINESS PARK

## Design Guidelines Book

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City of Layton Project



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