

COMMERCIAL DESIGN GUIDELINES

I. INTRODUCTION

The Crossing is a mixed-use neighborhood center concept community under development by Werner-Taylor Land & Development, LP. This vibrant neighborhood community and town center development in Tyler, Texas is located on approximately 172 acres south of Grande Boulevard and west of Old Jacksonville Highway. The north end of the community fronts a new arterial road, Three Lakes Parkway that intersects with Old Jacksonville Highway and will eventually cross Old Noonday Road (CR192) going westbound. Three Lakes Parkway will be a four lane median highway as dictated by the city Master Street Plan. The south end of the community will border the new Crosslake Boulevard formerly known as CR164 Mahar Road. The entire complex is conveniently located just north of the new Loop 49.

The development of neighborhood town centers is an emergent movement of architects, planners and developers that strive to keep the neighborhood a functional and self-sustaining community that can offer residents the many amenities that are needed for everyday life.

The Crossing is designed to optimize suburban needs and traffic congestion by featuring commercial areas with neighborhood shops and retail, high end office space for the professional, an emphasis on pedestrian access to retail and green space, preservation of legacy trees and natural topography and a carefully planned mix of low and high-density housing designed to appeal to a diverse community of young professionals, families, and seniors. The housing will include larger wooded lots that should meet a growing demand that is currently not being filled in this particular geographic area of Tyler.

A network of trails is being planned for *The Crossing* that will allow pedestrians access to the many amenities and destination points that will showcase the beauty of the area along with easy access to the new South Tyler Trail that is currently slated for construction along the east end of the complex

Design styles should be a reflection of the unique environment of the of The Crossing neighborhood.

THE PURPOSE OF DESIGN GUIDELINES

The purpose of these Design Guidelines is to assist designers, architects, builders, tenants, and end-users in contributing to the beauty of The Crossing. The guidelines will coordinate the image and character of the overall development to create a special sense and unique identity. The Architectural Control Committee (ACC) shall have final approval authority on all site planning issues and reserves the right to update these guidelines from time to time as may be necessary.

All development within The Crossing must conform to the codes and regulations of all governing bodies. Where the guidelines provide a more stringent standard than the applicable governing body, the design guidelines shall control. Where the government regulation is more stringent, it shall control.

MASTER PLAN

The Crossing is designed to optimize suburban needs by strategically intermingling small neighborhood retail centers with regional retailers and entertainment uses along Three Lakes Parkway with the residential developments within the interior of the property. Office uses are to be generally concentrated near the retail centers and alongside water features which will be seen throughout the development.. The goal of this development is to successfully integrate a variety of land uses and densities to accommodate all the needs of the patrons and homeowners.



Figure 1 - Overall Master Plan

II. SITE DEVELOPMENT

A. IDENTITY POINTS

To maintain continuity within the overall development, special landscaping and signage will be developed at significant intersections. There will be 3 levels of signage & landscaping (described later in the document) which convey the unique development themes of both the overall community as well as the individual land use areas. Landscaping at each of these identity points will not be identical, but rather complimentary and unique to the surroundings at each location.



B. LANDSCAPE EDGE

Landscaping buffers will be encouraged along public rights-of-way and other strategic locations throughout the development. Landscape areas will be approved on the Site Development Plan approved by the ACC and the City of Tyler.

C. BUILDING SETBACKS

Building setbacks will be established on the Site Development Plan approved by the ACC and the City of Tyler.

D. PARKING AND ACCESS EASEMENTS

The following minimum landscape buffer setbacks measured from the property lines shall be required.

1. No structures or parking will be allowed within the landscape buffers.
2. Parking to be provided on each site to meet the city of Tyler's minimum requirements for each use on the site.
3. Landscape islands will be located at the terminus of all parking rows, and should contain at least 1 large tree, with no more than 10 parking spaces permitted in a contiguous single row (20 spaces where a double row of parking is proposed) without being interrupted by a landscape island.
4. Required landscape islands may be grouped into one large island in order to preserve existing trees.
5. Parking areas shall have an integral curb and gutter system, and be paved with concrete or asphalt. Shared drives are encouraged to have accents such as clay / brick pavers or stamped and stained concrete.
6. Parking or storage of work trucks, campers, boats, and RVs may only be permitted in designated, screened areas as approved by the ACC.
7. Denoted access easements (as shown on plats or site plans) shall be constructed of a minimum six (6) inch reinforced concrete.

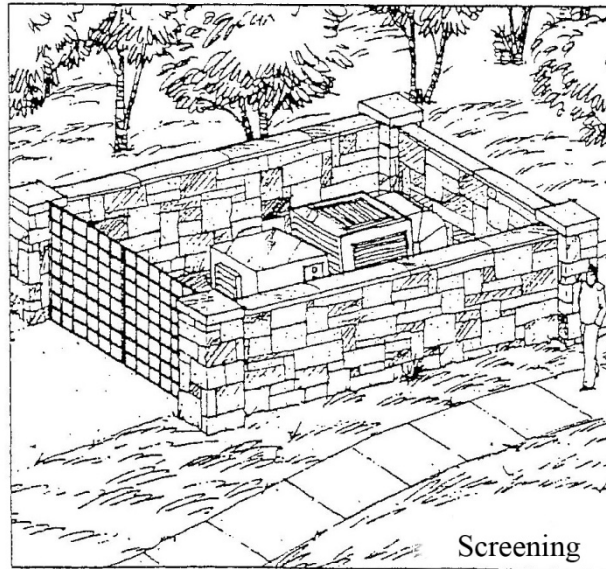
E. SCREENING & SERVICE AREAS

All service areas are to be screened from public areas on site, and off-site view.

Areas to be screened include:

- Mechanical units (rooftop and ground-mounted)
 - Dumpsters and Trash Compactors
 - Loading and Truck Service Areas
 - Electrical Transformers and control boxes
 - Odorous Sources
1. Roof mounted equipment shall be screened by building elements which are integral to the building (parapet walls, etc) of at least the same height as the equipment.
 2. Trash enclosures and Loading areas shall be screened with a solid, masonry screen wall. Screen walls shall be of brick, stone, painted concrete, or architecturally finished CMU to match the adjacent building. All screen walls shall be buffered with trees or shrubs.
 3. Transformers, control boxes, etc. shall be located in an inconspicuous location and screened with landscape. All utilities must be placed underground.

Figure 2 –



Typical screening

F. SITE GRADING

All site grading activity shall be conducted in a manner that preserves the natural image of the site. Retaining and terracing shall be used where needed to preserve existing trees and vegetation within landscape buffers, storefront buffers, parking islands, and common areas.

1. All retaining and terracing shall be through the use of boulders or stone walls, and should accommodate natural grade where possible. Materials used must be consistent with that of The Crossing or as approved by the ACC.
2. Every effort must be made to avoid compaction and/or disturbance to tree preservation areas.
3. Appropriate erosion control techniques must be used to preserve adjacent land uses.

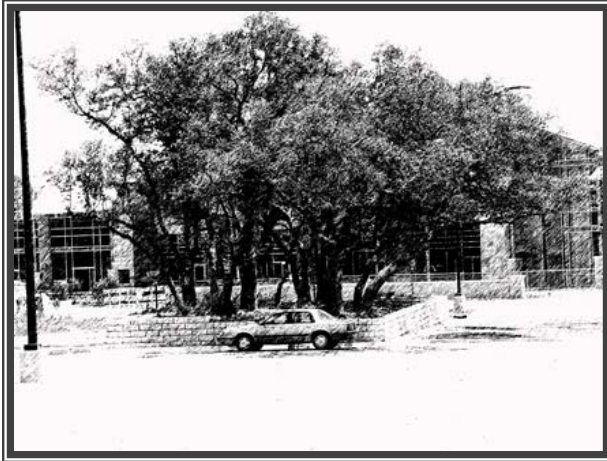


Fig. 1 – Typ. Tree Preservation

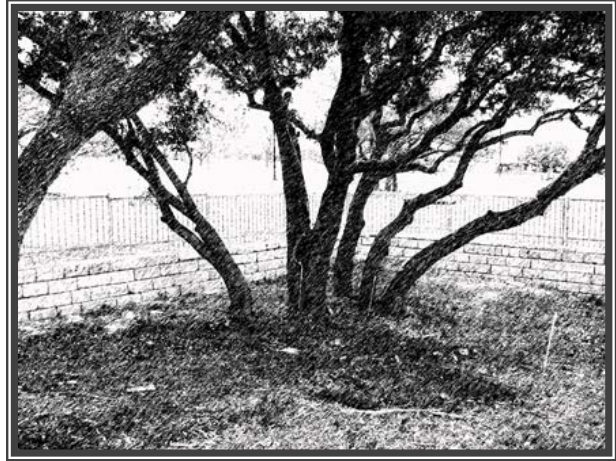


Fig. 2 – Typ. Tree Preservation

III. ARCHITECTURAL DESIGN CRITERIA FOR COMMERCIAL/RETAIL

The intent of the guidelines is to give direction in producing a positive architectural character for the mixed-use development. This will be achieved by consistent use of architectural detailing, building massing and materials and colors for all structures of the development including out-parcel pad sites.

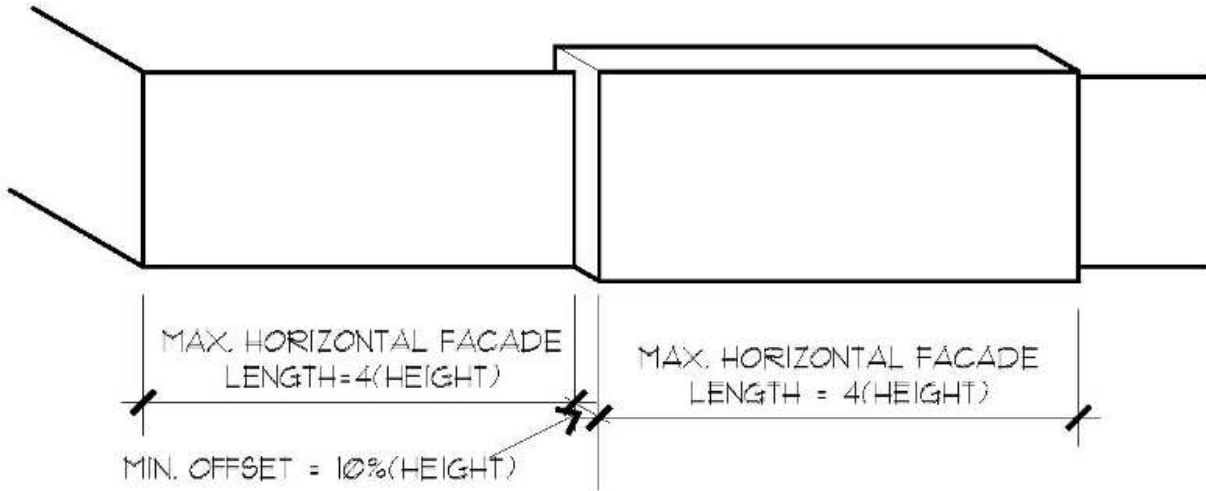
A. DESIGN ELEMENTS

- Natural Materials
- Variety of materials and textures
- Brick patterning or corbelling
- Variation in building heights, rooflines, and wall planes
- No large, uninterrupted glass surfaces
- Awnings
- Covered walkways
- Variety in window size and openings
- Articulated ground floor level or base
- Articulated cornice line

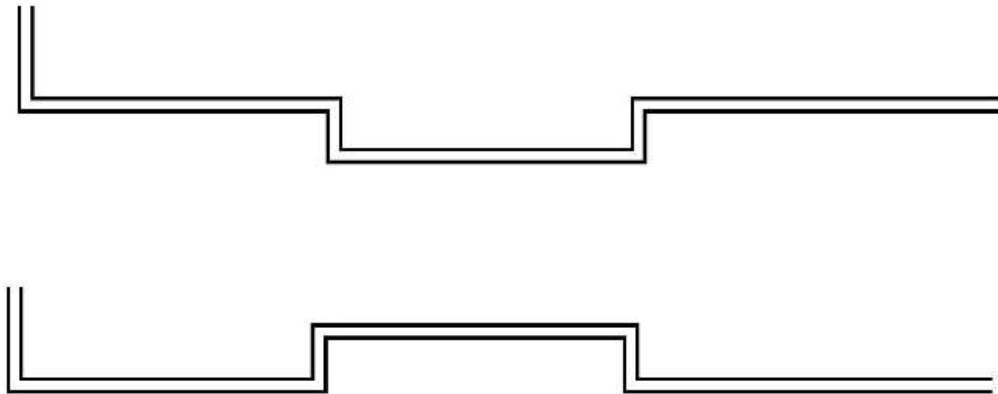
B. BUILDING MASSING & CHARACTER

1. Horizontal Articulation: No building facade shall extend greater than four (4) times the wall's height without having a minimum offset of 10 percent of the wall's height.
2. Vertical Articulation: No horizontal wall shall extend for a distance greater than four (4) times the height of the wall without changing height by a minimum of 10 percent of the wall's height.
3. Exposed Columns: Exposed support columns shall be constructed of or clad in the same masonry material as the principal structure.

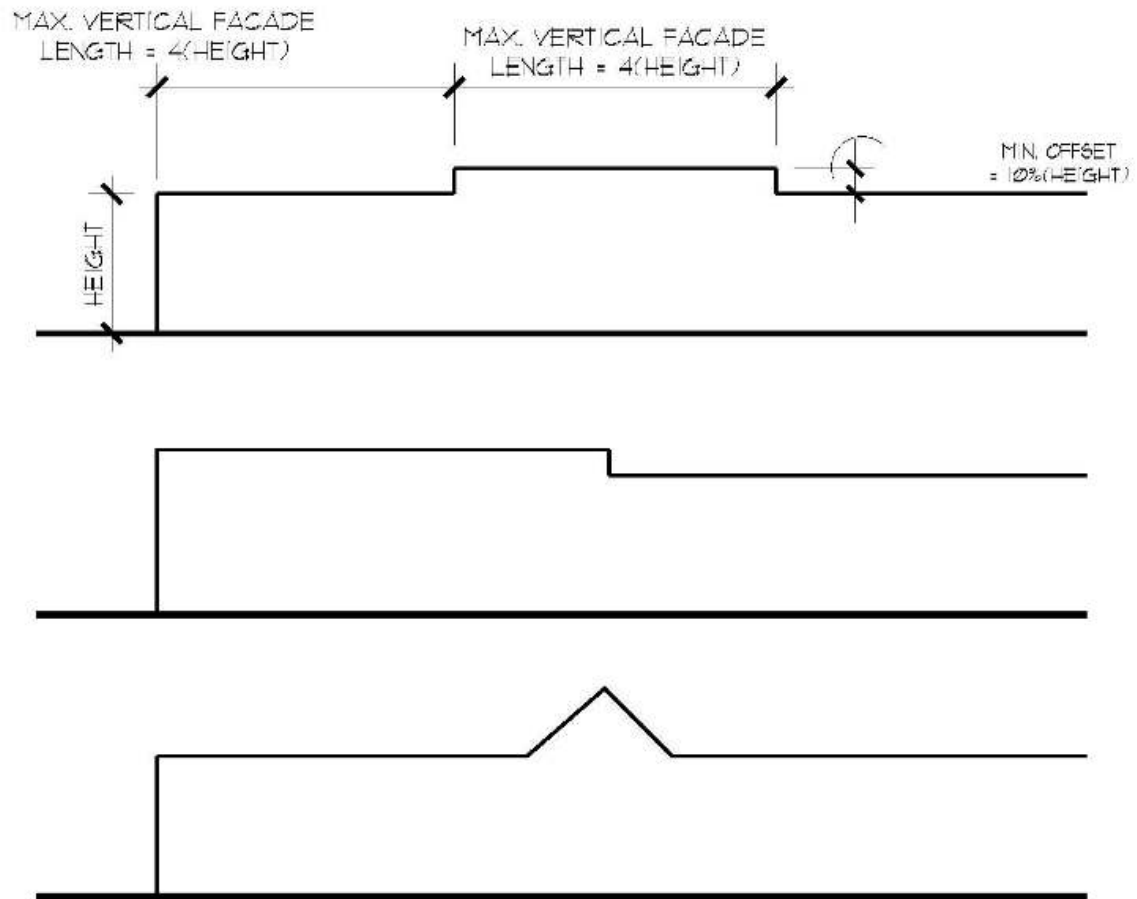




ISOMETRIC OF HORIZONTAL ARTICULATION



PLAN VIEW - HORIZONTAL ARTICULATION



ELEVATION - VERTICAL ARTICULATION

C. BUILDING MATERIALS

1. A minimum of eighty percent (80%) of each of the building wall surfaces other than glass shall be approved brick, stone, stucco or similar material. Accent materials are strongly encouraged. All building materials are subject to approval by the ACC.
2. Architectural design and style shall be continued on all building facades to lend a similarity of design and appearance to the backside of buildings through the use of compatible facades and roof treatments.
3. EIFS (exterior insulation finish systems) will be allowed as a trim material only at locations above 10 feet in height.
4. Acceptable roof materials for visible slope roofs are clay tile, concrete tile, slate and standing seam metal or others as approved by the ACC.
5. Building material colors are to be compatible with one another and shall not dramatically contrast with those existing on immediately adjacent parcels. A limited mix of dominant exterior building materials of a harmonious color range shall be utilized on any building or group of buildings. The colors used shall be a natural earth tone palette. No primary or bright colors shall be allowed. All materials and colors are subject to approval by the ACC

D. EXTERIOR SITE LIGHTING

1. Parking lot light poles shall not exceed the maximum height of 30 feet above grade. Light Pole bases constructed of exposed concrete that exceed a height of 12 inches are to be clad in stone that matches the other light poles of the development.

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2. Parking lot light fixtures are to metal halide, low profile fixtures as approved by the ACC. Shared drives will have "period" lighting as approved by the ACC.

3. Exterior building mounted light fixtures at the rear of the structures are to be metal halide in a fixture approved by the ACC with no drop down lenses. Mounting height shall be at 12 feet above finish floor.
4. Exterior canopy and soffit lighting shall be recessed with no visible drop down lenses.
5. Decorative lighting (up lighting and landscape lighting) on building facades and sidewalks/hike & bike trail are encouraged.

IV. ARCHITECTURAL DESIGN CRITERIA OFFICE AREA

The intent of the office area (see Figure 1A below) guidelines is to give direction in producing a positive architectural character for the mixed-use development. The buildings in The Offices at The Crossing are to be constructed in a residential-style architecture that can be achieved by consistent use of architectural detailing, building massing, materials and colors for all structures in the office development. Lot owners are strongly encouraged to include the unique characteristics of the individual lots into the design features of the buildings and arrangement of the site plan. Each Lot owner or representative thereof shall be required to submit a site plan and elevations to the ACC for approval. No exterior improvements to any Lot (with exception to preservation of natural areas during construction) shall be permitted without prior written approval of the ACC. All planting and landscape materials shall comply with approved plant and material list (4.7.1).

Accent materials are strongly encouraged. All building materials are subject to approval by the ACC.

2. Architectural design and style shall be continued on all building facades to lend a similarity of design and appearance to the backside of buildings through the use of compatible facades and roof treatments.
3. Acceptable roof materials for visible slope roofs are an approved 30 year minimum asphalt shingle, clay tile, concrete tile, slate or others as approved by the ACC.
4. Building material colors are to be compatible with one another and shall not dramatically contrast with those existing on immediately adjacent parcels. A limited mix of dominant exterior building materials of a harmonious color range shall be utilized on any structure. The colors used shall be a natural earth tone palette. No primary or bright colors shall be allowed. All materials and colors are subject to approval by the ACC

C. MAILBOXES

Each lot shall have a mailbox of a design and material that is similar to the architectural style of the dwelling unit subject to approval by the ACC. All mailboxes must be enclosed with this material.

D. Patios and Balconies

No patio or balcony may be nearer than five (5) feet from the property line. No balcony may open towards the side lot line in a way which, in the opinion of the ACC, will unfairly limit the privacy of an adjoining property owner

E. Driveways and Curb Breaks

As to any portion of the Property, all driveways shall be entirely of concrete (except however, other materials may be used with the prior written consent of the ACC). All curb breaks must be saw cut.

F. Parking Area

Each lot shall be required to provide adequate parking (per City of Tyler requirement) in the front of the building only. No rear parking is permitted. All parking lot layouts must be approved by the ACC prior to construction.

G. SIDEWALKS

Walks from the street or drive to the front of the Structure shall have a minimum width of three (3) feet and shall be constructed entirely of concrete (except however, other materials may be used with the prior written consent of the ACC). Each Lot shall provide a concrete sidewalk along the drive with a minimum width of four (4) feet installed per City of Tyler requirements.

Each lot that shares a property line with Grand Oaks Estates shall construct an additional sidewalk of four (4) feet width in the green area (30 foot setback area See Figure 1B below) between Grand Oaks Estates and the Offices at The Crossing. The sidewalk must be constructed from west property line to east property line. Location and layout of said walks must be approved by the ACC prior to construction.

H. FENCING

Each lot that shares a property line with Grand Oaks Estates shall construct a six (6) foot fence of ornamental iron and stone columns spaced at thirty-two feet apart that matches that of the existing development fencing. The fencing must be constructed on the property line. All fencing must be approved by the ACC prior to installation.

There shall be no side lot line fencing permitted on any lot in The Offices at The Crossing.

I. EXTERIOR SITE LIGHTING

Parking lot light poles shall not exceed the maximum height of 30 feet above grade. Light Pole bases constructed of exposed concrete that exceed a height of 12 inches are to be clad in stone that matches the other light poles of the development.

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4. Parking lot light fixtures are to metal halide, low profile fixtures as approved by the ACC. Shared drives will have “period” lighting as approved by the ACC.

5. Exterior building mounted light fixtures at the rear of the structures are to be metal halide in a fixture approved by the ACC. Any exterior lighting on the lots next to Grand Oaks Estates must be approved by the ACC prior to installation. No exterior lights on these lots are to shine directly towards the lots in Grand Oaks Estates.
4. Exterior canopy and soffit lighting shall be recessed with no visible drop down lenses.
5. Decorative lighting (up lighting and landscape lighting) on building facades and sidewalks/hike & bike trail are encouraged.

J. ADDRESS SIGNAGE

Address signage shall be compatible with the building finish materials and will be incorporated into the facade design of the mailbox. Any additional locations of address signage must be approved prior to installation. All address signage is subject to approval by the ACC.

V. SIGNAGE COMMERCIAL/RETAIL

A. EXTERIOR BUILDING SIGNAGE

1. Signs shall be individually lighted (internally) channel letters with plexiglass fronts, bronze sides and bronze trim caps.
2. Letter styles, colors and use of logos will be per tenant discretion with approval by the ACC. Neon or LED shall be 6500 white subject to approval by the ACC.

3. Total allowable sign area will not exceed one and one half (1-1/2) square feet for each linear foot of leased or occupied building fascia length.
6. Maximum height of signs for in-line tenants shall be 30 inches.
5. Maximum height for anchor tenants shall be 60 inches.
6. Signs shall be centered on store frontage and be limited in width to the middle 75 percent of any horizontally articulated facade or lease space.

B. ADDRESS SIGNAGE

Building address signage shall be compatible with the building finish materials and will be incorporated into the facade design of the building. Address signage is subject to approval by the ACC. Address signage is also recommended on the monument sign on the street frontage per ACC approval.

C. MONUMENT SIGNS

Tenants on individually platted lots shall be permitted one monument sign per street frontage as approved by the ACC and the City of Tyler.

VI. SIGNAGE - OFFICES AT THE CROSSING

A. EXTERIOR BUILDING SIGNAGE

Exterior Building signage shall be compatible with the building finish materials and will be incorporated into the facade design of the building. All signage is subject to approval by the ACC.

B. MONUMENT SIGNS

Tenants on individually platted lots shall be permitted one monument sign per street frontage as approved by the ACC and the City of Tyler.

VII. LANDSCAPE DESIGN GUIDELINES

A. LANDSCAPE DESIGN

Our prevailing vision for The Crossing is one that evokes an image of preservation and sustainability of the natural characteristics of the site in order to create a community retail and entertainment district that reflects the natural character of the development.

Landscape design shall be sensitive to these characteristics and maintain the preservation of native vegetation and trees where possible. The preferred plant list was established to maintain a consistent plant pallet throughout The Crossing, creating a common thread through identifying characteristics. The combination of native and naturalized plant material in informal, natural patterns reinforces the identity and character of preservation, creating a successful blend between the built environment and preservation areas.

1. Landscape Plans must be submitted for approval by the ACC. These plans shall visually represent grading and drainage, planting, irrigation, and site lighting.
2. The Crossing ACC reserves the right to make appropriate revisions and/or recommendations in order to maintain the overall character and image of the site.

To maintain the character of our natural environment at The Crossing, a community landscaping master plan has been created that coordinates landscape design throughout the project.

B. TRANSITION LANDSCAPE ZONE

This zone is a band varying in width from 10-20 feet between any Natural areas or protected area zone and the enhanced natural landscaping zone within the buildable area. The purpose of this zone is to provide a soft, informal transition between an existing native vegetation area and newly developed landscaping.

In this area, existing trees are to be protected and pruned and other vegetation selectively pruned or cleared. Where existing planting is thin, native plantings, including trees, shrubs, and groundcovers, are to be planted in natural patterns to reinforce the appearance of a natural area.

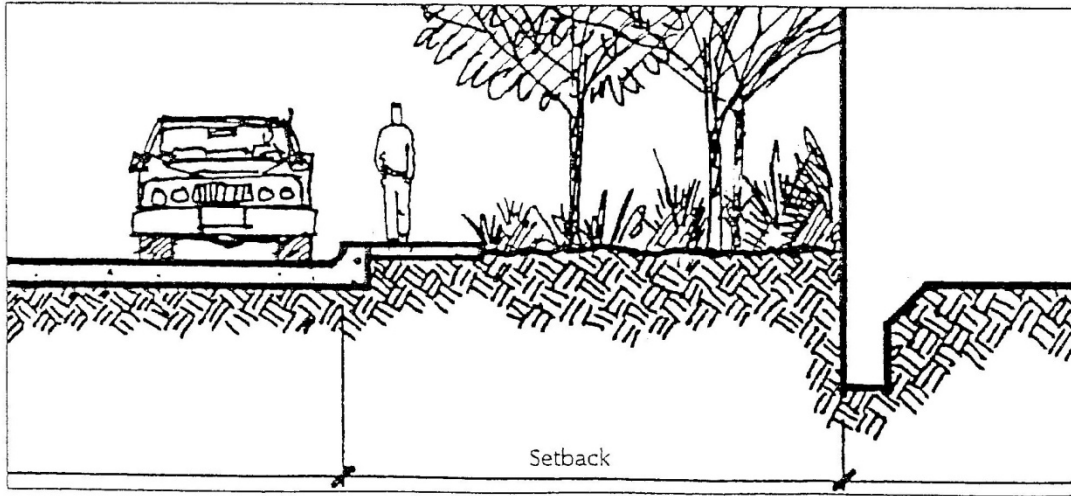
C. LANDSCAPE EDGE

The site edge or buffer contributes to the overall character of the site, providing the ability to preserve existing vegetation and effectively reduce the visual impact of the infrastructure involved. Preserving as much natural vegetation as possible in these buffer zones enhances the natural beauty of the site.

1. A minimum 15' landscape buffer will be maintained adjacent to major arterials of the site. These include: Three Lakes Parkway, Crosswater Avenue and Crosslake Boulevard.
2. A minimum 5' landscape buffer shall be maintained along all other

parking areas and development access.

4. A minimum 6' landscape buffer shall be maintained between vehicular access to parking areas and the storefronts adjacent to them.



D. IDENTITY POINTS / COMMON AREAS

Where identity structures, signage, and common areas overlap into site development, those responsible for the development of such site shall coordinate a seamless integration of structures, signage, landscaping, and site elements with the overall Landscape Master Plan of The Crossing. See figure below.



To maintain continuity within the overall development, enhanced landscaping and signage will be developed at significant intersections. There shall be three levels of signage and landscaping. These include:

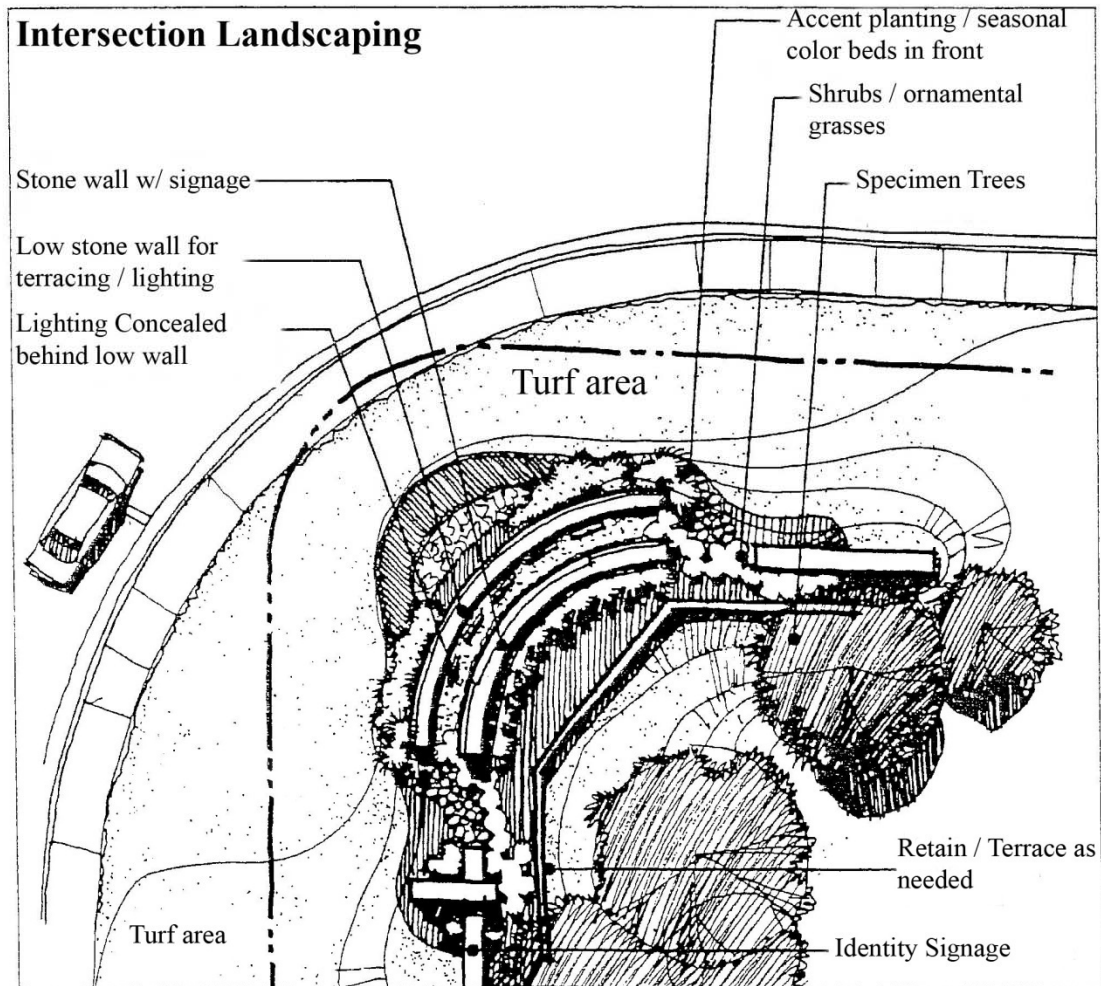
1. Level I - major intersections and access points to the overall development. See Figure Below
2. Level II - located at minor street intersections and entrances into the individual land use areas.
3. Level III - the common areas within the individual land use areas.



E. INTERSECTION LANDSCAPING

To increase the identity of The Crossing, roadway intersections are to be given an enhanced landscape treatment. These treatments include:

1. Retaining and terracing where needed through the use of boulders and stone walls in order to preserve existing vegetation and the natural topography of the site.
2. Identity structures and signage in response to the three levels required.
3. Specimen trees, shrubs and groundcover, annuals and perennials, and turf areas. Intersection landscaping plant materials are to be selected from the Plant Material Selection List (See 4.7.1)



F. SITE ENTRY LANDSCAPING

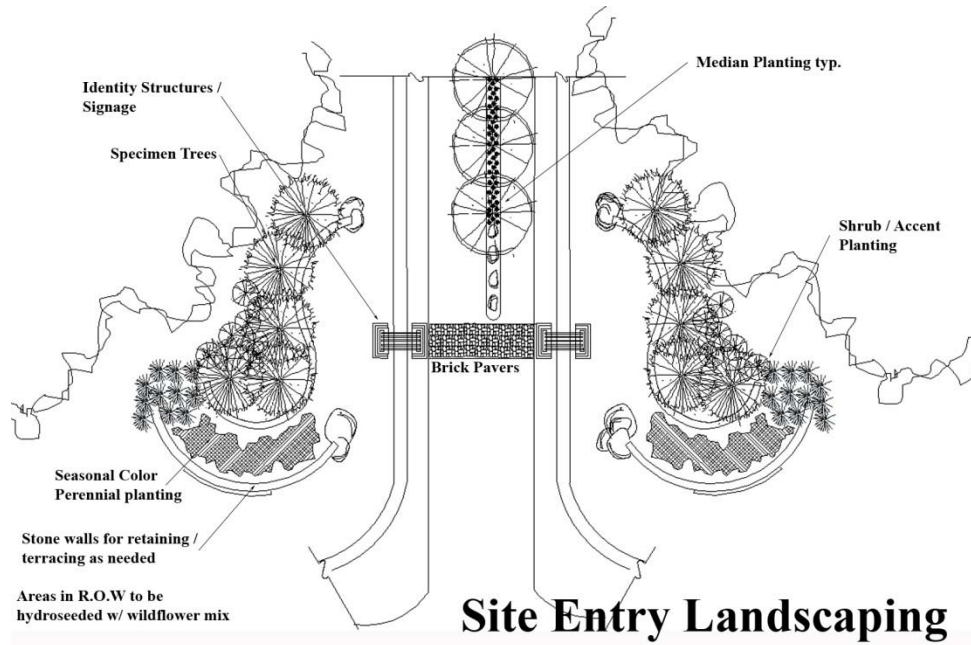
The design of individual site entrances along roadways within The Crossing is to be similar in character to the community entry designs at The Crossing. This includes:

1. Use of selected stone as an entry wall or identification sign wall. See Figure Below



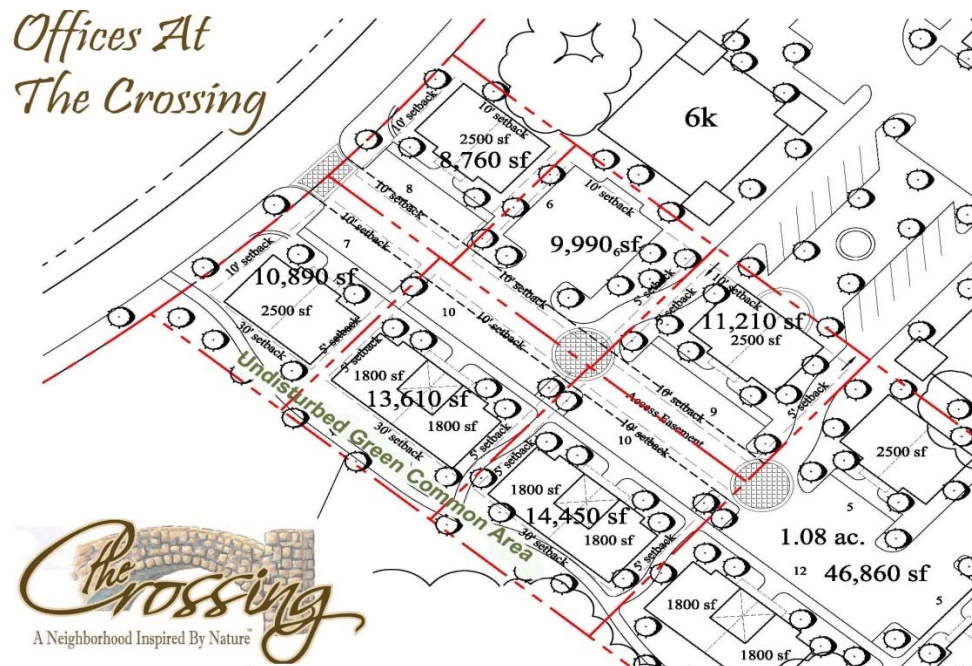
2. Plantings from the Plant Material Selection List (4.7.1) of specimen trees, shrubs and groundcover, annuals and perennials.
3. All turf areas, landscaping, and signage must reflect to overall character of the site, and shall provide a seamless integration between all adjacent roadways.
4. Use of cast stone and metal in the design of entry signage
5. Discreet concealed landscape lighting
6. Retaining and terracing through the use of boulders and/or stone walls in order to preserve existing trees and natural topography

To enhance the image of a natural environment, landscape elements should be curvilinear and landscaped with a variety of native trees, shrubs, and ground-covers in natural, informal patterns. All plant material associated with Site Entry Landscaping shall be selected from the Plant Material Selection List (4.7.1).



G. GREEN/Common Area Landscaping

1. To achieve the feeling of privacy, certain areas are designated as “natural areas” that should not be disturbed. The thirty (30) foot setback area between Grand Oaks Estates and the Offices at The Crossing (see Figure 1B below) is one of those areas that shall be undisturbed and kept natural. Property owners shall be required to keep the underbrush clean and the area well kept without disturbing the other natural features of the area. In addition, each lot owner adjacent to the Grand Oaks Estates property line shall be required to plant two (2) trees from the approved Plant Material List. These must be at least three (3) inches in diameter, 10-12 feet tall with a minimum spread of 6-8 feet.



H. PLANT MATERIAL SELECTION LIST

To achieve the intent of a natural environment at The Crossing, all plant materials, including trees, shrubs, vines, groundcovers, perennials, and grasses, must be selected from the Plant Material Selection List.

Plant Material Selection List (4.1.7)

Plant Materials

Canopy Trees
Pistachio chinensis – Chinese Pistachio
Quercus macrocarpa – Burr Oak
Quercus Virginiana – Live Oak
Quercus nuttallii – Nuttall Oak
Pinus taeda – Loblolly Pine
Pinus thunbergiana – Japanese Black Pine
Betula nigra – River birch
Quercus palustris – Pin Oak
Gleditsia triacanthos ‘Shademaster’ – Shademaster Honeylocust
Ulmus parvifolia – Lacebark Elm
Quercus stellata – Post Oak
Ornamental Trees

Cercis Canadensis – Redbud
Cornus florida – Dogwood
Ilex vomitoria – Yaupon Holly
Ilex opaca – American Holly
Lagerstroemia indica – Crape Myrtle
Magnolia ‘Little Gem’ – Dwarf Southern Magnolia
Myrica cerifera – Wax Myrtle
Japanese Maple ‘Coral Bark’
Trident Maple
Japanese Maple ‘Bloodgood’
Shrubs
Abelia spp. – Glossy Abelia
Amorpha fruticosa – Pink Indigo
Callicarpa Americana – American beautyberry
Chaenomeles lagenaria – Flowering Quince
Cotoneaster spp. – Cotoneaster
Euonymus spp. – Euonymus
Forsythia spp. – Forsythia
Hypericum spp. – St. Johns Wort
Lonicera spp. – Honeysuckle
Rhododendron spp. – Azalea
Myrica pusilla – dwf. Wax myrtle
Salvia regal – Mountain Sage
Viburnum spp. – Viburnum
Rose spp. – Rose
Camellia spp.
Hydrangea spp.
Spirea spp.
Nandina spp.
Rosmary spp.
Ilex spp.
Jesamine spp.
Soft leaf Yucca
Loropetalum
Ilex Crenata “Holly Sky Pencil”
Groundcovers
Ajuga reptans – Ajuga
Zophiophon japonicus – Mondo grass
Potentilla verna – Spring cinquefoil

Ruellia
Veronica 'Georgia blue'
Liriope spp.
Vinca spp.
Hedra Helix – English Ivy
Dwf. Clumping bamboo
Fern spp.
Vines
Bignonia capreolata – Crossvine
Campsis radicans – Trumpet Vine
Clematis paniculata – Sweet Autumn Clematis
Lonicera sempervirens – Coral Honeysuckle
Wisteria sinensis – Chinese Wisteria
Passion Vine
Confederate Jesamine
Grasses:
Gulf Muhly grass
Miscanthus 'Morning Light'
Inland Sea Oats
Prairie Sky Grass
Miscanthus 'Gracillimus'
Zoysia 'Empire' (all turf areas)

I. IRRIGATION

All irrigation systems shall utilize a central, computerized controller and rain gauge to maximize efficiency. All irrigation equipment shall be below grade with appropriate concealment and be located in landscaped areas only. The Site developer is responsible for the irrigation of adjacent buffer zones, parking islands, and site entrances. The use of adequate bubbler irrigation system is encouraged to provide deep root-zone irrigation of trees and shrubs. Plant materials should be grouped according to their water consumption needs.

J. LANDSCAPE STRUCTURES

Landscape structures such as arbors, pavilions, porte-cocheres, and patio areas must be located with the Building Area unless otherwise approved by the ACC. The height, materials, color, and style of such structures should be of the same character of the building elements. In general, the same Design Guidelines that apply to architecture apply to the design of landscape structures.

K. LANDSCAPE MATERIALS

The use of consistent landscape materials will create a sense of place and establish the overall character of the site, so that the image of The Crossing has a strong visual connection throughout the development. These include:

1. All beds shall be mulched with an approved material.
2. Alternate paved areas for paths, patios, seating areas, and remote access shall be decomposed granite screenings or other material as approved by the ACC.
3. All bed edges are to remain natural; no manufactured edging will be allowed. Where needed to establish appropriate grade, stone edging will be allowed.
4. Selected stone for all landscape walls
5. Approved brick paver accents on all pedestrian access areas
6. Site amenities such as trash receptacles, benches, bike racks, and site lighting shall be approved by the ACC.

L. LANDSCAPE MAINTENANCE

Landscaping must be maintained in healthy condition in a way that makes the area look natural, but well kept. This includes:

1. Appropriate irrigation and fertilization
2. Weed and pest control
3. Recycling and mulching of waste materials
4. Timely mowing, edging, clipping, pruning and cleanup in enhanced natural landscape zones
5. Selected pruning and cleanup in the identified tree preservation areas