



INDIGO COMMONS DESIGN GUIDELINES

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indigo

MERISTEM COMMUNITIES

A group of six diverse people are seated around a long wooden table outdoors, enjoying a meal and conversation. The scene is set in a grassy field with trees in the background, bathed in the warm, golden light of sunset. String lights are visible above the group. The table is set with white plates of food, wine glasses, and bottles. A lit candle in a glass holder sits on the table. The overall atmosphere is warm and communal.

Empowering People Through Place

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FOUNDATIONAL BELIEFS

We believe.

Everything is **interconnected**.

Opportunities exist where others see challenge.

Do everything in **relationship**.

Don't be afraid to **take risks**.

Do **interesting** things.



PURPOSE OF THIS DOCUMENT

These Commercial Design Guidelines are intended to give direction to architectural and landscape development within the Commons and ensure these designs promote and enhance the overall vision of Indigo.

While the design guidelines promote a quality design, they are not a set of rigid requirements. They are general and illustrative in nature and are intended to provide flexibility and encourage creativity and variety on the part of designers. The overall objective is to ensure the intent and spirit of these design guidelines are followed to attain the best possible design solutions.

The following design guidelines are organized into five sections:

DESIGN GUIDELINES: describes the standards and guidelines for items such as building placement and architectural details

SIGNAGE GUIDELINES: provides guidance to the types and look of signs that are allowed in The Commons including wall signs, blade signs, window signs, and free-standing signs

LANDSCAPE GUIDELINES: gives direction on landscape requirements including wall types, fence types, pedestrian furniture, exterior lighting, and plantings

FRAMEWORK AND BUILDING BLOCKS: details the individual blocks where buildings may occur within The Commons, and describes the requirements and desired character of each block

ADMINISTRATION: describes the approval process for submitted projects in The Commons

RESPONSIBILITY OF THE MASTER DEVELOPER

The Master Developer, operating as the Indigo Commercial Community Association, will design and provide the overall planning framework and utilities that compose the public realm of The Commons. This includes all areas not within the commercial lots as defined on the Building Block Plan on page 18. The Master Developer will provide the following:

- Vehicular Circulation and Parking
- Primary Pedestrian Promenade
- Site Utilities and drainage

Proposed buildings within each building pad shall be designed to integrate with the common elements provided by the Master Developer.

DESIGN GUIDELINES

The design guidelines provide direction for proposed buildings within the Indigo Commons. These guidelines generally apply to the designated retail blocks as shown on the Building Block Plan following this section.

BUILDING ORIENTATION AND LAYOUT

1. Storefronts and major building entries should be oriented toward streets and active pedestrian areas. The architectural design of the building should clearly emphasize the primary building entry and create an interesting, inviting, and human-scaled portal.
2. Prominent building corners as noted on the detail pages later in this document shall be architecturally enhanced with a vertical element, upgraded materials, or other special feature element, to create focal points throughout The Commons.
3. Building forms should be varied to provide sheltered entry portals, outdoor seating areas, display areas, and/or landscaped areas within the building envelope. Building edges and proposed landscaping should be seamlessly integrated back into the master developer-provided public realm.
4. All sides of the building clearly visible to public areas should be given full architectural treatment. The majority of building pads will require four-sided architecture due to the planning nature of creating a village environment. This does not apply to shared property lines between individual lots where incremental retail is permitted as noted on the block descriptions following this section.
5. An engaging pedestrian environment should be emphasized with an indoor/outdoor experience utilizing walls that open to pedestrian areas providing outdoor dining and retail areas.
6. Service areas on building facades shall be hidden from prominent public view as much as possible using architectural treatments and/or landscape elements.

buildings should be designed to engage the public realm and enliven The Commons with inviting entry portals, dynamic indoor/outdoor spaces, and seamless integration with the existing pedestrian environment

VARIETY AND AESTHETIC QUALITY

1. Buildings should be designed with a focus on pedestrian-scale with architectural elements, such as awnings, large windows, and architectural projections applied to buildings.
2. Building massing should be scaled appropriately by articulating the wall plane with projecting and recessed elements, variation in wall heights, and incorporating different roof forms at different elevations to avoid long, monotonous facades.
3. The building heights and proposed uses of adjacent Blocks should be considered during the design process to understand how each building interacts with its neighbors to create a varied and interesting The Commons.
4. Surface detailing and material changes with recessed or projected wall surfaces should not serve as a substitute for distinctive massing.
5. Articulated storefronts with carefully arranged doors, windows, arches, trellises, or awnings should face onto plazas, designated seating areas, parking areas, and streets to create active pedestrian environments.
6. Entries should be proportional to the overall building massing and appropriately human-scaled.



BUILDINGS ENGAGING
THE PUBLIC REALM

ARTICULATION

1. Buildings should incorporate 360-degree architecture, whereby each side of a building is treated with architectural details such as windows, overhangs, trellises, arcades, projections, awnings, insets, materials, textures, and colors. This does not apply to shared property lines between incremental lots.
2. The highest level of articulation should occur on facades directly interfacing with the public realm, however, similar and complementary massing, materials, and details should be incorporated into secondary facades.
3. Building facades should incorporate wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas to create depth and shadow patterns.
4. Storefronts should convey an open, inviting appearance through the use of windows, doors, wall composition, colors, and materials.
5. Building corners at prominent locations in The Commons should be given an additional level of articulation such as tower features or enhanced materials to create focal points and areas of interest throughout The Commons.
6. Murals, trellises, or vines and espaliers should be placed on large expanses of walls at the rear or sides of buildings to soften the wall and create interest.

ROOFS

1. Roof design should be appropriate to the architectural style and overall Vision of The Commons.
2. Roof overhangs, arcades, and awnings should be used whenever feasible to provide shading and architectural interest.
3. Rooftop equipment should be screened from public view.

BUILDING ENTRIES

1. The main entrance to a building should be clearly identifiable and articulated appropriate to the architectural style of the building.
2. Secondary entries should be clearly identifiable and distinctly designed while complementing the main building entry.



DESIGN GUIDELINES

WINDOWS AND DOORS

1. First floor retail shall provide between 60% and 85% glazing on primary pedestrian facing facades to create a visual connection from the sidewalk to the retail establishment within. First floor residential shall provide between 40% and 70% glazing to create a transparent environment with 'eyes on the street'.
2. Clear glass should be used for all first floor windows. The use of reflective glass is prohibited.
3. Window type, material, shape, and proportion should complement the architectural style.
4. Doors and windows should be used to establish rhythm and harmony within the overall building design.
5. Door and window frames should complement building color and finishes.
6. Double door entries are encouraged to create a more dynamic entry experience.
7. Recessed windows provide depth and should be used where appropriate to the architectural style.
8. Building overhangs, awnings, landscaping, and controllable blinds should be provided to reduce heat gain. It is recommended that south and west facing windows should be shaded with an overhang, deciduous trees, or awnings to reduce summer exposure.
9. Roll down security doors are prohibited.
10. Operable windows are preferred for upper stories.

AWNINGS / CANOPIES

1. Awnings and canopies may be integrated into building design to accentuate the pedestrian scale while highlighting building entries and storefront windows.
2. Awnings and canopies should be used tastefully in conjunction with arcades and uncovered storefronts to create an undulating rhythm throughout The Commons.
3. The design of awnings should relate to the overall facade on which they are to be placed in terms of size, shape, scale and color, and should match the architectural style of the building.
4. Awnings that extend over pedestrian areas shall have at least 8 feet of vertical clearance from the sidewalk.
5. Awnings and umbrellas should be made of a durable, high-quality materials.
6. Glossy, shiny plastic, metal, and Plexiglas awning materials are prohibited. Internally illuminated awnings are also prohibited.

MATERIALS AND COLORS

1. Materials should be chosen to reflect the architectural style of the building and should compliment the overall vision of Indigo.



2. Materials and colors can affect the apparent scale and proportion of buildings and should be carefully considered in relation to the overall design of the building and other structures in the immediate area.
3. The dominant color of new buildings should relate to the inherent color of the building's finish materials.
4. The number of colors appearing on the building exterior should be minimized. Generally, small commercial buildings should use no more than three colors; however exceptions can be made if the application of multiple colors is used sparingly to add interest.
5. Subtle accent colors should be used to identify special areas such as entries, courtyards, alcoves, etc.
6. Non-toxic, recycled-content materials should be used whenever possible.

ARCHITECTURAL LIGHTING

- 1. Building lighting shall be consistent with the general character and illumination hue of the general lighting throughout The Commons as provided by the Master Developer.
- 2. Lighting shall be focused on highlighting the building entry, building signage, store displays, and prominent architectural features.
- 3. Lighting shall be used to provide sense of safety and security to buildings and pedestrians.
- 4. Lighting style shall be appropriate to the architectural style of the building and the character of The Commons.
- 5. Additional lighting may be necessary along the parking lot side of buildings as shown in the Lighting Plan within this document.



- 6. Must follow Fort Bend County Dark Skies Regulations.

OUTDOOR DINING

- 1. Outdoor dining is encouraged to be integrated as part of an indoor/outdoor experience for restaurants and cafes within The Commons, and should be designed as an extension of the indoor dining room.
- 2. Outdoor dining areas shall not encroach into the pedestrian promenade or designated sidewalk areas unless otherwise approved by the Commercial Association.
- 3. A clear distinction between the dining area and pedestrian walkways shall be maintained using landscape planters, decorative walls or fences, changes in grade, or other physical barriers appropriate to the architectural style of the building and overall character of The Commons.

OUTDOOR SALES DISPLAYS/KIOSKS

- 1. Outdoor sales displays are permitted and encouraged within the building pad envelopes and immediately adjacent to the building.
- 2. Outdoor sales displays shall not impede pedestrian movement in promenade and sidewalk areas.
- 3. Outdoor sales displays shall be kept in an aesthetically pleasing condition, and shall not detract from the quality and character of The Commons.

UTILITY, SERVICE, AND LOADING AREAS

- 1. Any outdoor equipment, whether on a roof, on the side of a structure, or on the ground should be appropriately screened. The method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size.
- 2. Deliveries shall be made within approved loading areas designated by the master developer.

TRASH AND RECYCLING ENCLOSURES

- 1. Trash and recycling receptacle serving the entire Commons commercial area will be provided by the Commercial Association for use by all commercial tenants. No trash is permitted to be stored in any area other than the enclosures provided by the master developer.



COMMUNITY ART IS
ENCOURAGED AND PROVIDES
VISUAL INTEREST WITH AN
EMPHASIZE ON LOCAL ARTISTS

ARCHITECTURAL CHARACTER

The Commons is a collection of buildings with an urban-agrarian theme, combining the idyllic farm motifs with the classic small-town character that anchored farming communities across the country. Brick, stone, wood siding, and glass will be the predominant materials applied in either the traditional forms and detailing or a contemporary interpretation to create a lively and enduring The Commons.

A natural color palette using earth tones and the inherent hues of the materials will characterize most of The Commons, however tasteful pops of color and creative application of materials where appropriate is encouraged and will be considered in the review process.





SIGNAGE GUIDELINES

Signage plays an important role in advertising commercial development and giving directional information to pedestrians and vehicles. These guidelines are intended to promote signage that will be designed to enhance the overall character of The Commons.

Signage design is encouraged to be creative and unique where appropriate to provide moments of whimsy and charm to the project.

Overall neighborhood monumentation, Commons wayfinding signage, and safety/informational signage will be provided by the Master Developer.

GENERAL SIGNAGE DESIGN

1. All building signage shall be approved by the Commercial Association. A signage plan shall be submitted showing location and sizes of proposed building signage.
2. All building signage shall complement the overall character of The Commons.
3. All signs should be consistent with the proportion and scale of building elements within the facade.
4. All signs shall be made of durable materials that will not fade or deteriorate in severe weather conditions.
5. Signage should be designed to conceal junction boxes, conduit, and other mechanical components.

COMMERCIAL SIGNAGE TYPES

Wall Graphics and Signs

Wall Signs are attached directly to the facade of the building.

1. Signage height and total area shall be designed to proportionally fit on the face of the building.
2. Wall signs shall be designed for a blank area on the facade, and shall not span over changes in building materials or partially cover windows.
3. Backlighting of raised letters creating a soft glow on the building elevation is encouraged.

Wall graphics are painted graphics that are applied to blank walls as an enhancement feature.

1. The location and design of painted wall graphics shall be approved by the Commercial Association.



PARKING AGREEMENT



SHARED PARKING AGREEMENT

A shared parking agreement has been established by the Indigo Commercial Community Association to provide and manage all required parking within The Commons. The number of parking spaces is determined based on Article 4.2 of the Richmond, Texas Unified Development Code.

All proposed buildings or tenant improvements are required to participate in the shared parking agreement. Each architectural submittal will indicate the total square footage and type of commercial (e.g. office, restaurant, retail) and/or total size and amount of residential units to determine expected required parking. The Indigo Commercial Association will notify prospective developers of the amount of parking spaces on hand for that particular block or lot which may affect building size and commercial type.

Due to the shared nature of parking with The Commons, parking spaces may not be guaranteed directly adjacent to an individual block or lot. Spaces will not be allowed to be signed for a specific retail or residential use.

Additional parking and vehicular access is not permitted to be built on a block or lot. The only parking permitted in The Commons are those spaces provided as part of the shared parking agreement.

LANDSCAPING GUIDELINES

The Master Developer will provide the landscaping within the public areas of The Commons. This includes the primary open space corridor at the heart of the project, all public gathering and seating areas, sidewalks throughout The Commons, the farm, swales/storm water management areas, and parking lots.

Individual developers are required to provide landscaping within their lot between the proposed building footprint and the lot line.

Proposed landscaping shall follow the same character, materials, and plantings as provided within the public realm areas to ensure seamless transitions throughout The Commons.

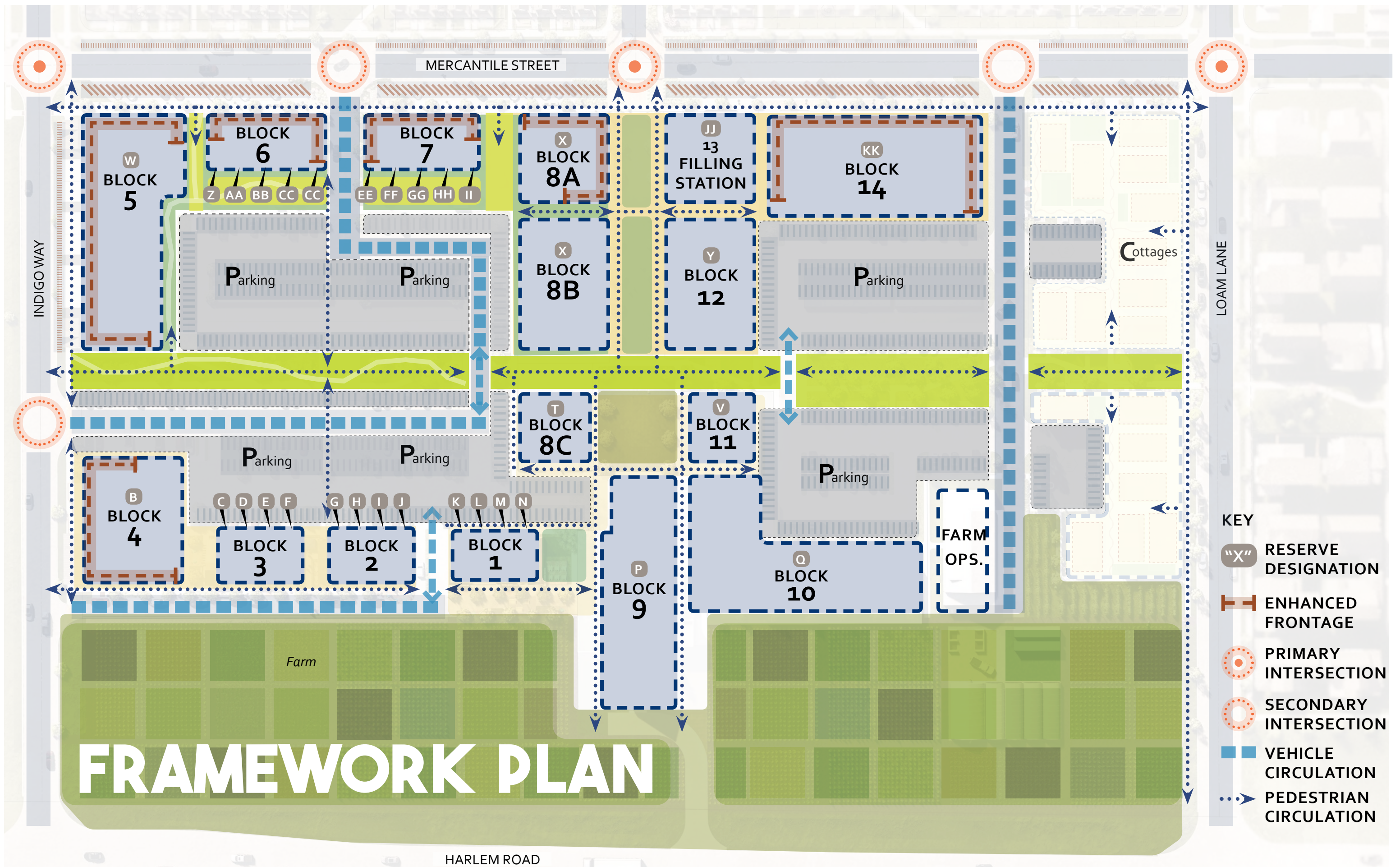
Landscape Guidelines

1. Foundation plantings, planter boxes, and/or potted plants are encouraged to visually soften where the building meets the ground. Foundation plantings are appropriate where pedestrians do not access the building, while planter boxes and potted plants are appropriate where a building is adjacent to sidewalk and seating areas.
2. A combination of trees, shrubs, and ground covers appropriately sized to the available space should be used to provide a hierarchy and layering of plantings. It is understood that some private spaces, such as the narrow incremental lots, will have a small amount of planting area and only small shrubs or plants would be proportionally appropriate.
3. All plantings shall be installed with automatic drip irrigation to maintain quality and health.
4. Seasonal flowers and shrubs are encouraged to be integrated throughout the year to bring added color and interest.
5. Landscaping shall be used to screen maintenance elements from primary pedestrian areas.
6. Well adapted or native plant species are preferred and encouraged for longevity of landscaping and to increase local biodiversity.
7. All landscape plants must either be on Community Plant list or otherwise approved by the Commercial Association.

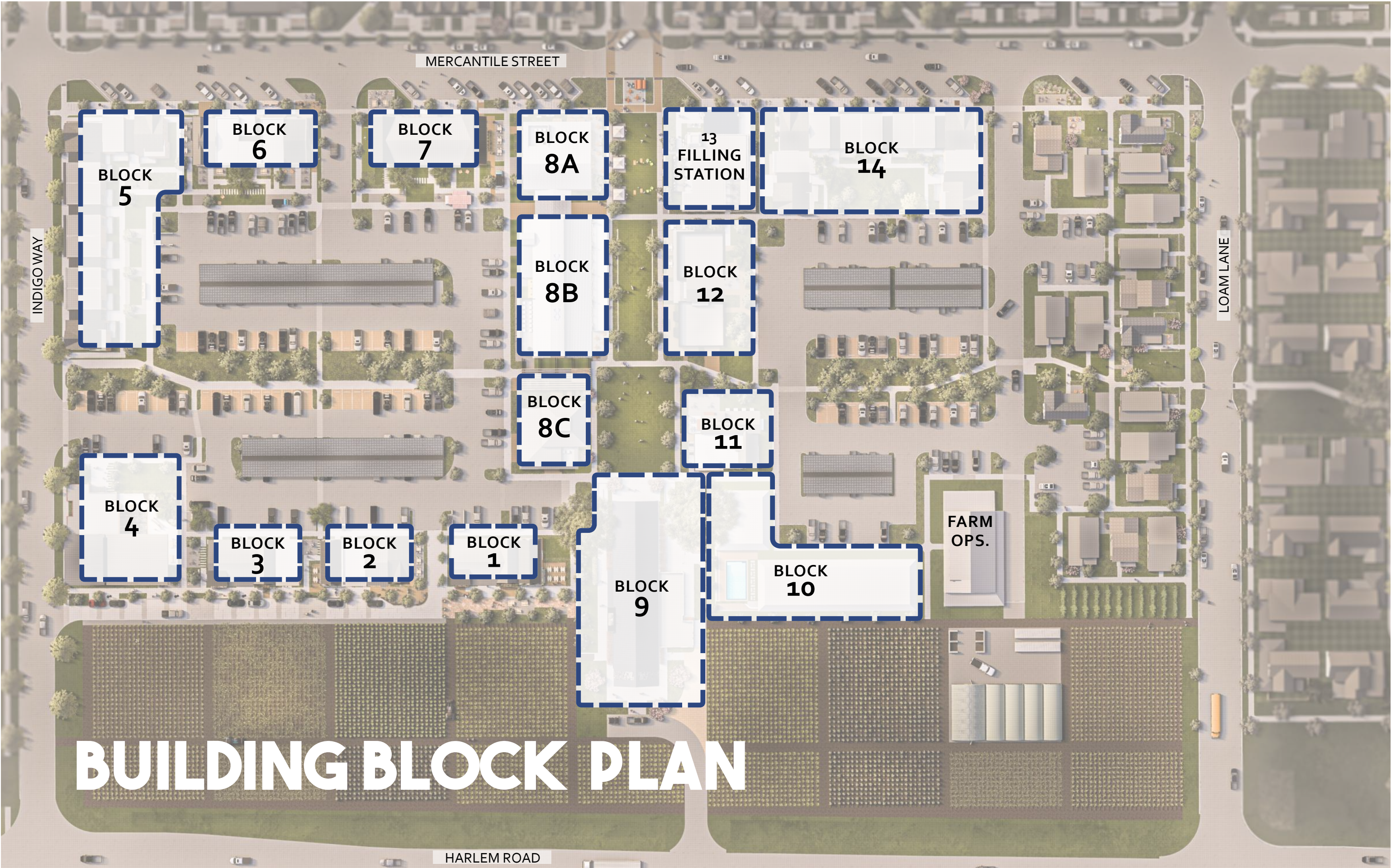
Maintenance

1. To ensure consistent landscaping throughout the entire project and to support high quality, healthy and productive plants, all landscaped areas on private lots will be regularly maintained by a company contracted by the Master Developer.

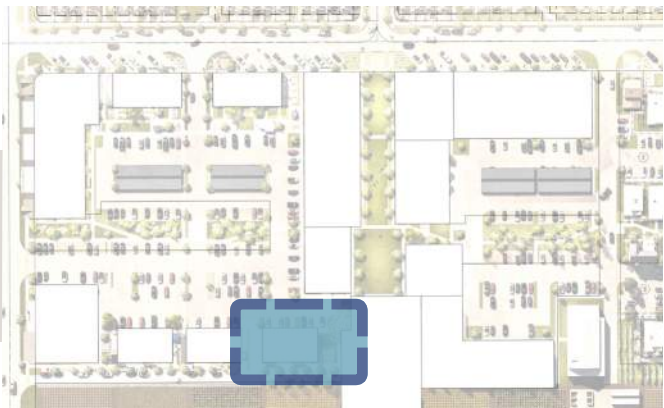







FRAMEWORK PLAN

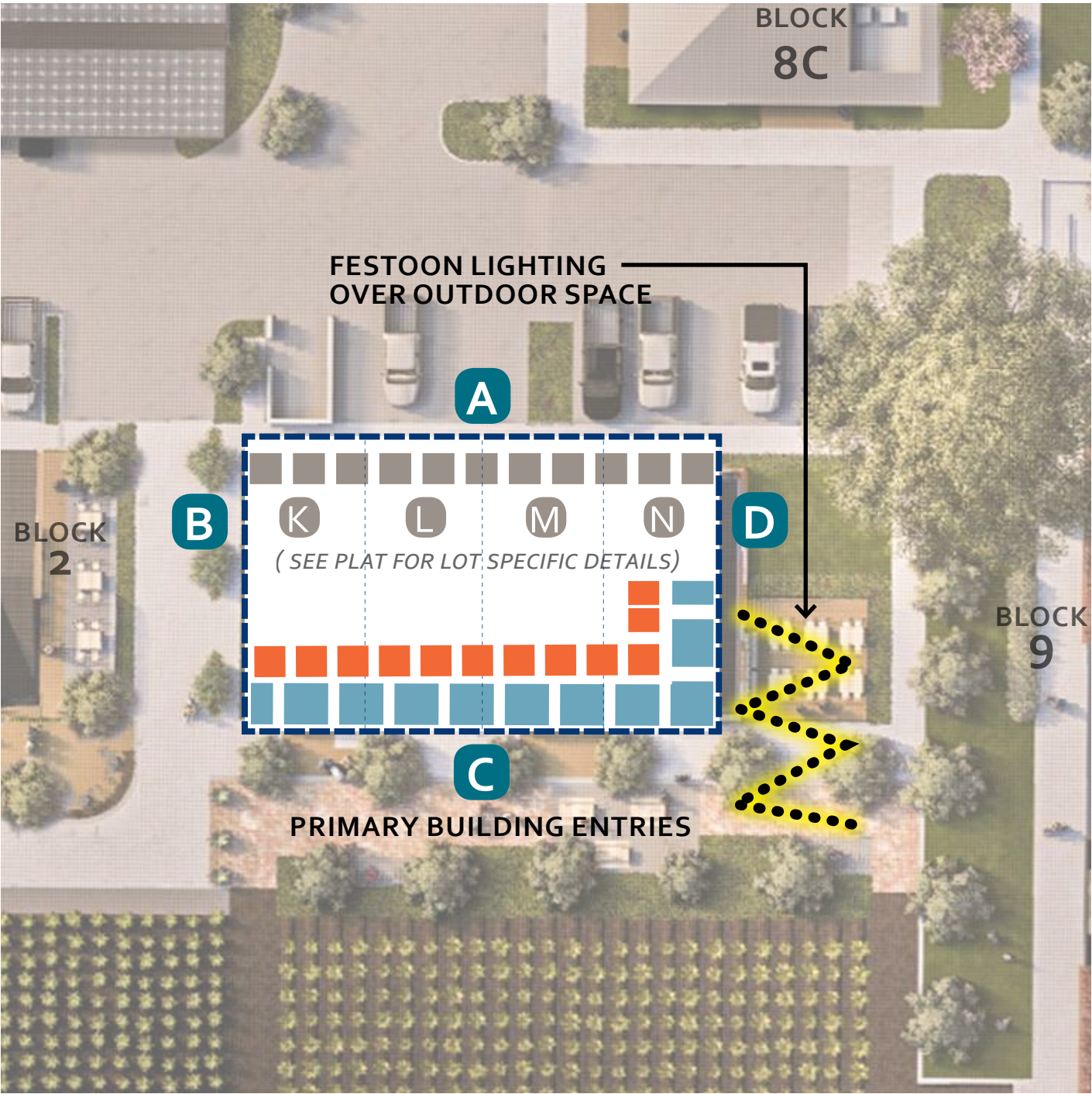


BLOCK 1



BLOCK DETAILS	
type	incremental retail (1-4 incremental buildings)
ground floor uses	restaurant, retail
upper floor uses	retail, office, residential, restaurant
COMMERCIAL	
maximum block commercial area	6,400 square feet (3,200 square feet per floor)
RESIDENTIAL	
total units	maximum 4 homes permitted in this block (1 per incremental lot on 2nd story only)
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor connection	building design encouraged to interface with outdoor seating areas provided by master developer
 retail entries	all ground floor retail must have its primary entrance on side C
 service areas	service areas must be located on side A or 20% of sides D or B, closest to side A
festoon lighting	overhead market lights to be provided on the south side of the building; hooks to be installed on the building and posts in the seating area at construction per landscape plan
adjacent uses	review adjacent uses to avoid regulatory use conflicts (Churches, Schools, Liquor Stores, etc.)

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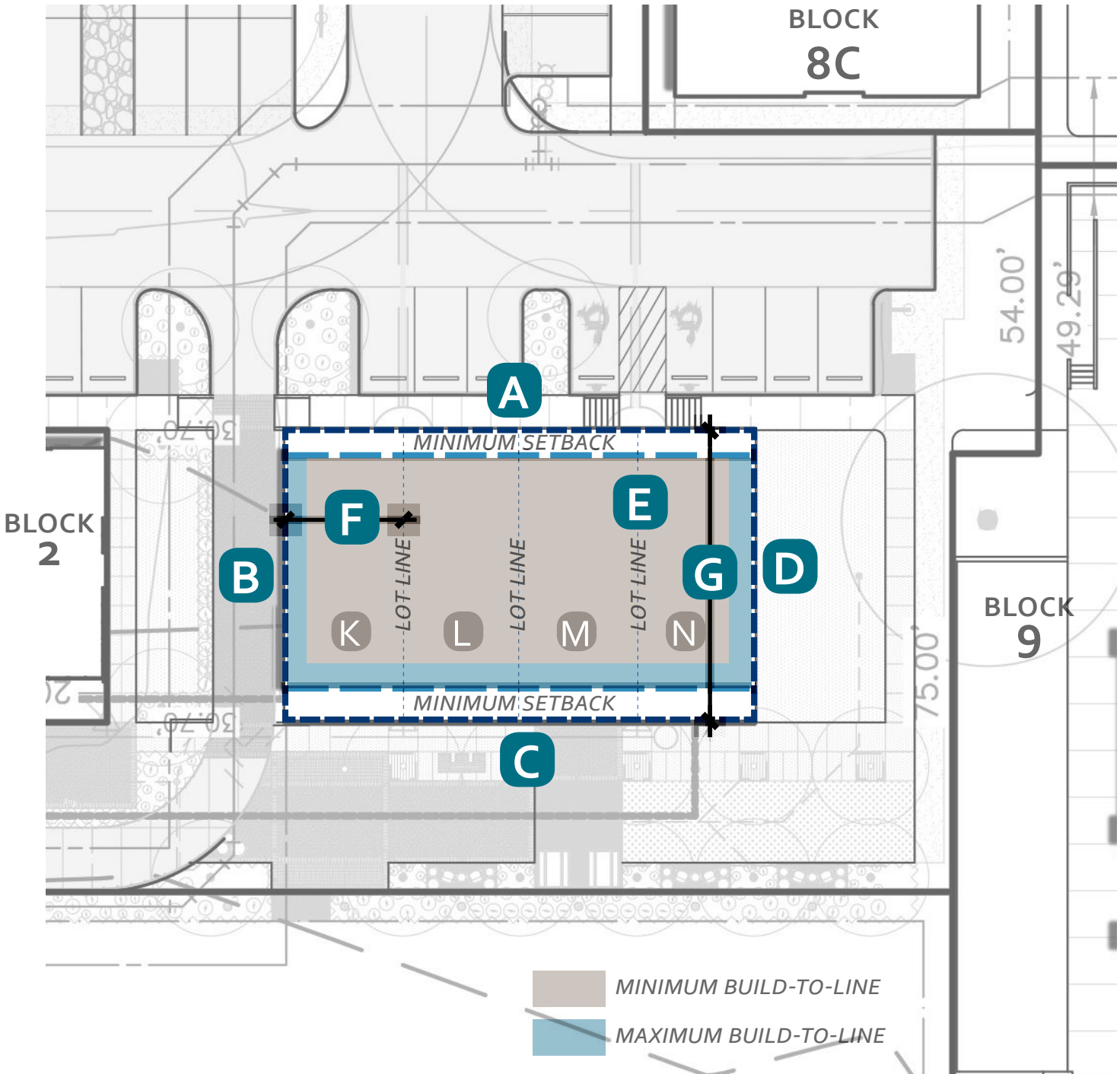


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BLOCK 1

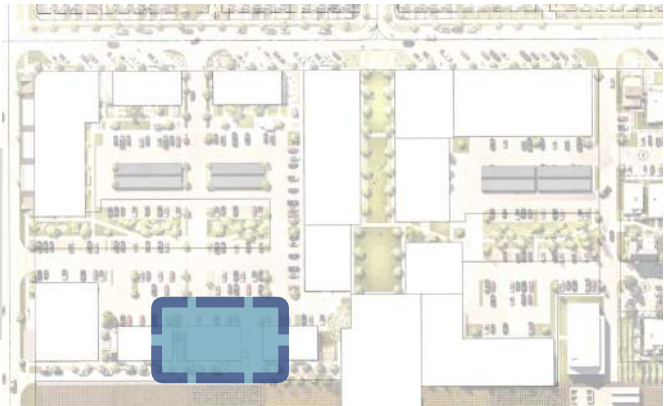
	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5'	5'	
side B build-to-line	0'	5'	
side C build-to-line	5'	10'	max. 10' allowed to provide outdoor space
side D build-to-line	0'	5'	
building adjacency E	2"	2"	2" air gap between individual buildings within the same block
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	2-story / 30'		
max building area	6,400		
max building area per incremental lot	1,600	each lot may be built as a separate building or lots may be combined	
total block size	4,000		
min. incremental lot	1,000		
incremental lot width	20'	F	
incremental lot depth	50'	G	
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls (not required for internal lot lines) to engage all areas around the building including the parking lot, common landscaped areas, and views of the farmland		




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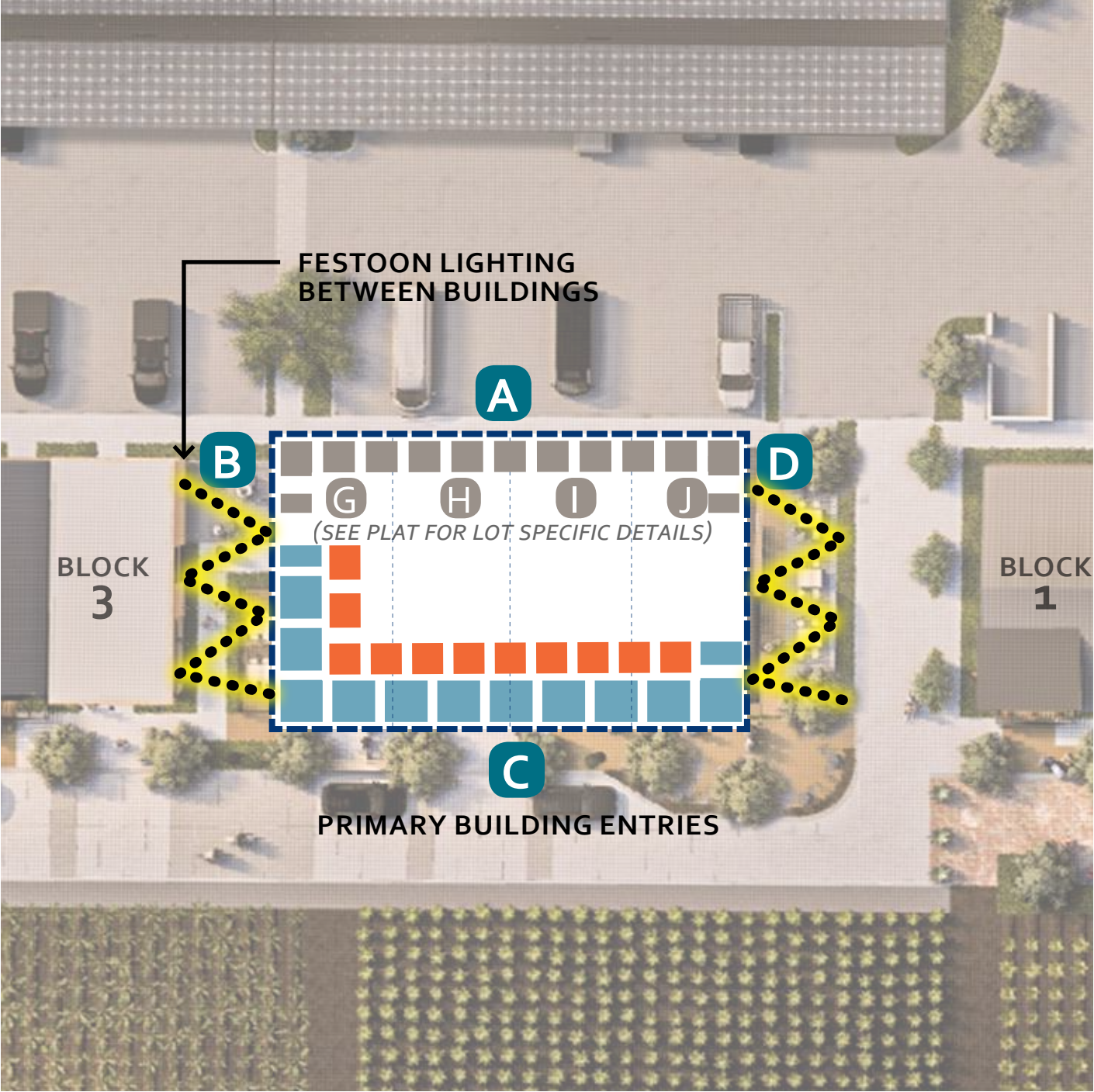
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BLOCK 2



BLOCK DETAILS	
type	incremental retail (4 total incremental buildings)
ground floor uses	restaurant, retail
upper floor uses	retail, office, residential, restaurant
COMMERCIAL	
maximum block commercial area	9,600 square feet (3,200 square feet per floor)
RESIDENTIAL	
max units	maximum 8 homes permitted in this block (4 per floor) (up to 2 per incremental lot on 2nd and 3rd stories only)
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor connection	building design encouraged to interface with outdoor seating areas
 retail entries	all ground floor retail must have its primary entrance on side C
 service areas	service areas must be located on side A or 20% of sides D or B, closest to side A
festoon lighting	overhead market lights to be provided on the north and south side of the building; hooks to be installed on the building and posts in the seating area at construction per landscape plan
adjacent uses	review adjacent uses to confirm acceptable use types

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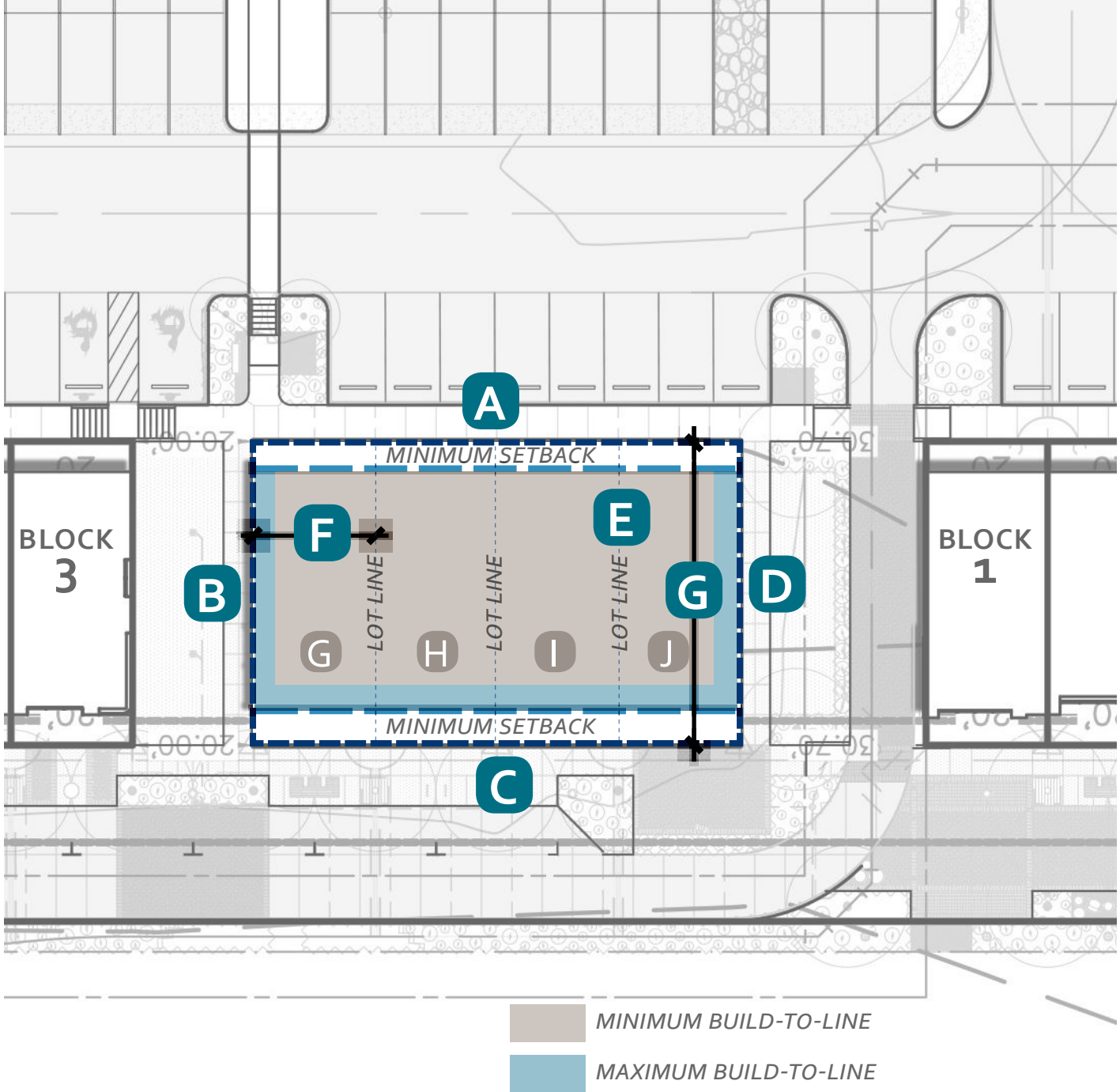


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BLOCK 2

	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5'	5'	
side B build-to-line	0'	5'	
side C build-to-line	5'	10'	max. 10' allowed to provide outdoor space
side D build-to-line	0'	5'	
building adjacency E	2"	2"	2" air gap between individual buildings within the same block
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	3-story / 40'		
max building area	9,600		
max building area per incremental lot	2,400	each lot may be built as a separate building or lots may be combined	
total block size	4,000		
min. incremental lot	1,000		
incremental lot width	20'	F	
incremental lot depth	50'	G	
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls (not required for internal lot lines) to engage all areas around the building including the parking lot, common landscaped areas, and views of the farmland		




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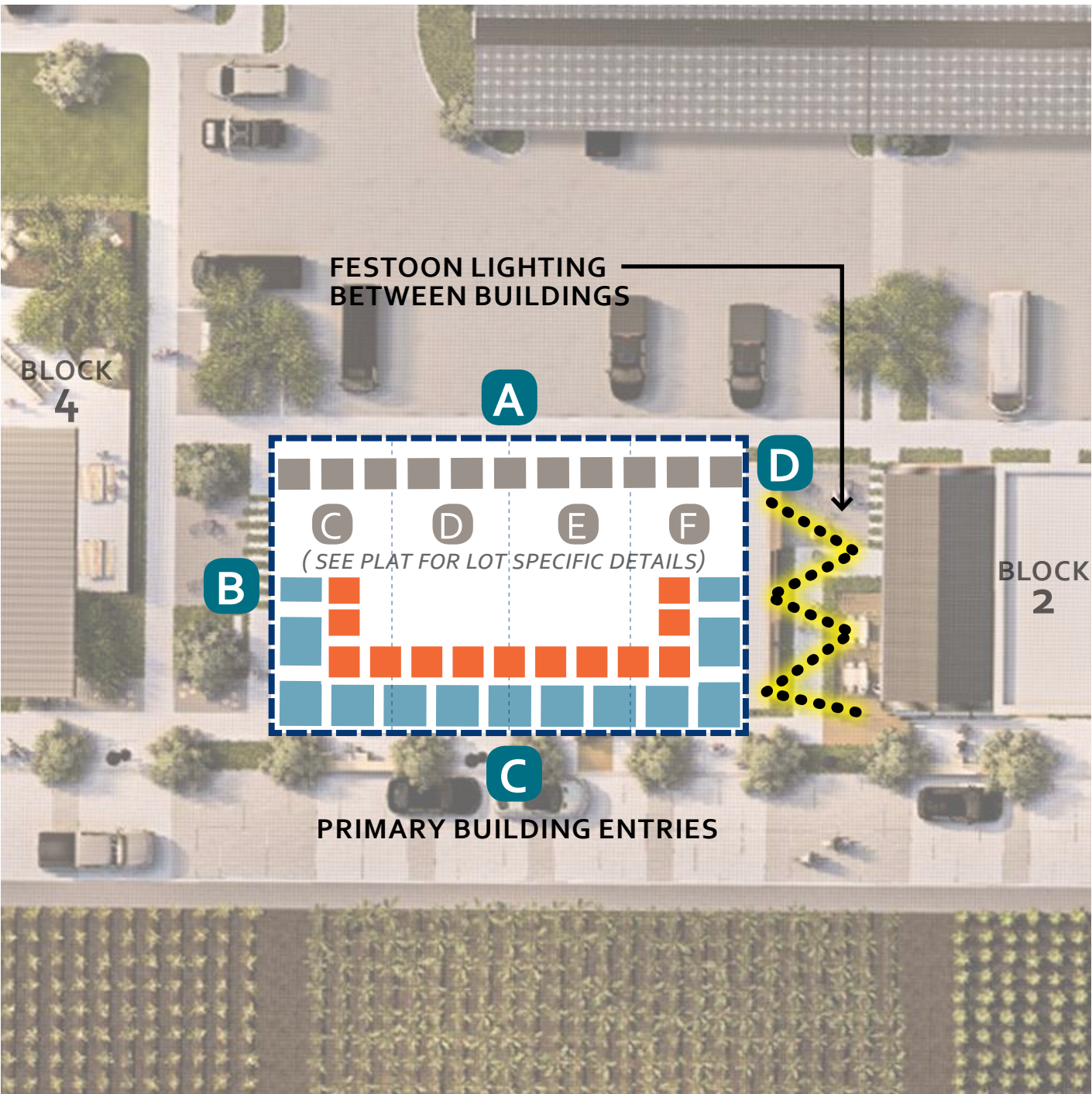
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BLOCK 3



BLOCK DETAILS	
type	incremental retail (4 total incremental buildings)
ground floor uses	restaurant, retail
upper floor uses	restaurant, retail, office and residential (no residential on reserve C)
COMMERCIAL	
maximum block commercial area	9,600 square feet (3,200 square feet per floor)
maximum incremental lot commercial area	2,400 square feet (800 square feet per floor)
RESIDENTIAL	
max units	maximum 6 homes permitted in this block (3 per floor) (up to 2 per incremental lot on 2nd and 3rd stories only)
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor connection	building design encouraged to interface with outdoor seating areas
 retail entries	all ground floor retail must have its primary entrance on side C
 service areas	service areas must be located on side A or 20% of sides D or B, closest to side A
festoon lighting	overhead market lights to be provided on the south side of the building; hooks to be installed on the building and posts in the seating area at construction per landscape plan
adjacent uses	review adjacent uses to confirm acceptable use types

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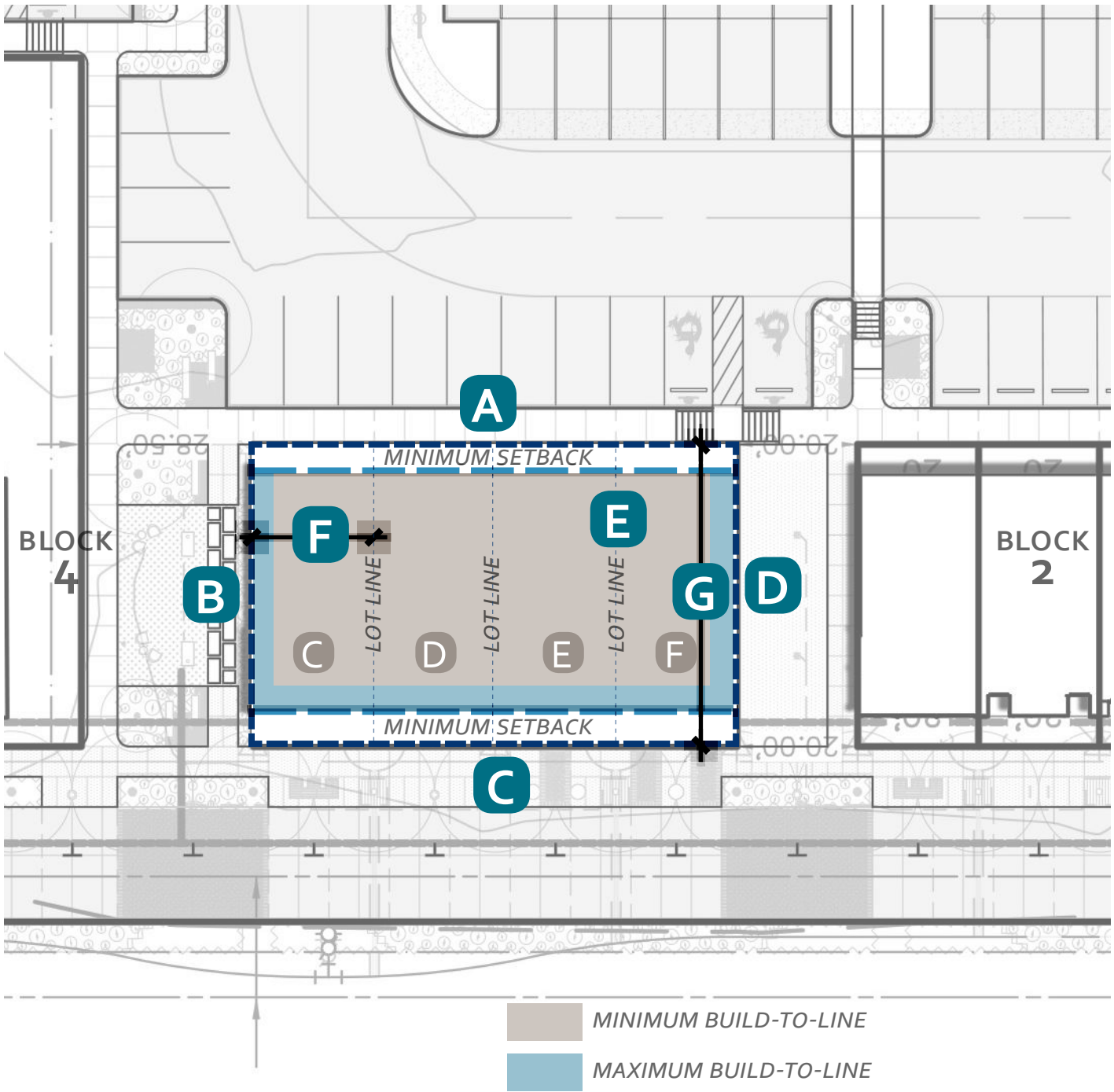


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BLOCK 3

	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5'	5'	
side B build-to-line	0'	5'	
side C build-to-line	5'	10'	max. 10' allowed to provide outdoor space
side D build-to-line	0'	5'	
building adjacency E	2"	2"	2" air gap between individual buildings within the same block
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	3-story / 40'		
max building area	9,600		
max building area per incremental lot	2,400	each lot may be built as a separate building or lots may be combined	
total block size	4,000		
min. incremental lot	1,000		
incremental lot width	20'	F	
incremental lot depth	50'	G	
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls (not required for internal lot lines) to engage all areas around the building including the parking lot, common landscaped areas, and views of the farmland		



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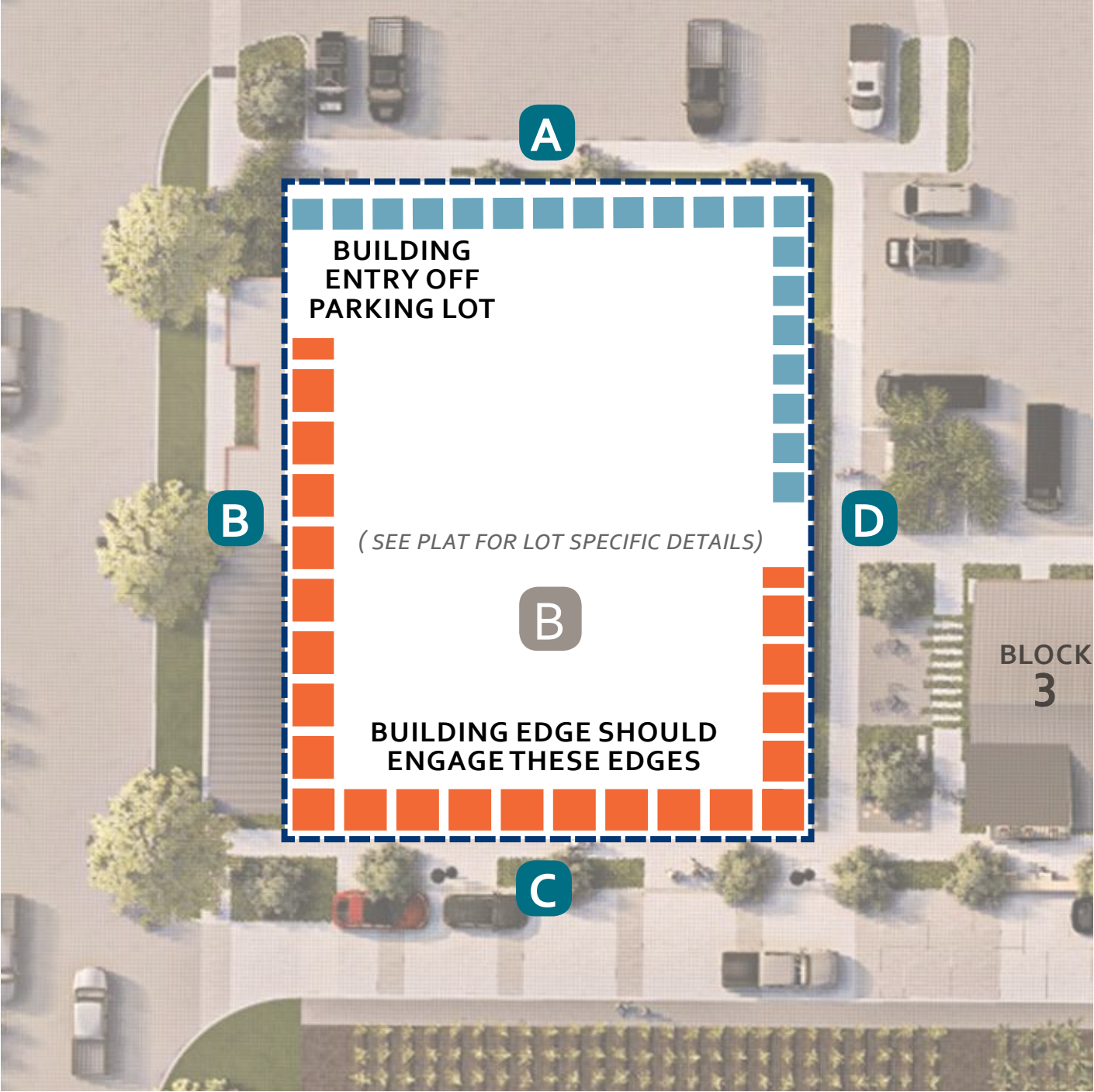
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BLOCK 4



BLOCK DETAILS	
type	stand-alone commercial
ground floor uses	unrestricted
COMMERCIAL	
building square footage	10,000 sf
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 building edges	building should engage the north and west street frontages to maintain a strong street edge
 building entry	must be off the parking lot
adjacent uses	review adjacent uses to confirm acceptable use types

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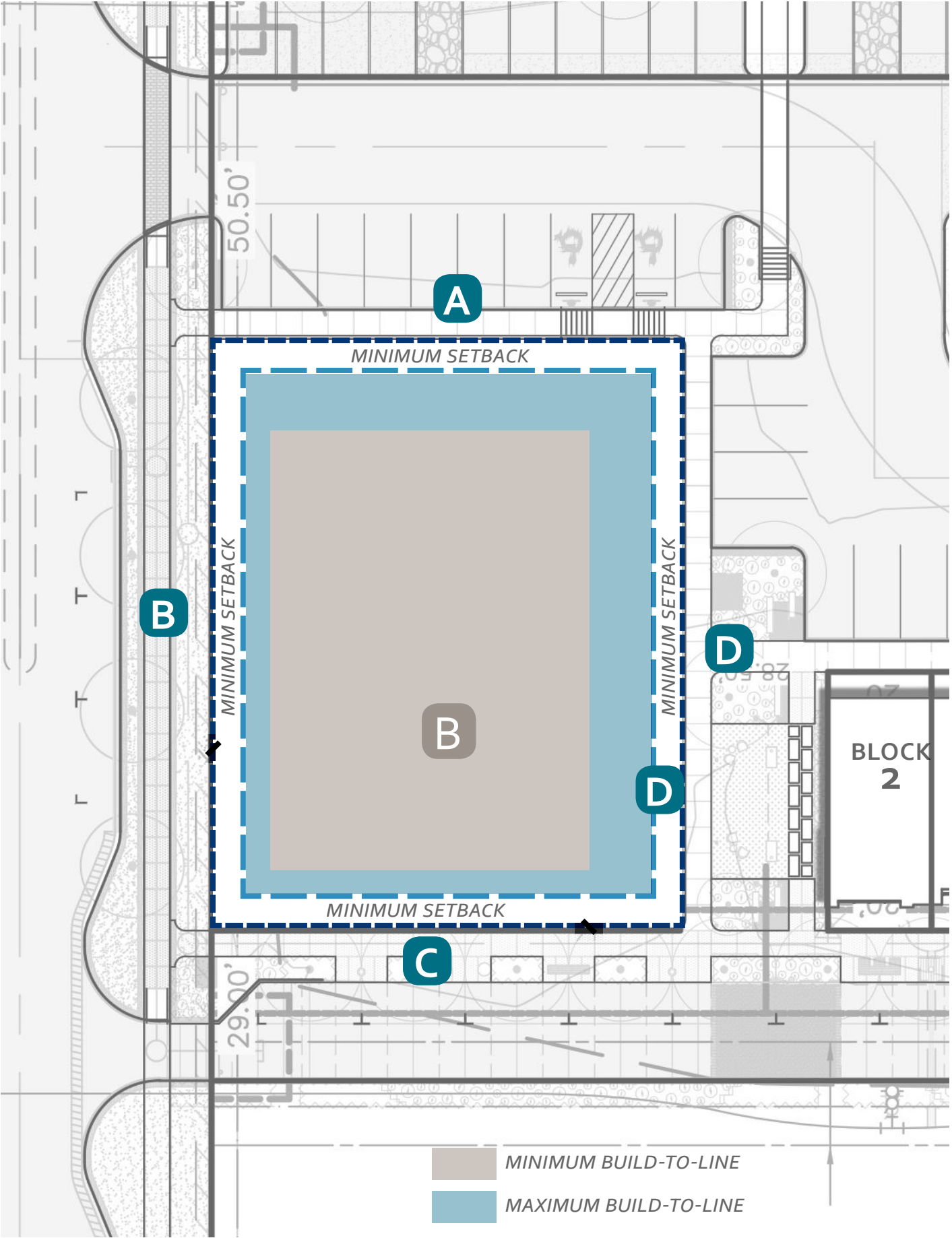


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BLOCK 4





	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5'	15'	min. 5' to provide sidewalk in front of parking stalls; ideal side for entry
side B build-to-line	5'	10'	maintain a strong street edge
side C build-to-line	5'	10'	5' to allow a landscape street with 10' maximum to hold a street edge
side D build-to-line	5'	15'	
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	2-story / 45'		
total building area	10,000		
total block size	10,316		
NOTES			
open space area	maximum building setback may be increased to accommodate an outdoor play area provided that a portion of the building adheres to the min/max setbacks to establish an edge		

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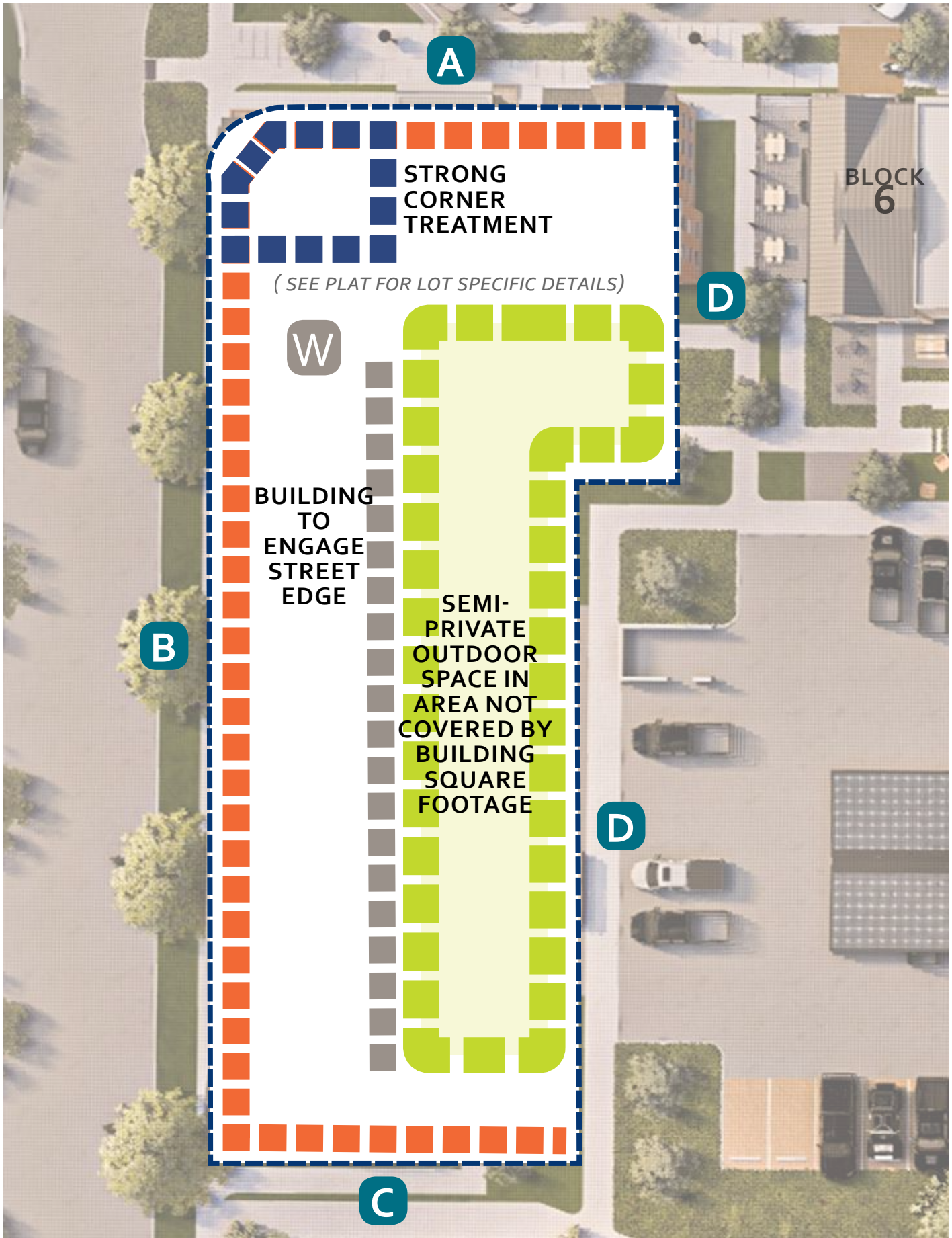
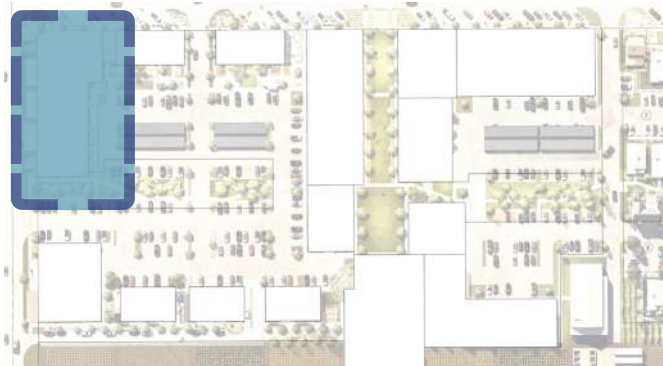


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BLOCK 5

BLOCK DETAILS	
type	residential
ground floor uses	residential stacked flats, retail
upper floor uses	residential stacked flats
RESIDENTIAL	
max units	40 flats
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 building edge	building to engage street edge
 open space	semi-private open space to be provided along side D
 corner architecture	building shall maintain a strong urban form at the corner of this critical intersection
 service areas	service areas to be discreetly located on side D
adjacent uses	review adjacent uses to confirm acceptable use types

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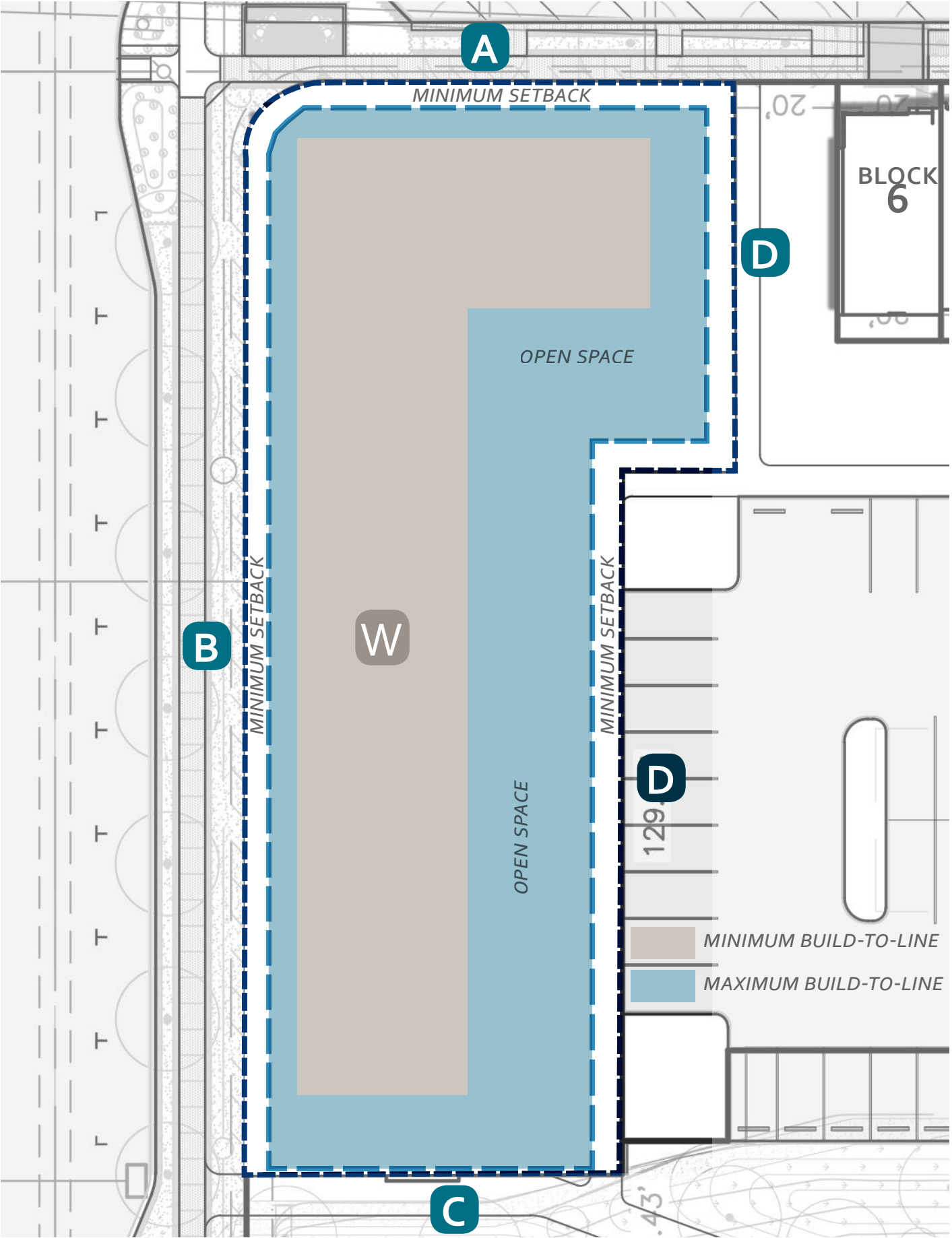


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BLOCK 5





	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5'	10'	maintain a strong street edge
side B build-to-line	5'	10'	maintain a strong street edge
side C build-to-line	0'	15'	max. 15' allowed to provide outdoor space
side D build-to-line	5'	15'	
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	3-story / 45'		ground floor must be a minimum of 12'
total building area	NA		building size determined by maximum unit count and build-to-lines
total block size	17,010		
NOTES			
open space	open amenity space to be provided along side D between building edge and block parcel line. Space may be a combination of private patios for ground floor units and semi-private outdoor spaces for use by all residents		

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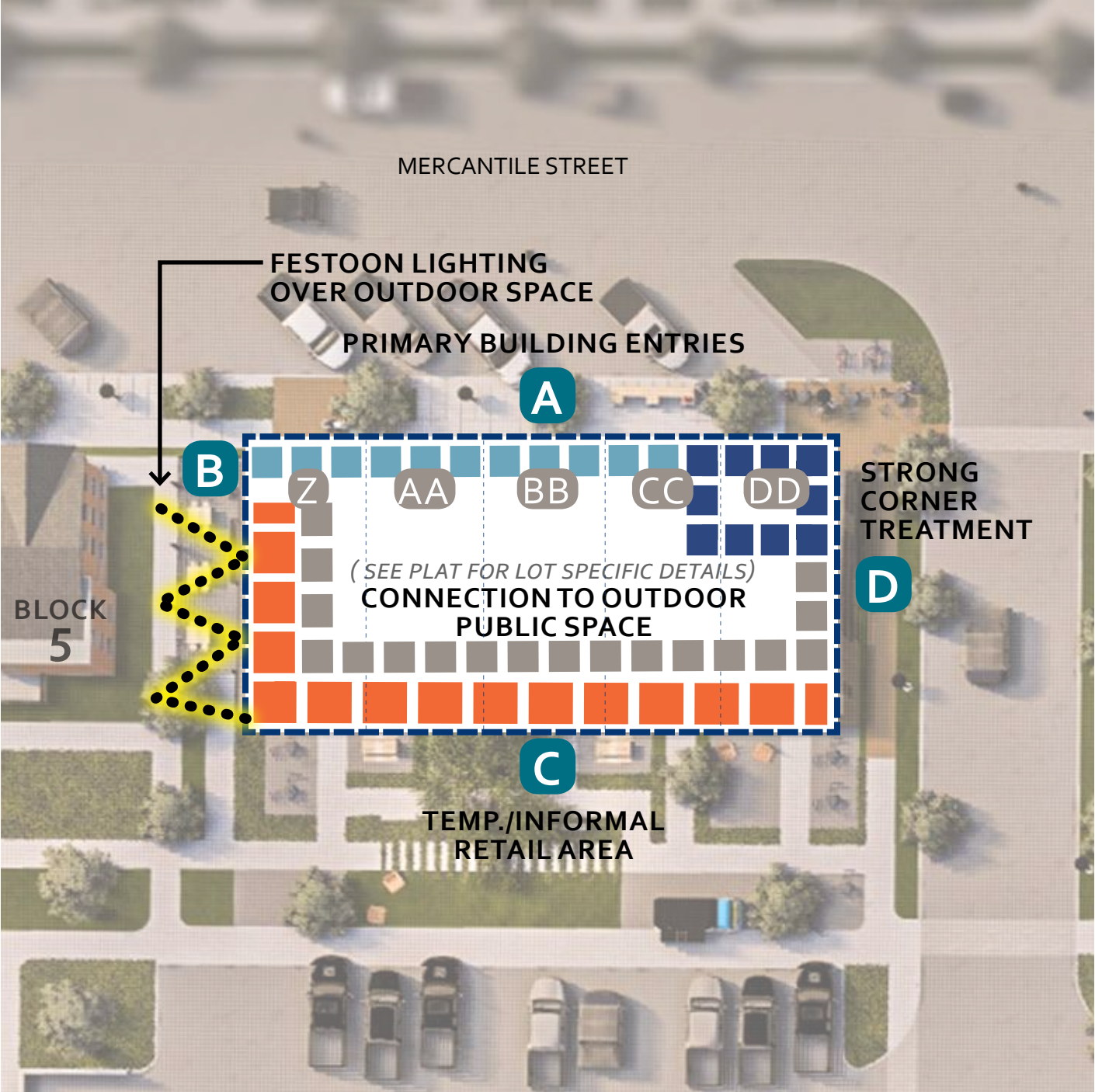


BLOCK 6



BLOCK DETAILS	
type	incremental retail (5 total incremental buildings)
ground floor uses	restaurant, retail, office
upper floor uses	restaurant, retail, office, residential
COMMERCIAL	
maximum block commercial area	12,000 square feet (4,000 square feet per floor)
maximum incremental lot commercial area	2,400 square feet (800 square feet per floor)
RESIDENTIAL	
total units	maximum 10 homes permitted in this block (5 per floor) (up to 2 per incremental lot on 2nd and 3rd stories only)
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor connection	building design encouraged to interface with outdoor seating areas; sides B & C must engage the outdoor space that it fronts
 corner architecture	building shall provide architectural articulation wrapping the southeast corner of the building
 retail entries	all ground floor retail must have its primary entrance on side A
 service areas	loading docks and other service areas must be discreetly located on sides B, C, D
festoon lighting	overhead market lights to be provided along north facade; hooks to be installed at construction per landscape plan
adjacent uses	review adjacent uses to confirm acceptable use types

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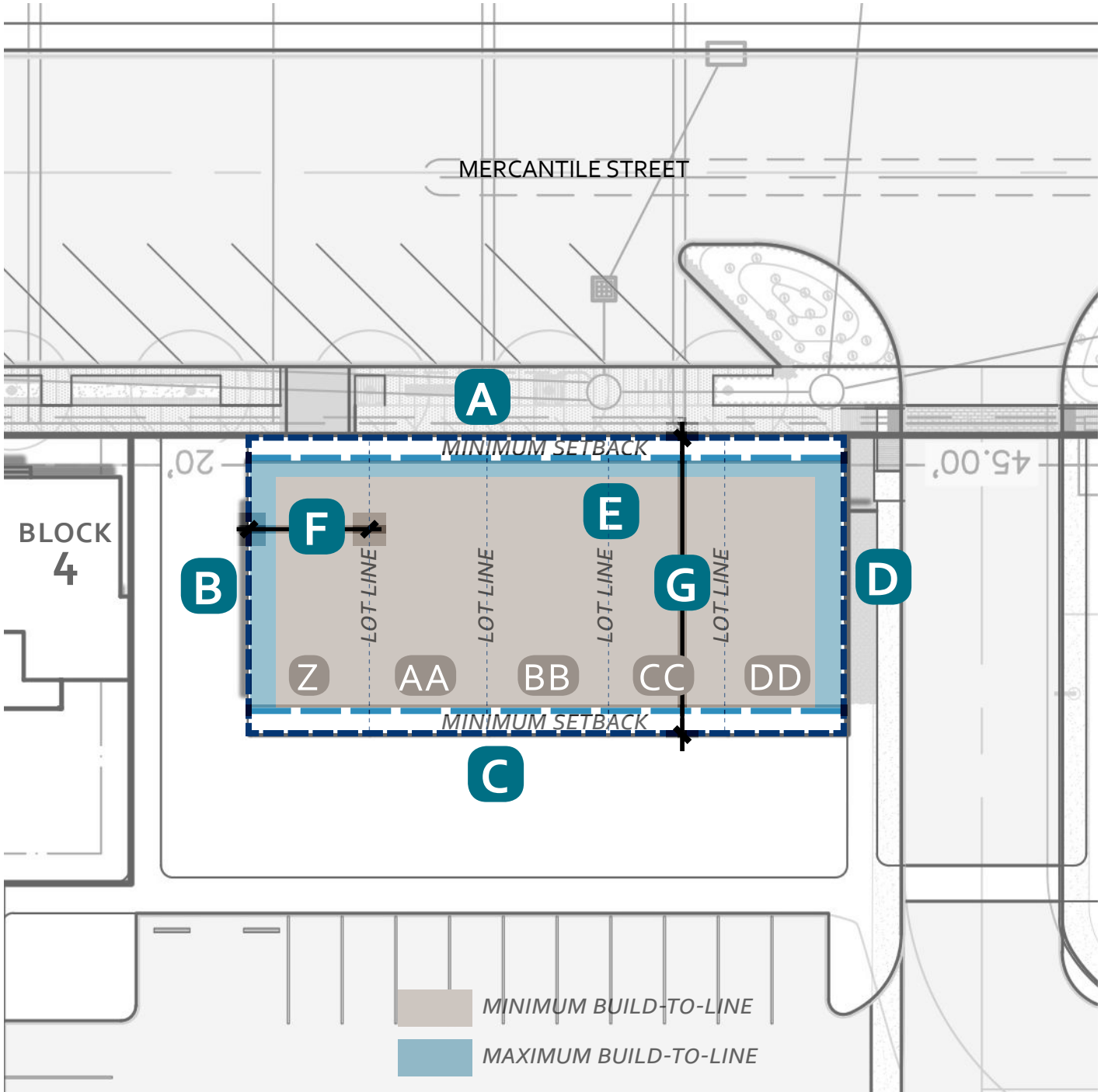


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BLOCK 6

	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5'	10'	engage Mercantile Street frontage; max. 10' allowed to provide outdoor space
side B build-to-line	0'	5'	
side C build-to-line	5'	5'	
side D build-to-line	0'	5'	
building adjacency E	2"	2"	2" air gap between individual buildings within the same block
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	3-story / 40'		
total building area	12,000		
max building area per incremental lot	2,400		each lot may be built as a separate building or lots may be combined
total block size	5,000		
min. incremental lot	1,000		
incremental lot width	20'	F	
incremental lot depth	50'	G	
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls (not required for internal lot lines) to engage all areas around the building		





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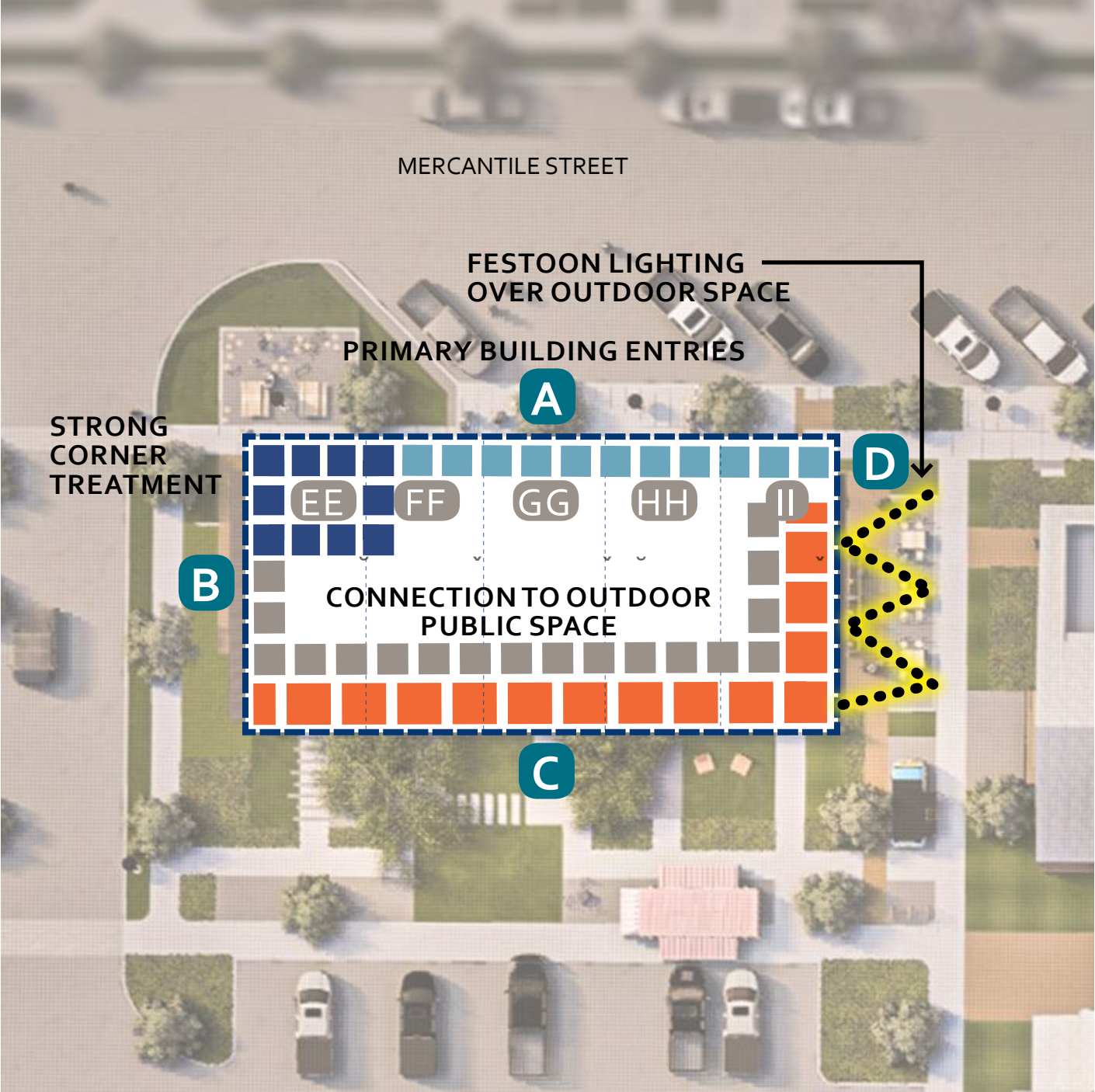
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BLOCK 7



BLOCK DETAILS	
type	incremental retail (5 total incremental buildings)
ground floor uses	restaurant, retail, office
upper floor uses	retail, office, residential, restaurant
COMMERCIAL	
maximum block commercial area	12,000 square feet (4,000 square feet per floor)
maximum incremental lot commercial area	2,400 square feet (800 square feet per floor)
RESIDENTIAL	
max units	maximum 10 homes permitted in this block (5 per floor) (up to 2 per incremental lot on 2nd and 3rd stories only)
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor connection	building design encouraged to interface with outdoor seating areas; sides C & D must engage the outdoor space that it fronts
 corner architecture	building shall provide architectural articulation wrapping the northeast corner of the building
 retail entries	all ground floor retail must have its primary entrance on side A
 service areas	loading docks and other service areas must be discreetly located on sides B, C, D
festoon lighting	overhead market lights to be provided along south facade; hooks to be installed at construction per landscape plan
adjacent uses	review adjacent uses to confirm acceptable use types

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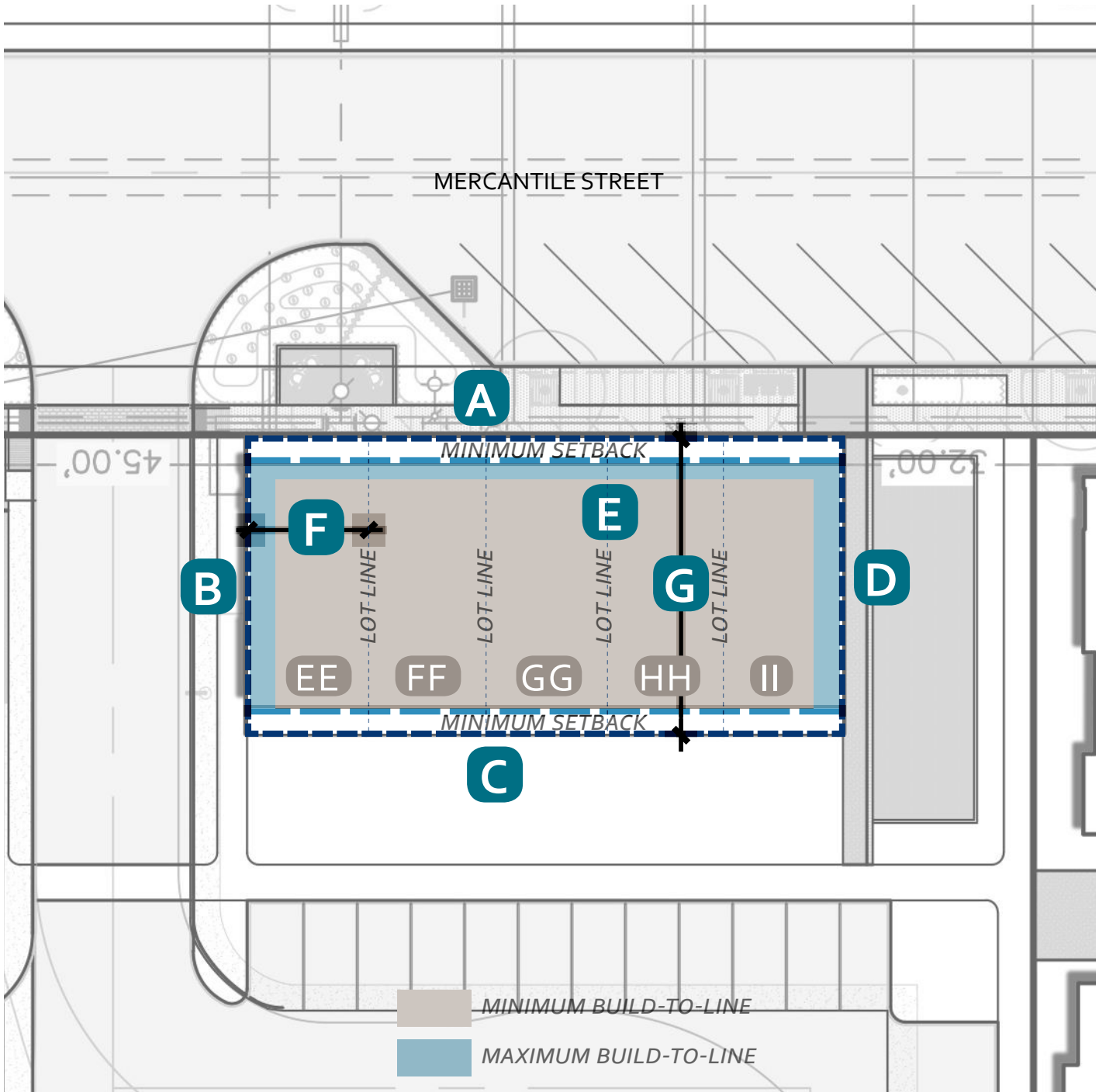


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BLOCK 7

	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5'	10'	engage Mercantile Street frontage; max. 10' allowed to provide outdoor space
side B build-to-line	0'	5'	
side C build-to-line	5'	5'	
side D build-to-line	0'	5'	
building adjacency E	2"	2"	2" air gap between individual buildings within the same block
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	3-story / 40'		
total building area	12,000		
max building area per incremental lot	2,400		each lot may be built as a separate building or lots may be combined
total block size	5,000		
min. incremental lot	1,000		
incremental lot width	20'	F	
incremental lot depth	50'	G	
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls (not required for internal lot lines) to engage all areas around the building		





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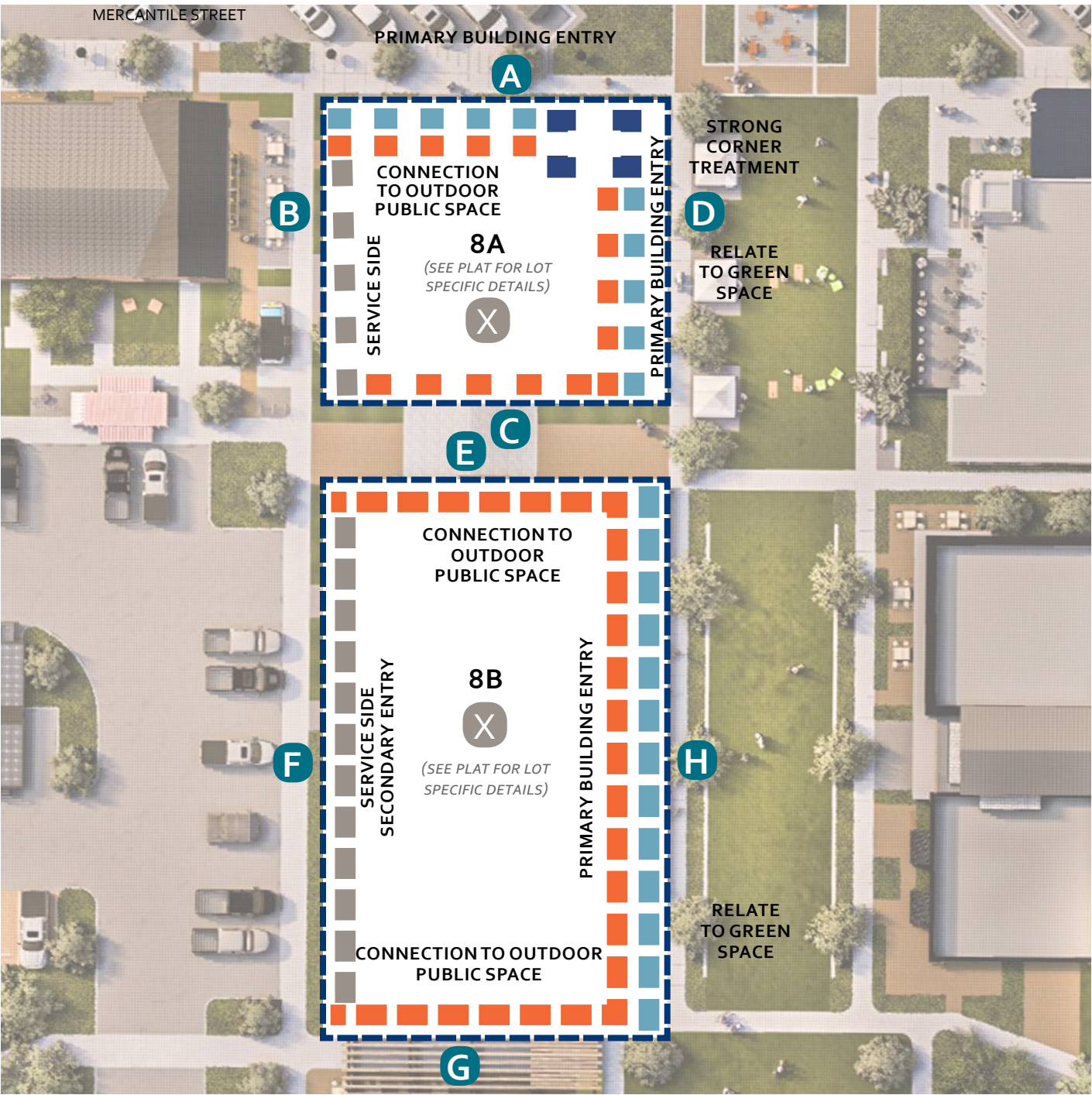
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BLOCK 8A & 8B



BLOCK DETAILS	
type	commercial, mixed use
ground floor uses	retail / commercial, restaurant, coworking
upper floor uses	office/co-working, retail, restaurant
COMMERCIAL	
building square footage	8A: 7,000 sf max. 8B: 12,000 sf max.
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor connection	building design encouraged to integrate with outdoor seating areas provided by master developer, providing an indoor/outdoor experience; sides A and/or D, C, E and/or G, H must engage the outdoor space that it fronts
 corner architecture	building shall provide architectural articulation wrapping the southeast corner of the building
 retail entries	all ground floor retail must have its primary entrance on sides A, and/or D, H
 service areas	service areas must be discreetly located on side B and F
adjacent uses	review adjacent uses to confirm acceptable use types

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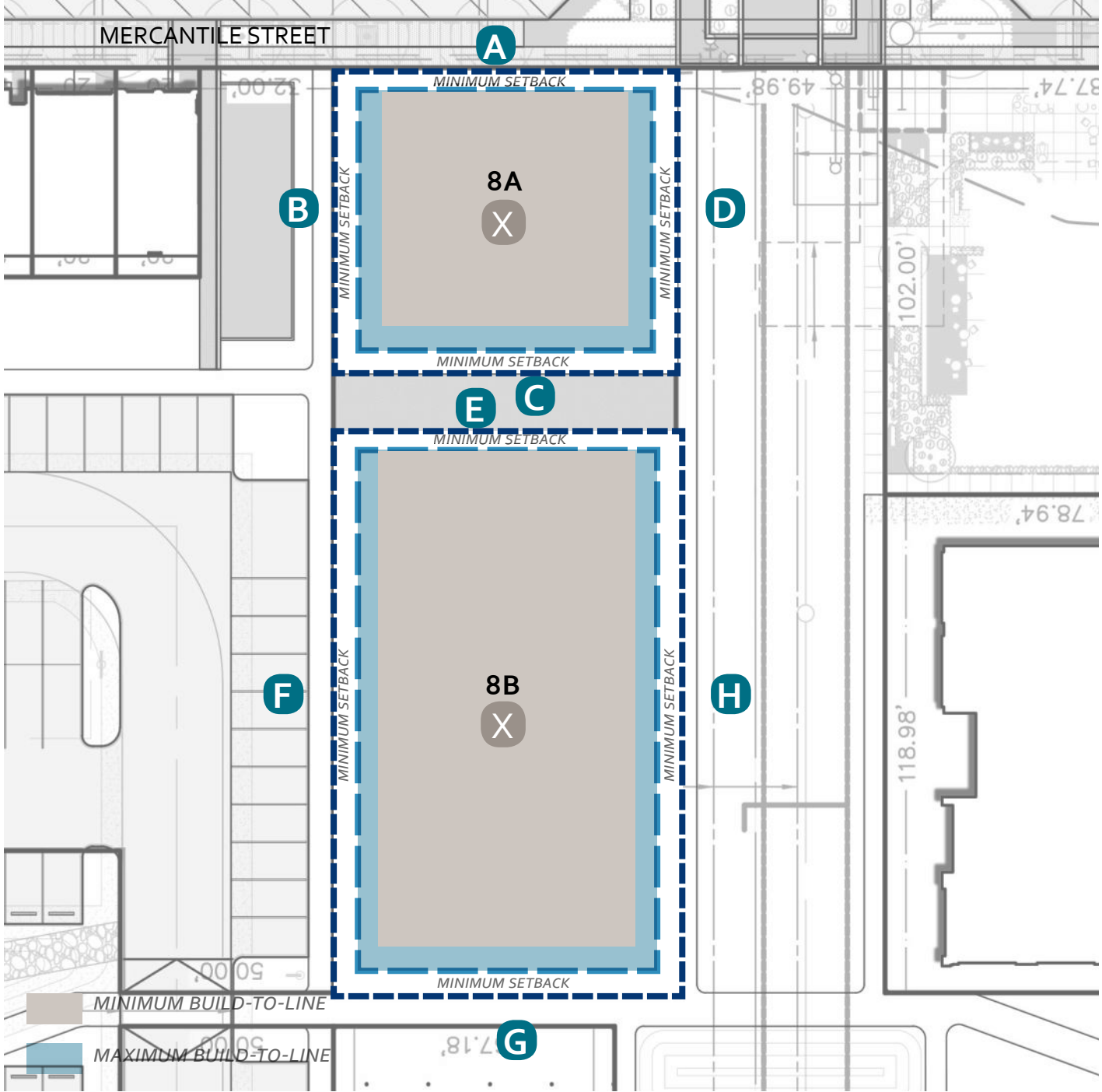


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BLOCK 8A & 8B

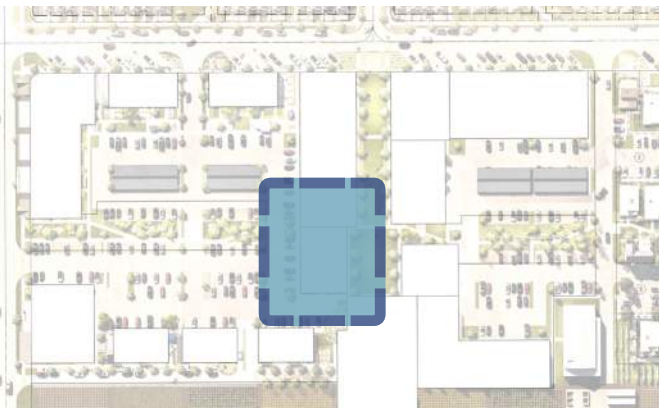
	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5′	5′	engage Mercantile Street frontage
side B build-to-line	5′	10′	
side C build-to-line	5′	10′	
side D build-to-line	5′	10″	
side E build-to-line	5′	10′	
side F build-to-line	5′	10′	
side G build-to-line	10′	15′	
side H build-to-line	5′	10′	
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	2-story / 45′		
total building area	8A: 3,500, 8B: 7,000 = 10,500		
total block size	8A: 5,980, 8B: 10,878 = 16,858		
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls to engage all areas around the building including Mercantile Street, common landscaped areas, and parking areas		




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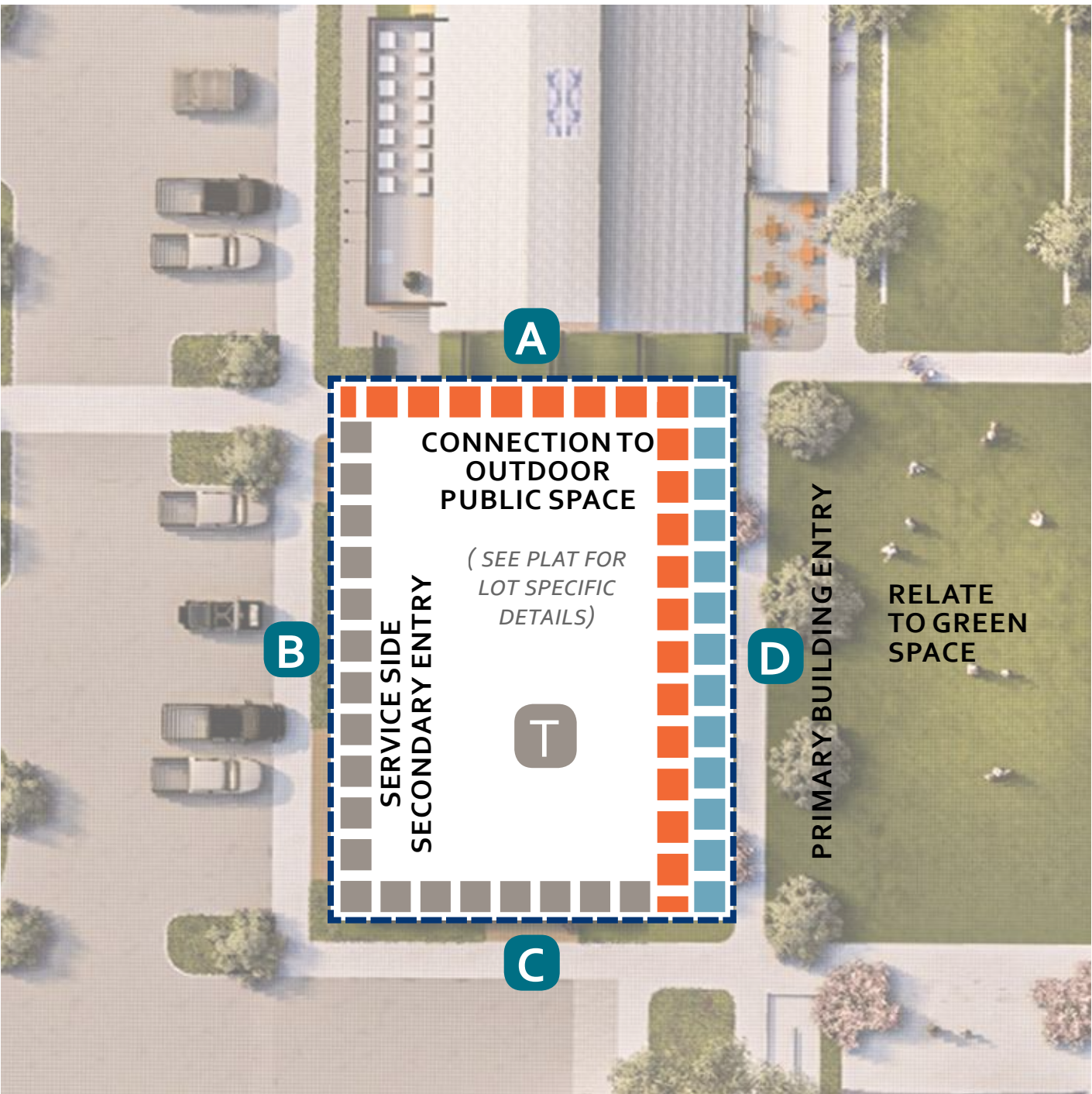
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BLOCK 8C



BLOCK DETAILS	
type	mixed use
ground floor uses	restaurant / microbrewery, retail
COMMERCIAL	
building square footage	3,500 sf max.
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor connection	building design encouraged to integrate with outdoor seating areas provided by master developer, providing an indoor/outdoor experience; sides A and/or D must engage the outdoor space that it fronts
 retail entries	all ground floor retail must have its primary entrance on side D
 service areas	service areas must be discreetly located on sides B or C
adjacent uses	review adjacent uses to confirm acceptable use types

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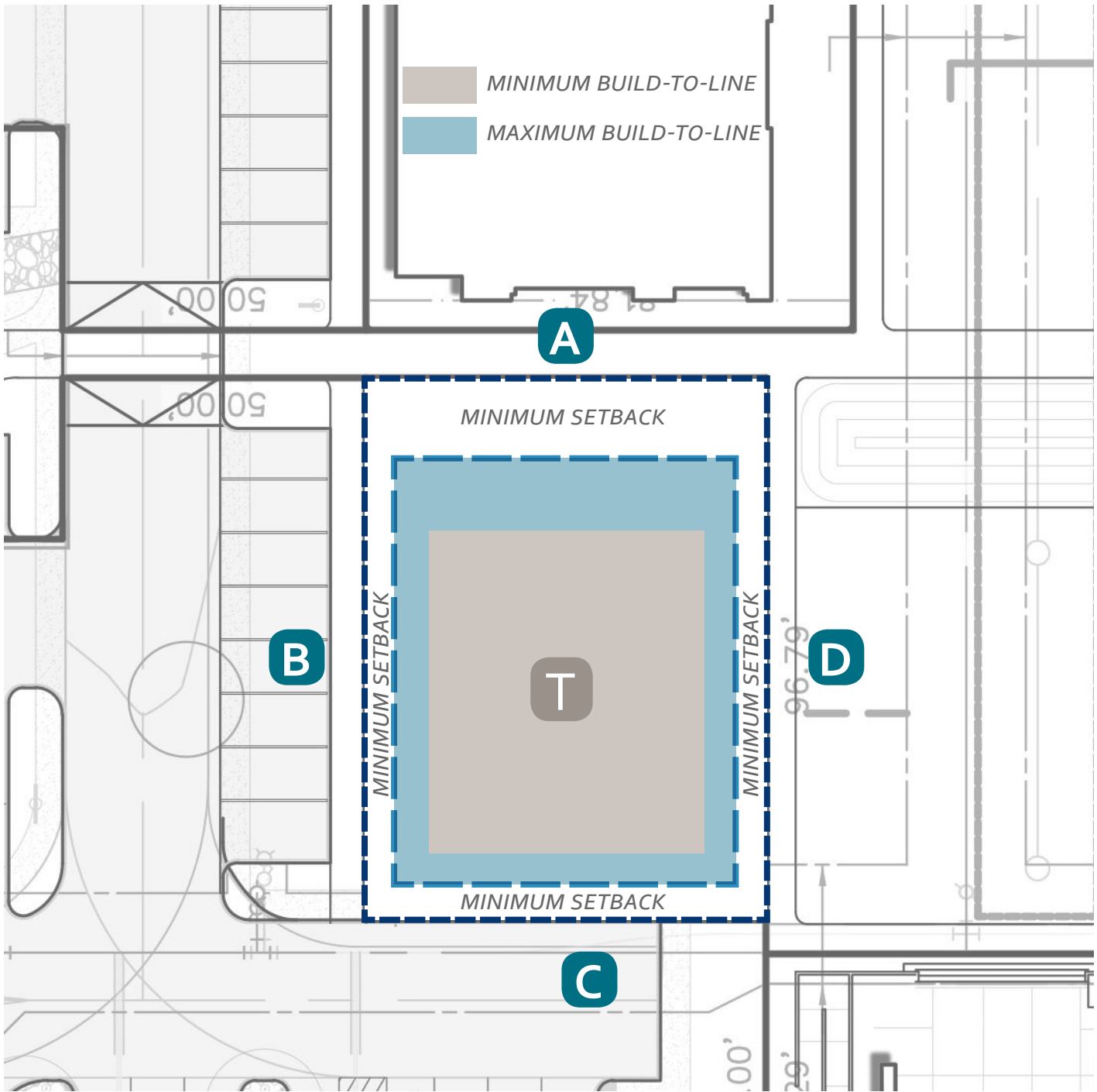


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BLOCK 8C




	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	10'	15'	
side B build-to-line	5'	10'	
side C build-to-line	5'	10'	
side D build-to-line	5'	10'	
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	1-story / 35'		
total building area	3,500		
total block size	6,185		
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls to engage all areas around the building		

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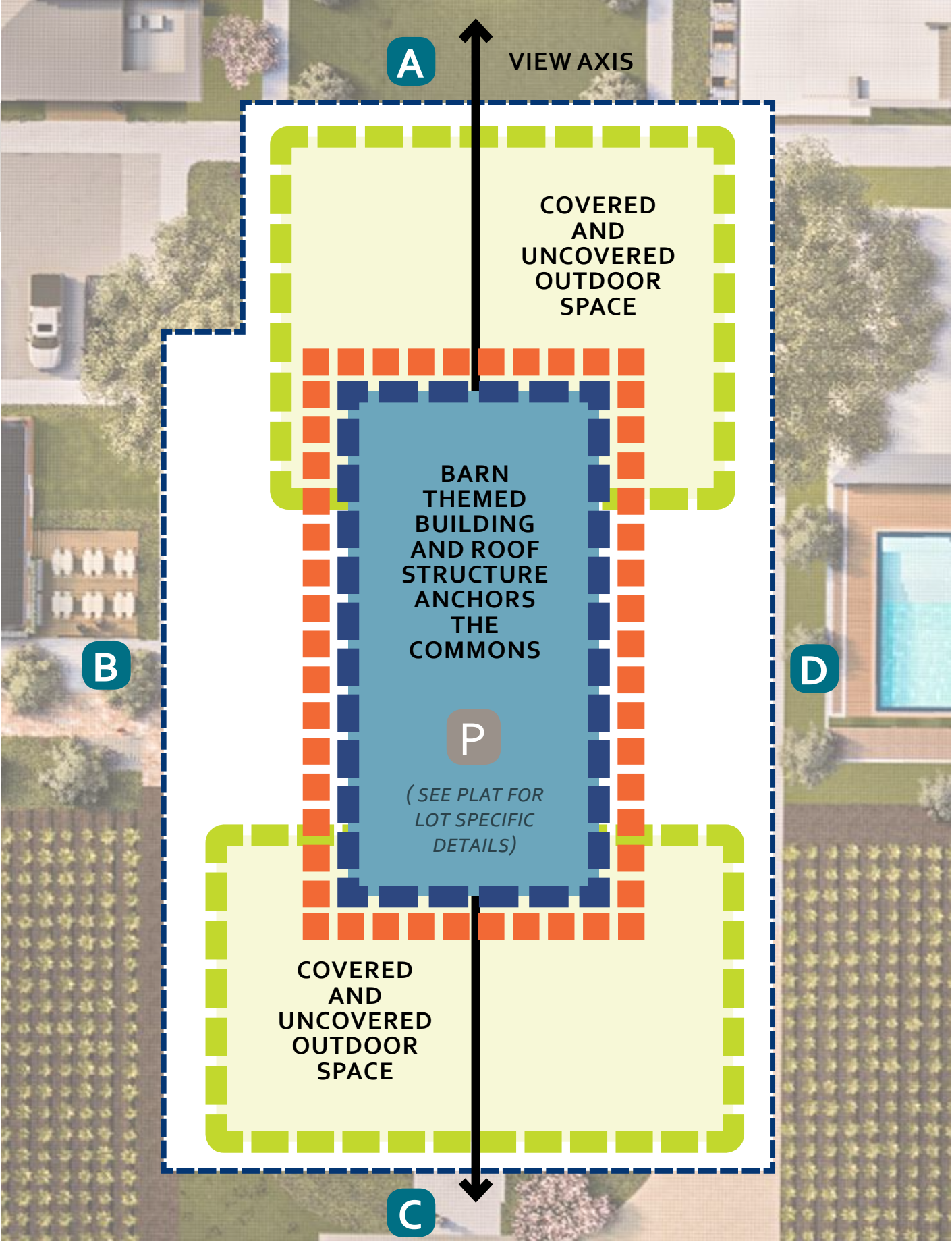


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BLOCK 9

BLOCK DETAILS	
type	mixed use
ground floor uses	event barn
COMMERCIAL	
building square footage	4,500 sf max.
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor space / gathering areas	building design encouraged to provide extensive outdoor spaces, a large portion of which to be under cover of the barn roof structure
 barn motif	building should be designed to anchor the Commons with a large barn structure; this building will serve as the focal point along the east/west axis of the Commons and Indigo Community; outdoor covered space on East side of barn to function as stage that faces the plaza
 outdoor connection	all sides must engage the outdoor space and connect seamlessly with adjacent barnyard space
adjacent uses	review adjacent uses to confirm acceptable use types

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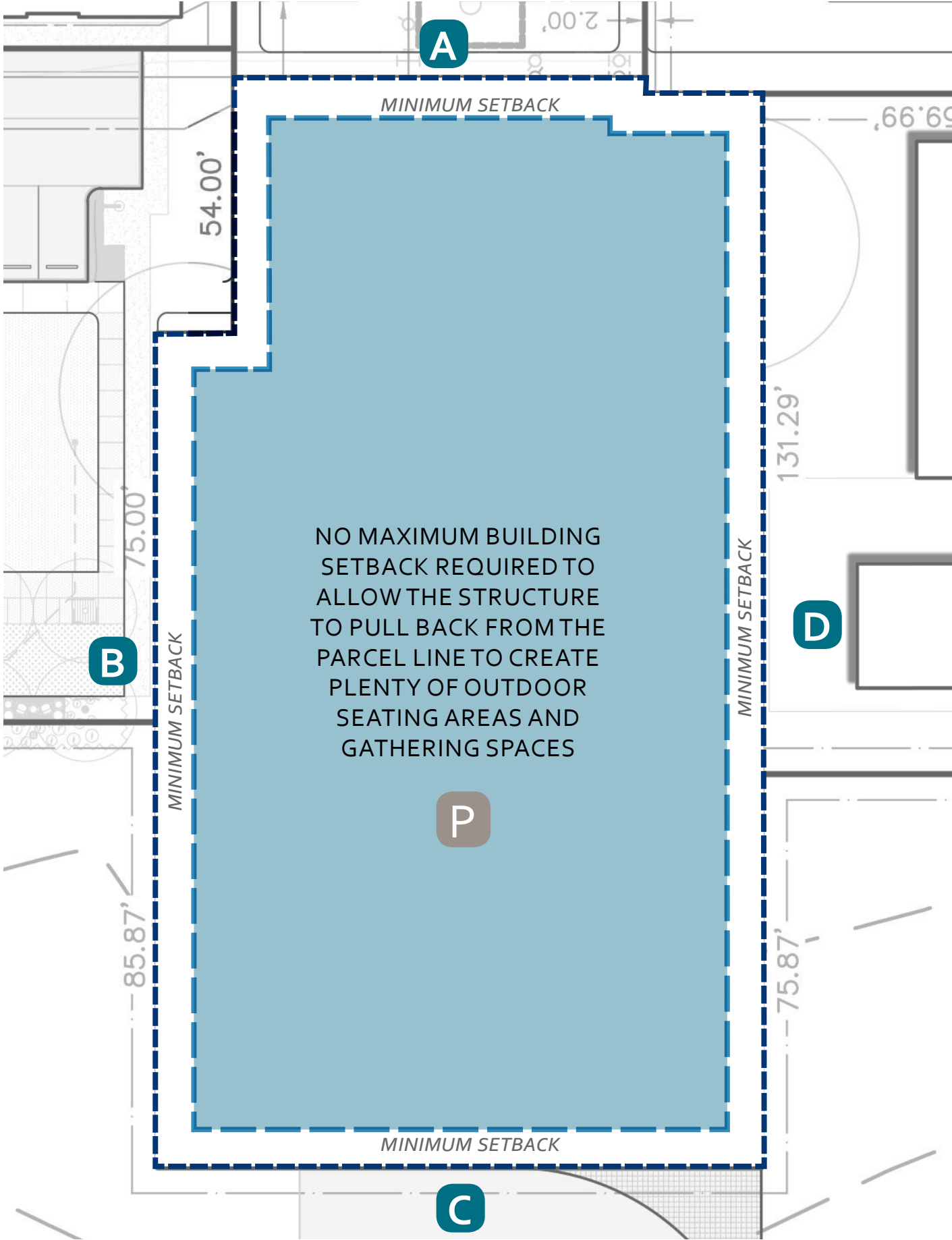


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BLOCK 9

	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	10′	NA	Indigo Commercial Community Association to confirm current required setbacks per required utilities (WIP at time of printing); no maximum building setback required to allow the structure to pull back from the parcel line to create plenty of outdoor seating areas and gathering spaces
side B build-to-line	5′	NA	
side C build-to-line	5′	NA	
side D build-to-line	5′	NA	
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	2-story / 45′	loft spaces permitted	
total building area	4,500		
total block size	23,661		
NOTES			



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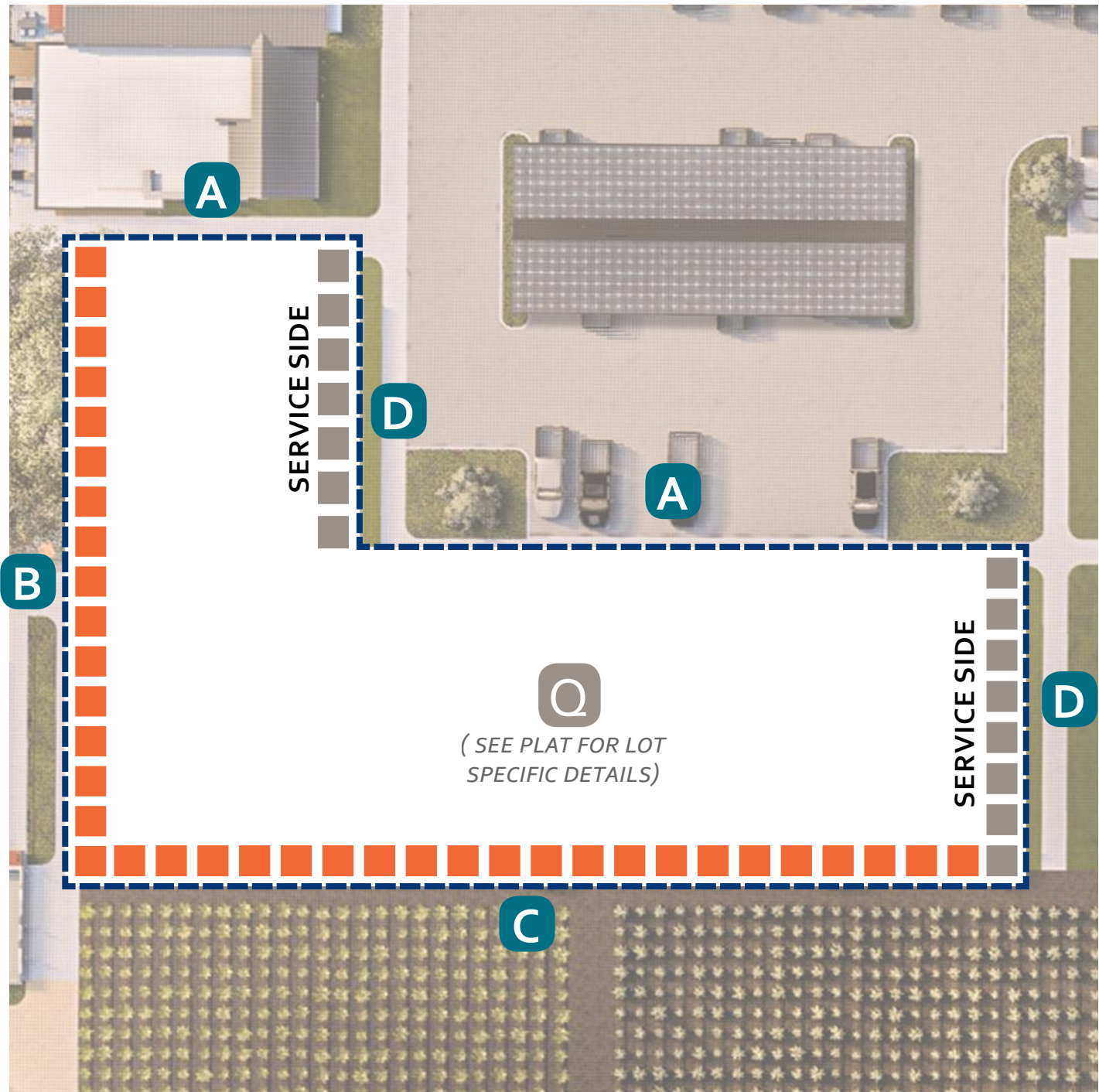
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BLOCK 10



BLOCK DETAILS	
type	mixed use
ground floor uses	hotel, retail, restaurant
upper floor uses	hotel, retail, restaurant, coworking, office
COMMERCIAL	
building square footage	Indigo Commercial Community Association to confirm building square footage
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 service areas	service areas must be discreetly located on side D
 outdoor connection	all sides must engage the outdoor space and connect seamlessly with adjacent barnyard space
adjacent uses	review adjacent uses to confirm acceptable use types

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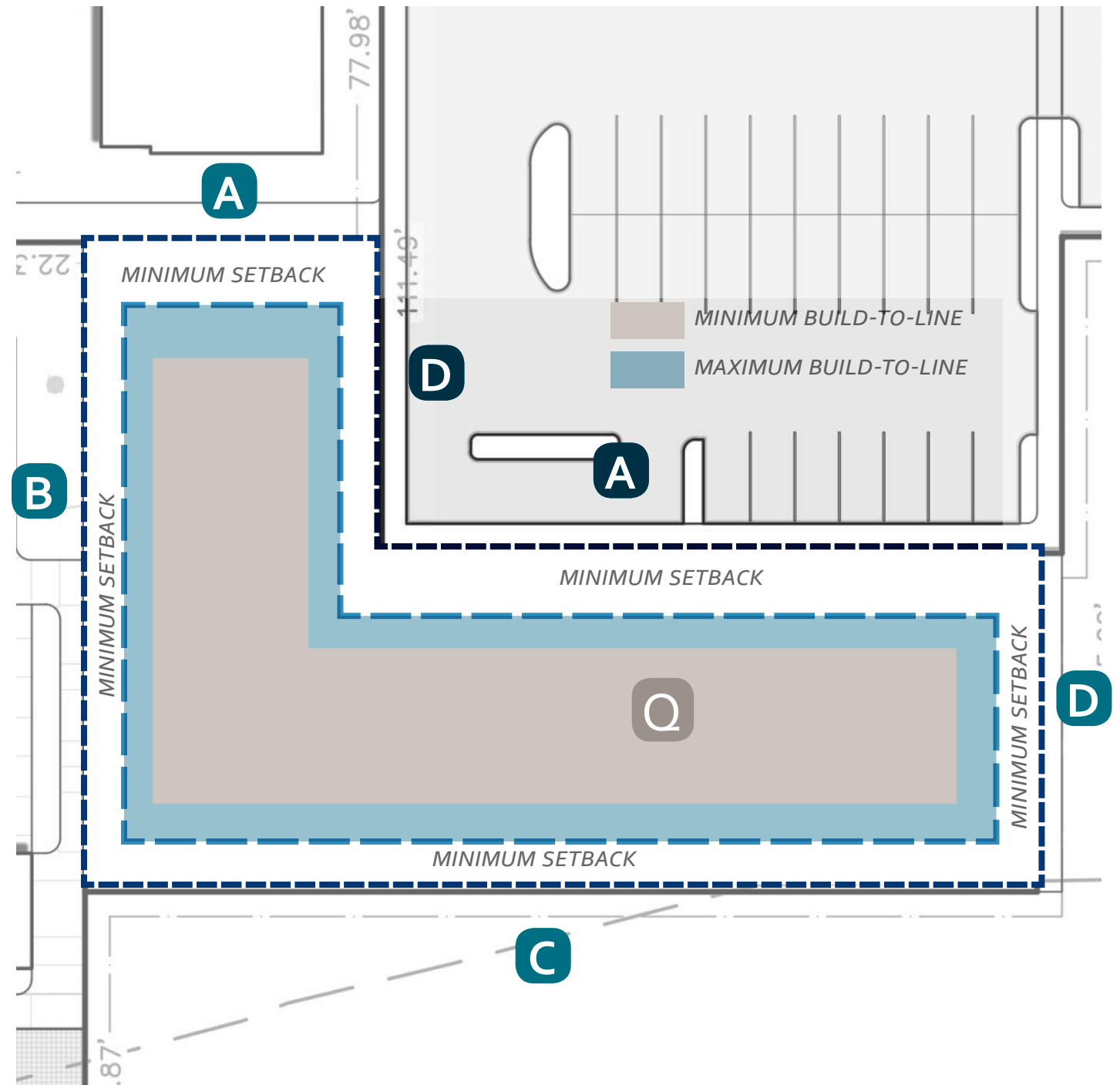


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BLOCK 10

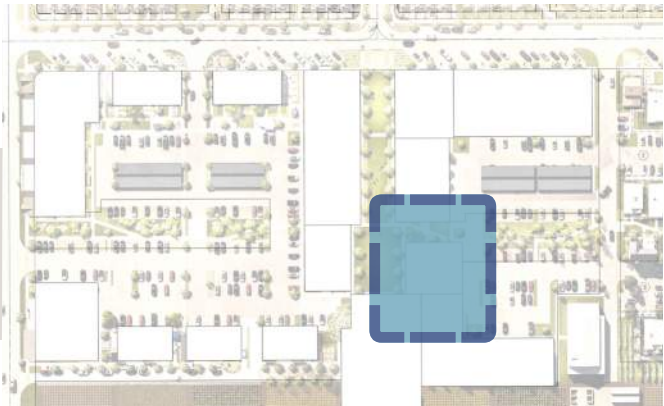
	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	10'	20'	
side B build-to-line	5'	10'	
side C build-to-line	5'	10'	
side D build-to-line	5'	10'	
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	2-story / 30'	Indigo Commercial Community Association to confirm maximum building height and area (WIP at time of printing)	
total building area	10,000		
total block size	17,010		
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls to engage all areas around the building including common landscaped areas and parking areas		





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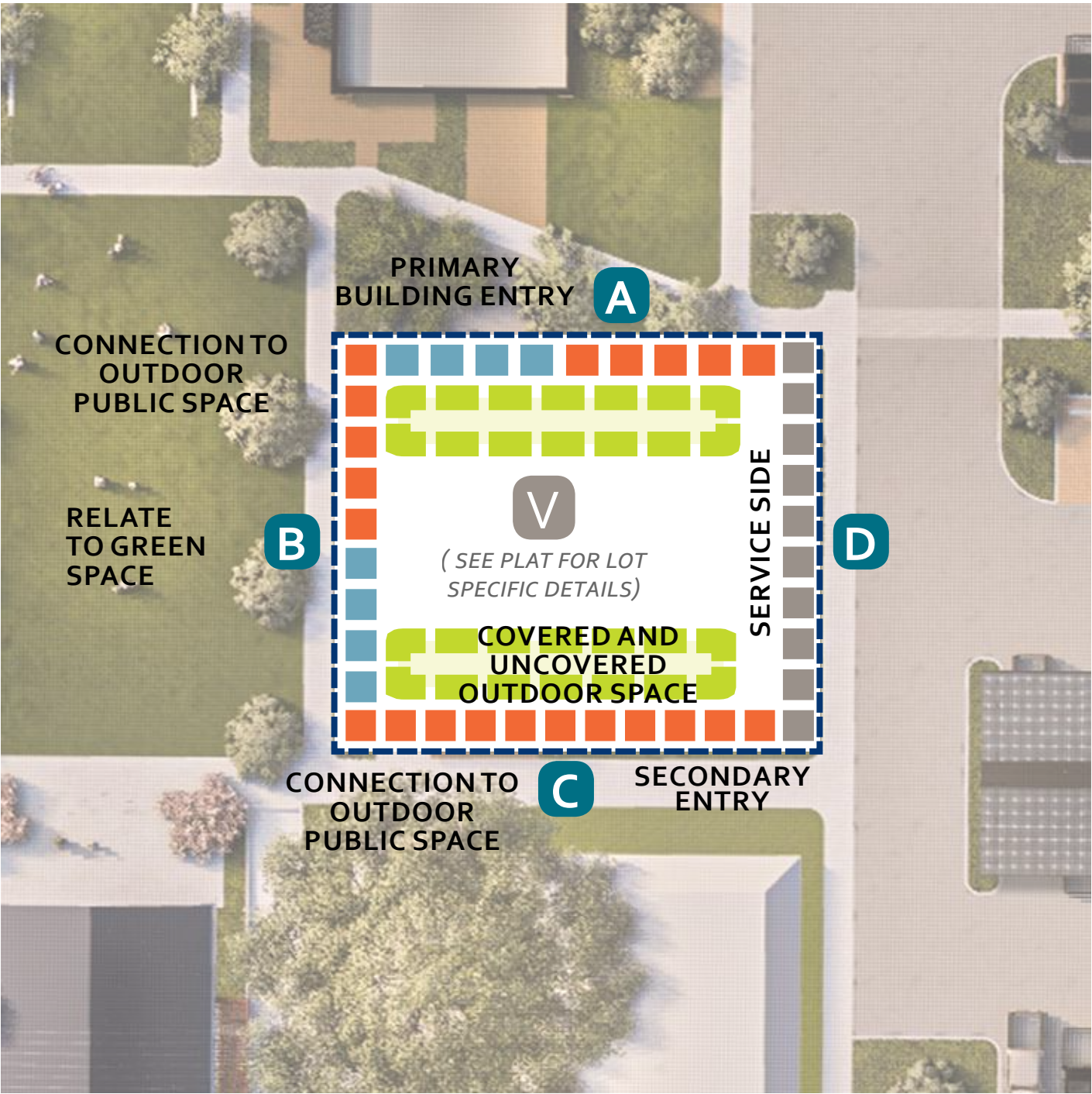
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BLOCK 11



BLOCK DETAILS	
type	restaurant
ground floor uses	restaurant
COMMERCIAL	
building square footage	2,400 sf max.
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor space	building design encouraged to integrate with outdoor seating areas provided by master developer, providing an indoor/outdoor experience
 building edge	building should engage the plazas and green space with a strong facade
 restaurant entry	primary entrance must be on side A and/or B
 service areas	service areas must be discreetly located on side D
adjacent uses	review adjacent uses to confirm acceptable use types

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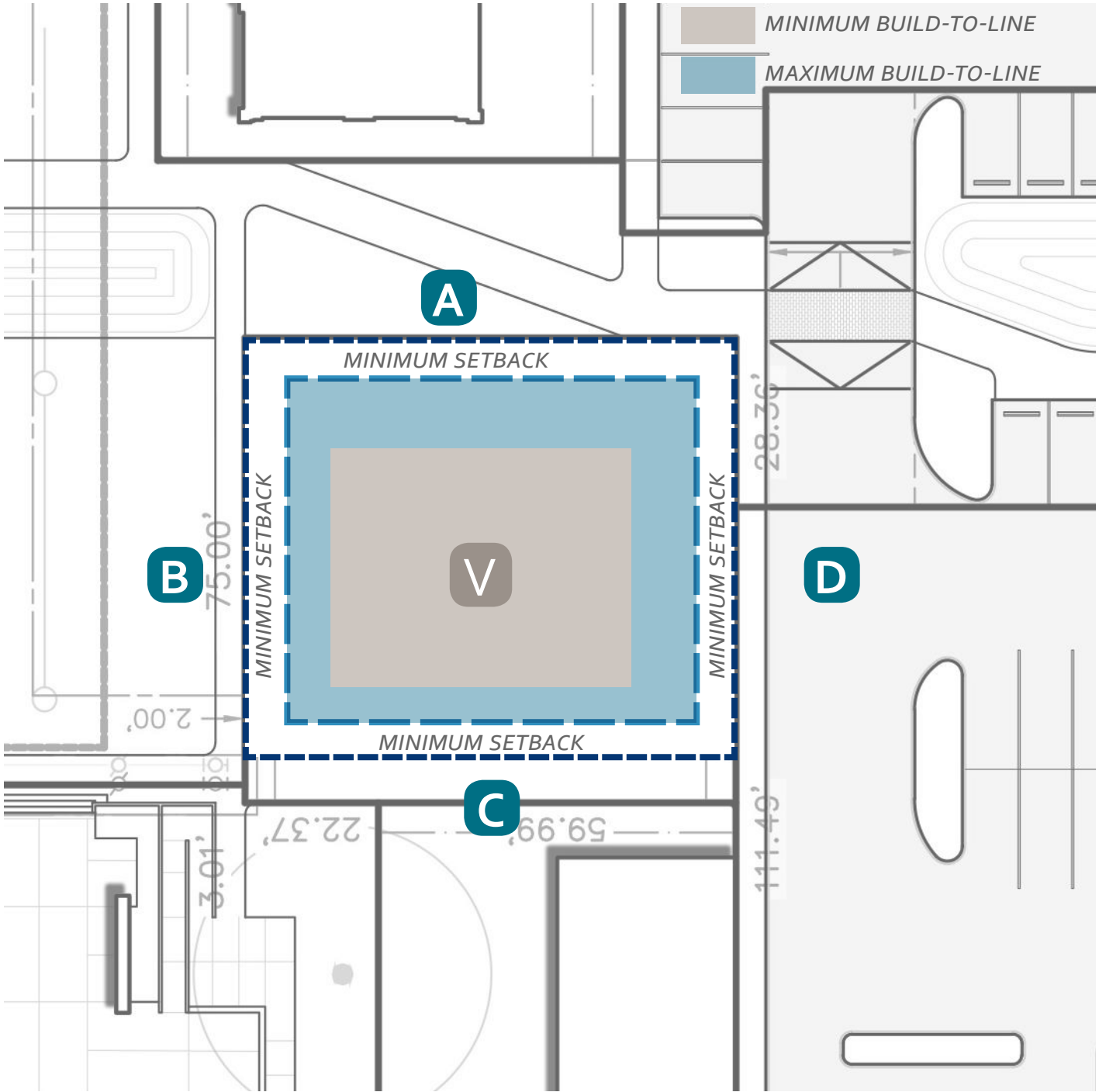


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BLOCK 11

	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5′	15′	additional max setback allowed to accommodate covered outdoor seating and dining areas
side B build-to-line	5′	10′	
side C build-to-line	5′	10′	
side D build-to-line	5′	15′	
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	1-story / 35′		
total building area	2,400		
total block size	6,424		
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls to engage all areas around the building		




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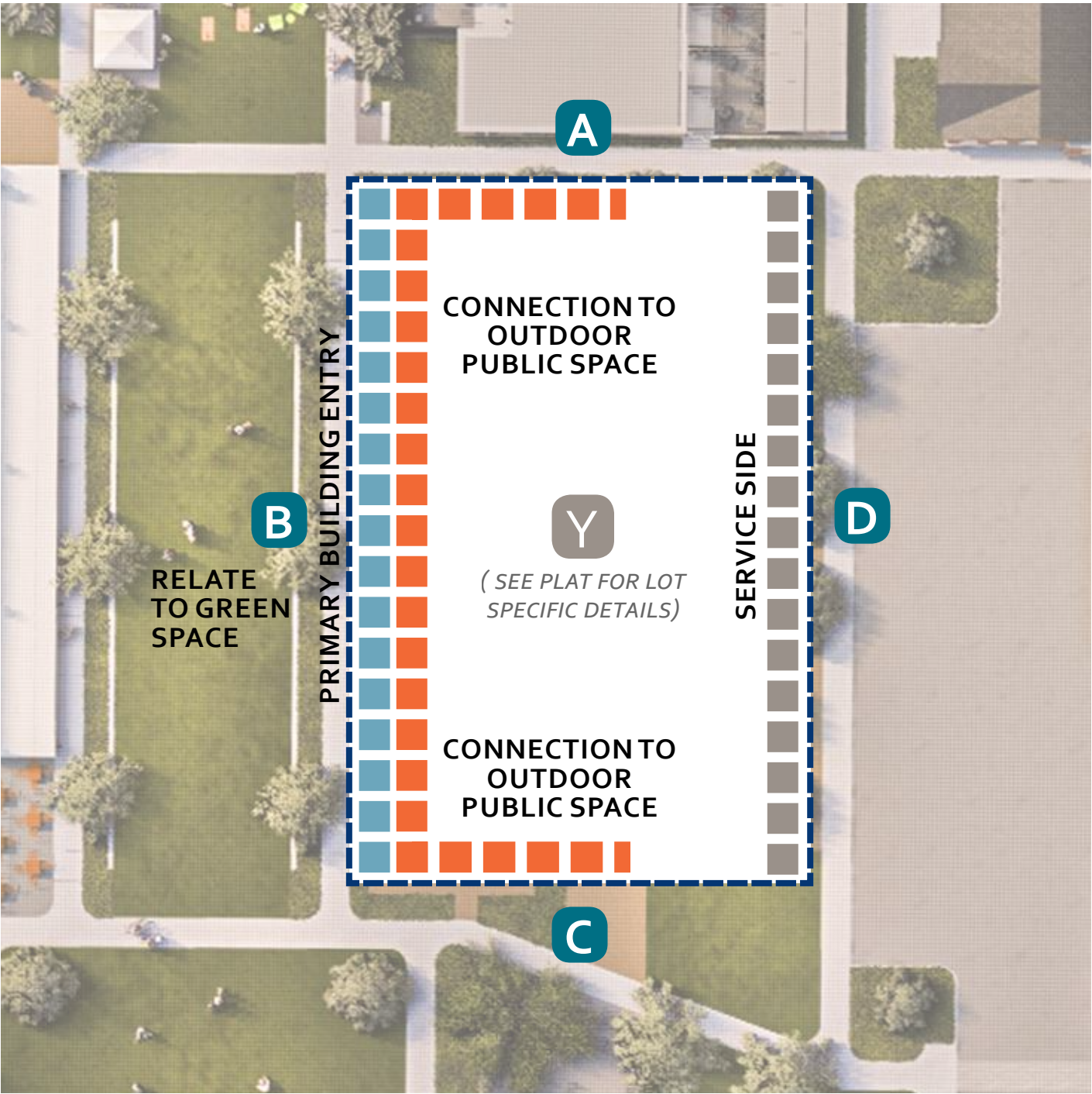
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BLOCK 12



BLOCK DETAILS	
type	mixed use
ground floor uses	restaurant / retail
upper floor uses	restaurant, retail, office
COMMERCIAL	
building square footage	6,000 sf max.
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 outdoor connection	building design encouraged to integrate with outdoor seating areas provided by master developer, providing an indoor/outdoor experience; side A, B, and/or C must engage the outdoor space that it fronts
 retail entries	all ground floor retail must have its primary entrance on side B
 service areas	service areas must be discreetly located on side D
adjacent uses	review adjacent uses to confirm acceptable use types

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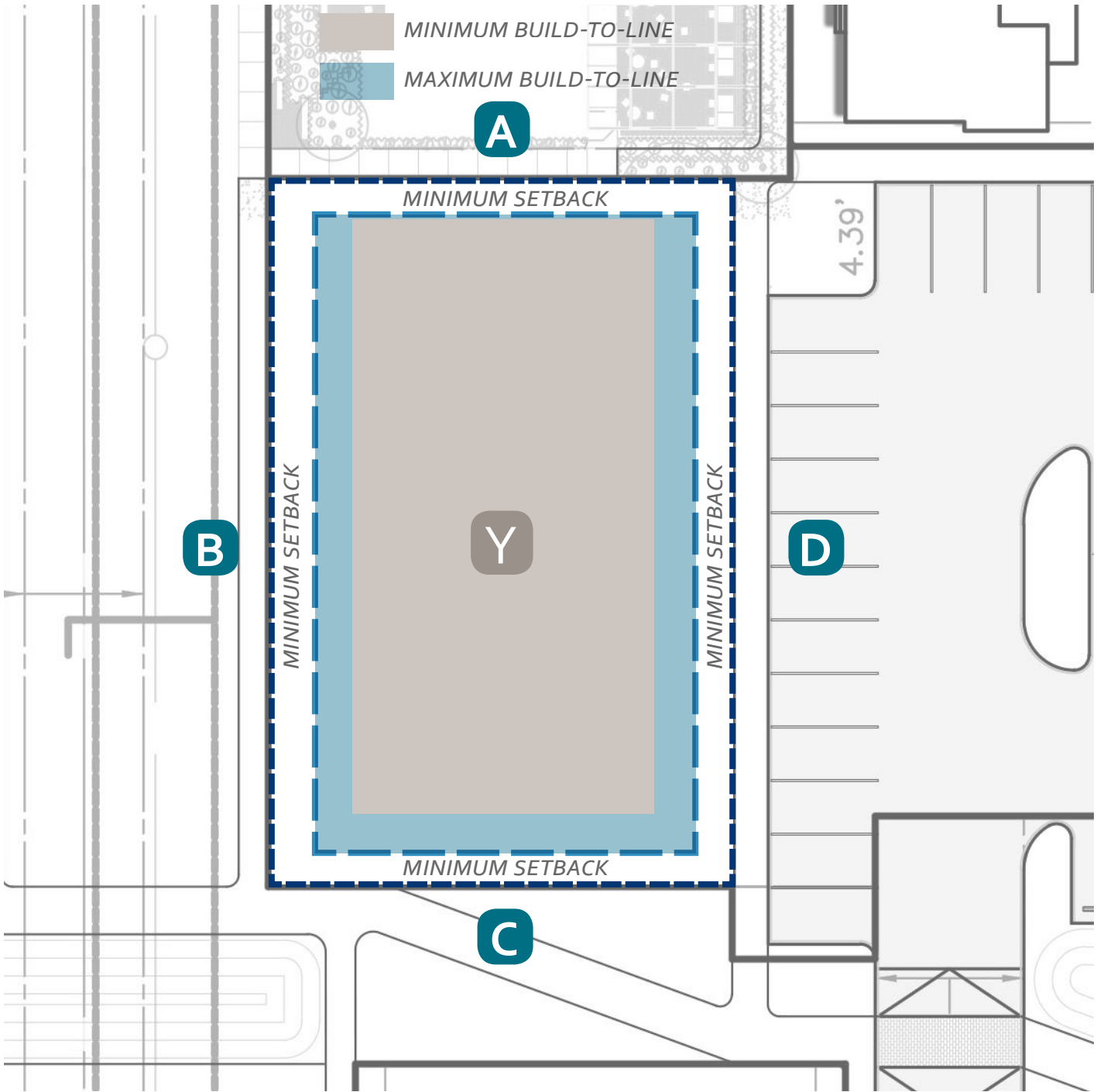


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BLOCK 12

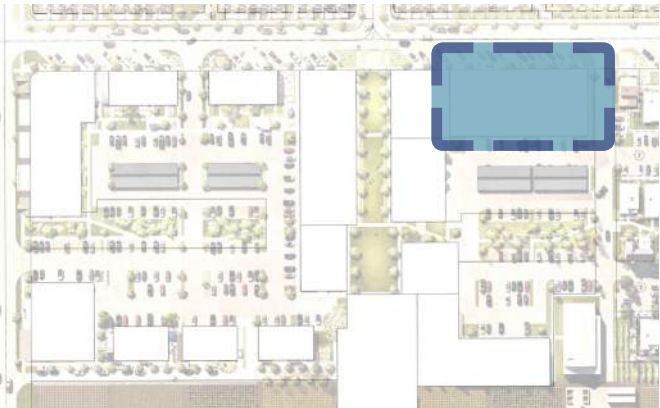
	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5′	5′	
side B build-to-line	5′	10′	
side C build-to-line	5′	10′	
side D build-to-line	5′	5′	
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	2-story / 45′		
total building area	6,000		
total block size	9,279		
NOTES			
4-sided architecture	provide 360 degree architecture on primary building walls to engage all areas around the building		




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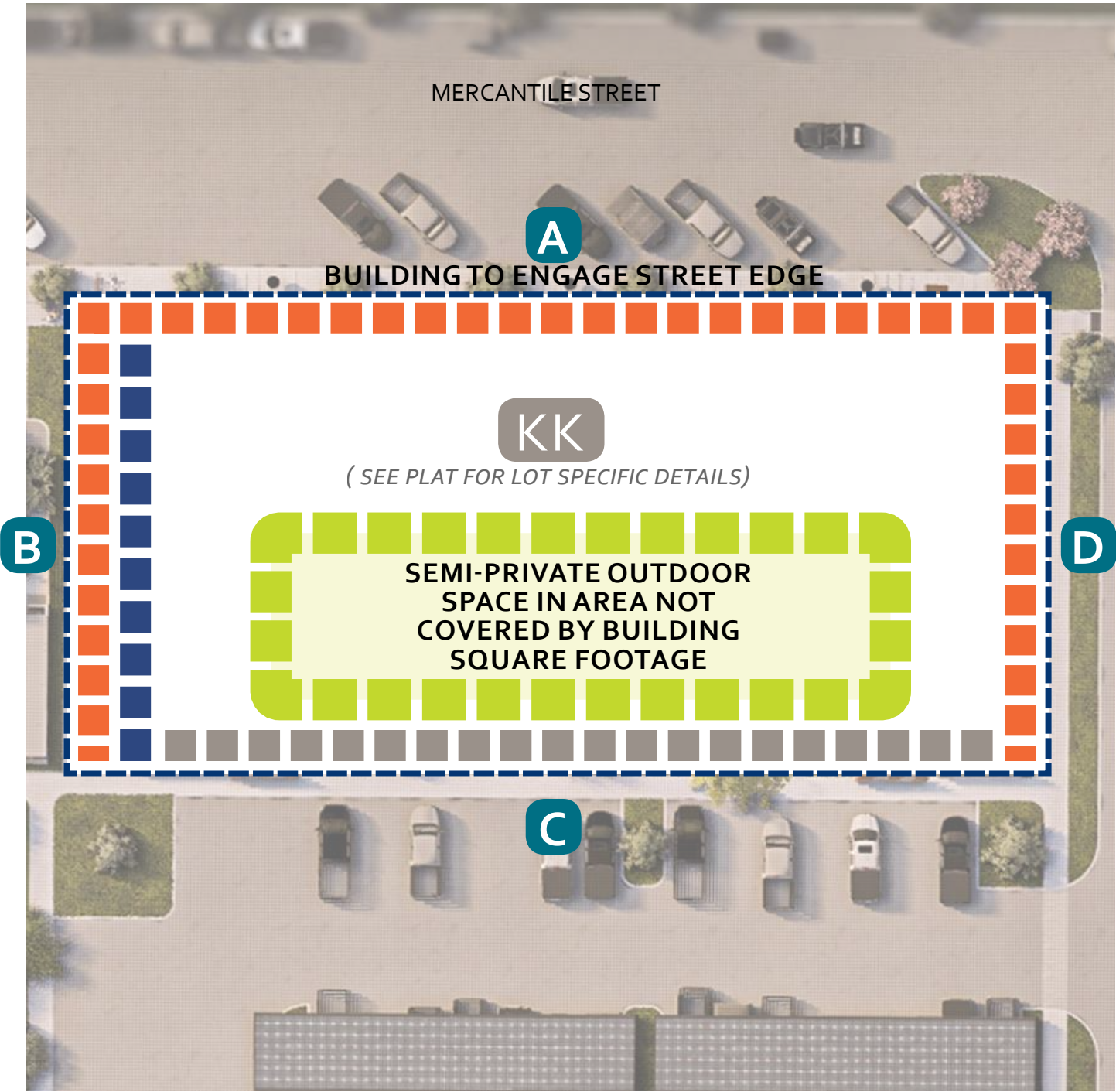
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BLOCK 14



BLOCK DETAILS	
type	residential
ground floor uses	residential stacked flats, retail
upper floor uses	residential stacked flats
RESIDENTIAL	
max units	40 flats
PARKING	
required	provided by the Indigo Commercial Community Association as part of the shared parking agreement, as outlined in this document
NOTES	
 building edge	building to engage Mercantile Street
 open space	amenity space to be provided along side C between building edge and block parcel line. Space may be a combination of private patios for ground floor units and semi-private outdoor spaces for use by all residents
 service areas	service areas to be discreetly located on side C
adjacent uses	review adjacent uses to confirm acceptable use types

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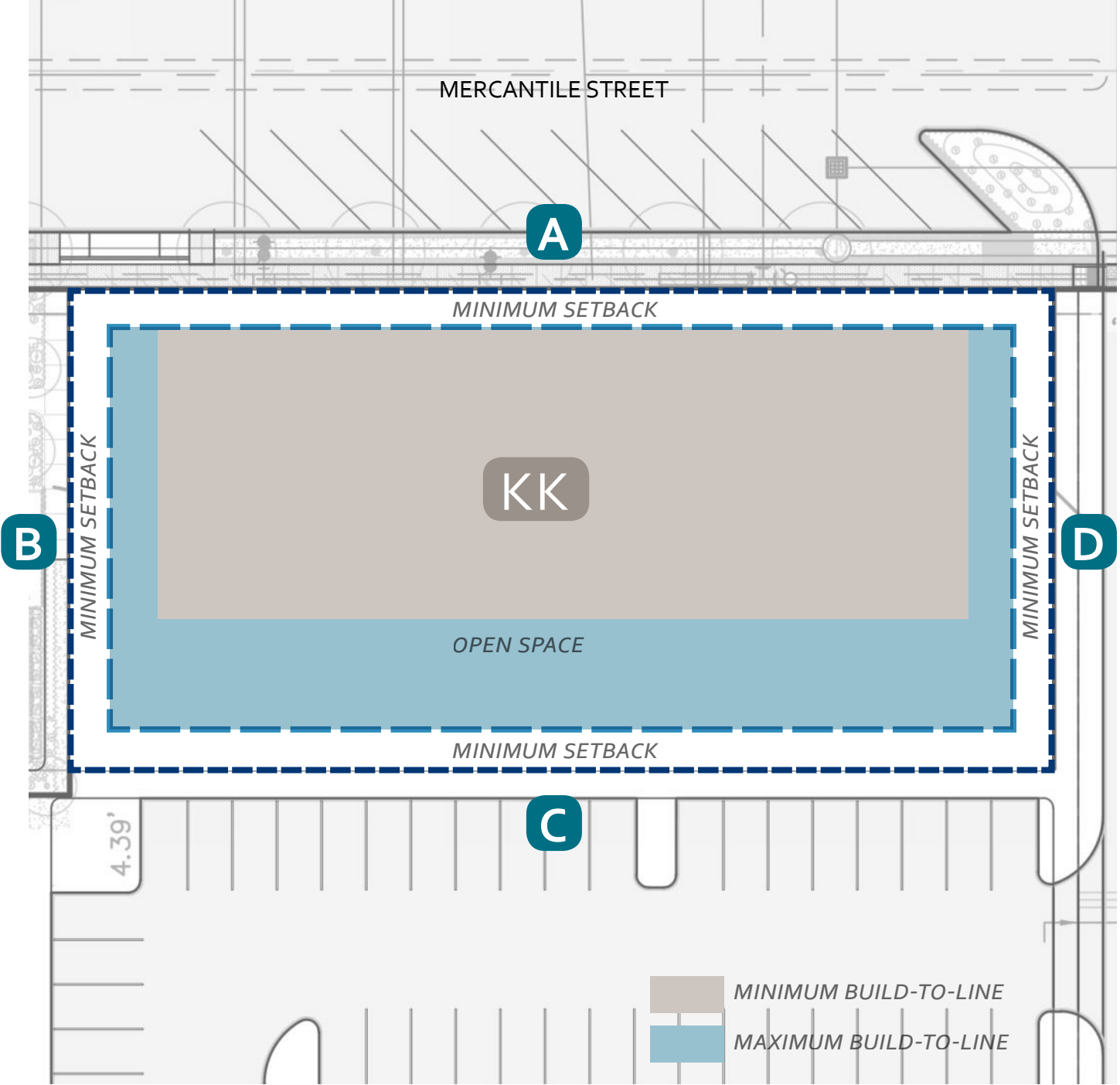


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BLOCK 14

	min.	max.	description
BUILDING PLACEMENT			
side A build-to-line	5′	10′	maintain a strong street edge
side B build-to-line	5′	10′	
side C build-to-line	5′	NA	building depth determined by residential sizing with open space provided
side D build-to-line	5′	10′	
BLOCK DESIGN	confirm current allowable building parameters with Indigo Commercial Community Association		
building height	3-story / 45′		
total building area	NA		building size determined by maximum unit count and build-to-lines
total block size	19,158		
NOTES			

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ARCHITECTURE & LANDSCAPE VISION BOOK ADMINISTRATION

INTRODUCTION

The Architecture & Landscape Vision Book (Vision Book) is authorized by the Declaration of Covenants, Conditions and Restrictions (CC&Rs). The CC&Rs define and grant specific duties and powers to the Indigo Commercial Community Association (ICCA). It is the ICCA's responsibility to ensure that all proposed improvements are in compliance with the requirements of the Vision Book. All regulations set forth are subject to the reasonable discretion of the ICCA, which shall make a final determination in good faith.

SUBMITTAL INFORMATION AND AMENDMENTS

As the Community develops over time, so will the design regulations and guidelines. The Vision Book is a dynamic document that will continue to evolve along with the changing conditions and character of the Community. As provided by the CC&Rs the Vision Book may be amended or supplemental information may be prepared by the ICCA to further assist builders and designers with the design process. As such, prior to initiating any design work, the ICCA should be consulted to obtain any additional information or revisions that may be applicable to the design process.

DEVELOPMENT APPROVAL

ICCA approval is required prior to the commencement of any construction within the community. The builder shall submit to the ICCA such plans and specifications necessary to demonstrate conformance with the Vision Book. The scope of the ICCA review shall generally cover those elements related to site planning, style and exterior design, landscape design, and compliance with the provisions set forth in this Vision Book. The ICCA from time to time may require other information as needed to fully describe the proposed development.

While the Vision Book is the primary tool for guiding development, other regulations must be addressed during the design process. All applicable local, state, and national codes and regulations, including but not limited to building structural, mechanical, plumbing, electrical, zoning, health safety and fire codes must be met. The ICCA shall not be responsible for reviewing and/or approving any improvement plans and specifications for engineering design, structural engineering and safety, or for compliance with applicable zoning, building, or other state or federal laws, ordinances or policies. In the event of conflicting provisions of the above-described codes and any standard set by this Vision Book, the more restrictive provision shall apply.

INDIGO COMMONS | MERISTEM COMMUNITIES
ARCHITECTURE & LANDSCAPE BUILDER BOOK

ADMINISTRATIVE QUESTIONS:

Nick Panzarella
Commons Director
Meristem Communities
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<https://meristemcommunities.com/>