

Façade Articulation Narrative
Proposed Site Development
33 NW 33rd Street Industrial LLC
PZ23-12000019

October 31, 2023

155.5603. INDUSTRIAL DESIGN STANDARDS

E. Façade Articulation

Each street-facing building façade shall be horizontally and/or vertically articulated to avoid long, blank wall planes, by meeting at least one of the following standards:

1. Wall Plane Horizontal Articulation

Each façade greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the façade plane), changes in façade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted façade does not exceed 100 feet.

2. Vertical Articulation

Each façade greater than 30 feet in height shall incorporate a change in the wall surface plane or in façade color or material that visually interrupts the wall plane vertically such that the height of uninterrupted façade does not exceed 30 feet.

3. Roof Line Variation

The façade shall include variations in roof planes and/or in the height of a parapet wall at least every 60 feet of roofline length along the façade.

The Office building's total length is now 91'-4" and the depth is 50'-0".

The Assembly building design meets the requirement through Vertical articulation. The ribbed metal panels at the top and the smooth stucco base divide the height of the building, and the longest height is 23'-4".