



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

July 12, 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 design meets this requirement through Wall Plane Horizontal Articulation. The articulated entry portion of the building (with glazed CMU) divides the length of the building so the greatest plane is 96'-8" on the street facing elevation facing east. The elevation facing the south is not longer than 100'.

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".