



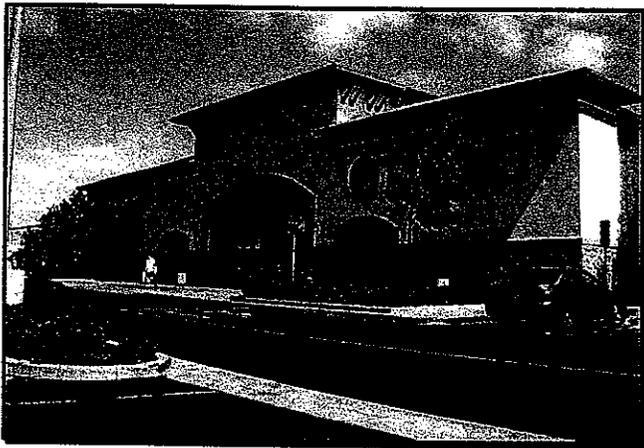
*Big Box Retail*

## **G. Big Box Retail**

### **1. Description**

Big box retail outlets are typically housed in large single story structures. Due to their positive economic impact on communities, they are becoming more prolific along local freeways, at major intersections and major commercial corridors.

Big box retail developments are characterized by large parking areas and minimal, "big box", architectural design.



*Distinguishing architecture is encouraged*

### **2. Site Planning**

- a. Parking area design should minimize adverse visual impacts of expansive parking lots by incorporating intensified landscaping and segmenting the parking area into smaller components.
- b. The major entry aisle should be aligned with the building entry of the most prominent building on site.
- c. Cart storage should be integrated within the initial building and site design. Large "cart corrals" are acceptable if they are designed to complement the project's site plan and architecture.

### **3. Building Design**

- a. The building design should incorporate a 2 ft. high building base.
- b. Building materials should be durable and resistant to damage, defacing, and general wear and tear. Stucco should not be utilized as a base material. Use of precast decorative concrete, stone masonry, brick and commercial grade ceramic tile is encouraged.
- c. Multiple plane roof lines are encouraged. Cornice details should be used at the top of parapet walls to provide distinctive caps to building facades.
- d. Big box building design should incorporate "liner shops" with entrances from interior and exterior of

the big-box building.

- e. Significant building wall articulation should be provided on all exterior building elevations visible to the public from the site or adjacent properties. Exterior wall treatments such as mass offsets, arcades, porticos, colonnades, and wing walls can be used to successfully mitigate the appearance of the typical big-box building appearance.
- f. The base of the big box building should be enhanced on all four sides by landscaping.
- g. Auxiliary outdoor storage and/or garden areas should be integrated within the primary building and their design should compliment the main building architecture.



*Outdoor storage area*