

The Crossroads of Northwest Ohio

# Architectural Design Guidelines

December 1, 2021

DRAFT V2.0



**THE CROSSROADS**  
OF NORTHWEST OHIO

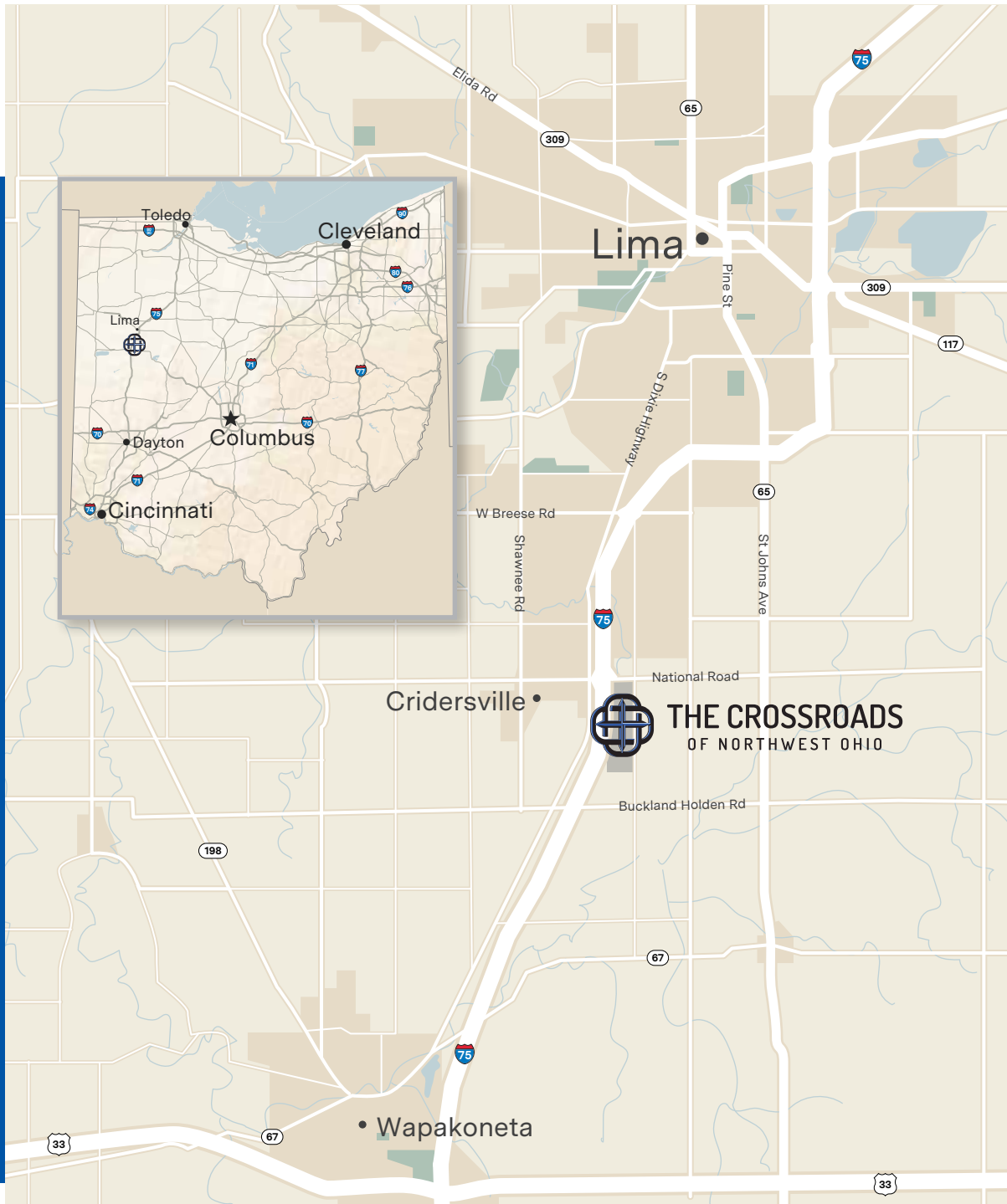


The Water Tower is the beacon of the Crossroads Development, reinventing essential into unique.

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## Overview

The **Crossroads of Northwest Ohio** is a pivotal project located along the I-75 corridor between Lima and Wapakoneta, where about 15 million people travel through the area on their way to larger metropolitan areas. The project is aimed to strengthen the Northwest Ohio community through culture, excitement, and opportunity to create a stopping point for many.

The Crossroads of Northwest Ohio Architectural Design Guidelines are intended to assist the Crossroads team with reviewing designs proposed for the development and to provide development teams with an indication of the types of projects desired by the development team to suit specific goals that successfully contribute to the community.

Questions or comments relating to the development review criteria and design guidelines should be directed to the Crossroads of Northwest Ohio.



## Purpose of the Guideline

The **Crossroads Design Guidelines** provide guidance for achieving high-quality development within the project site and assist project partners during the project design phase. Conformance with local zoning and building codes are always required for any project approval. These Guidelines will act as a foundation to the expectations of quality architectural design aesthetics and provide clear evaluation criteria that can be used in the decision-making process. The Guidelines create a framework for design that aligns with the vision in the master plan. The guideline is not intended to be a rigid design requirement but rather a flexible design strategy allowing for various creative design solutions. Across the entire development project, the goal is to create general consistency in the quality of the projects, materials, and environments.

### Fundamental Design Approaches

The Crossroads goals and policies set the basis for the guidelines in this document. The most relevant goals and policies are encompassed into the following “design principles.”

- **Healthy Lifestyles.** Promote public health by making walking and biking attractive options and by encouraging community and other outdoor living areas appropriate to the place and the people who will use them.
- **Architectural Characteristics.** In each community, respect and enhance essential design characteristics that make it attractive and livable. Protect Crossroads’ scenic qualities, especially views of ridgelines, water, and trees.
- **Community Needs.** Provide a mix of housing types to meet the needs of Crossroads’ workforce and residents, particularly families, seniors, lower wage earners, and the disabled.
- **Smart Development Strategies.** Use Crossroads’ land efficiently by having new construction take a compact form, including infill development, whenever possible.
- **Sustainability.** Encourage development patterns and building methods that make efficient use of land, energy, and other resources. Build things that last and adapt to new needs over time, including changing environmental conditions.

### Using the Guidelines

The first step of any project is for the applicant to fully understand and adopt local and national building codes, local zoning and housing codes and requirements, accessibility codes, and other regulations about the specific project type. Applicants must meet all applicable building and zoning requirements. The specific planning and design process for each project will depend on the zoning requirements, individual features of the project, and physical characteristics of the site. The Guidelines provide direction for how to create high-quality architecture that will enhance Crossroads’ character and aesthetics. These guidelines cover a wide variety of building types, developments, and uses at the Crossroads in a context-sensitive manner that leads to more diverse development opportunities and a sustainable community.



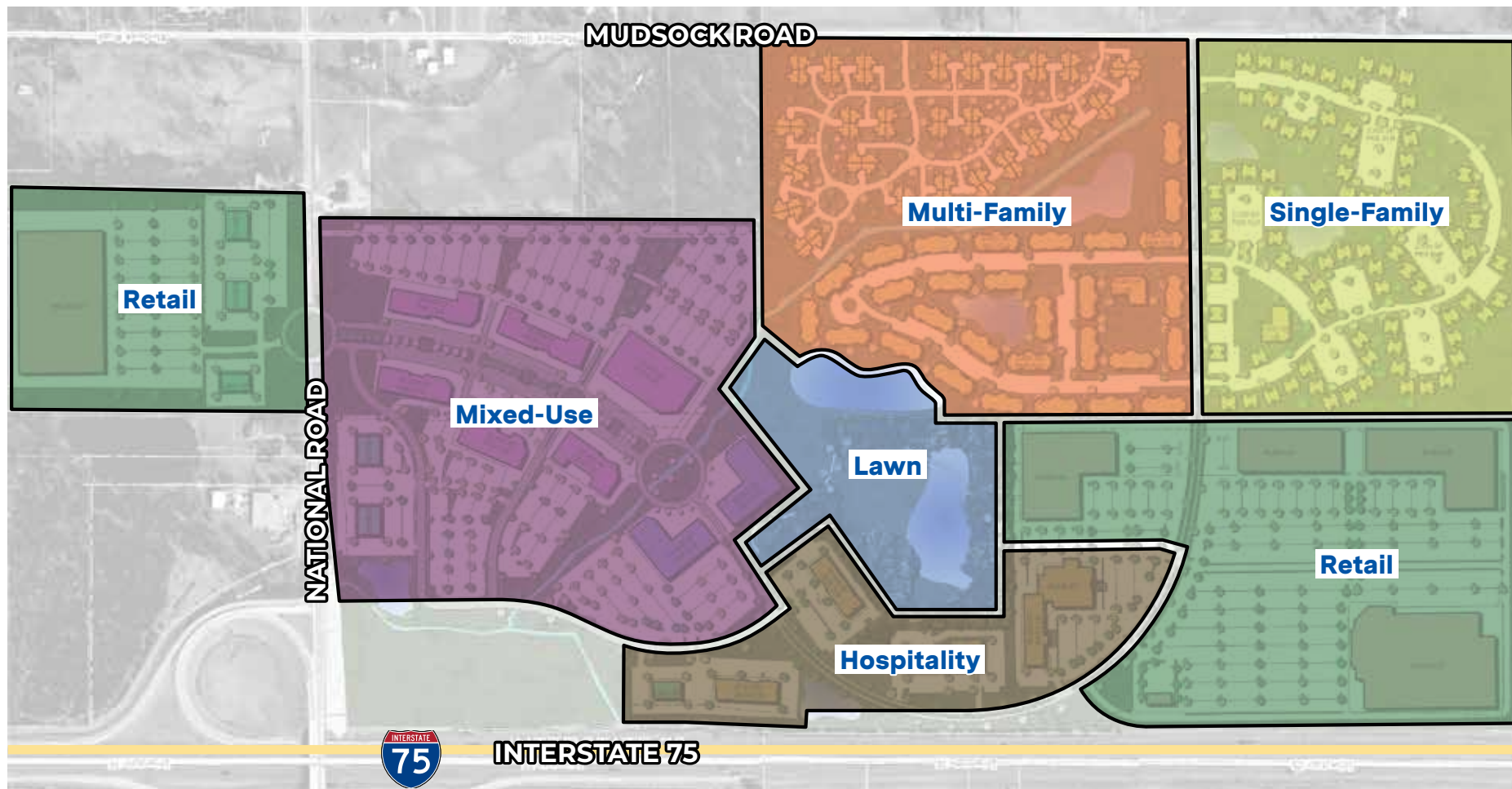


Multi-family district.

## Organization of Districts

This document is organized into five districts:

- **Mixed-Use.** The mixed-use district in this development applies use groups associated with retail, office, and multi-family within multi-story structures. The mixed-use district structures will have first-floor retail spaces along the main boulevard with office and/or residential units above. Buildings off the main boulevard in this district are to be offices and/or community rooms and spaces.
- **Hospitality.** The Hospitality district applies a fundamental design and contextual relationship of the hotel and meeting/convention/gathering spaces within the development. Projects in the district will be multi-story hotels, extended stay hotels, convention spaces, and meeting venues.
- **Retail.** The retail district applies to the development of commercial retail buildings whose primary use is retail and restaurant sales with at least one tenant or occupant located in a forty thousand (40,000) square foot or larger building or structure.
- **Multi-family.** The Multi-family district applies to 3-story walk-up residential and townhouse style development.
- **Single-Family.** The single-family district contains single-family-style homes on separate lots with private garages and driveways.



Project district map.

# General Guidelines

The following general guidelines apply to all districts within the development and can be found in the next section.

## Community Context

The Design Guidelines have been developed to expand development opportunities within Crossroads while ensuring that the development is built in ways that support a pedestrian-friendly, attractive public realm and an area's desirable visual and community design characteristics.

## Regulatory Consistency

All projects must meet all local code requirements as well as Federal and State laws. In addition, projects must be consistent with the policies of the Crossroads Design Guidelines. Where a guideline conflicts with a regulation in the Crossroads Design Guidelines or a land-use plan policy, then the policy shall preempt the guideline.



The development's visual and community design characteristics support a pedestrian-friendly, attractive public realm.

## Proportion, Scale, and Design

The complexity of any environment varies with proportion, scale, organization, and materials. The proper relationship between these specific design elements can enhance people's experience of the place. In any setting, buildings should be designed of elements that relate compositionally and have design features and details on a human scale.

## Creating a Sense of Enclosure

New buildings should frame street environments and other community open spaces spatially while respecting the character of the environment.

Coordinate the size of surrounding buildings with the dimensions of adjacent parks, plazas, paths, streets, and other outside areas.

## Adjacent Spaces and Buildings

When designing the building, the applicant should consider the relationship of adjacent buildings, structures, and spaces. The contextual relationships are a key element in the overall aesthetic and atmosphere of any development.

## Sense of Proportion and Scale

New building elements should be related to the personal scale of the individual. Types of human scale elements are bays, trellises, building projections and insets, smaller adjacent indoor and outdoor spaces, horizontal banding, and ornamental details to provide a sense of human scale. Building elements should visually relate to each other and to the entirety of the building in a simple, organized way.



## Building and Street Relationships

How a building or series of buildings relate to the sidewalk and street affects the experience of the pedestrian, bicyclist, or driver passing by. Maintaining continuous street-facing façades and lining streets with active uses or defining elements, such as windows, helps create pedestrian-friendly and visually pleasing places.

### Outward Orientation

Buildings should be designed to promote a cohesive neighborhood. The fronts of buildings should generally face outward toward the main street.

### Building Entrances

Primary building entrances (individual or shared) should be visibly emphasized, architecturally significant, and accessible from a street and sidewalk to the extent feasible.

### Universal Design and Accessibility

Universal design refers to the principles and design elements that help meet the needs of all people: young and old, able and disabled. Accessibility requires compliance with provisions of the Americans with Disabilities Act (ADA). Commercial and multi-family projects should integrate universal design principles into the initial design phase to allow barrier-free visibility.

## Building Mass

A fundamental attribute of all buildings is the size and shape of their volume. A building's volume can also provide a place-making sense of enclosure by framing adjacent space, as is desirable in mixed-use districts and transforming busy streets into mixed-use boulevards.

### Context-Sensitive Massing

A building's volume should be shaped differently in different settings, which is generally described here and within each district's section.

- **Mixed-Use Districts.** A building's mass should be built toward streets and plazas to help define these spaces spatially and to create a stronger sense of activity and place.
- **Hospitality.** A building's mass should be built toward streets and plazas to help define these spaces spatially and to create a stronger sense of activity and place.
- **Retail.** Retail buildings need to be efficiently laid out to promote connectivity to the community having an appropriate pedestrian scale. The architectural design needs to have a complementary design language that works with the surrounding architectural aesthetic of the development.
- **Multi-family.** A large building's shape should be articulated to reduce the appearance of mass.
- **Single-Family.** A large building's shape should be articulated to reduce the appearance of mass.



## Building Elevations

The design of building elevations should create a unified and harmonious building, promoting distinctive architectural elements and materials, encouraging visual diversity. These guidelines seek to balance Crossroads' diversity of uses while offering more aesthetic freedom between the different districts.

### General Composition and Rooflines

#### Base, Middle, and Top

Buildings of more than two stories should clearly express a base, middle, and top, as appropriate to a particular building type/style.

- The design of the base should convey its loadbearing function, such as through the use of materials or darker colors or deep joints in masonry or stucco.
- The middle of a building should be proportionally much taller than the base or top and should have the appearance of being lighter than the base through the use of color and materials.
- The top creates a prominent visual termination for the building and can add interest through carefully considered roof forms, cornices, eaves, and parapets. Roof pitch, its materials, size, and orientation are all distinct features that contribute to the character of a roof.

#### Blank Walls

Avoid long uninterrupted exterior surfaces. If a larger blank wall is needed to efficiently use a site, improve its design by using recesses, trellises, landscaping, art, display windows (in mixed-use, hospitality, and retail settings), or other visually interesting features.

## Windows

### View to the Street

Clear glass windows should face streets, plazas, courtyards and/or pedestrian passages. Window quality of materials is an important aspect of creating the overall quality of a community. In retail and commercial buildings, aluminum commercial-style windows should be used. In residential and multi-family uses, fiberglass or aluminum-clad windows are preferred.

### Materials and Detailing

#### Durability

Use high-quality, durable materials that age well. Materials and applications that will discolor should be avoided.

#### Color

##### Context

The color of a building should make a building distinctive and work within the overall context of the development.

##### Massing Reduction

Bolder colors should be reserved as accents for building details, ornamentation, or special features to reduce the perceived bulk of structures.

## Outdoor Living Space

Outdoor living space serves an important function, especially given Crossroads' community-oriented culture. Open space shared among residents, such as courtyards, is essential to connect with the outdoors and promote socializing. Residents also benefit from private open space, such as patios, and residents and the larger community can benefit from publicly accessible spaces, like plazas and pocket parks.

### Shared Open Space

Outdoor living space for the shared use of residents may include shared lawns, courtyards, community gardens, roof gardens, and play areas. Shared spaces should be accessible to all residents, provide seating areas and some shade, be appropriately lighted, and be designed to encourage social activity. Shared space should be relatively flat and usable.

### Private Open Space

Private open space should have a clear dimension of at least five feet, except to provide built-in bench seating or to use "juliets," shallow balconies that are at least two feet deep and accessible to a living or dining room through French doors. Where it abuts shared or publicly accessible open space, private open space should be separated by a railing, fence, wall, or landscaping. These elements should not be more than four feet in height above grade.

### Accessibility

Open space amenities are to be accessible to people with disabilities. Seating configurations should accommodate people in wheelchairs.

## Landscaping, Storm Water, and Green Building

Use trees and plants to make attractive and livable places, add and retain economic value, and confer numerous environmental benefits, such as those associated with stormwater quality and eliminating pockets of excessive heat (i.e., heat islands). Landscaping can also influence the way spaces are used, such as setting a boundary between private and public spaces.

### General Provisions

Use landscaping and related site improvements to promote privacy, reduce off-site visual impacts, and manage stormwater while maintaining significant scenic views enjoyed by existing neighbors. Consider the mature height of trees that may be planted and how the size relates to the site.



An example of landscaping around a parking lot.



### Fence and Wall Materials

The following fence and wall materials are appropriate in all locations except for specific exclusions noted within each district's section. Harmonize the color of fences and walls with the natural backdrop, if present.

- Wood;
- Aluminum and Iron bar;
- Stone and brick masonry; and
- Hedge and post wall: Dense, closely spaced living plant material composed of trees, deciduous or evergreen shrubs, or a combination thereof, with a masonry post every 25 feet of linear street frontage or fraction thereof.

The following wall and fence materials are discouraged:

- Chain link; and
- Corrugated metal.



Natural wall materials utilize to increase harmony with the natural landscape.

## Sustainability

Though LEED certification is not required within any district, sustainable design principles are strongly encouraged within Crossroads development.

### Green Building

Incorporate sustainable design features that promote energy efficiency, human health, and resource conservation. Projects are encouraged to incorporate design and construction practices that include, but are not limited to:

- Recycled building materials;
- Energy conservation;
- Charging connections for electric vehicles, where appropriate;
- Energy generation;
- Water conservation; and
- Sustainable materials.

## Exterior Lighting

Environments should be designed to encourage pedestrian activity and safety at all hours while respecting residential neighborhoods and natural settings. Entryways and high activity areas should be appropriately illuminated while minimizing the potential nuisances that lighting might cause for neighbors. Lighting fixtures should utilize high efficiency light bulbs to provide adequate lighting while conserving energy. Shielded lighting fixtures will be required to reduce glare and light pollution into neighboring lots/buildings.

A Site Photometric is to be required and is to follow recommended lighting level values per IESNA RP-33.

## Signage

### Compatible signage

Sign construction material and finishes shall be compatible with the associated large-scale, commercial-retail buildings and/or large-scale, commercial-retail development projects. The location(s) and design of signs shall be reviewed and approved as part of the overall construction plan. The predominate sign material shall include architectural or split-faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design. Where construction plan approval for large-scale, commercial-retail buildings or large-scale, commercial-retail development projects has been granted, signage location shall be reviewed and approved during the sign permit process.

All signs shall be designed with the maximum of creativity and the highest quality of materials and fabrication. It is strongly recommended that all signs be designed and installed by a qualified sign builder or contractor.

All signs shall be designed to be integrated into the building architecture and overall site design and enhance the pedestrian experience.

### Outdoor display and sales

Any permanent display areas not within the building which face a right-of-way, parking area, or residential zoning district shall be shielded from view by a wall made from architectural or split-face block, brick, glass block, stucco, artificial stucco, stone, or concrete with an architectural finish or a combination of the foregoing

materials and incorporated into the overall design of the building. The wall shall extend a minimum of four feet in height. As an alternative, an evergreen landscape buffer of a minimum of four feet in height and opaque at the planting time may be utilized.

## Equipment and Service Areas

Mechanical equipment, refuse containers, storage areas, loading areas, and utilities should be located and designed in a manner that does not interfere with the character of a project's building and landscaping nor detract from the attractive qualities of surrounding areas.

### Unobtrusive Character

Refuse containers, ground-level equipment and loading areas should be screened from view on at least three sides and be architecturally compatible with surrounding structures. They should be located and designed to be inconspicuous to the extent practical, such as being located away from streets or integrated into a building's volume.

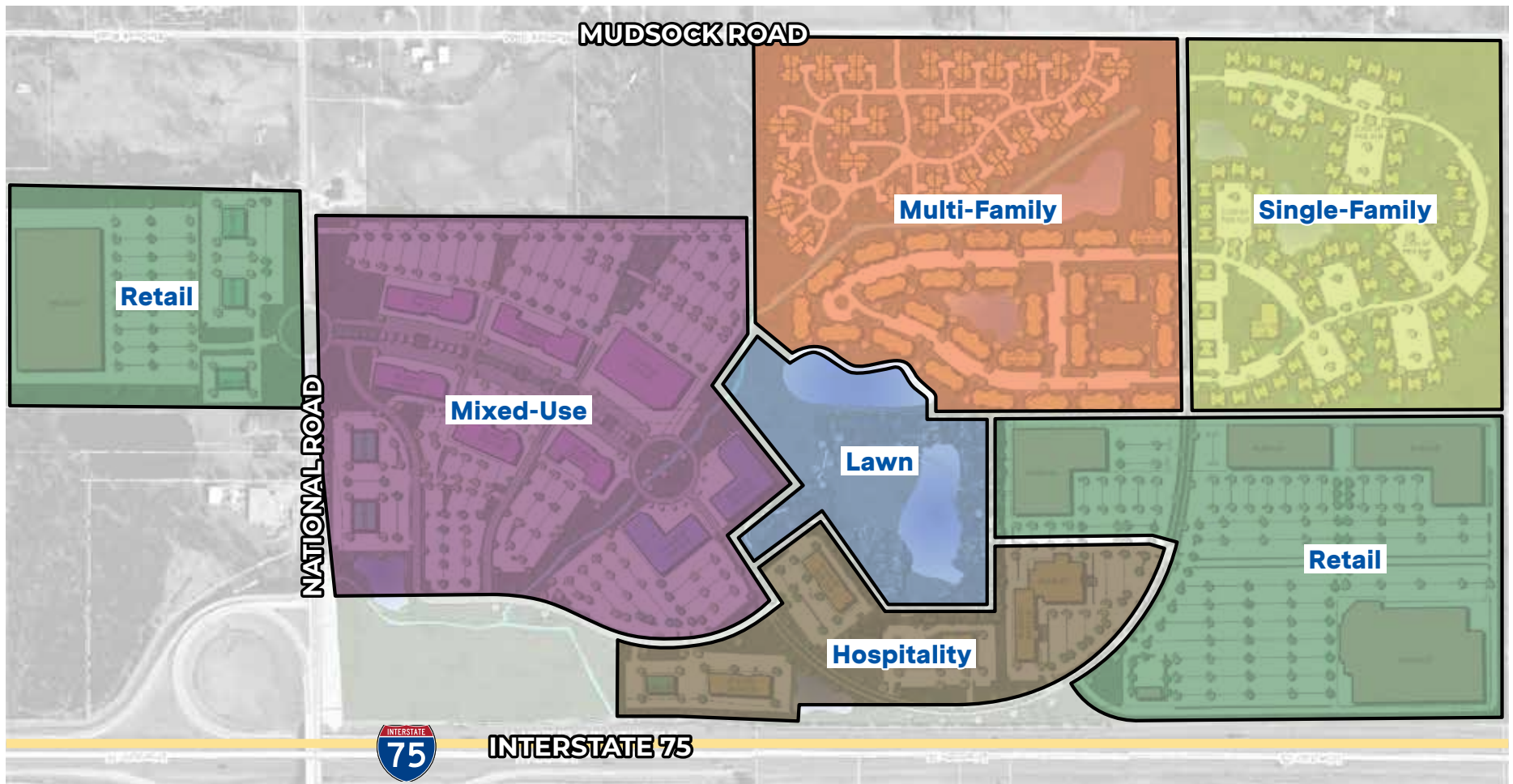
### Utilities

Utility boxes and transformers should be concealed or undergrounded when possible or located away from public sidewalks and other pedestrian pathways and screened from view.

### Roof-Mounted Equipment

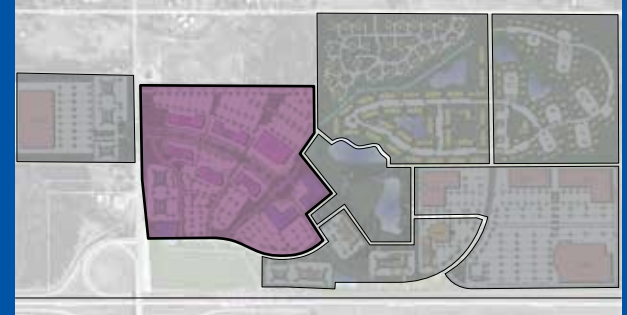
Roof-mounted equipment and antennas should not be visible from public view.

## The Guidelines - By The Districts



Project district map.





## Mixed-Use District

“Mixed-use districts” are places where retail shops and restaurants, housing, and other local serving uses come together. Live/work arrangements can also contribute to activity and interest within centers. Walking to and within mixed-use districts is critical and should be supported by active and interesting pedestrian environments, as is afforded by “main street” and “boulevard” environments. In these environments, sidewalks can be lined by storefront windows and entries and amenities and overhead canopies, like awnings. An important positive attribute of main streets and boulevards is how buildings frame streets and plazas to create a sense of spatial enclosure and how residences on upper stories overlook these spaces.



## Frontage and Massing

### “Main Street” Development Patterns

Along the Boulevard, the integration of housing by placing apartments or live/work lofts above shops is encouraged.

### Commercial Frontage

The design should allow for views from the street toward commercial anchor stores. Along the public street edge, retail shops or similarly active uses such as professional offices are viable, street-facing ground-floor space should be comprised of commercial uses or other active public-serving spaces.

### Streetwall Continuity

Buildings with street-facing ground-floor commercial or similarly active space should maintain a continuous ground-floor building line along sidewalks, to the extent feasible, except to provide usable open space, a special corner feature, recessed storefront entrances, or a landscaped setback of not more than five feet.

Building setbacks along commercial streets to be similar across the entirety of the main street. This streetwall at the ground level provides a consistent walkability to the streetscape and connectivity of the overall area.

### Eye-Level Interest

Mixed-use buildings should be composed and detailed to enrich pedestrians’ visual experience. Create an intimate environment for pedestrians by using quality materials and finishes, careful detailing, and small-scaled elements.

### Framed Outdoor Space

Buildings should maintain relatively continuous building street walls in mixed-use districts to spatially define streets and plazas as “outdoor rooms.” Accentuate street corners by varying the building’s mass, such as by using taller tower elements or setting the building back to open views and provide seating. Use lower heights or upper-story setbacks to reduce shadow impacts on plazas.

### Lighting

Building lighting should highlight signs, entrances, display windows, and architectural features of interest. Low energy lights are encouraged in display windows to allow shop owners to keep display windows lighted in the evening (including after business hours to maintain visual interest and increase security along shopping streets).



Mixed-use districts provide comfortable pedestrian access to stores, restaurants and other businesses.





A lively streetscape, facilitated by mixed-use buildings, provide a continuous network of pathways and experiences that are active, safe, comfortable and engaging.

### **Awnings, Cornices and Arcades**

Separate the commercial ground floor from the upper stories using a cornice and/or awning that projects horizontally. In established settings, align cornice and other horizontal features with similar features on neighboring buildings.

Commercial entrances facing a street should be recessed or covered by an awning or other canopy. A continuous arcade across multiple entrances may be used instead of awnings.

## **Commercial-Residential Compatibility**

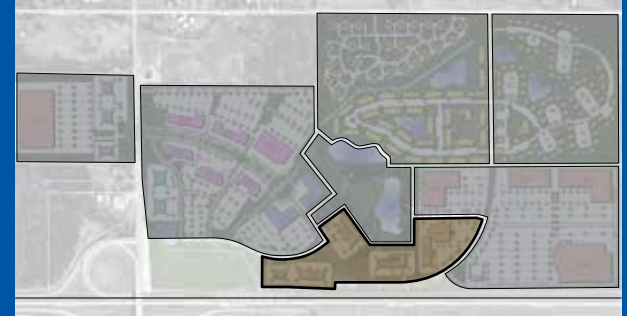
### **Service Areas**

Employ measures to minimize the impacts of refuse collection and compaction, refrigeration and interior climate control, and loading activities on occupants of mixed-use buildings. If possible, locate noise generators away from dwellings or use a wall and/or roof to contain potential noise.

### **Fumes**

Direct exhaust fumes from restaurants and other odor-generating commercial uses should be moved away from inhabited spaces, sidewalks, pedestrian areas, and adjacent residential areas.





## Hospitality District

The hospitality district comprises places where people gather, celebrate, dine and stay—it includes temporary residences, including convention and/or meeting spaces, restaurants, bars serving the guests, and the community.

## Building Massing

### Defining the Brand

Building massing strategies may follow hospitality branding design standards but must consider the surrounding context and relate to other building designs adjacent to the property. Buildings should be 4-6 stories in height.

### Contextual Massing and Connectivity

The overall building massing strategy shall relate to the surrounding context, natural and built environments, and the public spaces and thoroughfares of the development. Building elements provide relatable scale to the street, entrances, and site conditions and be broken down through the articulation of the massing, materials, lighting, and fenestration. Hence, as not be monolithic in shape.

## Site Planning Strategies

### Service Areas

Employ measures to minimize the impacts that refuse collection and compaction, refrigeration and interior climate control, and loading activities can have on

### Parking

Parking should be accessible and clear with definitive drive isles through the site, into porte-cocheres and upon exiting. Parking lots should have islands and landscaping to soften the hardscape.

### Building Location

The location of the building on the site should promote connection to the community and create prominence from the street and surrounding area.



Rooftop terraces help strengthen the connection between the building and the community.





Caption Here

## Exterior Building Materials

### High Quality and Durability

Building materials should be of high quality, long-lasting, and low maintenance with special consideration of VTAC/PTAC grills. The grille should be integrated into the facade materials to minimize their appearance. Stone, stucco, metal panels, cement board panels are acceptable styles of exterior cladding. No horizontal vinyl should be used in the building.

The scale of the exterior cladding patterns are to be contextual and proportionate with the building scale and surrounding areas.

## Fenestration

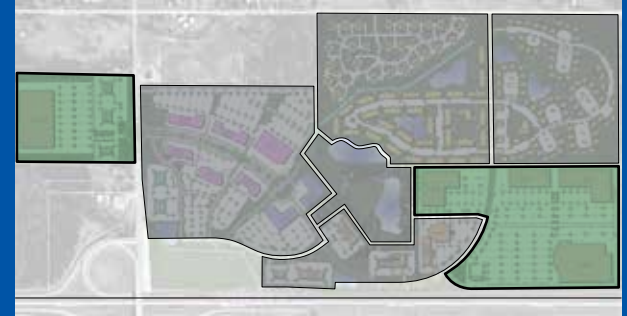
### Rooms with a View

Exterior windows should be large and express the interior spaces while articulating defining moments on the facade. Windows are to coordinate with building massing strategies.

Fenestration should be an aluminum storefront at the ground level and possibly at rooftop amenity decks.

Guest room windows are to be aluminum or aluminum-clad windows.





## Retail District

The retail district comprises large retail developments consisting of one or two retailers in a single structure. The intent is that these retail locations are specialty destinations that serve the Crossroads community and the wider community.





The use of windows is a massing strategy that breaks down the scale of the large facade.

Development retail project designs that accomplish the following objectives:

- Encourage large-scale, commercial-retail buildings and large-scale, commercial-retail development projects to have good architectural design rather than a warehouse appearance with unbroken, blank walls.
- Encourage pedestrian-oriented design that effectively resolves the incompatibility between pedestrians and motorists while providing interconnectivity between buildings, parking areas, and other internal/external components.
- Encourage parking-lot design that meets vehicular needs while providing a safer, efficient, comfortable pedestrian flow.
- Encourage adequate landscaping that allows large buildings and their components to blend with their surroundings while providing screening and shade for the public benefit.
- Encourage enhanced lighting and compatible signage design and to avoid forms of nuisance and intrusiveness into adjacent areas while enhancing public safety.



## Frontage and Massing

### Facades

The exterior massing of the project should have its massing broken up with architectural elements and massing strategies that break down the scale of the large facades and integrate the architecture within the overall development.

## Building Scale and Character

### Materials and color

The design should implement durable, high-quality sustainable materials such as brick, metal panels, cement board panels, EIFS on the prominent sides of the building.

The color of all building elevations (front facade, side, and rear) shall be low reflectance, subtle, neutral, or earth tones. The use of high-intensity, saturated colors (such as one or more of the “primary” and/or “secondary” colors), metallic colors, florescent colors, or black, shall be limited to trim or accent features comprising no more than five percent of the total area of any one building facade or street-facing side or rear elevation.



Lighting and signage avoid nuisance and intrusiveness into adjacent areas while enhancing public safety.

### Entryways

Entrances shall be clearly defined and include at least two of the following features: canopies/porticos, overhangs; recesses/projections; arcades; raised, above-the-doorway parapets with cornices; peaked-roof forms; arches; outdoor patios; display windows; and integrated architectural details, such as tile work, moldings, and wing walls.

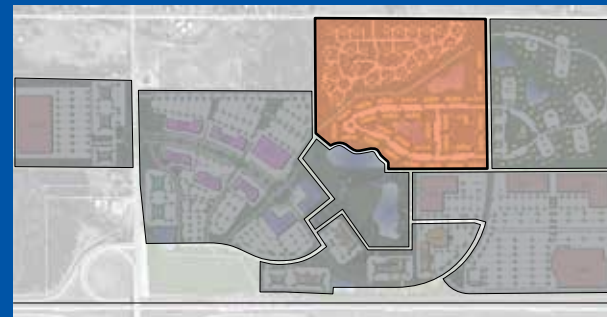
### Service area

The service area is designated for the loading and unloading of goods and refuse collection and shall be buffered from rights-of-way and lesser-intensity-zoned areas by a masonry wall a minimum of eight feet in height and extending the entire length of the service area. Landscaping shall be used to further screen loading docks and recycling/dumpster areas.



Diverse architectural elements break up the scale of the building.





## Multi-family District

Multi-family neighborhoods should convey a sense of time and place in a dense community setting. Methods of construction, building traditions, builders, and inhabitants' design preferences all play a role in connecting with topography and natural features.





Visual rhythm and visual continuity helps create the character of a building.

## Context-Sensitive Design

### Appropriate Finishes

Exterior finishes should be wood, stucco, masonry, native stone, or cement board. Metal siding may be used if deemed appropriate.

## Building Scale and Character

### Consistent Rhythms

Entryway spacing, and architectural projections should be used to maintain a similar rhythm and visual continuity. The perceived width of street-facing features should be comparable with other buildings in the neighborhood, which should be accomplished by using separate buildings or by breaking up the apparent size of bigger volumes with changes in materials, deep recesses, and other changes in the vertical plane.

### Roof Types

Roof forms and rooflines should be broken into a series of smaller building components to reflect the scale of the neighborhood and/or street when viewed from the street. Long, linear unbroken rooflines that exceed 50 feet are discouraged.

### Massing Variation

Break buildings into separate masses or varying roof heights and vertical planes to reduce the appearance of bulk.

Applicants may also use different materials and colors to reduce apparent mass. Use subordinate volumes to express entrances, stairwells, and other internal functions. Include bay windows, chimneys, and other projections.

Upper floors should be stepped or recessed to help scale the building within the overall site. Recessed balconies or rooftop amenities are encouraged.

### Differentiated Architectural Styles

In multi-family neighborhoods, visual interest should be provided through architectural variety, especially where several new buildings face streets, such as using different layouts and/ or architectural styles. Abutting buildings should have complementary architectural styles.

### Front Doors

Front doors (individual or shared) should have a substantial appearance. Avoid flush face doors. Front doors leading to the outside should generally incorporate panels, windows, or adjacent windows so occupants can see out.

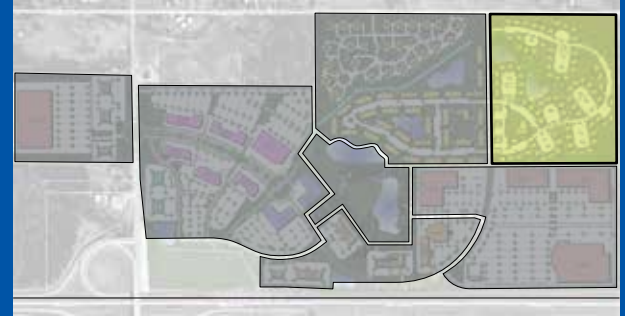
### Porches, Stoops and Verandas

In Residential areas, entrances that face streets or pedestrian paths—whether shared or for individual dwellings—should be accompanied by a covered porch, stoop, veranda, or other features that highlight entry points, offer rain protection, and encourage interaction between neighbors. If surrounding development uses such features, use similar roof forms, railings/balustrades, and posts/columns. Posts/columns should have a substantial and architectural appearance. Adjacent to the entrance, seating or space for personalized use is encouraged.



Recessed balconies and architectural variation work to reduce the mass of a building.





## Single-family District

Similar to multi-family neighborhoods, single-family neighborhoods should convey a sense of time and place on a more individual family scale but still convey community. Methods of construction, building traditions, builders, and inhabitants' design preferences all play a role in connecting with topography and natural features.

## Context-Sensitive Design

### Appropriate Finishes

For residential neighborhoods, exterior finishes should be wood, stucco, masonry, stone, terra cotta tile, cement board panels. The pallet of materials should range across the neighborhood with no similar materials or colors adjacent to another. The exterior materials should relate to the entire neighborhood while creating individual identity to each structure. The scale and proportions of the exterior cladding is to relate to the scale and massing of the building.

## Building Scale and Character

### Consistent Rhythms

For new buildings, entryway spacing, and architectural projections should be used to maintain a similar rhythm and visual continuity with the best examples of what exists nearby. The perceived width of street-facing features should be comparable with existing buildings in the neighborhood, which should be accomplished by using separate buildings or by breaking up the apparent size of bigger volumes with changes in materials, deep recesses, and other changes in the vertical plane.

### Roof Types

Roof forms and rooflines should be broken into a series of smaller building components when viewed from the street to reflect the scale of the neighborhood, site, or hillside setting.

### Comparable Setbacks

The façade of new buildings should have setbacks that are generally within the range of existing setbacks near the project, except where such setbacks detract from pedestrian-friendly streets.

### Massing Variation

Applicants can also use different materials and colors to reduce apparent mass. Use subordinate volumes to express entrances, stairwells, and other internal functions. Include bay windows, chimneys, and other projections.

### Differentiated Architectural Styles

In both single-family neighborhoods, visual interest should be provided through architectural variety, especially where several buildings face streets, such as different layouts and/or architectural styles. Abutting buildings should have complementary architectural styles.





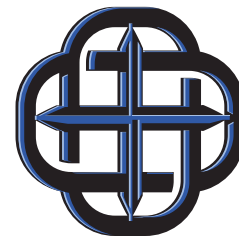
## The Design Review Process

When evaluating Developments in the Crossroads project, a series of questions, without limitation, will be used to evaluate the project under the provisions of development guidelines and/or agreements. Project proponents should answer these questions before meeting with the Crossroads design review team to discuss the proposal and use the tool as a self-assessment for project suitability. Crossroads will also use the form provided in the appendix in evaluating the proposals to understand the general level of suitability, quality, and responsiveness for a proposed multi-family development.

Depending on the values provided, the resulting completed form(s) is considered a subjective evaluation of the proponent's designs and does not imply approval in part or whole by the design review team. The evaluation form is used to assess the design characteristics of the submitted projects, and the final approval is at the sole discretion of the design review team.

The process is intended to be a collaborative process, and applicants are encouraged to engage the design review team throughout the process. The design review team will not provide design services or specific direction on any particular design aspect. Still, it will provide feedback on the design direction and how the submitted design aligns with the design guidelines.





**THE CROSSROADS**  
OF NORTHWEST OHIO

## Contact

Submissions are to be sent digitally  
to Crossroads of Northwest Ohio  
at [info@crossroadsofnwo.com](mailto:info@crossroadsofnwo.com)  
with the subject line "Crossroads  
Development Submission."

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