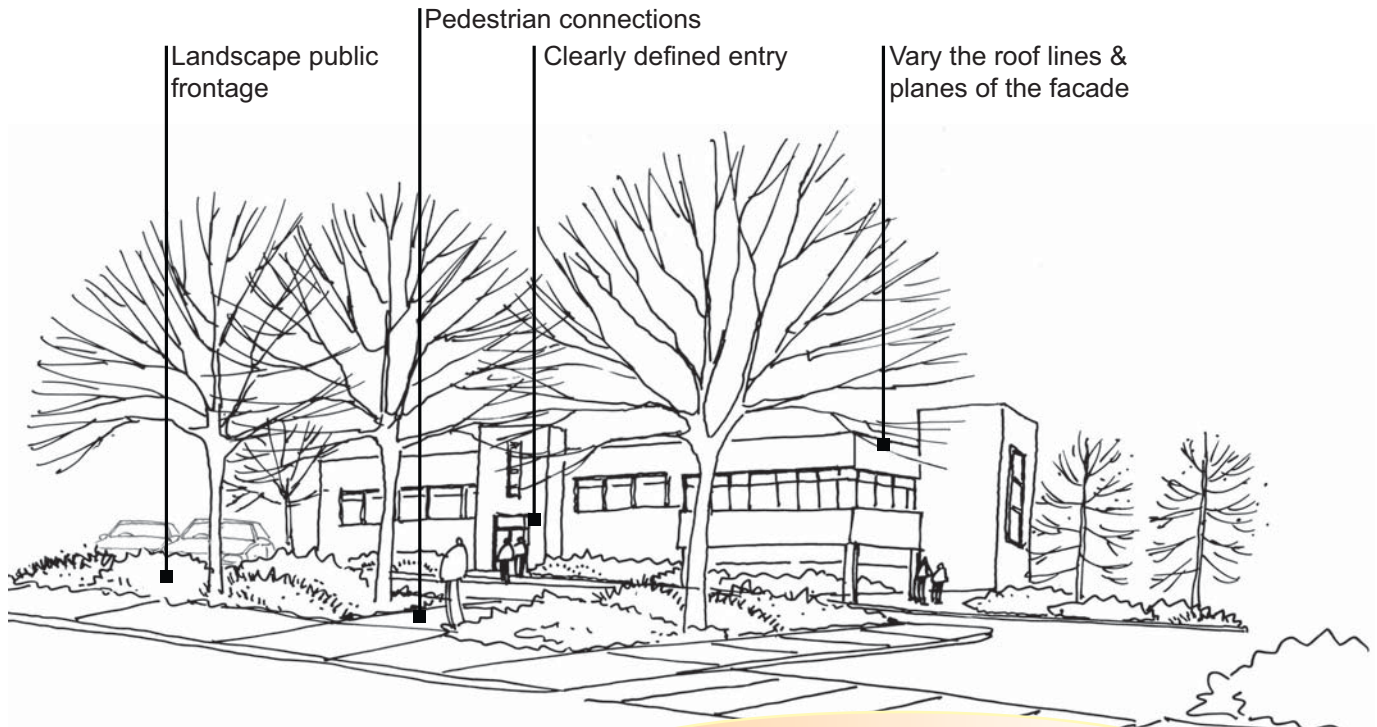


### Light Industrial / Flex Space

Employment areas that may include office, warehouse, manufacturing, research or distribution uses.



#### Design Principles

- Encourage the adaptive reuse and rehabilitation of existing historic industrial facilities.
- Within large business parks, incorporate prominent gateway features and landscape areas at high visibility locations along roadways.
- Screen maintenance and service areas with landscaping and materials that are consistent with the main building's design elements.
- Incorporate landscaping along the public front to screen parking and create a more attractive environment.
- Include pedestrian connections from the street or parking to building entries.
- Incorporate high quality and attractive fencing where necessary for security.
- Use lighting that is down-directional and dark-sky friendly.
- Design shared parking within large developments, and where possible, divides large parking lots into several smaller lots with landscaping.
- Design signs that do not overwhelm the setting and are located at landscaped entry points.

#### WHY ARE THESE PRINCIPLES IMPORTANT?

- Reuse of existing building stock is efficient and helps reinforce Cheyenne's historic image.
- Gateways and landscaping help convey a sense of quality.
- Attractive, functional parking areas and pedestrian connections provide for a more welcoming environment for workers and visitors.
- Down lighting is a simple yet effective means of reducing light pollution.
- Well-designed, low scale signage provides a positive image and can advertise a location effectively without dominating the skyline.