COMPREHENSIVE DESIGN GUIDELINES

City of Glendale, California

CITY OF GLENDALE, CALIFORNIA

City Council

Laura Friedman, Mayor
Rafi Manoukian
Ara Najarian
Frank Quintero
Dave Weaver

Planning Commission

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Stephanie Landregan
Chang Lee
Hank Scheetz
A. Erik Yesayan

Design Review Board One

Brian Ellis
Ivan Insua
Judy Palmer
Art Simonian
Yong Yoo

Design Review Board Two

Jean-Pierre Boladian
Mike Geragos
Alen Malekian
April Sakai
Alek Zarifian

CITY STAFF

Jim Starbird, City Manager

Community Development Department

Hassan Haghani, Director
Timothy Foy, Assistant Director of Community Development, *Planning Division*
Alan Loomis, Principal Urban Designer, *Planning Division*
Laura Stotler, Principal Planner, *Planning Division*
Stephanie Reich, Senior Urban Designer, *Planning Division*
Kathy Duarte, Planner, *Planning Division*
Michael Nilsson, Mobility Planner, *Planning Division*
Jay Platt, Historic Preservation Planner, *Planning Division*
Cassandra Pruett, Intern, *Planning Division*

Michael Garcia, City Attorney

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Resolution No. 11-231 Glendale, California

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA, ADOPTING COMPREHENSIVE DESIGN GUIDELINES

WHEREAS, the Council has conducted a noticed public hearing pursuant to the provisions of Section Chapter 30.61 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and

WHEREAS, the Council has ordered the study of citywide design guidelines for development; and

WHEREAS, the Council has found that the Comprehensive Design Guidelines promote the public health, safety, comfort, convenience, and general welfare of the citizens of Glendale; and

WHEREAS, the Council has found that the Comprehensive Design Guidelines complement the intent and purpose of development regulations found in the Glendale Municipal Code provide direction for development to achieve consistency with the policies of the general plan, specific plans and community plans, and provide flexibility and creativity for hillside development; and

WHEREAS, the Council intends that the Comprehensive Design Guidelines will be applicable citywide and supersede the previously adopted guidelines for hillside, residential and commercial neighborhoods, including the Hillside Design Guidelines, Single-family Neighborhood Design Guidelines and Commercial Design Guidelines, and

WHEREAS, the Council has reviewed and considered all materials, communications, public testimony and exhibits of current record relative to the Comprehensive Design Guidelines; and

WHEREAS, the Council has taken into consideration the recommendation of the City of Glendale Design Review Boards and Planning Commission on the Comprehensive Design Guidelines; and

WHEREAS, pursuant to the California Environmental Quality Act, the City Council adopted a Negative Declaration for the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Glendale that the Comprehensive Design Guidelines is hereby approved and adopted and that this Resolution shall take effect immediately.

Adopted this 29th day of November, 2011

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Chapter 1

VISION, PURPOSE, PROCESS AND PRINCIPLES

1.1 Design Review Purpose and Process

The purpose of Design Review is to ensure that new development is of high quality, relates well to its surrounding context and enhances the overall built environment.

The Zoning Code states the following as the purpose of Design Review:

A. To protect the community from the adverse effects of poor design and to encourage good professional design practices;

B. To enhance the beauty, livability and prosperity of the community;

C. To encourage high quality development;

D. To discourage poor exterior design, appearance and inferior quality which are likely to have a depreciative effect on the local environment and surrounding area;

E. To encourage originality, creativity and diversity in design and to avoid monotony;

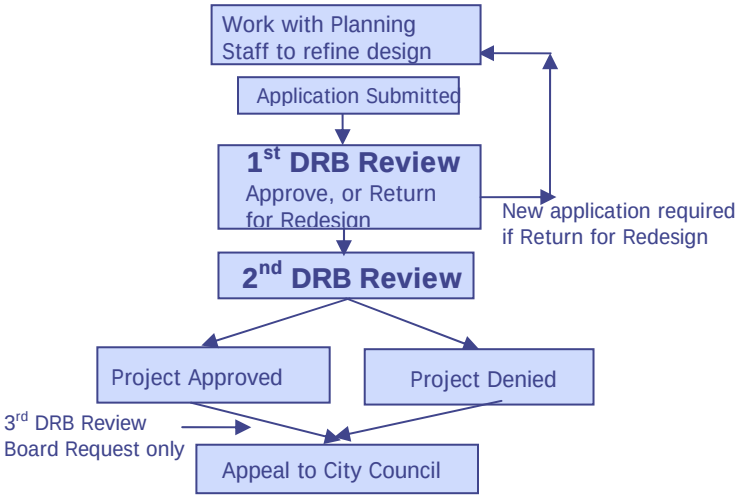
F. To ensure the compatibility of multiple-dwelling projects with adjoining single-family neighborhoods;

G. To ensure single-family design is compatible with the character inherent within the surrounding neighborhood.

H. To preserve the city's historical and architectural heritage in geographical areas designated as historic district overlay zones.

Design Review Process

There are a few categories of projects that are exempt from a formal public design review process, outlined in 30.47.020.G. However, if the proposed project is determined to have a significant impact and/or is inappropriate the project will be required to go before the Design Review Board (See 30.47.020.G.5). Please note that projects within the Redevelopment Areas are reviewed by the Redevelopment Agency. Projects in designated historic districts or on properties listed on the Glendale Register are reviewed by the Historic Preservation Commission.



Design Review Process Flow Chart

1.2 Intent and Purpose of the Design Guidelines

The intent of the Design Guidelines (Guidelines) is to provide predictability for property owners and developers, as well as residents and other stakeholders in the Glendale community. The Guidelines will be used by all those applying for permits in the City of Glendale, by City staff, the Design Review Board (DRB), City Council and the Redevelopment Agency. In order to approve a project under Design Review, decision-makers must find that the project is consistent with the intent of the Design Guidelines.

1.3 Relationship with other Documents

Relationship to General Plan
Relationship to Community Plans
Relationship to Zoning Code
Relationship to Historic District Design Guidelines for Residential Districts
Relationship to Previously Adopted Design Guidelines
Organization of Document

These Guidelines should be considered the minimum threshold for good design. Developers, designers, architects and owners are encouraged to design and build projects that exceed these minimal expectations by incorporating innovation, creativity and sustainability in all aspects of design, and by reaching for LEED certification or equivalent (or other sustainability measures). In addition, the overall character of the neighborhood and surrounding context should be carefully considered, including historic character, overall look and feel, quality and scale of the architectural and landscape design.

The Guidelines do not recommend any specific architectural style or styles, but encourage a diversity of styles. Similarly, the Guidelines do not prescribe specific means of achieving design intent, but rather provide examples of how it might be achieved. A project's architect or designer can achieve the same intent by a variety of other means. In addition, City staff, the Design Review Board, Redevelopment Agency or Council may find that a project need not comply with certain guidelines due to particular site conditions or if compliance with the Guidelines would restrict the achievement of innovative design or community benefit.

1.4 How to Use the Design Guidelines

The Guidelines must be used in their totality, as a holistic document. The organization is intended to go from basic, broad urban and architectural design principles to more specific site planning and architectural design recommendations based on types of streets and places within the City. In association with the General Plan, Specific Plans and Community Plans, guidelines for specific neighborhoods are provided. As Community Plans are adopted, specific neighborhood guidelines will be amended. A property owner, architect, developer or designer should pay close attention to the fundamental principles set forth by the Guidelines, as well as the specific information provided by the place type and neighborhood. The project will be assessed by the decision makers at each level.

1.5 Urban and Architectural Design Process and Principles

The design process is an interrogative process engaged in by a development team. In addition to important questions such as "how do I satisfy my client's program and budget?" and "how do I solve all the technical aspects of the building?" are a series of questions that must be answered in relation to design. City staff and the Design Review Board or Redevelopment Agency will also engage in this dialogue with the project team. It is of paramount importance to ask the right questions early during the design process. The design guidelines are intended to convey overall best practices. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. **Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and are encouraged.**

This section is intended to assist the project designer to best understand some of the priorities to consider when designing a project, and how that project will be evaluated by City staff and the decision makers. These concepts will form the basis of the staff report provided to the Design Review Board. The staff report is divided in to three main sections: Site Planning and Design; Mass and Scale; Design and Detailing. The following will provide basic criteria by which the project is evaluated. All of these principles are expanded upon in subsequent chapters.

1.6 Site Planning and Design

The first consideration in the design of any project should be its relationship to its context. In order to reinforce a sense of place, all new development, renovation and additions should be sited and configured to provide an appropriate response to the surrounding context in arrangement on the site, existing topography, existing trees, relationship to the street, and vehicular and pedestrian access. In addition, consideration should be given to solar and wind orientation to maximize sustainability.

In order to develop an appropriate contextual response, questions to be asked at the very early stages of the design process include:

1.6.1 What is currently on the site, and when was it built?

If the structure(s) is more than 30 years old, review photographs of the building with the City's Historic Preservation Planner. If it is an identified or potential historic resource under the California Environmental Quality Act (CEQA), further environmental review will be required. If the structure is not an identified historic resource, analysis of the design and construction is necessary if it is to be retained and modified.

1.6.2 Will the proposed project be compatible with surrounding uses?

First, check the Zoning Code to make certain the use or mix of uses is allowed in the site's zoning designation. If so, check the uses in the surrounding area to make sure the overall situation will be advantageous to the project proposal, and vice versa.

1.6.3 What is the development pattern on the surrounding blocks?

A number of factors combine to make up the development pattern of a particular neighborhood, block or street including: block pattern, size, and shape of individual lots; vehicular access to individual sites; configuration of buildings on each site, and relationship of buildings to the street. One or more of these factors can vary in the new development and still maintain respect for and positive association with the existing development pattern. However, if enough of these characteristics are significantly different, the proposal may not be appropriate.

1.6.4 What is the relationship of vehicular access and parking and how does that compare to surrounding properties?

The location and arrangement of the curb cut, driveway, garage entry and location is an important aspect of the overall site plan. This arrangement could be similar to other properties in the area. Design alternatives that minimize the view of the garage from the street and/or reduce the amount of driveway area are preferred. Vehicular access from an alley or side street is preferred.

1.6.5 Along the street frontage of the adjacent blocks, what is the relationship of the buildings to the street?

The relationship of the building to the street includes the location of the building in relationship to the property lines and to the sidewalk, location and configuration of entries to the site and the building. While there is wide variety within almost all of Glendale's districts and neighborhoods, by looking carefully at the existing context certain common characteristics will become apparent. Again, not each and every characteristic need be repeated in the new development, but the overall look and feel should be respectful of what exists in order to fit in with the surrounding context. If the overall design intent of the project is to differentiate itself architecturally, for a commercial or civic function for example, that relationship should be made clear.

1.6.6 Street Frontage

Does the building appear inviting from the street? The detailing at the street should not only reinforce the overall design concept, but also appear inviting as viewed from the street. The City of Glendale has a strong tradition of buildings that are open and active as viewed from the street.

Are there entries, window openings or other architectural features at the street frontage? A sense of openness should be reinforced by open and inviting entries and street facing facades. The main entry of the building should be visible, preferably from the street, and integrated well into the overall design. While an entry feature is important, it should not overwhelm the building or the entire façade.

If corner site, does building address the corner? By their nature, corner sites demand special attention because they are more visible than other lots on the block. The view from the street intersections often helps give a sense of identity to a place. Particularly for corner lots, no street façade should appear as if it is the rear or side of the building. Projects and buildings designed for corner sites should pay particular attention to how the project is viewed from the corner and from both streets.

1.6.7 What is the solar and wind orientation?

Buildings should be placed and arranged on the site to maximize opportunities for passive solar and ventilation design.

1.6.8 What is the scale of the surrounding structures?

Prior to designing the overall site plan of the project, a review of the mass and scale of surrounding properties is important. Some neighborhoods and districts were developed over a specific period of time and as a result the overall configuration of the site, mass and scale of the buildings on each property have similar characteristics. Other districts were developed over decades and have a more eclectic set of characteristics of mass and scale. In addition to necessary Zoning Code review for allowable heights and setbacks, a review of surrounding context relative to mass and scale is essential to influence configuration, placement and design characteristics on the site.

1.6.9 Is the property in a historic district?

There are historic districts in the City of Glendale. If your project is within one of these districts, you must review the Guidelines and requirements for the District and work with the Historic Preservation Planner. All projects proposed for a Glendale Register-listed property or that sit within a designated historic district will be subject to review by the Historic Preservation Commission.

1.6.10 Are there characteristic special to the neighborhood?

Many neighborhoods have unique characteristics that make the neighborhood distinctive. Characteristics that deserve special attention include overall topography, significant landscape characteristics, uniformity or diversity of buildings in the neighborhood, mass, scale and placement of existing buildings, character of building including quality of construction craft, details and materials.

1.6.11 What is the overall site design concept?

Once all the above criteria are taken into account, there should be an overall design concept that governs the site design.

1.6.12 If the site has a sloping topography, does the building and site design follow the topography?

When building on the hillsides in Glendale, it is important to modify the landform as little as possible when building a new structure or addition. Grading and construction of retaining walls should be minimized. It is preferable to avoid retaining walls, especially those in public view- some additional grading to avoid unnecessary retaining walls is acceptable. Whatever grading is necessary, effort should be made to maintain as much of the slope as possible, and to provide smooth transitions to the natural slope. Use of large retaining walls to flatten portions of the site is strongly discouraged. Information on all retaining walls is required for design review.

1.6.13 Does the landscape design complement the building design and conserve water?

The landscape design and building design should work together as an integrated whole. The landscape design should employ drought tolerant plants, and water conserving irrigation.

1.6.14 Does the site design manage stormwater on site (Are Low Impact Development Standards incorporated)?

Permeable paving and retention areas should be used as much as possible to retain water on site. Low Impact Development Standards should be incorporated wherever possible to retain stormwater on site.

1.6.15 Additional site planning considerations:

What types of landscaping are in the neighborhood? What is the level of maintenance? Where is open space in the neighborhood and how is it configured? Where are the views? What exterior lighting exists and what would be appropriate? If in a high fire area, is there a clear zone around the building? Is there a clear view to the residence for safety? For hillsides, has drainage been addressed?

1.7 Mass and Scale

One of the most important and challenging design issues for new architectural projects is to manage new proposals within the existing surrounding building fabric. While new proposals need not copy existing development in order to fit in, managing mass and scale of a new project to respect adjacent development is important to the overall urban design of our districts and our city.

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1.7.1 What's the big idea (architecturally speaking)?

Each architectural proposal should have an overall architectural concept that governs design decisions. Evaluation of the project should then include appropriateness of the formal concept, and how successful the execution of the concept is as set forth in the building design.

1.7.2 How does project massing relate to the overall scale of the neighborhood, street and adjacent buildings?

The mass and scale of the project should provide an appropriate response to the neighborhood context. This does not mean copying what exists on the adjacent sites, as new development is often larger than existing development. However, there must be sufficient architectural recognition and transition of mass and scale to adjacent properties.

1.7.3 Does project massing reinforce overall design concept or does it detract?

In addition to providing an appropriate response to the context, the mass and scale of the project should reflect the governing design idea(s) of the project. It is essential to identify the location of the open space in the overall configuration of the project in relationship to adjacent structure(s) for the best design and function for the project.

1.7.4 Is scale and proportion of buildings appropriate to surrounding context?

A project can be designed to make it appear more monumental or to help diminish the apparent size and scale of its mass. Design decisions of placement of building forms in relation to one another, emphasis of horizontal and vertical elements, size scale and placement of entries, doors, windows and other architectural elements all contribute to the perceived mass and scale of the project. Proper use of these and other design elements make it possible for projects varying in size to be designed to visually fit into the surrounding context.

1.7.5 How are major building elements designed and configured?

Location and configuration of entries, prominent building elements and features should relate to overall building concept as well as neighborhood pattern, site configuration and slope, relationship to streets and corners, and views to and from the site. Differentiating the building with a hierarchy of architectural elements can also assist in achieving a balanced proportional relationship to the surrounding context and within the project itself.

1.8 Design and Detailing

The design and detailing of the building is paramount to a quality environment. The project design should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well designed on all sides. Quality in detail and design contributes not only to the long-term value of a home, but the neighborhood as well.

1.8.1 Are elevations well designed, in scale, proportion, materials, details?

All buildings should be designed with attention to proper scale and proportion within itself and in relation to its neighbors. All materials and details should be durable and of high quality, to reinforce the overall building design.

1.8.2 What does the roofscape look like?

Roofs are the fifth elevation of any building and give important character to a building in its massing, materials and details. Solar panels and photovoltaics should be well-integrated into the overall roofscape and not look like just another piece of mechanical equipment.

1.8.3 Is all rooftop equipment screened?

In areas of the City where rooftop equipment is allowed, it must be screened well, and screening should be fully integrated into overall building design.

1.8.4 Do the landscape design and paving materials complement the building?

The landscape design should enhance the overall site and complement the building(s). There should be a variety of plants that work together well while maintaining mature trees to the greatest extent possible.

1.8.5 What about the lighting design?

The lighting design should complement the overall building design, with lighting that is not excessive. Spillover light should be avoided and dark sky techniques utilized by reducing or eliminating uplighting. The goal is to light the building and site rather than feature the design of the light fixtures. When fixtures can be seen, their design should be appropriate to the overall project.

1.8.6 Is signage necessary for project or site?

A sign program is required for multi-tenant commercial buildings. The intent of a sign program is to unify the signage consistent and complementary to the building design. All signage should be appropriate in size, style, location, color and materials to the overall project. Signs should not be too numerous or too large and should not visually overpower the site or structure.

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Chapter 2

IMPLEMENTING THE VISION: SINGLE-FAMILY DESIGN GUIDELINES

IMPLEMENTING THE VISION – COMPREHENSIVE DESIGN GUIDELINES

The design guidelines are intended to convey overall best practices. These are additional to specific guidelines tailored to a specific place or neighborhood. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. ***Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and encouraged.***

SINGLE-FAMILY DESIGN GUIDELINES

Site Planning - Site planning involves a careful analysis of the opportunities and constraints of the site, including existing site features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.

A. Building Location

Buildings aligned at front with openness toward the street

1. Consider relationship to adjacent buildings, topography and sunlight.
2. Coordinate setbacks with the building design, landscape design and streetscape. Consider prevailing setback of buildings on the street as well as Code requirements.
3. Locate mechanical equipment and supplemental functions (i.e., trash storage) away from the street and screened from view in ways that are integrated into the building and site design.
4. On hillside or sloping sites, it is imperative that new homes follow the topography. Buildings may be terraced up the hillside, or built into the upslope in order to minimize the alteration of the landform.
5. Decks should terrace with the hillside.

B. Solar Design

1. Design to maximize options for passive and active solar heating and cooling. Provide access to sunlight while employing common-sense techniques to increase energy conservation and interior comfort.
2. Any design features for advantageous passive or active solar design should be fully integrated into the overall design of the structure.
3. Provide for passive solar design by:
   - careful orientation of building walls and window openings
   - window and roof details on a site in response to sun patterns
   - generous roof overhangs or other shading devices especially at south- and west-facing elevations

C. Yards and Usable Open Space

Outdoor areas integrated into design with well-designed drought tolerant landscaping

1. Integrate outdoor areas into the site design of new developments, surrounding buildings and existing open spaces.
2. Front yards should maintain a sense of openness to the street while providing a buffer to the house.
3. Develop all open space with well-designed native and drought-tolerant landscaping.

D. Garage Location and Driveways

1. Locate garages consistent with dominant existing garage location pattern (i.e., detached and at the rear of the property, attached). Orient garage door away from the street wherever possible.
2. Fully integrate the garage within overall structure OR provide accessory structure that is consistent with overall design
3. Driveways should be located away from street intersections and to minimize conflict with traffic on public streets.

Permeable paving design and driveway with integrated landscape areas

4. Permeable paving systems are strongly encouraged. In addition, “Hollywood” style driveways, where the tracks for the car are separated by strips of green lawn or gravel, also reduce stormwater runoff.
5. Minimize the amount of paved areas as much as possible. Use of circular driveways or large paved areas is discouraged.
6. Include decorative driveway paving materials.

E. Landscape Design (Including Hardscape)

Complementary landscape design with drought tolerant landscaping provides variety and openness at front yard

1. Provide landscape design complementary to building design in all required setback areas.
2. Utilize native planting where possible, and drought tolerant planting where natives are not feasible.

Mature trees add to neighborhood character

3. Maintain existing trees, particularly mature trees, as much as possible.
4. Use of indigenous trees is encouraged.
5. Particular consideration should be paid to existing Oak, Bay Laurel and Sycamore trees. Appropriate landscaping should be used below the canopies of these trees.
6. All landscaping should be native or drought-tolerant. Minimize use of turf areas.
7. Minimize stormwater runoff:
   - Site design should maximize water permeability by reducing paved areas (hardscape), use of permeable paving materials, and preserving open space drainage ways when feasible
   - Avoid large continuous paved areas.
   - Consider use of permeable paving materials such as ungrouted brick pavers or interlocking paving systems in which grass can be grown.
   - Consider conveying stormwater from building roofs to an on-site drainage system, such as French drains, detention basins, bioswales, or into planted areas.

F. Walls and Fences

1. Front yards in Glendale are typically open to the street. Front yard fences and walls are discouraged.

2. Where fences may be appropriate, the front yard should maintain its open appearance toward the street, and the design and materials should meet City design and zoning criteria.
3. Whenever they are used, walls and fences should be designed in a style, material, and color that complement the overall building and/or site design.
4. Utilize landscaping instead of a wall or fence.

Planter boxes used to define edge of front yard

5. Use decorative material that is durable and suitable for exterior use. Materials such as wood, wrought iron, and stone should be used for walls and fences. Use of chain-link, vinyl or other plastic material is strongly discouraged.
6. Colors complementary to the architectural design are encouraged.
7. Both sides of all perimeter walls or fences should be architecturally treated.

G. Retaining Walls

1. Minimize the use of retaining walls to modify landform.
2. To eliminate retaining walls, some additional grading is acceptable.
3. Use decorative material to blend into the landscape, or where appropriate, match the building design.
4. Provide landscaping to minimize the visual impact of retaining walls.

Mass and Scale- New projects should fit well with surrounding building fabric. While new proposals need not copy existing development, mass and scale should respect adjacent building context.

A. Relate Buildings to Existing Context

1. Relate new buildings (particularly if larger than existing context) to existing adjacent buildings through use of proportion, transition, or other design features.

New second story set back to reduce massing

Second story integrated into design

2. New projects may be larger than existing development, provided the mass and scale of the new proposal is appropriate and transitions well to the existing context.
   a) This may require a second floor (or third floor where allowed) to be set back from the front and sides of the floor below.
   b) Provide an appropriate massing concept for proper fit into the neighborhood.
   c) Relate to the predominant neighborhood pattern or massing configuration, rather than one or two buildings that may be out of scale.
   d) Design of larger buildings should assist in diminishing the appearance of monumental size and scale, especially when viewed from the street.

B. Relate Buildings to Existing Topography

1. Building form and profile should follow existing topography.
2. Minimize the use of retaining walls to alter grades. Where retaining walls are necessary, they should terrace with the existing topography as much as possible.
3. Landscaping should be employed to minimize the visual impact of retaining walls.

C. Architectural Concept

Strong architectural idea: post and beam "L" shaped house with extended eaves

1. Each building or project should have an architectural idea that governs massing and design decisions. Architectural concept should be appropriate to site and executed with rigor and consistency.
2. Massing of the project should reinforce the overall architectural concept.
3. Identify open space, building solid and void, overall configuration in relation to overall concept, relationship to adjacent structures and best functional project design.

D. Scale and Proportion/ Monumentality

Second floor designed to fit well between two one-story homes

1. The scale and proportion of a project should be designed to fit well within the surrounding context, even if its overall size is larger.
2. A project can be designed to make it appear more monumental or to help diminish the apparent size and scale of its mass.
   - Placement of building forms in relation to one another, emphasis of horizontal and vertical elements, size scale and placement of entries, doors, windows and other architectural elements all contribute to the perceived mass and scale of the project.
   - Proper use of design elements makes it possible for projects varying in size to be designed to visually fit into the surrounding context.
3. Proper location and configuration of entries and prominent building elements should relate to overall building concept as well as neighborhood pattern, site configuration and slope, and relationship to streets and corners.
4. Differentiating the building with a hierarchy of architectural elements can also assist in achieving a balanced proportional relationship within the project itself, and to the surrounding context.
5. Over-scaled or 2-story monumental entries are discouraged.

Homes appear modest as viewed from the street, regardless of their size.

6. Side yard setbacks should be varied where possible to help create different sized yards and private patio areas. This variation maximizes the use of land and enhances dwelling privacy.
7. Surface detailing should not serve as a substitute for well-integrated and distinctive massing.

E. Roof Forms

1. Use roofline configurations (i.e., shed, gable, hip, flat) to reinforce the overall architectural idea. In some cases, variation of the roof form, heights etc, can provide visual interest and provide appropriate scale and proportion for the structure.
2. Roof forms should be consistent with the overall building design.
3. Continue any decorative roof treatments around the building or terminate in a logical manner.

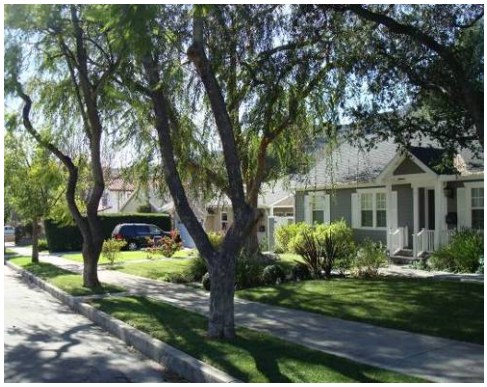
Design and Detailing- The design and detailing of the building are paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well designed on all sides.

A. Overall Design and Detailing

Well-crafted house with consistent, high quality detailing and a variety of materials to express architectural idea

1. Design and detailing should enhance the overall architectural idea and be consistent around the building.
2. A variety of architectural designs and styles are encouraged. While there is no preferred design style, new designs should consider the existing context.
3. The single-family homes in Glendale are generally well-crafted and of high quality. New homes should match the high level of quality in the neighborhood.

B. Entryways



Integrated entry with consistent details on building

1. Entries should be well integrated into the overall building design, open to and visible to the street. However, entries should not be monumental in scale or character.
2. Recess or otherwise articulate building entries for visual interest and to provide a sense of arrival to the structure.
3. Entries should not be over scaled. Two- story entries are discouraged. Entries should be properly scaled and integrated into the overall architecture of the structure.

C. Windows and Doors

Well-crafted windows provide quality details for simple buildings

1. Design windows and doors to coordinate with the architectural design of the building. Window and door type, material, shape, and proportion should complement the architectural design.
2. Maximize daylighting and views through window placement and design.
3. Use of "security bars" is discouraged, especially along the street front.
4. Window articulation, such as sills, trim, kickers, shutters, or awnings, should be applied where appropriate to the architectural style to improve the facade of the home.
5. To enhance privacy, windows on side elevations of adjacent homes should be staggered with windows on adjacent homes whenever possible. Windows should not be positioned directly opposite of windows in an adjacent structure.
6. Where appropriate to the architectural style, windows should be inset from building walls to create shade and shadow detail.
7. EPA "Energy Star" labeled windows with low-e coatings are encouraged.

D. Finish Materials

Materials used to enhance overall design

Materials break down form, reinforce concept

1. Reinforce overall building design with high-quality design and detailing.
2. Change materials on building facades to enhance the overall design, creating visual interest.
3. Use high quality materials, especially facing the street.
4. "Wrap" finish materials around exterior corners (to be terminated at an inside corner) to alleviate the appearance of a "wallpaper" application.
5. Materials should be utilized that reduce the transfer of heat into and/or out of the building.

6. Use of natural materials is encouraged.
7. Use recycled content materials, such as wood substitutes, recycled concrete and asphalt, as well as non-toxic materials, whenever possible.

E. Wall Thickness

1. For more traditional building designs, expression of wall thickness can be achieved by providing recessed windows and entries to exaggerate wall thickness.
2. For contemporary designs and some ranch style buildings, flush windows are also appropriate.

F. Color

1. Develop a color palette that complements and enhances the overall building design. Colors that blend with the natural environment are encouraged.
2. Use of the following colors/materials is discouraged:
   - Highly reflective materials and colors, especially those that produce glare
   - Large expanses of dark colored surfaces
   - Bright or garish colors on large walls

G. **Paving Materials**

Decorative paving at the walkway and entry complement revival style building

1. Use of decorative paving treatments is encouraged at building entrances, walkways and at locations where pedestrian paths meet vehicular streets or driveways.
2. Provide permeable paving wherever possible.
3. Keep paving patterns simple and related to the overall architectural design of the building. Appropriate paving materials include masonry block pavers, brick, stone, granite, and concrete.
4. Textured concrete finishes and/or integrally colored surfaces may be enhanced by scoring or accented with contrasting paving materials.
5. Relate colors to the color scheme of the building.
6. Use of permeable paving materials (i.e., Grass Crete) is encouraged when appropriate to the site.
7. Concrete bands may be used to define the edge as a transitional tool between differing materials.

G. Equipment/Trash Location and Enclosure

1. Any equipment, whether on the side of a structure or on the ground, should be screened. Screening should be architecturally appropriate in terms of materials, color, shape, and size.
2. Trash should be in an accessible location yet out of view.

3. Rain gutters, downspouts, vents, and other roof protrusions should be appropriately placed to complement the adjacent materials and/or colors.
4. The design of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) should be architecturally integrated with the main structure through the use of wall and roof forms, materials, architectural detailing, fence or wall connections, and landscaping.
5. New electrical, telephone, cable television, and other distribution lines and mechanical equipment should be placed underground.
6. Utility connections located above ground should not interfere with or adversely impact access, visibility, appearance, or the character of the structures near which the connections are located and should be screened with landscaping.

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Chapter 3

IMPLEMENTING THE VISION: HILLSIDE DESIGN GUIDELINES (RESIDENTIAL)

IMPLEMENTING THE VISION – COMPREHENSIVE DESIGN GUIDELINES

The design guidelines are intended to convey overall best practices. These are additional to specific guidelines tailored to a specific place or neighborhood. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. ***Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and encouraged.***

HILLSIDE DESIGN GUIDELINES

Site Planning - Site planning involves a careful analysis of the opportunities and constraints of the site, including existing site features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.

A. Building Location

1. Buildings in hillside areas should consider topography. Building location and profile should reflect the topography and slope.
2. On hillside sites, it is imperative that new homes follow the topography. Buildings may be terraced up the hillside, or built into the upslope in order to minimize the alteration of the landform.
3. Decks should terrace with the hillside.
4. Building into the hillside to diminish visual impact of mass and scale is encouraged even if significant grading may be required.
5. Consider relationship to adjacent buildings and sunlight.
6. Coordinate setbacks with the building design and streetscape. Consider prevailing setback of buildings on the street as well as Code requirements.
7. Mechanical equipment, including HVAC, standpipes, fire department connections, backflow preventers and other equipment should be located away from the street and screened from view in ways that are integrated into the building and site design.
8. Trash storage should be located so as not to be visible from the street, but appropriately screened with access to the street.

B. Solar Design

1. Design to maximize options for passive and active solar heating and cooling. Provide access to sunlight while employing common-sense techniques to increase energy conservation and interior comfort.
2. Any design features for advantageous passive or active solar design must be fully integrated into the overall design of the structure.
3. Provide for passive solar design by:
   - careful orientation of building walls and window openings
   - window and roof details on a site in response to sun patterns
   - generous roof overhangs or other shading devices especially at south and west facing elevations

C. Yards and Usable Open Space

Houses of different styles with varied landscaping work well on the same street

1. In hillside areas there may be lots where flat rear or flat yards may not be possible or appropriate based on existing topography. Landform alteration to create yards is discouraged. Integrate outdoor areas into the site design of new developments, surrounding buildings and existing open spaces.
2. Develop all open space with well-designed drought-tolerant landscaping suitable for fire-prone areas.
3. To eliminate use of excessive retaining walls, some grading is preferable. Substantial grading in hillside sites to alter landform is strongly discouraged.
4. Cut and fill type grading is discouraged if its purpose is to revise the topography to create a flat pad.

D. Retaining Walls

Decorative retaining walls complement building and fit topography

1. Minimize the use of retaining walls to modify landform, especially those visible from the street.
2. Use decorative material to blend into the landscape, or if appropriate, match the building design.
3. Use of retaining walls to create backyards in hillside areas is not appropriate.
4. Provide landscaping to minimize the visual impact of retaining walls.

E. Garage Location and Driveways

1. Ensure new driveways have safe site lines and distances.
2. Driveway slope should be limited to allow easy pedestrian access and trash collection.
3. Site garages consistent with dominant existing garage location pattern (i.e., detached and at the rear of the property or attached). Orient garage door away from the street wherever possible.

4. Fully integrate the garage within overall structure OR provide accessory structure that is consistent with overall design
5. Driveways should be located away from street intersections to minimize conflict with traffic on public streets.

Permeable paving design and driveway with integrated landscape areas

6. Minimize the amount of paved areas as much as possible. Use of circular driveways or large paved areas is discouraged.
7. Permeable paving systems are strongly encouraged. In addition, "Hollywood" style driveways, where the tracks for the car are separated by strips of green lawn or gravel, also reduce stormwater runoff.
8. Include decorative driveway paving materials.

F. Landscape Design (Including Hardscape)

Landscaping complements building, helping it fit with topography

1. Landscaping on hillside properties should reflect native plants that are fire-resistant.
2. Provide clear area around structures as a fire prevention measure.
3. Landscaping should provide a natural look, minimizing visual impact and size of the intervention (buildings, decks, etc.) into the natural hill.
4. Provide landscape design complementary to site design and building design in all required setback areas. Pay particular attention to design and proper plant types on sloped areas.

Mature trees add to neighborhood character

5. Maintain existing trees, particularly mature trees, as much as possible.
6. Particular consideration should be paid to existing Oak, Bay Laurel and Sycamore trees. Appropriate landscaping should be used below the canopies of these trees.
7. Use of indigenous trees is encouraged.
8. All landscaping should be drought tolerant. Minimize use of turf areas.
9. Pay particular attention to drainage on hillside sites. Care should be taken not to impact adjacent properties. While stormwater runoff should be minimized, safety and slope stabilization are the priority.
10. Minimize stormwater runoff:
    - Site design should maximize water permeability by reducing paved areas (hardscape), use of permeable paving materials, and preserving open space drainage ways when feasible
    - Avoid large continuous paved areas.
    - Consider use of permeable paving materials such as ungrouted brick pavers or interlocking paving systems in which grass can be grown.
    - Consider conveying stormwater from building roofs to an on-site drainage system, such as French drains, detention basins, bioswales, or into planted areas.
    - Consider use of swales and retention areas to assist with on-site retainage when feasible.

G. Walls and Fences

1. Front yards in Glendale are typically open to the street. Use of front yard fences and walls are discouraged.
2. Where fences may be appropriate, the front yard should maintain its open appearance toward the street, and the design and materials should meet City design and zoning criteria.
3. Whenever they are used, walls and fences should be designed in a style, material, and color that complement the overall building and/or site design.

Planter boxes used to define edge of front yard

4. Utilize landscaping instead of a wall or fence. Use decorative material that is durable and suitable for exterior use. Materials such as wood, wrought iron, and stone should be used for walls and fences. Use of chain–link, vinyl or other plastic material is strongly discouraged.
5. Natural colors consistent with the architectural design are encouraged.
6. Both sides of all perimeter walls or fences should be architecturally treated.

Mass and Scale – New projects should fit well with surrounding building fabric. While new proposals need not copy existing development, mass and scale should respect adjacent building context.

A. Relate Buildings to Existing Context

New second story set back to reduce massing

1. Provide relationship to site topography. If street slopes, build taller massing on upslope side of the property.
2. Build into the hillside if necessary to reduce the appearance of a monumental structure.
3. Relate new buildings (particularly if larger than existing context) to existing adjacent buildings through use of proportion, transition, or other design features.

B. Relate Buildings to Existing Topography

1. Building form and profile should follow existing topography.
2. Minimize the use of retaining walls to alter grades. Where retaining walls are necessary, they should terrace with the existing topography as much as possible.
3. New projects may be larger than existing development, provided the mass and scale of the new proposal is appropriate and transitions well to the existing context.
   - This may require a second floor (or third floor where allowed) to be set back from the front and sides of the floor below.
   - Provide an appropriate massing concept for proper fit into the neighborhood.

- Relate to the predominant neighborhood pattern or massing configuration, rather than one or two buildings that may be out of scale.
- Design of larger buildings should assist in diminishing how the size and scale appears, especially when viewed from the street.

C. Architectural Concept

Strong architectural idea: post and beam "L" shaped house with extended eaves

1. Each building or project should have a governing architectural idea that governs massing and design decisions. Architectural concept should be appropriate to site and concept and executed with rigor and consistency.
2. Massing of the project should reinforce the overall architectural concept.
3. Identify open space, building solid and void, overall configuration in relation to overall concept, relationship to adjacent structures and best functional project design.

D. Scale and Proportion/ Monumentality

Second floor designed to fit well between two one-story buildings.

1. The scale and proportion of a project should be designed to fit well within the surrounding context, even if its overall size is larger.
2. A project can be designed to make it appear more monumental or to help diminish the apparent size and scale of its mass.
   - Placement of building forms in relation to one another, emphasis of horizontal and vertical elements, size scale and placement of entries, doors, windows and other architectural elements all contribute to the perceived mass and scale of the project.
   - Proper use of design elements makes it possible for projects varying in size to be designed to visually fit into the surrounding context.
3. Proper location and configuration of entries and prominent building elements should relate to overall building concept as well as neighborhood pattern, site configuration and slope, and relationship to streets and corners.
4. Differentiating the building with a hierarchy of architectural elements can also assist in achieving a balanced proportional relationship within the project itself, and to the surrounding context.

5. Over-scaled or 2-story monumental entries are discouraged.
6. Side yard setbacks should be varied where possible to help create different sized yards and private patio areas. This variation maximizes the use of land and enhances dwelling privacy.
7. Surface detailing should not serve as a substitute for well integrated and distinctive massing.

E. Roof Forms

1. Use roofline configurations (i.e., shed, gable, hip, flat) to reinforce the overall architectural idea. In some cases, variation of the roof form, heights etc, can provide visual interest and provide appropriate scale and proportion for the structure.
2. Roof forms should be consistent with the overall building design.
3. Continue any decorative roof treatments around the building or terminate in a logical manner.

Design and Detailing-The design and detailing of the building are paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well designed on all sides.

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A. Overall Design and Detailing

Well-crafted buildings of different styles on the same street provide variety and visual interest

1. Design and detailing should enhance the overall architectural idea and be consistent around the building.
2. A variety of architectural designs and styles are encouraged. While there is no preferred design style, new designs should consider the existing context.
3. The single-family homes in Glendale are generally well crafted and of high quality. New homes should match the high level of quality in the neighborhood.

B. Entryways

1. Entries should be well integrated into the overall building design, open to and visible to the street. However, entries should not be monumental in scale or character.
2. Recess or otherwise articulate building entries for visual interest and to provide a sense of arrival to the structure.
3. Entries should not be over scaled. Two-story entries are discouraged. Entries should be properly scaled and integrated into the overall architecture of the structure.

C. Windows and Doors

Well-crafted homes with open front yards are characteristic

1. Design windows and doors to coordinate with the architectural design of the building. Window and door type, material, shape, and proportion should complement the architectural design.
2. Maximize daylighting and views through window placement and design.
3. Use of "security bars" is discouraged, especially along the street front.
4. Window articulation, such as sills, trim, kickers, shutters, or awnings, should be applied where appropriate to the architectural style to improve the facade of the home.
5. To enhance privacy, windows on side elevations of adjacent homes should be staggered whenever possible. Windows should not be positioned directly opposite of windows in an adjacent structure.
6. Where appropriate to the architectural style, windows should be inset from building walls to create shade and shadow detail. The minimum inset should be one inch.
7. EPA "Energy Star" labeled windows with low-e coatings are encouraged.

D. Finish Materials

Use of natural materials blends with the building and reinforces building design

1. Natural materials should be used wherever possible. Colors and materials should blend with the hillsides and not stand out.
2. Reinforce overall building design with high quality design and detailing.
3. Change materials on building facades to enhance the overall design, creating visual interest.
4. Use high quality materials, especially facing the street.
5. "Wrap" finish materials around exterior corners (to be terminated at an inside corner) to alleviate the appearance of a "wallpaper" application.
6. Materials should be utilized that reduce the transfer of heat into and/or out of the building.

7. Use recycled content materials, such as wood substitutes, recycled concrete and asphalt, as well as non-toxic materials, whenever possible.

E. Wall Thickness

1. For more traditional building designs, expression of wall thickness can be achieved by providing recessed windows and entries to exaggerate wall thickness.
2. For contemporary designs and some ranch style buildings, flush windows are also appropriate.

F. Color

1. Color and materials in the hillside areas should blend with the hillsides and not provide a substantial contrast.
2. Develop a color palette that complements and enhances the overall building design.
3. Use of the following colors/materials is discouraged:
   - Highly reflective materials and colors, especially those that produce glare
   - Large expanses of dark colored surfaces
   - Bright or garish colors on large walls

G. Paving Materials

Decorative paving at the walkway and entry complement revival style building

1. Use of decorative paving treatments is encouraged at building entrances, walkways and at locations where pedestrian paths meet vehicular streets or driveways.
2. Provide permeable paving wherever possible.
3. Keep paving patterns simple and relate to the overall architectural design of the building. Appropriate paving materials include masonry block pavers, brick, stone, granite, and concrete.
4. Textured concrete finishes and/or integrally colored surfaces may be enhanced by scoring or accented with contrasting paving materials.
5. Relate color/s to the color scheme of the building.
6. Use of soft paving materials (i.e., Grass Crete) is encouraged when appropriate to the site.
7. Concrete bands may be used to define the edge as a transitional tool between differing materials.

H. Equipment/ Trash Location and Enclosure

1. Any equipment, whether on the side of a structure or on the ground, should be screened. Screening should be architecturally integrated in terms of materials, color, shape, and size.
2. Trash should be in an accessible location yet out of view.
3. Rain gutters, downspouts, vents, and other roof protrusions should be appropriately placed to complement the adjacent materials and/or colors.
4. The design of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) should be architecturally integrated with the main structure through the use of wall and roof forms, materials, architectural detailing, fence or wall connections, and landscaping.
5. New electrical, telephone, cable television, and other distribution lines and mechanical equipment should be placed underground.
6. Utility connections located above ground should not interfere with or adversely impact access, visibility, appearance, or the character of the structures near which the connections are located and should be screened with landscaping.

HILLSIDE SUBDIVISIONS

A. Grading Aesthetics and Safety

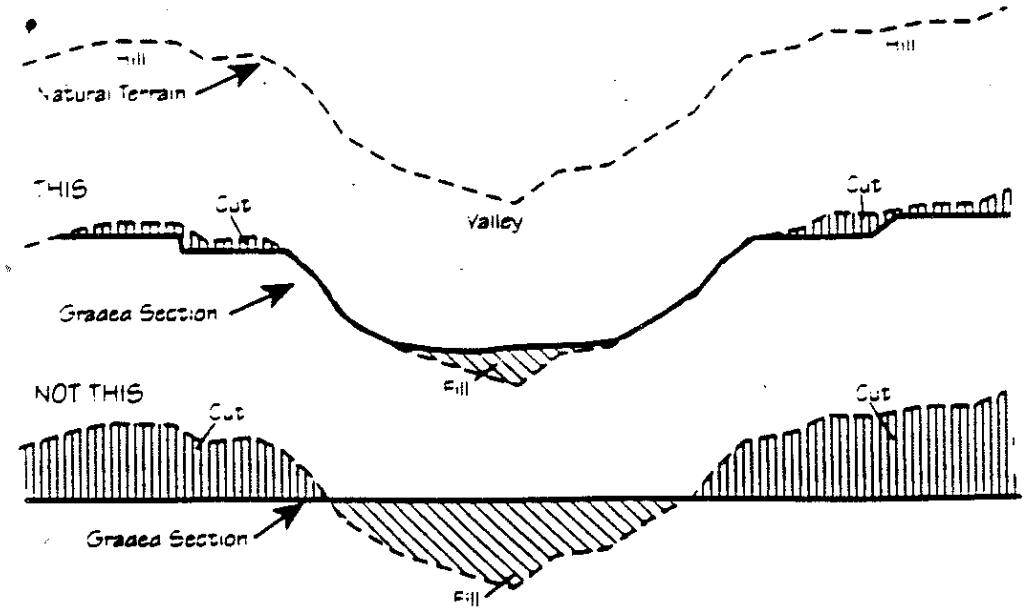
The following principles illustrate what is commonly referred to as land form grading or contoured grading. The objective is to minimize grading, and, where grading is necessary, to create natural appearing land forms. The distinguishing natural features, such as slopes, ridges, stream courses, and vegetation are identified. These are then replicated within the area of development. This contrasts with mass grading, which focuses on leveling natural features to create flattened building areas. See Chapter 15.12, Glendale Municipal Code for specific standards.

Height and Location of Manufactured Slopes

Cut slopes and fill slopes should not be allowed to exceed a height which may be unstable or would require extensive engineering features and be highly visible. Slopes which are concealed, at least 40 feet from a public right-of-way, may be taller than slopes with a public view. Project design should attempt to use structures and landscaping to reduce the visibility of taller manufactured slopes.

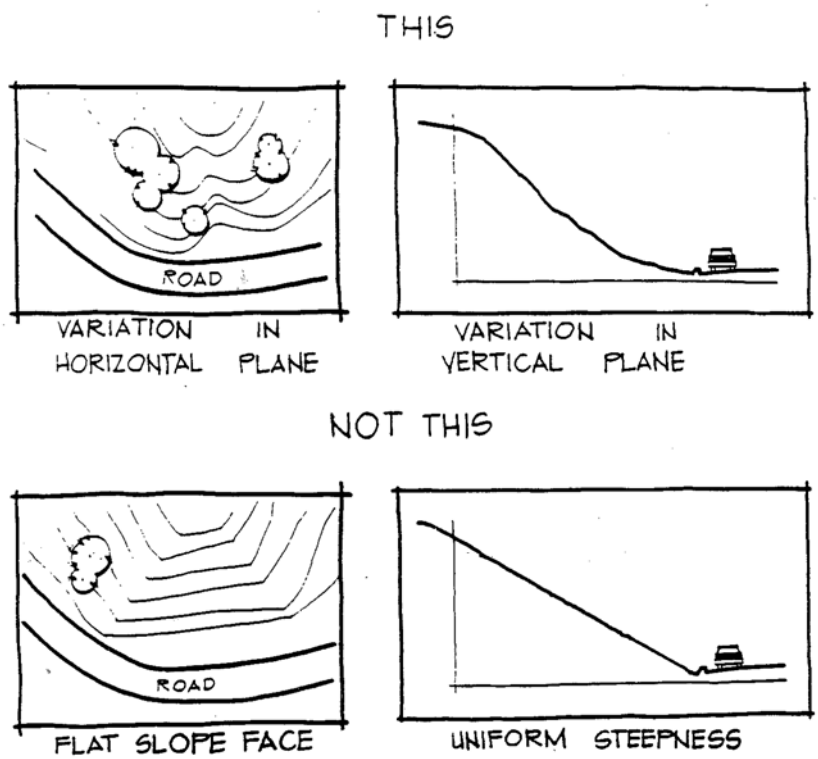
Change in Elevation from Natural Terrain

Grading should minimize deviation from natural terrain to resemble natural hillside form. Although projects which balance cut and fill on site reduce construction traffic, the final appearance of the grading area may be compromised by meeting this objective. Fills and cuts should not be made solely to avoid having to import or export earth.



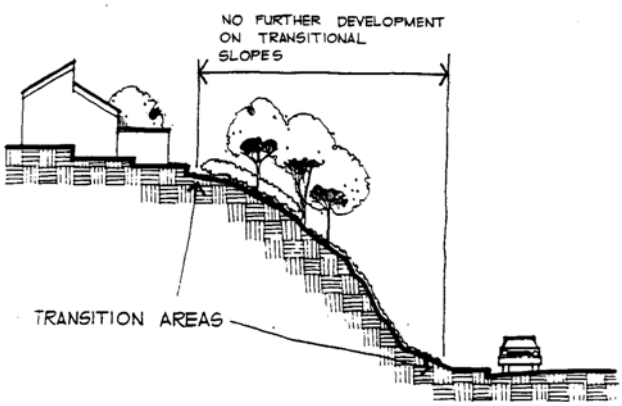
Variation in Slope Face

Grading should provide for variable steepness and undulating slope faces to resemble natural terrain.



Transitional Slopes

Retain smooth flow of ground form in both vertical and horizontal directions. Convex-shaped top of slopes and concave-shaped toe of slopes address vertical transition. Transitional slopes should not be covered up by building additions in the future. Horizontal transitions would generally be concave-shaped for fill slopes and convex-shaped for cut slopes. Transitions should use a minimum 25-foot radius curve.



B. Site Drainage

In order to protect hillside houses from landslides and water damage, drainage devices are necessary to convey storm water quickly away from manufactured slopes and houses. Quite often, however, the drainage devices are the most noticeable part of a manufactured slope, with wide benches and centrally located down drains. The objectives of the guidelines are to minimize the visibility of the drainage devices, and, where visible, make them appear more natural while ensuring that houses and streets are protected from a storm water hazards.

Use and Location and Drainage Devices

Drainage devices should be designed of a size, type, and location to accommodate site drainage safely and without property damage on or off-site. Drainage devices, including debris basins and interceptor drains, should be hidden from public view where possible. Down drains should be located at the edges of artificial slopes where possible to avoid an artificial appearance in the center of a manufactured slope.

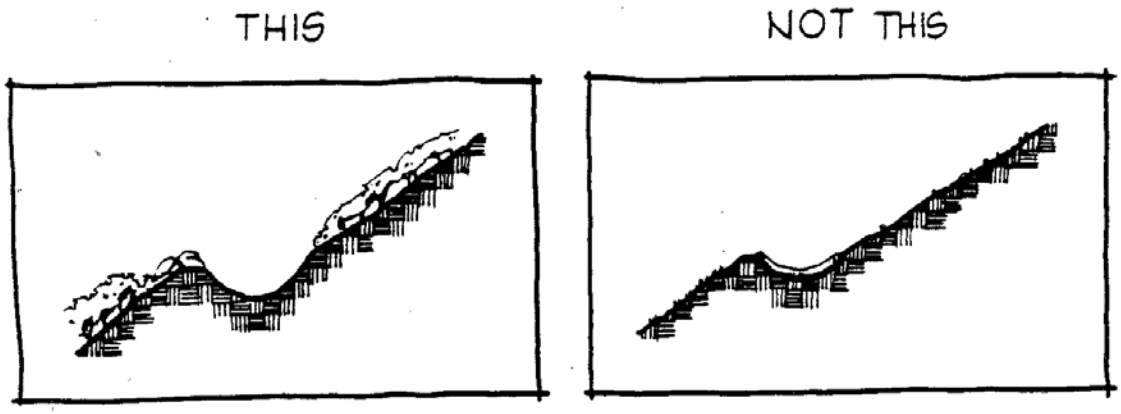
Nuisance drainage, such as drainage from the bottom of fill slope must be contained and not allowed to cross property lines, sidewalks, or streets as surface drainage.

Additional runoff from development should be minimized by providing for percolation opportunities within the project site. Porous materials such as modular concrete pavers etc., should be utilized wherever possible. Natural drainage channels should be retained where possible.

Materials

Drainage devices should be colored to match natural terrain. Native rocks could be used to “naturalize” drainage devices, particularly in the down drains.

Vegetation should be clustered to screen and blend visible drainage devices with natural background. Any fencing required for safety around drainage channels or debris basins must be properly screened with landscaping.



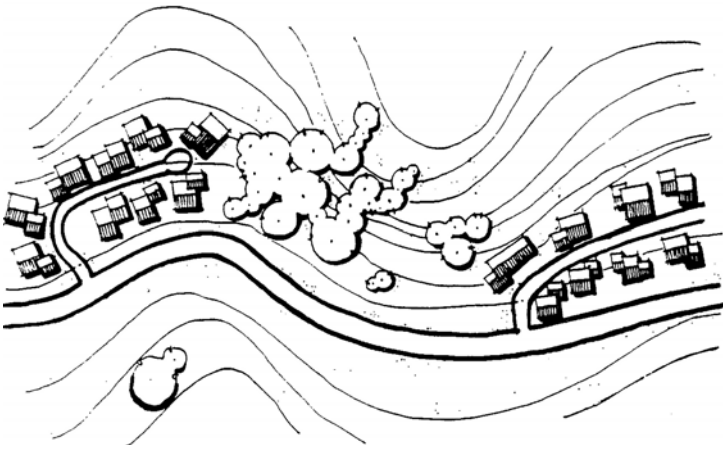
C. Subdivision Design

Hillside subdivision offers greater opportunities to minimize visual impacts than offered by individual lot development, which is typically constrained by small lot boundaries. Sensitive areas can be preserved by clustering development and locating infrastructure in less sensitive areas. The flexibility of design allowed through the subdivision process should be used to create roads, lots and pads to fit the terrain, rather than alter the terrain to fit a preconceived development. The following design criteria supplement those found in Chapter 28 of the Glendale Municipal Code.

DENSITY

Steep slopes are generally more visible than gentle slopes. In addition, development on steep slopes usually requires a substantial amount of grading. In order to compensate for these factors, overall development density should decrease as the slope increases. See Title 30, Glendale Municipal Code for specific density standards.

CLUSTERING OF LOTS



Residential lots should be clustered to minimize graded area and maximize natural open space. Clustering must be sensitive to surrounding development; the effective density in any one area of a subdivision should not exceed 1.5 units per acre where slopes exceed 30 percent.

BUILDING PADS

Graded pad areas should not be excessive to minimize terrain modification. Consideration should be given to only grade garage areas, driveway, and limited yard space to minimize grading. In addition, split-level pads could be used on slopes to reduce required grading. Lots without pads should be considered as an option to minimize grading. A combination of various lot types would provide for a range of housing types, however, the design must consider the relationship of the houses to each after the pads are graded.

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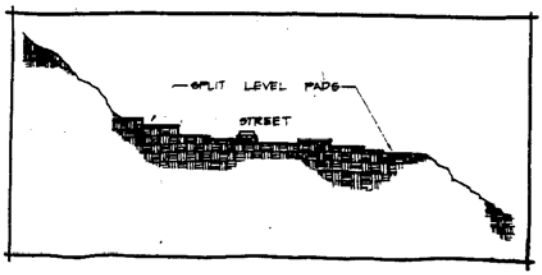

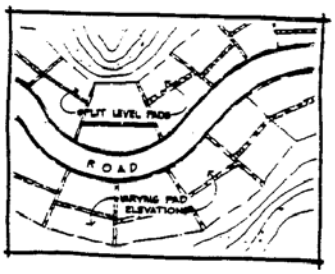

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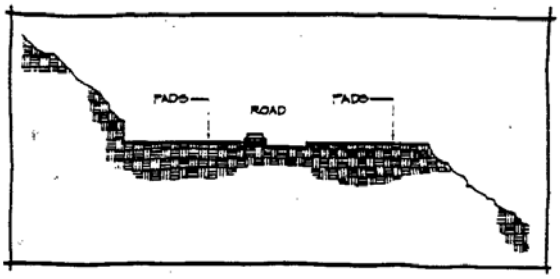
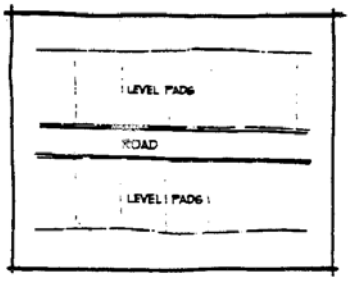
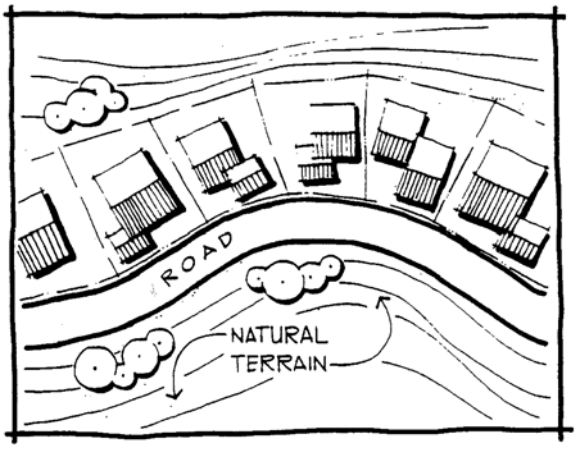
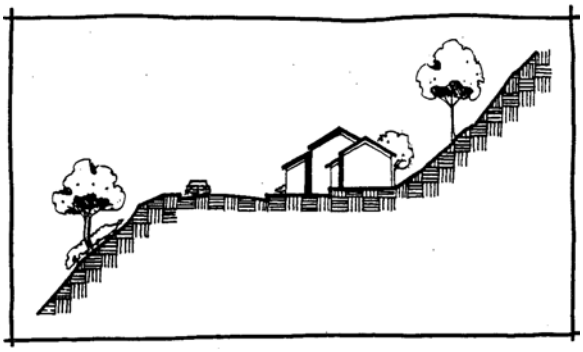




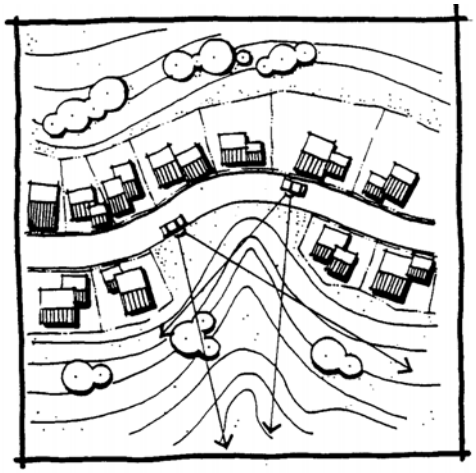
BUILDING PADS (con)

Single-loaded streets (streets with lots and building pads on one side only) are encouraged on steep terrain where grading can be reduced.





OPEN SPACE PRESERVATION



Grading should avoid prominent natural features such as ridgelines, riparian areas, rock outcropping and groves of native trees.

The areas to be graded should be minimized preserving the natural hillside appearance. Grading should only occur where necessary to develop a site. While balanced grading is desirable in order to minimize construction traffic, cut and fill slopes should not be created just to avoid import/export.

Grading of highly visible areas, such as public vistas and areas adjacent to roadways should have greatest attention placed on landform grading techniques.

Sensitive natural land in a subdivision should be retained as ungraded open space, to preserve the natural characteristics of the terrain. Open space lots should be used to protect sensitive sources such as ridges, riparian areas, rock outcroppings and native trees. These preserved areas should be designated as separate lots from the residential lots to prevent future encroachment.

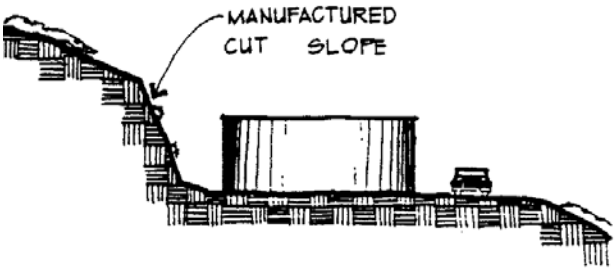
Open space lots should be dimensioned as to an area and width that clearly allows its identity as open space, and should be left entirely in a natural state.

Open space lots could be also used to allow for view corridors from the public right-of-way, and to provide fire buffer zones.

UTILITY SITING

Wherever possible, utilities should be located underground, in new subdivisions. Utilities which are exposed, such as pump stations and water tanks, should be properly screened and designed to minimize visibility.

Partially subterranean tank built into hillside screened with tall vegetation. Access road designed to minimize visibility by going behind most visible part of hillside.



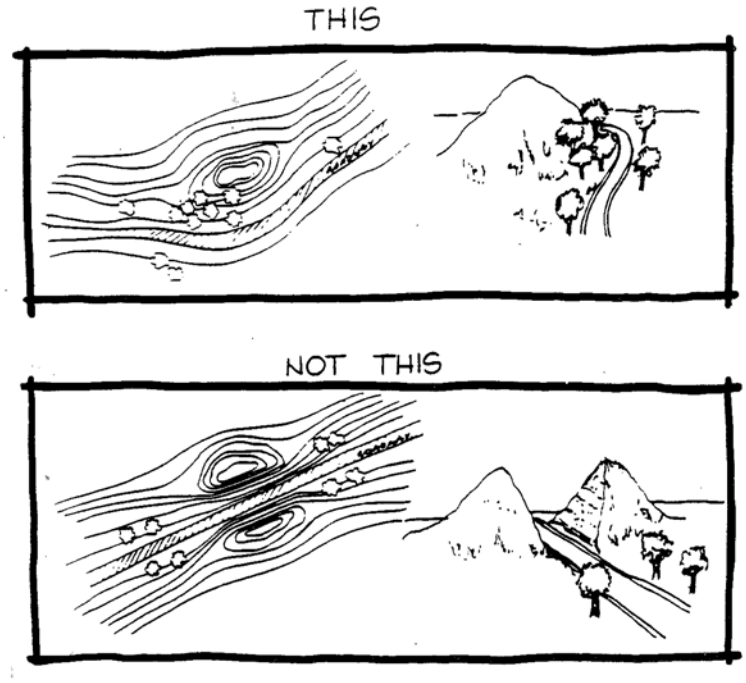
Above ground tank set back from cut slope with no screening. Highly visible access road.

D. Roadways

The roadway design criteria primarily apply to new subdivisions, where the location of the public right-of-way has not been determined. However, some of the following criteria also apply to the improvements or widening of existing roadways.

ROADWAY LOCATION

Roadways should follow natural contours instead of being cut through landforms. Natural features, such as ridges, rock outcroppings, groves of trees, or riparian areas should be preserved.



GRADING FOR ROADWAYS

Where roadway cuts are necessary, they should be made as unobtrusive and as natural appearing as possible.

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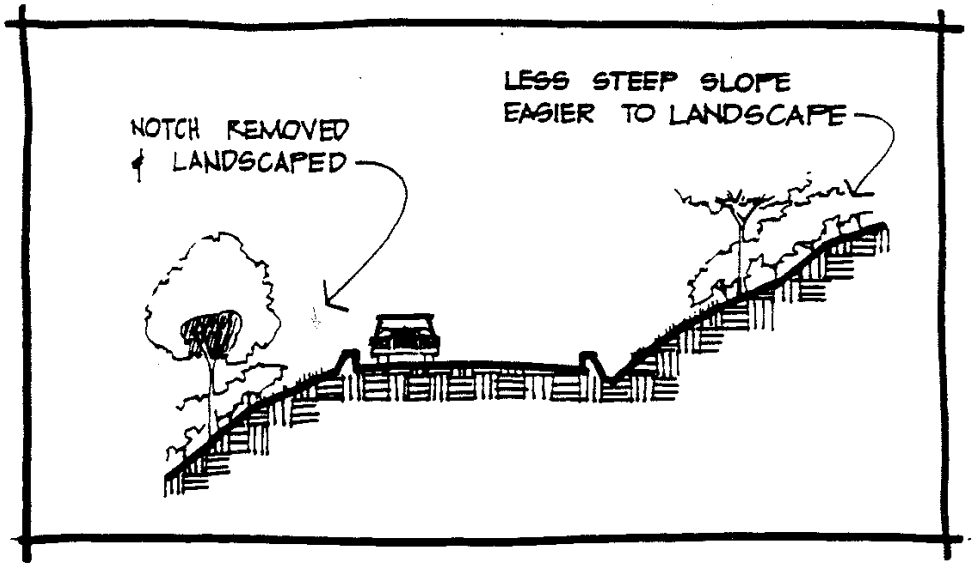

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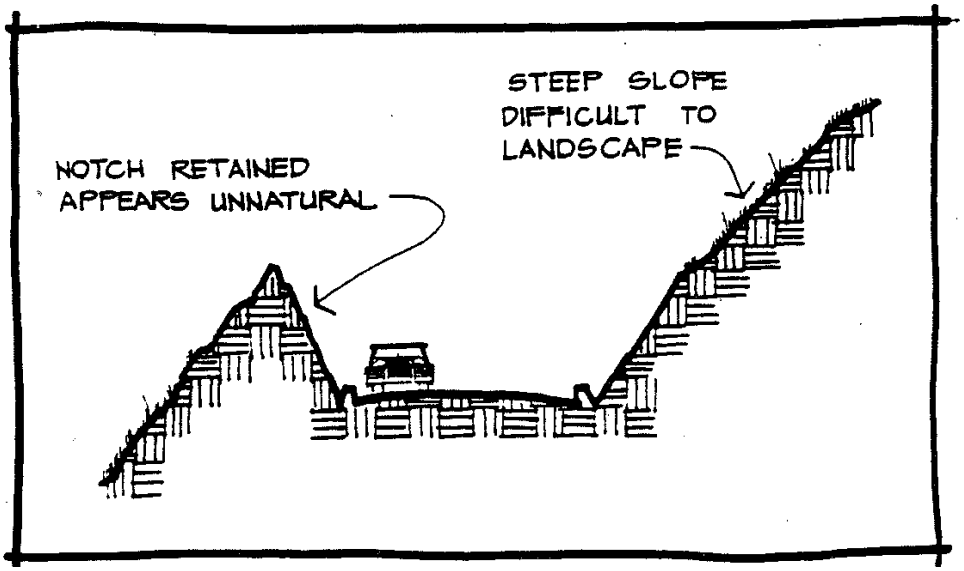
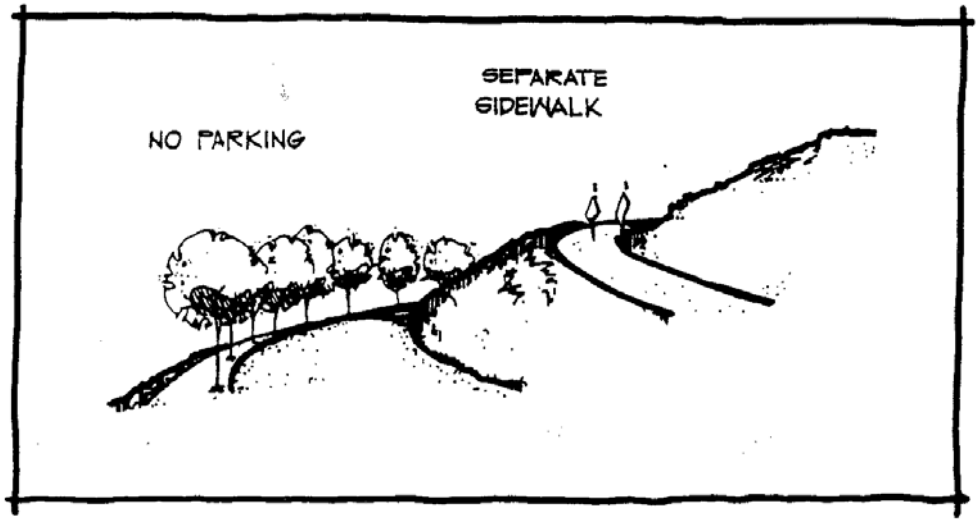


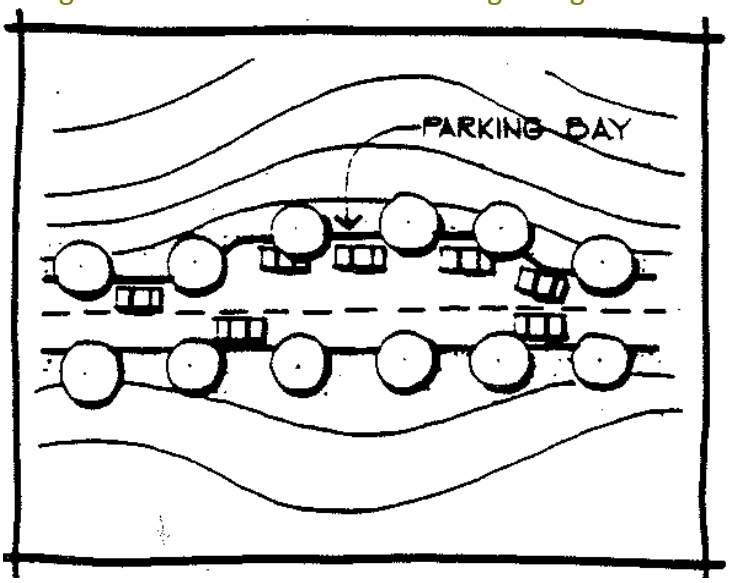
SPLIT ROADWAYS

Split roadways involve either a separation of opposing traffic by a landscaped median, or a separation of walkways from the roadway grade. On gently sloped areas, a split roadway with a landscaped median could minimize graded appearance. Split roadways could also be used to preserve trees, rocks or other natural features. In addition, split roadways could be designed in lieu of drainage benches on a manufactured slope. One-way loop roads should be considered when grading can be reduced and only a small number of homes are accessed from the one-way road. Split roadways and one-way roads must be of a minimum width to allow for safe passage of emergency vehicles.

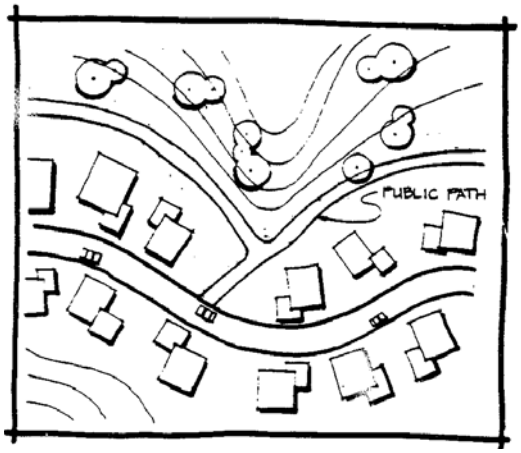


PARKING BAYS

On street parking may be provided in parking bays rather than as continuous parallel parking along the street in order to minimize grading.



ACCESS TO NATURAL AREAS



Public access should be provided to public open space, scenic view points, and canyons through a sidewalk and unpaved travel system. Depending on the anticipated maintenance needs, maintenance access also should be provided.

E. Retaining walls, freestanding walls and fences

Retaining walls are effective in reducing grading and preserving natural slopes around development. However, excessive use of retaining walls could depreciate the nature hillside character as much as large manufactured slopes.

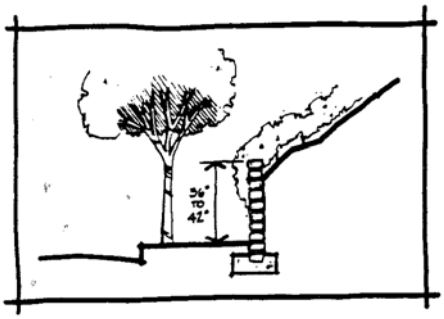
A 36” to 42” high fence or wall may be desirable above certain steep slopes next to walkways or areas where pedestrians are likely to walk to reduce the risk of failing. In addition, walls and fences are used for privacy, security, and marking property boundaries. They can be an attractive part of the landscape, but should not be dominating feature.

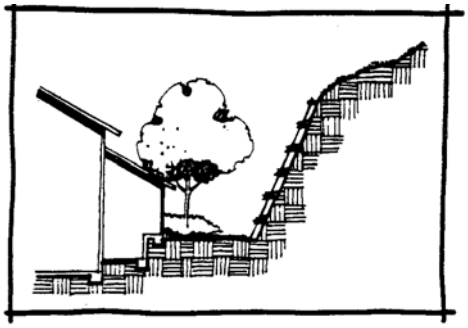
USE OF RETAINING WALLS AND CRIBWALLS

Retaining walls should be encouraged where highly visible manufactured slopes could be reduced or eliminated, however, retaining walls should not be covered so as to give a highly artificial appearance to the project site.

Retaining walls can be integrated into garage walls on upslope lots to reduce grading and minimize visibility of the walls.

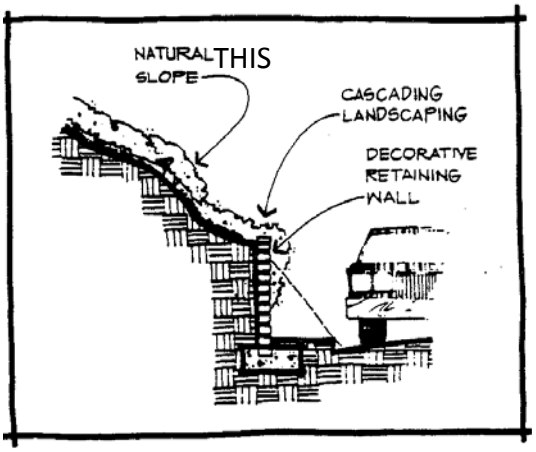
Landscaped Cribwalls are a good alternative for block walls in highly visible areas. Landscaping should include ground covers of different colors and textures that becomes self sufficient once established. Cribwalls in general can be higher than block walls without causing the same visual prominence.

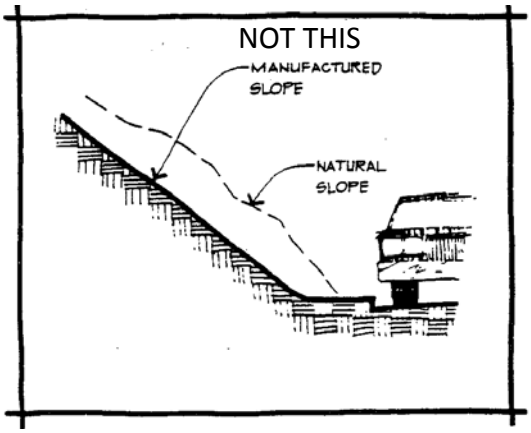




USE OF RETAINING WALLS FOR ROADWAYS

Small retaining walls or landscaped Cribwalls should be used adjacent to roadways to reduce grading and be visually unobtrusive. Tall retaining walls adjacent to roadways are difficult to be screen effectively. Retaining walls which have their toe at street level may be 5 feet high, or 7 feet high if faced with a decorative masonry veneer. A maximum of 2 successive walls, separated by 5 horizontal feet may be used upslope of a roadway. The slope between the walls may not exceed 2:1 horizontal to vertical steepness.





HEIGHT AND LENGTH OF RETAINING WALLS

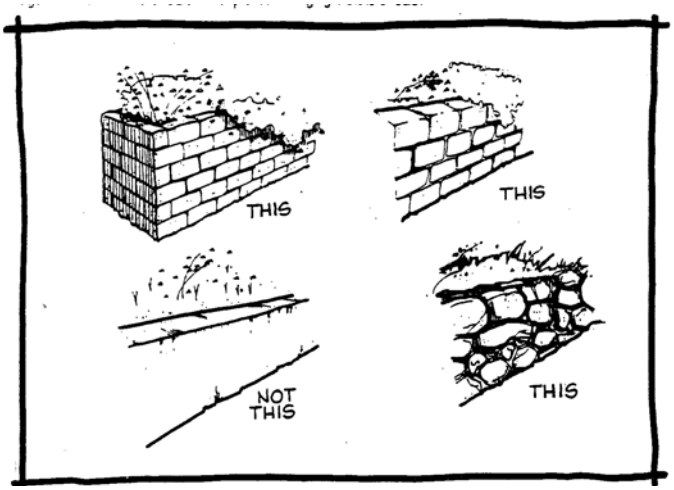
Retaining walls should not be so high as to be dominating a visual feature. Retaining walls upslope of a house in general could be higher than the walls down slope of a house, since structure hides the wall.

Successive retaining walls should be limited in total height and spaced to avoid the appearance of a single massive wall. The area between successive retaining walls should be sloped to provide visual separation, but not so steep as to prevent proper landscaping.

Retaining walls should not exceed 100 feet in length unless they undulate, or are broken up by buttresses, pilasters, or landscaping.

RETAINING WALLS MATERIALS

All retaining walls which are visible to surrounding properties or the public street should be constructed with textured decorative masonry block with colored grout or with natural earth-tone materials (i.e. rock veneer). All walls must be landscaped to visually blend with the natural hillside vegetated crib walls should be explored in highly visible areas.



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Chapter 4

IMPLEMENTING THE VISION: COMMERCIAL DESIGN GUIDELINES

IMPLEMENTING THE VISION – COMPREHENSIVE DESIGN GUIDELINES

The design guidelines are intended to convey overall best practices. These are additional to specific guidelines tailored to a specific place or neighborhood. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. ***Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and encouraged.***

COMMERICAL DESIGN GUIDELINES

There is more than one kind of commercial area. These guidelines focus on improving the pedestrian experience for all commercial areas. Much of the commercial development should refer to the "Main Street Corridor" section that provides a focus for a vital street front. For commercial areas that are more auto-oriented, please refer to the "Suburban Corridor" section at the end of this chapter.

MAIN STREET CORRIDOR

Site Planning - Site planning involves a careful analysis of the opportunities and constraints of the site, including existing site features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.

Buildings at front property line provide active pedestrian-oriented environment

A. Building Location

1. To focus activity along the street in a quality, human-scaled environment, buildings should be located at or near the front property line.
2. Buildings should be set back to provide a minimum of 12 feet from the curb to enable sufficient sidewalk and parkway.

Outdoor dining, awnings, storefront glazing, and landscaping add to inviting streetscape

3. Coordinate setbacks with the building design and streetscape.
4. Site buildings in relation to topography and adjacent structures.
5. Outdoor dining adjacent to the sidewalk is encouraged.
6. For sidewalk dining that may encroach into the Public Right-of-Way, an encroachment permit must be obtained from the Public Works Department.
7. A continuous, unobstructed path of travel, 5' wide minimum, must be provided along the sidewalk as required by ADA. The path of travel need not be in a straight line but should be maneuverable by a person in a wheelchair.

B. **Usable Open Spaces**

Well-scaled courtyard with seating landscaping and other amenities enhances commercial development

1. New development is encouraged to create site plans that incorporate outdoor pedestrian spaces and courtyards.
2. Outdoor areas should be integrated into the site design of new developments, surrounding buildings and existing open spaces.
3. The development of these spaces should consider the site arrangement of neighboring properties, including opportunities for pedestrian connections between larger-scale projects.
4. Outdoor areas should be visible from the sidewalk, and promote pedestrian orientation.

Landscape enhances outdoor space and sidewalk

5. Outdoor pedestrian spaces may include both public and private improvements.
6. Open space should contain high-quality hardscape and softscape elements, such as strategically placed shade structures, fountains or art work.
7. Seating should be considered in the design of open space areas.
8. Where buildings are greater than 100 lineal feet of frontage, usable open space should be incorporated into the design to break up the building massing as viewed from the street.

C. Access and Parking

Landscaping screens parking while enhancing pedestrian experience

1. If there is an alley, vehicular access should be from the alley.
2. On corner lots where alley access is not available, vehicular access should be from the street that is less pedestrian-oriented.
3. Curb cuts should be the minimum width and number required by Zoning.
4. Common parking areas with shared access for adjacent buildings are encouraged.
5. To minimize disruption of commercial activity, service and loading should be from the alley or side street during business hours.
6. Space for landscaping should be provided adjacent to alley garage entries where feasible. Typically, pockets of landscaping can be provided between garages.
7. Consider topography and adjacent uses when siting parking areas.
8. If parking is located near or at the street, a landscape area with 3 foot tall planting is required between the sidewalk and parking area.
9. Driveways should be located away from street intersections and minimize conflict with traffic on public streets.

10. Include decorative paving materials and use of color in sidewalk and pavement areas at pedestrian/automobile contact zones.
11. Minimize pedestrian and automobile conflict by incorporating a dedicated pedestrian pathway through the parking lot area in larger projects.
12. Utilize permeable paving, landscaping, drainage swales and other techniques to reduce stormwater runoff.
13. Parking areas should maximize canopy trees and use light colored pavement to minimize heat island effect.

D. Parking Structures

Parking structure elevations should be inventively designed

1. Where appropriate, parking structures should be lined with retail or other commercial uses at the ground level.
2. Landscaping or open space areas should be provided between the street and the parking structure when commercial uses are not feasible.
3. Parking structures should be designed with as much care and interest as any other structure. Special attention should be paid to elevations, including screens, marquees or other architectural elements to enliven the facades of the parking structure.

E. Landscaping

1. Provide landscape design complementary to site and building design in all open spaces on the site.
2. Utilize native planting where possible, and drought tolerant planting where natives are not feasible.

F. Walls and Fences

Provide landscaping to buffer site walls

1. Use of walls and/or fences at street side of commercial properties is discouraged.
2. If a wall or fence is necessary, it should be fully integrated into the project design.
3. Utilize planting instead of site walls wherever possible.

G. Retaining Walls

1. Minimize the use of retaining walls to modify landform.
2. Use decorative material that complements the landscape design or the building.
3. Provide landscaping to minimize the visual impact of retaining walls.

H. Screening

Equipment screening complements building

1. **Mechanical equipment should be placed out of public view. If equipment is located on the roof, it should be fully screened by a parapet or other method integral to the overall roof and building design.**
2. **Trash bins should be stored out of public view in a designated trash enclosure that is integrated into the design of the project.**

Mass and Scale-New projects should fit well with surrounding building fabric. While new proposals need not copy existing development, mass and scale should respect adjacent building context.

Larger buildings appear properly scaled in relation to one-story buildings

A. Relate new buildings (especially if larger than existing context) to existing adjacent buildings through use of proportion, transition, or other design feature/s.
B. Building heights should follow existing topography.
C. Provide for stepped retaining walls and/or minimize the use of retaining walls to alter grades.
D. Identify open space, building solid and void, overall configuration in relation to overall concept, relationship to adjacent structures and best functional project design.

Big box with open and active street frontage

E. Typical development patterns along the street vary from 50 to 100 feet. Building massing should reflect the development pattern of the neighborhood.

F. To provide appropriate massing with surrounding buildings and a human scale, long, continuous segments of building walls facing the public street should be avoided. Provide a break in massing or architectural solution to break up the massing as viewed from the street.

G. As new development is often larger in size and mass than existing neighboring structures, a building may need to be expressed as a series of separate volumes. A variety of architectural strategies can be used to express or break up the massing of a building including: variations in building height, setbacks and stepbacks, recessed volumes, or breaking up the overall mass into separate forms.

H. New projects can be larger than existing development, provided the mass and scale of the new proposal is appropriate and transitions well to the existing context.

- Provide an appropriate massing concept for proper fit into the neighborhood.
- Design of larger buildings should diminish apparent size and scale, especially as viewed from the street.

Design and Detailing-The design and detailing of the building are paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well designed on all sides.

A. Entryways

1. Face building entrances and openings onto the sidewalk to promote pedestrian activity.
2. Recess building entries for visual interest and to provide a sense of arrival to the structure.
3. Provide maximum transparency (windows, pedestrian entrances) on first floor facades, with the objective to obtain 50% transparency in this pedestrian area.

Recessed storefronts with canopies and consistent detailing provide simple yet sophisticated design

B. Windows

1. The ground floor along the street in commercial districts should be lined with commercial storefronts.
2. In order to provide an open and active street front, a minimum of 12-foot floor-to-floor height for the ground floor is encouraged. Consider providing 15-foot floor-to-floor height in pedestrian-oriented areas.
3. Face display windows toward the sidewalk to create visual interest.
4. Design windows to coordinate with the architectural design of the building.
5. Use of opaque and reflective glass surfaces is discouraged.
6. Use of “security bars” is discouraged, especially along the street front.

C. Finish Materials

Recessed entry with different materials highlighting building idea

1. Reinforce overall building design with high quality design and detailing.
2. Change materials on building facades to create an overall component of color and variety to maintain human interest.
3. Use high quality materials, especially on the ground floor facing the street.
4. "Wrap" finish materials around exterior corners (to be terminated at an inside corner) to alleviate the appearance of a "wallpaper" application.
5. Use of exposed concrete masonry units and split faced concrete masonry units is discouraged as a primary building material.

D. Wall Thickness

Recessed window openings with sills above stone base provides quality detailing for well-designed facade

Expression of wall thickness can be achieved by providing recessed windows and entries to exaggerate wall thickness.

Outdoor dining, awnings, street furniture and landscaping provide a welcoming, active, pedestrian-oriented street on Honolulu

E. Color

1. Provide a color and materials that work well together and complement the building and site design.
2. Use of the following colors/materials is discouraged:
   - Highly reflective materials and colors, especially those that produce glare
   - Garish or overly bright colors
   - Large expanses of dark color surfaces

F. Awnings

1. If awnings are proposed, they should be designed to coordinate with the architectural style of the building, generally avoiding long and continuous treatments.
2. A solid color with matte finish is recommended rather than bright colors, unless used sparingly as an accent.

G. Paving Materials

Decorative paving is encouraged to highlight building and site features

1. Use of decorative paving treatments is encouraged at building entrances, walkways and at automobile and pedestrian contact zones.
2. Keep paving patterns simple and related to the architectural theme of the building.
3. Appropriate paving materials include masonry block pavers, brick, stone, granite, concrete and ceramic tile.
4. Textured concrete finishes and/or integrally colored surfaces may be enhanced by scoring or accented with contrasting paving materials.
5. Relate color/s to the color scheme of the building.
6. Use of soft paving materials (i.e., Grass Crete) is encouraged when appropriate to the site.
7. Concrete bands may be used to define the edge as a transitional tool between differing materials.

H. Roof Forms

1. Use roofline configurations to provide visual interest and de-emphasize a building's mass.
2. Roof forms should be consistent with the building design style.
3. Continue any decorative roof treatments, such as parapet details or coping, around the building or terminate in a logical manner. Using decorative roof treatments only in locations that are visible from a street or alley is not appropriate.

SUBURBAN CORRIDOR

Site Planning - Site planning involves a careful analysis of the opportunities and constraints of the site, including existing site features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.

Building located behind parking with landscaping at the street to enhance pedestrian experience

A. Building Location

1. In the Suburban Corridor, buildings may be located near the front of the lot with parking behind, or toward the back of the lot with the parking in front.
2. Regardless of building location, ground floor facing the street should have an open appearance.
3. If the proposal is for a corner site, the building should be located at or near the corner.
4. Coordinate building improvements with trees, bus stops and other elements in the Public Right of Way.

B. Usable Open Spaces

Building set back from the sidewalk for landscaping and outdoor dining to enliven the street and enhance shopping center

1. Consider exterior open space at or near the street to enhance the pedestrian experience, but allow flexibility for open space for new development.
2. Well-planned, exterior open space with well-designed landscaping is important to the overall project design.

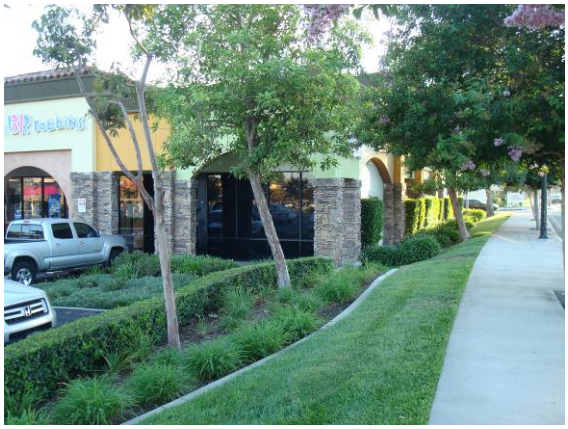
C. Parking

Utilize permeable paving, landscaping, swales and other techniques to reduce stormwater runoff

1. Parking may be in front or behind the building.
2. If there is an alley, vehicular access should be from the alley.
3. On corner lots where alley access is not available, vehicular access should be from the street that is less pedestrian-oriented.
4. Curb cuts should be the minimum width and number required by Zoning.
5. Common parking areas with shared access for adjacent buildings are encouraged.
6. Space for landscaping should be provided adjacent to alley garage entries where feasible. Typically, pockets of landscaping can be provided between garages.
7. Consider topography and adjacent uses when siting parking areas.
8. If parking is located near or at the street, a landscape area with 3 foot tall planting is required between the sidewalk and parking area.
9. Driveways should be located away from street intersections and minimize conflict with traffic on public streets.
10. Include decorative paving materials and use of color in sidewalk and pavement areas at pedestrian/automobile contact zones.
11. Minimize pedestrian and automobile conflict by incorporating a dedicated pedestrian pathway through the parking lot area in larger projects.

12. Utilize permeable paving, landscaping, drainage swales and other techniques to reduce stormwater runoff.
13. Parking areas should maximize canopy trees and use light colored pavement to minimize heat island effect.

D. Landscaping



Landscaping to screen parking lot and enhance pedestrian experience

1. Landscaping should be provided near sidewalk to improve pedestrian experience.
2. Provide a landscape buffer between sidewalk and surface parking.
3. Provide sufficient landscaping between commercial development and adjacent residential zones.

E. Retaining Walls

Provide for stepped retaining walls and/or minimize the use of retaining walls to alter grades

Mass and Scale – New projects should fit well with surrounding building fabric. While new projects need not copy existing development, mass and scale should respect adjacent building context.

A. As new development is often larger in size and mass than existing neighboring structures, a building may need to be expressed as a series of separate volume.

Development broken into several forms to reduce appearance of large-scale building

B. To provide appropriate massing with surrounding buildings and a human scale, long, continuous segments of building walls facing the public street should be avoided.

C. New development should reflect the existing development pattern. Buildings greater than 100 lineal feet of frontage should include significant breaks and/or sufficient architectural interest to reflect existing development pattern.

D. New development should have greater architectural interest than existing buildings. Surface detailing should not serve as a substitute for well integrated and distinctive massing.

E. Encourage buildings with varying roof heights, allowing for architectural elements that may exceed base height where appropriate.

F. Building heights should follow existing topography.

Buildings should reflect topography and existing development pattern.

G. Provide for stepped retaining walls and/or minimize the use of retaining walls to alter grades

H. Building massing should assist in providing effective transitions between commercial and residential zones.

Design and Detailing –The design and detailing of the building is paramount to a quality environment. Detailing, choice of materials, etc. should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well designed on all sides.

A. Encourage a variety of architectural styles. Continue to allow the street to have an eclectic feel. Do not prescribe building location, style, open space, etc.

Building details reinforce and enhance overall design

B. New development should provide architectural interest. A variety of shapes, forms and variation in roof height and form is also important.

C. Provide effective transitions between commercial and residential zones. This could be in the form of well-designed building envelopes, and/or providing sufficient landscaping as a buffer.

Building placed at or close to the street with open and transparent elevation toward the street, utilizing quality materials and details

D. The ground floor of all buildings should be well-crafted, using quality materials. Elevations that face the street should be open and transparent toward the street, even if set back on the site.

E. Buildings must be well-designed on all elevations.

F. Entryways
Entry design should be evident while well integrated into overall building.

G. Windows
Utilize aluminum or commercial quality storefront for all commercial buildings.

H. Finish Materials
Utilize quality materials throughout the development. Use a change in materials to emphasize design features.

Utilize quality materials and changes in materials to emphasize design features.

Quality storefront design, usually with a solid base and glass above, is typical of the area.

I. Wall Thickness

Window design should be appropriate to the architectural style. For traditional style buildings, provide sufficient wall thickness to allow windows to be recessed. For modern or contemporary buildings, flush windows are also appropriate.

J. Color

Create a color palette appropriate for the architecture and overall setting. Colors for buildings and structures near hillsides should be natural colors.

K. Awnings

Awnings may be used to provide shade and identify entries. Canvas awnings are appropriate, but other materials are also encouraged, depending on the architecture and details of the building.

K. Paving Materials

Decorative paving should be used for walkways as well as outdoor areas. Permeable paving is encouraged.

Chapter 5

IMPLEMENTING THE VISION: MULTI-FAMILY RESIDENTIAL AND MIXED-USE DESIGN GUIDELINES

IMPLEMENTING THE VISION – COMPREHENSIVE DESIGN GUIDELINES

The design guidelines are intended to convey overall best practices. These are additional to guidelines tailored to a specific place or neighborhood. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. ***Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and encouraged.***

MULTI-FAMILY RESIDENTIAL/ MIXED USE DESIGN GUIDELINES

The design guidelines are intended to convey overall best practices. These are additional to specific guidelines tailored to a specific place or neighborhood. However, conditions vary from site to site, and there may be a more appropriate solution that is in conflict with or is not included in the guidelines. ***Innovative design solutions that are consistent with the spirit of the design principles identified in this document will be considered and encouraged.***

Site Planning - Site planning involves a careful analysis of the opportunities and constraints of the site, including existing site features such as mature trees, topography, and drainage patterns. The components of site development extend beyond building placement and configuration, including topography, surrounding uses, retaining walls, landscape design, hardscape considerations, and parking.

Landscaping and canopy tree with building set back from sidewalk enhances the street and the building

A. Building Location

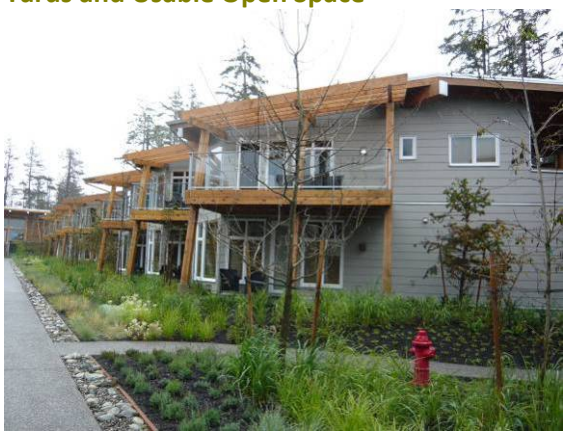
1. Consider relationship to adjacent buildings, topography, and sunlight.
2. Coordinate setbacks with the building design and streetscape. Consider prevailing setback of buildings on the street as well as code requirements.

B. Solar Design

1. Design to maximize options for passive and active solar heating and cooling. Provide access to sunlight while employing common-sense techniques to increase energy conservation and interior comfort.

2. Any design features for advantageous passive or active solar design must be fully integrated into the overall design of the structure.
3. Provide for passive solar design by:
   - carefully orienting building walls, window openings;
   - windows and roof details on a site in response to sun patterns
   - generous roof overhangs or other shading devices especially at south and west facing elevations

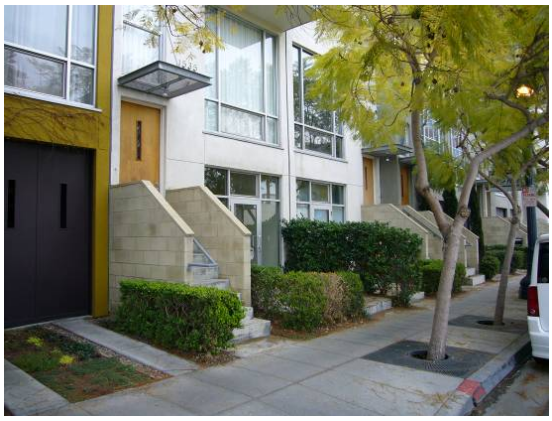
C. Yards and Usable Open Space



Landscaping for common open space complements the building while enhancing the outdoor area

1. Integrate outdoor areas into the site design of new developments, surrounding buildings and existing open spaces.
2. Allow flexibility for open space for new development.
3. Common open space should be easily accessible to all units. In larger projects, consider providing more than one distinct outdoor space.
4. Common open space should transition to private open space in a layered fashion for best usability.

D. Garage Location and Driveways



Garage location designed to fit with design and rhythm of entries and other elements

1. Vehicular access and parking should be secondary or subordinate to the homes they serve.
2. Vehicular access should be from an alley wherever possible.

3. Driveways and curb cuts should be the minimum width and number allowed by zoning to minimize pedestrian conflicts.
4. Fully integrate the garage within overall structure.
5. Driveways should be located away from street intersections to minimize conflict with traffic on public streets.
6. For structures with four units or more, parking should be separated from the street by an active use (residential or commercial) and should not be visible from common open space.
7. For structures with four units or more, parking should be located behind, under or on the side of buildings, not visible from any street. Garages on the back half of the lot or screened from view by housing units or landscaping are strongly encouraged.
8. Pedestrian access to subterranean parking should be from the common open space. Elevators and stairs to subterranean parking should be incorporated into the building design rather than be freestanding elements.

E. Landscape Design (Including Hardscape)

Landscaping for common open space complements the building while enhancing the outdoor area

1. Provide landscape design complementary to building design in all required setback areas.
2. Provide appropriate landscaping on hillsides to minimize the visual impact of new construction and grading, and to complement the overall site design.
3. Particular consideration should be paid to existing Oak, Bay Laurel and Sycamore trees. Appropriate landscaping should be used below the canopies of these trees.
4. All landscaping should be drought tolerant. Minimize use of turf.
5. Space for landscaping should be provided adjacent to alley garage entries where feasible. Typically, pockets of landscaping can be provided between garages.
6. Permeable paving systems are strongly encouraged. In addition, “Hollywood” style driveways, where the tracks for the car are separated by strips of green lawn or gravel, also reduce stormwater runoff.
7. Include decorative driveway paving materials.
8. For common areas above grade:

- Landscaping should be designed at a depth to allow planting to grow to full maturity.
- A minimum of 20% of planting must be within 9 inches of the finish floor in order to provide a more natural sensibility and to prevent crowding in the outdoor space.

F. Minimize stormwater runoff

Landscape design provides ample area to contain stormwater runoff

- Site design should maximize water permeability by reducing paved areas (hardscape), use of permeable paving materials, and preserving open space drainage ways when feasible.
- Avoid large continuous paved areas.
- Consider use of permeable paving materials such as ungrouted brick pavers or interlocking paving systems in which grass can be grown.
- Consider conveying stormwater from building roofs to an on-site drainage system, such as French drains, detention basins, bioswales, or into planted areas.

G. Walls and Fences

1. Front yard fences and walls are discouraged. Use decorative material. Materials such as wood, wrought iron, and stone should be used for walls and fences. Use of chain-link, vinyl or other plastic material is strongly discouraged.
2. Security gates and fences are not encouraged and should be located behind the street face of adjacent buildings.
3. Design of all gates and fences should be integrated with building and site design, and have a high level of transparency.
4. Walls and fences should be designed in a style, material, and color that complement the overall building and/or site design.
5. Natural colors and/or colors consistent with the architectural design are encouraged.
6. Both sides of all perimeter walls or fences should be architecturally treated.

H. Retaining Walls

1. Minimize the use of retaining walls to modify landform.

2. Use decorative material such as natural stone, poured in place concrete, or other quality materials.

I. Mechanical and Plumbing Equipment

1. Locate mechanical equipment and supplemental functions (i.e., trash storage) away from the street and screened from view in ways that are integrated into the building and site design.
2. If mechanical equipment is located on the roof, required screening should be fully integrated into the building design and not appear as an afterthought.

J. Trash Location and Enclosure

1. Trash receptacles should be screened from view. In development with four or more units, enclosed common trash areas must be provided in sufficient quantity to accommodate all refuse generated. In developments with less than four units per lot, trash receptacles should be stored out of public view. Adequate space for separate recycling bins should be provided.

K. Lighting

1. Minimize impacts on neighbors and maintain design quality.
2. Lighting should be incorporated into the building and landscape design to provide ambience, safety and security.
3. Exterior lighting should be designed for specific tasks, including illumination of paths, entryways, parking, streets and common areas.
4. Height of light poles should be appropriate in scale for the building or complex and the surrounding area. Lights that are mounted on poles or posts should be only as tall as needed to accomplish their particular task and are encouraged to be a maximum of 12’.
5. Fixtures and poles/posts should be consistent throughout the project. Light fixtures should be designed or selected to be architecturally consistent with the main structure and overall design or historic building, if applicable.
6. Lighting should be designed to provide appropriate light levels for each area without unnecessary spillover or glare onto adjacent properties, or into the night sky.
7. Uplighting of building elements and trees is among effective and attractive lighting techniques that are strongly encouraged.

Mass and Scale-New projects should fit well with surrounding building fabric. While new proposals need not copy existing development, mass and scale should respect adjacent building context.

Building is broken up into different elements surrounding outdoor space, breaking down the size and appearance of the massing

A. Relate Buildings to Existing Context

1. Identify open space, building solid and void, overall configuration in relation to overall concept, relationship to adjacent structures and best functional project design.
2. Relate new buildings (especially if larger than existing context) to existing adjacent buildings through use of proportion, transition, or other design features.
3. Typical development patterns along the street vary from 50 to 100 feet. Building massing and articulation should reflect the development pattern of the neighborhood. To provide appropriate massing with surrounding buildings and a human scale, long, continuous segments of building walls facing the public street should be avoided.
4. As new development is often larger in size and mass than existing neighboring structures, a building may need to be expressed as a series of separate volumes. A variety of architectural strategies can be used to express or break up the massing of a building including: variations in building height, setbacks and stepbacks, recessed volumes, and other strategies to provide a response appropriate for the surrounding context.

5. New projects can be larger than existing development, provided the mass and scale of the new proposal is appropriate and transitions well to the existing context.
   - Provide an appropriate massing concept for proper fit into the neighborhood.
   - Design of larger buildings should diminish apparent size and scale.

Units are designed as separate buildings facing the street rather than a single building frontage

B. Architectural Concept

Contemporary design provides separate units defined by strong architectural elements

1. Each building or project should have an architectural idea that governs massing and design decisions. Architectural concept should be appropriate to site and concept and executed with rigor and consistency.
2. Massing of the project should reinforce the overall architectural concept.

C. Outdoor space

Building designed as separate elements surrounding outdoor space

1. Create a comfortable, usable outdoor space easily accessed from all units.
2. Common open space should be incorporated into the overall site and building design while enhancing the overall site, streetscape and view of project from public ROW.
3. The common open space should be a size, scale and proportion to maximize benefits of light and air by insuring the ground plane is at least partially lit with direct sunlight for part of the day, providing usable open space for building occupants.
4. Where feasible, common open space should be oriented to receive maximum exposure to the southern sky, and buildings should be massed to maximize the exposure of neighboring buildings to light and air.
5. For buildings with long frontages, open space and/or courtyards should be visible from the street to break up the massing. The entranceway to the courtyard from the street is encouraged to provide visibility. All fences and gates to courtyard spaces should provide openness in design.
6. Courtyards are encouraged as they provide protected common open space large enough to be usable by occupants. However, each building design should maximize opportunities of the specific and unique site configuration.
7. Public, communal and private open spaces should be clearly distinguishable from one another, but may be arranged adjacent to one another for maximum effect. Private patios may be located in a courtyard or in front yards facing the street if they are defined by a low wall (36” max.) or hedge.
8. Partial courtyards or open space adjacent to parking lots should be screened by a minimum 5’ wide landscape zone.

D. Relate Buildings to Existing Topography

Building steps up as the site slopes up

1. Building form and profile should follow existing topography.
2. Minimize the use of retaining walls to alter grades. Where retaining walls are necessary, they should terrace with the existing topography as much as possible.
3. Transition to Single-Family Neighborhoods - Portions of multi-family and/or mixed-use buildings that face or are directly adjacent to single-family homes should provide a meaningful transition to neighboring context

E. Privacy

1. The privacy requirements in the Zoning Code are critical to quality of life in multi-family housing.

F. Scale and Proportion/Monumentality

1. A project can be designed to make it appear more monumental or to help diminish the apparent size and scale of its mass.
   - Placement of building forms in relation to one another, emphasis of horizontal and vertical elements, size scale and placement of entries, doors, windows and other architectural elements all contribute to the perceived mass and scale of the project.
   - Proper use of design elements makes it possible for projects varying in size to be designed to visually fit into the surrounding context.
2. Proper location and configuration of entries, prominent building elements and features should relate to overall building concept as well as neighborhood pattern, site configuration and slope, relationship to streets and corners, and to and from the site.
3. Differentiating the building with a hierarchy of architectural elements can also assist in achieving a balanced proportional relationship within the project itself, and to the surrounding context.
4. Over-scaled or 2-story monumental entries are discouraged.
5. Side yard setbacks should be varied where possible to help create different sized yards and private patio areas. This variation maximizes the use of land and enhances dwelling privacy.
6. Surface detailing should not serve as a substitute for well-integrated and distinctive massing.

G. Roof Forms

1. Use roofline configurations (i.e., shed, gable, hip, flat) to reinforce the overall architectural idea. In some cases, variation of the roof form, heights etc, can provide visual interest and provide appropriate scale and proportion for the structure.
2. Roofs on a building and its garage should be consistent, employing the same roof type (hipped, gabled or flat), slopes and materials.
3. Superficial roof forms, such as mansards, affixed to the buildings typically are not found on well-designed buildings, and are strongly discouraged.
4. Roof forms should be consistent with the building's overall building design.
5. Continue any decorative roof treatments around the building or terminate in a logical manner.

Design and Detailing-The design and detailing of the building are paramount to a quality environment. Detailing and choice of materials should reinforce the overall project design. Architectural design elements, details and materials should be consistent throughout a project, recognizing that a building is 3-dimensional and must be well designed on all sides.

A. Overall Design and Detailing

1. To maintain a high level of design, the architecture of any multi-family housing project or complex should reflect a common vocabulary of building massing, forms, and elements and materials, while at the same time express architectural variation.
2. Design and detailing should enhance the overall architectural idea and be consistent around the building.
3. A variety of architectural designs and styles is encouraged. While there is no preferred design style, new designs should consider the existing context.

B. On corner lots, the sides of buildings should be planned so both façades enhance the street and are oriented to the pedestrian. A street facade should never look like a building "side" or "back."

C. Buildings should be designed in three dimensions so all facades, including any courtyard elevations, are thoughtfully designed from the "outside-in" as well as the "inside out".

D. Where buildings are adjacent to an alley, building elevation should be well designed, recognizing that this side of the building will be in public view. Alley elevations should not be treated as a building rear or blank façade.

E. Detailed façade elements enable a building to provide a human scale. However, exaggeration of detail or use of generic, applied or foam details can create a cartoon-like appearance that is not consistent with quality design. Foam details should not be used.

F. Entrances and windows, not garages, should be the dominant elements of the front façades. Window and door placement, size, material and style should help define a building's architectural style. Careful attention should be given to the exterior as well as interior pattern of windows.

G. Balconies are most attractive and useful when integrated into the architecture of the building. Balcony railings should be well designed and crafted, and consideration should be given to screen items stored on the balcony from view.

H. Stairways, fences, and other accessory elements should be well integrated with the architecture of the building. These elements can also serve to enliven the building design and should be of quality materials.

I. Fences in particular should respond to the fabric of the neighborhood and have a high level of transparency when visible from the street.

J. Entryways

Landscaping highlighting ground floor entries

1. All pedestrian and vehicular entries should be incorporated into the overall building design, well defined, and designed for maximum pedestrian orientation and street presence. Ground floor units should have direct access from defined entries facing streets or courtyards.
2. Entries should be well defined. For example, stoops, and porches can be used to provide a transition from public/outdoor space at the unit entry. All architectural strategies and elements should reinforce the overall architectural design.

Well-defined entries give residents a sense of home

3. When the living room of a unit faces the street, the unit's primary entry should be from the street, to provide eyes on the street and activate the street frontage.
4. For units that face the street, entries and living spaces, such as living rooms and dining rooms, should be oriented toward the street. Where units are configured around a common open space, entries and living space should be oriented toward common open space.
5. Face building entrances and openings toward the front property line.
6. Recess or otherwise articulate building entries for visual interest and to provide a sense of arrival to the structure.
7. Entries should not be over scaled. Two- story entries are discouraged. Entries should be properly scaled and integrated into the overall architecture of the structure.

K. Windows and Doors

1. Design windows and doors to coordinate with the architectural design of the building. Window and door type, material, shape, and proportion should complement the architectural design.
2. Details of windows and doors should reflect the overall design idea of the building, be well crafted, and constructed of high-quality materials.

Window and door type, material, shape and proportion should complement architectural design

3. If a window contains divided lights (multiple panes), three dimensional grids, as viewed from the exterior, are required. Maximize daylighting and views through window placement and design.
4. Use of "security bars" is discouraged, especially along the street front.
5. Window articulation, such as sills, trim, kickers, shutters, or awnings, should be employed where appropriate to the architectural style to improve the facade of the building.

Details of windows and doors should reflect the overall design idea of the building.

6. To enhance privacy, windows on side elevations of adjacent homes should be staggered whenever possible. Windows should not be positioned directly opposite of windows in an adjacent structure.
7. To prevent wall surfaces from being monotonously flat and where appropriate to the architectural style, windows should be inset from building walls to create shade and shadow detail. Windows and doors typically should be recessed 1.5 to 2 inches from the face of the finished exterior wall. However, in some contemporary design, a window or storefront designed to be flush with the exterior finish is appropriate.
8. EPA "Energy Star" labeled windows with low-e coatings are encouraged.

L. Finish Materials

1. Reinforce overall building design with high quality design and detailing.

Building design is reinforced with color, material and detail

2. All façades of a building should employ a palette of materials that work well together and complement the overall building design.
3. All materials should be durable and of high quality. Materials that are short-lived or insubstantial should be avoided (for example, unfinished wood for exterior use.)
4. Stucco should have a smooth finish, such as a smooth trowel or fine sand float finish. Textured, lace or rough sand finishes are not acceptable.
5. Painted surfaces should use colors that reinforce the architecture of the building and are well-integrated with natural materials used in the overall project.
6. Use of indigenous material, such as native rock or stone is encouraged.
7. Include a variety of materials on building facades to enhance the overall design, creating visual interest.

Building design is reinforced with color, material and detail

8. Use high quality materials, especially facing the street.
9. "Wrap" finish materials around exterior corners (to be terminated at an inside corner) to alleviate the appearance of a "wall paper" application.
10. Design compatibility can be aided by selecting finish materials with similar textures, color and proportions as depicted on adjacent structures.
11. Materials should be utilized that reduce the transfer of heat into and/or out of the building.
12. Recycled content materials, such as wood substitutes, recycled concreteand asphalt, as well as non-toxic materials, should be used whenever possible.

M. Wall Thickness

1. Expression of wall thickness can be achieved by providing recessed windows and entries to exaggerate wall thickness.

N. Color

Building design is reinforced with color, material and detail

1. Use colors complementary with adjacent structures and natural environment (earth tones are encouraged).
2. Use of the following colors/materials is discouraged:

a) Highly reflective materials and colors, especially those that produce glare
b) Large expanses of dark colored surfaces
c) Bright or garish colors

Building design is reinforced with color, material and detail

O. Paving Materials

1. Use of decorative paving treatments is encouraged at building entrances, walkways and at automobile and pedestrian contact zones.
2. Provide permeable paving wherever possible.
3. Keep paving patterns simple and relate to the overall architectural design of the building.
4. Appropriate paving materials include masonry block pavers, brick, stone, granite, and concrete.
5. Textured concrete finishes and/or integrally colored surfaces may be enhanced by scoring or accented with contrasting paving materials.
6. Relate colors to the color scheme of the building.
7. Use of soft paving materials (i.e., Grass Crete) is encouraged when appropriate to the site.
8. Concrete bands may be used to define the edge as a transitional tool between differing materials.

P. Equipment/ Trash Location and Enclosure

1. Any equipment, whether on the side of a structure or on the ground, should be screened. Screening should be architecturally consistent in terms of materials, color, shape, and size.
2. Trash should be in an accessible location yet out of view.
3. Rain gutters, downspouts, vents, and other roof protrusions should be appropriately placed and to complement the adjacent materials and/or colors.
4. The design of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) should be architecturally consistent with the main structure through the use of wall and roof forms, materials, architectural detailing, fence or wall connections, and landscaping.
5. New electrical, telephone, cable television, and other distribution lines and mechanical equipment should be placed underground.
6. Utility connections located above ground should not interfere with or adversely impact access, visibility, appearance, or the character of the structures near which the connections are located. Utility connections and mechanical equipment should be screened with landscaping.

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