

Multi-Family and Planned Development Design Guidelines.

Design Guidelines.

A. Building Placement.

1. Buildings should be oriented towards and respond to adjacent public streets, courtyards and other public spaces.
2. Buildings should be placed parallel to the street edges when possible, or perpendicular to the street if arranged around a courtyard or other open space.
3. If buildings are substantially set back from the street, decorative fences, walls and/or landscape elements should be used to reinforce the street edge, enhance the pedestrian experience and maintain the privacy of residential units. The setback space can be treated as a courtyard.

B. Parking and circulation.

1. Parking should not be located in the front yard of multi-family units.
2. Parking areas should be located in under-building structures or in separate garages and/or surface parking lots located at the back or sides of buildings. Parking lots should not be placed at street corners. Shared parking and access solutions are encouraged.
3. Street facing garage doors are strongly discouraged, however they may be used on a limited basis for access to under-building parking or where site conditions make access from the rear or side impractical. Street facing garage doors should be placed behind the front building facade, and should be designed and constructed of like materials of the principal structure.
4. Parking lots should be organized as simple geometric shapes with strong edges of landscaping, decorative fences/garden walls, and lighting to provide screening from adjacent streets, public spaces, and residential uses.
5. Pedestrian walks should be incorporated into all site plans. Walks at least five feet wide should be provided to connect buildings to one another, connect parking areas to buildings, city right of way and as connections between sites.

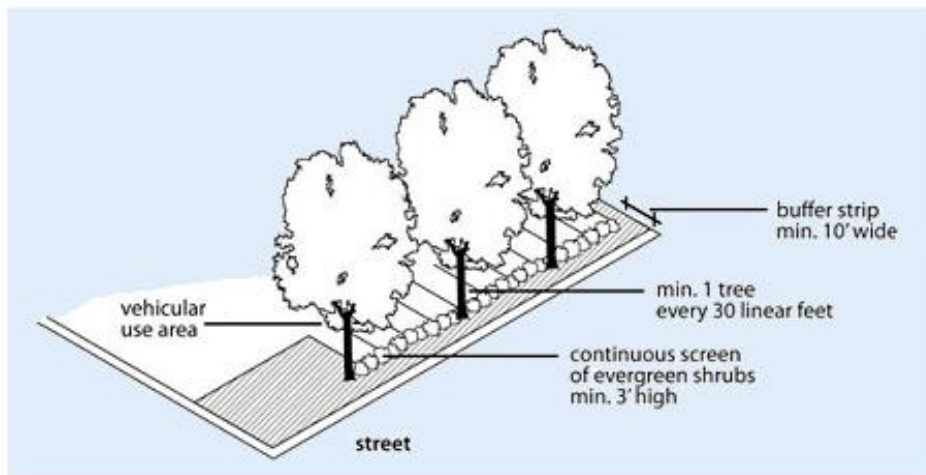
C. Service and loading areas.

1. Service and utility areas should be inside the building or integrated into the architecture of the building.
2. When service areas are located externally to the building they should be enclosed or screened from the public view with decorative fences, walls and/or landscaping.
3. Dumpsters shall be completely screened from view by wooden fencing, walls, and/or evergreen plantings.

4. When economically feasible, utilities should be buried and located at the rear or side lot lines. Meters and transformers should be placed at the side or rear of lots and screened from public view with decorative fencing, walls and/or landscaping.

D. Landscape.

1. A landscape plan must be submitted. Site landscaping should be organized to accent architecture, enhance outdoor spaces and the street, buffer between uses and screen less desirable features such as utilities, parking areas, refuse zones, and loading areas. Landscape elements should be used to create amenities for residents, neighboring uses and the general public.
2. Paved parking areas should be landscaped. Plantings should be planted in and around the paved area with emphasis on screening of surface lots from adjacent uses and public streets.
3. The creation of buffers and screening between incompatible uses is important. Sufficient dense landscaping such as tree plantings, shrubs, garden walls, hedges, fences and berms should be used where screening from adjacent uses is appropriate.

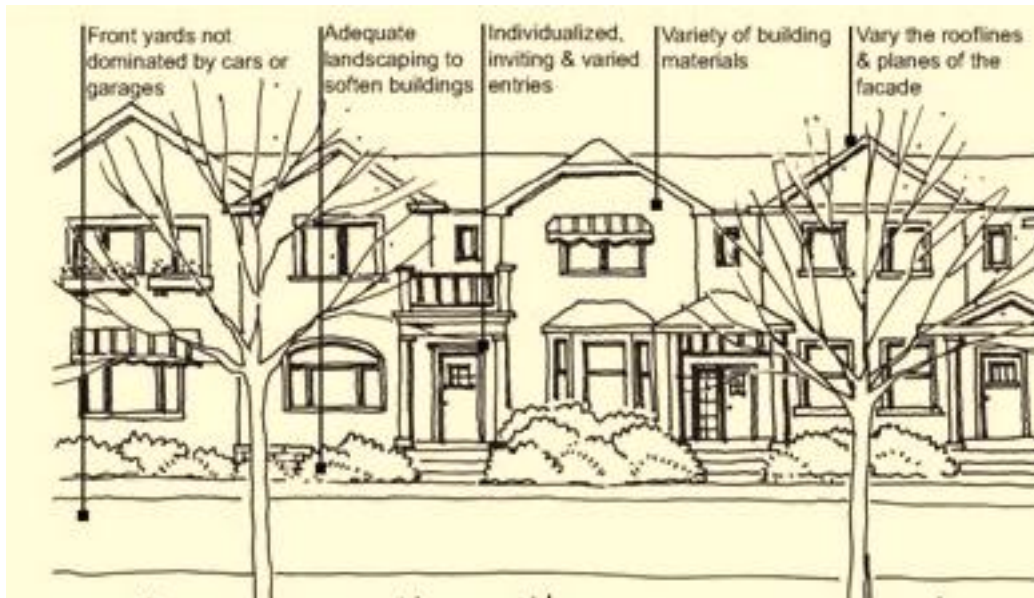


E. Architecture.

1. Base, middle, top. Buildings should be comprised of a visually distinct base, middle and top. Adopting a base-middle-top strategy provides a flexible method for relating the building to the pedestrian experience (base), to the surrounding architecture (middle), and an opportunity for unique identity where the building meets the sky (top). Expression of the elements should be handled through changes in planes, materials, horizontal bands, cornices, and varied window openings.



2. Rhythm. Building facades should display rhythm through the recurrence of certain building elements. These patterns often reflect the building's repetitive structural bays; this does not apply to developments that consist of many multi-family units, as diversity and uniqueness is encouraged therein.
3. Massing. Buildings should be comprised of a series of residential masses and forms to reflect the individual units and give the building scale and visual appeal. Recess/projections, distinct building components, and varying heights and roof forms are encouraged. Consider the use of one, two and three story buildings to accomplish differential massing adding character to the neighborhood.
4. Proportion. Building massing and components should demonstrate proportional consistency (in height to width) to provide balanced appearance. Buildings with vertically proportioned components (height greater than width) are encouraged to avoid squat-appearing buildings.



5. Facade Layering. Elevations should be articulated in ways that give the appearance of multiple facade layers which add depth and avoid the appearance of flat residential facades. Suggested techniques include: wall plane projections, porches, balconies, bay windows, roof projections and extending roof eaves.

6. New construction should take into account the scale and character of any historic buildings in the adjacent area.
7. Side elevations. Visible side elevations should incorporate the use of scale providing features including horizontal banding, columns, sills, lintels and other features that emphasize window openings, changes in color, material or texture.
8. Form and roof. New buildings and additions should be designed with simple rectangular volumes, accented by other shapes as details. Cylindrical, pyramidal, and other elaborate forms as the main building are not appropriate. Sloped roof forms are appropriate; flat roofs shall be discouraged.
9. Corner buildings (corners of public roads). These buildings should define the intersection with distinctive architectural character. Features could include towers, rounded walls, recessed entries or other unique features.

F. Entryways.

1. Each building should have at least one pedestrian entrance facing a public street, publicly accessible courtyard or plaza or other public space. That entrance should be easily identified and emphasized through the use of architectural details and/or other treatments such as awnings, canopies or porches. Ground level units are encouraged to have connections to the parking lot via a pedestrian walk.
2. To help create an interesting visual experience along the street, the use of building elements such as steps, porches, stoops, bays, canopies, awnings, and balconies is encouraged.
3. Buildings located at the intersection of roadways should be designed with angled entrances at the corner.
4. Special paving treatments may be used to define the entry.
5. Entries should be centered on the façade and be highly ‘transparent.’ Solid doors are discouraged (glass is encouraged).

G. Signage and lighting.

1. All signage shall meet the requirements of Chapter 19.54 of City code.
2. Exterior lighting should enhance building architecture, reinforce entries, and illuminate pedestrian routes. Site lighting should be subdued and pedestrian in scale.
3. Energy conservation and efficiency should also be considered.

H. Materials and colors.

1. Building materials. Acceptable materials for all sides of buildings (aside from glass windows) include common size brick, native stone (i.e. limestone, fieldstone, lannon stone), cement board siding, and wood siding.

2. Rear elevations. When a rear façade faces a street, the rear façade should be designed as a front façade. When the rear façade is highly visible to the public, the rear elevation should be designed as a side or front façade.
3. Roof materials. Acceptable roofing materials include clay tiles, wood shingles, slate, asphalt shingles, and metal tiles. “Green roofs” composed of organic materials are an acceptable option in new construction.

I. Outdoor spaces and amenities.

1. The creation of on-site green spaces and public/private courtyards is encouraged. When possible, plazas, sitting areas, or other public spaces should be incorporated into site plans as amenities to the residents and the public. Trees, trellises or similar shade elements to be designed into a courtyard are encouraged.
2. Patios, plazas, mini-parks, squares and greens should be proportionate in size to the development.
3. Balconies should be appropriately scaled and incorporated into the overall design of the building.