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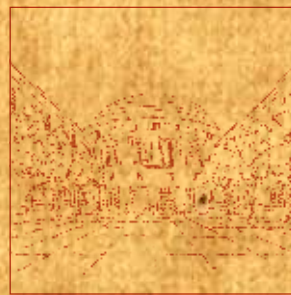
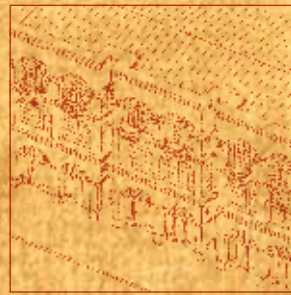
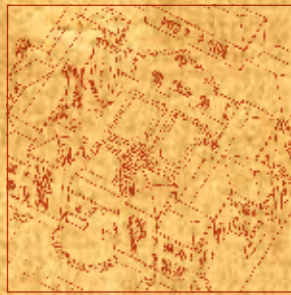
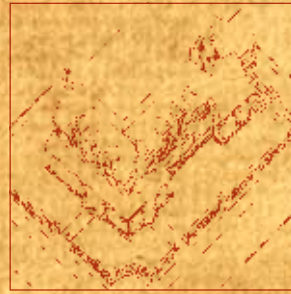
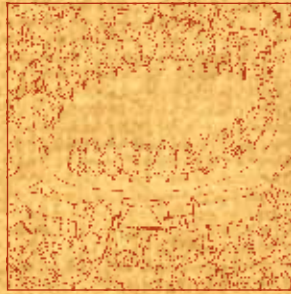
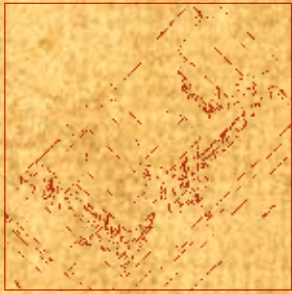
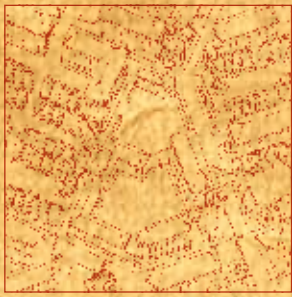
*Community Design  
Guidelines & Standards*

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O c t o b e r 2 0 1 0

C o m m u n i t y & E c o n o m i c D e v e l o p m e n t D e p a r t m e n t







**SOLEDAD**  
CALIFORNIA

## *The Good City*

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A city is a community where diversity and density are combined to bring people together around common experience and loyalties. At its best, this community is characterized by civility, respect, and neighborly concern. It is a place; people there feel they are rooted, they belong, they can participate in civic life. It is a cradle of culture, an organ of memory, and the enactment of the human drama, transmitting human achievement and insight from generation to generation. It is a crucible of creativity, generating innovation, new thinking, fresh meaning, where people fulfill their individual and collective potential. It is a container, the central locus of politics and governance, economic engines and enterprises that create wealth, and transportation/communication networks. It supplies the heartbeat and signature for a region. It is where people gather to live, work, play, learn, and grow.

William H. Hudnut, III  
Urban Land Institute

City of Soledad

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*Community Design  
Guidelines & Standards*



Community & Economic Development Department

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# Acknowledgments

## SOLEDAD CITY COUNCIL

Richard V. Ortiz - Mayor  
Martha Camacho - Mayor Pro Tem  
Richard J. Perez - Council Member  
Juan Saavedra - Council Member  
Patricia Stephens - Council Member

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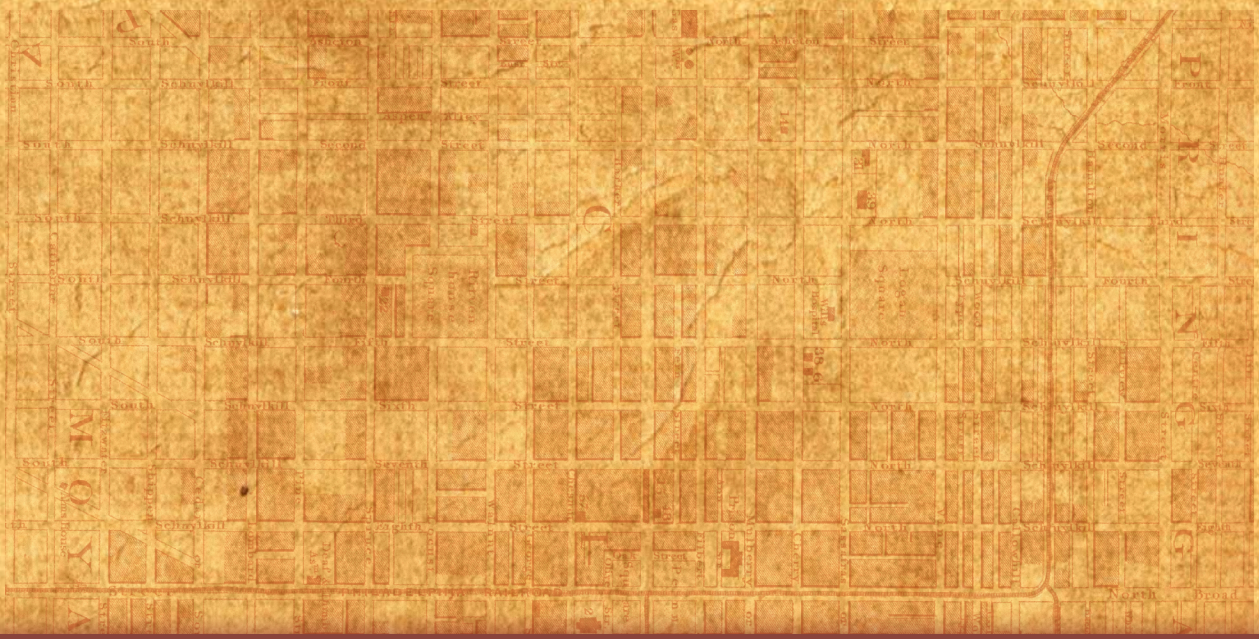
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## GLOSSARY

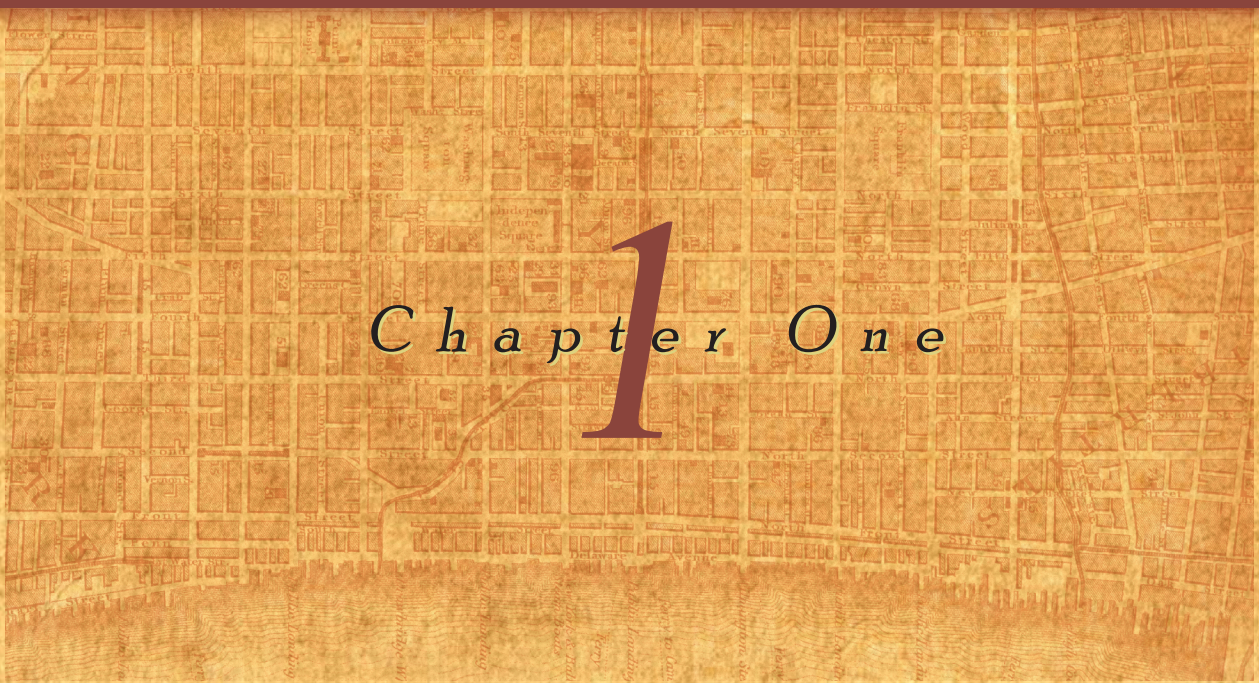
Definitions

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City of Soledad



*Introduction*



Chapter One

Community Design Guidelines & Standards



# INTRODUCTION

## GUIDELINES & STANDARDS



## Preface

As a prelude to the Design Guidelines and Standards document, the Introduction Chapter sets the stage for the community's vision that drives the physical form of the City of Soledad. This design document has been prepared to promote structures, urban spaces, and landscapes that are enjoyable to view, inhabit, and experience.

The City of Soledad is a unique and vibrant community located in the rural Salinas Valley of the Central California Coast, characterized by rich farmlands and framed by the rugged Santa Lucia Mountains, to the west, and the Gabilan Range, to the east.

Strategically situated in this scenic setting, Soledad is anchored by its historic downtown reminiscent of "Main Street" America.

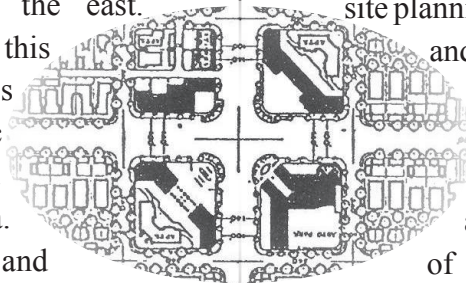
With this central core and its rich cultural history, the citizens of Soledad aspire to a high quality of life which includes preserving and expanding upon this traditional community image.

Past planning and design efforts have focused on enhancing Soledad's downtown

to create an inviting place to socialize and shop. However, with the significant growth sustained during the early 2000's, it is now time for the City to expand its recognition of the quality and defining character of new development in terms of site planning, architecture, landscape,

and community design. To this end, the adopted General Plan for Soledad identifies the completion and implementation of Community Design

Guidelines & Standards (referred to as "the Guidelines", hereafter) to ensure that development projects incorporate the quality and character desired by Soledad residents. As such, the Guidelines are an important component of the City's General Plan and Municipal Code. ♦



## COMMUNITY VISION

The community vision for Soledad originates from a desire to create a compact pedestrian-oriented environment consistent with traditional California pre-1950 towns. In the past, classic long-established communities stood out clearly from their surroundings, both in terms of building design and landscape.

Traditionally, architecture could be unmistakably identified as belonging to a specific culture, region, and locale. Thus, Soledad's community vision promotes classic indigenous development patterns, architectural styles, and landscape statements firmly rooted in the traditional design vernacular of the California Central Coast Region. It is envisioned that future community development will follow time-honored settlement patterns influenced by early California Spanish mission villages and classic turn-of-the-century (20th Century) California towns. Architecture will be designed to respond to past precedents, regional climatic influences, and indigenous building materials.

The landscape vision promotes both formal (urban oriented), and informal (rural oriented) patterns, influenced by Soledad's traditional downtown and rich agrarian heritage. Through the implementation and interpretation of long established design traditions, it is envisioned that Soledad will develop its own distinct design identity, with development patterns, buildings, and landscapes that distinguish and set apart Soledad as a unique and dynamic community.

## ARCHITECTURAL HERITAGE

Existing architectural styles found in Soledad reflect the variety of influences derived from particular periods of growth over the last 140 years. Architectural styles associated with Soledad are influenced by the surrounding Soledad Mission and adobe structures, farm and ranch buildings, and the in-town collection of various residential, commercial, and institutional structures. From its early settlement days, associated with the

1872 arrival of the railroad, Soledad's growth has resulted in no single architectural style. Instead, Soledad is composed of a handful of styles rooted in the architectural heritage of the region. Although it is not the intent of the Guidelines to require any particular architectural style related to new construction, the City strongly encourages architectural expressions that represent traditional architectural styles found within the region. Therefore, a thorough understanding of the architectural styles found locally can be helpful in considering various architectural design alternatives.

Historically, architectural styles found within Soledad's older residential neighborhoods include Craftsman, Mission Revival, Queen Anne Victorian, Spanish Colonial Revival, and Spanish Eclectic. During the 1950's and 60's, the City experienced an influx of California Ranch homes and less-descript "builder style" homes. From that time forward, residential development became highly production-oriented, based on interpretations of stucco sided Mediterranean and wood sided contemporary styles. These tract homes are often repetitive, commonly associated with tract developments located in high growth areas of California.

## PURPOSE AND INTENT

Design Review is required for most development constructed within Soledad. The Guidelines are intended to respond directly to the Goals, Policies, and Programs established within the City's General Plan, emphasizing that new development, major remodels, and building rehabilitations preserve and enhance the qualities that make Soledad a unique and desirable place to live, visit, and conduct business. Specific General Plan and Redevelopment Agency Goals, Policies, and Programs include the following:

### GENERAL PLAN LAND USE VISION:

*"New neighborhoods are distinct and recognizable and possess a uniquely pedestrian character in which schools, parks, and shopping are all*

*within easy walking distance. And yet each new neighborhood is integrated with the fabric of the town. The downtown area along Front Street attracts locals and visitors alike with its eclectic mix of traditional markets, restaurants, and open plazas, and the numerous festivals held there each year.”*

The main General Plan Goals, Policies, and Programs in support of the Guidelines include:

Land Use Goal 1 - *“To provide effective standards for the location, amount, rate, type and quality of new development so that the local economy remains healthy, attractive residential neighborhoods can expand, the small town character of the town is preserved, and the natural environment is protected.”*

Land Use Policy L-42 - *“The City shall use Community Design Guidelines as a decision-making tool to ensure that new development incorporates the qualities and character desired by Soledad residents.”*

Land Use Program 2.10 - *“The City shall prepare and adopt Community Design Guidelines as a decision-making tool to ensure that new development incorporates the qualities and character desired by Soledad residents.”*

2009 Housing Program 2.1.3 - *“In formulating Community Design Guidelines, the City will include guidelines that provide direction on attaining quality architectural design and housing diversity (with respect to type and size) in new subdivision neighborhoods.”*

#### SOLEDAD REDEVELOPMENT AGENCY IMPLEMENTATION PLAN

Goal A: Provide for the development of distinct commercial districts to enhance economic viability.

Objective A1 - Attain a consistent image and character in the commercial district in order to achieve an environment reflecting a high standard of architectural, landscape, urban design principles and to preserve the unique cultural,

historical, and aesthetic qualities of the Project Area.

Goal F - Establish and implement design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area.

Objective F2 - Complete Community Design Guidelines to include a renew and improved look for the Downtown Commercial Historic Area on Front Street.

The Guidelines have been prepared concurrent with a comprehensive conventional zoning code update, providing consistency between the two documents. In addition, each chapter of the Guidelines was thoroughly reviewed and refined by the City of Soledad Planning Commission and Architectural Review Committee prior to City Council adoption.

The Guidelines encourage a distinct pattern and quality for new development in the City of Soledad. This comprehensive approach represents a more understandable and predictable role in shaping the City’s physical future by emphasizing community form, scale, landscape, and architectural design.

The Guidelines are drawn from the desirable qualities of the City’s historic character and enhanced with a contemporary vision to meet the needs of a growing community. The contents are purposely visual and educational for ease of understanding, with the overall intent to provide a greater measure of predictability when related to the City’s design review process.

All projects subject to design review are expected to incorporate the Guidelines in a manner that responds to the unique characteristics of Soledad, the individual site, and surrounding area. They are intended to both guide (discretionary) and require (mandatory) the City’s design expectations related to the quality and character of infill development as well as new expansion areas identified in the General Plan.

Application of the Guidelines applies to each of the City’s zoning districts, as follows:

GUIDELINE CHAPTER	ZONING DISTRICT
1 - Introduction	All Districts
2 - Community Design	All Districts
3 - Community Commercial	C-1, C-2, C-C, C-R, H-C, BP
4 - Traditional Commercial	C-1, C-2, C-C, C-R, H-C; Downtown Specific Plan
5 - Single Family Residential	R-1, R-1.5, R-2
6 - Multi-Family Residential	R-2, R-3, Downtown Specific Plan
7 - Office/Light Industrial	C-1, C-2, C-C, C-R, H-C, M, BP

NOTE: All future Specific Plan/General Plan Expansion Areas are subject to the Guidelines.

This document is utilized as the primary basis for building and site development design review. Depending on the type, location, or complexity of development, design review may be administered by City Staff, Architectural Review Committee, Planning Commission, or the City Council. A project that is consistent with the Guidelines is likely to be well-received and expedited through the design review process. The City encourages applicants to become familiar with this document and meet with Staff to discuss the design review process prior to submitting a formal development application.

Development application forms are available from the City of Soledad’s Community and Economic Development Department or the City’s web site at [www.cityofsoledad.com](http://www.cityofsoledad.com). Application forms contain a detailed checklist of items required in order to expedite the design review and project approval process.

## HOW THE GUIDELINES ARE ORGANIZED

The Guidelines provide a clear statement of the design direction for development within the City of Soledad. The description of Guidelines, coupled with specific Standards, are intended to assist in the identification and implementation of a clear and consistent design direction and level of quality. A variety of drawn images and photographs of building details, materials, and landscape elements has been assembled to assist architects, developers, and builders in the design of site, architecture, and landscape plans. After reviewing this document, architects, developers, and builders will have a clear and concise design direction and the knowledge necessary to produce creative, enduring, and aesthetically pleasing projects that produce high quality site planning, architecture, and landscape developments.

This document is divided into seven major chapters and glossary, that include:

### CHAPTER ONE - INTRODUCTION:

This chapter outlines Soledad’s Community Vision, Architectural Heritage, Purpose and Intent, and describes how the document is organized. Included is an explanation of legal provisions including Conflicts with Other Regulations, Exceptions, and Amendments and Supplements.

Chapter One’s design review process is intended to promote aesthetic quality while creating and preserving value throughout Soledad’s existing and future residential neighborhoods and commercial, industrial, and office districts. The design review process is also intended to assure compliance with this Guideline document, while encouraging design expression, creativity, and diversity.

### CHAPTER TWO - COMMUNITY DESIGN

This chapter presents various broad design techniques intended to enhance the City’s

appearance, definition, and identity. It promotes development that is appropriate to the community through the identification of traditional California town and village configurations, Central Coast settlement patterns, and the utilization of design guideline tools.

**CHAPTER THREE - COMMUNITY COMMERCIAL:** This chapter is composed of commercial development patterns that accommodate both pedestrian and vehicular movements. It presents site planning, architecture, and landscape design guidelines and standards designed to successfully balance the placement of buildings, with on-site parking, meaningful open space features, and indigenous landscape patterns, all intended to integrate into the fabric of the surrounding community.

**CHAPTER FOUR - TRADITIONAL COMMERCIAL:** This chapter relates to traditional “Main Street” configurations of buildings located immediately adjacent to streets, plazas, and courtyards, and the use of formal landscape patterns. Site planning, architecture, and landscape design guidelines and standards are identified to promote traditional development patterns whereby commercial storefronts frame the streetscape. Formal landscape patterns are intended to reinforce Soledad’s customary “Main Street” image, ultimately creating a pedestrian friendly environment.

**CHAPTER FIVE - SINGLE FAMILY DETACHED RESIDENTIAL:** This chapter includes single family detached, duplex, and triplex units, and is designed to be all encompassing, containing design guidelines and standards related to site planning, architecture, and landscaping. It provides design criteria tailored to street patterns that promote the concept of connectivity between adjacent neighborhoods and commercial centers, while promoting home

styles that are defined by architectural heritage of the region.

**CHAPTER SIX - MULTI-FAMILY RESIDENTIAL:** This chapter relates to single family attached and multi-family units and includes design guidelines and standards related to site planning, architecture, and landscaping. It integrates attached and multi-family dwellings into the fabric of the neighborhood, and promotes usable and defined common open space features, such as village greens and interior courtyards, to create functional and pleasing people places for the benefit of residents.

**CHAPTER SEVEN - OFFICE AND INDUSTRIAL:** This chapter is oriented towards the composition of office and light industrial buildings designed to create a balance of building placements coupled with meaningful open space features and vehicular parking areas. It contains various design guidelines and standards related to site planning, architecture, and landscape intended to orient the placement of human-scaled buildings which frame and enclose open space features, while landscape elements screen employee parking areas, storage yards, and distribution facilities.

**GLOSSARY:** The glossary provides a better understanding of the words and terms used in the Guidelines and ensures the precise use of technical terms. Many of the definitions included are common technical terms used in the architecture, landscape architecture, construction, planning, and urban design professions.

## CONFLICTS WITH OTHER REGULATIONS

In addition to the Guidelines, applicants are required to meet the criteria established by the City of Soledad related to the City's General Plan and Zoning and Subdivision Ordinance. New development requiring Declaration of Covenants, Conditions, and Restrictions (CC&R's) shall incorporate the Guidelines by reference, where applicable.

This Guidelines document may be more restrictive than, but does not supersede or modify, any existing City or State codes, regulations, or ordinances. In the event of conflict or discrepancy, or for subjects not addressed herein, the more restrictive standards shall apply.

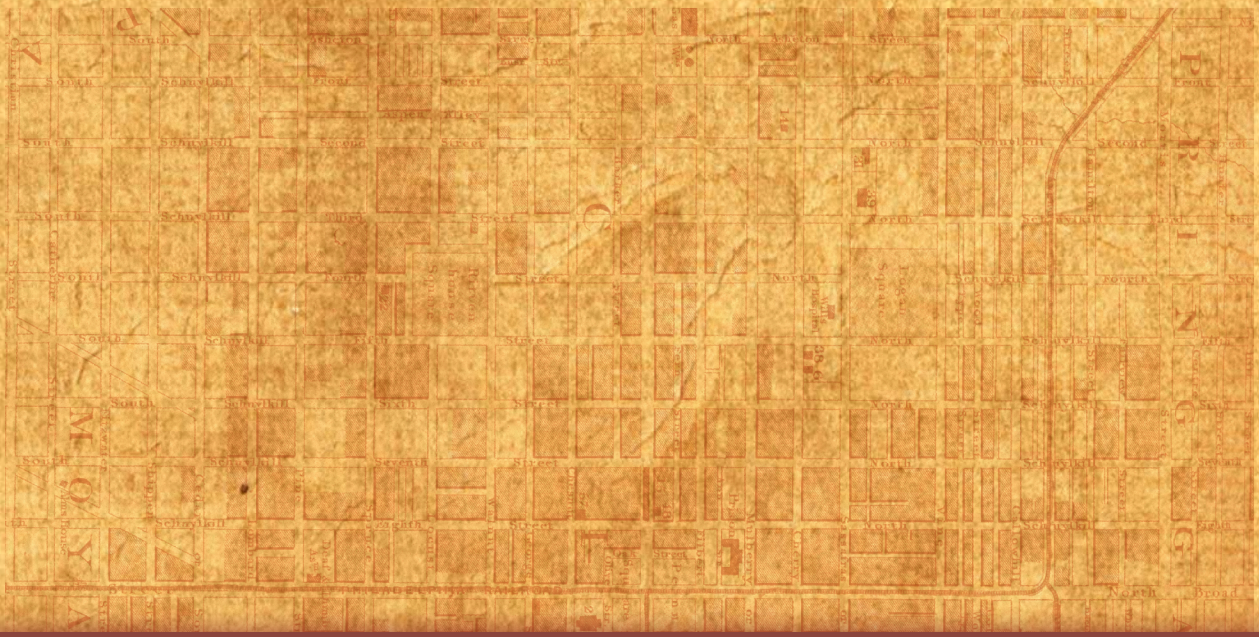
## EXCEPTIONS

The City of Soledad Planning Commission or City Council shall have the right to approve exception to, any standards of the Guidelines document as may be applied to any specific site, architectural, or landscape plan with a special finding of substantial conformance with the Guidelines. No such exception shall be construed or held to be an exception of any other provisions of the Guidelines, or of the same provisions of any other development plan or proposal.

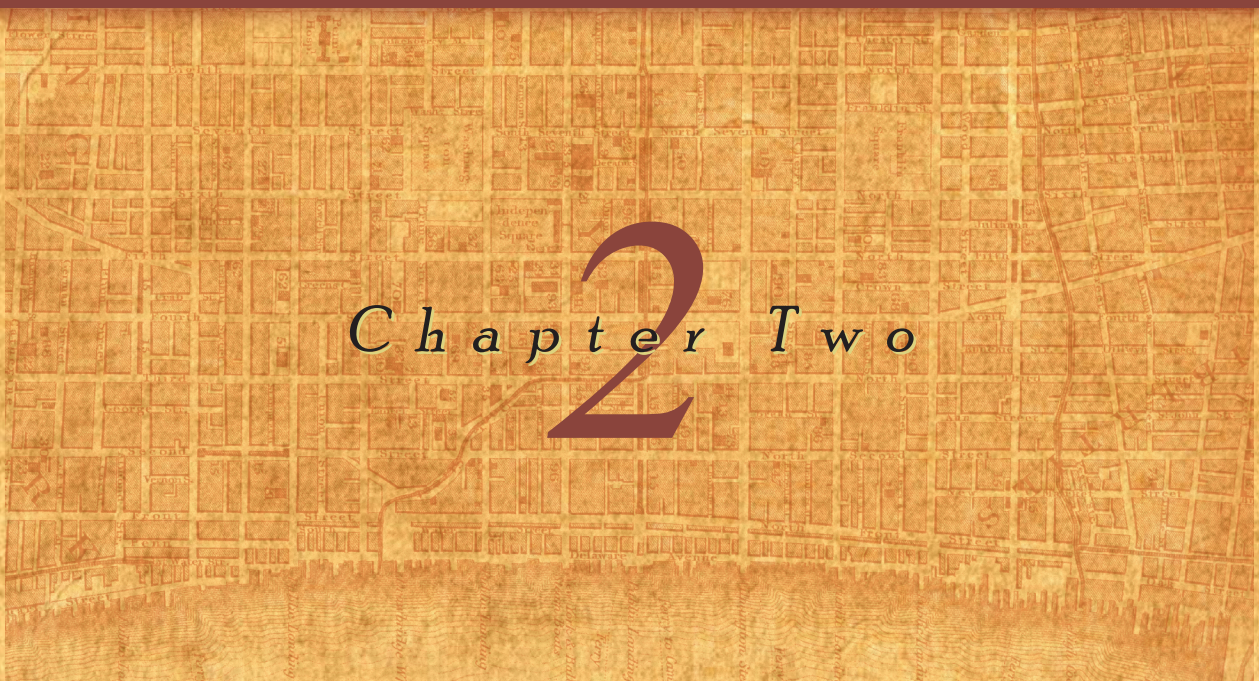
## AMENDMENTS AND SUPPLEMENTS

This Guidelines document may be amended or supplemented by the City at its sole discretion. Any such amendment shall be applicable to all development plans that are subsequently both submitted and deemed complete by City Staff for review and approval by the City of Soledad.

City of Soledad



*Community Design*



Chapter Two

Community Design Guidelines & Standards



# STRUCTURE & FORM

## GUIDELINES & STANDARDS



### Community Image

The purpose and intent is to establish a community design framework for the development, enhancement, and preservation of the City of Soledad, based upon traditional planning and urban design patterns, and historical precedents that drive the physical form of the City.

The over-arching community image for Soledad is rooted in the promotion of various environments that range from urban to rural. Commonly referred to as "Transect Zones", these distinct areas of the community display various characteristics - urban/rural, formal/informal, and man-made/natural. When assembled in a comprehensive fashion, the community benefits in terms of efficient infrastructure, public and private services, and social interaction.

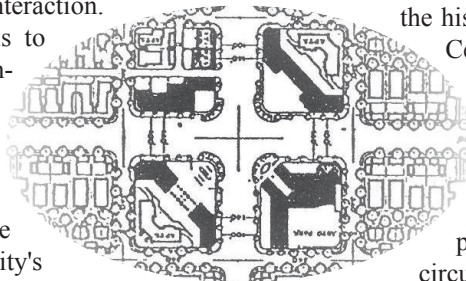
The purpose of this chapter is to establish a palette of form-giving elements: historical precedents; neighborhood unit; circulation pattern; and open space, designed to guide the structure and form of the community, consist with the City's General Plan.

Historical precedents are provided to establish a basis for the development patterns and forms rooted in the context of American and Spanish design principles. These traditional development patterns - including the classic American Township Grid, Anglo Baroque Axis, and Spanish Gridded Plaza Network - have each had an influence, either explicit or implied, upon past and present California Central Coast communities.

The Neighborhood Unit is the basic building block of the community, based upon a comfortable quarter-mile or five-minute pedestrian walk from edge of the neighborhood to its center. The Neighborhood Unit is designed as a self-sufficient area containing all the needs - social, commercial, residential, educational, recreational - of the immediate neighborhood.

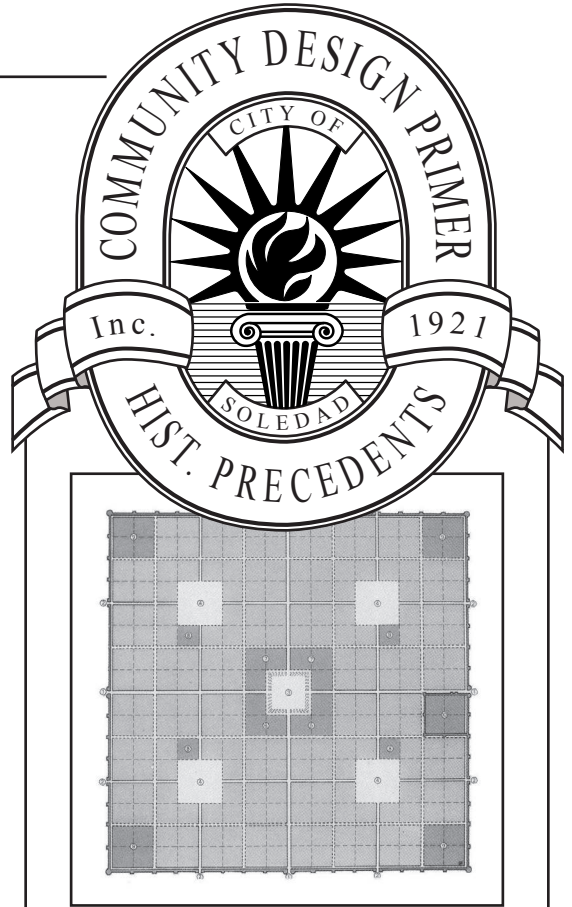
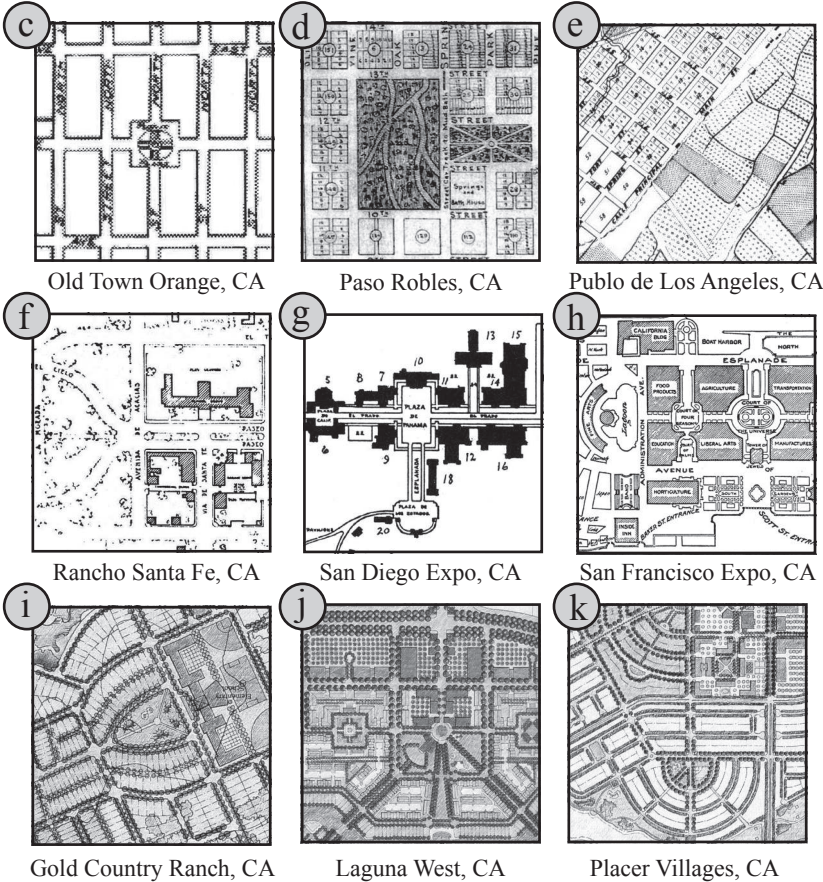
Circulation Patterns provide a wide range of circulation networks, as commonly found in the historical context of the California Central Coast region. The circulation patterns, range from formal urban-oriented grids, diagonals, and radials to informal curvilinear country roads and lanes. The Guidelines promote a wide variety of circulation networks for development within Soledad.

Open Space forms range from formal urban-oriented plazas and squares to village greens and rural-oriented ranch compounds. These open space features, coupled with the varied circulation elements, help form the backbone of the community, all designed to evoke a memorable, unforgettable, and cherished city form. ♦





# THE HIST. PRECEDENTS TOOLBOX



**T**he first planning legislation in the Americas, the Spanish Law of the Indies, was enacted in 1573 by Philip II in an effort to establish uniform standards and procedures for planning Spanish towns and colonial settlements in the New World. This codification influenced settlement patterns in early California and included environmental provisions for the siting of towns including water availability, wind direction, and agricultural potential, to name a few. The Laws also prescribed the siting and orientation of other physical man-made attributes that included the church, arcades, town hall, hospital, arsenal, and customs house, all positioned around the quintessential rectilinear town plaza and gridded street system, becoming a precursor to the all American Township grid. ♦

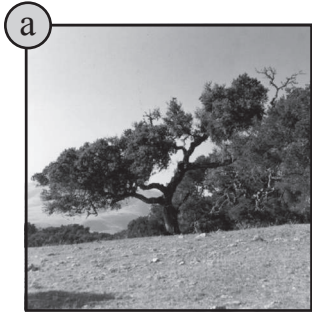
—Did you know?—

The pattern of development within Soledad should reflect regional and local historical precedents in an effort to "root" the community in the rich heritage of American and Spanish development patterns. Guided by town patterns contained in the Historical Precedents Toolbox, developers shall design new communities and neighborhoods that incorporate traditional settlement patterns by promoting centrality, neighborhood character and connectivity, streetscape hierarchy, open space diversity, and architectural traditions that collectively reinforce Soledad community identity.

In addition, development patterns should preserve significant natural features including significant riparian elements, woodlands, and topography while sensitively accommodating future development. No development shall occur upon ridgelines and slopes over Soledad's easterly 400 foot contour line, per the City General Plan. Lastly, development patterns shall incorporate a vehicular and pedestrian circulation network, designed in a hierarchical fashion, whereby block density and formality increase in relation to land use intensity, in order to promote Soledad community and neighborhood centrality. ♦

# URBAN/RURAL TRANSECT

NATURAL / RURAL / SUBURBAN / URBAN



**A** Transect\* (i) is a geographical cross-section of the region designed to identify and highlight various man-made and natural environments in a continuum that ranges from urban to rural. Based upon land use intensity, the Transect offers an easily understood and recognizable image of Soledad's desired community form and function. In relation to the man-made environment, the Transect can be used as a tool for the identification and design of the built environment, ranging from the development of the urban center to the rural outskirts.

Of particular interest in Transect planning is the identification of the differing residential neighborhoods and the various form-giving elements that provide richness, meaning, and depth to each particular environment. Called Transect Zones, each environment is designed to complement a particular location within the community in terms of historical precedents, land use intensity, circulation pattern, open space hierarchy, architectural form, and landscape arrangement. For example, a ranch compound would not contribute to the urban quality of a downtown mixed use commercial district, whereas a stacked flat midrise would. Wide curvilinear, meandering, and undulating country lanes bordered by informal drifts of tree clusters may be appropriate in a rural environments, but are out of context when applied to an urban setting, typically characterized by formal circulation patterns, narrow streets, curbs,

sidewalks, and regimented rows of street trees.

Within Soledad, the Urban/Rural Transect, consisting of six Transect Zones, guides future development of the built environment, the reservation of significant agricultural parcels, and incorporation of sensitive natural amenities. Guided by the six Transect Zones contained in the Transect Zone Toolbox, developers shall design new communities and neighborhoods using these form-giving areas of the community.

Development should be guided by the following Principles:

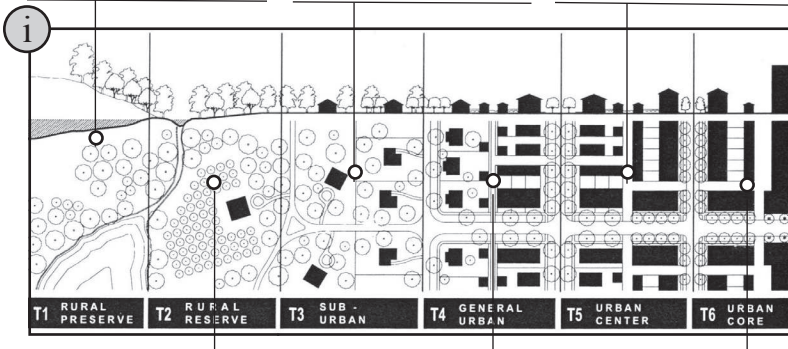
- ▶ Development should be mindful of its location within the Transect spectrum, and include characteristics that define that particular Transect Zone.
- ▶ Development patterns within the Transect should be based upon the neighborhood unit, reflecting the basic activities of daily life within walking distance.
- ▶ Circulation features, such as boulevards, avenues, streets, roads, lanes, and alleys, should be based upon their formal or informal characteristics and location within the Transect. Circulation patterns within the Transect should promote connectivity, appropriately scaled to the Transect Zone.

## TRANSECT ZONE TOOLBOX

► The Natural Zone (T1\*) consists of lands dedicated to the preservation of significant natural amenities, including lands unsuitable for settlement due to topography, hydrology, or vegetation. This zone accommodates modest development, primarily in the form of utility infrastructure and camp buildings.

► The Sub-Urban Zone (T3\*) consists of lands which accommodate low density residential land uses, such as estate villas and ranchettes, on large rural lots. These uses are commonly accessed by curvilinear roads and meandering country lanes defined by informal drifts of native tree clusters, accented by the hamlet common area.

► The Urban Center Zone (T5\*) consists of medium-high density residential land uses, such as rowhouses, stacked flats, and live/work units. This zone is classic Main Street America, accommodating town squares, commercial storefronts, offices, hotels, restaurants, and civic uses, designed to frame the streetscape.



► The Rural Zone (T2\*) consists of lands in a reserved state used primarily for agrarian purposes, including lands for truck farming, cattle grazing, including lands for orchards, vineyards, and woodlots. This zone accommodates minor development in the form of agricultural outbuildings, ranch compounds, and campgrounds.

► The General Urban Zone (T4\*) consists of lands that accommodate medium density residential such as detached dwellings, duplex/tri-plex, rowhouses, courtyard housing and limited neighborhood oriented "mom & pop" commercial uses; typically accessed by narrow streets and alleys defined by formal parkstrip rows of street trees complemented by village greens.

► The Urban Core Zone (T6\*) is defined as the classic downtown, containing high density residential land uses including rowhouses, live/work units, and stacked flats. The transect zone is highly urbanized, characterized by a mixed use environment containing commercial storefronts, hotels, offices, civic institutions, plazas, courtyards, and forecourts.



**T**raditionally, prior to WW II, towns were mapped out to contain all the essential elements of daily living - commercial plots, residential lots, parks, office parcels, and civic amenities - in a comprehensive fashion designed to complement its physical setting. Since that time, conventional development patterns have been implemented which segregates land uses into individual single use zones, creating disjointed neighborhoods and a lack of holistic community. Today, the Urban/Rural Transect is used to recapture the diversity and authenticity of the traditional town, graced by walkable neighborhoods, intimate "Main Street" commercial nodes, narrower tree-lined streets, residential variety, and prominent civic buildings and spaces. ♦

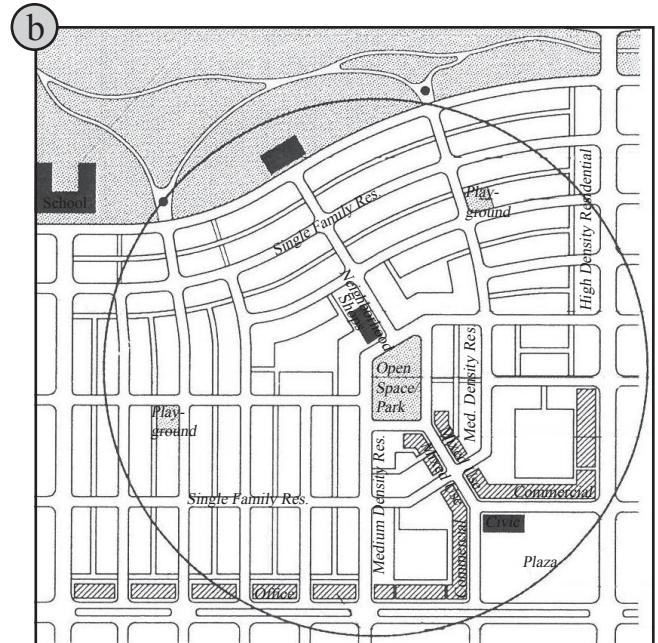
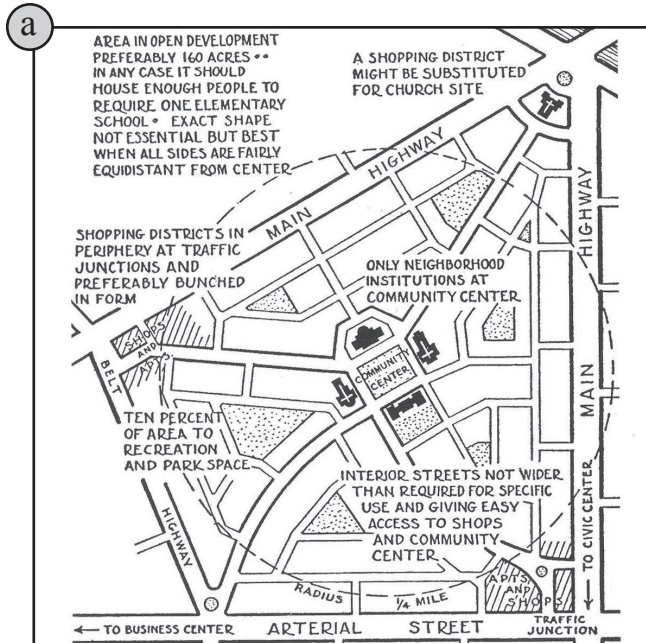
Did you know?

\* Credit: Duany/Plater-Zyberk & Co.

# NEIGHBORHOOD UNIT

## NEIGHBORHOOD UNIT-1927

## NEIGHBORHOOD UNIT-1997



The Neighborhood Unit, first developed by Clarence Perry in 1927 for the City of New York, envisions a neighborhood based upon a quarter-mile pedestrian walk that contains a variety of local and regionally related uses. The Neighborhood Unit, designed to accommodate the commercial, residential, employment, recreational, and educational needs of neighborhood residents, is designed as an identifiable, compact, and self-contained neighborhood that becomes the over-arching framework for the community.

Characterized by a rich pedestrian and vehicular network composed of grids, radials, and diagonals, the circulation system includes regional-oriented arterials and highways that contain inward-oriented local neighborhood streets and avenues. The circulation network is intentionally open-ended, designed to promote inward connectivity to neighborhood amenities while outwardly connecting to adjacent neighborhoods, shopping districts, and regional institutions.

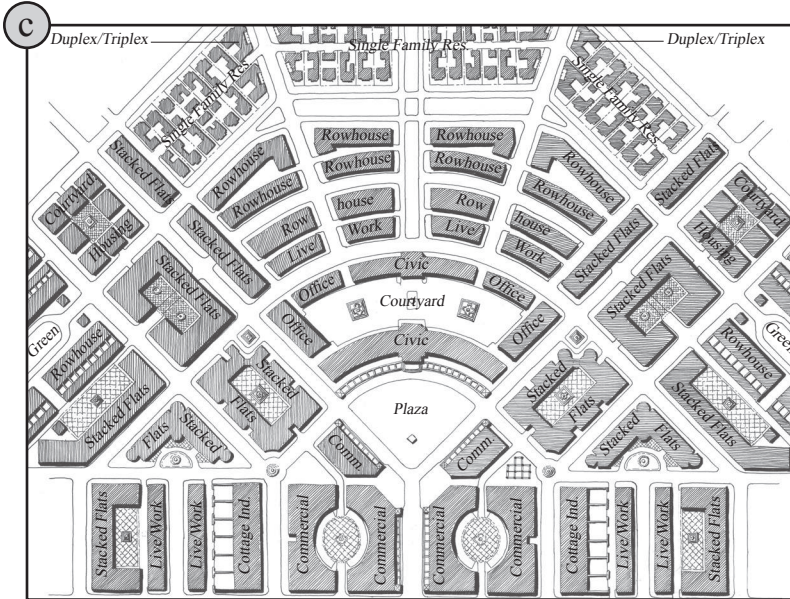
As is evident, the Neighborhood Unit places neighborhood institutions, such as churches, schools, and "mom & pop" shops, towards the center of the neighborhood, while locating higher intensity commercial and residential uses towards the periphery, providing a successful prototype for a self-contained living environment. ♦

The Neighborhood Unit of 1997, developed by Duany/Plater-Zyberk & Company, updates Perry's classic neighborhood by integrating TND (Traditional Neighborhood Development). In addition, TOD (Transit Oriented Development) originally identified by Peter Calthorpe, places higher density at a level and location in support of mass transit use. Based upon the City's General Plan, such a TOD site might occur in the Soledad downtown/planned multi-modal transportation station area. While the new Neighborhood Unit is based upon the traditional quarter-mile pedestrian walking distance, it departs from the original Neighborhood Unit by locating school facilities on the periphery in order to serve multiple neighborhoods as student demographics change over time.

Encompassed by a circulation network composed of boulevards, avenues, and highways, the TND neighborhood is enhanced by a fine-grained network of local avenues, streets, and lanes designed to access neighborhood shops and institutions. The circulation network logically positions formal rectilinear blocks adjacent to the urban core, while transitioning to informal curvilinear roads at the rural periphery.

Higher-intensity regional-oriented uses, such as shopping centers and institutions are placed at major intersections, while boulevards are lined with offices and avenues are often graced by higher density residential dwellings. ♦

# THE NEIGHBORHOOD TOOLBOX



Within Soledad, TND shall guide existing and future development within the community, as follows:

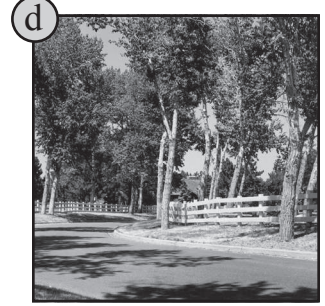
- ▶ The Neighborhood Unit is intended to accommodate the resident population within a five-minute walking distance to the center (1/4 mile). The immediate neighborhood needs, such as dwellings, employment, commercial, civic, and recreation, may be contained within this unit (c).
- ▶ Streets are laid out in a continuous network to provide alternative routes to most destinations (c). This connectivity permits most streets to be smaller with slower and safer vehicular speeds, optimizing coexistence with pedestrian activities. Streets commonly incorporate sidewalks, street trees, and on-street parking.
- ▶ Buildings frame and enclose the streetscape creating a disciplined streetwall uninterrupted by parking lots (c).
- ▶ The buildings are diverse in function, yet compatible in size, orientation, and location on their lots. The neighborhood may contain a variety of houses, duplex/triplex, and courtyard housing. Some neighborhoods may also include rowhouses, live/work units, stacked flats; shops, restaurants, offices, and civic amenities (c).
- ▶ Civic buildings (schools, community buildings, churches, libraries) shall be placed on plazas, squares, and village greens, at significant ceremonial locations, such as the termination of street vistas, designed to function as neighborhood landmarks, as feasible (c).
- ▶ Within urban and suburban environments, open space in the form of plazas, squares, ovals, crescents, and greens shall be well defined, oriented towards the public street (c).

**T**he Neighborhood Unit is based upon the five-minute-walk, that time-honored measurement that drives the size and design of the neighborhood, the basic building block of the community, at large. Associated with the five minute walk is the quarter-mile radius pedestrian shed, based upon the distance a pedestrian can comfortably walk. It is this basic planning principle that emphasizes the logical orchestration of neighborhood and regional related uses and their associated circulation types (boulevard, avenue, street, lane, alley) that provide easy pedestrian access to all the usual needs of everyday life. ♦

— Did you know? —

# CIRCULATION PATTERN

## GRIDS, DIAGONALS, RADIALS, & CURVES



Grids have become synonymous with the image of the great American town. The advantage of the grid (e) is its streetscape hierarchy, directional orientation, vista-generating potential, and ability to disperse traffic in an efficient manner, providing maximum pedestrian/motorist route choice. However, continued outward growth can make the traditional grid monotonous. In this case, a more desirable alternative is the Modified Grid. Modified Grids (g, o) are designed to include periodic circulation deflections designed to optimize opportunities for terminating street vistas at important buildings and monuments within the local neighborhood. These "bent grid" circulation features, often associated with suburban communities represent a slightly more informal circulation network designed to link urban and rural environments while providing ample neighborhood connectivity and topographic response.

Based upon classic Baroque planning patterns, the diagonal circulation pattern (h, i, j, m) came into full bloom during the early 1900s. These community plans highlight major civic institutions and monuments by terminating diagonal street vistas at important locations, creating a circulation hierarchy and pattern which celebrates important buildings, monuments, and public space.

Radials are large-scaled circulation networks commonly designed to highlight, frame, and enclose commercial cores or civic centers, as evidenced in figure (i). Oftentimes used in conjunction with diagonals, these circulation elements feature concentric circles that radiate outwardly from higher-intensity land uses. Circuses (l) are round circulation features that typically encircle civic monuments and spaces. These elements promote continuous vehicular circulation movements while highlighting important civic

features.

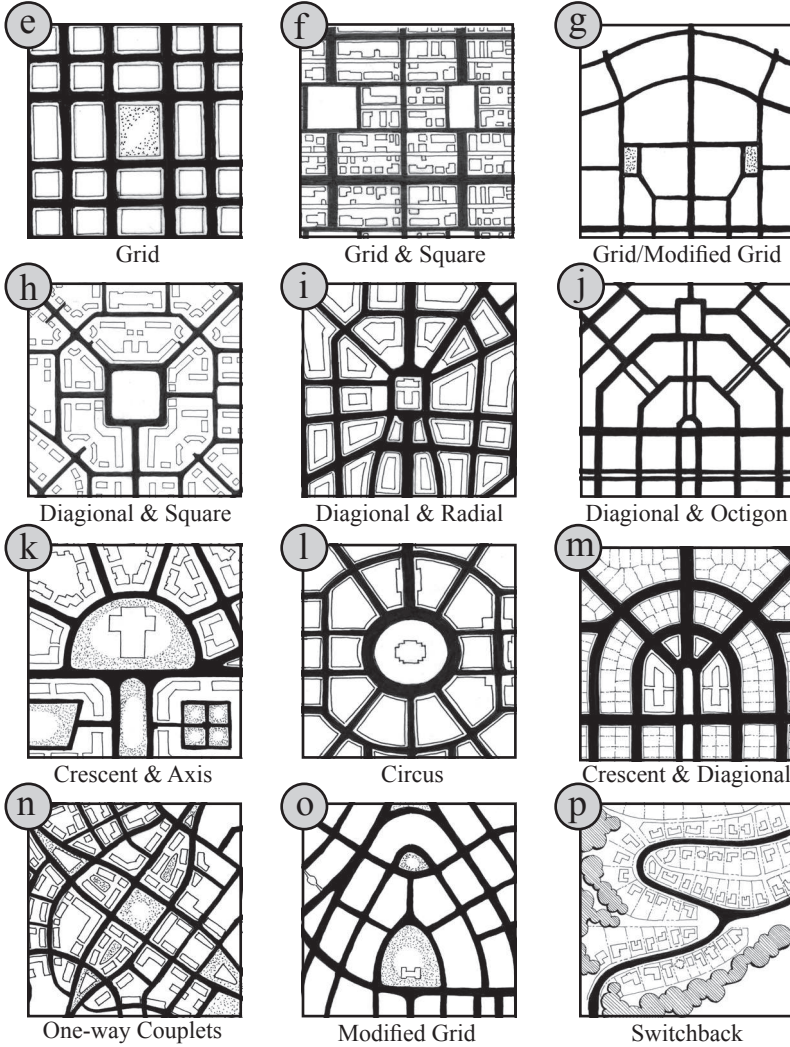
The American Curvilinear circulation pattern owes much of its planning legacy to Riverside, Illinois, the Frederick Law Olmstead designed community which celebrates the pleasures of rural living with all the urban conveniences. This informal circulation network (p), composed of meandering lanes that follow the natural contours of the site without the urban formality of right angled intersections, is designed to harmonize with the natural environment.

Guided by circulation patterns contained in the Circulation Toolbox, developers shall be required to design new communities and neighborhoods using the following time-honored vehicular and pedestrian circulation improvements:

- ▶ An interconnected network of boulevards, avenues, streets, roads, and lanes shall be provided, designed to disperse and reduce the length of automobile trips.
- ▶ Vehicular and pedestrian connectivity shall be provided within and between neighborhoods.
- ▶ Circulation features shall be designed to respond directly to their immediate local and future land use intensity. Grids, diagonals, and radials should be used to encompass and define higher-intensity urban-oriented downtown and village center environments. Modified grids, couplets, and crescents should be used as transitional features between urban and rural areas. Curvilinear roads and lanes should be used in rural settings, responding to natural contours and amenities while projecting a rural image.

These circulation toolbox features range from higher intensity grids, squares, and diagonals to lower intensity crescents, modified grids, and switchbacks.

# THE CIRCULATION TOOLBOX



Circulation patterns are a leading indicator in the way humans interpret and perceive the built and natural environment. Grids and diagonals convey a sense of formality that is often associated with dense downtown environments whereby the short rectilinear urban blocks optimize expensive urban real estate while conveying a sense of compact centrality. Modified grids, often associated with suburban environments, function as transitional circulation forms characterized by "bendable grids" that bridge urban and rural environments while optimizing focused vistas of significant civic amenities. Curvilinear roads and lanes convey a sense of informal bucolic tranquility, oftentimes associated with outlying rural environments and topographic features. ♦

— Did you know? —

The intent is to provide a wide range of circulation types designed to complement their associated land use intensity or Transect Zone. All new development shall be required to use these and other circulation toolbox features in an attempt to delineate and define urban, suburban, and rural land uses.

As is evident, formal geometric circulation features are commonly associated with more urban-oriented environments, while informal curvilinear features are often associated with rural settings. Within a suburban setting circulation features oftentimes project a town and country image, characterized by formal and informal streetscapes.

# OPEN SPACE TYPE

URBAN / SUBURBAN / AGRARIAN / NATURAL



Traditionally, community open space features are designed to perform a variety of functions ranging from formal urban-oriented, plazas, courtyards, and forecourts to suburban-oriented town squares, crescents, and closes, to rural-oriented village commons and greens, all intended to express their immediate context and position within the urban-rural transect.

Within a downtown or village core environment, open space features, such as plazas, courtyards, and forecourts should be designed to reflect their urban context through the utilization of hardscape features, such as brick, stone, and concrete unit pavers and the introduction of civic features, such as monuments and fountains that promote a more urban oriented image. Within an urban context, these open space features are predominately flanked by buildings designed to frame and enclose urban space, creating well-defined "outdoor rooms".

Within a suburban context, open space features are defined by a blending of urban and rural elements designed to convey a "town and country" image. Open space amenities, including squares, ovals, crescents, and closes while commonly formal in shape, are often constructed of softscape materials, including landscaped areas and tree bosques that blend both urban and rural attributes.

When compared to their urban counterparts, these suburban-oriented features are defined by buildings to a lesser degree, typically in the form of detached or semi-detached residential dwellings, as opposed to the higher-intensity urban forms.

Within a rural context, open space features include village greens and commons. These open space amenities range from semi-formal "great lawns", to larger landscaped common areas historically used for the grazing of domesticated animals.

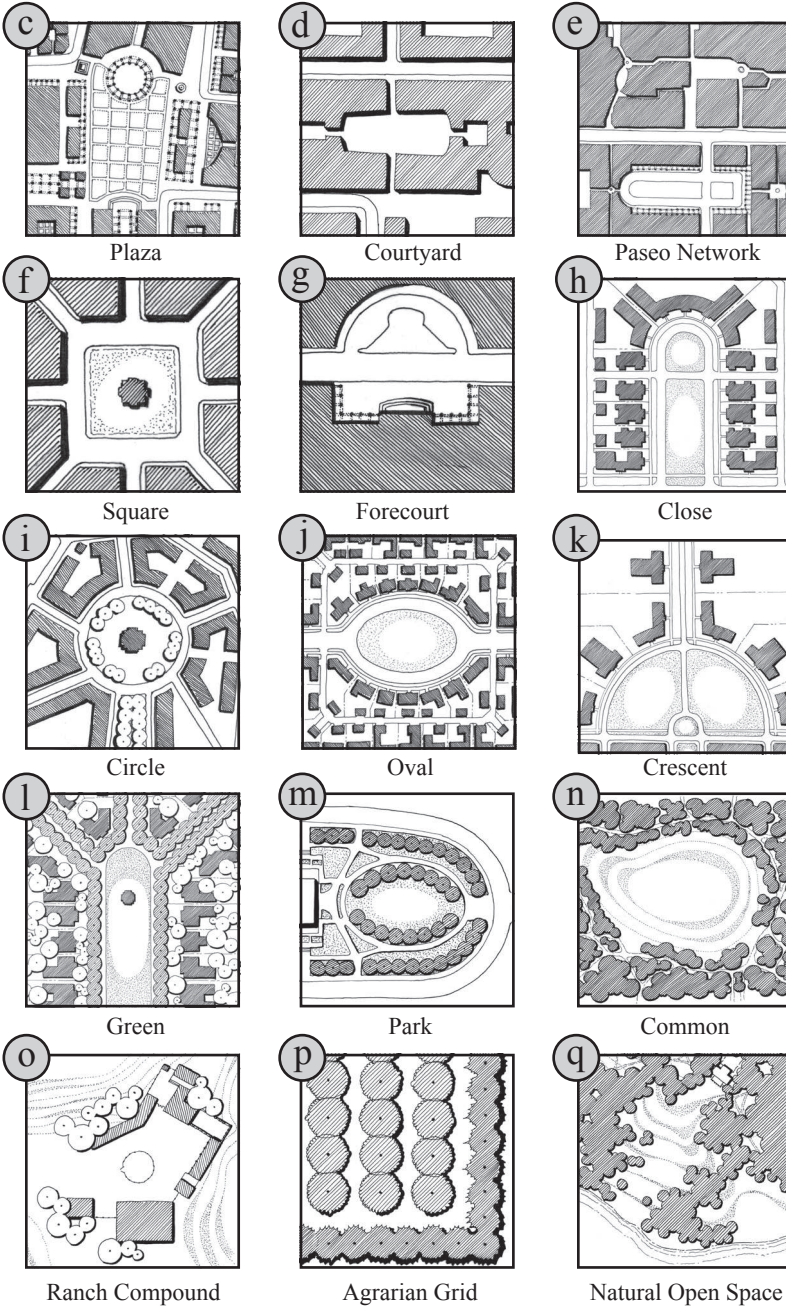
Within an agrarian context, open space is often associated with formal row crops, orchard plantings, and tall windrows designed for wind protection while framing and enclosing agricultural plots. Associated with these introduced agricultural features, informal clusters of agrarian outbuildings are often found forming enclosed farm/ranch compounds, designed to shelter man and livestock from the elements.

Natural open space includes the incorporation of significant environmental features such as: water bodies; wetlands; tree stands; rock outcroppings; and other natural features.

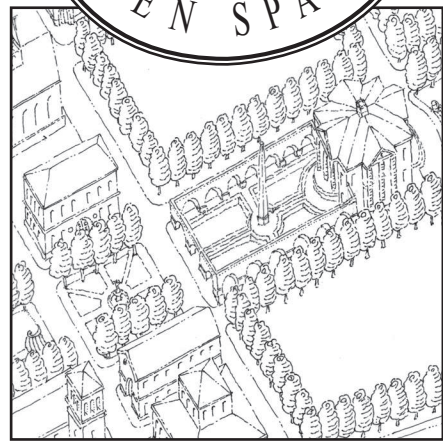
Within Soledad, a wide range of open spaces shall be distributed within neighborhoods, ranging from formal urban plazas to informal village commons. Guided by the open space features contained in the Open Space Toolbox, developers shall be required to design new communities and neighborhoods using the following time-honored open space principles:

- ▶ Important physical settings, such as high points and terminated street axis, shall be reserved for future civic open space features and other important buildings.
- ▶ Plazas, courtyards, paseos, squares, forecourts, and closes, shall be spatially defined by building frontages.
- ▶ Circles, ovals, crescents, and greens may be spatially defined by building frontages or trees.
- ▶ Plazas, squares, and circles, especially those containing civic buildings, shall be located at significant intersections, designed to terminate street vistas.
- ▶ A plaza, square, circle, oval, crescent, green, or common shall be placed generally within the center of a neighborhood unit, designed as a focal point, promoting neighborhood identity and centrality.

# THE OPEN SPACE TOOLBOX



These toolbox features are intended to provide developers with a wide array of open space features intended to highlight and define communities, districts, and neighborhoods within the City of Soledad.



**T**raditionally, public space is void with specific sizes, forms, and characteristics, depending on their location and context within the community. Within urban environments, public space is highly defined, oftentimes framed by dense continuous building enclosures that exhibit a high degree of architectural order. Within a suburban context, public space is less defined, typically delineated by detached buildings and regimented tree bosques that form inviting "outdoor rooms". In rural areas, public space is more varied, ranging from formal agrarian grids to informal ranch compound assemblages. Ultimately, the most successful cities provide a hierarchy of public space designed to highlight the spirit and context of the place. ♦

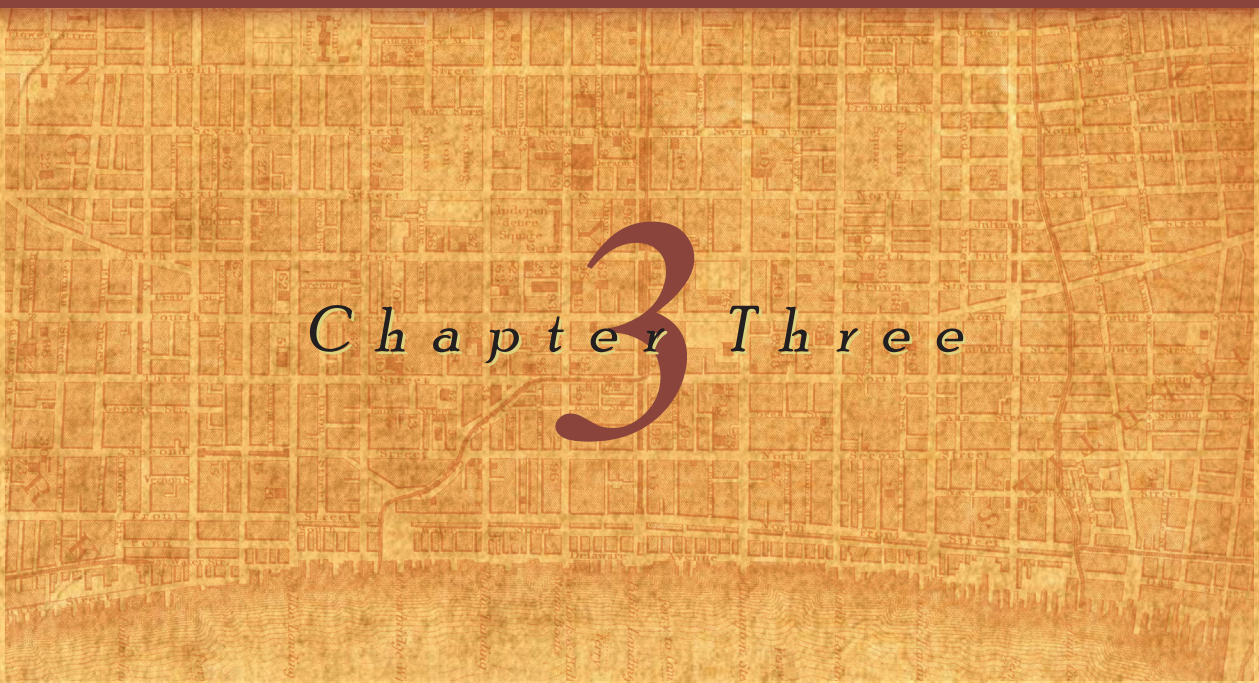
Did you know?



City of Soledad



*Community Commercial*



Chapter 3

Three

Community Design Guidelines & Standards



# SITE PLANNING GUIDELINES & STANDARDS

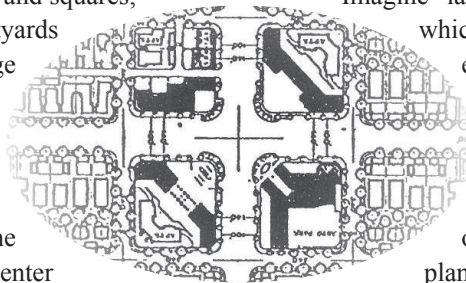
## Site Planning Image

The purpose and intent is to create pedestrian friendly commercial building patterns which frame and define urban open space, combined with conventional auto oriented commercial uses in an effort to sensitively accommodate both man and machine.

The Soledad Community Commercial Site Planning image is intended to emulate classic early 20th century American shopping centers which successfully accommodated both traditional pedestrian oriented destination shops accompanied by conventional automobile oriented commercial functions. This traditional commercial image fosters an atmosphere where buildings are oriented to frame public streets and squares, and private plazas and courtyards in an attempt to create a village center that successfully combines architecture with pedestrian spaces and parking plazas. The intent is to foster an atmosphere whereby the Community Commercial center is fully integrated into the fabric of the surrounding community characterized by streets, blocks, storefronts, and sidewalks that coexist with large format buildings punctuated by both short and long term parking opportunities. Envision strolling down a classic commercial street where multistory mixed use storefront buildings frame and enclose the streetscape creating an inviting pedestrian oriented environment, serviced by

convenient on street parking. Experience an inward oriented necklace of plazas and courtyards, linked together by a pedestrian paseo system, inviting patrons to shop in an atmosphere reminiscent of classic commercial villages. Envision mid-format buildings, such as supermarkets and drug stores that integrate into the commercial fabric, functioning as anchors that draw patrons along the village center.

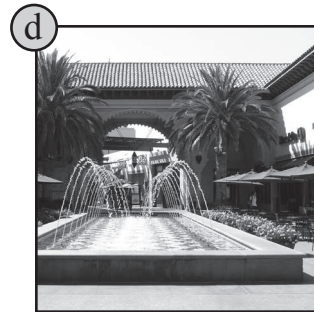
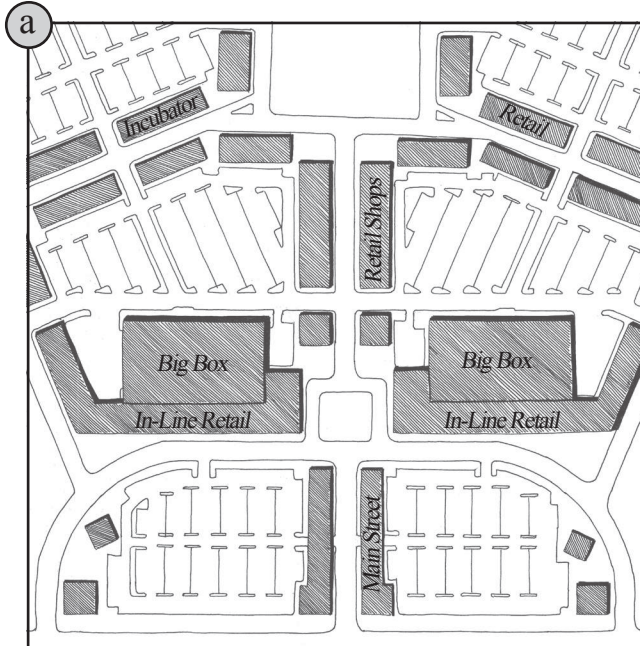
Imagine large format big box buildings which mimic traditional utilitarian emporiums serviced by parking areas that are broken-up into a series of blocks, traversed by rows of tall windrow style tree plantings. This is the image of Community Commercial site planning, whereby an integrated mix of small, medium, and large scaled buildings work together to create a thriving marketplace designed to accommodate a mix of uses. An image rooted in the traditional commercial village centers of former times, characterized by a unique pedestrian orientation defined by distinct urban open spaces, yet realistic enough to accommodate today's automobile oriented society. ♦



# SITE PLANNING

## BUILDING LOCATION

## URBAN OPEN SPACE



- ▶ Create small retail blocks composed of street adjacent attached commercial storefronts designed to frame and enclose the streetscape and urban open space (a,j).
- ▶ Locate convenience oriented retail storefronts and mid-scale supermarkets towards the street (a,j).
- ▶ Locate big box structures on the interior of the site associated with larger parking areas (a,j).
- ▶ Locate building masses to frame and enclosed parking areas within site interiors (a,j).
- ▶ Locate higher intensity building masses at corners characterized by larger multi-story building masses and tower elements (b,c).

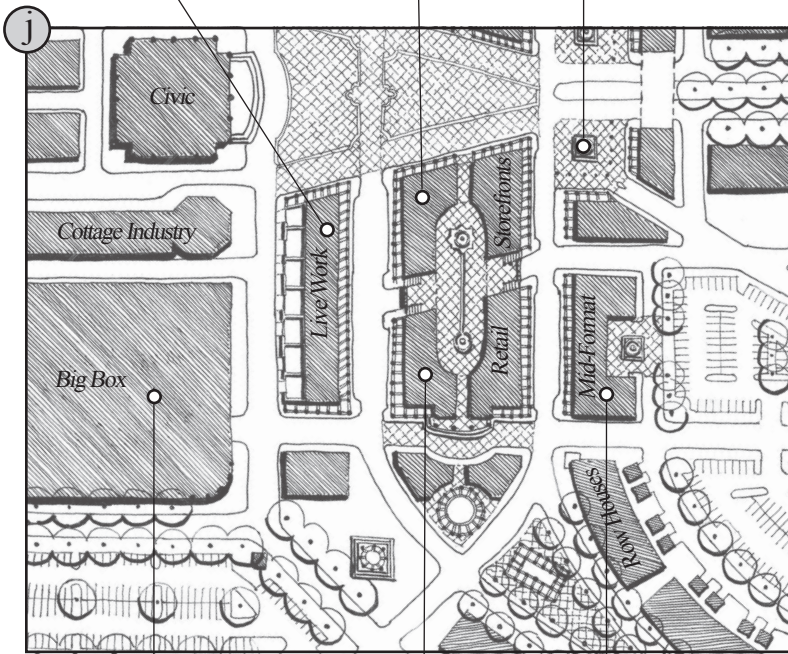
- ▶ Organize the placement of commercial buildings to frame and enclose formal urban open space creating defined pedestrian courtyards (d), forecourts (e), and plazas (f).
- ▶ Orient arcades and storefronts to frame and enclose urban open space. Courtyards, forecourts, and plazas shall have recognizable edges defined on at least three sides by buildings (d, e, f, g, h, i).
- ▶ Create defined parking plazas that double as pedestrian plazas (h).
- ▶ Link formal urban open space via an internal pedestrian paseo network (i).

## BUILDING RELATIONSHIPS

► Locate transitional uses, such as live/work units and small cottage industry, designed to buffer traditional pedestrian-oriented village center uses from large big box structures. Orient live/work service yards towards rear alleys, while studio storefront grace the street.

► Orient retail storefront shops to frame and enclose urban open space, defining external plazas and interior courtyards. Locate complementary uses, such as offices and lofts above retail storefronts designed to promote a mixed use pedestrian-oriented environment.

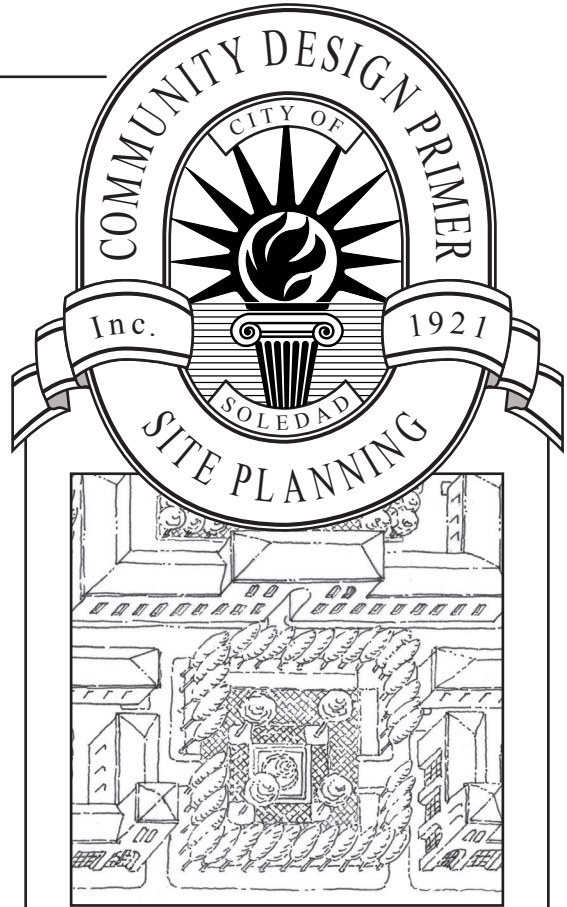
► Terminate streets with pedestrian plazas designed as landmark icons and public gathering areas. Use arcades as transitional elements, from the public to the private realm, designed to shelter patrons from the elements.



► Locate big box retail establishments within the interior of the village center, with entrances oriented towards internal landscaped parking areas. Buffer pedestrian-oriented village centers from big box buildings with transitional uses such as live/work units and cottage industry.

► Orient retail storefront shops outwardly to frame the public streetscape and plazas while inwardly containing interior courtyards and paseos. Locate building storefronts adjacent to the sidewalk, creating a safe and comfortable pedestrian-friendly atmosphere.

► Locate primary pedestrian-oriented mid-format (i.e., Supermarkets, Pharmacies) storefront entrances towards the public street, placing functional entrances towards the rear, oriented towards surface parking areas. Front, street-facing facades are ornamented, while rear facades are simple, yet distinguished.



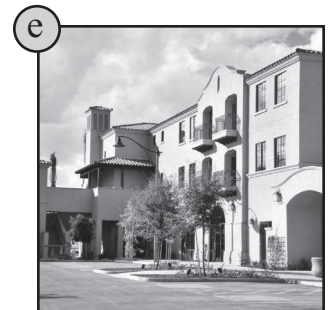
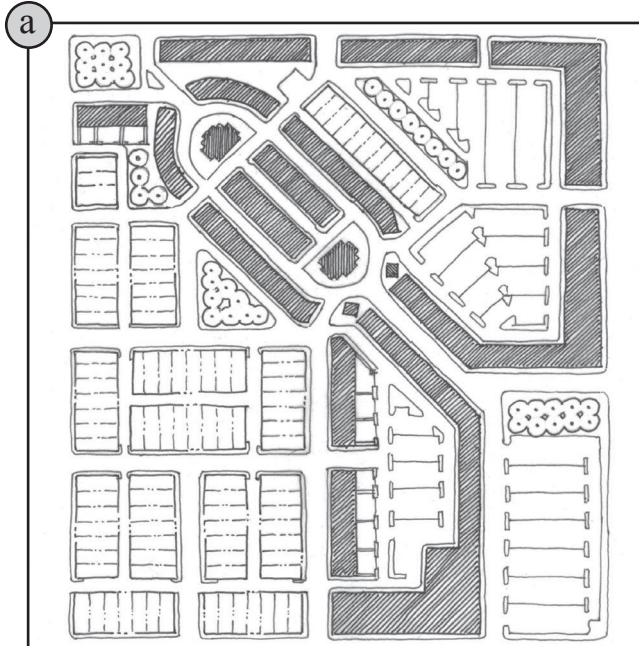
**H**istorically, within classic shopping districts, urban open space features such as pedestrian sidewalks, paseos, plazas, and courtyards were fully integrated into the fabric of the town center. These shopping centers of past generations were highly prized for their ability to enhance community identity and create “sense of place”. Today, town centers are tasked with accommodating motor vehicles as well as pedestrians, buildings, and open space. However, the most successful village centers of the past aptly integrated these functions by creating small pedestrian-scaled dual-useage plazas capable of accommodating both man and machine. ♦

Did you know?

# CIRCULATION

## VEHICULAR

## PEDESTRIAN



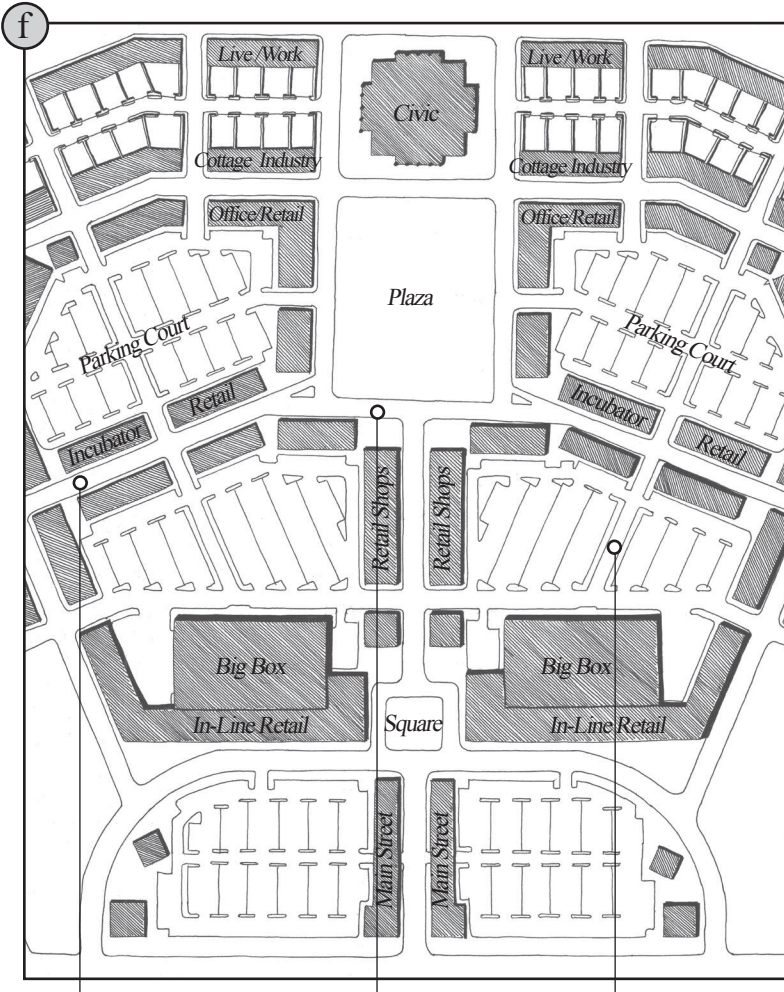
- ▶ Provide vehicular and pedestrian connectivity between commercial sites and adjacent neighborhoods. Commercial sites shall not be “walled off” from surrounding neighborhoods, but instead integrated into the fabric of the community (a,f).
- ▶ Use on-site internal streets as direct extensions of adjacent public streets, providing convenient and direct vehicular and pedestrian access to commercial sites (a,f).
- ▶ Traverse and segment commercial sites with internal streets which exhibit the same pattern and characteristics as the traditional public street grid (a,f).
- ▶ Terminate vistas by aligning on-site streets with focal points such as building entrances, corner towers, and urban open spaces to facilitate pedestrian/vehicular orientation (c,f).
- ▶ Maintain a similar parking aisle direction between adjacent parking lots (f).
- ▶ Share entrance streets with neighboring parcels. Reciprocal access agreements shall be required to allow the passage of vehicles between neighboring parcels.

- ▶ Provide substantial sidewalk width to accommodate pedestrian movements and outdoor dining opportunities. Primary commercial sidewalk width shall measure 16 feet, minimum (b). Secondary commercial sidewalk width shall measure 12 feet, minimum.
- ▶ Orient primary formal building entrances towards the streetscape designed to accommodate pedestrian movements (d).
- ▶ Orient secondary functional building entrances towards rear parking areas designed to accommodate motorists (e).
- ▶ Provide sidewalk and landscape planters adjacent to rear building facades designed to accommodate pedestrian and service movements (e).

## ON-STREET PARKING

- ▶ Provide on-street parallel parking spaces to promote a pedestrian friendly image (f).
- ▶ Provide on-street parallel parking spaces to accommodate short term convenience shopping opportunities (typically 30 minutes or less) (f).

# PARKING DESIGN CRITERIA



► Design the circulation network to connect directly to surrounding neighborhoods so as not to isolate the commercial center from the fabric of the community.

► Locate convenient short term parking areas and on-street parallel parking adjacent to speciality retail storefronts intended to provide easy access to small-scale commercial establishments. Establish on-street parallel or diagonal parking as a physical buffer between the street and sidewalk to enhance pedestrian safety.

► Create a series of parking courts framed and enclosed by buildings. Locate long term parking areas associated with Big Box retail establishments internal within the site. Provide connectivity to the surrounding neighborhood through the use of on-site driving lanes designed to link commercial uses directly to the community.



**C**lassic automobile-oriented developments of the past are able to successfully accommodate vehicles and pedestrians by offering both short and long-term parking opportunities. Customarily, small-scale short term convenience oriented parking courts oftentimes anchored street corners while larger parking lots are located behind buildings, screened from public view. Motorcourts are also prevalent within past generation shopping centers characterized by internal-oriented parking courts framed and enclosed by classic street-oriented commercial storefront buildings. ♦

— Did you know? —



# ARCHITECTURE

## GUIDELINES & STANDARDS

### Architectural Image

The purpose and intent is to promote Community Commercial architectural styles rooted in the traditional and functional vernacular of the region, utilizing time honored materials that respond to regional climatic conditions and local building practices.

The Soledad Community Commercial architectural image is born out of a desire to create enduring, ornate, and human-scaled expressions rooted in the traditional architectural heritage of the region, while accommodating the necessities of both pedestrians and vehicles. Imagine strolling down pedestrian-oriented streets characterized by the attractive grouping of attached retail storefronts. Envision commercial storefronts, the friendly people-pleasing “face” of traditional downtowns, defined by masonry structural bays, large storefront windows, facade ornaments, and elaborate window displays that welcome both residents and visitors.

Patronize the supermarket, pharmacy, or general mercantile mart, fully integrated into the commercial block, characterized by multi-story building volumes, defined by corner tower elements, and accompanied by groupings of tall street-facing windows. Finally, visualize the stand-alone big box retail mart, larger, but by no means less ornate. Designed to borrow from the traditional ornamented warehouses of yesteryear, these large structures are composed of decorative masonry facades, rich earth

tone colors, banks of industrial style windows, and rooftop clerestory windows adding natural interior daylight. All of these elements of architecture, both large and small, were traditionally constructed of highly durable masonry materials, defined by a discernable base, middle, and top, accompanied by repetitive structural bays, composed of projecting piers and spandrels that add architectural rhythm to the facade. This is the image of Community

Commercial architecture, a traditional architecture which encompasses both the “Main Street”

American storefront and stand-alone commercial warehouse.

Reflective of past architectural precedents, this customary architecture is defined by cultural

influences, graced by indigenous

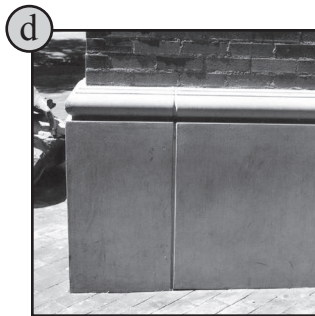
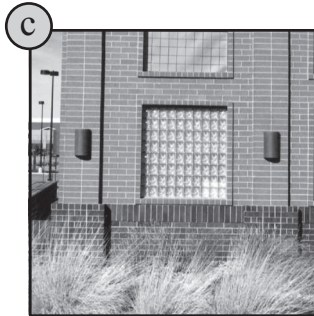
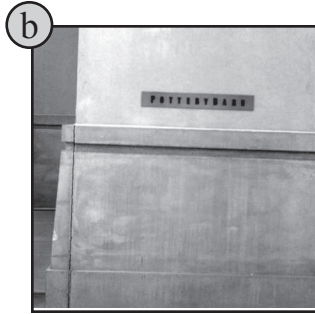
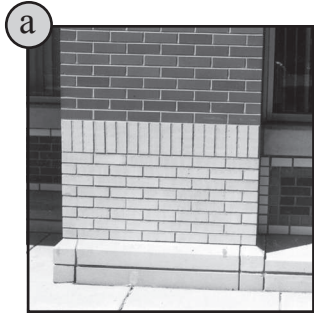
materials, and constructed with the time-honored design principles of mass, scale, and rhythm; all of which combine to produce buildings that are reminiscent of yesteryear, yet easily accommodate present day realities. Ultimately, the purpose is to avoid superficial “franchise style” architecture in favor of a more traditional commercial architectural image that enhances enjoyable life on Soledad’s commercial streets. ♦



# BUILDING MASSING

## BUILDING BASE

## BUILDING CAPITAL

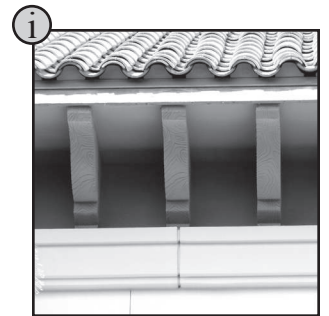
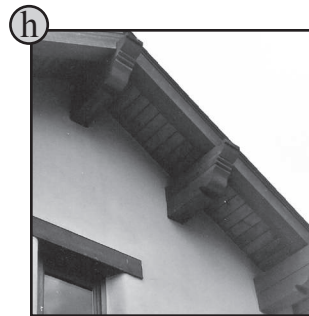
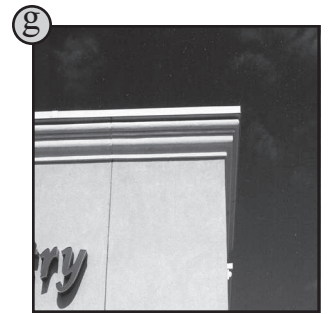


- ▶ Rest buildings on a distinguishable base designed to solidly anchor the building to the ground plane (a, b, c, and d). Building bases should project outward a minimum of four inches to create a visible base.

## BUILDING SHAFT



- ▶ Design buildings and associated columns and piers with a distinguishable base, shaft, and capital (e).
- ▶ Create distinguishable intermediate building components including storefront windows, signbands, transom windows, and ornamental spandrel panels designed as transitional infill elements that link building base to capital (e).



- ▶ Create one consistent roof form within each commercial center designed to unify the entire center.
- ▶ Terminate the top of Conventional Commercial buildings with a consistent and distinguishable pitched (f, h) or flat (g) roof cap.
- ▶ Provide substantial pitched roof overhangs (f, h). Minimum eave overhang shall be 18 inches.
- ▶ Support roof eave overhangs with substantial exposed beam ends/rafter tails (h), corbels (i), or brackets.
- ▶ Terminate the top of flat roofs with a distinctive cornice element (g).
- ▶ Distinguish the cornice from the building facade. Corbel-forward the cornice element from the wall plane to create a defined roof cap (g).
- ▶ Cap flat roof parapet walls with ornamental coping (g).

# BUILDING VOLUME



- ▶ Create traditional building volumes which exemplify a distinct base, shaft, and capital (j).
- ▶ Increase building mass at areas of higher intensity pedestrian concentration including building corners and entrances (j, k).
- ▶ Provide additive building volumes such as tower elements (k), entrance pavillions (j), and arcades/colonades (l) designed to accentuate and define building functions.
- ▶ Punctuate large building volumes with clerestory window groupings designed to increase interior daylight.
- ▶ Avoid large featureless wall surfaces such as large glass walls, metal screens, un-relieved stucco facades, and metal spandral panels.



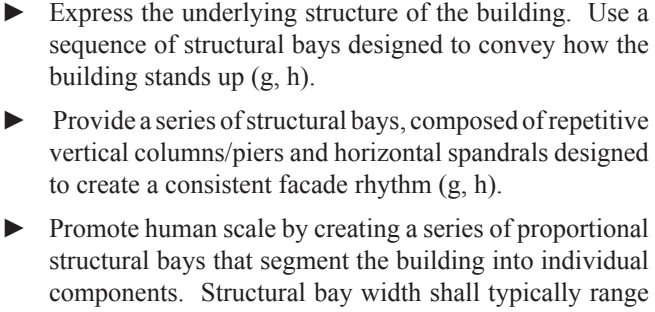
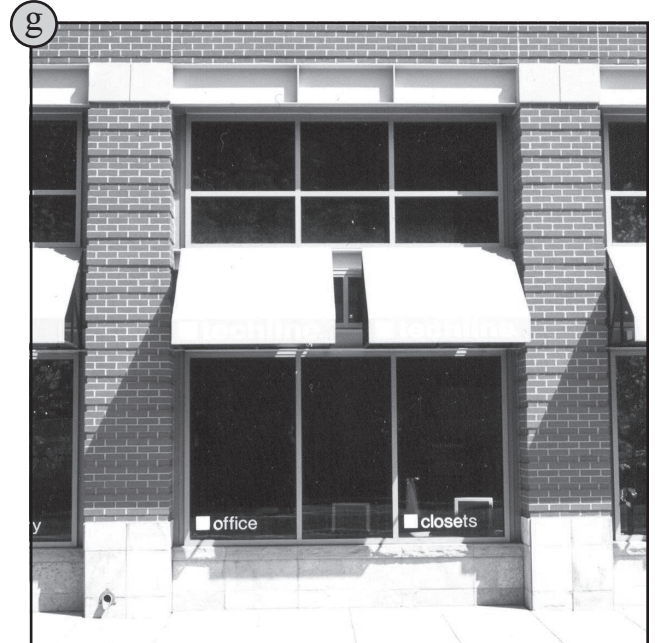
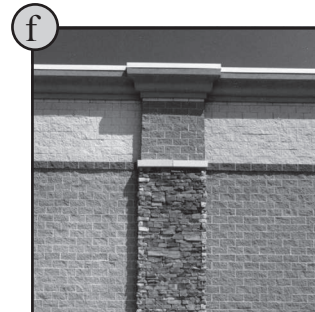
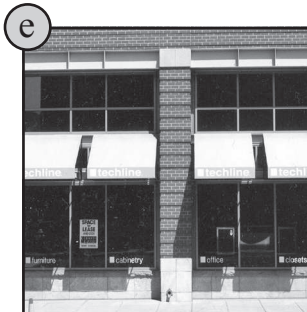
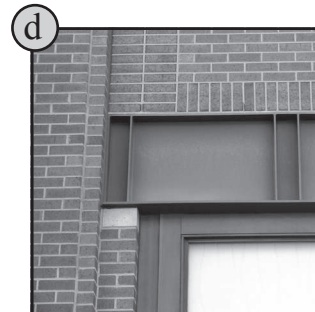
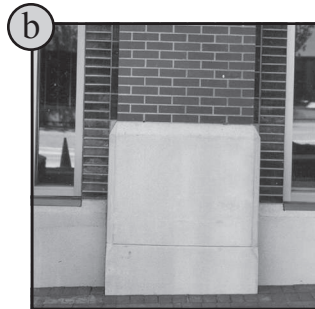
**B**uilding mass commonly refers to the physical volume or bulk of a solid structure, or a grouping of individual elements that compose a larger structure of defined space. Traditionally, large scale stand-alone commercial structures, such as pre-war markets, are defined by large multi-story interior volumes, punctuated on the exterior by ornate corner tower elements housing office spaces, that also functioned as neighborhood landmarks. Large exterior masses are also defined by a traditional base, shaft, and capital, customary architectural elements of traditional architecture. ♦

— Did you know? —

# BLDG. STRUCTURE

## COLUMNS & PIERS

## STRUCTURAL BAYS



- ▶ Create visually distinct and substantial three-dimensional columns (a, c) and piers (b, f) that transfer the building's weight load to the ground.
- ▶ Anchor structural bay columns/piers firmly to the ground with a distinctive base (a, b, c, e).
- ▶ Cap structural bay columns and piers with a distinctive capital (a, c) or spandrel connection (d).
- ▶ Provide an intervening shaft designed to connect structural bay column/pier base and capital (a, c, e).
- ▶ Provide three-dimensional attached column/pier projections (three inches, minimum) on solid facade walls (f).

- ▶ Express the underlying structure of the building. Use a sequence of structural bays designed to convey how the building stands up (g, h).
- ▶ Provide a series of structural bays, composed of repetitive vertical columns/piers and horizontal spandrels designed to create a consistent facade rhythm (g, h).
- ▶ Promote human scale by creating a series of proportional structural bays that segment the building into individual components. Structural bay width shall typically range between 24 - 30 feet (g, h).



# ARCADES

i



- ▶ Create covered arcades capable of accommodating pedestrian movements while sheltering patrons from the elements (i).
- ▶ Locate arcades to encourage pedestrian and shopping patronage. Arcade columns shall be located a maximum 24 inches from the curb face to encourage pedestrian passage within the arcade (i).
- ▶ Create light and airy arcades. Arcade depth and height shall be based upon the following Standards:
  - Minimum Arcade Depth - 12 feet
  - Width-to-Height Ratio - Two-thirds (2/3) the height of the arcade storefront.

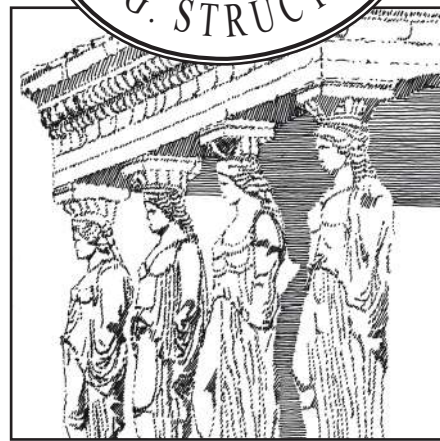
j



k



- ▶ Provide substantial three-dimensional arcades designed to express the mass of the building (j, k).
- ▶ Create visually substantial arcades (j, k) based on the following Standards:
  - Minimum Pier Width/Depth - Thirty inches square
  - Minimum Arch Apex Thickness - Match the Pier Width/depth (j, k)



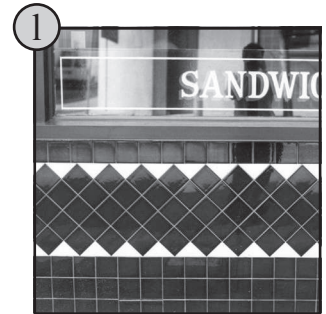
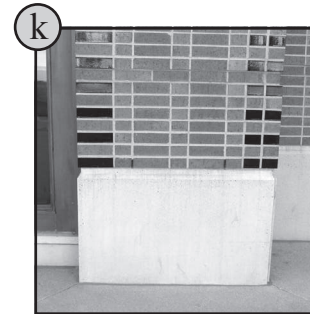
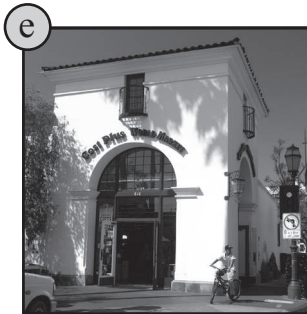
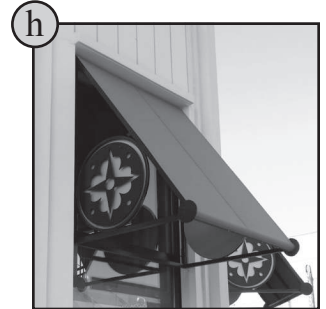
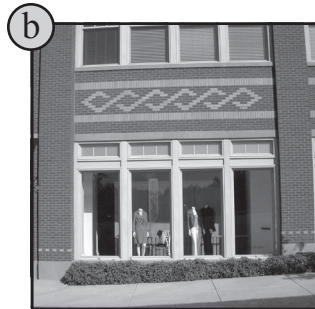
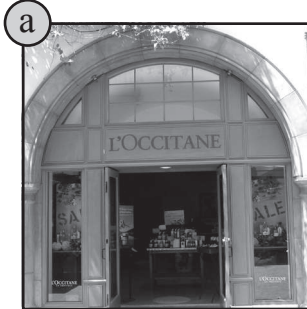
**T**raditional buildings, and specifically columns, are “anthropomorphic”, that is they mimic the image of man, characterized by distinctive structural bases (feet), shafts (torso), and capitals (head). In fact, the ancient Greeks went so far as to craft columns that were literally figures of Greek heroes and gods. Because buildings and their components were traditionally designed in a fashion befitting the human figure, people could easily and readily relate to their comfortable scale, pleasing proportions, and outwardly observable structural members, ultimately comprehending how the building stands up. ♦

— Did you know? —

# STOREFRONTS

## RETAIL STOREFRONTS

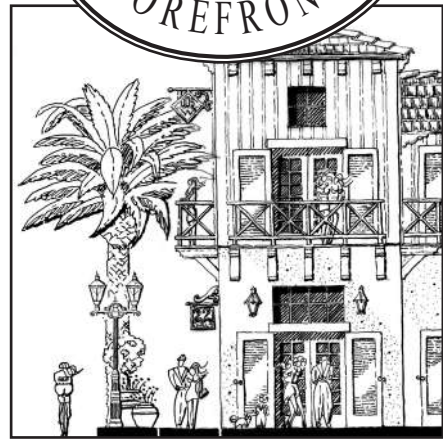
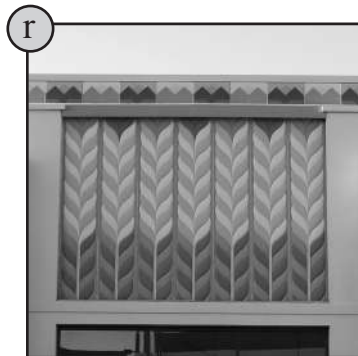
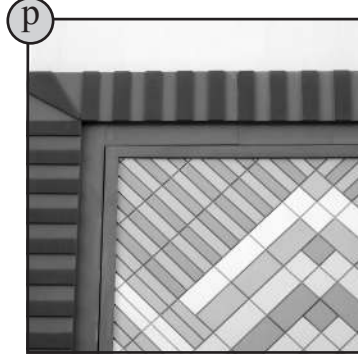
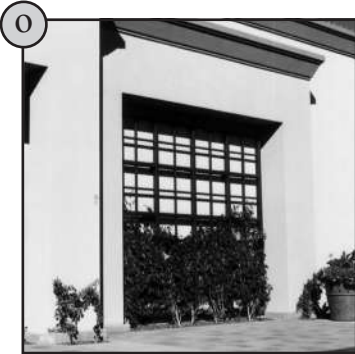
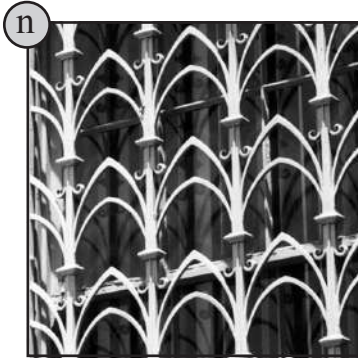
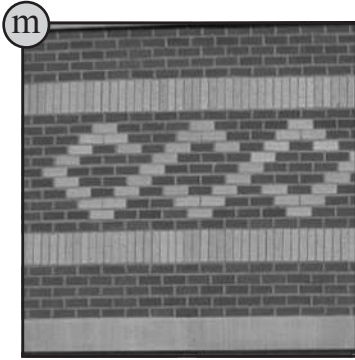
## STOREFRONT ELEMENTS



- ▶ Design storefronts that are balanced, with symmetrical proportions defined by structural bays, characterized by storefront display windows, transom windows, recessed doorways, bulkheads, sign bands, and awnings/canopies (a,b,c,d,e,f).
- ▶ Use traditional storefront heights to allow natural light to illuminate display windows, illuminating storefront interiors (a,b,c,d,e,f). Design storefronts, based upon the following Standards:
  - Minimum Storefront Height - 16 feet
  - Minimum Storefront Facade Transparency - 60 per cent (void).
  - Minimum Number of Floors - Two

- ▶ Create pedestrian interest at storefront elevations using the following storefront elements:
  - Storefront Display Windows (a, b,c,d,e,f)
  - Transom Windows (g)
  - Awnings (h)
  - Canopies (i)
  - Recessed Doorways (j)
  - Projecting Piers (k)
  - Bulkheads (l)
- ▶ Anchor storefront bulkheads to the ground plane, based upon the following Standards;
  - Minimum Height - 18 inches
  - Maximum Height - 36 inches

## FACADE ORNAMENT



Traditionally, commercial storefronts are characterized by large storefront display windows designed to exhibit merchandise to potential patrons as they strolled along the sidewalk, intising them inside. More inportantly, the tall storefront windows allowed natural daylight to penetrate deeply into interiors, amply illuminating goods and services. Today, with the reality of environmental concerns and increasing energy costs, interior daylighting becomes even more relevant, thus the reintroduction of the large storefront window has become an important element of new commercial buildings ♦

— Did you know? —

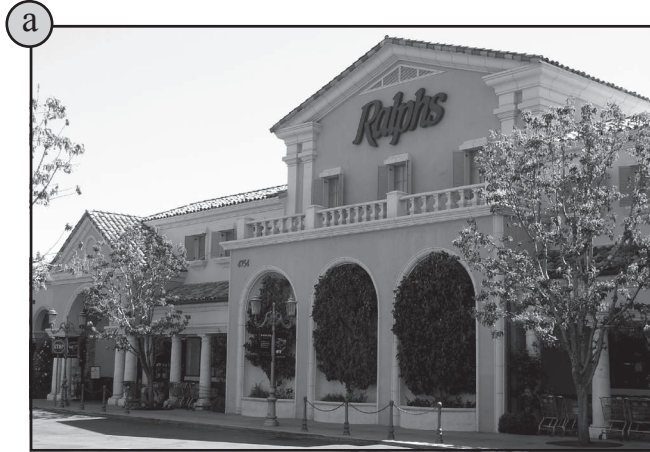
► Incorporate architectural features designed to ornament large commercial building facades. Use the following techniques to provide pedestrian-level facade decoration and visual interest:

- Ornamental Masonry Brick Courses (m).
- Ornamental Wrought Ironwork (n).
- Ornamental Trelliswork (o).
- Ornamental Recessed Spandrel Panel (p).
- Ornamental Wall Murals (q).
- Ornamental Bas-Relief (r).

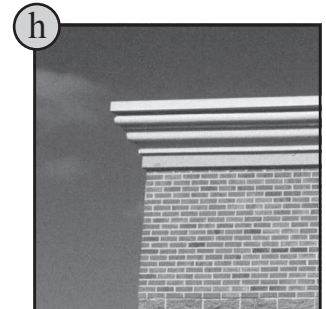
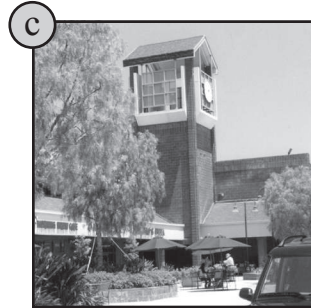
# SUPERMARKETS

## BUILDING FORM

## BUILDING ELEMENTS

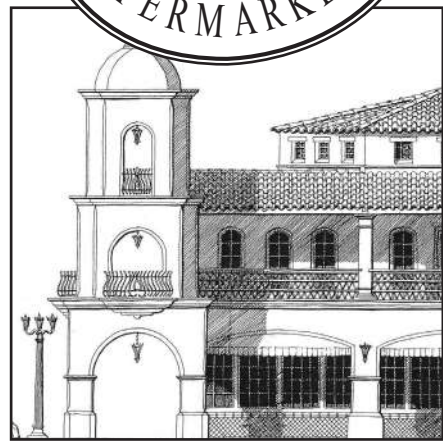
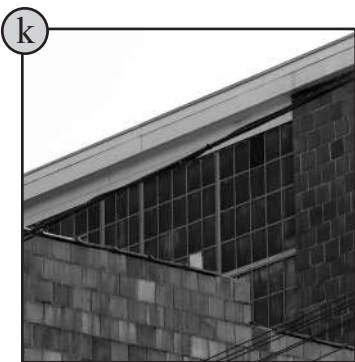


- ▶ Provide multi-story commercial building forms (a, b). Supermarkets and other mid-format buildings shall accommodate second story building volumes.
- ▶ Intensify building masses at corners designed to accommodate upper-story administrative offices or residential apartments, functioning as landmark icons (a, b).
- ▶ Provide covered entrance atriums (a) or arcades (b) designed to shelter patrons from the elements.
- ▶ Use a consistent flat (b) or pitched (a) roof form designed to complement all buildings within the commercial center.
- ▶ Punctuate pitched roof forms with dormers designed to enhance interior daylight and animate the roofscape (g).



- ▶ Feature elements such as tower structures as identity beacons and orientation features (c).
- ▶ Use structural bays composed of projecting piers and intervening recessed spandrel panels/windows designed to reduce the mass and scale of supermarkets while promoting facade rhythm (d, i).
- ▶ Integrate retail storefronts into supermarket building masses designed to increase visual interest (e).
- ▶ Screen shopping carts from public view and shelter from the elements (f).
- ▶ Terminate the top of flat supermarket structures with a cornice element (h).

# FACADE TRANSPARANCY



**T**raditionally, public markets were open air affairs, being composed of informal farm stands selling directly to the public. Over time, these open air stands were converted to enclosed produce and speciality goods stalls. The supermarket, as an architectural centerpiece, reached its peak during the mid-century, characterized by statuesque brick masonry and exterior plaster facades, defined structural bays, storefront display windows, upper-story administrative offices, and protruding tower elements that gracefully anchored the corners of Main Street America. ♦

— Did you know? —

- ▶ Promote building transparency and daylighting. Provide storefront windows along front or corner street-facing facades to enhance interior daylight (i). Provide supermarket storefront window transparency, based upon the following Standards:
  - Minimum Supermarket Storefront Height - 20 feet
  - Minimum Percentage of Supermarket Facade Transparency:
    - Front Facade - 60 percent
    - Corner Street Facing Facades - 30 percent of each facade
- ▶ Divide supermarket storefront windows with mullions (j) and muntins (i) to create a series of individual windowpanes (d,i, j).
- ▶ Punctuate large building volumes with clerestory window groupings designed to increase interior daylight (k).

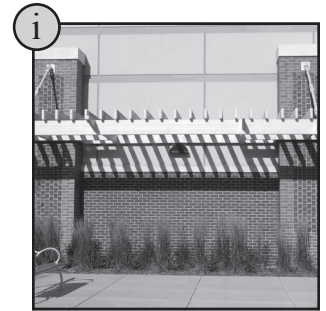
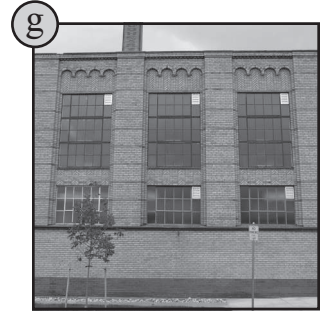
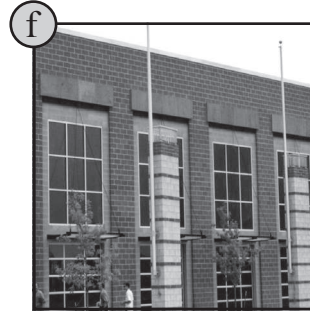
# BIG BOX RETAIL

## BUILDING FORM

## BUILDING ELEMENTS

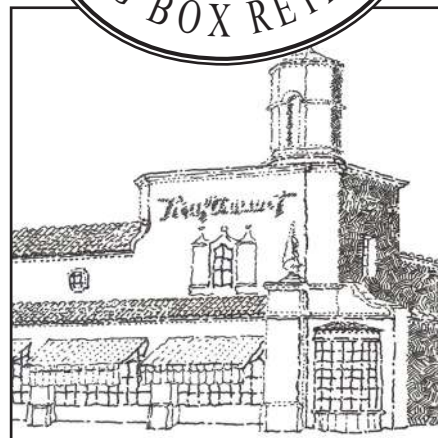


- ▶ Define big box building masses with a distinguishable base, shaft, and capital (a).
- ▶ Provide integrated entrance pavillions designed to shelter patrons from the elements (a, b).
- ▶ Wrap big box structures with individual retail storefronts (c).
- ▶ Provide upper-story building volumes to accommodate administrative functions and tower elements designed to anchor and intensifying building corners (d, e).



- ▶ Define big box building facades by accentuating and revealing structural piers (f, g) and building bases (g, i). Structural piers shall occur every 40 feet, minimum (i). Piers and building bases shall project four inches, minimum, from the facade.
- ▶ Provide substantial industrial window fenestration designed to enhance interior daylighting (f, g).
- ▶ Provide covered arcades (h) and trellis elements (i) as transitional elements to larger-scale building masses.
- ▶ Recess spandrel panels (three inches, min.) and express structural bays to enhance facade visual interest (j)
- ▶ Terminate the top of flat roof big box structures with a substantial ornamental cornice element (k).

# FACADE TRANSPARANCY

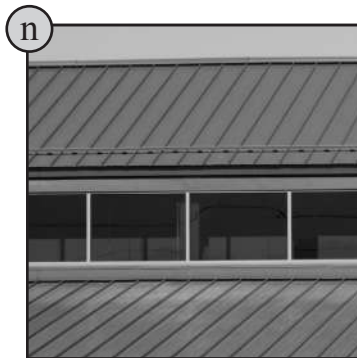
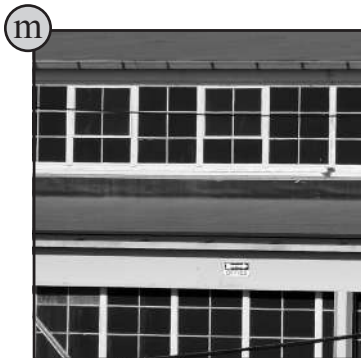


► Promote big box building transparency and daylighting (l). Design big box facades based upon the following Standards:

- Minimum Storefront Transparency Height - 20 feet
- Minimum Percentage of Storefront Facade Window Length:
  - Front Facade - 30 percent of front facade length
  - Corner Facades - 20 percent each facade length

► Divide big box storefront windows into a series of individual window panes (l).

# CLERESTORY WINDOWS



► Punctuate large building volumes with clerestory window groupings designed to increase interior daylighting while enhancing visual interest (n, n).

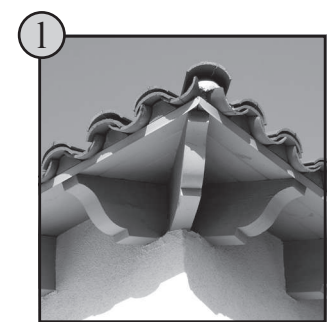
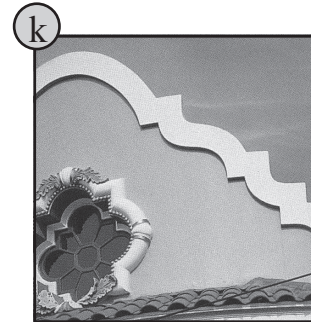
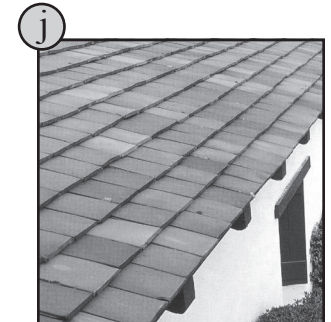
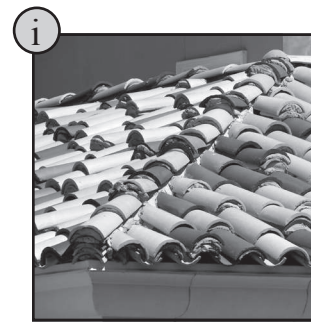
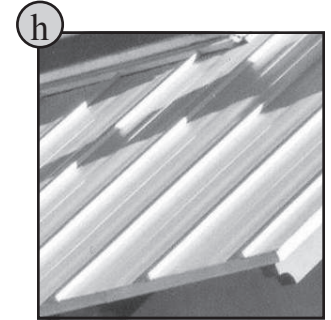
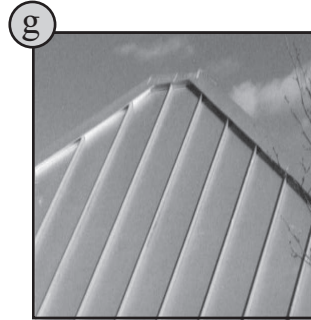
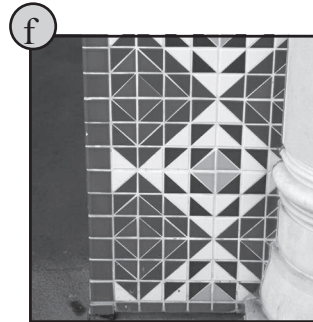
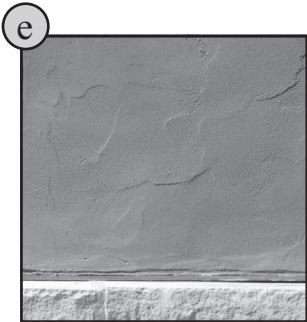
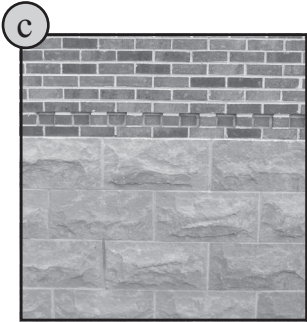
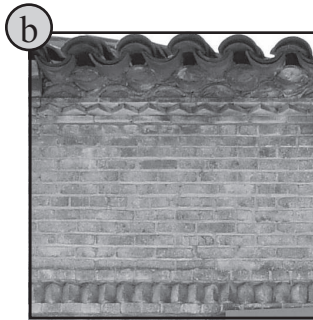
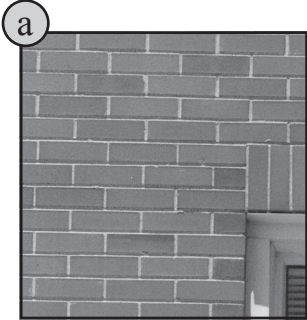
**L**arge retail establishments are not new. Many large turn-of-the-century retail emporiums and wholesale warehouses were constructed offering both dry goods and grocery products, much in the same fashion as today's Big Box establishments. The difference between today's bland behemoths and the traditional retail stores and warehouses of the past is one of detail and ornamentation. Even early period warehouses are moderately decorative, being composed of human-scaled brick masonry, large storefront window groupings, defining structural piers, and tower elements that graced the otherwise utilitarian structures ♦

— Did you know? —

# BLDG. MATERIALS

## WALL MATERIALS

## ROOF MATERIALS



- ▶ Use durable and refined wall materials to project a traditional architectural image (a, b, c, d, e, f).
- ▶ Design buildings that use heavy, visually solid, foundation materials that transition upwards to lighter wall cladding and roof materials (c, e).
- ▶ Provide human-scaled wall materials that are familiar in their dimension and can be repeated in understandable modules or units (a, b, c, d, e, f).
- ▶ Use wall materials such as brick and stone masonry that help people interpret the size of a building (a, b, c, d, e).
- ▶ Avoid large featureless wall surfaces such as large glass walls, metal screens, un-relieved stucco facades, and metal spandrel panels.

- ▶ Use durable roof materials that enhance the longevity of commercial buildings (g, h, i, j, k). One consistent harmonizing roofing style and material shall be used for all buildings within a commercial center.
- ▶ Define flat roofs with a substantial parapet wall capped with ornamental coping designed to screen roof top vents and mechanical equipment (k).
- ▶ Support roof eave and rake overhangs with substantial dimensional timber beams, rafter tails, brackets, and corbels (l).
- ▶ Avoid non-durable rustic residential-oriented roofing materials such as wood shingles (real or cementitious) and composition roofing.

## QUALITY MATERIALS

- ▶ Design buildings based upon the following high quality material Standards:

### BUILDING BASE & FACADES

- Exterior Plaster, Smooth (b) Associated with Mission, Monterey, or Spanish Colonial architectural styles, typical).
- Masonry, Brick (a) (i.e., Face Brick 4 x 2 2/3 x 8"; Nar row Gage Roman 4 x 2 x 12").
- Masonry, CMU (textured with molted colors)
- Masonry, Stone (i.e, Ashler-laid, Pitched Face [c], Rubble work [d], Quarry-faced, Washed River Rock)
- Metal (structural, metal only, such as steel I-beam spandrls)
- Tile (f) (Bulkhead base, only). Use traditional gloss glazed transparent 4 x 4 inch square tile with deep, rich colors such as Black, Cobalt Blue, Dark Forest, Grape, Sunflower, Timberline Green, and Vermillion.

### WINDOWS

- Low-E Glass, Lightly Tinted (Allowing 90 percent light trans mission)
- Low-E Glass, Transparent

### ROOFS

- Metal, Copper
- Metal, Corten Steel (Dark brown oxidised)
- Metal, Rolled or Rubber Membrane (Flate roof sections, only)
- Metal, Standing Seam (g)
- Metal, "V" Seam (h). Copper, Standing Seam, and "V" Seam joint segments shall be spaced 18 inches, maxi mum (g, h).
- Tile, Arched Clay or Concrete (i) (Straight Barrel Mission, Spanish Colonial, and Mission architectural styles, typical).
- Tile, Flat Clay or Concrete (j) (Monterey architectural style, typical).

### BEAMS, BRACKETS & CORBELS

- Wood, Dimensional Timber (l) (Use with descretion)
- ▶ Use human-scaled bricks, with half-inch mortar joints
- ▶ Use three-coat exterior plaster applications.
- ▶ Use exterior plaster finishes which are not overly exaggerated or irregular. Exterior plaster finishes include the following Standards:
  - Hand Troweled
  - Fine Sand Float
  - Light Dash
  - Medium Dash



**T**raditional building materials such as brick and stone masonry are commonly measured in human-scaled units. Because these materials are so commonplace and indigenous, literally the time-honored building blocks of a civilized society, they are easily desernable and readily understood. Who has not physically picked-up and held a brick, understanding full well that the aesthetic merger of numerous masonry units can result in a building of beauty and grace? Traditional human-scaled building materials help us understand and scale larger buildings, ultimately connecting us to the built environment. ♦

Did you know?



# LANDSCAPE GUIDELINES & STANDARDS



## Landscape Image

The purpose and intent is to promote pedestrian oriented landscape patterns coupled with traditional agrarian oriented windrow plantings that screen parking areas while controlling Soledad's prevailing winds; all designed to reinforce the landscape heritage of the region.

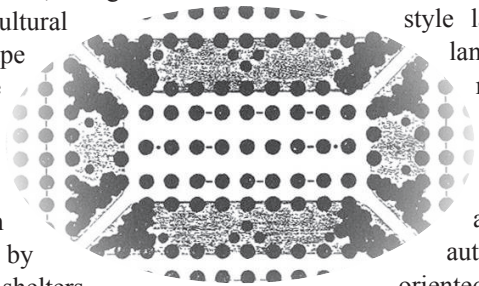
The Soledad Community Commercial landscape image is influenced by two landscape patterns that define both pedestrian and vehicular oriented environments. These landscape patterns represent two time-honored images - the first characteristic of traditional formal landscape configurations, defined by formal rows of canopy-style street trees; and the second reminiscent of classical agrarian-oriented planting patterns, designed

to reinforce Soledad's agricultural heritage. The Soledad landscape image is designed to reinforce a pedestrian-oriented atmosphere that emphasizes the human, rather than the automobile. Imagine strolling down tree-lined retail streets graced by a leafy canopy that shades and shelters pedestrians from the elements. Experience informal groupings of plant containers that add color and interest to pedestrian-oriented sidewalks, courtyards, plazas, and paseos. Envision formal raised planters that define and frame the streetscape, containing indigenous drought tolerant shrubs, groundcovers, and ornamental grasses, all functioning to buffer pedestrians from the street. Experience the texture un-

derfoot created by decorative paving that beautifies formal urban open spaces. This is the image of pedestrian-oriented Community Commercial shopping centers in Soledad. A landscape pattern designed to successfully coexist with adjacent auto oriented commercial uses. The agrarian landscape image is designed to break-up large vehicular-oriented parking areas and control Soledad's prevailing northeasterly winds, through the introduction of windrow

style landscape medians. Envision landscape medians composed of rows of tall tightly planted columnar trees which traverse parking areas, creating defined "outdoor rooms" that contain and subdue the presence of the automobile. Imagine internal-

oriented landscaped islands composed of broad canopy-style shade trees, influenced by traditional orchard plantings framed by windrows. Lastly, visualize tree grids that frame and enclose parking courts, designed to transform the common parking lot into a defined parking plaza. This is the image of the Community Commercial district, an area designed to accommodate large commercial uses while visually deemphasizing the automobile.



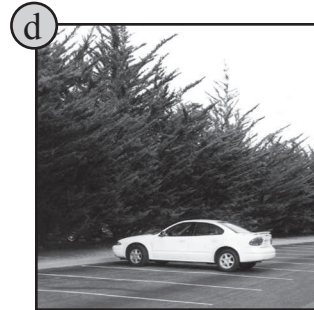
# LANDSCAPE

## STREETSCAPE

## MEDIANS



- ▶ Provide a consistent streetscape image through the use of formal canopy-style street tree plantings that provide summer shade and winter transparency (a, c).
- ▶ Plant formal rows of deciduous street trees designed to frame and enclose the streetscape (a, c).
- ▶ Provide individual groupings of plant containers (b) or raised planters (c) along sidewalks with colorful flowering annuals and perennials, subject to City encroachment permit.
- ▶ Plant street trees, based upon the following Standards:
  - Tree Type - Canopy style shade tree
  - Location - Planted within 4' x 4' tree wells located adjacent to the curb
  - Pattern - Formal rows
  - Frequency - One tree per 30 linear feet of sidewalk frontage, depending on tree species.
  - Size - 15 Gallon, minimum
  - Hardware - Cast iron tree grates, guards/metal stakes

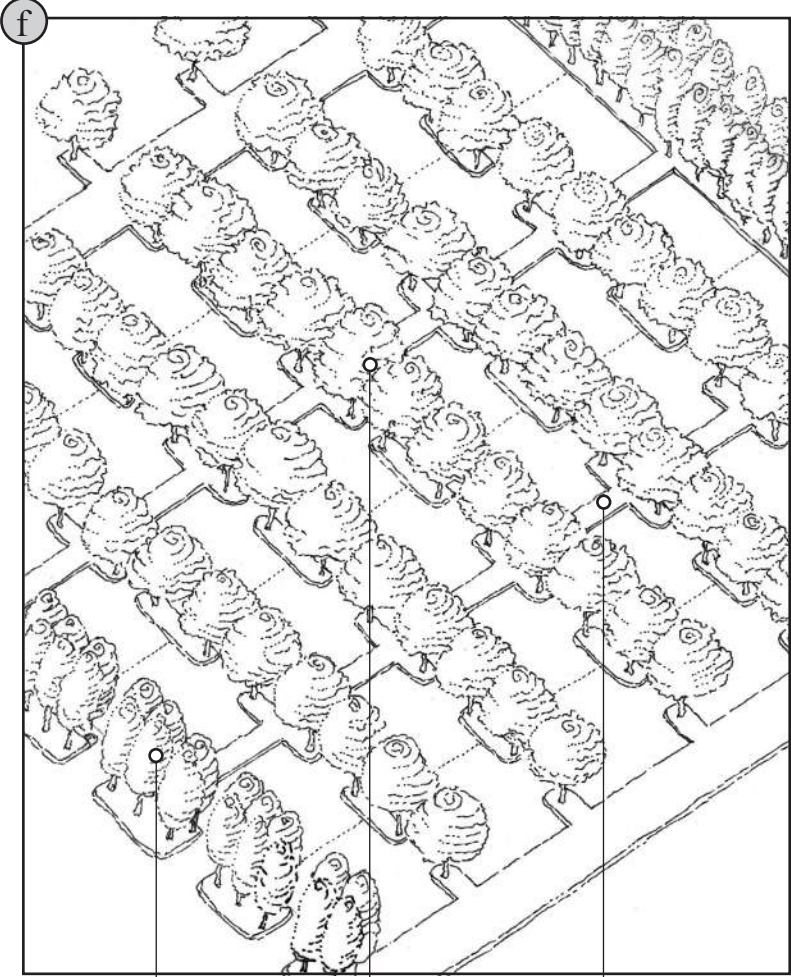


- ▶ Design landscape medians to emulate traditional agrarian-style windrows (d). Landscape medians shall be designed, based upon the following Standards:
  - Location - Interior of parking areas
  - When Required - Parking areas in excess of 100 parking stalls and entry areas
  - Frequency - One median for each two parking bays
  - Width - Ten feet, minimum
  - Tree Type - Windrow-style columnar trees Poplar; Eucalyptus, variety subject to City approval)
  - Tree Spacing - One window-style tree per three parking stalls
  - Shrubs and Groundcovers - Plant medians with drought tolerant shrubs, groundcovers, and ornamental grasses

## ISLANDS

- ▶ Design landscape islands to mimic traditional orchard-style canopy trees plantings (e). Landscape islands shall be designed, based upon the following Standards:
  - Location - Interior of parking areas
  - When Required - Parking areas in excess of 40 parking stalls
  - Frequency - One island per six parking stalls
  - Length - 20 feet (10 feet per drive aisle)
  - Width - Six feet, minimum
  - Tree Frequency - Two (one per drive aisle)
  - Tree Type - Canopy orchard style (non-fruiting)
  - Shrubs and Groundcovers - Drought tolerant shrubs accompanied by groundcovers and ornamental grasses

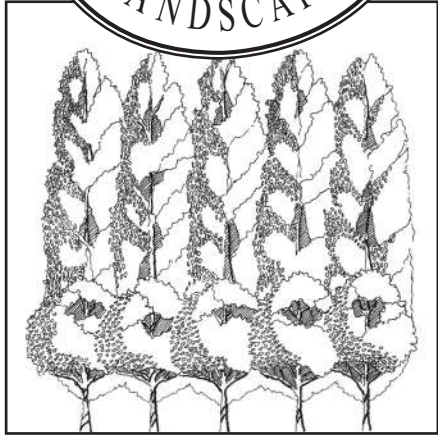
PARKING AREAS



► Tall and large windrow-style trees frame the parking area creating a solid backdrop that protects interior canopy-style orchard trees. The Windrow trees are designed to segment large parking areas into a series of “outdoor rooms” reminiscent of Salinas Valley agricultural orchards and vineyards.

► Broad canopy style orchard trees provide a shady grove designed to shelter vehicles and motorists from the elements. Grid-style tree groves mimic Salinas Valley agricultural orchards designed to reinforce Soledad’s agrarian heritage, reduce the prevailing northwesterly winds, while breaking-up large expanses of pavement.

► Landscape Medians and Islands segment large parking areas creating variety and visual interest while mimicking traditional agrarian orchard grids. Medians and Islands also contain native drought tolerant shrubs and groundcovers designed to promote an indigenous landscape image.

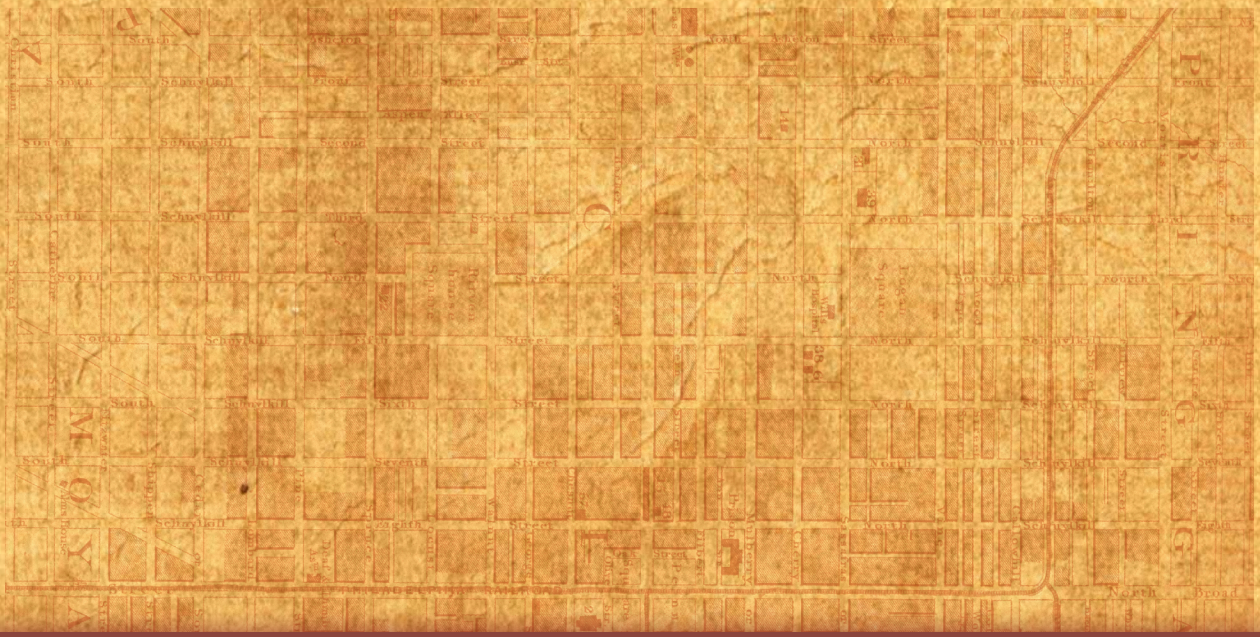


**A**gricultural windrows are indigenous to Salinas Valley farming communities, traditionally being composed of tall rows of columner-style trees designed to block prevailing winds, ultimately protecting the orchard plantings that lie within. Historically, eucalyptus and poplar windrow trees were planted along property lines associated with classic Township grids, creating defined “outdoor rooms”. Today, these windrow style grid plantings can be applied to segment large parking areas, control the wind, and create defined and shady parking “orchards” that emulate the classic agrarian landscape surrounding Soledad. ♦

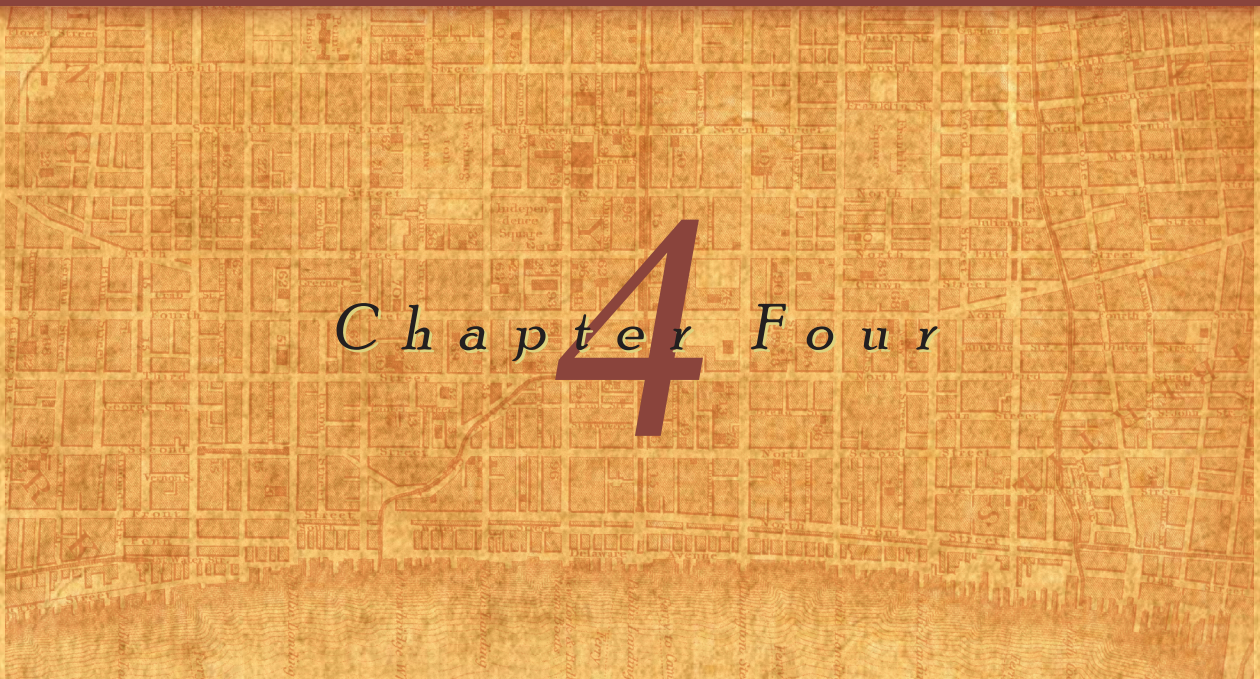
— Did you know? —



City of Soledad



# *Traditional Commercial*



## Chapter **4** Four

Community Design Guidelines & Standards

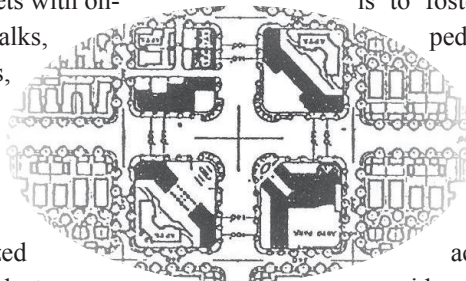


# SITE PLANNING GUIDELINES & STANDARDS

## Site Planning Image

The purpose and intent is to create an urban oriented pedestrian environment in which a concentrated mix of uses, short blocks, traditional building placements, narrow streets, and defined public open spaces combine to create a decidedly "Main Street" American image.

The Soledad Traditional Commercial Site Planning image is intended to project a time honored "Main Street" American representation characterized by commercial storefronts that frame and enclose the streetscape creating intimate and well defined "outdoor rooms". Traditionally, classic pre-war "Main Street" development patterns are characterized by short urban blocks, narrow streets with on-street parking, pedestrian sidewalks, rear-oriented parking courts, and buildings that over time infilled individual parcels, defining the streetscape. A mix of uses occur within the classic downtown, characterized by ground floor shops, second story offices, and upper story residential lofts that grace the street. This traditional setting fosters a people-oriented environment in which the needs of everyday life are easily accessible. Imagine a pedestrian-oriented downtown characterized by buildings that greet the street, creating a dynamic stage set for the human drama of daily life to unfold. Imagine a "Main Street" whereby activities are concentrated creating

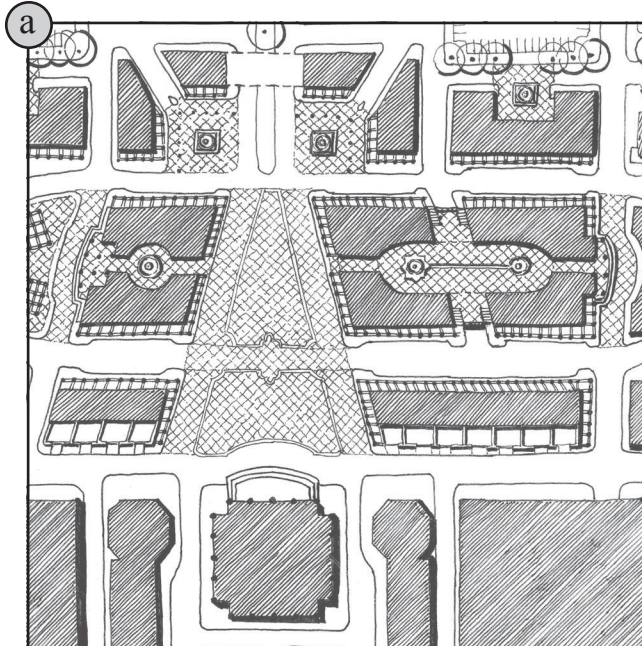


an atmosphere that encourages commerce, social interaction, and neighborliness. Image experiencing the public realm as you window shop along tree-lined pedestrian sidewalks framed by storefronts that display merchandise to passers-by. Envision an inviting street life characterized by sidewalk cafes that encourage outdoor dining. The intent of the Traditional Commercial Site Planning image is to foster an atmosphere whereby the pedestrian is given preference over the automobile. An atmosphere whereby buildings are not mere objects in space but, instead, frame space. An atmosphere that concentrates pedestrian activities along street-facing sidewalks, internal paseos, courtyards, public squares and plazas. An atmosphere that places automobiles behind buildings, concentrates activities, defines urban spaces, and promotes building placements that celebrate people. This is the desired Traditional Commercial Site Planning image, a reflection that is fully rooted in the traditions of classic "Main Street" America, yet nimble enough to accommodate the realities of today. ♦

# SITE PLANNING

## BLOCKSCAPE

## BUILDING SITING



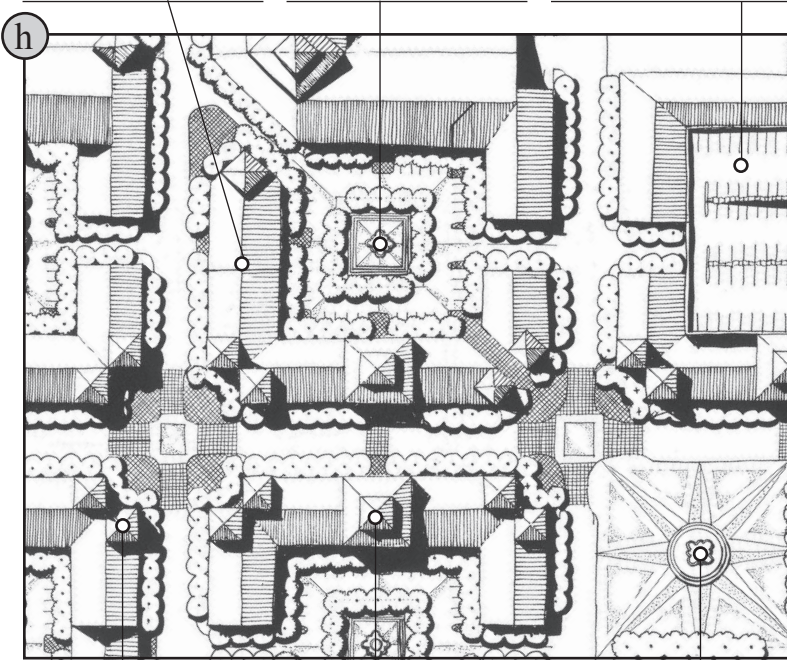
- ▶ Create a grid of short retail blocks designed to mimic the traditional American "Main Street" (a,b,c).
- ▶ Create short traditional retail blocks composed of attached commercial storefronts designed to frame and enclose the streetscape and urban open space (a, b, c).
- ▶ Provide short retail blocks designed to calm traffic, creating a pedestrian friendly shopping atmosphere (a).
- ▶ Create short commercial blocks designed to accommodate pedestrian movements (a, b, c). Short pedestrian blocks shall be provided, based upon the following Standard:
  - Maximum Block Length: 350 feet.



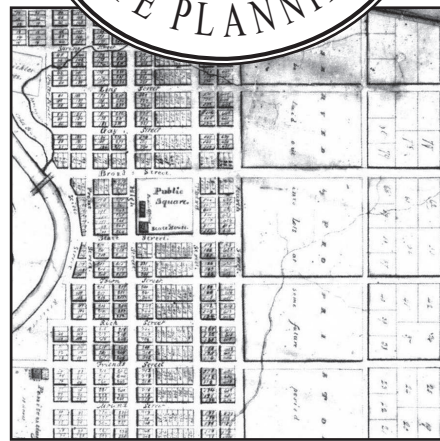
- ▶ Site buildings adjacent to the sidewalk to create a continuous storefront streetwall designed to concentrate pedestrian activity (d).
- ▶ Locate higher intensity building masses at corners characterized by larger building volumes and tower elements (e).
- ▶ "Saddle" lower-intensity building masses between corners, characterized by in-line tenant spaces (f).
- ▶ Create continuous building facades along the street (b, c, d). Avoid blank facades and "dead" or vacant spaces within the streetwall.
- ▶ Orient building storefront openings towards the street as opposed to rear parking areas (b, c, d, e, f).
- ▶ Orient service functions towards rear parking areas (g).
- ▶ Site buildings adjacent to the front street-facing property line. Buildings shall be located to frame and enclose the streetscape, based upon the following Standards:
  - Percentage of buildings required to be located at the Build-to-Line: 85-100 percent of block length.
  - Percentage of buildings that may be placed within 20 feet of the Build-to-Line: 15 percent of block length.

## BUILDING / OPEN SPACE

- ▶ Locate building masses to frame and enclose the streetscape creating pedestrian friendly public people spaces. Orient storefronts and primary building entrances towards the street to entice window shoppers to step inside. Orient secondary motorist entrances towards rear parking areas.
- ▶ Locate on-site parking courtyards within the site, screened from the public streetscape by buildings. Provide dual usage courtyards designed to accommodate both vehicles and pedestrians, including open space amenities such as plazas, fountain pedestals, and tree bosques.
- ▶ Provide parking structures designed to concentrate long term parking while eliminating the need for large parking lots. Orient parking structures within the block, wrapped by street-facing retail storefronts.



- ▶ Provide higher intensity multi-story building masses at corners designed to accentuate street intersections, terminating two converging street walls. Provide tower elements designed as district focal points and landmark icons enhancing pedestrian orientation.
- ▶ Orient mid format retail establishments, such as supermarkets, towards on-site external parking plazas and inward oriented parking courtyards designed to accommodate vehicles. Provide a primary front entrance, designed to accommodate pedestrians, and a rear oriented entrance for building access from rear parking areas.
- ▶ Create pedestrian friendly plazas designed to accommodate informal outdoor gatherings and formal civic events. Define plazas with buildings or landscape elements designed to create framed and enclosed people places. Use ornamental paving treatments designed to add texture and decoration to plaza spaces.



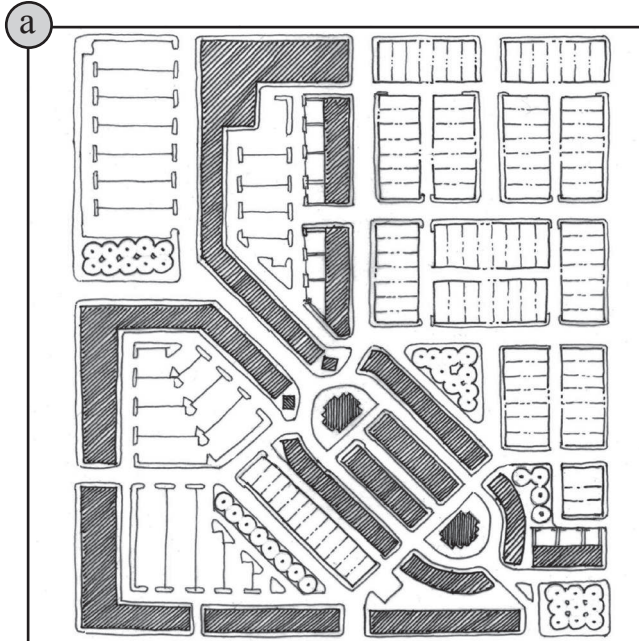
**H**istorically, the origin of many traditional "Main Street" American street grids was the manifestation of the Jeffersonian Land Survey of 1785 that segmented a then rural nation into a checkerboard of Townships, Sections, and Sub-Sections, finally ending with the urban-oriented commercial block. Traditionally, as one travels from the country to the city, the blockscape pattern becomes more formal and block lengths become shorter based upon a higher intensity of land uses and premium corner lots. Ultimately, this grid system culminates in a rich tapestry of intimate blocks, streets, buildings, and people places that defines "Main Street" America. ♦

— Did you know? —

# CIRCULATION

## VEHICULAR

## PEDESTRIAN



- ▶ Provide vehicular and pedestrian connectivity between Traditional Commercial sites and adjacent neighborhoods. Commercial blocks shall not be “walled off” from surrounding residential neighborhoods, but integrated into the surrounding community fabric (a).
- ▶ Use streets and alleys as direct extensions to adjacent neighborhoods, providing convenient and direct vehicular and pedestrian connections to Traditional Commercial districts (a).
- ▶ Eliminate pedestrian/vehicular conflicts. Curb cuts shall not occur along storefront streetwalls. Curb cuts shall only occur on side alley-loaded blocks, providing alley access to internal oriented parking courts and service areas (a).
- ▶ Share entrance streets with neighboring parcels. Reciprocal access agreements shall be required to allow the passage of vehicles between adjacent existing and future parcels (a).
- ▶ Create Traditional Commercial streets, based upon the following Standards:
  - Minimum Sidewalk Width: 16 feet
  - Maximum Curb Radius: 5-8 feet



- ▶ Provide ample sidewalk width designed to accommodate pedestrian movements and outdoor dining opportunities. Commercial sidewalk width shall measure 16 feet, minimum (b, c).
- ▶ Orient primary formal building entrances towards the street to accommodate pedestrian movements (c).
- ▶ Orient secondary functional building entrances towards rear parking areas designed to accommodate motorists and services.

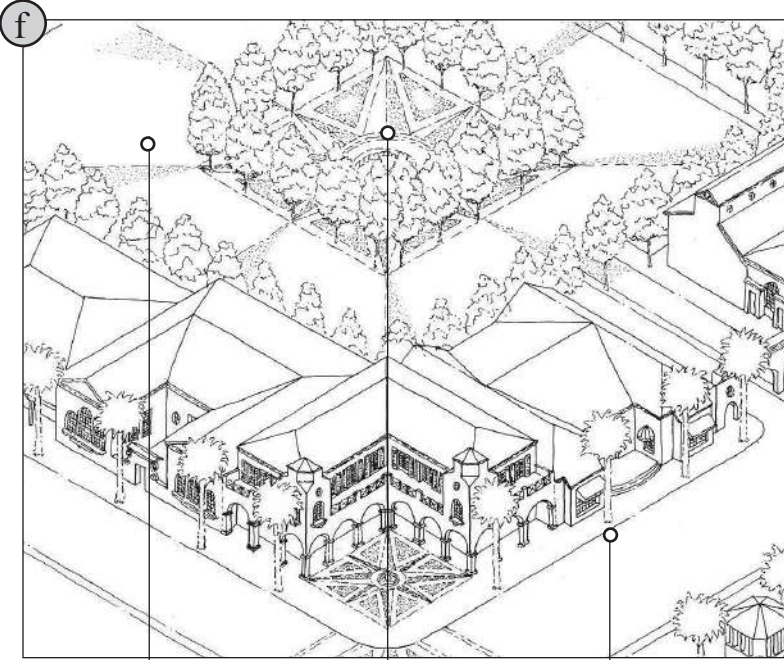
## ON-STREET PARKING

- ▶ Provide on-street parallel parking lanes designed to promote a traditional "Main Street" image and physical buffer. Parallel parking lanes are symbolic of traditional downtowns and provide a physical and psychological buffer between the street and pedestrian sidewalk (e).
- ▶ Provide on-street parallel parking lanes to accommodate short term convenience parking (e).

## ON-SITE PARKING

- ▶ Design on-site parking areas as dual usage courtyards to accommodate vehicles as well as pedestrians. Provide amenities such as raised fountain pedestals, tree bosques, and textured pavement treatments designed to accommodate pedestrians (d).
- ▶ Locate long term on-site parking behind buildings, screened from public view (a, f).
- ▶ Segment large parking areas into a series of small parking courts enclosed by buildings and framed by canopy trees designed to minimize the scale of the total parking area (a, f).

## PARKING LOCATION



► Create internalized parking courts designed to accommodate long-term parking opportunities. Locate parking courts internal to the site behind street adjacent commercial building masses (f).

► Design the parking court as a dual usage plaza intended to accommodate both vehicular and pedestrian activities (d, f). Provide vehicular parking stalls in addition to pedestrian amenities including tree bosques, raised fountains, and accent pavers.

► Provide on-street parallel parking opportunities designed to accommodate short-term parking (e). Create on-street parking lanes designed to accommodate vehicles, providing a buffer between the street and pedestrian oriented-sidewalk.



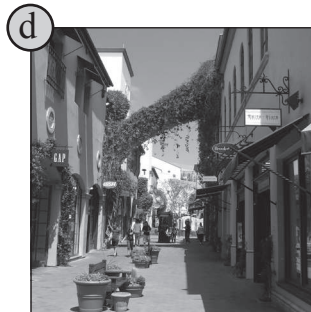
**M**any traditional downtown street widths of yesteryear were determined not so much by the dimensions of the automobile, but by the turning radius of a horse and carriage. At the turn of the century, in order to turn a carriage or wagon, minimum street widths were established designed to accommodate man and equine as opposed to machines. In addition, diagonal stalls were established to contain horse and buggy, providing easy ingress and egress, a carryover to today's diagonal parking spaces which accommodate motorized vehicles instead of horse drawn conveyances. ♦

— Did you know? —

# PEDESTRIAN LINKAGES

## PASEOS

## BUILDING PASS-THRU'S



- ▶ Locate narrow pedestrian paseos internal to the site, designed to link private interior courtyards and patios (a, b, c, d).
- ▶ Use internal pedestrian paseos to link individual private parcels (a, b, c, d).
- ▶ Design paseos to accommodate public amenities such as fountains, plant containers, and outdoor furnishings (a, b, c, d).
- ▶ Use a consistent decorative paseo paver to link interior courtyards and patios (a, b, c, d).

- ▶ Provide pedestrian pass-thru's designed to link interior oriented parking courts, pedestrian courtyards, and paseos to the public streetscape (e, f, g).
- ▶ Line the interior of pedestrian pass-thru's with storefront windows designed to enhance the pedestrian experience, enticing patrons into commercial businesses (e).
- ▶ Use signage along the public streetscape and within private interior spaces to clearly identify pedestrian pass-thru's (g).

## REAR ENTRANCES



- ▶ Sensitive design rear facades to accommodate secondary building entrances located contiguous to interior oriented parking courts (h).
- ▶ Use subtle rear-oriented business identification signage, such as a small projecting sign, to distinguish the store (j).
- ▶ Clearly identify rear pedestrian entrances. Accentuate the rear entrance through the use of a glass door that opens the store to customers (h, i).
- ▶ Use rear windows to display merchandise, designed to entice patrons into the business (h).
- ▶ Provide awnings above rear doorways to shelter patrons from the elements (h, i).



**H**istorically, ancillary spaces, such as rear alleys, mews, building pass-thrus, rear entrances, and paseos were primarily viewed as functional spaces designed to accommodate the utilitarian service needs of commerce. Over time, however, as the traditional downtown intensified, these ancillary spaces became more valuable, as property values increased. Thus, while once thought of as left-over space, today, pedestrian paseos, building pass-thrus, rear entrance areas are now being used as ancillary spaces designed to accommodate outdoor cafes, retail display galleries, and craft space, ultimately enlivening and animating the cityscape. ♦

— Did you know? —



# ARCHITECTURE

## GUIDELINES & STANDARDS

### Architectural Image

The purpose and intent is to promote Traditional Commercial architectural expressions designed to emulate classic "Main Street" America, characterized by formal and ornate storefront streetwalls that frame and enclose the public realm, creating inviting "people places".

Soledad Traditional Commercial architectural expressions are designed to promote a classic "Main Street" America image grounded in the traditional architectural vernacular of the region. The intent is to create an atmosphere which is an expression of urban living designed to promote commercial nodes at the center of the community or local neighborhood. The goal is to achieve dynamic and unique mixed use environments in which retail shops, restaurants, housing, offices, civic uses, and urban open spaces all located in a downtown atmosphere that celebrates the pedestrian. There is a need within Soledad's downtown and community expansion areas to create a sense of place by emphasizing a concentration of uses, urban spaces, human activity, traditional architecture, and a certain urban quality not found within conventional automobile-dominated developments. Visualize traditional multi-storied architecture designed to frame and enclose the street creating inviting and enduring "people places". Envision the ground floor storefront, the most public architectural element, whose particular function is to present a friendly face to the street, enhancing



urban life by accommodating shops and other public oriented commercial enterprises. Visualize the front facade or 'face' of traditional commercial architecture, distinguished by a human-oriented base, shaft, and capital. Envision the composition of the Traditional Commercial facade, characterized by storefront structural bays, spandrels, storefront windows, transoms, entrance thresholds, awnings, sign bands, and roof caps, which contribute to successful pedestrian activity on the street. The Traditional Commercial facade must function as a single entity, working in context with adjacent facades. The arrangement of these components by means of architectural proportioning, vertical and horizontal order, rhythm, human scaled materials, and pleasing ornamentations all contribute to enhance the blockscape, creating pedestrian level visual interest and public presence. This is the image of Traditional Commercial architecture, an architecture that addresses the public realm. An architecture with detailed ornamentations that delight the senses. A traditional architecture that projects an atmosphere reminiscent of "Main Street" America at its finest.



# BUILDING MASSING

## STREET WALLS

## LOWER STORY BASE



- ▶ Create traditional streetwalls composed of a storefront base, upper-story facade, and roof cap designed to frame and enclose the streetscape, creating a pedestrian-friendly “Main Street” atmosphere (a, b, c, g).
- ▶ Provide traditional building heights capable of containing the street (a, b, c). Maximum street space width to building height ratio should not exceed 2:1. Minimum build-up height shall be per Soledad Zoning Ordinance (a, b, c, g).
- ▶ Differentiate individual building masses along the streetwall with slight indentations to enhance blockscape variety and visual interest (a).
- ▶ Design building masses that are human scaled by reducing Traditional Commercial buildings into a series of elements, ornamentations, textures, and building materials (a, b, c, g).



- ▶ Design the streetwall as a series of attached building storefronts which exhibit individual characteristics (a, b, c, g).
- ▶ Rest the building on a ground floor storefront base or pedestal designed to anchor the building to the ground plane (d, e, f).
- ▶ Use similar structural bay and window rhythms to promote blockscape continuity (a, c, d, e, f).
- ▶ Locate the ground floor storefront base contiguous to the sidewalk (build-to-line) to ensure the visibility of pedestrian active uses (d, e, f).

## UPPER STORY VOLUMES

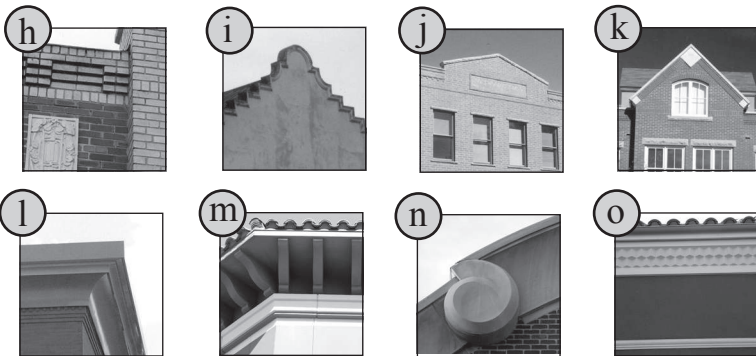
(g)



► Emphasize horizontal building features that provide architectural continuity between neighboring buildings while defining individual floors (g). Horizontal continuity and facade articulation shall be provided, through the application of the following features:

- Repetitive structural bays
- Continuous cornice lines that link adjacent buildings
- Continuous brick belt courses that distinguish individual floors
- Repetitive vertical windows openings

## BUILDING CAPS



► Terminate the top of Traditional Commercial buildings with a distinctive cap. Design roof caps using the following techniques:

- Corbeled brick courses (h)
- Parapet wall (i)
- Pediments (j)
- Gable ends (k)
- Cornice elements (l)
- Eave and brackets (m)
- Decorative coping (n)
- Ornamental relief (o)



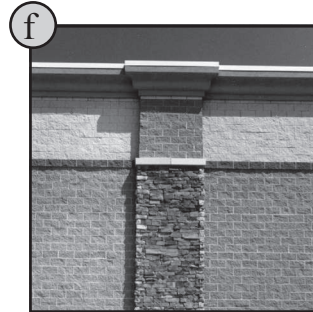
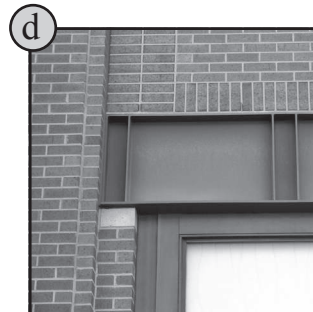
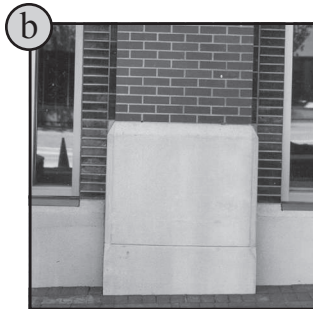
**P**eople prefer to linger in comfortably defined spaces that enclose them, and seek out public streets with pleasing proportions whereby building streetwalls frame and enclose the streetscape. When building masses are located close to the sidewalk and adjacent street, a positive definition of the space occurs, creating pleasing pedestrian oriented “outdoor rooms” that entice pedestrians to shop and stay awhile. Outdoor rooms composed of opposing streetwalls are defined by a distinct storefront base, upper story facade, and roof cap that reinforce pedestrian activity on the street ♦

— Did you know? —

# BLDG. STRUCTURE

## COLUMNS & PIERS

## STRUCTURAL BAYS



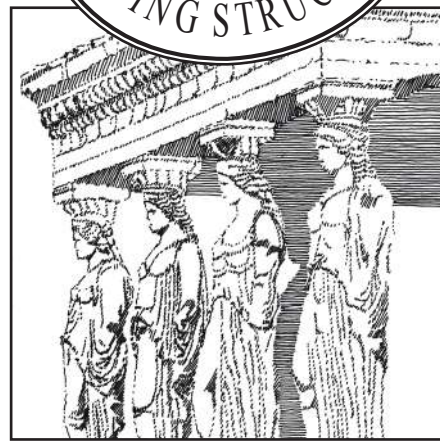
- ▶ Create visually distinct and substantial three-dimensional columns (a, c, e) and piers (b, f) designed to transfer the building's weight load to the ground plane.
- ▶ Anchor structural bay columns/piers firmly to the ground plane with a distinctive base (a, b, c, e).
- ▶ Cap structural bay columns and piers with a distinctive capital (a, c, e) or spandrel connection (d).
- ▶ Provide an intervening shaft designed to connect structural bay column/pier base and capital (a, c, e).
- ▶ Provide three-dimensional attached column/pier projections (three inches, minimum) on solid facade walls (f).



- ▶ Express the underlying structure of the building. Use a sequence of structural bays designed to convey how the building stands up (g, h).
- ▶ Provide a series of structural bays, composed of repetitive vertical columns/piers and horizontal spandrels designed to create a consistent facade rhythm (g, h).
- ▶ Promote human scale by creating a series of proportional structural bays that segment the building into individual components. Structural bay width shall typically range between 24 - 30 feet (g, h).



## FACADE RHYTHM



**T**raditional buildings, and specifically columns, are anthropomorphic, that is they mimic the image of man, characterized by distinctive structural bases (feet), shafts (torso), and capitals (head). In fact, the ancient Greeks went so far as to craft columns that were literally figures of Greek heroes and gods. Because buildings and their components were traditionally designed in a fashion befitting the human figure, people could easily and readily relate to their comfortable scale, pleasing proportions, and outwardly observable structural members, ultimately comprehending how the building stands up. ♦

► Create visual rhythms with structural bays that divide buildings into individual repetitive components. Building structures shall be segmented into simple symmetrical components based upon the following facades rhythm Standards:

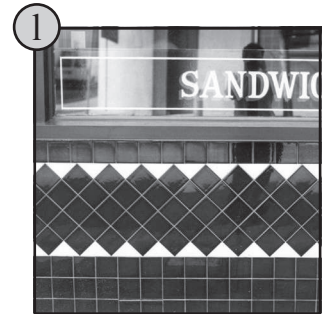
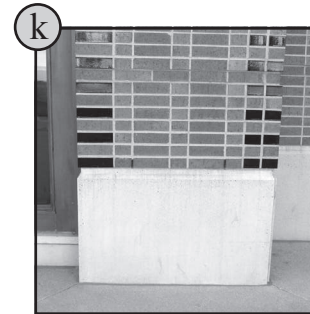
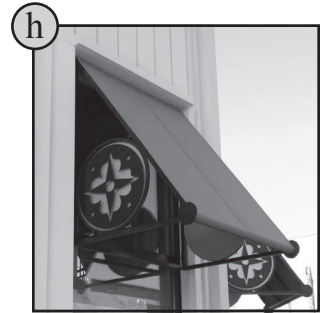
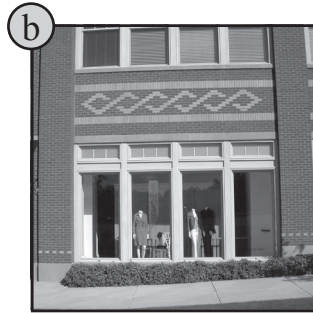
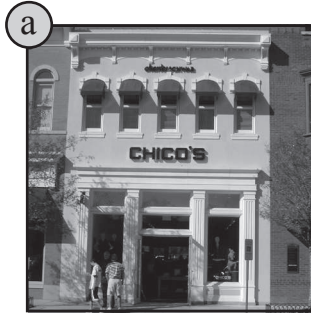
- Vertically repeating columns and piers (i, j, k).
- Horizontal repeating spandrels (i, j, k).
- Vertically-oriented windows repeated in horizontal bands, recessed a minimum of four inches from the solid wall plane designed to express building mass (i, j, k).

— Did you know? —

# STOREFRONTS

## RETAIL STOREFRONTS

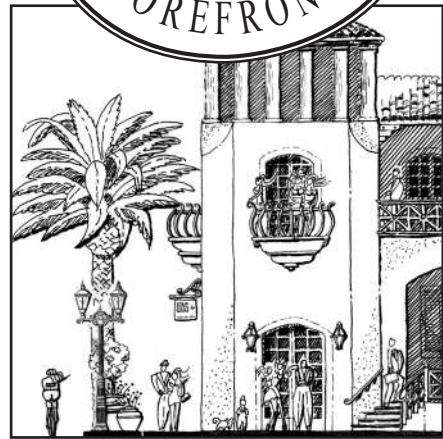
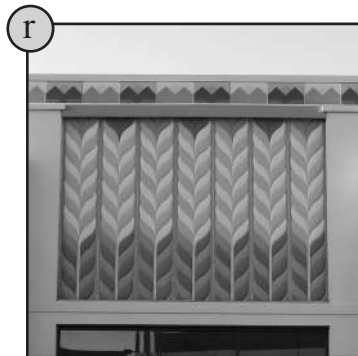
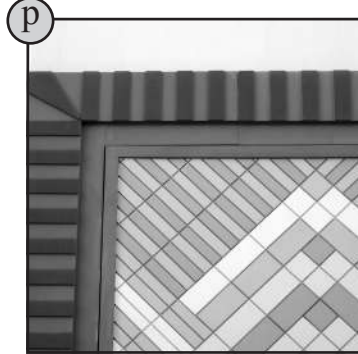
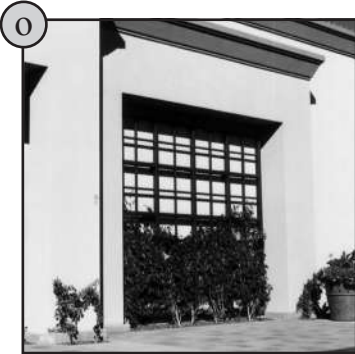
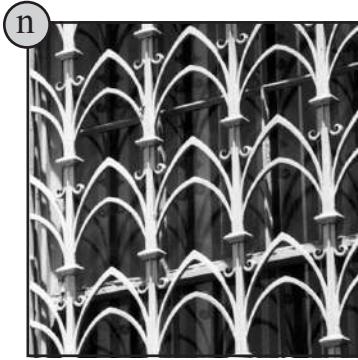
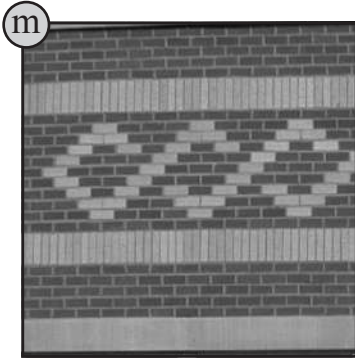
## STOREFRONT ELEMENTS



- ▶ Design storefronts that are balanced, with symmetrical proportions defined by structural bays, characterized by storefront display windows, transom windows, recessed doorways, bulkheads, sign bands, and awnings/canopies (a, b, c, d, e, f).
- ▶ Use traditional storefront heights to allow natural light to highlight display windows, illuminating storefront interiors (a, b, c, d, e, f). Design storefronts, based upon the following Standards:
  - Minimum Storefront Height - 16 feet
  - Minimum Storefront Facade Transparency - 60 per cent (void).

- ▶ Create pedestrian interest at storefront elevations using the following traditional storefront elements:
  - Storefront Display Windows (a, b, c, d, e, f)
  - Transom Windows (g)
  - Awnings (h)
  - Canopies (i)
  - Recessed Doorways (j)
  - Projecting Piers (k)
  - Bulkheads (l)
- ▶ Anchor storefront bulkheads to the ground plane, based upon the following Standards;
  - Minimum Height - 18 inches
  - Maximum Height - 36 inches

## FACADE ORNAMENT



**T**raditionally, commercial storefronts are characterized by large storefront display windows designed to exhibit merchandise to potential patrons as they stroll along the sidewalk, enticing them inside. More importantly, the tall storefront windows allow natural daylight to penetrate deeply into interiors, amply illuminating goods and services. Today, with the reality of environmental concerns and increasing energy costs, interior daylighting becomes even more relevant, thus the reintroduction of the large storefront window has become an important element of new commercial buildings. ♦

— Did you know? —

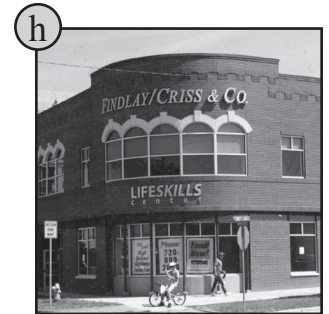
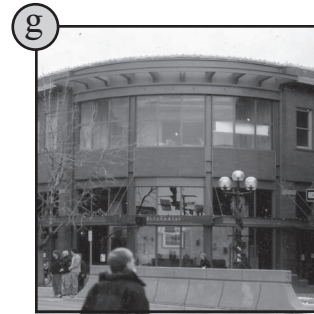
► Incorporate architectural decorations designed to ornament large commercial building facades. Use the following ornamentation techniques to provide pedestrian-level facade decoration and visual interest:

- Ornamental Masonry Brick Courses (m).
- Ornamental Wrought Ironwork (n).
- Ornamental Trelliswork (o).
- Ornamental Recessed Spandrel Panel (p).
- Ornamental Wall Murals (q).
- Ornamental Bas-Relief (r).

# TOWERS & CORNERS

## CORNER TOWERS

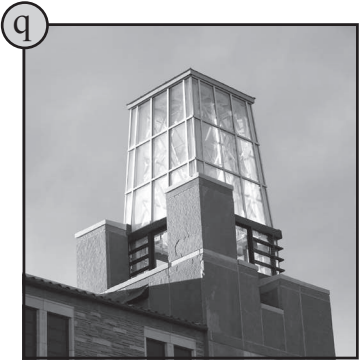
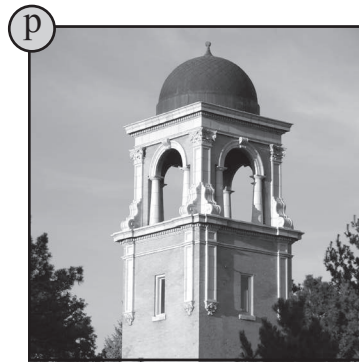
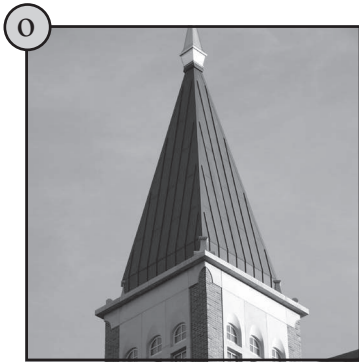
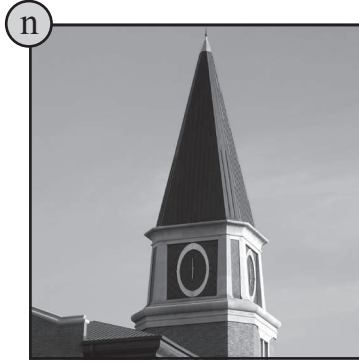
## CORNERS



- ▶ Provide tower elements to accentuate and highlight building corners, emphasizing higher intensity land uses (a, b, c, d, e, f).
- ▶ Use tower elements at corners designed as a transitional element that resolve two converging streetwalls (a, b, c, d, e, f).
- ▶ Extend towers above the streetwall designed as district focal points and landmarks (a, b, c, d, e, f).
- ▶ Position towers to terminate street vistas designed to signal pedestrians that a destination has been reached (a, b, c, d, e, f).

- ▶ Mediate the termination of two converging wall planes with a corner element. Consider the following techniques to emphasize the building corner:
  - Use a rounded building mass to “turn the corner” (g, k).
  - Use a rounded projecting corner element to emphasize the corner (j).
  - Design the building corner at a forty-five degree angle to facilitate pedestrian movements (i).
  - Cover a square corner indentation by a second story overhang supported by columns (l).
  - Create a square corner indentation functioning as a pedestrian plaza (l).

## LANDMARK MONUMENTS



- ▶ Provide freestanding towers designed as landmark icons and orientation features that aid pedestrian navigation while highlighting community identity and sense of place (m, n, o, p, q).
- ▶ Design freestanding towers with a distinct base, shaft, and capital (r).

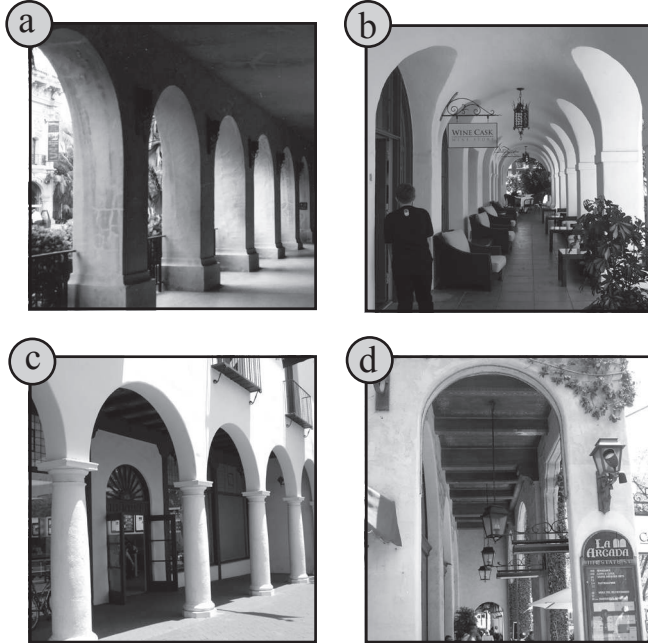


**L**andmark monuments, such as tower elements, not only symbolize human achievement or memorialize special historical events, they become lightning rods within the fabric of the community, attracting the presence of people while aiding in pedestrian orientation and navigation. Traditionally, vertical tower elements, such as obelisks, lighthouses, steeples, and bell towers were erected as civic monuments. Over time these elements continue to retain an individual and unique identity. Identifiable from near and far, day and night, these dominant elements become stable anchors within the framework of the community, providing prominent vertical focal points of reference symbolizing congregation and arrival. ♦

— Did you know? —

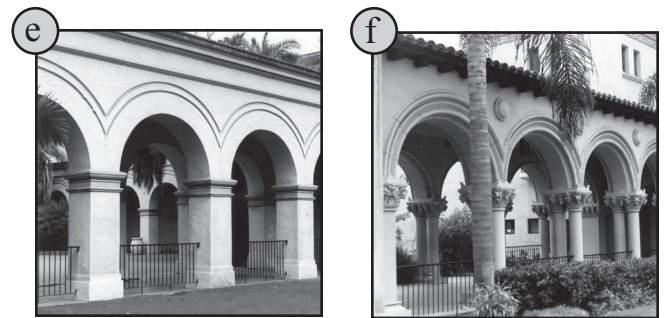
# ARCADES & PORTALS

## ARCADES



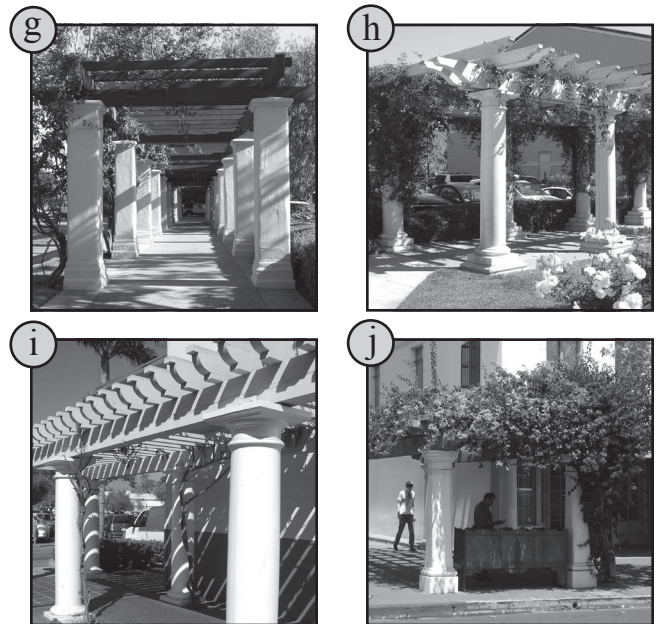
- ▶ Create substantial covered arcades capable of accommodating pedestrian movements while sheltering patrons from the elements (a, b, c, d).
- ▶ Locate arcades to encourage pedestrian patronage. Arcade columns shall be located a maximum 24 inches from the curb face to maintain pedestrian passage within the arcade.
- ▶ Create light and airy arcades. Arcade depth and height shall be based upon the following Standards:
  - Minimum Arcade Depth: 12 feet
  - Width-to-Height Ratio: Two thirds (2/3) the height of the arcade storefront
- ▶ Provide substantial three-dimensional arches designed to express the mass of the building (a, b, c, d).
- ▶ Use columns to continue the plane of upper-story facades.
- ▶ Create visually substantial arches (a, b, c, d) based on the following Standards:
  - Minimum Pier Width/Depth - Thirty inches square
  - Minimum Arch Apex Thickness - Match the Pier Width/Depth

## COLONNADES



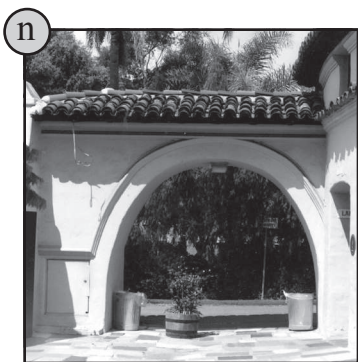
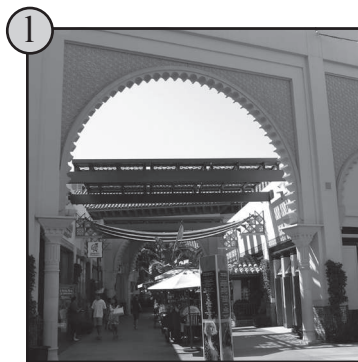
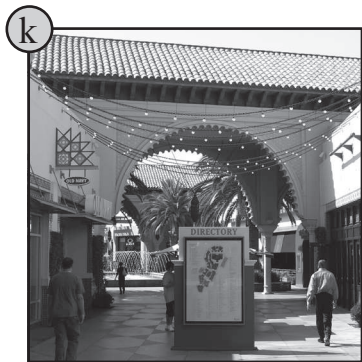
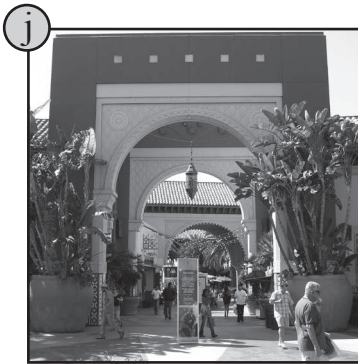
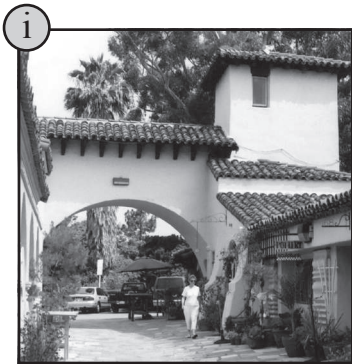
- ▶ Provide freestanding colonnades as sheltered transitional elements designed to link adjacent buildings (e, f).
- ▶ Spatially define the exterior face of the colonnade by a series of ornamental arches and columns/piers (e, f).

## TRELLIS ELEMENTS

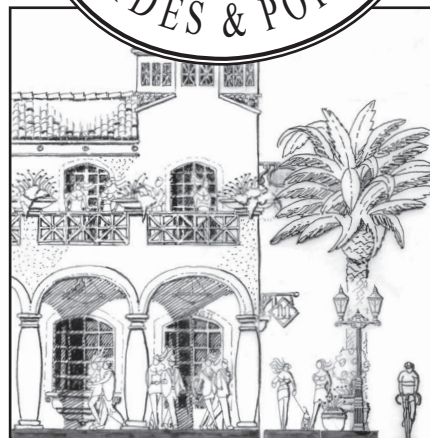


- ▶ Design trellis structures to reflect the architectural style of the adjacent building (g, h, i, j).
- ▶ Support trellis structures with substantial masonry columns (g, h, i, j).
- ▶ Use ample dimensional timber cross-beams to connect masonry columns (g, h, i, j).
- ▶ Plant climbing vines to soften the trellis structure, providing ample shade (g, h, j).

PORTALS



- ▶ Provide portals designed to "announce" entry into interior urban open spaces, framed by buildings (i, j, k, l, m, n).
- ▶ Use portals to create, define, and enclose a series of outdoor rooms (i, j, k, l, m, n).

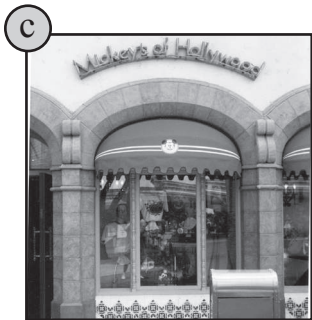
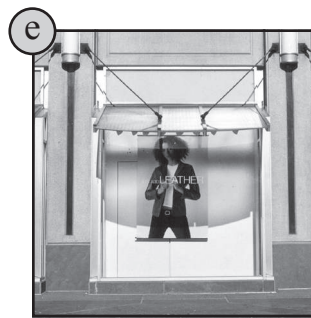
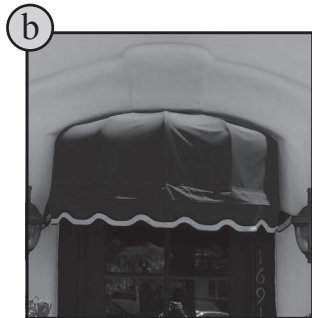
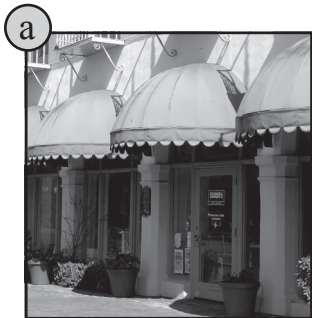


**T**raditionally, arcades are designed as semi-public transitional space projected in front of a building intended to shelter patrons from the elements. Within warm Mediterranean climates, such spaces offer a shady retreat from the heat of the day, providing a protective environment wherein shoppers and merchants can conduct business in relative comfort. Over time, the arcade itself became a vehicle for commerce, such as Santa Fe's famous Portales arcade, used by local crafts people to sell their wares. Typically, arcades are placed in important locations, oftentimes used to front public plazas and courtyards, attesting to the significance of these public institutions. ♦

— Did you know? —

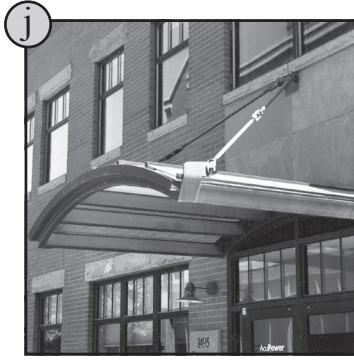
# AWNINGS & CANOPIES

## AWNINGS



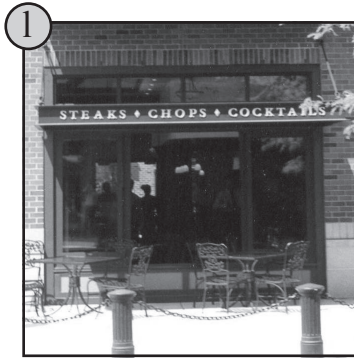
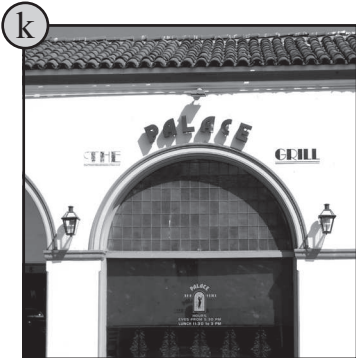
- ▶ Create awnings that reflect the architectural style of the building on which they are located (a, b, c, d, e, f, g, h).
- ▶ Design awnings to complement the structural framework of the building. Awnings shall express the shape and proportion of structural bays and window openings, based upon the following Standards:
  - Square shed-style awnings shall accommodate square structural bays (f, g, h).
  - Rounded awnings shall accommodate arched structural bays (a, b, c, d).
- ▶ Create awnings that complement the scale and proportion of structural bay and window openings (a, b, c, d, e, f, g, h).
- ▶ Avoid obstructing transom windows with awnings. When transom windows occur, awnings should be located between the top of the storefront window and bottom of the transom to allow light penetration (e).
- ▶ Provide traditional awning valances.
- ▶ Permanently attach awnings to building facades (a, b, c, d, e, f, g, h).
- ▶ Position ground floor storefront awnings not to exceed the height of the ground floor storefront (a, b, c, d, e, f, g, h).
- ▶ Continuous awnings shall be avoided. Awnings shall be segmented, conforming to individual structural bays and windows (a, b, c, d, e, f, g, h).
- ▶ Avoid internally illuminated awnings. Awnings shall not be backlighted.
- ▶ Design awnings based upon the following Standards:
  - Minimum Height - Eight feet as measured from the sidewalk.
  - Maximum Projection - Six feet from the building face
  - Maximum Drop Valance Height - Eight inches
  - Permitted Materials - Cotton/poly with an acrylic coating
  - Prohibited Materials - Plastic, Metal, Wood

## CANOPIES



- ▶ Design canopies that reflect the architectural style of the building on which they are located (i, j).
- ▶ Construct awnings of durable materials (i, j).
- ▶ Design canopies based upon the following Standards:
  - Minimum Height - Eight feet as measured from the sidewalk
  - Maximum Projection - Six feet from the building face
  - Permitted Materials - Steel (I-Beam frame); Glass (Wire safety glass panels).

## TRANSOM WINDOWS



- ▶ Locate transom windows above storefront display windows to increase interior daylighting (k, l).
- ▶ Divide transom windows with muntins, creating a series of individual window panes (k, l).
- ▶ Provide transom windows above doorways (l).
- ▶ Design transom windows, based upon the following Standards:
  - Frequency - Transom windows shall be provided above all street-facing storefront display windows.



**A**wnings traditionally are both functional and ornamental, serving as climate controlling devices and decorative architectural elements. Awnings can regulate the amount of sunlight that enters a storefront window providing a shady respite that shelters pedestrians from the hot summer sun or strong winter rains. As an aesthetic element, an awning or canopy can add character and interest to "Main Street" storefronts, while creating a pleasant sidewalk space for shoppers. By eliminating the glare normally created by a bare window reflection, merchandise can be seen by pedestrians, ultimately enhancing "Main Street" commerce. ♦

— Did you know? —

# ARCHITECTURAL INFILL

## BUILDING PROPORTION

## PROPORTION OF OPENINGS



- ▶ Respect the prevailing proportion of building height-to-width as exhibited on existing buildings within downtown Soledad.
- ▶ Seamlessly integrate large buildings into the fabric of existing downtown Soledad streetwalls. Large horizontal infill buildings shall be broken-down into a series of individual structural bays designed to mimic structural bay dimensions found on existing adjacent buildings (a, g).
- ▶ Respect the prevailing first floor storefront height exhibited on existing buildings within downtown Soledad. Craft new infill building storefronts designed to replicate the height of adjacent storefronts (a, g).
- ▶ Sensitively design new infill buildings to respect the prevailing building height of existing adjacent buildings within downtown Soledad (a, g).

- ▶ Maintain the prevailing horizontal and vertical dimension of adjacent existing building openings, for new infill structures (a, d, e, f, g).
- ▶ Segment new infill building ground floor storefronts into a series of individual structural bays openings designed to mimic adjacent existing buildings (a, b, g).
- ▶ Use traditional vertical-oriented upper-story window opening proportions, designed to complement existing, adjacent, buildings (a, d, e, f, g).
- ▶ Retain the traditional solid-to-void ratio of building mass to facade openings (a, d, e, f, g). Maintain greater ground floor storefront transparency than upper-story facades (a, b, c, d, e, f, g, h).

## HORIZONTAL RHYTHMS



- ▶ Identify common horizontal building elements on existing adjacent buildings within downtown Soledad to promote blockscape consistency (g).
- ▶ Use similar structural bay and window rhythms to promote blockscape continuity (g).
- ▶ Emphasize horizontal building features that provide architectural continuity between neighboring buildings while defining individual floors (g, h, i). Horizontal continuity and facade articulation shall be provided, through the application of the following features:
  - Repetitive storefront structural bays (g)
  - Continuous cornice lines that link adjacent buildings (h)
  - Continuous brick belt courses that distinguish individual floors (g)
  - Repetitive vertical windows openings (g, h)
  - Consistent awning placements

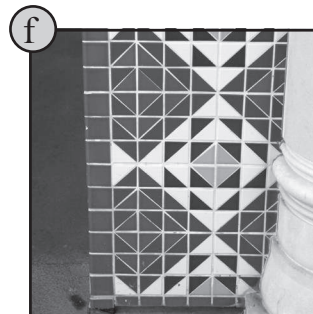
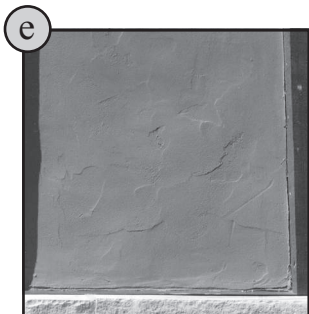
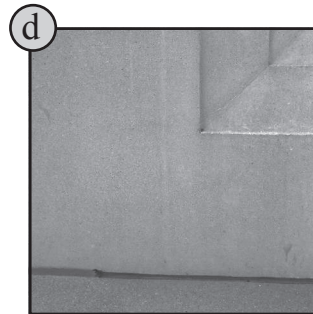
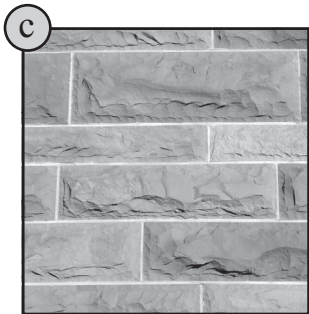
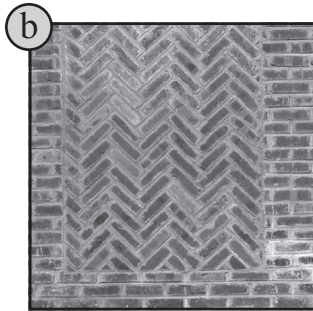
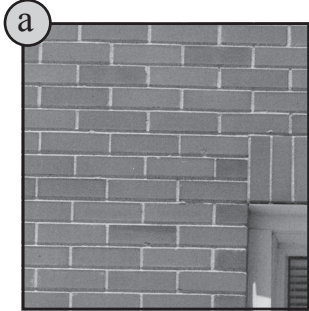
**H**istorically, the traditional downtown is dynamic in nature, changing and evolving over time as property values increase ultimately intensifying and urbanizing the built environment. As the downtown evolves from a rural crossroads to an urban townscape, buildings evolve, increasing in mass to occupy entire parcels. As the traditional downtown advances, it is important that new infill buildings relate harmoniously to the older urban environment, sensitively integrating into the existing fabric of the blockscape. The intent is that new infill architecture strive to emulate traditional buildings in an effort to craft authentic, enduring, and time honored buildings that stand the test of time. ♦

Did you know?

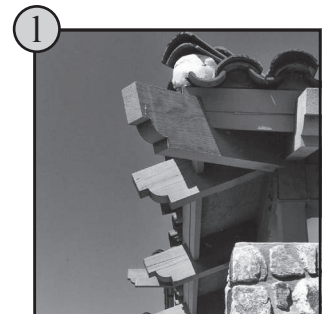
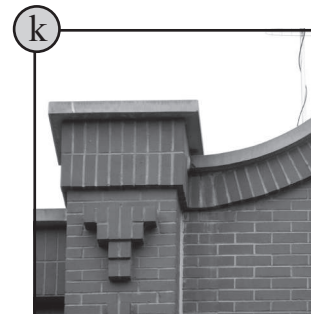
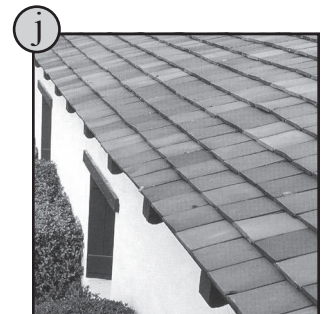
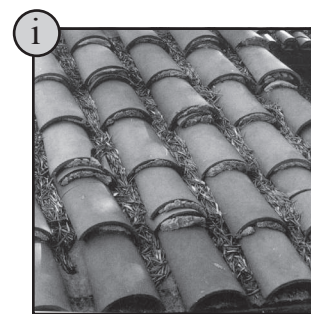
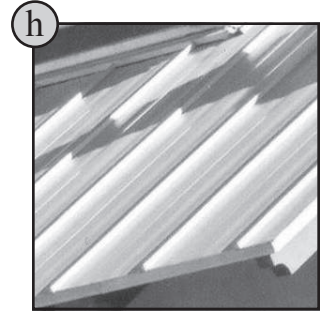
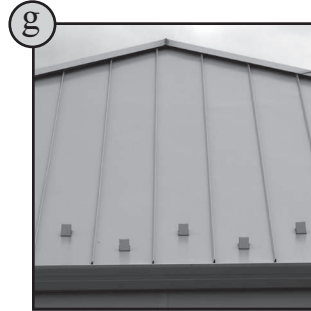
# BLDG. MATERIALS

## WALL MATERIALS

## ROOF MATERIALS



- ▶ Use durable and refined wall materials to project a traditional architectural image (a, b, c, d, e, f).
- ▶ Design buildings that use heavy, visually solid, foundation materials that transition upwards to lighter wall cladding and roof materials.
- ▶ Provide human-scaled wall materials that are familiar in their dimension and can be repeated in understandable units (a, b, c, f).
- ▶ Use wall materials such as brick and stone masonry that help people interpret the size of a building (a, b, c).
- ▶ Avoid large featureless wall surfaces such as large all glass walls, metal screens, unrelieved stucco facades, and metal spandrel panels.



- ▶ Use durable roof materials that enhance the longevity of commercial buildings (g, h, i, j, k). One consistent harmonizing roofing style and material shall be used for all buildings within a Traditional Commercial shopping center.
- ▶ Define flat roofs with a substantial parapet wall capped with ornamental coping designed to screen vents and mechanical equipment (k).
- ▶ Support roof eave and rake overhangs with substantial dimensional timber beams, rafter tails, brackets, and corbels (l).
- ▶ Avoid non-durable rustic residential-oriented roofing materials such as wood shingles (real or cementitious) and composition roofing.

## QUALITY MATERIALS

- Design Traditional Commercial buildings based upon the following high quality material Standards:

### BUILDING BASE & FACADES

- Concrete, Sandblasted (Building base [d], only)
- Exterior Plaster, Smooth (e) (Associated with Mission, Monterrey, or Spanish Colonial architectural styles, typical). Use real three-coat exterior plaster applications. Use exterior plaster finishes which are not overly exaggerated or irregular. Permitted finishes include: Fine Sand Float, Light Dash, Medium Dash.
- Granite, Polished (Building Base, only).
- Masonry, Brick (a, b) (i.e., Face Brick 4 x 2-2/3 x 8"; Narrow Gage Roman 4 x 2 x 12"). Use bricks in association with half-inch mortar joints, maximum.
- Masonry, Stone (i.e., Pitched Face [c], Quarry-faced).
- Metal (Structural, metal only, such as steel I-beam spandrels)
- Tile (f) (Bulkhead base, only). Use traditional gloss glazed transparent 4 x 4 inch square tile with deep, rich colors such as Black, Cobalt Blue, Dark Forest, Grape, Sunflower, Timberline Green, and Vermilion.

### WINDOWS

- Glass, Lightly Tinted (Allowing 90 percent light transmission)
- Glass, Transparent

### ROOFS

- Metal, Copper
- Metal, Corten Steel (Dark brown oxidized)
- Metal, Rolled or Rubber Membrane (Flat roof sections, only)
- Metal, Standing Seam (g). Standing seam joints shall be spaced 18 inches, maximum (g, h).
- Metal, "V" Seam (h) "V" seam joints shall be spaced 18 inches, maximum
- Tile, Arched Clay or Concrete (i) (Straight Barrel Mission - Spanish Colonial and Mission architectural styles, typical).
- Tile, Flat Clay or Concrete (j) (Monterrey architectural style, typical).

### BEAMS, BRACKETS, & CORBELS

- Wood, Dimensional Timber (j) (Use with discretion)



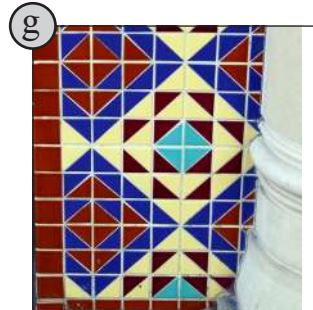
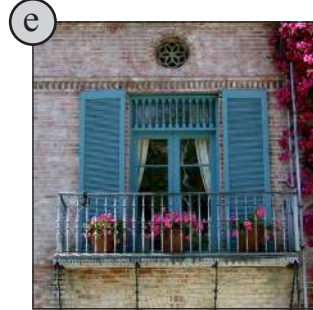
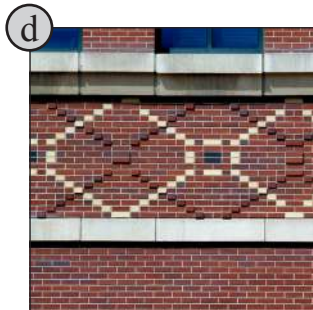
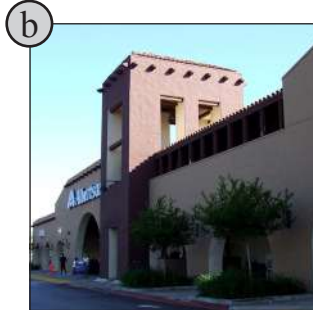
**T**raditional building materials such as brick and stone masonry are commonly measured in human-scaled "anthropomorphic" units. Because these materials are so commonplace and indigenous, literally the time-honored building blocks of a civilized society, they are easily discernible and readily understood by individuals. Who has not physically picked-up and held a brick, understanding full well that the aesthetic merger of numerous such masonry units can result in a building of beauty and grace? Traditional human-scaled building materials help us understand and scale larger buildings, ultimately connecting us to the built environment. ♦

— Did you know? —

# BUILDING COLOR

## FACADE APPLICATION

## BUILDING ELEMENTS



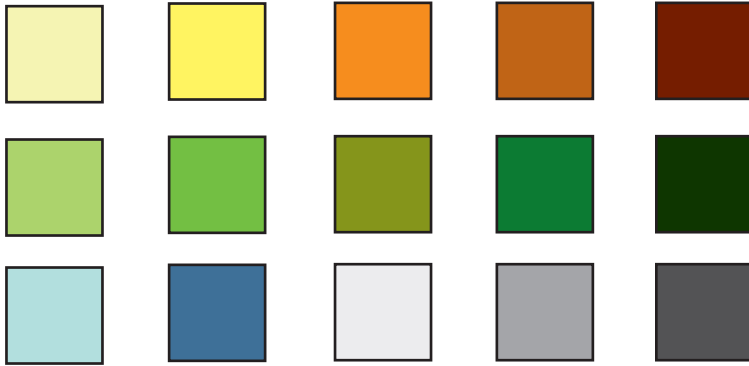
- ▶ Use authentic color palettes designed to reflect and reinforce the architectural style of the building on which they are placed (a, b, c, d).
- ▶ Use lighter facade colors for major wall surfaces (a, c). Use deeper, rich, earth tone colors for minor facade surfaces and building elements (b).
- ▶ Use bright white exterior plaster finishes for major Mission, Monterey, and Spanish Colonial facade surfaces (a). Subordinate facade features may be colored with complementary deeper earth tone colors (b).
- ▶ Be cognizant of the color of adjacent buildings. Use color with discretion, designed to complement adjacent commercial facades along the streetwall (c).
- ▶ Coordinate and contrast major facade field colors with minor building element and embellishment colors (b).
- ▶ Retain the color of masonry facade materials. Do not paint over original brick or stone materials in favor of preserving or restoring the integrity of the original facade finish (d).

- ▶ Do not overwhelm commercial buildings with intense building element colors, such as overpowering trim colors.
- ▶ Use contrasting building element color to add visual interest to commercial facades (e, f, g).
- ▶ Use minor building elements, such as window and door trim (e), awnings (f), and bulkhead tile (g) to add brighter, higher intensity, color to commercial buildings.
- ▶ Use wood stain to add color to minor dimensional timber elements, including window and door trim, rafter tails, beam ends, and lintels (h).
- ▶ Use paint color to knit together all the elements on the commercial building including cornice, windows, storefront frames, and doors (c). Limit the palette of building element colors to no more than three complementary colors.

COLOR PALETTE



ROOF COLOR



FIELD COLOR



TRIM COLOR



Traditionally, color schemes for commercial buildings reflected and reinforced the architectural style of the building and differed according to region and the period when the building was constructed. Within the traditional downtown setting, where many commercial buildings were constructed of durable brick masonry materials, building were not painted, instead, the rich reddish-brown brick color was left exposed, visually knitting the downtown together. Building trim was painted as decoration, often in a contrasting shade lighter or darker than the primary building. Ideally, this paint treatment defined the trim, but it was not so overpowering that the trim colors dominated the building. ♦

Did you know?

- ▶ These prototypical colors are provided as a guide to the deep and rich shades and tones deemed appropriate by the City of Soledad. Actual selected colors may vary from the above color palette, but final color selections shall be approved by the City of Soledad.



# LANDSCAPE

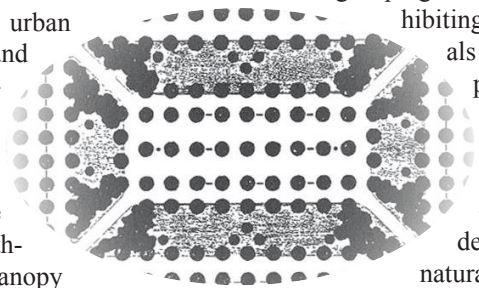
## GUIDELINES & STANDARDS



### Landscape Image

The purpose and intent is to promote traditional, formal, landscape patterns designed to reinforce the urban context of Traditional Commercial environments, creating a ceremonial landscape image that delineates and defines adjacent buildings, streets, and open spaces.

The Soledad Traditional Commercial Landscape pattern is intended to project a formal urban impression designed to reinforce a traditional "Main Street" American image, rooted in the landscape heritage of the region. This formal landscape pattern justifies itself through the use of consistent street tree plantings which form tree-lined rows designed to frame and define the streetscape while shading and sheltering pedestrians from the elements. Within public urban open spaces, such as plazas and courtyards, formal tree plantings create a framework outlining and defining these public oriented amenities forming "outdoor rooms" that reinforce a formal downtown image. Within rear oriented parking areas, canopy trees shade and shelter automobiles while defining dual usage pedestrian/vehicular courtyards. At the rear of street oriented commercial buildings, trees are planted within sidewalks adjacent to rear building elevations designed to soften rear building facades. Within Traditional Commercial districts, the Soledad landscape image is designed to reinforce a pedestrian dominated environment that celebrates human culture rather than the automobile.

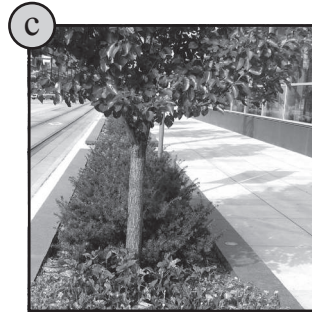
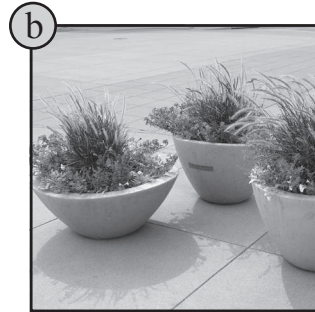


Imagine strolling down short commercial blocks characterized by wide pedestrians oriented sidewalk lined with broad canopy style street trees which enclose the streetscape. Envision broad tree canopies of leafy deciduous trees that provide ample cooling shade during hot summer months, only to loose their leaves in the fall allowing the sun to warm pedestrians and illuminate storefront interiors. Marvel at groupings of formal urban oriented urns exhibiting colorful annuals and perennials that beautify pedestrian streets, plazas, courtyards, and internal paseos. Experience a decidedly indigenous palette of native drought tolerant shrubs, ground covers, and ornamental grasses designed to reinforce Soledad's natural landscape heritage. Encounter ornamental pavement treatments designed to highlight and define formal urban oriented pedestrian spaces including plazas, courtyards, and paseos. This is the image of the Traditional Commercial district, a formal landscape image intended to create a sense of place while reinforcing the urban nature of these commercial nodes as the commercial, entertainment, social, and cultural hub of the community. ♦

# LANDSCAPE

## STREETSCAPE

## REAR LANDSCAPING



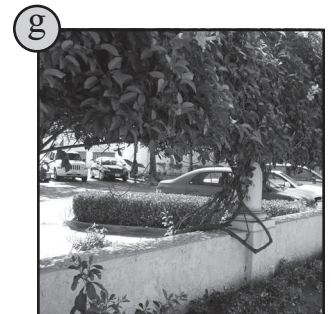
- ▶ Provide a consistent streetscape image through the use of formal canopy-style street tree plantings that provide summer shade and winter transparency (a).
- ▶ Plant formal rows of street trees designed to frame and enclose the streetscape (a).
- ▶ Provide individual groupings of plant containers (b) or raised planters (c) along sidewalks with colorful flowering annuals and perennials, subject to City encroachment permit.
- ▶ Plant street trees, based upon the following Standards:
  - Tree Type - Canopy style shade tree
  - Location - Planted within 4' x 4' tree wells or raised planters located adjacent to the curb
  - Pattern - Formal rows
  - Frequency - One tree per 30 linear feet of sidewalk frontage, depending on tree species
  - Size - 15 Gallon, minimum
  - Hardware - Cast iron tree grates



- ▶ Design landscape buffers adjacent to rear building elevations to soften building architecture while providing a landscaped transition between the rear parking area and building (d, e, h). Building landscaping shall be designed, based upon the following Standards:

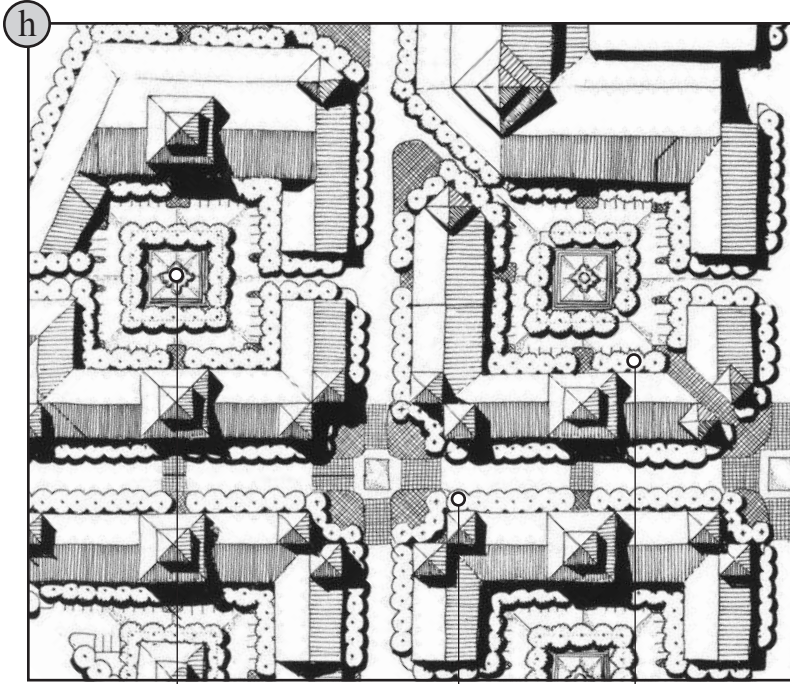
- Tree Type - Canopy or columnar style shade tree
- Location - Around the perimeter of rear building elevations. Trees shall be planted within the rear building-adjacent sidewalk.
- Pattern - Formal rows
- Frequency - One tree per 30 linear feet
- Size - 15 Gallon, minimum
- Hardware - Cast iron tree grates

## PARKING AREA WALLS



- ▶ Provide low parking area garden walls to screen vehicles from public view (f, g). Design parking area garden walls based upon the following Standards:
  - Location - Adjacent (within five feet) of sidewalks
  - Height - Three feet (min.); Five feet (Max.)
  - Materials - Brick, stone, or exterior plaster
  - Characteristics - Top parking area screen walls with a decorative masonry cap.

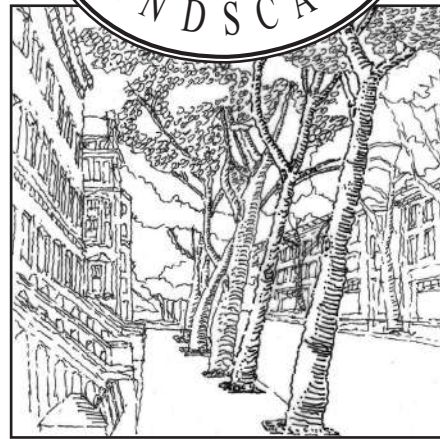
## LANDSCAPE PLACEMENT



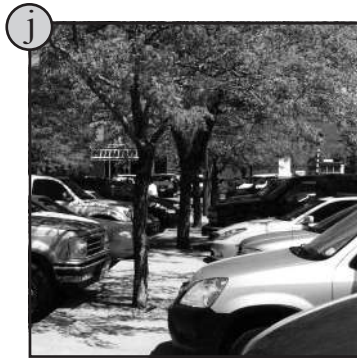
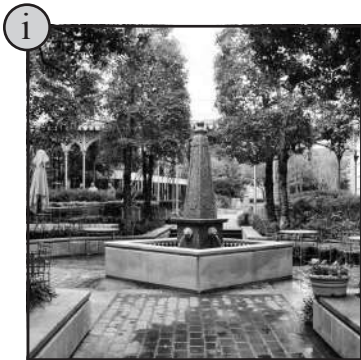
► Design dual usage rear parking courts designed to accommodate both pedestrians and vehicles. Provide landscape amenities including raised fountain pedestals, tree bosques, and enhanced accent paving designed to beautify and green rear parking courts (i).

► Provide broad canopy style deciduous street trees designed to shade streets and sidewalks. (a). Street trees shall be planted in regimented rows designed to reinforce the formal nature of Traditional Commercial shopping districts.

► Frame the perimeter of interior oriented parking courts designed to soften rear building elevations (e). Consider deciduous canopy trees designed to provide leafy summer shade and leafless winter sunshine (j).



**E**ven large deciduous canopy style street trees can be planted relatively close to building facades. Known as "phototropism", trees inevitably reach for the sun, so tree limbs will naturally bend away from building facades, ultimately searching for sources of sunlight. In addition, tree limbs of adjacent street trees will mingle and meld together forming a solid canopy that frames and encloses the street creating a well defined blockscape. Lastly, leafy deciduous trees create a cool and shady pedestrian environment in the summer, only to loose there leaves in the fall, providing much appreciated winter sunshine. ♦



— Did you know? —

# OUTDOOR DINING

## SIDEWALK CAFE ZONES

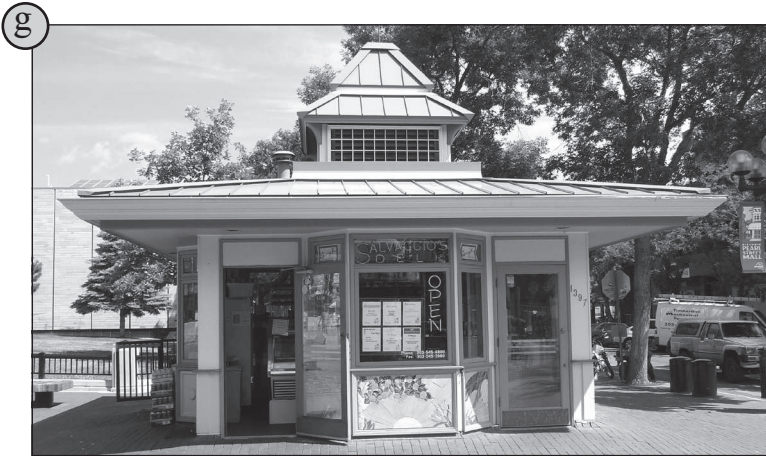
## COURTYARDS & PATIOS



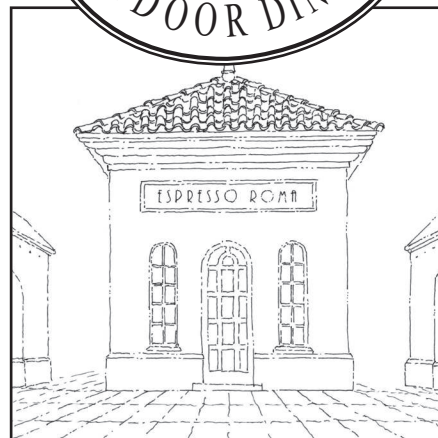
- ▶ Provide ample sidewalk widths designed to accommodate outdoor dining opportunities (a, b, c). Sidewalks should be a minimum of 16-feet wide to create adequate space for sidewalk cafe zones while maintaining a clear pedestrian path (a, b, c).
- ▶ Provide substantial outdoor cafe zones (a, b, c). Cafe zones should measure between six-to-eight feet to accommodate outdoor tables and chairs.
- ▶ Locate building storefronts at the sidewalk (build-to-line) designed to frame and shelter the sidewalk cafe zone (a, b, c).
- ▶ Create front and side building elevation openings designed to accommodate outdoor dining opportunities (a, b, c).
- ▶ Shade cafe zones with canopy street trees (c).

- ▶ Use buildings to frame and enclose outdoor areas, creating defined and intimate dining spaces (d, e, d).
- ▶ Orient eating establishments towards inward oriented courtyards, plazas, and patios designed for wind protection and the accommodation of outdoor dining facilities (d, e, f).
- ▶ Define outdoor courtyard, plaza, and patio spaces with decorative pavers designed as a carpet that knits together and defines the plaza, courtyard, or patio space.
- ▶ Define interior courtyards, plazas, and patios with decorative railing for outdoor dining areas.
- ▶ Shade outdoor dining areas with market umbrellas (d, e).

## FOOD COURTS & KIOSKS



- ▶ Promote food courts, kiosks, and vendors to enliven pedestrian spaces, catering to the City's outdoor dining life (g, h, i).
- ▶ Provide food courts, kiosks, and vendors to enliven public spaces (g, h, i). Food attracts people who attract more people.
- ▶ Orient food courts towards outdoor plazas, courtyards, and patio spaces (i).
- ▶ Provide movable tables, chairs, and market umbrellas designed to accommodate outdoor diners (h).



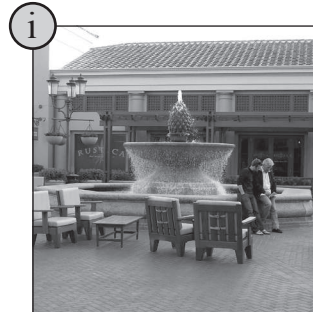
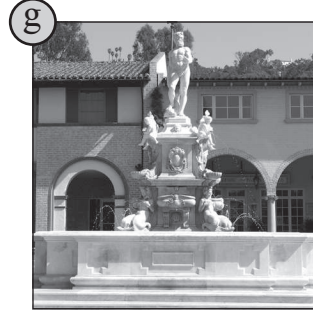
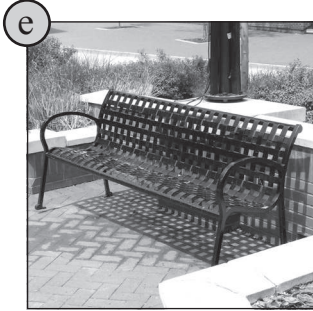
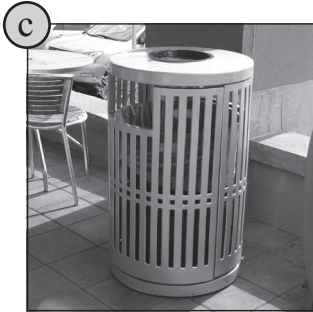
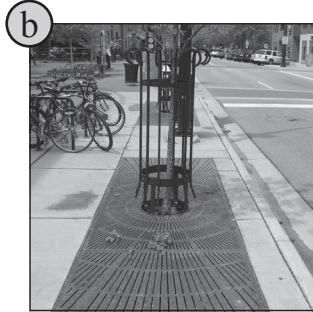
**T**raditionally, outdoor dining in the form of sidewalk cafes, kiosks, food courts, and vendors have been a catalyst for human activity, creating a rich and lively social life that animates plazas, courtyards, and patios. These outdoor dining establishments typically service a demand that is not being met by regular commercial establishments, creating a festive atmosphere that draws more people and yet more outdoor dining establishments. Successful outdoor dining spaces commonly incorporate tables, chairs, and market umbrellas that add visual interest which, in turn, attracts customers to the downtown. Food attracts people, who attract more people, creating a dynamic ambiance that promotes commerce. ♦

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# SITE AMENITIES

## STREET/SITE FURNITURE

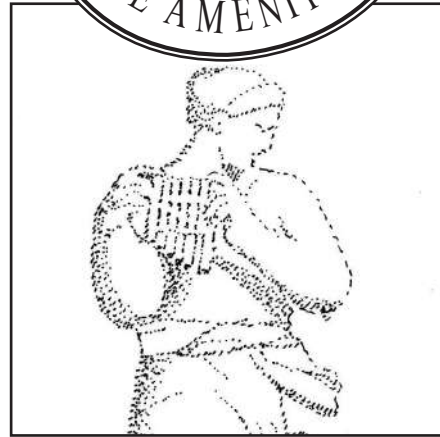
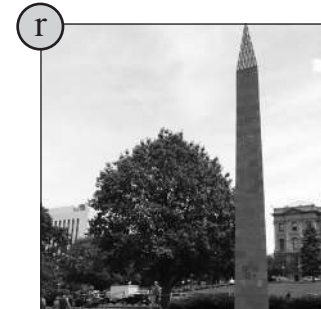
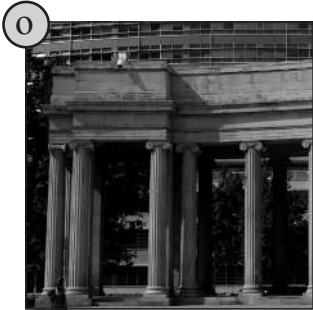
## FOUNTAINS



- ▶ Provide consistent, coordinated, durable, and themed street furniture (i.e., street lights, tree grates, trash receptacles, kiosks, chairs/benches, plant containers) designed to enhance and beautify the public streetscape (a, b, c, d, e, f).
- ▶ Provide consistent, coordinated, durable, and themed site furnishings (i.e., light stands, kiosks, trash receptacles, chairs/benches, tables, plant containers) within private spaces, including courtyards, forecourts, squares, paseos, and plazas (a, b, c, d, e, f).
- ▶ Design street/site furnishings to be context appropriate, with urban furnishings appearing more formal and refined (a, b, c, d, e, f).

- ▶ Punctuate public and private courtyards and plazas with fountains designed as open space focal points, providing a cooling respite for pedestrians (g, h, i, j, k, l).
- ▶ Design fountains to accommodate linear seating (g, h, i). Fountain seating shall have a minimum depth of 16 inches, ranging in height between 12 inches (minimum) and 36 inches (maximum).
- ▶ Design water features to complement their setting, reflective of adjacent architectural expressions (g, h, i, j, k, l).
- ▶ Incorporate interactive water features within public and private plazas, designed to accommodate children (h).

PUBLIC ART



**T**raditionally, public art pieces are the reflection of the society at large, oftentimes characterized by physical statuary that symbolizes and expresses the story of our civic life. Historically, these freestanding public art features are deliberately over-scaled, crafted three times their actual size, designed to impress and dominate their civic setting. Fountains also play a role in the story of our civic life. Many of these features contain statuary that also conveys the culture of the city while providing a cool and refreshing respite from Soledad's warm Mediterranean climate. Lastly, street and site furniture "dress" the public and private realms, creating a festive pedestrian environment that delights and amuses. ♦

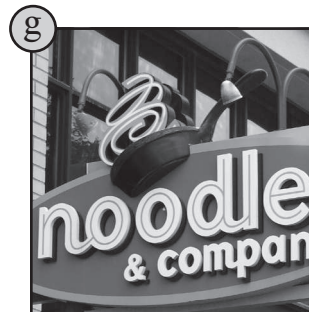
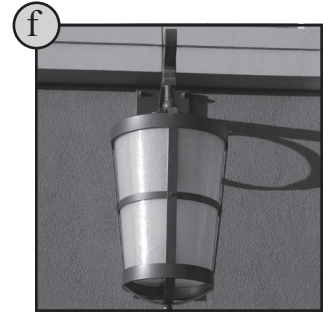
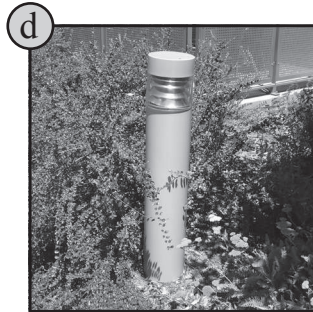
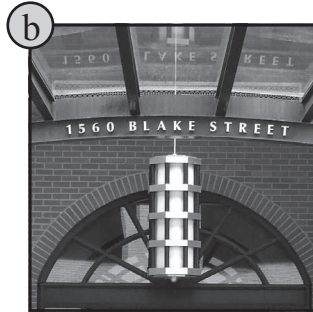
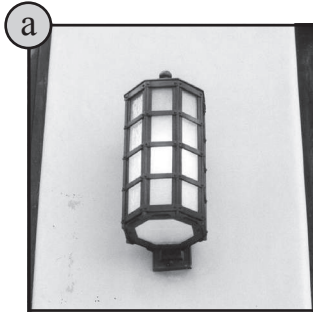
— Did you know? —

- ▶ Provide traditional pavilions designed as functional public art features that accommodate civic events (o).
- ▶ Provide public art in the form of statuary (m, n), or murals (p), designed to reinforce the history and culture of Soledad, Salinas Valley, and the Central California coast.
- ▶ Uplight features for evening interest and appreciation.
- ▶ Use written prose, either profound or whimsical, inlaid into pavement treatments and monument walls, designed as public art features (q).
- ▶ Use vertical obelisks as landmark public art features designed to identify, highlight, and punctuate public spaces (r).

# LIGHTING

## PEDESTRIAN LIGHTING

## BUILDING LIGHTING



- ▶ Illuminate building entrances with traditional projecting light fixtures (a) and hanging pendants (b) designed to reinforce the architectural style of the building while enhancing pedestrian safety and building identity.
- ▶ Orchestrate light pole placement and lumen intensity. Locate ornamental and higher intensity light fixtures at building entrances and path intersections (a, b).
- ▶ Light pedestrian pathways with low-intensity bollard lighting (d). Low-scaled bollards shall be designed to light pedestrian paths in a non-intrusive fashion, seamlessly integrated into the landscape.
- ▶ Illuminate forecourts, plazas, and courtyards with decorative and festive light fixtures designed to create a consistent image which reinforces the architectural style of the building (c).
- ▶ Provide ornamental human-scaled light poles and luminaries (c).
- ▶ Provide bollard or step lighting to clearly illuminate level changes and handrails for stairs and ramps.
- ▶ Use light fixtures that produce a warm white color.

- ▶ Use building light fixtures that reflect the architectural style of the building on which they are placed (e, f, g, h).
- ▶ Use traditional projecting light fixtures (e.g., gooseneck lamps, pendants) to illuminate building signage (e, f).
- ▶ Provide a hierarchy of building light fixtures that use differing light intensities, designed to enhance and highlight building architecture (e, f, g, h).
- ▶ Amply light building entrances designed to enhance patron safety (a, b).
- ▶ Encourage neon lighting to accentuate architectural details.
- ▶ Avoid lining storefront windows with neon lighting. Instead, provide internal lighting that create a distinctive glow through building windows.
- ▶ Carefully coordinate the type, style, location, and illumination level of internal building light sources to create a warm incandescent glow as opposed to cool fluorescent tones.
- ▶ Highlight prominent building features, such as building entrances, as opposed to lighting the entire building.

## STREET LIGHTING



- ▶ Provide human-scaled street light poles. Street light poles shall have a traditional base, shaft, and capital that supports the luminary (g).
- ▶ Use flutes, moldings, or other street light pole ornamentations to create human interest (g, h).
- ▶ Provide low-wattage street lights designed to accommodate pedestrian movements (4,800 Lumens, maximum recommended).
- ▶ Use bright, high-wattage vehicular-oriented streetlights only at street intersections (12,000 Lumens, maximum recommended).
- ▶ Use single luminary street light fixtures along the interior of the block. Multiple street light fixtures shall only be used at street intersections.
- ▶ Provide ornamental pedestrian-oriented street light fixtures, based upon the following Standards:
  - Location: Two and one-half feet from the curb face.
  - Type: Metal Halide (recommended).
  - Height: Fourteen-feet (maximum).
  - Spacing: Fifty feet on center (recommended).
  - Maximum Luminance: 18 watts (4,800 lumens).



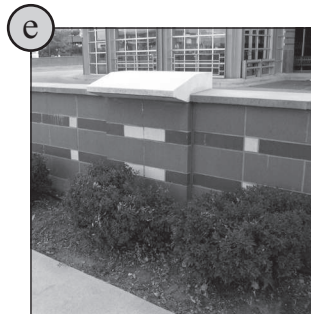
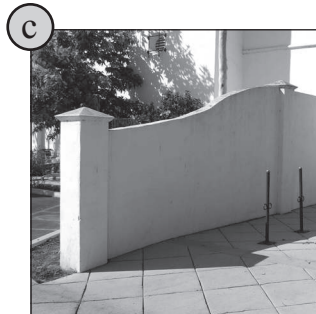
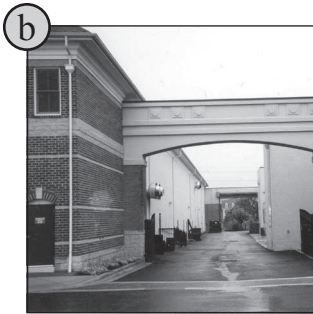
**T**raditionally, lighting intensity corresponds directly to land use intensity, wherein a higher frequency of light fixtures and brighter environment occur within an urban, downtown, environment as opposed to rural enclaves which exhibit a "dark sky" frame of reference. Envision Paris, the famous "City of Lights" characterized by highly ornamental public lighting that both illuminates and decorates, beautifying the public realm. In contrast, rural light fixtures are simple, austere, and utilitarian, commonly composed of indigenous materials with fully shielded luminaires that produce subdued down-lighting. In essence, lighting is designed to be context appropriate, ultimately reinforcing sense of place. ♦

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# NUISANCE SCREENING

## ARCHITECTURAL WALLS

## SCREEN WALLS



- ▶ Create architectural walls as a natural extension of the attached or adjacent building (a, b, c).
- ▶ Design architectural walls of durable materials designed to reflect and reinforce the architectural style of attached or adjacent buildings (a, b, c).
- ▶ Use architectural walls to screen nuisances in a decorative fashion (a, b, c).

- ▶ Design screen walls to complement and reinforce the architectural style of attached or adjacent commercial buildings (d).
- ▶ Use commercial building embellishments, such as awnings, seamlessly integrated into screen walls, designed to reinforce the architectural style of attached or adjacent buildings (d).
- ▶ Construct screen walls of durable materials, designed to integrate with building architecture (d).
- ▶ Use decorative low garden walls to screen parking areas while assuring vehicular sight lines (e, f).

## TRASH/CART ENCLOSURES

g



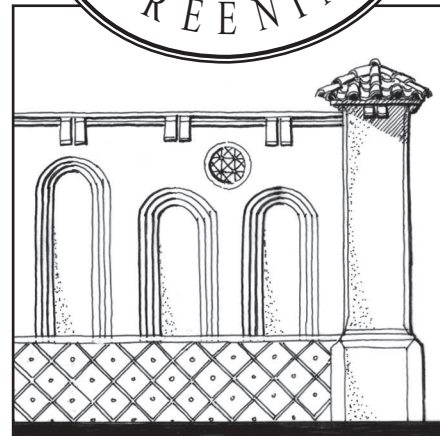
h



i



- ▶ Provide durable trash enclosures designed to accommodate trash containers and recycling bins (g, h).
- ▶ Screen trash receptacles with solid and decorative masonry walls with a distinct and defined base and cap (g, h).
- ▶ Provide trash enclosure gates composed of durable metal (g, h).
- ▶ Soften trash enclosures with climbing plant materials, where possible.
- ▶ Design trash and shopping cart enclosures to reflect and reinforce the architectural style of adjacent buildings (g, h, i).
- ▶ Create substantial shopping cart storage corrals composed of durable masonry and dimensional timber materials (i).
- ▶ Shade and shelter shopping cart storage corrals with robust overhead trellis structures (i).



**T**raditionally, walls, both small and large, are used to screen and mask nuisances from public view. Customarily, these walls are decorative in nature, commonly appearing as architectural elements that materialize as a natural extension of building architecture. Oftentimes, these walls are composed of durable masonry or exterior plaster materials, embellished with building details, including a distinctive base, shaft, and capital. Screen wall functions range from low garden walls, designed to screen parking areas, to high compound walls intended to mask fabrication, distribution, and outdoor storage areas. These prototypical wall types are both functional and decorative, screening nuisances while beautifying the public realm. ♦

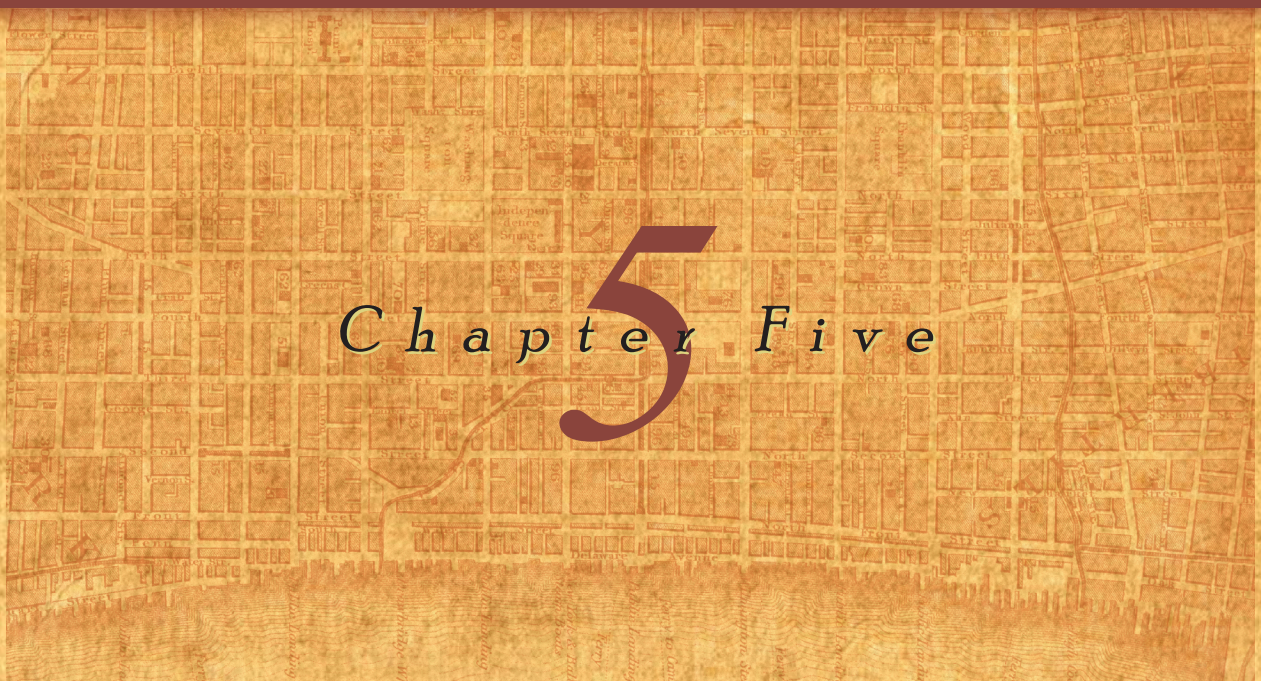
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City of Soledad



*Single Family Residential*



Chapter **5** Five

Community Design Guidelines & Standards



# SITE PLANNING GUIDELINES & STANDARDS

## Site Planning Image

The purpose and intent is to create traditional urban, suburban, and rural oriented Single Family Detached Residential development patterns reflective of land use intensity, natural amenities, and customary lotting configurations, reflective of time honored American towns.

The Soledad Single Family Detached Residential image is based upon context sensitive site planning principles that advocate formal-to-informal blockscape patterns and home orientations rooted in the traditions of American pre-war towns and villages. Within an urban downtown environment, single family residential neighborhoods are decidedly more formal in nature, composed of grid and axial street orientations designed to project an image of stately grandeur and elegance.

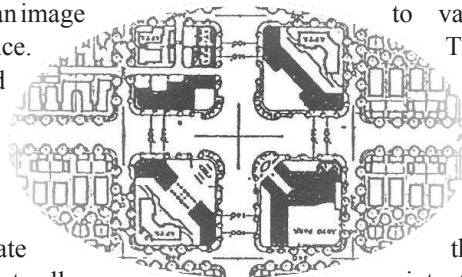
These formal urban-oriented neighborhoods, reflective of a higher density of development, are graced by small lot subdivisions that accommodate multi-story dwellings which create a continuous residential streetwall.

Within suburban residential neighborhoods, blockscales are commonly composed of modified-grid street orientations that project a more relaxed streetscape image. These semi-formal neighborhoods, reflective of moderately-high density development, are composed of small-to-moderate sized lots, accommodating dwellings that also frame and enclose the public realm. Within these neighborhoods, blockscales are relatively

informal in nature, composed of slightly curving street patterns that project a town and country image. These semi-informal neighborhoods, reflective of lower density residential development, are characterized by moderately-sized lots and associated single family dwellings. Finally, within the lower hillside portions of Soledad, single family residential clusters are characterized by informal curvilinear street patterns designed to conform to varying topographic conditions.

These lower density residential neighborhoods are typically characterized by larger lot homes or estates designed to harmonize with the natural environment. Within each of these unique environments, the intent is to create context appropriate

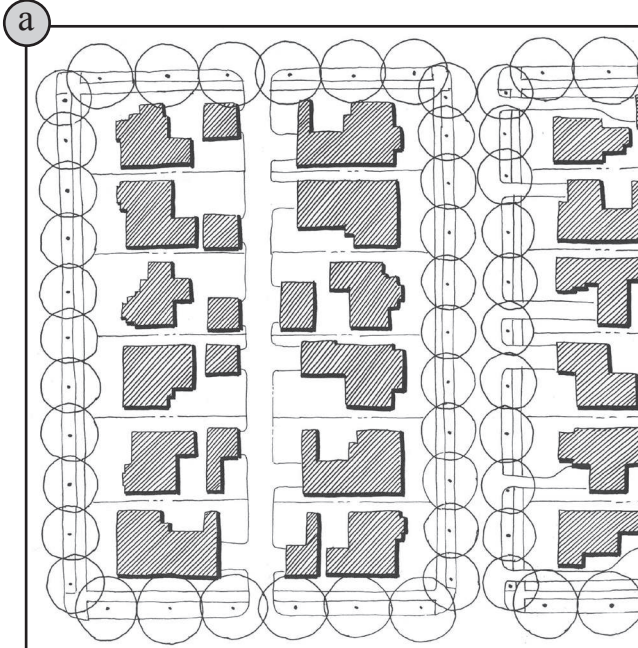
block and street configurations, dwelling sitings and orientations, and garage configurations designed to reinforce their respective urban or rural orientation. Within all these Single Family Residential neighborhoods, homes and garages are sited to de-emphasize the automobile while accommodating pedestrian movements, ultimately creating an atmosphere clearly rooted in the town building craft of yesteryear. ♦



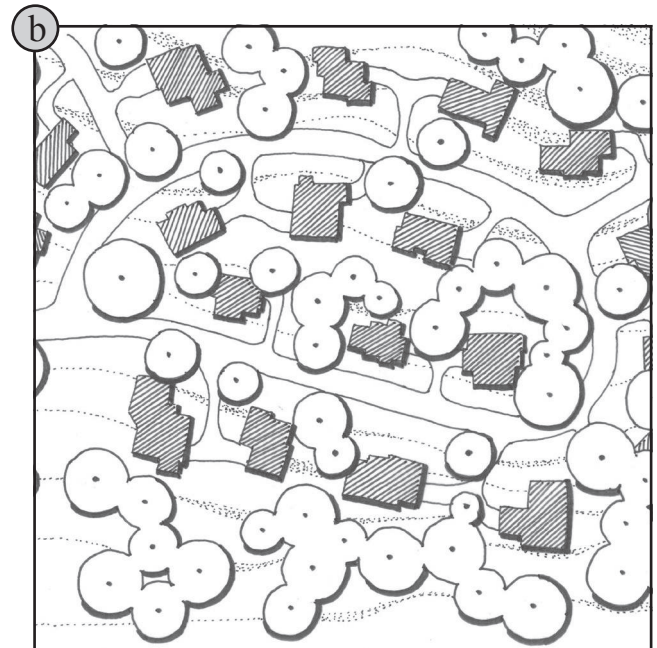
# BLOCKSCAPE

## FORMAL

## INFORMAL



- ▶ Create formal grid and modified grid block configurations associated with small lot neighborhoods (a).
- ▶ Design residential blocks to connect to existing and future neighborhoods (a).
- ▶ Create short traditional residential blocks composed of small lot detached homes oriented to frame and enclose the streetscape. Maximum grid and modified grid block length shall not exceed 520 feet (a).
- ▶ Provide short traditional residential blocks designed to slow traffic (25 MPH or less), creating a safe pedestrian friendly environment (a).
- ▶ Create a safe pedestrian/vehicular interface at street intersections by providing tight curb radius designed to slow traffic. Maximum local street curb radius should not exceed nine feet (a).
- ▶ Avoid curvilinear block configurations and associated cul-de-sacs within small lot urban-oriented residential neighborhoods.
- ▶ Complement traditional grid and modified grid block configurations with rear alleys (a).



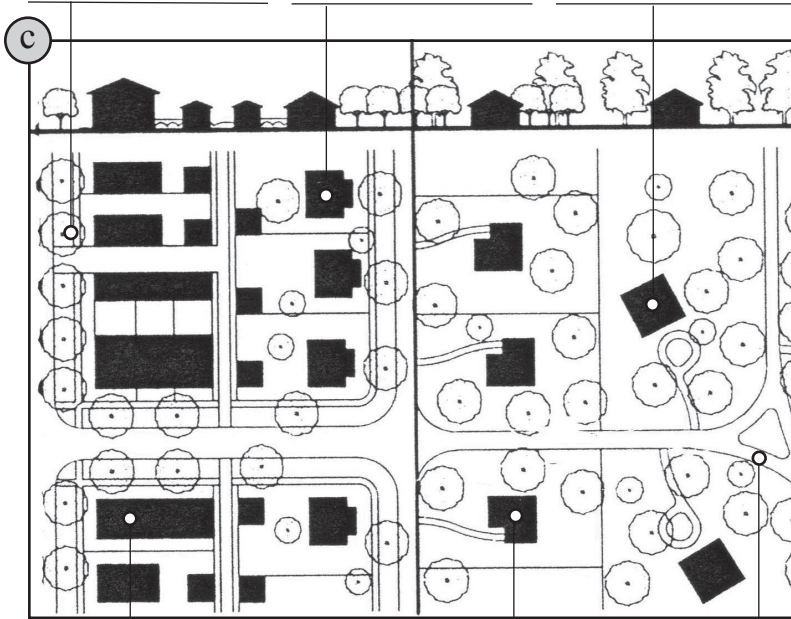
- ▶ Create informal curvilinear block configurations associated with rural-oriented larger lot hillside neighborhoods (b).
- ▶ Create curvilinear block patterns that respond to sloped topographic conditions, conforming to the natural contours of the site (b).
- ▶ Use cul-de-sacs in conjunction with single-loaded hillside-oriented blocks (b).
- ▶ Limit curvilinear block configurations that extend emergency service response times. Maximum curvilinear block length shall not exceed 600 feet (b).
- ▶ Create a safe pedestrian/vehicular interface at street intersections by providing tight curb radius designed to slow traffic. Maximum local street curb radius should not exceed nine feet (b).
- ▶ Complement curvilinear block configurations with narrow rural-oriented lanes that respond to sloped topographic conditions (b).

## URBAN/RURAL BLOCKSCAPE

► Urban-oriented streetscape patterns are reinforced by rows of street trees planted in park strips or sidewalk tree wells, narrow streets, avenues, and boulevards with on-street parking, tight curb radii, and wide sidewalks. Garages are typically accessed from rear-loaded alleyways.

► Suburban-oriented neighborhoods characterized by a higher density blockscape composed of a network of grided avenues and streets. Medium to small lots accommodate detached homes with aligned building frontages and front porches that greet the street. Landscapes are formal, composed of regularly spaced street trees.

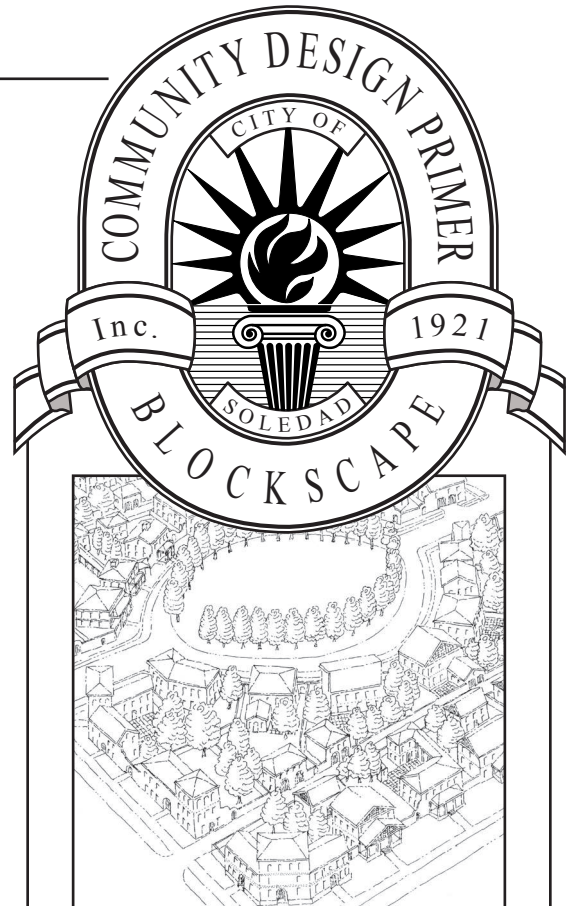
► Informal rural-oriented neighborhoods characterized by low density residential homes grace curvilinear rural roads and lanes. Large lots may accommodate gentleman farms and ranchettes with rotated building frontages deeply setback from the roadway. Landscapes are informal, reflective of bucolic hillside terrain contours and the natural environment.



► Formal grid and axial oriented urban blockscape composed of attached residential dwellings including live/work units, rowhouses, and stacked flats. Dwellings are oriented towards the street with minimal setbacks, accommodate dooryards and stoops.

► Estate lots accommodate larger homes characterized by deep building setbacks. Estate homes are located on narrow meandering lanes with limited improvements which include rolled curbing, pedestrian paths, and informal clusters of street trees.

► Rural oriented neighborhoods characterized by a curvilinear road network which exhibits an informal blockscape image. Rural roads are narrow in section, accompanied by meandering and undulating paths, open drainage swales, larger curb radii, and informal clusters of native trees of mixed species.

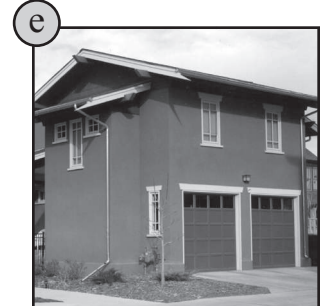
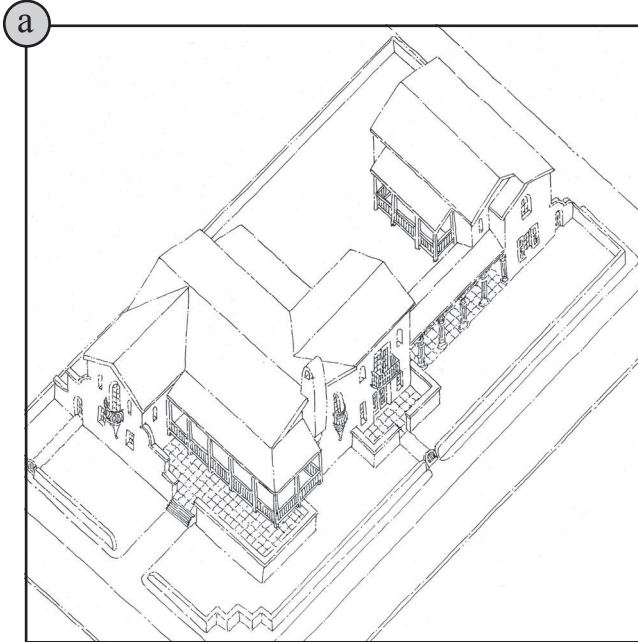


**T**raditional neighborhood blockscape configurations are commonly a direct response to land use intensity and topographic condition. In general, fine grained grided block configurations are commonly associated with downtown environments which exhibit formal urban characteristics. Modified grid block configurations typically relate to suburban neighborhoods which retain a decidedly town and country sensibility. Rural blockscales are commonly characterized by curvilinear country lanes that directly respond to topographic conditions and prominent natural features. ♦

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# SMALL LOT

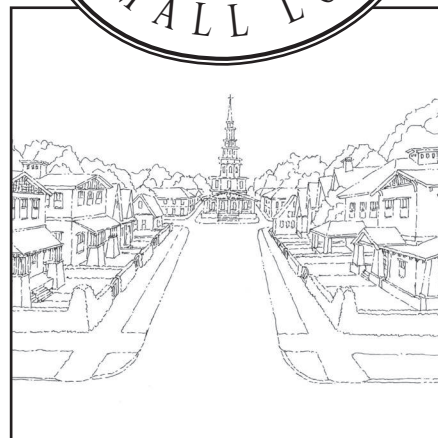
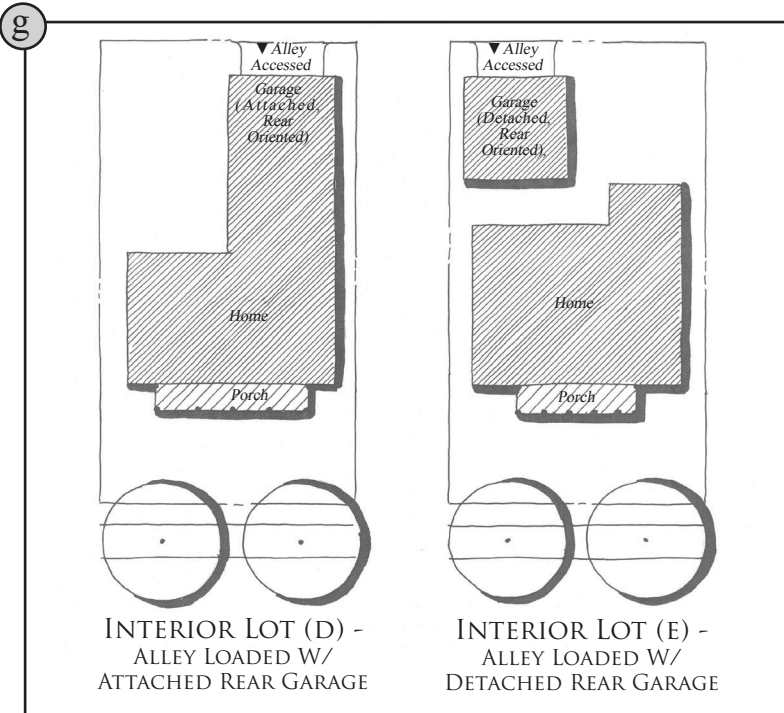
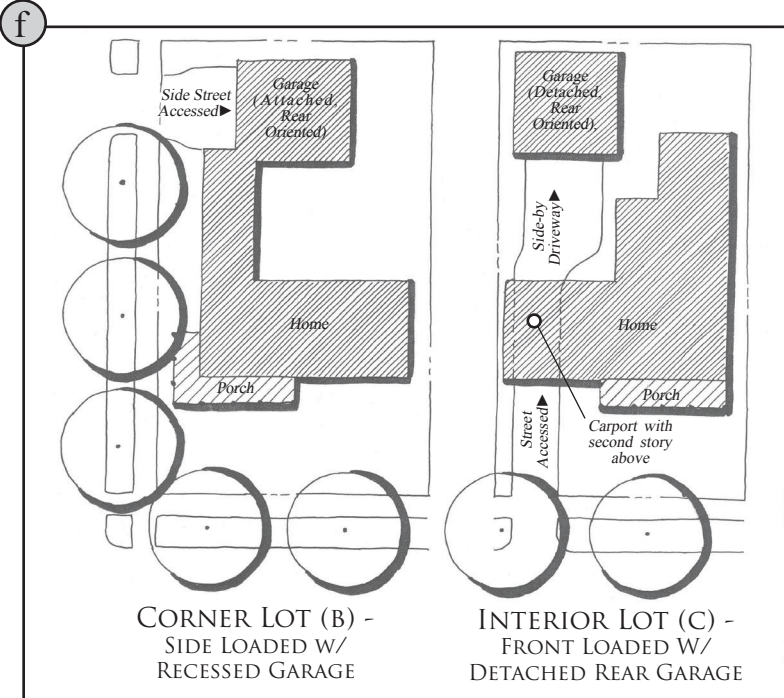
## CHARACTERISTICS



- ▶ Create formal grid or axial small lot subdivision configurations (typically 54 feet or less in width) (a).
- ▶ Provide four public/private zones that exhibit increased levels of privacy within small lot neighborhoods (a), including:
  - The Public Realm - The public park strip and sidewalk
  - The Semi-Public Realm - The front yard
  - The Semi-Private Realm - The front stoop and porch
  - The Private Realm - The home interior
- ▶ Provide usable yard space for small lot subdivisions. front, corner side, and rear yards shall provide adequate space for socializing, recreation, and entertaining (a).
- ▶ Provide usable front yard area. Minimum small lot front yard setback shall measure 15 feet from the property line (a).
- ▶ Provide usable corner side yards. The minimum small lot corner side yard setback shall measure 10 feet from the property line (a).
- ▶ Provide adequate rear yard space to accommodate rear alley-loaded garages (a).

- ▶ Align homes frontages parallel to the street creating a defined streetwall which frames and encloses the streetscape (a).
- ▶ Provide multi-story homes designed to spatially enclose the streetscape. Minimum small lot building height shall measure two-and-one-half stories.
- ▶ Create spatial street enclosure by aligning both sides of the street with homes oriented towards the public realm. Maximum dwelling height to spatial width between homes should not exceed 1:6.
- ▶ Orient front porches towards the street designed to create a platform for outdoor socializing, entertainment, and leisure (a).
- ▶ Provide a variety of garage locations and orientations designed to enhance streetscape variety and visual interest. Site garages based upon the following Standards:
  - Corner Lot: Front (c, f), Side (b, f), or Rear Alley (a, d, e, g) Loaded.
  - Interior Lot: Front (c, f); Rear Alley Loaded (d, e, g).
  - Detached: Rear Oriented

## GARAGE LOCATION

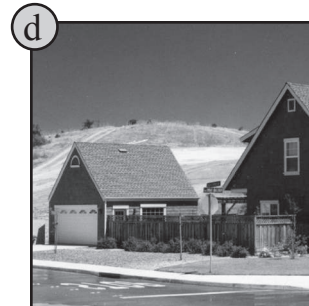
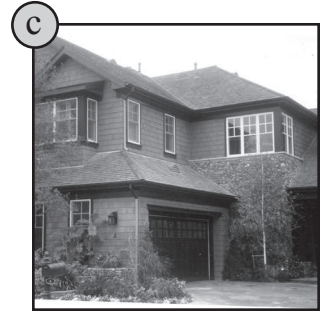
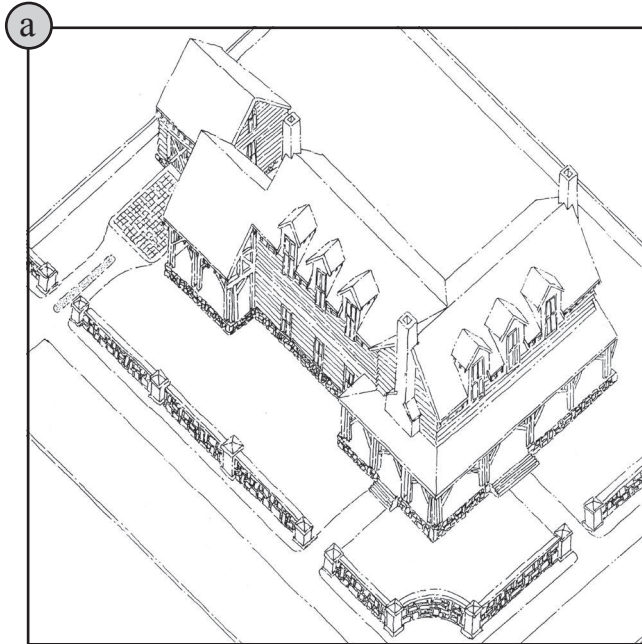


**W**ithin time-honored small lot neighborhoods, narrow street widths graced by formal home frontages create a feeling of containment that contributes to a strong sense of place. Customarily, these "outdoor rooms" were formally designed to accommodate both vehicles and pedestrians in a sensitive fashion that embraced the public realm. When building heights, front yard spaces, and street widths are traditionally assembled, a pleasing and comfortable spatial enclosure is achieved which delights the senses, enhancing the human experience. ♦

Did you know?

# MODERATE LOT

## CHARACTERISTICS



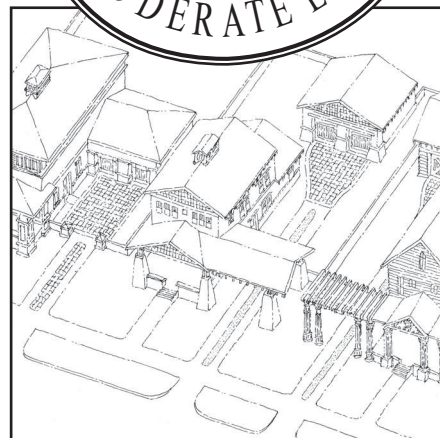
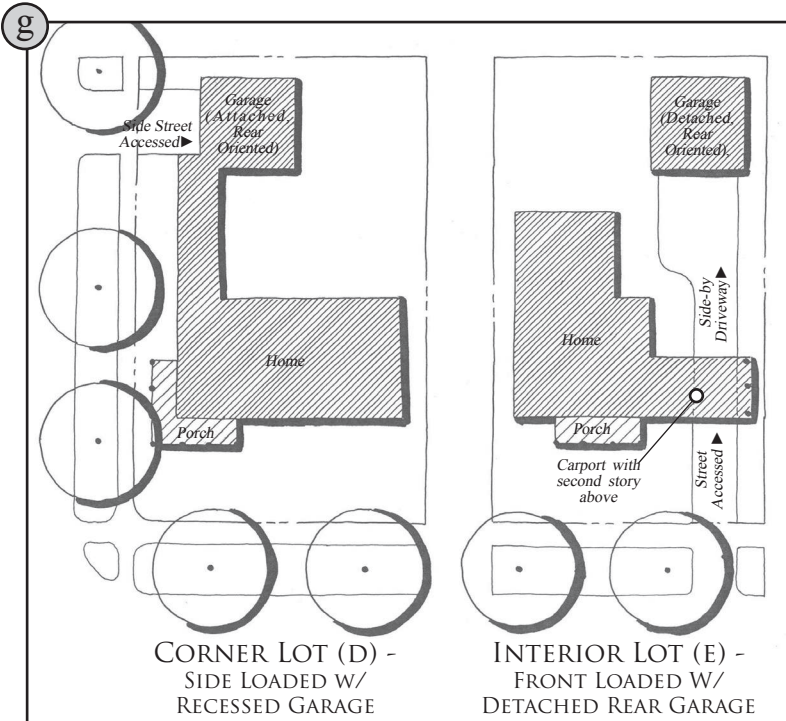
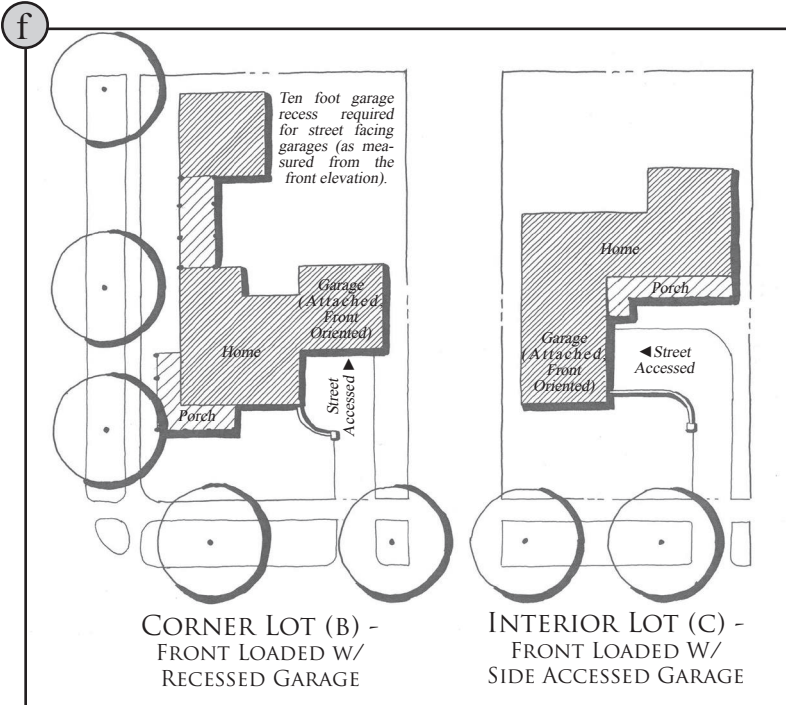
- ▶ Create modified grid moderate lot subdivision configurations (typically 54 - 70 feet in width) (a).
- ▶ Provide four public/private zones that exhibit increased levels of privacy within moderate lot neighborhoods (a), including:
  - The Public Realm - The public park strip and sidewalk
  - The Semi-Public Realm - The front yard
  - The Semi-Private Realm - The front stoop and porch
  - The Private Realm - The home interior
- ▶ Provide usable yard space for moderate lot subdivisions. front, corner side, and rear yards shall provide adequate space for socializing, recreation, and entertaining (a).
- ▶ Provide usable front yard area. Minimum moderate lot front yard setback shall measure 20 feet from the property line (a).
- ▶ Provide usable corner side yards. Minimum moderate lot corner side yard setback shall measure 12 feet from the property line (a).
- ▶ Recess street facing garages a minimum of 10 feet as measured from the front building elevation (sans porch). (a, b, f).

- ▶ Align homes frontages parallel to the street creating a defined streetwall which frames and encloses the streetscape (a).
- ▶ Provide multi-story homes designed to spatially enclose the streetscape. Minimum moderate lot building height shall measure two-stories (a, b, c, d, e).
- ▶ Create spatial street enclosure by aligning both sides of the street with homes oriented towards the public realm (b). Maximum dwelling height to spatial width between homes shall not exceed 1:6.
- ▶ Orient front porches towards the street designed to create a platform for outdoor socializing, entertainment, and leisure (b).
- ▶ Provide a variety of garage locations and orientations designed to enhance streetscape variety and visual interest. Site garages based upon the following Standards:

### Location and Placement

- Corner Lot: Front (b,c, e), Side(d), or Rear Alley Loaded.
- Interior Lot: Front (b, c, e) or Rear Alley Loaded
- Detached: Rear Oriented

# GARAGE LOCATION



**G**arage location and orientation are critical components in establishing a streetscape image that embraces the human spirit, as opposed to an auto dominated environment characterized by a "sea" of garage doors. When garage placements are subtle - located internal to the site, accessed off of side streets, side loaded, or deeply recessed - the homes living spaces and front porches are highlighted, oriented towards the public streetscape creating a prominent human environment which says that people live here, not cars. Ultimately, it is the human element that dominates our neighborhoods, promoting civility, not mechanization. ♦

Did you know?



# ARCHITECTURE

## GUIDELINES & STANDARDS

### Architectural Image

The purpose and intent is to promote traditional home designs rooted in the architectural heritage of the region, characterized by human scaled building elements and constructed of indigenous materials that respond to regional climatic conditions and local building practices.

The Soledad Single Family Detached Architectural image is reflective of traditional neighborhood design which embodies the ideology of human-scaled architecture that supports a rich street life, embracing the pedestrian while sensitively accommodating the automobile. Supporting this philosophy of embracing the public realm, Soledad Single Family Detached Residential architecture embodies features, such as the front porch, which provides a forum for social interaction and "neighborliness".

The intent is to promote a palette of home styles firmly rooted in the architectural heritage and culture of the region, designed to celebrate the human, while de-emphasizing the presence of the automobile. Soledad Single Family Detached Residential architectural expressions are decidedly indigenous, composed of time-honored architectural styles, such as Spanish Colonial, Mission, Monterey, and Craftsman, that are reflective of California pre-war towns and villages. Envision small blocks of homes that embrace the street creating a well-defined and "contained" pedestrian-friendly environment. Marvel at traditional architectural styles that orient people friendly porches and verandas towards the street, while placing auto-oriented functions to the

rear, accessed by alley lanes. Converse with your neighbors from raised stoops that provide a platform for public interaction and dialogue. Picture homes that exhibit a traditional base, middle, and top, complemented by a palette of indigenous building materials rooted in the architectural heritage of the region. Imagine architectural elements, including brackets, corbels, doors, lighting fixtures, and window muntin patterns that reinforce the architectural style of the home. Envision homes where

the front "face" of the home is fully visible from the public realm, not dominated by garage doors and excessive driveway pavement. This is the image of Single Family Detached Residential neighborhoods.

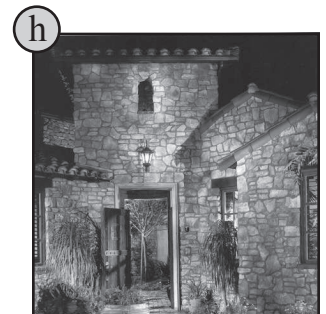
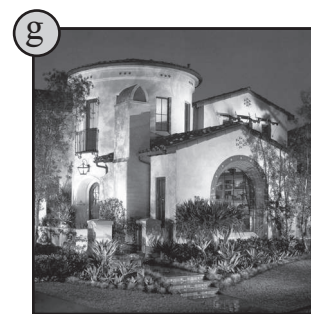
Neighborhoods that exhibit the elements that define traditional small town America: fine grained neighborhood street and alley networks, pedestrian oriented blockscapes, and homes that embraces the public realm. Neighborhood architecture that is native, humanistic, visually rich, and ornate. Ultimately, architecture designed to distinguish Soledad as a special place uniquely positioned to showcase and encourage traditional architectural styles fully ingrained in the architectural heritage of the region.

◇



# ARCH. STYLE

## CHARACTERISTICS



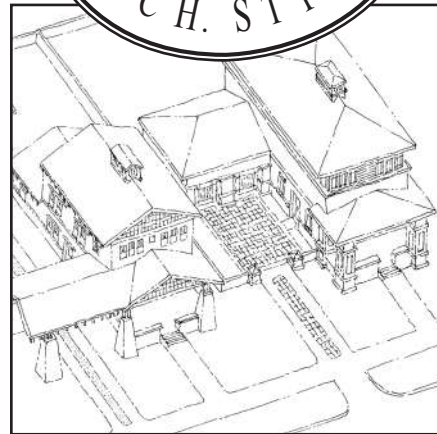
- ▶ Create neighborhoods of compatible architectural styles reflective of the California Central Coast region. A house shall be a strong expression of its chosen architectural style.
- ▶ Craft homes that are authentic, reflective of the chosen traditional architectural style, found within the California Central Coast region.
- ▶ Craft homes that reflect the physical characteristics of the site and traditional styles found within the California Central Coast region. The designer shall use past architectural expressions for inspiration, but can design present day interpretations of these traditional styles.
- ▶ Avoid unauthentic architectural styles. Architectural styles not reflective of the California Central Coast region, or those inconsistent with the indigenous architectural vernacular of Soledad shall be strongly discouraged.

- ▶ Provide architectural styles that are "rooted" in the traditional architectural vernacular of the region. While no specific architectural style is required, architectural styles such as California Ranch (a), Craftsman (b), Farmhouse (c), Spanish Mission (d), Monterey (e), Prairie (f), Spanish Colonial (g), and Tuscan (h) shall be strongly encouraged.
- ▶ Single Family dwellings shall be designed as a strong reflection of their chosen architectural style, composed of building massing, roof form/pitch, roof overhangs, window styles, materials, colors and ornamentations that reinforce the architectural style of the home.
- ▶ Single Family dwellings shall emulate actual architectural styles, either traditional or modern (See The McAlester's American Home Styles; which is one of many style books providing American home style definitions, design detail, and regional placement).

## ARCHITECTURAL TENETS

► The following tenets are provided to help the architect and builder understand the indigenous design philosophy that drives the architectural image of Soledad. The intent is to assure that new development, additions, and remodel design is compatible with the native architecture found within the region. Architectural design elements that relate to the desired character of Soledad are best described as:

- Indigenous architectural styles rather than 'foreign'
- Traditional rather than modern
- Ornamental rather than unadorned
- Rustic rather than polished
- Human-scaled rather than monumentally-scaled
- Native building materials rather than 'foreign' materials
- Animated and ornamented front facades that face the public realm rather than blank walls
- Discernible and solid building base anchored to the ground plane rather than a "floating" foundation
- Human-scaled entrances and covered porches rather than monumental entryways
- Masonry and exterior plaster foundation pedestals rather than exposed concrete foundation walls
- Substantial columns, piers, and posts rather than thin, flimsy, and weak-appearing supports
- Multi-paned windows rather than large "picture windows" or sliding glass doors
- Traditional vertically-oriented windows, commonly placed in symmetrical patterns, rather than modern horizontal sliders
- Ornamental front doors reflective of the architectural style of the home rather than commonplace doors
- Recessed windows designed to express the mass of building rather than flush mountings
- Deep, rich, earth tone colors rather than washed-out paint palettes
- Ornamental single carriage doors rather than generic garage doors
- Pedestrian-scaled rather than automobile-dominated



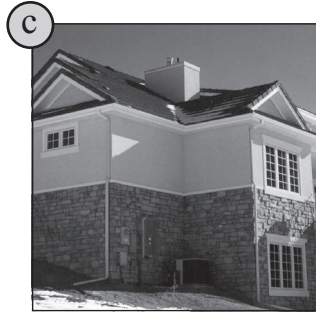
Successful domestic architectural "styles" are commonly rooted in the vernacular architectural heritage of the region, influenced by specific climatic conditions, native building materials, and local building practices. Derived from the Latin "vernaculus" meaning domestic or indigenous, vernacular architectural "styles" are commonly associated with the private home, more an expression of low-style "craft" adapted from Classical precedents. Classical architecture, the "artistic" high-style form of vernacular building is commonly rooted in a traditional ideology or historical epoch, richly immersed in cultural symbolism and orthodox architectural values that transcend superficial modern architectural "fashions". ♦

— Did you know? —

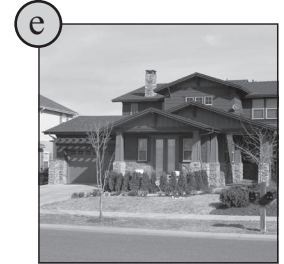
# BUILDING MASSING

## BUILDING BASE

## BUILDING CAP

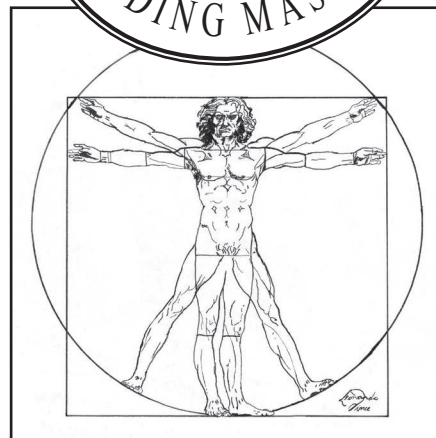


- ▶ Design house foundations as a natural extension of the ground plane, rather than separating the home from the land (a, b, c).
- ▶ Rest the home on a distinguishable building base or pedestal, such as a stone or brick masonry foundation, designed to anchor the home to the ground plane (a, b, c).
- ▶ Construct the building base of heavier stone, brick, or exterior plaster materials designed to express mass and stability (a, b, c).
- ▶ Provide substantial window and door recesses designed to express building mass. Minimum window and door recesses shall measure four inches.



- ▶ Crown homes with generous roof overhangs or parapet walls designed to terminate the top of the home while complementing the architectural style of the home.
  - California Ranch (d)
  - Farmhouse (f)
  - Monterey (h)
  - Spanish Colonial (j)
  - Craftsman (e)
  - Mission (g)
  - Prairie (i)
  - Tuscan (k)

## BUILDING MASS



**L**ike humans, traditional homes are typically divided into three major components which include the foundation base (feet), designed to anchor the home to the ground plane, the home's walls or facades (torso) which allow transparency, and the roof cap (head) that terminates the top of the home. Defined as the architectural "trinity" this time-honored building ideology has ancient origins, rooted in the anthropomorphic image of man. Called "human scale", homes were traditionally designed to reflect and echo the dimensions of the human body, the principal source of proportion among the classical orders of architecture, ultimately paying tribute to the human form.



Did you know?

- ▶ Telescope building masses towards the center of the home, as appropriate to the architectural style of the home. As the home rises, use smaller floor areas for upper stories designed to diminish boxy-appearing dwelling masses (l, m, n).
- ▶ Segment the home into three distinct parts which exhibit a discernible foundation base, middle facade, and roof cap (l, m, n).
- ▶ Design homes as an integrated collection of individual subordinate volumes emerging from a dominant building mass, rather than a single boxy dwelling form (l, m, n).
- ▶ Use single-story plate heights to eliminate large monumentally-scaled wall planes (l, m, n). Homes shall be designed at a human scale. Full multi-story wall masses shall be strongly discouraged.
- ▶ Use single-story building masses such as covered porches as transitional elements to upper-story building volumes (l, m).
- ▶ Break-up rear building masses. Provide a variety of roof plane breaks and wall planes that add visual interest to rear facades (n).

# ROOF FORM

## ROOF TYPE



- ▶ Use roof forms that reinforce the architectural style of the home. Design roof forms based upon the following Standards:

Roof Type: Gable (a); Hip (b); Conical or Octagonal - Towers, only (c); Shed (d).

## ROOF PITCH

- ▶ Design roof forms that complement the architectural style of the home, rooted in the architectural vernacular of the Central California coast.
- ▶ Provide main body roof pitches based upon the following Standards:
  - California Ranch: 6:12 - 8:12
  - Craftsman: 3:12 - 5:12
  - Farmhouse: 6:12 - 10:12
  - Mission: 4:12 - 6:12
  - Monterey: 4:12 - 8:12
  - Prairie: 3:12 - 5:12
  - Spanish Colonial: 4:12 - 6:12
  - Tuscan: 6:12 - 8:12

## DORMERS



- ▶ Use minor ancillary roof elements such as gable roof dormers (e); gable wall dormers (f); hip roof dormers (g) and shed roof dormers (h) designed to reinforce the architectural style of the home.

## ROOF OVERHANG

- ▶ Provide main body roof overhangs based upon the following minimum Standards:
  - California Ranch: Eaves - 18 inches; Rakes - 24 inches
  - Craftsman: Eaves - 18 inches; Rakes - 24 inches
  - Farmhouse: Eaves - 18 inches; Rakes - 18 inches
  - Mission: Eaves - 12 inches; Rakes - 12 inches
  - Monterey: Eaves - 12 inches; Rakes - 12 inches
  - Prairie: - Eaves - 24 inches; Rakes - 24 inches
  - Spanish Colonial: Eaves - 12 inches; Rakes - 12 inches
  - Tuscan: Eaves - 12 inches; Rakes - 12 inches
- ▶ Roof overhangs for ancillary roof elements may vary in order to achieve a consistent roof line.
- ▶ Minimum roof overhang Standards may be adjusted to complement the architectural style of the home.

## ROOF FORM



- ▶ Provide simple roof forms that reinforce the architectural style, emphasizing the vernacular of the region (i).
- ▶ Provide roof overhangs and pitches designed to moderate Soledad's unique climatic conditions, shading window openings and shedding rainwater (i).
- ▶ Locate simple main body roof forms generally centered on the building mass accompanied by smaller ancillary roof elements (i).
- ▶ Create simple symmetrical roof forms that complement the mass and volume of the home (i).

## ROOF COMPONENTS



- ▶ Provide minor, ancillary roof elements, such as cupolas (j), lanterns (k), monitors (l), and clerestories (m), designed to reinforce the architectural style of the home while animating the roofscape.
- ▶ Design pitched roof forms to contain habitable space. Roof dormers shall be functional, providing interior day lighting.



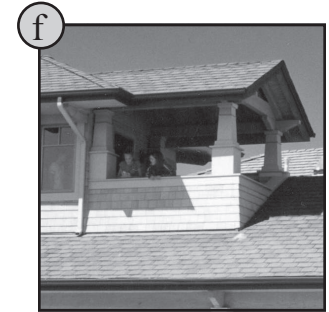
**R**esidential roof forms are traditionally influenced by regional characteristics including site elevation, indigenous climatic conditions, and local building materials. In hot low-lying arid climates, roof forms are generally flat due to a lack of need to shed rainwater which is sparse. In contrast, many California mountainous homes employ steeply pitched roof with moderate overhangs designed to shed heavy snow loads. In temperate "Mediterranean" climates, such as the Salinas Valley, roof pitches are slight to moderate, designed to shed seasonal rains while modest overhangs are employed to shade and shelter window openings. ♦

— Did you know? —

# PORCHES & DECKS

## COVERED PORCHES

## DECKS



- ▶ A covered porch or recessed entry designed to reinforce the architectural style of the home shall be required for all homes (a, b, c, d, i, j).
- ▶ Design human-scaled covered porches to create a sense of arrival (a, b, c, d).
- ▶ Provide a continuous covered porch wrap that embraces both street frontages on corner lots (c).
- ▶ Design covered porches as single-story transitional elements or "stair step" to upper story building volumes (a, b, c, d).
- ▶ Rest the covered porch on a robust base designed to anchor the home to the ground plane (a, b, c, d).
- ▶ Provide traditional elevated porches - 24 inches typical (a, b, c, d).
- ▶ Integrate covered porch roofs into the fabric of the home using similar roof types, pitches, and materials (a, b, c, d)
- ▶ Design covered porches, based upon the following Standards:
  - Minimum Area - 120 square feet
  - Minimum Depth - Six feet

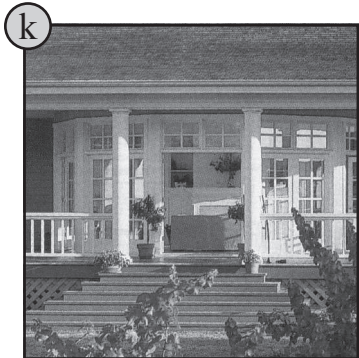
- ▶ Integrate decks into the fabric of the home (e, f, g, h). Deck support columns, piers, and posts shall appear substantial.
- ▶ Seamlessly integrate covered deck roofs to the fabric of the home. Use similar roof types, pitches, and materials designed to harmonize with the home (e, f).
- ▶ Paint or stain all deck elements, such as balustrades, columns, posts, railings, and staircases to complement the home (e, f, g, h). Visually anchor decks to the ground plane, based upon the following Standards:
  - Decks shall be visually anchored to the ground by substantial deck support posts (eight inches square, minimum). Deck support posts shall contain a distinctive base, shaft, and capital.
  - For decks visible from public view, masonry piers (brick, stone) or exterior plastered piers a minimum of 24 inches square, shall be required as a base to support deck posts. Piers may batter (taper) to 18 inches at the top (e).

## RECESSED ENTRIES

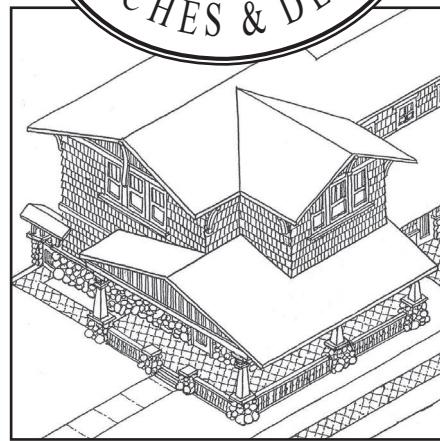


- ▶ Create recessed entries that are human-scaled (i, j). Large-scaled multi-story or imposing entries shall not be permitted.
- ▶ Avoid locating entries directly on grade. Instead, elevate entries up to 24 inches in height, typical (i, j).
- ▶ Orient recessed entries towards the street designed to engage the public realm (i, j).
- ▶ Design recessed entries based upon the following minimum Standards:
  - Area: 24 square feet
  - Depth: Four feet

## STOOPS



- ▶ Provide elevated stoops composed of stairs, railings, pedestals, and landings, designed to complement the architectural style of the home (k, l).
- ▶ Design stoop staircases, including posts, handrails, and treads, of similar materials as the main structure (k, l).

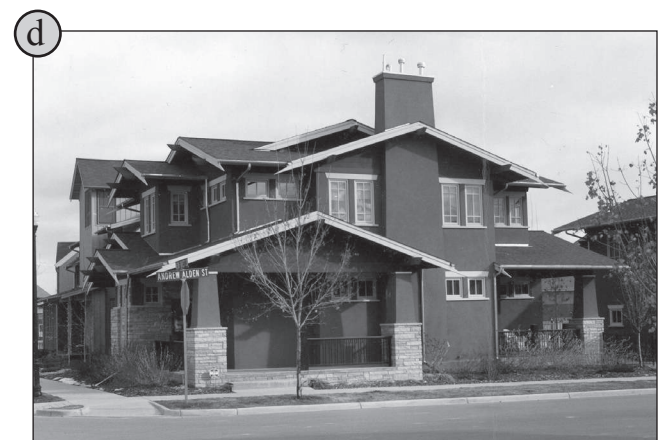


**T**raditionally, the front porch functioned as a social outlet, becoming a literal and figurative platform for social interaction. Because of its prominent street-facing location which embraced the public realm, the front porch became a forum for the exchange of ideas, a harbinger of news, a place of leisure, a playground ... in other words, a stage designed to view the drama of daily life. Called "stooping" the activity entailed lingering on the front porch to interact with the neighbors which strolled by. The front stoop, composed of steps, became the definitive social gallery space and hangout, ultimately a place to see and be seen. ♦

— Did you know? —

# FACADE ARTICULATION

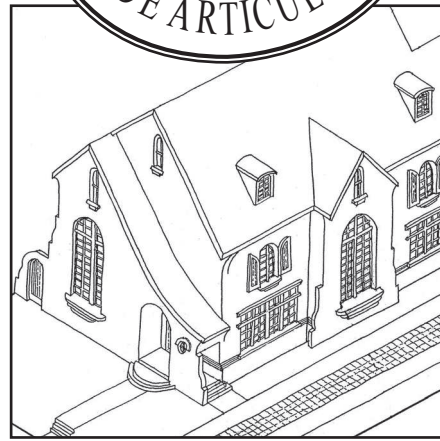
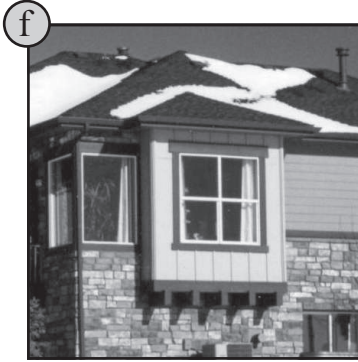
## WALL PLANES



- ▶ Provide simple changes in wall plane to reduce the apparent mass and scale of the dwelling, consistent with the architectural style of the home (a, b, c, d).
- ▶ Create deliberate changes in wall planes rather than only a change in exterior wall materials (a, b, c, d).
- ▶ Provide building components such as covered porches (b, c, d), covered entries (a), decks (b), and building projections (c) designed to enhance facade variety and visual interest.
- ▶ Provide the same level of facade articulation on corner side (c, d) and rear elevations visible from public view.

- ▶ Provide a variety of wall planes on all elevations visible from public view, consistent with the architectural style of the home (a, b, c, d)
- ▶ Use additive elements, such as covered porches, to create facade variety and visual interest (b, c, d). On corner lots, wrap covered porches around-the-corner, providing a covered porch element that embraces both street frontages (d).
- ▶ Provide a variety of one and two-story wall plane breaks accompanied by building projections designed to create facade visual interest (a, b, c, d).

## BUILDING PROJECTIONS



- ▶ Create building relief through the use of building projections designed to enhance facade variety and visual interest (e, f, g, h).
- ▶ Avoid suspending building projections. Support cantilevered building projections with brackets or corbels designed to solidly connect the projection to the wall plane (f).
- ▶ Extend full length building projections to the ground plane (h).
- ▶ Amply extend building projections from the wall plane. Building projections shall protrude a minimum of 18 inches from the wall plane (e, f, g, h).
- ▶ Seamlessly integrate building projections into the fabric of the dwelling. Construct building projections using the same facade material and color as the main structure (e, f, g, h). Building projections shall not appear as "tacked-on" afterthoughts.

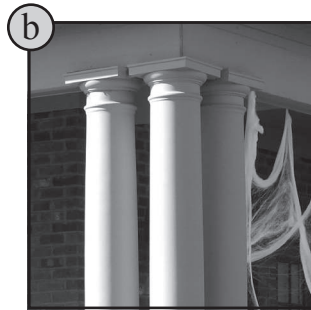
**T**raditionally, the front facade was the most essential element of the home, conveying building style, function, importance, and economic status to the public realm. The word "facade" is a derivative of the Latin word "facies", which is equivalent to the word "face" or "appearance". As with a human, the front facade or "face" of the home is the most articulated, composed of harmonious proportions and a well balanced composition of wall planes, window and door openings, and roof forms that present a pleasant image to the public streetscape. The facade as a whole is composed of single elements that add dimension and animation to the home providing light and shadow, foreground and background that contributes to the image of the whole. ♦

— Did you know? —

# COLUMNS, PIERS, & POSTS

## COLUMNS

## PIERS



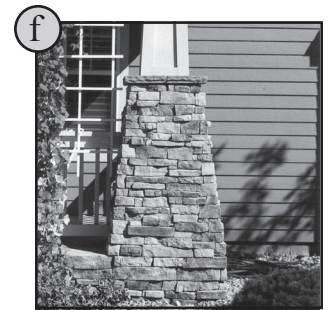
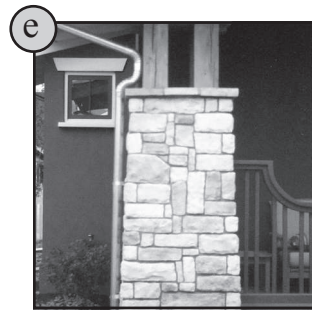
► Create substantial Round Columns designed to complement and reinforce the architectural style of the home (a, b). Design Round Columns based upon the following Standards:

- Shape: Round
- Minimum Size: Single Column - Ten inches in diameter. Grouped Columns (two or more) - Six inches in diameter.
- Material: Wood or fiberglass
- Characteristics: Often turned on a lathe (wood) or molded (fiberglass) with a distinctive base, shaft, and capital.



► Create ample Box Columns designed to complement and reinforce the architectural style of the home (c, d). Design Box Columns based upon the following Standards:

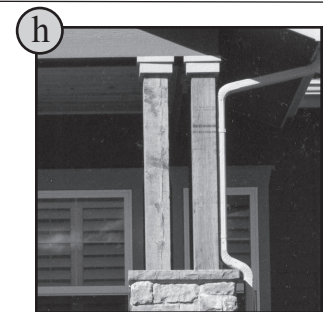
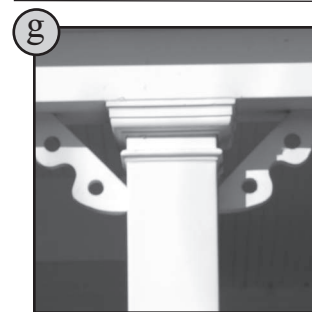
- Shape: Square or battered
- Minimum Size: Ten inches square
- Material: Wood
- Characteristics: Square or battered (tapered) in shape, composed of wood planks that are joined together to form a hollow box, oftentimes resting atop masonry piers (c, d).



► Create robust Masonry Piers designed to complement and reinforce the architectural style of the home (e, f). Design Masonry Piers based upon the following Standards:

- Shape: Square or battered (tapered)
- Minimum Size: 30 inches square at the base. May batter (taper) to 24 inches at the top.
- Material: Brick, stone, or exterior plaster
- Characteristics: Do not "float" Masonry Piers on exposed concrete footings. Extend brick, stone, and exterior plaster piers to the ground plane.

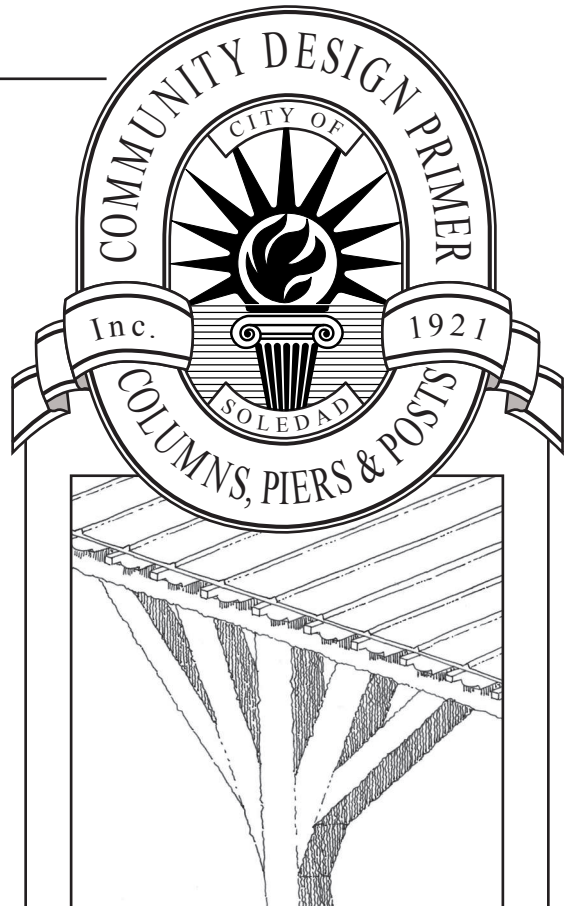
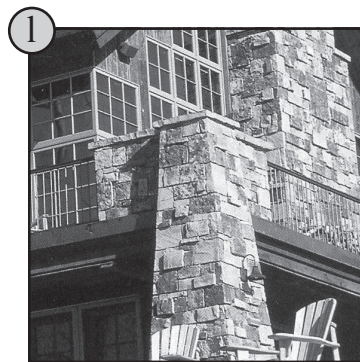
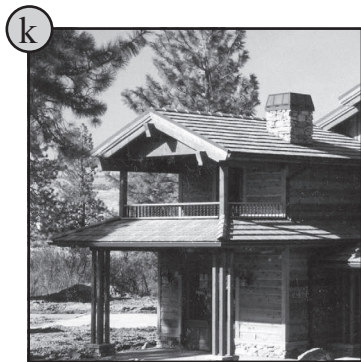
## POSTS



► Create substantial Posts designed to complement and reinforce the architectural style of the home that (g, h). Design Posts based upon the following Standards:

- Shape: Square
- Minimum Size: Single Post - Eight inches square. Grouped Posts - Six inches square
- Material: Dimensional timber
- Characteristics: Simple dimensional timber posts designed to support covered porches and decks. Posts can be used in combination with brick, stone, or exterior plaster piers.

## REAR DECK SUPPORTS



**B**y tradition, homes are commonly characterized by structural elements, including columns, piers, posts, beams, and brackets, that functioned to outwardly express the underlying structure of the home, reflecting and reinforcing the home's architectural style. Called "tectonics" - the art and science of building - the structure of the home is directly tied to the type and availability of building materials and craftsmanship found within the region. When these tectonic elements are consciously arranged within the indigenous architectural "language" of the region, people can easily understand and comprehend how the home stands up. ♦

— Did you know? —

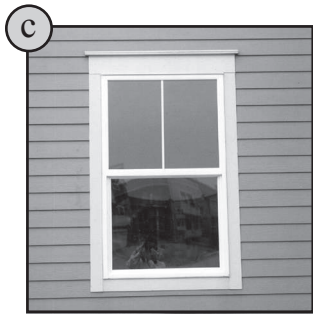
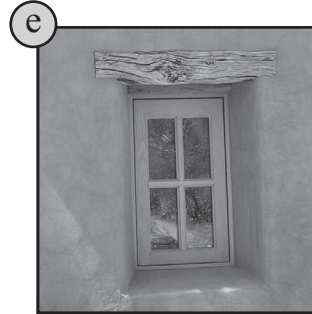
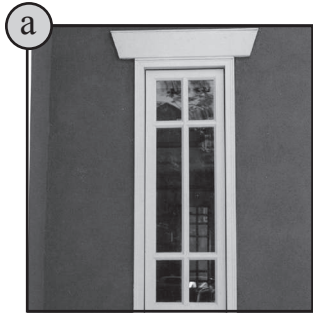
► Create ample Rear Deck Supports designed to complement and reinforce the architectural style of the home (i, j, k, l). Design Rear Deck Supports based upon the following Standards:

- Shape: Round, square, or battered (tapered)
- Minimum Size: Single Column - Ten inches in diameter; or Post - Eight inches square. Grouped Posts (two or more) - Six inches square. Masonry Piers - 24 inches square at the base.
- Material: Round Columns - Wood or fiberglass; Posts - Dimensional timber; Piers - Brick, stone, or exterior plaster.
- Characteristics: Rear Deck Supports can be simple dimensional timber post or box columns with decorative trim. Deck supports can be used in combination with brick, stone, or exterior plaster piers.

# WINDOWS & DOORS

## WINDOW CHARACTER

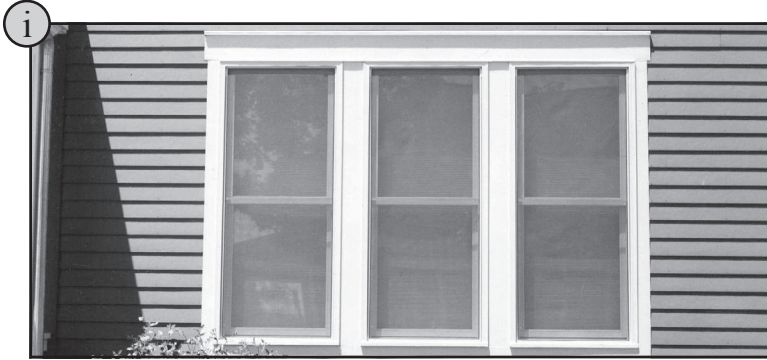
## WINDOW ELEMENTS



- ▶ Provide window styles that reinforce the architectural style of the home (a, b, c, d).
- ▶ Locate windows centered on the building mass, aligned both horizontally and vertically (b).
- ▶ Provide windows that are vertical in orientation (a, b, c, d). The vertical "Y" window dimension shall always be greater than, or equal to, the "X" horizontal dimension.
- ▶ Avoid a mixture of unrelated window shapes and sizes. Provide a group or series of vertical-oriented windows (b, d, i).
- ▶ Enhance interior daylighting by providing two window exposures per interior room.
- ▶ Enhance the indoor/outdoor relationship by providing ample ground floor window fenestration.
- ▶ Use window patterns designed to reinforce the pitch of gable ends, increasing in height towards the center of the gable end (d).

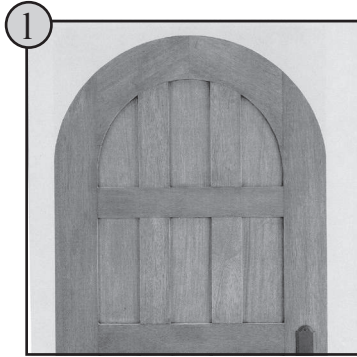
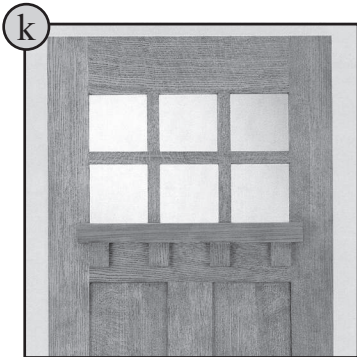
- ▶ Provide headers or lintels above window openings designed to visually support the building mass above (e).
- ▶ Provide a projecting bottom sill designed to define the base of the window while shedding rain runoff (f).
- ▶ Use ornamental moldings to trim window openings. Window trim shall measure a minimum of four-inches wide (g).
- ▶ Provide visually functional window shutters capable of fully covering window openings (g).
- ▶ Express building mass by recessing window openings in masonry and exterior plaster walls. Windows shall be recessed a minimum of four inches from wall plane, trim, or shutters (e).
- ▶ Provide window awnings that reinforce the architectural style of the home while functioning to shade window openings (h).

## WINDOW PARTITIONS

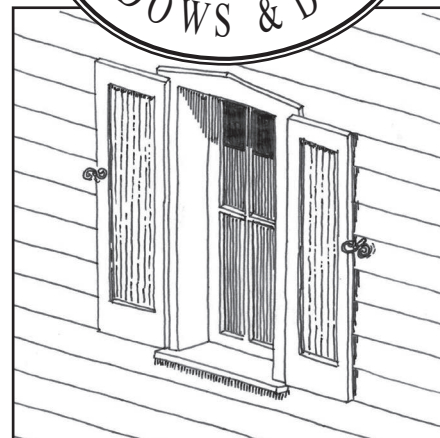


- ▶ Use mullions to divide large horizontal window areas into a group or series of vertical oriented windows (i).
- ▶ Use appropriate window muntin patterns designed to reinforce the architectural style of the home (a, b, c, d, e, f, g).
- ▶ Use muntins to divide windows into individual window panes (either real or simulated three-dimensional) applied to the exterior of windows (a, b, c, d, e, f, g).

## DOORS



- ▶ Provide doors that reinforce the architectural style of the home (k, l).
- ▶ Use traditional hinged exterior doors for all doors visible from public view.
- ▶ Use vertical style (i.e., French Doors) in lieu of modern (thin framed) all glass sliders.
- ▶ Provide decorative front doors. Use ornamentations such as recessed or grooved panels, windows, arched-tops, metal studs, and decorative hardware designed to reinforce the architectural style of the home (k, l).

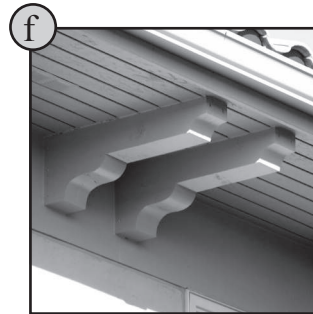
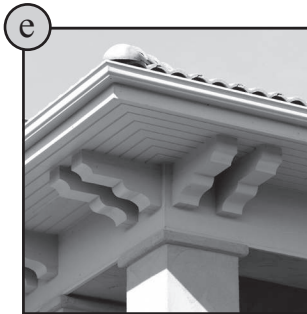
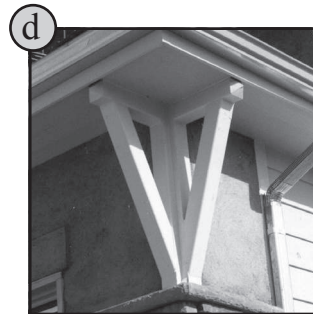
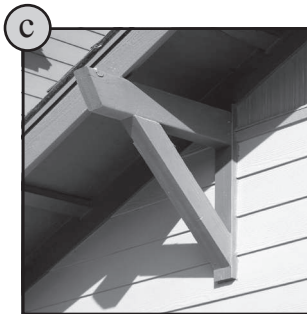
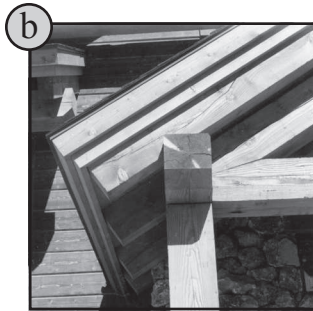
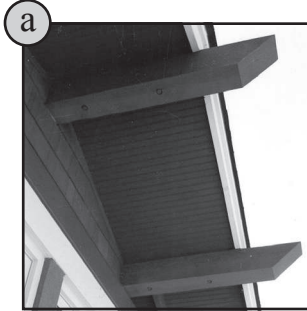


**T**raditionally, house windows are vertical or square in orientation, a reflection of time-honored building practices and limited structural spans which curtailed the use of large horizontal-oriented "picture windows". The limits of the building structure, whether constructed of adobe, stone, or timber, dictate the ultimate limits of window shape, size, and placement. While today large horizontal spans of window glass can be achieved using modern building methods and materials, it is still the nature of most architects and home builders to design traditional homes using a classic architectural palette, whereby the use of vertical windows is commonplace. ♦

— Did you know? —

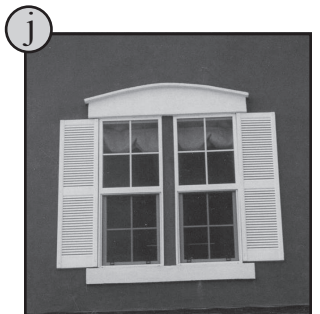
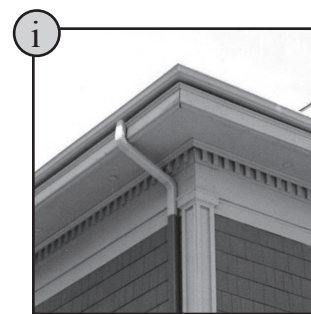
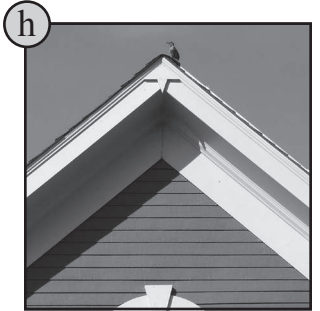
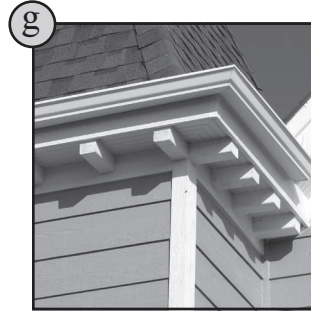
# BLDG. ELEMENTS

## BRACKETS & CORBELS



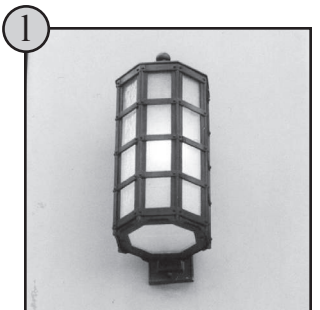
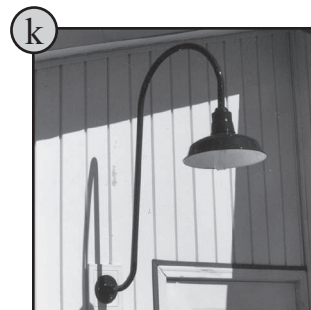
- ▶ Provide substantial beams (a, b), brackets (c, d), and corbels (e, f) designed to reinforce the architectural style of the home.
- ▶ Use ample dimensional timber beams (a, b), brackets (c, d), and corbels (e, f) to express the underlying structure of the home.

## FASCIA & TRIM



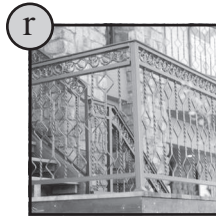
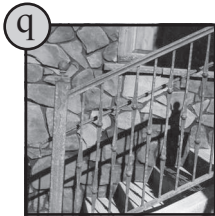
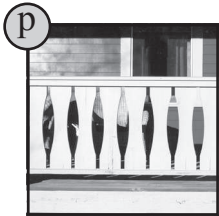
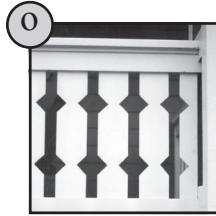
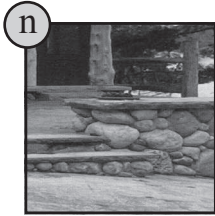
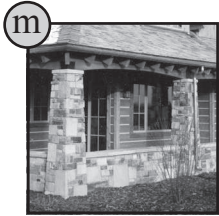
- ▶ Provide discernible transitional elements including eave fascias (g), frieze boards (h), soffits (i), and trim (j), designed to reinforce the architectural style of the home.

## LIGHTING



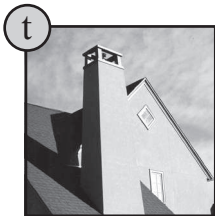
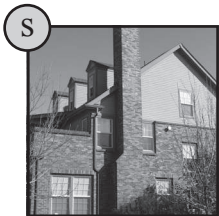
- ▶ Provide decorative front porch wall lanterns or pendent lights designed to reflect the architectural style of the home, composed of translucent or opaque glass (k, l).
- ▶ Provide shielded down-lighting, such as goose-neck lamps, designed to prevent nuisance glare (k).
- ▶ Provide down-lighting garage light fixtures (75 watt maximum) activated automatically by photo cells.

## BALUSTRADES



- ▶ Create decorative balustrades composed of stone (m, n), milled wood planks with cut-outs (o, p), or wrought iron (q, r), designed to reinforce the architectural style of the home.
- ▶ Segment wooden balustrades with dimensional timber posts (minimum four inches square) into a series of sections (six feet wide maximum (o).
- ▶ Provide substantial balustrade posts characterized with a discernible base, shaft, and capital.

## CHIMNEY STACKS



- ▶ Design exterior chimney stacks which reflect the interior shape of the flue box, designed to taper inwards as the chimney rises upwards (s, t, u).
- ▶ Design chimney stacks of non-flammable brick, stone, cultured stone, or exterior plaster materials (s, t, u).
- ▶ Use exposed metal chimney flues with discretion, only if they are substantial, reflecting the architectural style of the home.
- ▶ Provide ornamental chimney caps and spark arrestors designed to terminate the top of the chimney (t, u).



**B**uilding elements can be envisioned as the "jewelry" that embellishes the body of the home. Like jewelry, building elements reinforced the "style" of the home, characterized by ornamentations including brackets, corbels, trim, light fixtures, balustrades, and chimney stacks that decorate and adorn, only within the vernacular parameters of a particular "style". Approaching it from a different perspective, an automobile designer would not attempt to embellish a brand new Ford with the fender of a '57 Chevy, would he? Thus, within the home building industry, it is of paramount importance to apply and orchestrate building elements that are contextually appropriate to the desired architectural style.

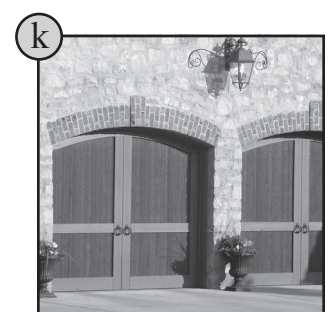
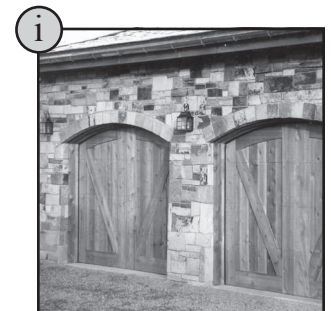
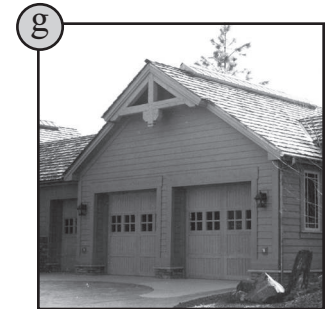
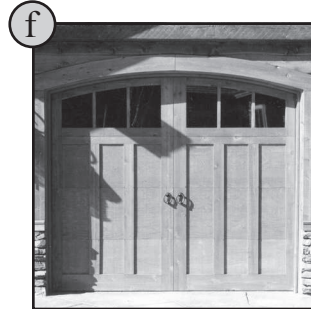
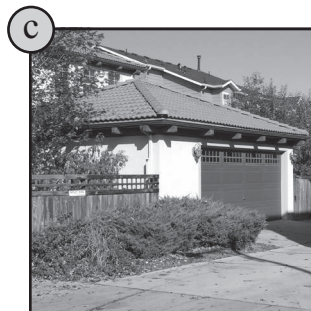


— Did you know? —

# GARAGES

## INTEGRATION

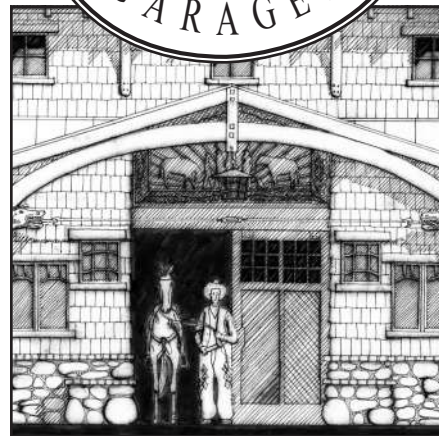
## DOORS



- ▶ Integrate similar garage building massing and detailing as the main home, reflective of the architectural style of the dwelling (a, b, e).
- ▶ Avoid excessive garage freeboard (defined as the distance between the bottom of the eave-line and top of the garage door). Maximum garage freeboard shall be 18 inches.
- ▶ Provide detached rear alley-loaded garages for small lot subdivisions (c).
- ▶ Locate windows on front street-facing elevations related to side-loaded garages.
- ▶ Segment garage openings into individual carriage doors (d, e, f, g, h, i, j, k).

- ▶ Provide garage doors that reflect the architectural style of the home (f, g, h, i, j, k).
- ▶ Provide individual width carriage doors in lieu of a single double wide garage door (f, g, h, i, j, k).
- ▶ Construct garage doors of solid wood planks or high-grade wood paneling (f, g, h, i, j, k).
- ▶ Recess garage doors a minimum six inches from the garage face designed to express building mass (f, g, h, i, j, k).
- ▶ Provide garage doors with deep wood trim, decorative panels, windows, iron hardware, and other architectural embellishments designed to provide shadow lines and depth (f, g, h, i, j, k).

## OUTBUILDINGS



**T**raditionally, at the turn of the last century, garages were not used to house mechanical horsepower associated with the horseless carriage but, instead, were used to stable horses. At the end of the Industrial Revolution, horses tentatively coexisted with the automobile, and were commonly housed in attached urban paddocks, such as London's classic mews (stables), or in detached barns, the precursor to today's "car barn" or garage. Today, the influence of these early period horse stables can still be felt. Classic homes being constructed in our time still incorporate individual carriage bays, brawny timber plank doors, and rusticated hardware designed to reflect the past while accommodating the vehicular needs of today. ♦

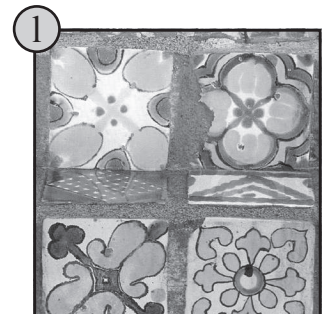
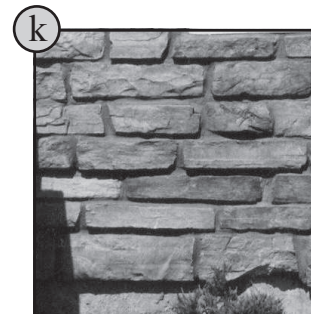
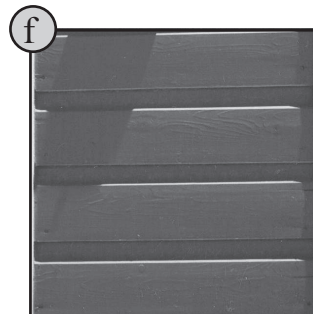
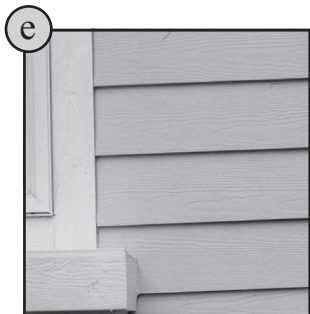
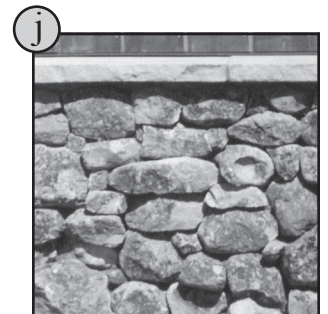
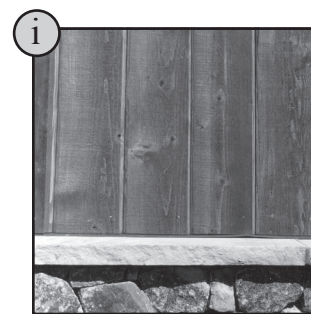
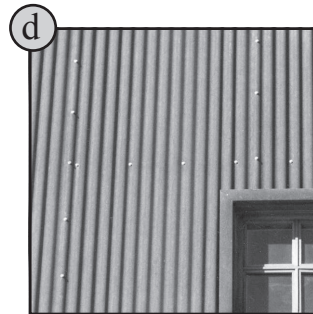
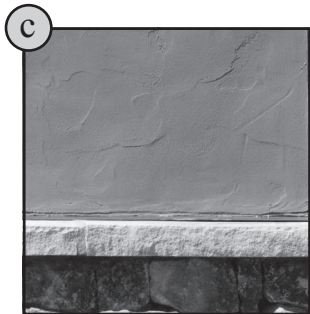
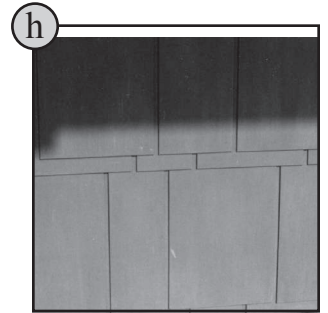
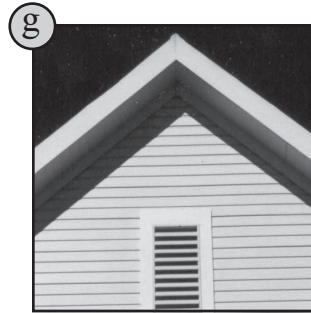
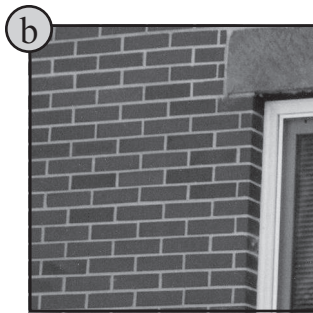
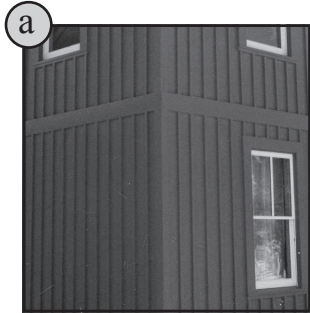
— Did you know? —



- ▶ Provide harmonious outbuildings (e.g., detached garages, second units, workshops, guest houses, studios) (l, m, n, o).
- ▶ Design detached garages and outbuildings to reinforce the architectural style of the main dwelling. Use similar building forms, roof pitches, materials, finishes and colors designed to provide architectural continuity (l, m, n, o).
- ▶ Orchestrate the placement of detached garages and outbuildings, used in conjunction with the main dwelling, to create defined forecourts.

# BLDG. MATERIALS

## WALL MATERIALS

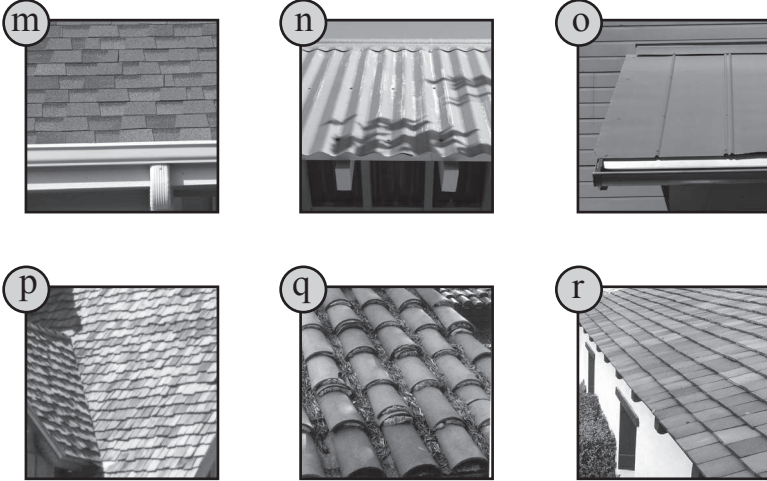


- ▶ Provide traditional human-scaled building materials that reflect the architectural style of the home (a - l).
- ▶ Use three coat exterior plaster applications (c).
- ▶ Use exterior plaster finishes that are not overtly exaggerated or irregular, such as Spanish Lace. Exterior plaster finishes shall appear hand-trowled, with slight surface variations (c).
- ▶ Use board and batten wall cladding that does not exceed ten inches (boards) and two inches (battens) exposed, to the weather (a).
- ▶ Expose shingles a minimum of 12 inches, to the weather (h).

▶ The following exterior materials shall be permitted:

- Board and Batten (wood or cementitious) (a)
- Brick (Narrow Gage Roman) (b)
- Exterior Plaster; (light skip troweled) (c)
- Metal, Corrugated (used with discretion, subject to ARC review and approval) (d)
- Siding, Clapboard (wood or cementitious) (e)
- Siding, Drop (wood or cementitious) (f)
- Siding, Lap (wood or cementitious) (g)
- Siding, Shingle (cedar, redwood, cementitious) (h)
- Siding, Tongue-in-groove (wood or cementitious) (i)
- Stone (natural) (j)
- Stone (cultured) (k)
- Tile (used as an accent, only) (l)

## ROOF MATERIALS



- ▶ The following roof materials shall be permitted.
  - Composition Roofing - Architectural grade dimensional fiberglass mat shingles, straight cut or color-framed mitered corners, with weathering grade asphalt and ceramic granules, (heavy weight, Class A fire and wind rated) with a minimum 40 year warranty (m).
  - Metal, Corrugated (used with discretion, subject to ARC review and approval) (n).
  - Metal, Standing Seam - With non-reflective finish (Seams shall be spaced a maximum of 18 inches) (o).
  - Shakes, Concrete (Raked to mimic a natural wood shake) (p).
  - Tile, Spanish (Straight Barrel Mission; clay or concrete) (q).
  - Tile, Flat (smooth clay or concrete) (r).
- ▶ Create roofscape variety and visual interest. Provide a minimum of three distinct types of roofing materials for developments with five or more dwelling units (Tract).
- ▶ Create roofscape variety and visual interest through the composition roofing of different colors. Provide a minimum of five distinct composition roof colors for developments with five or more dwelling units.



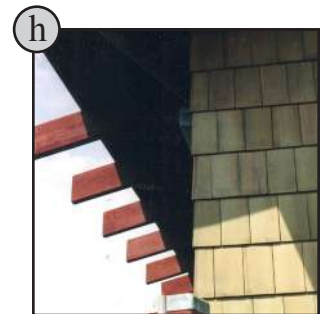
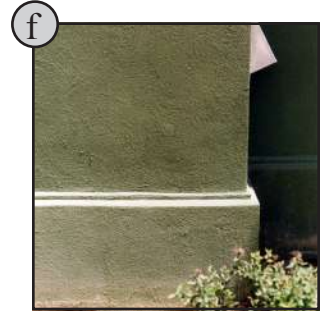
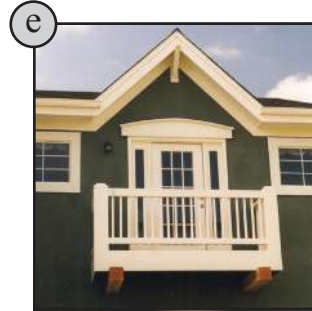
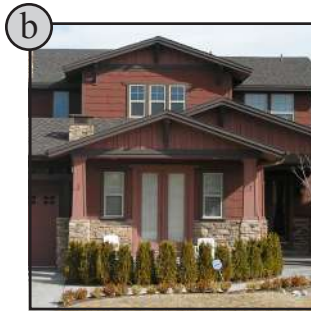
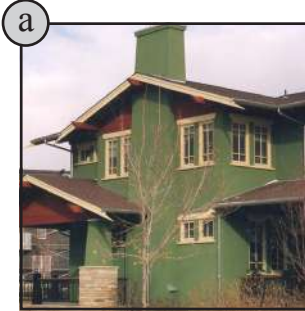
**P**rior to the advent of the railroad, dwellings were exclusively constructed of native building materials found in close proximity to the site. Early California missions and haciendas, for example, were literally built from the ground up, constructed of adobe blocks (straw and clay), clad with exterior plaster (gypsum), and capped by clay tiles which were reportedly formed on the thighs of missionary laborers. Because these homes were constructed of indigenous materials mastered by the Spanish, they had the ability to fully harmonize with California's Mediterranean-like terrain and climatic conditions, ultimately strongly reflecting the environment, culture, customs, and traditional building practices of the region. ♦

— Did you know? —

# HOME COLOR

## FACADE APPLICATION

## BUILDING ELEMENTS



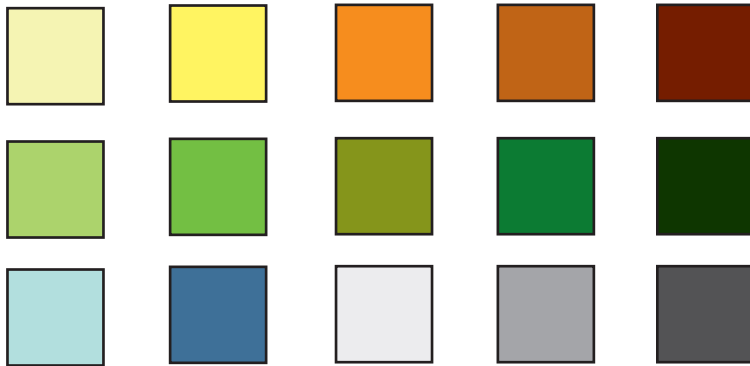
- ▶ Use deep, rich, earthtone colors that reinforce the architectural style of the home. Notice how the cream-colored foreground trim is highlighted by the deep green background "field" color (a).
- ▶ Employ varying shades of the same deep color to create visual interest. Notice how the brown stone foundation base is reinforced by various reddish-brown "field" colors that provide visual interest (b).
- ▶ Use color to express building mass. Notice how the darker olive green first-floor color anchors the home to the ground plane, while the light sage green second-floor color appears lighter, with less bulk. Notice also how the orange contrasting trim highlights window surrounds, adding contrast and character to the home (c).
- ▶ Use deep, rich "field" colors coupled with contrasting trim colors to add visual interest to the streetscape. Notice how the light colored trim elements punctuate door and window surrounds (d).

- ▶ Use contrasting trim color to highlight building elements. Notice how the bright white eave fascia, frieze board, window and door trim, and balustrade "pop" from the deep gray background "field" color (e).
- ▶ Extend facade color to the ground plane. Notice how the colored exterior plaster clad foundation base extends to the ground plane, creating a sturdy pedestal for the house to rest upon (f).
- ▶ Use contrasting window shutter color to add visual interest to dwelling facades. Notice how the forest green shutters contrast, yet complement, the yellow "field" color (g).
- ▶ Use wood stain to add color to dwelling facades. Notice how the olive green tinted wood shingles and contrasting reddish-brown stained exposed rafter tails reinforce the Craftsman architectural style (h).

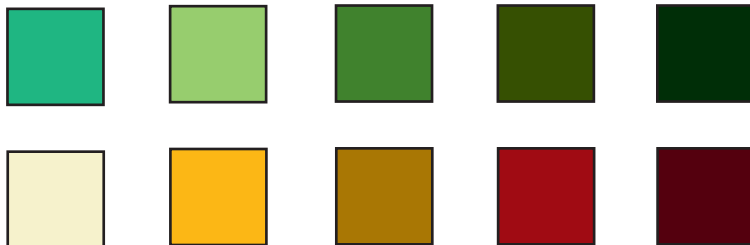
COLOR PALETTE



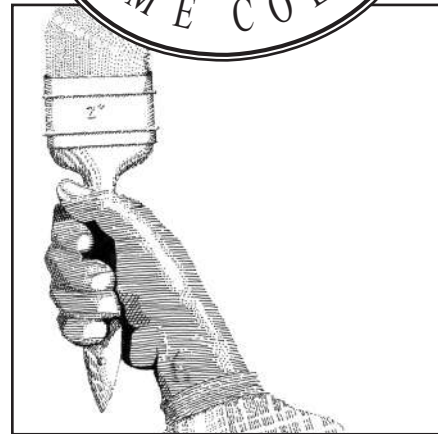
ROOF COLOR



FIELD COLOR



TRIM COLOR



Traditionally, exterior house color is driven by indigenous building materials and wall cladding that responded directly to regional climatic influences. For example, in temperate Mediterranean climates similar to Central California's, Italian hilltown dwellers would whitewash dwellings in the springtime to gain essential solar reflectivity during hot Summer months. With the oncome of seasonal Winter storms, the whitewash would enevitably fade, "graying" the facade for winter solar gain. Also, within the arroyos of Southern California, the rustic shingled Craftsman home was commonly stained olive green as a testament to its natural setting and the back-to-nature ethos that drove the Arts and Crafts movement of the early 20 th. century. ♦

Did you know?

- ▶ These prototypical colors are provided as a guide to the deep and rich shades and tones appropriate for Soledad. Actual selected colors may vary from the above color palette, but final color selections shall be approved by the City of Soledad.



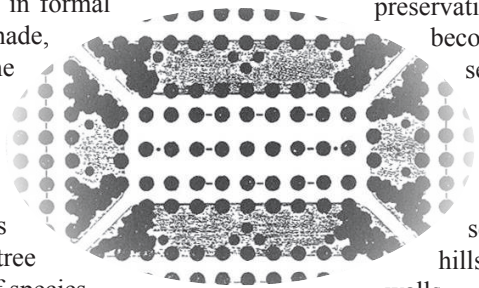
# LANDSCAPE GUIDELINES & STANDARDS



## Landscape Image

The purpose and intent is to promote traditional, formal and informal, landscape patterns designed to reinforce land use intensities and natural amenities associated with Single Family Detached Residential neighborhoods, rooted in the rich landscape heritage of the region.

The Soledad Single Family Detached Landscape image encompasses a range of landscape patterns that modulate between formal and informal environments. These landscape patterns are intended to respond directly to various land use intensities and natural conditions that influence landscape treatments that grace public streetscapes and private yards. Within small lot urban oriented single family neighborhoods, single species street trees are planted in formal rows, much like a colonnade, designed to frame and enclose the streetscape, projecting a stately image that reinforces higher intensity development. In contrast, within rural oriented large lot neighborhoods, lanes are planted with informal tree clusters comprising a variety of species designed to portray a natural pastoral landscape image that reinforces lower intensity development. Envision strolling down more formal residential oriented streets characterized by rows of canopy style trees planted in sidewalk park strips or tree wells graced by ornamental iron grates. Experience the semi-public dooryard bounded by low garden walls or wrought iron fences that contain formal shrubs and groundcovers. Within suburban oriented

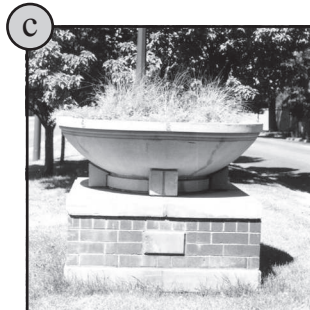
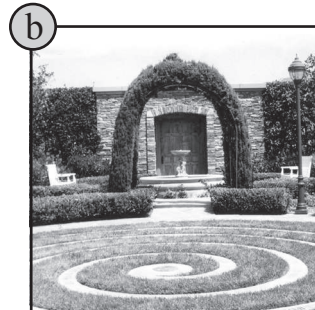


neighborhoods, imagine formal rows of street trees planted in landscaped park strips and front yard landscapes bounded by picket fences, encompassing dignified hedges, distinguishable groundcovers and elegant flowering borders. Envision the rural neighborhood lane characterized by informal clusters of trees and private yards graced by drifts of native shrubs, groundcovers, and ornamental grasses. Within rural hillside neighborhoods, the preservation of existing grade contours becomes imperative in order to sensitively integrate homes within the contours of the terrain. Imagine homes characterized by steeped building pads that integrate seamlessly into the fabric of the hillside. Experience low retaining walls constructed of indigenous stone materials that harmonize with the hillside, contributing to the image of this sensitive landscape zone. It is these varying residential environments that form the landscape image for Soledad's Single Family Detached neighborhoods. Neighborhood landscapes reflective of land use intensity and natural environmental features, projecting an image firmly rooted in the landscape heritage of the region. ♦

# PATTERNS

## FORMAL PATTERNS

## INFORMAL PATTERNS



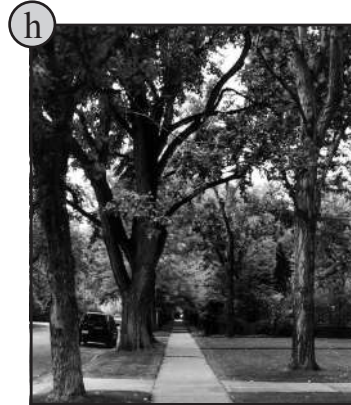
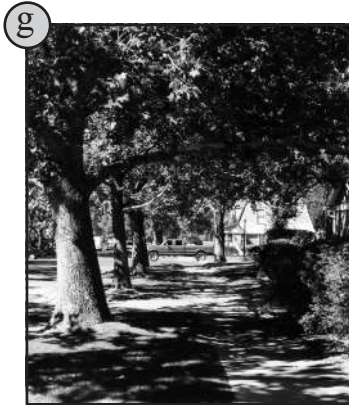
► Create traditional, formal, landscape patterns designed to reinforce urban-oriented neighborhoods, based upon the following characteristics:

- The landscape as garden architecture, rather than free-form, or organic landscape expressions.
- The use of garden architecture, such as arbors, trellis elements, and picket fences, rather than unadorned landscapes.
- Landscape designs which create outdoor rooms which frame and enclose open-air living space, rather than free-flowing landscape patterns.
- Strong axial relationships between architectural features and garden ornament, rather than unrelated free-flowing landscape patterns
- Landscape images which frame and reinforce building architecture and geometry, rather than organic landscape statements.
- Disciplined landscape patterns which frame and enclose the streetscape, rather than informal patterns.

► Create informal organic landscape patterns designed to reinforce rural-oriented neighborhoods, based upon the following characteristics:

- Landscape images which emphasize the natural environment, rather than the built environment.
- Landscape configurations which blend and harmonize with adjacent greenbelts or open space features, rather than distinct edges which define property lines.
- Informal groupings of street trees designed to soften the residential streetscape, rather than formal rows of street trees.
- Individual lot landscape patterns which create a cohesive "flowing" relationship between adjacent lots, rather than landscape images which delineate and define property lines.
- Rustic and informal fences and walls, rather than formal architectural expressions.

## FORMAL STREET TREES



► Plant formal patterns of canopy-style street trees within urban neighborhoods, based upon the following Standards:

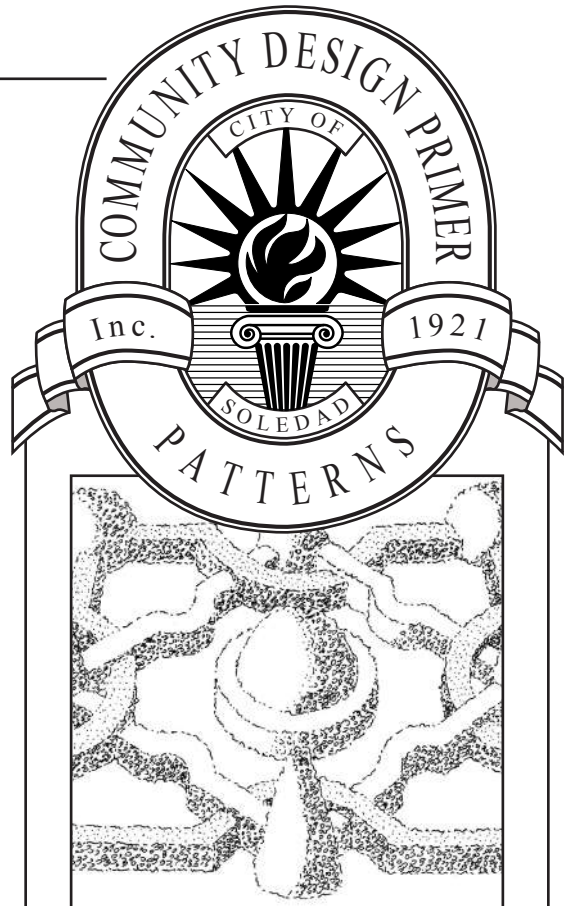
- Type: Canopy style
- Size: 15 gallon
- Frequency: One street tree per 30 linear feet of street frontage
- Pattern: Single or double rows, designed to create a continuous landscape procession.

## INFORMAL STREET TREES



► Plant informal clusters of street trees within rural enclaves, based upon the following Standards:

- Type: Deciduous and evergreen
- Size: 15 gallon
- Frequency: Average of one street tree per 40 linear feet of street frontage
- Pattern: Informal clusters



**T**raditionally, "parterres" were used to convey a formal landscape image composed of intricate and symmetrical planting beds edged with tightly clipped hedges that commonly contained topiary shrubs and flowering annuals. The word "parterre" is derivative of the French word for "on the ground" referring to the classic flat French parterres which were commonly viewed from up above within the grand manor house. Today, parterres are still used to convey a sense of grand formality and arabesque elegance. Designed to reinforce their immediate local and land use intensity, parterres are commonly used within traditional urban-oriented downtown neighborhoods parks to project an image of symmetrical balance and geometric pattern.



— Did you know? —

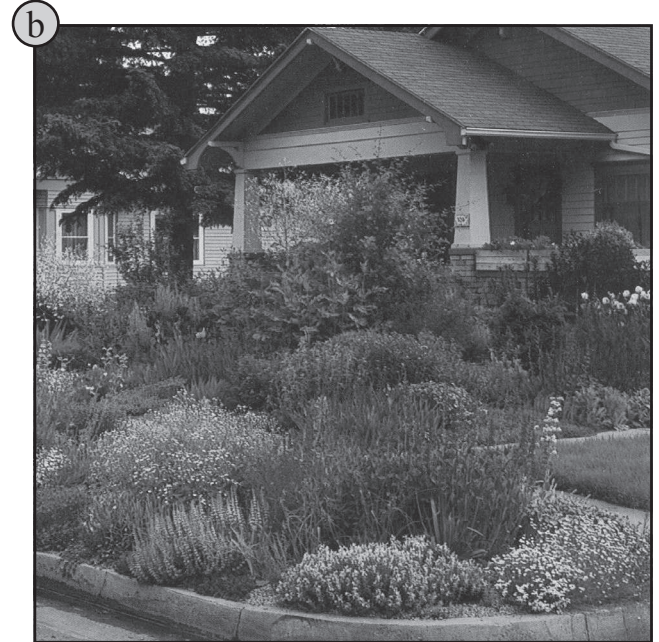
# STREETSCAPE

## FRONT YARD - FORMAL

## FRONT YARD - INFORMAL



- ▶ Use rectilinear concrete sidewalks to define and delineate the streetscape within small lot single family neighborhoods.
- ▶ Plant front yard trees in formal symmetrical patterns (a).
- ▶ Employ formal front yard planting patterns, such as flowering parterres, within urban neighborhoods designed to reinforce higher intensity land uses (a).
- ▶ Use formal elements, such as low garden walls, picket fencing, and hedges to define property lines (a).
- ▶ Create formal borders, planting beds, and flowering parterres to beautify front yards within higher intensity urban oriented single family detached neighborhoods (a).
- ▶ Use traditional time-honored ornamental plant materials, such as traditional rose beds, to convey a formal urban-oriented streetscape image.
- ▶ Avoid informal planting patterns such as meandering planting beds and undulating earth berms.



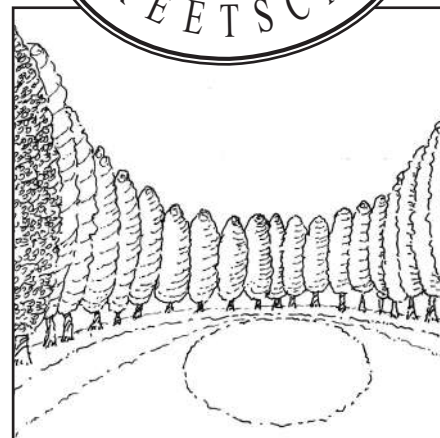
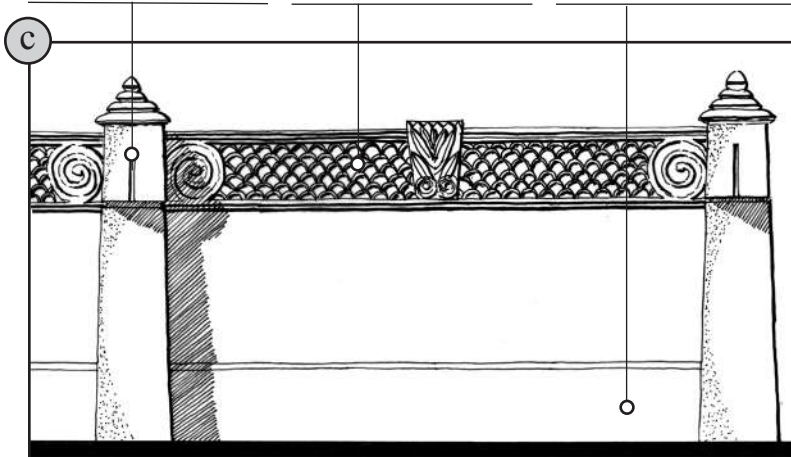
- ▶ Use curvilinear meandering decomposed granite paths to informally define and delineate the roadscape within hillside-oriented single family neighborhoods.
- ▶ Plant front yard trees of varying species in informal asymmetrical clusters within hillside neighborhoods (b).
- ▶ Create a flowing landscape relationship between adjacent lots designed to create a unified, yet informal, streetscape image within hillside neighborhoods (b).
- ▶ Use informal landscape elements, such as meandering plant borders and natural-appearing planting beds to reinforce an informal hillside oriented roadscape image (b).
- ▶ Use one consistent mulching material between adjacent front yard landscapes designed to unify the streetscape (b).
- ▶ Merge planting beds between adjacent lots designed to create a unified landscape image (b).
- ▶ Avoid formal plantings and hard edges, such as hedge rows, mow bands, and physical edges.

## COMMUNITY WALLS

► Three-dimensional wall pilasters, inserted at intervals, provide community wall support, articulating the wall plane creating shade and shadow which enhances visual interest. The pilasters provide a suitable juncture point to stagger the community wall, enhancing streetscape variety and visual interest.

► Decorative wall cap terminates the top of the community wall. Ornamental clay tile inserts provide a translucent screen that allows light to penetrate while providing a level of privacy. Wall ornaments reflect the community theme, reinforcing the architectural styles found within adjacent single family residential neighborhoods.

► Descendable protruding base firmly anchors the community wall to the ground plane. The wide base, functioning as a natural extension of the ground plane, serves as a pedestal which supports the community wall.



**I**n urban-oriented downtown neighborhoods, bosques' are still used to convey a sense of grandeur and formality. Originally associated with French formal gardens, the Bosquet (French, from the Italian word "Bosco" for wood or grove) is characterized as a formal grid of trees planted in strict rank-and-file regularity forming rigid rows intended as a "taming" of the natural environment. At maturity, the Bosquets' tree crowns grow together forming a dense canopy. Presently used within an urban context, the Bosquet logically reinforces the formal nature of the higher-intensity downtown neighborhoods and village greens by projecting a formal landscape image symbolic of order and rigidity. ♦

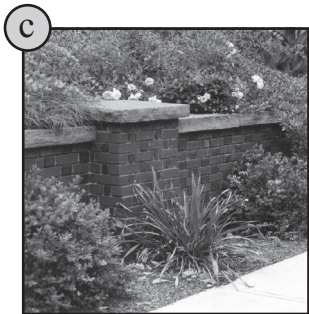
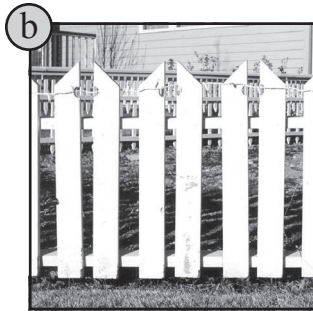
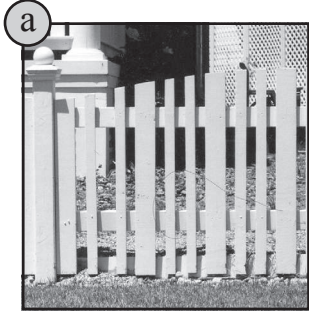
Did you know?

- Provide a consistent community wall design for each neighborhood. Wall design shall have a unique selection of materials designed to project a high quality image (c).
- Provide decorative community walls composed of durable masonry brick, stone, or exterior plaster materials with ornamentations, designed to reflect the desired character of the neighborhood streetscape (c).
- Crown community walls with a decorative cap (c).
- Anchor community walls to the ground plane with a discernible wall base (c).
- Enhance visual interest by providing a four foot deep wall offset every 60 feet.
- Provide 24 square inch pilasters at wall offsets (c).
- Soften community walls with climbing plant materials.

# FENCES & WALLS

## FRONT YARD

## SIDE & REAR YARD



► Design front yard fences and walls based upon the following Standards:

Fences:

- Location - Along the front and side property lines within the front setback area, 12 inches behind the sidewalk
- Height - Forty-two inches, maximum
- Material - Wood posts, pickets, and rails
- Finish - Painted or stained
- Characteristics - Picket fencing shall be 20 percent transparent (pickets: 2-1/2 inches wide, with 2 inch spaces)
- Ornamentation - Picket fencing shall be decorative, characterized by milled picket shapes that complement the architectural style of the home.

Walls:

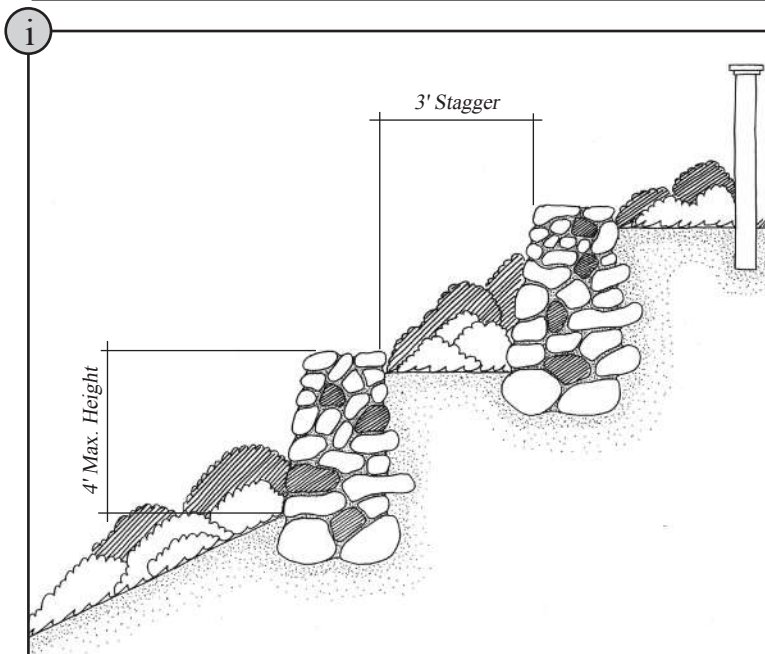
- Location - Along the front and side property lines within the front setback area, 18 inches behind the sidewalk
- Height - Thirty-six inches, maximum
- Material - Brick, stone, cultured stone, or "tumbled" modular masonry blocks, or exterior plaster clad CMU with decorative cap

► Design side and rear yard walls based upon the following Standards:

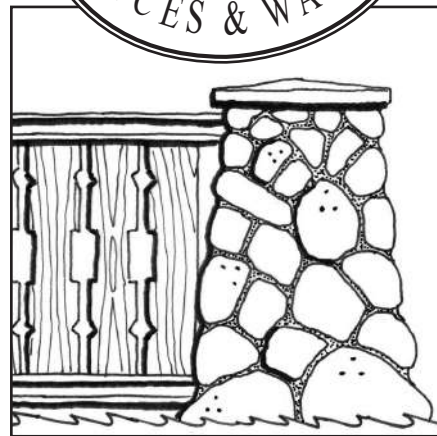
Fences and Walls:

- Location -
  - Side Yard: Five feet behind the front elevation of the home
  - Corner Side Yard: Twelve feet behind the front elevation of the home; no side yard setback required for open picket fencing 36 inches high, maximum. 12-18 inches behind sidewalks (transparent picket fencing); 36 inches behind sidewalks (solid opaque privacy fencing/walls)
- Height - Five feet, maximum. Thirty-six inch view fencing adjacent to open space
- Material - Brick, stone, cultured stone, exterior plaster clad CMU; wood posts, pickets, and rails; wrought iron
- Characteristics - Provide open-style view fencing adjacent to open space areas
- Ornamentation - Terminate wood fence panels with a decorative post with distinctive base, shaft, and capital

## RETAINING WALLS



- ▶ Provide ornamental retaining walls for all Front Yards or when visible from public view (i).
- ▶ Construct retaining walls to reflect the architectural style of the home.
- ▶ Design retaining walls to incorporate other uses such as planters and seating.
- ▶ Construct native dry-stack appearing retaining walls to be thicker at the bottom than the top (i).
- ▶ Use plant materials to soften retaining walls when visible from public view (i).
- ▶ Design retaining walls based upon the following Standards:
  - Height (maximum) - Four feet (Grade changes requiring retaining walls in excess of four feet shall be terraced with a minimum three foot horizontal separation). (i)
  - Materials - (retaining walls visible from public view) - Natural or cultured stone, brick masonry, exterior plaster-clad CMU, or residentially-scaled "tumbled" modular masonry wall blocks with rounded corners and mottled colors.



The ubiquitous "white picket fence" that defines many classic suburbs has roots deeply planted in the functional and symbolic ideology of the American experience. Originally designed to accommodate functional requirements associated with agricultural activities, the picket fence evolved to become the symbolic image of suburban domestic tranquility and civility. To this day, the "white picket fence" provides a physical and psychological barrier that defines the public and private realms, beautifying the neighborhood, while projecting an image of urbane dignity and purity, a reminder that "good fences make good neighbors". ♦

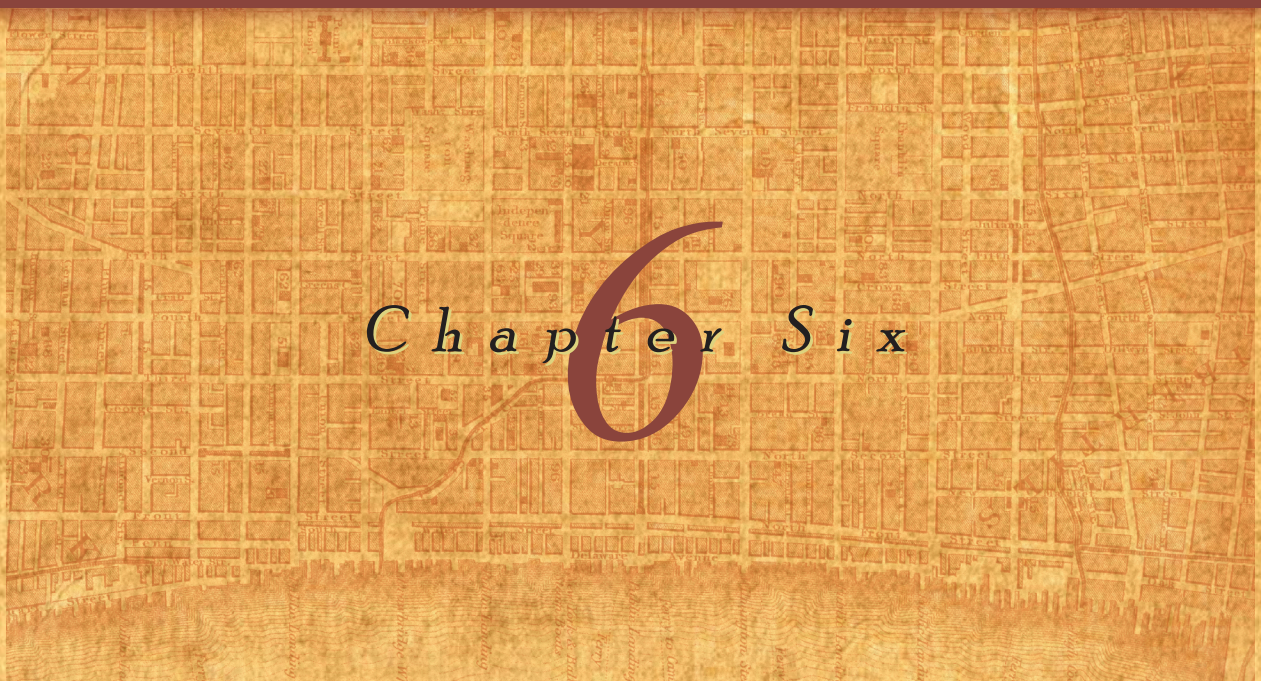
— Did you know? —



City of Soledad



*Multi-Family Residential*



Chapter Six

Community Design Guidelines & Standards

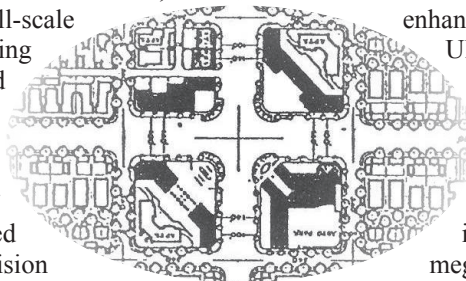


# SITE PLANNING GUIDELINES & STANDARDS

## Site Planning Image

The purpose and intent is to site a wide range of multi family attached products fully integrated into the fabric of the neighborhood, oriented and directly accessible to the public realm, yet defined by formal interior oriented open space.

The Soledad multi-family attached site planning image addresses a wide range of architectural styles designed to create a fine-grained neighborhood image. The intent is to sensitively orchestrate the location, placement, and orientation of various multi family attached dwelling types consistent with the nature of traditional small town American neighborhoods. Gone are the days of the mammoth mega housing complexes indicative of the Modern movement. Instead, what is envisioned is a small-scale "smattering" of traditional housing types - live/work units, stacked flats, courtyard apartments, rowhouses, duplex/triplex units - seamlessly integrated into the fabric of the neighborhood, oriented towards the public street. Envision the time-honored urban-oriented live/work unit, designed to greet the public realm with a street-oriented storefront while accommodating living quarters above. Experience the stacked flat apartment building, the ultimate urban oriented living arrangement commonly located contiguous to higher-intensity avenues designed to frame and enclose the street while providing traditional outdoor courtyard spaces within the interior of the apartment block. Marvel at the traditional



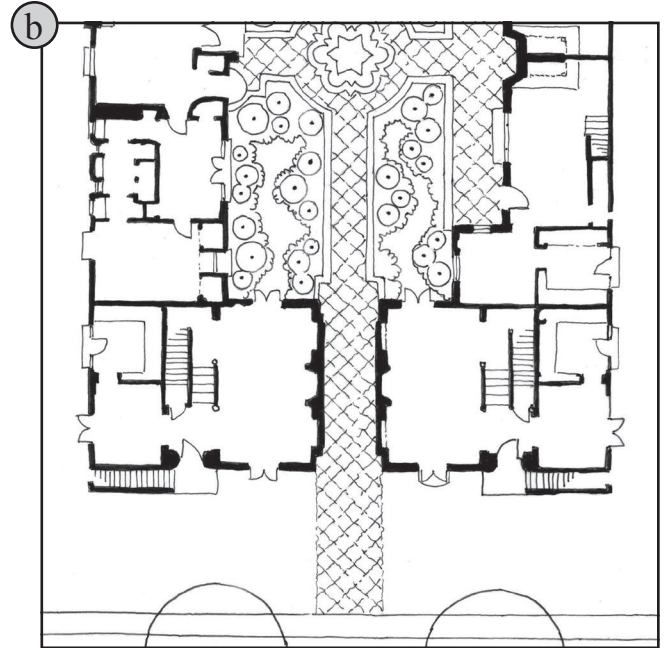
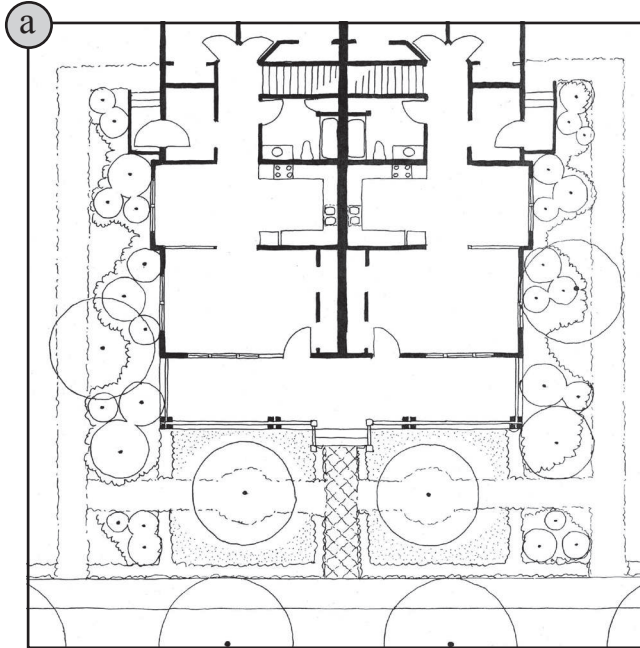
courtyard housing building, with individual living units oriented both towards the exterior public street and internal courtyard and patio spaces, all designed as classic Spanish haciendas, cortijo's, and ranchos. Imagine the rowhouse neighborhood, the traditional complete town house unit, replete with raised front stoop, designed to greet the street. Lastly, envision the modest duplex/triplex unit; the neighborhood friendly dwelling designed to appear as the traditional single family home or estate,

enhancing neighborhood compatibility. Ultimately, the goal is to disperse a wide variety of traditional multi-family attached dwelling types throughout the neighborhood, oriented towards the public street as opposed to large internal-oriented or gated mega-complexes. The intent is to seamlessly integrate multi family attached dwellings into the fabric of the neighborhood through the sensitive selection, location, siting, and orientation of dwellings in relation to the intensity of the public streetscape. By sensitively siting multi-family dwelling types, it is envisioned that higher-density dwellings will successfully blend into the neighborhood, welcoming a variety of living arrangements and associated lifestyles. ♦

# SITE PLANNING

## DUPLEX / TRIPLEX

## COURTYARD HOUSING

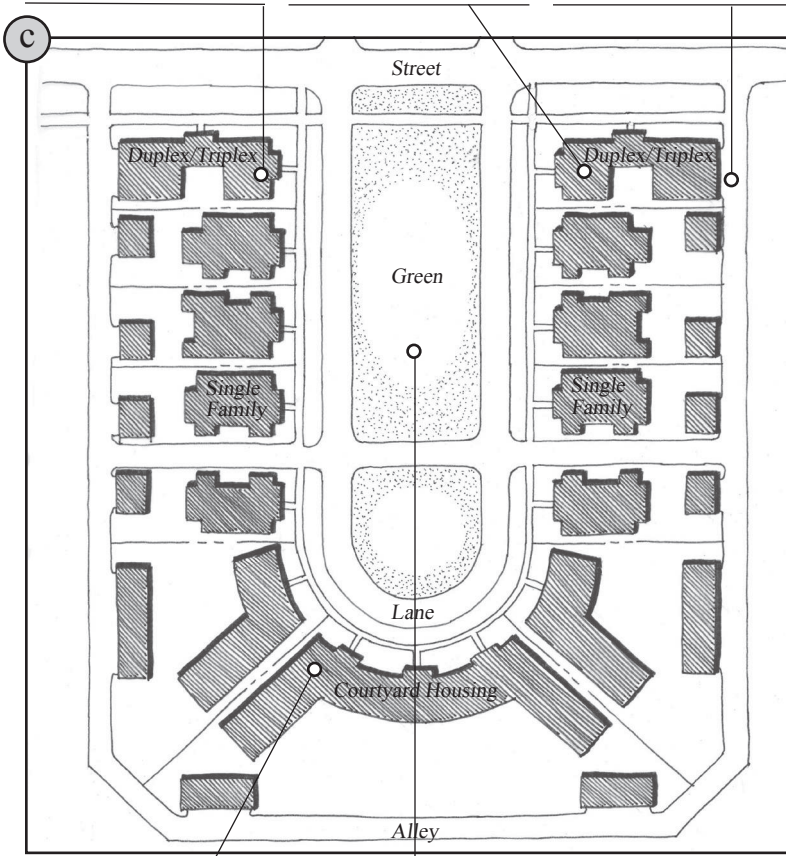


- ▶ Locate duplex/triplex structures at the corners of local streets as gateway buildings designed to "announce" entry into the neighborhood (c).
- ▶ Locate duplex/triplex structures at the end of single family neighborhood greens and closes designed to terminate the end of the streetscape.
- ▶ Orient primary duplex/triplex unit front porches or recessed entries towards the public street, designed to promote streetscape pedestrian use, neighborhood interaction, and safety (a, c).
- ▶ Provide on-site covered parking designed to accommodate duplex/triplex units, accessed from rear oriented alleys or front loaded parking forecourts (c).
- ▶ Site duplex/triplex buildings based upon the following Standards:
  - Front Setback: 15-20 feet
  - Open Space Type: Semi-public front yard; semi private front porch and stoop
  - Parking: On-site, enclosed. Parking shall be public alley accessed into an enclosed garage or public street accessed into a common on-site private forecourt flanked by garages.

- ▶ Locate courtyard buildings internal to the neighborhood, designed to terminate the ends of village greens and closes (c).
- ▶ Locate multi-story courtyard structures contiguous to the public street, creating a streetwall designed to frame and define the public streetscape (b, c).
- ▶ Orient courtyard buildings entrances towards internal private courtyards and the external public street (b, c).
- ▶ Provide on-site covered parking designed to accommodate courtyard buildings, accessed by rear-oriented alleys (c).
- ▶ Site courtyard apartment buildings based upon the following Standards:
  - Block Length (Maximum): 350 feet
  - Front Setback: 15-20 feet
  - Open Space Type: Semi-public front yard; semi private front stoop; private interior courtyard
  - Open Space Configuration: Courtyard width shall not be less than one-third it's length
  - Parking: On-site, enclosed. Garages shall be accessed from a rear oriented public alley.

## BUILDING LOCATION

- ▶ Locate duplex/triplex dwellings at block intersections designed to "announce" entrance into the neighborhood. Use the higher intensity duplex/triplex dwellings as "gatepost" structures that transition to lower intensity single family detached homes.
- ▶ Locate duplex/triplex units on local street corners designed with each entrance oriented towards the local street or lane. Design triplex buildings as large estate dwellings that anchor the corners of higher intensity streets.
- ▶ Provide on-site duplex/triplex parking garages accessed from rear-oriented alleys or parking forecourts. On-street parking may be used to accommodate public parking.



- ▶ Locate courtyard housing at the end of neighborhood closes designed to anchor and terminate the end of neighborhood greens. Use neighborhood greens to define and punctuate neighborhood closes.
- ▶ Provide neighborhood closes designed to accommodate single family homes, duplex/triplex, and courtyard housing, oriented towards the public realm.
- ▶ Orient single family homes, duplex/triplex, and courtyard housing towards the public realm, designed to frame and enclose formal open space features (such as neighborhood greens) and the streetscape.



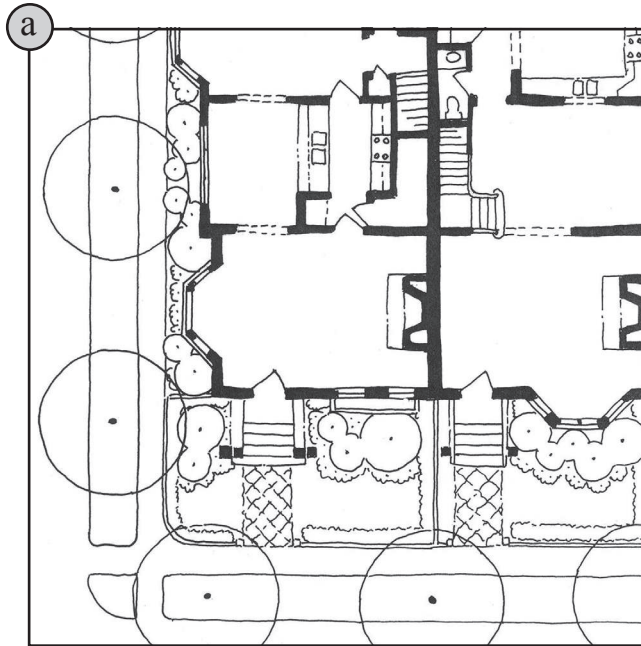
**T**raditionally, within warm Mediterranean climates such as those found in Spain, Italy, and Morocco, the internal courtyard is seen as a private relief from the hustle-and-bustle of the hot public marketplace. Commonly hidden behind robust wooden doors, these hidden interior spaces are typically characterized by lush gardens and water features that convey a sense of coolness and tranquility in an otherwise arid and frenetic environment. Imported from the urban courtyards and rural cortijos of Spain, the Mission plazas and hacienda compounds of Mexican-influenced early California, offer open space features that function as a cool and revitalizing oasis sheltered from the day-to-day activity of a hectic world. ♦

— Did you know? —

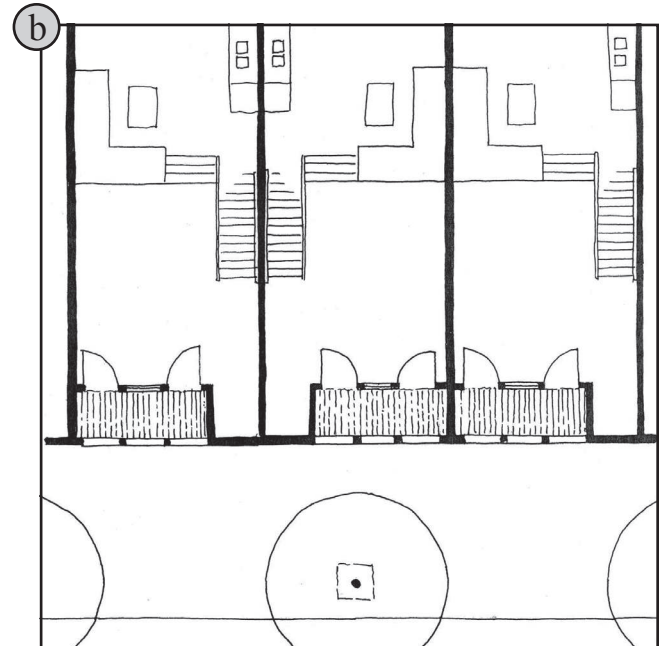
# SITE PLANNING

## ROWHOUSES

## LIVE / WORK



- ▶ Locate multi-story rowhouse structures contiguous to the public streetscape, creating a continuous streetwall designed to frame and define the public streetscape (a, c).
- ▶ Orient rowhouse primary entrances towards the public street designed to enhance pedestrian activity (a, c).
- ▶ Provide raised rowhouse stoops to elevate interior spaces designed to enhance privacy and streetscape surveillance (a).
- ▶ Accommodate rowhouse vehicles on-site with rear-oriented alley-accessed enclosed garages (a, c).
- ▶ Site rowhouse structures based upon the following Standards:
  - Block Length (Maximum): 250 feet
  - Open Space Type: Semi-public dooryard; semi-private front stoop
  - Front Setback: 10-15 feet
  - Parking: On-site, enclosed. Garages shall be rear oriented accessed from a public alley.



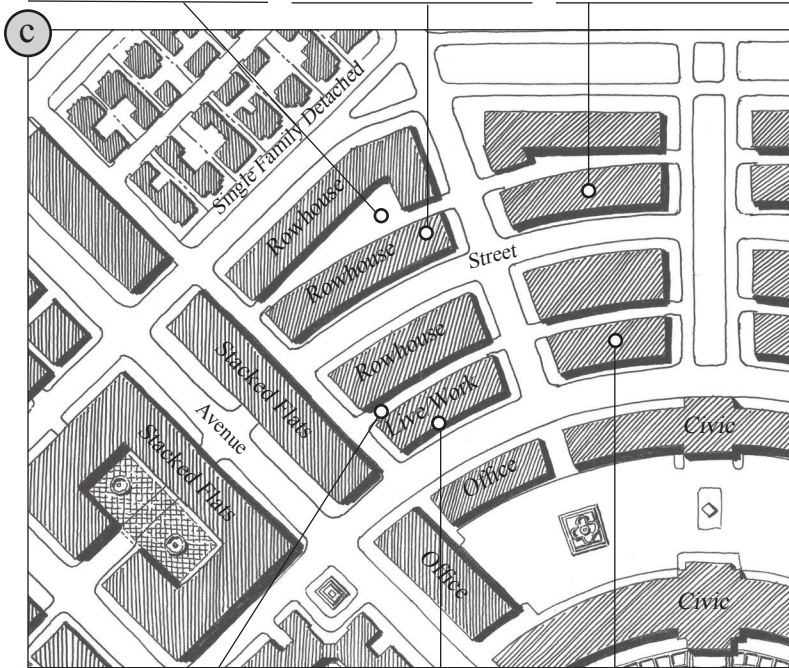
- ▶ Locate multi-story live/work buildings in conjunction with traditional oriented land uses, functioning as transitional elements between commercial and multi-family residential units (c).
- ▶ Locate live/work structures contiguous to the public streetscape, creating a continuous streetwall designed to frame and define the public streetscape (b, c).
- ▶ Orient live/work storefronts and primary entrances towards the public street designed to enhance commerce by promoting a pedestrian friendly shopping atmosphere (c).
- ▶ Accommodate live/work vehicles on-site by providing rear-oriented enclosed garages (c).
- ▶ Site live/work structures based upon the following Standards:
  - Block Length (Maximum): 250 feet
  - Open Space Type: Public sidewalk; deck; balcony
  - Front Build to Line: Front property line
  - Parking: On-site, enclosed. Garages shall be rear oriented accessed from a public alley.

## BUILDING LOCATION

► Provide rear-oriented enclosed garages accessed by internal-oriented alleys or parking courts. Provide on-street parallel parking bays designed to accommodate guests.

► Position rowhouses as a transitional use between higher-intensity live/work uses and lower-intensity single family detached neighborhoods. Create an intimate network of short blocks designed to enhance pedestrian/vehicular connectivity.

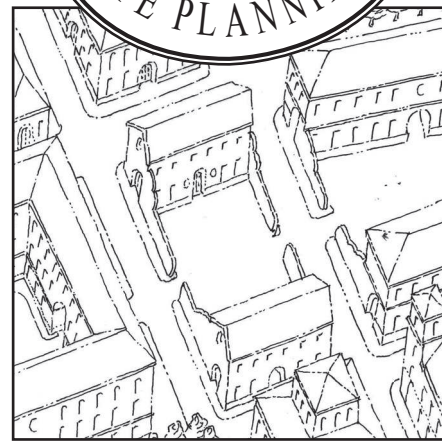
► Orient rowhouses towards the public street designed to frame and enclose the streetscape. Locate rowhouses on short pedestrian-friendly blocks to enhance visual interest while promoting a safe pedestrian environment.



► Provide on-site enclosed garages designed to accommodate live/work uses. Orient garages towards rear alleys or parking courts. Provide on-street parallel convenience parking designed to accommodate short-term patron parking.

► Orient 2-3 story live/work units adjacent to the public street designed to frame and enclose the streetscape. Orient ground floor live/work storefronts towards the public sidewalk designed to enhance the pedestrian window shopping experience, promoting commerce.

► Position live/work units as a transitional use between higher-intensity civic/commercial uses and lower-intensity rowhouses.



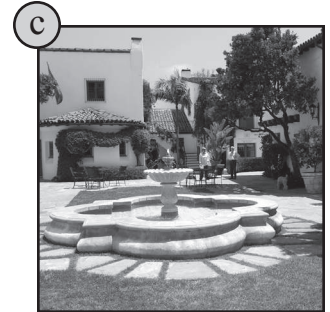
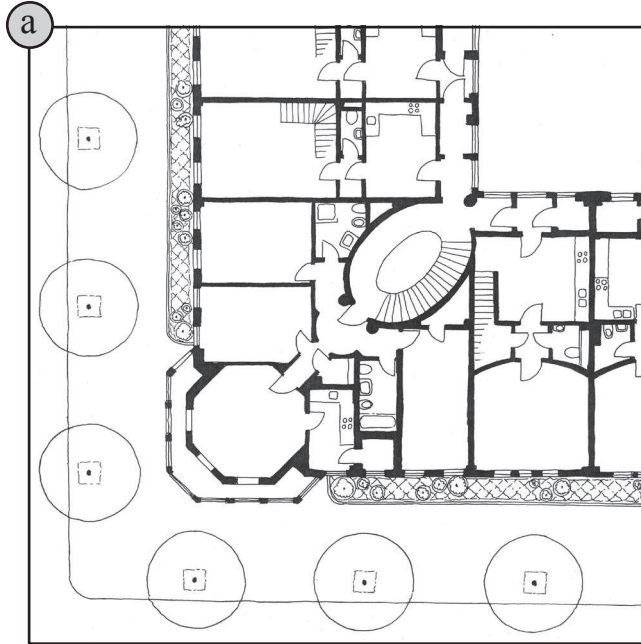
**W**hile live/work units contain both living and work functions, these structures are commonly placed adjacent to the street within primarily commercial districts designed to frame the streetscape in the same way that storefronts greet the commercial street. Because of their quasi-commercial function, which commonly contains a ground floor storefront, live/work buildings address the public street, displaying services and wares to the public, while quietly containing living functions on upper floors, conveniently located above the day-to-day hubbub of the market street. ♦

— Did you know? —

# SITE PLANNING

## STACKED FLATS

## GENERAL



- ▶ Locate stacked flat buildings contiguous to higher-intensity avenues functioning as transitional elements to lower-intensity rowhouse and single family detached residential neighborhoods (a, f).
- ▶ Locate stacked flat structures contiguous to the public street, creating a continuous streetwall designed to frame and define the public streetscape (a, f).
- ▶ Orient stacked flat common building entrances towards the public street designed to enhance the pedestrian environment (a, f).
- ▶ Provide internal-oriented on-site covered podium or underground parking designed to accommodate stacked flat residences.
- ▶ Site live/work structures based upon the following Standards:
  - Block Length (maximum): 250 feet
  - Front Setback: 8-12 feet
  - Semi-Public Space Type: Front stoop or forecourt
  - Open Space, On-Site (minimum): 30 Percent
  - Open Space Type: Interior courtyard; balconies
  - Parking: On-site; covered underground/podium

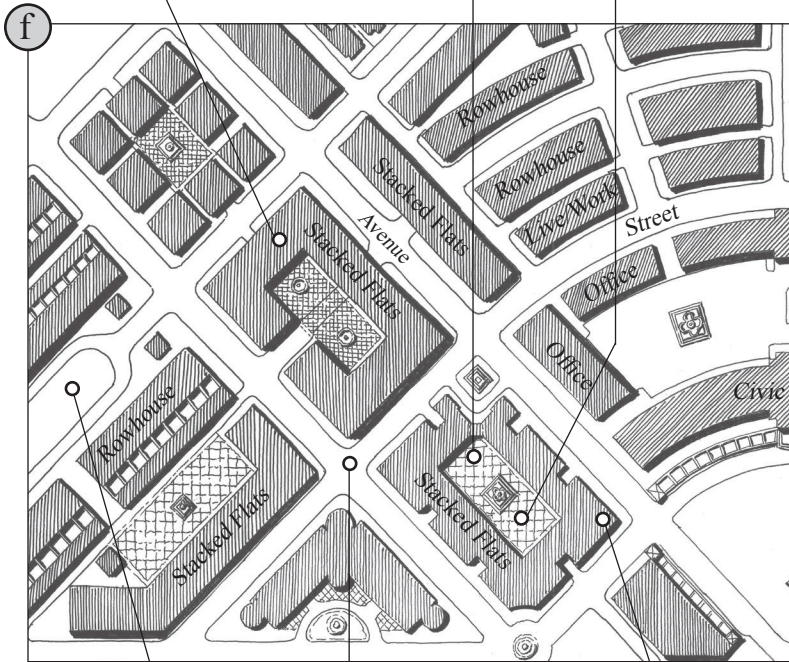
- ▶ Assure neighborhood connectivity by providing continuous public streets and alleys (b). Gated or walled-off multi-family developments shall not be permitted.
- ▶ Provide usable on-site common open space based upon an area commensurate with the number of units being served for courtyard housing and stacked flats (c, d).
- ▶ Design the top of podium parking structures as common interior courtyard space containing amenities such as landscape planters, pools, seating, and decorative pavement treatments (d).
- ▶ Define and enclose front yards associated with duplex/triplex units, courtyard housing, rowhouses, and stacked flats with low garden walls or ornamental wrought iron designed to define and separate the public realm from the semi-public front yard space (e).
- ▶ Incorporate dooryards, front porches, stoops, forecourts, patios, and balconies into multi-family projects.

## BUILDING LOCATION

► Position stacked flat buildings contiguous to higher-intensity avenues designed to buffer lower-intensity inward-oriented rowhouses and detached single family homes. Orient stacked flat buildings towards the public avenue, designed to frame and enclose the blockscape, creating a pedestrian-friendly environment.

► Create short intimate stacked flat blocks designed to "drain" higher-intensity avenues. Use stacked flat buildings to enclosed interior courtyards, creating sheltered spaces designed to accommodate outdoor entertaining, socializing, and recreation.

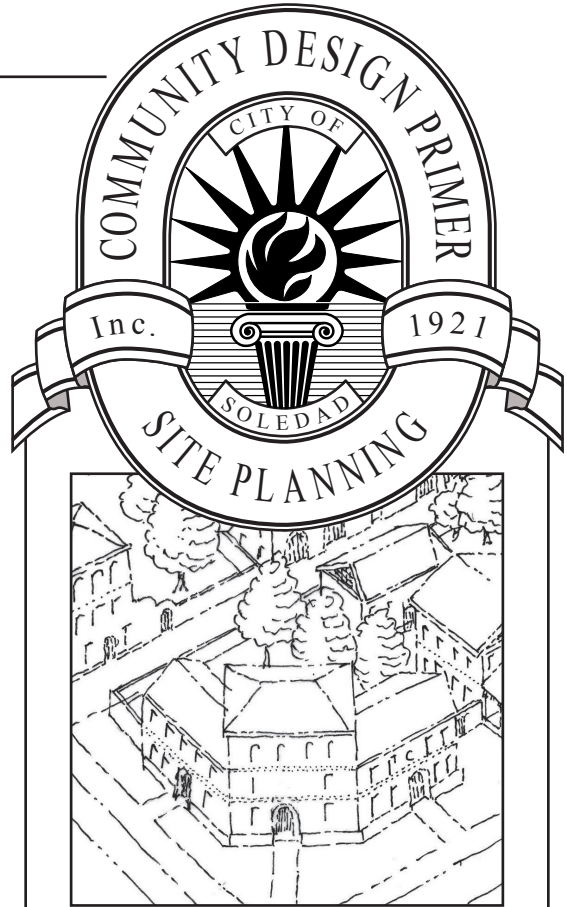
► Accommodate on-site stacked flat parking within underground or podium parking facilities.



► Define and punctuate rowhouse blocks with common greens designed as neighborhood focal points. Orient multi-story rowhouse units towards the public realm intended to frame and enclose the streetscape, creating a pedestrian-friendly environment.

► Assure neighborhood connectivity by creating a fine grained hierarchy of boulevards, avenues, and streets designed to physically and visually link residential neighborhoods to commercial, office, and light industrial districts.

► Accentuate stacked flat corners with a tower element designed to terminate two converging street walls while defining the higher intensity intersection. Design stacked flat tower elements as landmark icons and orientation features designed to punctuate the streetscape.



**T**raditionally, within pre-WWII American towns, stacked flats were oriented towards the public realm designed to frame and enclose the streetscape, creating an inviting and comfortable street presence that catered to the pedestrian. Because these buildings dominated and graced the public streetscape, secluded and private interior courtyard spaces were created, accommodating, entertainment, recreation, and leisure time activities. These interior courtyard spaces, a relief from the hubbub of Mid-Century life, became the conduit for social interaction and intrigue, as attested to over centuries of apartment building living. ♦

— Did you know? —



# ARCHITECTURE

## GUIDELINES & STANDARDS

### Architectural Image

The purpose and intent is to promote a wide variety of lower and higher intensity attached residential dwelling types designed to harmoniously and sensitively integrate into the neighborhood fabric in a context appropriate fashion, facing and enhancing the public realm.

Soledad single family attached and multi-family architectural guidelines are designed to promote a variety of housing types accommodating a diversity of living arrangements and associated lifestyles. While no particular architectural style is required, traditional architectural expressions are strongly encouraged in an effort to "root" multi-family attached architecture in the traditional vernaculars of the region. Soledad multi-family attached products are diverse and varied, ranging from lower-intensity duplex/triplex units and courtyard housing, to higher intensity rowhouses, live/work units, and stacked flats. All of these varied unit types are designed to be sensitively integrated into the fabric of the neighborhood, responding directly to their immediate locale, land use intensity, and public streetscape feature. Imagine the modest duplex/triplex housing type, the single family attached unit that commonly appears as a single dwelling or estate villa, seamlessly placed into the residential blockscape. Experience the courtyard apartment, the Spanish influenced living arrangement dominated by a centralized courtyard. Commonly composed of two-to-three story building masses, this housing form frames both internal courtyard spaces and the



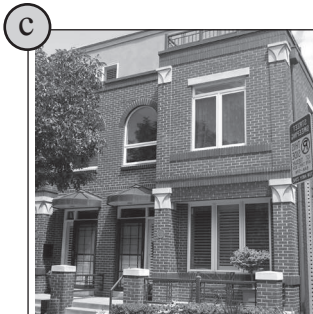
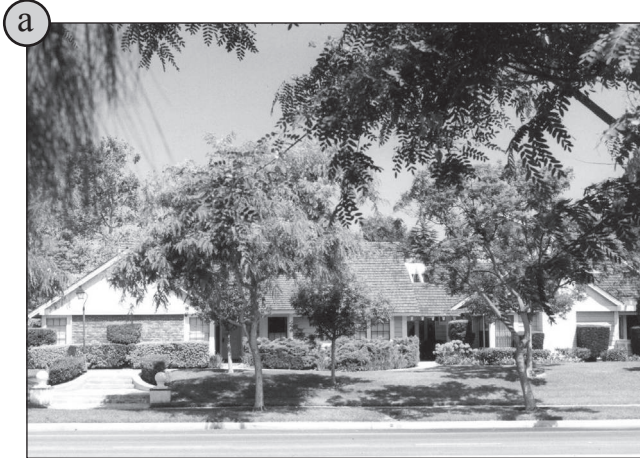
exterior public streetscape in a fashion reminiscent of Spanish haciendas. Envision the tall and narrow attached rowhouse, the traditional all-American dwelling type, designed to frame and enclose the public streetscape. This quintessential urbane and stately townhouse, commonly enfringing small public squares and greens, is typically composed of public oriented stoops that invite social interaction, complemented by private interior spaces. Imagine

the live/work unit, the multi-family "workhouse" composed of ground floor commercial space and upper-story living spaces. Live/work units enjoy the benefits of combining land uses, accommodating both residential and commercial functions in one dwelling type. Lastly, envision the stacked flat, the classic multi-storied

residential dwelling type designed to frame and enclose boulevards and avenues. The double-loaded interior corridor nature of this building type orients living units towards both the public streetscape and private interior courtyard. By providing a wide range of traditional multi-family housing types, it is envisioned that a variety of lifestyles and income levels can be accommodated and seamlessly placed into the fabric of the community, ultimately enhancing neighborhood diversity. ♦

# DUPLIX/TRIPLEX

## CHARACTERISTICS



- ▶ Design duplex/triplex units to fully integrate into the fabric of the residential neighborhood. Duplex/triplex units shall be human-scaled, designed with a distinctive base, shaft, and capital, often complementing adjacent single family detached homes (a, b, c, d, e, f, g).
- ▶ Design triplex units to emulate large estate dwellings, characterized by three discrete individual entrances seamlessly integrated into the fabric of the dwelling (a, g).
- ▶ Design duplex units to emulate a single family detached home (a).
- ▶ Provide windows that are vertical in orientation (a, b, c, d, e, f, g). Orient individual primary unit entrances towards the public street (a, b, c, d, e, f) or interior forecourt (g).
- ▶ Avoid locating entrances directly on-grade. Instead, elevate entries up to 24 inches in height, typical (b, c, e).

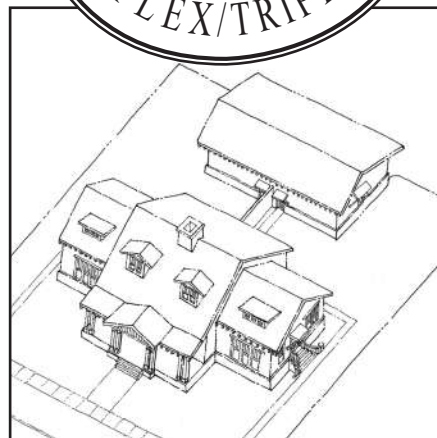
- ▶ A covered porch (b, d) or recessed entry (a, c, e, f) designed to reinforce the architectural style of the dwelling shall be required for all duplex and triplex units.
- ▶ Design covered porches, based upon the following Standards:
  - Minimum Area Per Unit - 60 square feet
  - Minimum Depth - Six feet
- ▶ Design recessed entries based upon the following minimum Standards:
  - Area: 24 square feet
  - Depth: Four feet
- ▶ Accommodate duplex/triplex vehicles on-site by providing rear-oriented alley-accessed enclosed garages or front-oriented forecourt-accessed enclosed garages (g).
- ▶ Provide individual carriage bays accented with solid recessed decorative garage doors (g).

## BUILDING COMPOSITION

► Design duplex/triplex units as traditional single family detached homes or larger estate villas. Place buildings to create human-scaled architectural arrangements that appear as traditional time-honored building compositions.

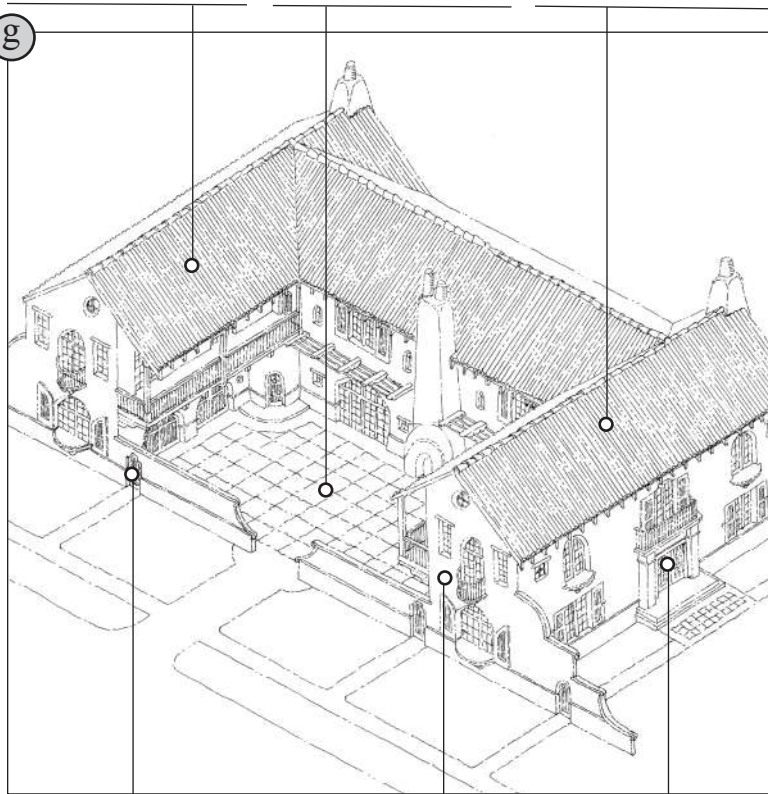
► Provide resident parking on-site through the use of rear alley-loaded garages or front-loaded side-accessed garages with associated parking forecourts. Supplemental public parking may be accommodated on-street. Use low decorative wing walls to screen parking forecourts.

► Use traditional roof pitches and overhangs designed to reinforce the architectural style of the dwelling, seamlessly integrating the duplex/triplex building into the fabric of the neighborhood.



**B**ecause of their relatively unobtrusive nature, duplex and triplex units have traditionally integrated seamlessly into the fabric of single family detached neighborhoods. Due to their ability to emulate single family homes and large estate dwellings, this housing form historically didn't overwhelm the physical scale and social structure of the classic suburban neighborhood. Instead, this architectural prototype provided affordable housing with little perceivable class or social stigma attached. Derived using the same materials and common construction techniques as the single family house - Western framing, exterior plaster, dimensional timber - the duplex/triplex ideology survives to this day, providing modest housing in an atmosphere of dignity and grace. ♦

Did you know?



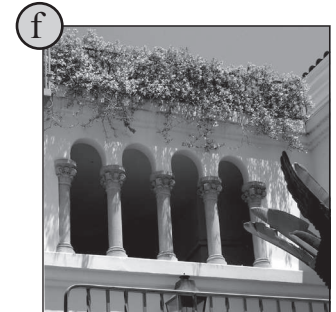
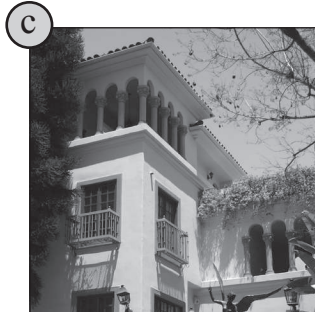
► Provide primary duplex/triplex unit access oriented towards the public streetscape. Use street-oriented forecourts as semi-private transitional space between the building interior and public street, designed to accommodate multiple duplex/triplex units.

► Create building masses that appear as detached single family dwellings designed to sensitively integrate duplex/triplex units into the neighborhood fabric. Provide and orient human-scaled doors, windows, and balconies towards the public streetscape.

► Provide secondary private duplex/triplex unit access oriented towards the private realm. Use ornamentations such as pediments, wrought ironwork, and rusticated solid wood plank doors to decorate and define individual unit entrances.

# COURTYARD HOUSING

## CHARACTERISTICS



- ▶ Orchestrate multi-story Spanish Colonial or Mission style building masses to frame and enclose semi-private open space in the form of internalized courtyards and patios (a, b, c, d, e, f, g).
- ▶ Provide individual unit entrances oriented towards semi-private interior courtyards (b, g) and semi-public street-oriented external forecourts (a, d, g).
- ▶ Craft traditional courtyard housing with a distinctive base (anchoring the dwelling to the ground plane); shaft (transitional element which provides window transparency), and capital (roof cap which terminates the top of the dwelling) (a, b, c, e, f, g).
- ▶ Avoid the use of continuous common exterior corridors. Instead, access upper-story dwelling units via external staircases which are fully integrated into the fabric of the building (d, g). To ensure privacy, each individual staircase shall access a maximum of two individual units.

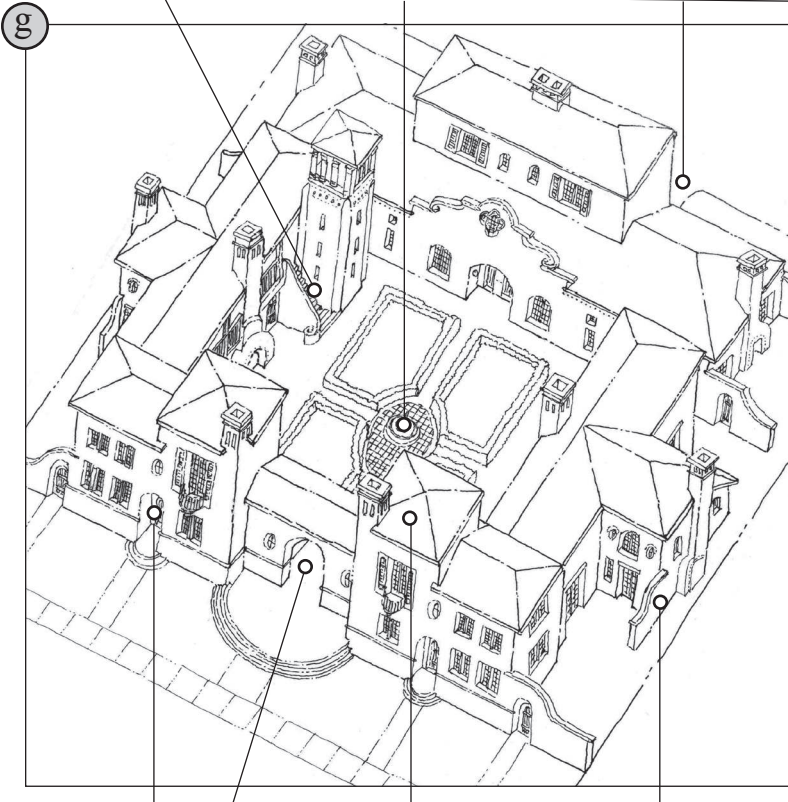
- ▶ Provide simple changes in wall plane to reduce the apparent mass and scale of the dwelling, consistent with the architectural style of the home (a, b, c, d, e, f, g).
- ▶ Create building relief through the use of tower elements and building projections designed to enhance facade variety and visual interest (c, e, g).
- ▶ Define the public and private realms by providing a distinguishable and ornamented transitional portal (d, e, g).
- ▶ Support covered porches, upper-story loggias, and balconies with substantial columns, piers, and posts (a, c, d, f).
- ▶ Provide ample "punched" window and door recesses designed to express building mass. Minimum window and door recess shall measure four inches deep (a, b, c, d, e, f, g).
- ▶ Provide traditional vertical orientated windows (a, b, c, d, e, f, g).

## BUILDING COMPOSITION

► Provide exterior staircases that access upper-story dwelling units. Use tower elements as landmark identity features designed to accommodate resident elevators, providing access to multi-storied courtyard apartments.

► The namesake of this housing type, the courtyard, shall be configured in a usable fashion, designed to accommodate outdoor entertaining, recreation, and leisure amenities. The width of common courtyard space shall not be less than one-third its length.

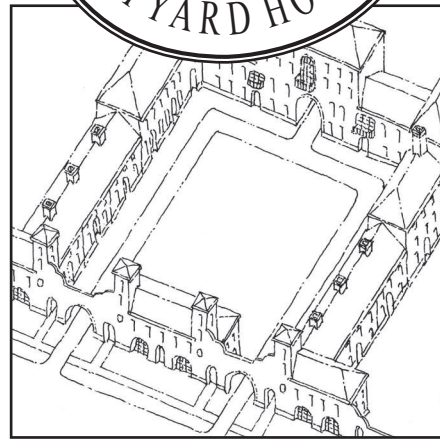
► Orient on-site garages or covered parking towards the rear of the site. On-grade and tuck-under parking facilities should be provided, characterized by enclosed garages designed to accommodate residents. Public parking may be accommodated on-street.



► Orient unit entrances towards the street designed to enliven the public realm; and towards interior courtyards. Provide gateway portals designed to "announce" entrance into the courtyard housing complex.

► Create multi-story building masses designed to frame and enclose semi-private interior courtyards. Provide deeply recessed door and window openings designed to express the mass of the building.

► Provide protruding wing walls as a natural extension of the building, designed to enclose and define individual unit patios, creating secluded and private outdoor spaces, sheltered from Soledad's strong seasonal winds.

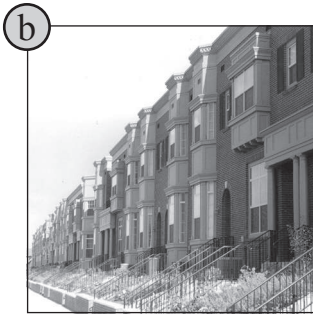


**W**ithin mild Mediterranean climates, such as those found in the Central California coast the indoor/outdoor relationship traditionally became a hallmark of the California experience, thus the regionally defined courtyard was born. Steeped in a rich heritage influenced by Spanish missions, Mexican ranchos, and the cortijo's of Andalusia, courtyard housing, characterized, by multi-story building masses that enclose a central patio space, became a semi-indigenous architectural typology within the region. Still relevant today, courtyard housing can help moderate Soledad's strong prevailing winds by providing an enclosed, secluded, and sheltering environment open to the sky. ♦

Did you know?

# ROWHOUSES

## CHARACTERISTICS



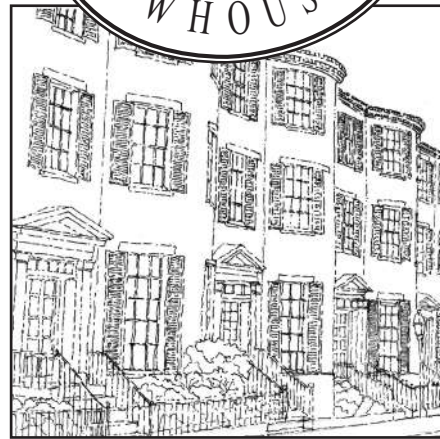
- ▶ Provide multi-story building masses designed to frame and define the public streetscape (a, b, c, d, g).
- ▶ Provide individual unit entrances oriented towards the public street (a, b, c, d, e, g).
- ▶ Craft traditional rowhouses with a distinctive base (anchoring the dwelling to the ground plane); shaft (transitional element which provides window transparency), and capital (roof cap which terminates the top of the dwelling). (a, b, c, d, g).
- ▶ Shelter Soledad residents from strong prevailing winds by providing ample entrance indentations (a, c, e, g). Design rowhouse building entrances, based upon the following Standards:
  - Minimum Square Footage: 20 Square feet
  - Minimum Depth: Four feet
- ▶ Enhance interior viewing opportunities with bay window projections to optimize viewing angle, (a, b, c, d).
- ▶ Provide traditional windows that are vertical in orientation (a, b, c, d, g).
- ▶ Elevate rowhouse units to insure resident privacy while enhancing surveillance of the public streetscape (a, b, c, e, g).
- ▶ Avoid locating entrances directly on-grade. Instead, elevate entries 24 inches in height, typical (a, b, c, e, g).
- ▶ Integrate exterior staircases and stoops into the fabric of the building (e). Design exterior staircases and stoops, including balisters, handrails, and treads using similar materials as the Rowhouse dwelling. Prefabricated metal staircases shall not be permitted.
- ▶ Provide private outdoor open space in the form of decks (f), balconies (g), and dooryards (g) based on the following Standard:
  - Minimum Private Open Space: 200 Square feet

## BUILDING COMPOSITION

► Orient rowhouse structures towards the public realm designed to frame and enclose the streetscape. Define rowhouse buildings with a distinct base, middle, and top. Use projecting cornice elements to crown buildings and define floors.

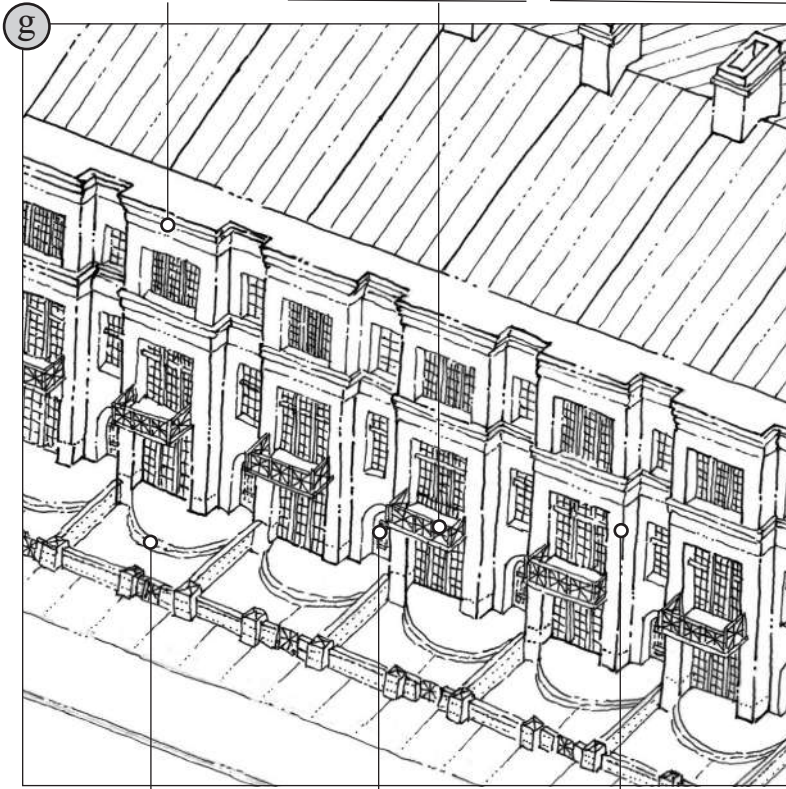
► Use projecting balconies to provide useable semi-private outdoor space oriented towards the public streetscape. Support balconies with brackets, corbels, or suspension cables. Design balconies to accommodate three foot minimum outward door swings.

► Orient on-site parking garages towards the rear of the site. On-site parking facilities shall be provided, characterized by enclosed garages designed to accommodate residents. Public parking may be accommodated on-street.



**L**ying within Boston's historic Beacon Hill neighborhood, are a variety of classic three-story brick masonry rowhouses that grace the public realm. These traditional tall and slender attached brick masonry rowhouses exhibit all the trappings of the classic all-American rowhouse, defined by public oriented stoops, vertical windows, window shutters, and wrought iron ornamentations, all oriented to enhance streetscape continuity. Of particular interest is the placement of interior spaces, characterized by ground floor kitchen and utilitarian functions, with living and bedroom spaces located above. So as one climbs higher, solitude is enhanced, ultimately insuring privacy within a higher density environment. ♦

— Did you know? —



► Provide raised stoops or dooryards as semi-public transitional features designed to link the private dwelling to the public streetscape. Define dooryard space through the use of low wrought iron fencing or masonry garden walls.

► Provide amply recessed dwelling entries oriented towards the public streetscape, designed to shelter residents from the elements. Recess window and door openings into the building facade intended to express the mass of the building.

► Define individual rowhouse units with discernable and robust structural bays designed to visually transfer the building load to the ground plane. Use projecting structural bay windows to enhance view opportunities.

# LIVE / WORK UNITS

## CHARACTERISTICS



- ▶ Provide multi-story live/work building masses designed to frame and define the public realm (a, b, c, d, e, f, g).
- ▶ Provide dual unit entrances designed to accommodate both residents and merchants. Provide direct storefront workspace access oriented towards the public streetscape. Provide secondary upper-story access designed to accommodate residents (a, b, c, d, e, f, g).
- ▶ Design ground floor live/work storefronts using traditional storefront heights to allow natural light to penetrate street-oriented display windows, illuminating storefront interiors (a, b, c, d, e, f, g). Design storefronts, based upon the following Standards:
  - Minimum live/work storefront height - 12 feet
  - Minimum storefront facade transparency - 60 per cent (void).
  - Minimum number of floors - Two (Ground floor (a, b, c, e, f) or light well basement (d) work space plus upper-story residential floors).

- ▶ Provide upper-story private resident outdoor open space in the form of decks (a, c, e, g) and balconies, based on the following Standard:
  - Minimum Private Open Space: 100 Square feet
  - Minimum balcony depth: Four feet
- ▶ Accommodate vehicles parking on-site by providing rear-oriented enclosed garages.
- ▶ Express the underlying structure of the building. Use a sequence of storefront structural bays designed to convey how the building stands up (a, b, c, e, f, g).
- ▶ Provide a series of storefront structural bays, composed of repetitive vertical columns/piers and horizontal spandrels designed to create a consistent facade rhythm (a, b, c, e, f, g).
- ▶ Recess doors and windows into masonry and exterior plaster walls designed to express building mass. Minimum door and window recess shall measure four inches.

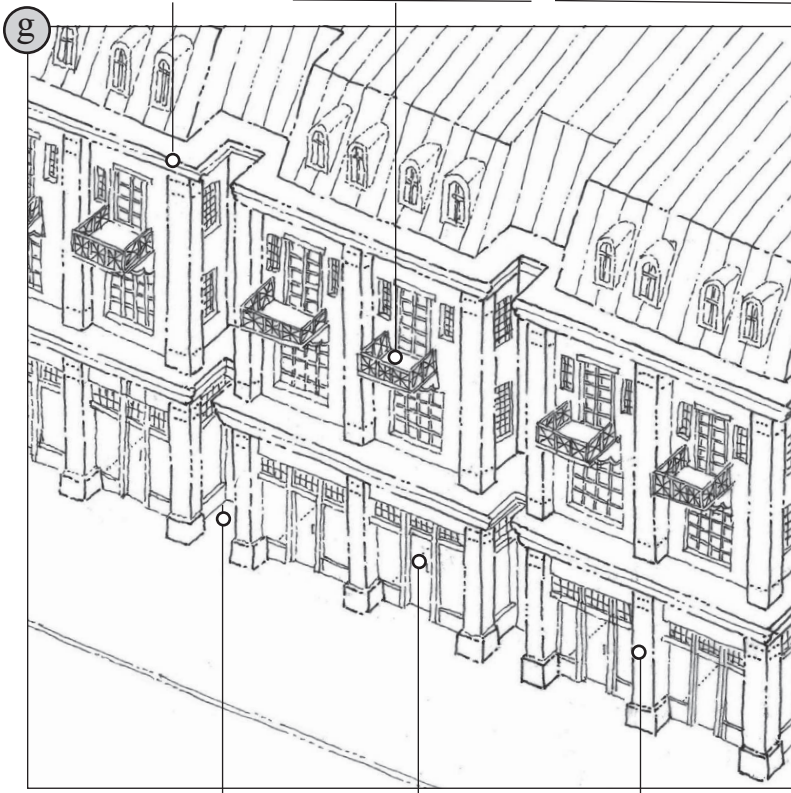
## BUILDING COMPOSITION

- ▶ Define storefronts and building capitals with protruding cornice elements. Provide building indentations to reduce the scale of the live/work structure while defining individual live/work units.
- ▶ Use projecting balconies to provide usable semi-private outdoor space oriented towards the public street. Support balconies with brackets, corbels, or suspension cables. Design balconies to accommodate three foot minimum outward door swings.
- ▶ Provide resident parking on-site in enclosed parking garages oriented towards the rear. Supplemental merchant and patron parking may be accommodated on-street. Provide wide sidewalks designed to accommodate pedestrian movements.



Prior to the end of WW II, live/work units were commonplace within American communities, characterized by ground floor commercial storefronts and upper-story residences. Traditionally, live/work establishments were occupied by merchants or employees who lived directly above their place of business, enabling entrepreneurs to establish business in an economical fashion. With the economic realities of today, this lifestyle concept is again gaining acceptance as a small business approach designed to provide goods and services while achieving the added benefit of enhancing housing diversity. ♦

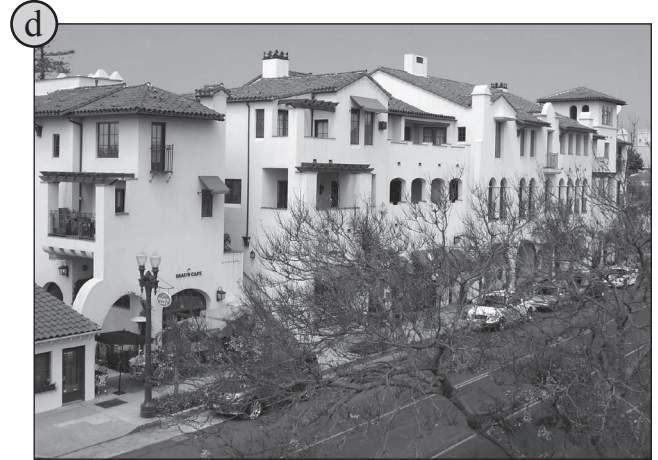
Did you know?



- ▶ Provide separate access to upper-story residential portions of Live/Work units. Ground floor storefronts may be "locked-out", providing opportunities for income generating leasing of separate commercial spaces.
- ▶ Integrate traditional commercial storefronts into the ground floor fabric of the live/work structure, oriented towards the public realm. Use traditional storefront building heights (minimum 12 feet) to maximize and enhance interior daylighting.
- ▶ Define individual live/work units with discernible structural bays designed to outwardly display the underlying structure of the building. Use structural piers with defined base, shaft, and capital to reinforce the traditional architectural vernacular.

# STACKED FLATS

## CHARACTERISTICS

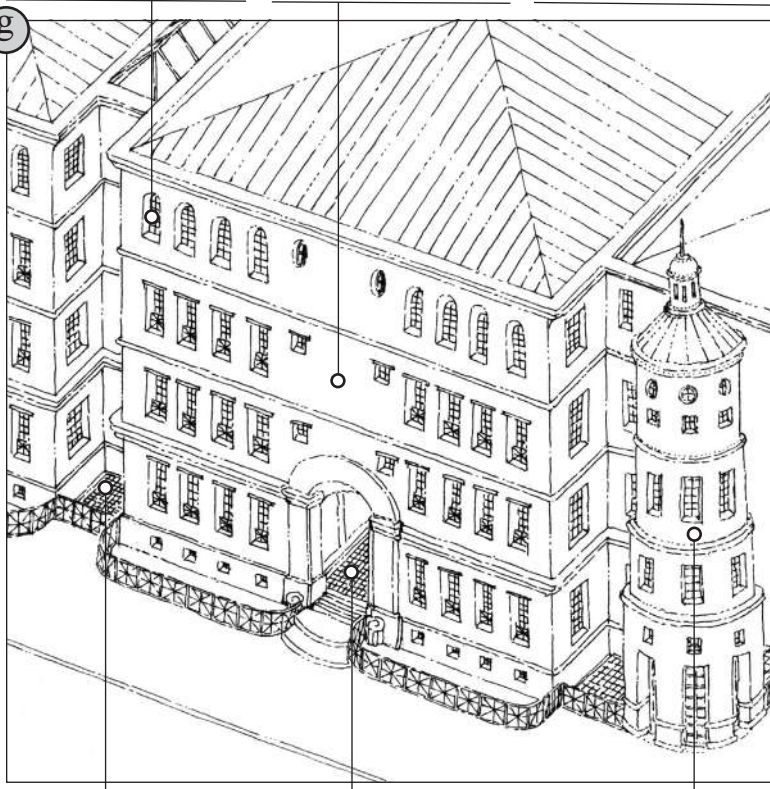


- ▶ Create traditional, formal, proportional, and rhythmic multi-level building masses designed to unify the public blockscape (a, b, c, d, e, f, g).
- ▶ Provide traditional, formal, building masses designed to frame and enclose the public streetscape (a, b, c, d, e, f, g).
- ▶ Celebrate the street corner by increasing or articulating building mass through the use of tower elements designed as "gatepost" architectural features (b, g).
- ▶ Distinguish buildings with a discernable base and cap designed to define the top and bottom of the structure (a, b, c, d, e, f, g). Use continuous building elements, such as roof eaves, cornice elements, window bands, and masonry foundation bases to assure building unity and blockscape continuity (a, b, c, d, e, f, g).
- ▶ Define individual units with subtle facade articulations. Use repetitive elements such as structural bays, bay windows, balconies, and vertical window bands to distinguish individual units.

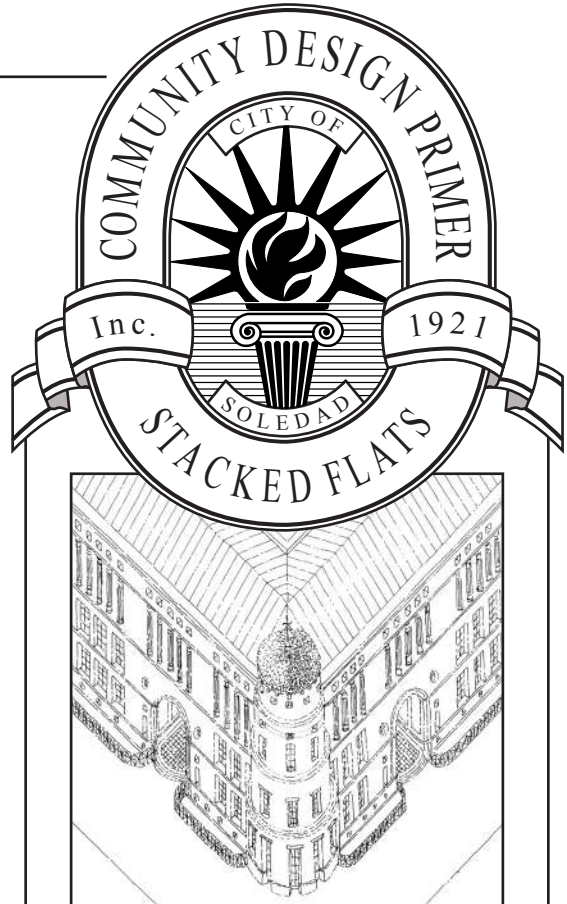
- ▶ Provide distinguishable recessed building entrances, oriented towards the public street, designed as common building access points to internal-oriented hallways (g).
- ▶ Locate windows generally centered on the building mass, aligned both horizontally and vertically (a, b, c, d, e, f, g).
- ▶ Express building mass by recessing window openings in building facades a minimum four inches (g).
- ▶ Provide windows that are vertical in orientation (a, b, c, d, e, f, g).
- ▶ Integrate projecting balconies (c, d, f) and recessed loggias (a, d) seamlessly into the design of the building. Design projecting balconies and recessed loggias based upon the following Standards:
  - Minimum Loggia Area: 60 square feet
  - Minimum Balcony Depth: 36 inches.

## BUILDING COMPOSITION

- ▶ Provide traditional vertical oriented windows placed in symmetrical patterns generally aligned both vertically and horizontally on the building mass. Use window muntins to create individual window panes.
- ▶ Provide traditional and simple building masses characterized by a discernible base, middle, and cap. Distinguish and define individual floors and building cap with cornice elements. Use recessed building entrances and window punctuations to express the mass of the building.
- ▶ Capture resident parking on-site through the use of underground parking garages or podium parking structures. Public parking may be accommodated on-street.



- ▶ Provide intermittent building indentations which enhance visual interest by creating a series of individual building blocks, as opposed to a continuous facade, ultimately enhancing the street view at the pedestrian street level.
- ▶ Create common entranceways that provide admittance to stacked flat units which are accessed by interior corridors. Common entranceways lead to internal courtyard spaces which are framed and sheltered by building masses.
- ▶ Create tower elements that anchor the corner resolving two converging street walls while functioning as a landmark icon. Tower element encloses elevator, providing vertical access to multi-story stacked flat apartment buildings.



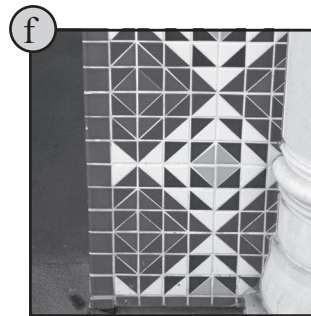
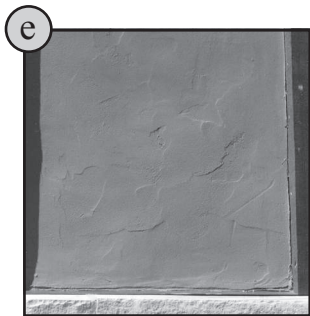
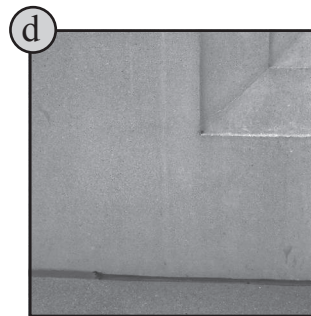
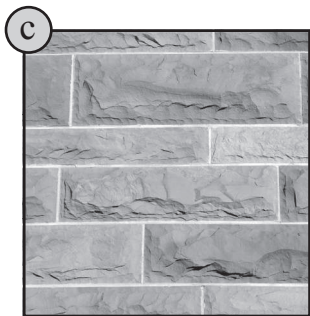
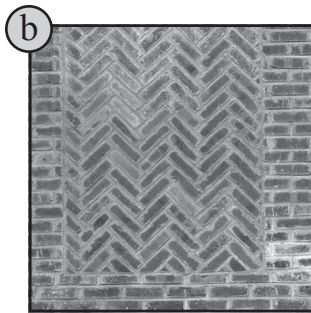
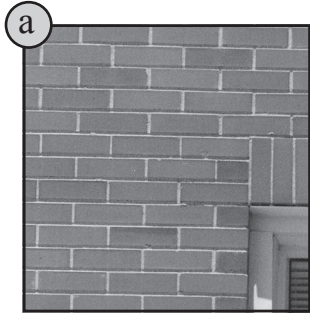
**W**hile they say that London is a city of shopkeepers, Paris is a city of apartment dwellers. It is quite evident that the Parisians have raised apartment living to a high art form, having constructed numerous Beaux Arts inspired stacked flats which grace the boulevards and avenues of the City. In addition to their classic scale and eye-pleasing proportions, the beauty of these structures is the ability to frame and enclose the broad boulevards and avenues of Paris, creating a pedestrian friendly environment. It is this traditional relationship of the public street to the building that is critically important in establishing a sheltering and safe pedestrian setting that has spawned and maintained the legendary cafe society of the "City of Lights". ♦

— Did you know? —

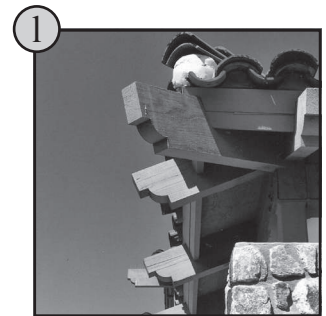
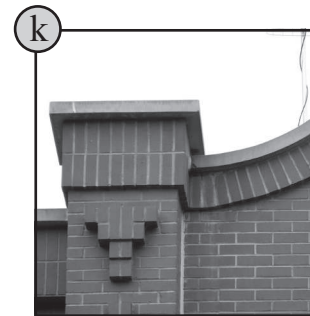
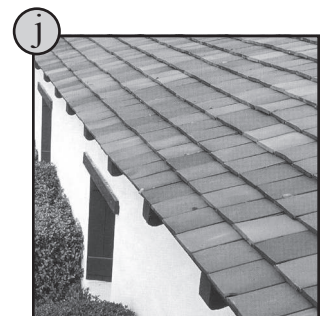
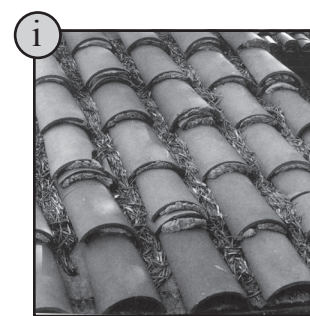
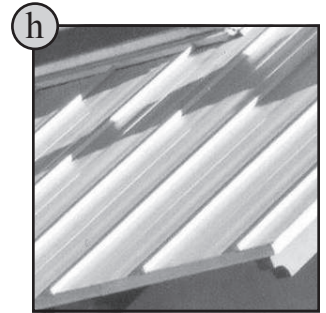
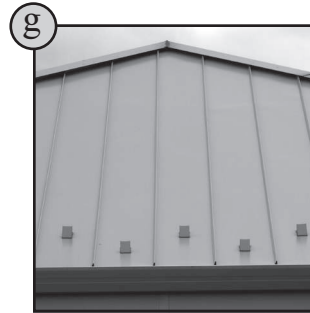
# BLDG. MATERIALS

## WALL MATERIALS

## ROOF MATERIALS



- ▶ Use durable and refined wall materials to project a traditional architectural image (a, b, c, d, e, f).
- ▶ Design buildings that use heavy, visually solid, foundation materials that transition upwards to lighter wall cladding and roof materials.
- ▶ Provide human-scaled wall materials that are familiar in their dimension and can be repeated in understandable units (a, b, c, f).
- ▶ Use wall materials such as brick and stone masonry that help people interpret the size of a building (a, b, c).
- ▶ Avoid large featureless wall surfaces such as large all glass walls, metal screens, unrelieved stucco facades, and metal spandrel panels.



- ▶ Use durable roof materials that enhance the longevity of multi-family buildings (g, h, i, j, k). One consistent harmonizing roofing style and material should be used for all buildings.
- ▶ Define flat roofs with a substantial parapet wall capped with ornamental coping designed to screen vents and mechanical equipment (k).
- ▶ Support roof eave and rake overhangs with substantial dimensional timber beams, rafter tails, brackets, and corbels (l).
- ▶ Avoid non-durable rustic or rural roofing materials such as wood shingles (real or cementitious) and composition roofing.

## QUALITY MATERIALS

- Design multi-family buildings based upon the following high quality material Standards:

### BUILDING BASE & FACADES

- Concrete, Sandblasted (Building base [d], only)
- Exterior Plaster, Smooth (e) (Associated with Mission, Monterrey, or Spanish Colonial architectural styles, typical). Use real three-coat exterior plaster applications. Use exterior plaster finishes which are not overly exaggerated or irregular. Permitted finishes include: Fine Sand Float, Light Dash, Medium Dash.
- Granite, Polished (Building Base, only).
- Masonry, Brick (a, b) (i.e., Face Brick 4 x 2-2/3 x 8"; Narrow Gage Roman 4 x 2 x 12"). Use bricks in association with half-inch mortar joints, maximum.
- Masonry, Stone (i.e., Pitched Face [c], Quarry-faced).
- Metal (Structural, metal only, such as steel I-beam spandrels)
- Tile (f) (Bulkhead base, only). Use traditional gloss glazed transparent 4 x 4 inch square tile with deep, rich colors such as Black, Cobalt Blue, Dark Forest, Grape, Sunflower, Timberline Green, and Vermilion.

### WINDOWS

- Glass, Lightly Tinted (Allowing 90 percent light transmission)
- Glass, Transparent

### ROOFS

- Metal, Copper
- Metal, Corten Steel (Dark brown oxidized)
- Metal, Rolled or Rubber Membrane (Flat roof sections, only)
- Metal, Standing Seam (g). Standing seams shall be spaced 18 inches, maximum (g, h).
- Metal, "V" Seam (h).
- Tile, Arched Clay or Concrete (i) (Straight Barrel Mission - Spanish Colonial and Mission architectural styles, typical).
- Tile, Flat Clay or Concrete (j) (Monterrey architectural style, typical).

### BEAMS, BRACKETS, & CORBELS

- Wood, Dimensional Timber (j), used with discretion.



**T**raditional building materials such as brick and stone masonry are commonly measured in human-scaled "anthropomorphic" units. Because these materials are so commonplace and indigenous, literally the time-honored building blocks of a civilized society, they are easily discernible and readily understood by individuals. Who has not physically picked-up and held a brick, understanding full well that the aesthetic merger of numerous such masonry units can result in a building of beauty and grace? Traditional human-scaled building materials help us understand and scale larger buildings, ultimately connecting us to the built environment. ♦

— Did you know? —



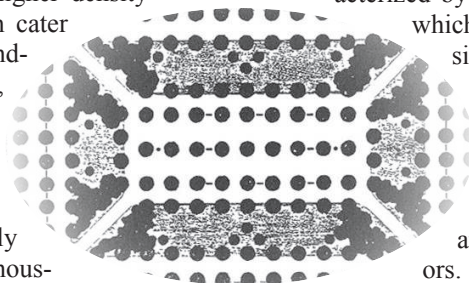
# LANDSCAPE GUIDELINES & STANDARDS



## Landscape Image

The purpose and intent is to promote informal and formal landscape patterns designed to reinforce a variety of Multi Family housing types, creating a landscape image that delineates and defines adjacent buildings, streets, and open spaces.

Soledad Multi-Family Landscape patterns are designed to reinforce a variety of housing types which range from sub-urban duplex/triplex units and courtyard housing to urban oriented live/work units and stacked flats. Within lower-density sub-urban settings, streetscapes are often-times slightly softer and informal, characterized by landscaped parkstrips, regimented street trees, and lushly planted front yards that lead to raised stoops and porches. Within higher density sub-urban environments which cater to Courtyard Housing types, landscapes can become quite formal, characterized by rigid street tree placements and formal interior courtyards exhibiting symmetrical raised planters configurations. Within moderately dense residential settings, Rowhouses are commonly defined by semi-formal landscape statements consisting of formal street tree patterns and defined dooryards planted with trees, shrubs, and groundcovers. Within a higher density urban setting, landscapes catering to Live/Work Units and Stacked Flats, are intended to project a formal impression designed to reinforce higher intensity dwellings within a streetscape atmosphere characterized by hardscape sidewalks, forecourts, and stoops. This formal urban landscape pattern



characterizes itself through the use of consistent street tree plantings which form tree-lined rows designed to frame and define the streetscape while shading and sheltering pedestrians from the elements. Within interior courtyard spaces, formal tree plantings create a framework outlining and defining these private oriented amenities forming "outdoor rooms" that reinforce a formal urban image. Imagine strolling down short residential blocks characterized by broad canopy style street trees which enclose the streetscape. Envision broad tree canopies of leafy deciduous trees that provide ample cooling shade during hot summer months, only to loose their leaves in the fall allowing the sun to warm pedestrians and penetrate residential interiors. Marvel at groupings of formal urban oriented plant containers exhibiting colorful annuals and perennials that beautify urban oriented sidewalks, plazas, forecourts, and courtyards. Experience a decidedly indigenous palette of native drought tolerant shrubs, ground covers, and ornamental grasses designed to reinforce Soledad's natural landscape heritage. This is the image of the Multi-Family landscape, informal and formal landscape images intended to reinforce housing intensity to create the desired residential image. ♦

# LANDSCAPE

## STREETSCAPE

## COMMON AREAS



- ▶ Provide a consistent streetscape image through the use of formal canopy-style street tree plantings that provide summer shade and winter transparency (a, b, c).
- ▶ Plant formal rows of street trees designed to frame and enclose the streetscape (a, b, c).
- ▶ Plant street trees, based upon the following Standards:
  - Tree Type - Canopy style shade tree
  - Location - Planted within landscaped parkstrips (Duplex/Triples, Courtyard Housing, Rowhouses); or 4' x 4' tree wells located in street adjacent sidewalks (Live/Work, Stacked Flats).
  - Pattern - Formal rows
  - Frequency - One tree per 30 linear feet of sidewalk frontage, depending on tree species
  - Size - 15 Gallon, minimum



- ▶ Create common area landscapes that are an integral part of the overall site design (d, e, f, g). Common area landscape designs should satisfy the following conditions:
  - Enhance and soften building foundations and facades
  - Frame and enclose interior courtyards
  - Buffer adjacent land uses
  - Screen nuisances
- ▶ Create common area landscapes that reinforce the overall design theme of the project. Use landscape structures such as arbors, pergolas, trellis elements, and other ornamentation that reflect the architectural style of the project.
- ▶ Landscape all common areas excluding circulation aisles, parking stalls, and buildings.
- ▶ Provide common area landscaping based upon the following Standards:
  - Provide one tree for every 1,000 square feet of common area.

## LANDSCAPE TENANTS

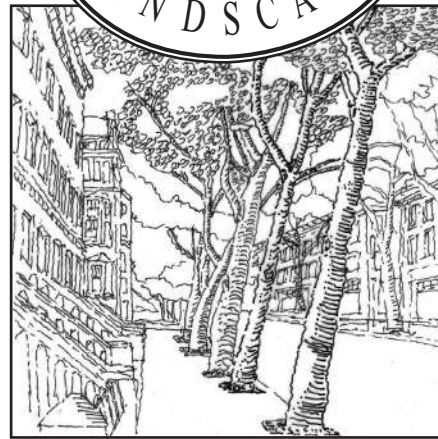
- The following tenets are provided to help the landscape designer understand the traditional design philosophy that drives the landscape image of Soledad. The intent is to assure that multi-family landscape design is compatible with its associated architectural product type. Landscape design elements that relate to the desired character of Soledad are best described as:

### INFORMAL

- Landscape images that emphasize the natural environment, rather than the built environment.
- Landscape configurations that blend and harmonize with natural site conditions, rather than distinct edges which define property lines.
- Landscape patterns that create a cohesive "flowing" relationship between adjacent parcels, rather than landscape images that delineate and define property lines.

### FORMAL

- The landscape as garden architecture, such as parterres, trellis elements, low garden walls, and wrought iron fences, rather than unadorned landscapes.
- Landscape designs that create outdoor rooms that frame and enclose open-air living spaces, rather than informal, free form landscape configurations.
- Strong axial relationships between architectural features and garden ornamentations, rather than unrelated free-flowing landscape patterns.
- Landscape images that complement, frame, and reinforce building architecture and geometry, rather than organic landscape statements.
- Disciplined landscape patterns that reinforce, frame, and enclose the streetscape, rather than informal and untailored landscape configurations.
- Formal pavement treatments such as brick and stone pavers, rather than softscape treatments.
- Formal row of trees, rather than informal clusters.

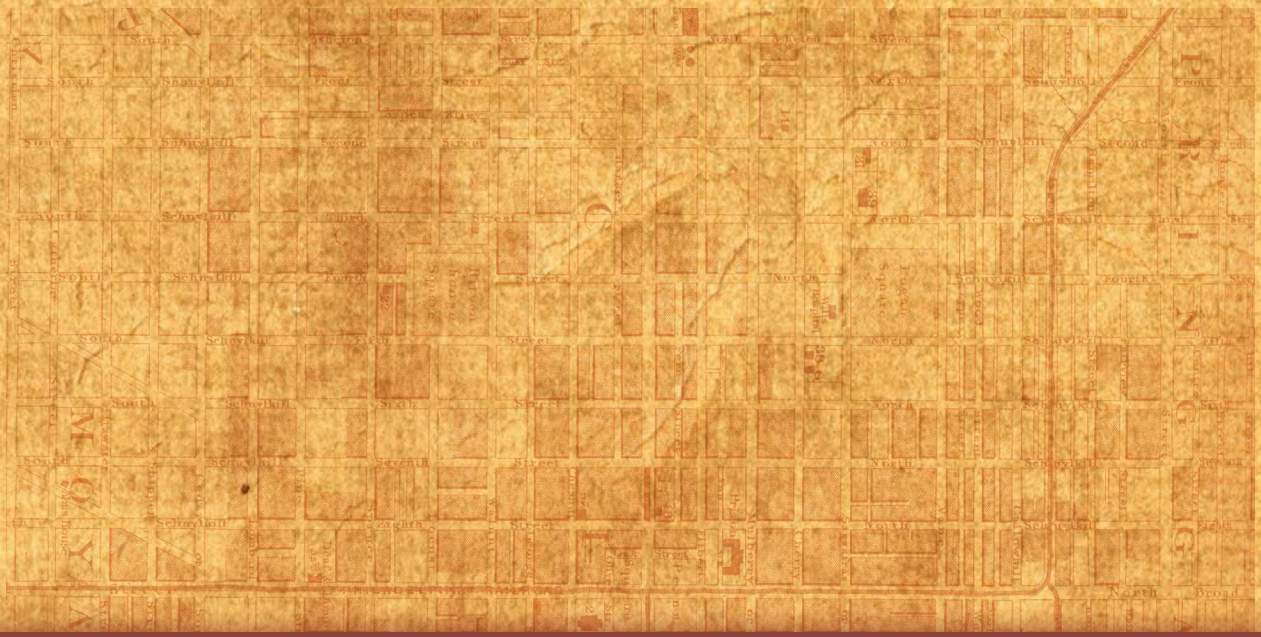


**E**ven large deciduous canopy style street trees can be planted relatively close to building facades. Known as "phototropism", trees inevitably reach for the sun, so tree limbs will naturally bend away from building facades, ultimately searching for sources of sunlight. In addition, tree limbs of adjacent street trees will mingle and meld together forming a solid canopy that frames and encloses the street creating a well defined blockscape. Lastly, leafy deciduous trees create a cool and shady pedestrian environment in the summer, only to loose there leaves in the fall, providing much appreciated winter sunshine. ♦

— Did you know? —



City of Soledad



*Office & Light Industrial*



Chapter Seven

Community Design Guidelines & Standards

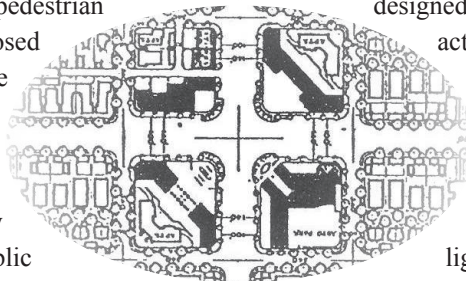


# SITE PLANNING GUIDELINES & STANDARDS

## Site Planning Image

The purpose and intent is to orchestrate the placement of office and industrial buildings to outwardly define the public streetscape while enclosing definable interior spaces ranging from pedestrian oriented plazas and courtyards, to utilitarian parking courts and service yards.

The Soledad office site planning image is intended to promote traditional time honored building placements, designed to concentrate higher-intensity office structures at public street intersections while accommodating pedestrian plazas, parking courtyards, and service yards located internal to the site. The goal is to place office buildings contiguous to the public streetscape in order to enhance the pedestrian experience by creating an enclosed and defined environment, while sensitively accommodating the automobile. Envision the quintessential Office district characterized by multi-story buildings that greet the public realm while enclosing internal-oriented open space features. Experience interior-oriented pedestrian plazas and courtyards characterized by defined and enclosed spaces that provide a quiet retreat from the day-to-day activities of a work-a-day world. Experience the charm of animated fountains that punctuate the plaza and courtyard spaces, providing soothing rhythms and cooling waters that cater to an industrious workforce. The Soledad

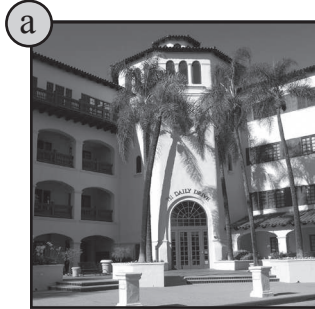


light industrial site planning image is designed to project a traditional streetscape impression rooted in the heritage of pre-war warehouse districts that place administrative functions adjacent to the public realm, while heavy fabrication activities are positioned internal to the site. While outwardly these structures grace the public realm with human scaled building materials and facade ornamentations designed to delight, inward production activities are screened from public view through the use of building masses and decorative screen walls designed to buffer citizens from the excesses of private enterprise. Within Soledad light industrial districts, the intent is to orient and place administration, manufacturing, warehouse, distribution, service, and parking functions seamlessly into the fabric of the community as a whole. The purpose is to create a traditional fine-grained environment whereby modest office and light industrial placements coexist with adjacent commercial nodes and residential neighborhoods, all within a small-scaled time honored community atmosphere. ♦

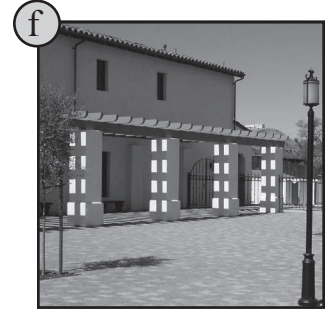
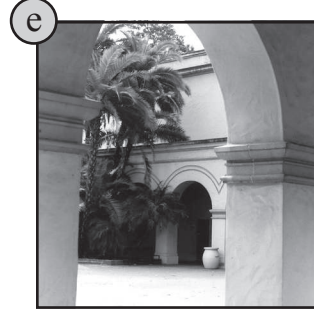
# OFFICE

## BUILDING SITING

## OPEN SPACE & PARKING



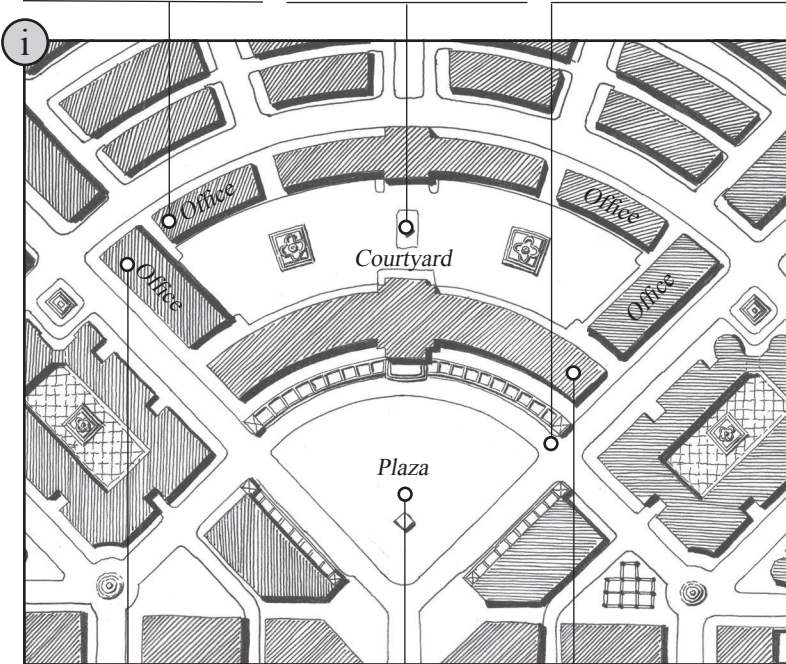
- ▶ Create continuous building streetwalls contiguous to public streets designed to frame and enclose the streetscape (a, b).
- ▶ Locate higher intensity office building masses at corners characterized by larger building volumes and tower elements (a, b).
- ▶ Orient primary office entrances towards the public street as opposed to rear-oriented private parking areas (a, b). Provide secondary building entrances oriented towards internalized parking courtyards and distribution compounds (c, d).
- ▶ Align office building entrances with internalized streets designed to terminate the entrance drive axis (i).
- ▶ Avoid blank facades and vacant spaces within the streetwall.



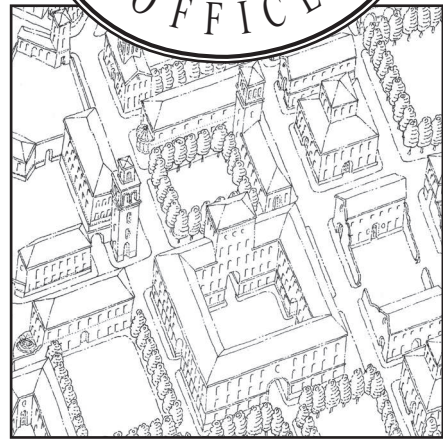
- ▶ Place office buildings to frame and enclose usable and definable open space features such as plazas, squares, and courtyards (e, f, i).
- ▶ Avoid meaningless building placements that create leftover, awkward, and unusable open space features.
- ▶ Locate parking lots internal to the site within defined parking courtyards, commonly screened from public view by building masses (g, h, i).
- ▶ Insure neighborhood connectivity by traversing office sites with a network of public streets designed to accommodate pedestrian and vehicular movements (i).
- ▶ Create a fine grained network of public streets by providing a series of short office blocks (i). Create small-scaled blocks, based upon the following Standards:
  - Maximum Block Length: 350 feet.

## CHARACTERISTICS

- ▶ Locate office building masses to frame and enclose the streetscape creating pedestrian friendly street spaces. Orient primary office entrances towards the street to enhance the pedestrian experience. Orient secondary motorist entrances towards internalized rear parking courtyards.
- ▶ Locate on-site parking courtyards internal, within the site, screened from the public street by buildings. Provide dual usage courtyards designed to accommodate both vehicles and pedestrians, including open space amenities such as plazas, fountain pedestals, and tree bosques.
- ▶ Provide parking structures and internalized parking courtyards designed to accommodate long term parking needs. Provide on-street parking to satisfy short term parking needs. Create drop-off lanes designed to safely accommodate pedestrian loading and unloading.



- ▶ Provide higher intensity office tower elements at building corners designed to accentuate street intersections, terminating two converging street walls. Provide tower elements designed as district focal points and landmark icons.
- ▶ Create pedestrian friendly plazas designed to accommodate informal outdoor gatherings and formal civic events. Define plazas with building elements designed to create framed and enclosed people places. Use ornamental paving treatments designed to add texture and decoration to plaza spaces.
- ▶ Orient office and administration buildings to frame and enclose outward-oriented public plazas, designed to accommodate pedestrians, and inward oriented parking courtyards. Provide a primary front entrance, designed to accommodate pedestrians, and a rear oriented entrance for building access from rear parking areas.



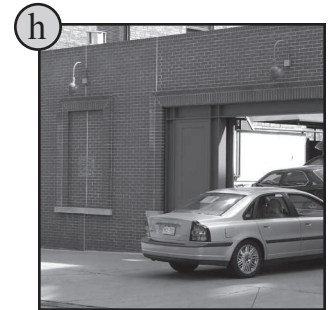
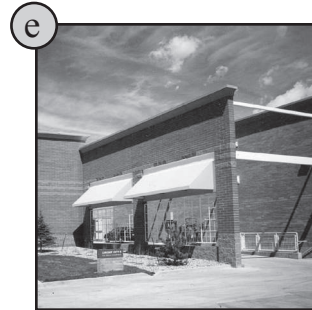
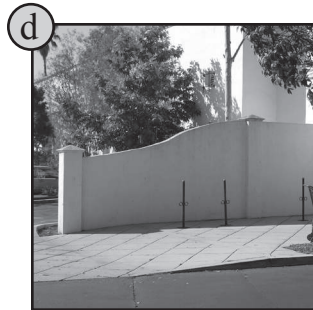
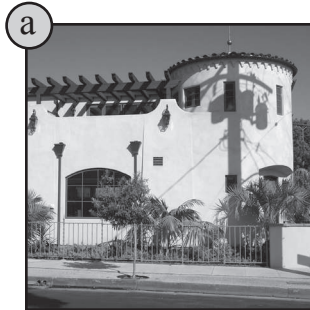
**W**ithin a traditional urban setting, office buildings become an integral element within the traditional city mosaic, integrating seamlessly with other uses to form a rich and diverse mixture. Traditionally, office buildings are located contiguous to the street, designed to frame and enclose the public realm while accommodating parking within internal-oriented parking courtyards or parking structures. In addition, by tradition, office entrances address the public realm, becoming an essential, and highly identifiable feature designed to signal a transformation from the public exterior to the private interior. ♦

— Did you know? —

# LIGHT INDUSTRIAL

## BUILDING SITING

## SERVICE YARDS & PARKING

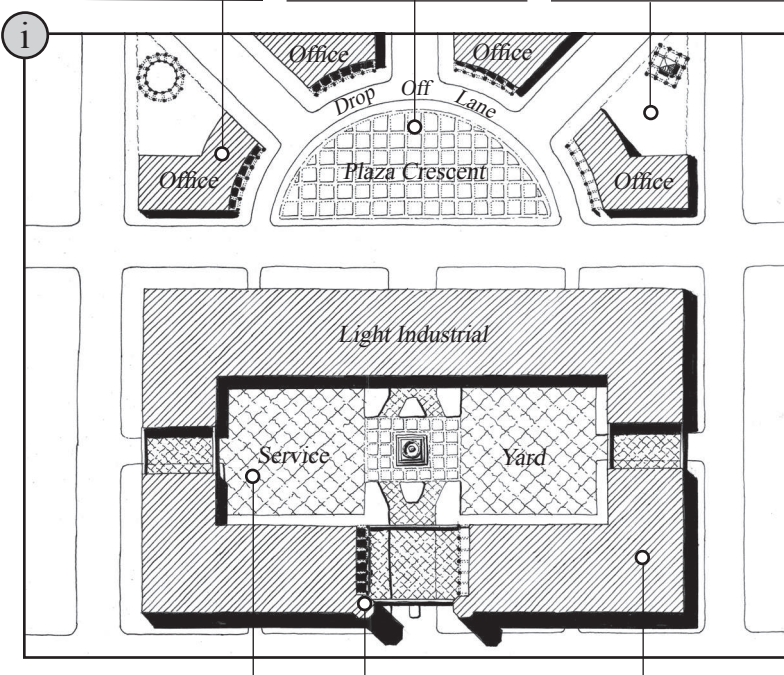


- ▶ Cluster light industrial buildings at intersections, designed to create higher intensity areas of concentrated activity (a, b).
- ▶ Locate higher intensity light industrial administrative functions at corners characterized by larger building masses and tower elements (a, b).
- ▶ Orient light industrial administrative and office functions towards the public streetscape (a, b) while internalizing and buffering production, fabrication, service, and distribution uses (c, d).
- ▶ Orient primary light industrial entrances towards the public street (a, b). Orient secondary building entrances towards internalized parking courtyards and distribution compounds (c, d).
- ▶ Create continuous building facades along the street (a, b). Bridge vacant spaces within the streetwall with decorative ornamental screen walls (e, f).

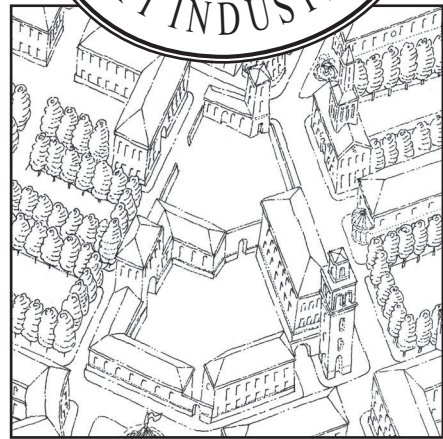
- ▶ Locate light industrial production, fabrication, and outdoor storage areas within rear or interior-oriented service yards, screened from public view by building masses (e, i) and ornamental screen walls (f, g, h).
- ▶ Locate distribution loading docks internal to the site, screened from public view (g, i).
- ▶ Share service yards. Create common service yards designed to be used by multi-tenant businesses (g, i).
- ▶ Insure neighborhood connectivity by traversing light industrial sites with a network of public streets, designed to accommodate pedestrian and vehicular movements (i).
- ▶ Create a fine grained network of public streets by providing a series of short industrial blocks (i). Create small-scaled blocks, based upon the following Standards:
  - Maximum Block Length: 350 feet

## CHARACTERISTICS

- ▶ Locate office building masses to frame and enclose the streetscape creating pedestrian friendly public plaza spaces. Orient primary office entrances towards the street to enhance the pedestrian experience. Orient secondary entrances towards internalized rear parking courtyards.
- ▶ Provide dual usage plazas designed to accommodate both vehicles and pedestrians, including open space amenities such as fountain pedestals and tree bosques. Position office and light industrial buildings to frame and enclose plazas creating highly defined and enclosed public spaces.
- ▶ Provide parking structures and internalized parking courtyards designed to accommodate long term parking needs. Provide on-street parking to satisfy short term parking needs. Create drop-off lanes designed to safely accommodate pedestrian loading and unloading.



- ▶ Create internalized service yards designed to accommodate production, fabrication, distribution, and outdoor storage functions, screened from public view. Use building masses and ornamental walls to screen interior service yards from the outward oriented public streetscape.
- ▶ Provide tower elements at building corners designed to accentuate street intersections, terminating two converging street walls. Tower elements serve as district focal points and landmark icons enhancing pedestrian orientation.
- ▶ Orient administration functions outwardly towards the public realm, designed to frame and enclose the public streetscape. Orient production and fabrication functions inwardly within manufacturing buildings and service yards, screened from public view.



**W**ithin the traditional city, industrial "lunch pale" functions commonly coexist with commercial, office, and even residential uses in a mixed use environment. Because traditionally employment was in close proximity to residences, workers could easily commute to work, conserving time and money, commodities which are in short supply in today's fast paced society. Rediscovered by high technology companies, today's business parks and vertical campuses are commonly combined with artisan workshops, cottage industries, office uses, restaurants, commercial storefronts, and even live/work units, creating a self sufficient "New World" colony or guild catering to all aspects of the production/consumption chain.

— Did you know? —



# ARCHITECTURE

## GUIDELINES & STANDARDS

### Architectural Image

The purpose and intent is to promote Traditional Office and Industrial architecture designed to emulate classic human scaled building forms, intended to frame and enclose public and private open space.

The Soledad Office/Industrial architectural image is borne out of a desire to recapture traditional time-honored "brick and mortar" building forms, while accommodating the administration and production realities of a fast-paced economy and an increasingly technology savvy labor force. Traditional Office/Industrial architecture is intended to support a variety of manufacturing models, ranging from start-up cottage industries to full-fledged manufacturing uses that control all functions (raw materials, manufacturing, distribution, marketing, retailing) within the product chain. As a counterpoint to the sprawling, segregative, and energy intensive industrial park, Soledad envisions a return to a more "vertical campus" that can be seamlessly integrated into the fabric of the community. In relation to Office architecture, Soledad envisions multi-story buildings that "greet" the public realm, optimizing valuable real estate, while occupying the highly visible public streetscape. These multi-storied buildings are sometimes "tiered" in a "wedding cake" fashion, designed to reduce mass and optimize daylighting. In addition, the vertical campus commonly internalizes parking within courtyards, screening vehicles from



public view. When Office/Industrial architecture is placed close to the more active public uses such as commercial areas, building elements, materials, and ornamentations become critical in an effort to sensitively integrate these structures into the fabric of the community. Commonly distinguished by a distinctive base, shaft, and capital, and constructed of human-scaled materials, such as brick masonry, Office/Industrial architecture strives to complement

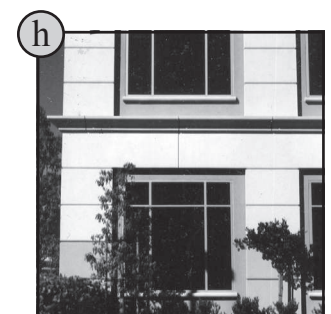
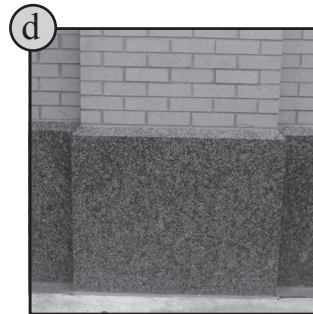
adjacent structures in an effort to convey a sense of compatibility, durability, permanence, and regional identity. Traditional architectural elements, such as window lintels, sills, mullions, and muntins grace Office/Industrial buildings designed to provide a rich tapestry of human-scaled, yet functional, elements that

people can relate to. Industrial buildings are commonly outfitted with large industrial windows and skylights which optimize internal daylighting while adding visual relief to building facades. Ultimately, Office/Industrial architecture is intended to project a traditional image rooted in the heritage of classic mixed use environments that accommodate employment in close proximity to residential and commercial uses. ♦

# BUILDING BASE

## GROUND FLOOR

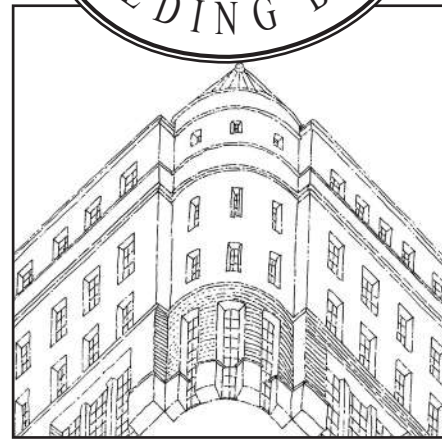
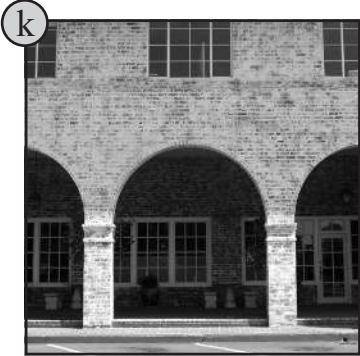
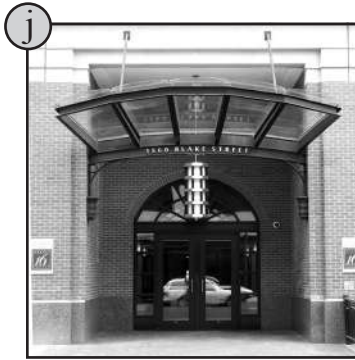
## STRUCTURAL BAYS



- ▶ Create a tall and identifiable ground floor building base, distinguished from upper-story floors. Provide ground floor height, based upon the following Standard:
  - Minimum Ground Floor Height: 12 feet.
- ▶ Use the following techniques to create a distinguishable ground floor building base:
  - Use belt courses and cornice (ledge) elements to signal a change between the ground floor base and upper floors (a, b, c, h).
  - Vary building materials between the ground floor building base and upper floors.
- ▶ Rest the building on a wide, discernible, foundation designed to anchor the building to the ground plane (d).
- ▶ Provide durable materials at the foundation. The building is exposed to considerable structural strain, thus the material used is commonly more durable than upper floors and should appear as such (d).

- ▶ Express the underlying structure of the building. Use a sequence of structural bays designed to convey how the building stands up (g, h).
- ▶ Use structural bays to break-up larger building masses designed to reduce the perceived scale of the building (g, h).
- ▶ Promote human scale by creating a series of proportional structural bays that segment the building into individual components (g, h).
- ▶ Express and distinguish both horizontal floor lines and vertical structural piers (g, h).
- ▶ Provide a series of structural bays, composed of repetitive vertical columns/piers and horizontal spandrels designed to create a consistent facade rhythm (g, h).
- ▶ Anchor structural bay columns/piers firmly to the ground plane with a distinctive base (d).
- ▶ Use awnings and canopies to accentuate individual structural bays to reduce south and west solar exposure.
- ▶ Design arcades as substantial structural bays, composed of ample columns/piers and arches, designed to shelter pedestrians from the elements (a, b).

## ENTRANCES &amp; ARCADES



**T**raditionally, the ground floor office base is designed to project an image of stability and public accessibility, the metaphorical pedestal that supports the building mass above. Commonly wider at the bottom to accommodate the durable foundation, and taller than successive stories, in order to project an image of prominence, the ground floor base is important to urban life due to its public accessibility and persona. Highlighting the office building is the entrance portal, the prominent and distinguishable gateway that "announces" entrances into the building, providing a grand transitional threshold that defines the public exterior from the private interior.



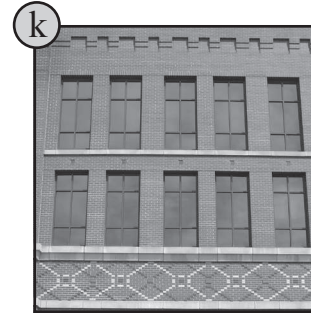
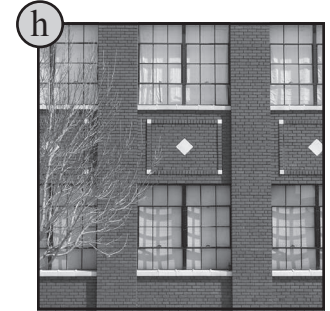
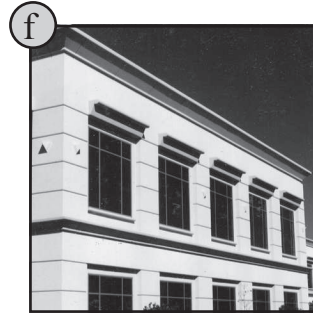
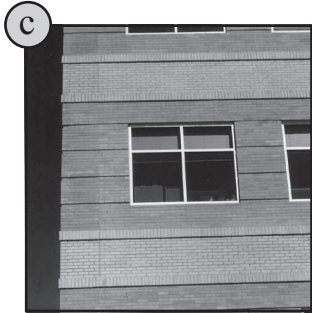
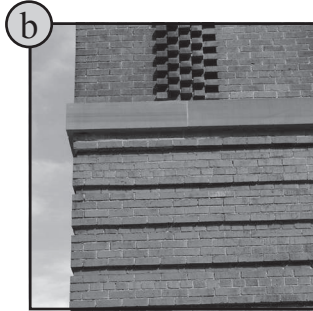
Did you know?

- ▶ Provide a prominent and identifiable entrance portal designed to "announce" entry into the building (i, j).
- ▶ Create substantial covered arcades capable of accommodating pedestrian movements while sheltering patrons from the elements (k, l).
- ▶ Create light and airy arcades. Arcade depth and height shall be based upon the following Standards:
  - Minimum Arcade Depth: 12 feet
  - Depth-to-Height Ratio: Two thirds (2/3) the height of the ground floor
- ▶ Use columns/piers to continue the plane of upper-story facades (k, l).
- ▶ Provide substantial three-dimensional arches designed to express the mass of the building (k,l).
- ▶ Create visually substantial arches (k,l) based on the following Standards:
  - Minimum Pier Width/Depth - Thirty inches square
  - Minimum Arch Apex Thickness - Match the Pier Width/Depth

# BUILDING SHAFT

## FLOOR DISTINCTION

## FACADE RHYTHM



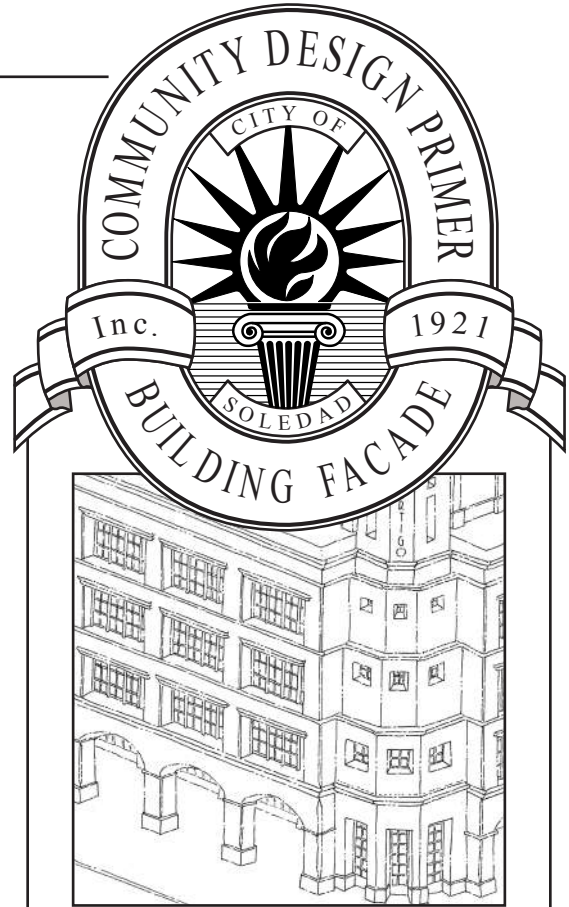
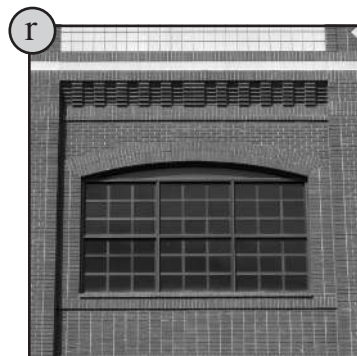
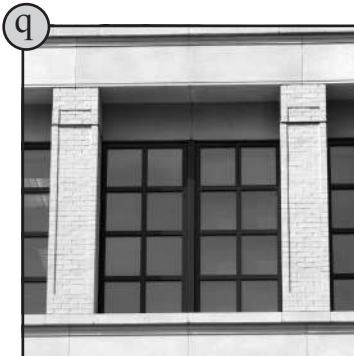
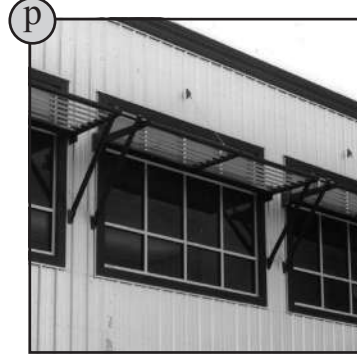
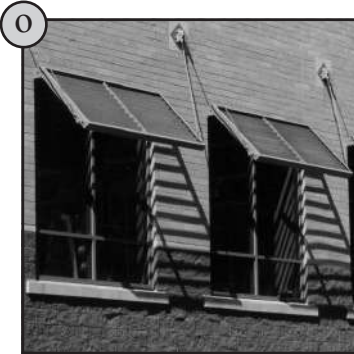
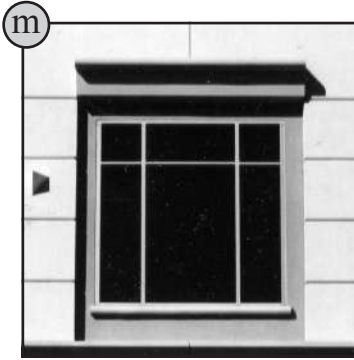
► Express the underlying structure of individual horizontal-oriented upper-story floors, using the following techniques:

- Change in materials between floors, using heavier, visually solid materials (below), and lighter facade materials (above).
- Change in material pattern between floors (b).
- Decorative masonry belt courses between floors (b, c, e).
- Recessed horizontal reveal lines (f).
- Projecting cornice elements between floors (b, e, f).

► Create visual rhythms with structural elements that divide facades into individual repetitive components. Building structures shall be segmented into simple symmetrical components based upon the following facade rhythm Standards:

- Vertically repeating columns and piers (g, h, i, j, k, l).
- Horizontal repeating spandrels (g, h, i, j, k, l).
- Vertically-oriented windows repeated in horizontal bands recessed a minimum of four inches from the solid wall plane designed to express building mass (g, h, i, j, k, l).
- Solid-to-Void (window) Ratio: 60 percent solid; 40 percent void.

## FENESTRATION



**T**raditionally, structural piers and columns are visible, designed to easily convey how the building stands up, transferring the compression load to the ground plane, as opposed to modern "flat" office architecture whereby the vertical elements are not visible and individual floors appear to float, on the verge of collapse. Structural facade rhythms make a clear distinction between horizontal and vertical elements, designed to frame recessed window and door openings, all orchestrated in an ensemble whereby the whole is truly greater than the sum of its parts. ♦

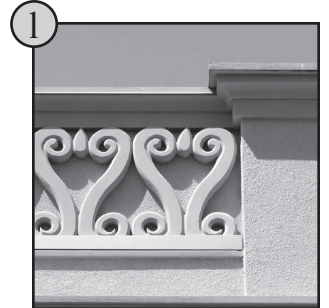
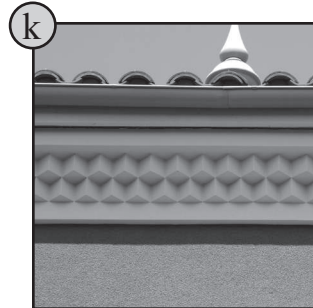
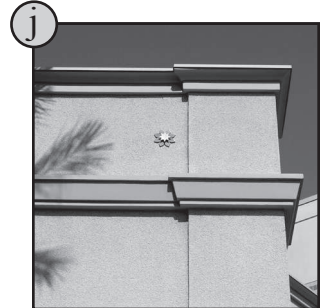
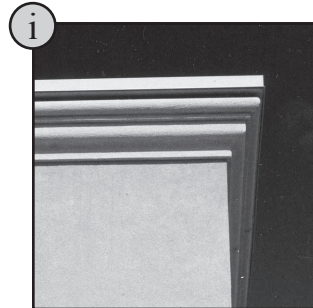
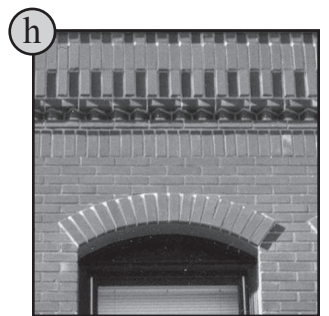
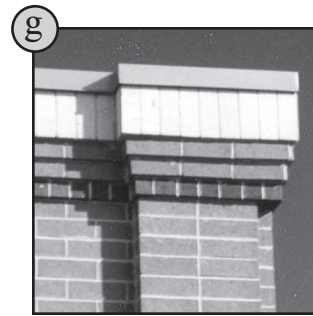
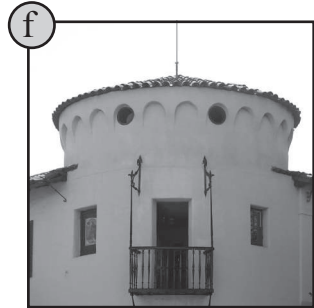
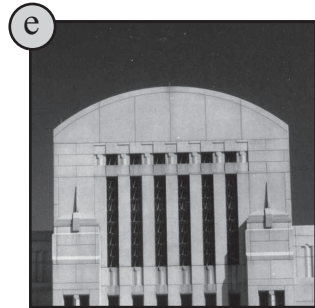
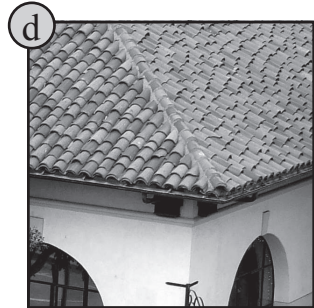
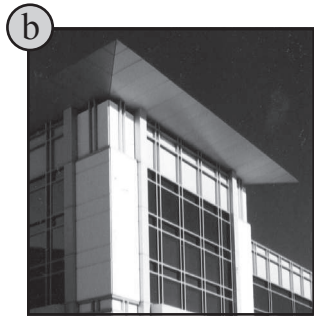
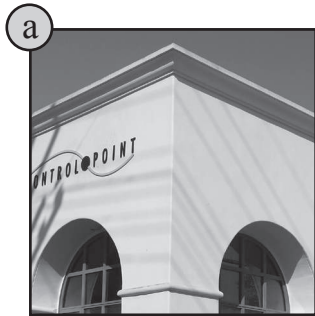
Did you know?

- ▶ Provide human-scaled vertical-oriented window openings defined by the following elements:
  - Lintels define the window top while supporting the building mass above (m, n).
  - Sills define the window base (n, o, q).
  - Awnings and canopies moderate sunlight (o, p).
  - Muntins divide window openings into individual panes (p, q, r).

# BUILDING CAPITAL

## ROOF FORM

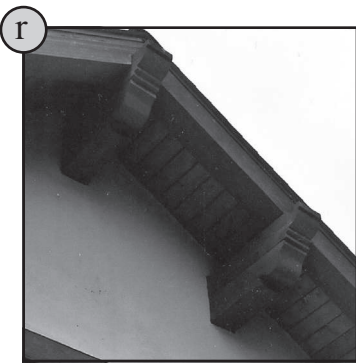
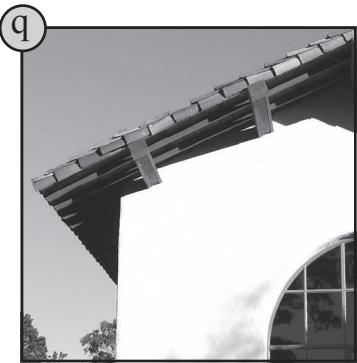
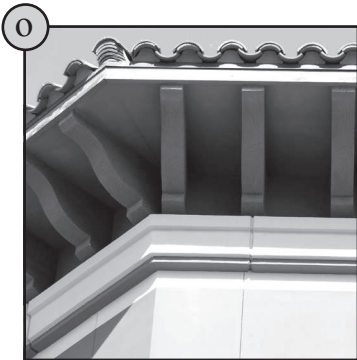
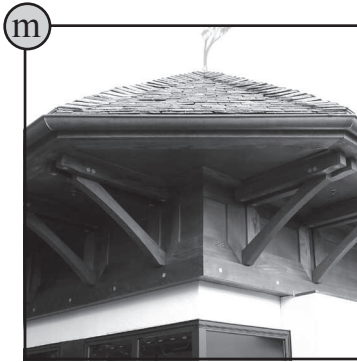
## CORNICE ELEMENTS



- ▶ Provide roof forms designed to terminate the top of the building. Design roof forms based upon the following Standards:
  - Flat with associated protruding cornice element (a); Flat with large flat roof overhang (b); Gable (c); Hip (d); Vault (e); Conical (f).
- ▶ Provide pitched roof forms that respond to Soledad's Mediterranean climatic conditions. Use moderately-pitched roof forms to shed winter rain and provide shade from summer sun (c, d).
- ▶ Use a consistent roof form to reinforce building continuity. New buildings should use the same roof form, pitch, and materials as used on existing, adjacent, structures.

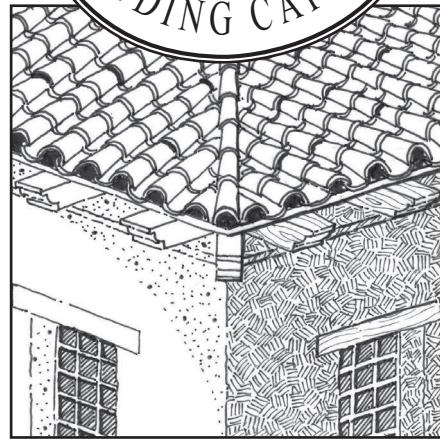
- ▶ Provide protruding cornice elements designed to crown the building while conveying roof runoff (g, h, i, j, k, l).
- ▶ Crown buildings with a traditional roof cap designed to terminate the top of the building: Use the following cornice element techniques to transition the facade to the roof eave:
  - Corbel-forward brick masonry courses to create a distinguishable protruding cornice element (g, h).
  - Use extruded concrete cornice bands designed to distinguish roof capitals (i).
  - Use decorative crown moldings to form a distinguishable cornice element (j, k, l).

## ROOF SUPPORTS



► Provide structural elements designed to support protruding roof overhangs, based upon the following techniques:

- Brackets (m, n)
- Corbels (o, p)
- Rafter Tails and Beam Ends (q, r)



**T**raditional office and utilitarian industrial structures are crowned by a distinctive and ornamental building cap, the figurative "head" designed to terminate the top of the building. Building capitals are characterized by protruding cornice elements and overhanging eaves which signal that the building "summit" has been reached. Derived from the Italian word for "ledge", the cornice element is designed to throw rainwater away from the building facade of flat roofed buildings, while providing an ornamented feature that crowns the top of the building.

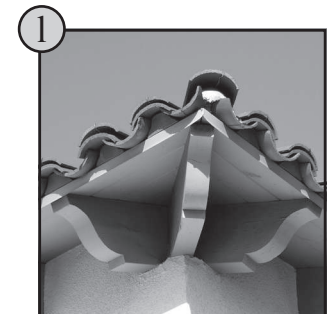
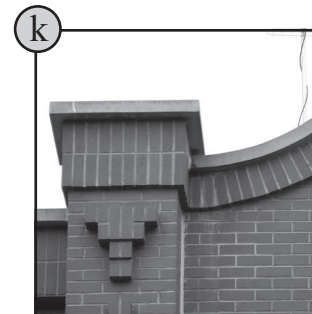
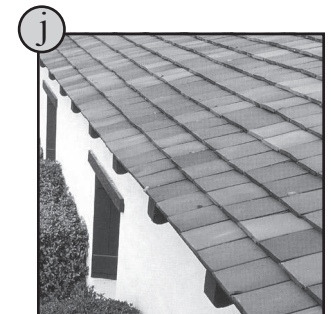
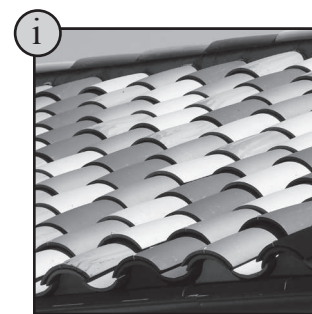
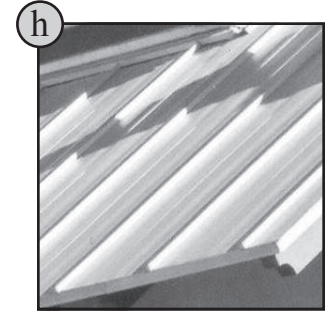
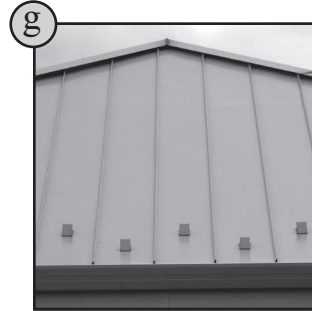
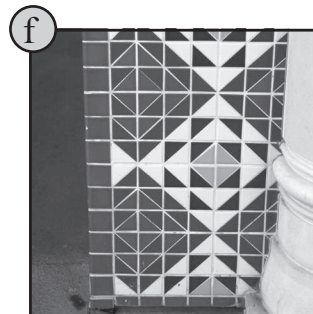
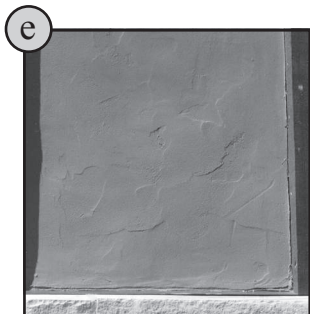
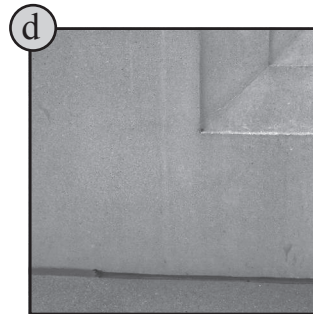
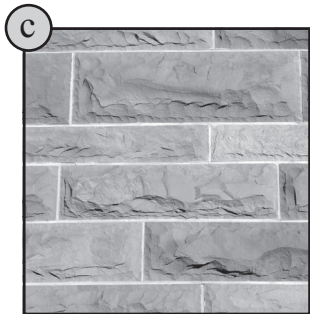
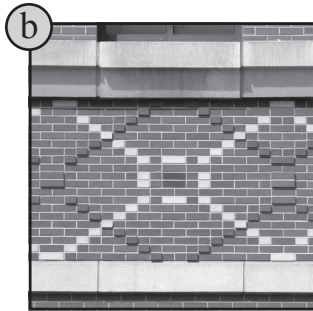
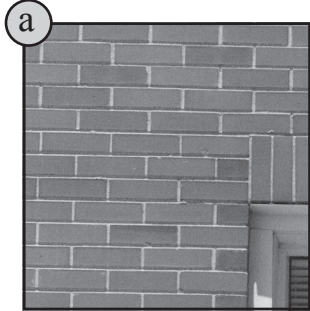


— Did you know? —

# BLDG. MATERIALS

## WALL MATERIALS

## ROOF MATERIALS



- ▶ Use durable and refined wall materials to project a traditional architectural image (a, b, c, d, e, f).
- ▶ Design buildings that use heavy, visually solid, foundation materials that transition upwards to lighter wall cladding and roof materials.
- ▶ Provide human-scaled wall materials that are familiar in their dimension and can be repeated in understandable units (a, b, c, f).
- ▶ Use wall materials such as brick and stone masonry that help people interpret the size of a building (a, b, c).
- ▶ Avoid large featureless wall surfaces such as all glass walls, metal screens, unrelieved stucco facades, and metal spandrel panels.

- ▶ Use durable roof materials that enhance the longevity of office and industrial buildings (g, h, i, j, k). One consistent roofing style and material shall be used for all buildings within an office or industrial park.
- ▶ Define flat roofs with a substantial parapet wall/cornice element capped with ornamental coping designed to screen vents and mechanical equipment (k).
- ▶ Support roof eave and rake overhangs with substantial dimensional timber beams, rafter tails, brackets, and corbels (l).
- ▶ Avoid non-durable rustic residential-oriented roofing materials such as wood shingles (real or cementitious) and composition roofing.

## QUALITY MATERIALS

- Design Office and Light Industrial buildings based upon the following high quality material Standards:

### BUILDING BASE & FACADES

- Concrete, Sandblasted (Building base [d], only)
- Exterior Plaster, Smooth (e) (Associated with Mission, Monterrey, or Spanish Colonial architectural styles, typical). Use real three-coat exterior plaster applications. Use exterior plaster finishes which are not overly exaggerated or irregular. Permitted finishes include: Fine Sand Float, Light Dash, Medium Dash.
- Granite, Polished (Building Base, only).
- Masonry, Brick (a, b) (i.e., Face Brick 4 x 2-2/3 x 8"; Narrow Gauge Roman 4 x 2 x 12"). Use bricks in association with half-inch mortar joints, maximum.
- Masonry, CMU (textured with mottled colors)
- Masonry, Stone (i.e., Pitched Face [c], Quarry-faced).
- Metal (Structural, metal only, such as steel I-beam spandrels)
- Tile (f) (Bulkhead base, only). Use traditional gloss glazed transparent 4 x 4 inch square tile with deep, rich colors such as Black, Cobalt Blue, Dark Forest, Grape, Sunflower, Timberline Green, and Vermilion.

### WINDOWS

- Glass, Lightly Tinted (Allowing 90 percent light transmission)
- Glass, Transparent

### ROOFS

- Metal, Copper
- Metal, Corten Steel (Dark brown oxidized)
- Metal, Rolled or Rubber Membrane (Flat roof sections, only)
- Metal, Standing Seam (g). Standing Seam and "V" Seam joint segments shall be spaced 18 inches, maximum (g, h).
- Metal, "V" Seam (h)
- Tile, Arched Clay or Concrete (i) (Straight Barrel Mission - Spanish Colonial and Mission architectural styles, typical).
- Tile, Flat Clay or Concrete (j) (Monterrey architectural style, typical).

### BEAMS, BRACKETS, & CORBELS

- Wood, Dimensional Timber (l) (Used with discretion)

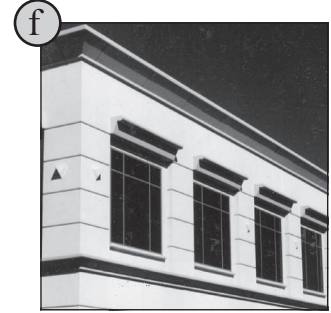
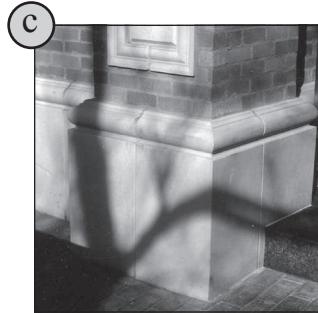


**T**raditional building materials such as brick and stone masonry are commonly measured in human-scaled "anthropomorphic" units. Because these materials are so commonplace and indigenous, literally the time-honored building blocks of a civilized society, they are easily discernible and readily understood by individuals. Who has not physically picked-up and held a brick, understanding full well that the aesthetic merger of numerous such masonry units can result in a building of beauty and grace? Traditional human-scaled building materials help us understand and scale larger buildings, ultimately connecting us to the built environment. ♦

— Did you know? —

# OFFICE

## CHARACTERISTICS

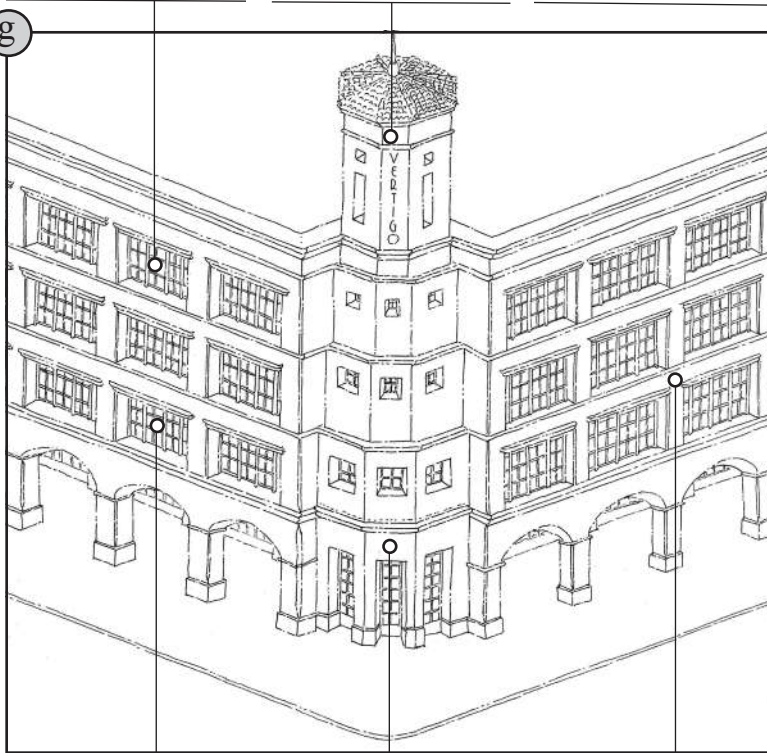


- ▶ Create traditional building masses reflecting a distinguishable base, shaft, and capital (a, d, g).
- ▶ Rest the building on a distinguishable ground floor base or pedestal designed to anchor the building to the ground plane (c).
- ▶ Provide ground floor arcades that shelter pedestrians from the elements (b, e, g).
- ▶ Create a definable building shaft, designed as a transitional facade element which links the building base and capital (a, d, g).
- ▶ Crown the building with a discernible building capital, designed to terminate the top of the structure (f).
- ▶ Distinguish building corners by providing tower elements as landmark structures, designed to resolve two converging street walls (e, g).
- ▶ Create structural bays that visibly display the underlying structure of the building (a, b, d, e, g).

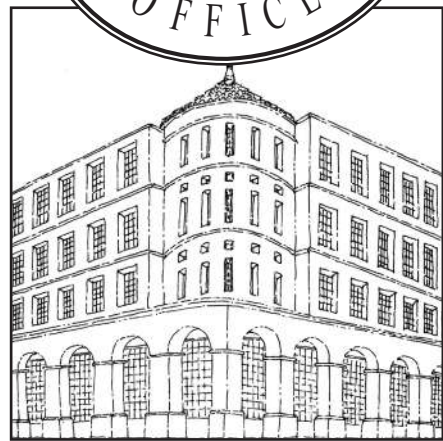
- ▶ Segment buildings into repetitive scale-giving elements composed of columns/piers and spandrels (a, b, d, e, g).
- ▶ Create distinct and recognizable horizontal floor divisions. Use such techniques as horizontal window bands, continuous cornice elements, masonry belt courses, and repetitive window lintels designed to distinguish individual floors (a, b, d, e, f, g).
- ▶ Provide individual and substantial recessed window openings designed to express building mass (a, d, e, f, g).
- ▶ Segment horizontal window openings with mullions into a series of vertical oriented windows (d).
- ▶ Provide traditional windows divided by muntins into a series of individual window panes (a, d, e, f, g).
- ▶ Use traditional, small, and durable human-scaled masonry building materials (d).
- ▶ Provide a definable and prominent building entrance designed to signal egress (g).

## BUILDING COMPOSITION

- ▶ Create traditional office building masses characterized by a distinct base, shaft, and capital. Provide traditional recessed window orientations placed in symmetrical patterns generally aligned both vertically and horizontally on the building mass.
- ▶ Create office tower elements that anchor the corner resolving two converging street walls while functioning as vertical landmark icons. Provide tower elements designed to enclose stair and elevator functions, providing vertical access to multi-story office buildings.
- ▶ Accommodate employee and visitor parking on-site, located within internalized parking courts, screened from public view by building masses that address the public streetscape. Public parking may be accommodated on-street.



- ▶ Provide recessed window and door openings intended to express the mass of the office building. Use mullions to divide horizontal window openings into a series or group of vertical-oriented windows. Provide window muntins to define individual window panes.
- ▶ Create prominent and definable entrance features designed to highlight entrance and identify the office building. Use discernible building entrances and window punctuations to express the mass and bulk of the office building.
- ▶ Segment office buildings with discernible vertical piers and horizontal spandrels designed to express the underlying structure of the building. Use horizontal cornice element bands to distinguish individual floors.



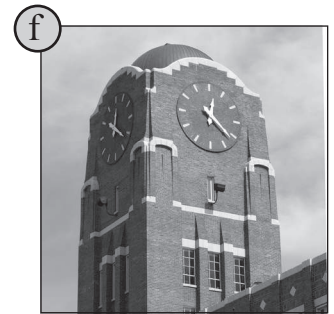
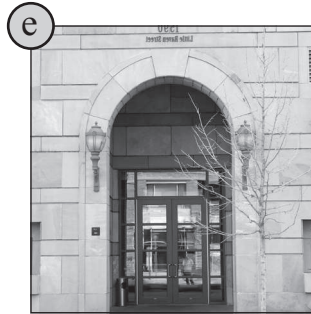
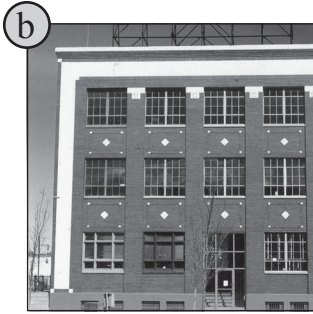
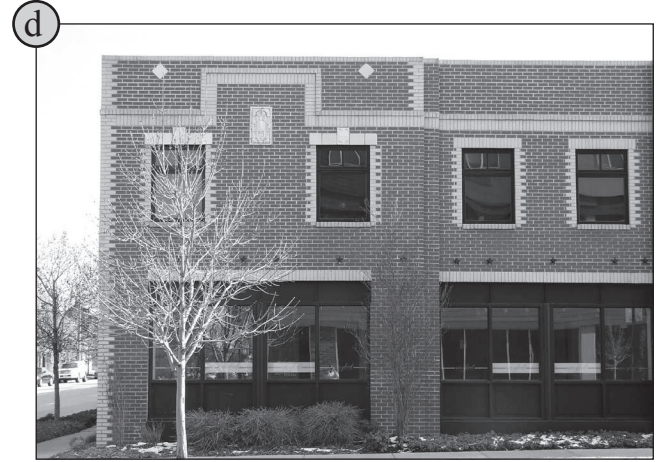
Customarily, office buildings were integrated into the fabric of the community, commonly composed of multi-storied buildings that incorporated all the functions and services of the business under one roof, ranging from the basement mail room to the top floor executive suite. Today, the trend within large high tech firms is again to offer employees various amenities, ranging from in-house cafes and restaurants to gyms and entertainment facilities, all in an effort to increase job satisfaction and productivity. Ultimately, the goal within Soledad is to create a business friendly atmosphere that seamlessly integrates office uses into the heart of the community



Did you know?

# LIGHT INDUSTRIAL

## CHARACTERISTICS



- ▶ Create industrial building masses reminiscent of classic and ornamented pre-war utilitarian structures (a, b, c, g).
- ▶ Segment buildings into repetitive scale-giving elements including a distinguishable base, shaft, and capital (a, b, c, g).
- ▶ Rest buildings on a distinguishable ground floor foundation pedestal that anchors the structure to the ground plane (a, g).
- ▶ Create a definable building shaft, designed as a transitional element which links the building base and capital (a, b, c, d, g).
- ▶ Crown buildings with a discernible building capital, designed to terminate the top of the structure (b, g).
- ▶ Create structural bays that visibly display the underlying structure of the building (b, c, d, g).
- ▶ Provide recognizable horizontal floor divisions designed to visually define individual stories (b, c, g).

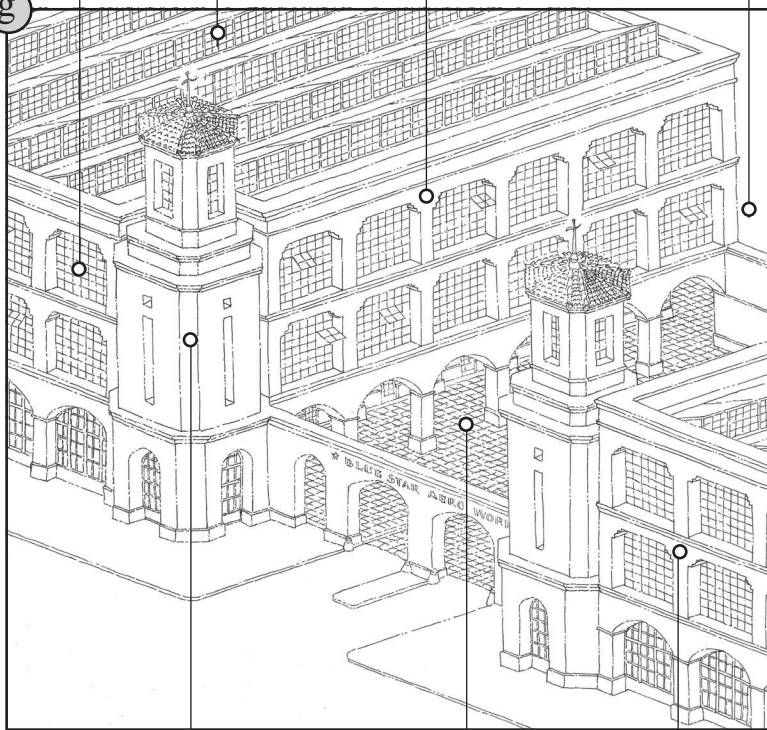
- ▶ Create recessed window openings designed to express building mass, rather than continuous flush window walls (b, c, d, g).
- ▶ Use traditional tilt-out industrial windows divided by muntins into a series of individual window panes (b, g).
- ▶ Construct buildings using traditional, small, and durable human-scaled building materials (b, c, d, e, f, g).
- ▶ Provide a definable and prominent building entrance designed to signal egress (e, g).
- ▶ Provide tower elements designed as landmark icons intended to identify building entrances and define building corners (f, g).

## BUILDING COMPOSITION

► Provide traditional window orientations, placed in symmetrical patterns generally aligned both vertically and horizontally on the building mass. Use window muntins to create individual window panes. Enhance natural daylighting by providing rooftop skylights.

► Create traditional and simple building masses characterized by a discernible base, middle, and cap. Distinguish and define individual floors and building cap with cornice elements. Use deeply recessed building entrances and window punctuations to express the mass of the traditional industrial building.

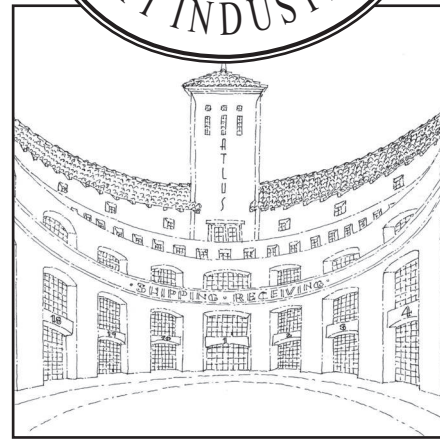
Capture employee, distribution, and service parking on-site. Locate parking internal to the site, screened from public view by buildings and ornamental screen walls that grace the streetscape. Public parking may be accommodated on-street.



► Provide tower elements that anchor building corners designed to resolve two converging street walls while functioning as landmark icons. Tower elements "announce" building entrance while providing vertical access to multi-story industrial buildings.

► Provide enclosed production, service, and distribution compounds screened from public view. Use building masses and decorative screen walls to obscure and conceal production facilities and unsightly outdoor storage functions.

► Provide substantial vertical oriented piers and horizontal spandrels designed to create a series of traditional structural bays that display the underlying organization of the building. Provide ample window and door recesses designed to express building mass.



**W**ithin traditional time honored communities, compatible light industrial uses are commonly imbedded within the framework of the local neighborhood, or contained within special industrial districts that cater to larger regional-oriented uses. Customarily, neighborhood oriented light industrial uses, such as cottage industry, are contained within building interiors and decorative walled compounds screened and buffered from public view. Light industrial functions become compatible with their surroundings through the use of building scale, orientation, and fine-grained architectural prototypes that are at once ornamental, yet functional, accommodating both man and machine. ♦

— Did you know? —



# LANDSCAPE

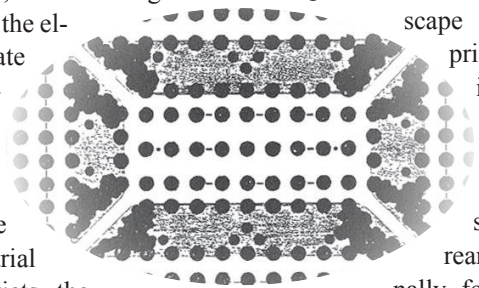
## GUIDELINES & STANDARDS



### Landscape Image

The purpose and intent is to promote traditional, formal, landscape patterns designed to complement Office and Light Industrial uses creating both aesthetic and functional landscape images designed to highlight and define adjacent buildings, streets, and open spaces.

The Soledad Office/Light Industrial Landscape image is intended to project a formal urban impression designed to complement traditional corporate and utilitarian functions associated with classic time-honored office/industrial districts. Externally, this formal landscape pattern manifests itself through the use of consistent street tree plantings which form traditional rows designed to frame and define the public streetscape, while shading and sheltering pedestrians from the elements. Internally, within private urban open spaces, such as office plazas and courtyards, formal tree plantings create well-defined "outdoor rooms" that reinforce the corporate image of the traditional office/industrial district. Within Office districts, the Soledad landscape image is designed to promote an enhanced pedestrian environment characterized by formal outdoor forecourts, plazas, and courtyards that punctuate corporate office blocks. Imagine strolling down short office blocks characterized by pedestrian sidewalks lined with broad canopy style street trees which frame and enclose the streetscape. Envision interior plazas and courtyards cradled by office buildings and framed by formal rows of co-

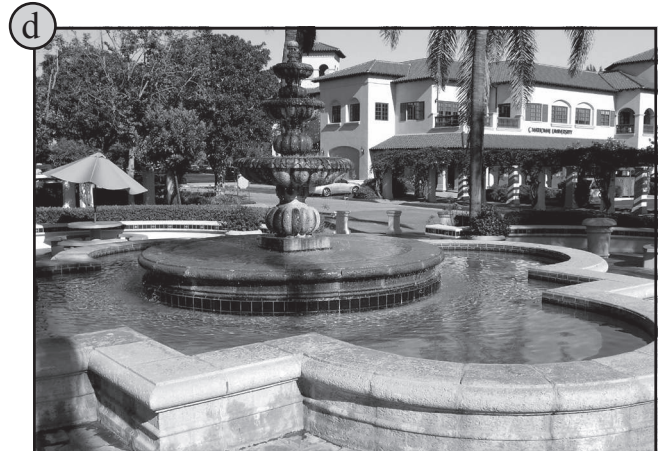


lumnar trees. Experience durable hardscape pavers underfoot, the decorative "carpet" designed to define the floor of the plaza or courtyard space. Marvel at groupings of formal plant containers and urns exhibiting colorful annuals and perennials that beautify pedestrian streets, plazas and courtyards. Encounter water features in the form of traditional fountains designed to punctuate and define these urban open spaces. Within Light Industrial districts, landscape features are more contained, primarily characterized by utilitarian landscape patterns. Within internal oriented distribution and service yards, trees shade and shelter automobiles and service vehicles while softening rear building elevations. Externally, formal street tree patterns frame and enclose the Light Industrial streetscape. This is the landscape image of the Office/Industrial district, a formal landscape image intended to create a series of traditional place-defining public and private spaces, both aesthetic and utilitarian, defined by individual hardscape elements and plant material, ultimately projecting an image of time honored elegance and enduring enterprise. ♦

# LANDSCAPE

## STREETSCAPE

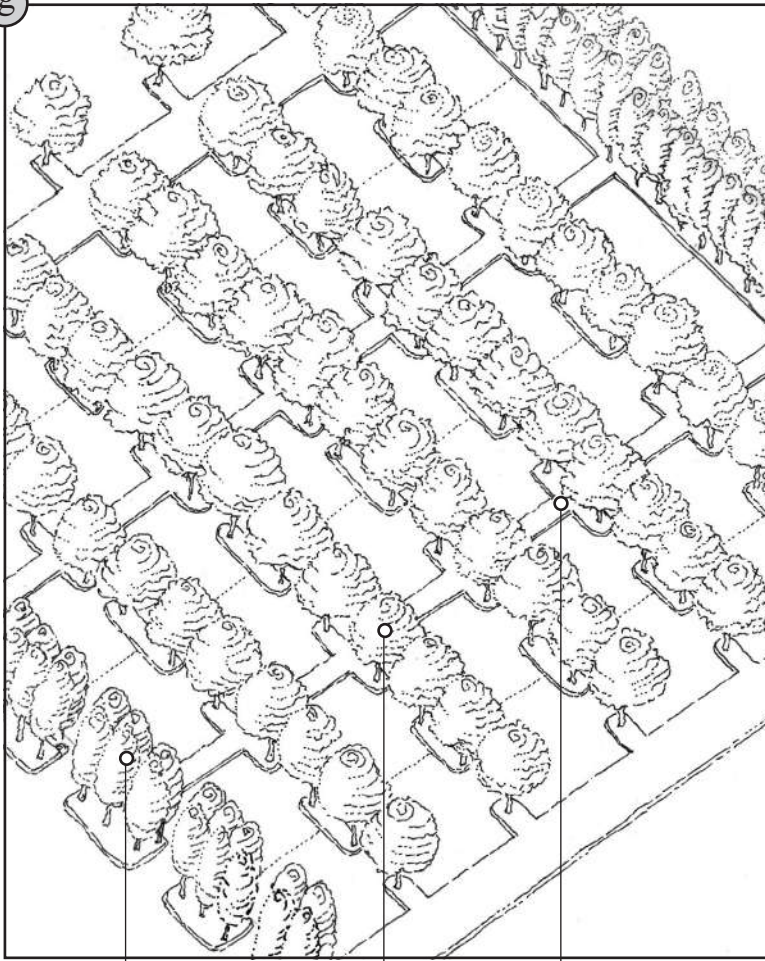
## REAR LANDSCAPE



- ▶ Provide a consistent streetscape image through the use of formal canopy-style street tree plantings that provide summer shade and winter transparency (a, b).
- ▶ Plant formal rows of street trees designed to frame and enclose the streetscape (a, b).
- ▶ Provide individual groupings of plant containers (c) or raised planters (b) along sidewalks with colorful flowering annuals and perennials, subject to City encroachment permit.
- ▶ Plant street trees, based upon the following Standards:
  - Tree Type - Canopy style shade tree
  - Location - Planted within 4' x 4' tree wells or raised planters located adjacent to the curb
  - Pattern - Formal rows
  - Frequency - One tree per 30 linear feet of sidewalk frontage, depending on tree species
  - Size - 15 Gallon, minimum
  - Hardware - Cast iron tree grates (when not located in landscaped park strips).

- ▶ Design landscape buffers adjacent to rear office building elevations to soften building architecture while providing a landscaped transition between the rear parking area and building (d, e, f). Building landscaping shall be designed, based upon the following Standards:
  - Tree Type - Canopy or columnar style shade tree
  - Location - Around the perimeter of rear building elevations. Trees shall be planted within the rear building-adjacent sidewalk.
  - Pattern - Formal rows
  - Frequency - One tree per 20-30 linear feet
  - Size - 15 Gallon, minimum
  - Hardware - Cast iron tree grates (when not located in landscape planters).
- ▶ Punctuate office and light industrial plazas, courtyards, and forecourts with ornamental fountains designed as pedestrian focal points (d).

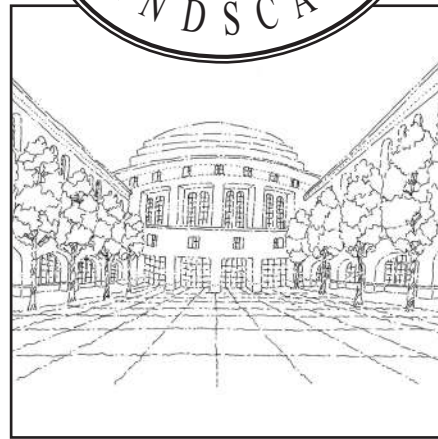
## LANDSCAPE PLACEMENT



► Tall and large Windrow-style trees frame the parking area creating a solid backdrop that protects interior canopy-style orchard trees. The Windrow trees are designed to segment large parking areas into a series of “outdoor rooms” reminiscent of Salinas Valley agricultural orchards and vineyards.

► Broad canopy style “orchard” trees provide a shady grove designed to shelter vehicles and motorists from the elements. Grid-style tree groves mimic Salinas Valley agricultural orchards designed to reinforce Soledad’s agrarian heritage, reduce the prevailing northwesterly winds, while breaking-up large expanses of pavement.

► Landscape Medians and Islands segment large parking areas creating variety and visual interest while mimicking traditional agrarian orchard grids. Medians and islands also contain native drought tolerant shrubs and groundcovers designed to promote an indigenous landscape image.



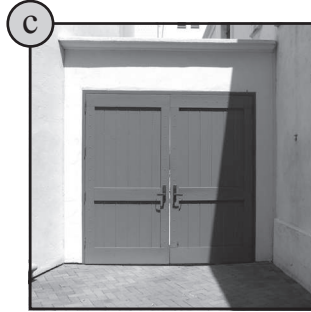
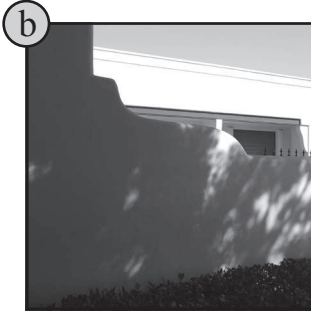
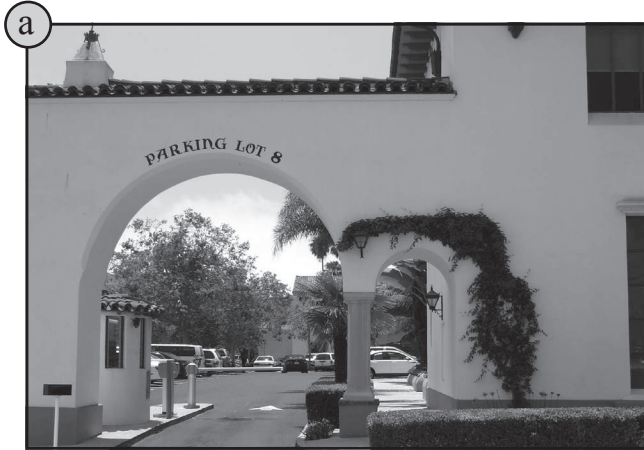
**W**ithin time-honored office and light industrial districts, landscape features in the form of regimented tree patterns are used to frame and define public features including street, plaza, and courtyard spaces. Within a traditional office setting, formal tree bosques are used as architectural features, exhibited by tree trunks that mimic columns, outlining and delineate public spaces while reinforcing the formal facade rhythms associated with traditional architecture. In addition, within an industrial setting, trees help clean the air by capturing particulate matter and converting carbon dioxide to clean oxygen. ♦

— Did you know? —

# ORNAMENTAL WALLS

## WING WALLS

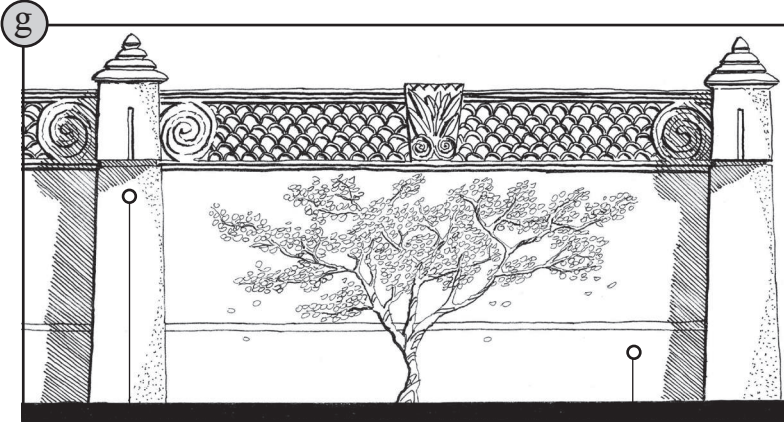
## SCREEN WALLS



- ▶ Provide decorative opaque wing walls as a natural extension of building architecture designed to screen interior service yards and fabrication compounds from public view (a, b, c, h).
- ▶ Construct opaque wing wall extensions of the same decorative and durable building materials as used on the attached building (a, b, c, h).
- ▶ Construct attached wing walls with a distinct base, shaft, and capital, designed to complement building architecture (a, h).
- ▶ Provide climbing plant materials designed to beautify and soften opaque wing walls (a).
- ▶ Construct opaque wing walls, based upon the following Standards:
  - Maximum Wall Height - Eight feet
  - Materials - Masonry, brick; masonry, stone; smooth exterior plaster

- ▶ Create decorative opaque freestanding screen walls designed to conceal interior service yards and fabrication areas from public view (d, e, f, g).
- ▶ Construct opaque screen walls of decorative and durable building materials designed to complement building architecture (d, e, f, g).
- ▶ Construct screen walls with a distinct base, shaft, and capital, designed to complement building architecture (g).
- ▶ Provide climbing plant materials designed to beautify and soften opaque screen walls (d, e, g).
- ▶ Construct opaque screen walls, based upon the following Standards:
  - Maximum Wall Height - Eight feet
  - Materials - Masonry, brick; masonry, stone; smooth exterior plaster

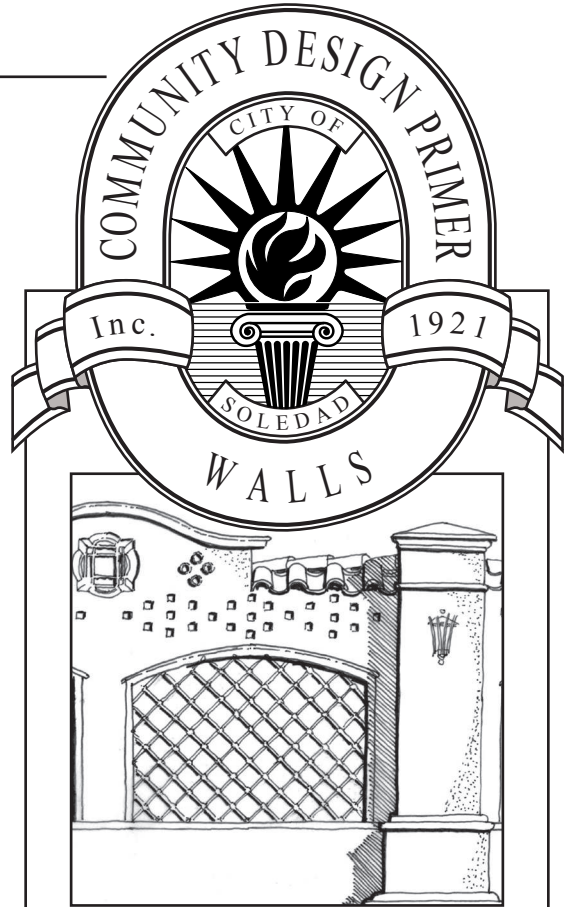
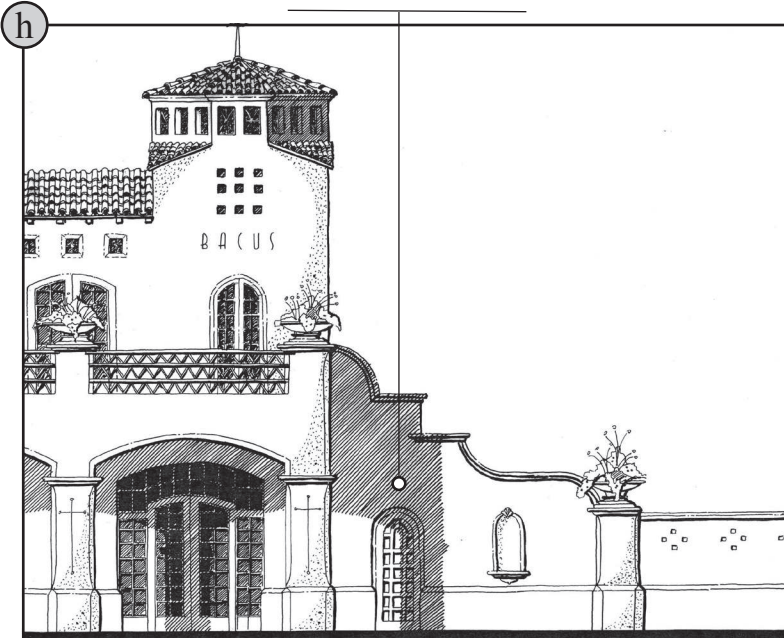
## CHARACTERISTICS



► Substantial pilaster creates a formal rhythm that breaks-up long expanses of wall area. Ornamental cap terminates the top of the pilaster, providing a distinctive and decorative element that reflects the architectural style of the adjacent building.

► Ornamental wing wall appears as a natural extension of the building architecture. Wing wall transitions outward and down from the building to the lower screen wall. The wing wall is anchored by a substantial base, topped by decorative sculped coping and ornamental urns.

► Broad base solidly anchors the screen wall to the ground plane. Decorative screen wall composed of durable masonry/smooth exterior plaster that provides a substantial buffer that mitigates unwanted sights and sounds.



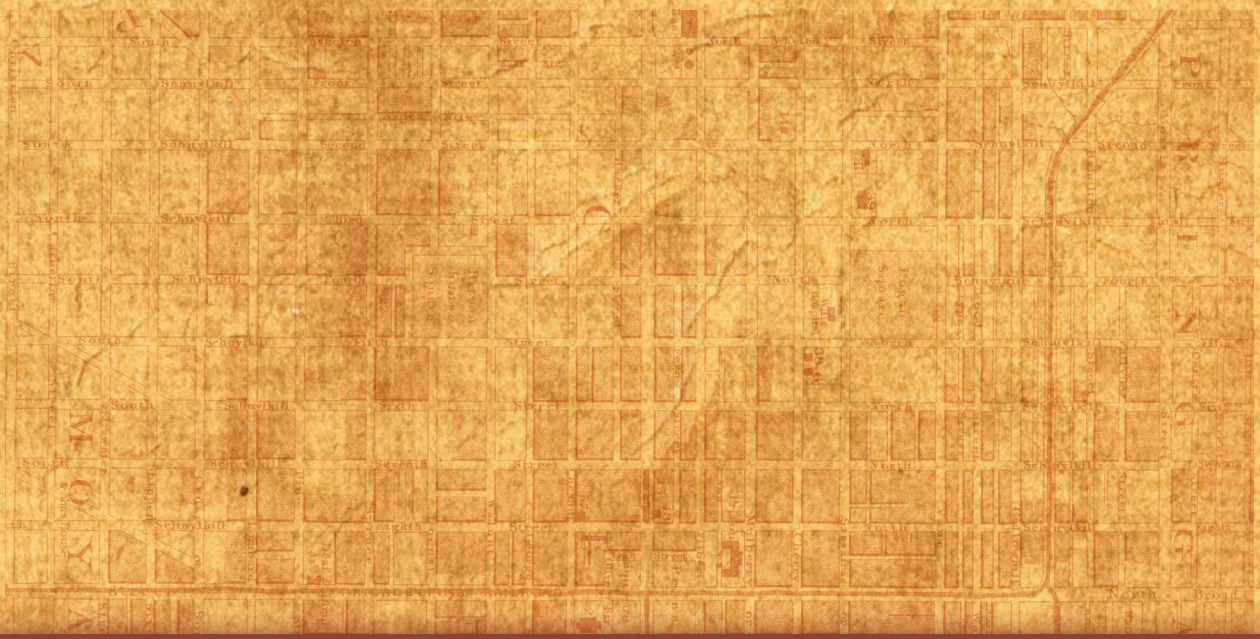
**T**raditionally, Office and Light Industrial districts are sensitively integrated into the fabric of the community, oftentimes containing production, manufacturing, and distribution functions that seamlessly coexist with traditional time-honored commercial, residential, and civic uses. While sometimes considered incompatible, industrial uses were screened and buffered from the public through building masses and decorative wing and screen walls that successfully concealed unsightly views while mitigating unwanted sounds. Still employed today, wing and screen walls help mitigate unwanted sights and sounds while presenting a highly ornamental "face" that beautifies and adorns the public realm. ♦

— Did you know? —

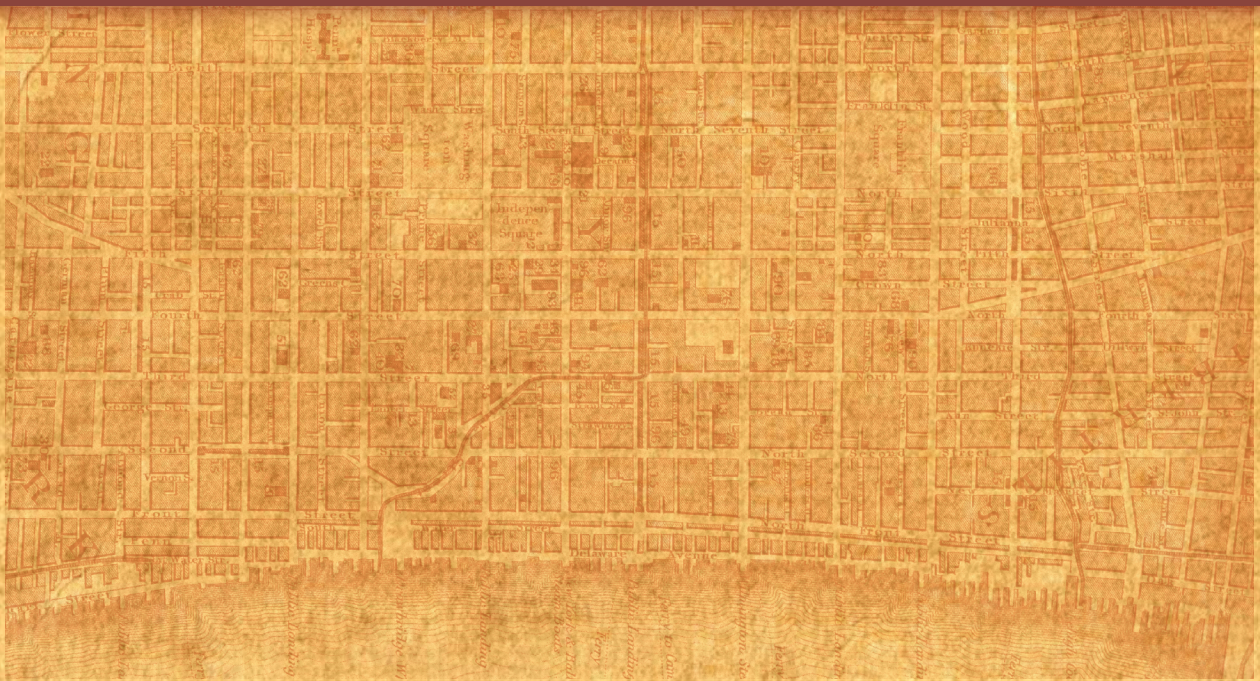


City of Soledad

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*Glossary*



Community Design Guidelines & Standards

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## Definitions

This Glossary is intended to provide architects, builders, developers, and decision makers with the definitions to words and phrases commonly used by the urban design profession.

For the purpose of this document, the following definitions shall apply:

**Anthropomorphic** - Described or thought of as having a human form or human attributes; giving human characteristics to nonhuman things.

**ARC** - The City of Soledad Architectural Review Committee, as defined in the Soledad Zoning Ordinance.

**Arcade** - A line of arches along a street, supported by columns or piers attached to the building.

**Arch** - A basic architectural structure built over an opening, commonly of wedge-shaped stone, brick masonry, or exterior plaster finish.

**Architecture, Gatepost** - Flanking architectural structures (gateposts), such as towers or rotundas, commonly located on corners at the entrance or gateway to a district or specially designated area, designed to accentuate egress and ingress.

**Articulation** - A method of designing, placing, and ornamenting wall components that makes the as-

sembly of combined parts distinct and ordered in relation to each other.

**Awning** - A roof-like cover (conforming to an individual structural bay) composed of a poly-cotton material with acrylic coating, extending in front of a window, door, or individual structural bay, providing protection from the elements.

**Axis** - An imaginary straight line about which parts of a building or group of buildings can be arranged or measured.

**Balcony** - A projecting platform, sometimes supported from below by brackets, corbels, or baseboards corbeled-forward by projecting members of wood or masonry.

**Baluster** - One of a number of short vertical members, sometimes circular in section, used to support a balustrade handrail, such as an exterior balcony, steps, or staircase.

**Bas-Relief** - Sculptural decoration in low relief, in which none of the figures or motifs are separated from their background, projecting less than half

their true proportions from the wall or surface.

**Base** - The lowest (and often widest) visible part of a building, such as a masonry wainscot or bulkhead, often distinctly treated. A base is distinguished from a foundation or footing in being visible rather than buried. A low, thickened section of a wall, or the lower part of a column, pier, or post.

**Beam** - A dimensional structural timber, such as a roof rafter or ridge beam, whose prime function is to carry and transfer roof loads across a span, oftentimes projecting from a gable end.

**Belt Course** - A horizontal band of masonry extending horizontally across the facade of a building, usually projecting beyond the face of the building adding relief and texture.

**Big Box Retail** - Large Format retail stores, typically over 100,000 square feet offering wide choice, often at reduced prices.

**Blockscape** - A collection or grouping of individual storefronts located contiguous to a pedestrian sidewalk and street, forming a continuous streetwall; the components of an urban block including street, parking lanes, sidewalks, street trees, and buildings.

**Board and Batten** - A form of wall cladding consisting of wide boards (wood or cementitious), placed vertically, whose joints are covered by narrow strips of wood (battens) covering the joints.

**Bollard** - A low single post, or one of a series of posts, usually of stone, cast iron, or pre-cast concrete, closely spaced to prevent motor vehicles from entering an area.

**Bosque, Tree** - A grove of trees, particularly a thickly planted block.

**Build-to-Line** - An imaginary line used to locate buildings at the street Right-of-Way so as to frame and enclose the streetscape, creating a defined streetwall (See Streetwall).

**Bulb-Out** - A sidewalk protrusion occurring at intersections, typically the width of a parallel or diagonal parking space, designed to accommodate the safe conveyance of pedestrians from one side of the street to another.

**Bulkhead** - The horizontal base of a building located between a storefront display window and the sidewalk

plane.

**Buttress** - A pier, often battered (sloped on one or more sides), designed to support concentrated loads.

**Cafe Zone** - The space located adjacent to the building storefront, designed to contain and define an outdoor dining area located contiguous to the sidewalk.

**Campanile** - A tower detached from the main body of a building.

**Canopy** - A covered structure, which extends from the wall of a building, commonly projecting over a window or entrance to a building.

**Cantilever** - The structural member or any other element projecting beyond the surface of a wall.

**Capital** - The upper member of a column, pier, or post, crowning the shaft and commonly ornamented. The top or "cap" of a building.

**CC&R's** - The declaration of Covenants, Conditions (Easements), and Restrictions, typically associated with a grouping or subdivision of residential, commercial, or industrial property.

**City of Soledad Zoning Ordinance** - Refers to all Ordinances, Resolutions, Standards, and Specifications that are officially adopted by the City of Soledad, which guide and regulate development of a project.

**Cladding; Roof and Wall** - The covering placed over the exterior wall studding (e.g., Board and Batten, Clapboards, Shingles) or roof (e.g., Standing Seam Metal, Clay Tiles, Shakes) of a building, as an outer layer designed to shield the interior from the elements.

**CMU** - High quality Construction Masonry Units that are of architectural color, texture, and finish. CMU shall not be interpreted as exposed common block, cinder block, or similar block, without special exterior treatment or covering.

**Colonnade** - A grouping of columns placed at regular intervals forming a structure that is commonly free standing or designed as a transitional element linking individual buildings.

**Column** - A vertical structural compression member or shaft supporting a load that acts in the direction of its verti-

cal axis and has a base, shaft, and capital, commonly designed to support arches and spandrels.

**Column, Battered** - A column or pier that inclines from the vertical. A column or pier is said to batter when it recedes as it rises.

**Connectivity** - The pattern and design of circulation features to create continuous vehicular and pedestrian connections throughout the development.

**Construction** - Any activity that requires a City of Soledad building permit or approval.

**Coping** - A protective cap, top, or cover of a wall, parapet wall, or wainscot, often of stone or decorative extruded concrete, that functions to shed water so as to protect masonry joints.

**Corbels** - A structural or ornamental brace, such as a beam, that steps outward progressively from a wall surface, designed to support building projections and eave overhangs.

**Corner Cutout** - A building corner, which has been clipped at a 45-degree angle allowing for the accommodation of pedestrians, commonly located at street intersections.

**Cornice** - A projecting shelf or ledge along the top of a wall commonly supported by a series of brackets or corbels; the exterior trim at the meeting of a roof and wall consisting of soffit, fascia, and crown molding.

**Court, Parking** - Parking areas or courtyards commonly surrounded and framed by buildings, sometimes punctuated by fountains and statuary, and surfaced with decorative pavers.

**Courtyard** - An open area that is partially or fully enclosed on a minimum of three sides by buildings or walls typically used as a common pedestrian-oriented open space feature or parking court.

**Cupola** - a raised section of roof, usually straddling a ridge, which has louvers or window openings along the sides to admit air or light.

**Curtain Wall** - A method of construction in which all buildings loads are transmitted to a metal interior skeletal frame, to accommodate non-bearing exterior walls of glass.

**Daylighting** - The illumination of the interior of a building with natural daylight (e.g., Storefront windows, transoms, clerestory windows).

**Decoration** - See Ornamentation.

**Design** - To conceive or devise the form and structure of a site, building, or landscape or other construction.

**Design Guidelines or Guidelines** - Refers to this City of Soledad Design Guidelines and Standards document, which provides site planning, architecture, and landscape design guidance and standards for all commercial, residential, office, and industrial development constructed within the City of Soledad, while providing a basis for the decisions and recommendations of the City Staff, Architectural Review Committee, Planning Commission, and/or City Council.

**Dormer** - A projecting structure built out from a sloping roof, usually housing a vertical window.

**Drift** - A mass of accumulated plant materials forming informal meandering and undulating patterns.

**Drive Aisle; Parking** - Circulation lanes that provide vehicular access from internal streets to individual parking stalls.

**Eave** - The projecting overhang at the lower edge of a roof that sheds rainwater.

**Entry Drive** - The on-site driveway leading from the perimeter roadway to the building or parking area.

**Entry; Project** - The entry to a development parcel or individual building site.

**Entry; Primary** - The principal entrance to a building commonly referred to as the front door.

**Entry; Secondary** - Entrances other than the Primary Entrance designed to provide ancillary building access commonly referred to as side and rear doors.

**Exceptions; Substantial Conformance** - Meeting the intent of the Guidelines by employment of sufficient Guideline recommendations and applicable standards to achieve a design solution consistent with the design characteristics deemed desirable by the City of Soledad, as referenced in the City General Plan and Zoning Ordinance and supporting documents. Descriptive action verbs (e.g., anchor, cre-

ate, design, distinguish, promote, provide, terminate, rest) that deliver a positive response toward review of a proposed development project shall become the baseline for determination of “Substantial Conformance”.

**Facade** - The main exterior face or shaft of a building, particularly one of its main sides facing a public way or space, such as a storefront, almost always containing storefront display windows and one or more entrances.

**Facade; Upper Story** - That portion of the facade located between the ground floor storefront base and roof capital, commonly containing a series of vertically-oriented windows.

**Fascia** - Any flat horizontal member or molding with minimal projection, particularly occurring at the eaveline.

**Field** - The space on the surface of a wall, excluding embellishments such as building trim, forming the background.

**Fin Wall** - A wall projecting out from a facade, oftentimes defining individual attached units, providing weather/wind protection and/or privacy.

**Focal Point** - An important object, such as a landmark structure, which is the center of attraction or attention, commonly located at a point of converging axis.

**Forecourt** - A court forming an entrance plaza for a single building or several buildings in a group.

**Format; Large or Large Scale** - Large retail stores, typically over 100,000 square feet offering wide choice, often at reduced prices.

**Format; Mid or Mid Scale** - Medium sized retail stores, typically between 20,000 - 50,000 square feet, commonly characterized by apparel stores, drug stores, specialty food stores, and supermarkets.

**Form** - The shape and structure of something. The manner of arranging and coordinating the parts of a composition so as to produce a coherent image or whole.

**Formal** - Site planning, architecture, or landscape architecture whose design follows definite recognizable shapes and plans, frequently symmetrical, emphasizing geometrical shapes or patterns.

**Franchise Modern** - Corporate architecture absent of building details, ornamentations, and materials that would

“root” the building in the architectural context or vernacular of the region.

**Gallery** - A long covered area acting as a corridor inside or on the exterior of a building or between buildings.

**Gateway** - A passageway through a wall, structure, gate or designated planning area as in “gateway to the city” designed to highlight entry.

**Green** - A public open space surrounded by streets and framed by buildings, commonly characterized by landscaping with formally spaced trees, often used for the staging of public events and festivals.

**HOA** - Home Owners Association.

**Human Scale** - The size or proportion of a building element or space relative to the structural or functional dimensions of the human body.

**Indigenous** - Development patterns, architecture, and landscapes that have originated in, or are associated with, the California Central Coast region.

**Informal** - Designs where forms and patterns are mostly asymmetrical.

**Kiosk** - A small ornamental pavilion or gazebo, usually open for the sale of merchandise, distribution of information, or to provide cover or shelter.

**Landmark** - Any building or structure, which has a special character or special aesthetic interest or value, as part of the cultural characteristic of a town. Commonly a prominent building or structure, such as a tower, placed at the end of a street axis as a focal point designed to terminate the vista.

**Landscape Island** - Landscape projections occurring within parking areas designed to provide maximum shade coverage and to enhance the overall site appearance.

**Landscape Median** - Linear landscape elements along streets and parking lots.

**Lintel** - The horizontal beam that forms the upper structural member of an opening for a window, which supports part of the structure above it.

**Main Street Image; Main Street America** - The design, placement, and appearance of buildings, open space, circu-

lation features, and landscape/hardscape elements within a town with the objective of achieving overall aesthetically pleasing relationships, often associated with pre World War II American towns.

**Masonry Brick Courses** - Individual masonry units, oftentimes decorative, running horizontally in a wall that is bonded by mortar. The horizontal joints run the entire length; the vertical joints are broken so that no two form a continuous line.

**Masonry, Brick** - Solid or veneer brick selected to give an attractive appearance, made of selected clays, or treated to produce a desired color and new or weathered texture.

**Masonry; Stone** - Solid or cultured stone selected to give an attractive appearance, reflecting deep earth tone colors and textures (i.e., course stone, ledge stone, pitched-face, stacked stone, quarry-faced, washed river rock).

**Massing** - A unified composition of two-dimensional shapes or three-dimensional volumes, especially one that has or gives the impression of weight. Building mass commonly refers to the physical volume or bulk of a solid structure, or a grouping of individual elements of defined space.

**Modular Masonry Wall Blocks** - Decorative concrete blocks and pavers of varying size and shape, often with a soft "tumbled" finish, mottled colors, designed to mimic natural cobblestone or granite stones, commonly used for retaining walls, courtyards, street intersections, and driveways.

**Mullion** - A primary dividing piece that separates a horizontal wall opening into a series of individual vertically-oriented windows, usually taking into account the architectural style of the building.

**Muntin** - A secondary three-dimensional framing member designed to hold panes of glass in a window, window wall, or glazed door.

**Open Space; Informal** - Public and private spaces that provide conservation and protection of natural resources, physical and aesthetic enjoyment of the out-of-doors, recreational opportunities, edges to development, preservation of agricultural resources, and protection of prominent geographical features and cultural resources.

**Open Space; Common (Public vs. Private)** - Refers to all real and personal property, including easements, belonging

to and maintained by the HOA, Improvement or maintenance District, or City, for common use and enjoyment.

**Open Space, Formal** - A sizeable, useable, area, commonly framed by buildings, capable of accommodating human activities. Examples include village greens, plazas, squares, forecourts, and courtyards. Meaningful open space does not include leftover spaces, which lack definition and cannot support human activities.

**Ornamentation** - Any detail used to adorn, decorate, or embellish the appearance or general effect of an object.

**Outdoor Room** - An outdoor area or open space commonly framed and enclosed by buildings or trees, creating a defined space.

**Parapet** - A low guarding wall along the edge of a flat roof, oftentimes incorporating a cornice element or coping.

**Parking Bay** - The area within a parking lot composed of a drive aisle and a single row of parking stalls flanking the drive aisle on either side.

**Parking Plaza or Parking Court** - A parking area commonly defined and enclosed by buildings, typically used for the temporary parking of motor vehicles, that can be temporarily closed-off in part or whole for use as a pedestrian plaza or courtyard, typically for special activities.

**Parkstrip/Planter Strip** - The tree and landscaped area located between the streetside curb and sidewalk.

**Paseo** - A system of pathways, occurring within the interior of a block, commonly designed to link interior courtyards, plazas, and patios.

**Patio** - An outdoor area often paved and shaded, adjoining or enclosed by walls or the arcade of a building.

**Pavers** - Paving blocks (i.e., brick, stone, decorative concrete) that are installed on the ground to form patterns while at the same time facilitating pedestrian or vehicular movements.

**Pavilion** - An open structure or small ornamental building, shelter, or kiosk, usually detached and used for specialized activities.

**Pediment** - A triangular gable usually having a horizontal cornice crowning the center portion of the top of a building facade; may be flush with the front facade wall or project

forward from it.

**Pergola** - A structure consisting of an open wooden-framed roof often latticed and supported by regularly spaced posts or columns, and often covered by climbing plants to shade a walk or passageway.

**Pier** - A structural support member, sometimes battered, commonly composed of brick or stone masonry, usually thicker than a column, but performing the same function, designed to support the weight of the building, effectively transferring compression loads to the ground plane.

**Plane; Ground** - The horizontal plane upon which the building rests.

**Plane; Wall** - The simplest kind of two-dimensional surface generated by the path of a straight line and defined by its length and width; the fundamental property of a plane is its shape, surface characteristics, and relation to adjacent wall planes.

**Plaster; Exterior** - A smooth and fine grained plaster finish applied to the surface of an exterior wall and which later sets to form a hard smooth surface (i.e., Light Skip Trowel, Fine Sand Float, Light Dash, Medium Dash).

**Plaza** - An open square or court.

**Portal** - An impressive or monumental gateway structure, or series of gateway structures, to an interior courtyard, plaza, or paseo, commonly composed of a structural framework consisting of an arched opening or two columns that support a cross member.

**Portico** - A range of columns or arches in front of a building, oftentimes integrated into the fabric of the building, including a covered entranceway, in which one or more sides are open.

**Post** - A square, stiff, vertical upright made of dimensional timber (exhibiting a distinct base, shaft, and capital), commonly used to support a covered porch or deck, sometimes coupled with ornamental brackets designed to support roof overhangs.

**Proportion** - The comparative, proper, or harmonious relation of one part to another.

**Rafter Tail** - The part of a roof rafter that overhangs the exterior building wall, oftentimes decorative or ornamental.

**Railings** - Any open construction or rail used as a barrier, composed of one or a series of horizontal rails supported by spaced upright balusters.

**Realm; Public** - Spaces designed for the enjoyment of the public such as greens, forecourts, plazas, squares, courtyards, and sidewalks.

**Realm; Semi-Public** - The transitional space located between the public sidewalk and the semi-private portions of a building commonly characterized by dooryards and forecourts that are typically defined by low garden walls.

**Realm; Semi-Private** - The space located at the building threshold commonly characterized by front staircases, stoops, and porches, designed as a raised transitional space between the semi-public space and the building interior.

**Realm; Private** - The interior of the building.

**Rhythm** - A regular occurrence of elements, lines, shapes, and forms characterized by a patterned repetition of formal elements (such as structural columns or piers), or motifs in the same form.

**Roof Cap** - The top of a flat roofed building, commonly composed of a cornice element and associated parapet wall, that terminates the top of the building. The top of a pitched roofed building, commonly characterized by a substantial eave overhang, associated with hip or gable roof forms (See also Capital).

**Roof; Gable** - A roof having sloped ends and sides meeting at an inclined projecting angle.

**Roof; Hipped** - A roof sloping downward in two parts from a central ridge to the eave, so as to form a triangle at each end.

**Roof; Shed** - A roof shape having only one sloping plane.

**Roof; Standing Seam Metal** - In metal roofing, a type of joint between the adjacent sheets of material made by turning up the edges of two adjacent sheets and then folding them over.

**Roofscape** - The form of a singular roof, or ensemble of multiple roof forms, an its/there associated elements.

**Rotunda** - A building or upper element that is round both inside and outside, usually covered with a dome.

**Scale** - A proportionate size, extent, or degree usually judged in relation to some standard or point of reference such as "human scale" (See also Human Scale).

**Scale; Monumental** - The scale of a human in relation to a massive structure.

**Sense of Place** - Creating memorable, enduring, and imageable places through the design and orchestration of development patterns, buildings, landscapes, and open spaces.

**Sentential Buildings** - Two buildings, sometimes of landmark quality, commonly located on opposite corners, functioning as a gateway designed to "announce" entrance into a special district or neighborhood.

**Shaft** - The main body of a column or post between the capital and base; the middle portion of a building which lies between the roof cap and building base.

**Shall** - Compliance with a Standard is mandatory.

**Should** - Compliance with a Guideline is recommended. Using this term is important to the City of Soledad, but may be waived or modified based upon an alternative deemed acceptable by the City of Soledad.

**Shingle** - A roofing unit of fire treated wood, dimensional fiberglass mat, slate, flat tile (i.e., modern slate), or concrete (raked to mimic a traditional wooden shake); made or cut to a stock dimension or thickness and used as an overlapping covering over sloping roofs

**Siding** -

**Clapboard** - A wood or cementitious siding, commonly used as an exterior cladding on a building of frame construction, applied horizontally and overlapped, with the grain running lengthwise.

**Drop** - An exterior wall cladding of wooden boards which are tongued and grooved so that the lower edge of each board interlocks with a groove in the board immediately below it, forming a continuous horizontal reveal.

**Lap** - Beveled horizontal-oriented exterior wood or cementitious wall cladding whose bottom edge is rounded.

**Shingle** - A wood or cementitious wall cladding, cut in stock lengths and applied in an overlapping fashion to building facades.

**Signband** - The space located between the top of a window or transom, and the bottom of the second floor windowsill on a traditional commercial storefront, commonly containing signage.

**Sill** - The horizontal exterior member at the bottom of a window (or door) opening, usually sloping away from the bottom of the window or door for drainage of water, overhanging the wall below.

**Skylight** - An opening in a roof which is glazed with a transparent or translucent material used to admit natural or diffused light into the space below.

**Soffit** - The underside of an architectural element, especially the underside of a roof overhang.

**Spandrel** - A horizontal structural element (such as a dimensional timber lintel or I-beam) that spans the space between vertical columns or piers, designed to transfer the weight of the building mass above to the vertical structural elements which in turn transfer the weight to the ground plane.

**Spandrel Panel** - The interior portion of a flat wall surface recessed below the surrounding area, set off and defined by structural piers and spandrels.

**Spandrel Panel** - The window or wall area (commonly recessed) located between vertical structural columns/piers and horizontal spandrels.

**Square** - A public urban open space commonly surrounded and framed by buildings.

**Standard** - A mandatory requirement.

**Stoop** - A raised platform, approached by steps and sometimes having a roof, at the entrance to a residential building.

**Storefront** - The ground floor of a commercial building which fronts on a sidewalk (Build-to Line) composed of a series of structural bays and bulkheads which encompass and define display windows and transoms. Storefronts are also defined by recessed entries, awnings, canopies, and signbands.

**Streetscape** - Exterior elements of a street consisting of building facades, trees, sidewalks, open space, street furniture, and signage.

**Streetwall** - Buildings located adjacent to the sidewalk, forming a continuous line or wall that frames and encloses the streetscape.

**Structure** - A combination of materials to form a construction for use, occupancy, or ornamentation. The underlying or overt framework of a building.

**Structural Bay** - Structural piers and spandrels that frame and enclose window openings or spandrel panels, expressing the underlying structure of the building.

**Style; Architectural** - A particular or distinctive form of artistic or architectural expression characteristic of a particular period (i.e., California Ranch, Craftsman, Farmhouse, Mission, Monterey, Prairie, Spanish Colonial, Tuscan).

**Swale** - A low-lying or depressed stretch of ground that conveys water runoff.

**Terrace** - A raised space or platform adjoining a building, commonly composed of masonry materials, especially one used for leisure or enjoyment.

**Texture** - The physical and visual quality of a surface as distinct from its color or form, as showing a grainy, coarse, tactile, or dimensional quality as opposed to a uniformly flat, smooth surface.

**Tile; Roof** - Clay or concrete tile units that form a rounded half circle (i.e., Straight Barrel Mission Tile) or flat surface (Modern Slate) used as a roof cladding.

**Timber; Dimensional** - Wood timber that has been milled to a specific dimension.

**Tower** - A building or structure high in proportion to its lateral dimensions, either by standing alone (campanile) or forming part of a larger building. A tall structure designed as a community, neighborhood, or district focal point or landmark. A tall structure commonly used at the corner of a building, located at the intersection of two streets, designed to accentuate the relatively higher concentration of people and activities which occur at these locations.

**Traditional** - An inherited, established, or customary pattern of design commonly associated with formal architectural and landscape images. The contrary of Modernism.

**Transom Window** - A window or series of windows, separated from a lower door or storefront display window, designed to promote ample interior day-lighting of storefront interiors.

**Transparency** - Building openings, commonly associated with commercial storefront and upper-story windows. The ratio of solid building form to void window openings.

**Trees** - Specified as City-approved trees identified in the City of Soledad approved street tree list or as approved by the City on a project-specific basis.

**Canopy Style** - A round-headed shade tree that forms a broad crown.

**Columnar** - A tall slender column-shaped tree.

**Orchard-Style** - Non-fruiting ornamental trees similar to the shape and image of a traditional orchard tree.

**Trellis or Trelliswork** - A frame supporting open lattice-work, used as a screen or a support for growing vines or plants.

**Truss** - A structure composed of a combination of members, usually in some triangular arrangement, so as to constitute a rigid framework upholding a building roof.

**Urban Design** - The aspect of architecture and city planning that deals with the design of structures and spaces.

**Variety** - The state or quality of having varied or diverse forms, types, or characteristics.

**Vernacular** - Native or particular to a region or locality. A form of building based upon regional forms and materials, concerned with ordinary domestic, functional, and utilitarian buildings.

**View; Public** - The view from public streets and open spaces. Typically includes view of: the front facade of a building from a public street; the side facade of a building located on a corner; and the rear facade of a building as viewed from adjoining public urban open space.

**Vista** - An unobstructed, but oftentimes terminated, view into the distance, often given scale by the receding perspective of a road or row of buildings or trees.

**Vista; Terminated** - The visual composition (commonly

of a landmark) at the end of an axial thoroughfare (street).

**Visual Interest** - Buildings or structures that display articulation, color and texture, with the arrangement of parts or elements into proper proportion or relation so as to form a pleasing composition.

**Volume** - Mass or the representation of mass in architecture, that is contained by space defining building components.

**Wainscot** - A decorative or protective facing, usually composed of brick, stone masonry, or ceramic tile, on the lower part of an exterior wall, topped by a wainscot cap.

**Walls; Decorative Masonry** - Walls composed of decorative masonry materials commonly composed of brick or stone material, designed to harmonize with the architectural style, material, and color of adjacent buildings.

**Window; Bay** - A window projecting outwards from the wall either in a rectangular, polygonal, or semi-circular form, typically supported by corbels, brackets, base boards, or projecting moldings.

**Window; Clerestory** - The outside wall of ribbon windows forming a horizontal linear roof gallery designed to provide ample interior daylighting.

**Window; Storefront** - A large commercial display window for the purpose of displaying merchandise and providing ample interior daylighting, located within the frame of the structural bay.

**Windrow** - A linear line of closely planted tall columnar trees traditionally intended to shield and protect from Soledad's strong seasonal winds.



