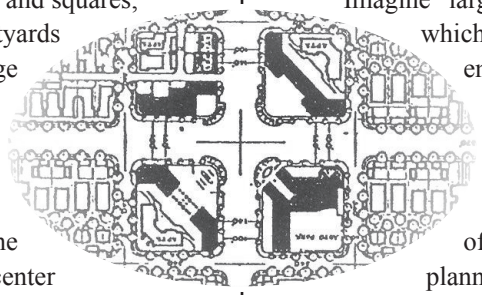
SITE PLANNING GUIDELINES & STANDARDS

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 sensatively accommdate 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.

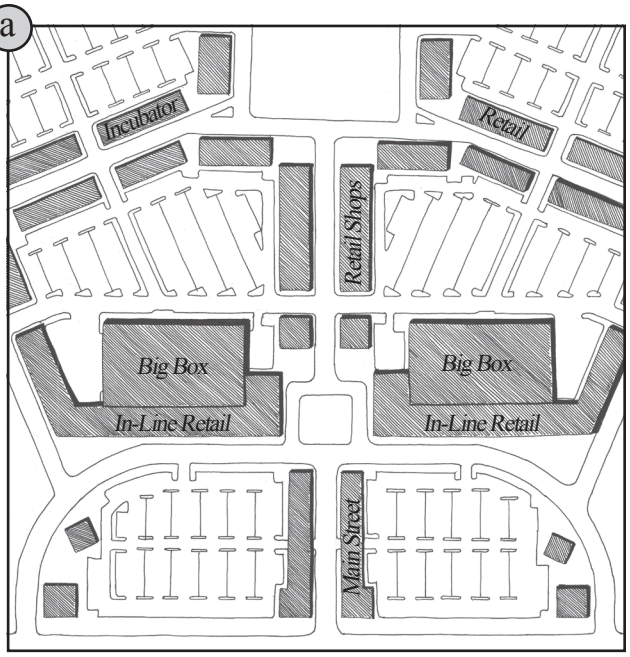


Imagine large format big box buildings which mimic traditional utilitarian emporiums serviced by parking areas that are broken-up into a series of blocks, traversed by rows of tall windrow style tree plantings. This is the image of Community Commercial site planning, whereby an integrated mix of small, 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

a



b

c

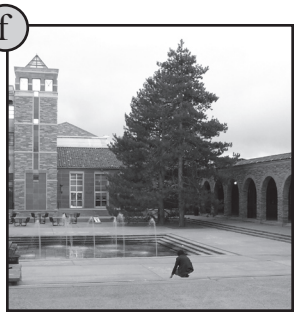
- Create small retail blocks composed of street adjacent attached commercial storefronts designed to frame and enclose the streetscape and urban open space (a,j).
- Locate convenience oriented retail storefronts and mid-scale supermarkets towards the street (a,j).
- Locate big box structures on the interior 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).

URBAN OPEN SPACE

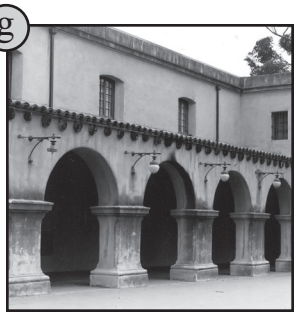
d

e

f



g



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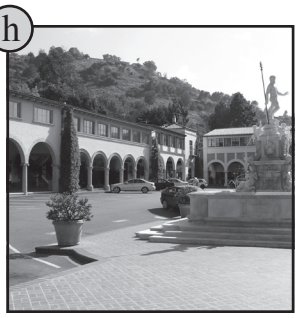
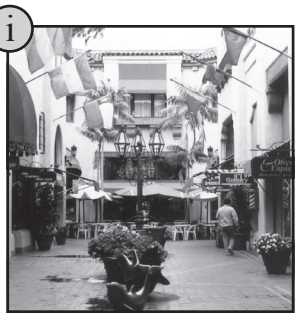


i



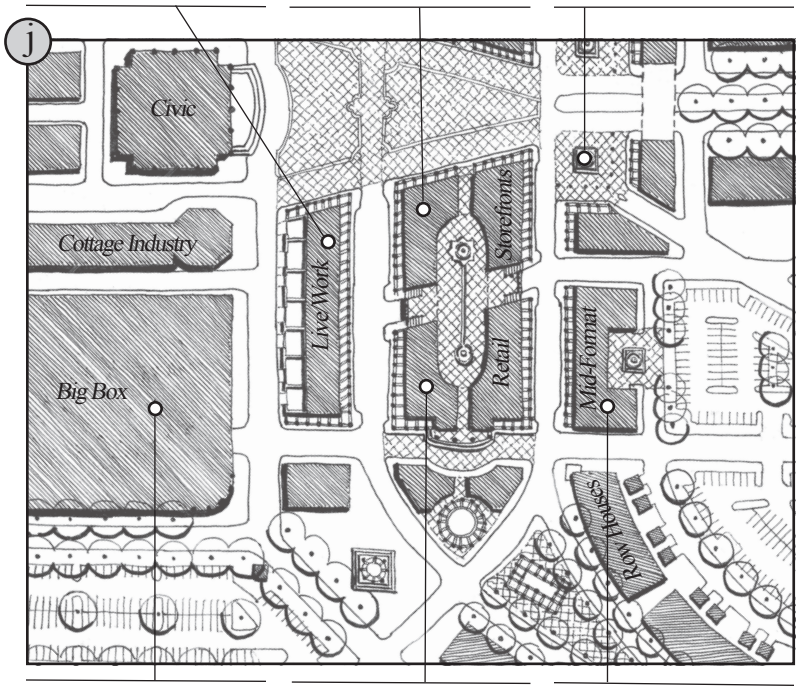
- Organize the placement of commercial buildings to frame and enclose formal urban open space creating defined pedestrian courtyards (d), forecourts (e), and plazas (f).
- Orient arcades and storefronts to frame and enclose urban open space. Courtyards, forecourts, and plazas shall have recognizable 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.

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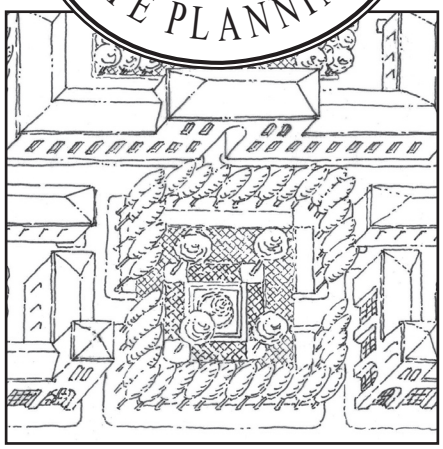
SITE PLANNING



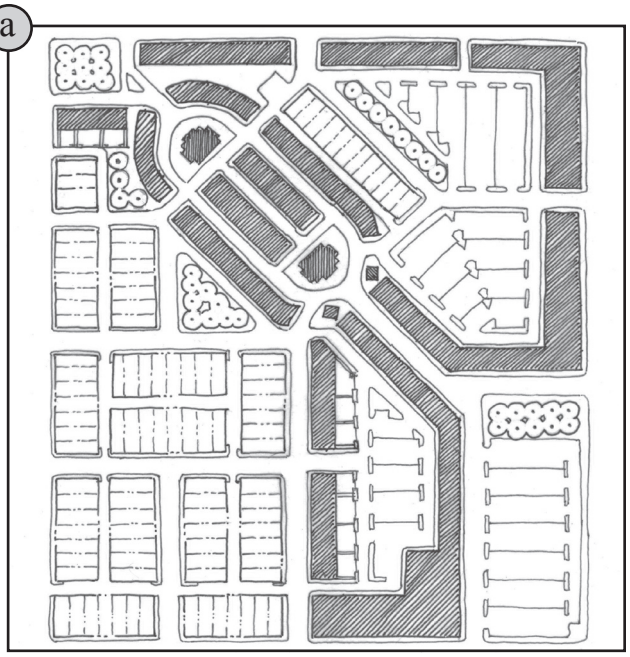
Historically, within classic shopping districts, urban open space features such as pedestrian sidewalks, paseos, plazas, and courtyards were fully integrated into the fabric of the town center. These shopping centers of past generations were highly prized for there ability to enhance community identity 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

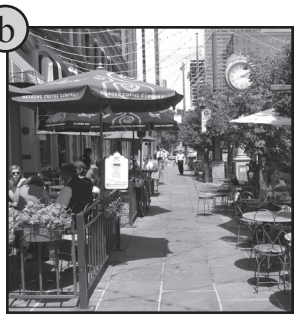
a



- 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 extentions 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.

PEDESTRIAN

b



c

d

e

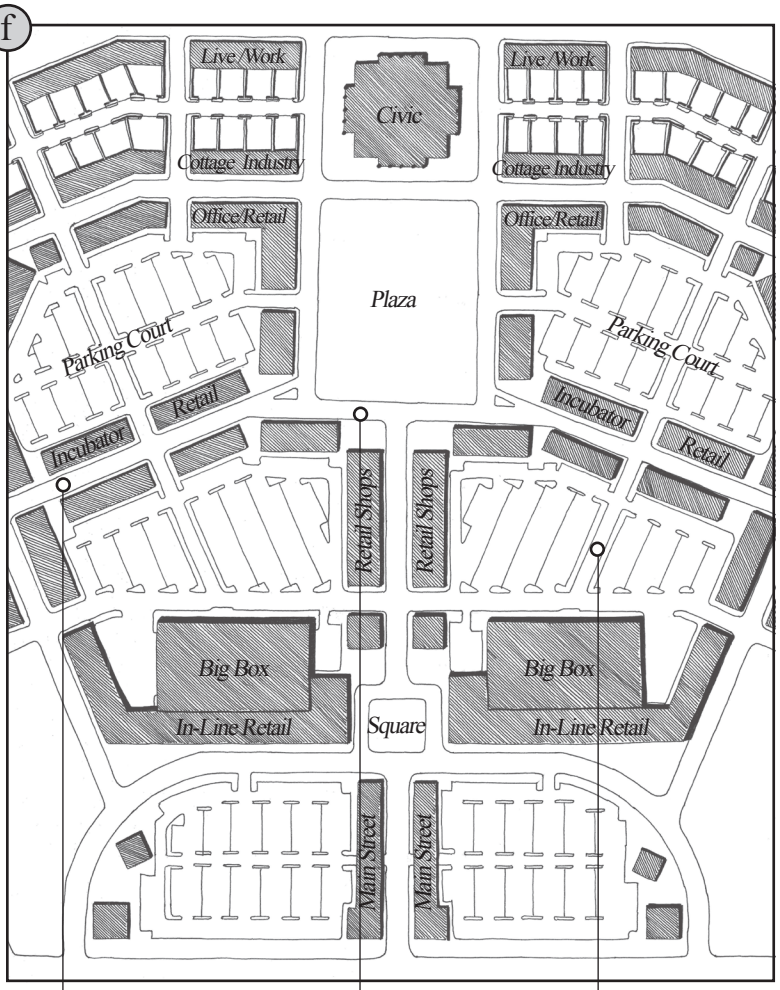
- Provide substantial sidewalk width to accommodate pedestrian movements and outdoor dining opportunities. Primary commercial sidewalk width shall measure 16 feet, minimum (b). Secondary commercial sidewalk width shall measure 12 feet, minimum.
- Orient primary formal building entrances towards the streetscape 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 acommodate short term convenience shopping opportunities (typically 30 minutes or less) (f).

PARKING DESIGN CRITERIA

f



► 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 diagional 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.

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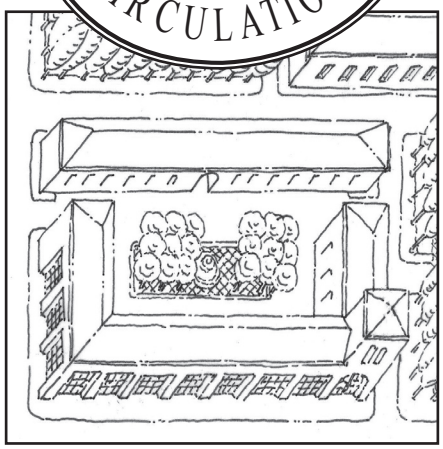
CIRCULATION



Classic 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. ◇

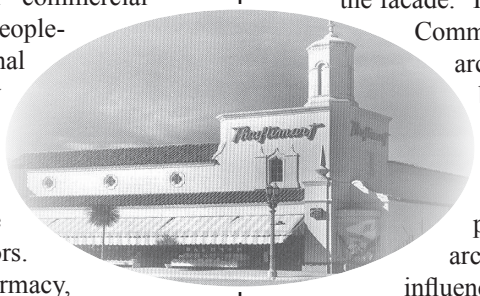
Did you know?

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.

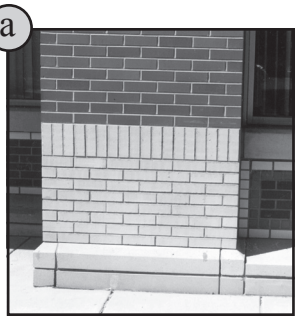
The Soledad Community Commercial architectural image is born out of a desire to create enduring, ornate, and human-scaled expressions rooted in the traditional architectural heritage of the region, while accommodating the necessities of both pedestrians and vehicles. Imagine strolling down pedestrian-oriented 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. ◈



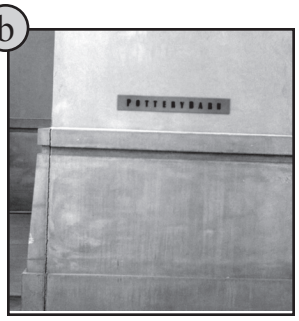
BUILDING MASSING

BUILDING BASE

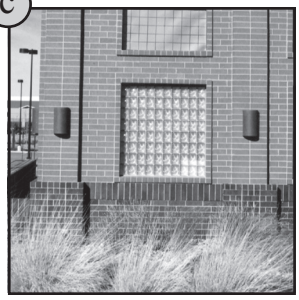
a



b



c



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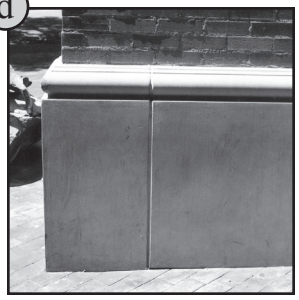


► Rest buildings on a distinguishable base designed to solidly anchor the building to the ground plane (a, b, c, and d). Building bases should project outward a minimum of four inches to create a visible base.

BUILDING SHAFT

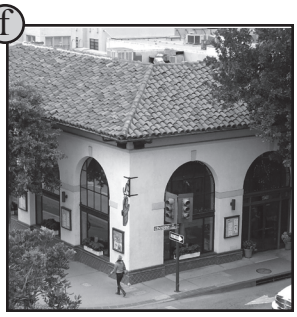
e

► 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 ornamantal sprandral panels designed as transitional infill elements that link building base to capital (e).

BUILDING CAPITAL

f



g

h

i

► 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

j

- 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.

k

l

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BUILDING MASSING

Building 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. ◈

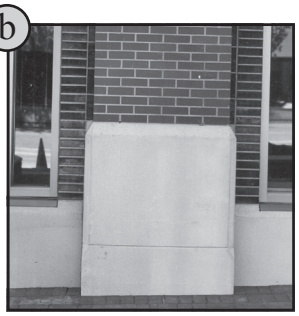
Did you know?

BLDG. STRUCTURE

COLUMNS & PIERS

a

b



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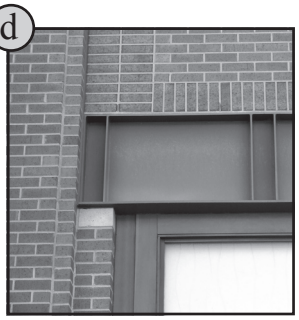

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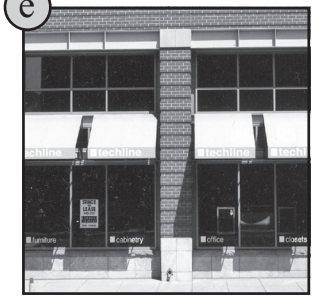
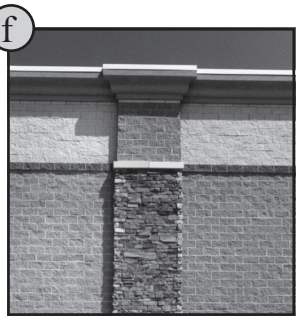


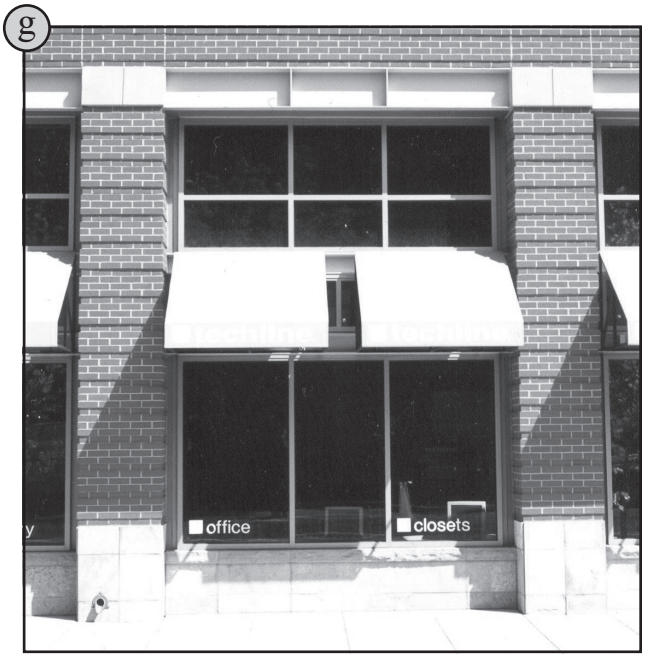
f



- 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 spandral 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).

STRUCTURAL BAYS

g



- 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 spandrals 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).

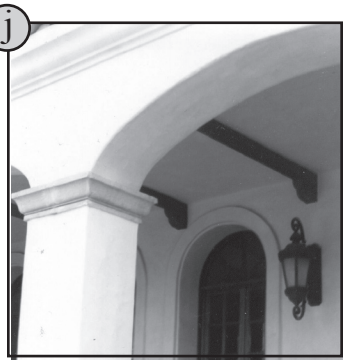
h

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 maximim 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)

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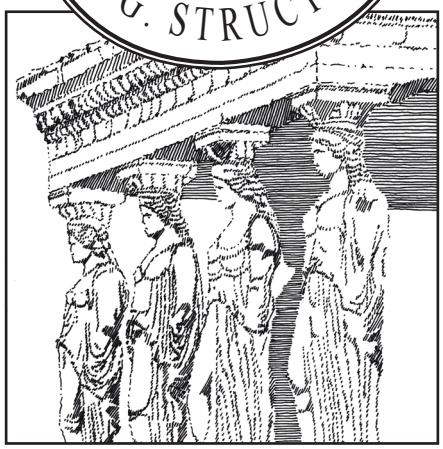
BLDG. STRUCTURE



Traditional buildings, and specifically columns, are "anthopormorphic", 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 heros and gods. Because buildings and their components were traditionally designed in a fashion befitting the human figure, people could easily and readilly relate to their comfortasble scale, pleasing proportions, and outwarderly obserable structural members, ultimately comprehending how the building stands up. ◈

Did you know?

STOREFRONTS

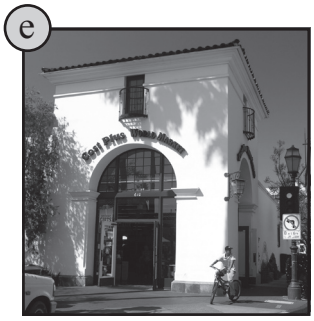
RETAIL STOREFRONTS

a

b

c

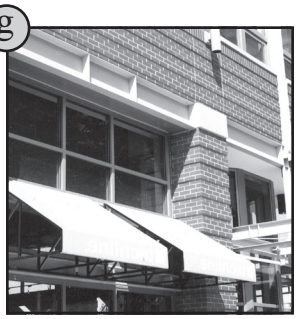
d


e

f

- Design storefronts that are balanced, with symetrical 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 Transparancy - 60 per cent (void).
  - Minimum Number of Floors - Two

STOREFRONT ELEMENTS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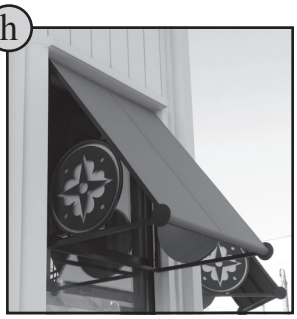
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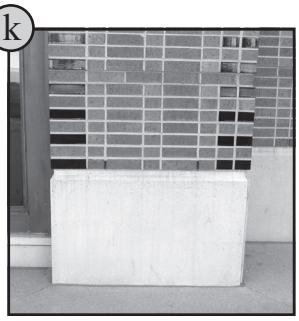
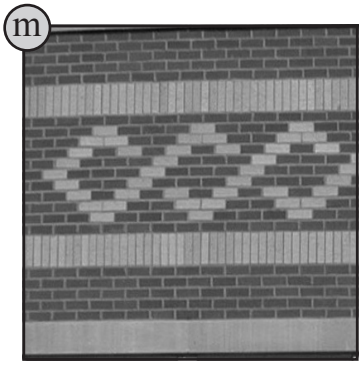

k

l

- 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

m



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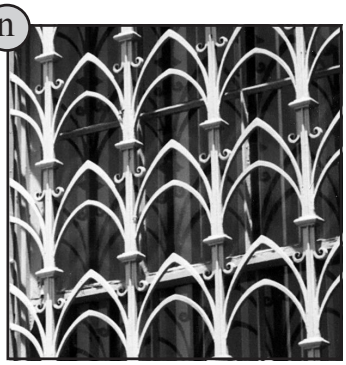
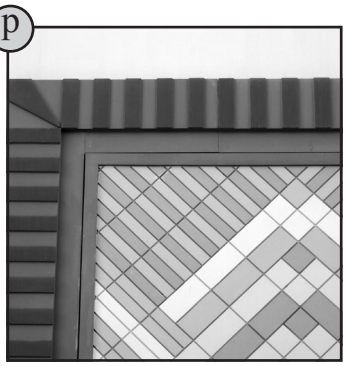


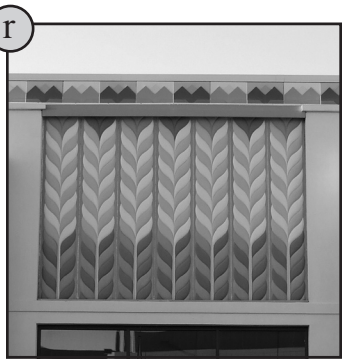
o

p



q

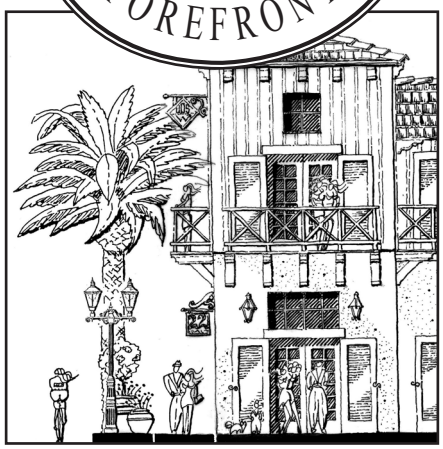
r



► 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).
- OrnamentalTrelliswork (o).
- Ornamental Recessed Spandrel Panel (p).
- Ornamental Wall Murals (q).
- Ornamental Bas-Relief (r).

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
STOREFRONTS



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?

SUPERMARKETS

BUILDING FORM

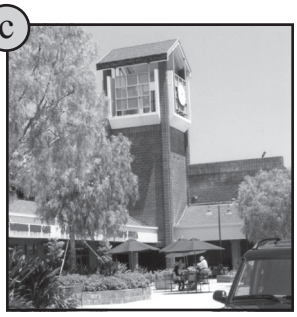
a

- 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).

b

BUILDING ELEMENTS

c



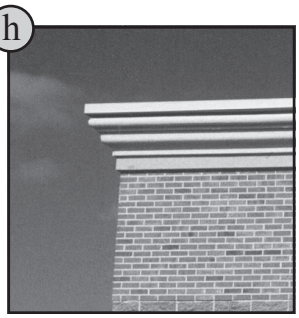
d

e

f

g

h



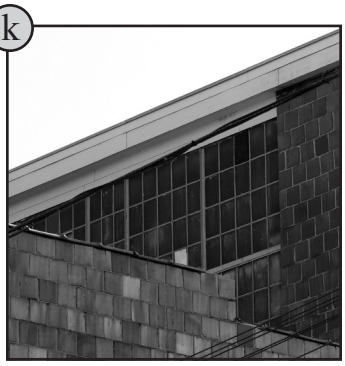
- Feature elements such as tower structures as identity beacons and orientation features (c).
- Use structural bays composed of projecting piers and intervening recessed spandral panels/windows designed to reduce the mass and scale of supermarkets while promoting facade rhythm (d, i).
- Integrate retail 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

i

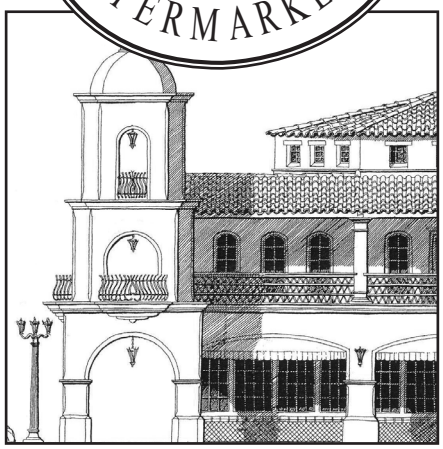
j

k



- Promote building transparency and daylighting. Provide storefront windows along front or corner street-facing facades to enhance interior daylight (i). Provide supermarket storefront window transparancy, based upon the following Standards:
  - Minimum Supermarket Storefront Height - 20 feet
  - Minimum Percentage of Supermarket Facade Transparancy:
    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).

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
SUPERMARKETS



Traditionally, 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 administartive offices, and protruding tower elements that gracefully anchored the corners of Main Street America. ◇

Did you know?

BIG BOX RETAIL

BUILDING FORM

a

b

c

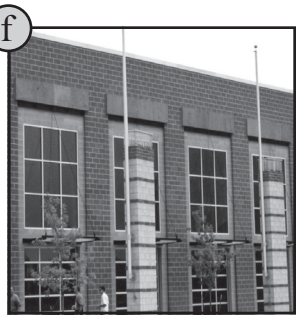
d

e

- 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 storefonts (c).
- Provide upper-story building volumes to accommodate administrative functions and tower elements designed to anchor and intensifying building corners (d, e).

BUILDING ELEMENTS

f



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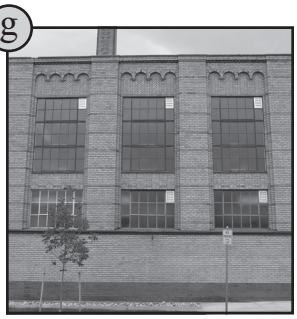
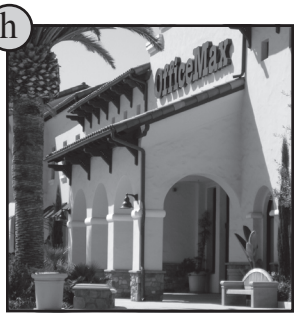
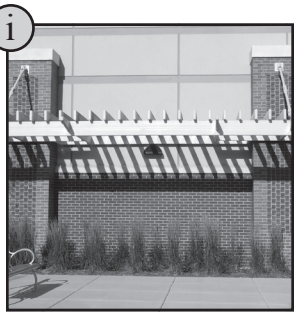


h



i



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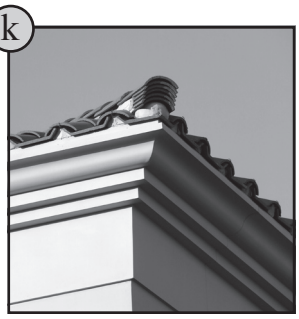


- Define big box building facades by accentuating and revealing structural piers (f, g) and building bases (g, i). Structural piers shall occur every 40 feet, minimum (i). Piers and building bases shall project four inches, minimum, from the facade.
- Provide substantial industrial window fenestration designed to enhance interior daylighting (f, g).
- Provide covered arcades (h) and trellis elements (i) as transitional elements to larger-scale building masses.
- Recess spandral 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).

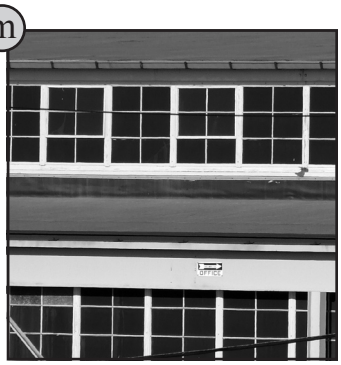
FACADE TRANSPARANCY

l

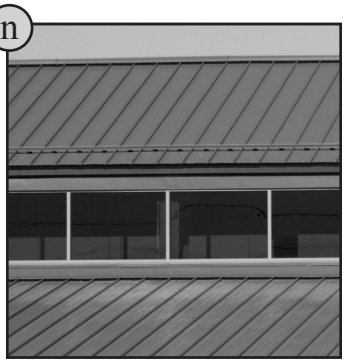
- Promote big box building transparency and daylighting (l). Design big box facades based upon the following Standards:
  - Minimum Storefront Transparency Height - 20 feet
  - Minimum Percentage of Storefront Facade Window Length:
    Front Facade - 30 percent of front facade length
    Corner Facades - 20 percent each facade length
- Divide big box storefront windows into a series of individual window panes (l).

CLERESTORY WINDOWS

m

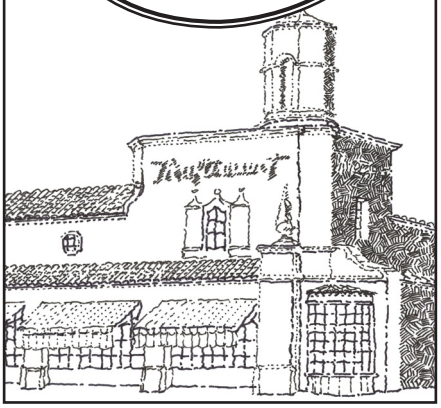


n



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

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
BIG BOX RETAIL



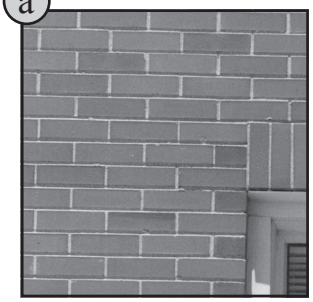
Large retail establishments are not new. Many large turn-of-the-century retail emporiums and wholesale warehouses were constructed offering both dry goods and grocerey products, much in the same fashion as todays Big Box establishments. The difference between today's bland behemoths and the traditional 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?

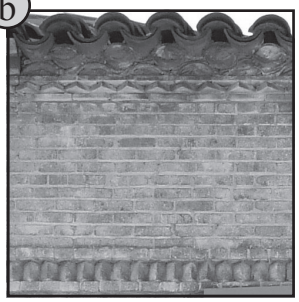
BLDG. MATERIALS

WALL MATERIALS

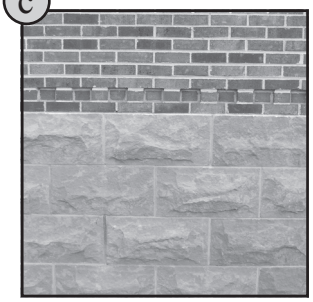
a



b



c



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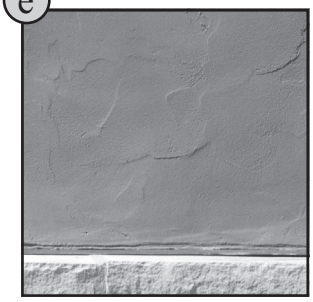

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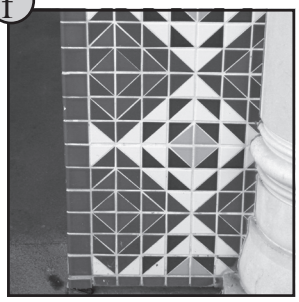
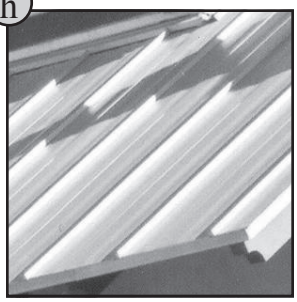


- Use durable and refined wall materials to project a traditional architectural image (a, b, c, d, e, f).
- Design buildings that use heavy, visually solid, foundation materials that transition upwards to lighter wall cladding and roof materials (c, e).
- Provide human-scaled wall materials that are 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 spandral panels.

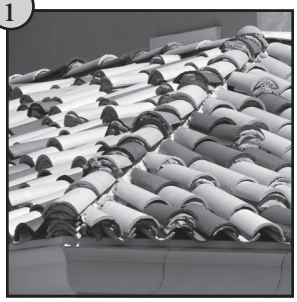
ROOF MATERIALS

g

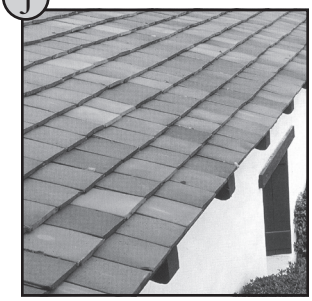
h



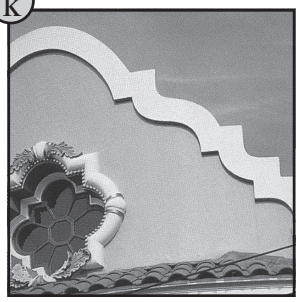
i



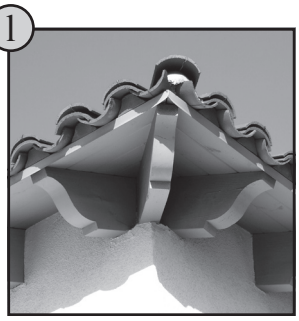
j



k



l



- 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 spandrals
- 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)

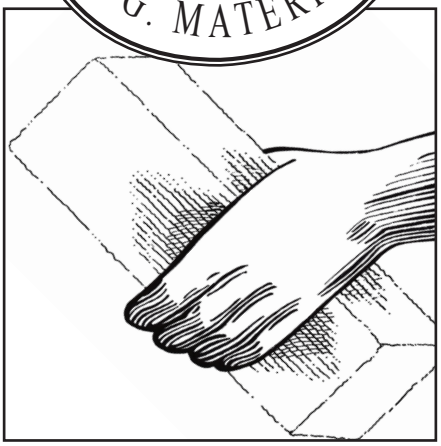
► Use human-scaled bricks, with half-inch mortar joints

► 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
- Light Dash
- Fine Sand Float
- Medium Dash

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
BLDG. MATERIALS



Traditional 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. ◈

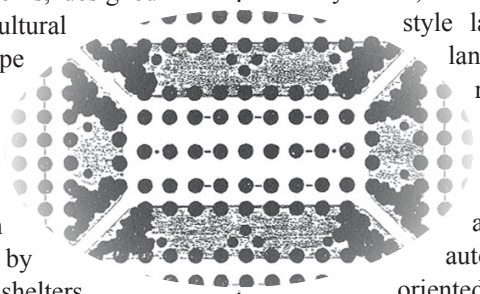
Did you know?

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 controling 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 underfoot 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 deemphasing the automobile. ◈



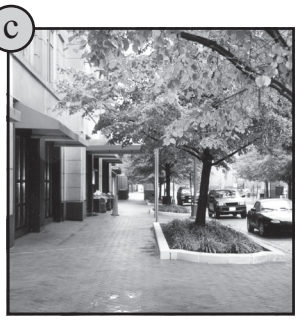
LANDSCAPE

STREETSCAPE

a

b

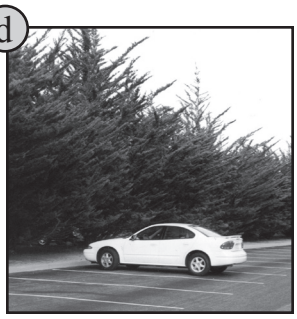
c



- ► 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 decidious 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

MEDIANS

d



e

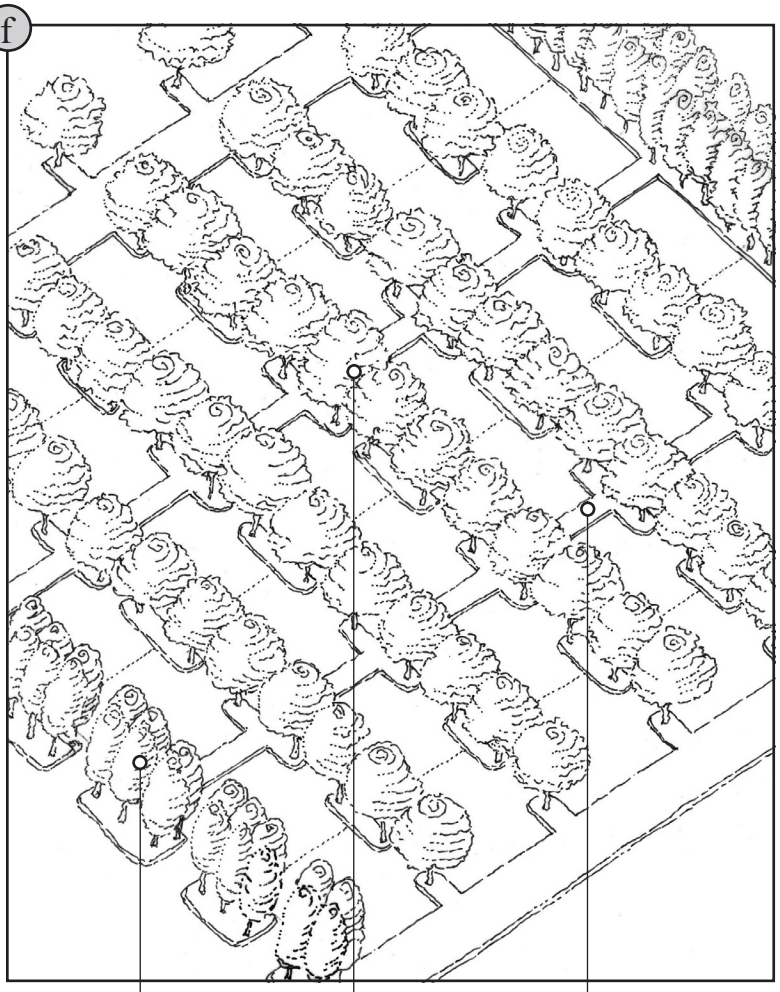
- ► Design landscape medians to emmulate traditional agrarian-style windrows (d). Landscape medians shall be designed, based upon the following Standards:
  - Location - Interior of parking areas
  - When Required - Parking areas in excess of 100 parking stalls and entry areas
  - Frequency - One median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

ISLANDS

- ► Design landscape islands to mimmic 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 tollerant shrubs accommpanied by groundcovers and ornamental grasses

PARKING AREAS

f

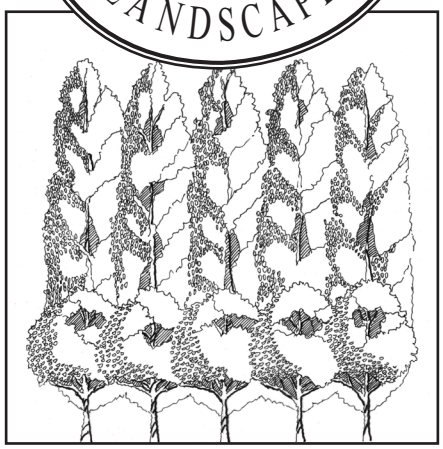


►Tall and large windrow-style trees frame the parking area creating a solid backdrop that protects interior canopy-style orchard trees. The Windrow trees are designed to segment large parking areas into a series of "outdoor rooms" reininescent of Salinas Valley agricultural orchards and vineyards.

►Broad canopy style orchard trees provide a shady grove designed to shelter vehicles and motorists form 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 mimicing traditional agrarian orchard grids. Medians and Islands also contain native drought tollerant shrubs and groundcovers designed to promote an indigenous landscape image.

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
LANDSCAPE



Agricultural windrows are indigienious 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 emmulate the clasisc agrarian landscape surrounding Soledad. ◈

Did you know?