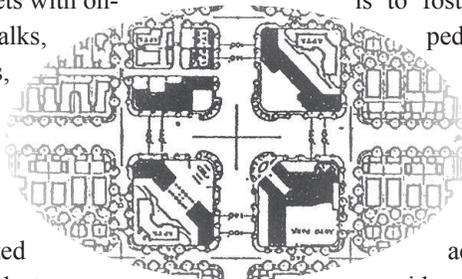


# SITE PLANNING GUIDELINES & STANDARDS

## 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

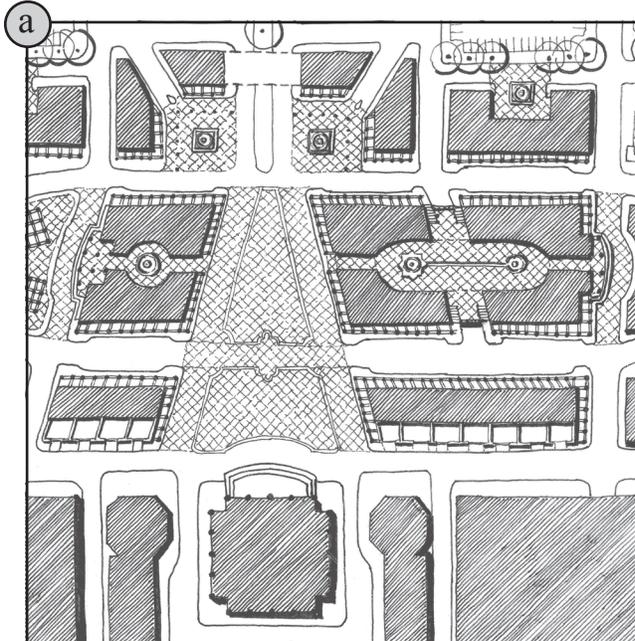


an atmosphere that encourages commerce, social interaction, and neighborliness. Image experiencing the public realm as you window shop along tree-lined pedestrian sidewalks framed by storefronts that display merchandise to passers-by. Envision an inviting street life characterized by sidewalk cafes that 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



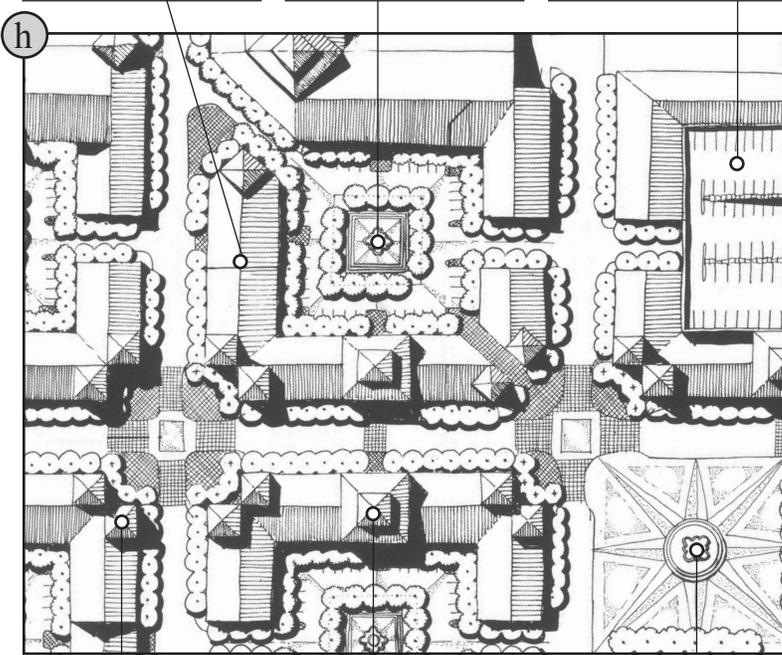
- ▶ Create a grid of short retail blocks designed to mimic the traditional American "Main Street" (a,b,c).
- ▶ Create short traditional retail blocks composed of attached commercial storefronts designed to frame and enclose the streetscape and urban open space (a, b, c).
- ▶ Provide short retail blocks 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.



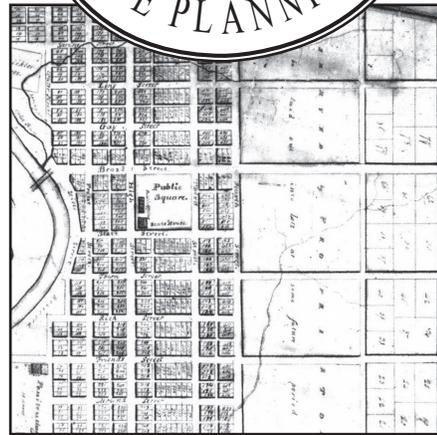
- ▶ Site buildings adjacent to the sidewalk to create a continuous storefront streetwall designed to concentrate pedestrian activity (d).
- ▶ Locate higher intensity building masses at corners characterized by larger building volumes and tower elements (e).
- ▶ "Saddle" lower-intensity building masses 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.



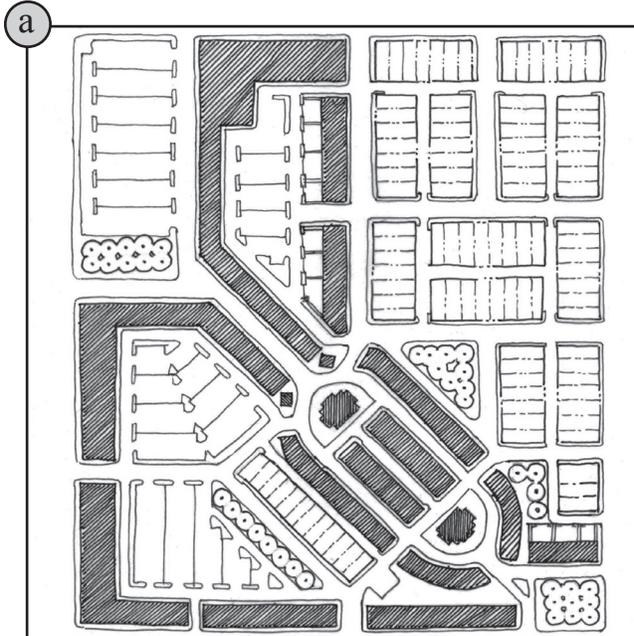
**H**istorically, the origin of many traditional "Main Street" American street grids was the manifestation of the Jeffersonian Land Survey of 1785 that segmented a then rural nation into a checkerboard of Townships, Sections, and Sub-Sections, finally ending with the urban-oriented commercial block. 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.

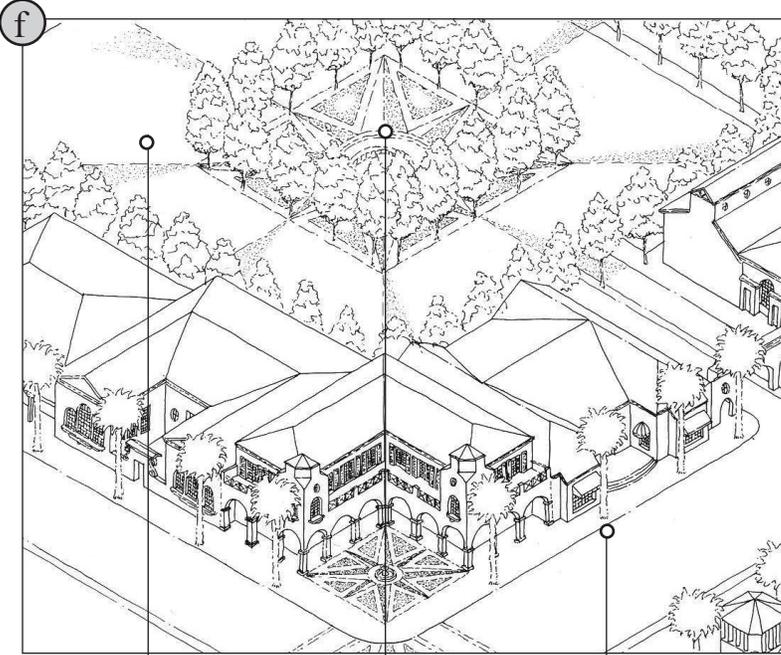
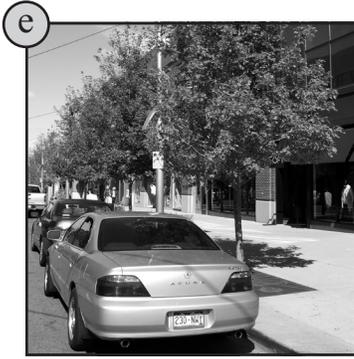
## ON-STREET PARKING

- ▶ 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.



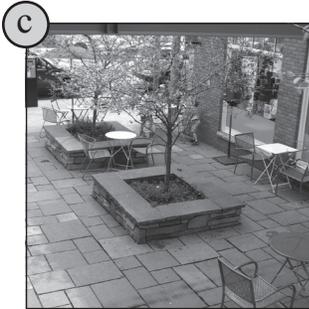
**M**any traditional downtown street widths of yesteryear were determined not so much by the dimensions of the automobile, but by the turning radius of a horse and carriage. At the turn of the century, in order to turn a carriage or wagon, minimum street widths were established designed to accommodate 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? —

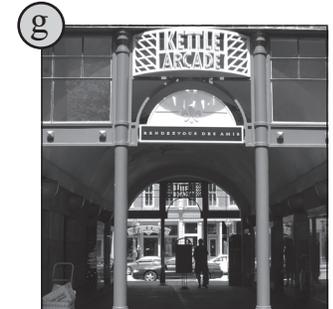
# PEDESTRIAN LINKAGES

## 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).

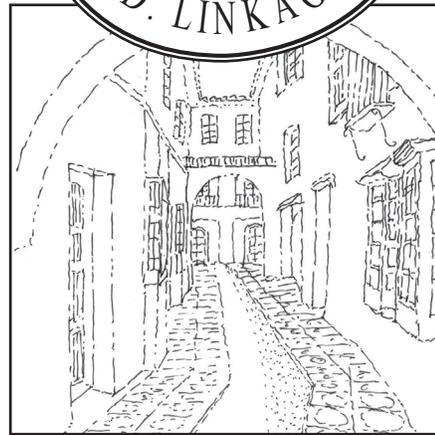


- ▶ Provide pedestrian pass-thru's designed to link interior oriented parking courts, pedestrian courtyards, and paseos to the public streetscape (e, f, g).
- ▶ Line the interior of pedestrian pass-thru's with storefront windows designed to enhance the pedestrian experience, enticing patrons into commercial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

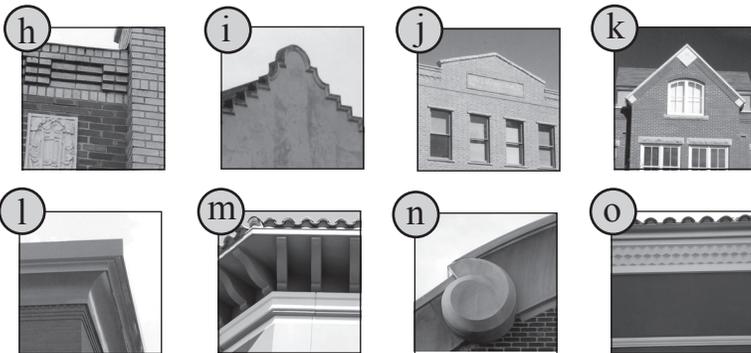
(g)



► 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)



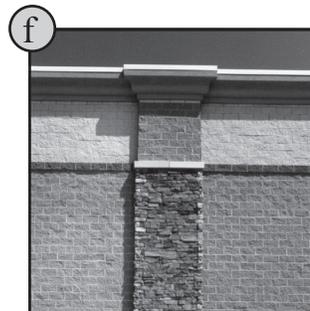
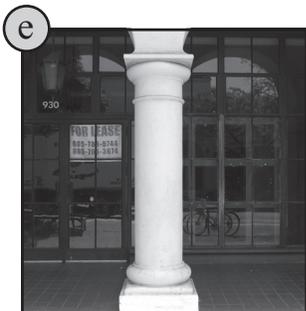
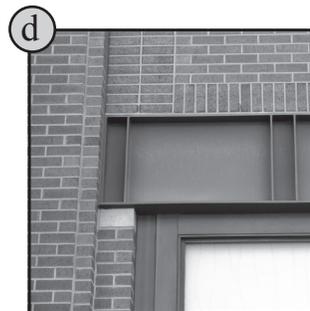
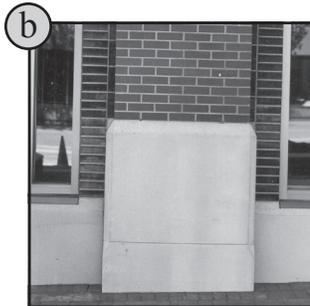
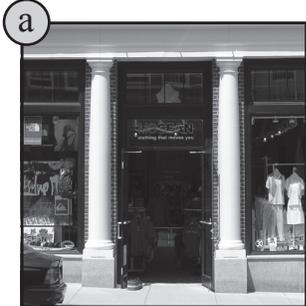
**P**eople prefer to linger in comfortably defined spaces that enclose them, and seek out public streets with pleasing proportions whereby building streetwalls frame and enclose the streetscape. When building masses are located close to the sidewalk and adjacent street, a positive definition of the space 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



- ▶ 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).



- ▶ 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).

## 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. ♦

— Did you know? —

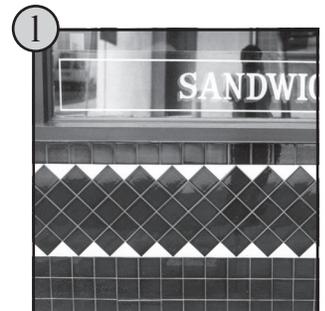
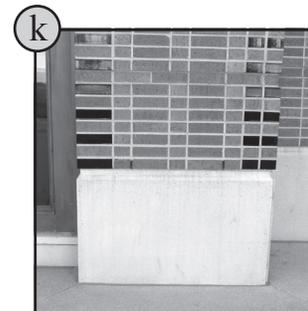
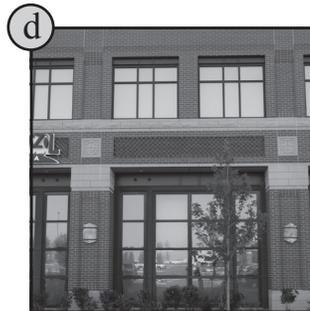
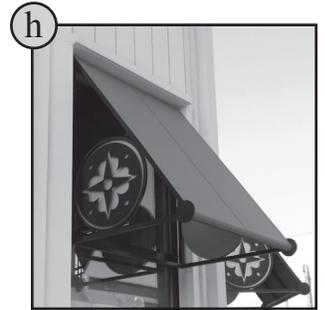
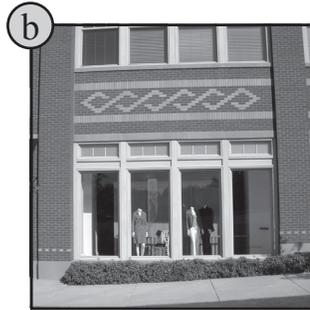
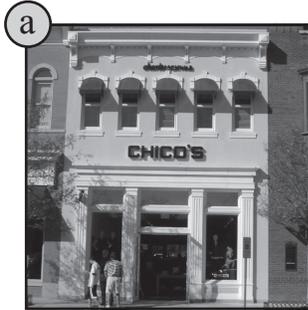
► Create visual rhythms with structural bays that divide buildings into individual repetitive components. Building structures shall be segmented into simple symmetrical components based upon the following facades rhythm Standards:

- 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).

# STOREFRONTS

## RETAIL STOREFRONTS

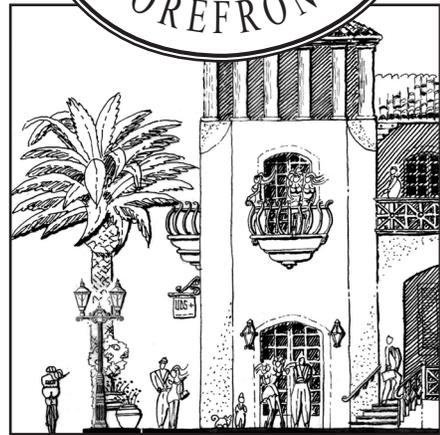
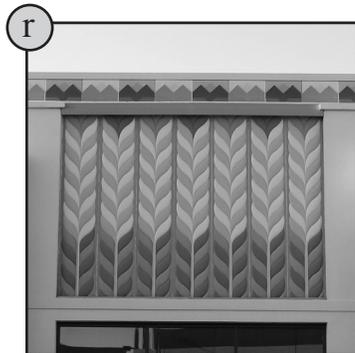
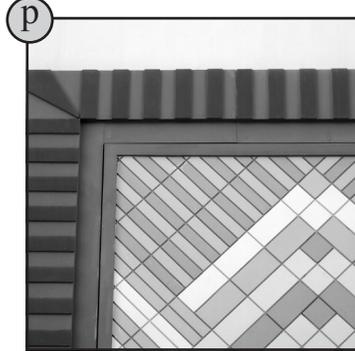
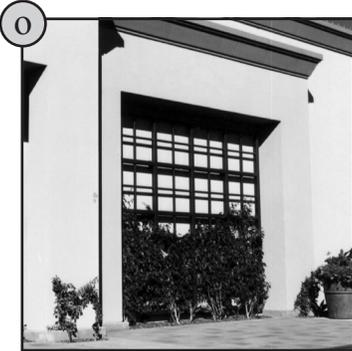
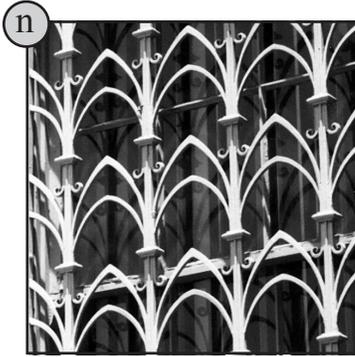
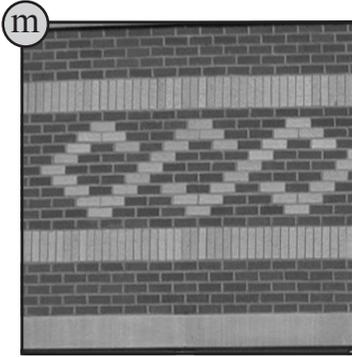
## STOREFRONT ELEMENTS



- ▶ 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? —

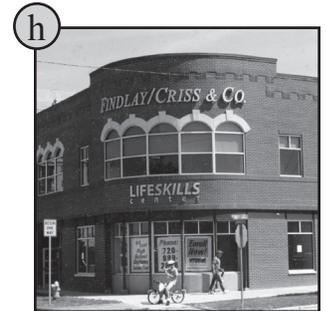
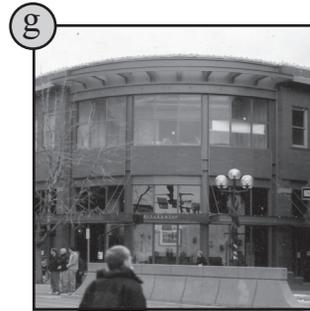
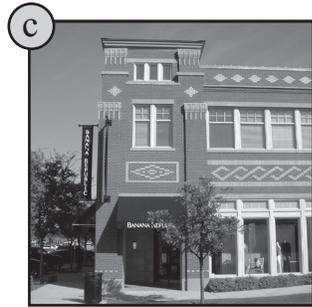
► Incorporate architectural decorations designed to ornament large commercial building facades. Use the following ornamentation techniques to provide pedestrian-level facade decoration and visual interest:

- 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

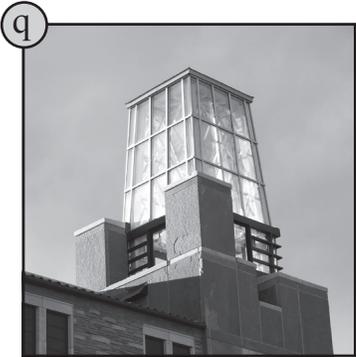
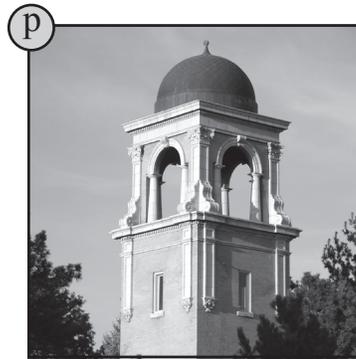
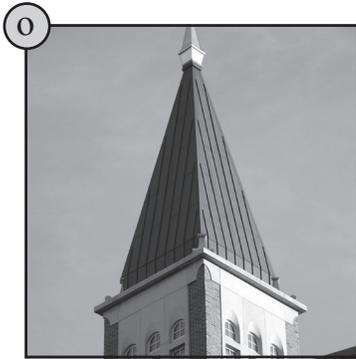
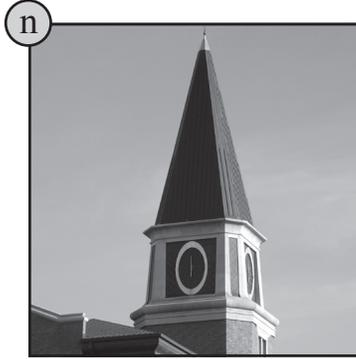
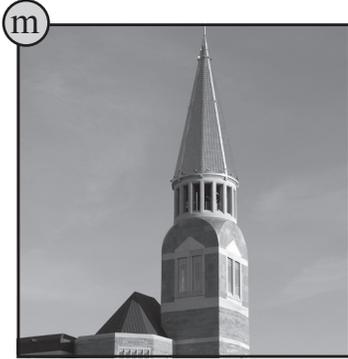
## CORNERS



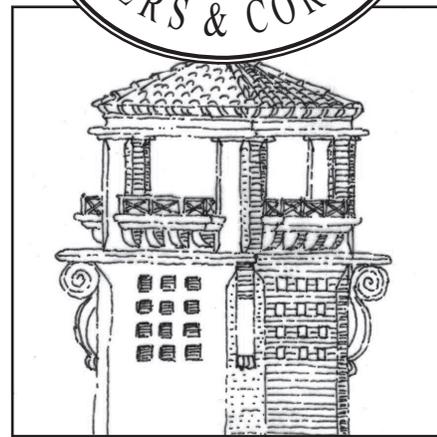
- ▶ Provide tower elements to accentuate and highlight building corners, emphasizing higher intensity land uses (a, b, c, d, e, f).
- ▶ Use tower elements at corners designed as a transitional element that resolve two converging streetwalls (a, b, c, d, e, f).
- ▶ Extend towers above the streetwall designed 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).

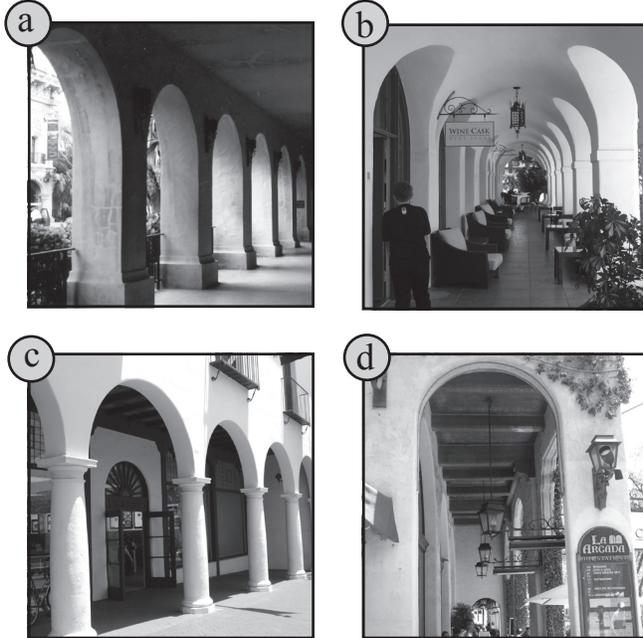


**L**andmark monuments, such as tower elements, not only symbolize human achievement or memorialize special historical events, they become lightning rods within the fabric of the community, attracting the presence of people while aiding in pedestrian orientation and navigation. Traditionally, vertical 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? —

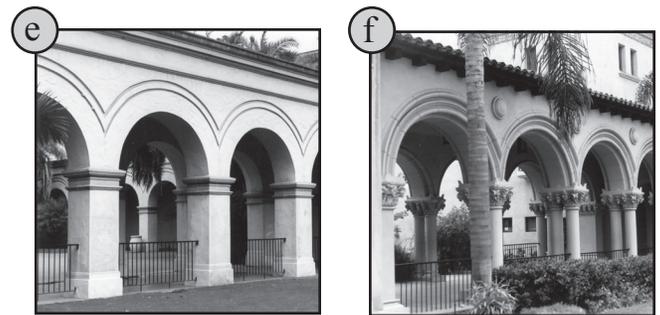
# ARCADES & PORTALS

## ARCADES



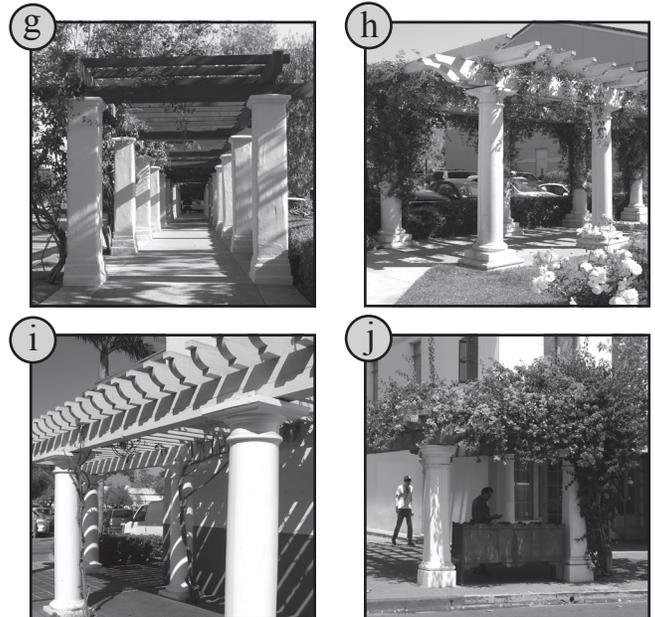
- ▶ Create substantial covered arcades capable of accommodating pedestrian movements while sheltering patrons from the elements (a, b, c, d).
- ▶ Locate arcades to encourage pedestrian patronage. Arcade columns shall be located a maximum 24 inches from the curb face to maintain pedestrian passage within 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



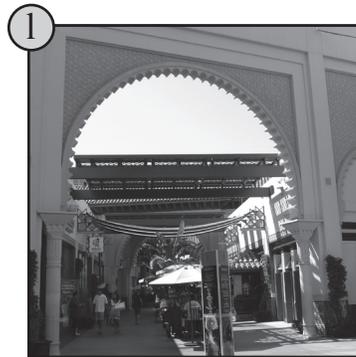
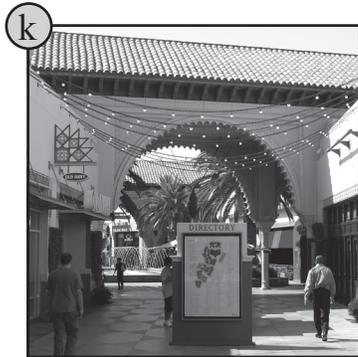
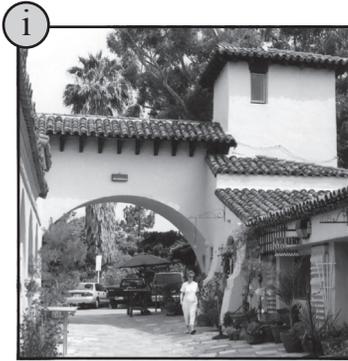
- ▶ Provide freestanding colonnades as sheltered transitional elements designed to link adjacent buildings (e, f).
- ▶ Spatially define the exterior face of the colonnade by a series of ornamental arches and columns/piers (e, f).

## TRELLIS ELEMENTS

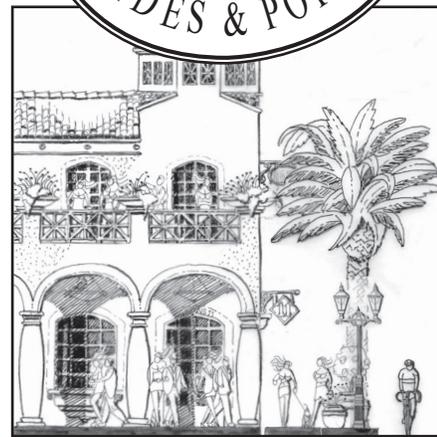


- ▶ Design trellis structures to reflect the architectural style of the adjacent building (g, h, i, j).
- ▶ Support trellis structures with substantial masonry columns (g, h, i, j).
- ▶ Use ample dimensional timber cross-beams to connect masonry columns (g, h, i, j).
- ▶ Plant climbing vines to soften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

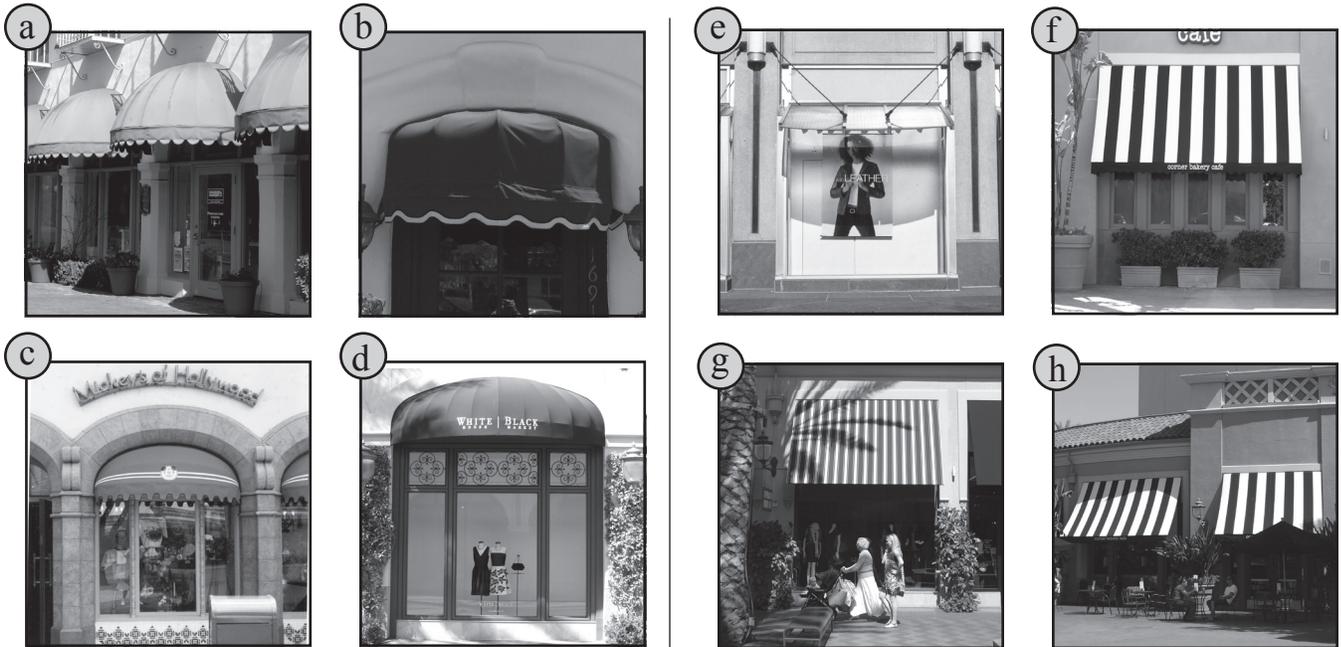


Traditionally, arcades are designed as semi-public transitional space projected in front of a building intended to shelter patrons from the elements. Within warm Mediterranean climates, such spaces offer a shady retreat from the heat of the day, providing a protective environment wherein shoppers and 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?

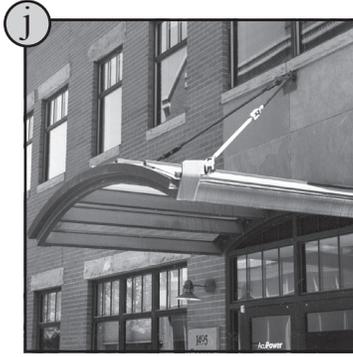
# AWNINGS & CANOPIES

## AWNINGS



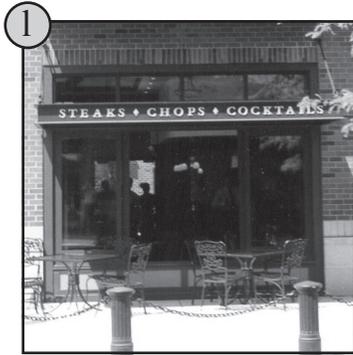
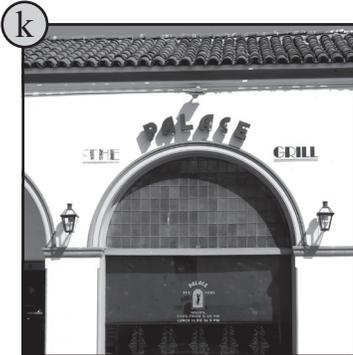
- ▶ Create awnings that reflect the architectural style of the building on which they are located (a, b, c, d, e, f, g, h).
- ▶ Design awnings to complement the structural framework of the building. Awnings shall express the shape and proportion of structural bays and window openings, based upon the 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

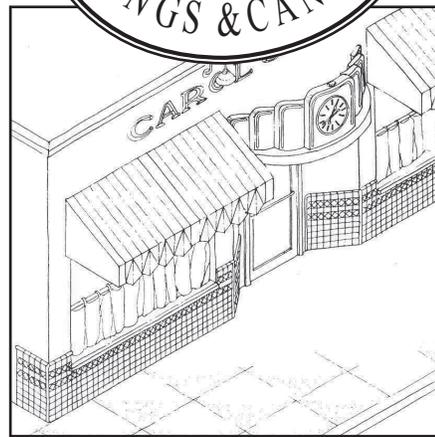


- ▶ Design canopies that reflect the architectural style of the building on which they are located (i, j).
- ▶ Construct awnings of durable materials (i, j).
- ▶ Design canopies based upon the following Standards:
  - Minimum Height - Eight feet as measured from the sidewalk
  - Maximum Projection - 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

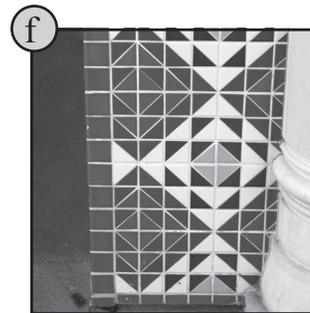
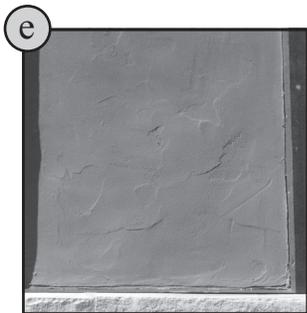
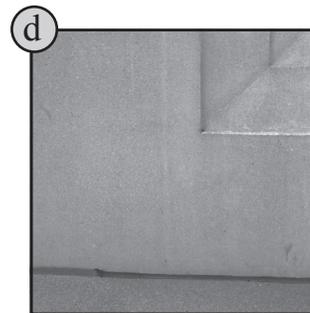
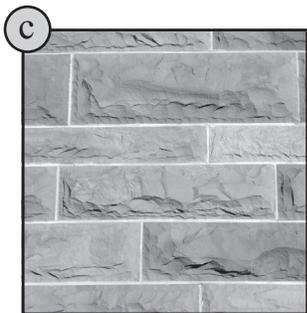
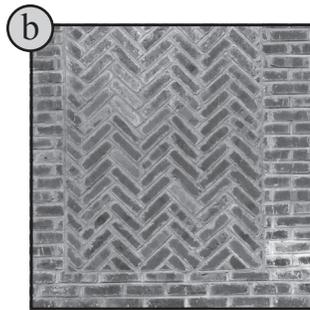
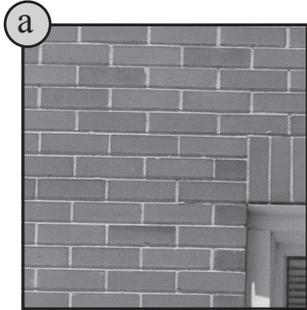
**H**istorically, the traditional downtown is dynamic in nature, changing and evolving over time as property values increase ultimately intensifying and urbanizing the built environment. As the downtown evolves from a rural crossroads to an urban townscape, buildings evolve, increasing in mass to occupy 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?

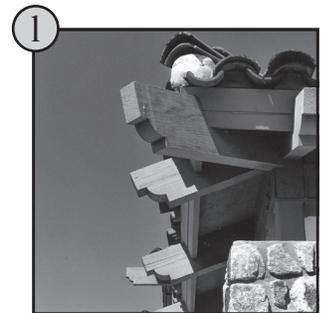
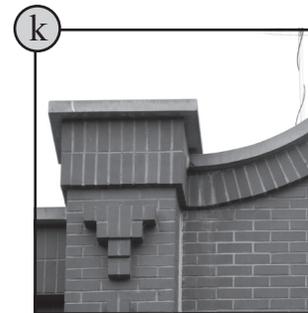
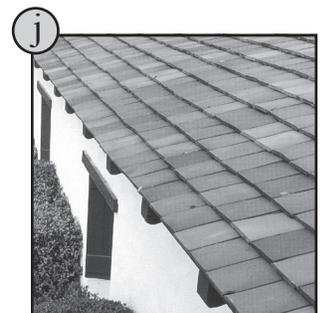
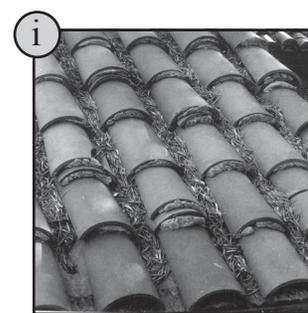
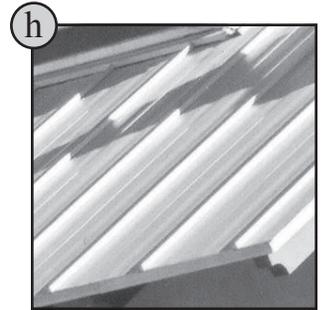
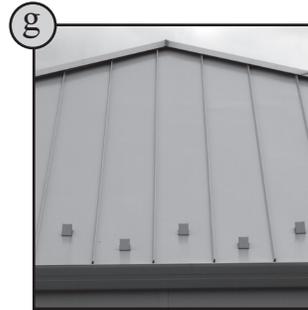
# BLDG. MATERIALS

## 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)



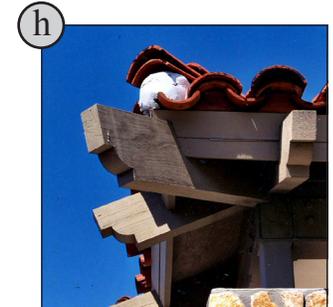
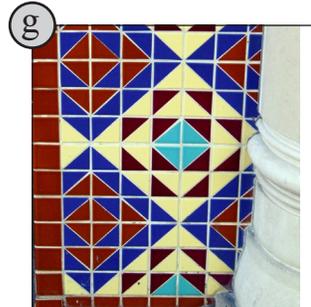
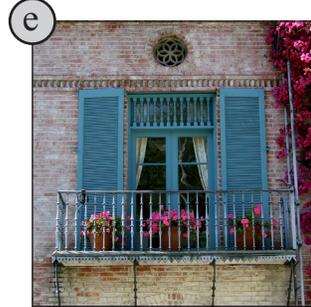
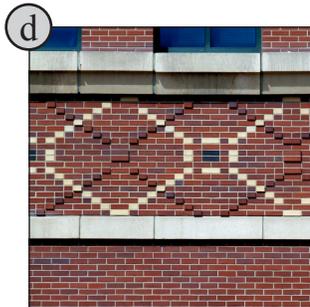
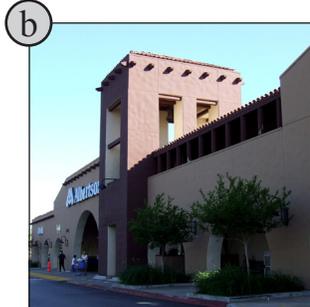
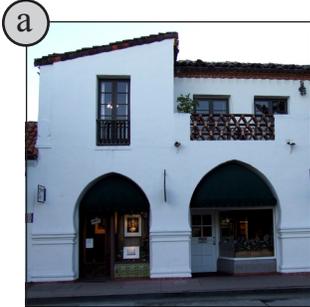
**T**raditional building materials such as brick and stone masonry are commonly measured in human-scaled "anthropomorphic" units. Because these materials are so commonplace and indigenous, literally the time-honored building blocks of a civilized society, they are easily discernible and readily understood 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



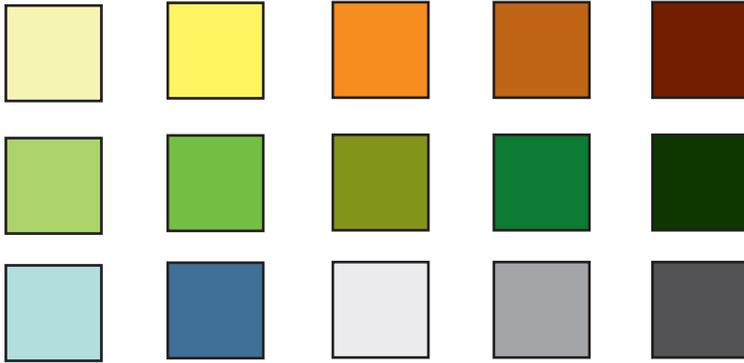
- ▶ Use authentic color palettes designed to reflect and reinforce the architectural style of the building on which they are placed (a, b, c, d).
- ▶ Use lighter facade colors for major wall surfaces (a, c). Use deeper, rich, earth tone colors for minor facade surfaces and building elements (b).
- ▶ 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 cognisant 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.

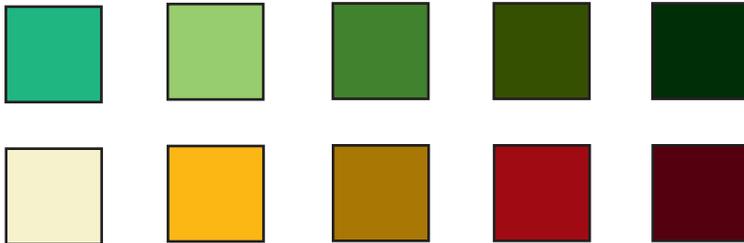
COLOR PALETTE



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, buildings 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

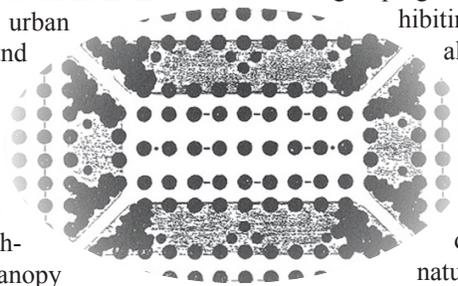
## GUIDELINES & STANDARDS



### 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.

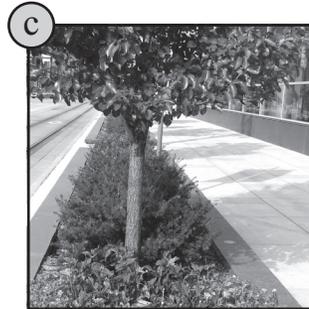


Imagine strolling down short commercial blocks characterized by wide pedestrian oriented sidewalk lined with broad canopy style street trees which enclose the streetscape. Envision broad tree canopies of leafy deciduous trees that provide ample cooling shade during hot summer months, only to lose their 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:

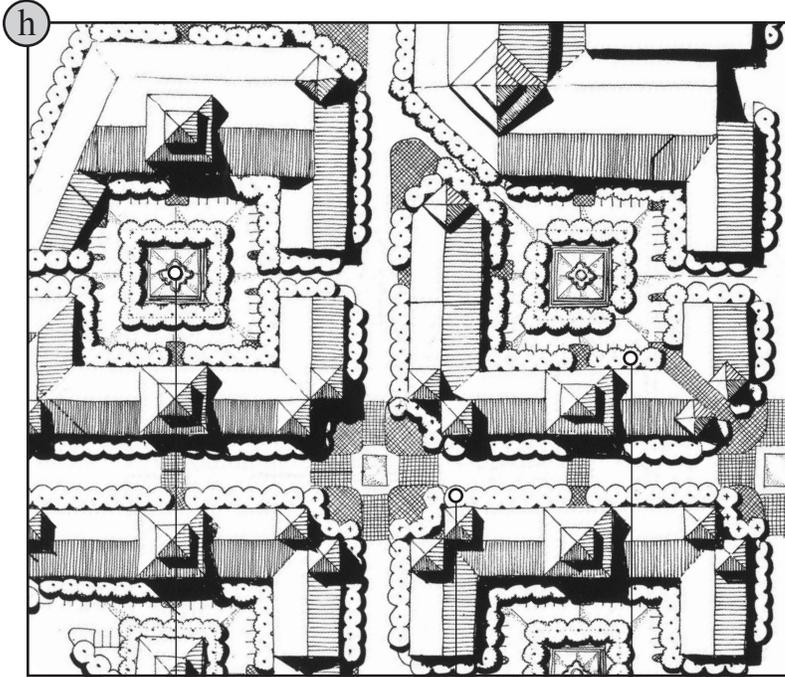
- Tree Type - Canopy or columnar style shade tree
- Location - Around the perimeter of rear building elevations. Trees shall be planted within the rear building-adjacent sidewalk.
- Pattern - Formal rows
- Frequency - One tree per 30 linear feet
- Size - 15 Gallon, minimum
- Hardware - Cast iron tree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

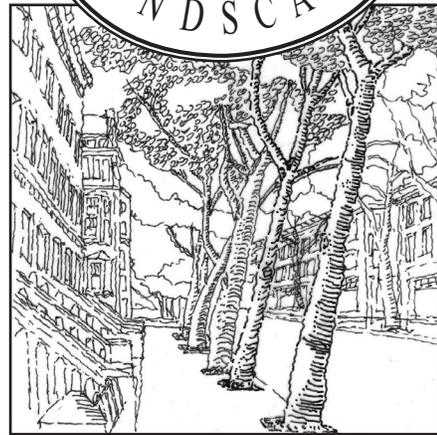
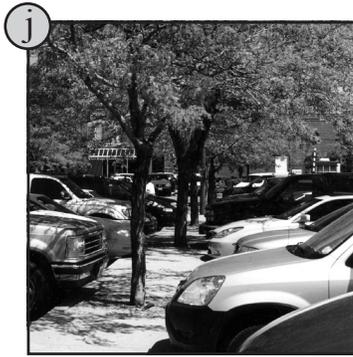
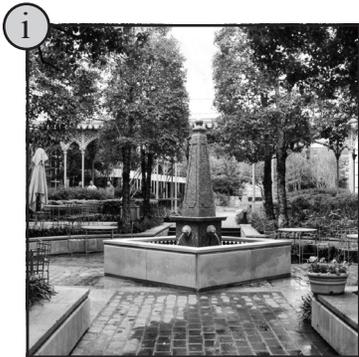
## LANDSCAPE PLACEMENT



► 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

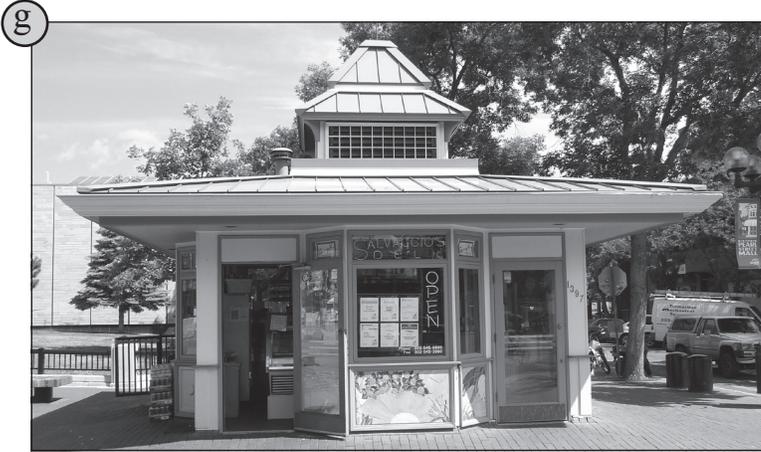
## COURTYARDS & PATIOS



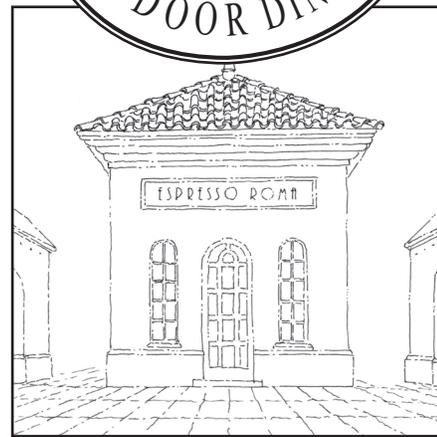
- ▶ Provide ample sidewalk widths designed to accommodate outdoor dining opportunities (a, b, c). Sidewalks should be a minimum of 16-feet wide to create adequate space for sidewalk cafe zones while maintaining a clear pedestrian path (a, b, c).
- ▶ Provide substantial outdoor cafe zones (a, b, c). Cafe 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).



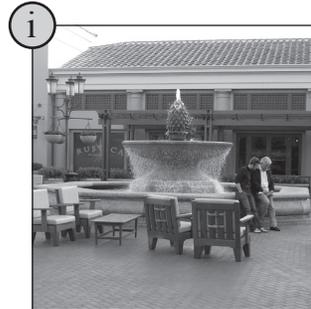
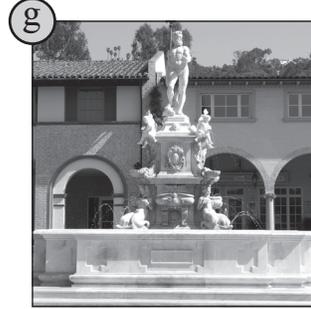
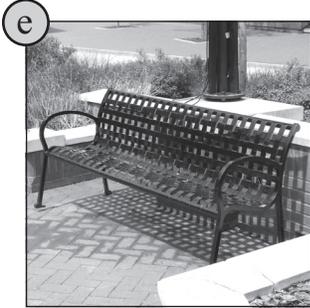
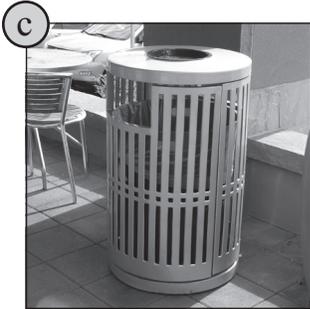
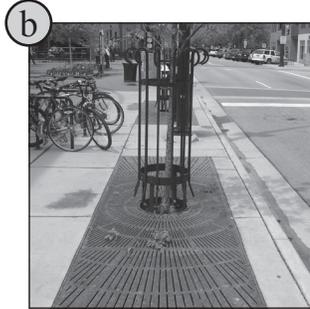
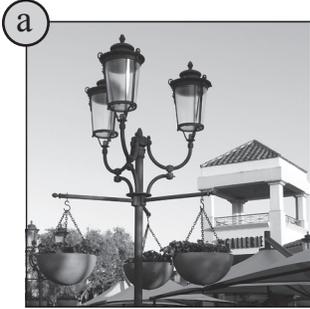
**T**raditionally, outdoor dining in the form of sidewalk cafes, kiosks, food courts, and vendors have been a catalyst for human activity, creating a rich and lively social life that animates plazas, courtyards, and patios. These outdoor dining establishments typically service a demand that is not being 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. ♦

—Did you know?—

# SITE AMENITIES

## STREET/SITE FURNITURE

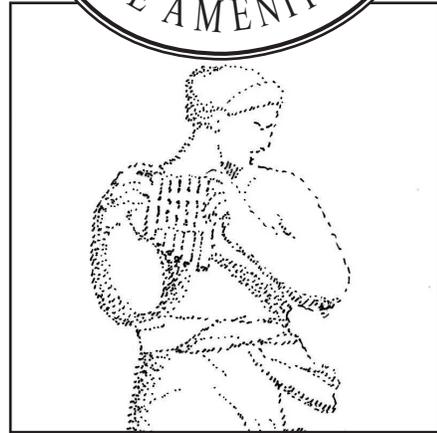
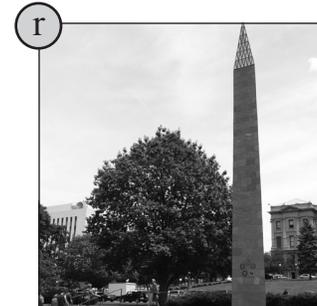
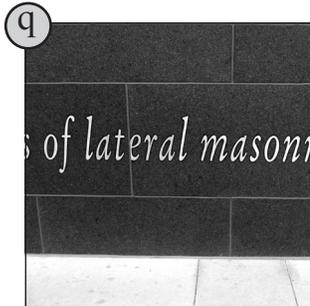
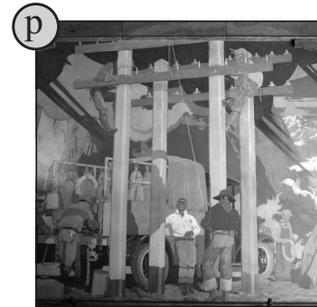
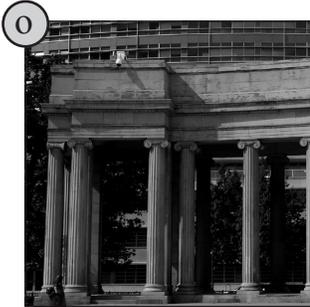
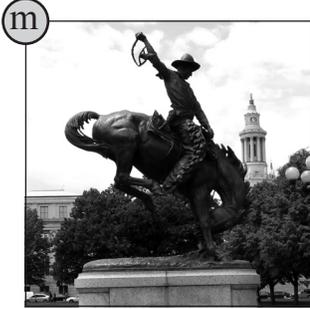
## FOUNTAINS



- ▶ 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. ♦

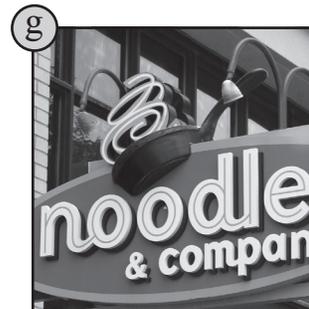
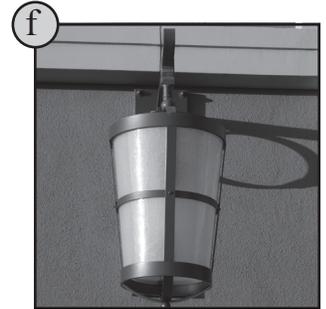
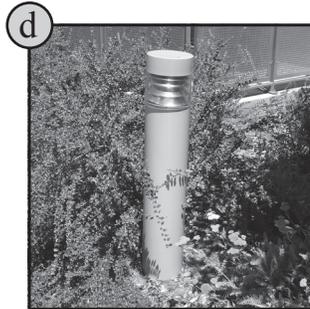
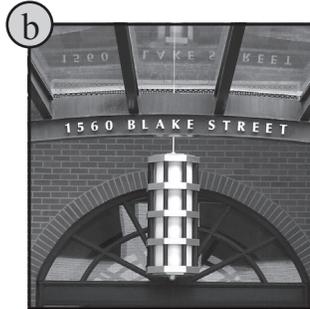
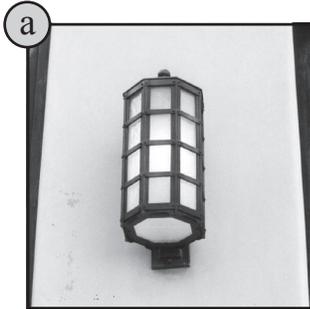
— Did you know? —

- ▶ 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 Lumination: 18 watts (4,800 lumens).



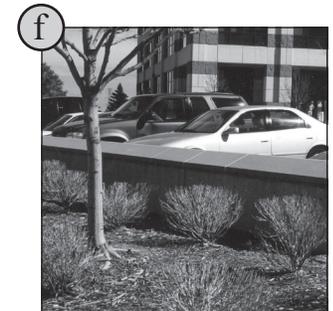
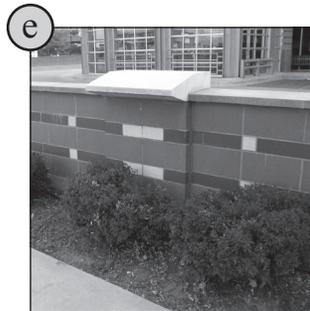
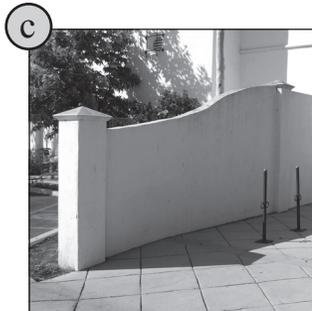
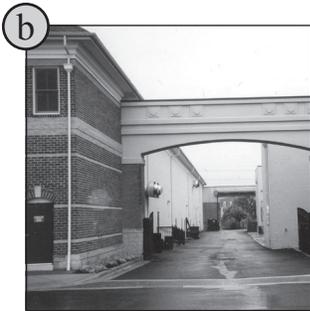
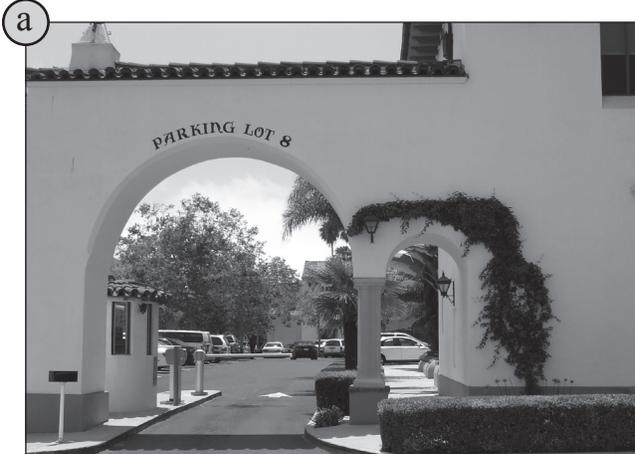
**T**raditionally, lighting intensity corresponds directly to land use intensity, wherein a higher frequency of light fixtures and brighter environment occur within an urban, downtown, environment as opposed to rural enclaves which exhibit a "dark sky" frame of reference. Envision Paris, the famous "City 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 luminaries that produce subdued down-lighting. In essence, lighting is designed to be context appropriate, ultimately reinforcing sense of place. ♦

— Did you know? —

# NUISANCE SCREENING

## ARCHITECTURAL WALLS

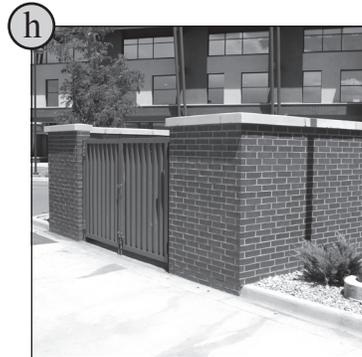
## SCREEN WALLS



- ▶ 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



- ▶ 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. ♦

— Did you know? —