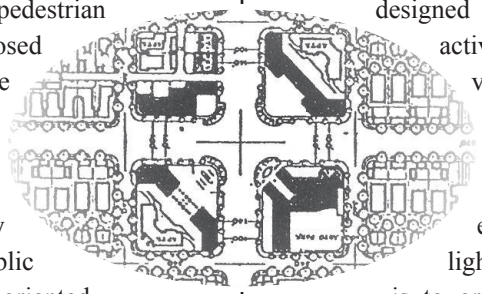
# SITE PLANNING GUIDELINES & STANDARDS

## Site Planning Image

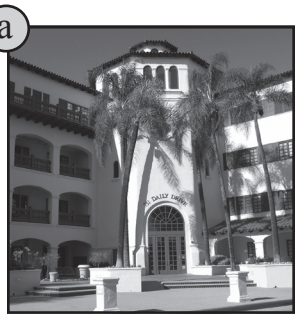
The purpose and intent is to orchistrate the placement of office and industrial buildings to outwardly define the public streetscape while enclosing definable interior spaces ranging from pedestrain oriented plazas and courtyards, to utilitarian parking courts and service yards.

The Soledad office site planning image is intended to promote traditional time honored building placements, designed to concentrate higher-intensity office structures at public street intersections while accommodating pedestrian plazas, parking courtyards, and service yards located internal to the site. The goal is to place office buildings contiguous to the public streetscape in order to enhance the pedestrian experience by creating an enclosed and defined environment, while sensitively accommodating the automobile. Envision the quintessential Office district characterized by multi-story buildings that greet the public realm while enclosing internal-oriented open space features. Experience interior-oriented pedestrian plazas and courtyards characterized by defined and enclosed spaces that provide a quiet retreat from the day-to-day activities of a work-a-day world. Experience the charm of animated fountains that punctuate the plaza and courtyard spaces, providing soothing rhythms and cooling waters that cater to an industrious workforce. The Soledad light industrial site planning image is designed to project a traditional streetscape impression rooted in the heritage of pre-war warehouse districts that place administrative functions adjacent to the public realm, while heavy fabrication activities are positioned internal to the site. While outwardly these structures grace the public realm with human scaled building materials and facade ornamentations designed to delight, inward production activities are screened from public view through the use of building masses and decorative screen walls designed to buffer citizens from the excesses of private enterprise. Within Soledad light industrial districts, the intent is to orient and place administration, manufacturing, warehouse, distribution, service, and parking functions seamlessly into the fabric of the community as a whole. The purpose is to create a traditional fine-grained environment whereby modest office and light industrial placements coexist with adjacent commercial nodes and residential neighborhoods, all within a small-scaled time honored community atmosphere. ◈



# OFFICE

## BUILDING SITING

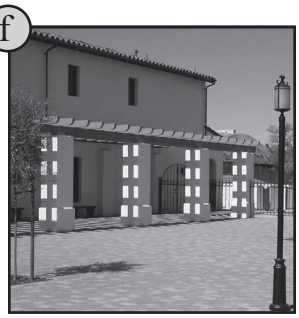






- Create continuous building streetwalls contiguous to public streets designed to frame and enclose the streetscape (a, b).
- Locate higher intensity office building masses at corners characterized by larger building volumes and tower elements (a, b).
- Orient primary office entrances towards the public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

## OPEN SPACE & PARKING



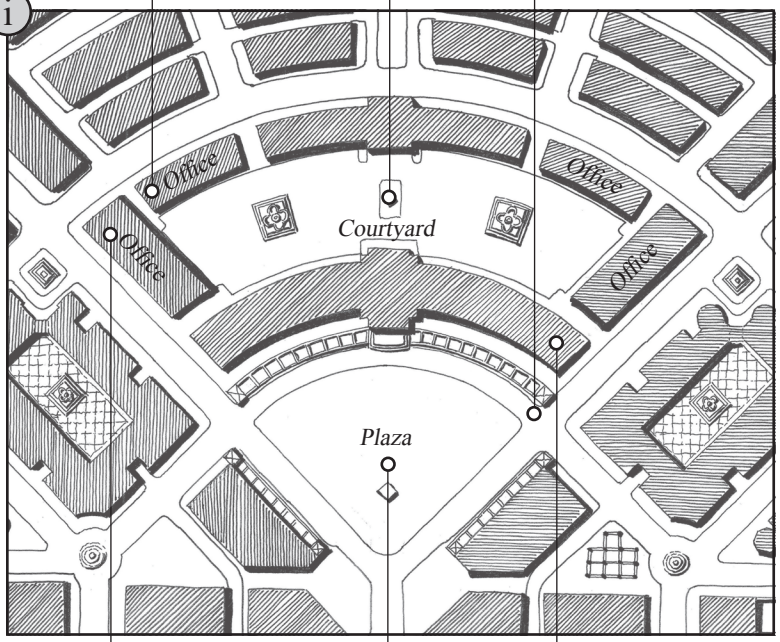

- Place office buildings to frame and enclose usable and definable open space features such as plazas, squares, and courtyards (e, f, i).
- Avoid meaningless building placements that create leftover, awkward, and unusable open space features.
- Locate parking lots internal to the site within defined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

# CHARACTERISTICS

►Locate office building masses to frame and enclose the streetscape creating pedestrian friendly street spaces. Orient primary office entrances towards the street to enhance the pedestrian experience. Orient secondary motorist entrances towards internalized rear parking courtyards.

►Locate on-site parking courtyards internal, within the site, screened from the public street by buildings. Provide duel usage courtyards designed to accommodate both vehicles and pedestrians, including open space amenities such as plazas, fountain pedestals, and tree bosques.

►Provide parking structures and internalized parking courtyards designed to accommodate long term parking needs. Provide on-street parking to satisfy short term parking needs. Create drop-off lanes designed to safely accommodate pedestrian loading and unloading.

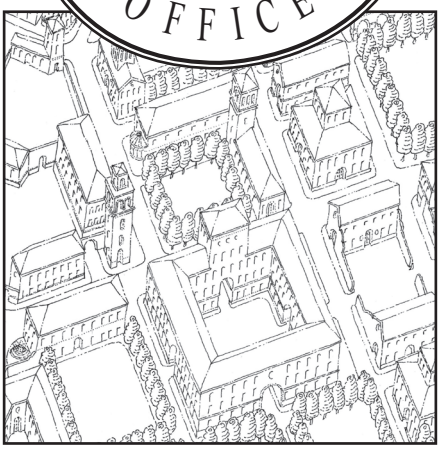



►Provide higher intensity office tower elements at building corners designed to accentuate street intersections, terminating two converging street walls. Provide tower elements designed as district focal points and landmark icons.

►Create pedestrian friendly plazas designed to accommodate informal outdoor gatherings and formal civic events. Define plazas with building elements designed to create framed and enclosed people places. Use ornamental paving treatments designed to add texture and decoration to plaza spaces.

►Orient office and administration buildings to frame and enclose outward-oriented public plazas, designed to accommodate pedestrians, and inward oriented parking courtyards. Provide a primary front entrance, designed to accommodate pedestrians, and a rear oriented entrance for building access from rear parking areas.

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
OFFICE

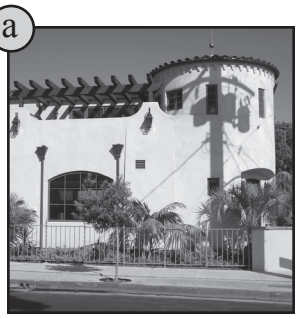


*Within a traditional urban setting, office buildings become an integral element within the traditional city mosic, integrating seamlessly with other uses to form a rich and diverse mixture. Traditionally, office buildings are located contiguous to the street, designed to frame and enclose the public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

Did you know?

# LIGHT INDUSTRIAL

## BUILDING SITING

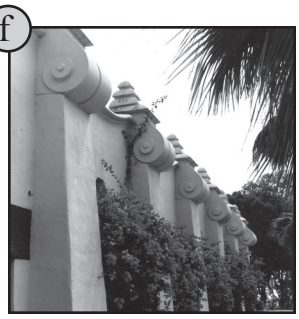




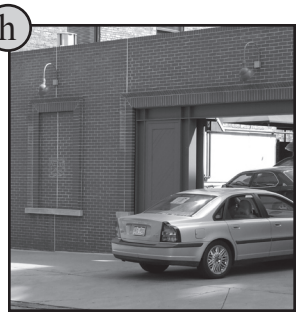


- Cluster light industrial buildings at intersections, designed to create higher intensity areas of concentrated activity (a, b).
- Locate higher intensity light industrial administrative functions at corners characterized by larger building masses and tower elements (a, b).
- Orient light industrial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

## SERVICE YARDS & PARKING





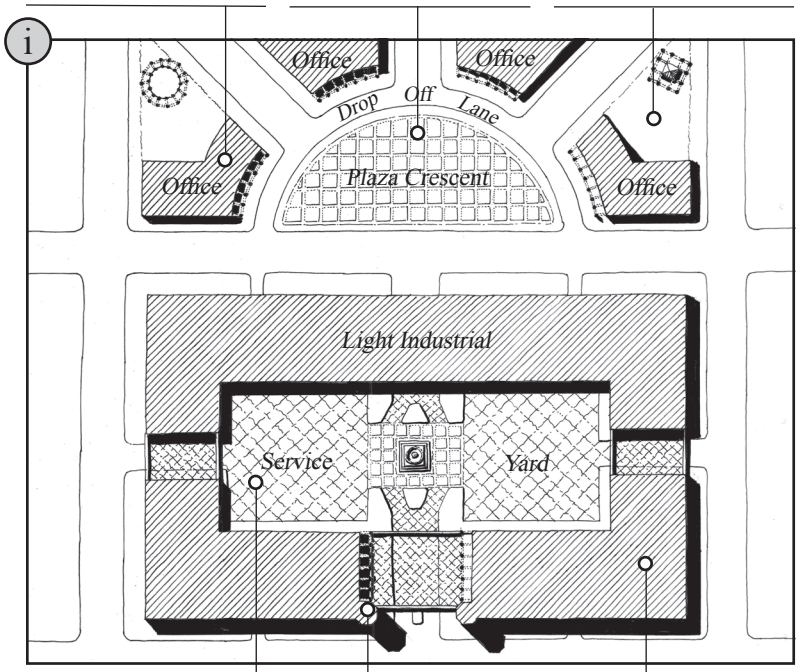

- Locate light industrial production, fabrication, and outdoor storage areas within rear or interior-oriented service yards, screened from public view by building masses (e, i) and ornamental screen walls (f, g, h).
- Locate distribution loading docks internal to the site, screened from public view (g,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

# CHARACTERISTICS

►Locate office building masses to frame and enclose the streetscape creating pedestrian friendly public plaza spaces. Orient primary office entrances towards the street to enhance the pedestrian experiance. Orient secondary entrances towards interalized rear parking courtyards.

►Provide duel usage plazas designed to accommodate both vehicles and pedestrians, including open space amenities such as fountain pedestals and tree bosques. Position office and light industrial buildings to frame and enclose plazas creating highly defined and enclosed public spaces.

►Provide parking structures and internalized parking courtyards designed to accommodate long term parking needs. Provide on-street parking to satisfy short term parking needs. Create drop-off lanes designed to safely accommodate pedestrian loading and unloading.

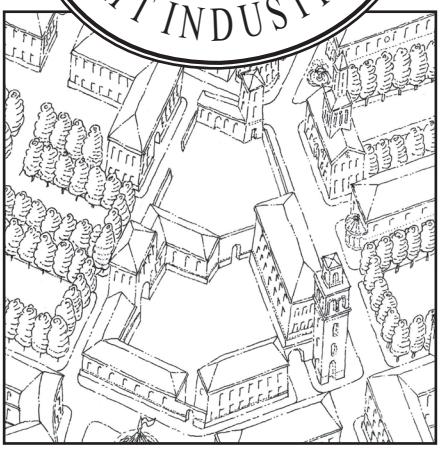



►Create internalized service yards designed to accommodate production, fabrication, distribution, and outdoor storage functions, screened from public view. Use building masses and ornamental walls to screen interior service yards from the outward oriented public streetscape.

►Provide tower elements at building corners designed to accentuate street intersections, terminating two converging street walls. Tower elements serve as district focal points and landmark icons enhancing pedestrian orientation.

►Orient administration functions outwarderly towards the public realm, designed to frame and enclose the public streetscape. Orient production and fabrication functions inwardly within manufacturing buildings and service yards, screened from public view.

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
LIGHT INDUSTRIAL



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

Did you know?

# ARCHITECTURE
## GUIDELINES & STANDARDS

# Architectural Image

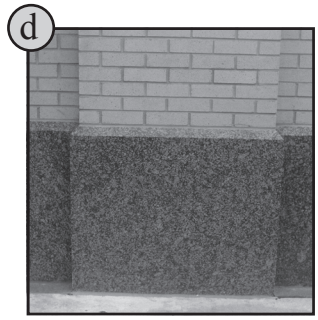
The purpose and intent is to promote Traditional Office and Industrial architecture designed to emulate classic human scaled building forms, intended to frame and enclose public and private open space.

The Soledad Office/Industrial architectural image is borne out of a desire to recapture traditional time-honored "brick and mortar" building forms, while accommodating the administration and production realities of a fast-paced economy and an increasingly technology savvy labor force. Traditional Office/Industrial architecture is intended to support a variety of manufacturing models, ranging from start-up cottage industries to full-fledged manufacturing uses that control all functions (raw materials, manufacturing, distribution, marketing, retailing) within the product chain. As a counterpoint to the sprawling, segregative, and energy intensive industrial park, Soledad envisions a return to a more "vertical campus" that can be seamlessly integrated into the fabric of the community. In relation to Office architecture, Soledad envisions multi-story buildings that "greet" the public realm, optimizing valuable real estate, while occupying the highly visible public streetscape. These multi-storied buildings are sometimes "tiered" in a "wedding cake" fashion, designed to reduce mass and optimize daylighting. In addition, the vertical campus commonly internalizes parking within courtyards, screening vehicles from public view. When Office/Industrial architecture is placed close to the more active public uses such as commercial areas, building elements, materials, and ornamentations become critical in an effort to sensitively integrate these structures into the fabric of the community. Commonly distinguished by a distinctive base, shaft, and capital, and constructed of human-scaled materials, such as brick masonry, Office/Industrial architecture strives to complement adjacent structures in an effort to convey a sense of compatibility, durability, permanence, and regional identity. Traditional architectural elements, such as window lintels, sills, mullions, and muntins grace Office/Industrial buildings designed to provide a rich tapestry of human-scaled, yet functional, elements that people can relate to. Industrial buildings are commonly outfitted with large industrial windows and skylights which optimize internal daylighting while adding visual relief to building facades. Ultimately, Office/Industrial architecture is intended to project a traditional image rooted in the heritage of classic mixed use environments that accommodate employment in close proximity to residential and commercial uses. ◈

# BUILDING BASE

## GROUND FLOOR

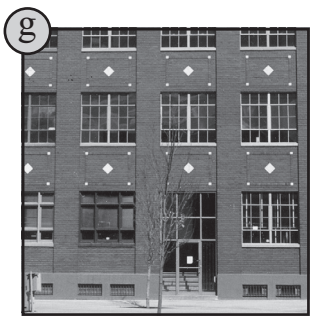



- Create a tall and identifiable ground floor building base, distinguished from upper-story floors. Provide ground floor height, based upon the following Standard:
  - Minimum Ground Floor Height: 12 feet.
- Use the following techniques to create a distinguishable ground floor building base:
  - Use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

## STRUCTURAL BAYS







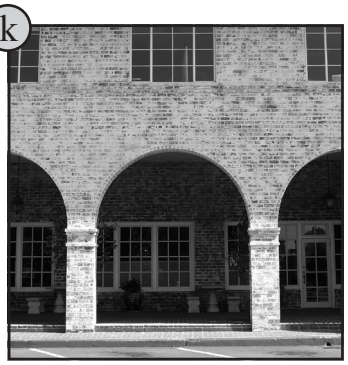
- Express the underlying structure of the building. Use a sequence of structural bays designed to convey how the building stands up (g, h).
- Use structural bays to break-up larger building masses designed to reduce the perceived scale of the building (g, h).
- Promote human scale by creating a series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

# ENTRANCES & ARCADES

i

j

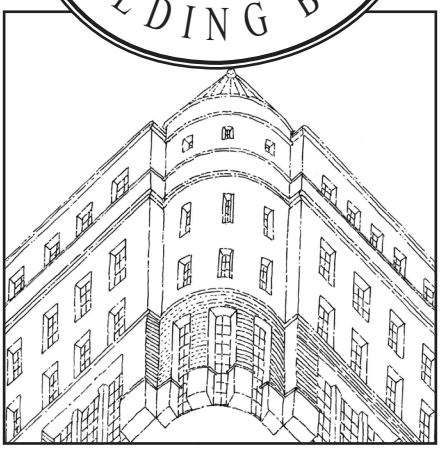

k



l

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

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
BUILDING BASE

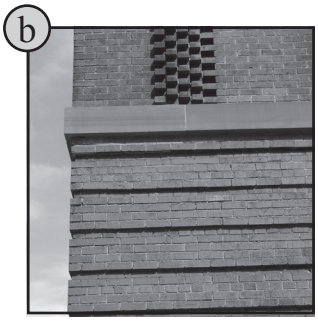


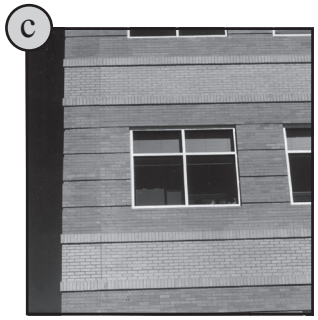
*Traditionally, the ground floor office base is designed to project an image of stability and public accessibility, the metaphorical pedestal that supports the building mass above. Commonly wider at the bottom to accommodate the durable foundation, and taller than successive stories, in order to project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

Did you know?

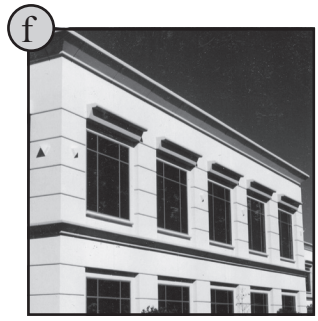
# BUILDING SHAFT

## FLOOR DISTINCTION

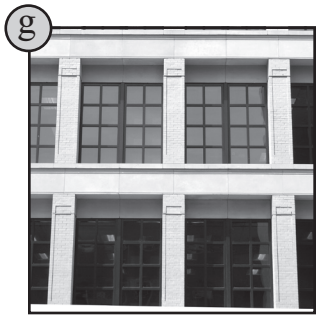



► Express the underlying structure of individual horizontial-oriented upper-story floors, using the following techniques:

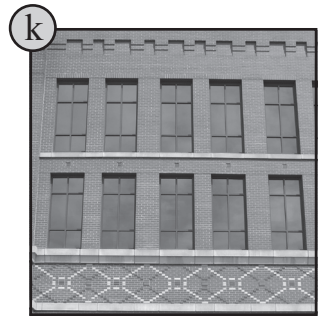
- Change in materials between floors, using heavier, visually solid materials (below),and lighter facade materials (above).
- Change in material pattern between floors (b).
- Decorative masonry belt courses between floors (b, c, e).
- Recessed horizontial reveal lines (f).
- Projecting cornice elements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

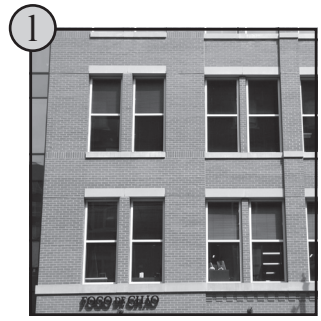
## FACADE RHYTHM







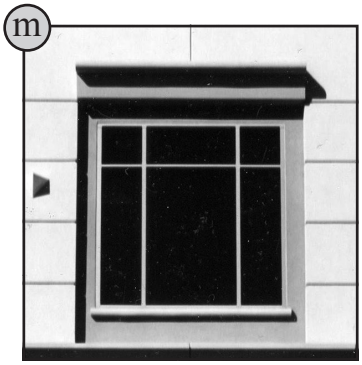


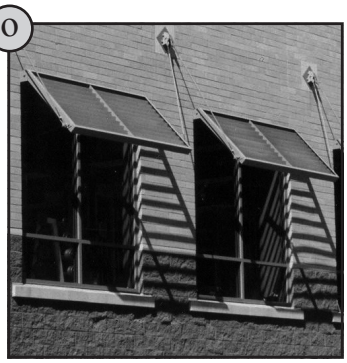

► Create visual rhythms with structural elements that divide facades into individual repetitive components. Building structures shall be segmented into simple symmetrical components based upon the following facade rhythm Standards:

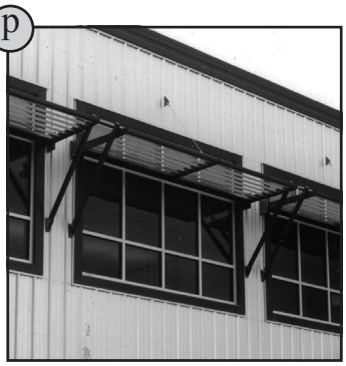
- Vertically repeating columns and piers (g, h, i, j, k, l).
- Horizontal repeating spandrels (g, h, i, j, k, l).
- Vertically-oriented windows repeated in horizontal bands recessed a minimum of four inches from the solid wall plane designed to express building mass (g, h, i, j, k, l).
- Solid-to-Void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

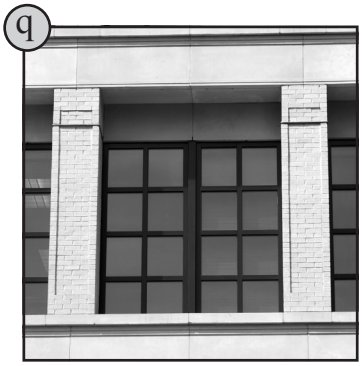
# FENISTRATION

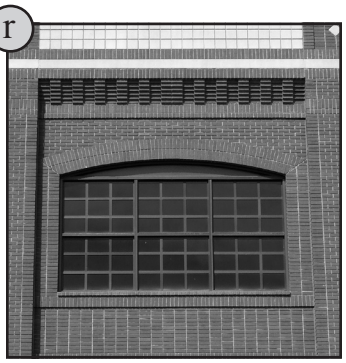






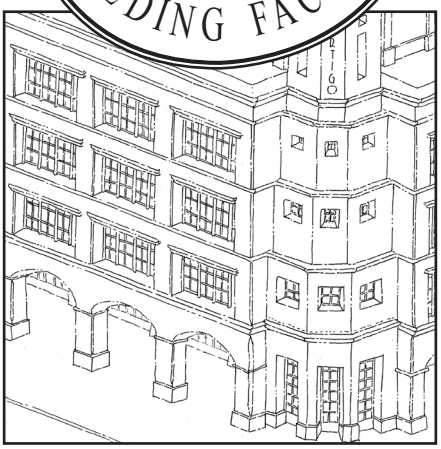




- ► Provide human-scaled vertical-oriented window openings defined by the following elements:
  - Lintels define the window top while supporting the building mass above (m, n).
  - Sills define the window base (n, o, q).
  - Awnings and canopies moderate sunlight (o, p).
  - Muntins divide window openings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

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
BUILDING FACADE

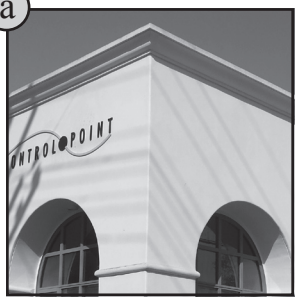


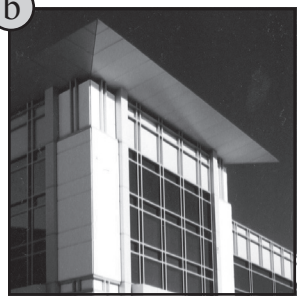
*Traditionally, structural piers and columns are visible, designed to easily convey how the building stands up, transferring the compression load to the ground plane, as opposed to modern "flat" office architecture whereby the vertical elements are not visible and individual floors appear to float, on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

Did you know?

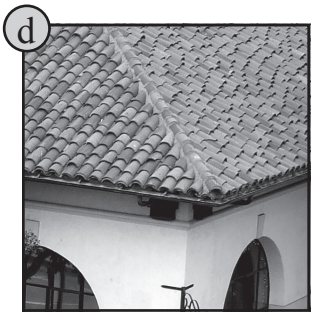
# BUILDING CAPITAL

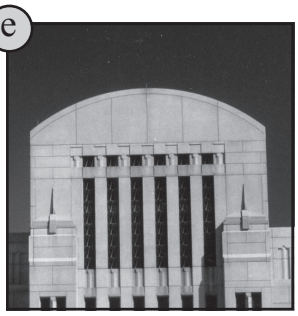
## ROOF FORM





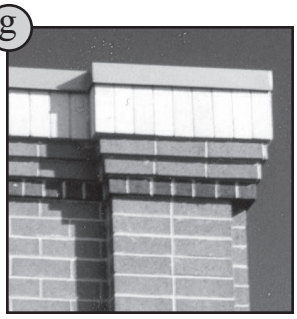


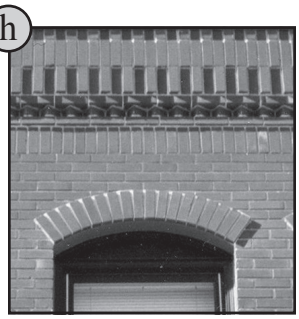



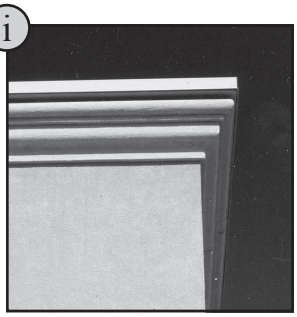


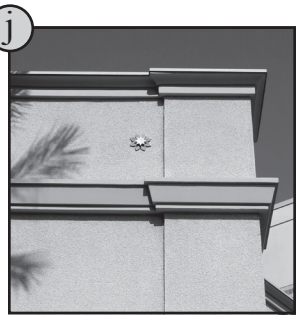
- Provide roof forms designed to terminate the top of the building. Design roof forms based upon the following Standards:
  - Flat with associated protruding cornice element (a); Flat with large flat roof overhang (b); Gable (c); Hip (d); Vault (e); Conical (f).
- Provide pitched roof forms that respond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

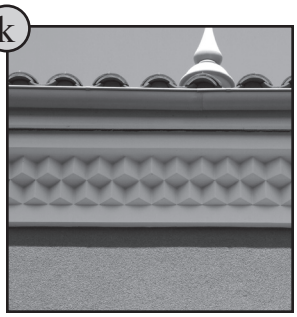
## CORNICE ELEMENTS





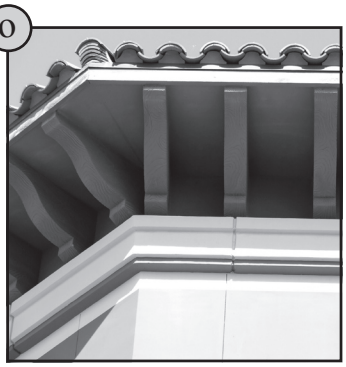
- Provide protruding cornice elements designed to crown the building while conveying roof runoff (g, h, i, j, k, l).
- Crown buildings with a traditional roof cap designed to terminate the top of the building: Use the following cornice element techniques to transition the facade to the roof eave:
  -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

# ROOF SUPPORTS

m

n

o



p

q

r

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

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

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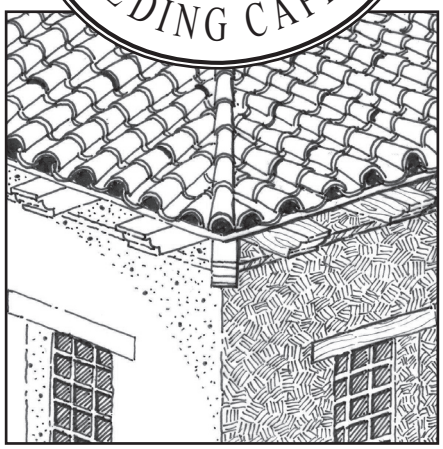
CITY OF SOLEDAD
Inc. 1921
BUILDING CAPITAL



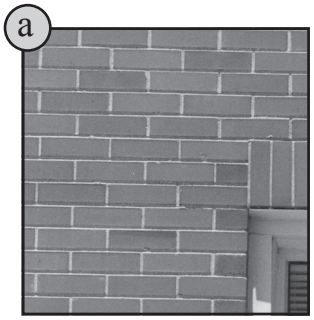
*Traditional office and utilitarian industrial structures are crowned by a distinctive and ornamental building cap, the figurative "head" designed to terminate the top of the building. Building capitals are characterized by protruding cornice elements and overhanging eaves which signal that the building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

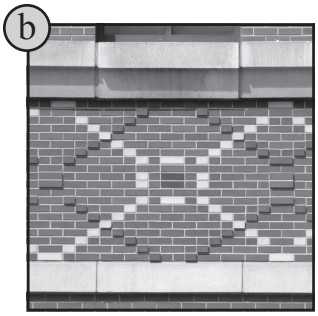
◈

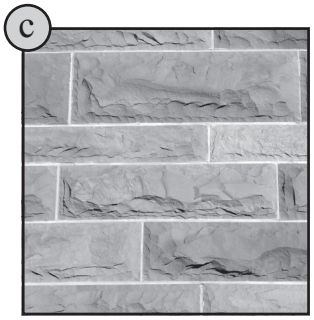
Did you know?

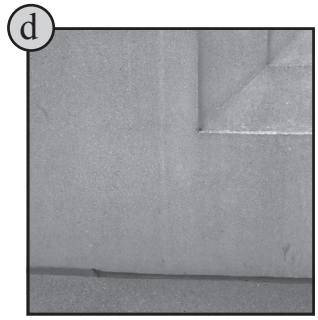
# BLDG. MATERIALS

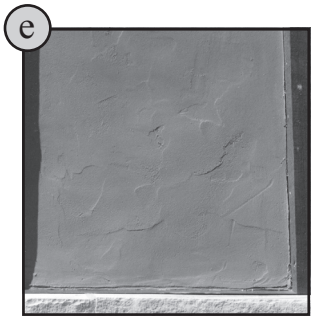
## WALL MATERIALS

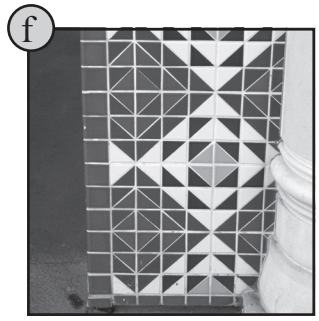


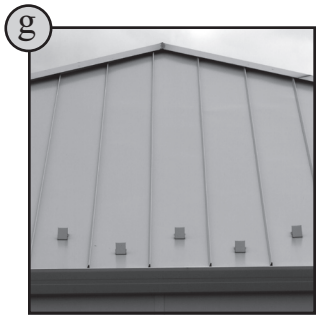



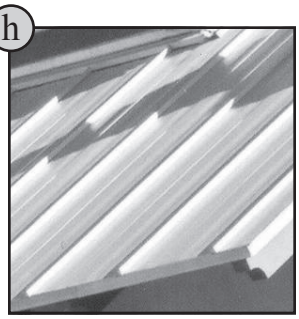



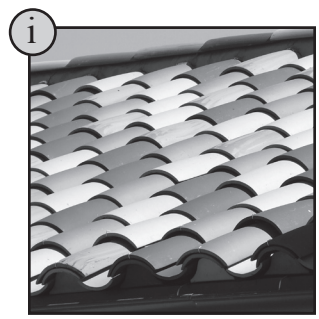



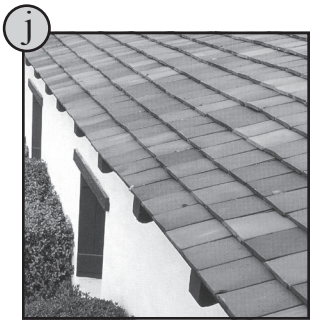

- Use durable and refined wall materials to project a traditional architectural image (a, b, c, d, e, f).
- Design buildings that use heavy, visually solid, foundation materials that transition upwards to lighter wall cladding and roof materials.
- Provide human-scaled wall materials that are familiar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

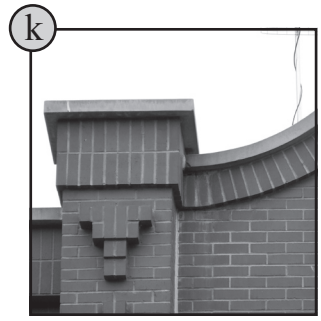
## ROOF MATERIALS

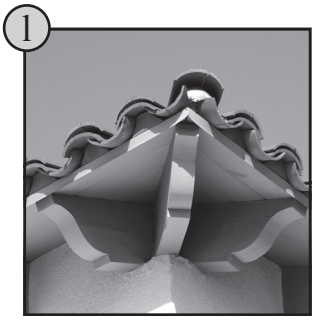



- Use durable roof materials that enhance the longevity of office and industrial buildings (g, h, i, j, k). One consistent roofing style and material shall be used for all buildings within an office or industrial park.
- Define flat roofs with a substantial parapet wall/cornice element capped with ornamental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

# QUALITY MATERIALS

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

## BUILDING BASE & FACADES

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

## WINDOWS

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

## ROOFS

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

## BEAMS, BRACKETS, & CORBELS

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

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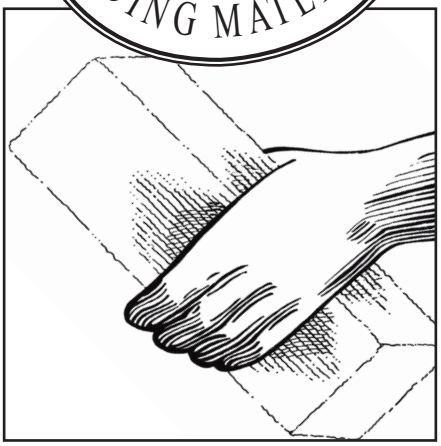
Inc. 1921
BUILDING MATERIALS



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

Did you know?

# OFFICE

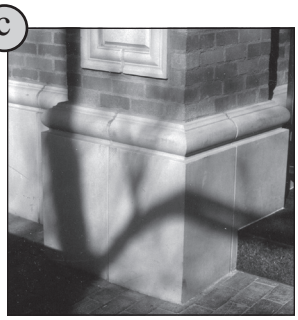
## CHARACTERISTICS

a

d

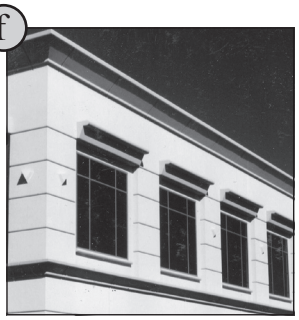
b

c



e

f



- Create traditional building masses reflecting a distinguishable base, shaft, and capital (a, d, g).
- Rest the building on a distinguishable ground floor base or pedestal designed to anchor the building to the ground plane (c).
- Provide ground floor arcades that shelter pedestrians from the elements (b, e, g).
- Create a definable building shaft, designed as a transitional facade element which links the building base and capital (a, d, g).
- Crown the building with a discernible building capital, designed to terminate the top of the structure (f).
- Distinguish building corners by providing tower elements as landmark structures, designed to resolve two converging street walls (e, g).
- Create structural bays that visibly display the underlying structure of the building (a, b, d, e, g).
- Segment buildings into repetitive scale-giving elements composed of columns/piers and spandrels (a, b, d, e, g).
- Create distinct and recognizable horizontal floor divisions. Use such techniques as horizontal window bands, continuous cornice elements, masonry belt courses, and repetitive window lintels designed to distinguish individual floors (a, b, d, e, f, g).
- Provide individual and substantial recessed window openings designed to express building mass (a, d, e, f, g).
- Segment horizontal window openings with mullions into a series of vertical oriented windows (d).
- Provide traditional windows divided by muntins into a series of individual window panes (a, d, e, f, g).
- Use traditional, small, and durable human-scaled masonry building materials (d).
- Provide a definable and prominent building entrance designed to signal egress (g).

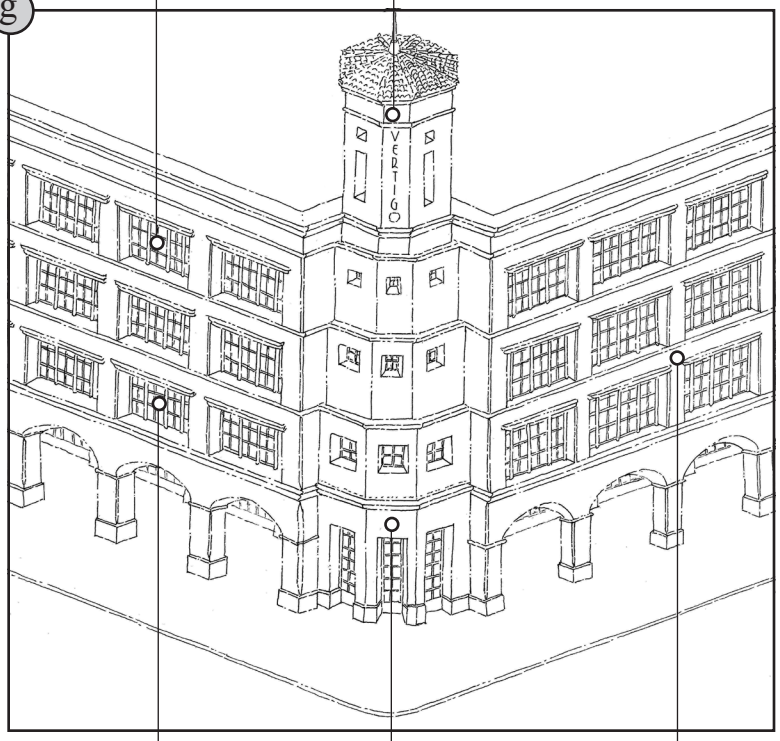
# BUILDING COMPOSITION

► Create traditional office building masses characterized by a distinct base, shaft, and capital. Provide traditional recessed window orientations placed in symmetrical patterns generally aligned both vertically and horizontally on the building mass.

► Create office tower elements that anchor the corner resolving two converging street walls while functioning as vertical landmark icons. Provide tower elements designed to enclose stair and elevator functions, providing vertical access to multi-story office buildings.

►Accommodate employee and visitor parking on-site, located within internalized parking courts, screened from public view by building masses that address the public streetscape. Public parking may be accommodated on-street.

g




►Provide recessed window and door openings intended to express the mass of the office building. Use mullions to divide horizontal window openings into a series or group of vertical-oriented windows. Provide window muntins to define individual window panes.

►Create prominent and definable entrance features designed to highlight entrance and identify the office building. Use discernible building entrances and window punctuations to express the mass and bulk of the office building.

►Segment office buildings with discernible vertical piers and horizontal spandrels designed to express the underlying structure of the building. Use horizontal cornice element bands to distinguish individual floors.

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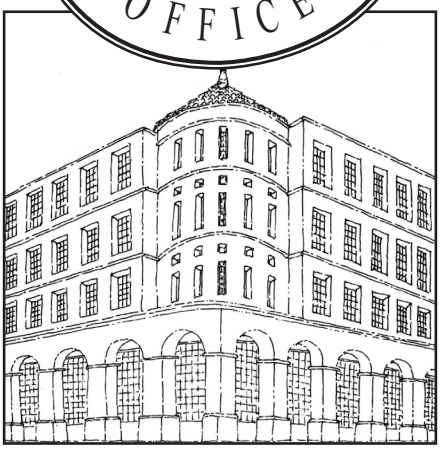
CITY OF SOLEDAD
Inc. 1921
OFFICE



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

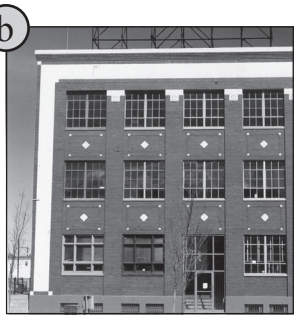
Did you know?

# LIGHT INDUSTRIAL

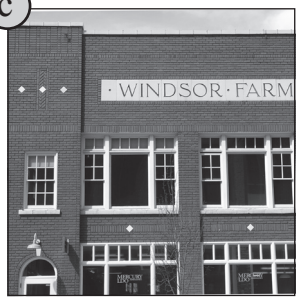
## CHARACTERISTICS

a

b



c




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

d

e

f

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

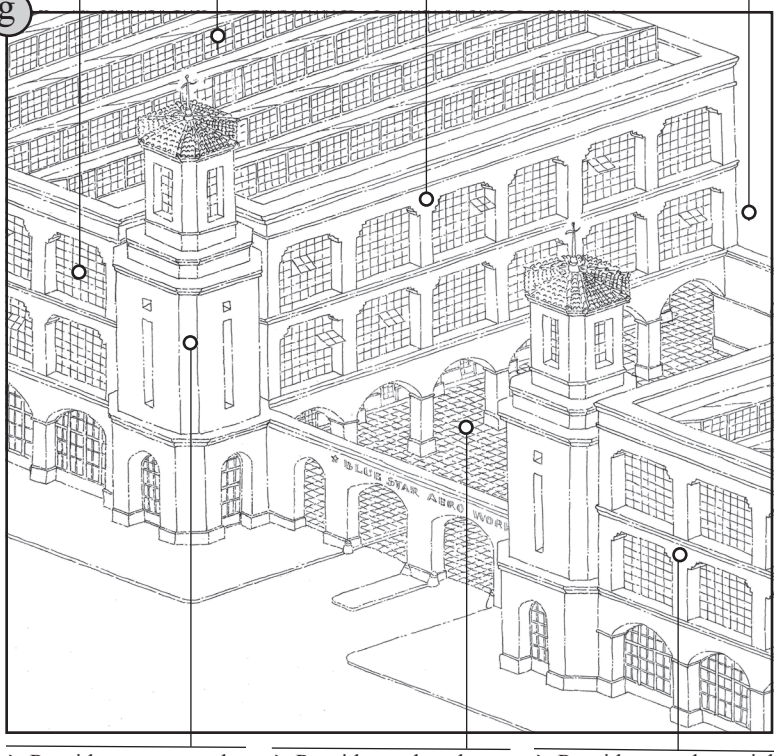
# BUILDING COMPOSITION

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

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

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

g

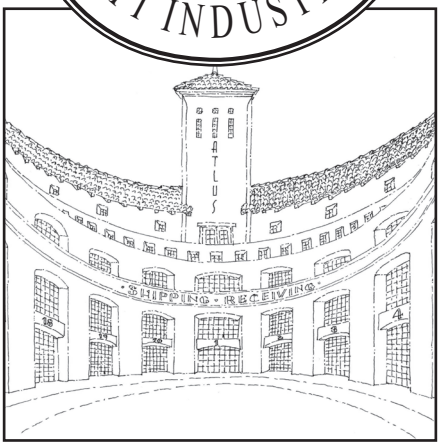


►Provide tower elements that anchor building corners designed to resolve two converging street walls while functioning as landmark icons. Tower elements "announce" building entrance while providing vertical access to multistory industrial buildings.

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

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

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
LIGHT INDUSTRIAL




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

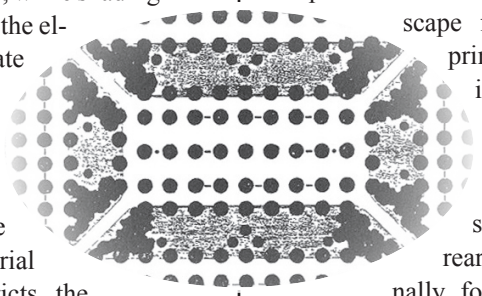
Did you know?

# LANDSCAPE GUIDELINES & STANDARDS

## Landscape Image

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

The Soledad Office/Light Industrial Landscape image is intended to project a formal urban impression designed to complement traditional corporate and utilitarian functions associated with classic time-honored office/industrial districts. Externally, this formal landscape pattern manifests itself through the use of consistent street tree plantings which form traditional rows designed to frame and define the public streetscape, while shading and sheltering pedestrians from the elements. Internally, within private urban open spaces, such as office plazas and courtyards, formal tree plantings create well-defined "outdoor rooms" that reinforce the corporate image of the traditional office/industrial district. Within Office districts, the Soledad landscape image is designed to promote an enhanced pedestrian environment characterized by formal outdoor forecourts, plazas, and courtyards that punctuate corporate office blocks. Imagine strolling down short office blocks characterized by pedestrian sidewalks lined with broad canopy style street trees which frame and enclose the streetscape. Envision interior plazas and courtyards cradled by office buildings and framed by formal rows of columnar trees. Experience durable hardscape pavers underfoot, the decorative "carpet" designed to define the floor of the plaza or courtyard space. Marvel at groupings of formal plant containers and urns exhibiting colorful annuals and perennials that beautify pedestrian streets, plazas and courtyards. Encounter water features in the form of traditional fountains designed to punctuate and define these urban open spaces. Within Light Industrial districts, landscape features are more contained, primarily characterized by utilitarian landscape patterns. Within internal oriented distribution and service yards, trees shade and shelter automobiles and service vehicles while softening rear building elevations. Externally, formal street tree patterns frame and enclose the Light Industrial streetscape. This is the landscape image of the Office/Industrial district, a formal landscape image intended to create a series of traditional place-defining public and private spaces, both aesthetic and utilitarian, defined by individual hardscape elements and plant material, ultimately projecting an image of time honored elegance and enduring enterprise. ◈



# LANDSCAPE

## STREETSCAPE

a

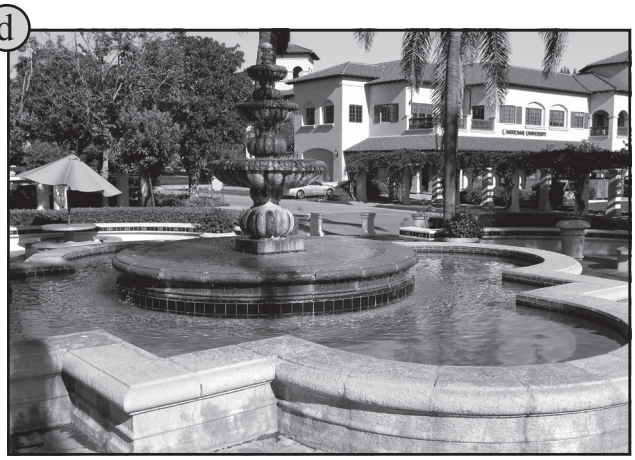

b

c

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

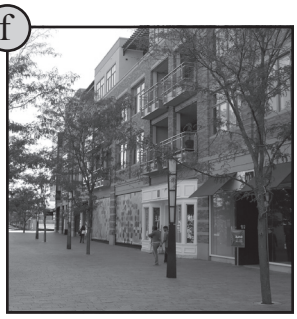
## REAR LANDSCAPE

d



e

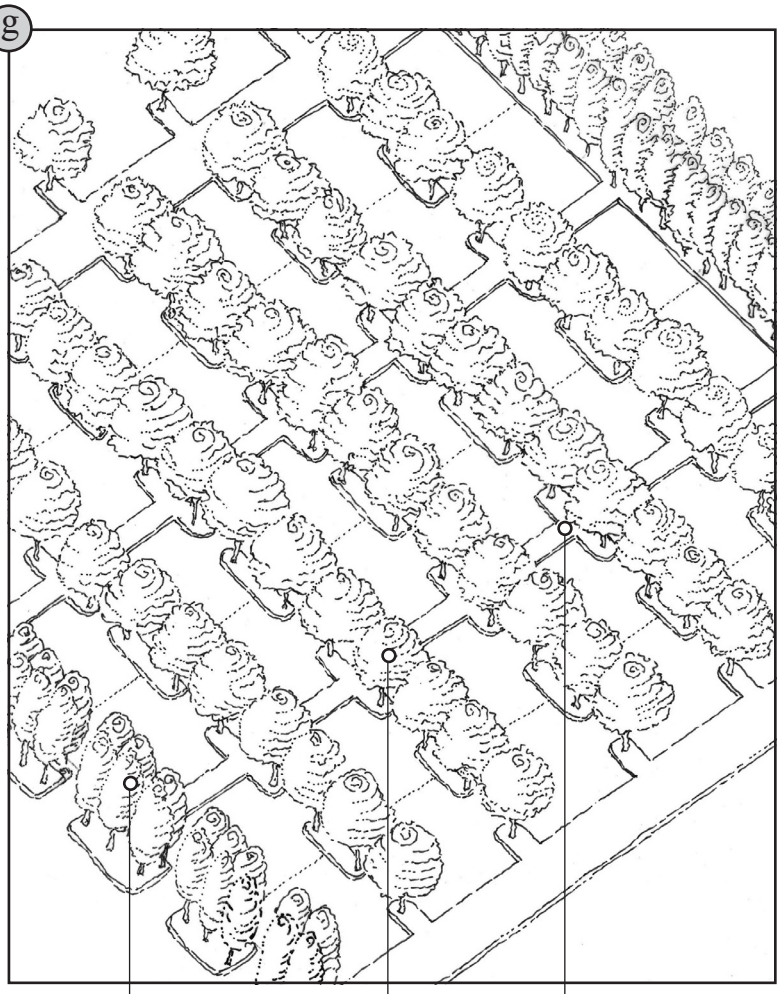
f



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

# LANDSCAPE PLACEMENT

g

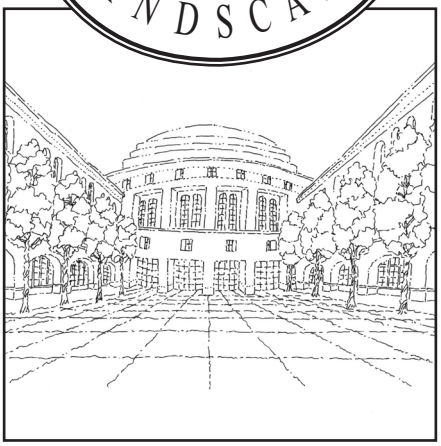


►Tall and large Windrow-style trees frame the parking area creating a solid backdrop that protects interior canopy-style orchard trees. The Windrow trees are designed to segment large parking areas into a series of "outdoor rooms" reininescent of Salinas Valley agricultural orchards and vineyards.

►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



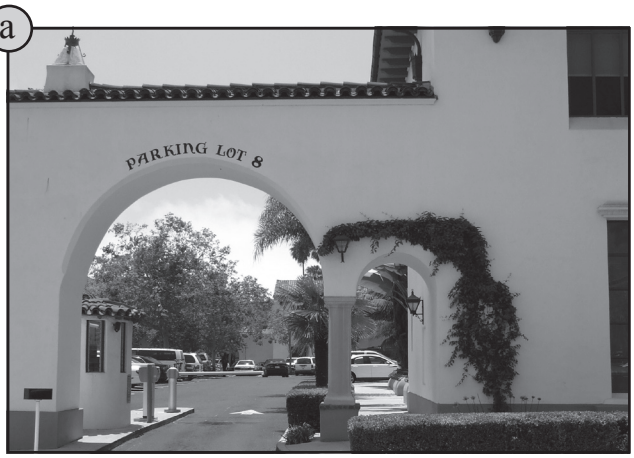
*Within time-honored office and light industrial districts, landscape features in the form of regimented tree patterns are used to frame and define public features including street, plaza, and courtyard spaces. Within a traditional office setting, formal tree bosques are used as architectural features,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

Did you know?

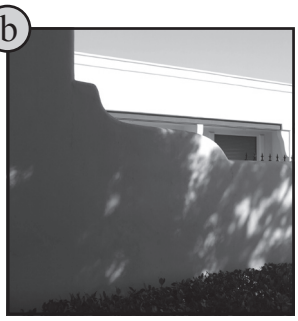
# ORNAMENTAL WALLS

## WING WALLS

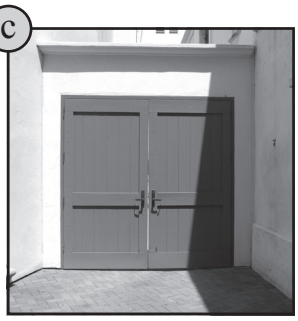
a




b



c



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

## SCREEN WALLS

d

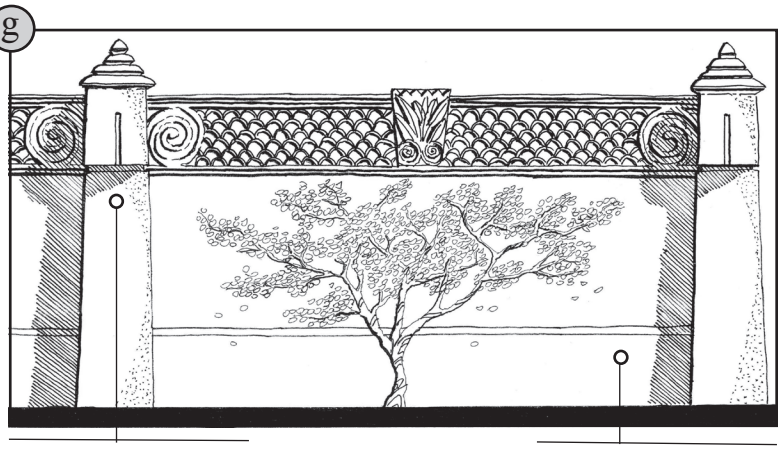
e

f

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

# CHARACTERISTICS

g

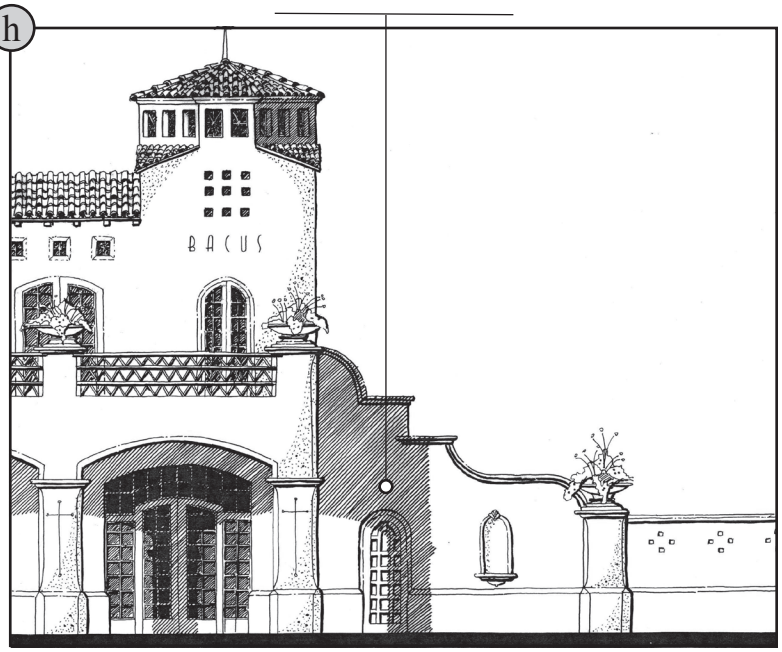


►Substantial pilaster creates a formal rhythm that breaks-up long expanses of wall area. Ornamental cap terminates the top of the pilaster, providing a distinctive and decorative element that reflects the architectural style of the adjacent building.

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

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

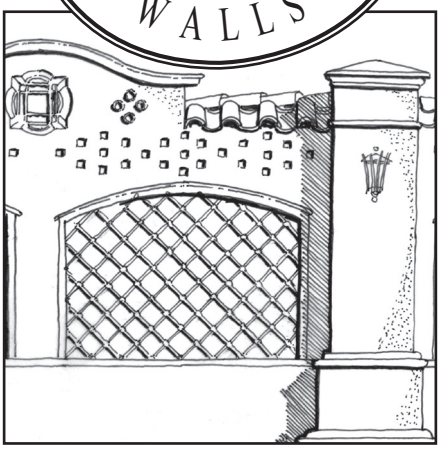
h




COMMUNITY DESIGN PRIMER

CITY OF SOLEDAD Inc. 1921

WALLS



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

Did you know?