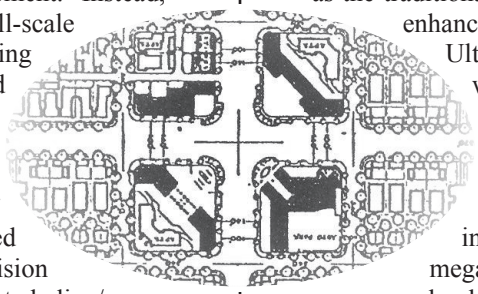
SITE PLANNING GUIDELINES & STANDARDS

Site Planning Image

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

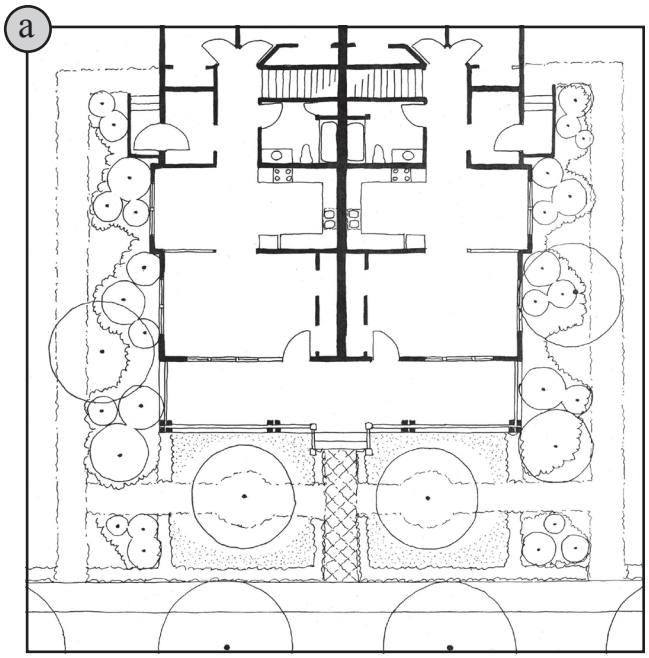
The Soledad multi-family attached site planning image addresses a wide range of architectural styles designed to create a fine-grained neighborhood image. The intent is to sensitively orchestrate the location, placement, and orientation of various multi family attached dwelling types consistent with the nature of traditional small town American neighborhoods. Gone are the days of the mammoth mega housing complexes indicative of the Modern movement. Instead, what is envisioned is a small-scale "smattering" of traditional housing types - live/work units, stacked flats, courtyard apartments, rowhouses, duplex/ triplex units - seamlessly integrated into the fabric of the neighborhood, oriented towards the public street. Envision the time-honored urban-oriented live/ work unit, designed to greet the public realm with a street-oriented storefront while accommodating living quarters above. Experience the stacked flat apartment building, the ultimate urban oriented living arrangement commonly located contiguous to higher-intensity avenues designed to frame and enclose the street while providing traditional outdoor courtyard spaces within the interior of the apartment block. Marvel at the traditional courtyard housing building, with individual living units oriented both towards the exterior public street and internal courtyard and patio spaces, all designed as classic Spanish haciendas, cortijo's, and ranchos. Imagine the rowhouse neighborhood, the traditional complete town house unit, replete with raised front stoop, designed to greet the street. Lastly, envision the modest duplex/triplex unit; the neighborhood friendly dwelling designed to appear as the traditional single family home or estate, enhancing neighborhood compatibility.



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

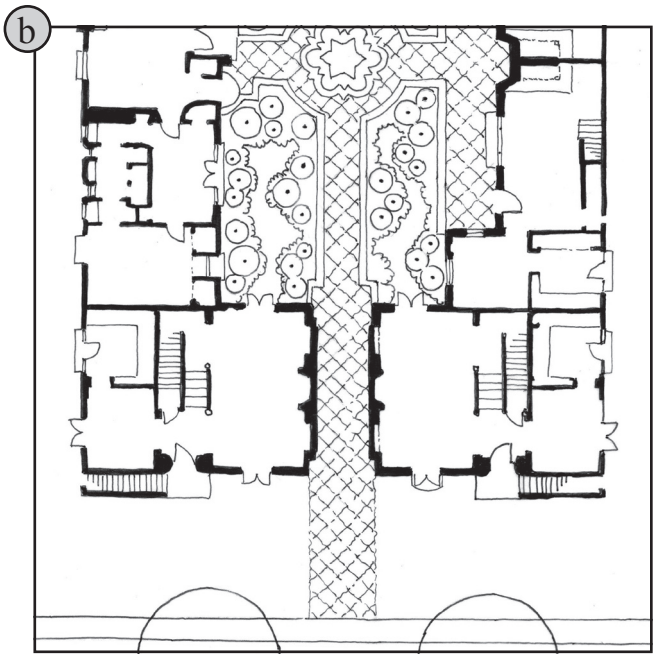
SITE PLANNING

DUPLEX / TRIPLEX



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

COURTYARD HOUSING



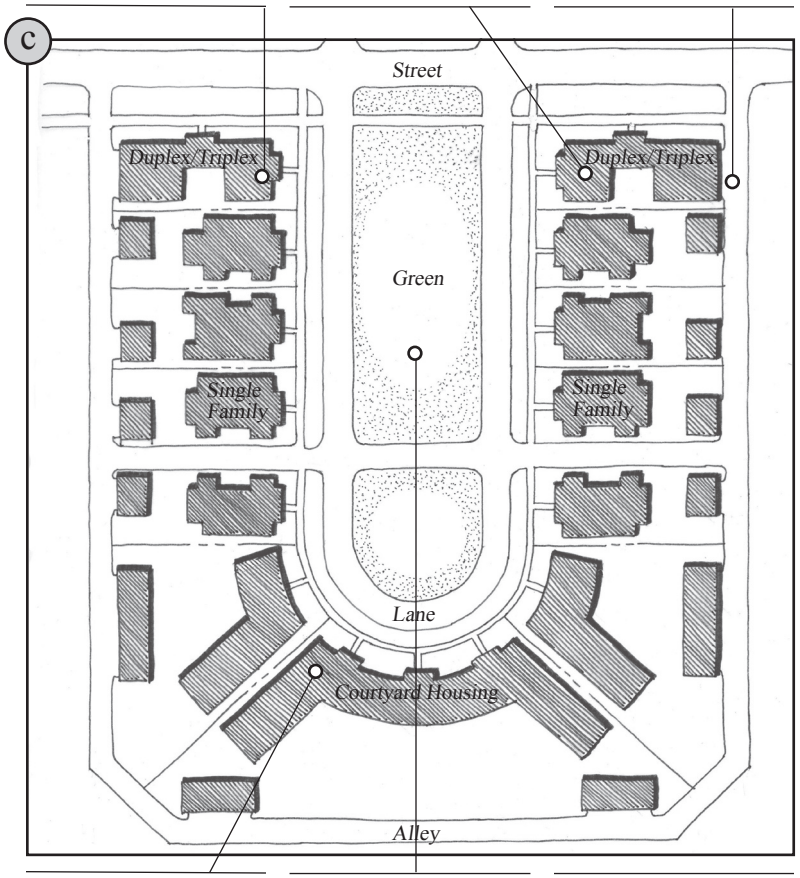
- Locate courtyard buildings internal to the neighborhood, designed to terminate the ends of village greens and closes (c).
- Locate multi-story courtyard structures contiguous to the public street, creating a streetwall designed to frame and define the public streetscape (b, c).
- Orient courtyard buildings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

BUILDING LOCATION

►Locate duplex/triplex dwellings at block intersections designed to "announce" entrance into the neighborhood. Use the higher intensity duplex/triplex dwellings as "gatepost" structures that transition to lower intensity single family detached homes.

►Locate duplex/triplex units on local street corners designed with each entrance oriented towards the local street or lane. Design triplex buildings as large estate dwellings that anchor the corners of higher intensity streets.

►Provide on-site duplex/triplex parking garages accessed from rear-oriented alleys or parking forecourts. On-street parking may be used to accommodate public parking.



►Locate courtyard housing at the end of neighborhood closes designed to anchor and terminate the end of neighborhood greens. Use neighborhood greens to define and punctuate neighborhood closes.

►Provide neighborhood closes designed to accommodate single family homes, duplex/triplex, and courtyard housing, oriented towards the public realm.

►Orient single family homes, duplex/triplex, and courtyard housing towards the public realm, designed to frame and enclose formal open space features (such as neighborhood greens) and the streetscape.

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Inc. 1921
SITE PLANNING

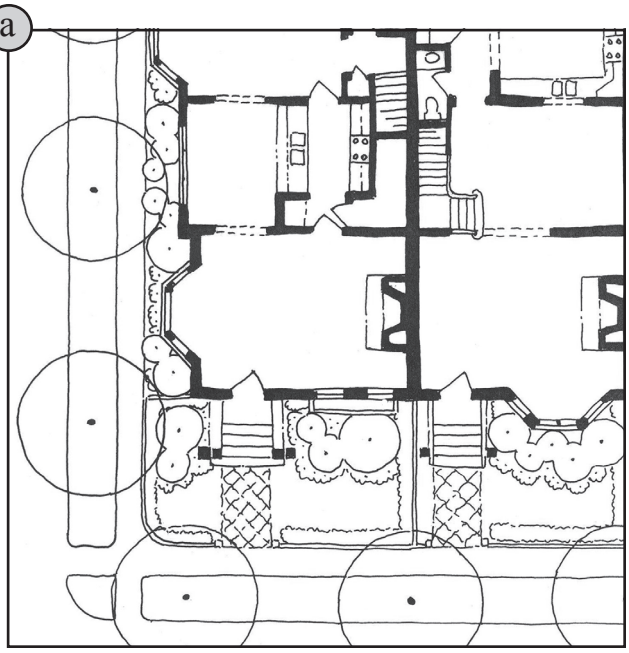
Traditionally, within warm Mediterranean climates such as those found in Spain, Italy, and Morocco, the internal courtyard is seen as a private relief from the hustle-and-bustle of the hot public marketplace. Commonly hidden behind robust wooden doors, these hidden interior spaces are typically characterized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

Did you know?

SITE PLANNING

ROWHOUSES

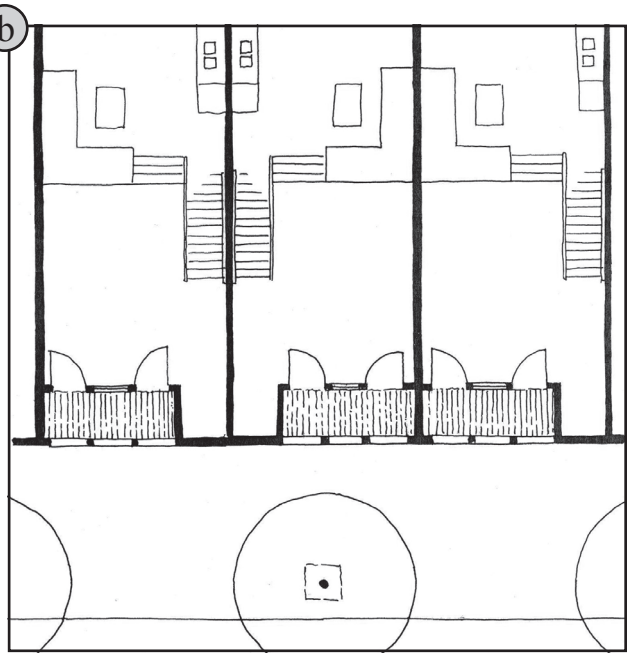
a



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

LIVE / WORK

b



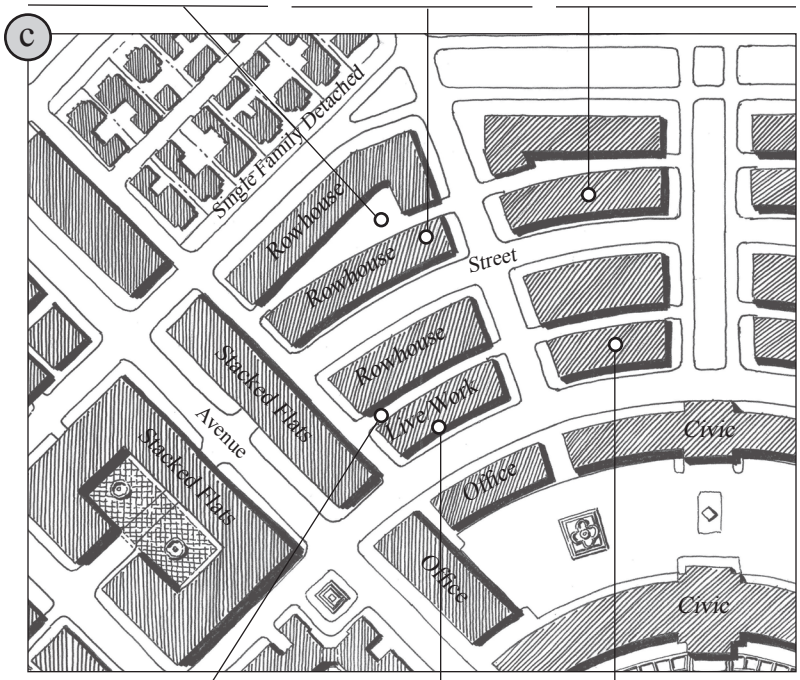
- Locate multi-story live/work buildings in conjunction with traditional oriented land uses, functioning as transitional elements between commercial and multi-family residential units (c).
- Locate live/work structures contiguous to the public streetscape, creating a continuous streetwall designed to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

BUILDING LOCATION

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

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

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



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

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

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

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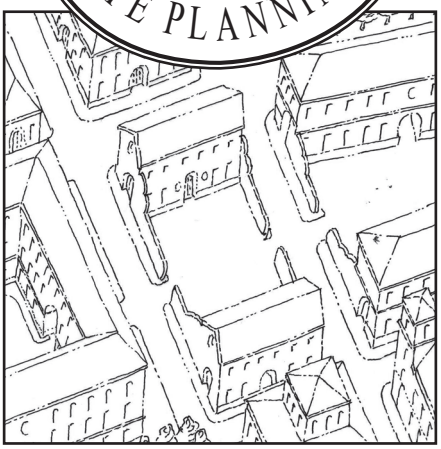
SITE PLANNING



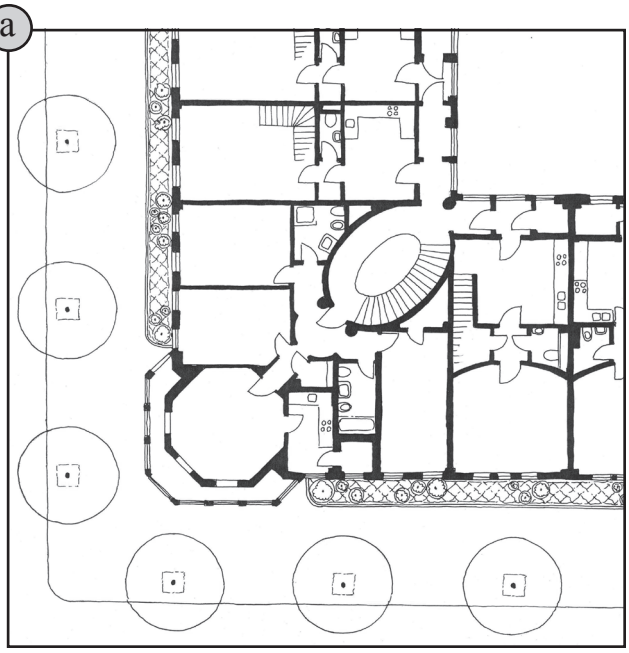
While live/work units contain both living and work functions, these structures are commonly placed adjacent to the street within primarily commercial districts designed to frame the streetscape in the same way that storefronts greet the commercial street. Because of their quasi-commercial function, which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

Did you know?

SITE PLANNING

STACKED FLATS

a



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

GENERAL

b

c

d

e

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

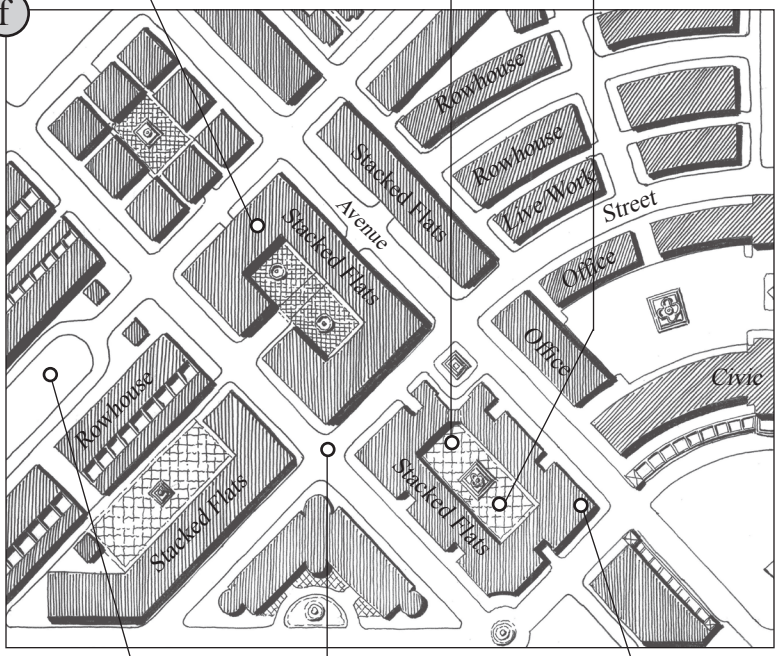
BUILDING LOCATION

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

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

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

f



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

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

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

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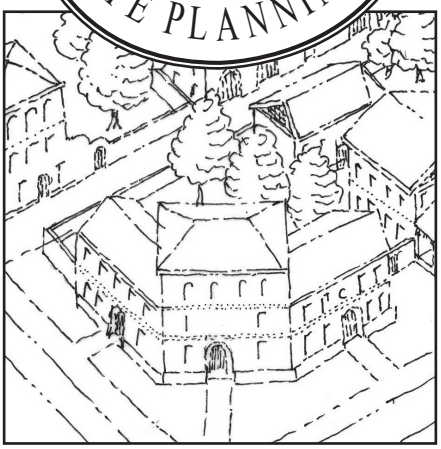
SITE PLANNING



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

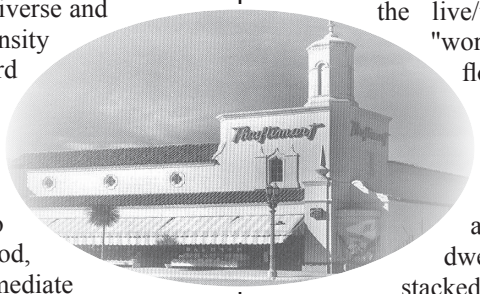
Did you know?

ARCHITECTURE GUIDELINES & STANDARDS

Architectural Image

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

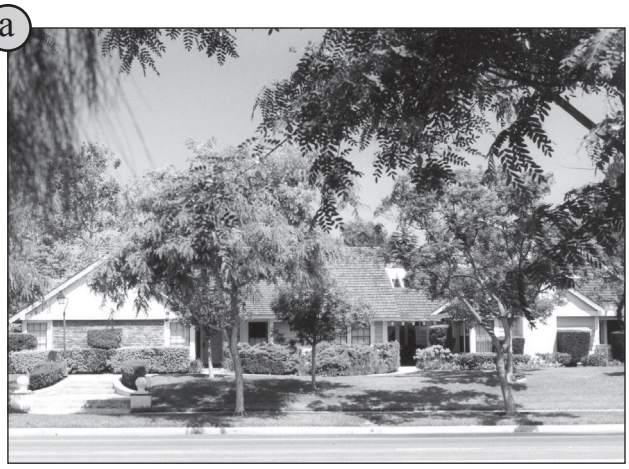
Soledad single family attached and multi-family architectural guidelines are designed to promote a variety of housing types accommodating a diversity of living arrangements and associated lifestyles. While no particular architectural style is required, traditional architectural expressions are strongly encouraged in an effort to "root" multi-family attached architecture in the traditional vernaculars of the region. Soledad multi-family attached products are diverse and varied, ranging from lower-intensity duplex/triplex units and courtyard housing, to higher intensity rowhouses, live/work units, and stacked flats. All of these varied unit types are designed to be sensitively integrated into the fabric of the neighborhood, responding directly to their immediate locale, land use intensity, and public streetscape feature. Imagine the modest duplex/triplex housing type, the single family attached unit that commonly appears as a single dwelling or estate villa, seamlessly placed into the residential blockscape. Experience the courtyard apartment, the Spanish influenced living arrangement dominated by a centralized courtyard. Commonly composed of two-to-three story building masses, this housing form frames both internal courtyard spaces and the exterior public streetscape in a fashon reinimescent of Spanish haciendas. Envision the tall and narrow attached rowhouse, the traditional all-American dwelling type, designed to frame and enclose the public streetscape. This quintesential urbane and stately townhouse, commonly enfronting small public squares and greens, is typically composed of public oriented stoops that invite social interaction, complemented by private interior spaces. Imagine the live/work unit, the multi-family "workhouse" composed of ground floor commercial space and upper-story living spaces. Live/work units enjoy the benefits of combining land uses, accommodating both residential and commercial functions in one dwelling type. Lastly, envision the stacked flat, the classic multi-storied residential dwelling type designed to frame and enclose boulevards and avenues. The double-loaded interior corridor nature of this building type orients living units towards both the public streetscape and private interior courtyard. By providing a wide range of traditional multi-family housing types, it is envisioned that a variety of lifestyles and income levels can be accommodated and seamlessly placed into the fabric of the community, ultimately enhancing neighborhood diversity. ◈



DUPLEX/TRIPLEX

CHARACTERISTICS

a



d

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c

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f

- Design duplex/triplex units to fully integrate into the fabric of the residential neighborhood. Duplex/triplex units shall be human-scaled, designed with a distinctive base, shaft, and capital, often complementing adjacent single family detached homes (a, b, c, d, e, f, g).
- Design triplex units to emulate large estate dwellings, characterized by three discrete individual entrances seamlessly integrated into the fabric of the dwelling (a, g).
- Design duplex units to emulate a single family detached home (a).
- Provide windows that are vertical in orientation (a, b, c, d, e, f, g). Orient individual primary unit entrances towards the public street (a, b, c, d, e, f) or interior forecourt (g).
- Avoid locating entrances directly on-grade. Instead, elevate entries up to 24 inches in height, typical (b, c, e).
- A covered porch (b, d) or recessed entry (a, c, e, f) designed to reinforce the architectural style of the dwelling shall be required for all duplex and triplex units.
- Design covered porches, based upon the following Standards:
  - Minimum Area Per Unit - 60 square feet
  - Minimum Depth - Six feet
- Design recessed entries based upon the following minimum Standards:
  - Area: 24 square feet
  - Depth: Four feet
- Accommodate duplex/triplex vehicles on-site by providing rear-oriented alley-accessed enclosed garages or front-loaded forecourt-accessed enclosed garages (g).
- Provide individual carriage bays accented with solid recessed decorative garage doors (g).

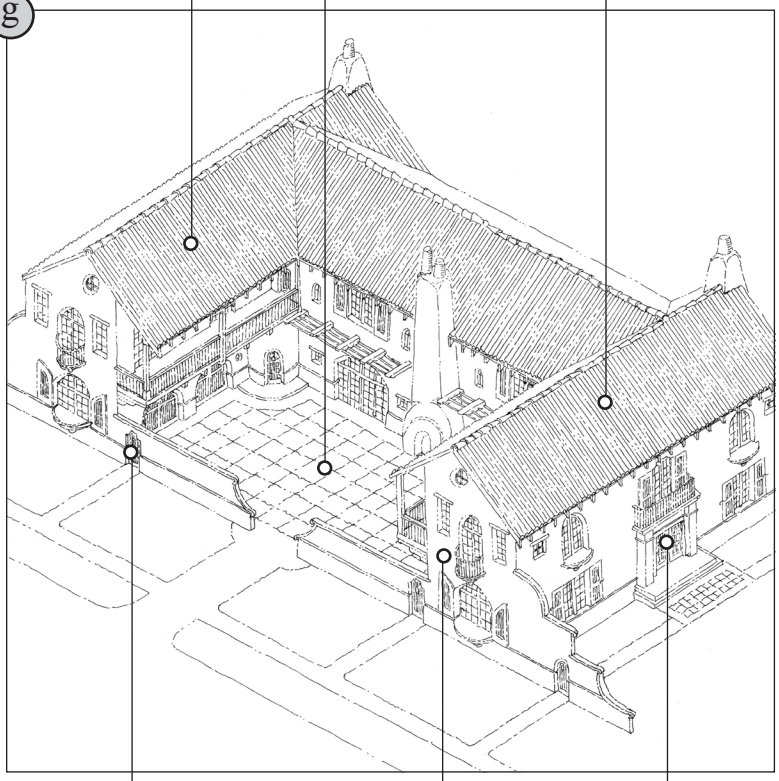
BUILDING COMPOSITION

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

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

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

g



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

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

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

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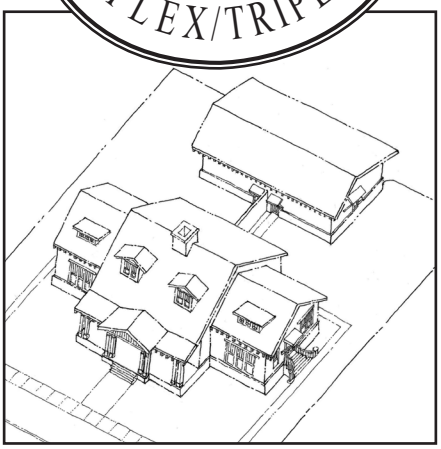
DUPLEX/TRIPLEX



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

Did you know?

COURTYARD HOUSING

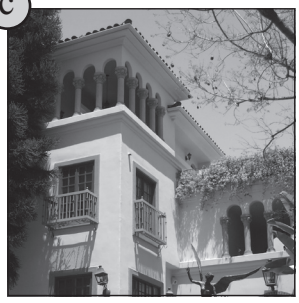
CHARACTERISTICS

a

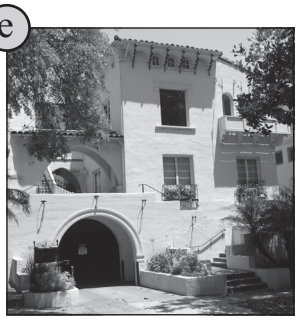
d

b

c



e



f

- Orchestrate multi-story Spanish Colonial or Mission style building masses to frame and enclose semi-private open space in the form of internalized courtyards and patios (a, b, c, d, e, f, g).
- Provide individual unit entrances oriented towards semi-private interior courtyards (b, g) and semi-public street-oriented external forecourts (a, d, g).
- Craft traditional courtyard housing with a distinctive base (anchoring the dwelling to the ground plane); shaft (transitional element which provides window transparency), and capital (roof cap which terminates the top of the dwelling) (a, b, c, e, f, g).
- Avoid the use of continuous common exterior corridors. Instead, access upper-story dwelling units via external staircases which are fully integrated into the fabric of the building (d, g). To ensure privacy, each individual staircase shall access a maximum of two individual units.
- Provide simple changes in wall plane to reduce the apparent mass and scale of the dwelling, consistent with the architectural style of the home (a, b, c, d, e, f, g).
- Create building relief through the use of tower elements and building projections designed to enhance facade variety and visual interest (c, e, g).
- Define the public and private realms by providing a distinguishable and ornamented transitional portal (d, e, g).
- Support covered porches, upper-story loggias, and balconies with substantial columns, piers, and posts (a, c, d, f).
- Provide ample "punched" window and door recesses designed to express building mass. Minimum window and door recess shall measure four inches deep (a, b, c, d, e, f, g).
- Provide traditional vertical orientated windows (a, b, c, d, e, f, g).

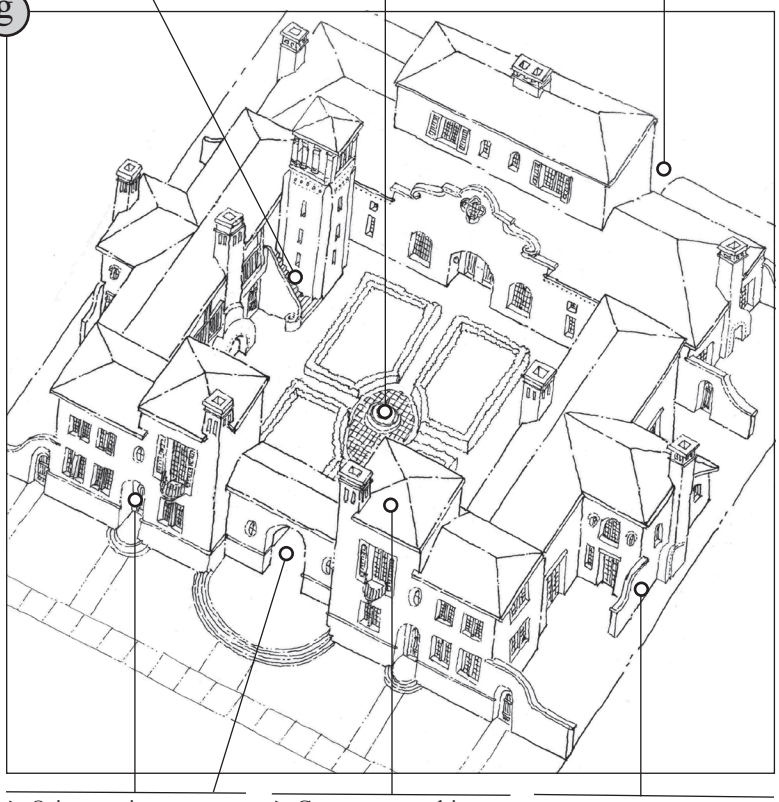
BUILDING COMPOSITION

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

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

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

g



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

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

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

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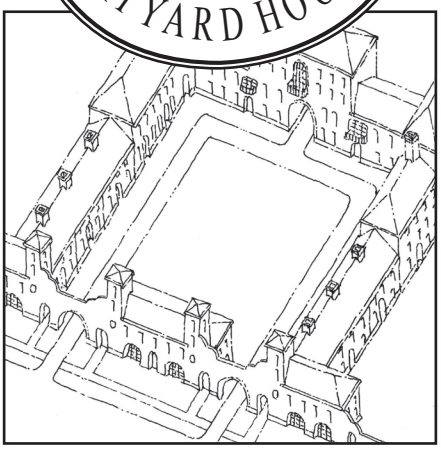
COURTYARD HOUSING



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

Did you know?

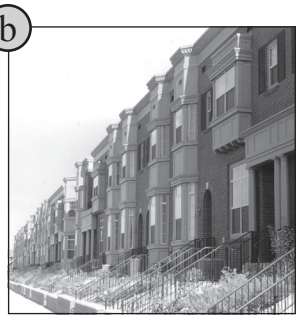
ROWHOUSES

CHARACTERISTICS

a

d

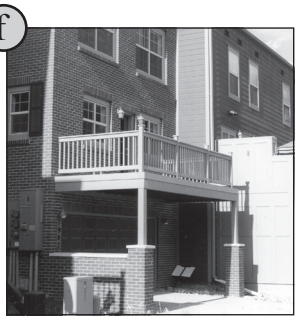
b



c

e

f



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

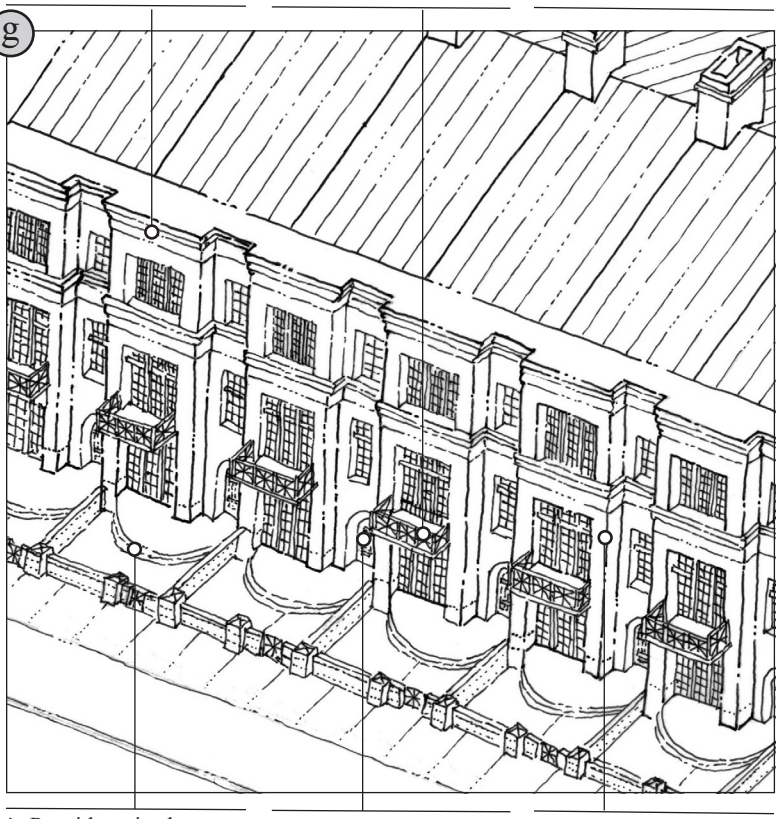
BUILDING COMPOSITION

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

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

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

g

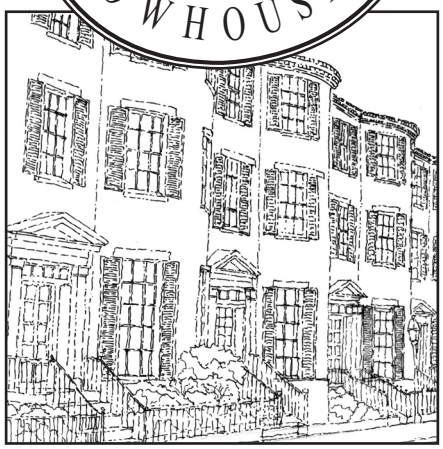


►Provide raised stoops or dooryards as semi-public transitional features designed to link the private dwelling to the public streetscape. Define dooryard space through the use of low wrought iron fencing or masonry garden walls.

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

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

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
ROWHOUSES



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

Did you know?

LIVE/WORK UNITS

CHARACTERISTICS

a

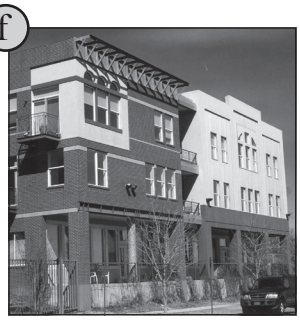
d

b

c

e

f



- Provide multi-story live/work building masses designed to frame and define the public realm (a, b, c, d, e, f, g).
- Provide duel unit entrances designed to accommodate both residents and merchants. Provide direct storefront workspace access oriented towards the public streetscape. Provide secondary upper-story access designed to accommodate residents (a, b, c, d, e, f, g).
- Design ground floor live/work storefronts using traditional storefront heights to allow natural light to penetrate street-oriented display windows, illuminating storefront interiors (a, b, c, d, e, f, g). Design storefronts, based upon the following Standards:
  - Minimum live/work storefront height - 12 feet
  - Minimum storefront facade transparency - 60 per cent (void).
  - Minimum number of floors - Two (Ground floor (a, b, c e, f) or light well basement (d) work space plus upper-story residential floors).
- Provide upper-story private resident outdoor open space in the form of decks (a, c, e, g) and balconies, based on the following Standard:
  - Minimum Private Open Space: 100 Square feet
  - Minimum balcony depth: Four feet
- Accommodate vehicles parking on-site by providing rear-oriented enclosed garages.
- Express the underlying structure of the building. Use a sequence of storefront structural bays designed to convey how the building stands up (a, b, c, e, f, g).
- Provide a series of storefront structural bays, composed of repetitive vertical columns/piers and horizontal spandrels designed to create a consistent facade rhythm (a, b, c, e, f, g).
- Recess doors and windows into masonry and exterior plaster walls designed to express building mass. Minimum door and window recess shall measure four inches.

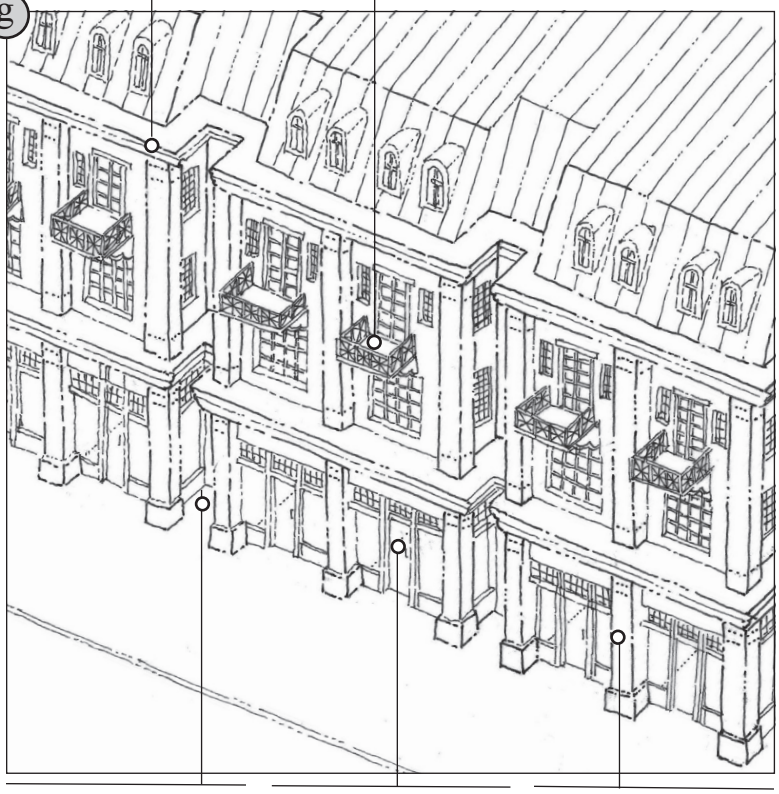
BUILDING COMPOSITION

►Define storefronts and building capitals with protruding cornice elements. Provide building indentations to reduce the scale of the live/work structure while defining individual live/work units.

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

►Provide resident parking on-site in enclosed parking garages oriented towards the rear. Supplemental merchant and patron parking may be accommodated on-street. Provide wide sidewalks designed to accommodate pedestrian movements.

g

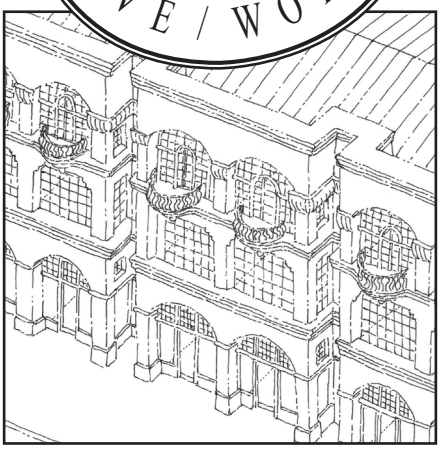


►Provide separate access to upper-story residential portions of Live/Work units. Ground floor storefronts may be "locked-out", providing opportunities for income generating leasing of separate commercial spaces.

►Integrate traditional commercial storefronts into the ground floor fabric of the live/work structure, oriented towards the public realm. Use traditional storefront building heights (minimum 12 feet) to maximize and enhance interior daylighting.

►Define individual live/work units with discernible structural bays designed to outwardly display the underlying structure of the building. Use structural piers with defined base, shaft, and capital to reinforce the traditional architectural vernacular.

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
LIVE / WORK



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

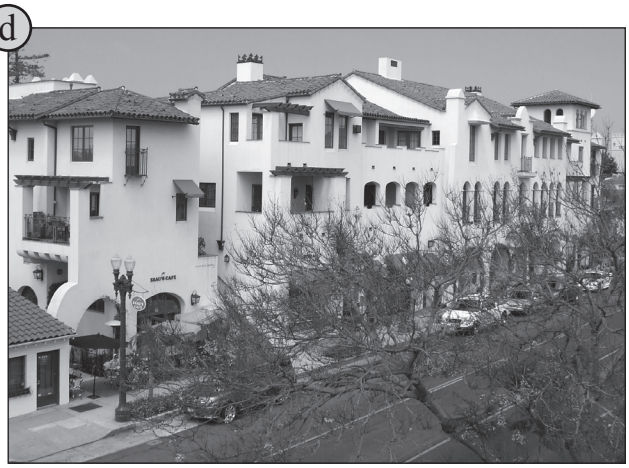
Did you know?

STACKED FLATS

CHARACTERISTICS

a

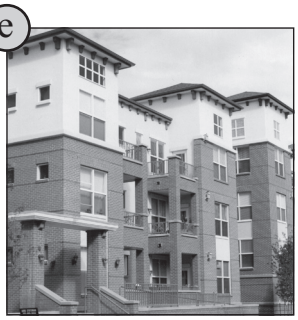
d



b

c

e



f

- Create traditional, formal, proportional, and rhythemic multi-level building masses designed to unify the public blockscape (a, b, c, d, e, f, g).
- Provide traditional, formal, building masses designed to frame and enclose the public streetscape (a, b, c, d, e, f, g).
- Celebrate the street corner by increasing or articulating building mass through the use of tower elements designed as "gatepost" architectural features (b, g).
- Distinguish buildings with a discernable base and cap designed to define the top and bottom of the structure (a, b, c, d, e, f, g). Use continuous building elements, such as roof eaves, cornice elements, window bands, and masonry foundation bases to assure building unity and blockscape continunity (a, b, c, d, e, f, g).
- Define individual units with subtle facade articulations. Use repetitive elements such as structural bays, bay windows, balconies, and vertical window bands to distinguish individual units.
- Provide distinguishable recessed building entrances, oriented towards the public street, designed as common building access points to internal-oriented hallways (g).
- Locate windows generally centered on the building mass, aligned both horizontally and vertically (a, b, c, d, e, f, g).
- Express building mass by recessing window openings in building facades a minimum four inches (g).
- Provide windows that are vertical in orientation (a, b, c, d e, f, g).
- Integrate projecting balconies (c, d, f) and recessed loggias (a, d) seamlessly into the design of the building. Design projecting balconies and recessed loggias based upon the following Standards:
  - Minimum Loggia Area: 60 square feet
  - Minimum Balcony Depth: 36 inches.

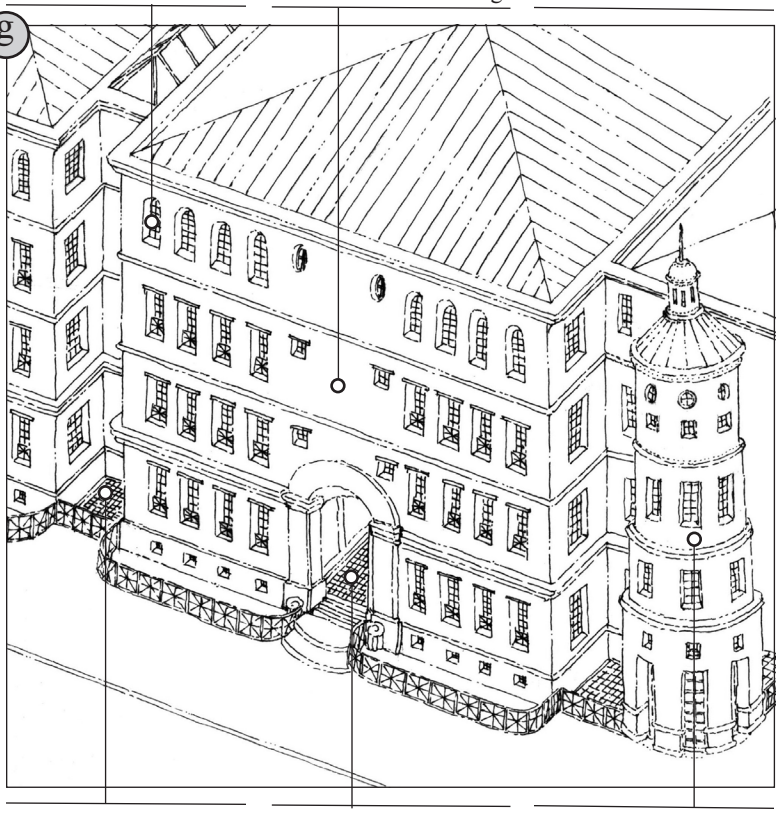
BUILDING COMPOSITION

►Provide traditional vertical oriented windows placed in symmetrical patterns generally aligned both vertically and horizontally on the building mass. Use window muntins to create individual window panes.

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

►Capture resident parking on-site through the use of underground parking garages or podium parking structures. Public parking may be accommodated on-street.

g

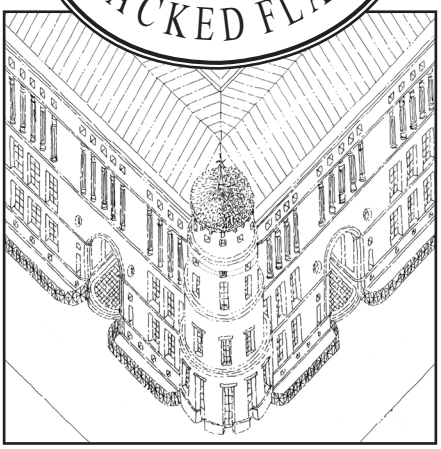


►Provide intermittent building indentations which enhance visual interest by creating a series of individual building blocks, as opposed to a continuous facade, ultimately enhancing the street view at the pedestrian street level.

►Create common entranceways that provide admittance to stacked flat units which are accessed by interior corridors. Common entranceways lead to internal courtyard spaces which are framed and sheltered by building masses.

►Create tower elements that anchor the corner resolving two converging street walls while functioning as a landmark icon. Tower element encloses elevator, providing vertical access to multi-story stacked flat apartment buildings.

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
STACKED FLATS



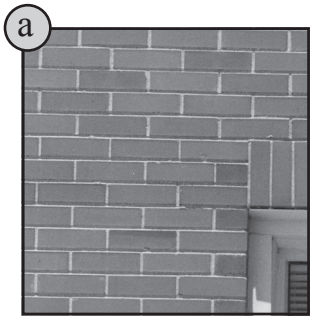
While they say that London is a city of shopkeepers, Paris is a city of apartment dwellers. It is quite evident that the Parisians have raised apartment living to a high art form, having constructed numerous Beaux Arts inspired stacked flats which grace the boulevards and avenues of the City. In addition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

Did you know?

BLDG. MATERIALS

WALL MATERIALS

a



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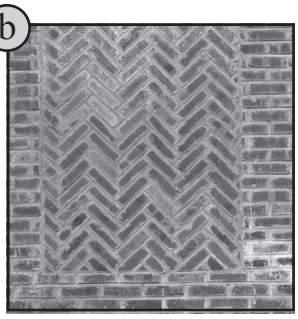

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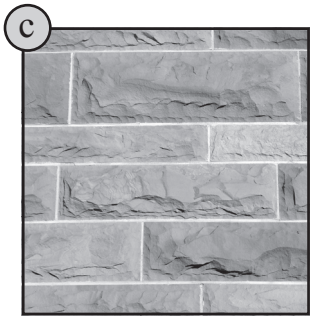

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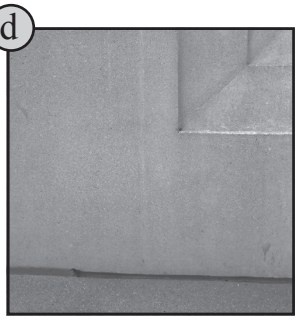

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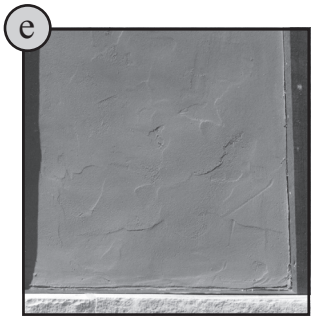

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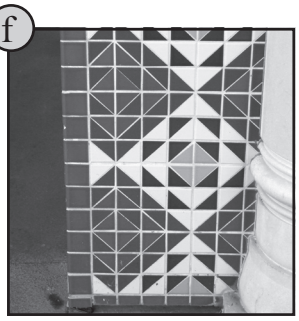
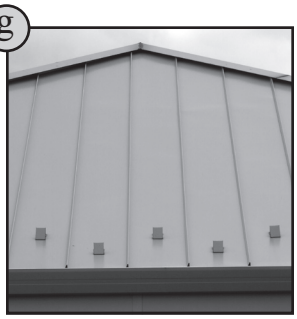


- Use durable and refined wall materials to project a traditional architectural image (a, b, c, d, e, f).
- Design buildings that use heavy, visually solid, foundation materials that transition upwards to lighter wall cladding and roof materials.
- Provide human-scaled wall materials that are familiar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

ROOF MATERIALS

g



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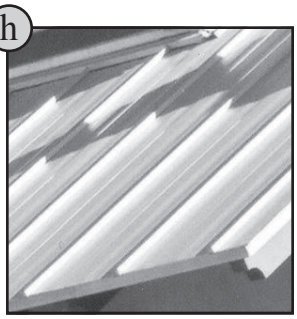

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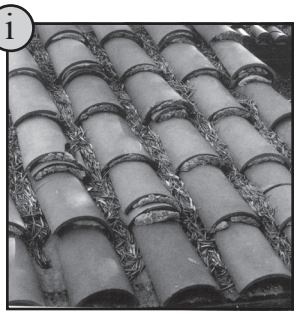

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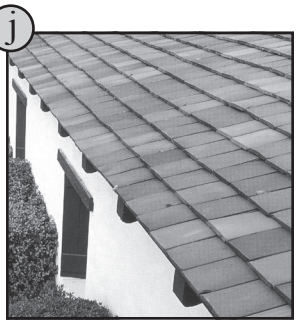

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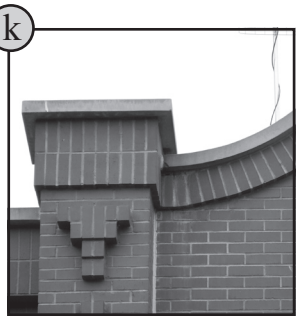

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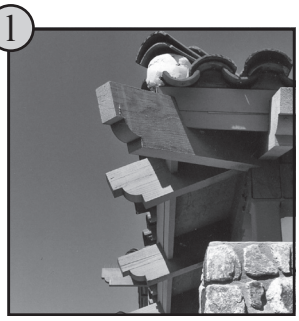


- Use durable roof materials that enhance the longevity of multi-family buildings (g, h, i, j, k). One consistent harmonizing roofing style and material should be used for all buildings.
- Define flat roofs with a substantial parapet wall capped with ornamental coping designed to screen vents and mechanical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

QUALITY MATERIALS

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

BUILDING BASE & FACADES

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

WINDOWS

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

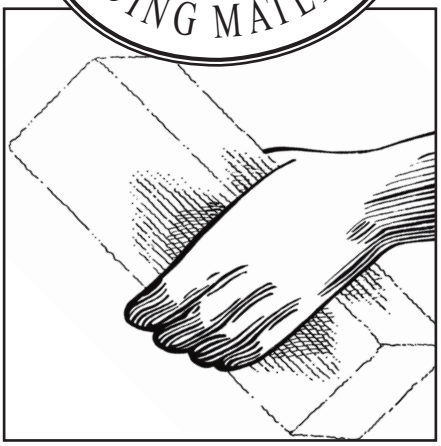
ROOFS

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

BEAMS, BRACKETS, & CORBELS

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

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
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. ◈

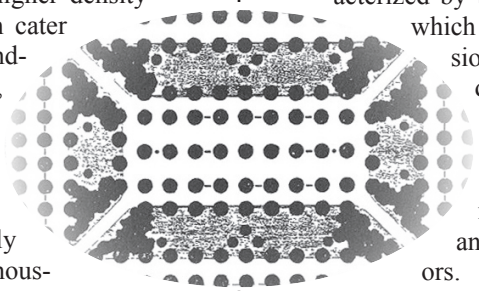
Did you know?

LANDSCAPE GUIDELINES & STANDARDS

Landscape Image

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

Soledad Multi-Family Landscape patterns are designed to reinforce a variety of housing types which range from sub-urban duplex/triplex units and courtyard housing to urban oriented live/work units and stacked flats. Within lower-density sub-urban settings, streetscapes are oftentimes slightly softer and informal, characterized by landscaped parkstrips, regimented street trees, and lushly planted front yards that lead to raised stoops and porches. Within higher density sub-urban environments which cater to Courtyard Housing types, landscapes can become quite formal, characterized by ridgid street tree placements and formal interior courtyards exhibiting symetrical raised planters configurations. Within moderately dense residential settings, Rowhouses are commonly defined by semi-formal landscape statements consisting of formal street tree patterns and defined dooryards planted with trees, shrubs, and groundcovers. Within a higher density urban setting, landscapes catering to Live/Work Units and Stacked Flats, are intended to project a formal impression designed to reinforce higher intensity dwellings within a streetscape atmosphere characterized by hardscape sidewalks, forecourts, and stoops. This formal urban landscape pattern characterizes itself through the use of consistent street tree plantings which form tree-lined rows designed to frame and define the streetscape while shading and sheltering pedestrians from the elements. Within interior courtyard spaces, formal tree plantings create a framework outlining and defining these private oriented amenities forming "outdoor rooms" that reinforce a formal urban image. Imagine strolling down short residential blocks characterized by broad canopy style street trees which enclose the streetscape. Envision broad tree canopies of leafy deciduous trees that provide ample cooling shade during hot summer months, only to loose their leaves in the fall allowing the sun to warm pedestrians and penetrate residential interiors. Marvel at groupings of formal urban oriented plant containers exhibiting colorful annuals and perennials that beautify urban oriented sidewalks, plazas, forecourts, and courtyards. Experience a decidely indigenous palette of native drought tolerant shrubs, ground covers, and ornamental grasses designed to reinforce Soledad's natural landscape heritage. This is the image of the Multi-Family landscape, informal and formal landscape images intended to reinforce housing intensity to create the desired residential image. ◈

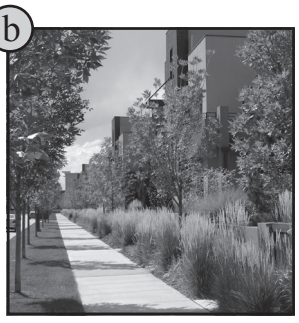


LANDSCAPE

STREETSCAPE

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

COMMON AREAS

d

e

f

g

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

LANDSCAPE TENANTS

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

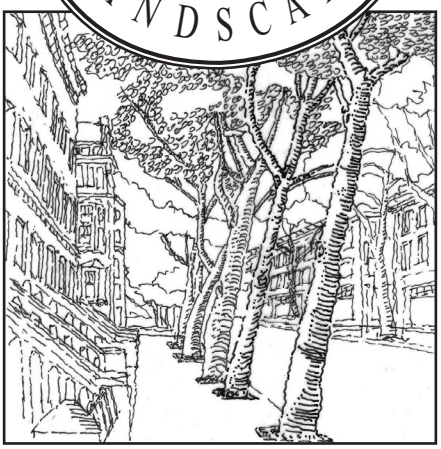
INFORMAL

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

FORMAL

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

COMMUNITY DESIGN PRIMER
CITY OF SOLEDAD
Inc. 1921
LANDSCAPE



Even 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 leafs in the fall, providing much appreciated winter sunshine. ◈

Did you know?