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INDUSTRIAL
DESIGN GUIDELINES

CITY OF ARCADIA

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TABLE OF CONTENTS

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A. INTRODUCTION

1. Introduction

The City of Arcadia's General Plan and Development Code promotes high quality design in buildings, landscape, signage, public realm, and open space areas. These documents also identify community design principles applicable to the City's ongoing redevelopment, including ''Creating Identifiable Places,'' ''Improving the Public Realm,'' and ''Improving the Private Realm.'' The General Plan stresses the importance of quality in design and the impact that site design and building form has on enhancing the visual image of Arcadia and establishing places that people enjoy. The design guidelines contained within this document have been written to reinforce these goals and objectives and provide general guidelines for any addition, remodel, or construction within any industrial land use district.

Industrial development serves the community by playing an important role in creating jobs and generating revenue for the City. While Arcadia is primarily known for its homes and regional mall, the City can become more attractive for future businesses opportunities and sources of revenue, while also including the technology sector of the market. Industrial districts and areas serve as locations for warehousing, distribution, manufacturing, and assembly uses.

Primary objectives associated with developing a quality industrial project within Arcadia include designing within the established neighborhood context, minimizing appearance of driveways and parking areas, incorporating high-quality architecture, providing open spaces to allow for pedestrian facilities and employee amenities, and improving the streetscape environment.

2. How These Design Guidelines are Applied

These Design Guidelines will be utilized during the City's development review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of an applicant in response to existing site conditions. Each subsection of the Design Guidelines contains design objectives followed by applicable design guidelines that direct users to desired design strategies for development or redevelopment of their property. These objectives seek to highlight the major factors affecting the development of a particular land use while also reinforcing direction provided by the General Plan and Development Code.

Designers and developers are urged to become familiar with these guidelines and to apply them throughout the design process to assure that the design, review, and permitting processes are as efficient as possible. No claim can be made that these guidelines encompass every possible technique for achieving a high level of design quality. It is important to note that the guidelines are a minimum starting point for quality development and the designer is encouraged to use their own creativity and experience to improve upon the means for realizing this highest level of quality design. The guidelines do not seek to impose an overriding architectural style, a limited color palette, or an artificial design theme, but rather seek to promote the positive design characteristics currently found throughout the City.

3. How to Use These Design Guidelines

Property owners, developers, architects, designers, and contractors proposing a new development or redevelopment within Arcadia should first review the appropriate Development Code sections governing their property. They should then proceed to the Design Guidelines document applicable to their property's land use – whether Single-Family Residential, Multifamily Residential, Commercial/ Mixed Use, or Industrial, as well as, Signage.

The goal of this document is to provide clear and useful recommendations for the design, construction, review, and approval of development in Arcadia. The guidelines are intended as a reference point for a common understanding of the minimum qualitative design expectations. The guidelines are offered as one way of achieving attractive and functional projects that compare favorably with established community standards. All development shall comply with the spirit and intent of the design guidelines presented.

The design guidelines may be interpreted with some flexibility in the application to specific projects, as not all design criteria may be appropriate for each project. In some circumstances, one guideline may be relaxed in order to accomplish another, more important, guideline. The overall objective is to ensure that the intent and spirit of the design guidelines are followed and to attain the best possible design within reason.

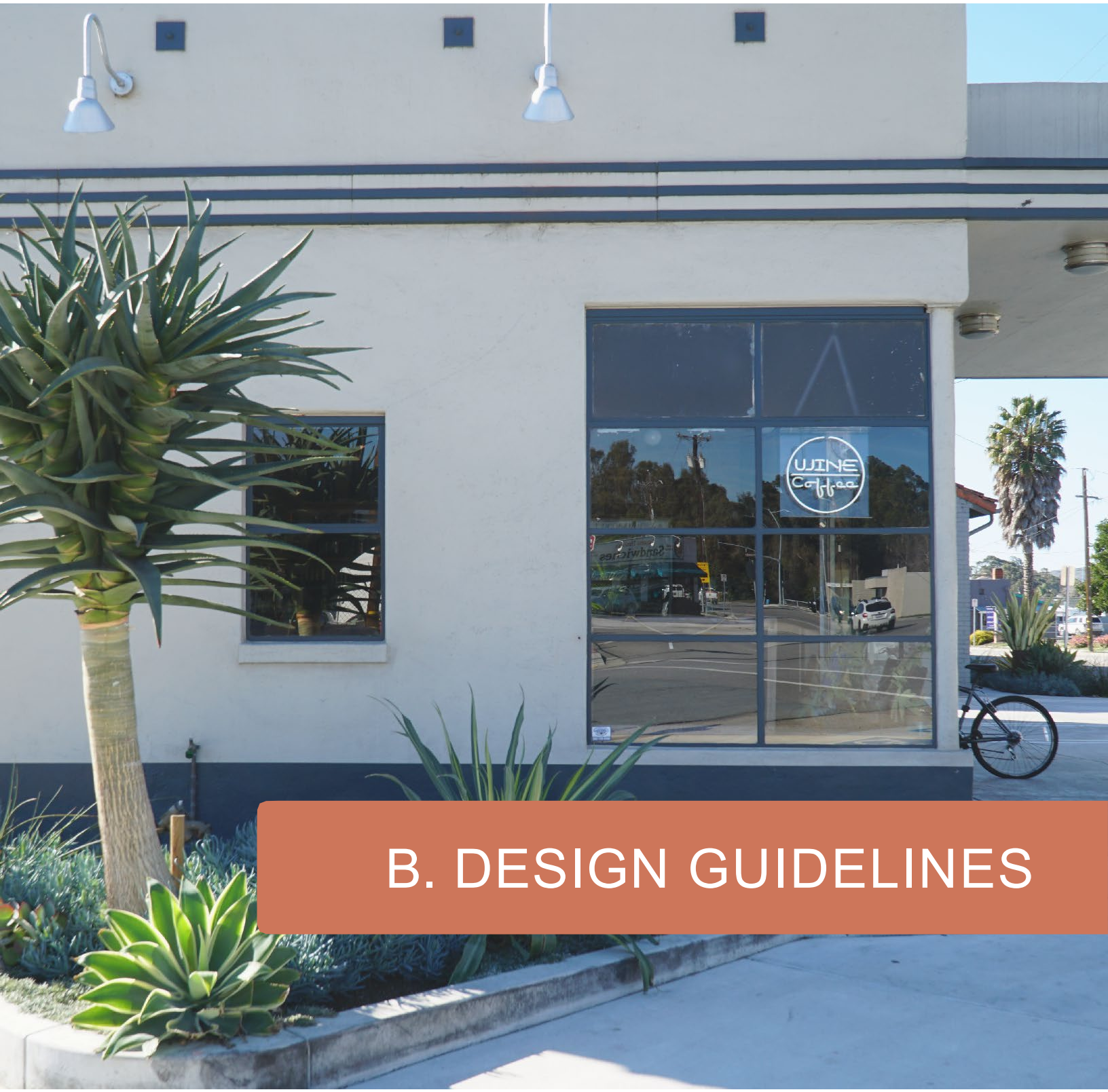
An essential goal of the General Plan and reinforced by the design guidelines is to ensure neighborhood compatibility. "No development exists in isolation. Every act of construction affects and is affected by its surroundings. Every development, therefore, should be evaluated for its compatibility in terms of use, scale, and aesthetics with the neighborhood or district in which it is located. For small projects, this area of influence may be considered to be as small as to only include the buildings directly next door.

For large projects, one must consider entire blocks or corridors". In order to ensure quality development within the City of Arcadia, these Design Guidelines have been created to promote new infill and redevelopment within the City while ensuring compatibility with existing uses. Guidelines that reinforce this objective are identified with a neighborhood symbol ( ). Together, these strategies reinforce the individual characteristics that continue to make Arcadia a desirable place to live.

In addition, the General Plan stresses the importance of a sustainable future for Arcadia that includes strategies to conserve and enhance local resources and safeguard the environment. In addition to providing strong examples of good general design principles, this document provides designers and builders with guidance on "Sustainable" design. Conventional design and construction methods can produce buildings that contribute to excessive resource consumption, that generate waste, and that are expensive to operate. The guidelines contained within this document reinforce this objective and promote site and building design elements that utilize green building practices and materials, preserve existing tree canopy and native vegetation, promote previous surfaces, reduce or better distribute travel demand, encourage amenities that support transit and other alternative forms of transportation, including bicycling and walking, and support mixed-use development that provides opportunities for employment and commercial uses adjacent to residential units. "Sustainability" principles, which can improve the environmental performance of a project without forcing excessive costs on builders or developers, have been marked with the symbol of a leaf ( ).

4. Applicability to Other City Documents

This document is a tool for implementing the City of Arcadia's General Plan and Development Code. While the Design Guidelines contained herein are not intended to supersede the requirements of the Development Code, applicants should not assume that a project will be approved by merely adhering to the City's minimum zoning standards and development regulations. Rather, these Design Guidelines provide additional guidance to aide applicants in the design of industrial projects in order to ensure the high-quality development desired by the City and the community.



B. DESIGN GUIDELINES

Industrial

Design Guideline Objectives define Arcadia's priorities and standards for future development. Many of them have been derived from land use policies established in the General Plan. Development should be designed to adhere to the following objectives and the supporting guidelines provided.

Objective 1: *Ensure new construction, additions, renovations, and infill developments are sensitive to neighborhood context, building form, scale and colors and materials.*

Objective 2: *Ensure quality industrial development that includes visually appealing architectural design, site design and scale and massing.*

Objective 3: *Create a cohesive and landscaped street edge that minimizes the appearance of expansive parking lots or service areas and provides pedestrian access.*

Objective 4: *Develop landscaping that is compatible with the City's water efficient landscape ordinance.*

Objective 5: *Design public areas to create outdoor amenities and improve the pedestrian experience.*

Objective 6: *Design equipment and service areas as an integral part of the project to be buffered or screened from public view and neighboring properties.*

1. Site Planning and Building Placement

a. Natural amenities such as views should be preserved.

b. The location, configuration, size, and design of new or remodeled structures should be compatible with the character and quality of surrounding sites, buildings, and structures.

c. The height and bulk of proposed structures should be in proportion with surrounding sites and should not visually dominate the site or the neighborhood.

d. On larger sites, focal points such as plazas, landscaping, art work, textured pavement, and building features should be incorporated to enhance the visual experience.

e. The design of buildings, driveways, loading facilities, parking areas, signs, landscaping, lighting, solar facilities, and other site features should show adequate consideration for the visual effect of the development upon adjacent properties and street frontage.

f. Buffers should be integrated to protect surrounding residential neighborhoods from noise, vibration, odor, and other factors that may have an adverse effect on the environment.

2. Massing and Scale

a. Large building expanses should be broken into small-scale units and should not appear monumental.

b. Street-facing building massing should be organized to emphasize interior uses of a building such as the primary entry, corners, and/or office space.

c. A combination of single and multi-story elements is encouraged to create variation in massing and building heights.

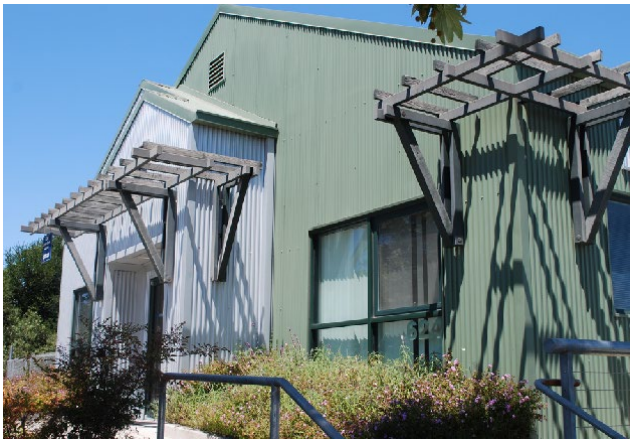
d. Surface detailing, such as score lines and color changes, are not considered a substitute for material integration and distinctive massing and scale.

e. Roof forms should be varied, articulated, and broken at intervals by changes in height or stepbacks to reduce the overall massing.

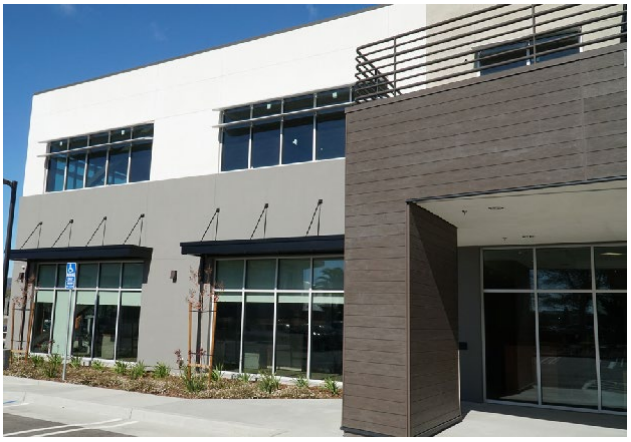
Entry tower and plaza creates focal point to enhance the visual effect of the building

Cohesive design achieved through use of complementary architecture and landscaping

Buffer incorporated to separate industrial from adjacent uses



Variation in roofline reinforces building increments and enhance visual interest



Vertical and horizontal wall articulation provides visual relief and breaks up the massing

Design details and a canopy used to emphasize the entry

3. Rooflines

a. Parapets should not appear “tacked on” and should convey a sense of permanence. If the interior side of a parapet is visible from the pedestrian and/or motorist vantage point, it should be designed to be similar to the exposed façade.

b. Deep eaves, overhangs, canopies, and/or other architectural features that provide shelter, shade, and visual interest are encouraged.

c. Rooftop equipment should be concealed from view and/or integrated within the architecture of the building.

4. Articulation

a. Large expanses of flat building walls should be avoided by providing sufficient building articulation. Vertical and horizontal wall articulation, including architectural indentations and/or projections, should be consistent with the chosen architectural style and be integrated into the overall building design so as to provide opportunity for shade, shadow, and visual relief.

b. Detailing of exterior walls at the ground level should provide an appropriate transition from the ground plane to the building elevation. Utilize reveal patterns, changes in materials, building pop-outs, columns, and recessed areas to create shadow patterns and depth on the wall surfaces.

5. Entries, Windows, and Doors

a. Primary entries for each of the tenants within an industrial development should be emphasized through the use of architectural detailing, lighting, unique paving, and/or landscaping.

b. Design details that create texture, shade and shadow, a sense of entry, and pedestrian scale should be incorporated at building entries.

c. Door types, materials, shapes, proportions, and detailing should be compatible with the architectural style of the building and should have quality molding and framing.

d. Windows should be placed to allow for natural daylighting to occur within interior work areas.

e. Reflective, mirrored, or opaque glass is strongly discouraged.

6. Awnings

a. Awnings/canopies used to define building entries are encouraged and should be compatible with the architectural style of the building.

b. A solid color is recommended for awnings rather than bright colors unless used sparingly as an accent or at a primary building entry.

c. Awnings should be made of a durable, commercial grade fabric, canvas, metal, or of similar materials having a matte finish. Glossy, shiny plastic, or similar awning materials are discouraged.

d. Awning frames and supports should be painted or be constructed of coated metal or other non-corroding materials.

e. If used in conjunction with awnings, lighting should be located directly above the awning and directed downward. Translucent or "backlit" awnings are strongly discouraged.

7. Colors and Materials

a. The color balance of the building should consist of neutral earth tones with brighter "accent colors."

b. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building.

c. Appropriate materials for building facades include but are not limited to stucco, stone, tile, split-faced block, brick, and/or siding.

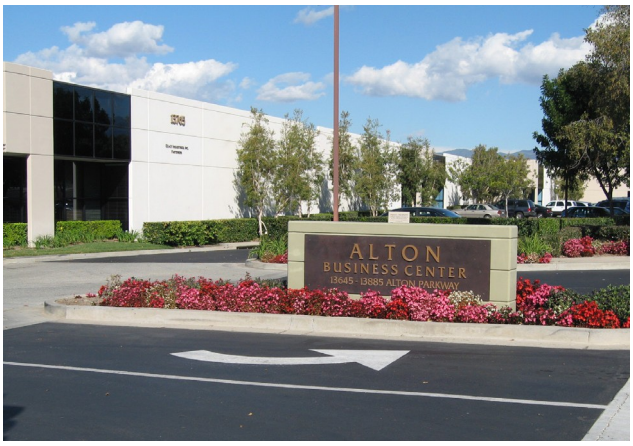
d. Discouraged building materials include highly reflective materials, unpainted or smooth monolithic concrete, T-111 siding, speed (interlocking) or precision block or non-textured block, and metal.

e. Finish materials should wrap the exterior corner and terminate at the inside corner. Such treatments will alleviate the appearance of a "wall paper" application and will give a sense of permanence to a structure.

Metal awnings with a matte finish compliment building design and provide for long term durability.

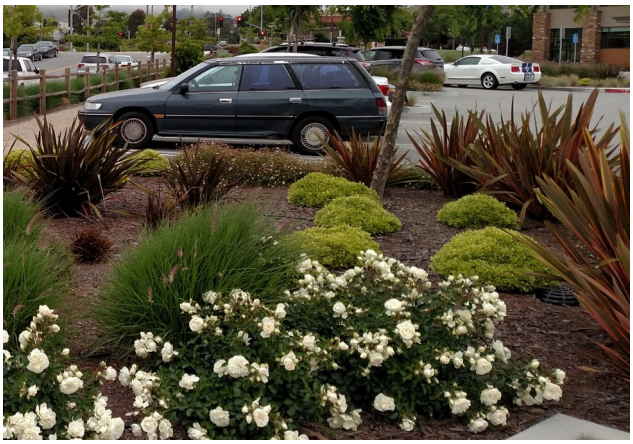
Finish materials wrap the outside corners of buildings and terminate at inside corners

Use of colors, reveals, and windows minimize large expanses of blank walls and provide character



Landscaped median at entry with visible signage

Site entry design with landscaped center medians, landscaped parkways on each sides, and a deep driveway



Landscaped areas screen parking areas from the roadway

f. The design of accessory structures, fences, and walls should be harmonious with the principal building and other buildings on the site, and the same building materials should be used on all structures on a site.

g. Apply architectural details in a harmonious manner consistent with the proportion and scale of the building façade.

8. Site Entry Design

a. Site ingress and egress points should be located in consideration of median openings and existing driveways on the opposite side of the roadway and should be located far enough from the intersection so as to not hinder the flow of traffic.

b. In larger parking lots, the main driveway entrance should extend from a public street to the front cross aisle and should include:

- A landscaped center median from the public street to the first bisecting parking aisle;
- Landscaped parkways flanking both sides of the main entry drive with no parking stalls along the main entry drive; and
- A deep driveway with the first aisle juncture that intersects the main entry drive placed to provide adequate queuing distance from the street.

c. A clearly visible and well-designed project entry should be created using low walls, paving, accent landscaping, and signage to visually link the project site entry to the building(s).

9. Driveways and Parking

a. Parking areas should be concentrated away from the primary street frontage and located behind buildings, where feasible.

b. When parking can only be located adjacent to a street, low landscape area or landscape berms should be utilized to buffer parking lots from the street.

c. Parking lot areas, including driveways and/or spaces, should be separated from buildings by a raised walkway and landscape strip.

d. Trees should be incorporated into parking lots to soften the impact of large expanses of paving and to provide shade for parked vehicles.

e. Bicycle parking should be provided within parking areas, and racks should be included within the project furnishings palette.

10. Pedestrian Access

a. Clear, safe pedestrian access should be provided from parking areas to building entrances through the use of pedestrian walkways.

b. Pedestrian crossings at driveways and major circulation aisles should be accentuated through decorative paving and/or painted crossings.

c. On-site pedestrian circulation systems should appropriately connect to off-site public sidewalks.

d. Low walls and planter breaks should be provided to allow for convenient and logical on-site and off-site pedestrian circulation, where feasible.

e. Where a transit stop occurs in front of a site, access to a building's primary entry should be clearly defined through the use of sidewalks, accent landscaping, striped parking area crossing, and/or other features.

11. Landscaping

a. Drought-tolerant landscape design and low water use plantings should be integrated into all projects. Some integration of moderate water use plantings may be acceptable so long as the project water allowance remains under applicable Water Efficient Landscape Ordinance (WELO) requirements.

b. Plant selection, soil preparation, planting layout, and irrigation systems should be selected so as to balance the aesthetics of a project's landscape design with the need to conserve water.

c. Low Impact Development (LID) strategies, such as permeable paving, vegetated swales, and/or infiltration areas, should be incorporated into the design of all projects including landscaped areas.

On-site pedestrian circulation connections to public sidewalks enhance connectivity and access

Pedestrian crossing of drive aisle clearly defined through use of scored, colored concrete

Landscaping used in conjunction with a building to address privacy issues on adjacent properties

Example of drought tolerant landscaping and infiltration area

Loading area located in the rear and screened

Appropriately screened utility area

d. Existing mature landscaping should be maintained or relocated, where feasible.

e. Landscaping should be developed to contain a combination of low, medium, and tall plant materials as appropriate.

f. Landscape design concepts should reflect adequate spacing of plants that allows for mature growth and complete coverage of planting areas in a reasonable amount of time.

12. Public and Private Open Space

a. Open space areas should contain a mix of landscaping and hardscaping.

b. Unique paving treatments, such as scored or colored concrete, permeable pavers, or tile, should be incorporated into semi-public spaces and employee break areas.

c. Locate employee outdoor areas adjacent to indoor break areas.

d. Design outdoor employee areas to have sunlight and shade during at least part of the day and offer wind protection, comfort, and safety.

e. Facilities such as patios, barbecue areas, recreational facilities, or other improvements for outdoor enjoyment and/or recreation of employees are encouraged.

13. Equipment and Service Areas

a. Loading areas and associated loading activities should be located to the rear of buildings and screened from view so as to not be visible from a public street.

b. Service facilities, including trash enclosures, storage areas, utility meters, etc., should be located and designed for easy access by service vehicles and should not intrude into major lines of sight when viewed from public view.

c. Where applicable, alleys should be utilized to provide access to service entrances, loading docks, and refuse collection areas.

d. Loading and delivery areas should be located away

from the adjacent residential property.

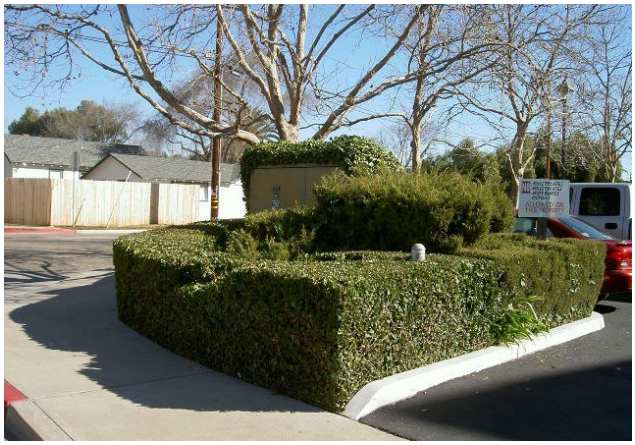
e. Proposed lighting should be located to avoid glare and to reflect light away from adjoining property and public right-of-ways.

f. Mechanical and electrical equipment should be located within the building and not within an external utility cabinet.

g. All mechanical equipment on the site should be appropriately screened from view. Large vent stacks and similar features should be avoided.

h. Utility facilities should be placed underground, where feasible.

i. All backflow prevention devices should be screened from public view per the standards set forth in the Development Code and integrated into the site plan in a way that does not detract from the appearance of the building.



Landscaping used to screen utilities