OCTOBER | 2019

MULTIFAMILY RESIDENTIAL

DESIGN GUIDELINES

CITY OF ARCADIA

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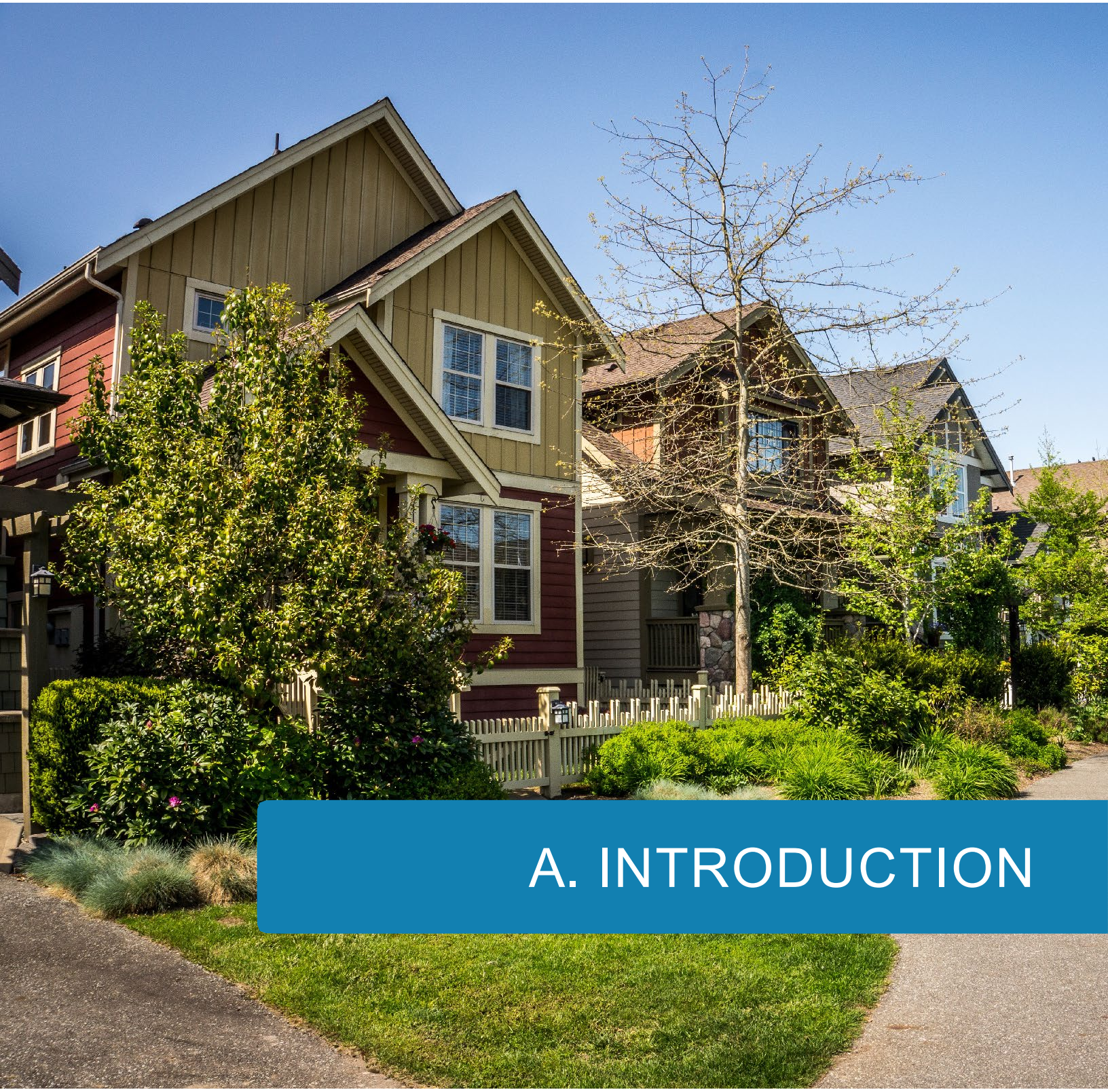


A. INTRODUCTION

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 provides general guidelines for any addition, remodel, or construction within any multi- family land use district.

"Arcadia's single-family and multifamily residential neighborhoods have given the City its identity as a Community of Homes. The City protects and preserves the character and quality of its neighborhoods by requiring harmonious design, careful planning, and the integration of sustainable principles". Primary objectives associated with developing a quality project within Arcadia include designing within the established neighborhood context and relationship to the street, promoting pedestrian activity, minimizing appearance of driveways and parking lots, ensuring high-quality architecture, providing open spaces for public and private gathering and pedestrian spaces, and improving the streetscape environment. Multifamily residential projects should respect and consider the scale and character of adjacent neighborhoods and developments through maintaining views, appropriate building scale and orientation, proximity to adjacent land uses, driveway locations, noise and lighting mitigations, and landscape buffering.

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.

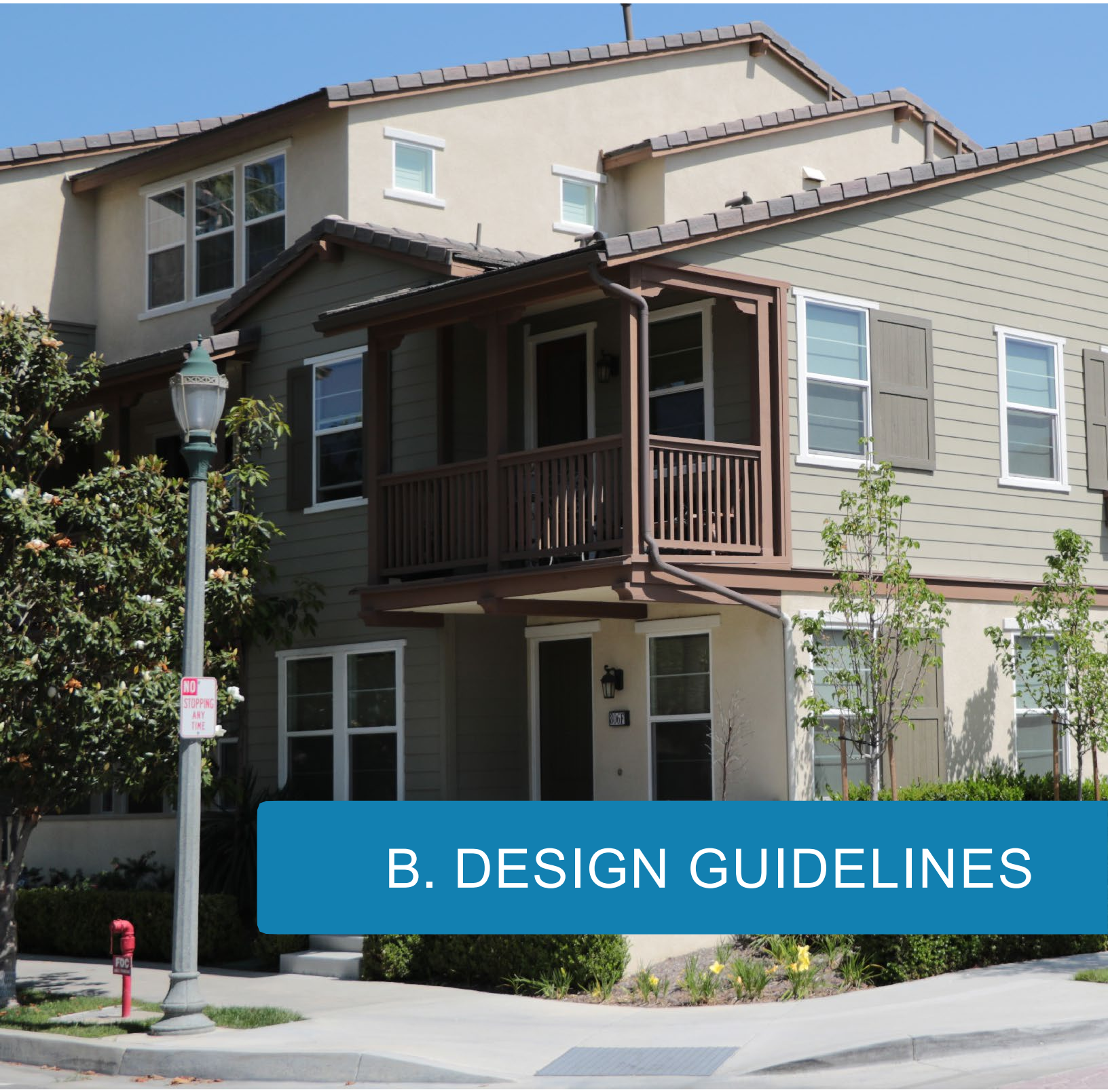
A building or project should be designed to conform with a traditional and historically recognized architectural style identified and supported by selected building elements and articulation. In addition, caution should be exercised when considering architectural styles that have recently become popular (i.e. "trendy"), but have not yet stood the test of time. Historic styles that cannot be faithfully replicated should be avoided. No single architectural theme is being promoted, but rather the emphasis is to promote variety. Many of the styles and patterns shown in the following pictures and graphic illustrations represent a concept of recommended building elements and details as opposed to a desired architectural character.

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 pervious surfaces, reduce or better distribute travel demand, and encourages amenities that support transit and other alternative forms of transportation, including bicycling and walking. "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 ( ).

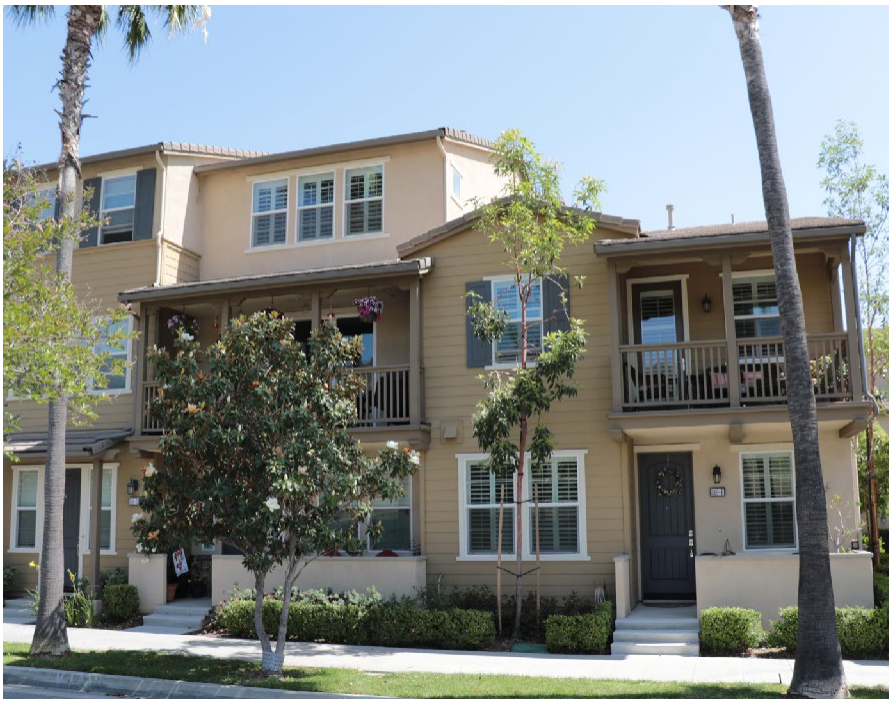
4. Applicability to Other City Documents

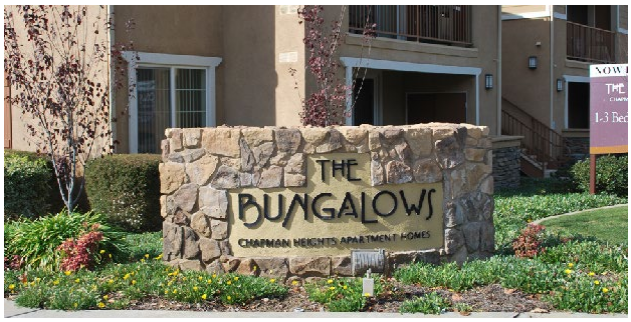
This document is a tool for implementing the City of Arcadia's General Plan and Development Code. While the Design Guidelines contained herein are not intended to supersede the requirements of the Development Code, applicants should not assume that a project will be approved by merely adhering to the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



B. DESIGN GUIDELINES

MULTIFAMILY RESIDENTIAL





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 shall be designed to adhere to the following objectives and the supporting guidelines provided.

***Objective 1**: Ensure new construction, additions, renovations are sensitive to neighborhood context and are visually and functionally integrated and consistent in scale, massing and character with structures in the surrounding neighborhood.*

***Objective 2**: Provide interest to the "street scene" within the development and give as open a feel as possible to the site.*

***Objective 3**: Utilize high-quality design and detail to enhance the visual character, quality, and uniqueness of the City's neighborhoods and districts.*

***Objective 4**: Ensure projects are built with quality materials that will physically endure and provide a positive long-term living environment for residents.*

***Objective 5**: Provide a variety of open spaces of different sizes and shapes that perform different functions on the site, including contiguous areas large enough to be used for both active and passive recreation.*

***Objective 6**: Develop landscaping that is compatible with the City's water efficient landscape ordinance.*

***Objective 7**: Provide amenities that make a multifamily development a fully functional residential community.*

***Objective 8**: Design equipment and service areas as an integral part of the project to be buffered or screened from public view and neighboring properties*

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1. Site Planning and Building Placement

a. The location and configuration of new or remodeled structures should be compatible with neighboring sites and structures.

b. Natural amenities such as views, trees, and similar features unique to the site should be preserved and incorporated into development proposals.

c. Multiple buildings in a single project are preferred in order to create building clusters that achieve a smaller scale and create opportunities for plazas while preventing long repetitive rows of buildings.

d. Potential privacy-sensitive areas on adjacent parcels should be identified on the site plan, and details should be provided on how the proposed design has addressed them.

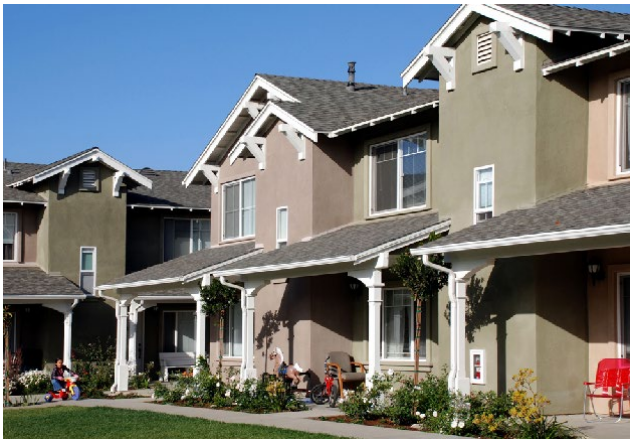
e. The design of buildings, driveways, loading facilities, parking areas, signs, landscaping, lighting, solar facilities, and other site features should show adequate consideration for the visual effect of the development upon adjacent properties.

f. Buffers, such as landscaped setbacks, should be integrated to protect surrounding properties from noise, vibration, odor, and other factors that may have an adverse effect on the environment.

g. Windows should be offset from windows of adjacent residences to prevent direct sight-lines to windows and/or outdoor living spaces, especially upper story windows that look down into lower story windows or actively used outdoor areas on adjacent properties.

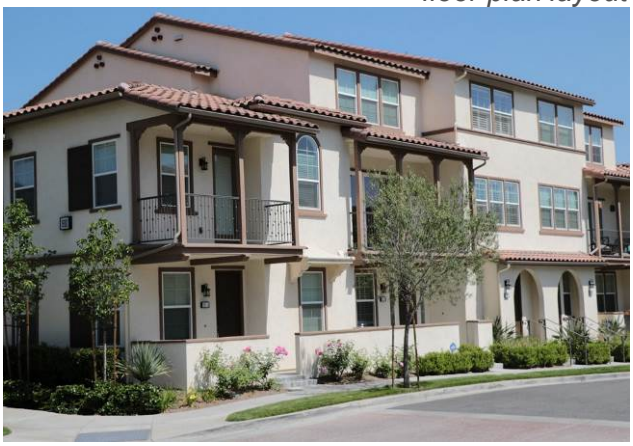
h. Decks and balconies should be located and designed to minimize potential privacy-sensitive issues on adjacent parcels and within a development.

i. Decks and balconies should be incorporated into the massing of the home, rather than protruding out of the home, in order to enhance privacy.

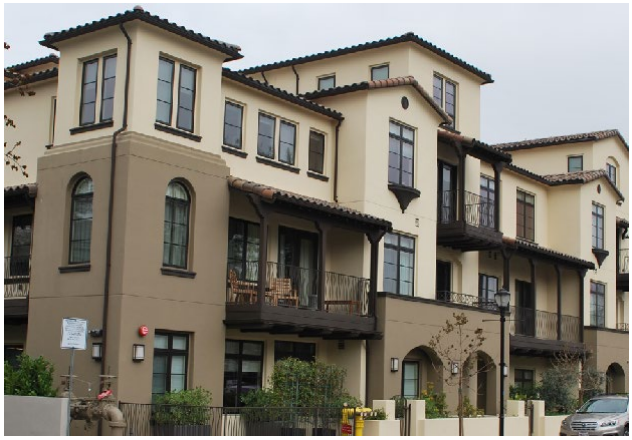


A combination of single- and multi-story elements aides in variation of massing and building height

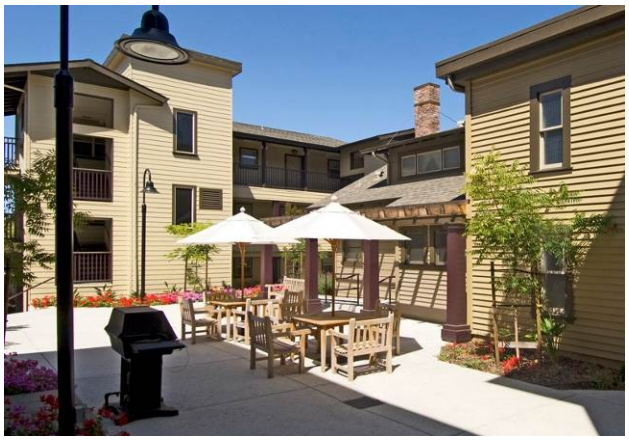
Minimize unfiltered and direct views into neighboring properties through window and floor plan layout



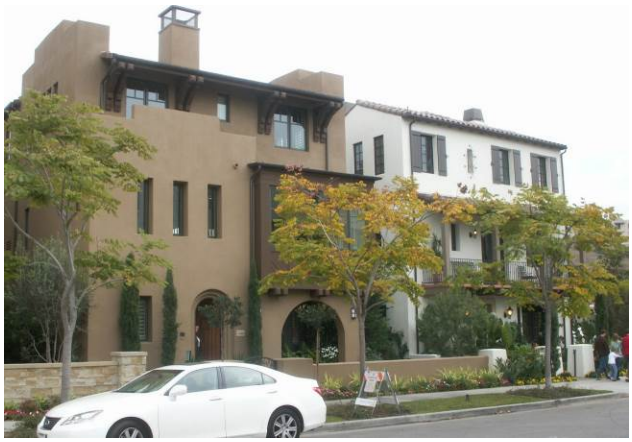
Balconies oriented away from adjacent private areas



Articulation provides interest while helping to separate units and improve privacy of balconies



Site layout featuring informal public space area behind residential buildings



Buildings placed to create a "street scene" along an interior drive aisle

j. The use of large, blank walls as a method to address privacy impacts is not acceptable.

k. Buildings, parking areas, and open space should be arranged to minimize the use of sound walls next to freeway, rail corridor, arterial, and/or collector streets.

2. Accessibility and Street Scene

a. Site layout and building placement should ensure pedestrian connectivity and encourage activity and/or informal interactions within public spaces.

b. Clear, safe pedestrian access should be provided from parking areas to building entrances with pedestrian walkways. Pedestrian sidewalks and walkways should be parallel to parking drive aisles minimizing the need for pedestrians to cross parking drive aisles.

c. On-site pedestrian circulation systems should connect to off-site public sidewalks, transit, and neighboring properties.

d. Where applicable, alleys should be utilized to provide access to parking and service areas.

e. Where appropriate, developments should coordinate access/egress points with existing median openings and driveways.

f. Entry driveways should be located away from street intersections and adjacent property lines, where feasible. Reciprocal access agreements are strongly encouraged to minimize curb cuts and enhance the pedestrian environment.

g. Primary vehicular entries into a multifamily project should be through an entry driveway using identifiable colored, textured, and/or permeable paving treatments. Driveways designed to "split" or that are located through the center of a project are discouraged.

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

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i. Semi-subterranean parking is strongly discouraged when it results in a blank wall or lack of pedestrian access at the street frontage.

j. Decorative paving materials and/or use of colored sidewalk and pavement areas should be utilized at pedestrian and/or automobile contact zones to provide definition to pedestrian space.

k. Where a parking garage is proposed, it should be wrapped with residential units to allow for continuation of the street scene.

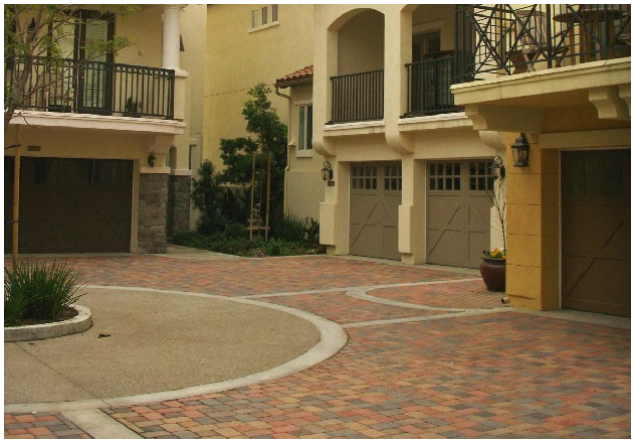
l. Long, straight driveways and long motor courts should be avoided using curvilinear approaches, landscaping, or similar strategies.

m. Driveways should be enhanced using different textures, including but not limited to, stamped or scored concrete, pavers, or grass-crete.

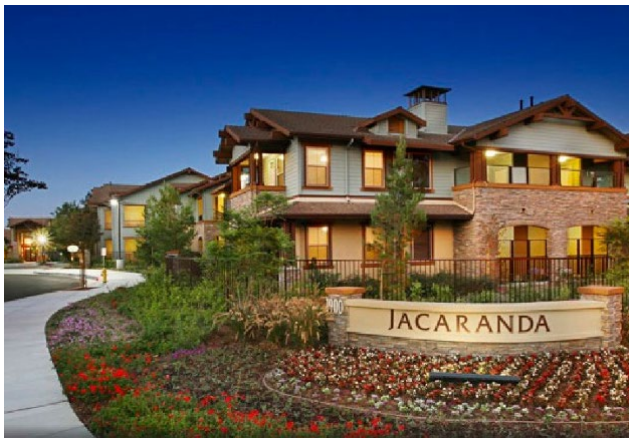
n. Buildings and plazas should be oriented towards the site's primary public street and placed at the property lines (back of sidewalk) to define the street frontage and pedestrian areas.

o. Landscape pockets should be provided along driveways adjacent to buildings and walls, where feasible.

p. Lighting, plantings, benches, public art, trellises, and/or other elements should be provided to enhance the pedestrian environment.



Decorative paving utilized at pedestrian and automobile contact zone



Primary entry defined by accent landscaping and visible signage

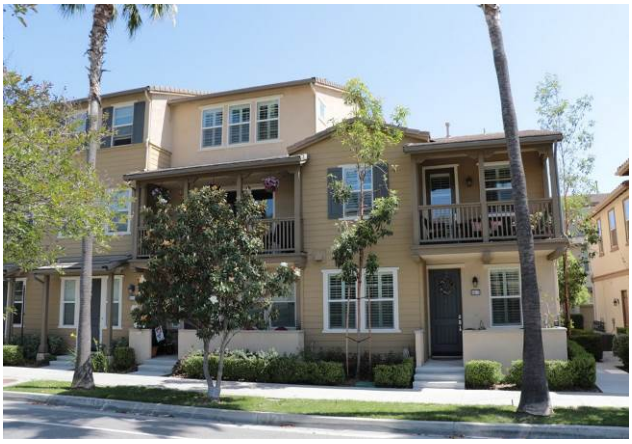
3. Walls and Fences

a. Walls and fences should add visual interest and enhance the site.

b. Walls and fences should be designed in a style, material, and color that complements the dwelling units and project design.

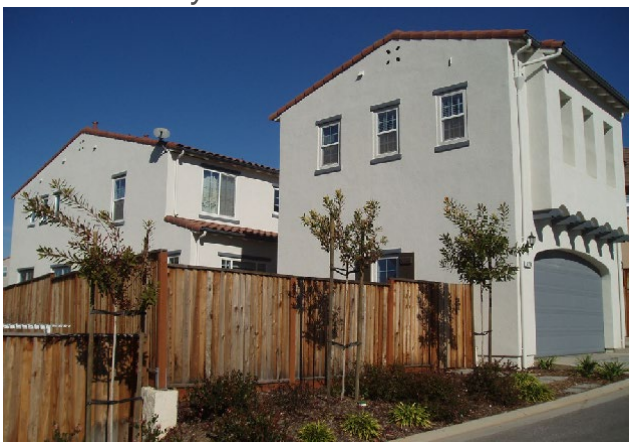
c. Both sides of all perimeter walls or fences should be architecturally treated. Walls should be finished and designed to complement the surrounding development. Long expanses of fence or wall surfaces should be offset and architecturally designed to prevent monotony, and landscape pockets should be provided.

Curvilinear driveway creates visual interest along drive aisle



Large building expanse broken into small-scale units and building elements

Multifamily building featuring proper placement and sizing of windows to complement architectural style



Scale buildings in relation to and proportionate to adjacent buildings

d. Materials such as wood, wrought iron, and stone should be used. Natural colors that are consistent with the architectural theme are encouraged.

e. Stone and brick walls should remain the natural color.

4. Massing and Scale

a. The size and design of new or remodeled structures should be compatible with neighboring sites and structures.

b. A clear, distinctive, and historically recognized architectural style should be selected by the applicant. All design features and detailing should be balanced and proportionate while maintaining consistency with the chosen architectural style.

c. Four-sided architectural massing is required. Emphasis should be placed on scale along building frontage. All façades should be given equal design consideration.

d. Large buildings should be broken into small-scale units.

e. Efforts should be made to reduce the physical mass of buildings. The upper levels of buildings should be set back from the street to make the building appear less imposing at the pedestrian level.

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

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

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

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5. Architectural Style

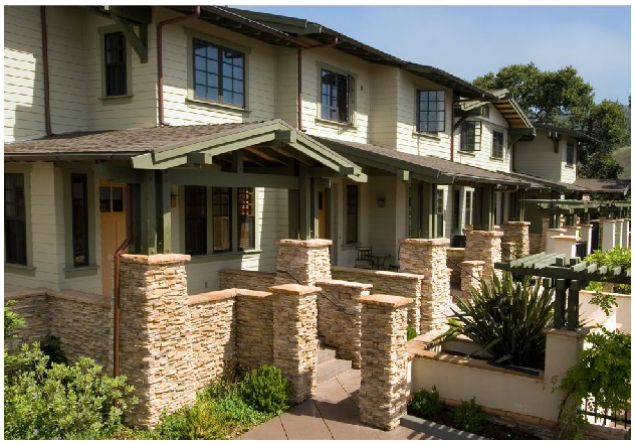
a. A clear, distinctive, and historically recognized architectural style should be selected by the applicant.

b. Newly popularized or "trendy" architectural styles should be avoided. Similarly, historic architectural styles that cannot be authentically reproduced should be avoided.

c. Architectural elements consistent with the chosen style should be applied on all sides of the building(s), not just the front facade.

d. Scale and massing should be appropriate to the chosen architectural style.

e. Regardless of architectural style, all building designs should contribute to and complement the neighborhood character.



Identify a clearly defined architectural style

6. Rooflines

a. Roof forms should be consistent with the architectural style of the building.

b. Special attention should be paid to the articulation of the rooftop portions of buildings, as long, unbroken, horizontal rooflines are not acceptable. Utilizing design features such as cross gables, roof decks and/or varying roof forms is encouraged to minimize the physical mass of a building.

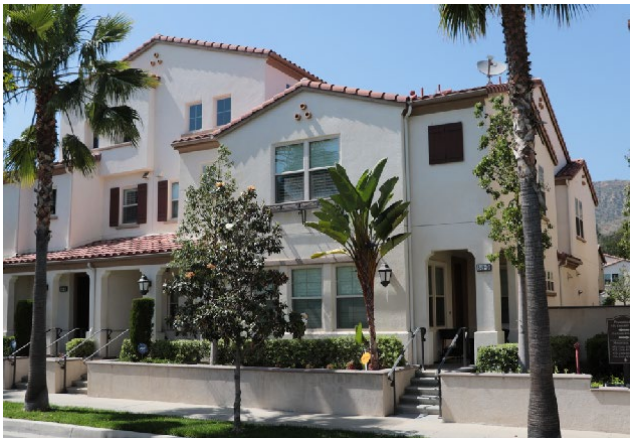
c. Parapets should not appear "tacked on" and should convey a sense of permanence. If the interior side of a parapet is visible from the pedestrian and/or motorist vantage point, it should be designed to be like the exposed façade. Parapets should generally be finished with cornices and/or other horizontal decoration depending on the chosen architectural style of the building.

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

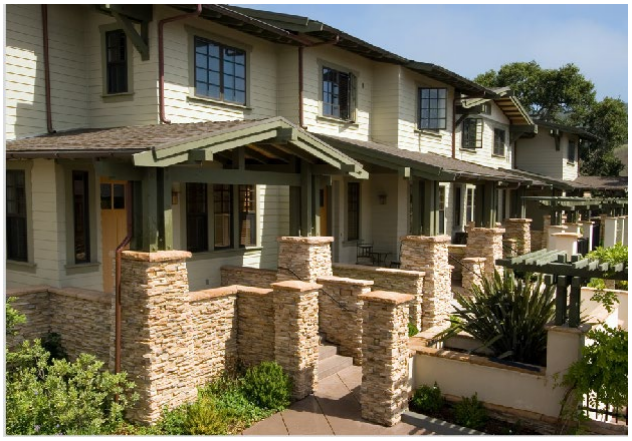
e. Deep eaves, overhangs, canopies, and other architectural features that provide shelter and shade are encouraged.

Ensure roof forms and detailing are consistent with architectural style

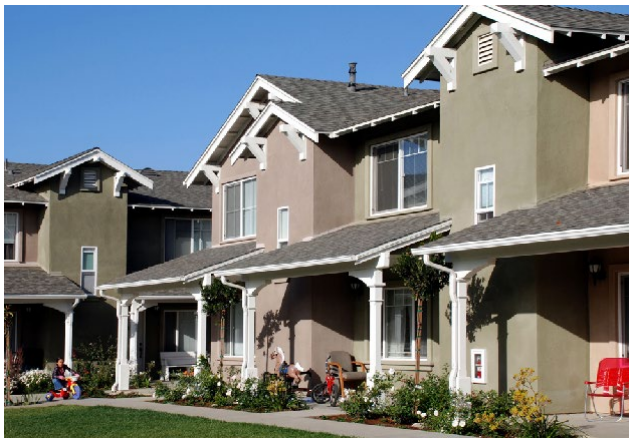
Columns, recessed, and/or projected building elements should be encouraged



Windows and detailing should be compatible with the architectural style of the building and feature quality molding and framing



Building entries promote pedestrian activity



Primary entries oriented toward common open space

7. 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 to provide opportunity for shade, shadow, and visual relief.

b. Unique architectural design features should be utilized on buildings located at street corners, such as taller building elements or architectural details.

c. Exterior walls should include elements to provide depth and character. Elements may include windows, trellises, arcades, roof overhangs, recessed or projected massing, columns, balconies, wainscots, and/or awnings.

d. Surface detailing, such as score lines and colors changes, are not considered a substitute for material integration.

8. Entries

a. Building entrances should be easily identifiable and should face the street or a courtyard to promote pedestrian activity and continuation of building entries along streetscape.

b. Entries should provide a sheltered area in front of the primary door. Entry roofs should follow the same pitch as adjacent roofs.

c. When located at a corner of a public street, buildings should provide a prominent corner entry.

d. Primary pedestrian entries to individual units should be enhanced using colored, textured, and/or unique paving materials appropriate to the design of the building proposed.

e. Every building should contain at least one pedestrian entry that does not require access through a parking garage.

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9. Windows and Doors

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

b. Floor plans should be designed to allow proper placement and sizing of windows to complement the chosen architectural style. Windows should be placed with adequate spacing between window/door trim and wall edges/top plates.

c. Garage doors facing the street are highly discouraged.

d. Where appropriate to the architectural style, window detailing, such as sills, trim, shutter and/or awnings, should be utilized.

e. Shutters should be proportionate in size to the windows to create the appearance of functionality.

f. Awnings or prominent architectural features over building entrances should be utilized to provide a defined building entry that provides a sheltered area and orients residents and visitors.

g. Where appropriate to the architectural style, windows and doors should be inset from the walls a minimum of two (2) inches to create shadow detailing and visual appeal.

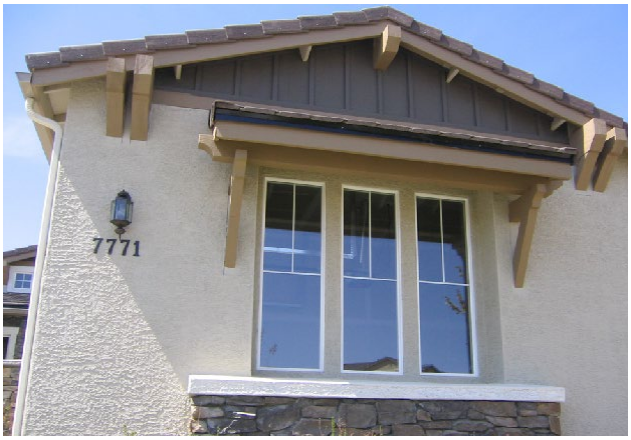
h. Replacement windows should be compatible to the overall building in style and material.

i. Preferred window materials include:

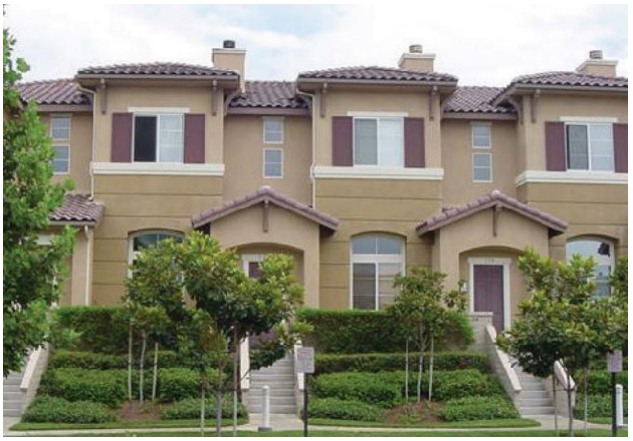
- Wood
- Composite clad
- Colored vinyl
- Coated metal

j. Anodized aluminum window material is discouraged.

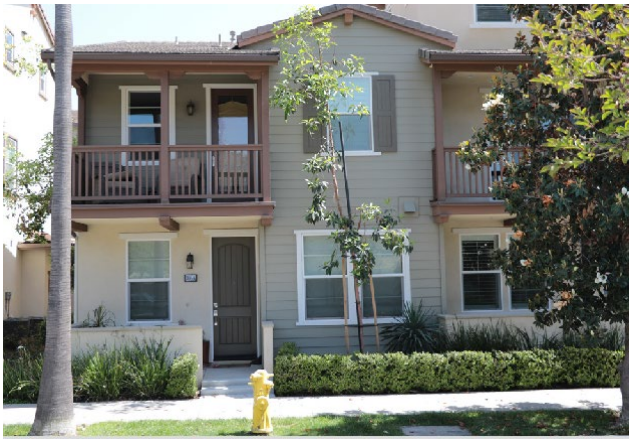
Window trims and sills improve overall building design



Window articulation and detailing is achieved through integrated sill, trim, and awning

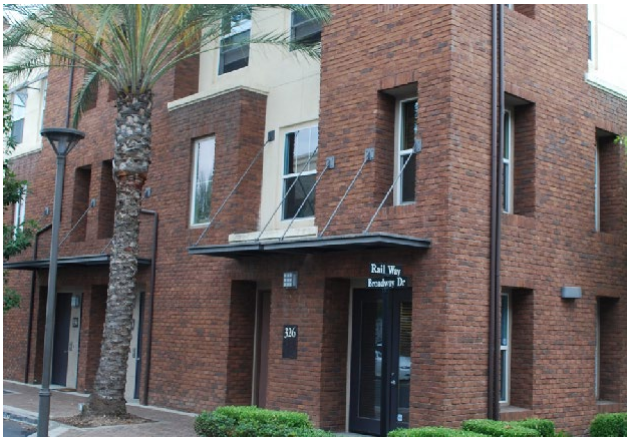


Shutters should be proportionate in size to windows and create the appearance of functionality



A balanced color palette with neutral base colors

Wood, wrought iron, and stone balance building elements



Brick finish wrapping the exterior corner

10. Colors and Materials

a. A balanced color palette should be kept using the correct proportions between the neutral "base colors" and the brighter "accent colors" on each building. Buildings with large walls should have a subtle, yet darker, base color.

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

c. Appropriate materials for walls and façades include, but are not limited to: stucco, stone, tile, split-faced block, brick, and wood siding.

d. Facade treatment relevant to the architectural style should be carried throughout the entire building with each facade and any accessory structure.

e. Architectural detailing should be included to add visual interest to the facade, but overly ornate detailing is discouraged.

f. Encouraged roof types include: concrete tile, two-piece barrel tile, and class A asphalt shingles (preferably architectural dimension).

g. Discouraged roof types include: built-up and torch down roofs, rock roofing applied over an approved built-up roof, corrugated metal and fiberglass roofing panels, standing seam and similar metal roofing panels, and gravel roofs.

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

i. The design of accessory structures, fences, and walls should be harmonious with the principal building and other buildings on the site and should utilize the same or similar colors and materials.

j. Non-natural colors are discouraged.

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11. Private and Common Open Space

a. Open space should focus on areas that are usable to the residents and not merely remainder parcels with marginal utility.

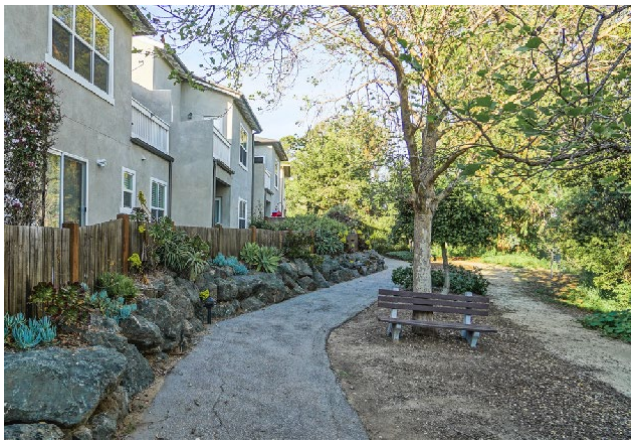
b. Residents of multi-family developments should have safe, efficient, and convenient access to usable open space, whether public or private, for recreation and social activities. Examples of amenities include common rooms, pools, sports facilities, and gyms.

c. Where possible, connections should be provided between neighborhood parks and the larger community-wide park system, i.e. jogging and hiking trails, bicycle paths, etc.

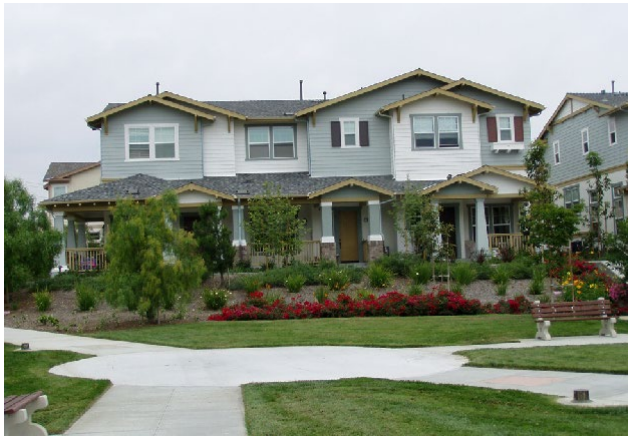
d. Bicycle and pedestrian pathways should access a project at visually pleasing locations rather than service areas.

e. Infrastructure elements such as stormwater retention basins should be incorporated into the overall open space plan.

f. Roof decks should be oriented toward the street or onto common areas. Avoid upper-story decks that overlook onto neighboring properties. Where this cannot be avoided, install screening devices such as solid railing walls, frosted/opaque glass, or perimeter planters.



Accessible linear park parallel to multifamily housing contributes to livable, active communities



Usable area of open space central to residential units

12. Landscaping

a. Drought-tolerant landscape design should be integrated into all projects.

b. Plant selection, soil preparation, planting layout, and irrigation systems should balance aesthetics with water conservation.

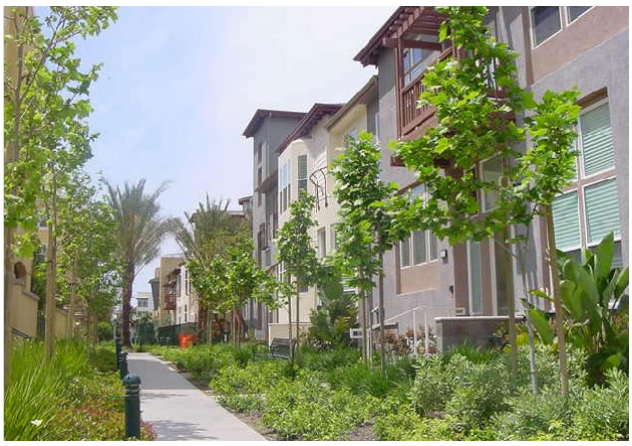
c. Low impact development (LID) strategies, such as permeable paving, vegetated swales, and/or infiltration areas, should be utilized.

d. Landscape elements such as sun shelters, lighting, fountains, and paving materials are encouraged.

Example of drought-tolerant landscaping

Landscaping incorporating a combination of low, medium, and tall materials along walkway

Landscaping areas should be provided to enhance pedestrian walkways



Trees provide a variety of texture, color, and form to planting areas

e. Large landscaped areas should include:
   - Pedestrian scaled lighting;
   - Plant materials and structures that provide shade, color, and contrast; and
   - Seating opportunities such as raised planters.

f. Proposed projects should accommodate existing mature trees, where feasible, and should provide for their protection during construction.

g. New landscaping materials should be of varying size and quality and designed to the scale of the project.

h. Landscaping should contain a combination of low, medium, and tall plant materials as appropriate.

i. Landscaping areas should be provided to enhance pedestrian walkways.

j. Plant materials should be distributed throughout the site.

k. Landscape design concepts should allow adequate spacing of plants for mature growth and complete coverage of planting areas.

l. When planting space is limited, the use of raised planters, window boxes, potted plants, and climbing vines should be utilized.

m. Where blank walls within a project cannot be avoided, planters and/or clinging vines should be used.

n. Planting should be used to soften or screen parking areas, alleyways, and trash and service areas.

o. Deciduous and evergreen trees should be used to provide a variety of texture, color, and form in planting areas.

p. Unique flowering trees, vines, shrubs, and accent trees are encouraged as focal points within a project planting palette.

q. Semi-permanent mulching, such as bark, is not an acceptable groundcover solution and should not be used as an alternative for ground cover or other landscape material.

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13. Amenities

a. Outdoor spaces should include seating, trash cans, bicycle racks, and/or other pedestrian amenities.

b. Pedestrian spaces should have unique, detailed, and well-articulated paving design. Paving materials may include concrete or brick pavers, tile, scored and textured concrete, or stone that is consistent with the design of the proposed building.

c. Furnishings should be coordinated with the overall design or theme of a development.

d. Public art is encouraged that invites participation and interaction, adds local meaning, represents the community by revealing its culture or history, and/or captures or reinforces the unique character of place.

e. The selection and placement of public art should be part of the overall site design process rather than as an afterthought to a project.

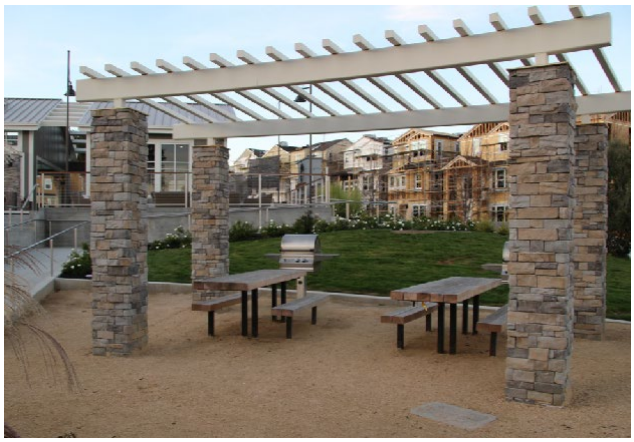
f. Public art should be placed to avoid locations where it may obstruct a pedestrian pathway, create a traffic hazard, or compete with another piece of art within the area.

g. Where proposed, bus stops and shelters should be integrated into the project setting through the incorporation of appropriately designed and selected benches, lighting, and/or landscaping to create a sense that the bus stop “belongs to” the surrounding neighborhood.

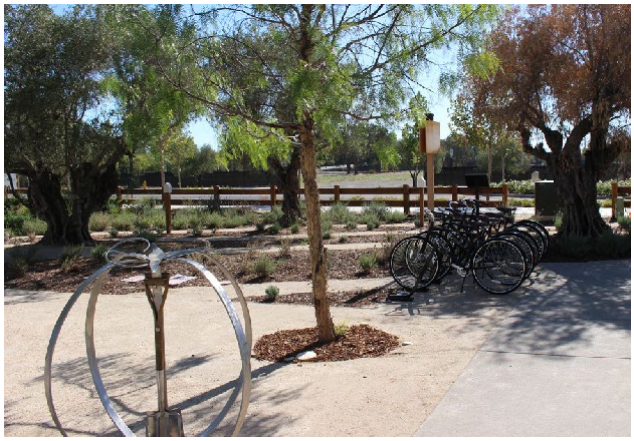
h. Light fixtures should be designed or selected to be architecturally compatible with the main structure or theme of the building.

i. The quality of light, level of light, and type of bulb or source should be carefully selected and placed so that lighting levels do not draw attention to the glow or glare of the project site, and timers and sensors should be incorporated to avoid unnecessary lighting.

Unique, flowering shrubs used in conjunction with project focal point

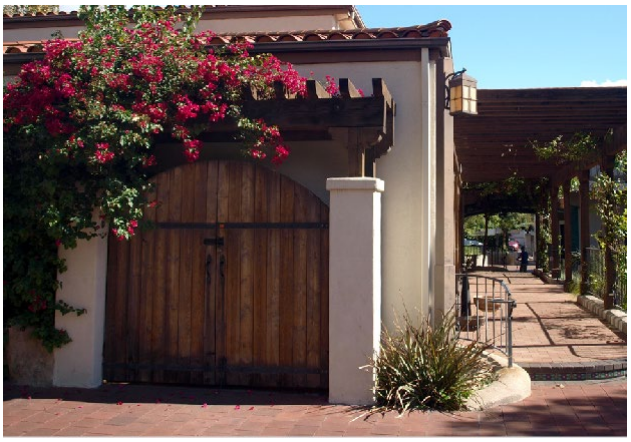


Outdoor spaces should include amenities such as seating, BBQ pits, and trash cans



Bike racks and interactive art pieces promote utility of common areas

Avoid glare onto adjacent properties



Trash enclosures located at rear of site and concealed within building

Mechanical equipment appropriately screened from view

14. Equipment and Service Areas

a. Service facilities should be located and designed for easy access by service vehicles and each individual tenant and should be sited where they will not create a nuisance for adjacent uses.

b. Trash collection areas should not intrude into major lines of sight when viewed from residential units or landscaped open areas of the subject development or adjacent properties.

c. Trash and recycling enclosures should be screened with landscaping.

d. The trash and recycling enclosure should be consistent with the design of the project and the building. Wall materials and details that are architecturally compatible to the building design should be incorporated so that similar or the same materials are used on the enclosure as the surrounding buildings.

e. A pedestrian entrance to the trash and recycling enclosure should be provided so that the large access gates do not have to be opened as often.

f. All mechanical equipment on the site should be appropriately screened from view.

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

h. All backflow prevention devices should be screened from public view per the standards set forth in the Development Services Department and integrated into the site plan in a way that does not detract from the overall appearance of the building(s).

i. Community mailboxes should be designed to be compatible with the building colors and materials of the main structure.