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DESIGN GUIDELINES FOR RESIDENTIAL PROJECTS

The Residential Guidelines provide specific and broad recommendations to create high quality buildings and site plans that will result in more attractive, livable, and pedestrian-friendly neighborhoods. They aim to be prescriptive enough to create a framework for design and carry out the community's urban design vision but flexible enough to allow for creativity and innovation in design and planning. This Chapter presents Design Guidelines on the following topics:

- A. Development Intensity and Neighborhood Compatibility
- B. Building Height and Form
- C. Building Relationship to the Street
- D. Building Design
- E. Building Setbacks for Light, Air and Privacy
- F. Auto Circulation: Site Access, Streets and Driveways
- G. Parking Location and Design
- H. Facilities for Walking, Bicycle, Transit
- I. Site Landscaping
- J. Usable Open Space
- K. Fences and Walls
- L. Services

A. DEVELOPMENT INTENSITY AND NEIGHBORHOOD COMPATIBILITY

These guidelines ensure that projects do not visually disrupt the existing neighborhood character or degrade the environment and living experience of neighbors.

- A-1 Design projects to respect the development pattern of the neighborhood and complement the neighborhood character valued by the community.
- A-2 Design projects to enhance the appearance of and contribute positively to the existing visual context of the neighborhood.
- A-3 Locate and orient buildings to respect the need for privacy, light, and air of surrounding structures.

DESIRABLE



Tucking new small-lot single-family homes behind existing homes on deep lots preserves the existing single-family character and scale of the neighborhood. (Guideline A-1)

DESIRABLE



The design of this new small-lot single-family home, located behind an existing home, includes stepbacks and articulation, and contributes positively to the existing visual context of the neighborhood. (Guideline A-2)

UNDESIRABLE



Although the second story is stepped back from the street, the location of the garage, and the lack of landscaping, entryway, windows, and articulation along the front building facade produce an undesirable project. (Guideline A-2)

UNDESIRABLE



These new small-lot single-family homes, located behind an existing single-family home, lack stepbacks from the property line and do not respect the need for privacy, light, and air of surrounding structures. (Guideline A-3)

DESIRABLE



The taller portion of this multi-family residential project is located at the corner, away from adjoining properties, to maximize light, air, and privacy for units within and adjacent to the project. (Guideline B-2)

DESIRABLE



The third story of these townhomes are stepped back from the stories below which reduces the visual impact of third story. (Guideline B-3)

UNDESIRABLE



The three-story project lacks any stepbacks and towers over adjacent property. (Guideline B-3)

UNDESIRABLE



The lack of stepbacks in this townhome project results in a tall and flat facade. (Guideline B-3)

B. BUILDING HEIGHT AND FORM

Building Height

These guidelines ensure that the scale of the project is compatible with adjacent buildings, and tall buildings do not overwhelm smaller scale buildings or block access to light and sun.

B-1 Design buildings to be respectful of adjacent buildings, and create transitions of appropriate height and scale.

B-2 Locate the taller portions of residential projects away from adjoining properties, in order to provide height transitions between taller and lower buildings, and to maximize light, air, and privacy for units.

B-3 In low and medium density residential zones, reduce the visual and shadow impact of upper stories by using one or more of the following design strategies:

- Locate upper stories in the center of the property,
- Step back the upper stories from the stories below,
- Tuck the upper stories inside a pitched roof,
- Use pitched roofs with dormer windows for upper story rooms.

B-4 In areas where the prevailing development is single-story, step back the upper stories along the public street frontage to maintain compatibility with the single-story character.

B-5 In hillside areas, design buildings to step down the hillside, following the slope of the land, rather than having tall down-slope walls that are highly visible from surrounding properties and which are not consistent in scale with existing neighborhoods.

DESIRABLE



In this hillside subdivision, building height and bulk is minimized through horizontal and vertical setbacks and step-backs. (Guideline B-4)

UNDESIRABLE



The tall walls and over scaled entry of this single-family home exaggerate the height and scale of the building. (Guideline B-4)

UNDESIRABLE



This single-family home does not step down the hillside, resulting in a tall down-slope wall that is highly visible and out of scale with surrounding neighborhoods. (Guideline B-4)

DESIRABLE



In this multi-family project, horizontal and vertical setbacks and stepbacks help break the building into smaller discrete masses. (Guideline B-5)

DESIRABLE



In this townhome project, changes in roof form and recesses minimize the bulk of the building. (Guideline B-7)

UNDESIRABLE



In this townhome project, the lack of setbacks and stepbacks results in one long continuous flat wall. (Guideline B-6)

UNDESIRABLE



In this example, the lack of building breaks and substantial recesses results in a long and bulky façade. (Guideline B-7)

Building Form and Bulk

These guidelines ensure that continuous buildings with attached or stacked units on deep narrow lots do not end up being overly long and bulky, creating an incompatible institutional character within residential neighborhoods.

B-6 Design residential projects to avoid large box-like forms with continuous unrelieved surfaces.

B-7 Include articulation at a minimum along the public and private street frontage, and project side and rear yards, such that the bulk as seen from existing neighbors is reduced. (See Building Articulation.)

B-8 Minimize the bulk of the buildings by limiting building length, or designing buildings with two or more of the following special features to break up building bulk, including:

- Horizontal and vertical setbacks and stepbacks (instead of a long flat wall),
- Changes in roof form and height,
- Major full-height recesses (typically at least 10 feet deep) along the length of the building that successfully break the building into smaller discrete masses.

B-9 Ground level parking podiums and lobbies can be continuous without a break if the above guidelines are met.

C. BUILDING RELATIONSHIP TO THE STREET

Front Yards

These guidelines ensure that landscaped front yards in residential neighborhoods create an attractive neighborhood character and “curb appeal” along the street to increase the value of homes throughout the neighborhood.

C-1 Design front yard setbacks to provide a pedestrian scale and enhance the street, with setback dimensions that are generally consistent with the other buildings on the block.

C-2 Maximize front yard landscaping, through the following strategies:¹

- Limit paved areas to those which are necessary for auto circulation and pedestrian access to the front door.
- Use narrow paved wheel strips instead of wide paved driveways.
- Narrow driveways at the street and widen them closer to the garage entrance.
- Provide walkways to front doors that are no more than four feet wide. Incorporate landscaping into the walkway (if feasible given handicapped access needs.)
- Use permeable paving for pedestrian walkways.
- Use permeable paving for driveway aprons.

DESIRABLE



The landscaped front yards help provide a pedestrian scale along the street and create an attractive neighborhood character. (Guideline C-1)

UNDESIRABLE



Excessive paving in this front yard creates a barren street frontage. (Guideline C-2)

DESIRABLE



This driveway apron uses narrow paved wheel strips to maximize landscaping. (Guideline C-2)

1. See Endnote

DESIRABLE



A primary entrance, front porch, and primary living space windows on this street-facing façade create an attractive appearance that enhances the surrounding neighborhood. (Guideline C-3)

DESIRABLE



A trellis signals the route to entry to this multi-family residential project. (Guideline C-4)

UNDESIRABLE



The lack of primary windows and a front entrance on this street-facing façade results in a building that does not relate to the street or surrounding neighborhood. (Guideline C-3)

DESIRABLE



Although this is one continuous facade, the individual units are articulated with different designs, roof forms, and individual entrances. (Guideline C-5)

Building Orientation, Entrances, and Street-Facing Facades

These guidelines ensure that projects create an attractive street appearance that contributes to neighborhood character, establishes a sense of community, and fosters social interaction among neighbors.

C-3 Design the street-facing façade to orient towards the public street, or private street if lot does not abut public street. Incorporate a front porch, front door, primary living space windows, building articulation elements (such as cornices, brackets, overhangs, shutters, window boxes, etc.), and extensive front yard landscaping to create an attractive street appearance that enhances the surrounding neighborhood.

C-4 Locate the primary front entrance of residential units to face public, or private streets if lot does not abut public street.

- Where it is not feasible to locate the front door facing the street due to topography or other physical constraints, provide a trellis or landscaped courtyard entry to signal the route to the entry. Use accent landscaping and special landscape elements, such as feature planting, including free-standing columns or trellises with vines for vertical accent, to give visual expression to site circulation, especially at entrances and exits.

C-5 In areas where the prevailing character is single-family detached development, design the public street facing facade to “read” like single unit structures. Examples include shifting the units in section, varying the design treatment for individual units, and incorporating individual unit entrances along the facade.

D. BUILDING DESIGN

These guidelines seek to create unified and harmonious building compositions, promote quality architecture, and visual diversity. No official architectural style is dictated or preferred.

Architectural Style

- D-1 Design projects with a consistent design integrity, exhibited by all building components including, but not limited to, building mass and articulation, roof forms, windows (proportion and design), building materials, facade details (doors and entrances), fencing, and landscaping.
- D-2 Avoid combining structural and decorative characteristics from different architectural styles into a single building.

DESIRABLE



This home exhibits design integrity through roof forms (low roof line), building massing (second story tucked under roof to preserve single-story appearance), materials (siding), and windows (large windows with shutters) that are consistent with the Ranch style. (Guideline D-1)

UNDESIRABLE



Although this home may be considered Neo-Eclectic, it exhibits less architectural integrity, compared to the project on the left, as it incorporates different architectural styles (Ranch, Spanish Revival, etc.) into a single building. (Guideline D-2)

DESIRABLE



This home exhibits design integrity through roof forms (roof has numerous steep pitches), building massing (turret), building materials (first story stone veneer), and windows (several windows of different shapes) that are consistent with the Tudor style. (Guideline D-1)

DESIRABLE



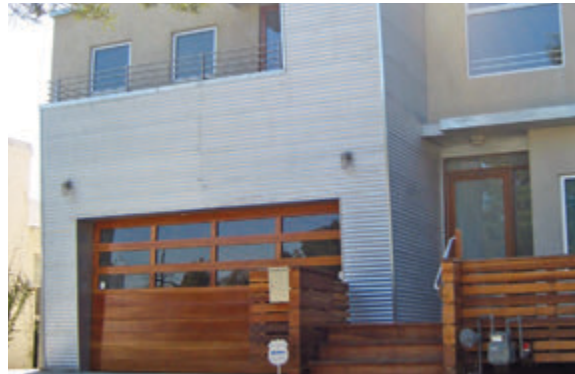
This project uses a unified palette of materials, where wood finishes and the different siding serve to complement one another. (Guideline D-6)

DESIRABLE



A bright blue color is used around the garage door and windows as an accent color. (Guideline D-9)

UNDESIRABLE



Aluminum siding is not a desirable building material. (Guideline D-5) For mixed-use (residential/commercial) or contemporary architectural styles, exceptions that require design review and public hearings may be appropriate.

Building Materials

- D-3 Use building materials that convey a sense of durability and permanence. Use high quality materials that will last for the life of the building. Install materials so that building facades do not stain or deteriorate quickly.
- D-4 Use the highest quality and most durable materials at the base of buildings, because those can be most impacted by landscaping, people, and automobiles.
- D-5 Use exterior siding materials such as stucco, wood siding, masonry, tile, wood shingles, metal panels, and glass panels. Scored plywood and aluminum siding are not desirable. For mixed-use (residential/commercial) or contemporary architectural styles, exceptions that require design review and public hearings may be appropriate.
- D-6 Use a complementary palette of materials on all four sides of buildings. Use building materials of similar durability and quality throughout the project.
- D-7 Locate material changes at interior corners as a return at least six feet from the external corners or other logical terminations; and not at external corners.

Building Colors

- D-8 Select a coordinated palette of complementary colors, rather than a patchwork of competing colors.
- D-9 Use bright and/or dark colors only as accent colors on trim.
- D-10 Do not use fluorescent or neon colors.
- D-11 Select a set of colors that is compatible with the surrounding neighborhood visible from the subject property.

Building Articulation

D-12 Design doorways, columns, overhangs, and other architectural elements to be substantial in depth, in order to create shadow and architectural relief. Incorporate at least three of the following features, consistent in design style, that provide articulation and design interest consistently throughout the project:

- Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses;
- Pitched / variegated roof forms;
- Roof overhangs at least 18 inches deep;
- Variety in use of materials, especially at ground level stories, for detailing at porches / entry areas, paneling at bays or at special parts of the building;
- Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection; and/or
- Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building.

DESIRABLE



The detailing of the roof eaves and recessed entry add depth the street-facing facade of this home. (Guideline D-12)

DESIRABLE



Pitched and variegated roof forms along with roof overhangs on this single-family home help create a visually interesting façade. (Guideline D-12)

UNDESIRABLE



The lack of window recesses and trim of substantial depth on the side wall of this townhome project results in a long flat continuous side wall that impacts the adjacent neighboring single-family residence. (Guideline D-12)

UNDESIRABLE



Although this townhome project has several building articulation elements, the inappropriate scale of these elements along with the lack of architectural integrity produce an overly bulky and unsuccessful design. (Guideline D-12)

DESIRABLE



Overhangs, chimneys, and balconies add architectural interest to this multi-family project. (Guideline D-13 & D-14)

DESIRABLE



Changes in roof height helps break the project down to smaller individual masses. (Guideline D-16)

D-13 Incorporate projections and recesses throughout the façade design to add architectural interest and a visual play of light and shadow. Examples include: bay windows, chimneys, front porches, balconies, overhangs, brackets, and cornices.

D-14 Incorporate building projections that enhance the design and articulation of the building. These may project into required front, side, and rear yards up to the limits allowed in the development standards.

Roof Forms

D-15 Incorporate variable roof forms into the building designs, to the extent necessary to avoid a boxy appearance of residential buildings. This may be accomplished by changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.

D-16 Design roof forms such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units.

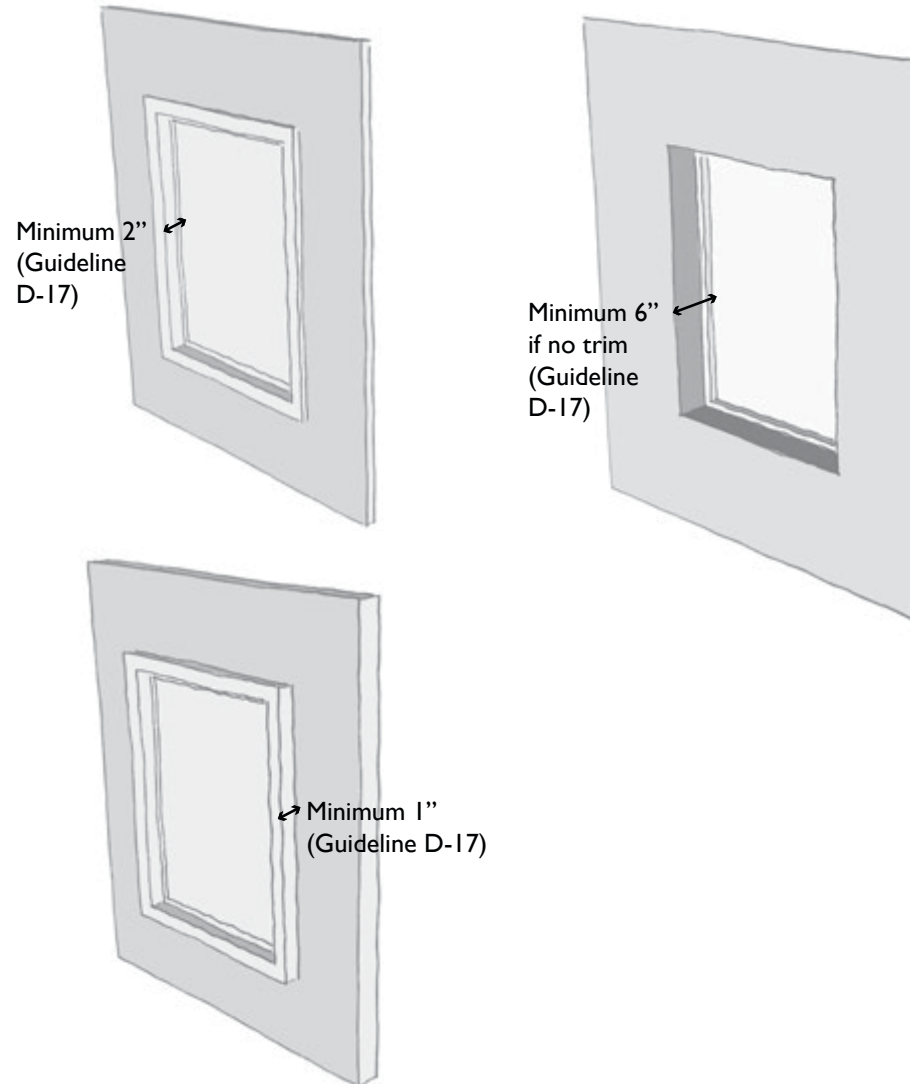
Windows

D-17 Design window patterns and proportions to enhance all facades of the building and add architectural interest. Differentiate window designs (size, proportion) to reflect the different components of residential units, (for example entrances, living areas, stairways, and bedrooms) while ensuring harmony within that variety.

D-18 Design windows recesses, window trim and other window elements to be substantial in depth to create shadows and add architectural interest. Incorporate at least one of the following window features throughout the project:

- Minimum depth of at least two inches from glass to exterior of trim;
- Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern);
- Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design, and not appear “tacked-on.”

DESIRABLE



DESIRABLE



The building entrance to this home is appropriately scaled and helps to create a more pedestrian friendly street frontage. (Guideline D-20)

UNDESIRABLE



In this example, the over-scaled building entrance exaggerates the scale of the structure. (Guideline D-20)

Doors and Entrances

D-19 Emphasize building entrances with special architectural and landscape treatments.

D-20 Design building entrances so that they are not over-scaled relative to the size of the buildings, such that they exaggerate the scale of the structure.

Remodeling and Additions

D-21 Design additions to existing buildings with consideration for the overall form of the resulting building; additions must not mix styles or introduce incongruous design motifs to an existing building.

D-22 Design additions to have similar massing volumes consistent with the original building with second story additions articulated such that not all exterior faces of the second story walls are directly above the first story walls.

D-23 Design remodeling projects and additions such that the exterior appearance of the building demonstrates design integrity in the following ways:

- Use complementary materials for exterior facades;
- Use window types that are similar in size, shape and proportion of the windows on the original building;
- Use consistent roof materials and roof forms.

D-24 Do not close, move or enlarge exterior openings for doors and windows without consideration for the overall composition of the building, including all other remaining exterior openings.

D-25 Do not remove or cover high quality original finish materials and ornamentation integral to the design integrity of the building with new incompatible materials.

D-26 Design new windows and doors to match existing window, door and hardware materials, except when the existing materials are of low quality, in which case they all shall be replaced with high-quality materials.

DESIRABLE



The second story addition has a roof form and roof materials consistent with the first story garage. (Guideline D-23)

DESIRABLE



The second story addition is located away from the adjacent property, which minimizes bulk and impacts on adjoining properties. (Guideline D-22)

UNDESIRABLE



The roof form of the second story addition is not consistent with the existing roof forms and the window is not consistent with the first story windows. (Guideline D-23)

UNDESIRABLE



The second story addition does not match the window proportion or siding of the first story. (Guideline D-21)

DESIRABLE



A landscaped setback provides light, air and privacy for residential units in the project, as well as residential units in adjoining buildings. (Guideline E-1)

DESIRABLE



A larger side setback in this single-family home (which resulted from a rear setback exception) has enough depth to create a usable private open space area that can accommodate seating areas. (Guideline E-2)

DESIRABLE



In this multi-family residential project, units on the ground floor have adequate access to light and air due to the separation between the buildings. (Guideline E-4)

E. BUILDING SETBACKS FOR LIGHT, AIR, AND PRIVACY

The purpose of these guidelines is to ensure adequate setbacks for residential units in the project and ensure the project respects the residential units in adjoining buildings.

- E-1 Provide adequate light, air, and privacy for residential units in the project, as well as residential units in adjoining buildings.
- E-2 Provide rear setbacks that have sufficient depth to create usable open space areas that can accommodate chairs and tables, outdoor grills, gardening, and other outdoor activities.
- E-3 Incorporate lower building heights and greater side and rear yard setbacks for portions of projects that are adjacent to lower density residential zones.
- E-4 Provide distance between buildings on the same project site that is adequate to ensure light, air and privacy for adjacent residential units and to minimize shadows on open space.
- E-5 Use design strategies to protect privacy, such as offsetting windows of adjacent units, locating minor windows above eye level, and using opaque glass for minor windows.

F. AUTO CIRCULATION: SITE ACCESS, STREETS, AND DRIVEWAYS²

These guidelines ensure a safe and convenient pedestrian environment and an attractive street frontage to accommodate pedestrian and bicycle activities.

- F-1 Minimize the number of curb cuts, to minimize interruptions in the sidewalk and maximize front yard landscaping.
- F-2 Space curb cuts so as to preserve on-street parking and minimize paving.
- F-3 Maximize the use of shared access driveways when driveways are closer than 50 feet apart; if a project's access driveway is adjacent to an existing access driveway, a landscaping buffer of at least 5 feet in width must be provided between the access driveways.
- F-4 Design private driveways, private streets, and public streets according to the Engineering Design Guidelines for Unincorporated Alameda County.
- F-5 Gates for townhouse housing or for single-family detached "gated communities" are strongly discouraged.

DESIRABLE



If driveways are to be located next to each other, extensive landscaping must be installed between the two driveways to improve the street appearance and the outlook from residences. (Guideline F-3)

UNDESIRABLE



If the two driveways were shared, the resulting residential lots would be larger and there would be more landscaping and open space. (Guideline F-3)

2. See Endnote

DESIRABLE



Tuck Under Parking. Parking is located on the ground floor under the units. (Guideline G-1)

DESIRABLE



Parking Wrapped with Living Space. Parking is located on the ground, wrapped with residential units. (Guideline G-1)

G. PARKING LOCATION AND DESIGN³

These guidelines ensure that the visibility of parking is minimized from public streets and that parking areas will not create a negative visual outlook for the residential units.

Parking Location

G-1 Locate parking to the side or rear of buildings, or underneath buildings and avoid land intensive surface parking lots. Typical design solutions for Alameda County lots are shown below:

- Side Parking
- Rear Yard Parking
- Below Grade Parking
- Tuck Under Parking
- Parking Wrapped with Living Space

G-2 Do not locate parking between the building and the street or access driveway. Landscaped front yards along the street need to be preserved to create an attractive neighborhood appearance.

G-3 In ACBD RC districts, accommodate resident parking on-site interior to or at the back of the site where it is not visible to the street, and/or by garage space in the building where no more than one garage door is visible to the street. Apartment type buildings built over exposed parking spaces are not permitted.

G-4 Minimize the prominence of driveways and parking garages within the front façade and the front yard.

3. See Endnote

G-5 Locate garage entrances and driveways to the side of the property instead of at the center.

Parking Lot Layout

G-6 Disperse contiguously paved parking areas throughout the project in smaller segmented parking areas, rather than creating large parking lots.

Parking Garages

G-7 Reduce the prominence of garage doors through one or more of the following strategies:

- Locate the garage door behind the front porch and/or living space, relative to the front lot line;
- Design the second floor to overhang beyond the garage door.
- Locate the garage to the side of building rather than at the center.
- Three-car garages for single-family houses:
- For garages with three or more non-tandem parked cars, the area of the front wall(s) of garages(s) should not be more than 25% of the cumulative exterior front walls of a two story single-family residential building; no more than 50% of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of a three-car garage must be separated from the remaining garage front wall by at least two feet. Three story single-family residential buildings should be no more than 20% of the cumulative exterior front walls to be the area of the front wall of the garage.

DESIRABLE



The garage is located behind the front porch and living space, allowing the entry of unit to become the prominent feature. (Guideline G-7)

DESIRABLE



The garage is located to the rear of the building, which minimizes the visibility of the garage. (Guideline G-7)

UNDESIRABLE



Locating the garage in the center of the street makes the garage extremely prominent and detracts from street appearance. (Guideline G-7)

DESIRABLE



Landscaping between the sidewalk and the street helps create a buffer for pedestrians from cars. (Guideline H-1)

DESIRABLE



Provide sidewalks within residential projects, connecting from the street or driveway to building or unit entrances. (Guideline H-2)

H. FACILITIES FOR WALKING, BICYCLE, TRANSIT⁴

These guidelines ensure that adequate and safe facilities for pedestrians, bicycles, and transit users are provided in addition to auto circulation.

Sidewalks, Street Trees, and Other Public Right-of-Way Improvements

H-1 Provide new or repaired improvements in the public right-of-way along the lot frontage, including sidewalks, street trees, curbs, and gutters, following the Alameda County Engineering Design Guidelines and CVCBD Specific Plan (when applicable).

On-Site Pedestrian Walkways

H-2 Provide sidewalks within residential projects, connecting from the street or driveway to building or unit entrances.

H-3 Provide walkways delineated with decorative paving for projects where sidewalks are not required.

Decorative Paving

H-4 Incorporate decorative, pervious paving into paved and landscaped areas in order to enhance the appearance of the project, reduce the visual impact of paved surfaces and act as a traffic calming measure. Decorative paving includes: brick, stamped colored concrete, stone blocks or pavers, interlocking colored pavers, grasscrete, and other comparable materials.

4.. See Endnote

H-5 Locate decorative paving in the following priority locations:

- The first 20 feet of the driveway closest to the street;
- A four-foot wide pedestrian path along the length of the driveway, if no sidewalk is provided;
- Parking maneuvering areas;
- Parking aprons; and
- Parking areas or fire turnarounds that can also occasionally function as outdoor courtyards.

Bicycle Parking and Storage

H-6 Provide accessible and secure on-site bicycle parking/storage facilities.

Transit Shelters

H-7 If the provision of a transit shelter is required, provide transit shelter that enhances the streetscape and that offers adequate seating and shade.

DESIRABLE



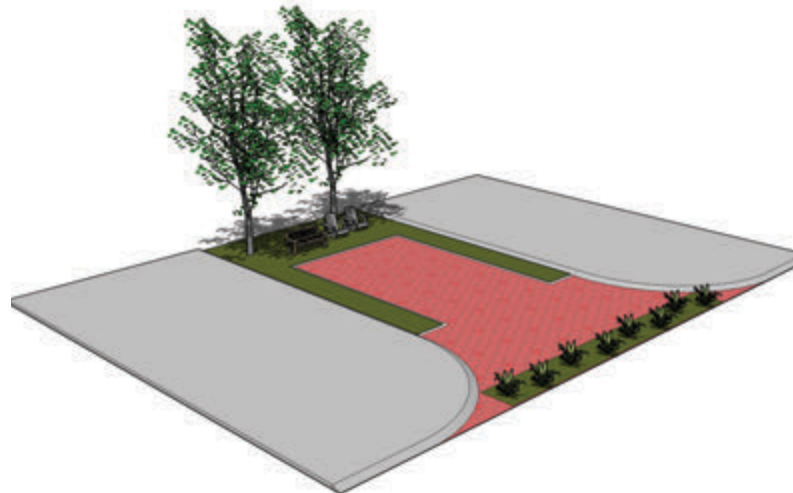
Decorative paving in the driveway signals to cars that the driveway is shared with pedestrians and that pedestrians have priority. (Guideline H-3 & H-5)

DESIRABLE



Decorative paving at the street reduces the visual impact of paved surfaces and acts as a traffic calming measure. (Guideline H-4 & H-5)

DESIRABLE



Designate areas that can occasionally function as outdoor courtyards (e.g. fire turnaround) with decorative paving. (Guideline H-5)

DESIRABLE



Landscaping in this project helps create an attractive visual outlook for residents. (Guideline I-1)

DESIRABLE



Locate landscaping between the driveway and adjacent property to provide privacy between the two properties. (Guideline I-5)

DESIRABLE



Locate landscaping between the building and driveway to create a buffer between residents and cars. (Guideline I-5)

DESIRABLE



Locate landscaping between the building and parking areas to screen surface parking areas from residents. (Guideline I-5)

I. SITE LANDSCAPING⁵

These guidelines serve to ensure that projects provide landscaping to manage stormwater, support passive heating and cooling, improve air quality, provide an attractive visual outlook for residences, and beautify neighborhoods and communities. In addition, the following guidelines support the use of landscaping as an integral part of design to promote quality of life and the environment.

Site Plan and Landscaping Treatments

- I-1 Incorporate landscaping in order to create an attractive visual outlook for residential units, create usable open space, maximize stormwater infiltration, and provide privacy for adjacent residential units.
- I-2 Design site landscaping treatments to be attractive, with a consistent design integrity throughout the project.
- I-3 Design front yard areas to be compatible with streetscape improvements on the adjacent public right(s)-of-way.
- I-4 Front and street-side yard landscaping shall be primarily of living plant materials; rock materials or other inorganic material shall be minimized.

Site Landscaping Locations

- I-5 Provide site landscaping in the following priority areas:
 - Along the edge of streets and driveways
 - Along the property perimeter
 - Between buildings and driveways
 - Between buildings and parking
 - Within common open space areas

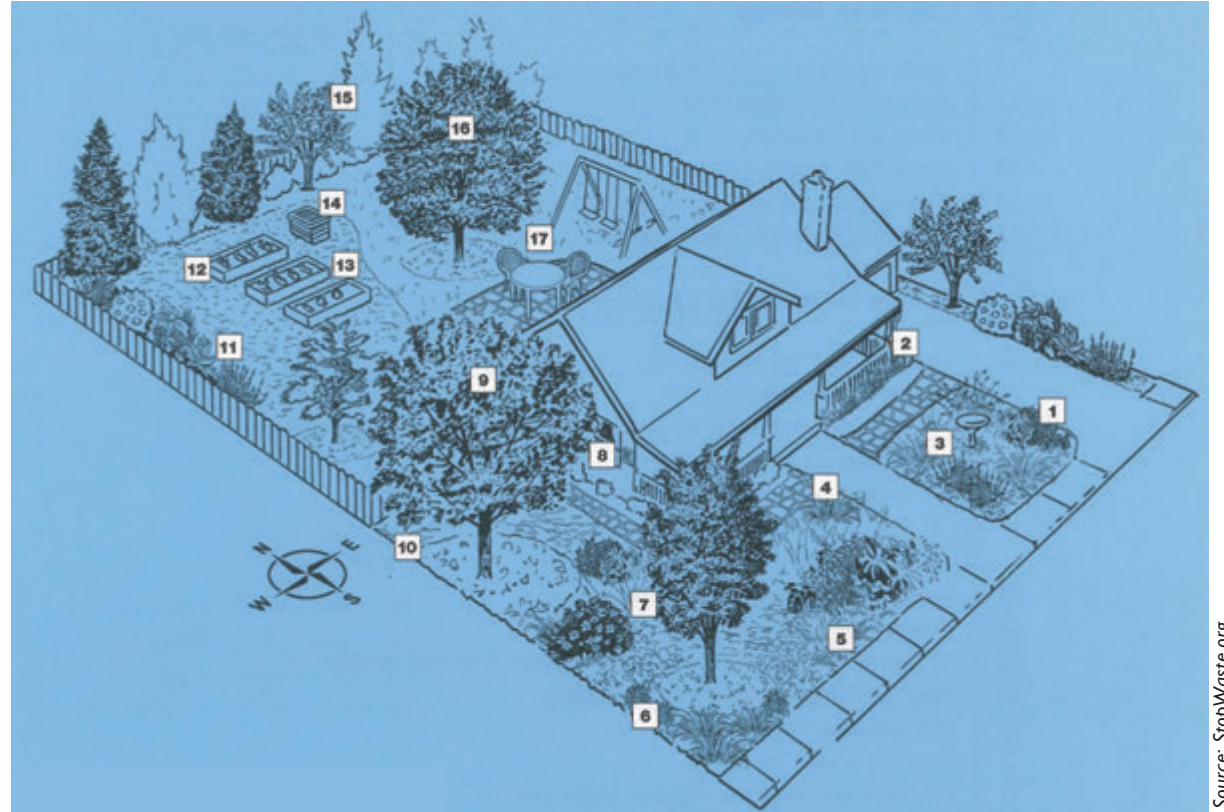
5. See Endnote

- I-6 Do not reduce the amount of existing landscaping on site.

Site Landscaping Materials

- I-7 Provide landscaping to comply with the State's Water Efficiency Landscape Ordinance (AB-1881), as amended, and as incorporated into the local Alameda County WELO ordinance.
- I-8 Select landscaping materials that meet the following criteria:
- Hardy enough to withstand close contact with pedestrians and vehicles
 - Sized large enough at the planting stage to take root and survive into maturity
 - Non-invasive plants that are not listed by the Invasive Species Council of California (ICSS) in the "invasive species list and scorecard of California", as amended.
- I-9 Landscape areas requiring higher water usage for maintenance are encouraged to be located in small courtyards and other kinds of intensively used areas.

DESIRABLE



Source: StopWaste.org

Bay Friendly Landscaping Principles and Practices from StopWaste.org

- 1 Permeable paving on driveway and walkway to front door
- 2 Water from roof channeled to cistern
- 3 Water for wildlife habitat
- 4 Pavers with spaces and low water use plants between
- 5 Front lawn replaced by diverse plantings with many California native groundcovers, shrubs and trees, but no invasive species
- 6 All plants given the space to grow to their natural size
- 7 Plants selected to match microclimates
- 8 Irrigation controller waters hydrozones according to plant needs, soil moisture and weather
- 9 Deciduous trees placed to the west & southwest of the house & patio for summer cooling
- 10 Repository for leaves to collect under trees as mulch
- 11 Mulched paths keep soil covered
- 12 Drip irrigation for vegetable beds, shrubs, trees and elsewhere where feasible
- 13 Raised beds are constructed from durable material
- 14 Compost bin recycles plant and kitchen debris
- 15 Evergreen windbreak blocks north winter winds
- 16 Trees not topped but pruned properly
- 17 Small lawn in backyard where family will use it

DESIRABLE



Trees and landscaped islands throughout the parking areas help improve the appearance of the project. (Guideline I-9)

DESIRABLE



Stormwater management areas are integrated into the site landscaping. (Guideline I-10)

DESIRABLE



Stormwater management areas such as a green roof are integrated into the building design. (Guideline I-14)

DESIRABLE



Landscaped areas serve as stormwater management areas as well as visual amenities. (Guideline I-13)

Parking Area Landscaping

- I-10 Landscape parking lots, driveways, and other auto circulation areas in order to improve the visual appearance of circulation and parking areas from residential units, from the common areas of the project, and from adjacent properties.
- I-11 Incorporate trees, landscape islands, shrubs, and groundcover throughout parking areas, consistent with required standards.
- I-12 Shade paved surfaces to the maximum extent feasible in order to reduce heat gain and other environmental effects.

Stormwater Management

- I-13 Incorporate best management practices for stormwater management, per Alameda County requirements under the Clean Water Act permit (Municipal Regional Stormwater Permit of October 14, 2009) and per the Alameda County Engineering Design Guidelines.
- I-14 Design landscaped areas to serve as stormwater management areas as well as visual amenities.
- I-15 Innovative stormwater management practices are encouraged; integrate stormwater management facilities, such as Site Design, Treatment, Source Control, and Hydromodification Management measures, in combination with Low Impact Development, into the site landscaping per the requirements of the Municipal Regional Permit (MRP). Use of mechanical management systems are generally not allowed.

J. USABLE OPEN SPACE⁶

These guidelines ensure that projects provide enjoyable usable outdoor living areas for residents and light access, privacy, and a sense of openness is maintained in higher density developments.

Usable Open Space for Residents

- J-1** Provide both common open space and private open space for residents' recreation and relaxation.
- Design common open space as a space where people can interact, host guests, and also enjoy some time alone in the fresh air.
 - Design private open space for the exclusive use of household members to eat outside, garden, enjoy the fresh air, grill outdoors, etc.
- J-2** Provide usable open space that may have a dual function for stormwater treatment and incorporates strategies such as grassy swales, vegetated swales, flow through planters, rain gardens, etc.
- Common Open Space: Courtyards, Plazas, and Green Spaces**
- J-3** Design common open space(s) to be a shared open space for use by all residents.
- J-4** Include seating areas and other passive recreation facilities.

6. See Endnote

DESIRABLE



This common open space area provides amenities such as chess tables, gardens, and seating to facilitate interaction among neighbors. (Guideline J-1)

DESIRABLE



This common open space area provides tables, chairs and a barbeque. (Guideline J-1)

UNDESIRABLE



This private patio open space does not have enough area for the use of household members to eat outside, enjoy the fresh air and grill. (Guideline J-1)

DESIRABLE



Common open space is located in a central location that serves all the units. (Guideline J-5)

UNDESIRABLE



This children's play area, located at the extreme edge of the property and surrounded by parking, is not ideally located. (Guideline J-5)

DESIRABLE



Provide landscaped areas that provide opportunities for planting and/or gardening in ground level spaces. (Guideline J-11)

- J-5 Locate common open space(s) in a central location that serves all the units, not at an extreme edge of the property. Common open space can be on the ground, or in courtyards above the ground level.
- J-6 Include landscaping with trees, shrubs, and groundcover. If the space is not located on the ground, include extensive pots and planter boxes that accommodate trees, shrubs, and groundcover. See Site Landscaping Materials section for appropriate materials.
- J-7 Include children's play areas in one of the common open spaces, unless the size and layout of the units are targeted exclusively towards empty-nesters, singles, and seniors.

Private Open Space: Yards, Patios, and Balconies

- J-8 Design private open space to be used exclusively by a single unit.
- J-9 Locate private open space in patios, balconies, decks, or other outdoor spaces attached to individual units.
- J-10 Dimension private open space so there is room for a table and chairs where residents can sit outside.
- J-11 Provide landscaped areas that provide opportunities for planting and/or gardening in ground level spaces.

K. FENCES AND WALLS

These guidelines ensure that fences and walls contribute to an attractive street appearance.

- K-1 Design fences and walls to be an attractive part of the project, with materials and designs that are compatible with the exterior building materials and demonstrate integrated design integrity in the project as a whole.
- K-2 Locate fences or walls on the property to define private open space and common open space areas, protect privacy and buffer residents from noise sources
- K-3 Use masonry materials for sound reduction purposes.
- K-4 Gates for townhouse housing or for single-family detached “gated communities” are strongly discouraged.

DESIRABLE



This fence located along the street edge enhances the street appearance. (Guideline K-1)

UNDESIRABLE



In this example, the excessively tall wall and lack of landscaping detract from neighborhood appearance. (Guideline K-2)

DESIRABLE



A solid wall located along the front yard is hidden behind landscaping and therefore is less imposing on the pedestrian realm. (Guideline K-2)

DESIRABLE



Retaining walls step down the hillside and are integrated into the landscaping, minimizing their bulk and visual impact. (Guideline K-2)

DESIRABLE



The loading area incorporates landscaping features which help increase site landscaping in the project. (Guideline L-3)

UNDESIRABLE



Utilities should not be located in the middle of the required front yard and landscaping should effectively minimize the visibility of the utilities box from the street. (Guideline L-7)

L. SERVICES

Service area guidelines ensure that these areas do not detract from the overall quality of the common areas within projects. Additionally, they ensure that pedestrian connections are not disrupted by service or loading areas.

Goal

Garbage receptacles are to be screened from view from any street when not on garbage pick-up day, or the day before or the day after.

General

L-1 Within Multi-family housing “flats”, locate ancillary facilities such as trash receptacles and utility meters within buildings, not along the front street facing façade, to the maximum extent feasible. Where ancillary facilities absolutely cannot be incorporated into a building, locate them in freestanding, completely enclosed structures designed to be compatible with the architecture of the rest of the development.

Loading

L-2 Design streets and driveways to accommodate vehicles commonly used for moving residents’ belongings.

L-3 Minimize the visibility of loading areas in multi-family residential complexes, and screen them with screen walls, landscaping, and other devices.

Trash

- L-4 Provide on-site facilities for trash storage and for recyclable materials.
- L-5 In general, decentralized bins are to be provided for each unit within detached single-family and townhome development; and centralized enclosures are to be installed within complexes for multi-family “flats”.
- L-6 In coordination with applicable collection services and Alameda County, provide centralized garbage, recycling, and/or compost dumpsters inside covered trash enclosures for multi-family residential complexes.
- L-7 Build covered garbage, recycling, and/or compost enclosures to comply with the Municipal regional Permit (MRP), with durable materials such as stone, concrete block, steel, or heavy timber.
- L-8 Decentralized garbage, recycling, and/or compost bins should be located behind a fence or otherwise not visible from the public or private roadway.

Utilities

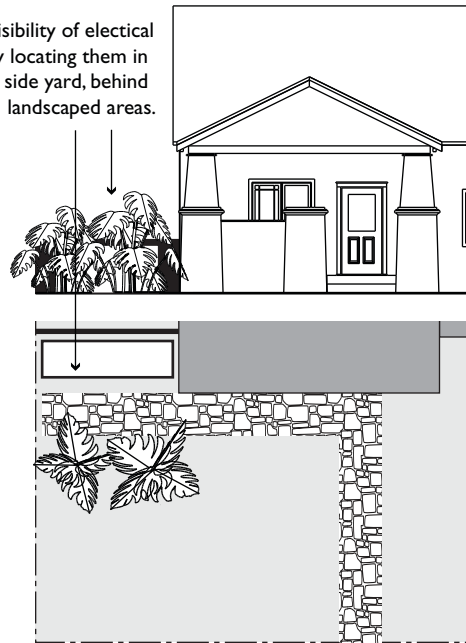
- L-9 Locate electrical panels to minimize their visibility from the street, in locations such as side yard walls, and/or behind landscaped areas. Integrate them into the design of residential buildings to the maximum extent feasible.
- L-10 Minimize the visibility of utilities connections from the public street.

Storage

- L-11 Provide bulk storage areas in garages or in residential units, so that people use their garages for auto parking and avoid outdoor storage of large household goods.

DESIRABLE

Minimize visibility of electrical panels by locating them in the side yard, behind landscaped areas.



UNDESIRABLE



Electrical panels should not project from the wall; they should be located on the side yard wall, or behind ample landscaping. (Guideline L-9)

ENDOTE

When meeting the design guideline or the design guidelines within this topic, the project must exhibit an overarching intent to reduce water quality impacts of development. Site Design Measures in combination with Low Impact Development and must be integrated into development projects wherever feasible and practicable.