

DRAFT

# RESIDENTIAL DESIGN STANDARDS AND GUIDELINES

For the Unincorporated Communities of West Alameda County



TASK FORCE MEETING  
March 22, 2010



**DYETT & BHATIA**  
Urban and Regional Planners

# Tonight's Meeting

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- *Overview of Major Revisions from Previous Meeting*
- *Design Guidelines for Residential Projects*
  - Overview
  - Comments and Discussion
- *Development Standards for Residential Mixed-Use Projects*
  - Overview
  - Comments and Discussion
- *Design Guidelines for Residential Mixed-Use Projects*
  - Overview
  - Comments and Discussion

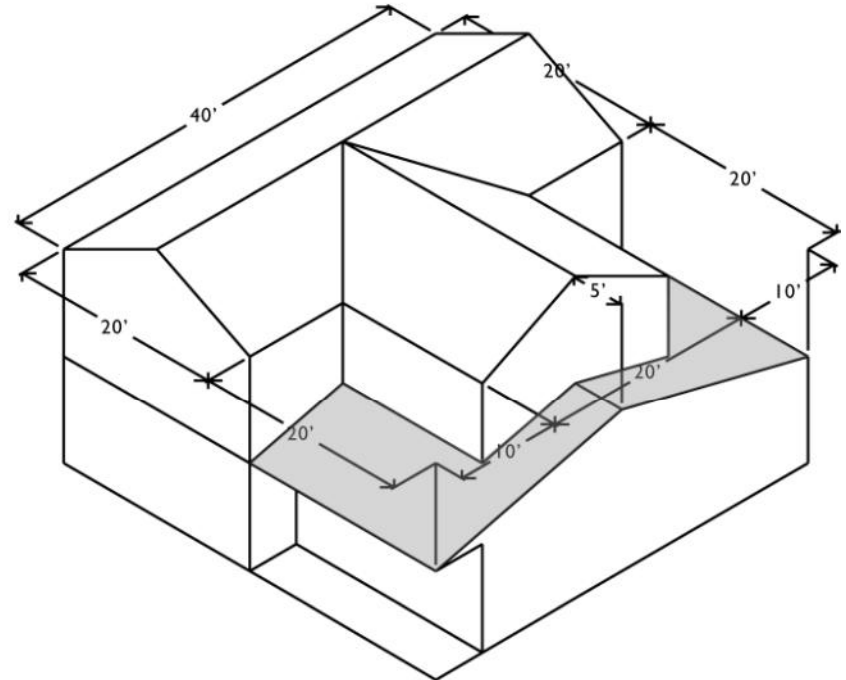
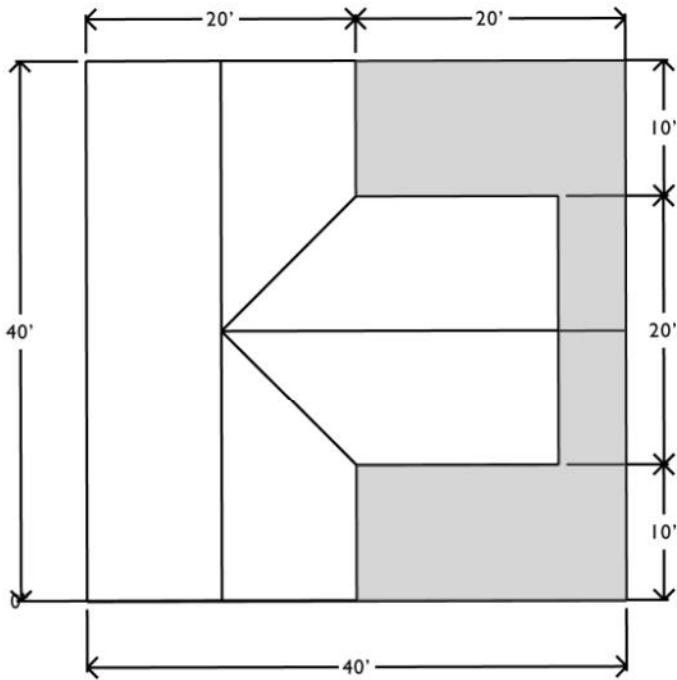
# Revisions From Previous Meeting

# Building Bulk Standard for Small-Lot Single-Family

## SECOND STORY STEP BACK:

- *Second Story Stepback.* 50% of the upper story façade shall be stepped back a minimum of 5' from the lower story façade.
- *Location of Stepback.* Some or all of the stepback shall occur on facades that face adjacent neighboring properties.
- *In Relation to Existing Development.* The second story must be a minimum 10' away from the building wall of an adjacent existing residential structure.

# Building Bulk



## Additional

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- *Driveway Aprons/Curb Cuts*
  - Driveway widths shall be no wider than one foot beyond width of the proposed garage door
  - Driveway width > 20' for three-car garages allowed (Taskforce Vote)
- *Front Door*
  - Building Entrances must face public street. No Exceptions allowed. (Taskforce Vote)
- *Guidelines*
  - Add introduction regarding goal and intent of the guidelines
  - Update language to state clearly that new projects must enhance the neighborhood

# Design Guidelines Continued

Residential Projects

# Building Design

- *Architectural Style*
  - Exhibit design integrity, no particular style specified
- *Building Materials*
  - High-quality, durable
  - Focus high-quality, durable materials at base of building
  - Scored plywood and aluminum siding not permitted
  - Unified palette of materials
  - Material changes at interior corners
- *Building Colors*
  - Complimentary Colors
  - No fluorescent, neon colors





## Building Design cont.

- *Building Articulation*
  - Design architectural elements with substantial depth
  - Incorporate projections and recesses
  - Projections to enhance design/articulation of building
- *Roof Forms*
  - Variable roof forms
  - Articulated roof forms



## Building Design cont.

- *Windows*
  - Windows should add architectural interest
- *Doors and Entrances*
  - Emphasize entrances with special architectural/landscape treatments
  - Do not overscale



## Building Design cont.

- *Remodeling and Additions*
  - Demonstrate design integrity through:
    - Use of consistent materials
    - Use consistent window types
    - Use consistent roof materials and roof forms



# Setbacks for Light, Air and Privacy

- *Building Setbacks – Side and Rear*
  - Provide light, air and privacy
  - Rear setbacks to create usable open space
  - Lower building heights and greater setbacks adjacent to lower density district
- *Building Separation*
  - Provide minimum building separation to ensure light, air and privacy
  - Offset windows to protect privacy



## Auto Circulation: Site Access, Streets and Driveways

- *Site Access and Curb Cuts*
  - Minimize curb cuts
- *Shared private Streets and Driveways*
  - Maximize use of shared driveways
- *Driveways, Private Streets, and Public Streets*
  - Driveway to Garages
  - Multi-family Driveway/Access Driveway
  - Private Streets
  - Public Streets



# Parking Location and Design

- *Parking Location*
  - Locate parking to side, rear or underneath building
  - Minimize prominence of garages
  - Locate garage entrances and driveways to side
- *Parking Lot Layout*
  - Disperse through project in small parking areas
- *Parking Garages*
  - Reduce prominence of garages



# Facilities for Walking, Bicycle, Transit

- *Sidewalks, Street Trees, and Other Public Right-of Way Improvements*
  - New/repared improvements in public right-of-way per Alameda Engineering Design guidelines and CVCBD Specific Plan
- *On-Site Pedestrian Walkways*
  - Sidewalks connecting street to building/entrances
  - Four units or fewer, walkway can be decorative paving



# Facilities for Walking, Bicycle, Transit

- *Decorative Paving*
  - Incorporate decorating paving
  - Provide minimum amount of decorative paving in priority locations
- *Bicycle Parking and Storage*
  - Provide secure on-site bicycle parking/storage
- *Transit Shelters*
  - On sites that abut transit corridor, project may be required to provide transit shelter as requested by transit agency





# Site Landscaping

- *Site Plan and Landscaping Treatments*
  - Incorporate landscaping to create visual outlook, open space, maximize stormwater management opportunities
  - Design integrity with landscaping treatment
  - Front yard landscaping compatible with adjacent public right-of-way
- *Site Landscaping Locations*
  - Site landscaping in priority areas



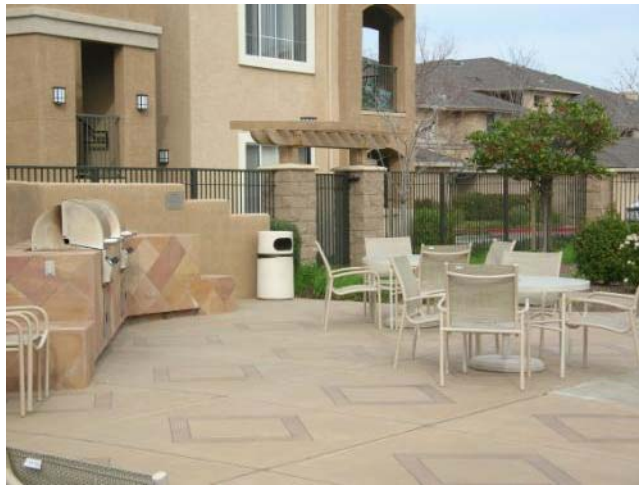
# Site Landscaping

- *Site Landscaping Materials*
  - Comply with State Ordinance and Bay-Friendly Landscape Guidelines
  - Appropriate landscaping materials (native species, low-water)
- *Parking Area Landscaping*
  - Landscape parking areas
  - Incorporate trees, islands, shrubs into parking areas
- *Stormwater Management*
  - Incorporate best management practices
  - Landscaped areas as stormwater management areas
  - Incorporate stormwater management facilities



# Usable Open Space

- *Usable Open Space for Residents*
  - Provide usable common and private open space
- *Common Open Space: Courtyards, Plazas, and Green Spaces*
  - Common open space open to all residents
  - Central location
  - Seating and passive recreation facilities
  - Landscaping
  - Children's play areas



# Usable Open Space

- *Private Open Space: Yards, Patios, and Balconies*
  - Private open space uses exclusively by single unit
  - Attach to individual units
  - Dimension so usable
  - Provide landscape opportunities



# Fences and Walls

- *Define private/common open space, protect privacy, noise buffer*
- *Design compatible with building design*
  - Materials
  - Design integrity



# Services

- *General*
  - Locate ancillary facilities within buildings, not along front street-facing façade
  - If freestanding, compatible design with building
- *Loading*
  - Incorporate loading areas
  - Minimize visibility
- *Trash*
  - Provide on-site facilities
  - Provide centralized trash area for multi-family residential projects and projects with more than 10 units
  - Durable materials for trash enclosures



# Services

- *Utilities*
  - Minimize visibility of electrical panels
  - Minimize visibility of utilities connections
- *Storage*
  - Provide bulk storage areas in garages/residential units

