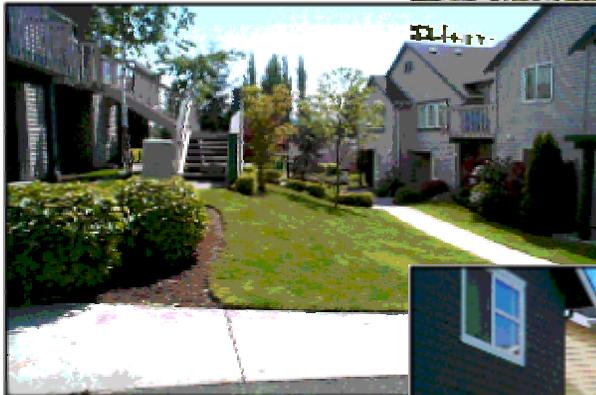


Multiple-Family Residential Design Expectations



City of Oakdale

Adopted by Oakdale City Council
July 7, 2003

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Introduction

The City of Oakdale has determined that all new development shall compliment and enhance the physical form of our community. It is our expectation that new development will address issues of community, place and identity through the thoughtful placement of neighborhoods, open spaces, streets and land use.

Within Oakdale neighborhoods, housing for all residents will include low density, single family residences as well as sites appropriate for medium and high density residential developments, offering multifamily, attached housing products. Multifamily housing, because of increased densities, often generates large, bulky buildings and large parking areas, with a corresponding decrease in usable outdoor open space. If not properly designed, these larger buildings and open parking areas can dominate the site with the leftover areas offering the important open space and activity areas serving the outdoor needs of the people who live there.

In 1995, following adoption of a new General Plan for the City, the Oakdale Planning Commission and City Council acknowledged that property owners, developers, and builders would best be able to meet the City's expectations for enhancing its community design if these expectations were clearly identified through adopted principles or standards. The Commission and Council considered and adopted by Resolution a set of design principles to guide the future expansion and development of Oakdale's urban form. These design principles, based upon the nationally-recognized Ahwahnee Principles Toward More Livable Communities, are identified as Oakdale's *Specific Plan Design Principles*.

This document has been prepared to identify the design expectations embodied within the City's Specific Plan Design Principles specifically addressing the development of new multifamily residential developments. The text and illustrations contained herein give a clearer picture of the design expectations of the Planning Commission and City Council in actual application.

As part of each multifamily development application, particularly a planned development or site plan review, each developer or builder will be asked to complete a self-certification checklist responding to the question of how their proposal conforms to the City's design expectations as identified herein. City staff will review the self-certification checklist and provide a summary report to the Planning Commission including any recommendations for modifications in order to achieve design

expectation compliance. The Commission may simply accept the report from City staff, or make additional recommendations as necessary and forward said report to the City Council for their review and concurrence.

A developer or builder should expect City acceptance and approval of specific design and architectural plans when these expectations and design applications have been incorporated into the design for their particular multifamily development.

Alternative design applications that achieve the design approaches will also be considered by the City. Drawings and photos are provided as illustrative examples and are not intended to limit or illustrate all possible solutions to every situation.

While this document is not intended to represent “mandatory” requirements, it does graphically portray the principles for a high quality multifamily residential development that are clearly expected by the City of Oakdale. While these design guidelines and expectations provide for increased flexibility among a number of different design concepts, the expectation that each developer comply with the overall intent of the design expectations is not optional.

City of Oakdale Specific Plan Design Principles¹

1. All planning should be in the form of complete and integrated community areas with consideration to housing, commercial centers, schools and parks essential to the daily life of the residents.
2. All activities such as school, shopping, recreation and housing are within easy walking distance to each other and transit opportunities.
3. Establish a housing diversity sufficient to provide citizens from a wide range of economic levels and age groups an opportunity to live within the proposal boundaries.
4. Provide consistency with the larger Oakdale area transit opportunities and network.
5. Provide a central focus of the smaller community with commercial, civic or recreational uses.
6. Include sufficient open space in the form of squares, greens and parks whose frequent use is encouraged through its location and design.
7. Streets, pedestrians and bike paths should contribute to a system of fully connected routes to all destination and areas adjacent to proposed annexation areas. Their design should encourage pedestrians and bicycle use by being small and spaciouly defined by buildings, trees, general landscaping and by discouraging high speed traffic.
8. Wherever possible the natural terrain, drainage and vegetation of the area should be preserved.
9. The area design should encourage conservation of resources and minimize waste.
10. The street orientation, placement of buildings and use of shading should contribute to the energy efficiency of the area.
11. Consider reduced street width of local residential drives and avenues.
12. Establish irregular building placement by utilizing alternate setback dimensions from frontage streets.
13. Winding residential streets, drives or avenues shall be provided which encourage slower speeds within residential subdivisions.
14. Tree lined streets and avenues with detached planter strips behind curb line shall be included in residential developments.
15. Provide varying architectural amenities, such as alternating roof designs, elevations, materials and textures, wall relief and varying garage placements.

¹. Resolution No. 1995-xx - Adopted by Oakdale City Council, May xx, 1995

Each section includes design elements, principles, rationales and expectations/design applications, defined here:

Definitions

Design Element: General description of specific design element expectation being discussed.

Principle: Identifies the prescriptive or mandatory elements of project planning or design as identified in the City of Oakdale Specific Plan Principles (*Ahwahnee Principles Toward a More Livable Community*). While these individual principles are broad in scope and allow flexibility in application, approach and alternative design solutions, they form the purpose behind the identified expectations/design applications that will be used by the City to determine compliance with the overall intent of the Specific Plan Principles.

Each section includes design elements, principles, rationales and expectations/design applications.

Rationale: The underlying reason or explanation for the adopted Principle.

Expectation/Design Application: Each design principle includes specific examples in text and/or graphics illustrating suggested approaches to accomplish the principle expected by the City from new multifamily residential development. In addition, examples of designs or solutions that should be avoided have been included in an effort to clearly show what elements the City **does not** want to see in our community.

A developer or builder should expect City acceptance and approval of specific design and architectural plans when these expectations and design applications have been incorporated into the design for their particular development. Alternative design applications that achieve the design approaches will also be considered by the City. Drawings and photos are provided as illustrative examples and are not intended to limit or illustrate all possible solutions to every situation.

Design Element: New multifamily housing developments shall be oriented to the built community around it and shall recognize the existing development patterns on adjoining lands.

Ahwahnee Design Principle:

1. All planning should be in the form of complete and integrated community areas with consideration to housing, commercial centers, schools and parks essential to the daily life of the residents.
2. All activities such as school, shopping, recreation and housing are within easy walking distance to each other and transit opportunities.

Rationale: Provide for the sensitive placement of multifamily development opportunities throughout the community in locations that reflect existing and planned land uses and avoid potential conflicts, while embracing choice in housing opportunities for all Oakdale residents.

Expectations/Design Applications:

- New multifamily residential developments will be appropriately placed in locations within the City that offer opportunities for enhanced accessibility, proximity to shopping and employment centers, and contribute to the variety of housing choices for Oakdale residents.
- When developed on in-fill sites, multifamily housing will employ special design techniques that reflect existing neighborhood character and design (See In-fill Design Expectation – Page 24).
- Self-enclosed, or “gated” multifamily developments are only permitted in instances where the Council concurs that special housing opportunities, such as age-specific developments, necessitate such development, thereby separating itself from it’s adjoining neighborhood.

Avoid:

Developments that are “inward facing” and offer no relationship to the adjoining neighborhoods or community at large, but serve to perpetuate a separate neighborhood enclave.

Site Planning

Residential Design Element:

Orientation to the built community and adjoining development patterns

Design Element: Thoughtful site planning of buildings, parking and open space areas enhance cohesive neighborhood viability and community sustainability.

Ahwahnee Design Principle:

- 6. Include sufficient open space in the form of squares, greens and parks whose frequent use is encourage through its location and design.
- 10. The street orientation, placement of buildings and use of shading should contribute to the energy efficiency of the area.

Rationale: Appropriate building orientation and design is the foundation to creating interesting multifamily community, safe common open space areas, and neighborly interaction.

Expectation/Design Applications:

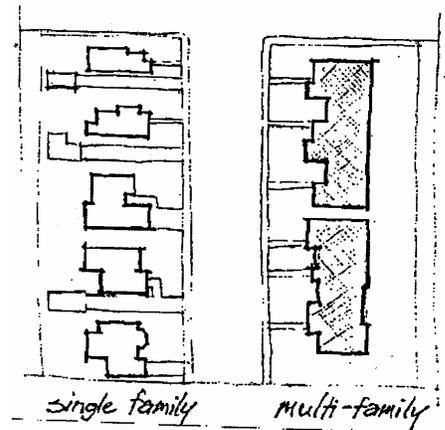
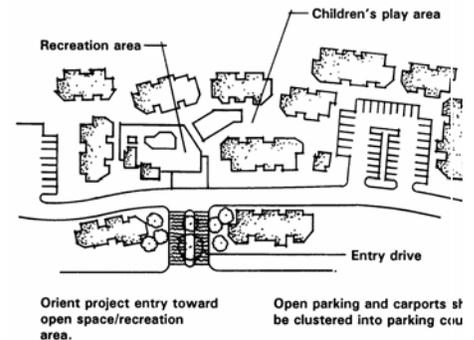
SITE PLANNING

- Arrange residential buildings to provide functional public and private outdoor spaces.
- Consider pedestrian-orientation and accessibility in the allocation of building size and placement, and open space design. This includes adequate walkways without obstructions (i.e., curbs and steps).
- Offer context-sensitive site amenities that will truly serve the anticipated residents (i.e., on-site child care and tot lots for families with children; less parking and more walking paths for senior housing projects, etc.).
- Each multifamily development shall reflect a site orientation suited to surrounding topography, neighborhood setting, and/or community. When adjacent to single family neighborhoods, the site orientation shall take into account the height, bulk and character of surrounding uses to avoid conflicts.

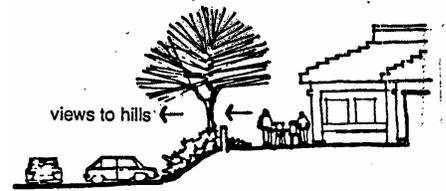
Site Planning

Residential Design Element:

Specific site design, building orientation, and setbacks.

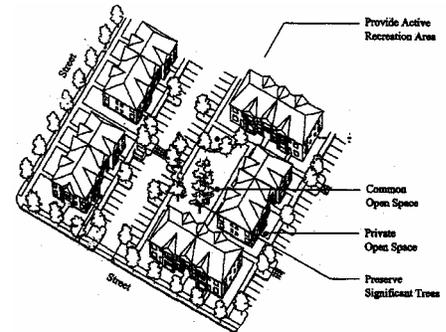


- Provide active common open spaces that encourage informal gatherings, yet avoid noise, light and other potential conflicts with adjoining neighbors.
- Provide signing and building numbering programs to facilitate interior circulation for emergency services and visitor access.



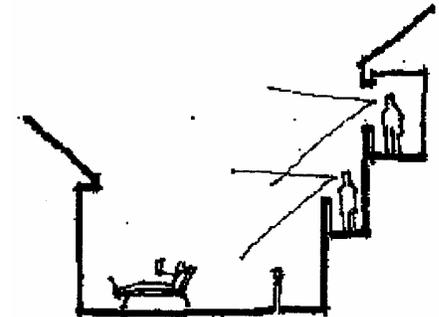
BUILDING ORIENTATION

- Orient multifamily buildings to the adjacent public street by providing large windows, porches, balconies and entryways or other entry features along the street side. Active spaces provide visual access to street side activities. Balconies are allowed internally.
- Building ends shall contain windows and active spaces to provide additional security and visual interest. Avoid the creation of blank street-facing walls that create monotonous streetscapes.
- Locate buildings to minimize the potential for disruption to privacy and outdoor activities of adjacent neighbors/buildings.



SETBACKS

- Building setbacks shall be based on the context in which the building exists (i.e., reduced setbacks in low-intensity neighborhoods, and increased setbacks in proximity to roadways with high noise and traffic).
- Modulated or varied building setbacks shall be used to avoid the creation of a monotonous streetscape.
- Site plans will be designed with variation in both the street patterns and the siting of structures so the appearance of the streetscape does not become overly repetitive. Avoid continuous lines of buildings with the same setback.



Site Planning

Residential Design Element:

Parking, Garages,
Circulation & Vehicular
Entryways

Design Element: Design off-street parking areas, garages, interior circulation systems, and entryways to minimize the visual prominence of vehicles and minimize potential pedestrian conflicts.

Ahwahnee Design Principle:

- 7. Streets, pedestrians and bike paths [...] should encourage pedestrians and bicycle use by being small and spaciouly defined by buildings, trees, general landscaping and by discouraging high speed traffic.

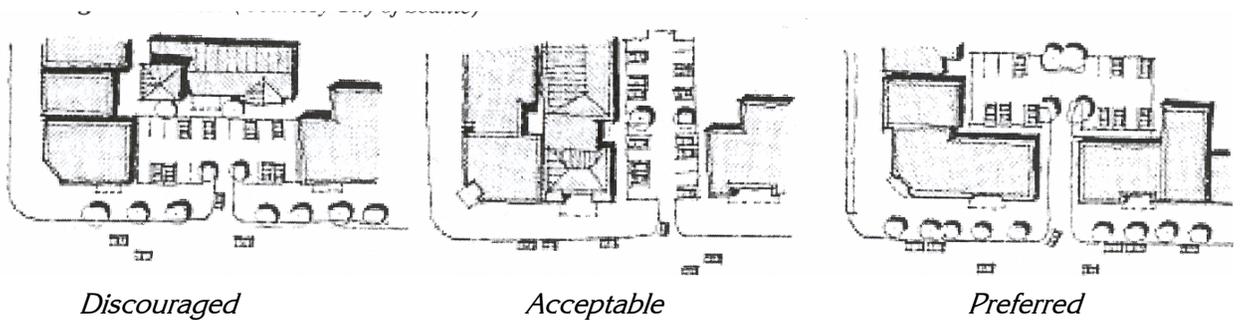
- 13. Winding residential streets, drives or avenues shall be provided which encourage slower speeds within residential subdivisions

Rationale: Planning for the safe and efficient movement of vehicles and pedestrians can result in an aesthetically appealing site with less paved surfaces and increased, useable open space. Further, creating a safer, pedestrian oriented development provides opportunities for increased transit use and community interaction.

Expectations/Design Applications:

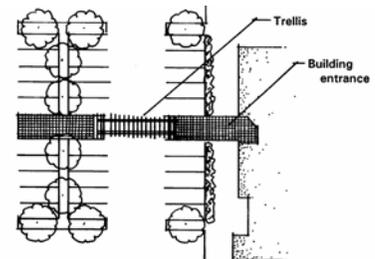
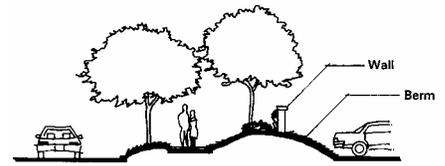
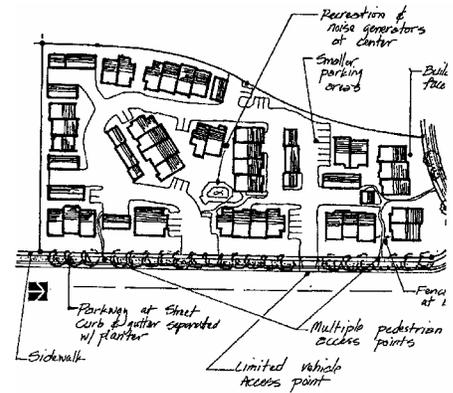
PARKING

- Surface parking lots shall be located away from adjacent public roadways, behind street setback areas or situated in the rear of (or beneath) buildings, wherever possible.



- Parking areas visible from the public street right-of-way shall be screened from view with landscape elements, low profiles walls, or other types of visual barriers.

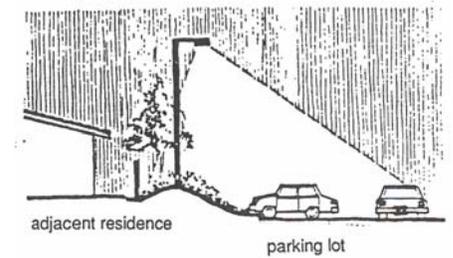
- Multiple smaller parking lots are preferred over single, large lots to minimize the expansive appearance of “parking fields”.
- Ingress and egress points to off-street parking areas shall be located away from street corners.
- Landscaping and walkways shall be provided between buildings and paved parking areas. Avoid parking vehicles directly against a building or structure.
- Perimeter parking aisles which surround a multifamily development, thereby isolating residences from parking areas, shall be avoided. Parallel parking along drive aisles may be added to minimize the number of stalls in lots.
- Parking lot shade trees shall be designed into all parking areas to provide natural shading, create aesthetic relief, and minimize hot spots.
- Interior sidewalk design, in conjunction with the design and placement of exterior edge elements, will offer easy and direct access to local transit stops for all residents.
- Parking lots in new developments with one acre of more of impervious surface area are generally required to provide treatment control measures that capture and treat storm water runoff through settling, filtration, and/or biodegradation. The treated runoff is then released to the storm drain system or percolated into the ground.



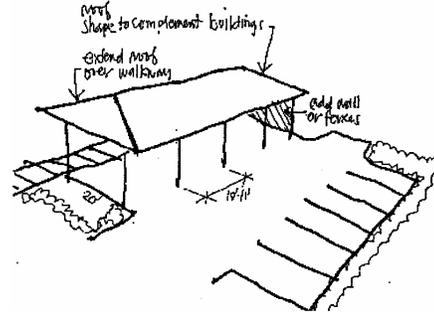
Link parking areas to major building entrances when possible using textured paving and trellises.

GARAGES/CARPORTS

- Security lighting in carport areas shall be provided. Such lighting will be sufficiently screened, and limited in height so as not to impact with adjacent residential uses.
- Enclosed garage structures shall include variation in building setbacks and/or heights to avoid a “corridor” or boxy appearance of garage walls.
- All exterior vehicle storage areas for boats, recreational vehicles, and trailers shall be fully enclosed or sufficiently screened when visible from the public street or active adjacent uses.



- Any carport roofs visible from public view or adjoining residential properties, shall reflect the overall character of the residential structures through compatible design, materials, surface finishes and colors.



- When enclosed garages are offered, any street-facing garage doors (front loaded) shall be setback a minimum of 5-feet behind the leading edge of the adjoining residential structure(s).

Design Element: Design multifamily developments that minimize the impact of automobile parking and driveways on the pedestrian orientation and safety.

Ahwahnee Design Principle:

7. Streets, pedestrians and bike paths should contribute to a system of fully connected routes to all destination areas adjacent to proposed annexation areas. Their design should encourage pedestrians and bicycle use by being small and spaciouly defined by buildings, trees, general landscaping and by discouraging high speed traffic.

Rationale: Smaller driveways, curb cuts and off-street parking areas can reduce barriers to pedestrian movement, enhance aesthetics and improve pedestrian safety.

Expectations/Design Applications:

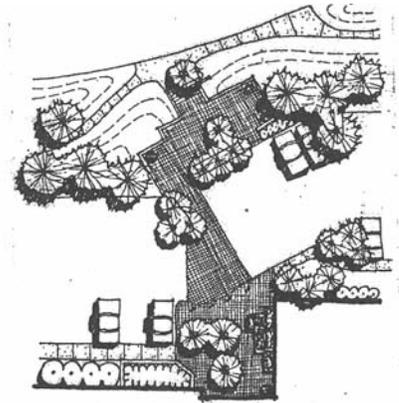
PEDESTRIAN CIRCULATION

- Pedestrian planning shall be on par with that of vehicular access and provide easy pedestrian access to public bicycle/pedestrian ways, neighborhood centers and transit stops.
- Pedestrian routes shall be obvious, direct and simple as possible.
- Pedestrian entryways and sidewalks shall be separate from main vehicular entry driveways. Pedestrian access limited to vehicle driveways shall be avoided.
- Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.
- Walking distances to transit services shall be considered in project designs. Pedestrian accessibility shall be measured by the actual path available, rather than a straight line. The desired standard for time and distance for people willing to walk to transit is five minutes, or approximately 1,000 feet.
- All likely pedestrian routes shall be considered in the design phase to eliminate “short cuts” which damage landscape areas.

Site Planning

Residential Design Element:

Pedestrian and Vehicular Circulation

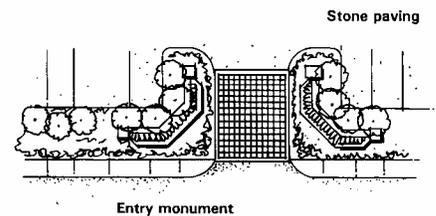


- Pedestrian pathways shall include amenities such as trellises, trees, or other landscape features. Lighting shall be provided along all pedestrian walkways for safety and visual access.
- Bicycle racks shall be provided throughout the development with vertical design elements that provide multiple locking points, including both the bike frame and both wheels.
- Bicycle parking shall be provided in lighted, well identified locations, close to and with direct access to the residential buildings.



VEHICLE ENTRYWAYS

- The number and width of driveways and curb cuts shall be minimized with shared driveways located where possible.
- Textures, patterns and colors are to be provided in the design of paved parking areas or entries. Large monolithic areas of single-color untextured paving are to be avoided.



Design Element: Maximize opportunities for creating usable, attractive, and integrated open space areas.

Ahwahnee Design Principle:

6. Include sufficient open spaces in the form of squares, greens and parks whose frequent use is encouraged through its location and design.
8. Wherever possible the natural terrain, drainage and vegetation should be preserved.

Rationale: Usable, attractive and functional open spaces and landscaping provide for a more pleasant and sustainable living environment, which ultimately contributes to property values. Planted areas can be used to enhance the appearance of buildings and parking areas, define site functions, and screen unattractive views.

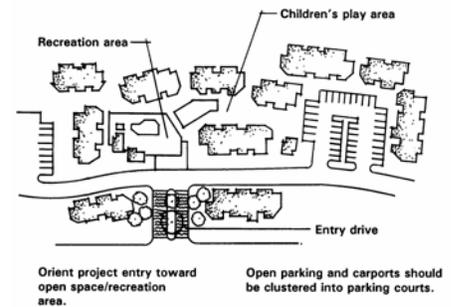
Expectations/Design Applications:

- Site planning shall address both active and passive outdoor open space uses. Age appropriate amenities (i.e., playgrounds, tot lots, recreational courts for family developments; passive open space areas, gardens and age-appropriate activity areas for senior only developments).
- Exterior open space areas shall be designed to enhance the overall appearance and compatibility of the multifamily development by providing privacy, buffering and provide a pleasant transition to the street.
- Street-facing building elevations shall incorporate landscape features including trees, shrubs and planting beds, adjacent to the foundation as a transition from large, perimeter, open turf areas.

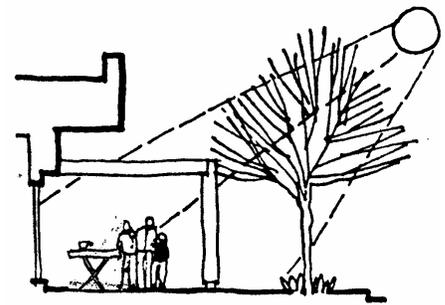
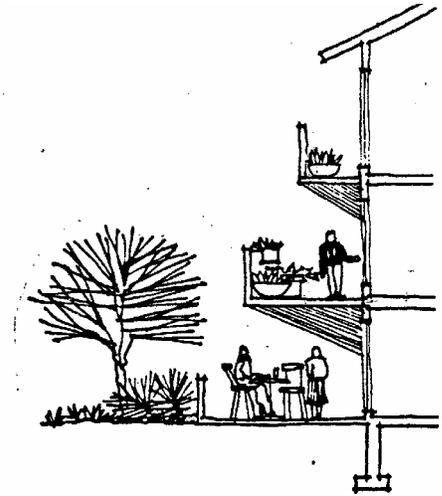
Site Planning

Residential Design Element:

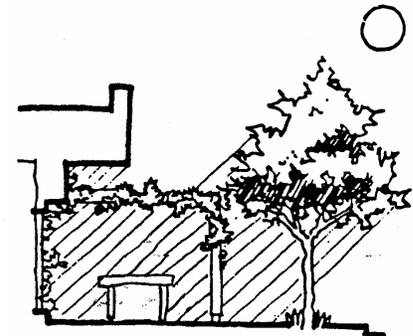
Open Space & Landscaping



- Where possible, each dwelling unit will have a usable outdoor space designed for the exclusive use of the residents of that unit, at grade or in the form of a balcony for upper story dwellings. Placement of outdoor HVAC mechanical equipment in private open space areas is to be avoided.
- Retain existing mature trees within new project design and landscaped areas where possible.
- Dense landscaping and/or architectural elements will be provided to screen unattractive views and features such as outdoor storage areas, trash enclosures, mechanical equipment (i.e., transformers, utility boxes, etc.) and other similar elements.
- Landscape elements, such as trellises, arbors, cascading landscaping, vines and perimeter garden walls, shall be incorporated into the outdoor architectural amenities.
- Landscape plans will include the placement of deciduous shade trees around the east, west and south sides of residential buildings to help reduce cooling loads during the summer and permit solar gain during the winter months.
- Outdoor recreation and open space areas shall be located and landscaped to take advantage of solar orientation, provide protection from wind, and offer shade.
- On perimeter sidewalk locations, streetscape plantings shall incorporate a tree-lined planting strip separating the public sidewalks from the street, wherever possible.
- Landscaping shall not impede fire access to hydrant connections, create un-safe visual surveillance situations, or create physical barriers for public safety responders.
- Early planning and design of large landscape areas may enable joint use to meet the City's requirements and obligations to provide on-site detention and treatment of storm water runoff.



Deciduous Landscaping for Winter Heat Gain



... and Summer Shade

Design Element: Plan for a multifamily residential development that respects the character of adjacent properties, yet offers adequate security and visibility for residents.

Rationale: Lighting not only provides for increased security and visibility, but can also contribute to the design of a project as it fits into its neighborhood context.

Expectations/Design Applications:

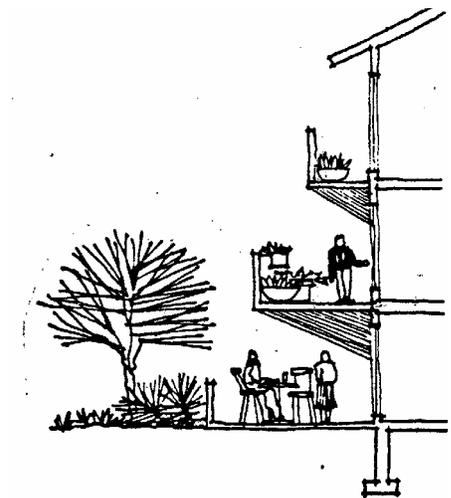
LIGHTING

- All exterior lighting shall be architecturally integrated with the building style, materials and colors.
- Parking area and entry drives will be illuminated to facilitate vehicular movements and promote pedestrian safety and security. All lights to be pedestrian in scale, spaced for maximum energy efficiency, and no taller than 16 feet in height.
- Pedestrian walk lighting shall be of an appropriate scale and style to fit the context of its placement, pedestrian in scale with architectural style, such as bollard type lighting or decorative pole lights. On-site lighting shall not be pervasive or impact adjacent neighboring properties.
- Coordinate landscape plantings and installation of light standards, choosing the appropriate light pole and location to avoid conflicts between mature landscaping (trees/shrubs) and lighting.



SECURITY

- Landscaping or other accessory features shall be designed and placed to avoid plant massings or structures that provide “hiding spaces”.
- Privacy walls around ground level private yard areas shall consider limited height which allows residents to watch children’s play areas and other communal activity locations.



Site Planning

Residential Design Element:

Lighting & Security

Design Element: Thoughtfully plan for the placement and treatment of accessory structures and appurtenances.

Rationale: Unsightly and poorly located accessory structures and service elements can detract from a well-planned, functional and attractive residential development, and create hazards for pedestrians and autos.

Expectations/Design Applications:

ACCESSORY STRUCTURES

- Accessory structures and amenities, such as community rooms, recreation facilities, mail rooms/kiosks, laundry rooms, garages, and carports, shall be centrally located and easily accessible by residents.
- The design of accessory structures and elements shall be consistent with the predominate architectural theme of the primary residential buildings, including roof pitch, exterior surface materials, and colors.
- On site storage facilities, when required by City Code, shall be incorporated into overall building design with common architectural treatment, using similar design elements.

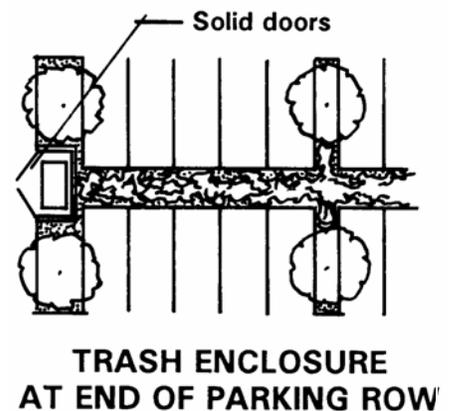
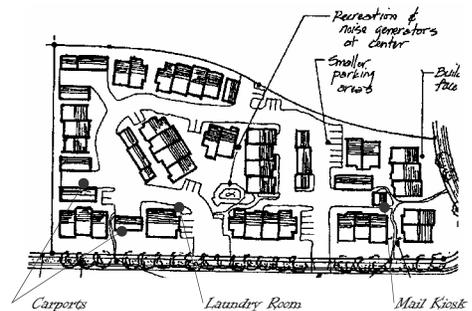
REFUSE & RECYCLING ENCLOSURES

- Trash storage areas and enclosures shall be situated to minimize views from public streets and to avoid impacting adjoining properties.
- Enclosure areas shall contain sufficient space to accommodate both waste disposal and recycling containers in ways which are convenient for use by all residents.
- Trash enclosures shall be constructed of solid, durable and attractive walls with solid screen doors. Split face block, brick, stucco or similar decorative masonry materials are preferred.
- Landscape islands shall be included in the design and placement of refuse enclosure areas to provide additional buffering and screening.

Site Planning

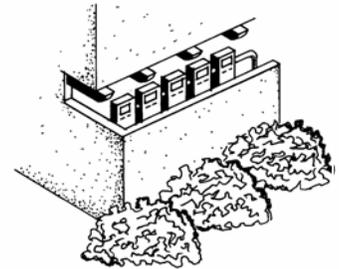
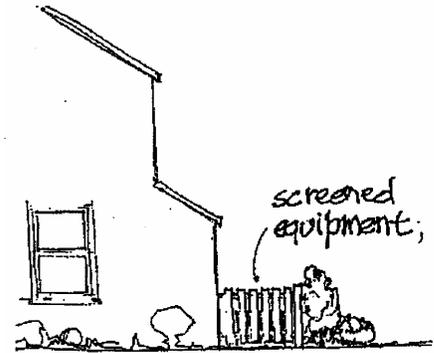
Residential Design Element:

Accessory Structures & Equipment



MECHANICAL/HVAC/UTILITY EQUIPMENT

- Exterior mechanical equipment (i.e., HVAC, antennas, satellite dishes, or similar mechanical devices) shall be integrated into the design of the overall project and buildings therein as much as possible. When integration is not possible, such equipment shall be screened from public view. Roof-mounted mechanical equipment is to be avoided.
- Minimize the visibility of roof-top minor appurtenances, such as vents and flashing elements, by selective placement away from public view, grouping of vents, and painting to match roof colors.
- Wall-mounted and ground-mounted utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes shall be screened by walls and/or landscaping.
- All overhead utility lines, including electric, gas, telephone and cable television lines shall be placed underground in each development and street perimeter frontages.
- Where possible, provide shade trees adjacent to mechanical equipment to reduce air temperature at air intakes.



Utility meters and other outdoor equipment should be screened from view. Screening devices should be compatible with adjacent structures.

Design Element: Perimeter walls, when necessary, and entry ways shall provide a sense of arrival, identity, and sense of place for neighborhoods.

Ahwahnee Design Principle:

1. All planning should be in the form of complete and integrated community areas with consideration to housing, commercial centers, schools and parks essential to daily life of the residents.

5. Provide a central focus of the smaller community with commercial, civic or recreational uses.

Rationale: When necessary, perimeter walls and entry elements based on thoughtful placement, creative design and use of quality materials can welcome neighbors, define community identity, and still allow for community connections.

Expectations/Design Applications:

- Solid fencing, walls, hedges, or similar barriers exceeding four (4') feet in height, are to be avoided within any street setback area. Perimeter fencing on street sides are to be set back as much as possible and softened with landscape features to minimize a “fortress” image.

- Any perimeter fencing and walls shall be designed as an integral part of the site development, rather as a separate feature unrelated to project design and site architecture. It shall allow for pedestrian (resident) ingress and egress to the site and not create barriers.

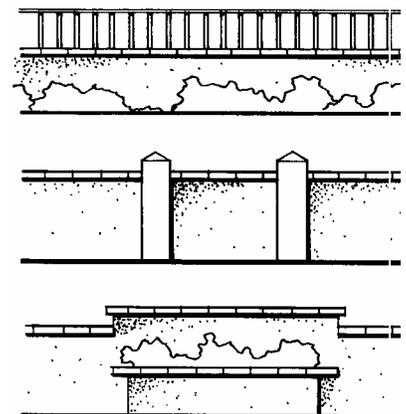
- Alternative fencing designs and materials (i.e., wrought iron/brick pilaster mix, hedges, low profile walls/open fence combinations) may be used where appropriate to the context of the site. Plain black iron and chain link fencing without breaks or pillars are to be avoided.

- Perimeter sound walls, when placement is necessary, shall be designed to minimize visual monotony through changes to plane, height, vertical/horizontal offsets, materials, surface textures, and significant landscape massing or treatment.

Site Planning

Residential Design Element:

**Street View (Perimeter)
Walls & Monument
Entries/Access**



DESIRABLE WALL TREATMENTS

- Multifamily project entry markers and/or monuments, when incorporated into a landscaped setting, may be used successfully as an important element in creating a sense of place.
- Any fencing or wall features shall not block access to fire hydrants or water connections used by emergency services. All gates shall provide approved “knox box” access features as approved by the Fire Marshal.
- Master unit identification signs, when required by the City Fire Marshal, shall be monument in style, internally illuminated, attractively designed with complementary building materials and finishes, placed and landscaped to enhance the appearance of the residential project.



Design Element: The character of a multifamily development is shaped by the bulk, mass, shape and roof forms of the primary residential buildings.

Ahwahnee Design Principle:

- 15. Provide varying architectural amenities, such as alternating roof designs, elevations, materials and textures, wall relief and varying garage placements.

Rationale: Variation in building type and style lends to visual interest, distinctive character and identity, enhancing the long term value of a single residential project, the neighborhood and community.

Expectations/Design Applications:

- Building facades which are broken up with articulation give the appearance of a collection of smaller, independent, yet connected, structures. To the extent possible, each of the units within one building should be individually recognizable.
- Use of balconies, setbacks, building projections, and the pattern and rhythm of windows and doors to help articulate individual dwelling units or collections of units.
- Separations, changes in plane and height, and the inclusion of elements such as balconies, porches, arcades, dormers, and cross gables which mitigate the barrack-like appearance of flat walls and roofs of excessive length.
- Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or segments of pitched roof applied at the structure's edge.
- A maximum of two adjacent units in one building with identical exterior walls and rooflines.

Avoid:

- Long expanses of uninterrupted wall area, unbroken roof forms, and box-like structures.

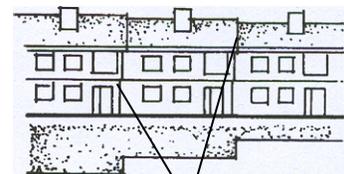
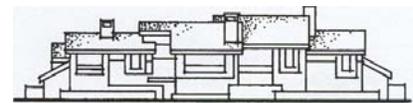
Building Design

Residential Design Element:

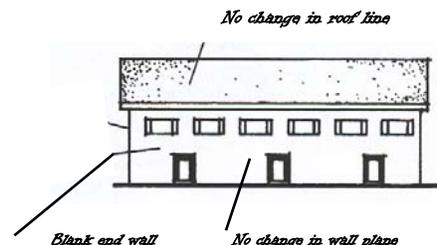
Building Façade & Articulation



ARTICULATED FACADE GIVES APPEARANCE OF A COLLECTION OF SMALLER STRUCTURES



Stagger adjoining units



Design Element: Provide the necessary attention to the exterior building materials, finishes and accessory architectural elements that promote permanence in design and maintenance.

Ahwahnee Design Principle:

- 15. Provide varying architectural amenities, such as alternating roof designs, elevations, materials and textures, wall relief and varying garage placements.

Rationale: Desirable residential environments can be achieved through the use of quality materials and detail in design, which lends visual interest, distinctive character and identity to a community.

Expectations/Design Applications:

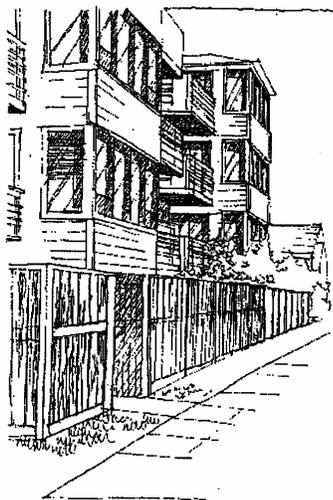
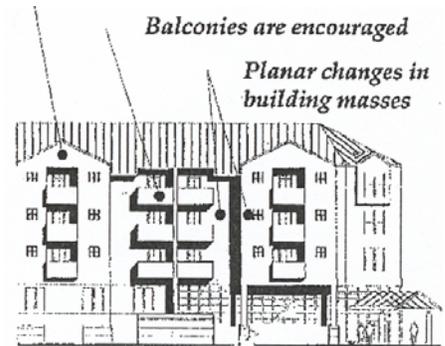
EXTERIOR BUILDING ELEMENTS

- Consider incorporating balconies, porches, and patios within multifamily structures for both practical and functional use as well as aesthetic value.
- Place wall extensions, windows, doors and roof treatments such as arbors or trellises so as to visually expand inside rooms out to decks and patios.
- Street elevations shall contain appropriate features to provide visual interest, including posts or columns, wainscoting, decorative tiles, shutters, window boxes and other pedestrian level details.

Building Design

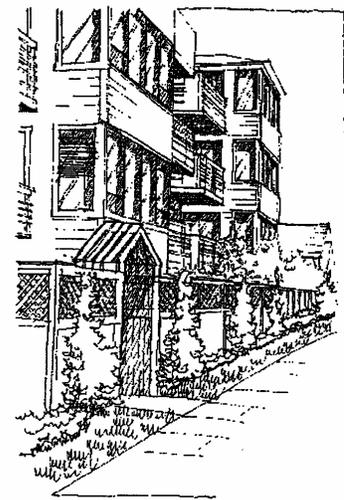
Residential Design Element:

Exterior Building Elements and Finishes



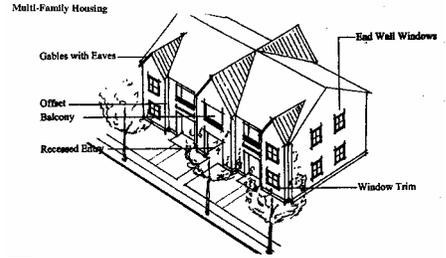
Before

Details such as landscaping, trellises and variation in fencing design can add to the character, desirability and value to multifamily projects, as shown in this before/after



After

- Access points to individual units that include the use of distinctive architectural elements and materials to denote prominent entryways. To the extent possible, access points shall be clustered in groups of 4 units or less, and shall be plainly visible from nearby parking areas.
- Individual unit addresses are to be clearly visible from the street or internal circulation drives and be internally illuminated.

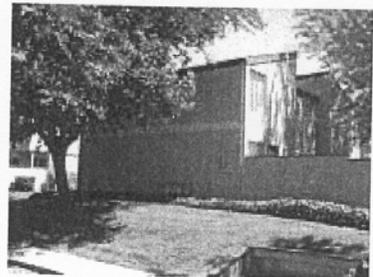


EXTERIOR MATERIALS, FINISHES AND COLORS

- Exterior building materials shall be very durable and require low maintenance to provide permanence, such as stucco, wood siding, stone and brick.
- “Permanent” roof materials, such as concrete and clay tile, are preferred because of their low maintenance and consistent appearance over time. Fire rated roof shakes are permissible as are heavy laminated, dimensional composition shingles, of at least 30-year quality.
- Careful application of exterior materials and finishes is important to final design and appearance. For example, poor installation results in low quality appearance.



Encourage



Avoid

AVOID

- The use of long, monotonous access balconies and corridors which provide access to 5 or more dwelling units.
- Aluminum window frames without any building trim, molding, or other architectural details.
- Pre-fabricated, less durable exterior building materials (including T-111 plywood siding).

Design Element: Infill multifamily development requires special consideration to minimize its intrusion into an existing neighborhood patterns.

Ahwahnee Design Principle:

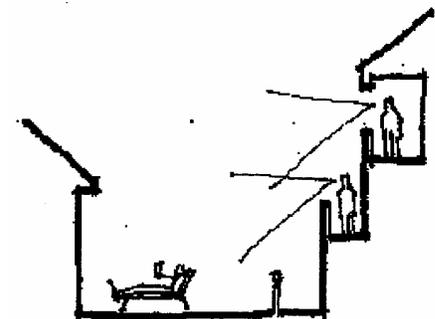
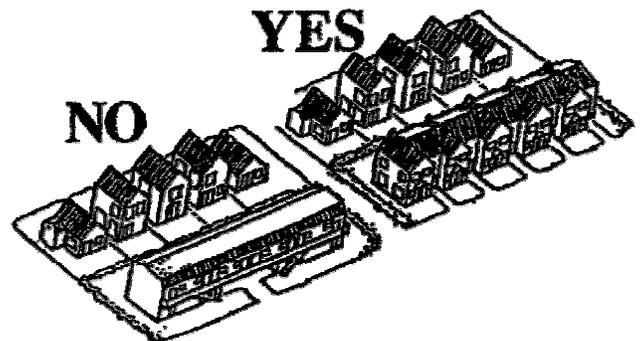
1. All planning should be in the form of complete and integrated community areas with consideration to housing, commercial centers, schools and parks essential to the daily life of the residents.
3. Establish a housing diversity sufficient to provide citizens from a wide range of economic levels and age groups an opportunity to live within the proposal boundaries.

Rationale: Infill multifamily development represents unique opportunities to increase the range of housing styles and types in the community, yet must be particularly sensitive to existing development patterns and neighborhood character.

Expectations/Design Applications:

SITE DESIGN

- New multifamily development in existing neighborhoods shall make efforts to incorporate the overall pattern of adjoining developed properties including building scale, rhythm, bulk, height and setbacks.
- When development is proposed on more than one abutting narrow lot, the City may require the lots be merged to get the maximum density allowed under the zoning classification.
- Privacy and impact to neighboring properties shall be considered. If feasible, new upper level units should not overlook or shade primary outdoor spaces of abutting dwellings. Trash enclosures, entries to large parking areas, and active recreation areas are to be located away from adjacent houses.



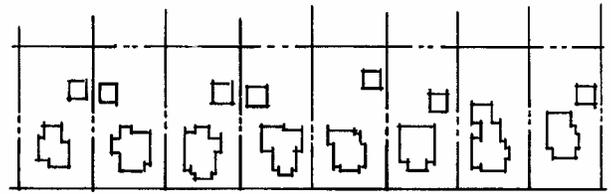
**Infill:
Building
Placement &
Design**

Residential Design Element:

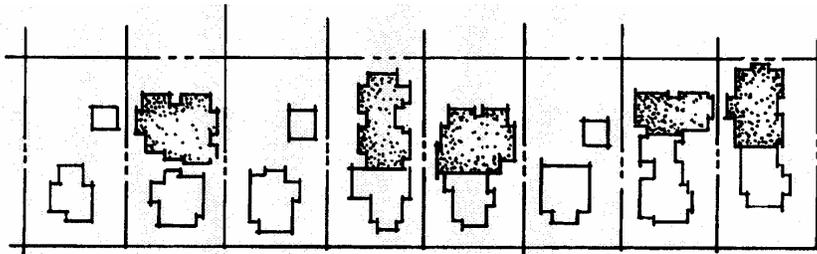
**Infill Multifamily
Development Standards**

BUILDING PLACEMENT

- New infill development will maintain equal or greater street setbacks in relation to existing abutting development. Front yard setbacks should be equal to or greater than the average setbacks for the two adjoining properties. If one or both of the adjacent properties are vacant, then the average shall be calculated on the next adjacent occupied property.

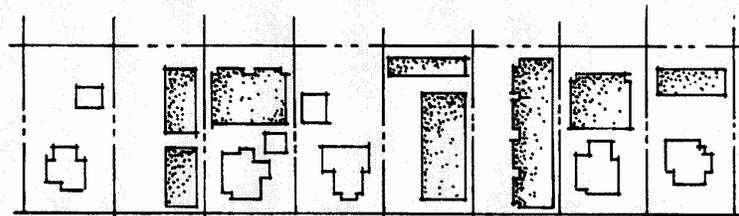


TYPICAL EXISTING SINGLE FAMILY DWELLINGS



ACCEPTABLE INFILL OF MULTIFAMILY DWELLINGS

Appropriate infill of multifamily dwellings transitions and conforms to adjacent single family dwellings



UNACCEPTABLE INFILL OF MULTIFAMILY DWELLINGS

Unacceptable infill of multifamily dwellings does not conform to building design and scale of adjacent single family dwellings

- A two-story multifamily building proposed on an infill parcel immediately abutting an existing single-story residence must provide a staggered setback from the first to the second story to provide an architectural transition in height.
- Location and stories of buildings on adjacent properties shall be included on plans submitted for Site Plan Review of new multifamily infill development.

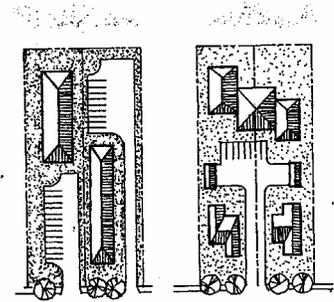


Avoid two-story wall on edge

Provide one-story to two-story transition on edge

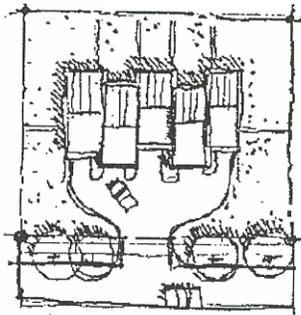
PARKING AND VEHICLE ACCESS

- When neighboring vacant parcels are developed, a shared driveway design will be examined where feasible to minimize curb cuts, provide for better emergency access, and to provide better sites for housing and open space.
- New multifamily infill development shall utilize an off-street parking design to provides sufficient opportunities for attractive landscape screening of the parking and driveway surfaces. Curb cuts should be minimized and lots are to be designed so that vehicles do not have to back out onto the public street, but can maneuver within the project site.

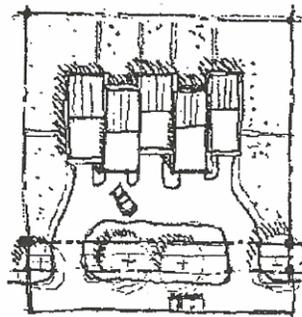


Poor open space and relation to street.

Better open space and relation to street with shared driveway or alley access.



PREFERRED



ACCEPTABLE

- New multifamily infill development may utilize a tandem parking configuration when all required parking is situated behind the street yard setback areas and narrower driveways with landscaped perimeter yards are provided that complement the existing neighborhood streetscape.
- When enclosed, attached garages are offered, any street-facing garage door (front-loaded) shall be setback a minimum of 5-feet behind the leading edge of the adjoining residential structure.

BUILDING DESIGN

New multifamily buildings in existing neighborhoods shall be sensitive to the architectural elements and finishes of adjoining residences including window and door detailing, façade decoration, materials color, roof style and pitch, and porches.



Not Acceptable



Not Acceptable



Acceptable Infill

Self-Certification Checklist

Prior to submittal of any proposed site plan review, specific plan, zoning change, and/or tentative subdivision map application, each developer, subdivider, or applicant shall complete the following self-certification checklist. The completed checklist shall be submitted as part of the formal application materials for review and use by City staff, Planning Commission and City Council. If the Community Development Director can clearly determine full compliance with the Multiple-Family Residential Design Expectations as noted in this checklist, no additional review by the Commission/Council may be required.

The Design Expectations contained herein have been prepared to encourage each developer to carefully consider the City's expectations as they begin the earliest planning stages of a proposed multifamily residential development. While encouraging fairly broad and flexible solutions to address each design expectations, overall compliance with these Expectations is not optional. The City Council reserves the right to determine final conformance with these City's objectives and expectations identified herein.

Site Planning

1. Orientation To Built Community/Adjoining Development	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Development is appropriately placed in a location that offers enhanced accessibility, proximity to shopping and employment centers, and contributes to the variety of housing choices for Oakdale residents.				
b. If this is an in-fill site, the development has employed special design techniques that reflect the existing neighborhood character and design (Also see Expectation – Infill Design).				
c. The development is open to the community, without gates, unless permitted by City Council in special housing situation, such as senior-only or special needs.				

2. Specific Site Design, Building Orientation, and Setbacks	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
Site Planning				
a. Buildings are arranged to provide functional public and private outdoor spaces.				
b. Pedestrian orientation and accessibility is considered in the allocation of building size, placement and open space design (Includes adequate walkways without obstructions).				
c. Context-sensitive site amenities to serve the specific needs of the residential development.				
d. The orientation of the site is suited to the surrounding topography, neighborhood setting, and/or the community. If adjacent to single family neighborhoods, the project takes into account the height, bulk and character of surrounding land uses to avoid conflicts.				
e. Active common open spaces are provided that encourage informal gatherings, yet avoid noise, light and other potential conflicts with adjoining neighbors.				
f. Signing and building numbering programs that facilitate interior circulation for emergency services and visitors.				
Building Orientation				
g. Buildings are oriented to the adjacent public street and provide large windows, porches, balconies and entryways along the street side. Active spaces provide visual access to the street side activities.				

h. The ends of buildings contain windows and active spaces to provide additional security and visual interest, avoiding blank street-facing walls.				
i. Buildings are located to minimize potential disruption to privacy and outdoor activities of adjacent neighbors/buildings.				
Setbacks				
j. Building setbacks are based on the context in which the building exists (i.e., reduced setbacks in low-intensity neighborhoods and increased setbacks in proximity to roadways with high noise and traffic).				
k. Building setbacks modulate or are varied to avoid a monotonous streetscape.				
l. Provide variation in both the street patterns and the siting of structures that avoid a streetscape becoming overly repetitive.				

3. Parking, Garages, Circulation and Vehicular Entryways	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
Parking Areas				
a. Surface parking lots are located away from adjacent public roadways, behind street setback areas or in the rear of (or beneath) buildings, wherever possible.				
b. Parking areas visible from the public street are screened from view with landscape elements, low profile walls, or other types of visual barriers.				

<p>c. Multiple smaller parking lots are provided versus single, larger lots that create an expansive field of parking.</p>				
<p>d. Ingress and egress points to off-street parking areas have been located away from street corners.</p>				
<p>e. Landscaping and walkways have been provided between buildings and paved parking areas to avoid parking vehicles directly against a building or structure.</p>				
<p>f. Perimeter parking aisles, thereby isolating residences from parking areas, has been avoided.</p>				
<p>g. Parking lot shade trees have been incorporated into all parking areas per Oakdale City Code (1 tree/5 spaces) to provide natural shading and create aesthetic relief.</p>				
<p>h. Interior sidewalk placement and design, in conjunction with exterior edge treatments, will offer easy access to local transit stops for all residents.</p>				
<p>i. Parking lots in projects larger than one acre shall provide detention basins or low lying areas incorporated into the landscaped open space for the settling, filtration, and/or biodegradation of storm water runoff.</p>				
<p>Garages and Carports</p>				
<p>j. Security lighting is provided in carport parking areas, sufficiently screened and limited in height so as not impact adjacent residential uses.</p>				

k. Enclosed garage structures include variation in building setbacks and/or heights to avoid a “corridor” or boxy appearance.				
l. All exterior vehicle storage areas (for RV’s, boats, etc.) are fully enclosed or screened from visibility of any public street or active adjacent uses.				
m. Any carport roofs visible from public view or adjoining residential properties shall reflect the architectural character of the residential buildings through compatible design, materials, surface finishes and colors.				
n. Any enclosed garages with street facing garage doors (front loaded) shall be set back a minimum of 5-feet behind the leading edge of adjoining residential structures.				

4. Pedestrian and Vehicular Circulation	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
Pedestrian Circulation				
a. Planning for pedestrian circulation has been given equal attention as planning for vehicular circulation within the development. Easy pedestrian access has been provided to public bicycle/trails, neighborhood centers, and transit stops.				
b. Pedestrian routes are obvious, direct and simple.				
c. Pedestrian entryways and sidewalks are separated from main vehicular entry driveways.				

d. A change in grade, materials, textures or pavement color is provided where pedestrian circulation routes cross vehicular routes.				
e. Walking distance to public transit services has been considered in the overall project design and minimizes walking time.				
f. All likely pedestrian route have been considered in the site design phase to avoid “short cuts” that damage landscape areas.				
g. Pedestrian pathways include amenities such as trellises, trees, or other landscape features. Lighting is provided for pedestrian safety and visual access.				
h. Bicycle racks are provided throughout the residential development with vertical design elements providing multiple locking points.				
i. Bicycle parking is provided in lighted, well identified locations, close to and with direct access to residential buildings.				
Vehicle Entryways				
j. The number and width of driveways and curb cuts are minimized with shared driveways located where possible.				
k. Textures, patterns and colors are provided in the design of paved parking areas or entries. Large monolithic areas of single-color untextured paving are avoided.				

5. Open Space and Landscaping	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Site planning addresses both active and passive outdoor open space uses. Age appropriate amenities (i.e., playgrounds, tot lots, recreational courts for family developments; passive open space areas, gardens and age-appropriate activity areas for senior only developments).				
b. Exterior open space areas are designed to enhance the overall appearance and compatibility of the multifamily development by providing privacy, buffering and provide a pleasant transition to the street.				
c. Street-facing building elevations incorporate landscape features including trees, shrubs and planting beds, adjacent to the foundation as a transition from large, perimeter, open turf area.				
d. Where possible, each dwelling unit has usable outdoor space designed for the exclusive use of the residents of that unit, at grade or in the form of a balcony for upper story dwellings. Placement of outdoor HVAC mechanical equipment in private open space areas has been avoided.				
e. Existing mature trees have been retained within the new project design and landscaped areas where possible.				
f. Dense landscaping and/or architectural elements are provided to screen unattractive views and features such as outdoor storage areas, trash enclosures, mechanical equipment (i.e., transformers, utility boxes, etc.) and other similar elements.				
g. Landscape elements, such as trellises, arbors, cascading landscaping, vines and perimeter garden walls, are incorporated into the outdoor architectural amenities.				

<p>h. Landscape plans include the placement of deciduous shade trees around the east, west and south sides of residential buildings to help reduce cooling loads during the summer and permit solar gain during the winter months.</p>				
<p>i. Outdoor recreation and open space areas are located and landscaped to take advantage of solar orientation, provide protection from wind, and offer shade.</p>				
<p>j. On perimeter sidewalk locations, streetscape plantings incorporate a tree-lined planting strip separating the public sidewalks from the street, wherever possible.</p>				
<p>k. Landscaping does not impede fire access to hydrant connections, create un-safe visual surveillance situations, or create physical barriers for public safety responders.</p>				
<p>l. The early planning and design of large landscape areas has enabled joint use to meet the City's requirements and obligations to provide on-site detention and treatment of storm water runoff.</p>				

<p>6. Lighting and Security</p>	<p>Applicable</p>	<p>Not Applicable</p>	<p>Applicant Remarks</p>	<p>Staff Remarks</p>
<p>Lighting</p>				
<p>a. All exterior lighting is architecturally integrated with the building style, materials and colors.</p>				
<p>b. Parking area and entry drives are illuminated to facilitate vehicular movements and promote pedestrian safety and security. Lights are pedestrian in scale, spaced for maximum energy efficiency, and no taller than 16 feet in height.</p>				

c. Pedestrian walk lighting is an appropriate scale and style to fit the context of its placement, pedestrian in scale with architectural style, such as bollard type lighting or decorative pole lights. On-site lighting is not pervasive or impacts adjacent neighboring properties.				
d. Landscape plantings and installation of light standards has been coordinated, choosing the appropriate light pole and location to avoid conflicts between mature landscaping (trees/shrubs) and lighting.				
Security				
e. Landscaping or other accessory features is designed and placed to avoid plant massings or structures that provide “hiding spaces”.				
f. Any privacy walls around ground level private yard areas are limited in height which allows residents to watch children’s play areas and other communal activity locations.				

7. Accessory Structures and Equipment	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
Accessory Structures				
a. Accessory structures and amenities, such as community rooms, recreation facilities, mail rooms/kiosks, laundry rooms, garages, and carports, are centrally located and easily accessible by residents.				
b. The design of accessory structures and elements is consistent with the predominate architectural theme of the primary residential buildings, including roof pitch, exterior surface materials, and colors.				

<p>c. On site storage facilities, when required by City Code, are incorporated into overall building design with common architectural treatment, using similar design elements.</p>				
Refuse and Recycling Enclosures				
<p>d. Trash storage areas and enclosures are situated to minimize views from public streets and to avoid impacting adjoining properties.</p>				
<p>e. Enclosure areas contain sufficient space to accommodate both waste disposal and recycling containers in ways which are convenient for use by all residents.</p>				
<p>f. Trash enclosures are constructed of solid, durable and attractive walls with solid screen doors. Split face block, brick, stucco or similar decorative masonry materials are preferred.</p>				
<p>g. Landscape islands are included in the design and placement of refuse enclosure areas to provide additional buffering and screening.</p>				
Mechanical/HVAC/Utility Equipment				
<p>h. Exterior mechanical equipment (i.e., HVAC, antennas, satellite dishes, or similar mechanical devices) has been integrated into the design of the overall project and buildings therein as much as possible. When integration is not possible, such equipment shall be screened from public view. Roof-mounted mechanical equipment has been avoided.</p>				
<p>i. The visibility of roof-top minor appurtenances, such as vents and flashing elements, is minimized by selective placement away from public view, grouping of vents, and painting to match roof colors.</p>				
<p>j. Wall-mounted and ground-mounted utility equipment such as transformers, electric and gas meters, electrical panels and junction boxes are screened by walls and/or landscaping.</p>				

k. All overhead utility lines, including electric, gas, telephone and cable television lines are placed underground in each development and street perimeter frontages.				
l. Where possible, shade trees have been provided adjacent to mechanical equipment to reduce air temperature at air intakes.				

8. Street View (Perimeter) Walls & Monument Entries/Access	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
a. Solid fencing, walls, hedges, or similar barriers exceeding four (4') feet in height, have been avoided within any street setback area. Perimeter fencing on street sides are set back as much as possible and softened with landscape features to minimize a "fortress" image..				
b. Any perimeter fencing and walls are designed as an integral part of the site development, rather as a separate feature unrelated to project design and site architecture. The perimeter fencing allows for pedestrian (resident) ingress and egress to the site and does not create barriers.				
c. Alternative fencing designs and materials (i.e., wrought iron/brick pilaster mix, hedges, low profile walls/open fence combinations) have been used where appropriate to the context of the site. Plain black iron and chain link fencing without breaks or pillars are avoided.				
d. Perimeter sound walls, when placement is necessary, are designed to minimize visual monotony through changes to plane, height, vertical/horizontal offsets, materials, surface textures, and significant landscape massing or treatment.				
e. Multifamily project entry markers and/or monuments, when incorporated into a landscaped setting, are used successfully as an important element in creating a sense of place.				

<p>f. Any fencing or wall features does not block access to fire hydrants or water connections used by emergency services. All gates provide approved “knox box” access features as approved by the Fire Marshal.</p>				
<p>g. Master unit identification signs, when required by the City Fire Marshal, are monument in style, internally illuminated, attractively designed with complementary building materials and finishes, placed and landscaped to enhance the appearance of the residential project.</p>				

Building Design

9. Building Façade and Articulation	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
<p>a. Building facades are broken up with articulation to give the appearance of a collection of smaller, independent, yet connected, structures. To the extent possible, each of the units within one building is individually recognizable.</p>				
<p>b. The architectural design has used balconies, setbacks, building projections, and the pattern and rhythm of windows and doors to help articulate individual dwelling units or collections of units.</p>				
<p>c. Separations, changes in plane and height, and the inclusion of elements such as balconies, porches, arcades, dormers, and cross gables are used to mitigate the barrack-like appearance of flat walls and roofs of excessive length.</p>				
<p>d. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or segments of pitched roof applied at the structure’s edge.</p>				
<p>e. No more than two adjacent units in one building have identical exterior walls and rooflines to provide building articulation.</p>				

10. Exterior Building Elements and Finishes	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
Exterior Building Elements				
a. Consider incorporating balconies, porches, and patios within multifamily structures for both practical and functional use as well as aesthetic value.				
b. Place wall extensions, windows, doors and roof treatments such as arbors or trellises so as to visually expand inside rooms out to decks and patios.				
c. Street elevations contain appropriate features to provide visual interest, including posts or columns, wainscoting, decorative tiles, shutters, window boxes and other pedestrian level details.				
d. Access points to individual units include the use of distinctive architectural elements and materials to denote prominent entryways. To the extent possible, access points shall be clustered in groups of 4 units or less, and shall be plainly visible from nearby parking areas.				
e. Individual unit addresses are clearly visible from the street or internal circulation drives and be internally illuminated.				
Exterior Materials, Finishes and Colors				
f. Exterior building materials have been used which are very durable and require low maintenance to provide permanence, such as stucco, wood siding, stone and brick.				

<p>g. “Permanent” roof materials, such as concrete and clay tile, are preferred because of their low maintenance and consistent appearance over time. Fire rated roof shakes are permissible as are heavy laminated, dimensional composition shingles, of at least 30-year quality.</p>				
<p>h. Careful application of exterior materials and finishes will be undertaken during construction recognizing its importance to final design and appearance. For example, poor installation results in low quality appearance.</p>				
<p>i. The exterior finish materials avoid the use of pre-fabricated, less durable exterior siding (including T-111 plywood siding) and avoids plain aluminum window frames without any building trim, molding or other architectural details.</p>				

Infill: Building Placement and Design Standards

11. Infill Multifamily Development Standards	Applicable	Not Applicable	Applicant Remarks	Staff Remarks
Site Design				
<p>a. The design of the new multifamily development in existing neighborhoods has made efforts to incorporate the overall pattern of adjoining developed properties including building scale, rhythm, bulk, height and setbacks.</p> <p>[Include photos or graphics to demonstrate compliance]</p>				
<p>b. When development is proposed on more than one abutting narrow lot, the City may require the lots be merged to get the maximum density allowed under the zoning classification.</p>				

<p>c. Privacy and impact to neighboring properties has been considered. Where feasible, new upper level units do not overlook or shade primary outdoor spaces of abutting dwellings. Trash enclosures, entries to large parking areas, and active recreation areas are located away from adjacent houses.</p>				
<p>Building Placement</p>				
<p>d. New infill development maintains equal or greater street setbacks in relation to existing abutting development. Front yard setbacks should be equal to or greater than the average setbacks for the two adjoining properties. If one or both of the adjacent properties are vacant, then the average shall be calculated on the next adjacent occupied property.</p> <p>[Include details of adjoining sites/block on site plan – see “f”]</p>				
<p>e. A two-story multifamily building proposed on an infill parcel immediately abutting an existing single-story residence must provide a staggered setback from the first to the second story to provide an architectural transition in height.</p>				
<p>f. Location and stories of buildings on adjacent properties have been included on plans submitted for Site Plan Review of new multifamily infill development.</p>				
<p>Parking and Vehicle Access</p>				
<p>g. When neighboring vacant parcels are developed, a shared driveway design has been examined where feasible to minimize curb cuts, provide for better emergency access, and to provide better sites for housing and open space.</p>				

<p>h. New multifamily infill development shall utilize an off-street parking design to provides sufficient opportunities for attractive landscape screening of the parking and driveway surfaces. Curb cuts should be minimized and lots are to be designed so that vehicles do not have to back out onto the public street, but can maneuver within the project site.</p>				
<p>i. New multifamily infill development may utilize a tandem parking configuration when all required parking is situated behind the street yard setback areas and narrower driveways with landscaped perimeter yards are provided that complement the existing neighborhood streetscape.</p>				
<p>j. When enclosed, attached garages are offered, any street-facing garage door (front-loaded) shall be setback a minimum of 5-feet behind the leading edge of the adjoining residential structure.</p>				
<p>Building Design</p>				
<p>k. New multifamily buildings in existing neighborhoods shall be sensitive to the architectural elements and finishes of adjoining residences including window and door detailing, façade decoration, materials color, roof style and pitch, and porches.</p>				