Chapter II - Development Standards & Urban Design Guidelines

This chapter establishes policy standards and guidelines for land use, site development, and urban design based on the goals contained in Chapter I. Development Standards are requirements for those aspects of development that are essential to achieve the goals of the Precise Plan. They address permitted uses, building heights and setbacks, and parking. Urban Design Guidelines are strongly recommended yet discretionary policies which address more subjective considerations, such as building forms and architectural detailing. They serve as criteria for design review by City staff, Architectural Review Committee, Planning Commission and City Council.

Development Standards

I. Land Use

A. PERMITTED USES - Land uses are keyed to the "Land Use Areas" map on the following page.

1. Multi-Unit Residential - Maximum density for Areas "A" and "B" shall be 44 units per acre. Maximum density for Area "C" shall be 74 units per acre. Minimum density shall be 20 units per acre.

2. Mixed Use - with storefront-scale commercial on the ground floor and residential above. Permitted commercial uses are:
   a. Local-Serving Retail - shall be located in Area "C"; 2,500 square feet maximum.
   b. Local-Serving Restaurant - shall be located in Area "C"; 2,500 square feet maximum.

3. Office - Maximum floor-area-ratio (FAR) shall be 0.5.

B. AFFORDABLE HOUSING - A minimum of 15% of the total number of residential units proposed shall be affordable to very-low, low, or moderate-income households based on the County of San Mateo median income. The term for provision of affordable housing shall be consistent with current Housing Division and Redevelopment Agency standards.

II. Building Height & Setbacks

A. MAXIMUM BUILDING HEIGHT - shall be 4 stories and/or 48 feet for Areas "A" and "B", and 5 stories and/or 60 feet for Area "C". Building height is defined as the average vertical distance measured from adjacent sidewalk(s) to the top of building wall, parapet, and/or eave line. Pitched, domed, or arced roofs qualify for a height exception in addition to those items listed under B., "Maximum Height Exceptions," below.

B. MAXIMUM HEIGHT EXCEPTIONS - may be approved for the following:

1. Above Subsurface Parking - The maximum building height may be exceeded by up to 5 feet where subsurface parking is provided; subsurface structures shall extend no higher than 5 feet above the average adjacent sidewalk elevation.

2. Special Architectural Forms - Special architectural forms such as towers, atria and other features are encouraged and may exceed height limits subject to City review.
Land Use Areas

- Future Crossing to Bayfront
- City Owned Parcel to Remain Undeveloped; Consider Kayak Launch
- Creek Overlook Area
- Creek Trail/Easement
- City Pump Station to Remain
- Creek Overlook Area
- Pedestrian Access
- Creek Bank to Remain Undisturbed
- Local-Oriented Commercial
- Area A
  - 44 DU/Acre
  - 0.5 FAR
  - 4 Stories/48 Feet
- Area B
  - 44 DU/Acre
  - 0.5 FAR
  - 4 Stories/48 Feet
- Area C
  - 74 DU/Acre
  - 0.5 FAR
  - 5 Stories/60 Feet
- Pedestrian Crossing @ Brewster Avenue
- Redwood Creek
- Main Street
- Veterans Boulevard

Bulb-Outs @ Veterans Blvd to Encourage Pedestrian and Bicycle Access
3. **Rooftop Mechanical Equipment** - May extend up to 5 feet above the maximum building height standard provided equipment is screened per D., below.

C. **MINIMUM BUILDING HEIGHT** - A minimum height of two floors and/or 24 feet is required to define the Main Street and Veterans Boulevard street spaces.

D. **ROOFTOP MECHANICAL EQUIPMENT** - Rooftop mechanical equipment shall be screened from view from surrounding streets and properties by a parapet, segment of pitched roof, or enclosure consistent with and complementary to the architectural style and materials of the principal building.

E. **FRONT/STREET SETBACKS** - A pedestrian-oriented street character is desired for Main Street, and a boulevard-scale character for Veterans Boulevard. Buildings should be located to frame both streets as public spaces and to encourage street activity; minimum/build-to setbacks are intended to reinforce street character. Maximum setbacks are intended to allow segments of facades to be recessed from the frontage for entrance courts, variations in building mass, and/or other design approaches that add visual interest.

1. **Veterans Boulevard** - minimum building setback from the ROW shall be 20 feet; maximum setback shall be 30 feet. Lobbies and other attractive, entry-related architectural features may extend up to 8 feet into the setback area. The frontage area between buildings and curb shall incorporate a publicly-accessible sidewalk a minimum 12 feet in width.

2. **Main Street** - minimum building setback from the ROW shall be 20 feet. Maximum setback shall be 25 feet. Lobbies and other attractive, entry-related architectural features may extend up to 8 feet into the setback area. The frontage area between buildings and curb shall incorporate a publicly-accessible sidewalk a minimum 12 feet in width.

F. **SIDE SETBACKS** - Minimum building setback from adjacent property line(s) shall be 10 feet.

G. **SPACE BETWEEN BUILDINGS** - The minimum space between buildings shall be 20 feet. Buildings shall be configured so as not to “wall in” Redwood Creek.

H. **CREEKSIDET SETBACKS** - Minimum building setback from the Redwood Creek Trail shall be 25 feet, or approximately 37 feet from creek top-of-bank. Consistent with Redwood City Zoning Code Article 32.12.F, no new development, fill, grading or vegetation removal shall occur within 25 feet of creek top-of-bank unless approved by the City; construction of the paved creek trail will require City review and approval.

III. **Site Development & Parking**

A. **BUILDING ORIENTATION** - Main building entrances shall be located on a street fronting building facade or a street fronting building corner. Supplemental building entrances should be configured to face the creek trail; i.e., significant blank, rear façade areas should not abut the creek.

B. **LOT COVERAGE** - Maximum shall be 65%.

C. **PARKING REQUIREMENTS**

1. **Multi-Unit Residential** - An average of 2 stalls per unit including guest stalls; see Redwood City Zoning Code – Parking Ordinance Article 30.2.E.1 and .2 – for requirements by bedroom/unit type.

2. **Other Uses** - per City of Redwood City Zoning Code, Parking Ordinance Article 30.
3. **Trail Visitor Parking** – A minimum of 3 publicly-accessible on-site parking stalls shall be provided for trail users within Areas A, B, and C.

D. **SITE ACCESS** – Vehicular access to Precise Plan area properties should be in the form of private streets – e.g., incorporating street trees, street lights, and related features – rather than typical driveways. Streets and pedestrian ways should incorporate design improvements that create attractive, pedestrian-oriented public spaces and provide visual, and where possible direct, access to the Redwood Creek Trail. Private streets shall incorporate “right to pass” public easements.

1. **Private Street Configuration** – Private streets shall be shared between adjacent developments to minimize curb cuts and maximize site development potentials. Streets shall incorporate curbside parking on at least one side to provide for informal visitor parking and to promote on-site activity; sidewalks shall be provided at least one side as well (i.e., the parking side). Deciduous street trees shall be located to highlight street/creek connections and should be planted at approximately 30 feet on center. Attractive pedestrian-scale streetlights should be located at approximately 60 feet on center.

2. **Private Street Setbacks** – shall be a minimum of 5 feet from adjacent properties to provide space for landscaping, lighting, and/or other amenities.

3. **Emergency Access** – Private streets requiring emergency access shall meet City fire access width standards.

E. **PARKING FACILITIES**

1. **Underground Parking Garages** - Below-grade parking garages shall be provided for all new residential development. Entrances, wall surfaces, and openings shall be designed in an architecturally attractive fashion, with lighting and landscaping as needed to mitigate blank walls, dark openings, long ramps, etc. Garages may extend up to a maximum of 10 feet above grade to provide for daylight and natural ventilation, but shall be screened wherever possible with usable first floor building space to minimize aesthetic impacts.

2. **Surface Parking Lots** - Surface parking lots are generally not recommended. If proposed for supplemental parking the following standards apply:

   a. **Location** - Lots shall be located to the side and/or rear of buildings and set back from street frontages a distance equal to or greater than that of adjacent buildings.

   b. **Frontage Screening** - The perimeter of surface lots along streets and roadway shall be screened with an ornamental wall or metal fence between 30" and 42" in height. Height and design of walls and fences are subject to City review; safe sight distances between streets and driveways shall be maintained. Chain link fencing shall not be allowed.

   c. **Trees** - Lots shall be planted with shade trees at a minimum ratio of 1 tree for every 3 parking stalls; a higher ratio of trees to parking stalls is desirable. “Orchard” and/or other non-typical tree layouts shall be employed as feasible to maximize screening from adjacent buildings and properties.

F. **FRONTAGE IMPROVEMENTS** - Frontage improvements shall be provided to create attractive, pedestrian-oriented streets. Some sidewalk improvements listed below extend beyond public rights-of-way to private property. In such instances “right to pass” easements or additional right-of-way may be required.
1. **Veterans Boulevard** - Frontage improvements shall include minimum 12-foot wide sidewalk, with street trees at approximately 30 feet on center and pedestrian-oriented street lights at approximately 90 feet on center. Refer to Urban Design Guidelines for street tree planting recommendations.

2. **Main Street** - Frontage improvements shall include minimum 12-foot wide sidewalk, with street trees at approximately 30 feet on center and pedestrian-oriented streetlights at approximately 90 feet on center. Refer to Urban Design Guidelines for street tree planting recommendations.

3. **Street Tree Maintenance** - Street tree pruning shall be performed only by the City or per City permit.

G. **CREEK TRAIL IMPROVEMENTS** - New development shall provide land area for a Redwood Creek Trail. A “right to pass” public easement shall be provided along the trail area as directed by the City.

1. **Trail Width** - A creek trail shall be constructed by new development along the existing top-of-bank, parking area curb line. The trail shall be 14 feet wide with a clear zone (i.e., no fencing) a minimum 2 feet wide maintained adjacent to the trail; this area shall incorporate low-growing landscape materials.

2. **Surfacing and Lighting** - The trail shall consist of 10 feet of asphalt or other smooth surface with 2-foot wide edge bands of decomposed granite. Trail improvements shall include pedestrian-oriented lighting at a minimum spacing of 100 feet on center. Trail surfacing and lighting to be determined by the City, and shall be consistent from one property to the next.

H. **COMMON OUTDOOR SPACE** - 160 square feet per unit.

I. **PRIVATE OUTDOOR RESIDENTIAL OPEN SPACE** - Private open space(s) attached to residential units such as balconies, decks, or patios shall have a minimum horizontal dimension of 6 feet. Private open spaces shall be designed to provide visual privacy from adjacent units. Ground level open spaces may be enclosed and secured, but shall contain an open gate or fence that allows visibility to and from the space. See Urban Design Guidelines for additional recommendations.

J. **OUTDOOR WALKWAYS** - On-site outdoor walkways shall be a minimum 5 feet and a maximum of 10 feet in width. Walkways shall appear as an extension of the adjacent city sidewalks through the use of similar design and materials.

K. **SECURE BICYCLE PARKING** - Secure bicycle parking facilities, e.g., in a shared garage or locked bicycle cage, shall be provided for residents. Minimum capacity shall be one secured parking spot per 3 dwelling units.

L. **SERVICE AREAS** - Service areas and related materials, equipment, supplies, etc., shall be screened from view from adjacent properties and streets. Loading docks, service bays, and mechanical facilities should be internal to buildings with bay doors that can be closed when facilities are not in use. If such areas and/or facilities must be located outside of the building, they shall be contained within attractively designed external enclosures. Exterior enclosures shall reflect the architectural form and materials of principal buildings and should be enhanced with vines and/or other landscape materials appropriate for the location.

M. **SITE UTILITIES AND MECHANICAL EQUIPMENT** - Above-grade utilities and mechanical equipment, such as backflow preventers, electrical cabinets, etc., shall be located away from sidewalks and other pedestrian areas. Utilities and equipment
shall be screened from view by landscaping and/or equipment enclosures painted to blend with the landscape. When feasible, equipment shall be located in below-grade utility boxes.

Urban Design Guidelines

The guidelines generally promote traditional building forms and materials, consistent with an urban village environment. The city will consider design approaches that are modernist or experimental on a case-by-case basis, provided the basic objectives of the guidelines are respected. Overall, design of the buildings should focus on creating an attractive mixed-use community that will stand the test of time, rather than the latest trend in architectural fashion. Guidelines are organized according to the following four categories:

I. Building Orientation and Design

II. Site and Landscape Improvements

III. Special Conditions

I. Building Orientation and Design

A. BUILDING ORIENTATION AND ENTRANCES - An attractive main building entrance(s) shall be located on street-facing facades. Ground level building entrances shall be located at regular intervals along interior pedestrian ways to encourage pedestrian activity and promote supervision and security. Entrances to individual housing units, lobbies, commercial spaces, etc., shall be located at intervals of 75' or less along streets and ways.

B. GENERAL BUILDING DESIGN AND MATERIALS

1. Massing - Buildings should exhibit a variety of massing approaches to respond to program and site context; for example, massing should vary to accent main building entrances, building corners adjacent to street intersections, and open space axes.
2. Facade Composition - All building facades should exhibit a 3-part composition, with base, middle, and cap. Different surface materials, textures, and/or colors should be used to accent the composition.

   a. Building Base - The base may be as simple as a small projection of the wall surface and/or a different material or color, such as a tile panel for a storefront building. It may be created by a heavier-appearing material for the entire ground floor for a building of two or more floors, or by a setback of the upper floors.

   b. Pattern of Windows, Doors, and Surface Features - Windows, doors, wall panels, pilasters, building bays, and storefronts should be based on a segment derived from the building's structural bay spacing. Features based on this segment should be carried across windowless walls to relieve blank, uninteresting surfaces.

   Door and window openings should be aligned and composed vertically to create an interesting and attractive facade. In general, first-floor window openings should be larger, with upper-floor window openings smaller and somewhat different, yet complementary, in form.

3. Building Entrances - Entrances should be prominent and easy to identify. At least one of the following treatments is recommended:

   a. The entrance should be marked by a taller building mass above, such as a tower, and/or within a volume that protrudes or is recessed from the rest of the building surface.

   b. The entrance should be located in the center of the facade, as part of a symmetrical overall composition.

   c. The entrance should be accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures.

   d. The entrance should be marked or accented by a change in the roofline or change in the roof type.

4. Building Base Materials - A different, richer-appearing material is strongly recommended for the building base, especially along highly-visible frontages and/or important pedestrian ways. Smooth, graffiti-resistant surfaces are preferred.

5. Blank Walls - Blank, windowless walls should not be created along street frontages. If wall segments without windows are essential to internal building functions, walls shall be designed with recesses, different surface material(s), and/or other approaches that complement the window pattern on adjacent wall surfaces. Incorporating landscaping at blank walls – i.e., vines and/or other plant materials that do not create security concerns – should be considered.

6. Facade Surface Relief - Building facades should have a strong, three-dimensional quality. Recessed and/or projecting window bays and building entrances are recommended.

7. Side and Rear Building Facades - should have a level of trim and finish compatible with the front facade, particularly if they are visible from adjacent streets, parking areas or residential buildings.

8. Wall Surface Materials - If the building mass and pattern of windows and doors is complex, simple wall surfaces are preferable (e.g., stucco); if the building volume and the pattern of wall openings is simple, additional wall texture and articulation should be considered (e.g., bricks or blocks,
rusticated stucco, ornamental reliefs). Pilasters, columns, and cornices should be used to add visual interest and pedestrian scale.

The palette of wall materials should be kept to a minimum, preferably a maximum of three. Using the same or similar wall materials as adjacent or nearby buildings helps strengthen community character.

a. **Wood Shingles, Clapboard, and Batten Board** - All wood wall and trim surfaces should be painted, in keeping with the level of finish and quality desired for the Precise Plan Area. Natural and/or stained wood surfaces may be appropriate given the character of existing areas and buildings adjacent to the *North Main Street Precise Plan* area.

b. **Cement Stucco** - and/or painted stucco may be used in order to reduce maintenance; protective coatings should be used for painted surfaces. Highly textured stucco should not be used. Stucco surfaces should be smooth to prevent the collection of dirt and surface pollutants and deterioration of surfaces.

c. **Stone and Stone Veneers** - may be appropriate as special material for walls, columns, sills, or base. Stone veneers should generally be formed and/or detailed to reflect traditional stone-setting techniques; e.g., “stones” or “blocks” should appear structural and load-bearing.

d. **Precast Concrete** - may be appropriate as special material for walls, columns, sills, or base. Options in form work, pigments, and aggregates should be explored to create rich, attractive surfaces.

e. **Ceramic Tile** - should be considered as an accent for stucco and concrete.

f. **Not Appropriate:**

i. **Plywood panel siding** (e.g., T-111)

ii. **Concrete block** - or concrete masonry units (CMU)

9. **Windows** - are an important element of architectural composition and an indicator of building quality.

a. **Composition** - All windows within a building, large or small, should be related in operating type, proportions, alignment and/or trim. Unifying architectural elements such as common sill or header lines should be employed.

b. **Window-to-Wall Proportion** - In general, upper stories should have a window-to-wall area proportion smaller than that of ground-floor lobby/common areas.

c. **Window Openings** - should generally be vertical (i.e., higher than wide) in orientation, or square; if square, window panes should be square or vertical in shape. Strongly horizontal window forms are not consistent with the downtown-related character desired for the area.

d. **Framing and Window Inset** - Built-up sills and trim should be used to frame openings. Glass should be inset a minimum of 3" from exterior wall and/or face of frame to provide relief.

e. **Shaped Frames and Sills** - should be used to enhance openings and add additional relief. They should generally be proportional to the glass area framed; e.g., a larger window should have thicker framing members.

f. **Mullions and Muntins** - are recommended to create multi-pane windows. Snap-in grilles or muntins should not be used. Multi-pane windows are strongly recom-
mended for highly visible locations such as main building entrances, first floor windows, and projecting building masses that incorporate bay windows, atria, etc. Similar to guidelines for frames and sills, Mullions and muntins should generally be proportional to the glass area framed.

g. **Glazing** - Clear glazing is strongly recommended. Reflective glazing should not be used. If tinted glazing is used, the tint should be kept as light as possible; green, grey, and blue are recommended.

10. **Roof Design** - If employed, multiple roofs should complement one another in terms of style, pitch, detailing and materials. Roofs should be attractive in form and contribute to the visual quality of the North Main Street Precise Plan area when viewed from surrounding areas. Pitched and domed roofs are recommended. Non-traditional rooflines generally may be used subject to City review.

a. **Pitched Roofs** - should generally be between 30° and 60°, and when used should generally extend across a minimum of 75% of the frontage to ensure the roof contributes significantly to the character of the building.

b. **Roof Ridges** - should be aligned to be parallel and/or perpendicular to the street frontage.

c. **Roof Overhangs** - are recommended. Overhangs should be a minimum of 2 feet, with additional detailing in the form of attractive cornices, support brackets, exposed beams/rafter ends, etc.

d. **Fascia Panels** - should be substantial in dimension, and proportional to the roof they trim.

e. **Materials:**

i. **Tar and Gravel, Composition, and Other Flat Roof Types** - should be screened by parapets or false-front sections of sloping roofs.

ii. **Shingles** – should be high-quality and attractive in appearance, with a character that is complementary to nearby residential and/or office buildings.

iii. **Metal Seam Roofing** - should be anodized, fluorocoated or painted. Copper and lead roofs should be natural or oxidized.

iv. **Clay, Ceramic or Concrete Tile** - is recommended for decorative roof shapes, such as parapets, domes, and turrets.

11. **Porches, Balconies, Awnings, Canopies**

a. **Open Porches and Balconies** - are recommended. They should be integrated with the overall building design, and incorporate attractive bulkhead walls or balustrade/picket railings. They should be recessed into the building mass to appear and function as an integral part of living spaces rather than “tacked-on” to the building. As noted under development standards, porches and balconies shall have a minimum horizontal dimension of 6 feet to provide for a usable outdoor space.

b. **Loggias** - Large and/or shared balcony areas should be designed as loggia/arches, with attractive columns and other framing members.

c. **Awnings** - are recommended for retail buildings. They should be a colorful fabric mounted over a metal
structural frame that is attractive in design. Backlit awnings that function primarily as signs should not be used.

d. **Trellises and Canopies** - Materials, colors, and form should be derived from the building architecture. Continuous canopies should provide brackets, structural struts, and/or other forms of detailing to reflect individual storefronts and/or building bays. Canopies should contain glazing to allow views to upper facade areas.

e. **Height and Projection** - Balconies, trellises, canopies and awnings should be a minimum of 8 feet above the sidewalk, and project no more than 7 feet out from the building wall provided 2 feet of clearance is maintained between the awning and curbline.

12. **Accent Lighting** - should be installed on buildings and incorporated into landscape setback areas and display gardens in the form of wall sconces, garden lights, or step lights in low display garden walls.

C. **RESIDENTIAL DESIGN FEATURES** - Attractive architectural detailing is essential to create a livable, pedestrian-oriented residential environment. Different types of residential buildings should be compatible in form, with high-quality design and materials.

1. **Architectural Features** - that add human scale, such as main entry porches, porticoes, balconies, dormers, trellises and bay windows, are recommended.

2. **Vertical Module** - Buildings should be designed to express the vertical modules of units within. Long facades should be divided into shorter segments a maximum of 50 feet in width. In projects with frontages of over 100 feet, modules should be defined by a deep notch, variation of architectural elements (roof form, window shapes, etc.), and/or changes in surface materials or color.

3. **Ground Floor Elevation** - Ground floor units should be located a minimum of 3 feet above grade to provide privacy while maintaining "eyes on the street" supervision of streets and ways.

4. **Building Entrances** - to individual units and/or building lobbies should have a clear entry sequence, extending from publicly accessible streets or ways to the private front door. The following design elements are recommended:

   a. **Open Porches and Stoops** - are recommended for first floor units. Stoops should be wide enough for residents and visitors to sit on and to make entries inviting. Open porches should have attractive bulkheads or balustrade railings and a roof that complements the pitch and materials of the main roof. Exterior stairs should be boxed and framed by attractive stepped bulkhead walls or balustrade railings. Bullnose treads are recommended. Open or "floating" exterior stairs should not be used.

   b. **Display Gardens** - should be used to accent the edge between North Main Street’s publicly-accessible right-of-way and first floor units.

   c. **Ornamental Lighting** - of porches and walks should be used to highlight entrances and add security.

   d. **Freestanding Landscape Elements** - such as trellises, arbors, and special landscape materials that add character to display gardens and/or accent the building entry sequence are encouraged.

   e. **Building Lobbies** - should be designed according to the General Building Design guidelines for building entrances.
above. It is particularly important that lobby entrances be attractive and expansive to promote the pedestrian-oriented scale of development envisioned.

II. Site and Landscape Improvements

A. PAVING MATERIALS - recommended for pedestrian surfaces are listed below. All paving materials must meet Federal Americans with Disabilities Act (ADA) and State of California Title 24 requirements. In general, a maximum of two materials should be combined in a single application:

1. **Stone** - such as slate or granite.

2. **Brick pavers.**

3. **Concrete unit pavers.**

4. **Poured-in-Place Concrete** - All concrete walks should be tinted to reduce glare. Recommended enhancements include integral pigment, special aggregates, special scoring patterns, ornamental insets, such as tile.

5. **Other surfaces** – Deemed appropriate for a given application by the City.

B. LOW WALLS, FENCES, AND PIERS - should be used to define public/private boundaries and/or to screen surface parking areas. Walls and fences to screen parking areas and display gardens should not exceed a height of 3 feet. Walls and fences to screen usable patio and garden spaces should not exceed a height of 6 feet.

1. **Design** - Walls, fences, and piers should be designed to reflect the architectural style and materials of the principal building(s).

2. **Materials** - should be the same as or compatible with those of the principal building(s). Support post or pier materials may differ from fence materials; e.g., metal fence panels combined with masonry piers. Masonry walls and piers should have a decorative cap or coping.

3. **Not Allowed:**
   a. **Chain link fences** - are strongly discouraged.
   b. **Unfinished or unsurfaced concrete block walls** - are strongly discouraged. Block walls should be coated with cement stucco or similar surface.

C. PLANT MATERIALS AND LANDSCAPE TREATMENTS

1. **Plant Materials** - should be selected and placed according to their ornamental and functional characteristics, and should have low water requirements as appropriate for northern California conditions consistent with the City’s water conservation guidelines or other most applicable City standard. Plant species should be “non-invasive” per State and local guidelines.
   a. **Deciduous trees** - should be the predominant large plant material used. They should be used as street trees and located adjacent to buildings and within parking areas to provide shade in summer and sun in winter. Species should have deep roots, provide fall color, and minimal litter and other maintenance issues.
   b. **Evergreen shrubs and trees** - should be used as a screening material along rear property lines (not directly adjacent to residences), around mechanical appurtenances, and to obscure grillwork and fencing associated with subsurface parking garages.
c. **Flowering shrubs and trees** - should be used where they can be most appreciated – e.g., adjacent to walks and open space areas, and/or as a frame for building entrances, stairs, and walks.

d. **Flowers with annual or seasonal color** - are recommended to highlight special locations, such as courtyards, building entrances, and/or access drives. Planter boxes and pots are encouraged in residential areas.

e. **Irrigation Systems** - Mechanical irrigation should be provided for all planted areas; see standards and implementation requirements for use of recycled water.

2. **Trees along Streets and Ways** - Trees should be provided along all publicly accessible streets and major pedestrian ways. Deciduous trees are recommended as noted above. In general, a consistent species should be used along the length of a street or way and will be designated by the City.

   a. **Tree Wells** - Trees should be planted in curbside tree wells with a minimum horizontal dimension of 5 feet and depth of approximately 3'-6"; tree grates should be installed in sidewalk tree wells on both Main Street and Veterans Boulevard. Where possible, larger subsurface areas should be created to encourage root growth; approaches include continuous structural soil sub-grade trenches for root growth, and/or expanded tree well areas.

   b. **Tree Size** - Street trees should be a minimum 24" box size at time of planting.

   c. **Tree Spacing** - Trees should be located at approximately 30 feet on center.

   d. **Street Tree Type** - Deciduous shade trees should be planted along all street frontages. Sycamore, Hackberry, Zelkova, or similar habit trees would be appropriate along Main Street for their canopy/shade characteristics and deep root growth. American Elm “Autumn Purple” is the City-designated street tree for Veterans Boulevard. Street trees will be designated by the City.

3. **Urban Streetscape Character** - Street trees and street lights along Main Street and Veterans Boulevard should be arranged in a formal manner with a regular spacing. Tree wells, sidewalk paving surfaces and design treatments, and bordering planter areas should have a crisp architectural appearance.

   a. **Street Lights** - Attractive pedestrian-oriented street lights should be installed along all street frontages; bulb height should be approximately 12 feet above sidewalk elevation.

   b. **Curbside Parking** - curbside parking is recommended along all street frontages as both a pedestrian buffer and source of additional visitor parking.

   c. **Relationship of Trees, Lights and Parking** - Trees, lights and curbside parking spaces should be designed together to create an orderly appearance and minimize conflicts. Street lights should be centered between trees to minimize light obstruction. Tall-growing canopy trees that branch higher than lights should be used. Trees and lights should be located away from parked car door swing areas.

   d. **Above-Grade Utilities** - Utilities should be undergrounded in conjunction with new construction.

D. **BICYCLE PARKING AREAS** - A bicycle parking and/or storage area with racks and room for maneuvering should be provided. Bike racks should be located to be visible and easily
accessible from the main building entrance. Ideally, they should be adjacent to main pedestrian circulation routes. Bike lockers should be established in unobtrusive areas consistent with Precise Plan-related TDM considerations.

E. MATURE TREES - Existing heritage trees and mature trees (i.e. those with a trunk circumference of 38" or greater, per City Code) should be evaluated for incorporation in site and streetscape landscape plans. A formal, urban street tree planting approach is recommended by the Precise Plan, however, and preservation of existing trees is generally most appropriate within internal site areas. Trees to be retained require City approval of a tree protection plan prior to commencement of site work.

B. PRIVATE STREETS – Private streets should provide pedestrian-oriented, non-typical street design approaches. Examples include special (non-asphalt) paving surfaces such as unit pavers; continuous vehicle and pedestrian surfaces separated by paving materials and/or bollards; lighting accented with building-mounted brackets or overhead guy wires.

C. CREEK SIDE IMPROVEMENTS – New development should add amenity to the creek trail area with attractive, pedestrian-oriented patio or mini-plaza areas adjacent to the trail.

III. Special Conditions

A. CREEK EDGE DESIGN

1. **Building Orientation and Design** – The creek-facing side of buildings should be attractive, incorporating a high level of design attention that is complementary to the Main Street and Veterans Boulevard frontages.

2. **Surface Parking** – Continuous surface parking areas are strongly discouraged along the creek trail. Surface parking areas should be small and/or oriented along the side(s) of buildings and perpendicular to the creek. Parking may extend into required creekside setback areas if adequate landscape screening is provided and pedestrian access to the creek trail is not restricted.

3. **Service Access** – and service areas should not be located along the creek trail. As noted above under surface parking, service area should be located along the side of buildings rather than adjacent to the creek trail.