4

Design Standards & Guidelines

DUARTE TOWN CENTER SPECIFIC PLAN

CITY OF DUARTE

4

Design Standards & Guidelines

The Town Center is envisioned to be vibrant, strong, and connected with a well-designed sense of place. An integrated and well-designed public realm is critical to helping achieve this vision. The character of landscape plantings, lighting, street furniture, and other streetscape components helps to shape human perceptions and can serve to draw people into a place. Exterior architectural features and building placement on a site are also critical in defining the character of a place.

The design standards and guidelines in this chapter provide a framework for both public improvements, as well as building architecture and design in the Town Center. These components help to leverage the area's existing strengths and pedestrian scale to create a more unified and welcoming Town Center. The streetscape will invite more activity and complement adjacent land uses. Streetscape improvements will be implemented over time and may be carried out by various developers, as well as the City of Duarte. Ultimately, these improvements will help to enhance the vitality of local businesses, promote economic development, and make Duarte Town Center an exciting and invigorating place to live and visit.

The intention of these design guidelines is to provide guidance for development design. Design guidelines are not intended to be rigid or inflexible. The City requests that every project in the Town Center follows these guidelines. However, the City also encourages creative solutions to design challenges. There are many ways to meet a particular guideline, and exceptions may be granted, such as in the case of a highly original design.

4.1 OVERARCHING OBJECTIVES

The following overarching objectives represent Town Center's long-term urban design and architecture direction. The guidelines are broad policy statements that are intended to guide decisions related to urban design and architecture in the Town Center.

- Provide for an attractive and unique image for the community by creating a walkable, cohesive, and enduring built environment.
- Provide a basis to achieve high-quality design for development in the Town Center.
- Establish methods in site planning, building architecture, and building placement for consistent design to create a sense of place.
- Ensure project designs are attractive and safe, and yield a variety of uses including residential, office, retail, hotel, and/or entertainment.

Photographs included in this chapter are illustrative and should not be construed as regulatory. Not every aspect of every photo is in perfect conformance with every regulation in this plan. Rather, the photos are intended to provide visual support and reference for the design guidelines.

4.2 PUBLIC REALM DESIGN GUIDELINES

4.2.1 SIDEWALK AND CROSSWALK PAVING

Safe, accessible, and well-designed sidewalks and crosswalks are essential for an activated Town Center setting, allowing people to "park once" and easily visit area businesses on foot. Paving should be simple and consistent throughout the Town Center area to allow for seamless connectivity between destinations and nearby parking.

Sidewalk, Street Trees, and Crosswalk Paving Guidelines

- Huntington Drive Sidewalk Paving: Install color concrete sidewalks per City Standard for Huntington Drive (including curb ramps at all intersections). Sidewalks shall meet City of Duarte standards for public works, which include ADA-compliant accessibility.
  - *Installation of Interlocking pavers (terra cotta/ brown mix) within the two-foot dedication or easement space along Huntington Drive is encouraged.*
- Sidewalk Paving (all other locations): Install standard gray Portland cement concrete sidewalks (including curb ramps at all intersections) to meet City of Duarte standards for public works, which include ADA-compliant accessibility. Sidewalk paving should incorporate recycled content to enhance sustainability.
- Street Trees: Retain, replace, and/or install street trees pursuant to the City's adopted Street Tree Plan for Huntington Drive. Locations for new and existing street trees have been identified in this plan. Approved trees include Eucalyptus, Chinese Pistache, European Sycamore, Ulmus Parvifolia "True Green", and Raywood Ash trees. Additional street

Sidewalk expansion areas may be designed to delineate the public right-of-way.

Sidewalks that are safe, accessible, and well-designed active the Town Center setting.

trees are encouraged where appropriate, along other streets within the Town Center. Utilize non-invasive street trees and consider above-ground utilities when identifying and planting new trees.

- Sidewalk Tree Wells: Design tree wells to be consistent the City's public realm tree well design, with tree wells occupying a minimum space of three feet by five feet to allow for healthy street trees. The tree well shall be filled with interlocking pavers (running bond pattern), and a 1-foot by 1-foot tree opening with metal edging centered in the tree well.
- Crosswalk Treatment: At key intersection of Huntington Drive at Buena Vista Street and Huntington Drive at Highland Avenue, install crosswalks with stamped or scored concrete, designed to form a 24-inch square grid (terra cotta and/or brown color mix), lined by a 12-inch gray concrete band running the length of the crosswalk.
  - *At Minor Crossings, paint crosswalks with transverse lines.*

Huntington Drive Median Plantings

Implement the adopted Huntington Drive Conceptual Landscape Master Plan for Huntington Drive plantings and replacement trees within the median. The Master Plan preserves existing mature trees and provides guidance for background, midground, and foreground shrubs; grass and succulent accents; cobble stone paving; and accent boulders.

At key intersections, stamped, colored concrete crosswalks clearly delineate the pedestrian spaces.

Tree wells with interlocking pavers allow for tree growth and an enhanced aesthetic.

Consistent street furniture throughout the Town Center defines the district and makes the public realm more comfortable and convenient.

Street furniture and lighting should be placed where they do not interfere with pedestrian movement and provide the most utility.

4.2.2 STREET FURNITURE AND LIGHTING

Street furniture invites people to linger outside and encourages social activity by making the public realm more comfortable and convenient. Pedestrian-scaled street lighting enhances safety, encourages evening use of outdoor spaces, and contributes to aesthetics. The intent of furniture and lighting guidelines is to improve the appeal and consistency of the Town Center streetscape. These guidelines do not preclude placement of street furniture elsewhere on the sidewalk if desired by the City.

Street Furniture and Lighting Guidelines

- Place benches, trash/recycling receptacles, and bicycle racks on the sidewalk where they will not interfere with pedestrian movement. Place benches in naturally shaded areas whenever possible.
- Space pedestrian lighting approximately 40 feet apart.
- Provide consistent street furniture in the public right-of-way throughout the Specific Plan area. Below is a list of approved street furniture elements (equivalent models may be determined by the Director):
  - *Bench: Victor Stanly, CS – 138*
  - *Trash Receptacle: Victor Stanly, S – 45*
  - *Pedestrian Lighting: McGraw-Edison, GAR/GAT/GLC Generation Series*
    - *Base - GAR Acorn*
    - *Cage – Classical*
    - *Top – Classical Spun*
    - *Finial - Architectural*
  - *Bollard: Victor Stanly, BRBS-103*
  - *Bike Rack: Victor Stanly, BRCS-105*
- Install pedestrian lighting in conjunction with new sidewalks as part of future streetscape improvement projects.
- Identify pedestrian lighting that is high-efficiency and low-glare.

4.3 PARKLETS

Parklets repurpose small segments of streets into public spaces. These small parks, generally located in on-street parking lanes, provide amenities like seating, planting, bicycle parking, and art. Parklets help encourage social activity by creating community spaces where people can move out of pedestrian traffic, dine, or simply people watch, creating a more exciting pedestrian realm. The intent of the parklet guidelines is to create a series of small intimate spaces along Huntington Drive.

The design of any individual parklet may vary according to the wishes of the primary partner or applicant. Designs may include seating, greenery, bicycle racks, or other features, but should always strive to become a focal point for the community and a welcoming public gathering place.

Parklet Guidelines

- Parklets should be designed as an extension of the sidewalk, with multiple points of entry along the curbside.
- Parklets should be finished with quality materials and include amenities, especially permanent seating integrated into the parklet structure. This ensures the parklet still feels welcome after moveable furniture like tables and seating are taken inside at night.
- The sidewalk-facing side of the parklet should be open to pedestrians, while the street-facing side should provide a barrier not less than three feet in height to create a boundary for the space.
- The outer edge of a parklet railing shall be a minimum of 18 inches from the travel lane, creating, at minimum, an 18-inch clear zone.
- The entrance on sidewalk-facing side of the parklet should be placed so as to avoid tree wells.
- Parklets should have some vertical elements (e.g., planters, umbrellas) to be visible to passing vehicles. However these must not obstruct driver views.
- Parklet decking shall be flush with the curb and may not have more than a ½-inch gap from the curb. If this is not possible, the parklet must be ADA accessible. A minimum 36-inch wide ADA accessible entryway to the parklet must be maintained for all parklets.

Parklets in the Town Center enhance the pedestrian experience and provide additional outdoor gathering areas.

- Parklets shall not exceed the width of the parking lane in which they are placed. If no parking lane is striped, applicants shall consult with the Community Development Department to obtain official parking lane width.

4.4 PUBLIC REALM SIGNS

Public signs serve both informational and decorative functions, contributing to the image and identity of an area. Directional signs welcome visitors and direct them in and around the city core, to local businesses and destinations.

Public Realm Sign Guidelines

- Design gateway signs, banners, and other public signs consistent with City of Duarte's Citywide Public Realm Sign Program Design.
- Integrate signs into surroundings in such a way that the message is clear, but does not dominate other architectural features.
- Properly install and maintain signs on high-quality mountings so that the intended alignment and orientation are sustained. Ensure that signs are legible and is not blocked by landscape plantings, street furniture, or other items in the right-of-way.
- Avoid unnecessary and unsightly clutter of multiple signs that result in information "overload" or confusion; where possible, consolidate multiple signs within one frame.
- Position signs so as not to obstruct or obscure views of oncoming traffic for motorists entering and exiting the premises.

4.5 PLAZA DESIGN

Plazas help to enliven commercial centers and add visual interest. Intimately scaled outdoor areas or plazas should accommodate daily activities such as eating and relaxing. They can also create space for public events such as civic ceremonies, festivals, and live performances. Plazas should incorporate shade and rest areas, as well as other amenities such as drinking fountains, water features, trash cans, accent lighting, public art, or other similar enhancements that encourage use and social gathering.

Plaza Design Guidelines

- Tenants and businesses should incorporate outdoor eating or gathering spaces between buildings/pedestrian circulation spaces and public gathering areas to provide a transition and create interest.
- Structures should be arranged and oriented on project sites to create well defined, intimate, and pedestrian-friendly common plaza spaces.
- Strong architectural elements should be added at the end of long colonnades or storefront areas to create visual landmarks.

Plazas create public spaces that the whole community can enjoy.

Plazas and outdoor dining areas increase the vitality of an area.

- Fountains, water features, and public art should be used to add visual interest to plaza areas.
- Seating should be provided in proximity to deciduous trees that offer shade from summer sun and access to winter sunlight.
- Raised landscape planters should be designed to allow for seating but to discourage undesirable activities, such as skateboarding and other stunts.
- Pedestrian amenities (i.e., site furnishing, shading devices, picnic tables, etc.) should be integrated into the overall unified project site design.
- Enhanced paving should be incorporated within plazas and outdoor spaces consistent with the project site's design theme and architectural style.
- Clearly visible pedestrian connections should be provided and enhanced with decorative paving, landscaping, decorative trellises, and/or arbor features.
- Landscaping should be used to enhance and define the various uses of the plaza.

4.6 PRIVATE DESIGN GUIDELINES

4.6.1 BUILDING DESIGN

The following building design guidelines for all new construction and additions, as well as alterations to existing structures, should be used to shape and enhance the Town Center's character.

The intent is to emphasize the orientation of architecture to sidewalks and rights-of-way, increase the visual interest of buildings, relate new and old construction, and emphasize the incorporation and design of elements that provide opportunities for human interaction. Regardless of architectural style, development should exhibit attention to detail, quality architecture and materials, and a pedestrian-friendly interface with the sidewalk.

Building Façade Design Guidelines

The design of building façades is important for ensuring the appropriate scale and character of buildings in the Town Center. Finely detailed and articulated building façades create a rich character and human scale.

- Building design shall incorporate a 360-degree design philosophy, understanding that all of the built environment should be well designed, not just that visible from public areas.
- Utilize building setbacks and arcaded spaces as an extension of the sidewalk to provide adequate space for pedestrian movement and activity. This space can be used for outdoor seating, street furniture, landscaping, and public art that can enliven the streetscape.
- Create visual interest in building façades and break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors.

- *Use articulation in form, including changes in wall planes, upper-story building stepbacks and/or projecting or recessed elements.*
- *Incorporate architectural elements and details on all walls, such as adding notches, grouping windows, adding loggias and dormers, varying cornices and rooflines, adding canopies, wing walls, trellis features, arcades, and colonnades.*
- *Vary materials, colors, and textures to enhance key components of a building's façade (i.e., window trims, entries, projecting elements, etc.).*

- Building façades should be broken into smaller massings of colonnades to create a more intimate human scale.
- Create virtual boundaries by a varying/change of level, materials, textures, and color.
- Roof lines should be broken at intervals no greater than 50-feet long by changes in height or roof form.
- Activate upper-story stepback areas with balconies or roof gardens.
- All building facades should avoid blank walls and provide the highest level of articulation on all walls visible from adjacent streets and public spaces.
- Buildings should create a contextual fit with articulated building form including strong massing and horizontal division (base, middle, top).
- Similar and complementary massing materials and details should be incorporated into side and rear areas.

New buildings are designed to be oriented toward the street, with high-quality architectural features and design.

- Murals, espaliers/trellises and vines should be placed on any large wall expanse.
- Architecturally compatible lighting and fixtures should be incorporated that are complementary to the intended style/ theme.
- Building materials, colors, fenestration, scale, and massing are to be compatible with the overall architectural style.
- Materials shall be applied in a consistent manner to all façades of the project.

Entries, Doors, and Windows Design Guidelines

Entryways are an important design feature in buildings, guiding guests to the interior and providing opportunities for architectural definition. Similarly, the use and location of windows and secondary entrances are a key component of building design.

- Well-designed storefronts—including windows, doors, wall composition, colors, and materials—should be incorporated to create a sense of entry at a pedestrian scale.
- Buildings shall incorporate one or more of the following in entrance design:
  - *Placement of art or decorative detailing at the entry*
  - *A projecting element above the entrance*
  - *A change in material or detailing*
  - *Implementation of architectural elements such*

Doorways and windows create a strong relationship with the street and engage the pedestrian environment.

Facade elements help define a building's architectural character and quality of design.

as flanked columns or decorative fixtures

- *Recessed doors, archways, or cased openings*
- *A portico or formal porch projecting from or set into the surface*
- *Changes in the roofline, a tower, or a break in the surface to the subject wall*

- Windows should be located at a pedestrian scale at the street level and to maximize daylighting and views for the interior.
- Windows and doors should be designed within a single façade to have the same style, height, and scale with the building elevation.
- Windows and doors should be designed as accent elements with details such as shutters, moldings, and divided lights.

Materials and Finishes Design Guidelines

The choice of materials is one of the most important contributors to defining the character of a building. Materials should be of high quality and detail to provide visual interest and should suggest durability and permanence to last into the future.

- Materials and finishes should be used consistently and be appropriate to the intended architectural style of the building.
- Contrasting colors should be used for trims, windows, doors, and other key architectural elements.
- High-quality, long-lasting materials should be used for exterior window sills and trims which are consistent with the overall

architectural style of the building.

- Finish materials should terminate only at changes in the wall plane and not on the same plane.
- Roof materials should complement the materials and colors of the façades and provide texture or relief.
- Rain gutters and downspouts should be integrated into the façade. At a minimum, their color should blend with adjacent surfaces.
- Trellises, architectural canopies, balconies, and other such design elements should derive their materials, colors, and form from the building architecture.

Lighting Design Guidelines

Exterior building lighting is important both for providing visibility and safety as well as creating ambiance. Lighting can be used to enhance architectural details and landscape features, and to illuminate sidewalks, pedestrian paths, and plazas.

- Light fixtures and poles shall be architecturally compatible with the building's architectural style.
- Building entrances shall be well-lighted with appropriately scaled light fixtures.
- Fixtures shall not cast light directly into adjacent residential properties; a translucent or optical lens diffuser globe or shield is recommended.
- Color and finish of lighting metalwork, when used, should harmonize with

Building materials that are high quality and richly detailed provide visual interest and durability.

Lighting can be used to enhance architectural details and landscape features and to illuminate sidewalks, entryways, pedestrian paths, and plazas.

building metalwork, if applicable.

- Architectural lighting should enhance a front building façade during twilight and night-time hours.
- Lighting accents should be incorporated into features such as doors, window openings, detail cornices, columns, or arcades to create texture and form unique to the building.
- Stone and brick building façades can benefit from a "close-in" lighting approach that grazes the light across the surface and calls attention to its textural quality by creating shadows.
- The base, middle, and top of the building should be emphasized. This allows the building to be viewed from several different vantage points, both near and far from the structure, without looking unnatural.
- All fixtures and wiring should be well-hidden in the architectural details so that the lighting has a minimal impact during the day.
- Situations where a building façade is washed with bright light from a distant location are to be avoided. This approach "flattens" out the building's texture and causes unnecessary glare to the nighttime users.
- Light fixtures should be designed so that the light goes exactly where it is intended. Special care should be taken to include louvers, glare shields, or barn doors to the front of floodlight fixtures to prevent light pollution.

- The intent of lighting a building is to enhance the best qualities of that building, not to become a "beacon;" therefore, light levels should be appropriate for the amount of illumination intended.
- Lighting fixtures should be mounted in strategic locations to facilitate maintenance.
- Architectural and landscape lighting is encouraged.

Signs Design Guidelines

The design of building signs is important for communicating information, reinforcing the architecture of the building, and contributing to the overall character of Town Center. Refer to Chapter 3 (Development Standards) for information regarding size and number of signs permitted.

- Signs should reflect a crafted, high-quality, detailed design approach.
- Sign shapes, type styles, and color combinations shall complement building styles and reflect the business they represent.
- Signs should reflect the uses they represent in creative and fun, as well as functional, ways.
- Signs should be wall-mounted or suspended from awnings above the sidewalk. The use of high-quality blade signs is encouraged. Signs painted directly

The Town Center is pedestrian oriented so signs should generally be more pedestrian-scaled than elsewhere in the City.

onto building walls are prohibited unless historically accurate for the particular historic structure.

- Façade signs that are individually lettered are encouraged.
- Encourage blade signs that are perpendicular to the site wall.
- Building-mounted signs shall be located on wall areas or architectural features specifically designed for signs, such as recessed wall areas, towers, turrets, or parapets.
- Signs are encouraged to be subtle rather than dominate a space.

Awnings Design Guidelines

Awnings provide visual interest and pedestrian scale at the street level. While awnings may not be appropriate along every façade, in combination with tree canopies awnings can provide shade and shelter for pedestrians. Awnings should be encouraged as building façade enhancements wherever appropriate.

- Awnings, overhangs, and arcades are encouraged where pedestrians can walk and shop, providing overhead protection and highlighting entrances.
- Awnings shall be in scale with the building and located so as not to inhibit pedestrian movement or views.
- Awnings should be designed to be decorative, complementary to the overall façade design, and effective for weather and sun protection.

Awnings should be decorative, provide weather and sun protection, and complement the overall facade design.

- The placement of awnings should relate to major architectural elements of the façade, avoiding covering transom windows or architectural elements such as belt courses, decorative trim or other notable architectural façade elements. Awnings should never cover building piers.
- All awnings shall be maintained and cleaned on regular basis and replaced when damaged or discolored, to ensure a consistent desirable presence.
- Awnings should be constructed of durable materials such as canvas and metal.

Façade Enhancements on Existing Commercial Buildings

In conjunction with, or in advance of, more significant redevelopment projects, many modest improvements can be made to existing properties and buildings to contribute to the Town Center's sense of place and revitalization. Façade renovations must involve the general upgrading of a building's external appearance focusing on the following guidelines:

- Enhance the pedestrian environment by improving the aesthetic impact of the façade thus adding visual interest to the streetscape.
- Enhance the original design of the structure.
- Contribute to the overall Town Center character.
- For existing buildings that were constructed prior to Specific Plan adoption, façade enhancements should be compatible with the design guidelines of this Specific Plan to the greatest extent feasible; however, it is understood that certain form guidelines would not be applicable.

Modifications to existing buildings, including façade enhancements, remodels, and building additions, shall comply with all design guidelines and design standards listed in this Chapter 4: Design Guidelines, to the extent feasible. In particular, guidelines that would require a site redesign, such as building orientation to the street, shall not apply. Where building orientation precludes conformance with design guidelines, the following additional guidelines apply:

Pedestrian Access

A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas and pedestrian amenities, including the public sidewalk. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the primary entry and sidewalk, generally no more than 125 percent of the straight line distance.

Building Identity

Facade enhancements should help establish business identity and incorporate colors and materials that support the overall design concept.

Architectural Style

Minor changes to a building façade should be consistent with the building's original architectural style (for example, window and door replacement and repair). For major changes that encompass an entire façade improvement, or if completing a comprehensive building redesign, the design should be consistent with an architectural style identified in Section 4.7 and the principles of composition that are typically associated with that style as evidenced in precedents, relevant examples, and the design guidelines of this Chapter.

Modifications to existing buildings should comply with design guidelines to the maximum extent feasible.

Buena Vista/Huntington and Highland/Huntington are the "key intersections" in the Town Center.

4.6.2 KEY INTERSECTIONS

In addition to the other guidelines outlined in this Chapter, the following design guidelines apply to new construction and additions, as well as alterations to existing structures, located at key intersections. Key intersections, identified as the intersections of Huntington Drive with Buena Vista Street and Highland Avenue, present opportunities to create a strong and positive visual impact and provide great landmark potential for the community.

- Landmark qualities should be increased by installing public monumentation, themes, public signs, and art.
- Provide visual themes at all four corners with paving, wall forms, and landscape materials.
- Developments on corners should incorporate landscape material designs into the private frontage area, where plantings are appropriate.
- Special architectural elements should be incorporated on buildings, such as articulated display windows and entrances or a taller, more prominent roof form or element.
- New surface parking spaces and lots are not permitted on corner sites of key intersections.
- Pedestrian amenities, such as a shaded plaza area, generous walkways, and clear and open pedestrian links to the corners, should be incorporated to help create a sense of place.

4.6.3 GROUND-FLOOR RESIDENTIAL

In addition to the other guidelines outlined in this Chapter, the following design guidelines apply to new construction and additions, as well as alterations to existing structures, of uses with ground-floor residential access from the primary street. The transition from public sidewalk to private space is especially important when residential uses are located at the ground floor. These design guidelines apply to areas where ground-floor residential uses are permitted within the Town Center.

- New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas and entrances.
- Where exterior individual entries are provided, a distinctive entry should be established for each, defined with architectural elements consistent with the architectural style of the development as a whole.
- Decorative lighting should be provided at entries.
- If exterior staircases are used, they should be incorporated into the overall architectural massing of the building.
- The use of metal staircases is discouraged.

4.6.4 GROUND-FLOOR RETAIL AND STAND-ALONE RETAIL

In addition to the other guidelines outlined in this Chapter, the following design guidelines apply

to new construction and additions, as well as alterations to existing structures, for retail uses. Ground-floor retail spaces are a defining feature of the Town Center. These spaces should be inviting to the pedestrian and draw visitors into the space.

- Ground-floor space designed for retail or other active uses shall orient tenant spaces to the street and maximize storefronts and entries along the sidewalks to sustain street-level interest and promote pedestrian activity.
- Ground-floor design shall be high quality and pedestrian oriented.
- Storefront configurations and details should provide a sense of human scale, variety, and interest within the overall context of the buildings.
- Ground-floor retail space should wrap the corner onto the intersecting streets.
- The primary entrance to each street-level tenant space that has its frontage along a public street shall be provided from that street.
- The primary entrance to each street-level tenant that does not have its frontage along a public street shall be provided from a pedestrian paseo, courtyard, or plaza which is connected to the public street.
- Wall openings, such as storefront windows and doors, shall comprise at least 50 percent of a building's street-level façade.

The transition from public sidewalk to private space is especially important when residential uses are located at the ground floor (permitted in limited locations).

Ground-floor retail spaces should be inviting to the pedestrian and draw visitors into the space.

Large display windows, kickplates, and transom windows invite pedestrians and draw visitors into the space.

- Clear glass for wall openings, i.e., doors and windows, shall be used along all street-level façades for maximum transparency, especially in conjunction with retail uses. Dark tinted, reflective, or opaque glazing is not permitted for any required wall opening along street level façades.

4.6.5 MIXED-USE DEVELOPMENT

In addition to the other guidelines outlined in this Chapter, the following design guidelines apply to new construction and additions, as well as alterations to existing structures, of mixed-use development. Mixed-use development plays a vital role in creating neighborhoods where people can walk between home, work, shopping, and recreation. The primary design issue related to mixed-use projects is the need to successfully balance the requirements of residential uses, such as the need for privacy and security, with the needs of commercial uses for access, visibility, parking, loading, and the possibility of extended hours of operation. Design and the continuity of storefronts should follow the Ground Floor Retail guidelines (Section 4.4.4 above). Storefronts should also be characterized by continuous building frontages, adjacent to, and with awnings over the footpath. Mixed-use development should result in the formation of a focal point for retail, office, entertainment, recreation, and community-related activities for the immediate area.

- Residential and non-residential vehicular and pedestrian access shall be differentiated with paving material, color, landscape buffers, etc.
- Uses should be oriented to facilitate proper transitions to surrounding buildings and adjacent uses.
- Separation should be created within the site through vertical differences (e.g., grading, massing, roof heights, etc.)
- Lighting, including reflected light, should be focused so that residential areas receive minimum glare.
- Landscape features should be used to highlight individual uses.
- Distinctive signs shall be provided for identification and guidance, appropriate to each use.
- Noise-attenuating protection should be added for noise-sensitive uses and to provide privacy for residential areas.
- An overall design palette should include building materials and textures that define each use as part of an overall theme.
- Accessory structures should be strategically located to contribute to a visual and functional separation.

Mixed Use - Separation of Public and Private Space Guidelines

- Public spaces should be clearly recognizable as "public" (e.g., a plaza within view of a street or other public space) and publicly accessible. Private spaces should be clearly recognizable as

Mixed-use development that provides flexible spaces increases the vitality of a place and provides the ability to respond to shifts in the market.

Public spaces in mixed-use developments should be clearly recognized as "public"; private spaces should be clearly recognizable as "private".

"private" through the use of security gates and signs.

- Private areas should be screened from public view through the use of landscaping, walls, and fences and changes in elevation.
- Areas should be designed to encourage informal meetings and social interaction with other people.
- Spaces should be designed or located to encourage year-round use by providing areas that have awnings, sunshades, and/or landscaping that can provide shelter from the elements.
- An overall theme and visual connection between spaces and uses should be provided within the development, including pedestrian linkages throughout the development and to adjacent land uses.

4.6.6 HOTEL DEVELOPMENT

In addition to the other guidelines outlined in this Chapter, the following design guidelines apply to new construction and additions, as well as alterations to existing structures, of hotel development. Hotels have historically represented a key use along Route 66. As the Town Center evolves, there remains an important place for the modern hotel experience.

- Hotel buildings shall maintain a strong relationship to the primary street.
- Service, utility, and loading areas should

be carefully integrated, designed and located in the site plan. These elements should not detract from the public view-shed area or create nuisances for adjacent property owners.

- Curb-adjacent signs should be consistent the architectural character of the building.
- A porte-cochere and/or covered drop-off zones for vehicles and pedestrians, independent of drive aisles, may be provided to accommodate guest loading and drop-off and serve as the formal entry to the hotel.
- All parking areas or parking structures that are a part of the hotel shall be required to comply with Section 4.11 Parking Area guidelines.
- Designated bus/shuttle parking shall be screened from public view.
- Outdoor recreation areas and pools shall be appropriately screened from adjacent uses.

4.7 ARCHITECTURAL STYLES

This section presents a summary of primary architectural styles recommended for Duarte's Town Center. The styles listed will build on the area's history within the Early California design experience and expand the character currently found within the Town Center. Maintaining consistency within architectural styles will visually unify the Town Center, establish an appropriate aesthetic for new buildings, and reinforce the sense of place throughout the area.

Hotel buildings shall maintain a strong relationship to the primary street.

Craftsman Style: Form (top), Roof (bottom)

4.7.1 CRAFTSMAN STYLE ELEMENTS

The Craftsman style draws from architecture that emerged after the turn of the 20th century to satisfy tastes for greater simplicity and natural forms. Influences included Shingle Architecture of the East Coast, the Arts and Crafts movement, Prairie and Foursquare homes, and California Bungalows. This style is characterized by natural building materials and colors, broad overhangs with exposed rafter tails at the eaves, and porches supported by established, generally square columns. In Southern California, the Craftsman style evolved from bungalows that were the production home of the time. Bungalows were often basic square plans with low-pitched roofs and wide eaves. Occasionally, exterior walls were smooth stucco plaster.

A key component of this style is the incorporation of natural local materials, such as stone and wood shingles, or durable concrete composite material on the walls and roof; brick and clay paving materials; and the following character features.

Form

- Cross gabled or gable fronted with rectangular-like massing under main roofs
- The forms are generally ground-hugging with pronounced horizontal lines
- A variety of heights, such as three- to four-story massing with one-story elements
- Varied plan forms

- Mixed-use buildings should have a clear horizontal division between street level retail and upper floors, through the use of awnings, change in material/texture, and or other architectural features.

Roof

- Low-pitched gabled roofs
- Unenclosed eave overhangs with elaborate exposed rafter tails and ridge beams
- Decorative ridge beams and attic vents
- Overhangs at 16" to 24"
- Hip and gable roofs
- Shingle texture flat roof tiles

Walls

- Horizontal siding
- Plain wood shingle siding
- Stone or brick base
- Stucco with stone base
- Blended stucco with siding

Windows

- Ribbon windows; three or more ganged
- Single hung windows
- Mullions in upper half

Color

- Earth tone colors (light or deep)
- Playful, dark accents

Craftsman Style: Walls (top), Windows (bottom)

Craftsman Style: Color (top), Details (bottom)

Details

- Black wrought-iron or copper accents
- Entry porches with heavy square columns or posts in stone or brick piers
- Carved wood style entry doors with geometric patterns
- Arts and Crafts or Mission-style lighting fixtures
- Classically styled columns

4.7.2 SPANISH COLONIAL STYLE ELEMENTS

Spanish Colonial style and related styles such as Mediterranean Revival, Monterey and Spanish Eclectic, first became popular in California beginning in the 1920s. The historic heritage of the California Missions, the exotic imagery of Spain and Mexico in movies, and California's climate being likened to that of the Mediterranean regions of Europe were sources of inspiration for this school of design.

This style is distinguished by tile roofs, stucco walls, heavily textured wooden doors, and highlighted ornamental ironwork. The architectural courtyards of the Spanish Colonial heritage include hanging pots, flowering gardens and shade trees as the foreground design elements.

Key features of this style were adapted to the Southern California locale. Buildings were informally organized around a courtyard with the front (street-side) elevation very simply articulated

and detailed. The charm of this style lies in the contrast of materials and textures.

Form

- A variety of heights, such as three- to four-story massing with one-story elements
- Deep recessed arches
- Asymmetrical massing with a vertical and a horizontal breaks
- Varied plan forms

Roof

- Low pitch roofs or flat roofs with parapet
- Predominantly gabled side to side roofs with forward facing hip roof elements
- Unenclosed eave overhangs with elaborate exposed rafter tails
- Concrete "S" barrel tiles
- Overhangs with tight rakes and 12-inch eaves

Walls

- Smooth or sand stucco finishes

Windows

- Nine- and 12-pane windows with colonial accent rims
- Rectangular shape feature windows on front elevations with single or ganged curve top shapes

Spanish Colonial Style: Form (top), Color (bottom)

Spanish Colonial Style: Roof (top), Details (bottom)

Color

- White and earth toned with bright accent trim
- Wood toned or dark brown trims

Details

- Ornate black wrought-iron accent details at walls, windows, light fixtures, railings and gutters
- Wood-style entry doors
- Black wrought-iron balconies
- Decoratively shaped rafter tails
- Decorative tiles recessed in wall plane

4.7.3 NEO-TRADITIONAL STYLE ELEMENTS

The neo-traditional style is derived from elements of buildings most commonly found in the eastern United States and constructed over the past two centuries. With traditional architecture, much deference is paid to the materials and additional architectural features used in a building, including their functionality, quality, and level of detail. These buildings provide a solid ground-floor presence, articulation, and high-quality materials.

Architectural Styles - Spanish Colonial Style: Walls (top), Windows (bottom)

Neo-Traditional Style: Form (top), Roof (bottom)

Applied to commercial and mixed-use buildings, the neo-traditional building form can generally be described as two-part commercial block, characterized by a horizontal division in two distinct zones. The two-part division of the exterior zones typically reflects differences in its interior use. The street level indicates public spaces for commercial enterprises, while the upper section suggests more private spaces reserved for offices or residences. Neo-traditional residential structures are generally defined by their steeper pitched roofs, often with enclosed eaves; wood clapboard siding and trim, often combined with a plaster finish; and brick or stone columns and trim around doors and windows.

Elevations of neo-traditional buildings generally include more formal elements, such as gables, dormers, or cornices at the roof, patterned arrangements of doors and windows, vertical proportions and details, and brick or masonry features, such as pilasters and trim at wall openings.

Form

- A variety of heights, such as three- to four-story massing with one story elements
- Varied plan forms
- Asymmetrical massing with vertical and horizontal breaks
- Mixed-use buildings are characterized by a clear horizontal division between street level retail and upper floors, through the use of awnings, change in material/ texture, and/or other architectural features.

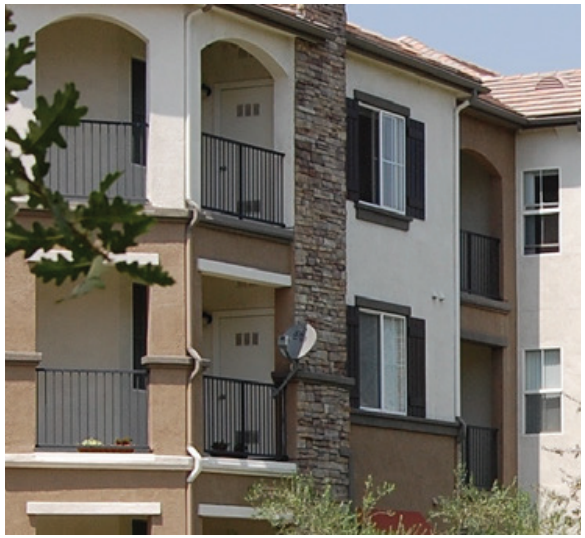
Roof

- 5:12 to 12:12 roof pitches
- 16- to 24-inch overhangs
- Concrete roof tiles with a shingle look
- Front to back gable or hip roofs with intersecting hip or gable roofs

Walls

- Wall cladding materials of stone, ceramic tile, brick, or blended stucco
- Full wrapped horizontal siding or brick facades are preferred
- Building base and building middle caps are articulated with simple horizontal belt courses, an ornamented frieze, or a classical cornice. Building top caps are properly detailed and proportioned.
- For commercial and mixed-use buildings, the bulkhead (area between the sidewalk and any display windows) is clearly demarcated with a change in materials.

Neo-Traditional Style: Walls (top), Windows (bottom)



Neo-Traditional Style: Color (top), Details (bottom)

Windows

- Vertical window shapes, multi-paned at front elevations
- Storefront display windows with polished plate glass, often accented by a transom
- Simple and rectangular window shapes, which may have arched tops
- Sills and lintels on upper floor windows

Color

- Accent detailing trims
- Earth tone colors (light or deep), white, and/or grey

Details

- Simplified versions of Colonial cornice trim at gable ends
- Trim materials may include stone, ceramic tile, wrought iron, wood, or stucco. Multiple trim materials may be used.

4.8 PARKING AREAS

The following design guidelines apply to all parking areas within the Town Center. Parking areas should be designed for functional vehicular access and circulation, with enhanced pedestrian connections that are aesthetically pleasing and shaded.

4.8.1 PARKING LOT GUIDELINES

- Duplicative driveway entrances shall be avoided or eliminated.
- Reciprocal access drives are encouraged to link adjacent properties and avoid individual curb cuts for every use/parking lot.
- Parking access should be located as far as possible from street intersections to allow for adequate queuing and visibility.
- Site designs shall incorporate a minimum stacking distance of 40 feet between the edge of the travel lane and access into the first parking bay.
- Colored, textured, and permeable pavement treatments are encouraged at entry driveways.
- Parking lots should be located in areas behind buildings and away from the street. Planting areas with low hedges and shrubs (approximately three-feet high) are encouraged to assist in screening parking lots from public view where parking is adjacent to a street.
- On-site circulation system shall be designed to minimize pedestrian and vehicle conflicts.
- Design parking lots by dividing a large parking lot into a series of smaller connected lots to reduce "heat island" effect.
- Dead-end drive aisles and intersections should be avoided where possible. When necessary, provide a five-foot wide recessed area in the landscape area for parking at the end of dead-end drive aisles.
- Walkways should be wide enough for multiple people to pass (approximately eight feet in width), and should directly connect public sidewalks with sidewalks on private property, and should be oriented toward building entrances.
- Textured paving is encouraged at crosswalks within the project as opposed to a painted stripe designation, provided it does not conflict with ADA requirements.
- Sidewalks at building entrances should be a minimum of 10 feet wide when adjacent to head-in parking, to allow for car bumper overhang, and eight feet wide adjacent to a landscape planter or drive aisles.
- Bicycle racks should be provided near building entrances.
- Paving materials, varied in texture and color, should be used where pedestrian and vehicular areas overlap to minimize the negative impact of large expanses of asphalt. The use of concrete (exposed aggregate, colored, or stamped) or pavers

Parking should be located behind or under buildings. Entries and pedestrian paths should be clearly delineated.

Where surface parking lots are used, landscaping can help screen and beautify.

(stone, brick, or granite) is preferred.

- First-floor parking within buildings ("tuck under parking") and underground parking below buildings is encouraged wherever possible.

4.8.2 UNCOVERED PARKING AREA PLANTING GUIDELINES

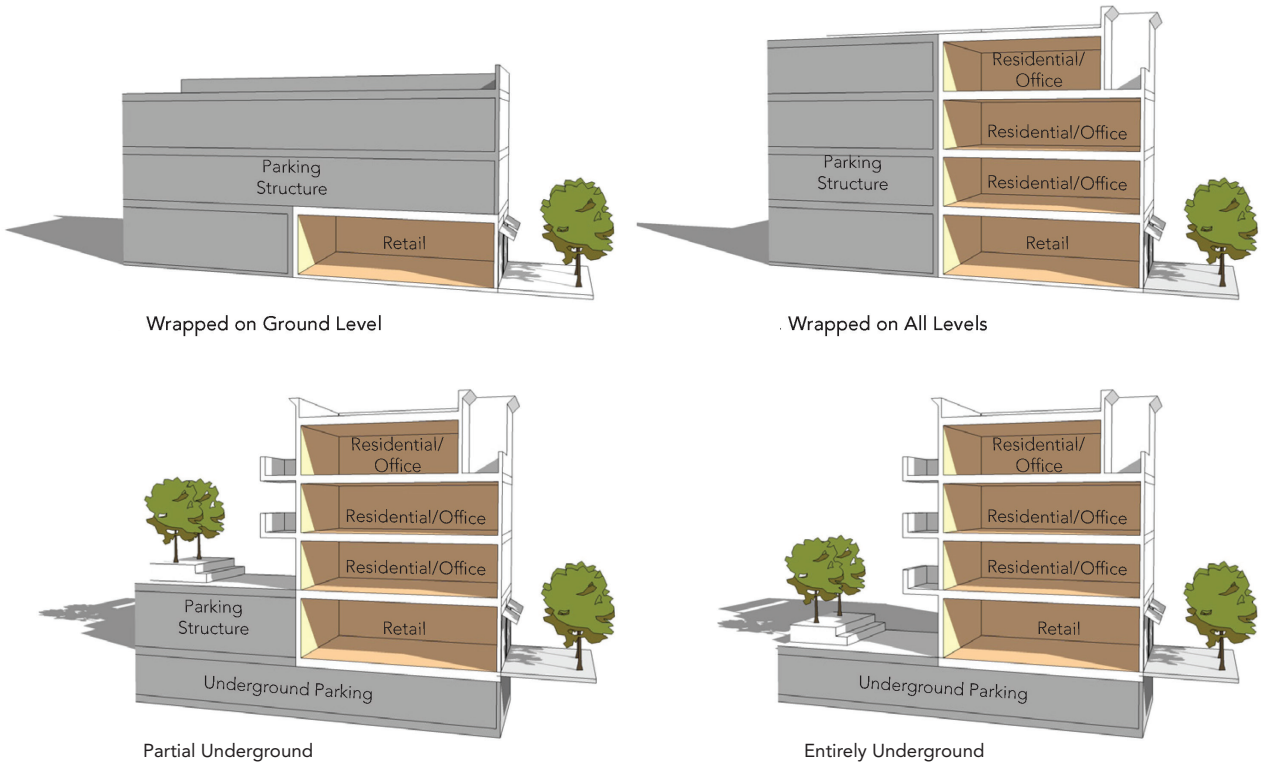
- A minimum five-foot wide landscape finger planter at the end of each parking aisle is required.
- Site designs should include one tree for every four parking spaces (minimum tree well size of five feet by five feet).
- A minimum of two feet shall be allowed in the planted area for vehicle overhang. This area may be counted as part of the length of the parking stall, but not as part of required planter area.
- Canopy trees or solar shade structures should be installed in parking areas to provide shade. Trees should have a 30- to 40-foot canopy potential and be sized at 24-inch box at the time of installation.
- The use of pervious paving materials, open pave blocks, and intermittent paving is encouraged to reduce the amount of runoff and retain water for onsite irrigation.

4.8.3 PARKING STRUCTURE GUIDELINES

- Parking structures shall be integrated into the surrounding buildings' architecture, using architectural details to reduce the massing and landscaping to provide visual relief.

- Parking structures should be located below, behind, or between buildings.
- All parking structures shall be designed to appear as a commercial building and be compatible with the surroundings when visible from public right-of-way.
- Access to parking garages should be integrated into the overall design of the building façade, and minimize disruptions along the street frontage.
- Parking structures shall provide screening for cars and headlights while allowing for natural ventilation.
- Access to parking shall be garages from side streets or alleys, where possible, rather than from pedestrian-oriented streets.
- Provide attractive signs to clearly direct drivers into and out of parking structures and surface parking entrances.
- Encourage the installation of solar panels on roof-decks of parking structures and carports in surface lots, both as shading devices for vehicles and as a sustainable energy source.
- Incorporate other technologies, such as charging stations for electric vehicles, into parking.
- Ground-level retail pads along a portion of the parking structure public façade are encouraged to create a pedestrian-friendly streetscape.
- Partially submerged parking podiums that project above grade should either be

The allocation and design of parking should balance the need to serve land uses with protecting the pedestrian environment.



Preferred parking structure design approaches minimize the appearance of a parking structure from the street.

integrated into the architectural character of the building above, using cladding or building with materials that extend down from the portions of the building above, or be built with contrasting materials of a more substantial and permanent character than the portions of the building above to create a base.

- Use architectural details on parking structure to reduce the massing and enhanced landscaping to provide visual relief.
- The preferred parking structure design approaches are as follows.
  - *Wrapped on Ground Level. An above-ground parking structure where non-parking uses, such as retail spaces, are integrated into the ground level of the building along the street frontage of the parcel. The parking structure may be exposed to the building street frontage on upper levels, with appropriate design and screening.*
  - *Wrapped on All Levels. An above-ground parking structure where non-parking uses are integrated into the building along the entire street front-age of the parcel on all levels of the building. The parking structure is totally hidden behind a "liner building" of non-parking uses.*
  - *Underground (Partial or Entirely). A parking structure that is fully submerged underground and is not visible from the street. Depending on amount of parking provided, it may also include a level of at-grade parking hidden behind non-parking uses such as retail.*