

# Design Guidelines

## ADAPTATION TO TOPOGRAPHY & LANDSCAPE

Adapt development to the hillsides and landscapes that characterize the community and contribute to its distinct sense of place.



Sloping sites provide special opportunities for outdoor living spaces



Step buildings with the slope



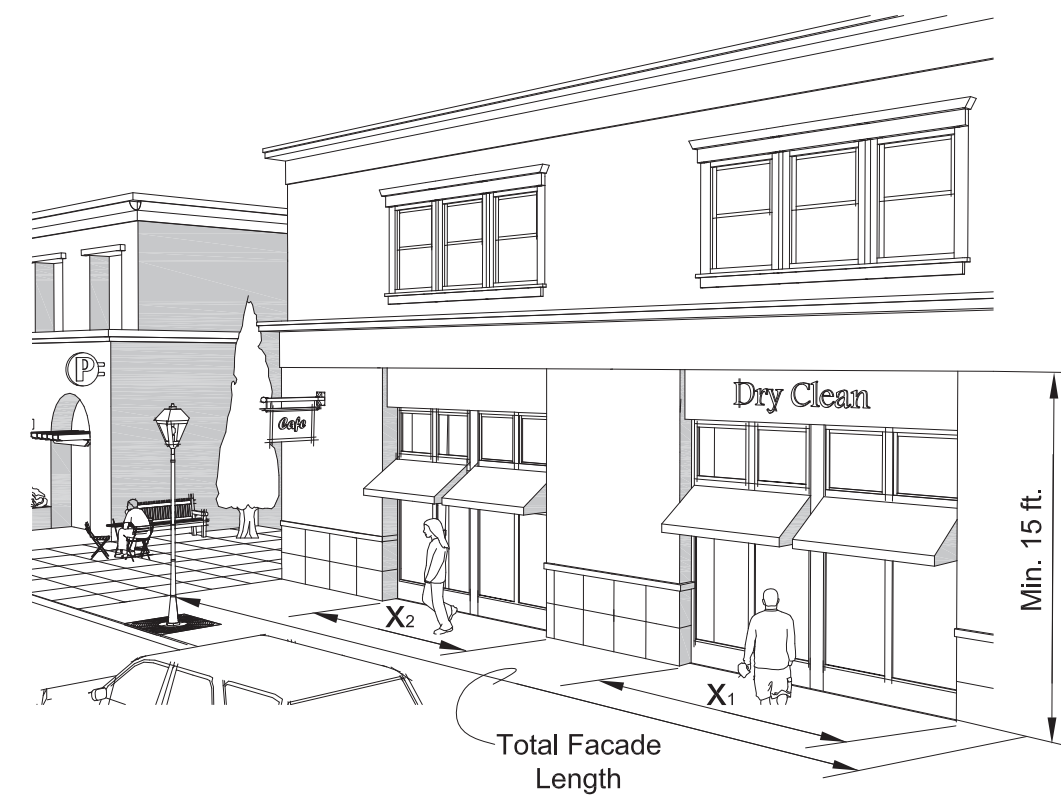
Utilize Existing Topography



Buildings can be designed to step back with slopes and hillsides so they do not overwhelm the street

## PEDESTRIAN ENVIRONMENT, PARKING & MOBILITY

Design for pedestrians and cyclists by locating parking away from the street, providing infrastructure and amenities at the street frontage and by integrating convenient, secure and accessible parking areas for bicycles.



$X_1 + X_2 = \text{Min. } 60\% \text{ of Total Facade Length}$

Active street frontage includes windows, doors and other openings with transparent glazing

Awnings, landscaped planters, lighting, signage and seating are well-integrated in the development and provide a pedestrian scale

Entrances are clearly marked with enhanced paving and dedicated pedestrian paths

Ground floor-to-floor height is a minimum of 15 feet



**THIS**

Parking is located to the rear of the site with buildings fronting the street and clear pedestrian paths to parking



**NOT THIS**

Parking overwhelms the street front and the building is set back from the street, discouraging pedestrian access

## SAFETY

Encourage self-policing and discourage crime by incorporating Crime Prevention Through Environmental Design (CPTED) strategies into building and site design



Provide "Eyes on the Street," controlled access and transitions between public and private spaces



### Territorial Reinforcement

Use the concept of *territorial reinforcement* by promoting features such as landscape plantings, paving designs, and gateway treatments that define property lines and distinguish private space from public space. Establish a hierarchy of spaces and clearly defined 'territories' within and around the development.

Clearly marked building entrances and access points contribute to a sense of control and wayfinding

### Natural Access Control

Use the concept of *natural access control* by designing streets, walkways, building entrances, and development entries to clearly indicate public routes and to discourage access to private areas. Use landscape plantings to establish a barrier adjacent to ground level residential units.



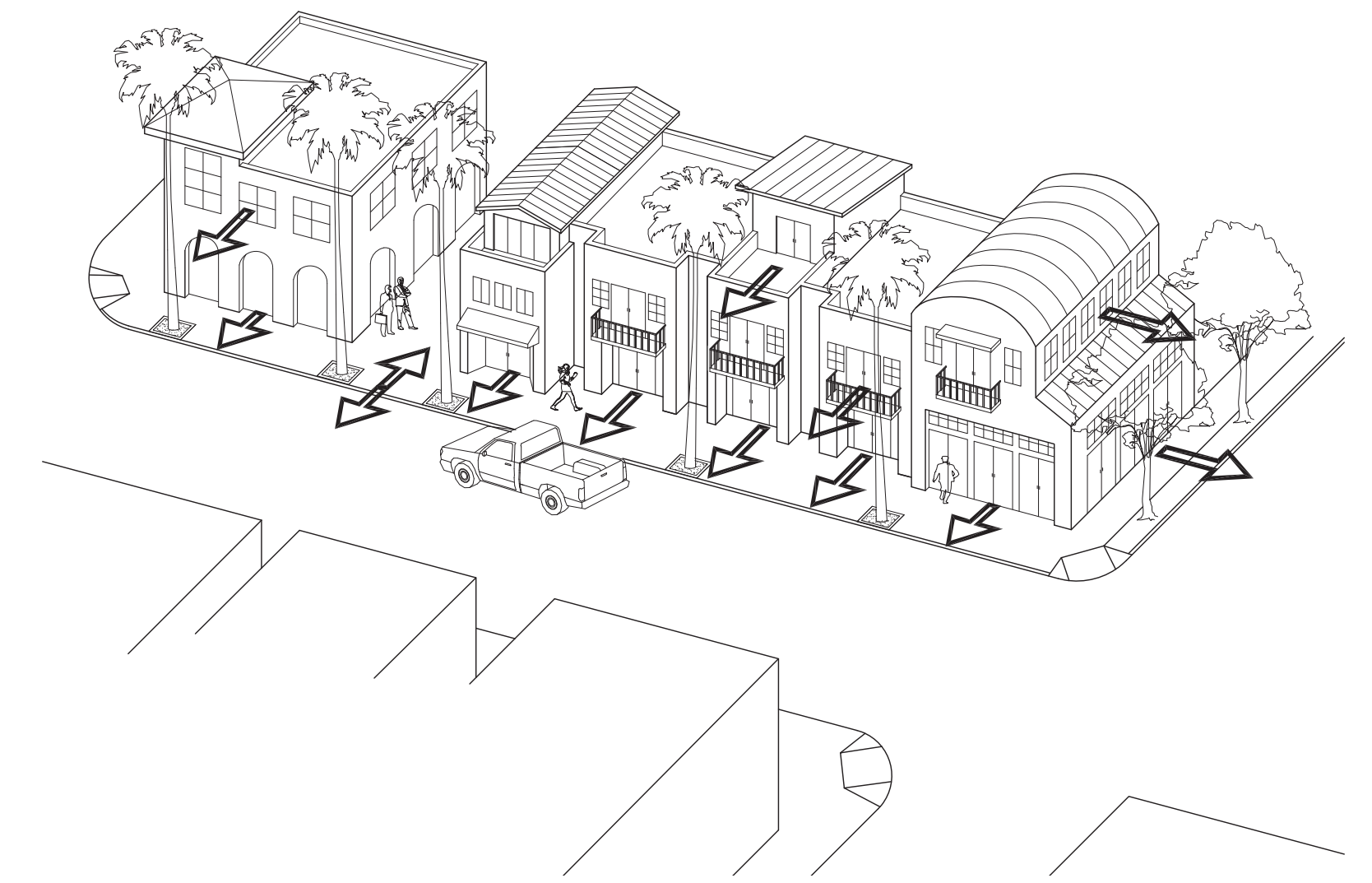
Stoops, patios, balconies and landscape planters provide buffers to the street

### Target Hardening

Use the concept of *target hardening* by promoting features that reduce "penetrability" and prevent entry or access to dwelling units.

## SITE DESIGN, BUILDING PLACEMENT & ORIENTATION

Design buildings that orient to streets and open space, present an attractive and interesting façade to passersby, and appear inviting.



Buildings should face the street, provide a positive appearance, and place active uses fronting the street

Street level uses face the primary street frontage.

Recessed entries provide articulation in a continuous facade.

Pedestrian paseos link parking to the main street and provide secondary store frontage.

Street wall articulation adds visual interest and provides pockets of respite for pedestrians.

Varied building heights and massing create distinct elements and contribute to a fine grain human scale.

Details such as porches, balconies and arcades help activate the street.



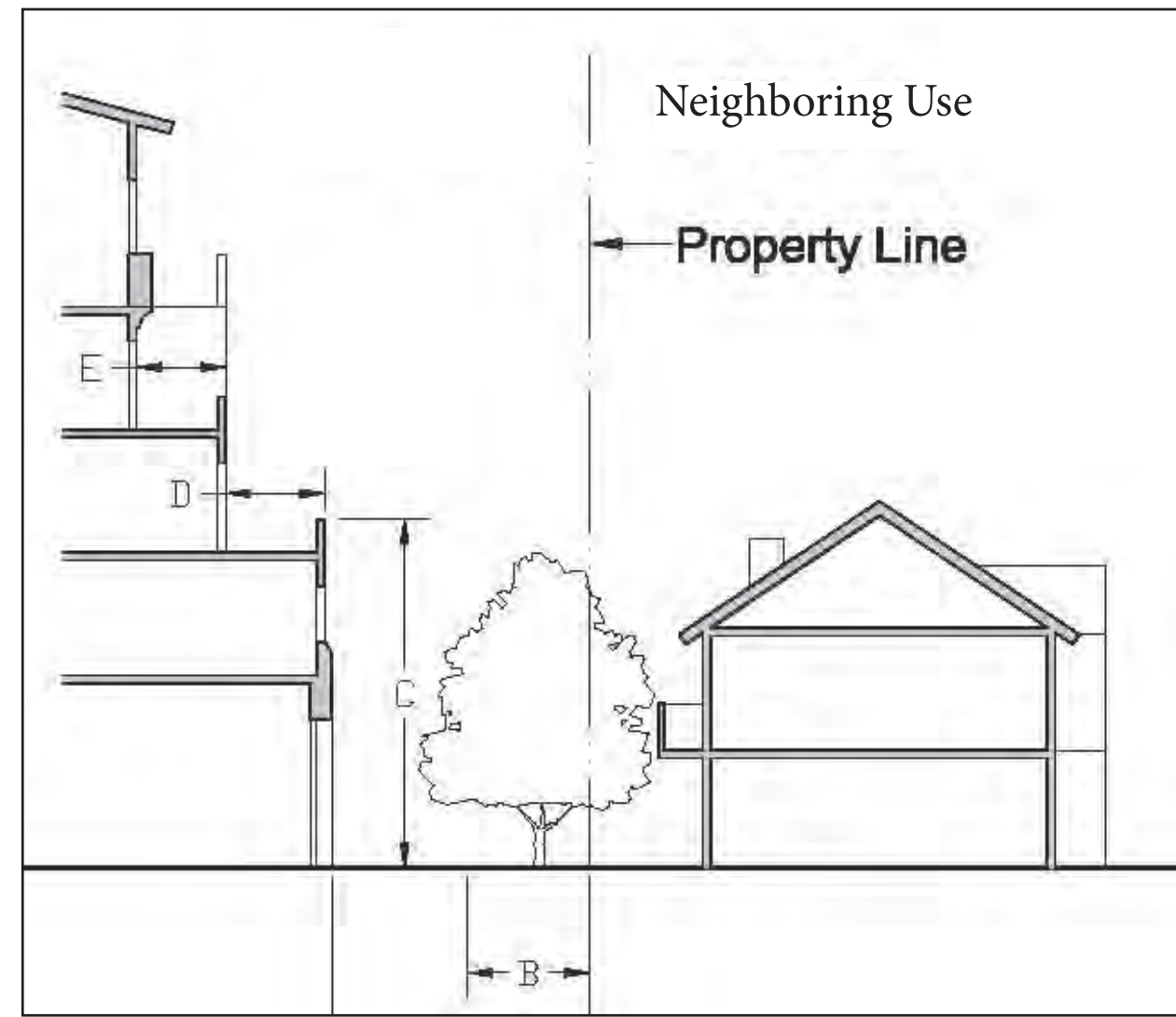
Buildings surround and shape the open space



# Design Guidelines

## BUILDING COMPATIBILITY, CONTEXT & TRANSITIONS

Address neighborhood context through building form, character, scale and articulation, that is compatible with the character of the surrounding community.



Step back upper stories of larger, mixed-use and multi-family buildings to ensure compatibility with adjacent single-family or small-scale commercial uses



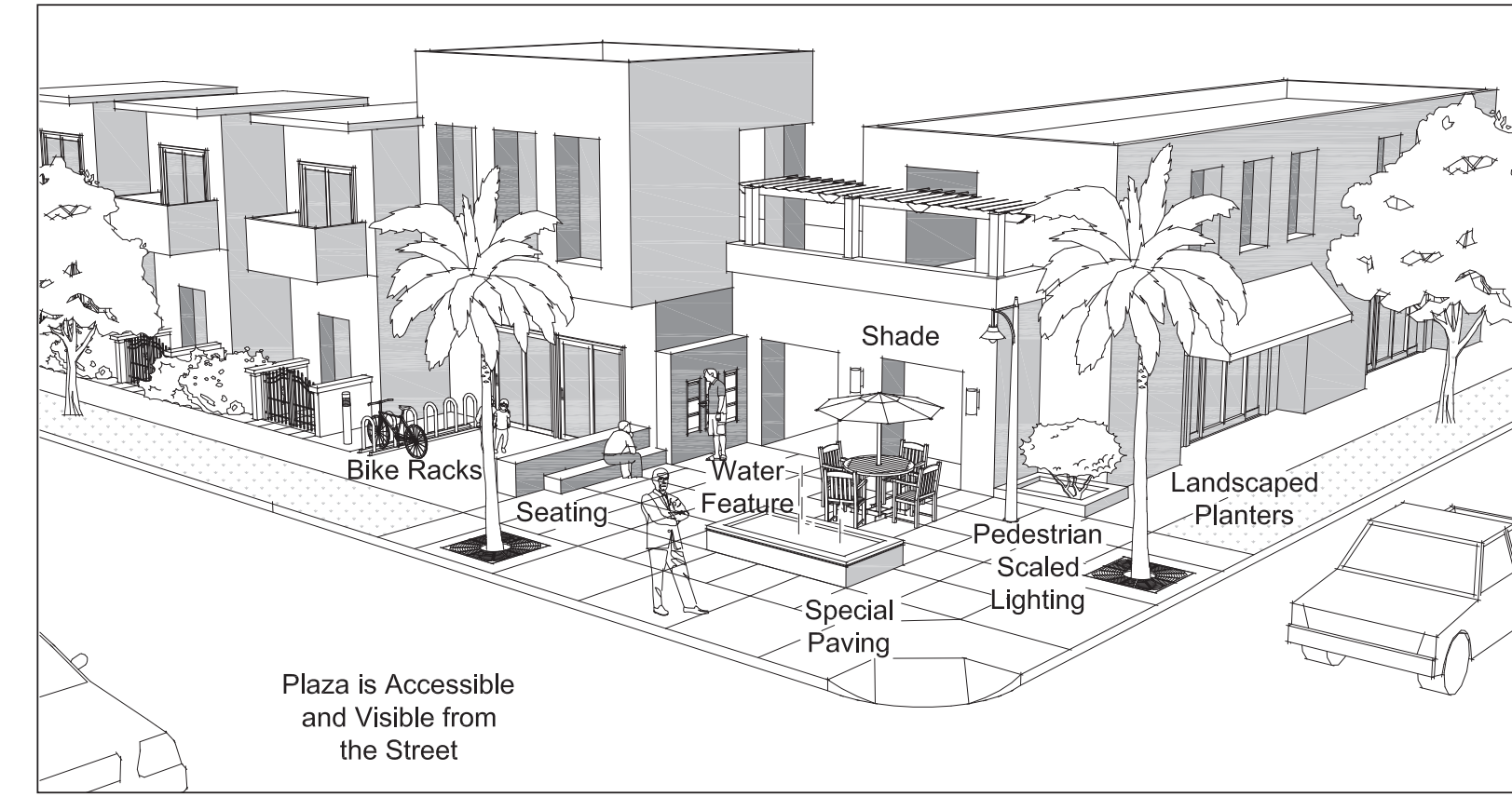
Step back upper stories of a building to diminish the appearance of height on the street



Break down building massing with a change in materials and forms that define a rhythm of bays and sections of a building

## PUBLIC REALM & LANDSCAPE DESIGN

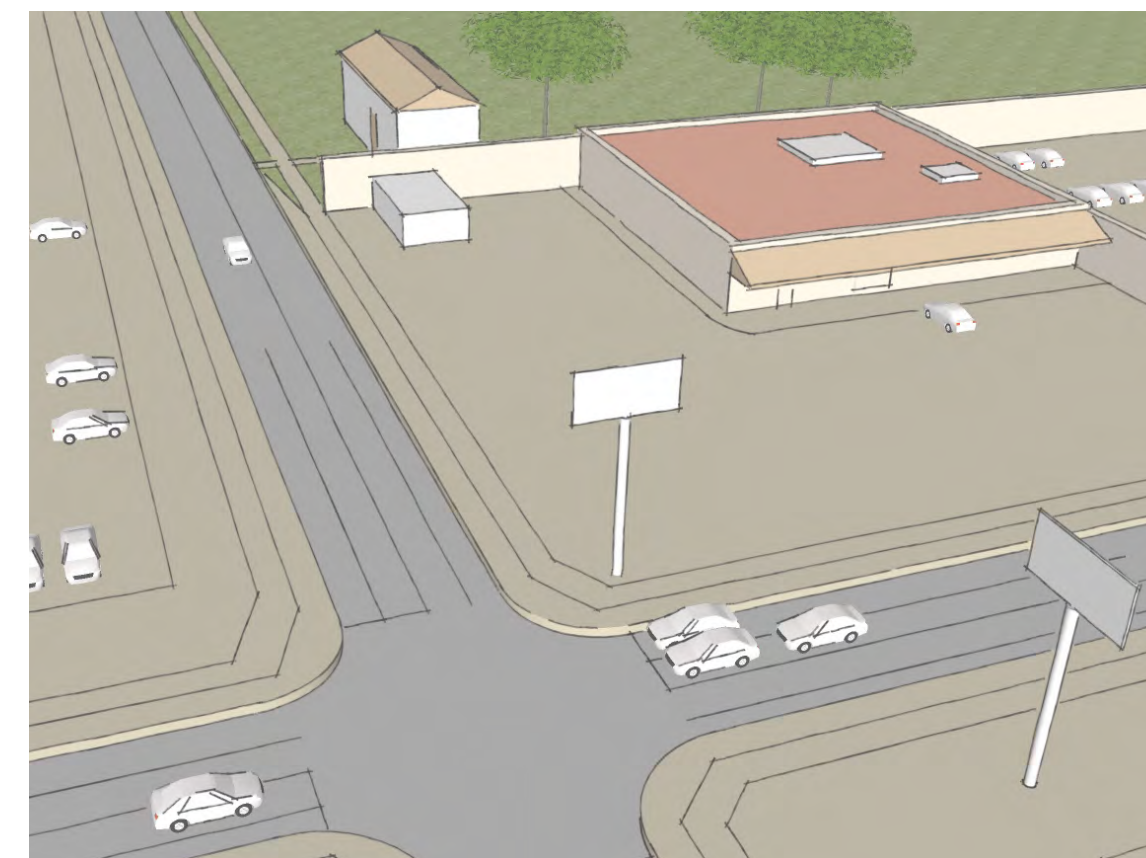
Give high consideration to the design of public spaces and integrate them with building and landscape design, resulting in vibrant, inviting and comfortable areas that support social interaction, recreation and everyday civic life.



Provide corner plazas with amenities for pedestrians and cyclists and with entry features, such as a fountain or artwork



Provide a central gathering space / plaza



Typical intersection in the project area



Potential built-up intersection with commercial mixed-use that addresses the street corner

## COMMUNITY FACILITIES & AMENITIES

Offer much needed community facilities and amenities that are shared by both tenants and the larger community, bring people together, and encourage a pride of place and build community.



Orient buildings to shared open space amenities



Provide Rooftop gardens where possible



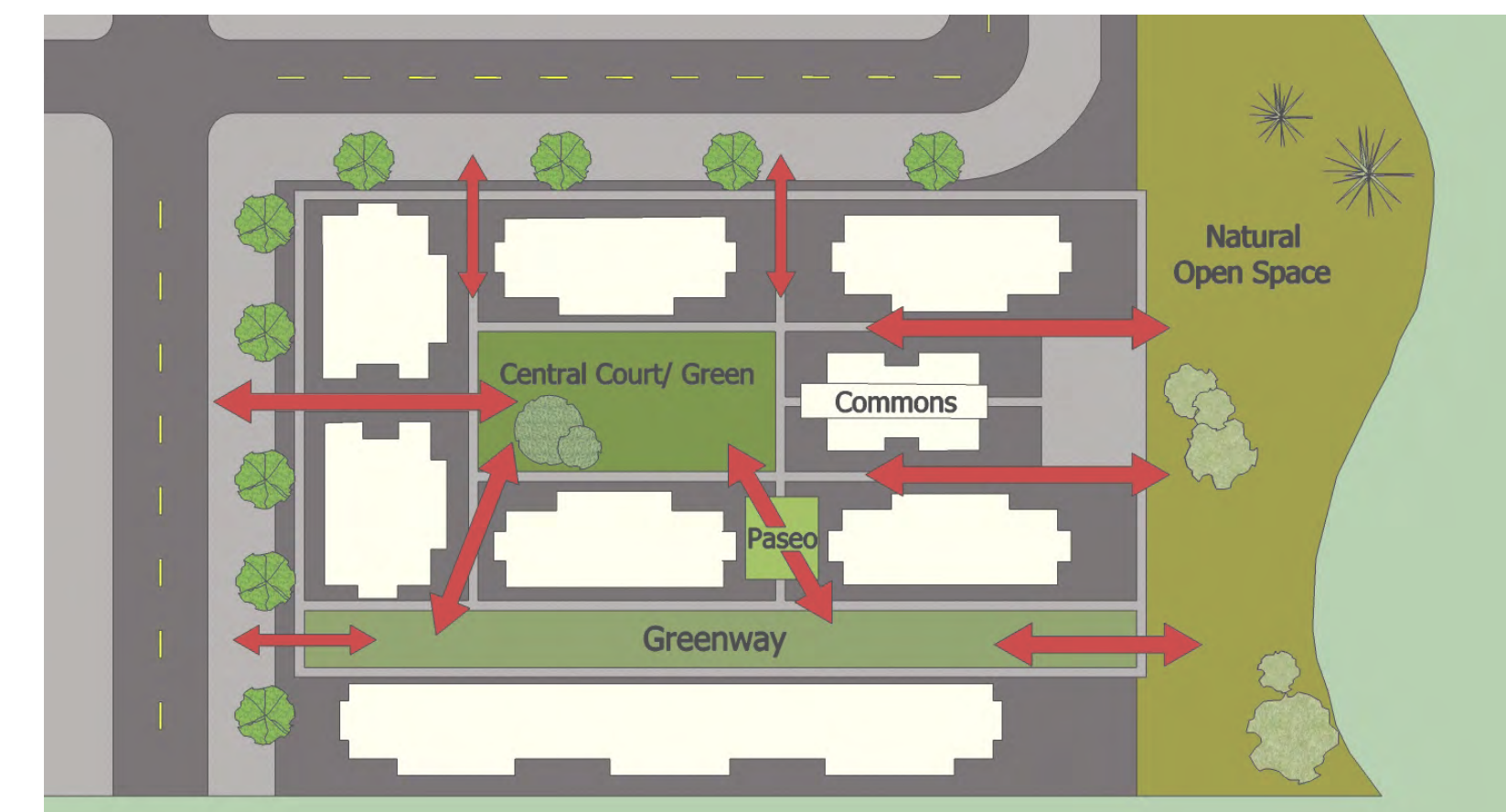
Take advantage of sloping hillsides to build terraced plazas and open space



Provide playgrounds, lawns, bbq areas and gathering spaces surrounded by residential buildings



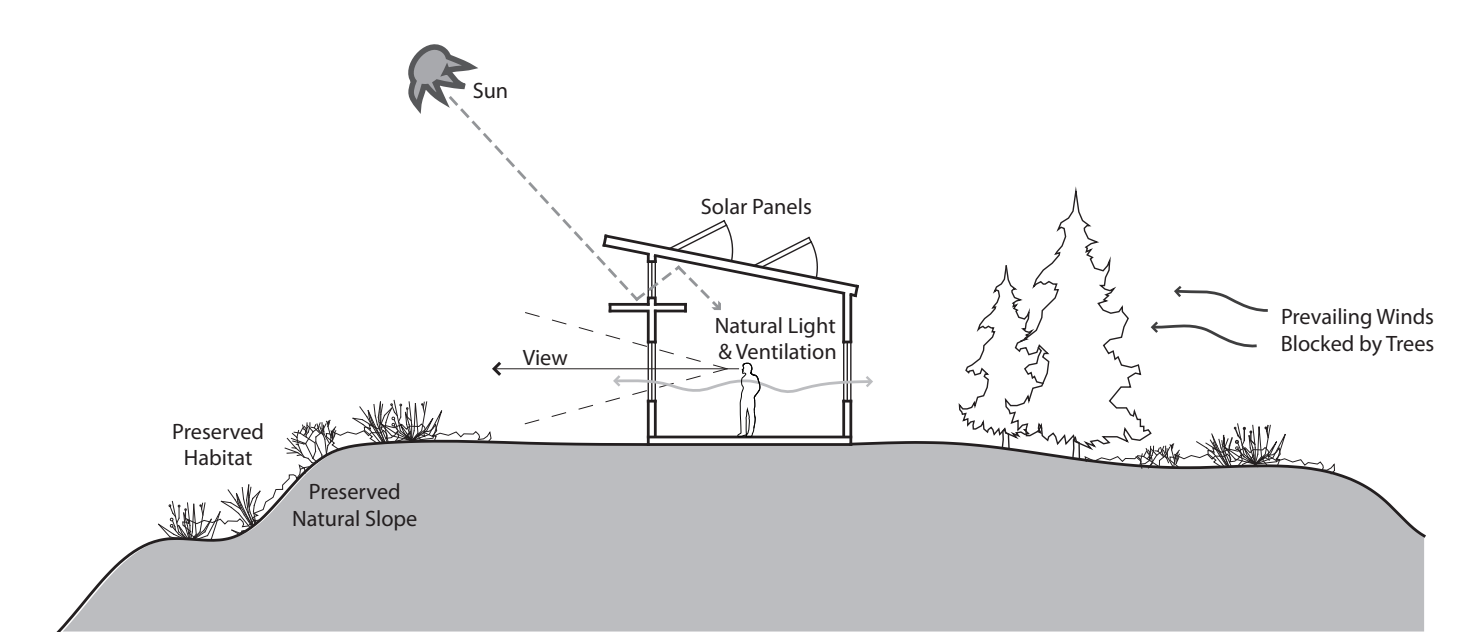
Build-in gathering spaces in all business park, commercial office and retail establishments



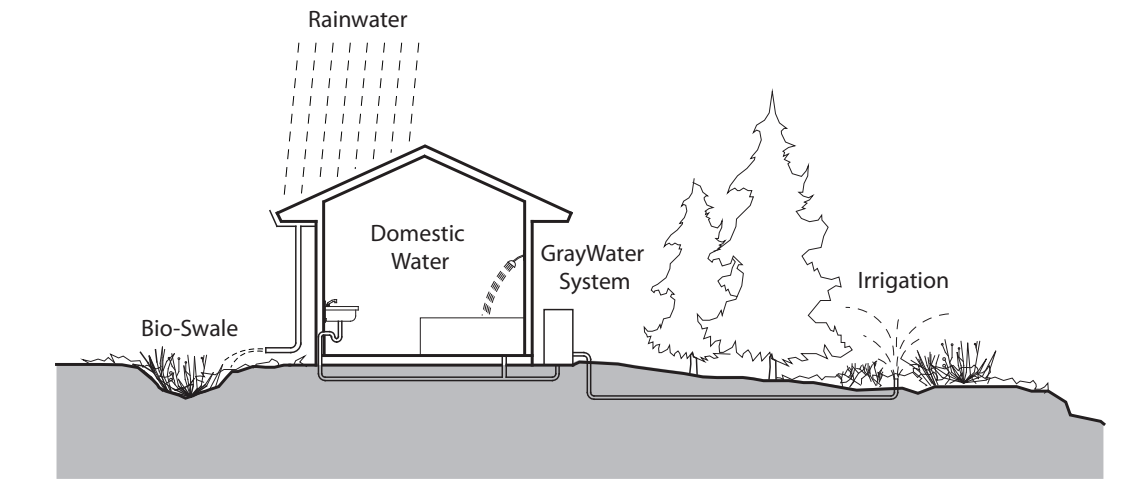
Connect open space areas within and between projects

## SUSTAINABLE DESIGN

Design buildings, landscape and open spaces that are environmentally sustainable and encourage resource conservation, energy efficiency, and quality living environments.



Building design should follow sustainable design principles, such as access to natural light and ventilation, orientation to views, preservation of habitat and adaptation to slopes and natural open space



As water becomes an increasingly scarce resource in the San Diego region, new developments should implement strategies for the conservation, reuse and harvesting of water.



To enhance livability and access, ramps can easily be integrated into a development's design



To encourage bike use, all new residential developments should include an area for secured and covered bicycle storage



Native and drought-tolerant plants can be attractive and conserve water



Greywater Tanks or "Living Machines" are one way to recycle and treat wastewater on-site



Provide opportunities for natural drainage and permeable paving in all parking areas



All buildings should install solar panels to power common area facilities and lighting