



City of Hughson Commercial Design Guidelines

Introduction

This document provides general design guidelines for all types of commercial development projects throughout the City, including retail, office, and service uses. The guidelines in this section will address the general design aspects of the project. The guidelines must be followed to the greatest degree possible.

The design guidelines address:

- Site Planning
- Architecture
- Use of Materials and Colors
- Building Accessories
- Additions, Remodeling, and Rehabilitation
- Landscaping
- Parking and Circulation
- Public Safety Through Design

Applicability

The design guidelines in this section are applicable to all commercial projects throughout the City, including retail, office, and service uses as follows:

1. New commercial development throughout the City, including the Downtown district.
2. Additions and exterior remodeling of existing commercial development throughout the City.

GENERAL DESIGN OBJECTIVES

The general commercial design guidelines are based on a variety of specific objectives that establish the basis for the guidelines. The design guidelines in this section are intended to implement the following objectives:

- **Quality Development** – Achieve a high level of quality development by ensuring that development fits within the context of its

surroundings, does not negatively impact adjacent uses, provides superior architectural detailing, incorporates appropriate high quality, durable materials, includes significant landscape improvements, and achieves an efficient/aesthetic arrangement of onsite facilities.

- **Consistent Development Pattern** – Maintain a strong sense of continuity along street frontages to strengthen the visual image of commercial corridors.
- **Compatibility With Surrounding Uses** – Ensure that new development (including redevelopment and remodeling) complements surrounding uses and does not create negative impacts for such uses. Ensure that development is aesthetically pleasing, especially when viewed from adjacent properties or streets
- **Functional Site Arrangement** – Ensure that the arrangement of onsite facilities (e.g., buildings, parking areas, accessory uses, etc.) are planned appropriately to establish an efficient, safe, and aesthetically pleasing site layout.
- **Safe/Convenient Circulation and Parking** - Provide safe, convenient, and efficient vehicular access, circulation, parking, loading, and maneuvering. Encourage pedestrian activity by providing convenient access and safe pedestrian routes.
- **Architectural Character** – Maintain a high level of architectural design through appropriate detailing, use of quality/durable materials, and the avoidance of blank, uninteresting wall planes. Provide high quality and visually interesting roof designs consistent with the overall design of the building and surrounding quality development.
- **Landscape Emphasis** – Encourage the extensive use of landscaping in order to achieve visually pleasing development, provide a unified development scheme through a cohesive arrangement of landscape and hardscape elements, provide pedestrian comfort, and enhance views of the site by screening potentially unattractive elements (e.g., trash enclosures, parking areas, etc.).
- **Safety** – Maintain a high level of public safety through appropriate design of spaces and amenities, including pedestrian areas, parking lots, landscaping, and lighting.

SITE PLANNING

Issues

Site planning considers how the various components of a development (i.e., buildings, circulation, parking, open space, etc.) relate to adjacent streets and existing development, and how the various components relate to each other within the development site. The main issues related to site planning include:

- Ensuring the new development has the appropriate relationship to the street given the context of surrounding development.
- Ensuring that new development takes into account its relationship to and interface with surrounding existing development, especially residential uses.
- Ensuring that the arrangement of onsite facilities has been planned in a comprehensive manner and that the layout of the various site components is efficient, convenient, safe, and aesthetically pleasing.

Objectives Supported

- Quality development
- Consistent development pattern
- Compatibility with surrounding uses
- Functional site arrangement
- Safety

A. Determining the Appropriate Development Pattern

The relationship between the location of the on-site buildings, parking areas, circulation routes, open spaces, and landscaping is an important design consideration that must be considered early in the design process. In Hughson, as in most communities of its age and size, there are a number of typical site arrangements that have prevailed over time. These are described in text and graphics on the following pages.

Depending on the requirements of the Zoning Ordinance and the existing development on adjacent parcels, new infill projects will be expected to follow one of the development patterns described in the following examples in conjunction with the appropriate general design guidelines in this section. To determine which development pattern is the appropriate one to follow, the existing development pattern that occurs on both sides of the street within the block where the project is proposed should be closely observed. From this observation it should be determined which of the three development patterns (i.e., Examples A through C) is most common (occurs most frequently). That is the development pattern that should be followed

for the new project, except where the existing development pattern is one that is a poor example and is not appropriate for the area. The Downtown Commercial Zoning District allows only Street Adjacent Buildings, as in Example A below.

If several different development patterns exist and it is difficult to determine which example is the appropriate one to use, the example that creates the most pedestrian friendly environment will usually be the one that is preferred, and should be selected. That is, of the available alternatives, select the development pattern that would place the buildings closest to the street. An exception would be if a particular use suggests a different development pattern and the use of the alternative pattern would not have a negative effect on the general character of the surrounding area.

In a situation where there is no surrounding development from which to determine the existing development pattern, use the design guidelines for special commercial uses in conjunction with the appropriate general design guidelines in this section and the requirements of the Zoning Ordinance.

Example A: Street Adjacent Buildings - Pedestrian Orientation



Provide corner "cut-offs" for buildings on prominent intersections.

Place ground level front elevation of the building on the front property line and at the sidewalk edge to maintain the continuity of the "street wall".





Create continuous pedestrian activity in an uninterrupted sequence by minimizing gaps between buildings.

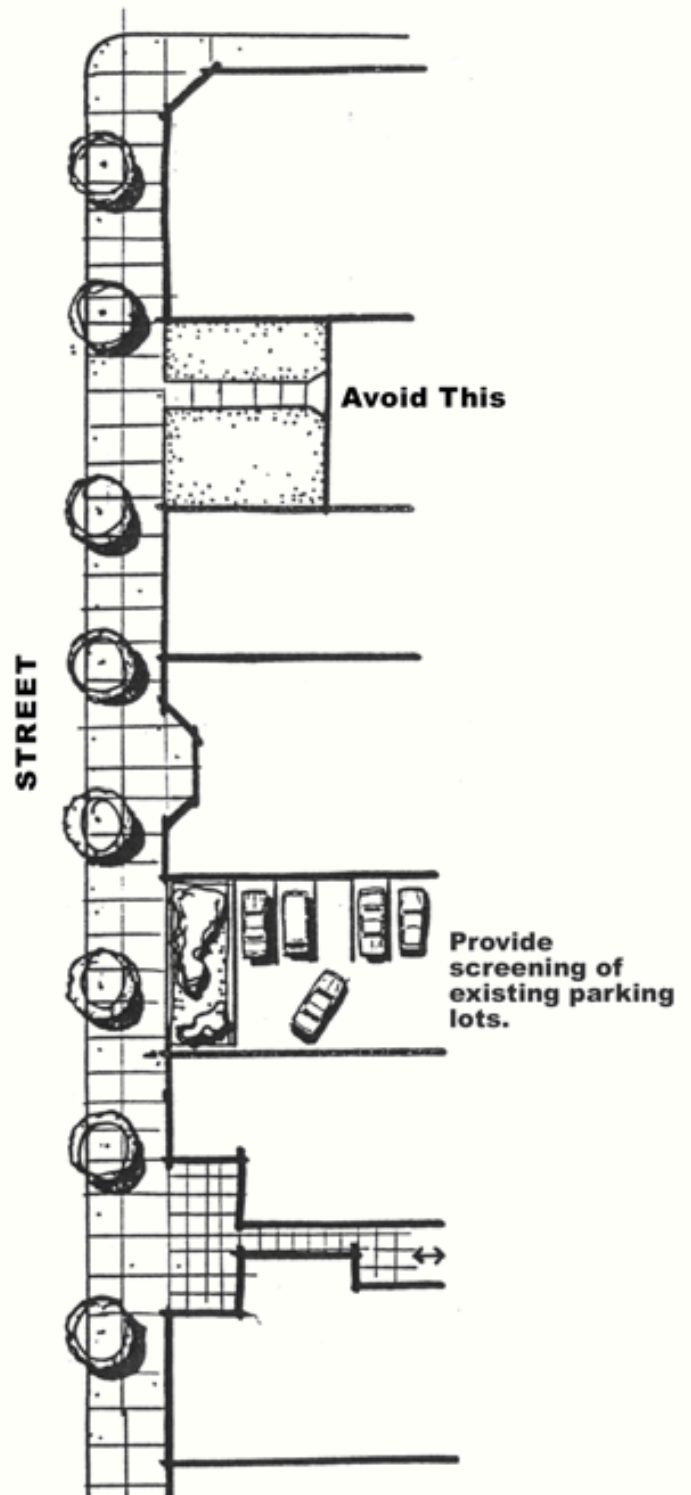
Avoid parking lots that interrupt a continuous street wall of building frontages.

Avoid blank walls and other "dead" spaces at the ground level.

Create pedestrian paseos to parking lots at the rear of buildings.

Use building indentations to create small pedestrian plazas along the street wall.

Avoid setbacks from the sidewalk edge.



Example B: Semi-Street Adjacent Buildings - Landscaped Setback

In this example, buildings are set back from the street with a fully landscaped area between the street edge and the building. The setback area is interrupted only by pedestrian areas. No parking occurs in the setback area. Planting and irrigation techniques that promote water conservation (e.g., drought tolerant landscaping) should be incorporated in all landscape areas.

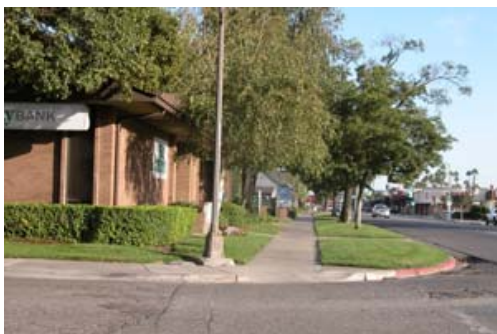


The setback area should be fully landscaped, interrupted only by pedestrian areas and sidewalks. No parking should be located within any required front yard setback.



Parking should not to be located in the setback space.

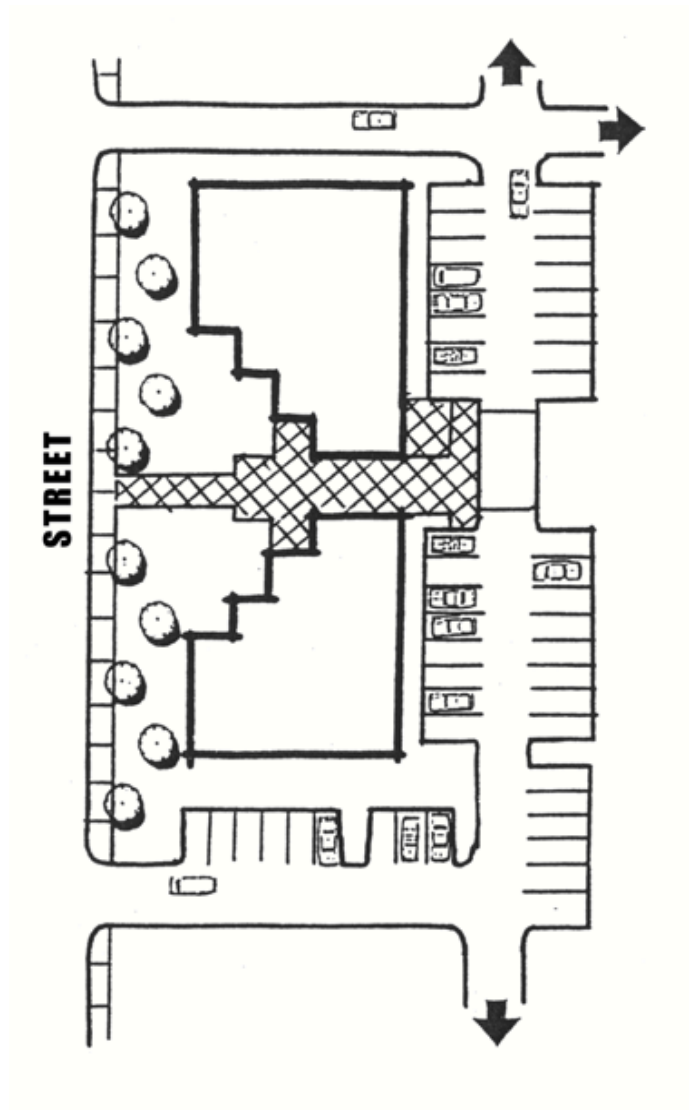
Parking at rear of building is preferred.



If parking lots are located at the sides of buildings or elsewhere on the site where they may be visible from the street, they shall be screened from street view by landscaped berms and/or shrubs in compliance with the Zoning Ordinance.

Driveways should be kept to a minimal number and width as necessary for safety.

Access should be provided to adjoining parcels whenever possible.



Example C: Buildings Set Back - Limited Parking in Front

In this example, limited parking (usually only two parking rows and an aisle) occurs between the street edge and building. Some buildings may be located with a landscaped setback as in Example B. Planting and irrigation techniques that promote water conservation (e.g., drought tolerant landscaping) should be incorporated in all landscaped areas.



Only one bay of parking (two rows plus aisle) should be provided.

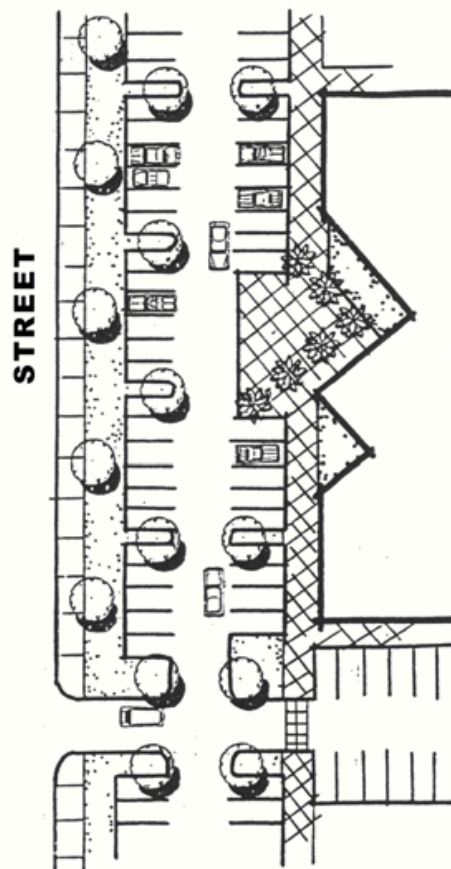
Landscaped pedestrian areas at primary building entrances should be provided.



A combination of trees, shrubs and/or landscaped berms at least 30 inches high should be provided to screen parking areas from view from public rights-of-way.

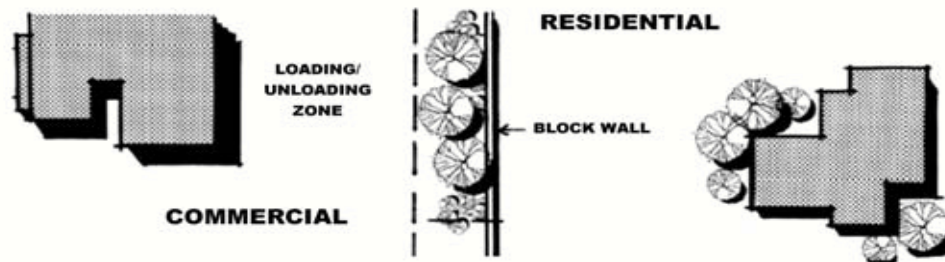
Accent landscaping and enhanced paving should be provided at project entries.

Vehicular access and pedestrian connections to adjoining parcels should be provided whenever possible.



B. Building and Facilities Location

1. The organization of buildings, parking areas, and landscaping should recognize the existing characteristics of the site and should relate to the surrounding development in scale and character.
2. Adjacent residential uses should be buffered from commercial development to the greatest degree possible. Orientation of uses, buildings, and landscaping, and increased setbacks should be used to provide separation between these uses.
3. Block walls shall be used at the property lines between commercial and residential uses.
4. Commercial development should be oriented away from residential streets. At corner locations, if the side street primarily serves a residential neighborhood, development and access should be oriented away from the side street.
5. Buildings on corner parcels should establish a strong tie to both streets and should encourage pedestrian activity at corner locations.



Provide appropriate buffering between incompatible uses.

C. Site Access

1. Access to parking lots should be from commercially developed streets. This will help discourage cut through traffic from impacting residential neighborhoods.
2. Site access should promote safety by providing an adequate stacking distance for vehicles between the back of the sidewalk and the first parking stall or circulation aisle.
3. Conflict between vehicles and pedestrians should be avoided at access driveways by providing a sidewalk on at least one side of the driveway.

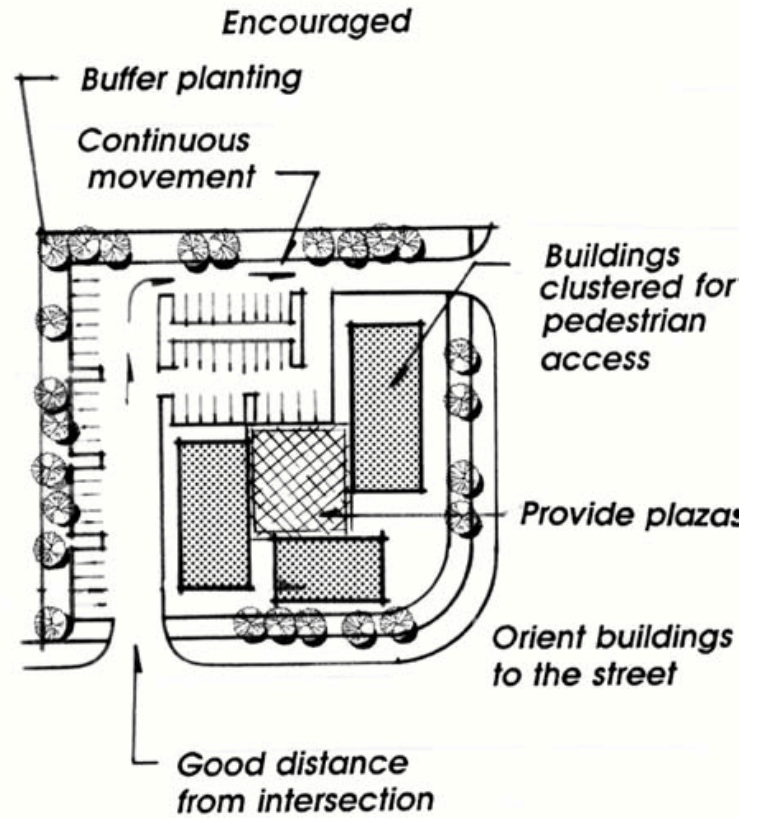
4. The number of access driveways should be minimized and located as far as possible from street intersections.
5. Site access locations should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway.
6. Unobstructed sight lines at corners and driveways are required in compliance with the Zoning Ordinance.

D. Interfaces

1. Adjacent residential and nonresidential uses should be buffered as necessary to maintain a livable residential environment in compliance with requirement of the Zoning Ordinance. This may be accomplished by the provision of masonry walls, landscaping, berms, building orientation, building height, and limitations on activities adjacent to residential uses.
2. Loading areas, access and circulation driveways, trash enclosure, storage areas, and rooftop equipment should be located as far as possible from adjacent residences and should never be located next to residential properties without fully mitigating their negative effects.
3. Parking lots for commercial uses should have no vehicle access from or to an otherwise predominantly residential street. Pedestrian access from residential neighborhoods to commercial facilities area strongly encouraged.
4. The orientation of windows in commercial buildings adjacent to residential uses should preclude a direct line of sight into residential properties. Exceptions would be taller buildings in the downtown area.

E. Open Space, Courtyards, and Plazas

1. The organization and design of buildings should encourage and facilitate pedestrian activity.
2. Buildings should be organized to create useable open space, courtyards, plazas, and outdoor dining areas.
3. Convenient, well-defined pedestrian access should be provided from commercial uses to open space, courtyards, and plazas.



Open plaza areas create opportunities for outdoor dining.



Pedestrian-oriented open space, courtyards and plazas should include a focal element such as a sculpture and/or water feature and sitting areas.



F. Site Elements

1. Exterior lighting fixtures should be consistent with the architectural theme of the building. All lighting fixtures should be from the same family of fixtures with respect to design, and color of light.
2. Lighting sources shall be shielded to avoid glare in compliance with the Zoning Ordinance. To minimize the total number of freestanding light standards, wall mounted lights should be utilized whenever possible.



*Good example
of wall
mounted lights*

3. Walls visible from public rights-of-way should be decorative and complement the design of on-site buildings. The use of untreated concrete block is discouraged.
4. Visibility from adjacent streets should be considered in the placement of trash storage areas. Appropriate screening devices should be provided, including roof structures that screen visibility of the trash enclosure area from above if necessary.
5. Trash enclosures should not be located in areas where they interfere with visibility from vehicles.
6. Trash enclosure areas should be located away from residential uses.
7. Landscaping should be used adjacent to walls and fences to screen flat surfaces.



Use dense landscaping to buffer adjacent uses and screen flat walls.

8. Storage areas should be located in the least visible areas of the site and properly screened in compliance with the Zoning Ordinance.



Trash enclosure areas should be appropriately screened with architectural elements and landscaping.

ARCHITECTURAL FORM/DETAILING

Issues

The architectural design of a structure must consider many variables from the functional use of the building, to its aesthetic design, to its “fit” within the context of existing development. The main issues related to architectural design include:

- Ensuring that the mass and scale of the building fits within the context of surrounding development and does not sharply contrast with or dominate other development in the area.
- Ensuring that the building is well designed by including the appropriate level of design detail on all facades, avoiding blank/uninteresting facades, and providing for the proper screening of equipment and trash enclosure areas.



Well articulated façade details provide for visual interest.

Objectives Supported

- Architectural character
- Quality development
- Consistent development pattern
- Compatibility with surrounding uses

A. Mass and Scale

1. The mass and scale of new infill developments should be compatible with the existing, adjacent structures. This can be accomplished by transitioning from the height of adjacent buildings to the tallest elements of the new (infill) building, stepping back the upper portions of taller buildings, and incorporating human scale elements, such as pedestrian scaled doors, windows, and building materials.
2. Building facades should be detailed in such a way as to make them appear smaller in scale. This can be achieved by articulating the separate floors with horizontal bands or by

increasing the level of detail on the building's facade.

3. The size and location of various building elements (e.g., roofs, parapet walls, and wing walls) should not be exaggerated in an attempt to call attention to the building/use or provide additional area or height for signs/advertising.



Without architectural variations buildings appear flat, larger, and “box like”.



Use a variety of architectural elements to create visual interest and reinforce pedestrian scale.

B. Building Facades

1. Design details should be continued or repeated upon all elevations of a building. Details on side and rear views of a building should not be forgotten because of their orientation away from the public right-of-way.
2. Building entrances should be readily identifiable. The use of recesses, projections, columns, and other design elements to articulate entrances are encouraged.
3. Long, blank, unarticulated street-facing facades are strongly discouraged. Facades should be “broken” by vertical and horizontal variations in wall and roof planes, building projections, door and window bays, arcades, and similar elements/techniques.

4. The adopted Façade Improvements Program contains specific examples of how facades may be improved in the downtown area.



Storefronts should be identified by vertical and horizontal architectural elements.

C. Storefronts

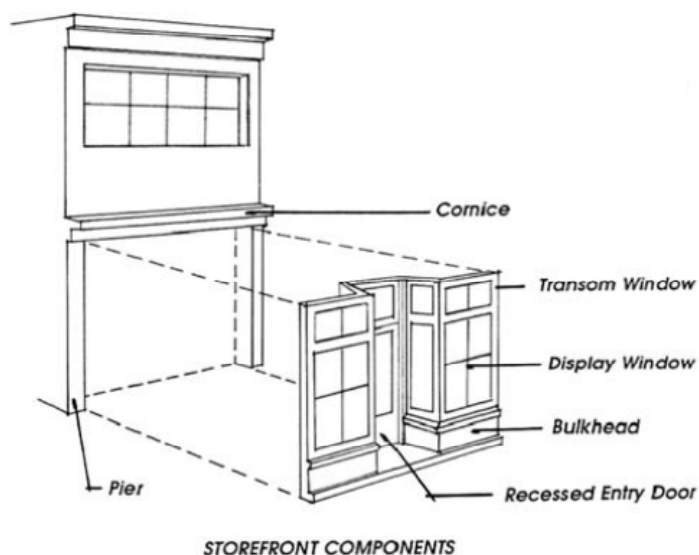
1. Storefronts should be predominantly comprised of transparent surfaces (windows). Storefronts with blank or solid (wall) areas degrade the quality of the pedestrian environment and severely limit visual interest.
2. The use of clear glass (at least 80% light transmission) on the first floor is strongly encouraged. Dark tinted glass and mirror-like films are strongly discouraged.
3. Storefront windows should be large and a minimum of 24 inches off the ground (bulkhead height). The maximum bulkhead height should be approximately 40 inches.
4. Storefront entries should promote a sense of entry into the structure as well as provide a sense of shelter by incorporating elements such as overhangs, canopies, awnings, and recesses.
5. The use of scissor-type security grilles is prohibited since they communicate a message of high crime and cannot be integrated visually into the design of a building.

6. If security grilles are necessary, they should be placed inside the building behind the window display area at a minimum distance of 2 feet behind the window. If this is not physically possible, grilles can be recessed into pockets in the storefront that completely conceal the grilles when they are retracted.
7. Product storage racks should not be placed in such a manner as to block views through storefront windows.



Avoid the use of security grilles on the exterior of the building.

8. Security cameras are highly encouraged in lieu of grilles.



D. Screening

1. Rooftop or ground mounted equipment should be screened from public streets or any neighboring residential property. Screening devices should be compatible with the architecture, materials, and colors of the building.
2. Trash enclosures should be located away from residential uses to minimize nuisance for the adjacent property owners.
3. Trash enclosures that are visible from the upper stories of adjacent structures should have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The covering structure should be compatible with the architectural theme of buildings on the site.

MATERIALS AND COLORS

Issues

The proper use of finish materials and colors is very important in the development of a high quality project. The main issues related to the use of finish materials and colors include:

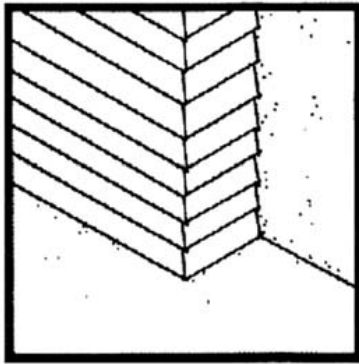
- Ensuring that materials are of a high quality and that they are durable and require minimal maintenance.
- Ensuring that materials are used in a consistent, logical manner that relates to the overall design of the building.

Objectives Supported

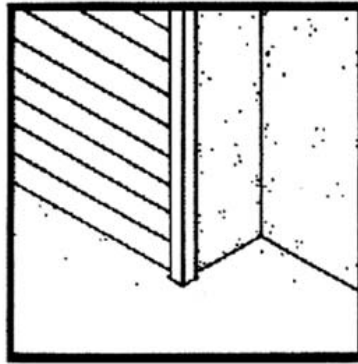
- Quality development
- Compatibility with surrounding uses
- Architectural character

A. Finish Materials

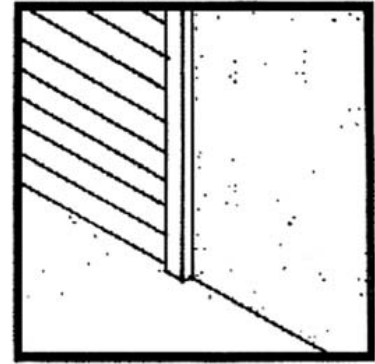
1. Exterior finish materials should be appropriate for an architectural style or theme of the building and should contribute towards a high quality image.
2. Changes in materials should occur at inside corners to make building volumes appear substantial. Material changes at the outside corners or in plane give an impression of thinness and artificiality and should be avoided.



Change in plane with
change in material
Recommended



Material or color change
at outside corner
Not Recommended



Change of materials
on same plane
Not Recommended

3. Materials should be varied to provide architectural interest, however, the number of materials should be limited and not exceed what is required for contrast and accent of architectural features.
4. Exterior materials and architectural details should relate to each other in ways that are traditional and logical. For example, heavy materials should appear to support lighter ones.

B. Color Selection

1. In general, building wall colors should be predominately neutral, off-white, cream, tan, or light pastels. Fluorescent, garish colors shall be avoided.
2. The use of a coordinated three-color palette for the base color and major and minor trim accents is encouraged.

BUILDING ACCESSORIES

Issues

Building accessories (e.g., awnings, lighting, signs, etc.) play an important role in finishing a building's overall design and adding visual interest. The main issue related to building accessories is:

- Ensuring that any accessories added to a building relate to the overall design of the building in an aesthetically pleasing way so that they contribute to a cohesive building design and do not detract from it.

Objectives Supported

- Quality development
- Architectural character

A. Awnings

The use of awnings, canopies, and marquees are encouraged. They provide protection for pedestrians, add interest and color to buildings, and allow placement of pedestrian – oriented signs.

1. Awnings at both the ground level and upper floors should be designed to be compatible with the overall façade of the building and the window and door openings they are associated with. The color of the awnings should be compatible with the rest of the color scheme of the building.

2. Where the façade is divided into distinct bays or sections by vertical architectural elements, awnings should be placed within the elements rather than overlapping them. Awning placement should fit with the scale, proportion, and rhythm created by these elements, and should not cover piers, pilasters, clerestory windows, and other architectural features.



Figure 1: Shed Awning is consistent with rectilinear window openings.



Figure 2: Dome-shaped awnings are not appropriate with rectilinear window openings.

3. When there are several businesses in one building, all awnings should be the same in terms of color, trim, and form. Awnings may have business names on the valance to differentiate the individual businesses within the building.

4. Stick-on lettering not designed specifically for adherence to fabric is prohibited.

5. Awnings should be of high quality materials (e.g., canvas, acrylic coated canvas, copper, or glass), shall be fire retardant to meet City standards, and be consistent with the overall building

design. Aluminum, vinyl, or backlit awnings generally detract from a quality character and shall not be used.

6. The minimum height of awnings should be 8 feet above the sidewalk and should not project more than 6 feet out from the face of the building. A valance portion of the awning may extend down to not less than 7 feet above the sidewalk.



Awnings may double as signs when properly designed and illuminated.

B. Exterior Lighting

Nighttime illumination is important in creating an interesting and safe environment. In addition, it can serve to highlight building design features, add emphasis to prominent entrances and plazas, and to create an ambiance of vitality and security.

1. Exterior lighting should be designed as part of the overall architectural style of the building. It should relate to the design elements of the building and highlight interesting design features.
2. For safety, identification, and convenience, the entrances of buildings should be well illuminated. The average level of illumination for walkways should be one foot-candle and for security areas, such as building entrances, should be 2 footcandles.

C. Signs

Refer to Sign Design Guidelines.

ADDITIONS AND REMODELING

Issues

Adding on to and remodeling existing buildings are means of extending a building's useful life. The main issues to consider when altering a building through these processes include:

- Ensuring that the new addition or remodeled component is consistent with the existing design of the building and not in sharp contrast.
- Ensuring that when buildings are remodeled, especially older ones, that significant design details are maintained and restored if they are important to the character of the building.

Objectives Supported

- Quality development
- Architectural character
- Compatibility with surrounding uses

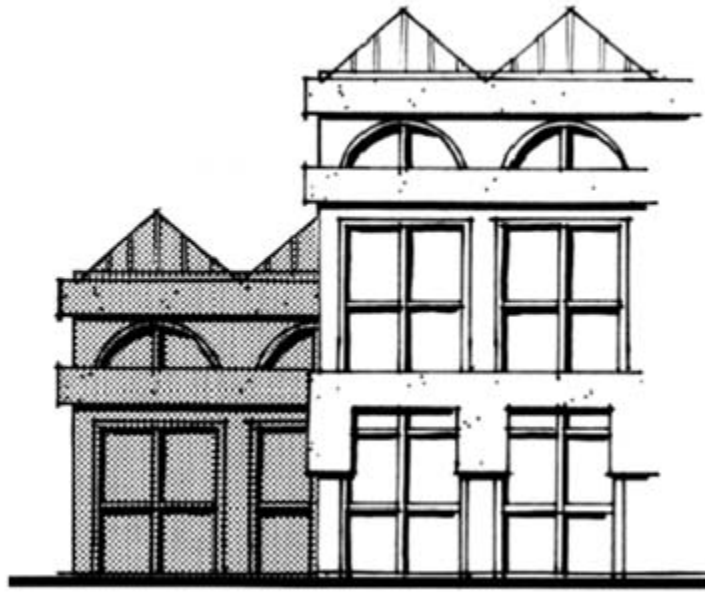
A. Additions to Existing Structures

1. Additions to existing structures should be designed to be well integrated with the existing structure. The design of the addition should follow the general scale, proportion, massing, roof line, and detailing of the original structure, and not be in sharp contrast.

2. Additions should be interpretations of the existing buildings wherein the main design elements of the existing building are incorporated. This may include: the extension of architectural lines from the existing structure to the addition; repetition of window spacing; uses of harmonizing colors; and the inclusion of similar architectural details (e.g., window/door trim, lighting fixtures, tile/brick decoration).

3. Building materials used for the addition should be the same or better quality than the existing building. The primary intent is to blend the addition with the existing building while at the same time using high quality, durable materials.

New additions should compliment the existing structure.



B. Remodeling and Rehabilitation

1. Buildings are often altered over time in an effort to keep up with changing times or to remake a tired image. These changes often result in a gradual erosion of the original design character of the building. Rehabilitation of buildings that have been inappropriately altered is strongly encouraged.
2. When remodeling is to take place, original materials, details, proportions, as well as patterns of materials and openings should be considered and maintained where appropriate. The use of materials such as cedar shakes, textured plywood/paneling, poor quality fake stone veneer, plastic or corrugated metal paneling, heavy troweled stucco finishes, and similar materials should be avoided.
3. Often in previous remodeling attempts, original decorative details and architectural elements were covered up. In the remodeling process, these forgotten details should be restored and incorporated into the design of the remodeled building.
4. Existing building elements and materials that are incompatible with the original design of the building should be removed. These include inappropriate use of exterior embellishments and modernized elements that are in sharp contrast to the building's original design.

LANDSCAPING

Issues

Landscaping has a variety of functions, including softening the hard edges of development, screening unattractive views, buffering incompatible uses, providing shade, and increasing the overall aesthetic appeal of a project. The main issues related to landscaping include:

- Ensuring that the landscape design scheme (including site furniture and paving) is compatible with the overall design of the project in terms of scale, function, and design theme.
- Ensuring that landscape materials are selected for their ability to adapt to Hughson's climate and for their ease of maintenance.

Objectives Supported

- Landscape emphasis
- Quality development
- Functional site arrangement
- Safety



Planter area of minimum 5-foot width.

A. Design Concepts

1. Landscaping should help complete the design of the site and not be added as an afterthought. Landscaping should be considered an important design element in the overall plan for any new or redeveloped commercial site.
2. Landscaped areas should generally incorporate planting utilizing a three tiered system: 1) ground covers (including flowering plants—annuals and perennials), 2) shrubs and vines, and 3) trees. See Zoning Ordinance for tree shade coverage area in parking lots.
4. Trees located along street frontages should be selected to match or complement existing or proposed street trees in the public right-of-way.
5. A minimum 5-foot net landscape strip should be used along circulation aisles in parking lots, and along building side/rear elevations if a walkway is not used. A landscape strip is encouraged, but not required in nonpublic areas and service

areas between pavement and buildings.



Example of three tier landscape system.

6. For office buildings and retail uses, parking should be separated from buildings by landscaped areas and/or raised walkways.



Good example of landscaped setback using a variety of materials.

B. Use of Plant Materials

1. The use of plant material should be well suited to Hughson's climate.
2. The choice, placement, and scale of plants should relate to the architectural and site design of the project. Plantings should be used to shade and screen, to accent focal points and entries, to complement building design, to break up expanses of paving or walls, and to define on-site circulation.

C. Site Furniture

1. Outdoor furniture and fixtures such as lighting, directional signs, trellises, raised planters, works of art, benches, trash receptacles, phone booths, fencing, etc., should be selected as integral elements of the building and landscape design. These should be included in, and shown on, all site and landscape plans.
2. Outdoor furniture should be of a sturdy construction to withstand daily abuse. Wood should usually be avoided.
3. Outdoor furniture should be located so it will not conflict with the circulation patterns of the site.



Benches provide pedestrian comfort and, adjacent trees provide shade.

4. Outdoor seating should be located so that some will be in shade during the hottest part of summer days and some will be in the sun during the rest of the year.

D. Paving

1. Decorative paving should be incorporated into courtyards, plazas, pedestrian walkways, and crosswalks.



Enhanced paving in pedestrian areas is strongly encouraged.

2. Paving materials should complement the architectural design of the building and landscape design of the development. The use of stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged. The use of slippery materials (e.g., polished marble or granite) is strongly discouraged.

3. The size of areas incorporating decorative paving should be consistent with the function of the area. At driveway entries, the minimum depth from the back of the sidewalk should be 8 feet; however, larger areas may be required.

PARKING AND CIRCULATION

Issues

Onsite parking and circulation often occupy one-half of the site of a commercial project and are highly visible. Their role in the overall design of the site is critical in the development of a safe, efficient project design. The main issues related to parking and circulation include:

- Ensuring that parking and circulation (including access to the site) is laid out in a straightforward, efficient manner that is safe and easy for motorists to understand.
- Ensuring that parking lots do not visually dominate views of the project site and that they are designed, screened, and landscaped to be as aesthetically pleasing as possible.
- Ensuring that loading and delivery areas are integrated into the overall design of the site and located in a manner that does not interfere with other onsite circulation.

Objectives Supported

- Safe/convenient circulation and parking
- Quality development
- Functional site arrangement

A. Vehicle Circulation

1. Parking lots should be designed with a clear hierarchy of circulation: major access drives with no direct access to parking spaces; major circulation drives with little or no parking; and parking aisles for direct access to parking.
2. Dead-end aisles, even with turnaround areas, are strongly discouraged and should be avoided if possible.

B. Pedestrian Circulation

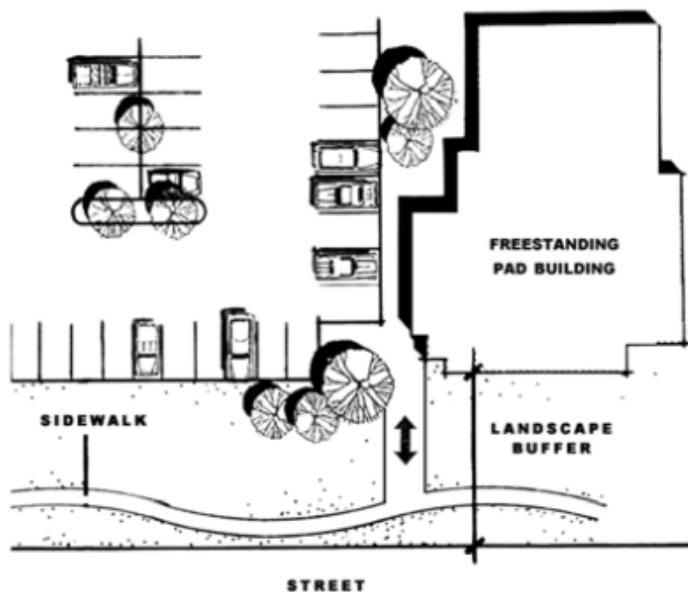
1. Avoid placing primary vehicle access in close proximity to major building entries in order to minimize pedestrian and vehicular conflicts.
2. Clearly defined pedestrian walkways or paths should be provided from parking areas to primary building entrances. Clear and

convenient pedestrian access should be provided between the public sidewalk and the pedestrian areas of the project.

3. Raised walkways, decorative paving, landscaping, and bollards should be used to separate pedestrian paths from vehicular circulation areas to the maximum extent possible.



Pedestrian walkways separated from parking lots are encouraged.

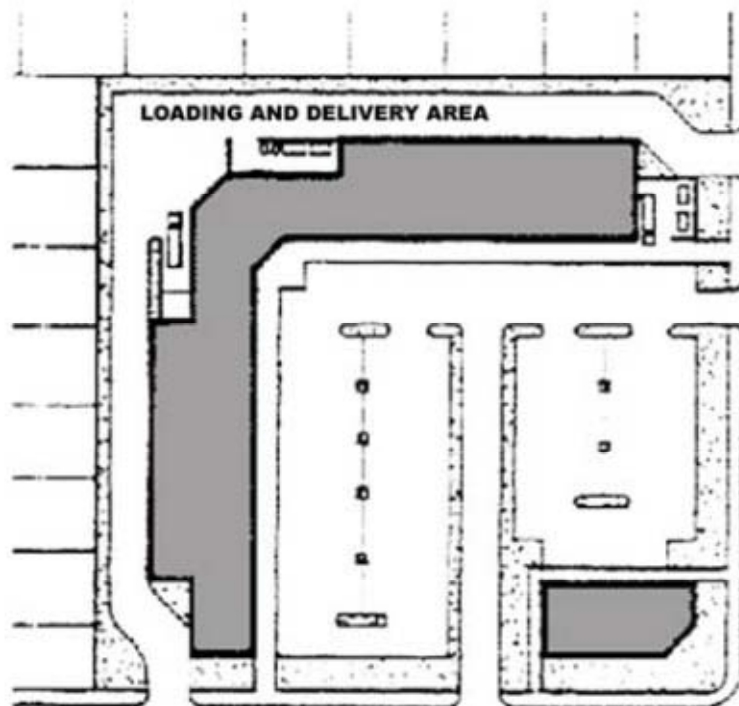


Provide pedestrian connections between public sidewalk and building(s).

4. Parking areas should be designed so that pedestrians walk parallel to moving cars. Pedestrians should not be required to cross parking aisles and landscape islands to reach building entries.

C. Loading and Delivery

1. Loading and delivery service areas should be located and adverse noise impacts to the maximum extent feasible.
2. Loading and delivery service areas should be screened with portions of the building, architectural wing walls, freestanding walls, and landscape planting.
3. When commercial buildings back to residential properties, loading areas should be located at the side of the building away from residences whenever possible.
4. To reduce the need for added screening and to decrease the impact on adjacent residential uses, loading areas located inside the building are encouraged.



Loading and delivery areas should be located to the rear of buildings to minimize impacts.

5. Loading areas should be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street. Adequate turning areas for ingress/egress to the loading zone should be provided on site.

PUBLIC SAFETY

Issues

The promotion of public safety and the prevention of crime through effective design techniques are important aspects to consider in the design of any commercial project. The main issue related to project design for safety and the prevention of crime is:

- Ensuring that strategies and design techniques are incorporated into the design of the project that promote natural surveillance, territorial reinforcement, and natural access control.

Objectives Supported

- Safety
- Functional site arrangement
- Safe/convenient circulation and parking

A. As a security measure, all building entrances should be well lighted. The lighting should be designed so that the lighting is an attractive element in its own right, acting as a public amenity.

B. Parking lots should be well lighted with one foot-candle of illumination distributed evenly across the parking lot. Entrances to buildings and loading areas should be provided with a minimum of two foot-candles of illumination at ground level.

C. The design of the outdoor lighting plan should take into consideration the location and potential growth pattern of existing and proposed trees so that appropriate lighting levels are maintained over time.

D. Window signs should be placed to provide a clear and unobstructed view of the interior of the business establishment from the sidewalk or parking lot.

E. Entrances to a site and buildings should be designed to be easily visible from a public street, alleyway, or neighboring property. Windows on rear facades that face onto parking lots are very important for helping to deter crime. The use of closed circuit

television and "fake" windows should be considered.

F. Safety behind buildings should be ensured through use of:

- adequate security lighting
- limited access controlled by walls, fences, gates, landscaping
- introduction of activities (e.g., rear entrances for commercial activities) that increase surveillance
- surveillance through windows or with cameras
- ongoing maintenance of storage areas and alleys

END