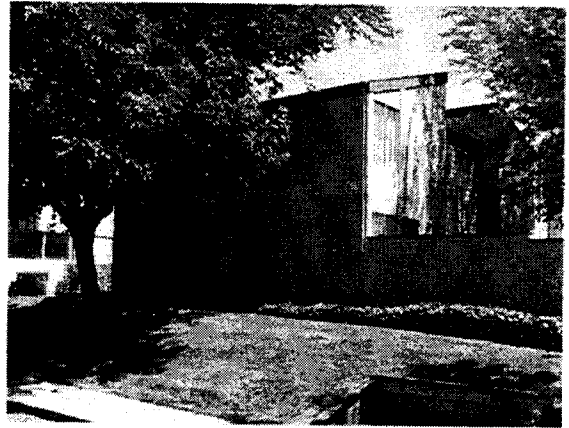


Building Orientations

- Multi-family buildings are encouraged to be oriented to the adjacent public street by providing large windows, porches, balconies and entryways or other entry features along the street. Active spaces provide visual access to street side activities. Balconies are allowed internally.
- Building ends should contain windows and active spaces to provide for additional security, and visual interest. Avoid the creation of blank street-facing walls.



Encourage

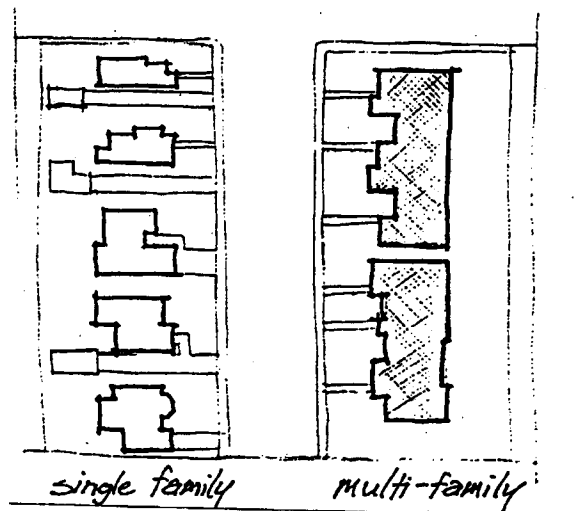


Avoid

- Residential buildings should have pedestrian access and visual orientation to the adjacent roadways and/or open space features. Avoid the creation of monotonous streetscapes
- Locate buildings to minimize the potential for disruption to privacy and outdoor activities of adjacent neighbors/buildings.
- Develop projects that face on alleys to enhance the general livability, visual quality and safety of the alley.

Setbacks

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



RESIDENTIAL DESIGN ELEMENT: ARCHITECTURAL ELEMENTS/DETAILS

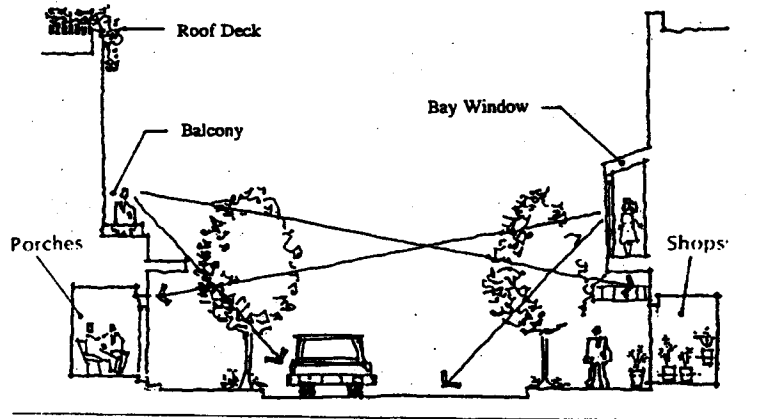
Principle: Designs within a specific project area need to be consistent in scale and character, but not to the point of being identical or repetitious. The design shall respect the predominant characteristics of the existing developments in the project area. Variety and distinctiveness in design is desirable.

Rationale: Quality in detail and design contributes not only to the long-term value of a project, but the neighborhood as well.

Facades/Entries

- Provide entries that allow residents to "see and be seen". These entries can be integrated with second floor elements to provide balconies and decks. Various types of roof supports are encouraged.

Visibility of and from entries and public spaces adds security and visual interest to the streetscape.



Courtesy City of Seattle

- Provide clearly defined site and building entries that are in scale with the proposed project, and that relate directly to the street frontage. The front door to each unit should be clearly visible.
- The main entrance of each primary structure should face the street-side lot line when structures are proximate to street rights-of-way.
- Provide addresses that are clearly readable from the street, and illuminated.

Note: All building entrances shall meet Title 24, California Code of Regulations pertaining to disabled access design requirements.

- Building design should include windows with visible massing and detail. Shutters, trim, awnings, and moldings on windows are encouraged.



- Aluminum window frames, without trim or other details, are discouraged.