

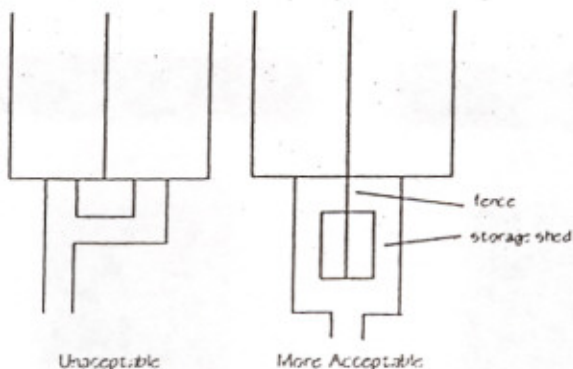
Multi-Family Design Guidelines

Building Design

1. The use of unusual shapes, color, or other characteristics that cause new buildings to call excessive attention to themselves and create jarring disharmony shall be avoided.
2. Monotony of design shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest.
3. Architectural design is not restricted. Evaluation of the appearance of a building shall be based on the quality of design and relationship to surroundings.
4. Building mass should be broken up through the use of setbacks, surface modulation, and other design techniques. Building off-sets shall be provided along each building to relieve the visual effect of a single long wall. Roof lines shall also be varied.
5. Buildings shall be designed so that the roofs are less visually dominant than the walls.
6. A human scale shall be achieved at ground level, at entryways, and along street frontages through the use of such elements as windows, doors, columns, and porches.
7. Mechanical equipment of other utility hardware on roofs, the ground, or on the building itself shall be screened from public view with materials harmonious with the building; or shall be so located as not to be visible from any public area (streets, trails and open space).
8. Materials shall be selected that are suitable for a residential building. Buildings shall use the same materials, or ones that are architecturally harmonious, on all building walls and other exterior building components. Materials shall be of durable quality. Aluminum, vinyl, T-111, and stucco siding shall be prohibited. Mirrored glass windows and doors, natural finish screen doors and window frames, and decorative metal panels shall be prohibited. The recommended standard is wood shingles or clapboard siding.
9. Exterior colors shall be harmonious, and only compatible accents shall be used. Building colors shall be earth tones - browns, beige's, grays or soft greens. Accent or complementary colors, harmonizing with the main color may be used for trim.
10. Continued good appearance depends on the extent and quality of maintenance. Materials and finishes shall be selected for their durability and wear, as well as for their beauty. Proper measures shall be taken for protection against weather, neglect and damage.

Access to Dwellings

1. **Private entry.** Provide as many dwelling units as possible with a private entrance at ground level.
2. **Visible entry.** Ensure that the main entry to the dwelling is clearly visible from the nearest public circulation path.

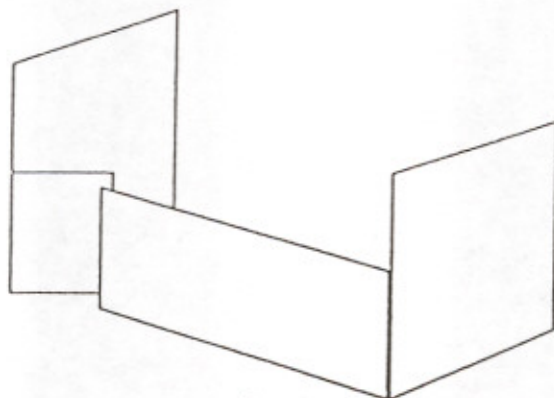


3. **Front Porch.** Provide a porch or porch-like space at every front entry.
 - Ideal porch is large enough for two people to stand under cover.
 - Individually lit at night.
4. **Furniture moving.** Access ways should be designed to facilitate moving furniture.
 - Locate entrances so that moving vans can load/unload within 50 feet of each unit.

Private Open Space

1. **Yard amenities.** Provide a private yard, patio or balcony for every unit, appropriately furnished with amenities to facilitate its use. Appropriate amenities include:
 - A level hard-surfaced area (deck or patio) for tables and chairs adjacent to the house.
 - A back porch roof, trellis, or lattice work.
 - A lockable storage shed for garden equipment, bicycles, etc.
 - An outside water faucet.
 - A protected electrical outlet.

2. **Access to private open space.** The private open space of all units should be visually and functionally accessible from inside the dwelling.
 - Locate kitchen or living room windows to provide a direct view of private open space.
3. **Yards linked to common space.** The needs of children - and their parents - will be best served if there is direct access from a fenced yard to a safe communal play area.
 - Provide gates between yards and common areas.
 - Provide child-proof latches on gates.
4. **Privacy screening.** Provide screening for yards where private activities are likely to occur and to delineate private from common spaces.
 - Provide a fence one section of which is high (for privacy) and one low (for supervision).



5. **Solar orientation.** Avoid sunless north-facing patios, decks and private yards.
6. **Square backyards.** To facilitate use, make private open space approximately square.
7. **Garden entry.** Provide residents with the opportunity of maintaining a semipublic garden around their front entry.
 - Provide yard space around the front entry to every ground level unit.
 - Where space is very limited, provide planters or space to place flower pots or window boxes.
 - Locate at least one window so that the front yard can be seen and enjoyed from inside the dwelling.

8. **Above-ground balconies.** Units above ground level should have access to private balconies of usable dimensions.
- Design balconies no smaller than 10 feet by 6 feet.
 - Provide balconies only if they can have an east, west or south orientation.
 - Ensure that balconies are reasonably private by providing space, side wings, or vegetation buffers.
 - Where possible locate balconies adjacent to living rooms.
 - Use sliding glass doors to access balconies.
 - Ensure that balconies are adequately drained.