

elk grove design guidelines

chapter 4B

architecture for multi-family development

IV
B

B. Architecture

The City's primary goal for multi-family development is to ensure a high quality residential environment. While there is no particular architecture style proposed for all multi-family development within the City, each multi-family project is required to incorporate a single architectural style or theme consistently throughout the project. This section of the Design Guidelines will provide descriptions and options of appropriate building materials and architectural design. The design of multi-family developments shall consider the compatibility with the surrounding neighborhood. Sometimes, multi-family projects are developed adjacent to single-family developments. In these cases, steps should be taken to ensure that height and mass of the multi-family projects do not overwhelm the adjacent single-family development.

The Architecture section is divided into two parts: 1) design concepts, and 2) design guidelines. Design concepts identify the desirable characteristics of the multi-family development and the design guidelines list provisions and options to reach those desired characteristics.

1. Design Concepts

Design concepts listed below represent the City's desired characteristics for multi-family development architecture.

- ❑ Ensure that multi-family projects are designed with an architectural theme or style that is applied consistently throughout the project.
- ❑ Encourage multi-family projects to be compatible with their surroundings with respect to building *Scale*, *mass*, *setbacks*, and *articulation*.
- ❑ Ensure that multi-family buildings are designed with varying setbacks, staggered roof planes, and variety in orientation.
- ❑ Ensure that all multi-family projects are constructed with durable and high quality materials that require limited maintenance.

"Form follows function-that has been misunderstood. Form and function should be one."

Frank Lloyd Wright

2. Design Guidelines

The intent of the architectural design guidelines is to encourage developments that fit within and contribute to the established or planned architectural character and context of the area. Provided below are provisions and options to support the architecture concepts for multi-family development.

Architectural Style and Design

- 1) All multi-development projects shall be designed with a consistent architectural theme or style, which may include a complimentary family of styles. That particular style shall be reflected in building form, decorative features, materials and colors (see Photo IV-19).



Photo IV-19: This multi-family project has a Craftsman style of architecture with characteristic elements on all elevations.

- 2) The design of multi-family buildings shall be varied along the public street in order to create visual interest. Street oriented facades shall have porches, balconies, stoops and/or other architectural detailing that encourage a visual relationship with the street on at least the majority of the street facing units (see Figure IV-7 and Photo IV-20 on next page).



Figure IV-7: The image depicts street-oriented facades with balconies and/or other architectural detailing that allow for views of the street.

Photo IV-20: The balconies in this project create visual interest and break up the *massing* of the buildings.



- 3) Where a desirable predominate architectural theme or style exists in a neighborhood, the proposed multi-family development project shall be designed compatible with such theme/style.

Massing, Scale, and Form

- 4) Architectural *scale*, for purposes of these guidelines, is the relationship between the size of the new buildings and the size of the surrounding building or residences. The apparent *scale* of buildings shall be reduced through the proper use of window patterns, roof overhangs, awnings, moldings, fixtures, the use of darker or subdued colors, upper story setbacks, building and roof *articulation* and other details. Items that shall be used to reduce the perceived mass, *scale*, and form of a project are as follows (see Photo IV-21).



Photo IV-21: Mass and *scale* of a multi-family project can be reduced by the use of varied roof patterns and recessed facades.

Ap
par
ent

Sca
le

- a. Use of recessed facades and articulations in the building mass;
 - b. Vary roof form, mass, shape and material changes to create variations in plans;
 - c. Staggered and jogged unit plans; and
 - d. Variety of building orientations.
- 5) *Articulation* such as roof dormers, hips, gables, balconies, wall projections and porches shall be used to break up the visual *Massing* of building facades. End units shall have *articulation* such as windows and doors facing onto the sidewalks (see Photo IV-22).



Photo IV-22: End and corner units in this multi-family project have windows facing the street along with detailing to make the buildings interesting from the street.

- 6) All proposed buildings shall be compatible with the surrounding neighborhood character with regard to *Scale*, architectural style, use of materials and bulk. The building height, *Massing* and detailing shall be similar to that of the surrounding homes and or buildings to insure a more cohesive neighborhood character. For example, the *Scale* of the building on a site edge shall be compatible with the *Scale* of adjoining development. Where adjacent single-family development is designed with one- and two-story homes, the outermost units of adjoining multi-family buildings shall be limited to two-story within 100 feet of the common boundary. Beyond the 100-foot distance, three-story structures (and portions thereof) are permitted and should be designed to take into consideration *Massing*, *Scale*, and parking relationships (see Figure IV-8 and Photo IV-23 on next page).

“The job of buildings is to improve human relations; Architecture must ease them, not make them workse.”

Ralph Ershine

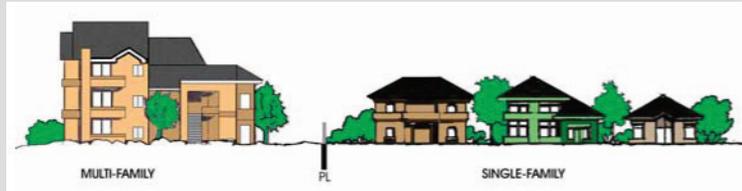


Figure IV-8: The multi-family project on the left transitions down in *scale* compatible with the existing character of the surrounding single-family homes.

Photo IV-23: This multi-family project has three-story buildings in the interior of the project and has two-story buildings on the project edges where it is adjacent to single-family development.



- 7) Where proposed, carports and garages shall be designed to complement the project architecture in terms of design, materials and colors (see Photo IV-24). The goal of carport design is to minimize the visual impact and appearance of the structure and not take focus away from the building architecture.



Photo IV-24: This carport design does not detract from the building architecture.

Materials and Finishes

- 8) Exterior building materials and colors comprise a significant part of the visual impact of a building. Significant elements such as materials and detailing used on the building elevation facing the public street should be extended to all elevations. The intent is to carry over the architectural treatments for building facades that face parking lots, streets, public or open space areas and adjacent existing development (see Photo IV-25 on next page).



Photo IV-25: All building elevations within this multi-family development include architectural details, colors, and materials compatible with the primary building elevations.

- 9) Materials selected for multi-family projects shall be durable and low maintenance.
- 10) At a minimum, two different primary building materials shall be used on each building elevation (e.g., stone, wood, masonry, or metal). However, the City may grant exceptions for architectural styles with a single, predominant building material. The materials shall be complementary to the architectural design (See Photo IV-26).



Photo IV-26: This multi-family project utilizes wood, stucco and brick materials.

- 11) The City requires color variety within multi-family projects. To that end, a minimum of two colors per elevation plus a trim and roof color shall be utilized. Color accents shall vary throughout the project and shall be complimentary (see Photo IV-27).



Photo IV-27: This project utilizes three different colors plus a trim color to add variety and interest.

- 12) Within mixed income developments, provide the same level of detailing and materials on the affordable units as on the market rate units.
- 13) Gutters and downspouts should be designed as a continuous architectural feature (e.g., integrated fascia gutter). Exposed downspouts shall be colored to match the surface to which they are attached or to compliment such surface.

Screening

- 14) All building attached mechanical equipment and other utility equipment (e.g., heating, cooling, antennas, satellite dishes, air conditioners or similar mechanical devices) shall be screened from view of public streets, parking lots, and adjacent residential property. Equipment screening shall be integrated into the building and roof design with the use of compatible materials, colors, and forms.
- 15) Minimize the visibility of rooftop mechanical equipment by grouping plumbing vents, ducts away from public view. Additionally, roof vents shall be colored to match the dominant color of the structure.

Signage

- 16) Sign type, size and location for multi-family residential development projects shall comply with applicable sign provisions in the Zoning Code. Additionally, directional signs shall follow the standards as set forth by the Fire and Police Department.
- 17) Pursuant to the Zoning Code, a minimum of one directional sign is required for multi-family projects with more than one building. Such signs shall be designed to be compatible with the design, colors, and materials of the project. Directional signs shall be internally illuminated (see Photo IV-28).



Photo IV-28: This multi-family project utilizes wood, stucco and brick materials.

Building Lighting

- 18) All exterior building attached lighting shall be located to a pedestrian scale and be designed so that light is not directed off the site and the light source is shielded downward from direct off site viewing.
- 19) All exterior building lighting shall be architecturally integrated with the building style, materials, and colors (see Photo IV-29 on next page).



Photo IV-29: The exterior building lighting for this project is architecturally integrated into the building design

Unit Entries

- 20) Provide clearly defined site and building entries that are in *Scale* with the proposed project and relate directly to the street frontage. The front door to each unit should be clearly visible. These entries to units should be clearly identified, protected from weather and provided with lighting for nighttime safety and security. Additionally, the entrances to individual units should be plainly visible from the nearby parking areas. The use of distinctive architectural elements and materials to denote prominent entrances is required (see Photos IV-30 and IV-31).



Photo IV-30: Entrances to individual units are clearly delineated by the use of arched entryways.



Photo IV-31: The entries to individual units are identified by the use of large dormered roof overhangs, landscaping, and pedestrian walkways.

De
fin
ed

Unit

Ent
ries