Tai

From: Christopher Buckley <cbuckleyaicp@att.net>
Sent: Monday, October 7, 2019 11:19 PM
To: 'Heather Coleman'
Cc: Allen Tai; ANDREW THOMAS; Henry Dong
Subject: RE: Objective Multifamily Design Review Standards - -Markups of existing documents and possible additional provisions (3 of 3)
Attachments: 2019-10-4WebsterStreetDesignManualMarkUps.pdf

From: Christopher Buckley [mailto:cbuckleyaicp@att.net]
Sent: Monday, October 7, 2019 11:11 PM
To: 'Heather Coleman' <hcoleman@citycontext.net>
Cc: 'Allen Tai' <ATai@alamedaca.gov>; 'ANDREW THOMAS' <athomas@alamedaca.gov>; 'Henry Dong' <HDong@alamedaca.gov>
Subject: RE: Objective Multifamily Design Review Standards - -Markups of existing documents and possible additional provisions (1 of 3)

Hi Heather,

I am sending you the following materials:

1. Marked-up draft Objective Design Review Standards, including additional text and several illustrations;
2. Marked-up pages from the Webster Street Design Manual;
3. Marked-up pages from the Citywide Design Review Manual;
4. A proposed "Neighborhood Compatibility (Context)" section, based mostly on Oakland's Design Review Manual for One and Two Unit Residences, with various changes so it reads as objective standards and with a new architectural styles criterion that ties into the styles methodology in the Citywide Manual. I have drafted this so it applies only to residentially zoned areas, but it could be broadened to also apply to non-residential areas, including historic areas, such as Alameda Point and the traditional business districts.
5. Additional architectural standards that could be incorporated into the Draft Standards' "Building Mass and Articulation" section.

Since some of the file sizes for the attachments are large, I am sending this in three separate emails.

Most of the Webster Street and Citywide Manuel mark-ups identify provisions to consider for incorporation into the Draft Standards. Since SB 35 projects will likely, at least initially, be limited to new construction, I have identified only those provisions of the Webster Street and Citywide Manuals that are applicable to new

construction. Some of the indicated provisions should be wordsmithed to adequately read as "objective" standards. Please let me know if we should structure the Standards to also apply to additions and alterations.

There is some overlap between the Webster Street and Citywide Manual provisions and those of the Draft Standards. These provisions should be consolidated to provide a more succinct document. Alternatively, the Webster Street provisions might be treated as a special section of the Draft Standards, applicable only to Webster Street and supplemental to the Standards, similar to the existing relation between the Webster Street Manual and the Citywide Manual.
I have excluded provisions that either are difficult to express as objective standards, are better expressed in other documents, or might be appropriate as guidelines, but too limiting as standards, such as Webster Street Manual Criterion 2.3's restriction on sloped roofs.
The additional architectural standards (Item 5 in the above list) are mostly intended to promote good composition and proportions. There is also a provision that requires architectural detailing to be derived from existing buildings, to help ensure that the detailing is high-quality and does not look kitschy. Many architects and designers do not have a good understanding of how historic architecture works and will often apply detailing arbitrarily without considering its role articulating façade composition and proportions. What I have drafted for the additional architectural standards section could be more nuanced and more provisions could be added, but I thought it best to limit it as currently submitted to see if it is headed in the right direction.

I apologize for the crude illustrations. The intent is to show in a simplistic manner the application of certain standards. If any of the illustrations are considered useful, they could be refined into more presentable versions. Is there a graphics person available who could help do this? I can provide additional illustrations if you would like me to do so.

I have referred the attached materials to both the Alameda Architectural Preservation Society and the West Alameda Business Association for review, but have so far received only minimal (although favorable) feedback. A key AAPS member, who is also an architect, has been out of town and won't return until next week and has not yet commented.

After you have had a chance to review the materials we should probably get together to compare notes and discuss next steps. Alternatively, I could meet with you tomorrow (October 8) and walk you through the materials to help you get oriented. Please let me know your preference. If you would like to meet tomorrow, afternoon works best for me.

I am including Henry Dong in this email distribution. Allen originally thought that Henry could help guide this project while Allen is out of the office, but then reconsidered, since Henry's workload is already very heavy. However, I thought it would be good to include Henry in at least this email so that he is in the loop.

Chris

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From: Christopher Buckley [mailto:cbuckleyaicp@att.net]
Sent: Tuesday, October 1, 2019 7:01 PM

COMBINE WITH VARIOUS SECTIONS OF WEBSTER STREET DESIGN MANUAL, CITYWIDE DESIGN REVIEW MANUAL AND GUIDE TO RESIDENTIAL DESIGN. SEE MARKED-UP SELECTIONS FROM THESE DOCUMENTS. 10/4/19

Objective Design Review Standards for Multi-family Residential Development

APPLICABILITY

The Objective Design Review Standards apply to buildings that contain three or more residential units. They also apply to groups of three or more attached townhomes (row houses), regardless of whether multiple townhomes occupy the same lot or each townhome is located on a separate lot. The standards also apply to mixed-use buildings that include multi-family residential units.

All development must comply with the Zoning Ordinance (Alameda Municipal Code Chapter XXX, Development Regulations). The Objective Design Review Standards supplement the development standards in the Zoning Ordinance and further the goals, policies, and actions of the General Plan, which encourage high quality design and the quality of life that an enhanced built environment fosters.

The Objective Design Review Standards serve as minimum requirements for multi-family residential development, as well as for mixed-use development that contains residential uses. The standards will be mandatory for any qualifying residential project for which a streamlined approval process is requested pursuant to state law provisions that reference objective design standards. For any developer of a qualifying project seeking exceptions to these standards, or any of the City's applicable design guidelines, the City's existing discretionary design review process is available.

STANDARDS

1. **STREET CONNECTIVITY.**

   A. **Internal Connectivity.** New streets must form a continuous vehicular and pedestrian network within the development.

   B. **External Connectivity.** Streets within any proposed subdivision or development site shall be aligned with existing and planned streets in adjacent neighborhoods so as to create a continuous street pattern. All streets, alleys, and pedestrian pathways in any subdivision or development site shall connect to other streets and to existing and planned streets outside the proposed subdivision or development.

   C. **Cul-de-sacs and Dead-end Streets.** Any cul-de-sac or other dead-end street longer than 300 feet shall be connected to other streets by a pedestrian path.

   D. **No Gates/Barriers.** Automobile and pedestrian access points into multi-family residential developments shall not be gated or closed off to the public.

E. **Block Length/Mid-Block Pedestrian Connections.** Blocks shall not exceed 600 feet in length, measured from street centerline to street centerline, unless mid-block pedestrian connections are provided at intervals of no more than 350 feet apart. Such pedestrian connections shall include a walkway at least 10 feet wide.

Corresponding existing design guidelines and policies on street connectivity:
- *Alameda General Plan Transportation Element policies 4.1.1.j and 4.1.1.k;*
- *Alameda Point Town and Waterfront Precise Plan block design guidelines;*
- *Northern Waterfront General Plan Amendment Policy 10.6.a;*
- *NAS Alameda Community Reuse Plan Planning Guideline One.*

2. **PARKING LOCATION AND ACCESS.**

A. **Parking Location.** Off-street parking serving multi-family residential development shall be located in one of the following facilities:

i. Surface parking lots, garages, or carports located to the side or rear of residential buildings in relation to adjacent streets. (If a site fronts on two or more streets, the standard shall apply on the street with the highest classification in the General Plan. If a site fronts on two public streets of equal classification, the project applicant may determine on which frontage to meet the standard.)

ii. Garages with side entries, in which the face of the garage door is generally perpendicular to the fronting street.

iii. For row houses, individual garage doors that face the street but do not occupy more than 50 percent of the width of any street-facing building façade. Where this option is used, garages shall be set back at least five feet behind the front façade of the dwelling or the front of a covered porch.

iv. Parking structures in which parking is located underground or the exterior facades are treated according to the standards of Section 4B, Façade Articulation, of these Objective Design Review Standards.

B. **Maximum Parking Frontage.** The total width of parking areas visible from the street, including open parking, carports, and garages, but excluding underground parking and parking located behind buildings, may not exceed 30 percent of any street frontage. This limitation does not to frontages along alleys.

C. **Access to Parking.** Curb cuts and driveways providing access to parking facilities shall be from an alley or secondary street, rather than from the principal street, wherever such alley or secondary access is feasible.

C. **Vertical Articulation for Tall Buildings.** In buildings of four or more stories, upper and lower stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified.

REQUIRE IN ALL CASES EXCEPT WHERE (ii) APPLIES?

at the top floor

i. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials.

ii. A horizontal design feature such as a water table, belt course, or bellyband.

with a change in plane of

iii. A base treatment at the ground floor consisting of a material such as stone, concrete masonry, or other material distinct from the remainder of the façade and ~~projecting~~ at least one inch from the wall surface of the remainder of the building. — delete?

iv. Setting back the top floor(s) of the building at least five feet from the remainder of the façade.

D. **Façade Transparency/Limitation on Blank Walls.** At least 20 percent of the area of each street-facing facade of a residential building (50 percent if located within the planning area of the Alameda Point Town and Waterfront Precise Plan) must consist of windows, doors, or other openings. No wall that faces a sidewalk, pedestrian walkway, or publicly accessible outdoor space shall run in a continuous plane of more than ~~20~~ 10 feet without a window, door, or other opening.

located on an interior side elevation within 8' of the front elevation with a roofed projection with a minimum depth of five feet and a minimum horizontal area of 25 feet

Corresponding existing design guidelines and policies on building mass and articulation:

- *Alameda Point Town and Waterfront Precise Plan, guidelines on bulk, massing, and façade and entry design;*
- *Citywide Design Review Manual guidelines on building articulation in 2.2.A Commercial Block, 2.2.B Workplace Commercial, 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, and 2.2.H Courtyard Housing.*

CLARIFY LANGUAGE AND/OR PROVIDE DIAGRAM

5. BUILDING ORIENTATION AND ENTRIES.

A. Main Entry Orientation.

either

i. A primary building entry shall face the street or be oriented to within 45 degrees of parallel to the street. Direct pedestrian access shall be provided between the public sidewalk and such primary building entry. Where a site is located on two or more public streets, the primary building entry shall be oriented toward the street with the highest classification in the General Plan. If a site fronts two public streets of equal classification, the project applicant may determine on which frontage to meet the standard.

ii. In courtyard-style developments in which residential buildings are located in the interior of a block, entries may face interior courtyards, walkways, and paseos. However, those buildings or portions of buildings adjacent to the public street shall include a primary entry facing the street, with direct pedestrian access between the entry and the public sidewalk.

B. **Dwelling Unit Access/Configuration of Entries to Units.** Exterior entrances to residential units shall be in the form of individual or shared entrances at the ground floor of the building. Exterior entrances to individual units on upper floors are also permitted; ~~however,~~ in order to avoid a "motel-style" appearance, ~~no~~ exterior access corridor located above the ground floor ~~and visible from the street may provide access to four or more units.~~ are permitted only on non-street-facing elevations and only if set back at least 15' from street-facing elevations.

C. **Entry Area and Cover.** Exterior entrances serving multiple units must have a roofed projection or recess with a minimum depth of five feet and a minimum horizontal area of 60 square feet. Exterior entrances serving a single unit must have a roofed projection or recess with a minimum depth of ~~at least~~ five feet and a minimum horizontal area of ~~at least~~ 25 feet.

Corresponding existing design guidelines and policies on building orientation and entries:

- *Northern Waterfront General Plan Amendment Policy 10.8.d;*
- *Citywide Design Review Manual guidelines in 2.2.E Stacked Flats, 2.2.F Multiplex, 2.2.G Rowhouse, 2.2.H Courtyard Housing, 3.2.C Formal Entry, 3.2.D Stoop, and 3.2.E Frontyard;*
- *Guide to Residential Design, New Construction, Site Plan Considerations.*

6. **WINDOW DETAILS.**

A. **Window Recess.** Windows must be recessed at least three-quarters (3/4) of an inch from the surrounding wall, measured from the exterior wall to the glass surface. Window surrounds shall not count toward the recess dimension.

B. **Divided Lites/~~Mullions~~ Muntins.** Divided-lite windows, where utilized, may consist of true/full divided lites or simulated divided lites, in accord with the following standards:

i. Muntins or grids shall project at least three-eighths (3/8) of an inch from the glass surface.

ii. Muntins or grids shall be used on both the exterior and interior of the glass.

iii. For simulated divided lites, spacers shall be used between panes.

10/4/19

* = INCLUDE IN OBJECTIVE DESIGN REVIEW STANDARDS

1.0 Building Massing and Proportions

Traditional downtown streetscapes are characterized by a continuous street wall that creates a sense of enclosure and consistency in the scale and proportion of the individual building facades resulting in a sense of unity.

CHANGE "GUIDELINE" TO "STANDARD" IN ALL ILLUSTRATIONS.

Streetwall

(See Alameda General Plan policy 3.3.f)

1.1 Maintain continuous streetwall - avoid separations between structures.

1.2 Do not setback unless for important street-oriented activities such as,

- Areas of intense outdoor activity (e.g. sidewalk cafes)
- Entrances to alley ways, pedestrian thoroughfares, and important pedestrian entrances to buildings.

Guideline 1.2: **Encouraged** - Streetwall can be set back for important street oriented activities such as sidewalk cafes.

Building Width

1.3 Building widths shall reflect traditional lot sizes. Emphasize narrower, individual lot widths on facades if the building is located on assembled lots

1.4 Break up facades into smaller sections by design elements to mitigate the impact of a wide buildings. Use vertical articulation of architectural elements to reference narrow adjacent building widths.

Guideline 1.4: **Encouraged** - Newer building is divided into multiple "bays" to relate to neighboring buildings.

Building Height

1.5 Limit building height to two or three stories. (40 foot maximum per City of Alameda Zoning Ordinance). Use taller (two and three story) buildings to anchor corners and lower (one and two story) buildings mid-block.

CHANGE "ENCOURAGED" TO "PERMITTED" IN ALL ILLUSTRATIONS.

Facade Composition

1.6 For multi-story buildings, differentiate the ground floor architecturally from the upper floors to create a visual base for the building.

1.7 Distinguish ground floors from upper floors by using such architectural elements as:

- Belt cornice or entablature.
- Large storefront display windows on ground floors; smaller "punch-out" windows on upper floors.
- Change in materials.

1.8 Emphasize verticality by using vertical windows on upper stories.

Guidelines 1.6 and 1.7: **Encouraged** - Belt cornices, large ground floor windows vs. smaller upper floor windows, and changes in materials differentiate ground floors from upper floors.

Guidelines 1.7 and 1.8: **Encouraged** - "Punch-out" vertical windows on upper floors.

Guideline 1.9: **Encouraged** - At street corners, provide upper floor wrap-around windows, turrets and corner entries.

Articulate Corner Locations

1.9 On corner sites, provide prominant corner entrances, wrap-around windows, turrets, and other distinctive elements to emphasize the location and provide visual interest.

2.0 Roof and Cornice Lines

Roof edges are key components of the building facade. Richly detailed cornices typically embellish roof edges on older, historic buildings.

2.1 Where roofs are visible from the street, use traditional roofing materials such as shingles, tiles, slate, or standing-seam metal. Select materials consistent with the building's architectural style, such as tile roofing on Mediterranean style buildings.

2.2 Place a parapet in front of flat roofs.

Guideline 2.1: Tile roof on a Mediterranean building

Guideline 2.2: **Encouraged** - Use parapets to conceal flat roofs.

Guidelines ~~2.3 and~~ 2.4: Pent roof above cornice.

2.3 Use sloped roofs only where appropriate, such as a pent (shed) roof above a cornice, or on towers, turrets, and other free-standing elements.

2.4 Use cornices or similar moldings at the tops of building facades to clearly articulate the top of the building.

2.5 Minimize the visibility of rooftop equipment by grouping all plumbing vents, ducts and rooftop mechanical equipment away from the public view.

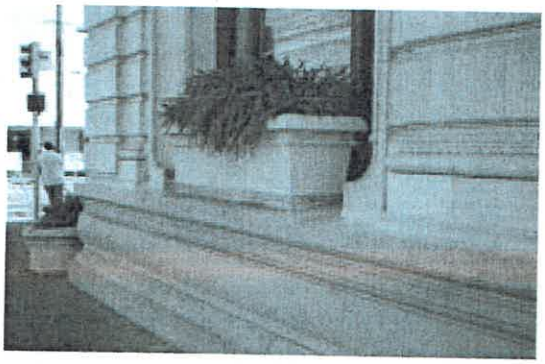
3.0 Surface Materials

A variety of building materials is essential to the diversity of the individual buildings which make up the street facade. Recognizing the materials used in the historical development of Webster Street is also integral in defining the character of the area. The materials employed, the quality of the finish material, their application, as well as the quantity, all determine the material's compatibility.

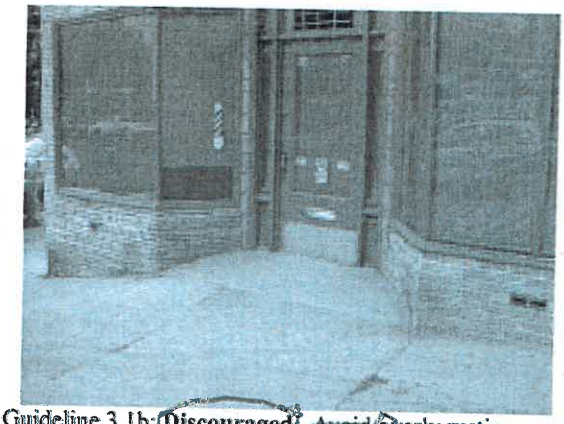
3.1 a. Use high-quality, durable materials that are easily maintained. Use traditional facade materials like smooth stucco, pressed brick, glazed tile, wood, terra cotta, and stone to provide a sense of continuity with the rest of Webster Street.

b. Avoid synthetic-looking materials such as vinyl (plastic) or textured hardboard siding, or overly rustic materials such as rough sawn wood and rough stone.

c. Also avoid aluminum and other metals. These materials seldom blend with traditional architecture and frequently are found in corroded condition on older buildings.



Guideline 3.1a: **Encouraged** - Use high quality materials like architectural terra cotta (above) or pressed brick.

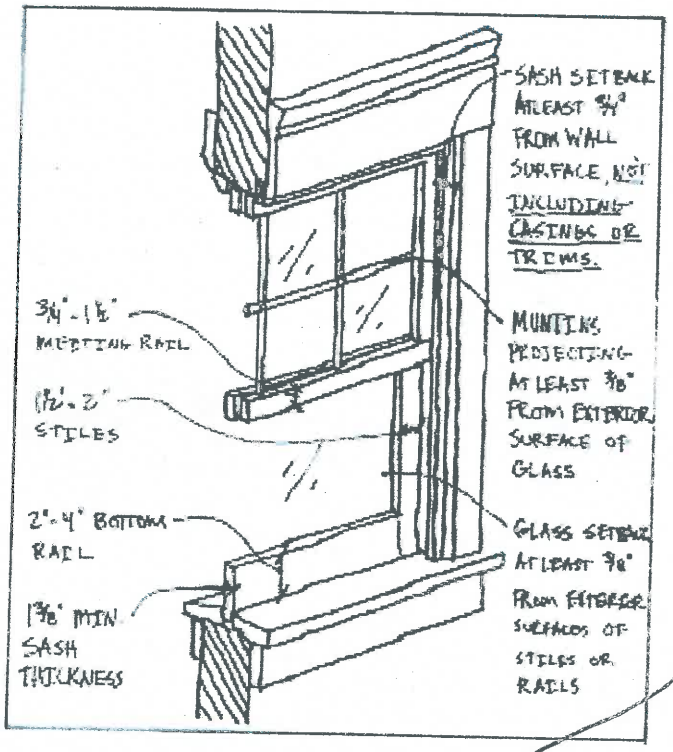


Guideline 3.1b: **Discouraged** - ~~Avoid~~ overly rustic materials like veneer rough stone (at left).

3.2 Limit surface materials, textures, and colors to a selection of 2-3 (excluding windows, awning, and canopies.) Select surface materials, textures, etc., that are compatible with each other and with the building overall.

CHANGE "DISCOURAGED" TO "NOT PERMITTED" IN ALL CASES.

3.3 Clean and properly tuck-point brick walls. Clean masonry structures with nondestructive methods to maintain the integrity of the brick or stone surface. Do not sandblast masonry or other materials. Refer to National Parks Service website at www2.cr.nps.gov/tps/tax/rhb/stand.htm. for further discussion regarding non-destructive cleaning methods.



and other dimensions consistent with those shown in the above diagram.

~~Guideline~~ 3.4: **Encouraged** - Typical dimensions for wood window on upper floors.

3.4 On upper floors, either use recessed wood windows or recessed metal or vinyl windows (or other window materials) with a wood-like quality with substantial looking smooth surfaced (not molded) stiles and rails and glazing recessed at least 3/8 inches. Muntins or grids, if used, should project at least 3/8 inches from the glazing surface. Do not use horizontal sliders.

Glass surface 2" from exterior surface.

or

¾" from exterior surface + Min 2" surrounding trim.

4.0 Integrating New Buildings with Neighboring Buildings

Webster Street still retains many of its distinctive late nineteenth and early twentieth century buildings. These "thematic buildings" give much of Webster Street, especially the section south of Lincoln Avenue, the image of a traditional business district with a strong sense of time and place. The architectural styles of these buildings include: Victorian, Beaux Arts Classicism, Mediterranean, and Early 20th Century Commercial.

The Webster Street Design Manual seeks to enhance this traditional image. New buildings and major remodelings of existing buildings must be compatible with Webster Street's thematic buildings and incorporate their major design characteristics.

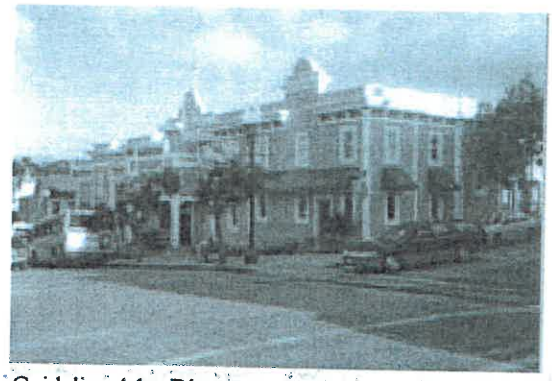
4.1 a. In order to best fit in with the character of the Webster Street District, look to the proportions, massing, rhythm and materials of the District's thematic buildings, while not necessarily mimicking historical architecture.

b. Also incorporate important compositional elements, such as cornices, belt courses and/or changes in materials, found on these thematic buildings which help give focus to the design. These elements can be treated in simplified form without the level of detail often found on the originals.

c. Note: Attempts to imitate historic buildings in a literalistic manner are often unsatisfactory. To be successful, the designer must have a thorough knowlege and understanding of these buildings' architectural vocabulary.

Guideline 4.1a: **Encouraged** - For new buildings, maintain the proportions, overall façade composition, rhythm and materials of the district's existing thematic building.

Guideline 4.1a: **Discouraged** - Avoid infill buildings that do not maintain the proportions, composition, rhythm and materials of the existing thematic buildings.



Guideline 4.1c: **Discouraged** - Attempts to imitate historic buildings are often overly elaborate, ignore important proportions or compositional features, or are otherwise unsuccessful.

Integrating New Buildings with Neighboring Buildings

4.2 Carry through the horizontal lines from neighboring buildings in cornices, tops and bottoms of windows, storefronts and other horizontal elements. Also maintain the rhythm established by vertical elements such as the width of storefronts and the width and placement of upper floor windows.

4.3 Do not mix architectural styles on the same building.

4.4 Do not design buildings or storefronts in "corporate" or "franchise" styles, where chain store business uses a particular building type, style or combination of architectural elements that is intended to be synonomous with that business.

These businesses must adapt their building designs to the traditional character of Webster Street.

Guideline 4.2: **Encouraged** - Continue the horizontal lines and vertical rhythm of existing neighboring buildings.

Guideline 4.4: **Discouraged** - Do not design buildings or storefronts in "corporate" or "franchise" styles.

6.0 Storefronts

A high quality, pedestrian scale and walkable area are overall objectives for the Webster Street district. Site and building design should create inviting entrances and display windows to establish and maintain pedestrian interest. Design new storefronts to include traditional storefronts with bulkheads, transom windows and recessed entries.

6.1 Avoid solid, blank walls and other "dead" or dull spaces at the street level.

6.2 Orient outdoor seating and dining areas to face the sidewalk/street.

6.3 Avoid storefronts that are inconsistent with other storefronts in the same building.

Encouraged- Typical storefront elements

Guideline 6.1 **Discouraged** - Avoid solid blank walls at street level.

Guideline 6.3 **Discouraged** - This building features storefronts that are inconsistent within the building.

Entry

6.3 Provide at least one clearly defined primary public entrance from Webster Street in the building frontage.

6.4 Provide high-interest and high-quality recessed entry vestibules. Such recesses provide protection from the elements and reinforce pedestrian visual interest.

(a) Recess entry doors at least 2 feet but not more than 5 feet from the facade.

(b) Pave vestibule floors with tile, stone or similar hard surface, high quality materials to set the area apart from the sidewalk and provide pedestrian interest.

6.5 Use ~~extensive~~ glazing ~~for~~ main entry doors.

Guideline 6.4a: **Encouraged** - Recessed entry vestibule.

Guideline 6.4b: (right) **Encouraged** -Special pavement on entry vestibule flows.

Guideline 6.5: (far right) **Encouraged** - This entry door displays a large amount of glazing.

Windows

6.6 Provide large storefront windows on all facades facing Webster Street. Sidewalk level windows allow visual access to interiors and encourage activity on the street.

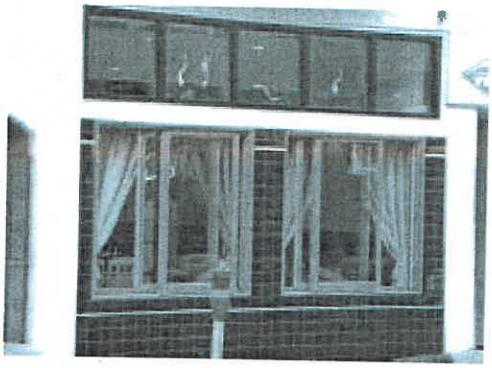
6.7 Do not use reflective film or a coating on windows. Do not use tinted display window glass, which impedes visual access to the building interior.

that, including doors, transom windows and other openings constitute at least 80% of the surface of each storefront bay.

Guideline 6.8: **Encouraged**- Large display windows help maintain pedestrian interest.

6.8 Use large display windows as much as possible. Large glass areas offer merchants the opportunity to display merchandise. Window decoration and merchandise should be changed often to provide an interesting and attractive display for pedestrians.

6.9 When using openable storefront windows, select windows which are compatible with the overall façade and style of the building. Sliders, folding, casement, and awning windows are acceptable openable window types.

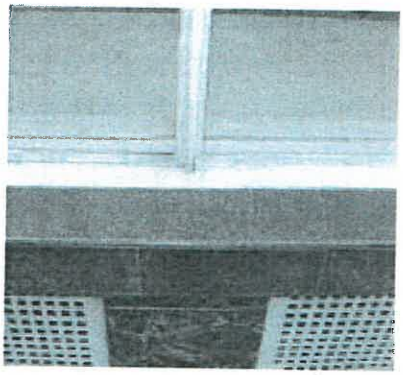


6.10 Retain and repair historic storefronts. Replacement storefronts shall be similar to historic storefronts. Older storefronts typically have slim profile storefront window frame sections set in the face of the bulkhead.

Guideline 6.9 (top right): **Encouraged** - This storefront contains sliding windows.

Guideline 6.10 (right): Slim profile window frame on older storefront.

CONSIDER THIS ILLUSTRATION FOR GUIDELINE 6.11



Guideline 6.11 a (top left): **Encouraged** - Window set at face of bulkhead.

Guideline 6.11 b (top right): **Encouraged** - Window set back and bulkhead material used on sill.

6.11 For tile, stone or brick bulkheads, either: (within 1" of)

a. set the storefront windows at or ~~near~~ the face of the bulkhead; or

b. incorporate the bulkhead material into the sill detailing.

6.12 Provide projecting wood sill detailing for wood storefront frames, and for wood bulkheads. (Provide) (within at least the top 1" of each storefront bay.)

6.13 ~~Transom windows are typical features of historic storefronts, which allow valuable daylight into the building interior. Do not cover existing transom windows. Restore such windows if they have been previously covered or removed.~~

6.14 Do not use residential style windows (such as those with nailing fins) as the storefront system. It is acceptable to install mulled wood units (where jambs are joined) to avoid short vertical segments of wall between window. Do not use vinyl windows ~~on the lower floor.~~

Guideline 6.12: ~~Restored~~ Victorian storefront with wood bulkhead and wood sill.

Guideline 6.14: **Discouraged** - Residential style windows are not appropriate windows for storefront systems.

Bulkheads

Guideline 6.15: **Allowed** - This storefront does not have a bulkhead; the window terminates at the sidewalk grade.

6.15 Maintain the height of any existing bulkheads below the storefront window. Bulkheads should normally be less than 24" high, unless restoring a historic configuration. Bulkheads can occasionally be omitted in cases where the storefront window extends down to sidewalk grade. Do not set the window sill directly on grade.

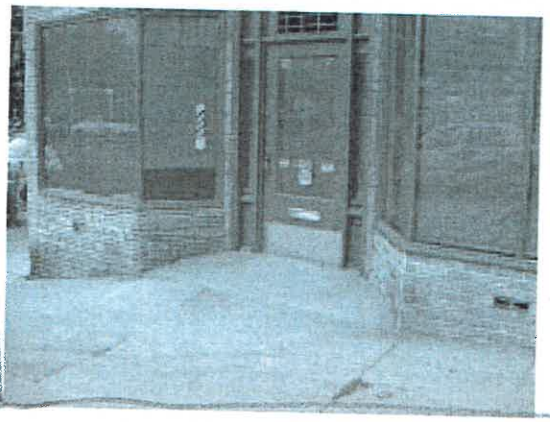
6.16 Select bulkhead materials that are compatible with the materials of the overall façade and style of the building.

6.17 Select high quality, durable, smooth-surfaced materials for bulkheads with a high level of pedestrian interest, such as glazed tile, stone, marble, wood panels and pressed brick.

Guideline 6.17: This storefront features pressed brick.

6.18 Do not use informal or rustic materials such as rough-sawn wood, rough stone or common brick. Do not use recessed metal panels or synthetic materials such as vinyl or cultured stone.

6.19 Stucco is usually discouraged as a bulkhead material. In limited cases where the overall façade and style of building displays stucco, its use as a bulkhead material may be appropriate.



Guideline 6.18a (left): **Discouraged** - Avoid informal or rustic materials like rough stone or common brick.

Guideline 6.18b (right): **Discouraged** - Recessed metal panels used as bulkhead.

7.0 Signage

Signage is a vitally important part of the streetscape. Its impact should be recognized at every stage of the design process, not as an afterthought at the completion of a project.

General Sign Guidelines

Special Note: The following are "guidelines" and are not intended to supercede the Alameda Zoning Ordinance. All signs must comply with the Alameda Zoning Ordinance, or the most restrictive code. This Design Manual will be updated to conform with the soon-to-be adopted revised Sign Ordinance.

7.1 Signs should not obscure other building elements such as windows, cornices or architectural details.

7.2 The size and the lettering of signs, canopies, or awnings should be in scale and proportional to the space in which they are located. Also consider the size of signs and lettering on neighboring buildings.

7.3 Integrate sign location into the overall design of the building. Signage ~~should be understated, and should convey~~ the primary use, primary tenant, or the name of the building.

Sign Types and Illumination

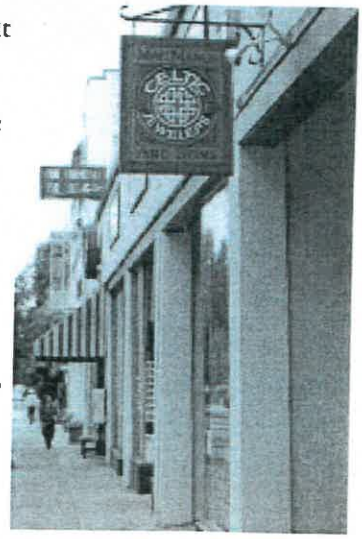
7.4 Signs ~~which are integrated~~ into the the facade above transoms or awnings ~~are encouraged~~.

7.5 Tubular neon may be appropriate for a building on Webster Street, but its use should be limited.

7.6 Blade signs, those that project perpendicular to the building face, are encouraged. Locate blade signage near the entrance.

7.7 Internally illuminated signs - those with a light source contained within the sign - are prohibited.

7.8 Externally illuminated signs - those with a direct spotlight or halo light, are encouraged. Individual letters placed on a sign frieze, or wood background, that are externally illuminated are allowed.



7.9 Do not use box or cabinet signs.

7.10 Signage on awnings ~~should be limited~~ to the valance.

Sign Lettering at Buildings and Awnings and Canopies

7.11 ~~A lettering style should be chosen that is refined and reflects the character of the business or the building. Large, plain, boldface type should be avoided.~~ Do not use lettering

7.12 Signs with too much information can appear cluttered. Limit sign wording to just the business name and logo.

Signs in Windows

7.13 Permanent window signs ~~should~~ shall not exceed 25% of the window area in which the sign is located. Temporary window signs are not allowed as per the City of Alameda Zoning Ordinance.

8.0 Awnings and Canopies

Awnings above storefronts promote a sense of pedestrian scale and provide protection from the weather. Awnings also help articulate individual business storefronts and provide visual relief from a flat building façade, especially on a multi-story building.

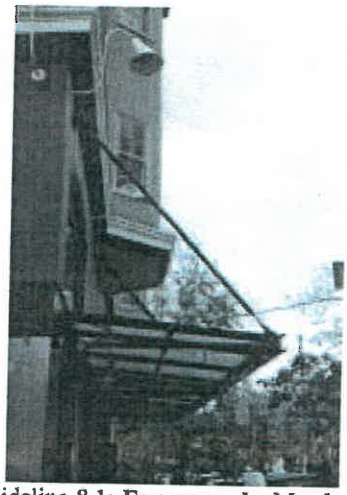
Materials

8.1 a) Use non-glossy materials, such as fabric, metal-framed glass, and painted or patinated sheet metal. ~~Galvanized sheet metal is discouraged.~~ Don't use

b) Do not use corrugated sheet metal or frequently-seamed metals.

8.2 Select fire and fade resistant awning fabric.

8.3 ~~Use awning materials compatible with the overall façade and building styling.~~ Do not use materials such as vinyl, plastic, or other polymer products.



Guideline 8.1: **Encouraged** - Metal-framed glass awning.

Size and Positioning

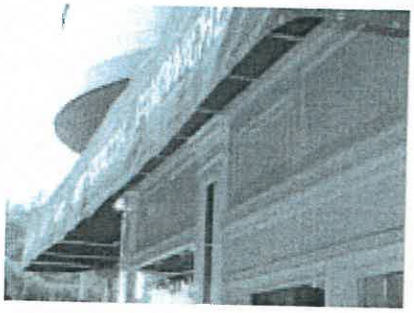
8.4 ~~Relate~~ Use the same awning shapes and placement ~~to others~~ on the building and ~~in~~ the same side of the street in the same block.

a) Use the same awning alignment and shape on the same level of any single building if consistent with other ~~guidelines.~~ standards.

b) Mount awnings so that their lower edge will ~~relate~~ align to those of adjacent buildings. if consistent with other standards

8.5 Do not ~~cover~~ transom windows or architectural detailing with awnings.

8.6 Place awnings over individual display windows between prominent vertical elements such as pilasters or columns. Do not use continuous awnings across the entire building frontage.



Guideline 8.5: **Discouraged**- Avoid awnings that cover pilasters and columns.

Guideline 8.6: **Encouraged**- Place awnings over individual display windows and between pilasters and columns.

8.7 Design awnings to conform to the Building and Fire Codes.

a) Do not extend awnings more than seven feet from the face of the building, nor closer than two feet to the curb, nor more than two-thirds of the distance from the property line to the curb face.

b) Provide eight feet minimum vertical clearance over the sidewalk for framed or rigid portion of awning, and seven feet minimum vertical clearance for any unframed valance.

Style

8.8 a) Slanted awnings ~~are preferable~~ to flat or curved awnings.
b) However, domed awnings may be used over arched windows.
c) Valances are attractive additions to slanted awnings.

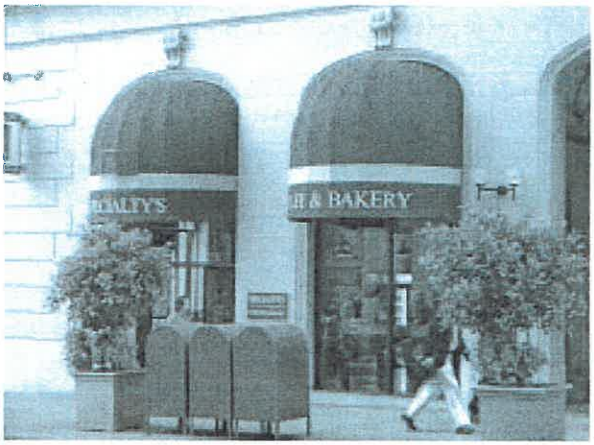
8.9 Do not internally illuminate awnings.

Guideline 8.8 a: **Encouraged** - Traditional slanted awnings ~~are preferred.~~

8.10 Retractable awnings are encouraged.

~~8.11 Remove mansard-styled awnings, especially if they have been added to a historic storefront and are covering significant architectural elements.~~

8.12 Limit awning signage to the valance. Awning signage is included in the total sign area allowed by the Alameda Sign Ordinance.



Guideline 8.8 b: **Allowed** - Domed awning(s) over arched window(s).

* = INCLUDE IN OBJECTIVE DESIGN REVIEW STANDARDS (ODRS)

10/4/19

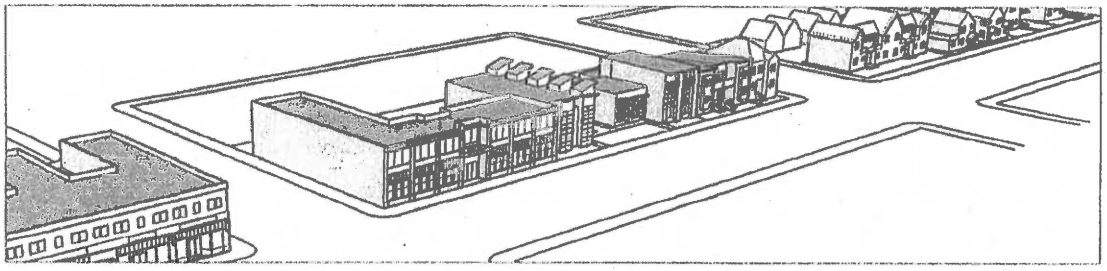
BUILDING TYPES

NOTE: "BUILDING TYPE" PROVISIONS IDENTIFIED FOR INCLUSION IN THE ODRS ARE INTENDED TO APPLY TO ALL BUILDING TYPES

2.1 Overview

Purpose and Intent

This section contains guidelines for all Building Types to be used in combination with regulations for Frontage Types and Architectural Standards and Guidelines to ensure that new development is consistent with the City's goals for building form and community character.



2.1.1 Applicability

A range of Building Types ensures visually appealing neighborhoods, districts, and corridors. Each proposed building shall be designed as one of the individual building types permitted for the District in which the property is located. Multiple building types may be built on a single property.

A complex building type may incorporate components of multiple individual building types within a single structure. Each individual building component should adhere to the ~~guidelines~~ for its respective Building Type.

Alameda

2.1.2 Contents

For each Building Type, a brief description is followed by guidelines as follows:

1. Massing and Composition describes the organization of masses, volumes, and disposition relative to its surroundings.

2. Articulation informs a buildings's perceived scale and character by "breaking down" its horizontal (length) and vertical (height) façades into human-scale components supportive of Alameda's small-town character.

3. Building Elements refers to design features that create opportunities for expression of architectural character and detail. Suggested elements may not be appropriate to all architectural styles. Design and arrangement of specific building and façade elements should be in accordance with the building's architectural style.

4. Access and Parking refers to the circulation for pedestrians and autos.

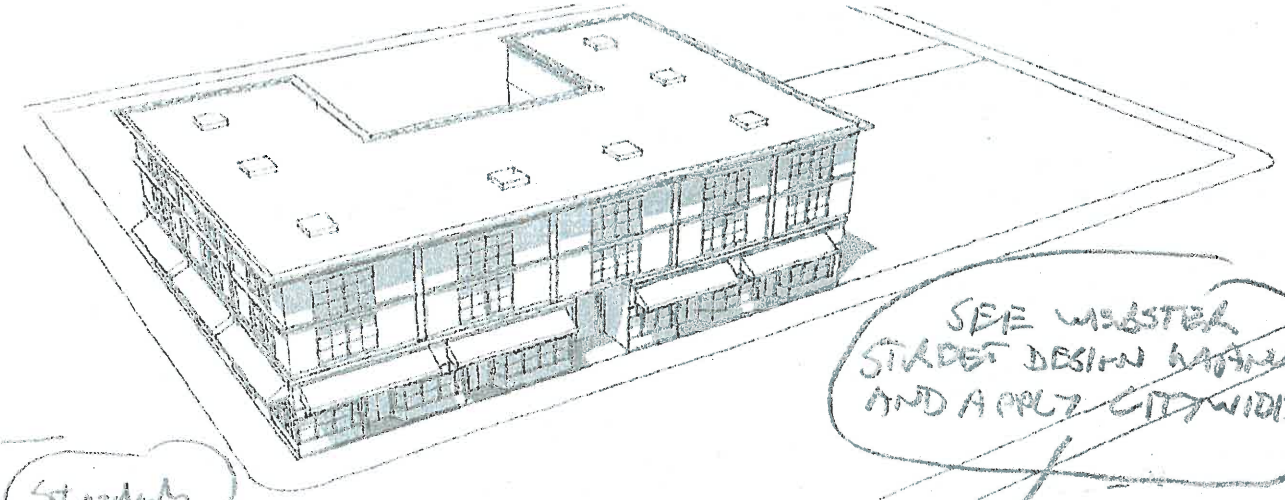
5. Frontage Types specifies a list of treatments to guide the space between the building and the public right-of-way.

6. Common Architectural Styles suggests styles found in the Manual's Architectural Style Guidelines that are recommended for the Building Type.

A *perspective sketch* illustrates common massing and composition. These drawings do not represent a required design or configuration.

Photographs of exemplary buildings are provided to illustrate typical configurations and common styles. These examples do not indicate required aspects of building design, and are provided as visual aids to assist with the application and design review process.

2.2.A Commercial Block



A building designed with ground-floor storefronts for retail uses. Commercial block buildings are specifically intended to activate pedestrian areas and contribute to the city's most urban conditions. Upper floors may be configured for residential, workplace, commercial and lodging uses.

Guidelines

1. Massing & Composition

1. A distinctive volume with different façade treatment for the ground-floor and upper stories.
2. For corner locations, façade articulation ~~should~~ be applied evenly to all sides facing public streets.
3. Stair or elevator towers shall be treated in the same architectural manner as the main building.

2. Articulation

Height

1. Storefronts are the prominent feature in the hierarchy of the building façade, and ~~should~~ be a minimum of 14 feet clear interior height.
2. Where storefronts aren't present, buildings shall have a clearly defined ground floor delineated by change in color and material, cornice, band, or other horizontal course.
3. The ground floor shall be a minimum of 60% of the height of two-story buildings (measured to the second story ceiling height).
4. Transom or clerestory windows are strongly recommended in multi-story buildings to enhance storefronts.
5. Multi-story buildings ~~should~~ employ a 'base-shaft-top' configuration, wherein the ground floor serves as the 'base', the middle floor(s) serve as the 'shaft', and the upper floor as the 'top'. Each section ~~should~~ have distinguishing architectural treatments.
6. Additional horizontal courses such as watertables or bellybands or a change in façade materials ~~are~~ encouraged to help delineate upper stories, and ~~should~~ be designed in accordance with overall style.
7. Roof treatment may include a cornice, parapet, or distinctive eave to provide visual interest.

Length

1. Building length should be well articulated using vertical volumes and design elements in accordance with the building's style.
2. Design elements including columns or pilasters, and the offsetting of bays and roof lines can help create a rhythm of building increments that provides visual interest and supports pedestrian scale.
3. Where upper floors contain lofts, townhouses, flats or other residences, design elements should articulate individual dwelling units.

3. Building Elements

1. Alcoves, balconies and terraces are encouraged at upper stories to provide outdoor spaces.
2. Ornamental wall-mounted outdoor lighting is encouraged to illuminate pedestrian entries and accent building design features.
3. Blade signs and wall-mounted signs are encouraged where buildings front onto pedestrian environments.

2.2.F Multiplex

This building type appears as a large scale house and contains two, three, four, or more flats or townhouse units which may be stacked or side-by-side. Common development types include duplex, triplex, quads, and villas. Carriage houses may be located at the rear of the property.

Guidelines

1. Massing and Composition

1. Buildings should be massed to resemble large houses composed primarily of two and three story volumes.
2. Multiplexes should complement adjacent residential buildings in terms of scale and character.
3. Buildings that are setback less than 8 feet from the sidewalk or pathway shall be elevated a minimum of 18 inches above finished grade.

2. Articulation

Height

1. Delineation of upper stories may include belt courses, change in building material, and insetting of building volumes, where applicable style.
2. Roof treatment should include a cornice, parapet, cap, gables, dormers, deep eaves, or otherwise distinctive roof forms in accordance with style.
3. Brackets and other design features may be used to add visual interest.

Length

1. Building masses should articulate individual units.
2. Projecting and insetting of building volumes, delineation of bays and entries should be employed to add visual interest.
3. Hierarchy of window sizes ~~should reflect the living~~ spaces within.

3. Building Elements

1. Building designs that incorporate formal outdoor spaces such as courtyards, plazas, and gardens are encouraged. Terraces or balconies may be used to create variety on upper floors.
2. Entrances may be identified with porticoes, vestibules, and prominent doorways.
3. Terraces and balconies can be used to create additional variety and support residential character.
4. ~~As with all residential building types,~~ windows and doors ~~should~~ be designed and located to avoid privacy conflicts with neighboring buildings.
5. Roof gardens or green roofs should be considered to enhance energy efficiency, reduce stormwater run-off, and provide visual interest.

4. Access & Parking

Pedestrian

1. Primary pedestrian access to ground floor dwelling units shall be from the primary street, paseos, and courtyards where possible. Entrances should be prominent and residential in character.
2. Upper story units should be accessed from a central lobby, or stairwell contained within the main building volume.
3. Exterior stairs ~~should~~ be designed ~~to appear~~ as an integral part of the primary building ~~and should include a level of detail similar to the primary building mass.~~

BUILDING TYPES

Auto

1. Parking should be in garages or car ports accessed from rear alleys or side streets where possible.
2. Services should be accessed through an alley where possible.
3. Internal "tuck-under" garages may be accessed from rear alleys or driveways.
4. Free standing garages or carriage houses may be located at the rear of property.
5. Garages or driveways may be accessed directly from the primary street only where site development prohibits rear or side access.

5. Frontage Types

1. Formal entries shall be used for all access to ground floor lobbies.
2. A forecourt may be used to create an attractive entry and opportunity for gardens and outdoor seating.
3. Stoops and porches are recommended where first floors are raised above the sidewalk to create gathering spaces for residents.
4. Frontyards may be terraced above the sidewalk to enhance the transition between the sidewalk and the building façade, and may include a low wall or decorative fence at the back of sidewalk.

6. Common Architectural Styles

- Victorian
- Colonial Revival
- Neoclassical
- Craftsman
- Mediterranean
- Art Deco
- Modern

Spanish Mission Revival 'Villa' containing six individual homes. Formal entries with ornamental walls, wrought iron detailing, and decorative landscaping. Frontyard is 'terraced' and includes a decorative wall at the back of sidewalk.

Multiplex building containing six individual homes. Tudor architectural style and shared common yard enhance residential character.

Duplex with ground floor garden unit and two story apartment above.

Colonial Revival multiplex with frontyard and decorative fence.

Mediterranean Revival quadruplex with stoop and formal entry.

Forecourt serves as shared garden and patio for residents of this villa.

Formal entries to commercial block and workplace commercial buildings provide access to upper floor uses.

Formal entry to lobby of multiplex building

Raised formal entry with portico on live-work units.

3.2.B Forecourt

A recessed area where a portion of the primary building façade is significantly setback from the public sidewalk and enclosed by building volumes on adjacent sides. For residential development, the forecourt is ideally suited for shared gardens and plazas. For commercial and live-work development types, the space may be used for outdoor dining or display of goods.

Guidelines

1. The side of the forecourt that opens to the public sidewalk should be a minimum of 15 feet wide and a maximum of 40 feet wide.
2. The forecourt should not exceed 30 feet in depth.
3. Forecourts may be raised above the sidewalk and retained with a decorative wall or plant materials.
4. Fountains and other water features make an excellent amenity in a forecourt.

3.2.C Formal Entry

Formal entries may define the primary pedestrian entrance to a workplace commercial building or a lobby of a residential or mixed use building. They may also be used for access to stairs leading to upper floor uses in multistory buildings. Formal entries should be prominent and easy to identify from the sidewalk. Entries should have roof overhangs to provide shelter and to further distinguish the entrance. A portico, consisting of a roof located above the door supported by columns is a recommended treatment to add grandeur to civic, cultural, workplace and residential.

Guidelines

1. Where formal entries are elevated above finished grade, stairs having decorative sidewalls and/or handrails should be provided.
2. Entry roofs should project from the building façade a minimum of 2 feet to provide adequate shelter.
3. Entries shall be designed in accordance with overall building architecture style.
4. Formal entries may be recessed into the building façade to provide shelter and accentuate building articulation.
5. Formal entries shall be well-lit. Sconces or other decorative lighting is strongly recommended to frame entries.
6. Formal entries should be treated with significant architectural expression.
7. A grand stairway leading to a portico is a recommended treatment for large buildings.
8. Entrances may be inset slightly from the primary building wall and are typically raised above finished grade.
9. Formal entry doors should contain windows to enhance pedestrian comfort.
10. Double-doors may be used to create prominent entries.

Mediterranean style commercial block building.

Victorian style single family house.

Early 20th Century Commercial block building.

4.2 Architectural Standards and Guidelines For All Buildings

Selected from those listed in Section 4.3 of the Citywide Design Review Manual and the Historic Preservation Element of the Alameda General Plan

4.2.1 Styles

Alameda's architectural heritage is embodied by the variety of distinct building styles that are key to the city's rich built environment. During periods of style transition it was common for buildings to incorporate design elements and materials shared among different architectural styles. However, the blending of design elements from non-related styles from different time periods resulting in a vague architectural expression, is not appropriate in Alameda.

Standards

1. All buildings shall have a predominant identifiable architectural style.
2. All aspects of building design including massing, articulations, materials, colors, and building elements should be designed in accordance with the selected architectural style.

4.2.2 Integrating New Buildings into Existing Neighborhoods and Districts

Alameda is rich with neighborhoods and districts having a mix of traditional and contemporary architectural styles and character. As new development occurs, it is essential that building design is considerate of, and builds on key elements of scale, craft, and character found on adjacent buildings and throughout the city's neighborhoods.

1. Massing and proportions of new buildings should complement the character of adjacent buildings.
2. Building design ~~should consider~~ the vertical and horizontal rhythm of neighboring building elements including windows, cornice lines, belt cornice, pilasters, and canopies. ~~To the extent feasible,~~ align windows, rooflines, cornices, belt courses and other horizontal elements with those of adjacent buildings.
3. Selection of architectural style should take into consideration the predominant styles of key historic and otherwise notable buildings within the district or neighborhood.

REPLACE WITH CONTEXT SECTION DERIVED FROM OAKLAND DESIGN REVIEW MANUAL

4.2.3 Building Articulation

A. Height Articulation

Alameda's historic districts and corridors are comprised primarily of single and two story buildings with a height ranging from 20 to 30 feet. The following guidelines are provided to ensure that new development over three stories or forty feet are designed to be harmonious with the character found throughout the city's neighborhoods, districts, and corridors. See architectural style guidelines for suggested treatment of third story terminus and fourth story stepback.

1. The primary building mass above the third floor or 40 feet should be setback no less than 5 feet from the primary building wall on all sides in accordance with standards of the Alameda Municipal Code.
2. Corner volumes may encroach into the stepback area to create a prominent architectural volume.
3. The recessed area may be used as an inhabitable outdoor space such as a grand terrace or series of balconies.
4. For Mediterranean and Colonial Revival architectural styles, the fourth story setback requirement may be fulfilled by incorporating dormer windows into a sloped roof form, creating a prominent three story building mass and reduced fourth story.
5. Fixed shading devices and trellises may encroach into the setback area, and may be incorporated into a railing or parapet wall.
6. Non-fixed elements including sculpture, furniture, planter pots, and similar features may be used to furnish and accentuate the stepback area.

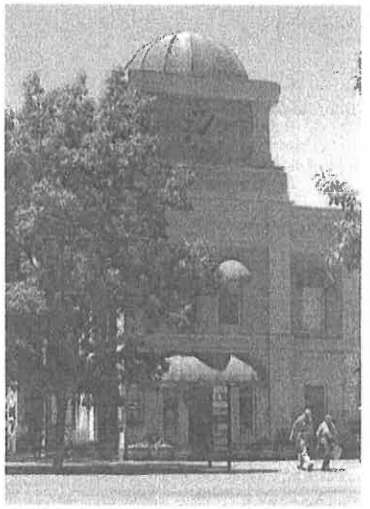
B. Facade Articulation and Building Elements

1. Façade articulation shall be consistent with the architectural style of the building.
   a. The spacing and organization of façade articulation elements such as windows, doors, and balconies must have a clearly identifiable rhythm or composition.
   b. Building elements should retain the scale and size key elements commonly associated with the architectural style. Oversized traditional building details are discouraged.
2. For building additions, new construction shall maintain the same façade articulation treatment as the existing structure.
3. Balconies, porches, and loggias shall be designed in keeping with the character and style of the building. Solid walls along balconies are not permitted. A minimum of 30% railing transparency is required.

B. Corner Articulation

1. Buildings located on sites where "corner treatment" is required or where they terminate prominent views should include distinctive façade treatment, massing, and articulation.
   a. Corner articulation may be achieved using corner entrances, towers, wrap around windows, or other architectural elements consistent with the character and architectural style of the building.
   b. The primary façade treatment including all elements of articulation and composition should not stop at the corner. Where visible, side elevations should be articulated with a level of articulation and massing similar to the primary facade.

Corner volume encroaches into stepback area.



Corner mass accentuates building style and incorporates unique roof form.

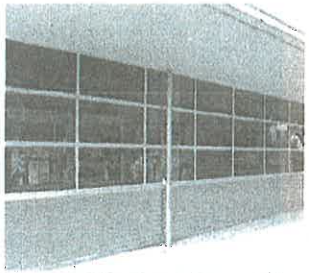
4.2.4 Materials

Building materials shall be selected to achieve a high level of craft and quality, and to protect and enhance overall district character.

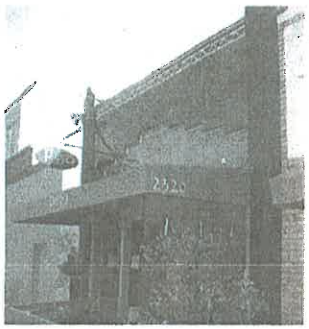
Standards

1. Façade materials shall be selected in accordance with the building's architectural style.
2. Façade cladding materials shall be high quality, durable, easy to maintain, and installed with a high degree of craftsmanship.
   a. If exposed wood is used it shall be painted, stained, or treated and maintained to prevent noticeable weathering. Exposed rough sawn wood and pressure treated wood is not permitted.
   b. Synthetic and recycled materials shall closely resemble the material which they are intended to simulate.
   c. Rustic materials shall be avoided on commercial block and workplace commercial buildings.
3. A maximum of 3 cladding materials shall be used for primary wall surfaces not including windows, canopies and awnings. Secondary materials shall be used on building elements such as columns, base treatment, window and door trim, and cornice or ornament. Primary and secondary building materials shall be used consistently on wall surfaces and building elements.
4. All building materials used on exterior elevations shall be intended specifically for exterior applications.

Neoclassical brick building with precast pilaster capital.



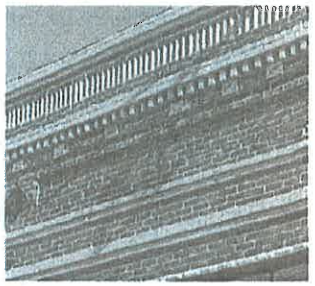
Metal cladding is used as a secondary material at building base.



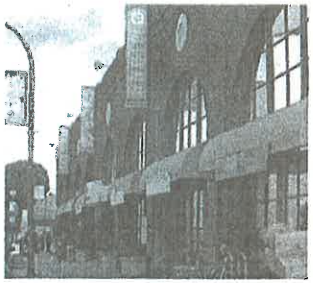
Ceramic tile is used for primary cladding material.

Guidelines

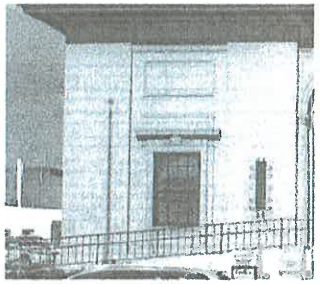
1. Natural and sustainable materials are encouraged.
2. For additions and accessory buildings, wall cladding materials should complement or match the primary building materials.
3. The following materials are recommended based on their appropriateness to the range of recommended architectural styles:
   a. Brick
      Brick is a high quality material and an appropriate primary cladding for commercial, mixed-used, and live-work buildings.
      - Full brick or thin brick veneers are acceptable.
      - Thin brick should be mortared and installed to give the appearance of full bricks. Wrap around corner pieces should be used at window recesses and building corners.
      - Full brick may be used to provide ornamental relief or a cornice detail.
      - Variegated color palettes are recommended to provide additional visual texture.



Brick is used to provide ornamental relief at parapet.



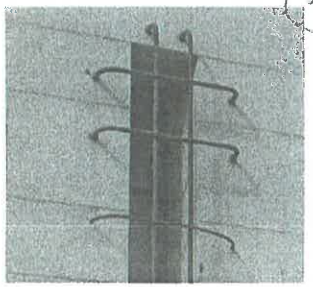
Brick cladding with cast medallions.



Stone is used as the primary cladding material on the historic post office.

b. Stone, pre-cast stone and concrete: Stone and pre-cast materials include stone veneers, pre-cast stone, pre-cast concrete, glass fiber reinforced concrete (GFRC) and fiber reinforced plastic (FRP).

- Stone type should be consistent with the building's architectural style recommendations.
- Stone and pre-cast materials are appropriate for ground floor cladding, trim, and ornamentation.
- Grout color should be coordinated with the color of the stone.
- Where stone tile is used, the edge of the tile should not be visible.

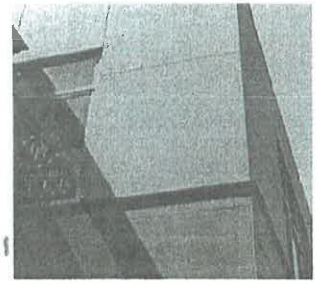


Grout color is coordinated with the color of the stone.

c. Stucco

Stucco is a commonly used material for a variety of architectural styles and should be applied with careful craftsmanship and detailing.

- When used as the primary cladding, a higher quality contrasting material such as pre-cast stone or wood should be used for ground floor cladding or trim.
- Stucco should not be used on the ground floor of commercial block buildings.
- Hand applied stucco is recommended.
- Smooth stucco is recommended. Highly textured or rough stucco applications should be avoided.
- Expansion joints should be coordinated with the overall facade composition.



Smooth stucco and terra-cotta tiles applied to a modern building.

Smooth stucco is an appropriate material for Art Deco buildings.

d. Wood

Wood is a highly appropriate primary cladding material for several residential and mixed-use styles, and for accent on commercial block and workplace commercial buildings. Wood includes wood siding, shingles, board and batten, timber and shakes.

- Wood shingles, shakes and board and batten should not be used for commercial block and workplace commercial buildings.
- Rough sawn plywood should not be left exposed.
- Timber is an appropriate material for structural expression or elements such as columns or brackets.

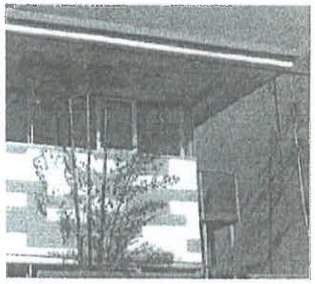
Wood siding and decorative cornice on Victorian building.

e. Fiber cement siding

Fiber cement siding is considered a sustainable and low-maintenance material that includes a range of products such as lap siding, shingles, and boards.

- Fiber cement siding is recommended for commercial, mixed-use, and residential buildings when appropriate to the style.
- Smooth textures should be used. Simulated wood grain textures should be avoided.

Craftsman home with a combination of wood siding and shingles.



Modern building with fiber cement siding.

4.2.5 Roofs

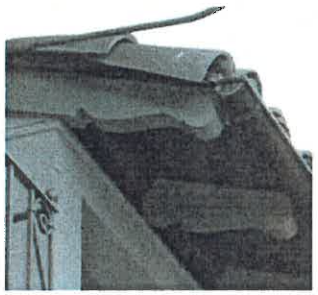
Standards

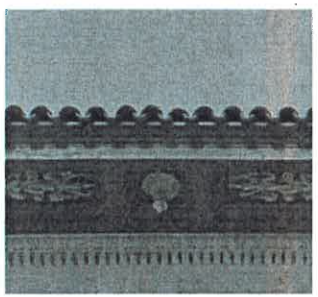
1. All roofs shall be designed in accordance with the architectural style of the building.
2. Roof compositions shall relate to building massing and articulation.
3. Roof materials shall be of high quality, and installed with a high degree of craftsmanship.
4. Mansard roofs shall be interrupted at the building corners by towers or parapets.
   a. Mansard eave overhangs shall be 'open' with exposed rafter tails, 'boxed' with brackets, or incorporate a moulding.
   b. Mansard roofs on corner buildings shall be consistent along both façades.
5. All flat roof edges shall include a shaped parapet, ornamental band, cornice, roof overhang, roof railing, notches for scuppers, or a parapet cap to create an interesting skyline.
6. Roofs of additions and accessory buildings shall complement the design, material, and roof pitch of the main or original building.

Guidelines

1. Roof overhangs should support façade articulation, and add depth and shadow.
   a. Roof overhangs should be a minimum of 18 inches.
   b. Eave overhangs may be 'open' using exposed rafters, or 'boxed' using concealed rafters. Open eave overhangs should be terminated with a fascia, decorative gutters, or shaped rafter tails.
   c. Eave overhang soffits should be finished. Smooth painted plywood or tongue and groove is recommended.

Barrel roofs are appropriate for modern buildings.


Eave overhang with exposed rafter tails and decorative gutter.


Boxed eave treatment with decorative soffit.

4.2.6 Windows

Windows are one of the most important elements of building design. Their quality and appropriateness to the overall design has a significant affect on the visual quality of the building.

Standards

1. Windows shall be designed in accordance with the architectural style of the building.
2. Window materials should be used consistently. Second floor and storefront windows may vary in material provided but shall be consistent with overall building style. Windows shall be constructed of durable materials including wood, aluminum, steel, fiberglass, and vinyl.
3. All window frames shall be recessed from building walls.
   a. Window frames shall be recessed a minimum of 2 1/2 inches measured from the exterior wall to the glass surface.
   b. Window surround thickness shall not count toward the recess dimension.
   c. For bay windows with wrap around windows, the glass may be recessed the dimension of the window frame.
   d. Modern style buildings may be excepted.
4. Divided lite windows may utilize true divided lites or simulated divided lites. Muntins or grids shall project at least 3/8" from the glass surface. Sandwich muntins, where muntin material is located between two panes of glass to imitate divided lites, shall not be used. Roll on or tape muntins shall not be used. Muntins shall be used on the exterior and interior of the glass. For simulated divided lites, spacers shall be used between panes.
5. All windows other than small accent windows

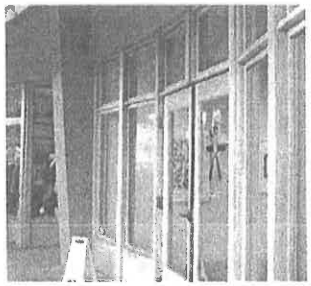

Streamline Moderne window with curved recess and divided lites.


Elaborately framed window on Neoclassical commercial block building.

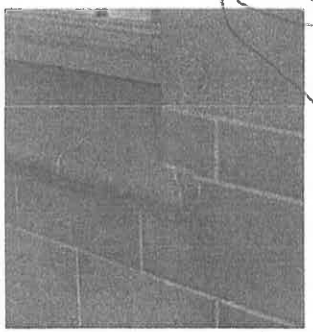

Sunshades are placed between storefront and transom window.

and storefront windows shall be divided into a minimum of two panes.

6. Horizontal slider windows are permitted only on Modern style buildings.
7. Bay windows shall include the following.
   a. Bay windows shall have windows on all projecting surfaces.
   b. Roof line of bay windows shall be treated with a roof form, parapet, trim or moulding.
8. Windows may include a window surround and sill designed in accordance with the building style.
   a. Window surrounds shall not project more than 2 inch from the wall surface.
   b. Window surrounds shall be of a high quality material such as wood, smooth stone, or pre cast concrete. Stucco, exterior insulation and finish systems (EIFS), or other foam products shall not be used for window surrounds.
   c. Window sills shall be wood, stone, brick, metal, or smooth stucco.
   d. Window sills shall project between 1 and 2 inches.
9. Street facing windows shall maintain transparency.
   a. Window glass panes shall not be painted.
   b. Ornamental window glass such as stained glass is permitted.
   c. Reflective glass windows shall not be permitted.
10. Screen windows shall not be visible from the street.
11. On additions, windows shall complement in design and materials the windows of the primary building.



Modern storefront with transom windows.



Window sill with terra-cotta tiles

Windows create a unifying pattern along façade.

Guidelines

1. On multistory buildings, windows on upper stories should be smaller in size than ground floor windows.
2. All windows for new buildings should be energy efficient.
3. Window glass ~~should~~ be clear. If tinted glass is used, light green shades are recommended.
4. Window materials should be colored to complement building façade colors. Wood windows should be painted, stained or be treated with a preservative to prevent weathering. Vinyl and fiberglass windows ~~should~~ be integrally colored. Aluminum and steel may be painted.

Early 20th century workplace commercial building with divided lite clerestory windows.

The Old Post Office uses windows with metal accents, common of the Beaux Arts style.

Windows define the ground floor of this Art Deco workplace commercial building.

4.2.7 Ornamentation

The character of a building's ornamentation places the design within a historic context and is a clear indicator of architectural style. Choosing and accurately executing ornament with proper materials, proportion, and placement, reinforces the style of the building and is important to achieving a cohesive design.

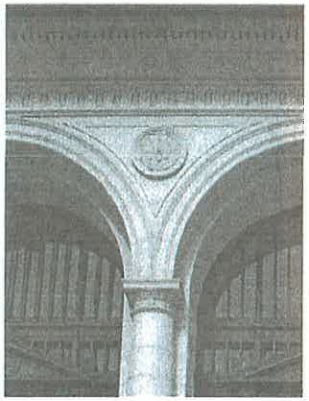
Standards

1. Ornamentation shall be used in accordance with the architectural style of the building.

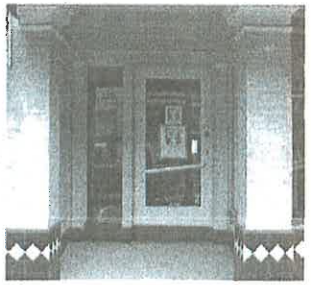
Guidelines

1. Ornamentation should be appropriately scaled to the building. Oversized ornament should be avoided.

Mediterranean Revival Ornament with floral motif.



Cast stone medallion in spandrel.



Recessed building entry with soffit treatment.

4.2.8 Building Entries

Well designed primary and secondary building entries welcome pedestrians while clearly conveying the use, whether it be commercial, workplace, or residential.

Standards

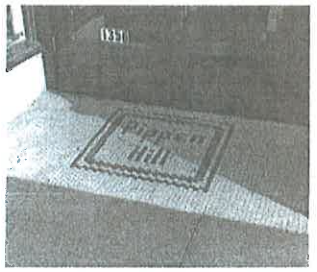
1. Main building entries shall be clearly marked, easy to identify and integrated within the design of the front building façade.
2. Formal entries to upper story uses shall be clearly distinguishable from ground floor retail entrances.
3. Primary entry doors shall be made of a high quality durable materials selected in accordance with the architectural style.
4. Primary entry doors shall provide transparency at the primary street façade.
   a. Residential entry doors facing the public right of way shall have a minimum 10% of door area glazing.
   b. Commercial entry doors shall have a minimum 60% of door area glazing.

Guidelines

1. Building entries should be accentuated using architectural elements designed according to the style of the building and should include one or more of the following treatments:
   a. Recessed building entries may include special paving, soffit treatment, and decorative light fixtures.
   b. Building entries may be accentuated with canopies, overhangs, and awnings.
   c. Entry doors should include a transom window or sidelights, and a clearly marked address.

Commercial block building entrance to upper story uses is distinguishable from ground floor retail entrances.

Streamline Moderne recessed entry treatment.



Special paving at recessed entry.

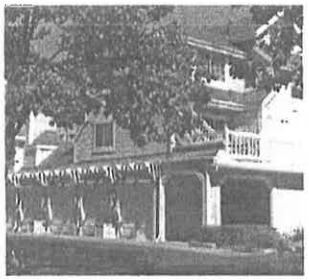
4.2.9 Garage Doors

Standards

1. The design and material of garage doors shall complement the architectural style of the building.

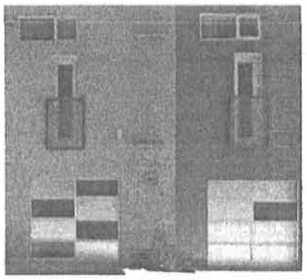
Guidelines

1. The following design treatments are recommended to reduce the overall visual impact of garages:
   a. Doors should have a minimum of 10% glass.
   b. Doors should be recessed a minimum of 6 inches from the wall surface.
2. Single car garage doors are recommended. Where used, double doors should not exceed 18 feet in width and should appear as individual doors.



Multiplex building with group of single loaded garage doors.

Townhomes with shared driveway, and single-loaded garage doors.

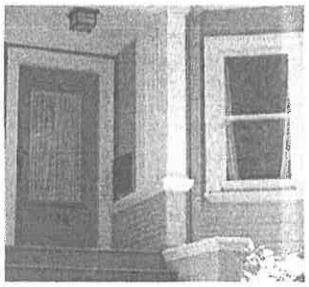


Contemporary design extends to townhouse garage doors.

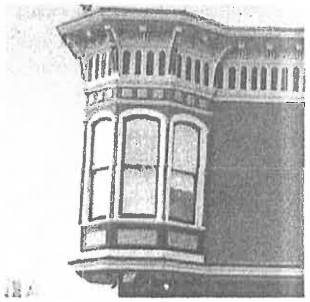
4.2.10 Colors

Guidelines

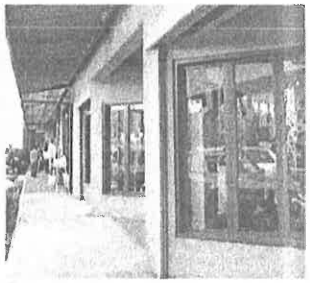
1. Building colors should complement the architectural style of the building and should be compatible with overall district character.
2. Primary colors should be used for the building walls and/or cladding material.
   a. Neutral hues are recommended for primary building colors. Vivid hues should be avoided.
3. Secondary colors should complement the primary color and may be used to accent key architectural elements and trim.
   a. Warm/cool color combinations should be avoided.
4. Fluorescent colors should not be used as a primary or secondary building color.
5. Limit use of gold or silver (metallic) accenting.



Pastel tones are recommended for Colonial Revival buildings.



Secondary colors are used to accentuate architectural details.



Façade colors used to accentuate storefront windows

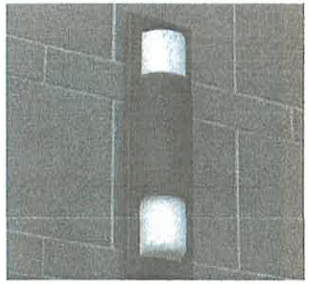
4.2.11 Lighting Fixtures

Standards

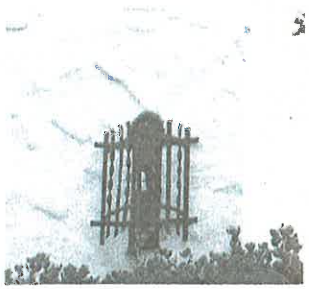
1. The size, style, and material of exterior lighting shall complement the architectural style of the building.
2. Exterior lighting fixtures shall be selected in accordance with the building type. For example, residential lighting fixtures shall not be used for commercial buildings.
3. All exterior lighting fixtures shall be constructed of durable materials specifically designed for exterior applications.

Guidelines

1. Light fixtures should be placed to create a repetitive pattern at the street façade. Recommended placement includes on walls or pilasters between building bays.
2. Commercial wall-mounted lighting fixtures should be used at the ground floor level.
3. Exposed fluorescent lighting should not be used on the building exterior.
4. Warm white lighting is recommended for exterior applications.
5. Lighting conduit should not be visible on the exterior of the building.



Modern style light fixture.



Mediterranean Revival decorative wrought iron light fixture.

4.2.12 Mechanical Equipment and Screening

Mechanical equipment should be integrated with the building design to prevent visual clutter that distracts from the building's appearance.

Standards

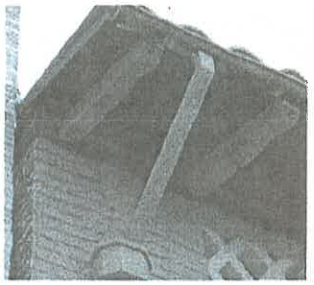
1. All roof mounted mechanical equipment shall be within an enclosure that is consistent with or derived from the style of the building.
2. Skylights, plumbing vent pipes, satellite dishes, and any other mechanical equipment located on the roof shall not be visible from the street. Roofs vents shall be ganged together and placed on the rear-facing slope where possible.
3. Ground floor mechanical equipment shall be screened and not be visible from the street.
   a. Screening shall include characteristics derived from the style, materials and colors of the building.
   b. Screening with chain link fencing or pressure treated wood is not permitted.
4. Solar panels shall be integrated with the building's roof forms and shall not appear as a prominent element along commercial corridors.

Mechanical equipment should not visible from the primary street façade.

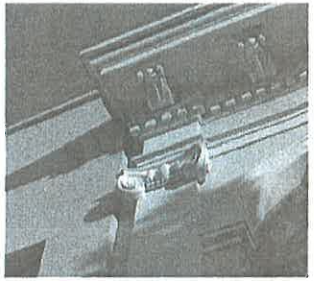
Guidelines

1. Roof drainage elements shall be designed using materials and colors consistent with the architectural style.
2. ~~For commercial block and workplace commercial buildings, downspouts should be concealed within walls whenever possible.~~
3. ~~For residential buildings, downspouts should be~~ or placed on side elevations ~~where possible.~~
4. Window-mounted air conditioning units should not be visible on the primary building façade.

Downspout is located on side of house.



Half round gutters are appropriate for Mediterranean style buildings.



Roof drainage system is concealed from view.

4.3 Architectural Style Guidelines

4.3.1 Overview

Architectural Style Guidelines address defining elements of building design for a range of permitted styles. Guidelines are applicable to new construction, restoration, renovations, and additions. New construction is strongly encouraged to reflect qualities of scale and refinement common to historic styles. Creativity is encouraged, however, efforts should be made to build on the character of the City's architectural heritage.

Each applicant shall identify the architecture style of the proposed building.

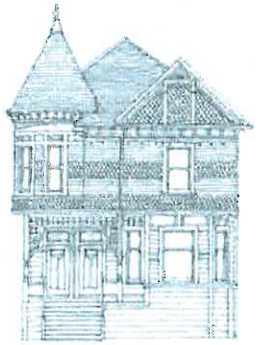
1. For rehabilitation of existing buildings, architectural style shall be based on visual inspection or historic records.
2. For new construction, architectural style ~~may~~ shall be selected based on building type and in consideration of context, including proximity to historic buildings, and prevailing district character.
3. Multiple architectural styles should not be employed on a single building.

See also Section ___ - Neighborhood Compatibility (Context).

Styles are listed chronologically based on their appearance in Alameda. Guidelines for each style are as follows:

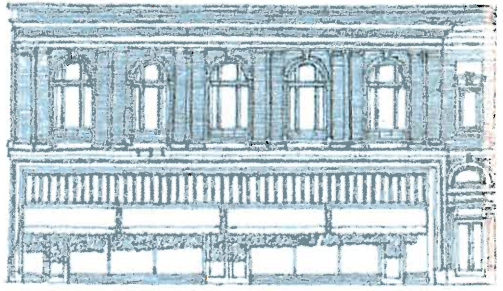
- Recommended building types
- Massing and articulation
- Third story terminus and fourth story setback
- Building materials
- Roof treatment
- Windows
- Building elements
- Ornamentation
- Entries
- Signage and lighting
- Colors
- Storefront treatment

4.3.2 The Styles

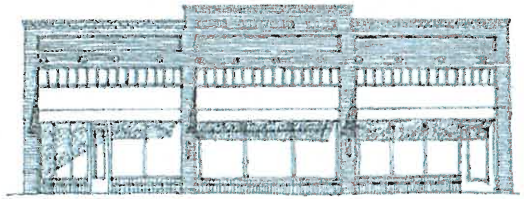


A. Victorian

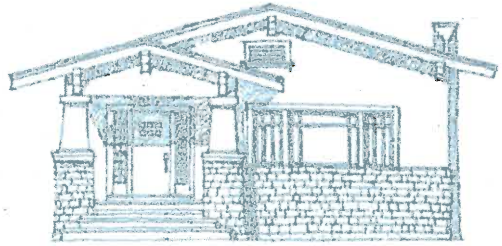
B. Colonial Revival



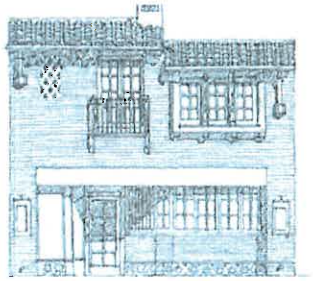
C. Neoclassical



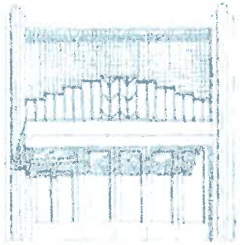
D. Early 20th Century Commercial



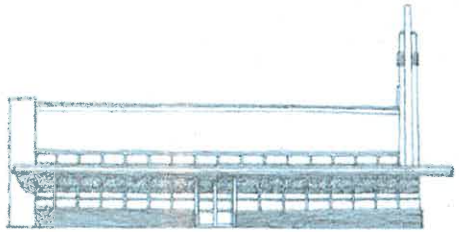
E. Craftsman



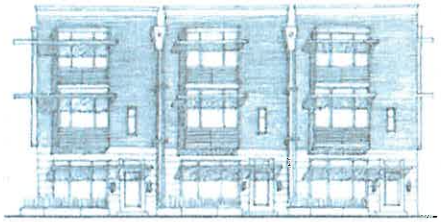
F. Mediterranean



G. Art Deco



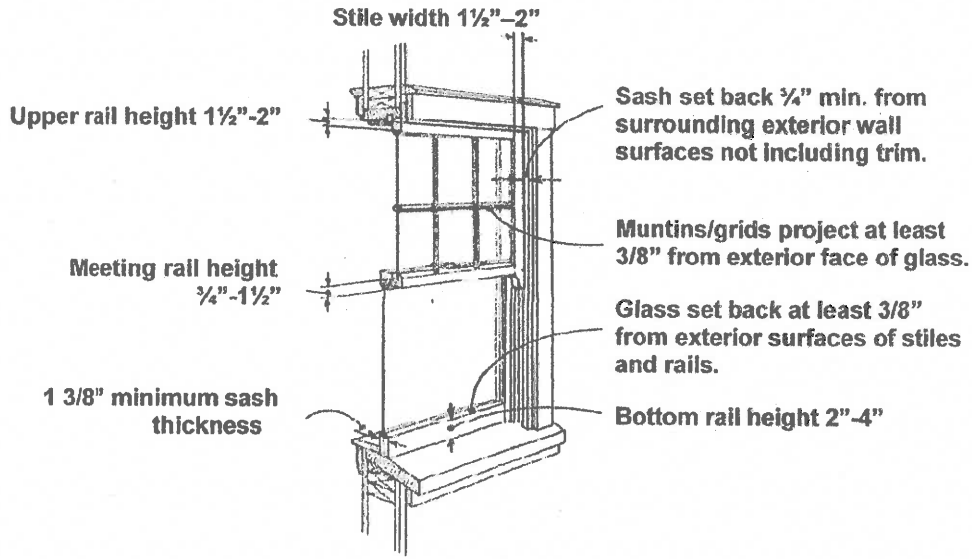
H. Streamline Moderne



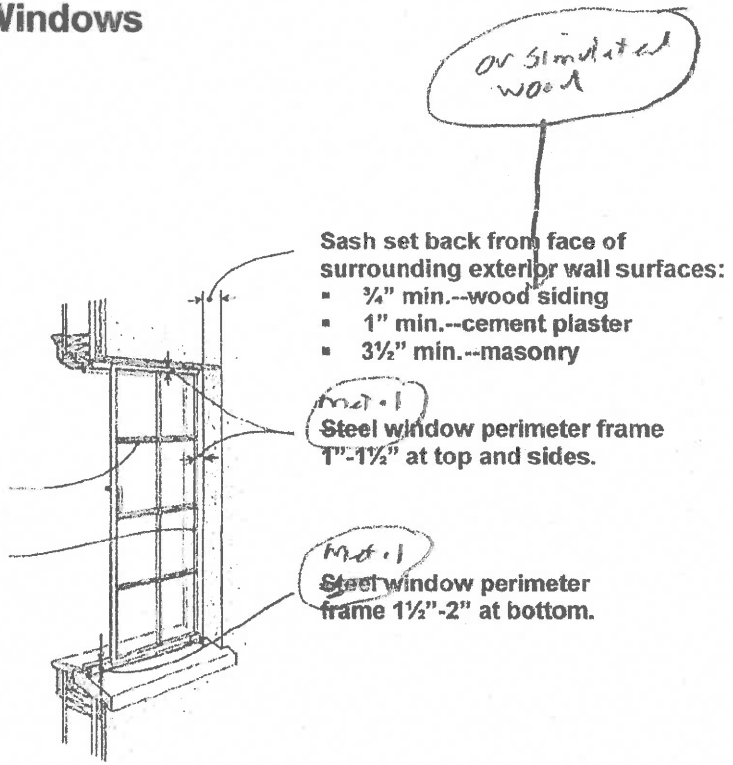
I. Modern

Figure 1

~~Attachment 2:~~ Typical Dimensions of Wood and ~~Steel~~ Metal Windows



WOOD DOUBLE HUNG SASH
Typical Dimensions



~~STEEL~~ METAL CASEMENT SASH
Typical Dimensions

Note on internal muntins/grids: Internal muntins or grids began to be used in the late 1970s. On double glazed windows (consisting of two sheets of glass separated by an airspace) they are sandwiched within the air space between the glass sheets. They are also sometimes used on just the interior face of the glass, but not the exterior. Windows with internal muntins/grids are exempt from Design Review only if they replace original windows which have internal muntins/grids, such as those found at Harbor Bay Isle.

iv. Sandwich muntins, where muntin material is located between two panes of glass, but not on the exterior or interior of the window, are prohibited.

v. Roll-on or tape muntins are prohibited.

Corresponding existing design guidelines and policies on window details:
- *Guide to Residential Design, Section III, Building Materials and Detailing;*
- *Citywide Design Review Manual 4.2.6, Windows.*

INSERT 1

7. **SCREENING.**

A. **Equipment Screening.** All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building.

Corresponding existing design guidelines and policies on screening:
- *Citywide Design Review Manual 4.2.12, Mechanical Equipment and Screening.*

8. **ADDITIONAL STANDARDS FOR MIXED-USE DEVELOPMENT.** Mixed-use buildings that include residential uses shall meet the Objective Design Review Standards for multi-family dwellings, as well as the following additional standards.

COMBINE WITH STOREFRONT PROVISIONS IN WEBSTER STREET DESIGN MANUAL

A. **Ground-floor Height.** Any building with commercial uses on the ground floor shall have a ground-floor height of least 14 feet, measured from floor to ceiling.

B. **Entry Area and Cover.** Pedestrian entries to ground-floor and upper-floor commercial uses shall meet at least one of the following standards:

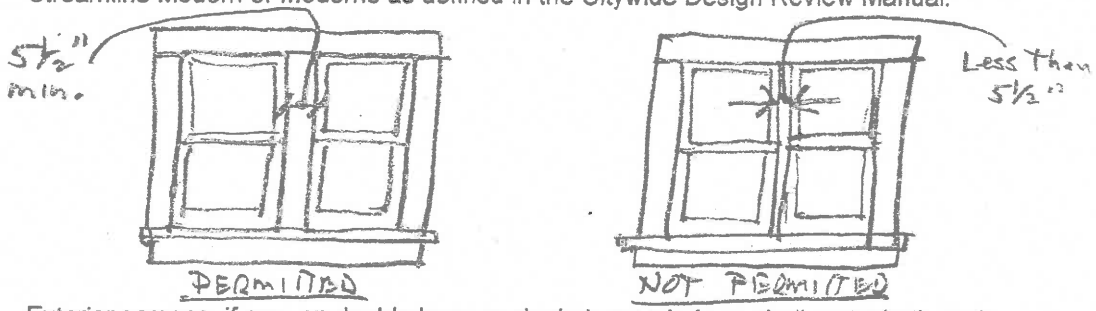
i. The entrance is recessed in a vestibule ~~three~~ to five feet in depth.

ii. The entrance is covered by an ~~awning~~, roof, portico or other architectural projection that provides weather protection.

C. **Ground-floor Transparency.** For ground-floor commercial uses, exterior walls facing a street shall include windows, doors, or other openings for at least 75 percent of the building wall area located ~~between~~ two ~~and eight~~ feet above the level of the sidewalk. For office, hotel, and convertible ground-floor uses, transparency shall be at least 50 percent. No wall may run in a continuous plane for more than 10 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays at least five feet deep.

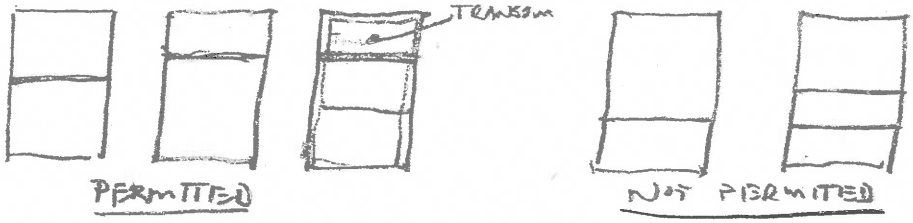
INSERT 1 (on Page 6)

C. For paired, triple or other grouped windows, all sash shall be separated by a wood or simulated wood vertical casing at least 5 1/2 inches wide, except where the architectural style is Art Deco, Streamline Modern or Moderne as defined in the Citywide Design Review Manual.



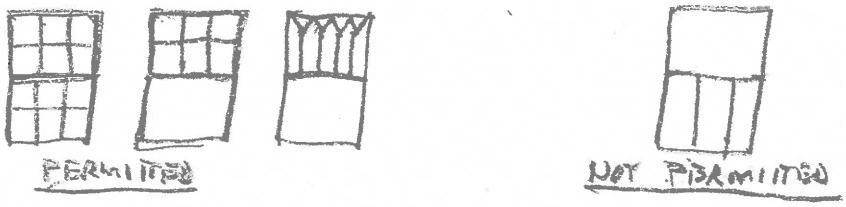
D. Exterior screens, if any, on double hung or single hung windows shell cover both sash.

E. Meeting rails for double hung or single hung windows and horizontal mullions for all windows shall be positioned in the upper 50% of the window opening.

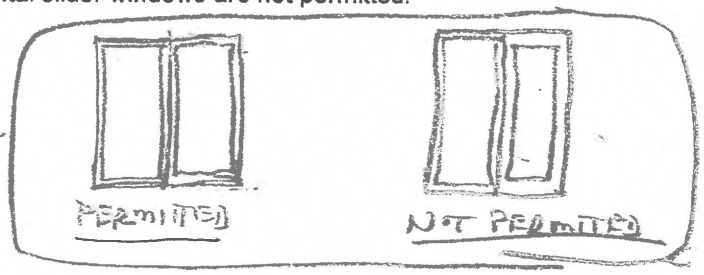


F. The dimensions shown on Attachment 1 shall be the same for all sash within a window opening.

G. Muntins, if used, shall be distributed in either a uniform pattern within each window opening or concentrated in the upper 50% of each opening.

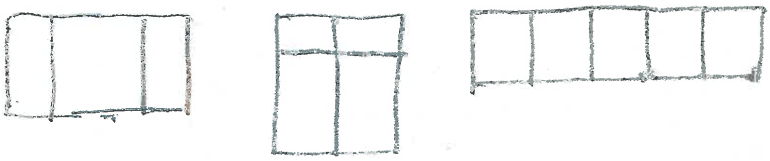


H. Horizontal slider windows are not permitted.



Page 6a

I. Within each window opening, position sash, mullions and muntins in a symmetrical pattern.



PERMITTED

NOT PERMITTED

COMBINE WITH STOREFRONT PROVISIONS IN WEBSTER STREET DESIGN MANUAL.

D. **Storefront Base Treatment.** Storefront windows shall be supported by one of the following types of bases:

i. Bulkheads ~~at least~~ 18 inches in height, measured from the adjacent sidewalk. (-24)

~~ii. A base treatment (bottom frame element) at least four inches in height.~~

E. ~~Window~~ Storefront **Recess.** ~~Windows on commercial portions of a building~~ shall be recessed from building walls according to the following standards:

i. Windows must be recessed at least two and one-half (2½) inches, measured from the exterior wall to the glass surface. Window trim and surrounds shall not count toward this recess dimension.

ii. For mixed-use buildings with residential uses, where at least 50 percent of the residential units will be affordable units, windows must be recessed at least three-quarters (¾) of an inch, measured from the exterior wall to the glass surface.

Storefront windows and bulkheads shall be recessed at least 6" from the surrounding wall surfaces

Corresponding existing design policies and guidelines:

- *Citywide Design Review Manual 2.2.A, Commercial Block, 2.2.B, Workplace Commercial, 3.2.A Storefront, 3.2.C Formal Entry, and 4.2.6 Windows;*
- *Alameda Point Town and Waterfront Precise Plan, Building Design, Fenestration and Transparency.*

DRAFT 10-4-19

NEIGHBORHOOD COMPATIBILITY (CONTEXT)

INTRODUCTION

New non-mixed use residential buildings within existing residentially-zoned areas shall conform with any prevailing architectural features or "contexts". The context area shall consist of residential buildings on the same and opposite sides of the street(s) as the proposed development and within 300 feet of the development's property lines. Contextual conformity for the new development shall be determined according to the following architectural parameters of buildings within the context area:

i. Roof pitch and forms;
ii. Principal entryway;
iii. Building setback;
iv. Surface materials;
v. Windows and openings;
vi. Architectural detailing;
vii. Architectural style.

For all of the above context parameters, if 50% or more of the context buildings share the same context treatment for that parameter, the proposed development shall also exhibit that treatment. If less than 50% of the context buildings exhibit the same treatment for that parameter, the proposed development may select its treatment from one of the four most prevalent treatments within the context area if the selected treatment is used for at least 20% of the context buildings. If less than 20% of the context buildings use the same treatment, then the proposed development is not subject to that context parameter.

Buildings within the context area that have had their surface materials, windows, architectural detailing or other original context parameter treatment altered, shall have that treatment assigned to them by staff based on the altered building's original architectural style(s) and the characteristics set forth for that architectural style in Section 4.3 of the Citywide Design Review Manual and the Historic Preservation Element of the Alameda General Plan. For example, a Victorian house that has been covered with stucco or vinyl or aluminum siding will be considered to have 6"-9" V-groove or 9" channel rustic horizontal wood siding for purposes of establishing a surface materials context.

INTRODUCTION

The applicant is responsible for photo-documenting the surrounding houses. Photographs must include houses on the five (5) lots on each side of the subject property, and houses on the ten (10) closest lots across the street.

From these photographs, City staff will determine which context issues apply. At least half of the surrounding houses must exhibit similar characteristics in order for a context issue to apply. Characteristics for which context has been established but not considered positive attributes (such as materials not on the approved list in Guideline 8.3 or dominance of open parking in the front) will be eliminated from context consideration.

GUIDELINES:

8.1 Roof Pitch and Form Context

To determine if there is a strong roof pitch and form context, at least 50% of the buildings must have similar shapes (gable, hip, gambrel, mansard, etc.), and similar slopes as defined by four categories:

Flat:	0 to 1 in 12 slope
Low:	1 in 12 to 3 in 12 slope
Moderate:	3 in 12 to 7 in 12 slope
Steep:	greater than 7 in 12 slope

If there is a roof shape and/or a roof slope context, the proposal should conform to all established contexts, including overhangs if established in the context. In order to be considered as a successful response to this context, the roof form and shape context must apply to at least 75% of the project's roof area. See Fig. 8-3 & Fig. 8-4.

If the roof context includes overhangs, or parapets, then the design should include similar overhangs. The minimum overhang is considered to be 12 inches unless a lesser overhang is appropriate in the context.

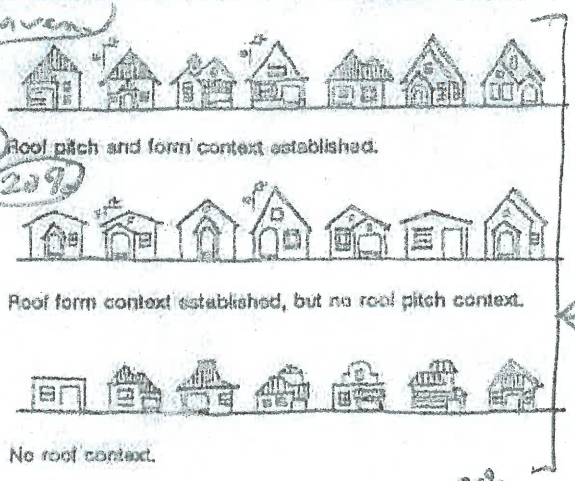


Fig. 8-3. Roof form context is established if at least 50% of the buildings, in the context area, have similar shapes such as gable, hip, jerkin head, gambrel, mansard, etc. Roof pitch context is established if at least 50% of the buildings in the context area have similar roof slopes as defined by the four categories at left.

Fig. 8-4. The house towards the center of the photo does not meet the roof pitch and form context findings for the neighborhood. However, by beginning the eaves at the same point as the other homes in the neighborhood, it demonstrates successful mitigation.

8.2 Principal Entryway Context

The entryway constitutes the passageway to the primary entrance(s) of the building.

Front entries are prevalent in most Oakland neighborhoods. An entryway is considered to be located in the front if a significant portion of its form is oriented to, and visible from, the front of the site. See Fig. 8-5.

To determine if a strong entryway context exists, the surrounding houses are surveyed for the following three entry components: (i) location, (ii) type [e.g. projecting with roof, projecting without roof, recessed, etc.], and (iii) floor elevation height.

If an entryway context is established, for any of these three components, the applicable components should be noted and incorporated into the proposal. See Fig. 8-6.

Fig. 8-5. The raised entry porches in this neighborhood create a strong transition between public and private spaces. In addition, all entry units are prominently located relative to the street.

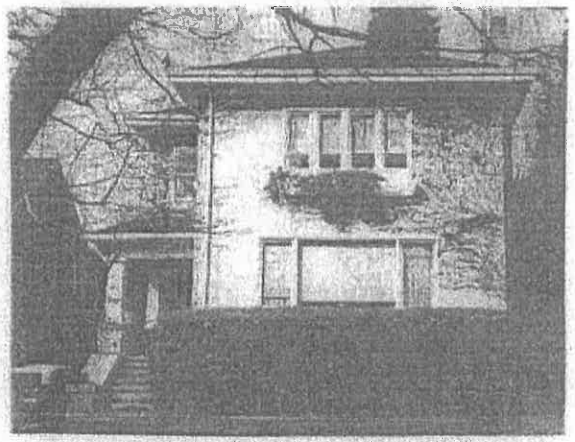


Fig. 8-6. The size, shape and orientation of the porch relative to the dwelling and the integral stairway projecting beyond the front facade of the dwelling provide for a prominent entryway.

8.3 Building Setback Context

If there is a setback context, the proposal's setback should be within 3 feet of the context's average setback, or as close to it as zoning requirements allow.

The average front yard setback is determined from Sanborn maps. Wherever possible, the proposal should maintain the prevalent setbacks and reinforce the block face. Where the average setbacks violate current zoning standards, the front of the building should be located as close to the street as allowed by the zoning standards. See Fig. 8-7.

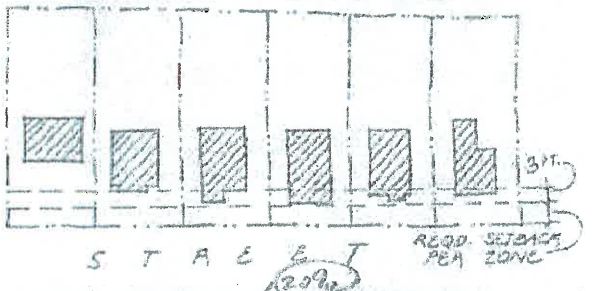


Fig. 8-7. The setback context is established if, within the context area, at least 60% of all front facades are located within 3 feet of each other.

8.4 Building and Surface Materials Context

If there is a materials context, the proposal should either use the same material as the context material on all walls visible from the street or a combination of materials that includes the context materials [in at least 50 percent of the wall surfaces]. See Fig. 8-8.

To determine the existence of building materials context, 60% or more of the surrounding buildings must have similar materials used on their primary façade. See Fig. 8-9. Only the following materials will be considered: [a] wood siding (dimensional lumber); [b] board and batten siding, including plywood if minimum 1" x 2" wood battens are used at minimum 8-inch intervals; [c] wood shingles; [d] cement plaster (stucco) applied wet at the job site; [e] brick; [f] stone; [g] pre-cast concrete masonry units; [h] cement fiber or similar synthetic siding resembling wood siding; or [i] glass.

Fig. 8-8. The balanced use of multiple materials provide for houses well integrated into a context of either stucco or horizontally sided wood houses.

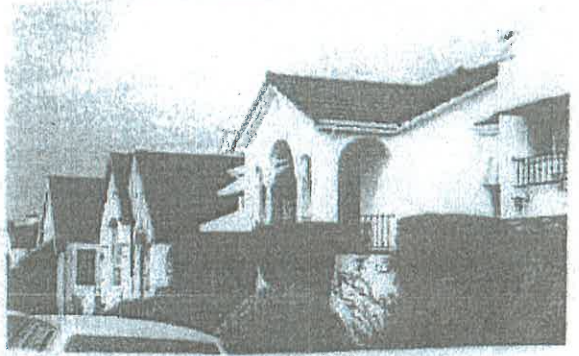


Fig. 8-9. Because more than 60% of the buildings in this neighborhood have stucco facades, the building material context is established.

8.5 Windows and Openings Context

To determine the existence of a ~~strong~~ windows and openings context, the surrounding buildings must display similar treatments of windows and openings in terms of their size, ~~number~~, materials, proportions, and composition on the facades viewable from the street. See Fig. 8-10 & Fig. 8-11.

If there is a windows and openings context, the proposal ~~should respond to or approximate the~~ prevailing characteristics identified in the context.

Fig. 8-10. The consistent use of windows facing the street creats a more unified streetscape and foster a sense of community.

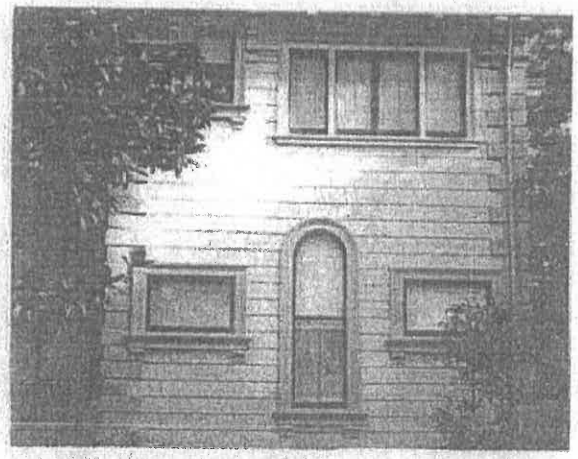
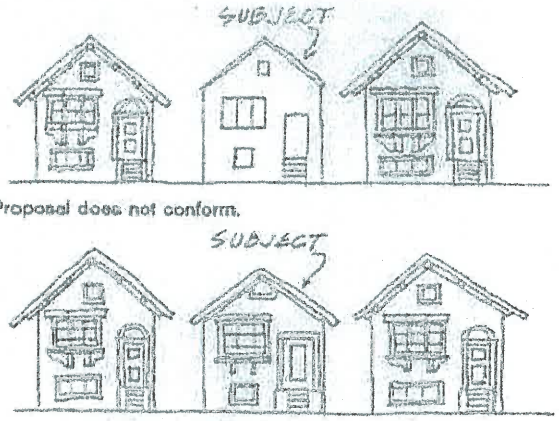


Fig. 8-11. Despite the rectangular window context, the proportions and attention to detail of the arched window creats a rich visual character.

8.6 Architectural Detail Context

The existence of an architectural detail context is determined by the overall presence of detailing on existing buildings in the area.

If there is an architectural detail context, the proposal ~~should respond to or approximate~~ the prevailing characteristics identified in the context. See Fig. 8-12.



Proposal does not conform.

Proposal reasonably conforms.

Fig. 8-12. The use of door and window trim, window sill detailing, detail of the door, and detailing of the entry stairs establishes an architectural detail context.

8.7 Landscaping Context

To determine the existence of a landscaping context, there must be a strong, positive presence of trees, shrubs, and ground cover in the context area. This Guideline will not apply if such landscaping exists, but is sparsely located or not maintained. See Fig. 8-13.

If there is a landscaping context, the proposal should conform to all established contexts (trees, shrubs, groundcover) and provide adequate watering facilities for its maintenance).

Fig. 8-13. A visually rich neighborhood character is created through the successful use of landscaping.

8.7 Architectural Style Context.

To determine if there is an architectural style context, at least 20% of the buildings in the context area must exhibit the same architectural style using the architectural styles set forth in Section 4.3 of the Citywide Design Review Manual or in the Historic Preservation Element of the Alameda General Plan. If 50% or more of the context buildings use the same architectural style, then the proposal shall also use that style. If less than 50% of the context buildings use a particular architectural style, the proposal's architectural style may be selected from one of the four most prevalent styles within the context area if the selected style is used on at least 20% of the context buildings. If less than 20% of the context buildings use a particular architectural style, any of the styles listed in Section 4.3 of the Citywide Design Review Manual and in the Historic Preservation Element may be used for the proposal.

DRAFT 10-4-19

4. Architecture (Combine with Section 4—"Building Mass and Articulation" of the Draft Objective Design Review Standards and/or with the indicated provisions from the Citywide Design Review Manual.)

A. To ensure that the proposal's architectural detailing is well-executed, the detailing shall be derived from one or more existing buildings that are either Alameda Historical Monuments or on the Historic Building Study List that exhibit the proposal's selected architectural style. For proposals that use a "Modern" architectural style, as defined in Section 4.3 of the Citywide Design Review Manual, the detailing derived from any of the following buildings shall be accepted:

1925 Park St.

Alameda Theater Cineplex addition at 2301Central Avenue

(List other buildings—perhaps good examples in Alameda Landing?)

The address and photographs of the existing prototypical buildings shall be included as part of the proposal's application, along with photographs of the prototypical details that will be used. The proposed detailing shall be consistent with the dimensions, locations, proportions and, for repetitive elements (such as dentils and brackets on cornices and entablatures), spacing.

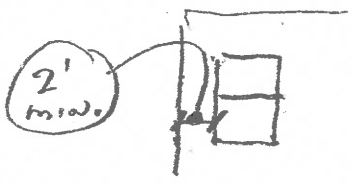
B. On street-facing elevations and except: (i) where the proposal's architecture is "Streamlined Modern" or "Modern" as defined in Section 4.3 of the Citywide Design Review Manual; and (ii) for ground floor non-residential space:

(i) Use window sash with vertical rather than horizontal proportions (taller than wide), although grouping of such windows may be in horizontally-proportioned openings; and

PERMITTED

NOT PERMITTED EXCEPT AS NOTED

(ii) Position windows at least 2 feet from building corners.



PERMITTED

NOT PERMITTED EXCEPT AS NOTED

C. For all street-facing doors and windows:

(i) Arrange doors and windows in vertical alignments between floors and the tops of doors and windows in horizontal alignments;

PERMITTED

NOT PERMITTED

(ii) Use consistent shapes and dimensions;

(iii) For at least 2/3 of the windows on each floor on each elevation except for ground-floor non-residential space: (a) horizontally align the bottoms of the windows; and (b) provide window heights of at least 4 feet or 50% of the floor-to-ceiling height (whichever is greater);

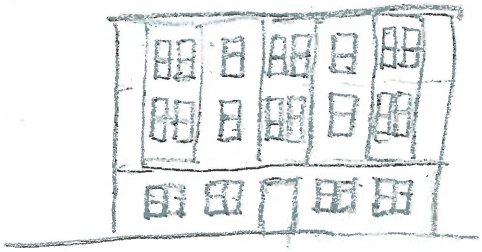
PERMITTED

NOT PERMITTED

(iv) Do not use random fenestration patterns;

NOT PERMITTED

D. On street-facing elevations, arrange windows, bay windows and vertical facade articulations in a regular rhythm, with equal spacing between windows or window groups and between vertical articulations.



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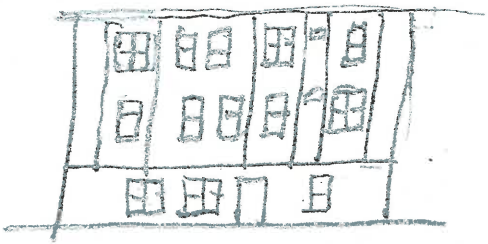
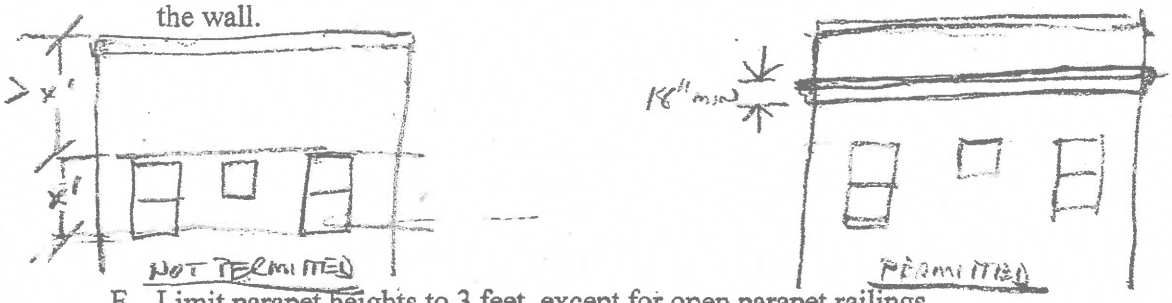


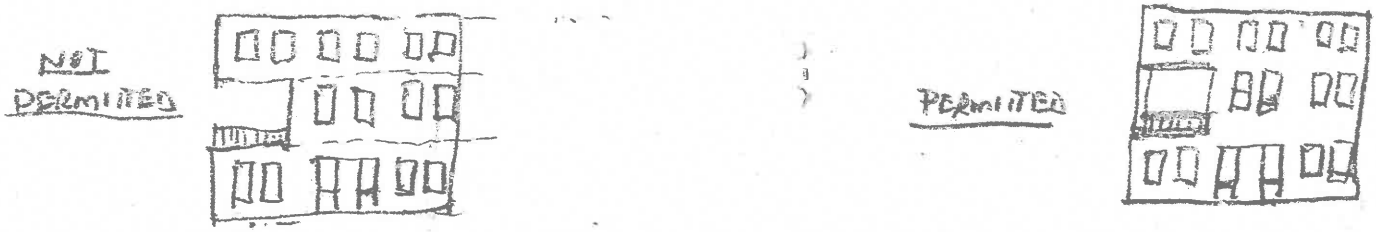
NOT PERMITTED

E. Unless a sloped roof is provided, avoid a horizontal separation between the tops of the top floor windows and the top of the wall that exceeds the height of two-thirds of the top floor windows on each street-facing elevation without providing a horizontal molding at least 18 inches in height 50% of the distance from the top of the windows to the top of the wall.

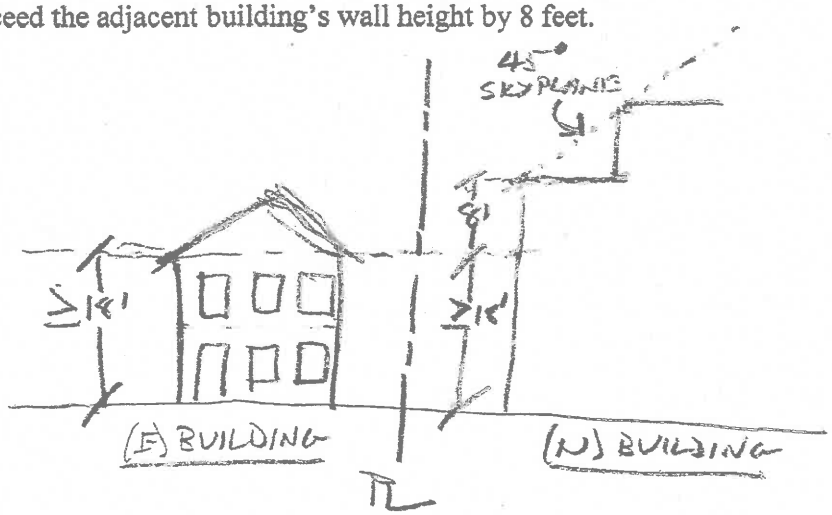


F. Limit parapet heights to 3 feet, except for open parapet railings.

G. Do not set back portions of floors below cantilevered upper floors or roofs at building corners without corner columns. Any such setbacks shall not exceed one story.

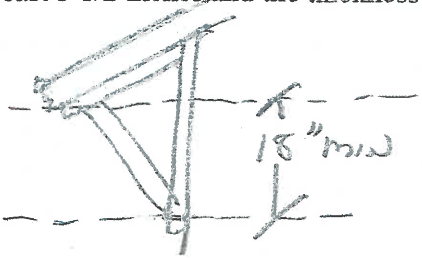


H. If the wall height of a new building exceeds the wall height of an adjacent building across a side lot line by at least 8 feet (approximately one story) and the adjacent building's wall height is at least 18 feet (approximately two stories), set the new building's walls that face the adjacent building and exceed the adjacent building's wall height by 8 feet so that they do not penetrate a 45° skyplane angled upward from the top of the new building's side-facing walls and originating the height where the new building's side-facing walls exceed the adjacent building's wall height by 8 feet.

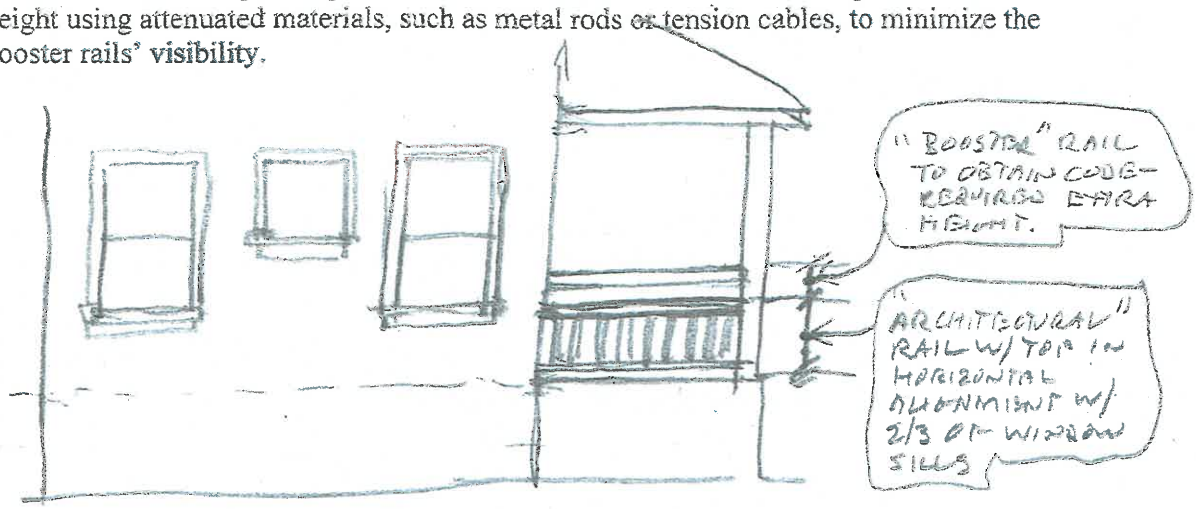


I. For new buildings over three stories with sloped roofs, enclose the top floors within the roof envelope, using dormers and, for gable roofs, gable ends to maximize floor area.

J. If brackets are used under roof eaves, balconies and other projections: (i) the bracket height from the base of the strut (or similar outward and upwardly angled supportive element) to the edge of the roof eave shall be at least 18 inches: and (ii) the width of each bracket member at least 3 1/2 inches and the thickness of each bracket member at least 2 1/2 inches.



K. The tops of porch and balcony guardrails shall horizontally align with at least two-thirds of the window sills on the same floor on each street-facing elevation. If the guardrails must be higher to conform with the building code, provide a supplemental or "booster" rail that extends along the top of the "architectural" rail to obtain the required additional height using attenuated materials, such as metal rods or tension cables, to minimize the booster rails' visibility.



L. All street-facing projecting porches and balconies shall have roofs. All projecting balconies shall have columns supporting the roof except where the proposal's architecture is "Streamlined Moderne" or "Modern".

ALAMEDA
ARCHITECTURAL
PRESERVATION
SOCIETY

September 8, 2019

(By electronic transmission)
Planning Board
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: Proposed objective design review standards for affordable multifamily housing projects (Item 7-D on Planning Board's 9-9-19 agenda) --Preliminary comments and request for continuance.

Dear Boardmembers:

It is good that staff is developing "objective design review standards" for eligible multifamily projects pursuant to SB 35. It is important that the City has such standards in place when the first projects seeking to use SB 35's streamlined "ministerial review process" submit applications.

However, given that properties eligible for the ministerial review process and using the objective standards could be developed citywide, the standards need to be crafted to ensure that the designs of the projects are consistent with the architectural character of the surrounding area. The Alameda Architectural Preservation Society (AAPS) is especially concerned about ensuring these projects' architectural compatibility with the older neighborhoods on the main island and the historic commercial districts—Park Street, Webster Street and the "Stations".

The draft standards are a good start. AAPS has preliminarily reviewed the draft and identified various provisions that we believe should be expanded or clarified. However, AAPS needs more time to complete our review and there has not been enough time for AAPS to provide complete comments before the September 9 Planning Board meeting. The draft standards first became available for public and Planning Board review on Thursday, August 30, which provided only an 11 day review period, including a holiday weekend. Eleven days is insufficient for an important document such as this.

AAPS therefore requests that the Planning Board continue its consideration of the proposal to a future meeting.

As drafted, the proposed standards do not appear sufficient to maintain the architectural compatibility recently obtained with new multifamily projects in Alameda's older neighborhoods. For example, the relatively high quality designs ultimately approved for the Mulberry project bounded by Eagle Avenue, Willow Street and Clement Avenue, and the Housing Authority's affordable housing project on the north side of Eagle Avenue between Park and Everett Street on the former Island High School site, would probably not have been possible under the standards as proposed. The final designs of these projects are major improvements over the initial designs as a result of comments from AAPS and neighbors submitted to the Planning Board and the Planning Board's responsiveness to these comments.

There are a number of issues that are not addressed by the proposed standards but should be. These issues include:

1. **Surface materials.** For example, vinyl siding should probably be prohibited and cement fiber and other imitation wood siding should be smooth surfaced rather than with imitation raised wood grain.

2. **Consistency with the surrounding architectural context, especially in historic areas**, such as was the case for the Mulberry and Island High School projects. "Context" could be defined by architectural features of neighboring buildings, such as those within the same block face within perhaps 300 feet, as well as those across the street.

   Elements of context could include, among others:

   a. Roof type, pitch and form (symmetrical versus asymmetrical);

   b. Window type (single/double hung, casement, etc.), material and proportions (vertical vs. horizontal);

   c. Surface materials; and

   d. Architectural style (perhaps selected from a list, such as that which is already in the Citywide Design Review Manual)

   If a specified proportion (e.g. 50%) of buildings within the context area reflect a particular treatment or range of treatments for any of the above context elements, a "context" is considered established for that element and applied to the proposed project. Other communities have developed systems for applying context in this manner for new construction and could be used as starting points for Alameda's approach.

3. **Ensuring that the architectural detailing referred to in Sections 4B.iii and 4C.ii and all other detailing are well executed and do not look kitschy**, perhaps by requiring that they be derived from existing well-designed buildings that have the same architectural style. A list of such buildings could be developed and include all architecturally intact historic buildings (Historical Monuments and Study List buildings) plus well-designed newer buildings, such as 1925 Park Street and the Alameda Theatre Cineplex.

In addition:

a. The window standards should be expanded to more fully reflect the criteria in the Guide to Residential Design and the Webster Street Design Review Manual.

b. Provisions such as Section 4D's requirement that there must be a door, window or other opening every 30 feet within a street-facing wall are insufficient. Every 6 feet would probably be about right, but the distance could also be a function of the total number of openings and their size (individual and cumulative) within a particular wall length.

c. Some of the standards are not clear. For example Section 8D.ii. states, as one option, that storefront windows shall be supported by "a base treatment bottom frame element at least 4 inches in height". Does this "bottom frame element" refer to the bottom rail of the sash or some other architectural feature? An illustration or diagram would be helpful.

The above comments are only preliminary. We plan to expand them after we have reviewed the standards in more detail.

AAPS is prepared to suggest specific language to improve the standards and can supply rudimentary graphics illustrating some of the standards. We would like to work with staff in developing this language and the graphics.

Because of the time needed to develop the improved language for the standards and the desirability for staff review prior to submittal of revised standards to the Planning Board, continuing consideration of the standards to at least the Planning Board's October 14 meeting would be helpful.

Thank you for the opportunity to comment. Please contact me at (510) 523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,

Christopher Buckley, Chair
Preservation Action Committee
Alameda Architectural Preservation Society

cc: Andrew Thomas and Allen Tai (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)

September 6, 2019

(By electronic transmission)
Planning Board
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Subject; Adoption of objective design review standards for multi-family residential development involving affordable housing (Item 7-D on Planning Board's 9-9-19 agenda)--REQUEST FOR CONTINUANCE

Dear Planning Board members:

The West Alameda business Association (WABA) and its Design Committee are active participants in the design review of projects within the Webster Street Business District and have worked closely with planning staff, project sponsors and the Planning Board on the design of these projects. We initiated and, working with our consultant, wrote most of the Webster Street Design Review Manual that was adopted by the Planning Board in 2001, updated in 2005 and is now part of the Citywide Design Review Manual.

We are therefore very interested in the subject design review standards, since they apply to mixed use projects and could significantly impact development within the Webster Street Business District.

We would like to give the proposed standards a thorough review, including solicitation of input from our members, but not enough time has been provided for us to do this prior to the Planning Board's September 9, 2019 meeting. The draft standards only became available for public and Planning Board review late on August 30 as part of the website posting of the Planning Board's September 9 agenda, allowing only an 11 day review period, including a holiday weekend. This is insufficient review time for such an important document.

We therefore request that the Planning Board continue its consideration of the proposal, preferably to no sooner than its October 14, 2019 meeting.

Sincerely,

Linda Asbury, Executive Director
West Alameda Business Association
linda@westalamedabusiness.com
510.523.5955

By electronic transmission:

cc: Andrew Thomas, Allen Tai, Nancy McPeak and Erin Garcia (Department of Planning, Building and Transportation)
Mayor and City Council Members
WABA Board and Design Committee

NANCY McPeak

From: pennycozad 1 <penny@cozad.com>
Sent: Saturday, September 07, 2019 7:02 AM
To: NANCY McPeak
Cc: Dorothy Freeman; Kate Pryor; stephbutler43@yahoo.com; wholebodies@msn.com; Christopher Buckley
Subject: Proposed streamlined review process for affordable housing projects to be considered at 9-9-19 Planning Board meeting

I am requesting a continuance of the Planning Board's September 9, 2019, meeting agenda item for the adoption of "objective design review standards" for multi-family residential projects that provide 50% affordable housing and payment of prevailing wages, among other requirements. The proposed standard will have a big impact on the future image of projects built in Alameda.

The Alameda Architectural Preservation Society and community members need more time to consider possible revisions to the proposed standards. Among the considerations would be: designs that fit in with the surrounding built environment, specification of materials for exterior walls, and the use of architectural detailing based on a list (to be developed) that includes architecturally intact historic buildings as well as recent construction that represents the historic quality of Alameda.

Alameda currently has a distinct architectural image that is a part of the city's desirability. Please remove item 7-D - 2019-7231 from the Sept 9 agenda items.

Penny Cozad
2049A Eagle Avenue
Alameda, CA 94501
Penny@cozad.com
cell: 510 499-3399

NANCY McPeak

From: Virginia Dofflemyer <wholebodies@msn.com>
Sent: Saturday, September 07, 2019 2:24 PM
To: NANCY McPeak
Subject: Continuance for Proposed Agenda Item (7-D - 2019-7231) on Alameda Planning Board Meeting (9-09-19_

Follow Up Flag: Follow up
Flag Status: Flagged

The proposed meeting of the Planning Board on September 9, 2019 is scheduled to approve a streamlined review process for affordable housing projects. These projects tend to be larger in scope than those that may be less dedicated to affordable housing; and they are often folded into mixed use developments. Once completed, the anomalies and unconsidered design flaws (whether aesthetic or functional) are ultimately impossible to address even if there were a potential desire to do so. Careful design planning is perhaps one thing when addressing a single project, but to create a streamline review process for all affordable housing projects going forward within the city limits invites a careful study of the proposed plan, of the “failures” of projects already constructed, and community-wide input of the ways and means whereby such new housing entities might blend as seamlessly as possible with the architectural ambiance of the city; might functionally serve the communities who might potentially occupy them; and explore the optimal materials and standards for the safety and optimal interface of business and residential occupation.

The Alameda Architectural Preservation Society and members of the Alameda community would like to be involved in a more considered review of the proposal in order to consider potential revisions to the proposed standards that might be needed. Of considerable significance are the following: (1) preservation of homogeneity within the built environment in which such projects are intended to be constructed; (2) the clear specification of materials for exterior walls incorporated into the proposed standards together with a “to be prepared list” of specific architectural "detailing" of historical and modern architectural designs in the city of Alameda that might better support a conscious effort to preserve the integrity of the city's history (past and present).

I am requesting that the proposed agenda Item (7-D - 2019-7231) for the Alameda Planning Board Meeting (9-09-19) be removed and the item be continued for a future time, allowing Alameda community members more time to thoughtfully review the proposal and potentially make useful suggestions.

Sincerely,

G. Dofflemyer

NANCY McPeak

From: Allen Tai
Sent: Monday, September 09, 2019 11:40 AM
To: NANCY McPeak
Subject: FW: Proposed streamlined review process for affordable housing projects

-----Original Message-----
From: Patsy Paul [mailto:patsypaul@comcast.net]
Sent: Saturday, September 7, 2019 5:45 PM
To: Ronald Curtis <rcurtis@alamedaca.gov>
Cc: ANDREW THOMAS <ATHOMAS@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>
Subject: RE: Proposed streamlined review process for affordable housing projects

I'd like to request a continuance of this proposal so that AAPS will have adequate time for review and comment.
Thank you.
Patsy Paul—home owner
2426 Buena Vista Ave.

NANCY McPeak

From: Allen Tai
Sent: Monday, September 09, 2019 11:40 AM
To: NANCY McPeak
Subject: FW: Proposed streamlined review process for affordable housing projects to be considered at 9-9-19 Planning Board meeting

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From: Melanie Wartenberg [mailto:mwartenberg@hotmail.com]
Sent: Saturday, September 7, 2019 5:09 PM
To: Ronald Curtis <rcurtis@alamedaca.gov>; Jeffrey Cavanaugh <JCavanaugh@alamedaca.gov>; Alan Teague <ateague@alamedaca.gov>; Rona Rothenberg <RRothenberg@alamedaca.gov>; Asheshh Saheba <asaheba@alamedaca.gov>; Teresa Ruiz <truiz@alamedaca.gov>; Hanson Hom <hhom@alamedaca.gov>
Cc: ANDREW THOMAS <ATHOMAS@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>
Subject: RE: Proposed streamlined review process for affordable housing projects to be considered at 9-9-19 Planning Board meeting

Dear Planning Board and staff,

I am requesting a continuance of this proposal so that AAPS and other residents all have adequate time for review and comment. As a neighbor directly across from the Housing Authority's affordable housing project on Eagle Avenue between Park and Everett Street on the former Island High School site, I am concerned about the standards as proposed. The final design of the Eagle housing I look at each and every day was a major improvement over the initial designs as a result of comments from AAPS and neighbors submitted to the Planning Board and the Planning Board's responsiveness to these comments. All future residents should have the same opportunity to participate and we need more time to fully understand the current proposal.

Thank you,

Melanie Wartenberg
2422 Eagle Ave