RESOLUTION NO. 2023-52

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT IMPLEMENTING PROGRAM 17 OF THE 2023-2031 HOUSING ELEMENT TO CLARIFY THE OBJECTIVE DESIGN STANDARDS FOR THE CITYWIDE DESIGN GUIDELINES, GLENMOOR GARDENS DESIGN GUIDELINES, MISSION RANCH DESIGN GUIDELINES, MISSION SAN JOSE DESIGN GUIDELINES, MULTIFAMILY DESIGN GUIDELINES, NILES DESIGN GUIDELINES AND REGULATIONS, AND SMALL-LOT SINGLE-FAMILY DESIGN GUIDELINES (PLN2023-00213)

WHEREAS, the California Legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives" (Government Code §65589.5.); and

WHEREAS, the California Legislature passed Senate Bill (SB 330) and adopted the "Housing Crisis Act of 2019" (HCA) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita… California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years;" and

WHEREAS, the California Legislature passed the HCA to address the current "housing crisis" in the State with the aim of increasing residential unit development, protecting existing housing inventory, and expediting permit processing; and

WHEREAS, State Housing Element Law (Government Code §65580 et seq.) requires the City to adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City's regional housing need allocation (RHNA) of 12,897 housing units, comprised of 3,640 very-low income units, 2,096 low-income units, 1,996 moderate-income units, and 5,165 above moderate-income units; and

WHEREAS, on December 22, 2022, the Planning Commission held a public hearing and recommended that the City Council adopt a General Plan Amendment to update the Housing Element; and

WHEREAS, on January 10, 2023, the City Council conducted a public hearing, reviewed the 2023-2031 Housing Element and all pertinent maps, documents and exhibits, including the findings and recommended changes made by HCD, the City's response to HCD's findings, public comments, and the Planning Commission's recommendation, and adopted the Hosing Element after determining it to be consistent with State law and the City's General Plan; and

WHEREAS, on March 22, 2023, HCD certified the City's 2023 2031 Housing Element, making Fremont the sixth city in Alameda County to receive State certification; and

WHEREAS, State law requires that the City review its Housing Element as frequently as appropriate to evaluate the progress of the City in implementation of its Housing Element (Government Code §65588); and

WHEREAS, Program 17 of the City's 2023-2031 Housing Element requires the City to clarify the Objective Design Standards for the City's existing design guidelines to provide a predictable basis to review housing projects; and

WHEREAS, such Objective Design Standards will be applicable to housing development projects, as defined by the Housing Accountability Act, and as mandatory standards for all qualifying projects; and

WHEREAS, the Objective Design Standards primarily comprise design rules and design guidelines currently contained in adopted City documents; and

WHEREAS, as an alternative, any applicant of a housing development project seeking exceptions to the Objective Design Standards may proceed with the City's existing discretionary design review process; and

WHEREAS, on October 26, 2023, the Planning Commission held a duly noticed public hearing, during which all interested persons were heard, and recommended that the City Council adopt the proposed Objective Design Standards for the Citywide Design Guidelines, Glenmoor Gardens Design Guidelines, Mission Ranch Design Guidelines, Mission San Jose Design Guidelines, Multifamily Design Guidelines, Niles Design Guidelines and Regulations, and Small-Lot Single-Family Design Guidelines; and

WHEREAS, a Staff Report, recommending approval of the proposed Objective Design Standards, was submitted to the City Council; and

WHEREAS, on November 14, 2023, the City Council held a duly noticed public hearing, at which time all interested parties had the opportunity to be heard; and

WHEREAS, proper notice of said hearing was given in all respects as required by law; and

WHEREAS, the City Council heard and considered all said reports, recommendations, and testimony herein above set forth and used its independent judgment to evaluate the project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FREMONT RESOLVES AS FOLLOWS:

SECTION 1. CEQA. The City Council finds that the proposed amendments, making miscellaneous, minor administrative, clarifying, and technical revisions to the Citywide Design Guidelines, Glenmoor Gardens Design Guidelines, Mission Ranch Design Guidelines, Mission San Jose Design Guidelines, Multifamily Design Guidelines, Niles Design Guidelines and Regulations, and Small-Lot Single-Family Design Guidelines are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to, without limitation, each on a separate and independent basis, CEQA Guidelines: §15061(b)(3) in that it can be seen with

certainty that there is no possibility that this action may have a significant impact on the environment.

(1) §15061(b)(3) [Review for Exemption] in that it can be seen with certainty that there is no possibility that there is no possibility that this action may have a significant impact on the environment.

(2) §15183 [Projects Consistent with a Community Plan, General Plan, or Zoning] in that the proposed text amendments are consistent with the development densities and policies in Fremont's General Plan, for which an Environmental Impact Report (EIR) [SCH #2010082060] was previously prepared and certified, and none of the circumstances necessitating further environmental review are present.

SECTION 2. Objective Design Standards. The City Council adopts this resolution adopting the Objective Design Standards attached as Exhibit "A" and incorporated by reference as though fully set forth herein.

SECTION 3. Clarifications and Revisions. The City Council hereby delegates responsibility to the Community Development Director, or their designee, to make miscellaneous, minor administrative, clarifying, technical, or other changes, as necessary, to facilitate implementation of the adopted Objective Design Standards or maintain compliance with State law.

SECTION 4. Effective Date. The effective date of this resolution shall be November 14, 2023.

ADOPTED November 14, 2023, by the City Council of the City of Fremont by the following vote:

AYES: Mayor Mei, Councilmembers Keng, Campbell, Kassan, and Salwan

NOES: None

ABSENT: Vice Mayor Cox and Councilmember Shao

ABSTAIN: None

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Objective Design Standards

The City has developed the herein "Objective Design Standards" (ODS) from the City's *existing* design guidelines[1] in response to Program 17 of the City's 2023-2031 Housing Element. Program 17 requires the City to clarify its existing design guidelines to provide a predictable basis to review housing projects. To satisfy this objective, miscellaneous, minor, administrative, clarifying, and technical revisions are made to the City's adopted design guidelines to produce the ODS with the intent to facilitate implementation of the City's *existing* "design rules" and design guidelines. Furthermore, the ODS are provided as a checklist to help reduce delays and uncertainty for property owners and developers by emphasizing the required standards. Therefore, the purpose of the ODS is to comply with State housing law while honoring the City's *existing* regulations. The ODS are mandatory standards that must be satisfied by all residential development including the residential component of a mixed-use development.

Housing development project applicants who seek exceptions or deviations to the ODS may proceed with the City's existing discretionary design review process, as provided in the Fremont Municipal Code. The ODS apply to residential development, unless certain residential projects (i.e., accessory dwelling units, two-unit developments, small-scale multifamily developments) are otherwise governed by State law or explicitly controlled by the Fremont Municipal Code. Non-residential development must continue to be subject to both the ODS and the City's existing design guidelines and standards, as applicable.

[1] Citywide Design Guidelines, Glenmoor Gardens Design Guidelines, Mission Ranch Design Guidelines, Mission San Jose Design Guidelines, Multifamily Design Guidelines, Niles Design Guidelines and Regulations, and Small-Lot Single-Family Design Guidelines

CONTENTS

1. Citywide Objective Design Standards

Objective Design Standard		Complies?			
		N/A	No	Yes	Comments
1.	A minimum 1.5-foot-wide landscape strip is required along the property line adjacent to a driveway leading to a rear garage.	☐	☐	☐	
2.	Landscaping, consisting of trees, shrubs, groundcovers, and an automatic irrigation system, shall be provided in the front and exterior side yards on newly constructed or substantially reconstructed homes.	☐	☐	☐	
3.	Street trees are required on all residential lots per applicable City Standard Details.	☐	☐	☐	

2. Glenmoor Gardens Objective Design Standards

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. Include a raised brick foundation, or horizontal wood siding for a base, or board-and-batten for gable end walls.	☐	☐	☐	
2. Minimum lot area: 6,000 square feet	☐	☐	☐	
3. Minimum lot width: 55 feet.	☐	☐	☐	
4. Minimum lot depth: 100 feet.	☐	☐	☐	
5. Minimum front-yard setback: 20 feet.	☐	☐	☐	
6. Minimum side-yard setback: 5 feet.	☐	☐	☐	
7. Minimum aggregate side-yard setback: 12 feet.	☐	☐	☐	
8. Minimum street side-yard setback: 10 feet.	☐	☐	☐	
9. Minimum rear-yard setback: 25 feet.	☐	☐	☐	
10. Minimum street frontage: 35 feet.	☐	☐	☐	
11. Roof pitch: 3:12 (minimum) to 5:12 (maximum).	☐	☐	☐	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
12. Maximum floor area, including garage: 40-percent of lot.	☐	☐	☐	
13. Maximum building height, as measured to the top of the ridge: 17 feet.	☐	☐	☐	
14. Maximum height above grade for finish floor level: 28 inches	☐	☐	☐	

3. Mission Ranch Objective Design Standards

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. Include a raised brick foundation, or horizontal wood siding for a base, or board-and-batten for gable end walls.	☐	☐	☐	
2. Minimum lot area: 8,000 square feet	☐	☐	☐	
3. Minimum lot width: 75 feet.	☐	☐	☐	
4. Minimum lot depth: 100 feet.	☐	☐	☐	
5. Minimum front-yard setback: 25 feet.	☐	☐	☐	
6. Minimum side-yard setback for single-story elements: 7 feet.	☐	☐	☐	
7. Minimum aggregate side-yard setback for single-story elements: 16 feet.	☐	☐	☐	
8. Minimum side-yard setback for second-story elements: 8 feet.	☐	☐	☐	
9. Minimum aggregate side-yard setback for second-story elements: 20 feet.	☐	☐	☐	
10. Minimum street side-yard setback: 12.5 feet.	☐	☐	☐	
11. Minimum rear-yard setback for single-story elements: 25 feet.	☐	☐	☐	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
12. Minimum rear-yard setback for two-story elements: 30 feet.	☐	☐	☐	
13. Minimum street frontage: 35 feet.	☐	☐	☐	
14. Roof pitch: 3:12 (minimum) to 5:12 (maximum).	☐	☐	☐	
15. Maximum floor area, including garage, for a one-story residence: 40-percent of lot.	☐	☐	☐	
16. Maximum floor area, including garage, for a two-story residence: 30-percent of lot. A two-story residence is only allowable if the first-floor lot coverage reaches 22 percent but does not exceed 30 percent.	☐	☐	☐	
17. Maximum building height, as measured to the top of the ridge, for a one-story residence: 17 feet.	☐	☐	☐	
18. Maximum building height, as measured to the top of the ridge, for a two-story residence: 27 feet.	☐	☐	☐	
19. Maximum height above grade for finish floor level, first story over basement: 28 inches.	☐	☐	☐	

4. Mission San Jose Objective Design Standards: Residential Properties – Neighborhood Conservation Area

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. Maximum building height, as measured to the top of the ridge: 25 feet.	☐	☐	☐	
2. Maximum number of stories: 2.	☐	☐	☐	
3. Maximum lot coverage: 2,500 square feet.	☐	☐	☐	
4. Minimum lot width: 50 feet.	☐	☐	☐	
5. Minimum lot depth: 150 feet.	☐	☐	☐	
6. Minimum front-yard setback: 20 feet.* * *Parking or storage of motor vehicles within the front-yard setback is prohibited.*	☐	☐	☐	
7. Minimum side-yard setback: 5 feet.	☐	☐	☐	
8. Minimum rear-yard setback for residential structures: 15 feet.	☐	☐	☐	
9. Minimum rear-yard setback for parking structures: 3 feet.*	☐	☐	☐	

Objective Design Standard		Complies?			
		N/A	No	Yes	Comments
	* *If a residential structure on an adjoining property already exists within 15 feet of that property's rear property line, then the required minimum rear-yard setback for a parking structure shall be 15 feet.*				
10.	Mid-parcel outdoor areas: 1,000 square feet.* * *This standard is required when a parcel accommodates more than one detached residential unit.*	☐	☐	☐	
11.	Parking: 2 enclosed spaces per dwelling unit.* * *Tandem parking within structures or enclosed parking areas is permitted to satisfy this requirement.*	☐	☐	☐	

5. Multifamily Objective Design Standards

The Multifamily Objective Design Standards shall not apply to mixed-use developments and projects within the City's Downtown District, the City Center District, and the Warm Springs Innovation District.

Objective Design Standard		Complies?			
		N/A	No	Yes	Comments
1.	Any temporary street stubs intended for future through circulation shall be marked with street signage at the street terminus to reinforce and alert residents of eventual through connection.	☐	☐	☐	
2.	Accent elements, made up of trellises, arches, arbors, columns, or low monument features, shall be used to demarcate entrances to the development and common open space areas. *See Multifamily Design Guidelines Section 2, page 20 for an illustration of this concept.*	☐	☐	☐	
3.	When buildings are adjacent to a public street, building entrances shall be oriented to face the public street, unless such orientation is obstructed by a required sound wall or a noise mitigation barrier.	☐	☐	☐	
4.	For sites greater than two acres, the majority of required common open space (greater than 50%) shall be consolidated into a primary central open space area.	☐	☐	☐	
5.	Stormwater treatment facilities shall not be located in areas counted towards minimum common open space requirements, unless such facilities can be designed to accommodate usable open space.	☐	☐	☐	
6.	Windows shall be oriented to face onto common open space and play areas to provide informal surveillance and safety. To meet this requirement, at least two	☐	☐	☐	

Objective Design Standard		Complies?			
		N/A	No	Yes	Comments
	windows, no smaller than 24 inches in height by 20 inches in width, shall be provided per building adjoining the common open space areas on the building frontage facing common open space.				
7.	Private streets that run along perimeter property lines shall include a minimum six-foot-wide planter to provide landscape feature as well as vegetative separation between developments.	☐	☐	☐	
8.	Upper stories shall not project beyond the ground floor footprint, except for bays no wider than 50-percent of the primary facade. Bays shall be set within the main facade, not flush with side facades. See Section 2, page 29 for an illustration of this concept.	☐	☐	☐	
9.	The massing of upper stories, particularly those over a garage, shall be modulated by stepping back massing elements a minimum of two feet from the ground floor setback, and/or through the use of projecting bays. See Section 2, page 14 for an illustration of this concept.	☐	☐	☐	
10.	Side yards or separation between buildings shall be a minimum of 10 feet wide when the upper story steps back 15 feet or more, and 15 feet wide when second story does not step back.	☐	☐	☐	
11.	For every 100 feet of building length, there shall be a plane-break along the facade comprised of an offset of at least five feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.	☐	☐	☐	
12.	Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar inactive elements shall occupy no more than 20% of the width of a public street facing building façade.	☐	☐	☐	

Objective Design Standard		Complies?			
		N/A	No	Yes	Comments
13.	Horizontal eaves longer than 40 feet shall be broken up by gables, building projections, or other articulation.	☐	☐	☐	
14.	Pedestrian-scaled lighting, less than 16 feet in height, shall be used to illuminate areas used for pedestrian circulation. See Section 2, page 34 for an illustration of this concept.	☐	☐	☐	
15.	All illumination shall be controlled with cutoffs that primarily direct light downward.	☐	☐	☐	

6. Niles Objective Design Standards

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. Second stories of new corner buildings with a frontage on Niles Boulevard shall not extend over a public sidewalk more than three feet, subject to issuance of an encroachment permit. The projection along the face of the building from the property line corner shall not exceed 15 feet in either direction (see 6.2 Corner Building Styles of the Niles Design Guidelines). The vertical clearance of the encroachment shall be a minimum of eight feet, plus one additional foot of vertical clearance for each foot of projection (see Figure 8 of the Niles Design Guidelines).	☐	☐	☐	
2. Awnings shall not extend over the public sidewalk more than five feet, and awnings shall maintain at least an eight-foot vertical clearance above the sidewalk.	☐	☐	☐	
3. Commercial block/corner buildings: a. Appropriate materials and colors: (1) Building walls, windows, and doors (A) Concrete and plaster (lightly troweled or sand finished). (B) Stucco with deep reveals. (C) New structural and face-brick. (D) Concrete block and brick block (concealed side and rear elevations only). (E) Terra cotta. (F) Decorative ceramic tile, with integral color, used as an accent. (G) Clear glass. (H) Wood frame window systems.	☐	☐	☐	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
(I) Aluminum windows and doors, if substantial. (2) Roofs (A) Concrete or clay tiles to be single color. (B) Dark-colored metal with standing seam. (C) Composition shingle. (3) Fences, walls, and gates (A) Stucco walls. (B) Painted wood fences and gates. (C) Open wrought–iron style fence. b. Inappropriate materials and colors: (1) Building walls, windows, and doors (A) Glass block. (B) Any rough-hewn or rustic material. (C) Wood siding or hardboard. (D) Synthetic stucco when used to create overly built-up elements, such as column capitals. (E) Baked enamel panels, tiles (except as accents), or other reflective materials. (F) "Narrow line" aluminum window and door systems. (G) Imitation stone. (H) Used brick. (I) Molded foam decorative elements. (2) Roofs (A) Cedar shake. (B) Crushed stone. (C) Brightly colored reflective tile or standing seam metal. (D) Slate or slate substitutes. (3) Fences, walls, and gates				

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
(A) Concrete masonry units, unless covered with stucco. (B) Chain link. (C) Rough swan or natural wood.				
4. Mid-block and Victorian-derived styles: a. Appropriate materials: (1) Building walls, windows, and doors (A) Solid body-stained wood siding. (B) Painted horizontal wood shiplap. (C) Painted exterior "hardboard," resembling shiplap. (D) Any of the original colors used on Victorian style buildings in the Niles, as confirmed by research or filed investigation. (E) Clear glass in doors and in true, divided light systems. (F) Wood frame windows and doors. (G) Cast iron. (H) Ceramic tile with integral color emulating building tiles in Niles. (I) Copper window frames, combined with bulkheads. (2) Roofs (A) Composition shingle. (3) Fences, walls, and gates (A) Wood picket. (B) Wrought iron, but not combined with only masonry. b. Inappropriate materials and color: (1) Building walls, windows, and doors (A) Glass block. (B) Cement plaster and synthetic stucco.	☐	☐	☐	

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
(C) Imitation stone. (D) Exterior plywood. (E) Aluminum windows and doors. (F) Baked enamel panels. (G) Brick or brick veneer. (2) Roofs (A) Cedar shake. (B) Crushed stone. (C) Brightly colored (e.g., orange, blue) reflective tile or standing seam metal (D) Slate or slate substitutes. (3) Fences, walls, and gates (A) Stucco or synthetic stucco. (B) Chain link. (C) Rough sawn or natural wood. (D) Any fence that is not constructed of an open material (i.e., not more than 50-percent visually open), except such fencing is permissible for side and rear yards.				

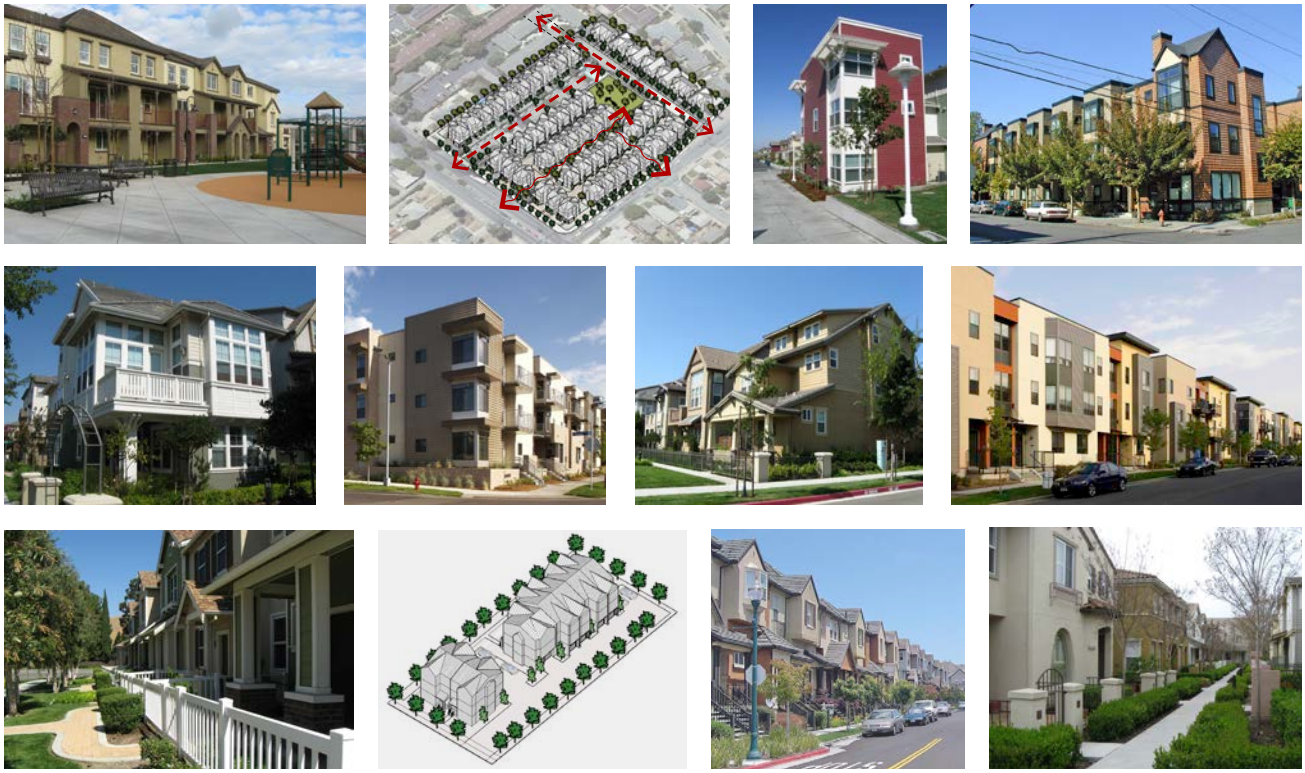
7. Small-Lot Single-Family Objective Design Standards

The following objective standards apply to lots less than 6,000 square feet in area to allow for development at the densities permitted by the General Plan. The City will rely on these objective standards, in addition to any other applicable objective development standards, to evaluate small-lot, single-family projects.

Objective Design Standard	Complies?			
	N/A	No	Yes	Comments
1. Minimum building separation*: a. A single-story residence adjacent to a single-story residence: 10 feet. b. A single-story residence adjacent to a two-story residence: 12 feet. c. A two-story residence adjacent to a two-story residence: 15 feet. * *Zero-lot line configurations are preferred, making more useful side yard spaces.*	☐	☐	☐	
2. Minimum front-yard setback: 10 feet.* * *Porches may encroach a maximum of three feet into the minimum front-yard setback.*	☐	☐	☐	
3. Minimum rear-yard setback: 15 feet. a. Minimum setback for ancillary buildings shall be sufficient for fire and safety. b. Garages along alleys shall provide a minimum setback/apron of 4 feet.	☐	☐	☐	
4. Minimum street side-yard setback shall match the minimum front-yard setback for a lot with both conditions.	☐	☐	☐	
5. Front yard parking aprons shall not be considered yard area.	☐	☐	☐	

Objective Design Standard		Complies?			
		N/A	No	Yes	Comments
6.	Street trees shall be provided no more than 25 feet on center along each side of the street.	☐	☐	☐	
7.	The minimum size of all street and yard trees shall be 24-inch box.	☐	☐	☐	
8.	Front yards shall include a minimum of one, 24-inch box tree. Tree species shall be selected from the City's list of approved street trees.	☐	☐	☐	
9.	The minimum dimension of the rear yard shall not be less than 15 feet by 20 feet. The minimum rear yard area shall not exceed a 10-percent slope.	☐	☐	☐	

Multifamily Design Guidelines



Prepared for the City of Fremont

by

Van Meter Williams Pollack, LLP

Adopted October 8, 2013 by Council Resolution 2013-64 (Effective Date: January 1, 2014)

Amended by Council Resolution 2023-52 adopted November 11, 2023 (See PLN2023-00213 2023 Code Update -Housing Element Implementation Citywide)

THIS PAGE INTENTIONALLY LEFT BLANK.

Table of Contents

THIS PAGE INTENTIONALLY LEFT BLANK.

Design Guidelines as a Tool

1.1 Purpose Statement

The General Plan Community Character Goal 4-3 articulates a vision of creating places of lasting value.

> Create quality residential development that appropriately connects to its surroundings, meets the demands of future generations for design variety and interest, includes well designed amenities and open spaces, orients outward to the community, promotes sustainability, and contributes to walkable and safe environments.

1.2 Application

Multifamily development in Fremont occurs within a broad continuum of small to large sites and from low to high density building types. New multifamily development frequently occurs within the R-3 zoning district or within a Planned District based upon R-3 zoning standards. This document contains design objectives and principles that augment the basic requirements of R-3 zoning district standards. Although principally written to address interests related to building types within the density range of 10 – 30 units per acre, the guidelines are applicable to all forms of multifamily development.

R-3 zoning district standards and concepts are not just the typical minimum expectations for development, but a framework to meet and balance the needs of the community and the developer. The fundamental intent within R-3 zoning is to promote excellence in design with flexibility on how to provide a variety of high quality homes. However, flexibility shall not mean going to the lowest common denominator that dilutes quality and character.

The topical sections provide detailed guidance on expectations and best practices with explanations of and examples on how to meet City interests. Although the Design Guidelines include some typical means for successful design, they are not intended to preclude alternative strategies that meet the overall intent and purpose related to a particular concept or feature.

Applying the Design Guidelines will allow the design review process to focus on not just meeting the minimum standards of zoning, but also creating high quality places and spaces. Using the Design Guidelines will also create efficiencies in coordinated and multi-disciplinary review by a developer and the City. This approach will foster high quality developments with diversity and interest that promotes Fremont's high quality life and timely approval of proposed projects.

1.3 Key Interests

Multifamily development is ever evolving to meet the housing needs of the public and City. Fremont's multifamily development is infill in nature and requires thoughtful consideration of both surrounding development character and desired character for the area. The City allows for and encourages context sensitive development in a variety of areas and a variety of design types. The combination of these influences of location, surroundings, and style constitute Key Interests for the Design Principles:

- Context Sensitive Design
- Site Planning and Layout
- Open Space and Landscape
- Building and Architectural Design
- Sustainability and Green Building

The key issues for these guidelines revolve around creating infill development that must consider both existing and planned interests when creating new development.

1.4 Design Principles

The Key Interests provide the context for Design Principles that help achieve the common goal of high quality development. Design Principles embody the intent of the overall Design Guidelines and are used for evaluating new development proposals:

Context Sensitive Design Principle -

New development that incorporates building design, types, and orientation with site improvements and circulation in a manner that cohesively integrates into its existing and planned surroundings.

Site Planning & Layout Principle -

New development that highlights community features for enhanced appearance, safety, convenience, and social interaction through circulation connectivity, street hierarchy, and siting of open space.

Open Space & Landscape Principle-

New development that supports a high quality of life with appropriate usable private and common open space, community amenities, retention of mature trees, new planting of large trees and accent plants, and varietal interest of colors and textures.

Building Design & Architecture Principle-

New development that embodies high quality design elements and project identity through variation in building massing, articulation, heights, materials, styles, and creativity while complementing site planning for compatibility and privacy.

Sustainability Principle-

New development that holistically approaches sustainability techniques with site planning opportunities and continues through construction of healthy and energy efficient buildings.

2.1 Issues of Size and Scale

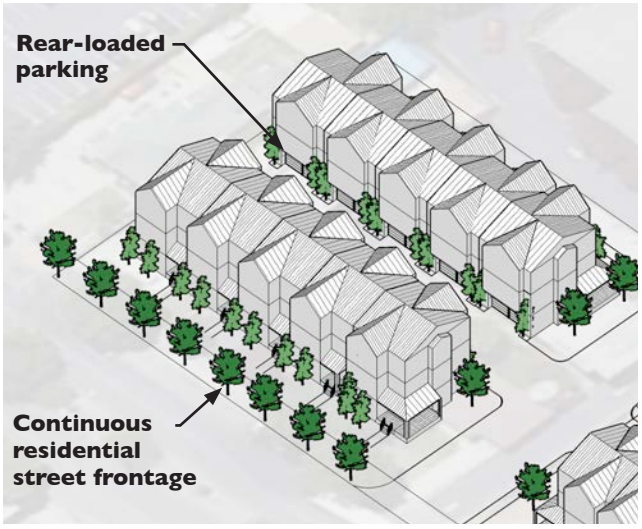
Multifamily projects in Fremont vary in size and scale. Projects include small (up to 2 acres), medium (2-5 acres), and larger (5+ acres) land developments that typically range in site density from 10 to 30 units per acre. In general, a hierarchy of priorities exist in this document based on the size and scale of development.

The following points illustrate the important contextual issues for each size of development, as anticipated to be achieved by adherence to the guidelines:

- Small sites (up to 2 acres) should act as "infill sites" and respond appropriately to the surrounding neighborhood in scale, character, building design, details and materials. Size constraints of the smallest sites require a focus on design over density.
- Medium-size sites (2-5 acres) should respond to surrounding context in scale and character, but take advantage of increased opportunities for mixture of housing types and density options. Connectivity should be incorporated where possible, with a hierarchy of streets, auto courts, and paseos.
- Larger sites (5+ acres) should provide a variety of housing types, centralized common open space focal points and an interconnected system of streets and pathways that connect into the surrounding neighborhood. Larger master-planned sites also must consider internal neighborhood feel and identity as its own place.

2.2 Building Types and Densities

There are several recognized multifamily building types that range from attached or detached townhouse developments to stacked flats / townhouses with a podium garage. A summary of the significant features of each of these different building types follows; an explanation of design terms (e.g., "front-" and "rear-loaded" townhouses) can be found in the glossary. Each building type has specific traits and is looked at separately within these guidelines.



Rear-loaded townhouses provide a continuous front or "face" to the street, and have garages facing the rear of the property.

2.3 Detached Townhouses

Detached townhouses are units typically situated in a row separated by private open space between units. Units generally are more uniform in appearance than small lot detached homes and likely include three-story units.

Features:

- Building design focus on individual unit identity and architectural interest.
- Typical built density: 11-16 units per acre.
- Front-loaded with the front door and garage facing the street or "front" of the property, or rear-loaded with garage facing the rear of the property or a private street.
- Building separation: 6-10 feet is desirable for usable private space.
- Side yards may provide usable private open space and the site may include additional common open space.

Detached Townhouses (rear-loaded)

2.4 Attached Townhouses

Attached townhouses are units typically situated in a row of at least three or more units where there is no separation between units. Buildings of two attached units are duets. These can be designed as either front- or rear-loaded.

Features:

- Typical built density: between 14-25 units per acre.
- Generally uniform massing with individualized separate unit entrances.
- Front-loaded with the front door and garage facing the street or "front" of the property, or "rear-loaded" with the garage facing the "rear" of the property.
- Greater efficiency in layout without side yards that provides for greater density opportunities and larger common open space than private open space.
- Private open space for each unit is provided by a front patio or balconies.
- Building design focus on overall building appearance and massing.
- Units organized around "public" spaces and sites around common space amenities.

Attached townhouses (front-loaded)

Attached townhouses (rear-loaded)

2.5 Stacked Flats With Surface Parking

Stacked Flats are units arranged on a single level of a building and surrounded by units either above or below each unit.

Features:

- Typical built density: 20-30+ units per acre.
- Typically 2-4 stories of single-level units stacked on top of each other.
- Individual unit access can be from either common interior corridor or by discrete exterior entrances.
- The design focus is on the whole building, less on individual units.
- Common open space is typically provided in assembled areas of courtyards or common ground area.
- Private open space is typically provided in the form of balconies.

Stacked flats or flats with townhouses above with shared surface parking have individual unit entries.

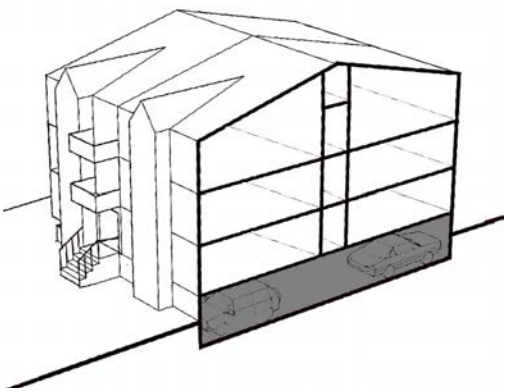
2.6 Townhouses/Stacked Flats Above Podium Parking

Townhouses or stacked flats are units built over a submerged or partially-submerged parking garage or "podium," rather than with individual garages.

Features:

- Typically 3-4 stories or more in height above a parking podium (garage).
- Typical built density: 30-60 units per acre.
- The design focus is on the entire building, not individual units.
- May or may not have additional surface parking.
- Urban in appearance due to height, mass, and scale.
- Common open space is typically provided, including private space balconies.

Podium townhouses can be built at higher overall densities, and have many of the same outward characteristics as rear-loaded townhouses.



A corridor building with stacked flats or townhouses above a submerged or partially-submerged parking level.

3.1 Site planning of small, medium and large sites

SMALL AND MEDIUM SITE HIGHLIGHTS

I. Privacy:

- Use building orientation and site layout to address privacy concerns.
- Small sites may incorporate front-loaded units to allow for rear yard to adjacent rear yard orientation.
- Buildings should be of a scale and have massing that is sensitive to adjacent properties.

II. Open Space:

- Buildings should define the edges of and face onto the common open space.
- Location should be clearly and easily accessible.
- Common open space should be consolidated in one location to allow for high usability and sustainability.
- Small sites may not require common open space when usable private yards are provided.
- Private spaces should be provided at side or rear yards.
- Semi-private open spaces may be provided at front yards.

III. Circulation:

- Guest parking may be difficult to provide on small sites with limited space; however, it should occur at the rear of the site, and may encroach somewhat into the rear setback (see Section 4.6).
- Shared vehicle and pedestrian circulation areas should utilize special pavers for pedestrian ways traversing parking areas or along side of vehicular circulation.

Parking areas should use special paving or pavers when shared with pedestrian walks.

Buildings appropriately addressing common open space.

Rear-loaded detached townhouses oriented along a well-landscaped paseo.

LARGE SITE HIGHLIGHTS

I. Connectivity:

- Streets, auto courts, paseos and pedestrian ways should not only connect internally but also to adjacent streets in neighboring developments.
- Pedestrian and bike paths should be used where street connections to adjacent neighborhoods are infeasible.
  - Use paseos and pedestrian paths for internal connections.

II. Hierarchy of Streets:

- Clear distinction in scale, landscape treatment, and orientation between public/private streets, auto courts and pedestrian paseos.
- Auto courts should be designed to act as secondary circulation to reduce service functions and garage access from public and private streets.
- Distribute guest parking.

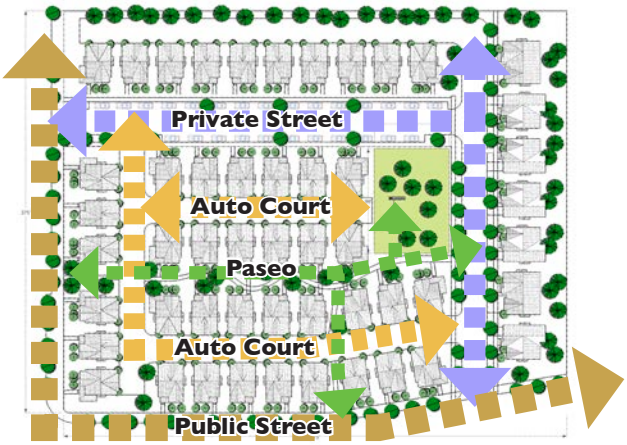
III. Building Frontage and Orientation:

- Units should face streets, open spaces and internal private streets wherever possible.
- Building fronts should include porches and door facing streets.

IV. Open space:

- Large open space should be the fundamental organizing element of the site plan.
- Integrate large existing trees and other natural features into the open space.
- Common open space should be centralized and directly accessible to units. It should be linked to adjacent parks and paseos and paths.

Buildings should face and define the edges of open space.



Streets, auto courts, and paseos should connect internally and to adjacent streets.

4.1 Connect new development to surrounding neighborhoods

DESIGN GUIDELINES:

I. Connect to surrounding neighborhoods with streets.

II. Develop an overall connected network of streets and auto courts on larger sites.

III. Anticipate future connections to adjacent parcels to provide for future opportunities.

IV. Include adequate emergency vehicle access.

getting there:

- Extend streets from neighboring developments into the development site.
- Connect neighborhoods with pedestrian and bicycle connections, especially where street connections are infeasible due to site constraints.
- Inform the public and property owners adjacent to temporary street stubs of eventual through circulation. Install street signage at the street terminus to reinforce and alert residents of eventual through connection.
- Avoid repeated dead end street stubs.

RECOMMENDED - Connect the internal circulation network to that of the adjacent neighborhoods.

RECOMMENDED - Pedestrian connections should connect neighborhoods where street connections are not possible.

⃠ **NOT RECOMMENDED** - *Auto and pedestrian access points should not be gated or closed off to the public as secondary features.*

4.2 Complete circulation system for cars, bikes, and people

DESIGN GUIDELINES:

I. Connect the overall network of private streets, auto courts, and pedestrian walkways on larger sites.

II. Traffic calming techniques should be used throughout development sites.

III. Use color, texture, and landscape to reinforce purpose of the facility.

IV. Private streets and accessways should be used to allow design flexibility and enhancement of vehicular and pedestrian facilities.

getting there:

- Well-designed streets should include sidewalks, pedestrian-scaled lights and continuous landscape planters with a regular pattern of tightly-spaced street trees to help create a pedestrian-friendly environment.
- Traffic calming features, such as on-street parking, bulbouts, textured materials and crosswalks reinforce a pedestrian environment.
- Define pedestrian space with differentiated paving.
- Include space for canopy trees and shading.
- In smaller developments where private streets function as access and pedestrian circulation areas, special pavement should be used for the shared space to reinforce a feeling of shared pedestrian and auto space.

RECOMMENDED - Streets should include adequate space for on-street parking, sidewalks, and planting strips.

RECOMMENDED - Special pavement can delineate shared pedestrian and auto space.

RECOMMENDED - A connected network of streets and paseos on larger sites

4.3 Well-designed circulation system

DESIGN GUIDELINES:

I. Private streets should serve as primary pedestrian circulation routes on site.

II. Auto courts should not serve as primary pedestrian circulation routes on site.

III. Use landscape to soften the appearance of private streets.

IV. Building design should avoid the "canyon" effect along private streets.

V. Shade impervious paved areas where possible.

VI. When two narrow sites are adjacent to each other, a single curb cut for both developments is desirable where possible.

getting there:

- Primary pedestrian circulation should occur on paseos or on sidewalks adjacent to streets. Private streets should primarily serve as vehicular and service access for the development.
- Small sites may have circulation systems with shared vehicular and pedestrian facilities.
- Trees should be provided in between building breaks. Large trees should have a minimum width of 10' when the adjacent second story steps back at least 15'; or a minimum of 20' wide when there is no second story setback.
- Building design should step back massing to reduce the canyon effect of private streets. Additional strategies that reduce the canyon perception are architectural projections, eaves, and balconies.
- Integrate stormwater treatment system with the private street design.

RECOMMENDED - Private streets should be lined with accent trees and planters to help soften the appearance of multiple garage doors.

RECOMMENDED - An appropriately designed auto court with articulating upper stories that include bays, balconies, and modulating building mass reduces the "canyon" perception of a private street.

⃠ **NOT RECOMMENDED** - *Building massing which dominates an auto court or private street without landscape relief creates "canyon effects."*

4.4 High quality pedestrian access and open space at paseos

DESIGN GUIDELINES:

Paseos:

I. Paseos should serve as the front or "face" of units when a front door on a street is not feasible.

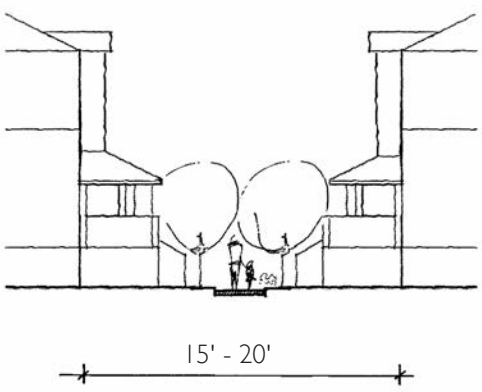
II. Landscape to create a visually appealing high quality open space with an emphasis on privacy, green space, and for mature trees.

III. Paseos should be well-lit for pedestrians without adding glare to adjacent residences.

IV. Connect paseos to form internal walkway networks within developments.

getting there:

- Large windows, front doors, porches, stoops, bays, and projections are architectural elements that should be used to provide a front or "face" to building facades that line a paseo.
- Scale paseo width to height and articulation of buildings.
- Provide a 15'-20' width for double-loaded interior paseos. The width may be reduced when the design and massing solution provides relief from the canyon effect.
- Stagger entries and windows and strategically locate landscape for increased privacy.
- Reduce width of paseo when extra width could be added to enhance common usable space.
- Screen all air conditioning condenser units with appropriate landscape or architecturally integrated low walls.



RECOMMENDED - Double-loaded interior paseos should be 15'-20' wide from building face to building face.

RECOMMENDED - Landscaped paseos which act as linear open spaces and pedestrian connections.

⃠ **NOT RECOMMENDED** - *Narrow, dark paseos which function as pedestrian walkways.*

4.5 Landscape treatments that enhance new buildings

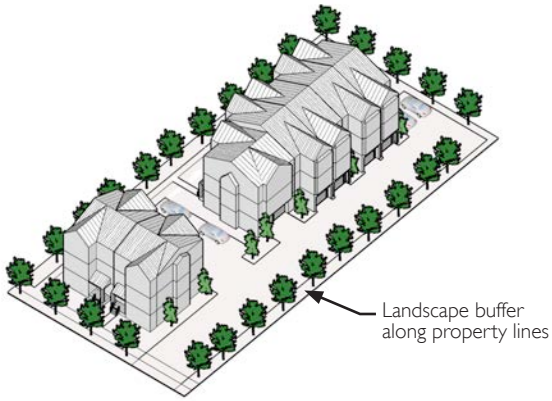
DESIGN GUIDELINES:

I. New development should preserve and protect healthy trees and sensitive or natural environments by focusing open space around them.

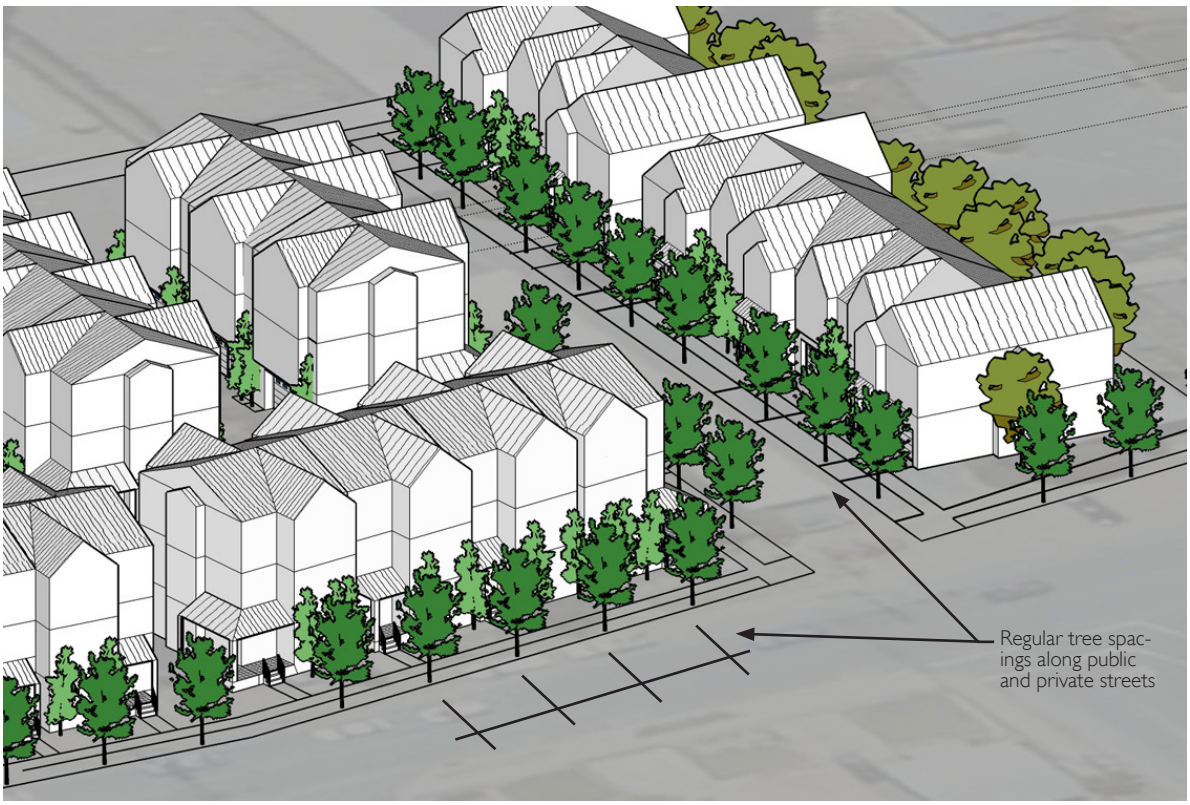
II. Private streets should also include landscape and trees to buffer adjacent development.

III. Regular tree spacing should line all public and internal private streets where feasible.

IV. Select plants to fit purpose and allowed space.



RECOMMENDED - A landscape buffer should be used where private streets abut property lines.



RECOMMENDED - Regular tree spacing and patterns should line public and internal private street where possible.

getting there:

- Create unique and interesting open space contiguous or adjacent to existing large trees.
- Integrate open space with natural attributes and topography to create a neighborhood feature or focal point on larger sites.
- Provide tall deciduous trees for summer shade and winter solar access.
- Provide trees and landscape for front and rear yards, adjacent to garages and along property lines, especially at paseos.
- Small or narrow sites should provide a minimum 6' wide landscape buffer along the length of a street adjacent to residential development. Large sites should incorporate a minimum 10' wide landscape buffer.
- Plant trees between building clusters and breaks, typically every 5 to 6 units.
- Avoid over-shading usable space and making it uninviting.
- Apply Bay-Friendly Landscape best practices and plant selection that fits its intended space, reduced maintenance, integrates pest management, improves healthy soils with less fertilizers, and applies water conservation measures.

RECOMMENDED - Regular tree spacing along public and internal streets.

RECOMMENDED - Trees and landscape treatment should line paseos.

RECOMMENDED - Integrate natural attributes such as preservation of large trees as a neighborhood feature and focal point.

RECOMMENDED - Auto courts should be lined with accent trees and planters to help soften the appearance of multiple garage doors.

4.6 Adequate guest parking

DESIGN GUIDELINES:

I. Provide sufficient and convenient guest parking appropriately dispersed on site.

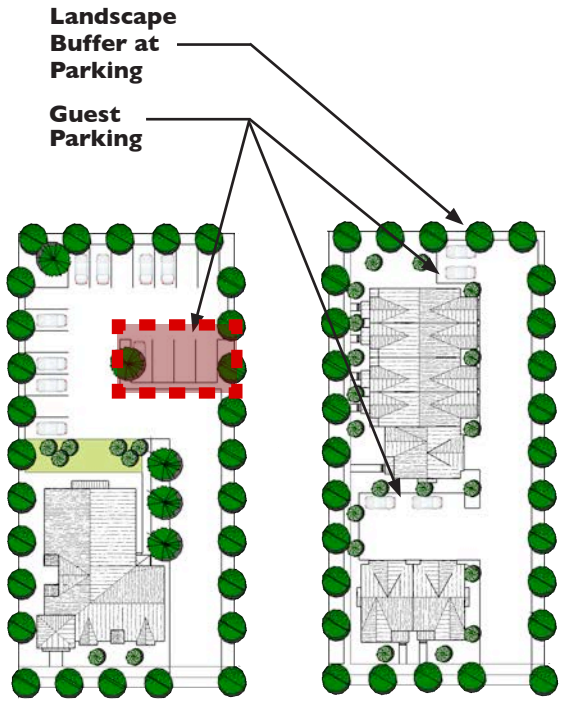
II. Provide on-site guest parking along streets via parallel or perpendicular parking wherever possible rather than in parking lots.

III. Parking should not be located between a building and any public sidewalk or street (front yard areas).

Developments may accommodate guest parking with parallel parking along private streets.

getting there:

- Parking requires adequate maneuvering areas for vehicle turnarounds.
- Connect units to parking areas via walkways.
- Consider non-paved or pervious surfaces for guest parking areas.
- Guest parking may be located on private streets, in parallel or perpendicular (90 degree) parking spaces.
- On deep narrow sites, guest parking should be located at the rear of the site, and may encroach into the setbacks as long as an adequate landscape buffer between properties is maintained.
- Vehicular turnaround space may occur within the setback if an adequate landscape buffer between paved area and property line is maintained.
- In larger developments, guest parking should be located in parallel, perpendicular, or angled spaces along private streets or dispersed within auto courts.



On deep narrow sites, guest parking may encroach into the rear setback if an adequate landscape buffer between properties is maintained.

4.7 Coordinate and screen utilities to minimize visual clutter

DESIGN GUIDELINES:

I. Utility planning must complement site planning, stormwater facilities, and usable open space.

II. Utilities such as electrical, telephone, cable, transformers, and other utilities should be placed underground.

III. Utility locations shall not interfere with the viability of tree maturity or with stormwater treatment devices.

IV. Minimize visibility of above-ground transformers, meters, and other utilities.

getting there:

- Above-ground utility transformers and other above-grade equipment should not be located within the front yard along a street.
- Above-ground utilities should be incorporated into the design of the building and integrated into landscaped areas to minimize visual impact. Options include insets into building facades and screening with landscaping or low walls.
- Cluster utility meters in readily accessible locations.
- Avoid interrupting open spaces used for activities and gatherings.

RECOMMENDED - Well-organized clustered utilities in a well-landscaped unobtrusive location.

RECOMMENDED - Meters and other utilities should be screened with landscape or low walls when above ground.

⦸ **NOT RECOMMENDED** - *Meters and other utilities located within previously planned landscape areas due to conflicts with plan coordination.*

4.8 Fencing to address privacy between common and private space

DESIGN GUIDELINES:

I. Use fences for visual interest and to integrate with building architecture.

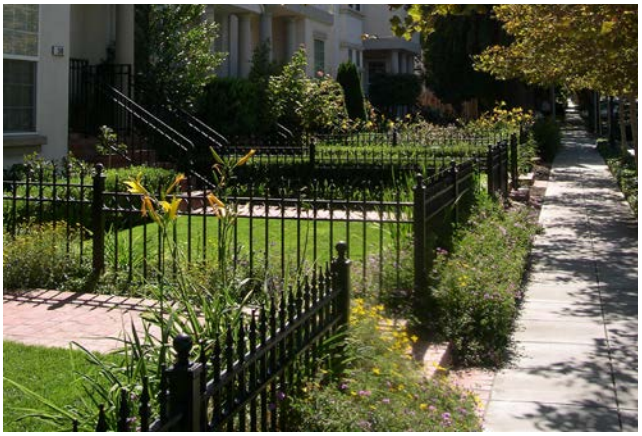
II. Fences at front yards typically provide separation of semi-public space, and should be designed with transparency.

III. Fences at rear or side yards typically provide a higher degree of privacy, and should be used to enclose private open space where appropriate.

IV. Create identifiable entry features into a site.

getting there:

- Low walls or fences (42" height or less) are encouraged at front yards or setbacks in order to provide separation.
- Accents such as trellises, arched gates or arbors can be used to provide visual interest and demarcation to entrances.
- Materials such as wood or metal pickets offer degrees of transparency which provide separation from semi-public space without creating total enclosure at front yards.
- Higher fences may be placed along side and rear property lines in accordance with the Zoning Ordinance, but exceeding 6' in height is not recommended unless allowed under exception by the zoning ordinance or required to attenuate noise (i.e. sound walls).



RECOMMENDED - Fencing along public or private streets should have additional detailing to provide visual interest. Pickets offer a degree of transparency while still providing separation.

RECOMMENDED - Fencing should be designed to integrate into the architecture of the buildings and add visual interest in its detail, materials or color.

RECOMMENDED - Accents such as trellises, gates or arbors can be used to provide visual interest and demarcation to entrances.

5.1 Usable open space

DESIGN GUIDELINES:

I. Aggregate common open space to make a large usable area that serves as the central focus.

II. Common open space should be well-defined by streets and buildings.

III. Small development sites may prioritize private spaces over common spaces.

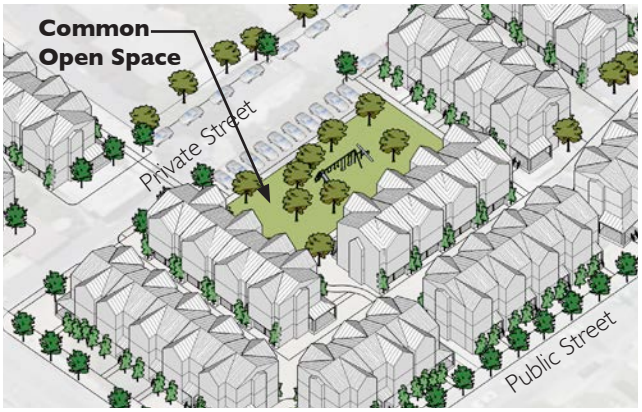
IV. Private open space such as porches, balconies, and patios should be integrated into the building design and provide privacy for the unit.

getting there:

- Define edges of open space with units, buildings, and walkways. Streets can also serve this function, but buildings are recommended wherever possible.
- Large and medium sites should have one central open space and other small diverse open space.
- Rear-loaded units should provide private open space through porches, balconies, and small front yards that are easily accessed from the interior of the unit.
- Front-loaded units should provide most private open space as enclosed rear yards.
- Common open space should be designed to provide for both active and passive uses, not merely decorative space.
- Stormwater treatment devices should not be located in open spaces when they would limit use; although they may be adjacent to create a more open atmosphere.

RECOMMENDED - Common open space incorporated into a multi-family development.

RECOMMENDED - Common open space should be designed to provide outdoor active and passive uses.



RECOMMENDED - Buildings that face open spaces define the edges of the open space.

5.2 Amenities within common open spaces

DESIGN GUIDELINES:

I. Common area amenities should be centralized and scaled appropriately to the size of the development.

II. Common open spaces should provide adequate areas for playgrounds, tot lots, and open play areas for children.

III. Provide for larger assembly spaces of pools, sport courts, or community buildings in large developments.

getting there:

- Formal or informal activity fields should be provided for large developments of more than 5+ acres in size. Recreational facilities can include swimming pools, tennis courts or ballfields.
- Buildings should define the edges of common open space.
- Entries and windows should face onto common open space and play areas to provide informal surveillance and safety.
- Tot lots should be located in convenient, and highly visible locations to ensure informal surveillance by residents.
- Avoid locating open space in isolated or forgotten areas.
- Incorporate large assembly spaces for large developments, such as a community room.

RECOMMENDED - Entries and windows should face onto common open space and play areas to provide informal surveillance and safety.

RECOMMENDED - Incorporate large assembly spaces for larger sites, such as a community room.

⃠ **NOT RECOMMENDED** *- Play areas should not be isolated away from buildings and public spaces.*

5.3 Yards and Usable private open space

DESIGN GUIDELINES:

I. Front yards should provide semi-private space but should not be enclosed with walls.

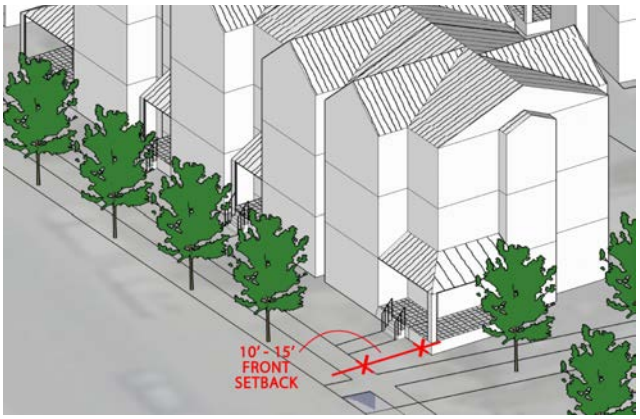
II. Privacy should be achieved with low walls, landscape, fences, and appropriate placement of windows.

III. Ensure usability with functional dimensions and easy access from the interior of the unit.

RECOMMENDED - Porches and patios should be raised 1'-3' above the grade of adjacent public streets or areas.

getting there:

- Front yards should provide space for an entry, walk, front stoop or porch and landscape, and balance hardscape (paving) and landscape.
- Buildings should be set back in a similar manner to the surrounding context.
- A setback of 10-15' from the sidewalk will provide an adequate front yard, unless a reduction in setback is warranted to foster a pedestrian environment.
- Side yards can be made private and usable through fences and landscape. They should feature both landscaped and hardscaped (paved) areas. If patios are used adjacent to public streets or open space, they should be raised 1'-3' but less than 4'-5' above grade.
- Rear yards can provide private open space with a combination of both landscaped and hardscaped (paved) areas.
- Private yards should accommodate space for outdoor use of a patio.
- Private open space should be appropriately sized to ensure usability.



RECOMMENDED - 10-15' front setbacks provide an adequate front yard and space for an entry, walk, front stoop or porch.

⃠ **NOT RECOMMENDED** - *Balconies that are unusable because of their insufficient size.*

6.1 Building orientation to enhance public space

DESIGN GUIDELINES:

I. Orient buildings to face public/private streets and open space.

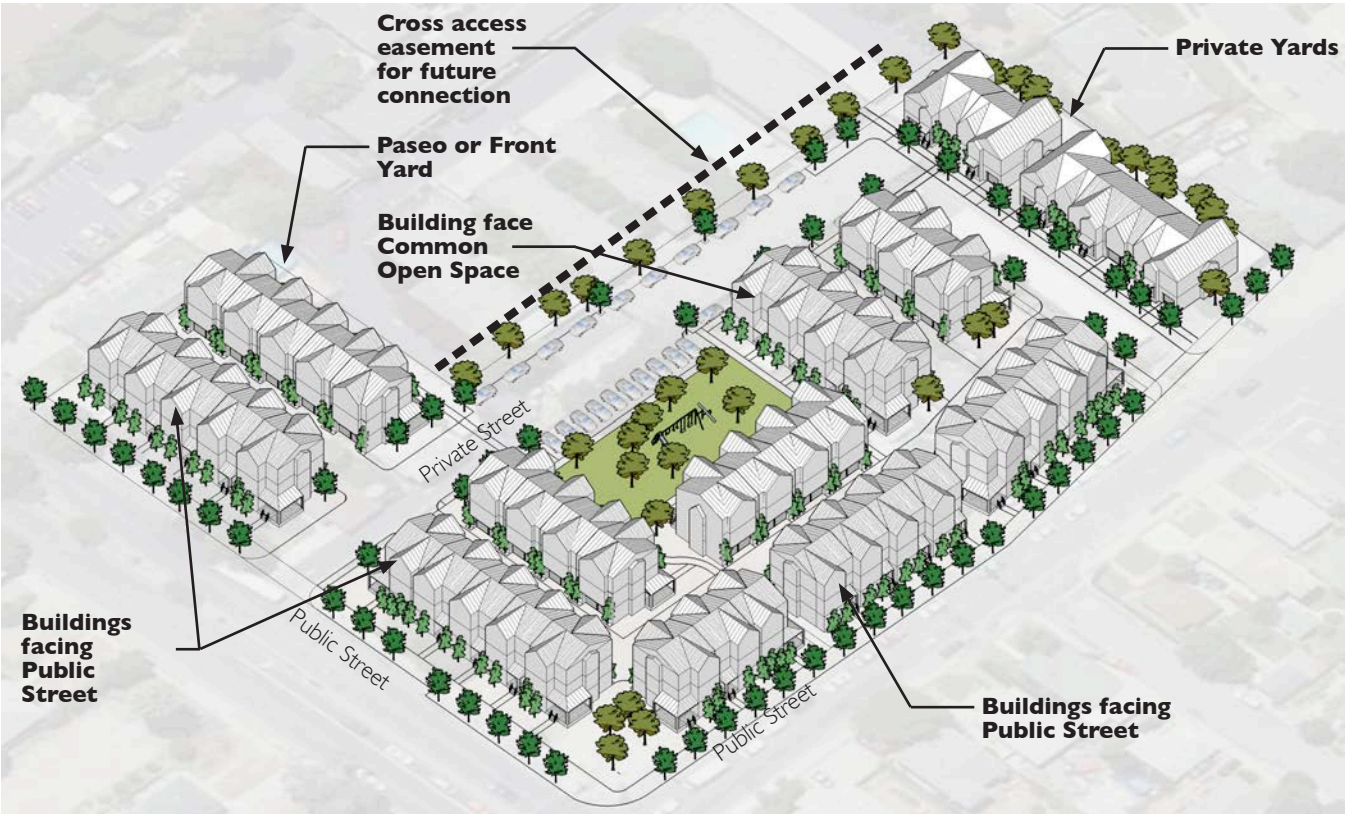
II. Include building entrances as primary building features opening to common open space or streets.

III. Use corner treatment and architectural detailing on narrow small sites where it is not possible for front facades of buildings to face a street.

IV. Locate private uses and private space along private streets, side yards, and rear of properties where possible.

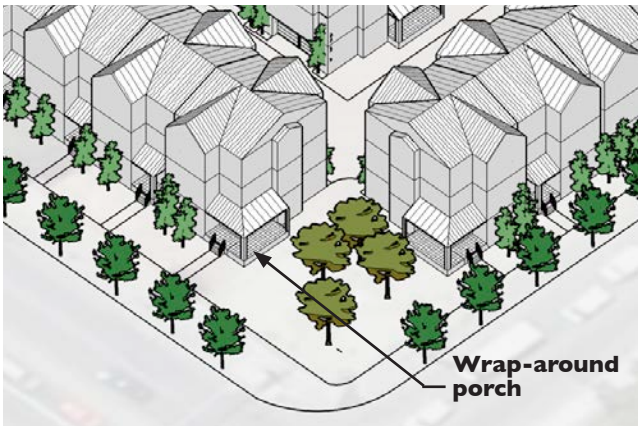
V. Design upper floors of 3-story and taller buildings to avoid over-dominating the size of the open spaces, streets or alleys.

RECOMMENDED - Units face the public street and front on common open space.



getting there:

- Building fronts provide definitive edges to common open space, public and private streets, and paseos.
- Building entrance features such as porches, stoops, front walkways, windows and front doors provide a public "face" and orientation to a building; these features on the public street side of the building provide a building face on the street.
- Corner or end unit architectural treatment can include wrap-around porches and facade detailing in order for a building to face the public street, paseo, or open space.
- Address numbers that are identifiable for each unit where buildings face the street, paseo, or open space provide an orientation feature to the public space or street.
- Private and semi-private spaces such as patios, porches and balconies can be delineated by low walls, landscape, and grade changes.
- Avoid intruding into open space with disruptive utility and service features.



RECOMMENDED - Corner treatment such as wrap-around porches and bays that provide a public "face" or front to end units.

RECOMMENDED - Building fronts add definitive edges to common open space.

⃠ **NOT RECOMMENDED** - *Corner or end units that lack articulation and detailing on side elevations and do not orient to open space.*

6.2 Architectural variety to create interest and individuality

DESIGN GUIDELINES:

I. Create streets that are balanced on both sides in massing and building character.

II. Include at least two different building types on sites larger than two acres.

III. In larger developments, use one building type on each block, preferably facing each other, to create a balanced street.

IV. Integrate various plan types and sizes in facade design.

V. In detached townhouse developments, subtle interruption of patterns could add interest and character to enhance the pedestrian experience.

getting there:

- Higher density multifamily building types such as stacked flats above a podium may be desirable on portions of larger sites, and therefore provide variety within the larger site.
- Distinguish building units and unit types by alternating roof types and color schemes to add variety and unit individuality. This guideline does not apply to certain building types (see below).
- Alternating material and color schemes on identical building types creates a "cookie cutter" effect and is not recommended.
- Avoid the monotonous appearance of a single color application on buildings.
- When two narrow sites are adjacent to each other, similar building types should be used.
- Consider the incorporation of universal design practices that result in variety of floor plans and styles.
- Avoid repetition and apply subtle variations to building setbacks, planes and rooflines and use architectural features such as awnings, light fixtures and single-story eave details.
- Use high-quality, durable materials and details on front, side and rear façades which do not appear to be tacked on the building.

RECOMMENDED - Distinguish building units and unit types by alternating roof types and color schemes.

⃠ **NOT RECOMMENDED** - *Single color application on buildings*

⃠ **NOT RECOMMENDED** - *Alternating color schemes should not be a substitute for providing different building types.*

6.3 Create a public, welcoming, and pedestrian-friendly building fronts

DESIGN GUIDELINES:

I. Building entries should be the prominent feature of the front facade and identify access to individual units.

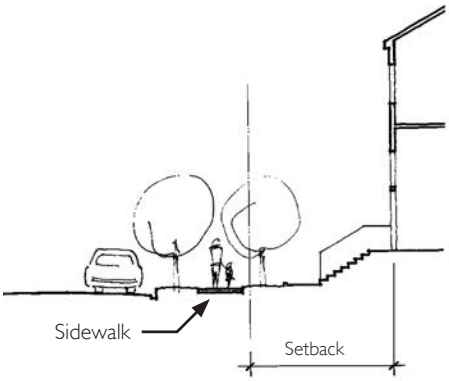
II. Building entries that face a public street, private street, or common space should be the first choice for entry location.

III. Porches and balconies that face streets should be semi-transparent and be incorporated into the materials and design of the building.

IV. Porches and balconies should be designed to encourage seating and use.

getting there:

- Create a centralized building entrance for larger buildings, particularly those with podiums, lobbies and corridors. Individual entrances for at-grade units are also encouraged.
- Conspicuously locate address number signs to clearly identify each unit, or at internalized entrances at larger buildings.
- Include stoops and front porches at building entries that face a street, paseo, or other public space.
- Design entry elements of individual units at a pedestrian scale.
- Porches and porch stairs may be permitted to encroach into the front setback as long as the main building face remains at or behind the setback.



RECOMMENDED - Porches and porch stairs may be permitted to encroach into the front setback as long as the main building face remains at or behind the setback.

RECOMMENDED - Building entries should be the primary feature of front facades.

⃠ **NOT RECOMMENDED** - *Building entries that are not prominent and appear secondary to the garage.*

6.4 *Massing, Articulation, and Proportion*

DESIGN GUIDELINES:

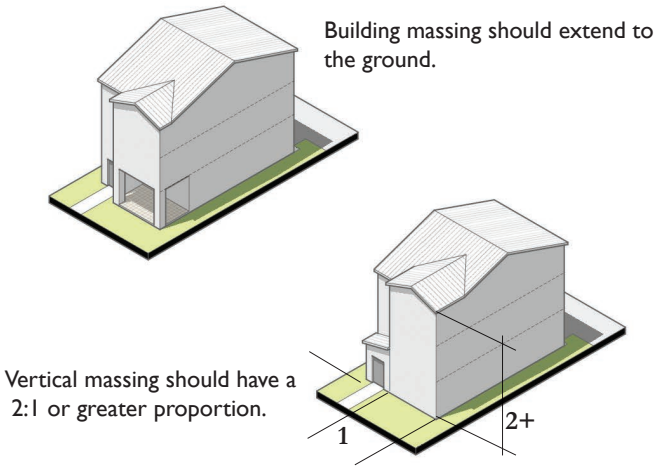
I. Massing and articulation should avoid top heavy proportions which impact character of paseos, streets, and open spaces.

II. Building should have vertical proportions and massing to create a residential rhythm to facades.

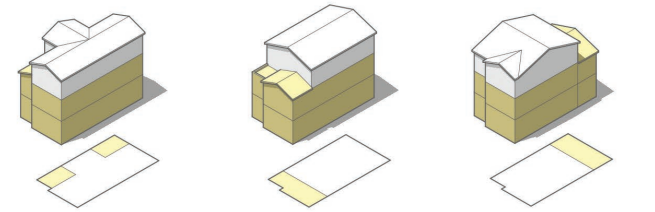
III. Side and rear facades should maintain the architectural design, articulation, level of detail, and materials consistent with the front facade.

getting there:

- Buildings appear vertical in proportion when the vertical massing is 2:1 or greater.
- The third-floor floor plate should not extend beyond the floor plate of the second floor.
- Second and third floor massing which projects beyond ground floor footprint should be extended down to the ground.
- Second and third stories should not project beyond ground floor footprint, except for bays no wider than 50% of that facade or projection. Bays should be set within main facade, not flush with side facades.
- On front loaded townhomes, the second and third floor massing and articulation should relate to ground floor garage doors.
- Minimizing third floor plates, clipping third floor roof plates, stepping back facades, and lowering ceiling heights should reduce overall building massing.



RECOMMENDED - Emphasize the vertical massing and proportions to create a strong residential rhythm to facades. Massing should extend down to the ground.



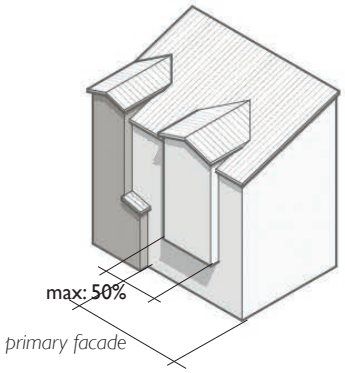
RECOMMENDED - Reducing third floor plate and/or creating vertically proportion facades can help reduce top heavy proportions.

RECOMMENDED - One story porch with vertical two-story element reduces the mass of the the three-story facade.

RECOMMENDED - Side and rear facades should maintain massing and articulation that is consistent with front facade.

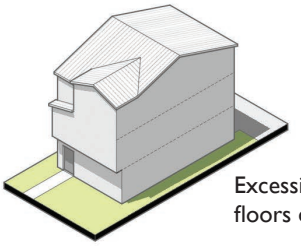
RECOMMENDED - Buildings should have vertical proportions and massing.

RECOMMENDED - Second and third floor massing and articulation should relate to ground floor.



RECOMMENDED - Bay windows should not be wider than 50% of their primary facade. Bay windows should not be flush with side facades.

⃠ **NOT RECOMMENDED** - *Bays should be distinct or set within main facade, not flush with side facades.*



Excessive cantilevering of upper floors discouraged.

⃠ **NOT RECOMMENDED** - *Second and third floor massing should not project beyond ground floor on front facades.*

6.5 Create attractive, well-proportioned contextual buildings

DESIGN GUIDELINES:

I. Use taller massing to define significant building features, such as corners and terminus points.

II. Break up building mass with facade articulation on all sides.

III. Massing should step down when adjacent to property designated low density residential.

IV. Avoid top-heavy appearance in massing.

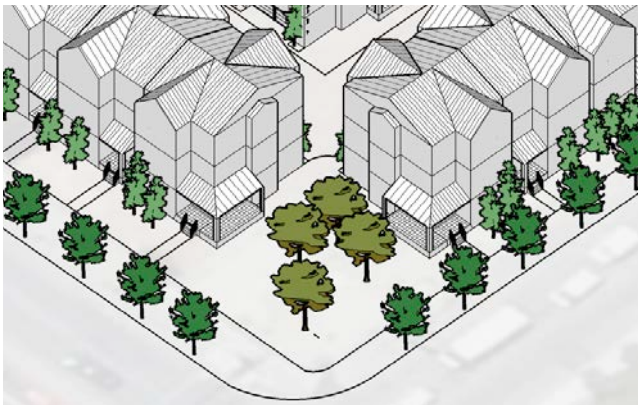
V. Buildings should typically have a vertical proportion or appearance.

VI. All facades should be of consistent architectural character.

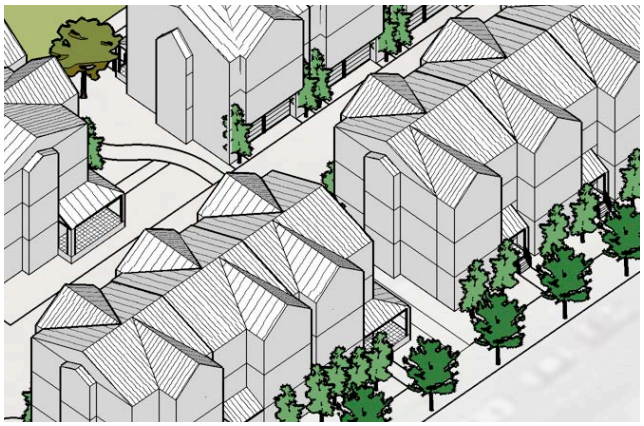
getting there:

- Incorporate massing variations and setbacks on the top floor to avoid a top-heavy appearance for buildings that are over two stories.
- Articulate corner and end units with the same attention and treatment to details on side elevations as the front facades.
- Facade articulation of porches, projections, eaves, bay windows, and other architectural elements which provide residential scale and help to break up the building mass.
- Break up long horizontal eaves and roof elements across the facade with gables, building projections, and/or other articulation.
- Provide building breaks every five to six units to allow for relief and landscape opportunities.
- Side yard separation between rowhouse buildings should be a minimum of 10' wide when the upper story steps back 15 feet or more, and 15-20' wide when second story does not step back.

RECOMMENDED - Taller massing defines building features such as corners that create building articulation to reduce monotony.



RECOMMENDED - Architectural elements should be used to define block corners, open space areas, and gateway locations.



RECOMMENDED - Breaks in rows of units should occur every 5-6 units.

6.6 Respect the scale and privacy of adjacent properties

DESIGN GUIDELINES:

I. Massing and orientation of rowhouses should be stepped to minimize visual and privacy impact to neighboring properties.

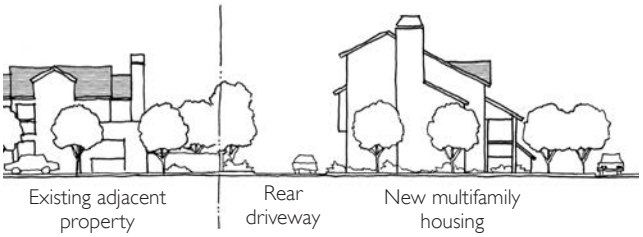
II. Rear-loaded units should be the first choice when facing public streets.

III. Front-loaded units should be used when development faces a side or rear property line.

IV. Landscape treatment should be used to buffer a private street along a property line.

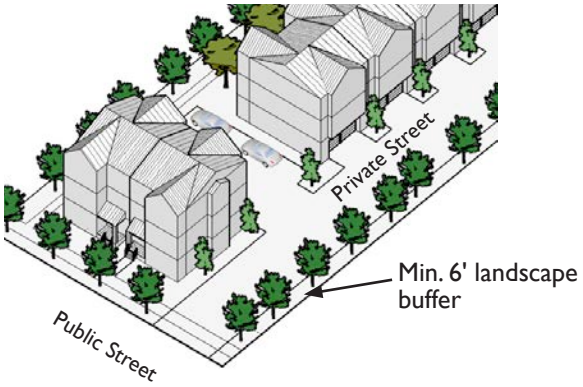
getting there:

- Massing and orientation of townhouses should be stepped back at the third story to minimize views from windows and upper floor balconies into neighboring properties.
- A backyard-to-backyard orientation creates a natural buffer between adjacent developments when front-loaded townhouses are used along side or rear property lines.
- Landscaped paseos should be a minimum 15'-20' wide(inclusive of front patios) when development faces a side or rear property line in order to avoid crowding and create a front or "face" to the development.
- Private streets along property lines should include a minimum 10' wide buffer to provide an attractive landscape feature and privacy to new development. This dimension may be reduced to 6' on narrow small sites when abutting residential development.



RECOMMENDED - Rear driveways and landscaping can be used as a buffer between buildings, where townhouses are designed to back up to adjacent properties.

RECOMMENDED - Where rear-loaded townhouses face a side or rear property line, the setback should be a wide landscaped paseo connecting unit entries.



RECOMMENDED - Internal private streets that abut adjacent residential development should include a minimum 6' landscape buffer at narrow small sites, and 10' at medium and large sites.

6.7 Architectural detailing highlighting character and quality

DESIGN GUIDELINES:

I. Use eave and parapet details to break up building massing.

II. Emphasize vertical proportions of individual units rather than horizontal building massing.

III. Windows and garage doors should be "punched" in from the exterior building wall or should be defined by well-designed trims. Trim material should contrast with wall materials.

IV. Garage doors should be designed consistent with the overall style of the building. Material, pattern, and color to be coordinated with architectural style.

V. High-quality, durable materials should be used.

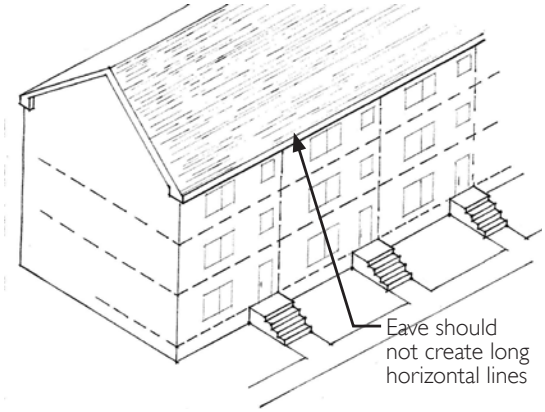
VI. Changes in color and materials at inside corners of building facades.

VII. "Piecemeal" and frequent changes in materials should be avoided.

RECOMMENDED - Trellis and column material and proportions should be designed compatibly with project architecture so as to not appear applied to the building facade.

RECOMMENDED - Eave and rooflines should emphasize vertical proportions.

RECOMMENDED - High-quality wood garage doors with decorative wood corbels and header.



⃠ **NOT RECOMMENDED** - *continuous horizontal eave line.*

getting there:

- Solid strong detailing embodies quality of construction.
- Use a more solid base and body of a facade with a lighter more detailed top to ground a building and reduce an overall bulky appearance.
- Details such as railings, materials, windows, trellis, trim, eaves, and cornices are critical to displaying a building's quality. Differentiated textures are an important element of quality.
- Eaves and rooflines are encouraged to emphasize vertical proportions. They should not create long horizontal lines but rather be broken up with gables, building projections, and articulation to emphasize the individual quality of the units.
- Building mass and elements that are differentiated by a change in detail, color, or material achieve greater emphasis on the massing.
- Changes in materials and color generally should not occur in the same plane as this may result in a "thin" or applied quality. Changes that correspond to variations in building mass or are separated by a building element achieve greater emphasis on the massing.
- Although differentiation of units is desired, using dramatically different architectural styles unit to unit within the same development is generally discouraged.
- Roof material, shape, texture and colors should be compatible with the overall architectural style of the buildings.
- Stucco-textured foam trim molding should not be used as the only application to enhance building facades.
- Garages should be recessed from wall plane. Where garage doors are flush with facades, the facade should feature upper level building projections and decorative building elements such as trellises to provide interest and relief.

RECOMMENDED - Garage doors should be of a high quality and recessed. Material, pattern and color should be consistent with overall style of the building.

RECOMMENDED - High-quality detailing of exposed wood rafter tails, corbels, window surrounds and shingle siding.

⃠ **NOT RECOMMENDED** - *Materials and color changes on the same plane.*

6.8 Appropriately illuminated streets and pedestrian environments

DESIGN GUIDELINES:

I. Street lighting shall emphasize pedestrian scale and orientation.

II. Emphasize lighting along sidewalks, streets, driveways, paseos and parking areas for the safety and security.

III. Light fixtures should be a character supporting element of the development and residential environment.

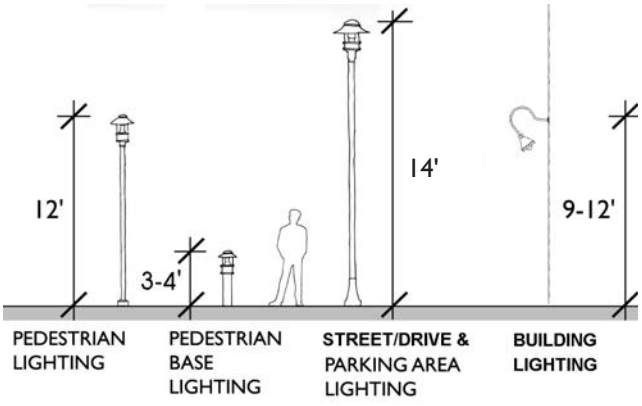
IV. Ensure uniform lighting conditions with connections to common association meters.

RECOMMENDED - Lighting furnishings that are pedestrian-scaled.

RECOMMENDED - Lighting furnishings that are appropriate for the character of the development and a residential environment.

getting there:

- Pedestrian-scaled lighting should be no taller than 12' -16' in height depending on context.
- Use bollard-type lighting rather than porch lights for paseos and other walkways.
- Control all illumination with cutoffs and primarily direct light downward.
- Lighting should not produce a glare or be of an intensity inappropriate for a residential environment.
- Lighting levels must be adequate and uniformly dispersed in all pedestrian, parking, and common areas.
- Bollard-type lighting should be used within paseos and paths; post-top streetlights should be used within private streets.
- Wall-packs mounted to buildings that are compatible with the architectural character of the development and a residential environment could be used within auto courts.



7.1 Environmentally-responsible design

DESIGN GUIDELINES:

The City of Fremont supports sustainability as a whole building concept that starts with site planning opportunities and continues through construction of healthy and efficient building interiors. The City has adopted requirements for green building techniques as part of the CalGreen Building Code and the GreenPoint Rated System. Additionally the City has other sustainability policies including; Low Impact Development (LID) strategies in stormwater management; Bay Friendly landscape principles; irrigation efficiency; integration of low impact development and stormwater treatment (reuse and treatment); and mandatory construction waste diversion and recycling requirement for all residential construction.

This section of the Design Guidelines is an introduction to some of the basic concepts and principles of green building that are frequently incorporated into standard development practices. Please refer to the most up to date reference manuals, building code, and available checklists.

Design Guidelines

I. Address sustainability from a whole building perspective of site, landscape, energy, materials and water.

II. Design roofs to incorporate pre-plumbing and pre-wiring of homes for easy installation of solar water heating and photo-voltaic (PV) solar panels.

III. Optimize building performance through site planning and building orientation that enhances solar and radiant heating access.

IV. Incorporate shading of impervious surfaces and buildings to reduce the heat island effect caused by urban development.

V. Employ Bay Friendly landscape design principles on selection and location of plants; coordinate landscape design with required stormwater treatment measures.

VI. Use recycled content and renewable materials for building construction. Emphasize locally sourced materials to reduce indirect environmental effects of building products.

VII. Consider design options for ventilation and air access that improves air quality.

getting there:

- Use materials such as cement board and wood siding that are durable or "green" building materials.
- Solar energy can be harnessed through photo-voltaic panels and solar hot water systems to reduce energy dependency and electrical demand. Pre-wire for these systems with building construction to ensure less difficulty for future installations.
- Incorporate solar water heating systems for pools.
- Solar shading should be incorporated on south and west facing windows, to reduce heat gain in summer and lower the demand on HVAC systems.
- Energy Star appliances should be used wherever possible to reduce energy demands.
- Buildings should be designed to take advantage of natural ventilation to reduce the need and demand on HVAC systems. Operable windows, attic fans, and ceiling fans should be located to take advantage of prevailing wind patterns and natural air flow.
- Installation of any of the following:
  - Water efficient appliances, including dual flush or ultra efficient toilets
  - On-demand hot water systems
  - Radiant heat barrier on roofs
  - Non-petroleum based insulation material
  - HVAC systems of efficient size
  - Low VOC glue, paint, finishes, including in cabinets
  - Non-formaldehyde floors
  - Seals to insulate garage from living space
  - Vents for kitchens, bathrooms, and garage to outside.

RECOMMENDED - BMP stormwater treatment facilities should be used to treat stormwater runoff.

RECOMMENDED - solar hot water and sun shading which is incorporated into the architecture of the building.

RECOMMENDED - Photo voltaic panels should be included on new developments.

GLOSSARY

Alley - a secondary vehicle access way that typically provides access to more private functions of a property, such as parking, trash pickup and service.

Building Face - the front facade of a building, usually identified by a front entry or entry features such as a porch, stoop, and front door.

Bulbout - a limited curb extension that narrows a street to reduce the pedestrian crossing distance of a street.

Double-loaded Street or Paseo - a public street or space that has residential units on either side, facing the street or space.

Front-loaded Townhouse - a residential unit with garage access provided at the front of the unit with the primary entry to the home, usually from the street or sidewalk.

Green Point Rated - a California certification program developed by the non-profit organization Build It Green, developed to meet the growing need of setting a standard to qualify a new home as sustainable / green.

LEED for Homes - a rating system that promotes the design and construction of sustainable homes, based on The U.S. Green Building Council (USGBC) established LEED (Leadership in Energy and Environmental Design) system to define and measure "green buildings." The LEED for Homes rating system is part of the comprehensive suite of LEED assessment tools to provide national consistency in defining the features of a green home. It enables builders anywhere in the country to obtain a 'green' rating on homes (source: USGBC).

Pedestrian Friendly - or "walkable" - designed to promote pedestrian use. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks or other pedestrian rights-of-ways, traffic and road conditions, land use patters, building accessibility, and safety, among others. Other factors affecting walkability include, but are not limited to; land use mix; street connectivity; residential density; 'transparency' which includes amount of glass in windows and doors, as well as orientation and proximity of homes and buildings to watch over the street. (source; Wikipedia)

Rear-loaded Townhouse - A residential unit with garage access provided at the rear of the unit on the opposite side of the primary entry to the home, usually from an alley or parking court.

Paseo - an open space that serves as a pedestrian connection and passive landscape between two or more buildings.

Paths - a connection used by pedestrians and/or bikes to connect two or more places.

Podium - a platform used to raise a building up in order to gain space below for parking.

Single-loaded Street or Paseo - a public street or space that has residential units on one side, facing the public street or space.

Stacked Flat - a one-story residential unit that is "stacked" on top of or below another residential unit within the same building.

VOC - shorthand for "volatile organic compound," chemical compounds that typically produce chronic effects when concentrated in indoor environments. VOCs are commonly found in many building components such as paint., sealants, adhesives, and preservatives.

THIS PAGE INTENTIONALLY LEFT BLANK.