

City of Redlands Architectural Guidelines



City of Redlands Architectural Guidelines



City Council

Jon Harrison, Mayor
Patricia Gilbreath, Mayor Pro Tem
Mick Gallagher, Councilmember
Pete Aguilar, Councilmember
Jerry Bean, Councilmember

Planning Commission

Paul Foster, Chairman
Gary Miller, Vice-Chairman
Eric Shamp, Commissioner
Ruth Cook, Commissioner
Carol Dyer, Commissioner
John James, Commissioner
Jim Macdonald, Commissioner

N. Enrique Martinez, City Manager

Community Development Department

Oscar W. Orci, Director
Robert D. Dalquest, Assistant Director
Manuel Baeza, Principal Planner

Illustrations

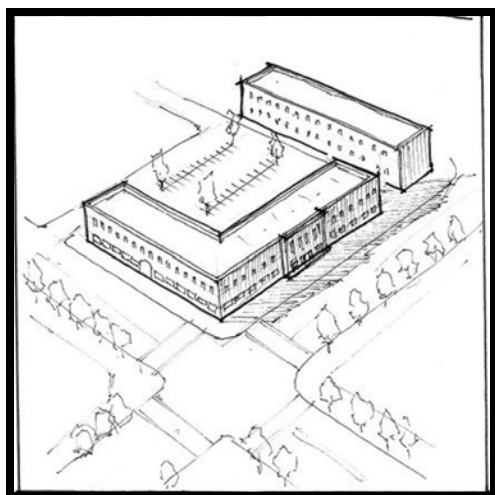
Christos Hardt

PURPOSE

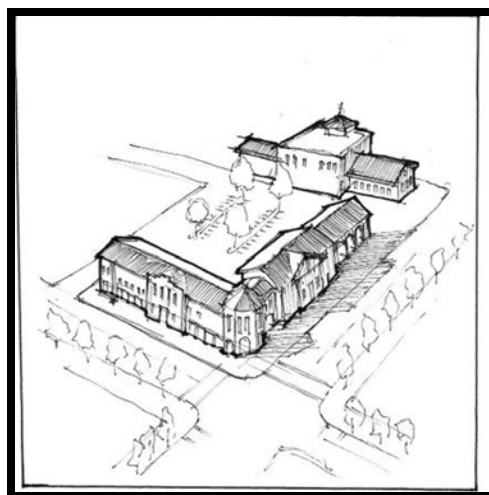
The Guidelines contained herein are intended to implement the City's Vision for non-residential development of the highest quality that will further enhance the existing character of the community. These guidelines are intended to provide design professionals, property owners, residents, staff, and decision makers with a clear and common understanding of the City's expectations for the planning, design, and review of development proposals in the City. Applicants are expected to refer to these provided standards when designing future proposals. These guidelines are intended to supplement the development standards of applicable districts outside of the Downtown Area. Please refer to the Downtown Specific Plan for guidance for those project located within the Downtown Area of the City of Redlands.

I. Project Architecture

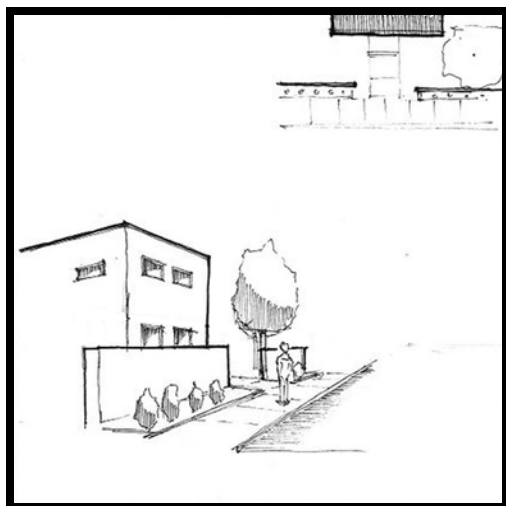
1. Encourage innovative design that is also sensitive to the essence of the cultural and historical character of Redlands. This should not be interpreted to an applicant as requiring the imitation of a historic style; However, if a historic style is incorporated then be true to the character of the selected style.
2. Provide architectural treatment to all elevations that are visible from either public or private vantage points.
3. Avoid expanses of blank wall, devoid of any articulation or embellishment for both buildings and freestanding walls.



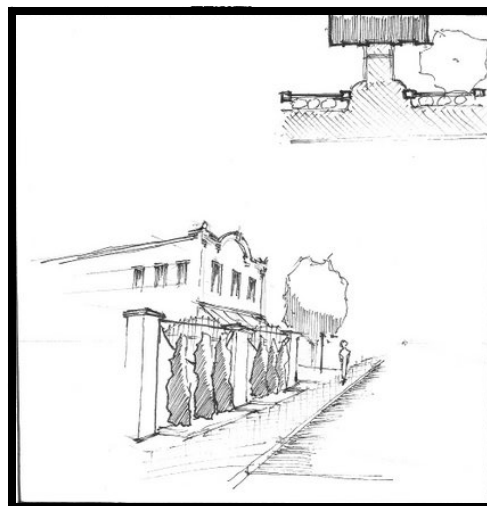
Avoid this



Do this



Avoid this

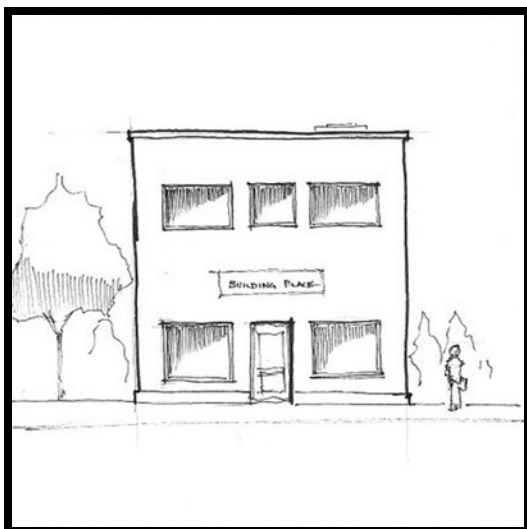


Do this

-
-
4. Articulate the building mass to form a less imposing façade and craft a building scale that is compatible with the surrounding architecture and neighborhood.
 5. Elevations should be visually attractive by providing surface articulation in all areas of the building plane, including vertical and horizontal variation to the roofline.



These buildings provide horizontal and vertical articulation throughout, as well as variation at the roofline.



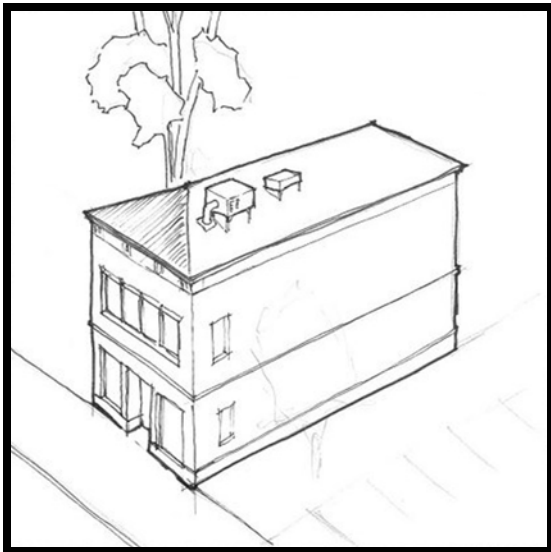
Avoid this



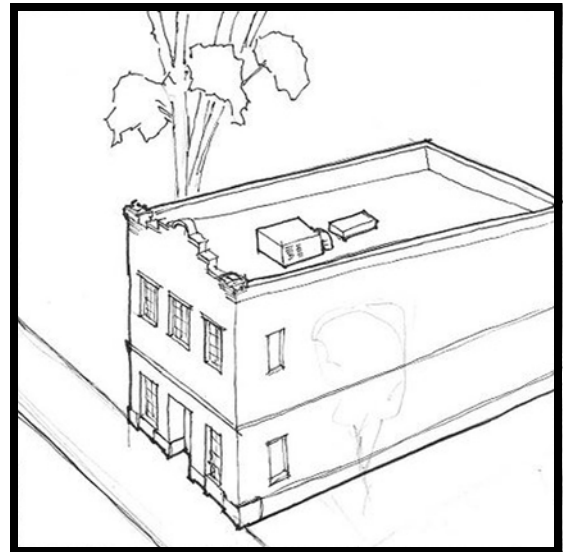
Do this

-
-
6. Rooftop equipment shall be concealed by providing raised architectural elements around equipment to screen roof equipment on buildings or integrating the screening within the roof slopes. When possible locate equipment units near the center of the building away from roof edges.

The screening of roof equipment is incorporated into the architectural design of the building and roof slopes so as not to appear "tacked-on" and separate from the building.

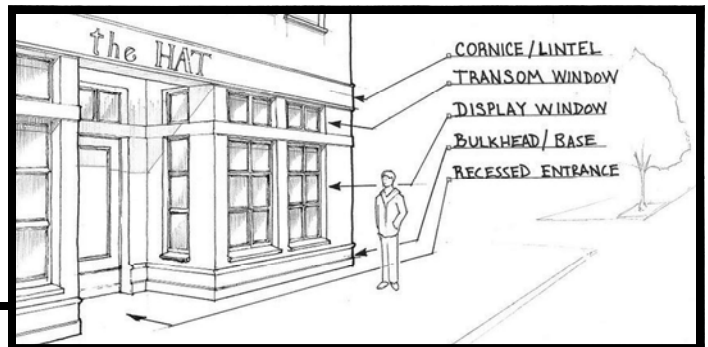


Avoid this

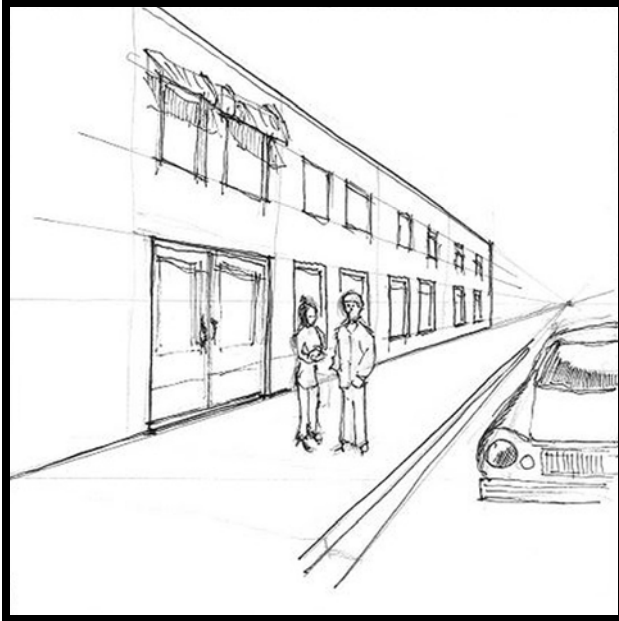


Do this

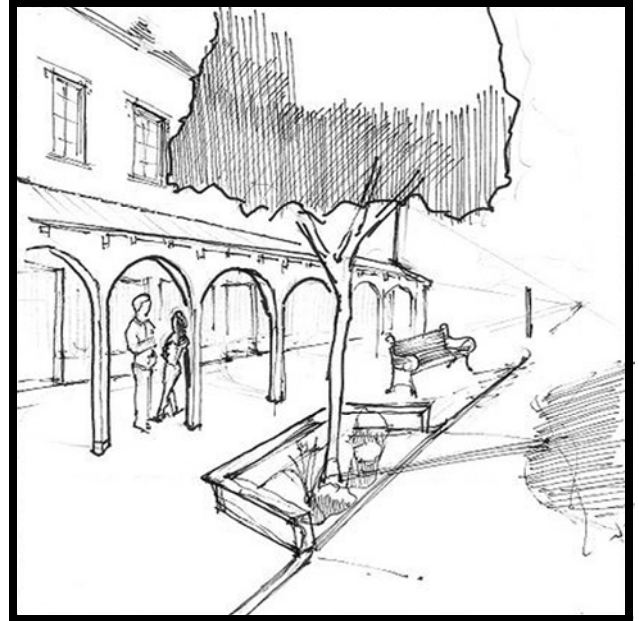
-
-
7. When Guideline 6 is not achievable (for example when a building is next to a raised free-way) screening is acceptable by parapets or by equipment screens when a parapet is not feasible.
 8. Vary the roof through the use of vertical separations, varying roof structure, varying the parapet line or ridge line.
 9. Shopping centers storefront designs are to complement the architectural style of the center providing interest and variation. Storefronts should incorporate the following elements:
 - Strong base material that is durable and massive including but not limited to brick, stone, or decorative block;
 - Offsets or bays;
 - wide-ranging storefront widths;
 - multi-pane windows; and
 - varied bulkhead treatment.



10. Within developments, provide a safe and comfortable walking environment for pedestrians. Pedestrian areas should be shaded and contain small niches, landscaped planters, or raised planters, and other amenities to create additional visible interest. Include amenities such as street furniture, drinking fountains, trash/recycling receptacles and adequate lighting for visibility and safety.



Avoid this

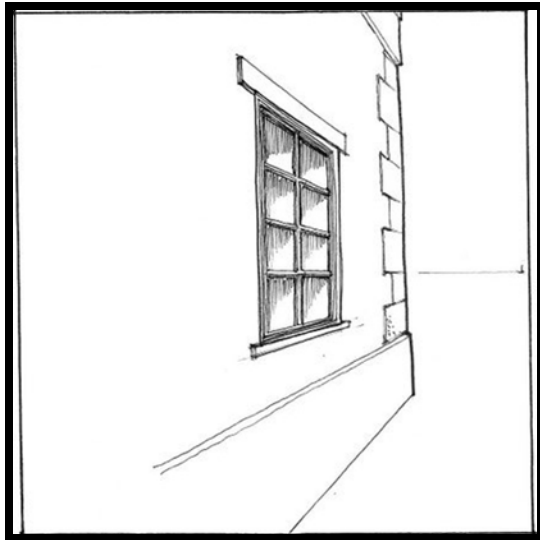


Do this

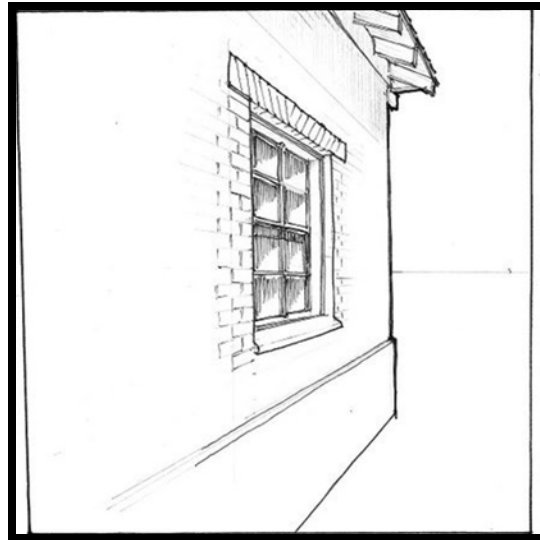


Do this

-
-
11. Off-set windows so that they are not a continuation of the building surface. Windows should be either deeply recessed or project beyond the surface to give character and depth to the elevation when architecturally appropriate.



Avoid this



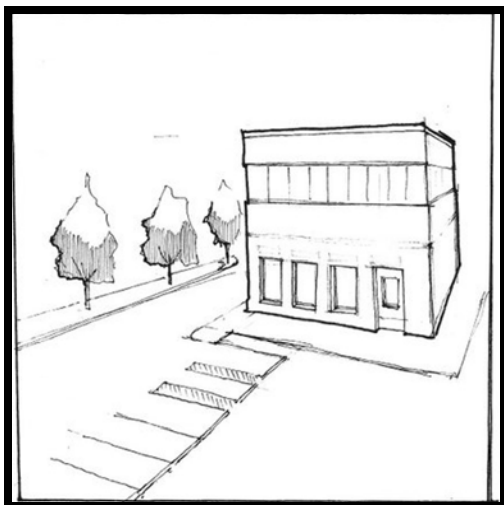
Do this



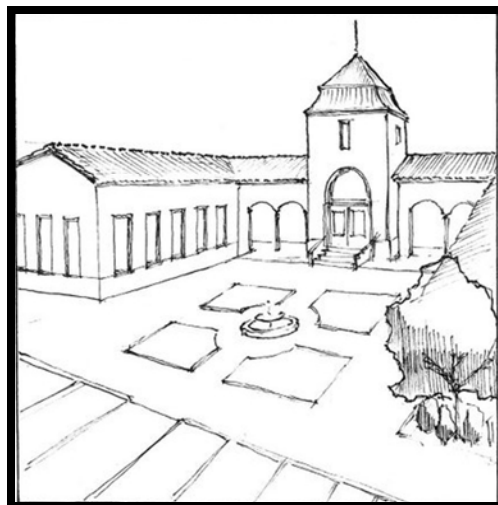
Windows can either be recessed or project out from the building surface to provide depth to building elevations.



-
-
12. When architecturally appropriate, buildings should include a base along all sides of the building in the form of a wainscot or other architectural element to meet the ground and provide surface relief and variation in building exteriors materials .
- The base of buildings should be of a durable and stain resistant material able to take soil and abuse associated with a public walkway.
13. Provide focal points in the architectural theme to create a strong entry statement and provide a sense of place. Towers, spires, domes, massing, color, trellises, fountains, public art, and plazas are encouraged.



Avoid this

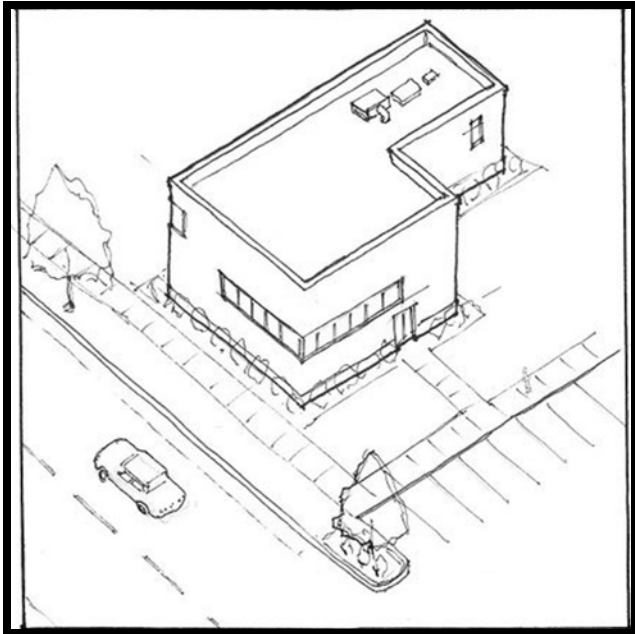


Do this

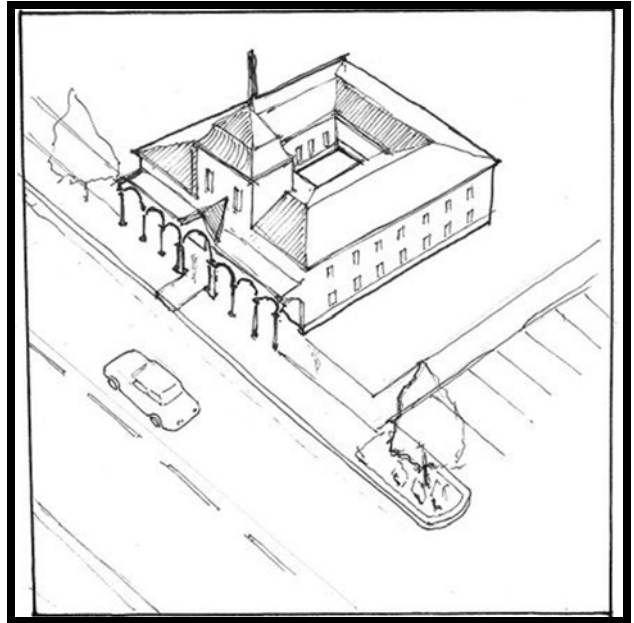
Architectural focal points such as towers and domes on a building as well as fountains provide interest and a sense of place.



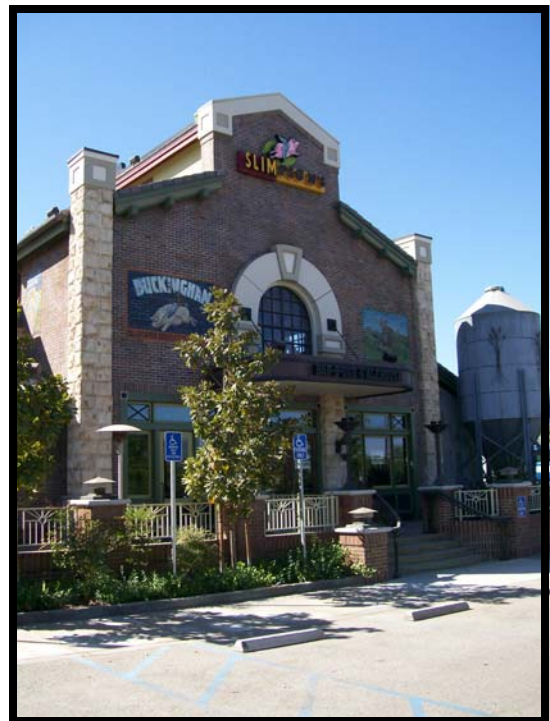
14. Building articulation shall be included in the design of building, in order to create a formal entry statement.



Avoid this



Do this



For these building articulation provides a formal entry statement.

-
-
15. Give special attention to creating pedestrian scale and an inviting place for visitors and employees.
 16. All projects are strongly encouraged to be designed by a licensed architect with experienced in commercial architecture.
 17. Use building materials that provide texture and character to building surfaces.
 18. Higher quality building materials that add character to buildings shall be used in areas that experience high pedestrian traffic.
 19. Create designs that include “true” architectural style(s) that have a timeless quality rather than trendy designs that become dated. If a specific style of architecture is to be used (Mediterranean, Spanish/Mission, Craftsman), the design of project shall look authentic in building materials and detail window details. Avoid the mixing of architectural styles.



These buildings contain true modern architecture and do not use inappropriate design elements or materials.

20. Fit buildings into their context, including architectural style, massing and proportion. This should not be interpreted as advocating the imitation of existing styles.

-
-
21. Architectural details may include accent colors treatments, however projects should avoid an excessive amount of bright or highly reflective colors which overpower the building.
22. Design is to be sensitive to, but not mimic nearby historic structures. Sensitivity can be achieved through:
- Selection of complementary building materials including exterior colors and lighting;
 - Use of similar yard proportions and building orientation; and
 - Use of compatible building mass and height.



Avoid this



Do this

23. Screen drive-through lanes from public view through the orientation of the building and through a combination of landscaping, berming and low screen walls. (See City development standards for Drive Through uses) Provide canopies over the drive-through pick-up window designed in proportion to the building. The canopy should be constructed using the same building materials as the ones used for the building.
24. For buildings that are placed near street frontages vending machines and newspaper racks are to be recessed into the building facade. Cabinets for electric meters are prohibited. All electrical meters shall be placed inside the building.
25. Consider site amenities, such as walls, raised planters, hardscape, street furniture, trash enclosures, lighting, and monument signs, as part of the total architectural package for the project. Articulate and integrate bike racks and other components into design of buildings, placing racks in visible locations.
26. Shopping carts shall be completely screened from public view, protected from weather, and located adjacent to or within the building.

-
-
27. Project signage must be incorporated into the overall architectural theme of a development. Sign programs shall consider different types of signage designed for pedestrian and auto orientation and shall develop ways to integrate the specific type of sign being used (building, monument, freeway oriented) to a project's design.



Each of these signs are integrated into the architectural theme of a project.

28. For industrial buildings design the office portion as the architectural focus with appearance of an office building in terms of detail and amount of glass.
29. For industrial buildings provide a minimum of two three primary building materials such as, concrete, textured concrete, textured block, brick, granite, marble, and similar materials. Building mass shall be reduced by introducing relief in the horizontal plane. Exteriors shall also be enhanced with metal, reflective glass, or vertical plantings (see Landscape Guideline 14).

II. Energy Efficient Design

1. Buildings shall be designed with solar orientation in mind with each elevation responding appropriately to its orientation. Possible ways of designing project for solar orientation are:
 - A. Use building overhangs and spectrally-selective glazing to reduce solar heat gain on windows. Do not use heavily tinted glass unless necessary for security or privacy purposes.
 - B. South facing elevations should incorporate overhangs.
 - C. Design roofs on the south side of buildings to allow for the installation of photovoltaic panels. Centralize rooftop equipment to allow for greater roof area available for photovoltaics.
 - D. Minimize paved areas to lessen heat buildup around the building that will add to the load on the building envelope. Providing landscaped planters adjacent to buildings to influence the microclimate found around the building.
 - E. Consider the selection of paving color with a high reflectance to minimize heat gain. Employ pavements that are lighter in color (concrete, cementitious asphalt overlay, colored asphalt, decorative pavers, decomposed granite) or are vegetated (grass pavers, lattice block) to reduce heat island effect. Shade pavement as much as possible with either building structures, freestanding shade structures, or trees.
 - F. Provide fins, louvers, landscaping, and or other shade devices on east and west facing windows of buildings to reduce solar gain and glare.
 - G. Consider providing exterior finishes with high reflectivity and high thermal emittance or wall shading elements to reduce solar gain.
 - H. Use roofing products with low emittance and low solar reflectance or green roofs to reduce cooling loads.

-
-
- I. Design windows to maximize daylighting and views. Consider passive daylighting strategies that bring daylight deep into occupied spaces such as:
 - High Ceilings
 - Light colored interior surfaces
 - High clerestory windows
 - Light shelves
 - J. Use light sensors to reduce use of electricity when adequate daylight exists.
 - K. Use roof monitors for daylighting upper floors.
 - L. Shape and plan the interior to enhance daylight distribution. Orient buildings so that maximum solar exposure is north and south facing, where solar control is easiest and minimum exposure is east and west facing.
 - M. Integrate energy producing equipment such as wind turbines and photovoltaic equipment into the architectural design of buildings.
2. Consider providing changing rooms, lockers & showers for cyclists & joggers.
 3. Provide space for recycled material storage & handling systems.
 4. Consider incorporating thermal mass into building structure.
 5. Specify recycling of demolition & construction waste in construction contracts.
 6. Where possible use narrow floor plates for access to daylight, views & natural cooling. Consider designing floor plans that give north and south elevations the most exposure to sunlight allowing for deep penetration of natural light into the core of buildings.

III. ADAPTIVE REUSE

1. Where possible restore & incorporate portions or entire existing buildings in new building designs (coordinate with Historic & Scenic preservation Commission).
2. When adapting a historic structure to a new use, respect its historic architectural character.
3. Seek a use that is compatible with the historic character of the property.
 - Smaller single family residences are appropriate for single tenant professional and medical offices. While larger homes may accommodate multiple tenants.



Example of adaptive reuse of a historic single family residence used as a single tenant professional office.



Example of a larger single family residence being used to accommodate multiple tenants.

- Larger structures may accommodate busier commercial uses such as restaurants and retail sales establishments as well as a mix of uses.



Former packing house used as a reception hall.



Former packing house used for professional offices.

- More intense commercial uses may be appropriate for historical institutional structures such as churches.



Former church building used as a showroom for building materials.

- Auto related uses are generally not appropriate for historical structures.

-
-
4. Design accessibility improvements in a manner that will preserve the historic character of the property.
 5. When adapting historic landscapes and yard to new uses, also maintain the historic character.
 6. Minimize the visual impacts of parking areas by locating stalls to the rear of the structure.
 7. Additions to historic buildings should be designed in accordance with the Secretary of Interiors Standards for Rehabilitation. Additions shall be constructed such that it will not obscure alter or destroy the character of the original building and that are visually subordinate to the main building.
 8. A substantial addition shall be distinguishable from the historic building so that it can be understood as a more recent change.



New glass panels enclose a portion of the original colonnade



New building addition to this Historic structure contains arches with recessed windows above

9. The materials of an addition shall be compatible with those of the primary structure.
10. Windows in an addition that are visible from the public way shall be compatible with but not mimic those of the historic structure.
11. A roof addition should be in character with the style of the primary structure.
12. A new dormer should remain subordinate to the historic roof in size and character.

IV. PUBLIC ART

1. The City of Redlands welcomes the use of public art within new development. Projects that provide public art will receive favorable recognition during the public review process. Developers are strongly advised to consider how their project can benefit the overall community with the use of public art in order to contribute to the City's cultural heritage. Notable public art is found at the following locations:
 - Fountain at the Stauffer Center
 - Statue at the southeast corner of Industrial Park Avenue and Tri-City Center Drive
 - Building Mosaic at the northwest corner of Redlands Boulevard and Orange Street.
 - Murals in the Downtown.
 - Kaiser Permanente Medical Office Main Entrance
 - Public Gardens
 - Architectural Design of buildings in the City

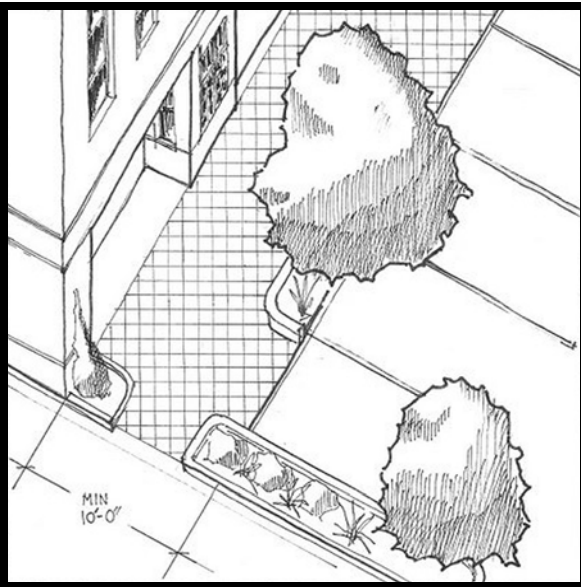
I. Site Design

1. Whenever possible, new structures should be clustered. This creates plazas or pedestrian mall and prevents long “barracks-like” rows of structures. When clustering is impractical, a visual link between separate structures should be established. This link can be accomplished through the use of an arcade system, trellis, other open structures, open space planting scheme, plaza, pedestrian areas and enhanced paving.
2. Plot buildings to create plazas and logical pedestrian connections. Pedestrian walkways should connect public transportation, street access, parking lots, and buildings. Pedestrians should be able to access buildings without walking in drive aisles. Major pedestrian components should have amenities such as shade, adjacent landscaping, and visual interest. All intersections with drive aisles should be clearly marked and signed for safety.

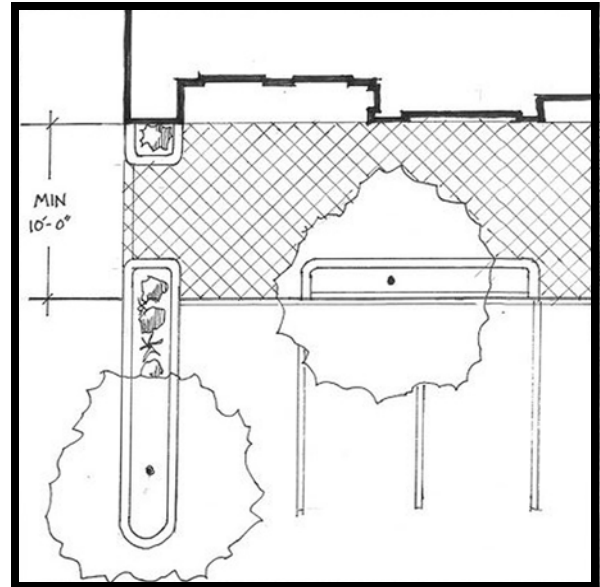
3. Recognize the importance of spaces between structures as “outdoor rooms” on the site. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply “left over” areas between structures. Outdoor spaces should provide pedestrian amenities such as shade, benches, water features, etc.



4. For multiple buildings, vary building placement to avoid parking areas that dominate streetscape. This can be accomplished by placing buildings closer to the street and encircling the buildings around the parking area.
5. Avoid “strip-commercial” appearance where buildings are plotted in a straight row with parking along the entire street frontage. This can be accomplished by incorporating articulation of buildings, significant building offsets, variation in colonnades.
6. For non-retail buildings, provide a minimum of 10 feet of landscape area against building walls, exclusive of sidewalks, to accommodate the planting of trees. Locate trees closer to the walk (as opposed to the building) to assure that there is adequate space for the tree canopy.
7. For retail shops provide a minimum 10 foot deep pedestrian area between buildings and parking stalls for walkway site amenities and landscaping. A minimum of 20% of this area shall be landscaped.



Do this



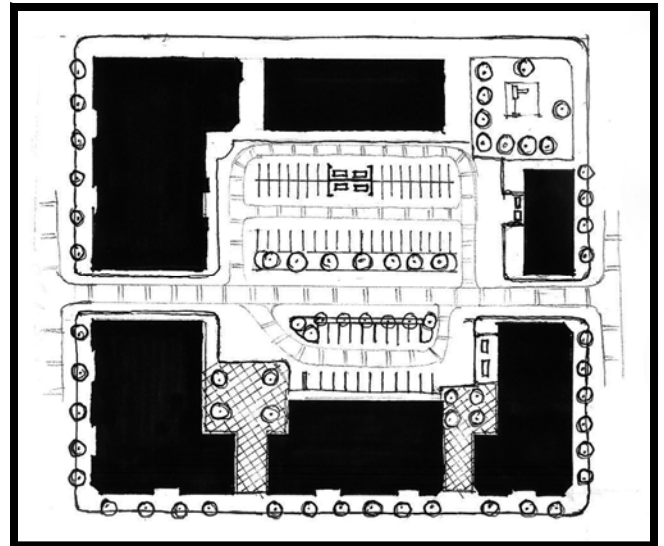
Do this

8. Consider the distribution of parking stalls when laying out a site. Create clustered parking and delivery areas that are not intrusive. Increase the area of landscaping as parking areas increase in size.

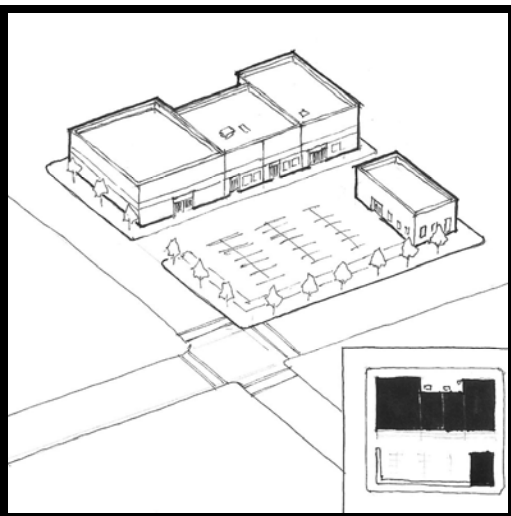
Place parking inside blocks and separate them to create a series of small parking lots within a block.

Create pedestrian plazas between buildings.

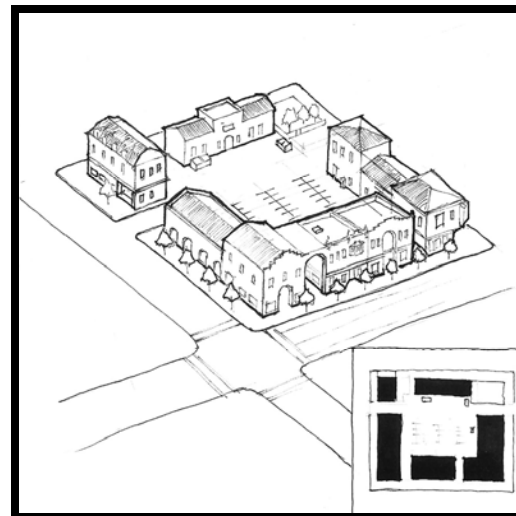
Loading and service areas should be located away from the street.



9. Freestanding, singular commercial structures should be oriented with their major entry toward the street where access is provided, as well as having their major facade parallel to the street.
10. Open space areas should be clustered into larger, predominant landscape areas rather than equally distributing them into areas of low impact such as at building peripheries, behind a structure, or areas of little impact to the public view, where they are not required as a land use buffer or as a required setback.
11. Orient the building or buildings to screen parking areas from public views. When this is not possible parking areas shall be screened with berming, landscaping, low walls, grade differentials.



Avoid this



Do this



When parking areas cannot be screened by the building landscaping may be used

12. Consider street setbacks on adjacent properties. While variety is generally desired, the street must function as a whole and the setbacks of adjacent properties must relate.
13. Structures should be sited in a manner that will complement the adjacent off-site structures. Sites shall be developed in a coordinated manner to provide order and diversity and avoid jumbled, confused development. Development shall consider adjoining development when siting a project.
14. Water features that provide cooling and ambient sound for occupied outdoor spaces are encouraged. Provide pedestrian access to water features. Do not use spraying jets or other water conveyances that use excessive pump power and cause significant evaporation of potable water. Edges of large standing water features shall be of a low slope that allows for a variety of landscaping at the water's edge, allowing for a diverse wetland habitat.
15. Relate the location of site uses with adjoining properties to avoid possible conflicts and take advantage of cooperative arrangements and mutual opportunities. Parking lots with off-peak loading (churches, conference and convention, nightclub) should be designed to anticipate shared parking arrangements with adjacent properties by providing vehicular and pedestrian connections. Consider sharing access with adjoining properties by placing access points along property lines and providing access between parking lots.
16. Align access with existing driveways, intersections, or median openings.

17. Design a projects circulation system to address needs of both motorists and pedestrians. Locate structures and on-site circulation systems to minimize pedestrian/vehicle conflicts where possible. Clearly delineate on site pedestrian walkways and link structures to the public sidewalk, and public transportation stops where possible with textured paving, landscaping, lighting, and trellises.



Separate walkways can provide a pleasant experience for pedestrians when they provide shading and

18. Ingress and egress to a site must consider traffic volume generated by the project and should provide ingress and egress in proportion to the traffic generated by the project.
19. Provide proper vehicle stacking distance at entrances.
20. Avoid using dead-end parking aisles. Where dead-end areas are used provide enough area to allow for ease of maneuvering. And they should allow pedestrian circulation too
21. Orient loading areas away from the street. Where it is necessary for loading areas to face the street, screen them with buildings. Consider using enhanced architecture at service doors as well as canopies. If a screen wall is necessary assure that the screen wall is of sufficient height to shield delivery activities and doors, also provide sufficient landscaping and setbacks to diminish the impact of the tall wall.
22. Screening shrubs shall be added to buffer all rows of parking facing street frontages. Interior parking lot planters shall also have screening shrubs which cover at least 50% of the planter area with the remaining area covered in trees and groundcover and mulch to reduce the visual impact of asphalt and cars. Appropriate breaks for pedestrian traffic shall be included. Living ground cover (or low growing shrubs) shall be used throughout planters and mulch used for moisture conservation.

23. As an alternative to large detention basins , use “zero-curb” vegetated swales, permeable paving for parking stalls, and drought tolerant vegetation to integrate stormwater management, shading, visual buffering, irrigation, habitat creation, and aesthetics.



Permeable paving used for parking stalls.



Vegetated swale with a zero-curb used as a parking lot planter.

24. Create a strong entry statement with the use of textured pavement, monuments, enhanced landscaping using larger mature plantings and the generous use of colorful annual plantings at project entrances.
25. Priority should be given to preserving significant existing mature trees as a focal point either by preserving in place or relocating trees and enhancing landscaping around the mature tree. Integrate existing landscape, historical, hydrological, and geological features into the preliminary site planning from the beginning of the project.
26. For industrial and office projects, provide plazas where employees can rest and eat lunch, preferably away from public entrances to buildings, loading areas, or other high traffic areas. Provide tables, benches, shade trees or structures.
27. If proposing designated smoking areas within commercial and industrial projects, provide a designated smoking area that is located away from all pedestrian paths-of-travel, non-smoking break areas, building entrances, operable windows, and building air intakes. Provide a maintained ashtray, seating, and cover from sun and rain. Signage is not required.

28. For auto related uses, service bays shall not be oriented toward streets or residential land uses. Sufficient space shall be provided between service bays to permit architectural detail around the openings.
29. Screen trash enclosures, ground-mounted equipment and utilities from public view with landscaping or orientation of the building.
30. Architecture for trash enclosures, utility screens and mechanical equipment screens must be compatible with the design of building being served.
31. Provide a separate enclosure designated specifically for collection and storage of co-mingled recyclables.
32. Site Lighting
 - All uplighting should intersect with opaque surfaces to eliminate light pollution from stray light. Lighting for the American flag is an exception.
 - Select light fixtures that are consistent with the architectural style of a development
 - Mount exterior light fixtures at a height appropriate for the subject they are lighting. Pedestrian pathways and landscape beds can be illuminated from just a few feet off the ground.
 - Insure that interior lighting angle of maximum candela is not directly visible through windows.
 - Consider highly efficient exterior lighting technologies such as LED and fluorescent induction lighting.
 - Interior illuminate signage shall be illuminated with LED.
 - Select fixtures with an appropriate beam spread for the subject they are lighting. Avoid "wall-pack" type fixtures that create nighttime glare.
 - Use full cut-off exterior lighting fixtures.
 - Do not overlight. Use the minimum footcandles necessary to provide comfort and safety. Overlighting causes glare conditions that can actually decrease security.
 - Do not use low pressure sodium lighting. Specify fixtures with good color rendering.
 - Use reflective or light-colored lighting standards to optimize lighting efficiency and to reduce their visibility in daylight conditions.
 - Exterior lighting
 - The minimum level of illumination in parking areas is 1.0 footcandles with the maximum allowable level of illumination 0.5 footcandles at property line.

Project Landscaping

1. Locate plants in response to architectural design and site planning. Plants can be used to keynote entries, contrast with or reinforce building lines and volumes, and soften hard lines or blank wall expanses. The City encourages developers to minimize turf, and use drought tolerant landscaping.
2. Select plants for their year round interest, as well as their form, texture and shape values.
3. Use a mixture of evergreen and deciduous trees along streetscape for year round interest.
4. A minimum of twenty-five percent (25%) shall be 24-inch box in size, and twenty-five percent (25%) shall be 36-inch box in size. The balance may be 15-gallon in size. All trees shall meet the following minimum caliper sizes.

15-gallon:	3/4" to 1"
24-inch box:	1-1/4" to 1-3/4"
36-inch box:	2-1/2" to 2-3/4"

5. If the caliper size cannot be met at the container size then the developer shall increase the container size to meet the required caliper.
6. Provide canopy shade trees in parking areas. Parking area trees shall be selected from the City list of recommended shade trees for parking areas.
7. Trees with a trunk height of not less than six (6) feet shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the parking area, and at twenty (20) foot intervals along the periphery of the parking area. Planters shall be at least five (5) feet wide inside of curbing to accommodate tree growth, free of building interference. Individual tree wells shall not be considered as a substitute for continuous landscape planters to meet tree placement requirements.
8. Provide special landscape treatment, such as intensifying the density (size and/or number) of trees, accent trees, and special paving, at all project entries and building entrances.
9. Use evergreen trees to block winter winds, screen unsightly features, and reduce heat gain.
10. Street trees and on-site trees shall be coordinated with trees used on the opposite side of the street.

11. Provide pervious paving adjacent to planters to allow water infiltration for the entire anticipated root zone. This will increase canopy size and prevent root intrusion into paving. Shading in parking areas is a priority in Redlands and the Zoning Ordinance specifies tree types and minimum tree sizes required.
12. Select plants of appropriate size at maturity for their intended use to minimize maintenance or replacement when plant outgrow the available space.
13. Provide automatic irrigation systems to ensure efficient and adequate watering. Automatic irrigation systems shall include water sensor or ET (evapotranspiration) controllers to regulate water usage.
14. The use of Vines/Espaliers or simply planting next to a building, is encouraged for the cooling of buildings, visual relief and as a graffiti deterrent for both building and freestanding walls. Additionally, Utilize green roofs were possible.



Vegetation on a building can cool a building and also serves as an architectural feature.



Green roofs serve to reduce heat island effect and also reduce storm water run-off.

15. Use plants to define outdoor spaces such as street edge, outdoor plazas or movement paths between parking and building entrances.
16. Simple plant palettes are preferred over complex schemes.
17. Maintain adequate sight lines for motorists at intersections and driveways.
18. Xeriscape Guideline
 - Select plant materials for their suitability to the environment and compatibility with Xeriscape principles.
 - Use drought resistant plants.
 - Use of surfaces mulches to prevent erosion, retain soil moisture and prevent weed growth.
 - Group plants according to their watering needs.
 - Use of a properly designed irrigation system that is appropriate for the needs of the plant groups: such as low flow emitters, bubblers, and drip lines for low water need plants and properly sized sprinkler heads for turf areas that will minimize run-off and overspray.
 - Use turf only where necessary for outdoor activity.
19. Plant trees to achieve a continuity of form. General guidelines for the use of landscaping to achieve this continuity include:
 - Using the same tree form (i.e., columnar or round headed) along streets of the same type to reinforce the hierarchy of street types.
 - Planting trees in similar patterns on streets of the same type.
 - Using the same species for the entire length of a street or throughout an entire area.

20. All freestanding walls shall be designed and constructed to incorporate design features such as tree planter wells, variable setbacks, split face block, columns, decorative caps, or other such features to provide visual and physical relief along the wall surface.
21. The replacement of citrus trees or use of citrus in appropriate areas is encouraged.
22. Avoid plants that have fruits/seeds/flowers drop or brittle branches near walkways and parking areas, as they are a potential safety hazard and long term maintenance liability.