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5.0 DESIGN GUIDELINES

5.1 DESIGN GUIDELINES OVERVIEW

The Design Guidelines illustrate the desired character of the built environment through site, building, and landscape design. They are intended to help the City of Newark and future builders create a mixed-use community with a consistent quality and distinctive sense of place while encouraging flexibility and innovation, diversity, and individual neighborhood character.

The Design Guidelines are provided as a way to achieve that blend of architectural styles in combination with thoughtfully designed public spaces that will distinguish the Plan area. The Guidelines are suggestions intended to be applied as applicable, based on the specific product, location, and site conditions.

5.2 ARCHITECTURAL DESIGN GUIDELINES

Architectural Character

Several building styles are recommended to be used throughout the Plan area:

- Agrarian Rural
- Agrarian Contemporary
- Farmhouse
- Arts & Crafts - Prairie
- Arts & Crafts - Craftsman
- French Country

The elements of each architectural style are outlined below as guidelines intended for application to the residential buildings, where feasible and appropriate, and as a context for other product types, including retail and commercial. In many instances, this may be achieved through extrapolation rather than direct application.

5.2.1 Agrarian Rural

Drawing from homes of the late nineteenth and early twentieth centuries, Agrarian Rural style homes typically have a roof form to the front and a partial or full-width front porch. These homes will have appropriate detailing that adds to the overall refinement of the architecture without detracting from it. Agrarian Rural style homes should be familiar, welcoming residences.

Typical Elements of this Style

Form & Roof:

- Cross-gabled, front gabled or front-to-back main gabled roof forms
- 5:12 to 12:12 roof pitches
- Pitch breaks permitted at porches, minimum slope of 3-1/2 : 12
- Minimum 12 inch eaves and minimum 8 in gable ends
- Flat concrete tile or composition shingle roofing

Walls & Windows:

- Horizontal siding, board and batten siding, stucco or a combination of these
- Square or a minimum 2:1 proportioned vertical rectangular windows
- Grid patterns typically: 1, 2, 4 or 6/1; 2/2; 4/4; 6/6
- Window grids facing all public streets and other locations in clear public view

Details:

- Porches with simple columns, preferably wood, with bracket and corbel detailing
- Decorative porch railings
- Appropriately proportioned window and door trims, simple in nature
- Wood detailing on siding surfaces, and stucco over foam detailing permitted on stucco surfaces

Colors:

- Body: whites, light-tinted colors, and rich earth tones
- Trim: whites and lighter tinted colors that compliment the body color
- Accent: light or dark shades that contrast to the body color

Enhancement Opportunities for this Style:

- Appropriately scaled dormers, preferably active
- Roof ornamentations such as cupolas and dovecotes
- Lambs legs at gable ends
- Decorative shutters
- Siding at gable end elevations
- Smoother texture on stucco elevations



5.2.2 Agrarian Contemporary

Influenced strongly by the homes of pre-railroad America, the Agrarian Contemporary style should rely on simple form based architecture with strong roof lines and inviting front porches. These homes should not be overly adorned with decoration and attention should be paid to appropriately proportioned fenestration patterns that provide a specific rhythm to the façade of the building. Agrarian Contemporary style homes should be clean, crisp, more contemporary interpretations of the Agrarian Rural style.

Typical Elements of this Style

Form & Roof:

- Simpler plan and form
- Simple roof design; front-to-back gable or side-to-side gable
- 5 : 12 to 12 : 12 roof pitch
- Minimum 8 inch eaves and zero gable ends permitted
- Flat concrete tile or composition shingle roofing

Walls & Windows:

- Horizontal siding, board and batten siding, stucco or a combination of these
- Symmetrical placement and careful attention to developing distinct fenestration rhythms
- Square, circular or minimum 2:1 vertically proportioned rectangular windows
- Grid patterns typically: 1, 2, 4 or 6/1; 2/2; 4/4; 6/6

- Window grids facing all public streets and other locations in clear public view

Details:

- Porches with simple columns with simple trim detailing
- Porch railings should be simple in design when provided
- Minimal door and window trim detailing
- Wood detailing on siding surfaces and stucco over foam detailing permitted on stucco surfaces

Colors:

- Body: whites, light-tinted colors and rich earth tones
- Trim: whites, or light shades complementary to the body color
- Accent: light or dark shades in contrast to the body color

Enhancement Opportunities for this Style:

- Decorative shutters
- Appropriately proportioned dormers, preferably active
- Cupolas
- Exposed rafter tails
- Smooth trowel detailing on stucco elevations



5.2.3 Farmhouse

The American Farmhouse architecture style is a hybrid of varying elements brought together by the regional craftsmen and the building traditions of the early 20th century. Covered porches, dormer windows and white paint are universal Farmhouse features. This architecture embodied the need for basic comfort and is both practical and pleasant in design.

Typical Elements of this Style

Form & Roof:

- Typically two-story
- Asymmetrical, angular design with tall proportions
- Gable roof
- 8 : 12 or greater roof pitch
- Overhanging eaves
- Wood shingled roof
- Composite shingled roof

Walls & Windows:

- Wood cladding
- Horizontal, diagonal or vertical boards give the appearance of sticks
- Vertically hung 1/1 or 2/2 windows
- Tall, rectangular windows with large panes

Details:

- Emphasis on patterns and lines
- Decorative braces and brackets

- Plain trim boards, soffits, aprons, and other similar decorative features
- Crown detailing along roof peaks
- Radiating spindle detailing at gable peaks
- Decorative half-timbering

Colors:

- Multi-colored
- Contrasting paint colors

Enhancement Opportunities for this Style:

- Corbels and gable trusses
- Wrap porches
- Geometric patterns
- Porch railing with embellishment



5.2.4 Arts & Crafts - The Prairie School

Built in the 1920's, the Prairie School style is one that is truly indigenous to America. Derived by an unusually creative group of Chicago architects, notables such as Frank Lloyd Wright and Louis Sullivan helped to pioneer this new and modern architectural style, and in turn form the "Prairie School." Prairie School was also one of the first attempts to design an architectural style that did not share any design elements or aesthetic vocabulary with European classical architecture. Prairie School was also heavily influenced by the Idealistic Romantics, such as Ralph Waldo Emerson, who believed better homes would create better people.

Typical Elements of this Style

Form & Roof:

- Low-pitched roof with widely overhanging eaves
- Massive square porch supports
- Two-stories with one-story porches or wings
- Gable roof edges flattened
- Swept back gable, peak projecting farther than lower edges
- 3-1/2 : 12 or greater roof pitch
- Hipped roof

Walls & Windows:

- Horizontal rows of windows, sometimes wrapping around corners
- Tall casement windows
- Geometric patterns of small-pane window glazing

Details:

- Detail emphasizing horizontal lines
- Contrasting wood trim
- Top half of upper story emphasized

Colors:

- Body: whites, light-tinted colors, and rich earth tones
- Trim: whites and lighter tinted colors that compliment the body color
- Accent: light or dark shades that contrast to the body color
- Contrasting cap on porches, piers and balconies

Enhancement Opportunities for this Style:

- Horizontal patterns in wall materials
- Window boxes
- Sullivan-esque ornament at door or cornice line
- Flattened pedestal urns



5.2.5 Arts & Crafts - Craftsman

Inspired by two California brothers - Charles Sumner Greene and Henry Mather Greene - these homes were the dominant style for smaller houses built throughout the country during the period from about 1905 to the early 1920's. This style originated in Southern California and quickly spread throughout the country by pattern books and magazines. This style is still popular and has continued with numerous architectural renovations and revival projects.

Typical Elements of this Style

Form & Roof:

- Low-pitched gables roof (occasionally hipped) with wide, unenclosed eave overhang
- Roof-rafters usually exposed
- Multiple roof planes
- 4 : 12 or greater roof pitch

Walls & Windows:

- Shed or gable dormers
- Window boxes and balconies
- Multi-pane sash over sash with one large glass pane
- Line of three or more windows
- Transome windows

Details:

- Porches are either full, or partial-width, with roof supported by square columns

- Decorative (false) beams or braces under gables
- Columns, or column bases, frequently continue to ground level without breaks at porch level

Colors:

- Body: whites, light-tinted colors, and rich earth tones
- Trim: whites and lighter tinted colors that compliment the body color
- Accent: light or dark shades that contrast to the body color

Enhancement Opportunities for this Style:

- Triangular knee braces
- Extra stickwork in gables or porch
- Extended and/or elaborated rafter ends
- Sloped, battered foundation
- Oriental (peaked or flared) roof line



5.2.6 French Country

The French Country style has its roots in the sunny hillsides of rural France and includes picturesque examples based on French farmhouses. This style shows many examples of basic French architecture and detailing, but is united by the characteristic roof. This style was found throughout the country in the 1920's and 30's, but has gained more popularity after the 1960's.

Typical Elements of this Style

Form & Roof:

- Tall, steeply-pitched, hipped roof (occasionally gabled)
- Eaves flared upward at wall connection
- Symmetrical or Towered building form

Walls & Windows:

- Brick, stone or stucco wall finish
- Arched windows or dormers
- Casement windows

Details:

- Formal facade detailing
- Decorative (false) beams or braces under gables
- Doors set in arched openings

Colors:

- Body: light-tinted colors
- Trim: warm light tones and colors that compliment the body color
- Accent: high contrast colors and textures that

contrast to the body color

Enhancement Opportunities for this Style:

- Round tower with conical roof
- Use of curves to accentuate details





5.3 NEIGHBORHOOD CENTER & TRANSIT AREA GUIDELINES

Site Design

The goal of the Specific Plan is to create a vibrant mixed-use commercial area for residents within the specific Plan area as well as the greater City of Newark. The Neighborhood Center and Transit area creates a true urban gathering place where retail shops and restaurants can open their doors to the sidewalks and invite people inside. The street leading directly to the Transit Station connects to Enterprise Drive and is intended to intrigue and invite a passerby along Enterprise Drive to turn in and spend some time in this area. Goals for this area are:

- Create a vibrant Neighborhood Center and Transit Area framed by storefronts, awnings and landscaping.
- Provide for a mix of uses within the Plan area that creates a pedestrian friendly atmosphere.

Architecture

The goal of the Specific Plan architecture is to create a character that is distinctive and memorable. Public street facing facades of all buildings should have the same level of articulation and quality of details and materials.

- Loading and service areas should be integrated into the overall building composition and screened from the sidewalk views.

- Architectural enclosures should be designed as integral elements of the building architecture.

- Trellises, pergolas, or permanent awnings should be incorporated where appropriate to serve as shade and weather protection. Arcades, wide overhangs, deep reveals, permanent awnings, etc., should be used.

- Materials should be appropriate to the building's architectural style and character and suited to commercial construction.

- Any changes in materials should occur at the inside corners where the building plane changes direction.

- Mirror glazing should not be used.

Street Furnishings

The sidewalks are an important feature of the Specific Plan. The Neighborhood Center should be furnished with enriched materials and furnishings that create a comfortable and convenient experience, and should be in a similar family of style, color, and finish to create a refined and uncluttered appearance. All street furnishings should be constructed of durable, non-weathering materials. Use recycled and eco-friendly materials when feasible.

- Create sidewalks that are scaled to accommodate pedestrians and cafe style seating where appropriate.

- Newspaper racks, trash receptacles and ash urns should be of one cohesive design and integrated into the landscape design.
- Bicycle parking and utilities should be integrated into the landscape design to place these elements where they are needed in a discrete manner.
- Bollards may be used selectively to provide separation between auto and pedestrian crossings.

Landscaping

The general landscape concept is to provide basic planting direction along streets and other public spaces, while allowing for individual styles. The following information describes suggested landscaping within the Neighborhood Center:

- Select appropriate plant species based on climate and architectural style.
- Use a mix of shrubs and ground cover, as appropriate.
- Use minimal turf.
- Plant shrubs at the base of the building and walls as appropriate.
- Use larger shrubs adjacent to fences, walls and facades.

- Plant vines on walls, enclosures, fences, trellis/ arbor and structures if appropriate.
- Provide access walks to entries.
- Plant accent shrubs to highlight entries.
- Install an automatic irrigation system.
- Plant shrubs and/or ground cover from back of walkways to face of wall or fence.
- Tree planting should shade and mitigate the effects of paving, reflected heat and light, direct and protect pedestrians interacting with parking areas, and visually screen parking areas from peripheral views.

Lighting

Landscape lighting within the Neighborhood Center should be designed to contribute to the daily use of commercial, retail, residential and public spaces. Lighting helps to create welcoming visible spaces and accentuate designs.





Landscape lighting can be utilized for:

- Pole mounted area lighting for gathering and active use areas.
- Ambient lighting for built features such as building entries, stairways and specimen plantings.

General landscape lighting elements for the Neighborhood Center include:

- All pole heights, spacing requirements and installation should comply with Newark Public Works Standard Specifications and Details.
- Lighting placement to maximize extended daily use of vehicular, pedestrian, and bicycle circulation.
- Use of low intensity and shielded lighting design to prevent light spillage.
- Selection of functional, durable materials that follow theme and aesthetics of adjacent architecture in color and detailing.
- Application of multi-use light features where possible, allowing for seasonal and event signage and banners.



- Adequate lighting for commercial, parking and other public areas to enable their use after daylight hours and ensure public safety of property and pedestrians.

5.4 RESIDENTIAL DESIGN GUIDELINES

Site Design

The site planning and layout of the Specific Plan area is encouraged to have a strong pedestrian orientation. Building locations can frame prominent corners and highly visible portions of a site. Parking areas can become less prominent through building enclosures, and creative landscaping can be implemented.

- Reduce private driveway pavement to the minimum functional width.

Relationship Between Buildings

- Use signature detailing to establish the community's architectural character in form, color, and materials.
- Avoid abruptly disharmonious and monolithic architectural style, color, and material.

Building Form

- Where appropriate, front porches sufficiently sized to be usable for sitting when intended to provide outdoor private space for residents.

- Avoid style “appliqué” on inappropriate building forms (i.e. English half-timbering on 4:12 pitch roof of a Tuscan home).
- Articulate the building massing appropriately to minimize boxiness along the front and rear elevations as well as the street, or public/private facing side elevations, and to open space for corner lot units.
- Provide a variety of both single and multi-story elements within multi-story home designs.
- For other homes, porches and/or entries are strongly encouraged on select floor plans and elevations, to be the primary element of each home on the street façade.

Entries

- Entry enhancements that are minimal and subtle, that enhance the community character as a whole rather than encourage discrete, individual walled neighborhoods, are encouraged.
- Entry enhancements may include identification signs, lighting, and enhanced hardscape and plantings which would draw from the palette of adjoining streets.
- Provide entry enhancements that are small in scale and can be incorporated into the entry points

of each project as a form of identification.

- If included, porches, stairs, and decks should be designed to reflect the appropriate scale and detail for the architectural style.
- Exterior stairs, railings, short walls, trellises and roof forms all contribute architectural detail and character of the porch and provide visual interest to homes.
- Porch and entry features should primarily be one-story elements. However, in limited quantities porches may also be incorporated into two-story vertical elements to break up the building mass facing the street or to provide visual interest to the streetscape.
- Where topography allows and where feasible, porches should be elevated above the street level.

Roofs

A variety of roof plans and pitches is desired, dependant on architectural style, as roof forms and materials have a significant impact on the impression of variety within a neighborhood.

- Roof extensions over windows for shading and associated brackets are strongly encouraged to add character and interest to the roof forms as appropriate for the architectural style.





- Roofs over one-story elements, such as those over porches or bays, provide additional articulation of the massing of larger two-story residences and are strongly encouraged.

- Unarticulated roof forms should not be set on a constant wall plate height.

- Variation in ridge line heights and alignments should be incorporated in order to create visual interest.

- A flat or very sloped roof should be appropriate to the architectural style and be screened from view by a parapet that is appropriate to the architectural style.

- Built-up or roll roofing and similar appearing materials that are predominantly used on flat roofs are only permitted if they are not visible from the street or other public area.

- Roof penetrations for vents should be consolidated and located on the rear side of roof ridges whenever possible. All vents should be painted to match the roof color.

- Skylights that are visible from the street are strongly discouraged.

- Where sloping roofs are used, each building should have a variety of roof forms to the extent possible within the architectural style being applied. Roof lines should be broken up and varied within the overall horizontal plane. For instance, a gable or hip configuration should be used with complimentary sheds, dormers, and other minor architectural elements as appropriate to the architectural style.

- Roof forms should be designed to correspond and accentuate building elements and functions such as entrances.

Materials, Finishes & Details

- Integrate gutters, downspouts, and rainwater leader heads into the roof/wall detailing and designed as part of the facade where feasible.

- Select roofing materials to be appropriate to their related style and pitch.

- Change materials at inside corners where the building plane changes direction.

- Provide for homes with a color palette that at a minimum includes a body color, trim color and accent color.

- Provide for window placement that respects the privacy of a neighbor's outdoor area.

Landscaping

The general landscape concept is to provide a basic planting direction along the neighborhood streets, in multi-family residential areas, and other public spaces, while allowing future homeowners to individualize their landscaping.

- Select appropriate plant species based on climate and neighborhood style.
- For each lot use a mix of shrubs, ground cover and minimal turf, as appropriate.
- Plant shrubs at the base of the building and walls where appropriate.
- Use larger shrubs adjacent to fences, walls and facades where appropriate.
- Provide access walks to entries.
- Plant accent shrubs to highlight entries where appropriate.
- Install an automatic irrigation system in the front yard of each residential home site.
- Provide a minimum of one backdrop tree per residential corner side yard home site.
- Plant shrubs and/or ground cover from back of walkways to face of wall or fence if feasible and appropriate.

- Standard 6-foot high privacy fencing of a “good neighbor” type should be used on all fence locations between private lots.

- Fencing should be constructed of weather-resistant wood products and should have a continuous wood cap covering the ends of all posts and fence boards.

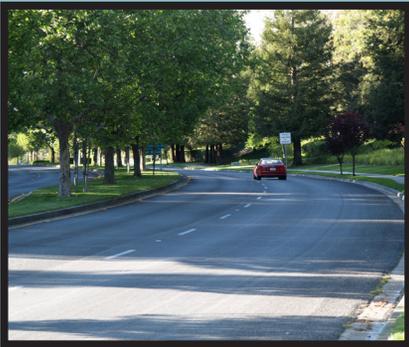
Residential Landscape Irrigation

The Specific Plan is committed to water conservation and efficiency through innovative and accepted irrigation practices. Irrigation designers should use current water use guidelines and tables, state-of-the-art irrigation equipment, and automatic controllers capable of multiple programming.

General criteria for residential landscape irrigation are as follows:

- Drip irrigation and/or other effective irrigation systems should be used in planting areas. Overspray onto paving, fences, or walls should be avoided and soil erosion should be minimized.
- Turf areas should be minimized. If used, turf areas should be served by efficient watering systems. Overspray onto paving, fences, or walls should be avoided and soil erosion should be minimized.





- All valves and equipment should be located adjacent to buildings where feasible and visually screened from public view. No irrigation equipment should be located in such a way as to create a safety hazard to persons or property.
- Operating manuals and scheduling charts should be provided to all Homeowners, Maintenance Companies, Associations, or Agencies. In addition, as-built plans should be prepared and provided for any Common Area Systems, such as may be used in HOA or LLD jurisdictions.

5.5 CIRCULATION DESIGN GUIDELINES

The Circulation Design Guidelines provide recommendations for the streets and other circulation areas throughout the Plan area. The street hierarchy is intended to create a pedestrian network through and around the Plan area and into the adjacent community. Walking and biking are encouraged by providing shade trees, minimizing the number of driveway curb cuts, and incorporating traffic calming measures.

Circulation – Vehicular

Streets are not only functional systems that allow vehicles to flow smoothly and safely to and from parking, they are an important building block in creating a rich and vital pedestrian environment. Streetscape design is one of the major components in the creation of connectivity

through a new community, linking the public and private realms and tying them to the fabric of the surrounding neighborhood. Streetscape design improvements can provide scale, separation from traffic, identity, and create a more pedestrian friendly environment for residents and visitors. The following Circulation Guidelines are offered as suggestions for streetscapes in the Plan area:

- Enhance neighborhood quality and bike and pedestrian safety by slowing/calming traffic.
- Provide minimal vehicular lanes where appropriate. Minimal lane sizes will increase the streetscape area for street trees and planting areas and decrease the amount of impervious surface.
- Minimize impervious surfaces and maximize drought tolerant planted areas, which require less water.
- In areas of high vehicle traffic and potential high use by pedestrians, separate pedestrians on the sidewalk from car lanes with a landscape strip and/or street trees where appropriate.
- Street trees can be one of the most important elements of a quality streetscape. A unique way to define residential neighborhoods is to differentiate the type of street trees in each neighborhood.
- Site plans and building designs are encouraged

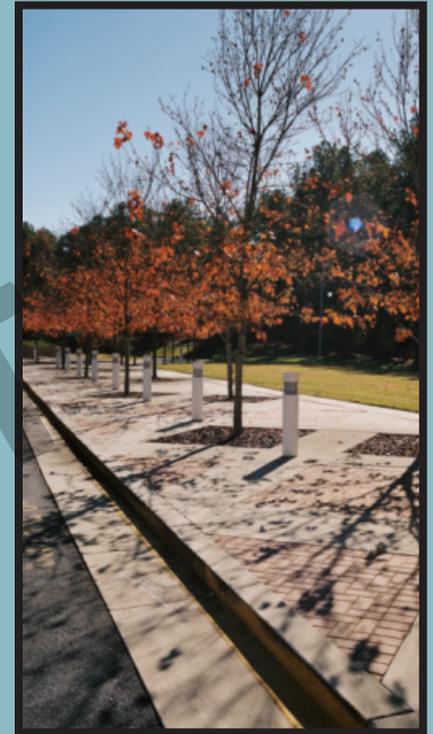
to be oriented to maximize visibility to and from interior building uses and residences, providing views into the streetscape.

- Connecting the Plan area to the surrounding neighborhoods is important to retaining a clear sense of public access. Access and circulation are intended to be relatively seamless within the Plan area. The project will be an extension of the community.
- Handicap accessible ramps and crosswalks should be installed as required.
- If utilized, traffic circles can be special intersection treatments that form transitional nodes and focal points that calm traffic. Because stop signs may not be required at a traffic circle, crosswalk design becomes very important.
- Enhance neighborhood quality, bike and pedestrian safety by slowing/calming traffic.

Circulation - Pedestrian & Bicycle

This Specific Plan is envisioned to be a mixed-use pedestrian-oriented community. Various elements can provide access and circulation for pedestrians. Likewise, safe and well-planned bicycle routes and facilities can provide connections throughout the site and to the surrounding neighborhoods. The following Circulation Guidelines are suggested:

- Create a system of pedestrian elements that will provide access to key public areas.
- Reduce and combine street crossings.
- Coordinate pedestrian circulation systems with bus and car circulation to minimize potential conflicts.
- Separate traffic lanes from sidewalks and walkways.
- Use CPTED (Crime Prevention Through Environmental Design) principles for pedestrian areas.
- Create accessible walkways that are lit and without any visual obstructions and hiding places.
- Locate crosswalks and stop signs at main roadways to control traffic for pedestrians to safely cross.
- Ensure clear lines of sight at proposed access points by locating utility poles, private signs, and other equipment/fixtures so as not to obstruct sight lines, and by selecting appropriate vegetation.
- Improve and provide safe pedestrian and bicycle connections throughout the Plan area.





- Design all pedestrian facilities to meet Federal, State, and local standards and regulations.
- In the Plan area, sidewalks are encouraged to be constructed of concrete with a rectilinear grid working within 12-foot expansion joint spacing. Between the trowel lines, a textured finish such as light broom is suggested.
- Pedestrian walkways between public buildings, if utilized, are suggested to be at least 10-feet wide. If vehicular access for service vehicles is required, 20-foot wide is the suggested minimum.
- Secure bike parking facilities are encouraged to be provided at key active and passive park facilities. Facilities are intended to be safe, secure, convenient to use, be well lit, and be integrated into the architectural design.

Enterprise Drive, Central Avenue, Willow Street & Hickory Street

This Specific Plan has the opportunity to upgrade landscape, lighting, and other improvements located within certain existing rights-of-way. Landscaping can be enhanced along each side of the road, if and where there is existing right-of-way, to signal one’s arrival to the Plan area.

Trees, shrubs, and plants can be clustered and/or used to create a visual rhythm that reinforces a “sense of place.”

Plant color, height, density, and variety are all ingredients that be used to create the appropriate effect. Continuation of the lighting and landscape theme within the Plan area or the blending of it with a compatible theme inside the Plan area will further enhance the overall image of the Project.

Parking

Off-Street Parking Guidelines

Off-street parking, including parking lots, can often have an undesirable effect on a community when it disconnects people from public spaces, creates visual and physical barriers, or provides unsafe conditions. The demand for off-street parking is reduced by encouraging the use of non-motorized transportation and bicycle facilities.

- Use appropriate lighting to eliminate dark places, clearly marking any unobstructed access ways for users of parking areas, and increase visibility for users and other security systems that monitor activity.
- Locate parking areas close to facilities to reduce the distance and time it takes to go from parking lots to the facility.
- Provide on-street parking next to active areas, where called for by this Specific Plan in Chapter 7.
- Provide clear visibility, unobstructed by signs, landscape, or buildings from street to parking lots.
- Locate parking areas behind landscaping and out of view.

- Plant parking lots with drought tolerant trees and shrubs to reduce the parking lot's visual impact.
- Pedestrian connections are encouraged to be integrated into the parking lot layout to provide safe, clear, and unobstructed access.
- For pedestrian access areas, special emphasis can be provided through distinctive materials, colors, and patterns.
- Parking stall dimensions, aisle widths, loading areas, and layout should conform with this Specific Plan and City of Newark Regulations.

5.6 OFFICE DESIGN GUIDELINES

Building Architecture

- Buildings should incorporate contextual architectural design that considers the surrounding building, design and material patterns, such as reflecting local conditions and history.
- All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building (“four-sided” architecture).
- Buildings should utilize natural building materials, particularly on front facades and facades visible from a public right-of-way or residential structure.

- Building design should incorporate patterns and materials that provide visual interest. This should be accomplished through changes in color, materials or relief, such as the inclusion of beltlines, pilasters, recesses, and pop outs. Flat, plain building walls should be discouraged.

- Building designs should incorporate a base tying the building into the ground, a midsection, and a top that terminates the building.

- Building surfaces over 20 feet high or 50 feet in length should be relieved with a change of wall plane or by other means that provide strong shadow and visual interest.

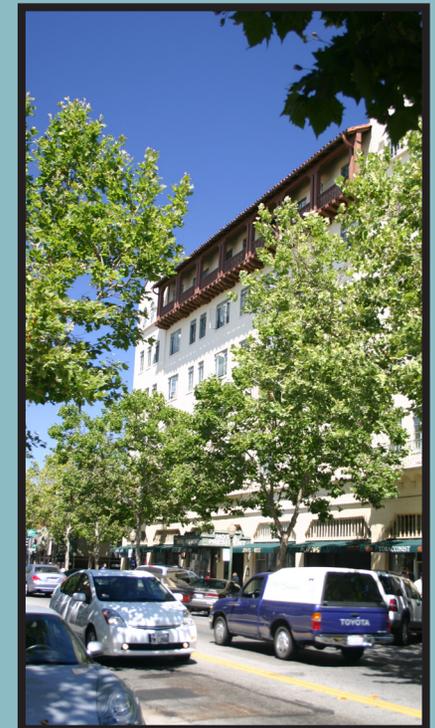
- Buildings should be appropriately scaled relative to existing or proposed street widths.

- Front elevations should be designed to reinforce pedestrian access and scale, such as, consist of 50% or more glass windows at the street level and utilize a variety of treatments and human scale details.

Building and Site Orientation

- Parking should be hidden to the greatest extent possible (located to the rear or side of a building).

- Predominant exterior building materials should be of high quality. These include brick, wood, limestone, other native stone, and tinted/textured concrete masonry units appropriate to the building location. Smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels



are not recommended as exterior building materials except on rear and side elevations that do not face a residential use, residential zoning district, or public street or right-of-way. In cases where these materials are used they should be painted to be complimentary to the primary elevations.

- Building facades should include a repeating pattern that includes no less than three of the following elements: color change, texture change, material module change, or expression of architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one of these elements should repeat horizontally. All elements should repeat at intervals of no more than 30 feet, either horizontally or vertically.

- All sides of a principal building that face an abutting public street should feature at least one customer entrance. Where a principal building directly faces more than two abutting public streets, this requirement should apply only to two sides of the building, including the side of the building facing the primary street, and another side of the building facing a secondary street.

- Roof lines should provide variations to reduce the massive scale of these structures and to add visual interest. Roof lines should have a change in height every 100 linear feet in the building length. Parapets, mansard roofs, gable roofs, hip roofs, or dormers should be used to conceal flat roofs and rooftop mechanical equipment from public view. Alternating lengths and designs may be appropriate.

Pedestrian Access

- Sidewalks should be provided along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas. Such sidewalks should be located at least six feet from the facade of the building to provide planting beds for foundation landscaping.

- Pedestrian connections between commercial uses and adjacent residential development should be considered in cases where there is no sidewalk system or it is incomplete.

Landscaping

- On-site landscaping should be provided in clusters that breakup the building façade of larger buildings.

