

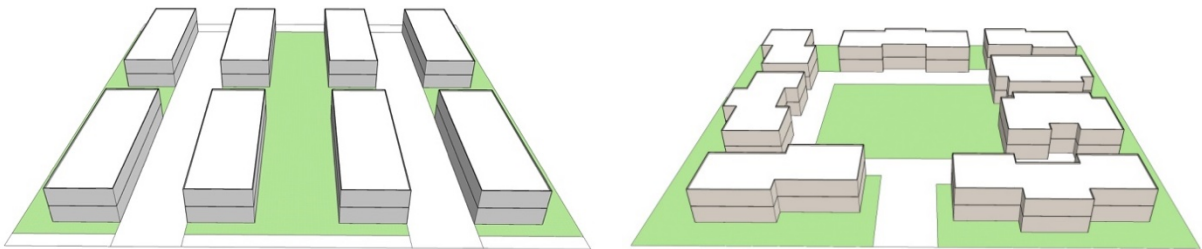
Chapter 4: Design Guidelines

4.1 Introduction and Use of Design Guidelines

1. The intent of the following guidelines is to ensure consistent development outcomes within the Specific Plan area that reflect the vision described in Chapter 2.
2. The chapter will be used as a guide for Design Review by the appropriate review bodies (Tier 1 – Community Development Department Director; Tier 2 – Planning Commission), described in Section 3.1, as well as for general project reviews by the Community Development Department. The appropriate review body should assess overall compliance with the guidelines as a part of project review; the assessment may impact project approval.
3. Guidelines below are organized by functional topics and apply to all multi-family residential, commercial, and mixed-use construction.

4.2 Building Siting and Orientation

1. Buildings should be located and designed to facilitate pedestrian activity by being oriented to the street and sidewalks.
2. Entry and edge design features such as landscaping, architectural signage and monumentation, and/or enhanced paving should be incorporated.
3. Buildings should be sited to avoid random and irregular building relationships, and arranged to create a sense of unity and overall harmony. To the maximum extent possible, new structures should be clustered to create plazas and open space areas and avoid creating of “barrack-like” rows of structures. Where 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, or other open structure.



Discouraged barrack-like layout (left) and encouraged orientation of buildings to create usable open space (right).

4.3 Building Modulation and Articulation

1. Building design should avoid large monotonous facades, long straight-line building fronts, plain box shapes, and barren exterior treatment. All building elevations visible from a public way should be highly articulated.

2. Building design should emphasize individual units within a building, larger units and/or anchor stores within retail projects, and foyers, lobbies, and reception areas within non-retail commercial projects. Ways to articulate buildings include giving individual identity to each vertical module by using design elements such as varying building heights within a project, providing a deep notch between the modules, varying architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type), providing porches/balconies, and varying colors/materials of each module within a harmonious palette of colors materials.

3. Building form and articulation should be used to accentuate public entrances, de-emphasize service areas, and define and shelter pedestrian walkways and exterior spaces.

4. Buildings with angled corners, plazas, or other architectural features are encouraged at corner locations to help anchor the intersection. Building corners may be emphasized by use of elements such as towers, domes, or entries. Vertical architectural elements such as towers should be used as focal points. Towers may exceed the vertical height limit to the zone by 15 feet, as long as they are no longer than 30 feet on a side and do not contain floor space. Additional flexibility in heights is available per the Administrative Relief procedure described in Figure 3-2.

5. The height of taller buildings should transition down toward lower buildings that are adjacent or across the street.



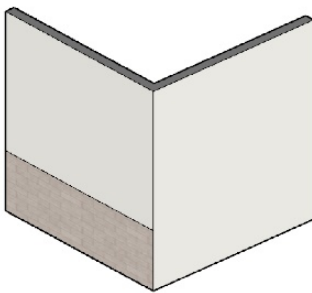
Vertical Articulation (left) and Horizontal Articulation (right).



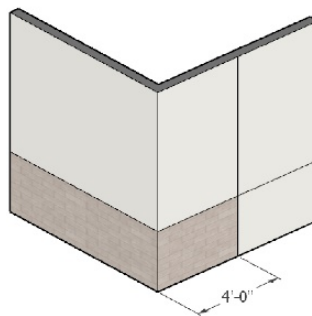
Height transitions between historic buildings (center) and new development (left and right).

4.4 Architectural Theme, Materials, Finishes, and Color

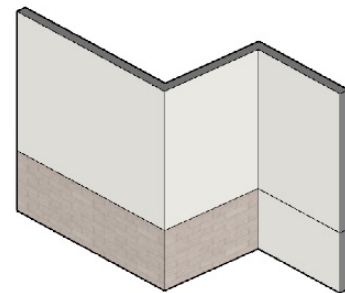
1. There is no required architectural theme for new development within the Specific Plan area. However, it is envisioned that larger developments will use contemporary styles. Original art murals may be used on primary or secondary facades, subject to the standards described in Section 3.13.
2. The architectural style and use of materials should be consistent throughout the entire development. Differences in materials and details may occur where the intent is to differentiate between the residential and commercial scale and character of the structure(s). High-quality, innovative, and imaginative architecture is encouraged.
3. For remodels or additions, the theme should be true to the original intent and style of the building.
4. High-quality materials and finishes appropriate to the architectural style, scale, character, and design theme of the building should be used. Materials, finishes and colors should unify a structure's appearance and be selected to work harmoniously with each other. Exterior design and building materials should reflect permanence and quality. Graffiti-resistant materials and paints are strongly encouraged.
5. Buildings should be treated as a whole and finished appropriately on all sides (360 degrees) to appear integral to the building and avoid appearing "tacked on".
6. Material changes shall not occur at building corners. The same material shall continue around corners for a minimum distance of ten feet. Ideally, the same material should continue to the next change in the wall plane.



Prohibited
Change of material at corner



Required - Option 1
Continue material around corner
for a minimum of 4 feet



Required - Option 2
Continue material around corner
to a change in wall plane

4.5 On-Site Circulation

1. Pedestrian walkways to connect buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas and amenities shall be provided.
2. All pedestrian walkways and publicly accessible areas shall be well-lit. Lighting should be low mounted and downward casting in a manner that reduces light trespass onto adjacent properties.
3. Where pedestrian paths or walkways cross parking areas or driveways, decorative and high-visibility paving and/or speed tables should be used to define the pedestrian space and delineate crossings.



Walkway lighting (left) and speed table across local street connecting plazas and walkways (right).

4.6 Parking Facility Design

1. All public and commercial parking facilities should be well-signed.
 - A. Parking structures should in general be hidden behind buildings. In the case that structures are located on any street frontage, they are subject to the frontage standards in Figure 3-23.
 - B. When structures are standalone (not located within the podium of a building), they are subject to the design standards in Section 5.15.6.
 - C. The massing and architectural design of parking structures should be consistent and compatible with the rest of the development within which the parking structure is to be located. Heights shall be shorter than adjacent buildings on-site.
 - D. Parking structures should have openings for natural lighting and ventilation and demonstrate a unified aesthetic on the exterior façade using complete or half-height trailing, spandrels, curtain wall, window wall, living green walls, louvers, or etc. Infill walls should have openings compatible in aesthetics with the adjacent buildings.
 - E. Vehicular access to parking facilities should be designed so as not to obstruct free flow of traffic on adjoining public streets. Vehicular entrances and exits should be no wider than necessary to accommodate anticipated traffic and be located so as to minimize turning movement conflicts as vehicles enter and exit the structure.
 - F. Pedestrian access points to the parking facility should be located to avoid pedestrian/vehicle conflicts.



Parking structures with individual windows and complementary materials (left). Parking structure with a shopfront frontage type and outdoor dining (right).

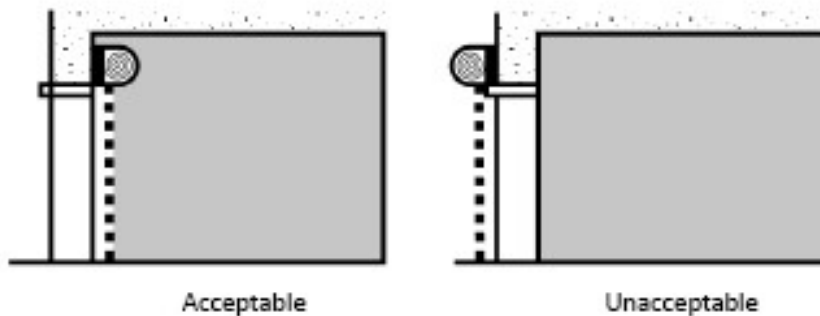


Source: GSky Plant Systems, Inc. (left). Source: Moore Ruble Yudell Architects (right).

4.7 Façade Enhancements and Activities

1. Awnings or canopies over public walkways for storefronts and businesses are encouraged. The size, scale and color of the awnings should be designed to be compatible with the rest of the building; awnings should not be the predominant element of the façade, but should accent the top edge of ground floor windows and door frames. Awnings should not cover the storefront piers or pilasters and should be divided into sections to reflect the major vertical divisions of the façade.

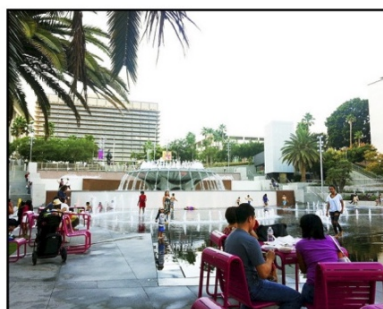
2. The use of solid roll down security grates is prohibited in any location directly visible to the public, including for primary building entries. Alternatives to solid roll down grates include interior roll down grates, architectural features such as the use of wing walls or landscaping, or other security devices that can be completely concealed during regular business hours.



3. Patio Dining on private property is encouraged. Patios may face the sidewalk, or face interior courtyards and open spaces.

4. Sidewalk Dining on public right-of-way is permitted immediately in front of full service or take-out restaurants on streets with a 10' minimum sidewalk. The following additional standards apply:

- A. Display of an outdoor dining menu is permitted on a single-sided framed menu attached to a moveable barrier within the sidewalk or patio dining area. The size of the frame shall not exceed three square feet. Freestanding pedestal menus or A-frame displays are also permitted so long as they do not block pedestrian movement, are moved indoors when the restaurant is closed, and are no greater than 4 square feet per side and no taller than 3' high.



Patio dining facing sidewalk (left) and facing interior open space (center), sidewalk dining (right).

- B. Approval of Encroachment Permit is required from the Public Works Department.
- C. Along the Compton Walk, the outdoor dining area is restricted to the “spill-out zone” as defined in Section 5.3. Along other streets, the outdoor dining area must maintain at least six feet of unobstructed sidewalk.

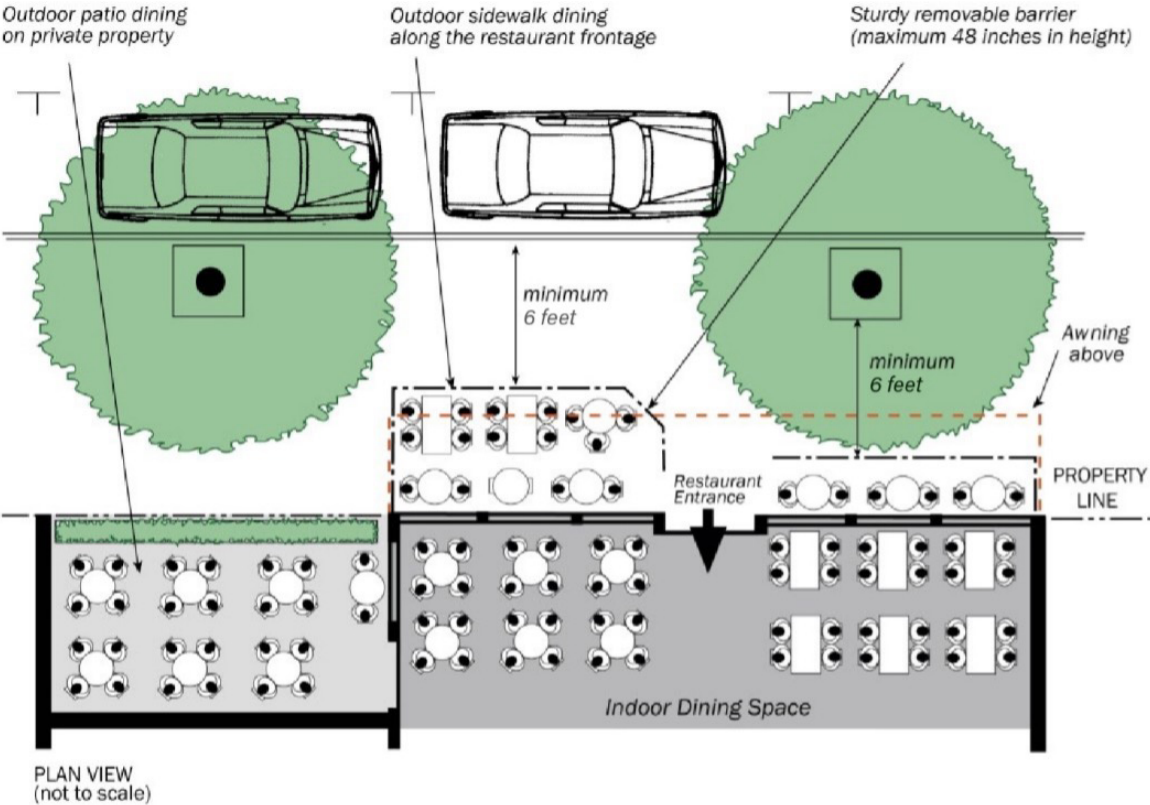


Figure 4-1. Outdoor dining standards for areas other than the Compton Walk.

4.8 Residential Open Space and Amenities

1. Common open space areas shall be convenient to the residential portion of a mixed-use development, separate and secure from the non-residential component, and clearly marked for resident use only.
2. Common open space areas shall contain amenities appropriate to the project's size; e.g., a barbeque area for smaller projects and pools, recreation buildings, or rooms for larger projects. Children's play areas shall be sited to be visible from residential units and not visible from the public right-of-way.
3. Common amenities should be sufficient for and appropriate to the project's target population.
4. Accessible rooftop open space may be used as common useable open space by the residents. It may also be used for private useable open space, when the space is directly accessible from the unit(s).

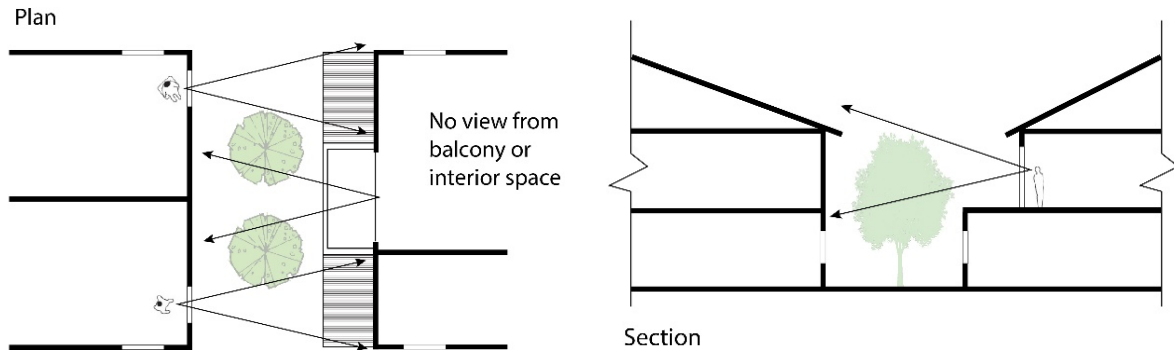


Appropriately scaled and usable open space (left). Child play spaces protected from streets and non-residential uses (right).

4.9 Residential Privacy

1. Given the presence of noisy roads and rail lines in the planning area, residential units shall be constructed and designed to reduce noise. Proper design may include, but shall not be limited to, building orientation, double windows, wall and ceiling insulation, and orientation of vents. Common walls between residential and non-residential uses shall be constructed to minimize the transmission of noise and vibration.
2. Residential uses shall be buffered from adjacent industrial uses and off-site parking by a wall and vegetation.
3. Buildings shall be oriented to promote privacy to the greatest extent possible. Windows of non-residential buildings in a mixed-use development should be oriented to avoid a direct line of sight into adjacent residential buildings or property. In mixed-use developments, residential windows should face away from loading areas and docks. To the extent residential windows face the windows of an adjacent unit, the windows should be offset to maximize privacy. Windows, balconies, or similar openings should be oriented to minimize direct line-of-sight into adjacent units within the development, even if they are one story below or above, or they should be screened through trees. In addition, units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units.

4. Where a mixed-use project abuts a residentially zoned property, a minimum of three feet of the required setbacks adjacent to the residential use shall be devoted entirely to landscaping, with evergreen trees or an evergreen trellis structure at least six feet in height (exclusive of any planter area curb).



4.10 Green and Active Roofs

1. The use of green and active roofs on structures is highly encouraged.
2. The sustainable values of green roofs include stormwater collection, building insulation and urban heat island reduction. Extensive green roofs can be used as planting areas, while intensive roofs can be used by owners and as domestic gardens, small-scale food production, and for general recreation. Stormwater drainage from roofs and the surrounding sites can be captured and harvested for re-use in landscaped areas through low-flow drainage systems.
3. Photovoltaic panels can be installed on green roofs to generate renewable energy while providing shade for rooftop recreation. They can also be used on top of parking garages to generate energy and shade vehicles.
4. Active roofs provide common open space for residential, office and commercial uses. Examples of active roofs include recreational, lounging, and social spaces for multifamily residential uses; residential rooftop pools and rooftop bars. The edges of roof decks that are adjacent to lower off-site residential uses should be located 6 feet back from the edge of the building in order to preserve privacy.
5. Roof patios used for bars or restaurants should have separate access systems than other building uses. Walls or other screening should be provided to inhibit noise from mechanical equipment from affecting on- or off-site residential uses.



Vegetated green roofs (left) and solar parking garage roofs (right).



Rooftop bar with planters separating habitable space from the edge.

4.11 Walls and Fences

1. Exterior solid masonry walls shall be faced to complement the surrounding architecture.
2. Masonry walls of a uniform material shall vary in pattern, texture, and color, and employ elements such as columns, pilasters, capstones, banding, projections, or cornices to interrupt the monotony of continuous lengths of wall.
3. Fences shall be constructed of composite vinyl or wrought iron and include stone or brick piers. Fence colors design shall blend into the landscape.
4. Fencing and walls should be kept as low as possible while performing their screening and security functions. The maximum height of fencing or walls is 4 feet, except for interior property

lines, where it is 6 feet.

4.12 Exterior Lighting

1. Every project should have adequate lighting to provide for security and visibility, particularly along walkways and driveways, entrances to parking areas, and open space areas. The design of light fixtures and their structural support shall be architecturally compatible with the main buildings on-site.
2. Site, parking lot and building security lighting should not impact surrounding or neighboring properties. The type and location of such lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be shielded to confine light spread on-site.
3. In mixed use projects, all site, parking lot and building security lighting should be appropriately shielded so as not to spill over into or otherwise adversely impact the residential portion of a mixed use development. Lighting on walking and driving surfaces shall be one foot candle minimum.
4. Accent lighting should be used to draw the eye to important features, complement architectural details, and enhance the enjoyment of the nighttime environment.

4.13 Outdoor Service, Storage, and Loading Areas

1. Outdoor storage and service areas (including, but not limited to, service entrances, loading docks and bays, outdoor storage of commercial vehicles and refuse and recyclable collection facilities) shall be clearly defined and designated for convenient access. They shall not conflict with vehicular access, on-site parking facilities, pedestrian walkways, or customer entrances. Trash or recyclable areas shall not be visible to the public.
2. All outdoor storage and service areas for commercial uses shall be located so as to be convenient to the commercial users and where associated odors and noise will not adversely impact the residential units in a mixed use project, or adjacent residential uses.
3. Outdoor storage and service areas shall not be visible from public right-of-ways and shall be fully concealed or screened from on-site and off-site public view with a combination of building features, decorative walls, and landscaping consistent with the architectural style of the building.



Outdoor service area accessed from shared alley and concealed from view (left) and downward-directed lighting (right).

4.14 Compton Walk Placemaking

The following principles and guidelines are intended to be used by developers and the City to supplement the Compton Walk base streetscape conditions described in Section 5.3 with a yet undefined range of new programming and placemaking interventions intended to pour life into The Walk experience and provide a personalized approach reflective of Compton. These guidelines are envisioned to spark the need to undertake additional projects addressing a comprehensive look at placemaking and experiential development on The Walk. These guidelines are also intended to be used as part of a review/approval process to incorporate more localized, one-off additions to the streetscapes by adjacent businesses and property owners. The magic of the Compton Walk will come with a range of programming and elements, some ephemeral and changing, to promote discovery and exploration.

Streetscape Experiences Customized by Compton

Building on the base 'Score Sheet' streetscape, the Compton community will be encouraged to compose its own melody of artistic, historical, and interactive elements which will be the focus of a journey through cultural Compton. The process of developing the placemaking will need to be highly inclusive and consider a range of perspectives, weaving different elements and layers together to create a cohesive song of experiences. A strong community engagement process is encouraged to ensure all voices are heard and registered in composing a vision for The Walk.

Streetscape Programming and Placemaking Features

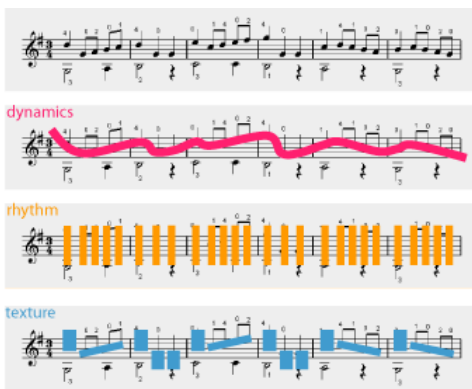
A composition of streetscape programming, art, placemaking, and other ideas will be important layers for Compton Walk to be able to tell its own story and unify an overall walk experience. These layers may include a regular rhythm of elements to hold the streetscape together and other unique, localized placemaking moments to promote further exploration and discovery.

Goals for programming and the development of placemaking along The Walk:

- Develop a range of elements and placemaking that cater to the needs of abutting businesses, the general resident community, the historic community, the creative community, and outside visitors with the goal to serve as broad of a range of user types as possible and in turn increase vibrancy.
- Provide a variety of activities for different types of users, activities, and times of day, also to increase vibrancy.
- Balance elements made to pay tribute to the past with creative, forward-thinking elements and messaging for the future.
- Educate people about the lesser-known stories of Compton's past, while also responding to the general public's love for famous members of the community.
- Provide a range of element types, including vertical elements, multi-media, and lighting to provide visual strong interest.



A range of program types encourage to create vibrancy. A regularly spaced rhythm of program elements to unify the streetscapes (left), one-off placemaking interventions and art (right)



This visualization shows how different combinations of programming (notes) can create very different experiences (songs) along the Compton Walk streetscape and is encouraged.

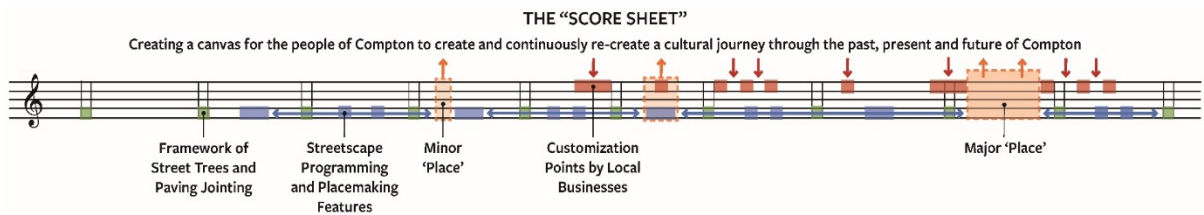


Figure 4-2. Streetscape ‘Score Sheet’ Programming Concept.

4.15 Compton Walk Private Development Interfacing

The following principles and guidelines are intended to be used by developers and the City to better connect adjacent private development to The Walk in a way that feels more seamless, purposeful, and intended with the base streetscape conditions as described in section 5.3. Connection points to adjacent development will provide important beacons along The Walk and gateways to businesses that are activating the streetscape experience. These guidelines are intended to be used as part of a review/approval process for developer/business owner proposals.

Minor 'Places'

This guideline will allow for and encourage local businesses to utilize portions of The Compton Walk streetscape to better engage with the overall walkway experience and promote a clearer connection and gateway to those businesses. Outdoor dining operations, unique business paving and patterning, and other business improvements will be allowed to push out into the edges the streetscape, identified as Streetscape Zone C and subject to the standards presented further in **Section 5.3**.

A series of these smaller enhanced streetscape spaces are envisioned to dot the Compton Walk and act as 'breadcrumbs' for encouraging further exploration and discovery throughout the downtown. Minor 'Places' will be distinguished from the rest of the streetscape with artistic or special paving elements related to the adjacent business operations. Minor 'Places' would be located at key streetscape nodes or building entries to mark adjacent destinations and access points. Several suggested locations have been identified in **Figure 2-10** in red with provisions in gray for others to be implemented over time.



Source: The Apollo Apartments



Major 'Places'

The Compton Walk will provide important connections to the downtown's key civic spaces and parks, which will be experienced as Major 'Places' as part of a comprehensive walk experience. Large, iconic programmatic elements, events, art celebrating Compton greats, and vibrant civic spaces will be featured at these locations to help focus the energy of the downtown at its most important centers. Some of the downtown locations identified for Major 'Places' include, but are not limited to:

- MLK Memorial Plaza (Civic Center) – see Section 2.4
- Metro Plaza (adjacent to Compton Station) – see Section 2.5
- Corner of Compton Blvd. and Tamarind Ave. – see Section 2.5
- Alameda East Greenway Gateway – see Section 2.9
- Willow Plaza – see Section 2.6

