

City of Riverside

DESIGN REVIEW GUIDELINES

BACKGROUND

Riverside has a history of quality urban design dating back to the late 19th Century. Especially in its early days, Riverside was admired by visitors from near and far for its exceptionally fine avenues, its beautiful well kept homes, and the quality of its commercial district. With the passage of time and the rapid growth of the city, citizens began to express concern about the lack of design quality of newer development, especially in commercial, office, high-density residential and industrial areas. As a consequence, the City Council established a Design Review Board in 1970 for the purpose of reviewing the design of these types of development and working to ensure a high standard of design quality.

PURPOSE

If you are reading this booklet, you have probably been told that your project must be reviewed by the City's Design Review Board before you can secure a permit for construction or occupancy. If you have never processed a project through Design Review, or if you have found that past attempts to do so have resulted in numerous required changes to your plans, this booklet should prove very helpful to you. It is the intent of this booklet to clearly describe the basic principles used to evaluate projects that are evaluated by the City's Design Review Board. *

HELPFUL HINTS

The quality of your drawings and the way in which your project is presented are very important factors in helping your project to be understood and appreciated by the Design Review Board and its staff. The following are some suggestions for effectively presenting your project:

1. Have your drawings prepared by a competent professional with the ability to prepare clear and attractive drawings.
2. Carefully note all materials and colors directly on the original drawings.
3. Make as attractive a presentation as possible. If available, submit relevant photographs, perspective drawings, color renderings or blueprints that have been colored in.
4. If possible and appropriate, submit a file size sample board of the materials and colors you plan to use.

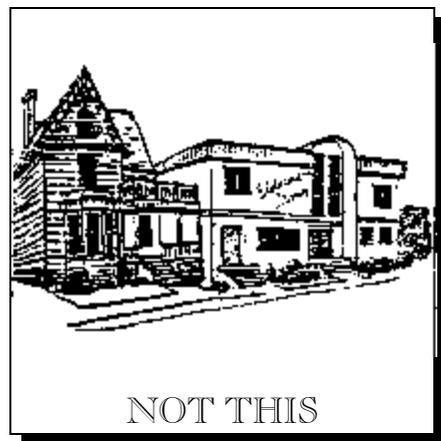
** The authority for the City's design review program, and the basis of these guidelines is Chapter 19.62 of the Riverside Municipal Code. These guidelines apply to new buildings, building additions, site development and signs in all commercial, industrial, office, high density residential and some single family residential zones. This handbook does not apply to designated Cultural Heritage Landmarks or landmark districts. Landmarks and landmark districts are administered by the City's Cultural Heritage Board and separate guidelines exist for construction in such areas.*

1. BUILDING DESIGN

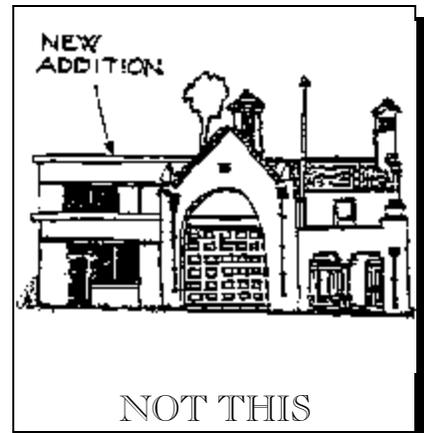
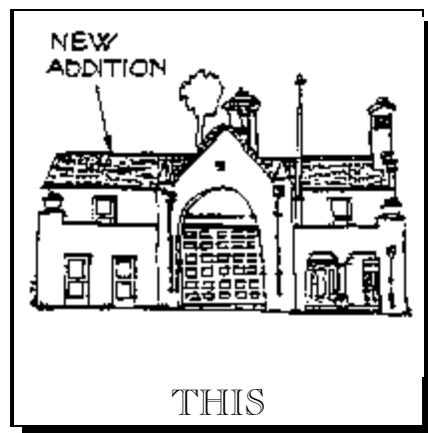
INTENT: It is the intent of this section to encourage buildings that are rich in authenticity, design interest and quality.

A. **BUILDING MATERIALS**: The use of textured materials such as split face block, sandblasted concrete, wood, concrete or clay tile roofing and the like is encouraged. Wood or dark anodized window framing is encouraged to add depth and richness to the appearance of a building. Brighter colors should be limited to accent points rather than large masses.

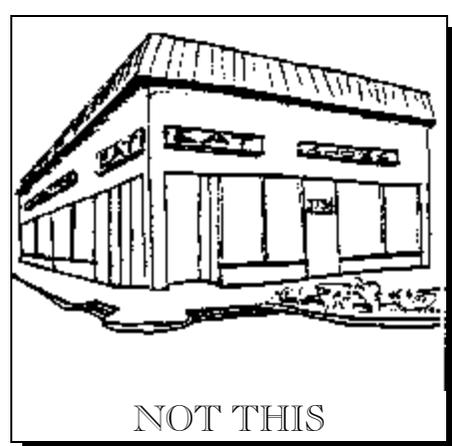
B. **COMPATIBILITY WITH SURROUNDING DEVELOPMENT**: In areas with an established or developing design character, new buildings should be designed to complement the prevailing design character. This concept would apply to everything from additions to shopping centers to the construction of small apartments and commercial buildings in older or established areas of town. (See below)



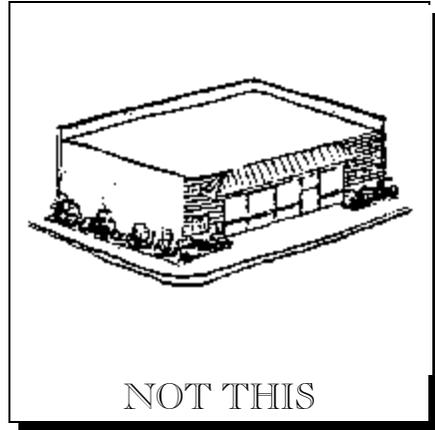
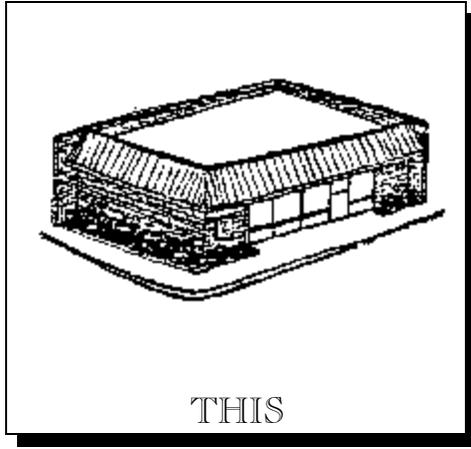
C. **BUILDING ADDITIONS**: An addition to an existing building should be designed to reflect and blend with the existing design of the structure. (See Below)



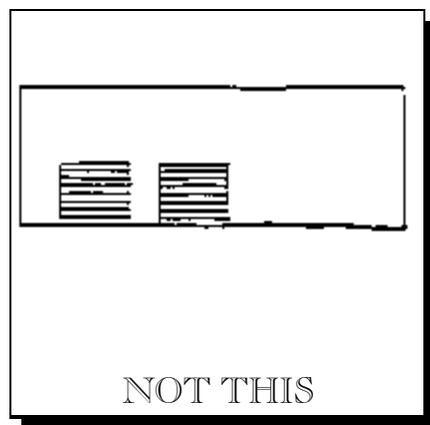
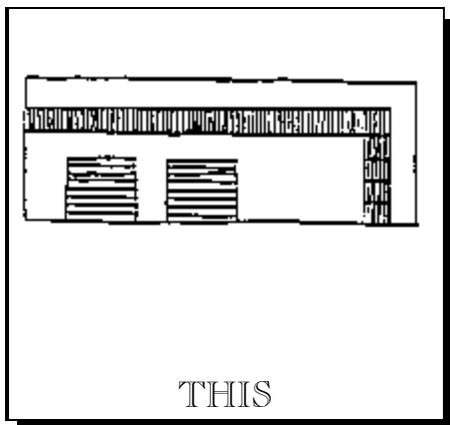
D. **REHABILITATION OF OLDER BUILDINGS**: The rehabilitation of an older building should generally be done with an eye toward RESTORING THE ORIGINAL ARCHITECTURE of the building, rather than covering it over with a new style. (See below)



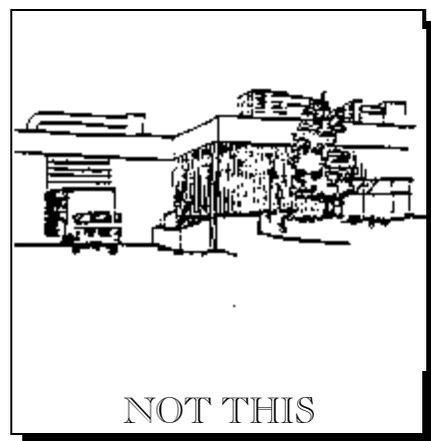
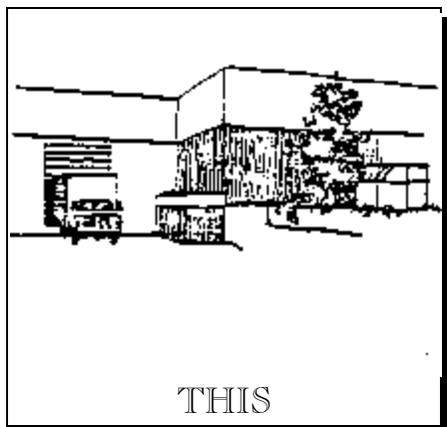
- E. **DESIGN CONSISTENCY:** Coordinate exterior building design features on ALL elevations prominently open to view from both public areas and adjacent properties. (See below)



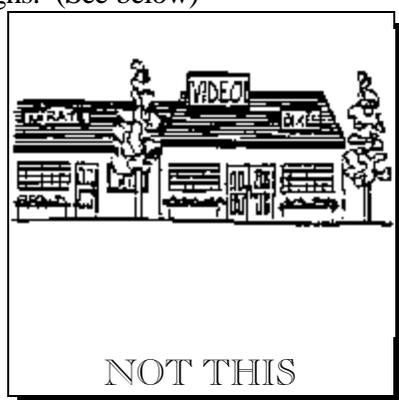
- F. **BREAKING UP WALL MASSES:** Large wall masses that are otherwise devoid of architectural treatment should be visually enhanced with such architectural features as reveals, bands of contrasting textures, pilasters or the like. (See below.)



- G. All utility and mechanical equipment locations need to be screened. Screening should be designed so as to complement the building. For durability reasons, **WOODEN SCREENS ARE NOT ACCEPTABLE.** (See below)



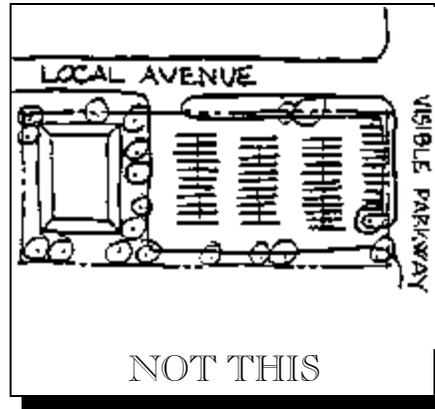
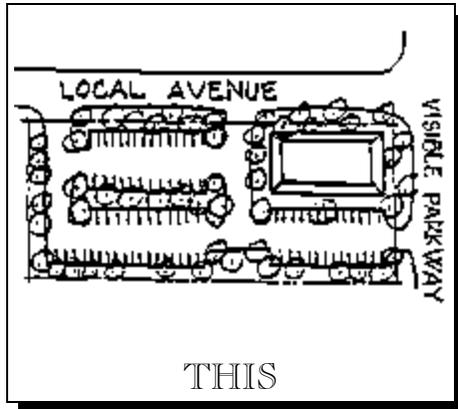
- H. Design Commercial building elevations with space for the logical and integrated placement of signs. (See below)



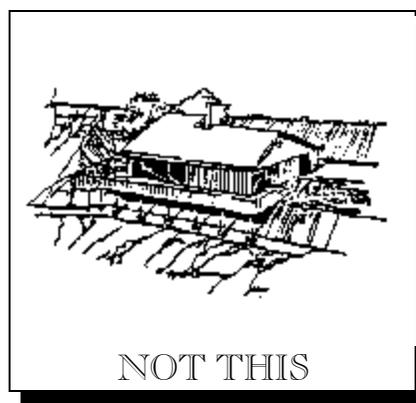
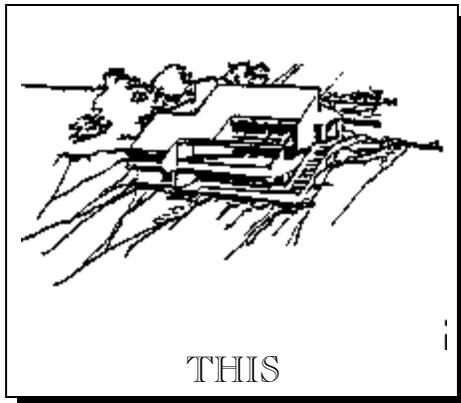
2. SITE DESIGN

INTENT: It is the intent of this section to encourage site design that is functional, attractive and serves the needs of all users.

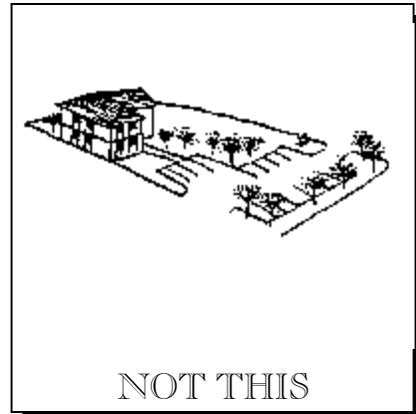
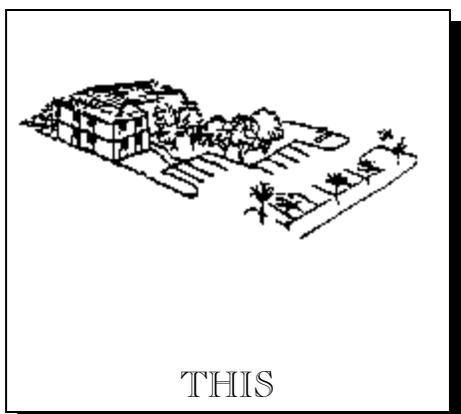
- A. Whenever possible, locate parking areas at the rear or side of the site with buildings and landscaping emphasized at the front of the site.



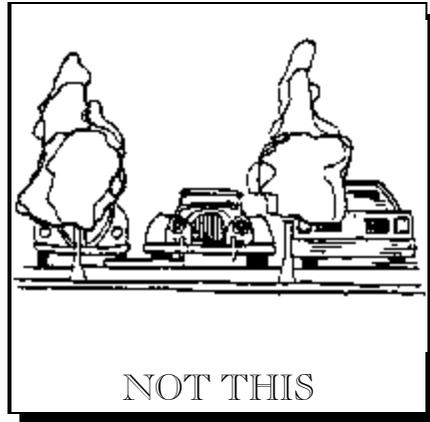
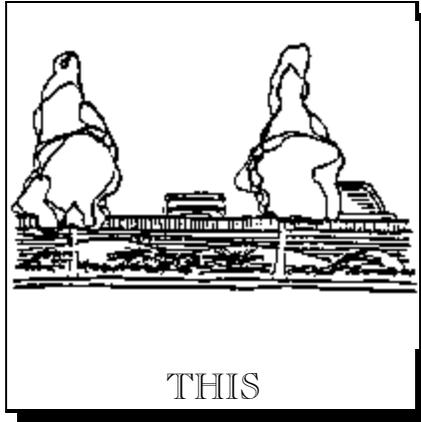
- B. Construction in environmentally sensitive areas such as hillsides and arroyos should be designed to blend with the natural vegetation and land forms. Rock outcroppings, plants, ridgelines and slopes should be preserved to the maximum extent possible. (See below)



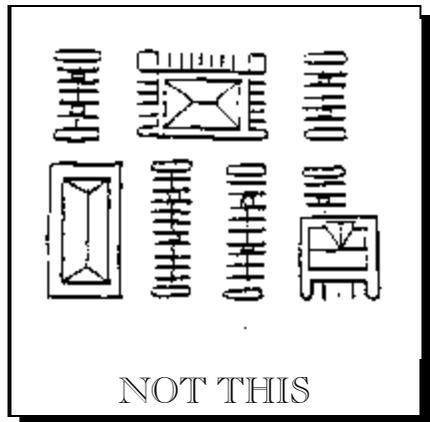
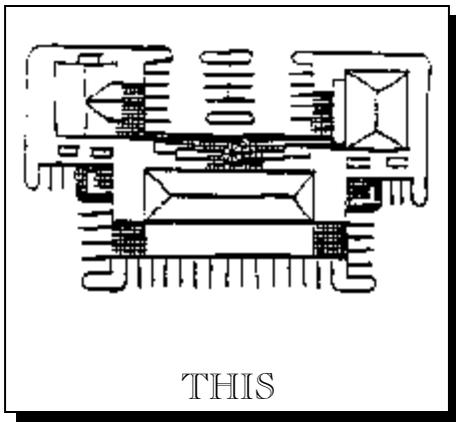
- C. EXISTING TREES: Existing trees can add measurably to the appearance of a development. Projects should be designed so as to preserve existing trees. (See below)



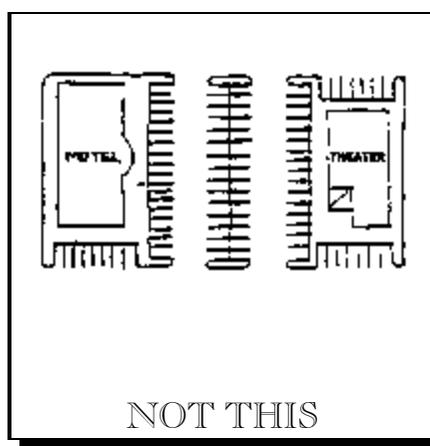
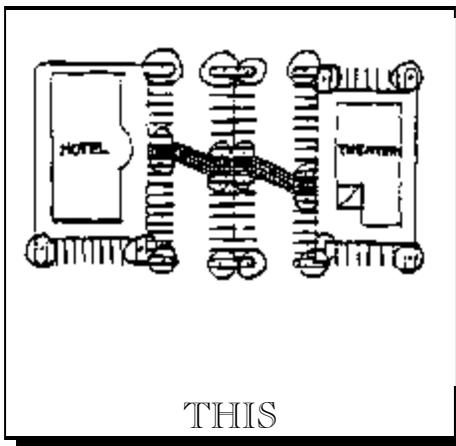
- D. Screen parking areas from adjacent streets with low shrubbery, mounding and/or low decorative walls. (See below)



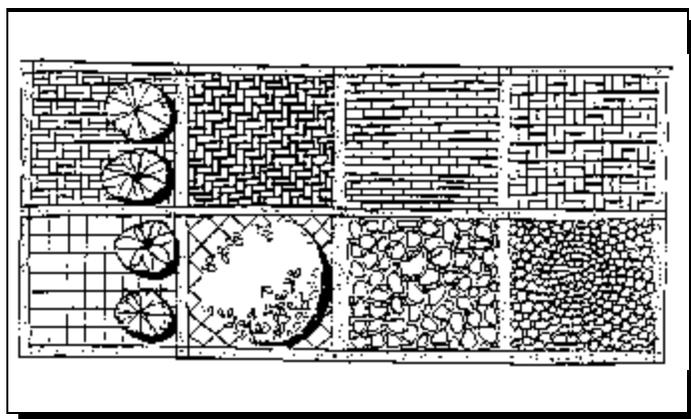
- E. Cluster buildings within office or commercial complexes so as to create plaza areas or pedestrian mall areas. (See below)



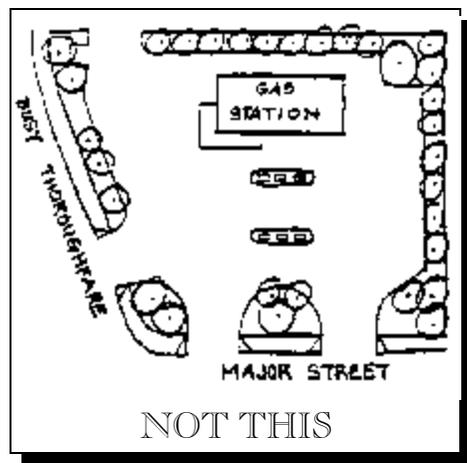
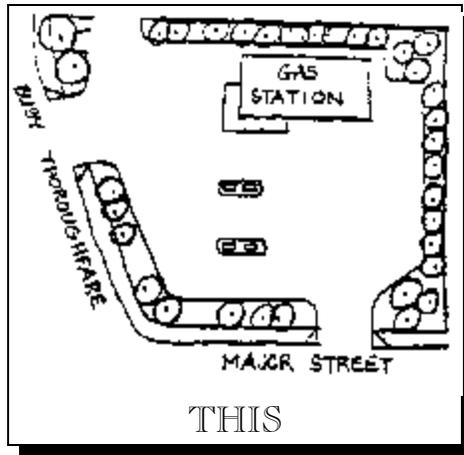
- F. Where clustering of buildings cannot be achieved, link building pads with pedestrian walkways that are defined by separate paving textures and accented with planters. (See below)



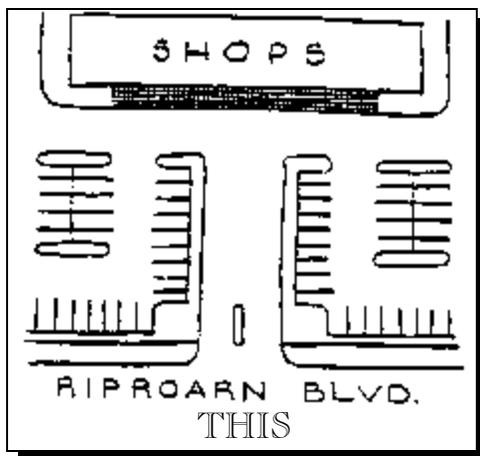
- G. Use varied paving textures and or elevation changes to define entrances, pedestrian areas, crosswalks etc., especially where such can be viewed from multi-story buildings. Examples are illustrated below.



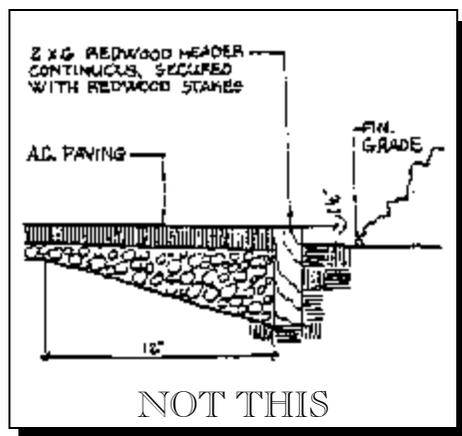
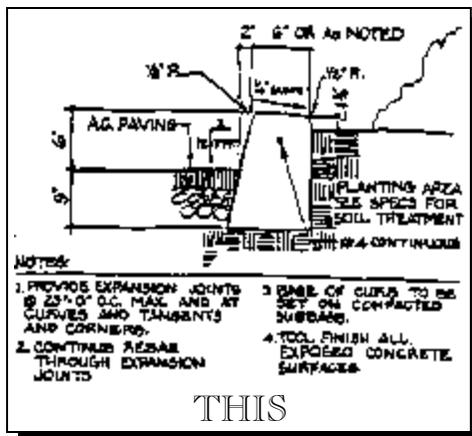
- H. Limit driveway openings to the minimum necessary for good access and keep such openings away from intersections and other traffic conflict points. (See below)



- I. Design entrances and exits so that parking spaces and internal access aisles do not conflict with entering and exiting traffic. (See below)

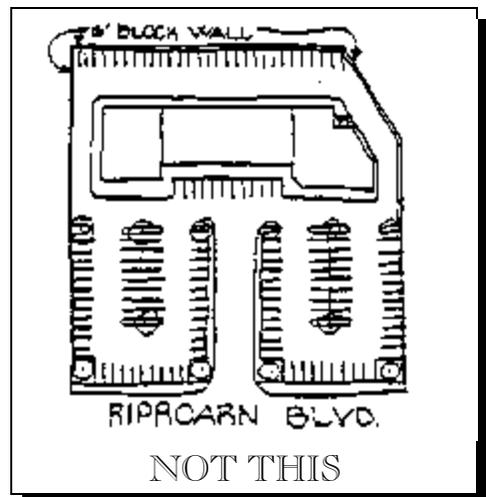
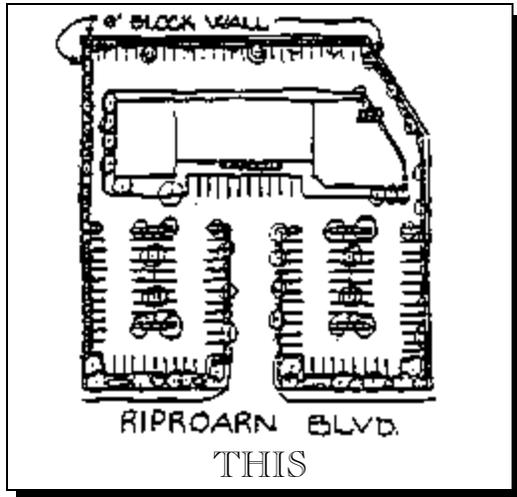


- J. Specify planter protection with concrete curbing that extends 6" above the paving surface and is 6" wide. (See typical curb detail below)

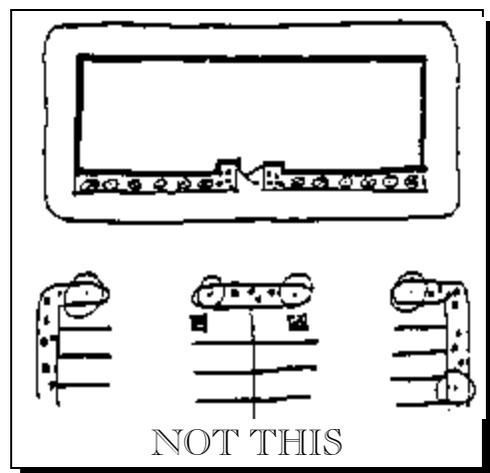
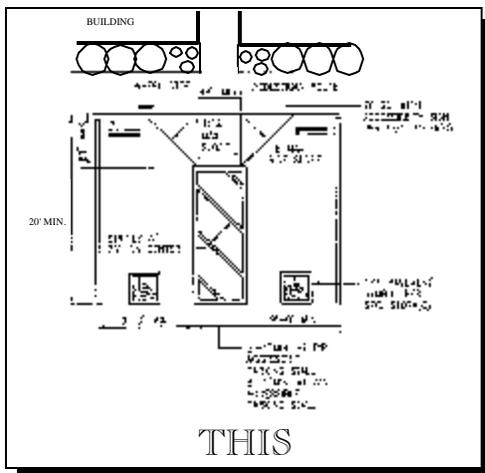


K. In Riverside's hot inland climate the coolness of greenery and trees can do much to make a site inviting. Provide for a complete distribution of landscaping throughout the project site, especially:

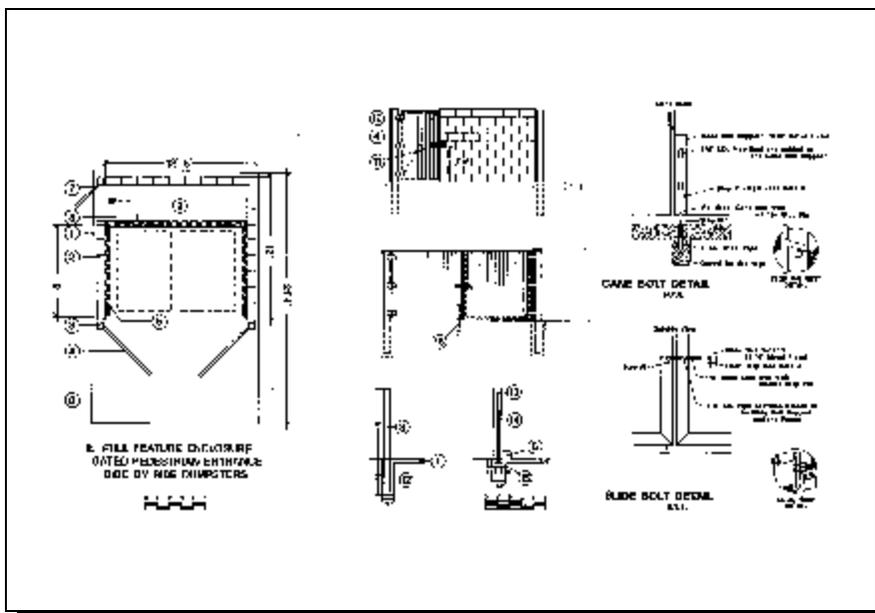
- (1) Throughout the interior parking areas, in the form of parking row end planters and 6' x 9' center planters every 5-6 parking spaces;
- (2) At the base of building walls, trash enclosures and property line, walls to break up the hard edge between paving and walls; and
- (3) Around the perimeter of the site (normally no less than 10-15 feet deep along public streets) to allow for mounding, shrubbery and trees sufficient to soften and enhance the view to the site.



L. Specify handicapped parking as required by state code and locate this parking adjacent to building entrances so handicapped persons so not have to cross drive aisles. (See typical design detail below)



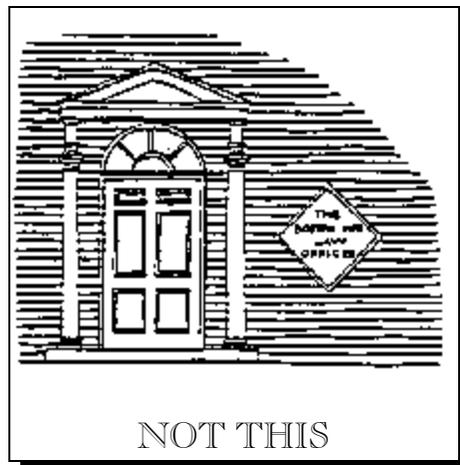
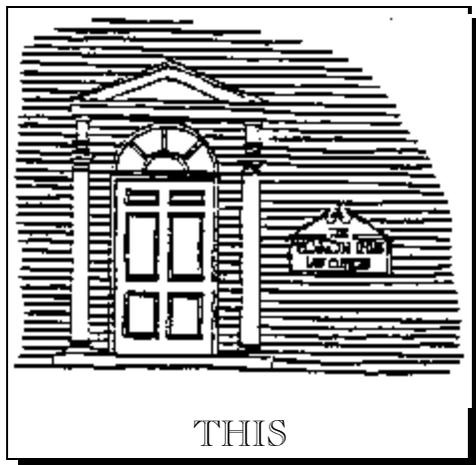
M. Incorporate one or more trash enclosures into the site design in areas accessible to trash trucks, but not prominently open to view.



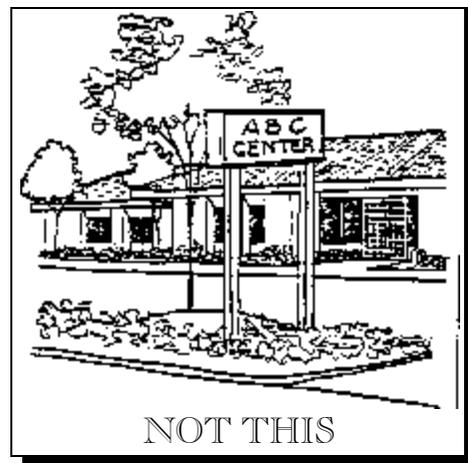
3. SIGN DESIGN

INTENT: It is the intent of the following sign policies to encourage sign work that is low-key and well integrated with the site and buildings where the sign or signs are to be placed.

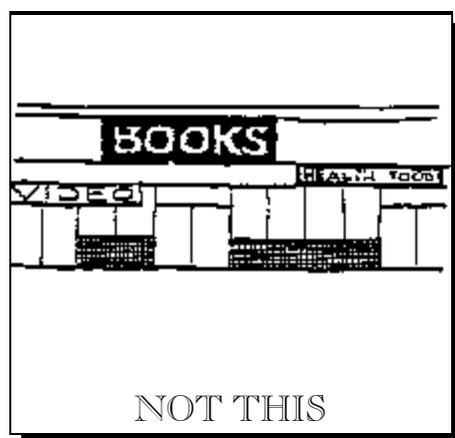
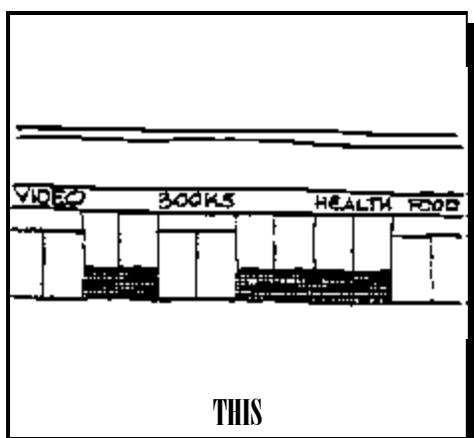
- A. RELATIONSHIP TO BUILDING ARCHITECTURE: A sign should be designed so as to complement the architecture of the building on or near which it is placed with respect to design, colors, materials and placement.



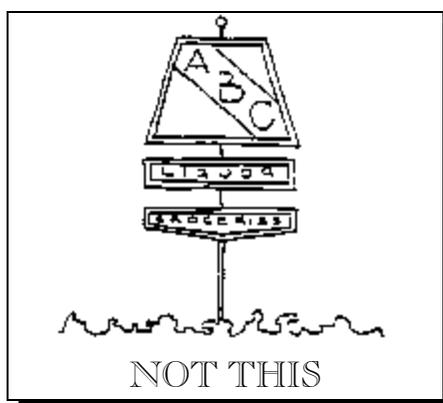
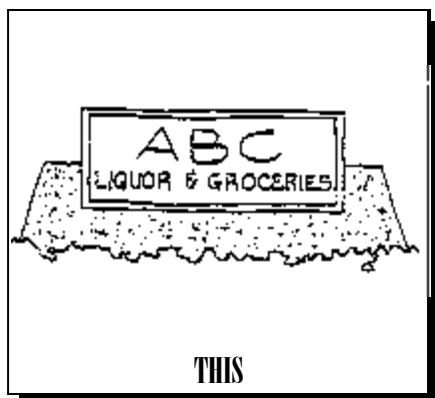
- B. RELATIONSHIP TO SITE: A freestanding sign should be of a design and placement that complements the design of the site. (See below)



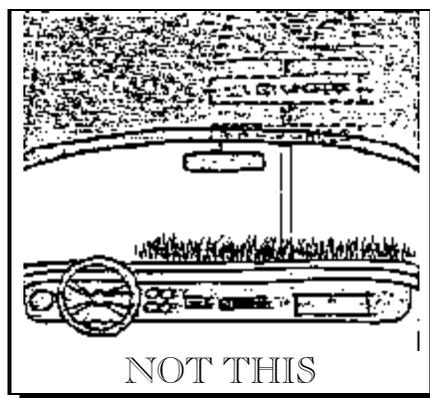
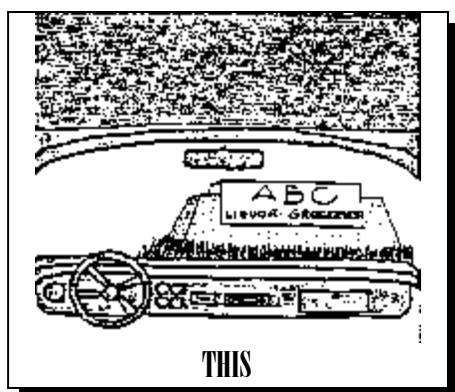
- C. SIGN COORDINATION: Signs that are placed on multiple tenant buildings look best when they follow a coordinated theme. (See below.)



- D. **SIMPLICITY OF DESIGN:** Signs should be designed so as to be composed of a simple, uncomplicated shape. (See below)



- E. **MONUMENT SIGNS:** Monument signs are preferred over pole signs. Monument signs are more attractive and more readable along city streets where the attention of most drivers is focussed at eye level. If a pole sign must be used, design an attractive, yet simple, pole cover to reduce the starkness of a bare pole. (See below.)



- F. **SIGN COPY:** Signs are most readable and attractive when the copy is limited to the name of the business. Slogans or the advertising of products and services are discouraged. If they must be present, no more than 5 to 10% of the sign copy area may be devoted to such copy and made an integral part of the sign design..



- G. **POLES AND CABINETS:** Structural aspects of signs, such as poles, supports and cabinets, should be painted a dark earth-tone color so as to deemphasize the presence of these "mechanical" elements. Sign poles are best enclosed in a simple pole cover.

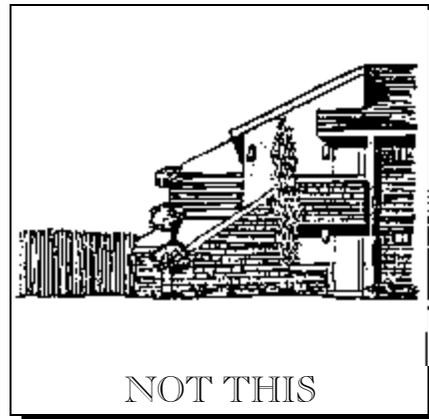
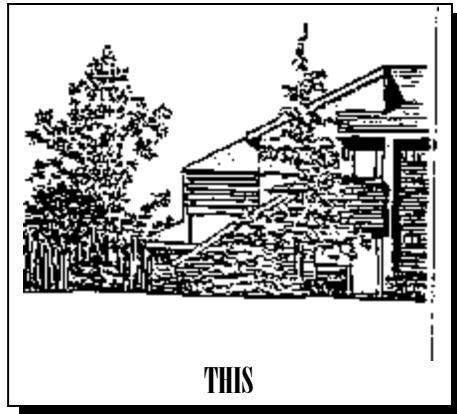
- H. **USE OF COLOR:** Colors should be generally limited to the softer and more subtle hues. If bright colors are to be used, they should be limited to well integrated accent points. Usually no more than two or three colors should be used on a sign.

- I. **ILLUMINATION:** Lighting on interior lighted signs should be limited to a soft level sufficient so illuminate the sign, but not so bright as to produce glare. This can either be accomplished by using an opaque background, or by limiting illumination to no more than 430 MA.

4. LANDSCAPE DESIGN

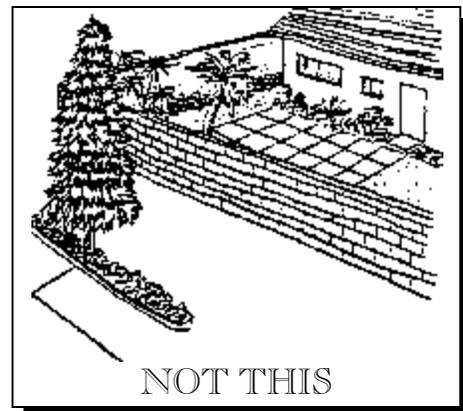
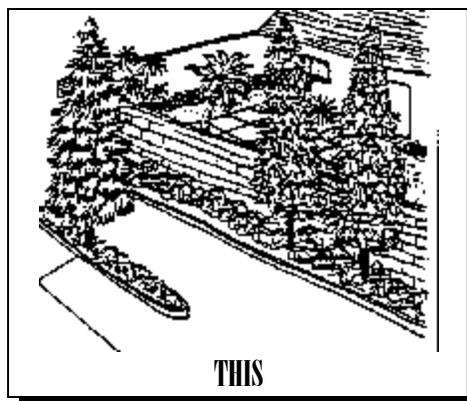
INTENT: It is the intent of the following policies to encourage landscape work that provides shade and comfort for parking and open space areas and enhances the appearance of a project site with a balanced mix of trees, shrubs and groundcovers, commensurate with reasonable maintenance requirements. It is also the intent of the policies to implement the standards of the City's "Water Efficient Landscape and Irrigation Ordinance."

- A. **PLANT VARIETY:** Make use of an abundant variety of plant materials including trees, shrubs and groundcovers that are suited to Riverside's hot inland climate. Mixtures should include both evergreens and deciduous plants. Use plants offering leaf texture and color variety to add interest to the site.

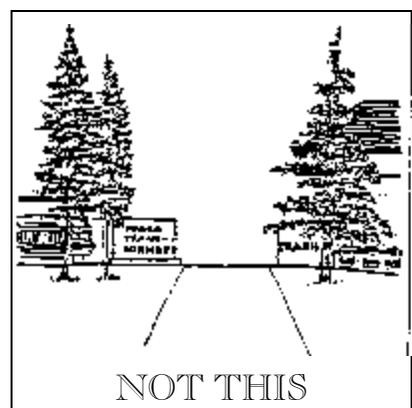
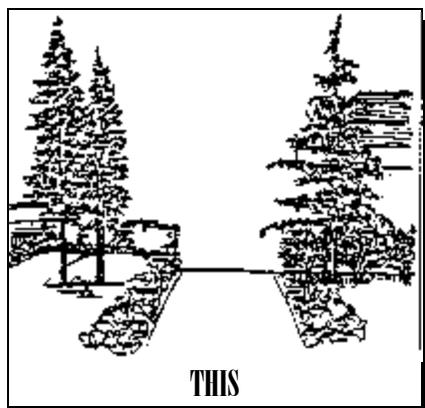


- B. **LANDSCAPING FOR PROJECT ENHANCEMENT:** Use plant materials creatively to keynote entries, soften or reinforce building lines, and to draw attention to important features.

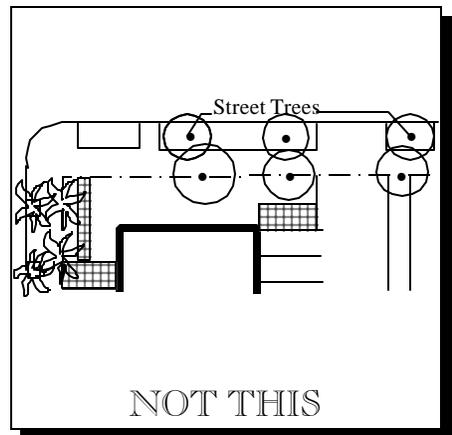
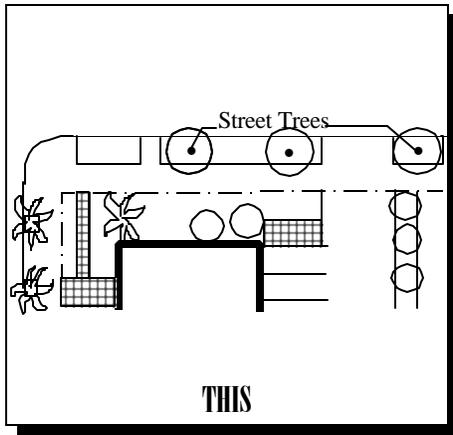
- C. **SOFTENING HARD LINES :** Use plant materials at the base of building walls and property line walls to soften the hard edge between paving surfaces and wall surfaces. (See below)



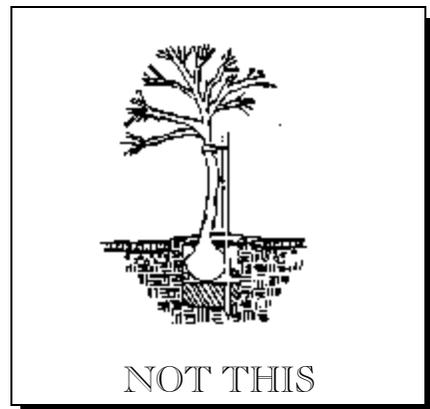
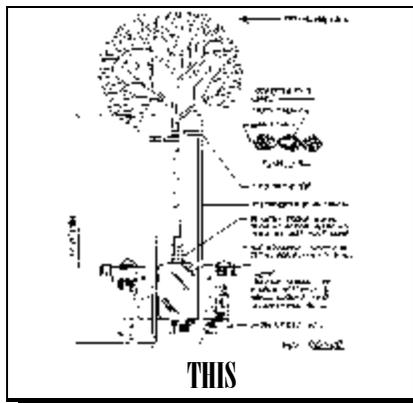
- D. **BUFFERING UNDESIRABLE VIEWS:** Use trees, shrubs and mounded ground-cover areas to soften the view to such unattractive areas as parking lots, loading areas, trash enclosures, storage areas, transformers and the like. (To be effective, mounding and/or shrubbery should average 3 feet high.) (See below.)



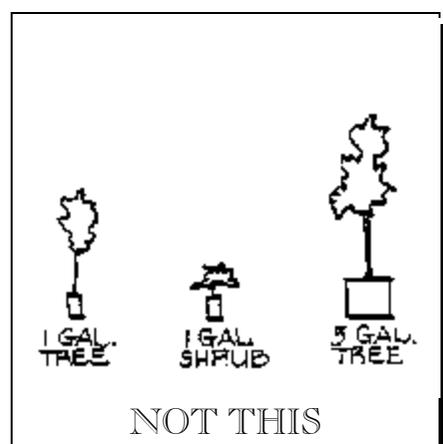
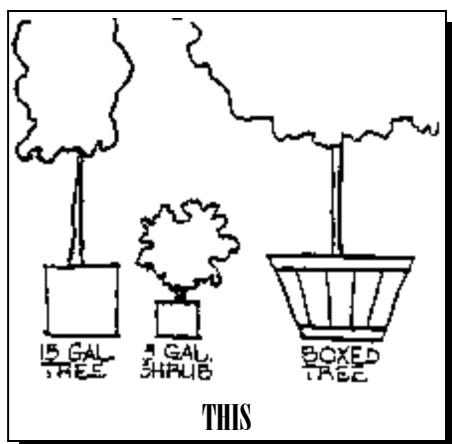
- E. **PARKWAY AREAS:** Unless extremely high pedestrian traffic demands otherwise, public parkway areas must be planted with a living groundcover, usually turf. Irrigation and maintenance are the responsibility of the fronting property owner.
- F. **NON-PLANT MATERIALS:** The use of non-plant materials such as gravel, bark, or simulated plant materials such as plastic plants or turf is not generally acceptable.
- G. **STREET TREES:** Coordinate street tree plantings with on-site landscaping. (Contact the Park and Recreation Department (782-5620) for the required species and spacing of street trees for your project site, and to initiate the required one year maintenance period.) (See below)



- H. **PLANT PROTECTION DEVICES:** Planter beds in parking areas must be protected by 6" wide curbing that extends at least 6" above the paving surface. All trees should be securely staked with double staking and/or guy-wires. (See below.)



- I. **PLANT CONTAINER SIZES:** Normally, SHRUBS should be specified for MINIMUM 5 GALLON containers and TREES should be specified for MINIMUM 15 GALLON containers. Large projects should also mix BOX SIZE TREES among the smaller 15 gallon trees. (See below.)

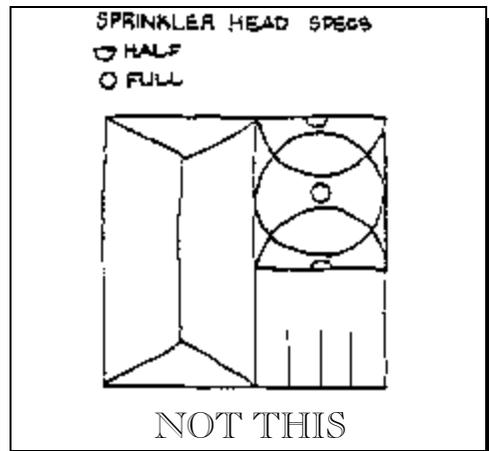
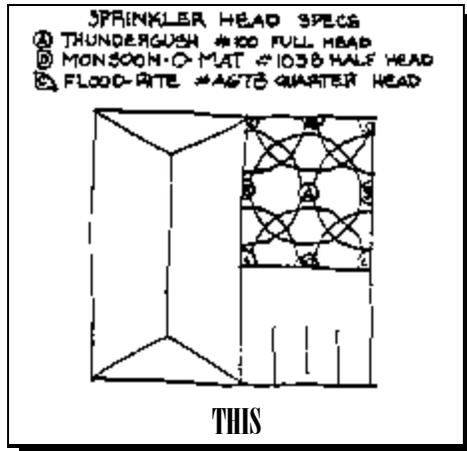


5. IRRIGATION DESIGN

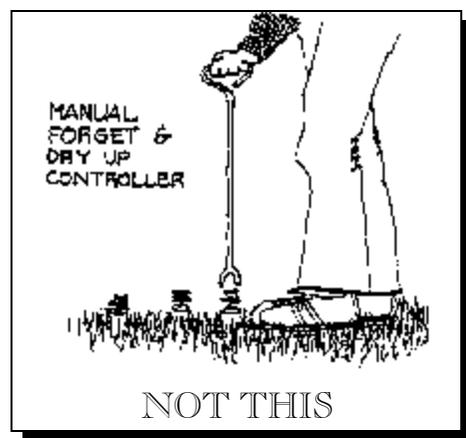
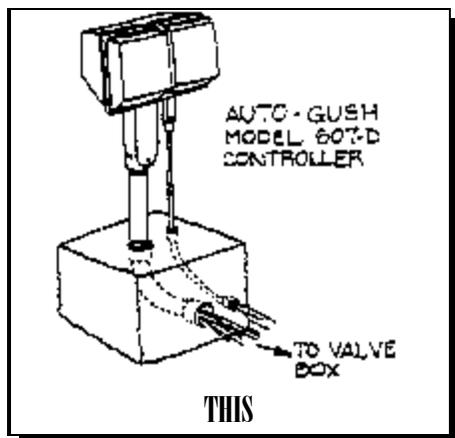
INTENT: It is the intent of the following policies to ensure the installation of automatic irrigation systems that will function in an efficient manner while providing adequate irrigation for healthy plant growth, and that will help to implement the standards of the "Water Efficient Landscape and Irrigation Ordinance".

A. **THE DESIGNER:** The design of an efficient irrigation system is a complex task that should be entrusted to someone with good expertise in the field of landscape irrigation. All plans and specifications must be done in a complete and professional manner.

B. **DESIGN FOR OVERLAPPING SPRINKLER COVERAGE:** Design your irrigation system so as to achieve an overlapping sprinkler coverage from side to side and head to head. In turf areas sprinkler head spacing should not exceed 60% of the sprinkler's diameter or the manufacturer's recommendations. Specify the sprinkler head brands and models on your plans.

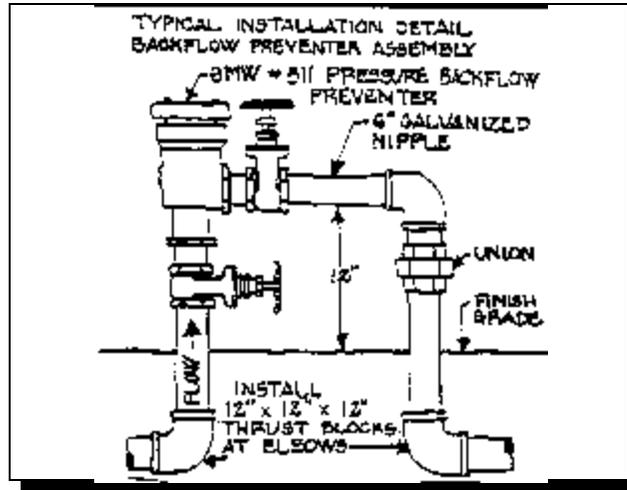


C. **AUTOMATIC CONTROLLERS:** Use a high quality automatic controller to assure that landscaped areas will be watered at a frequency and duration necessary for healthy plant growth. Specify the brand and model of the controller and valves. Place control lines in plastic sleeves under paving. (See below.)

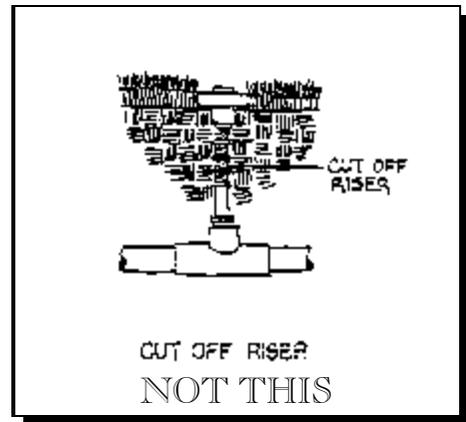
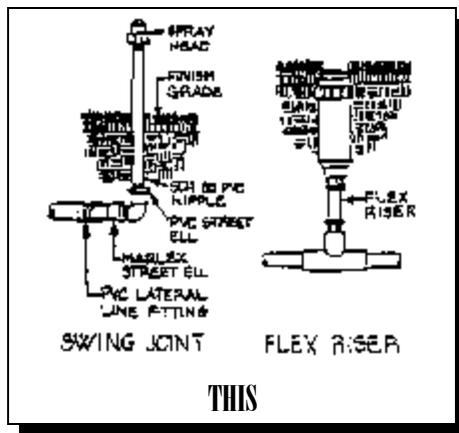


D. **IRRIGATION PIPES:** Specify the type (plastic, galvanized, etc.) of pipe to be used, the pipe rating (Class 200, Schedule 40, etc.) and the pipe sizes (1/2", 3/4", 1", etc.) . Main lines and lines under driveway areas should normally be PVC schedule 40. Lateral lines should be minimum PVC Class 200.

- E. ANTI-SIPHON AND BACKFLOW PREVENTERS: Use these devices in accordance with current codes. (Typical installation detail below.)



- F. SPRINKLER RISER PROTECTION: Project sprinkler risers and pipes with "flex risers" or "swing joints" made of at least two street ells. (See Below.)



- G. PROTECT RISERS FROM CAR BUMPERS: Where possible, locate shrub risers at the back of planters that form a wheel stop for cars. (See below.)

