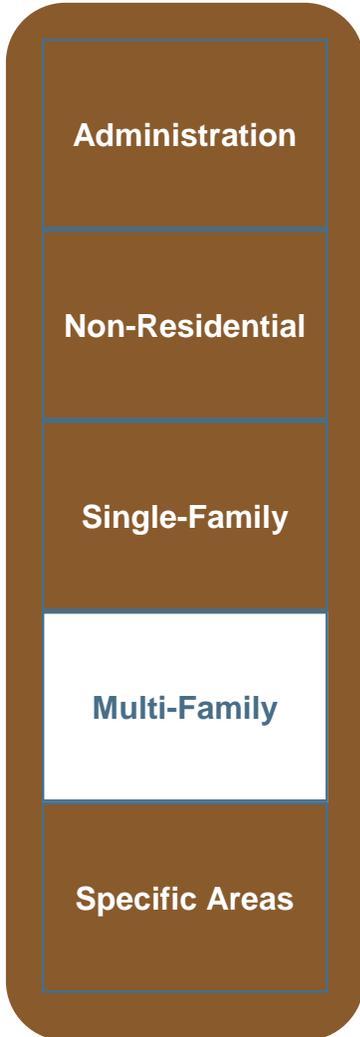


# Chapter 4: Multi-Family Residential



## I. INTENT

The purpose of this Chapter is to integrate safe and well-designed multi-family housing developments into the community. There are a diverse array of multi-family housing types including garden apartments, duplexes, large apartment, and condominium complexes. These housing types provide options for a growing segment in the community. Such areas typically serve as transitional land uses in close proximity to shopping, employment, and transit facilities. Such areas are also highly-visible, particularly along arterial roadways. The design guidelines attempt to deviate from a sea of repetitiveness through color and material options, strong architectural design and detailing, landscaping and site enhancements and the provision of safe and practical recreational opportunities.

## A. APPLICABILITY (20-78-4.A)

The Multi-Family Residential Design Review Guidelines shall apply to the following multi-family residential development in all zoning districts:

1. All proposed multi-family residential development including attached single-family residential development (three (3) or more units per building), for new construction.
2. Alterations or additions to any existing building.



Figure 4.1—Staggered design elements provide interest along the street.



Figure 4.2—Building orientation, awnings and window and balcony placement promote energy efficiency.



Figure 4.3—Building orientation creates “parking nodes” as opposed to larger parking fields.

## II. MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS (20-78-4.II)

### A. SITE DESIGN (20-78-4.II.A)

#### 1. SITE LAYOUT AND ORIENTATION (20-78-4.A.1)

- a. The site design should incorporate natural amenities and features into the development template such as topography, prominent view corridors, washes, and significant vegetative stands to enhance the character of the development.
- b. The building placement and orientation along the street line should be staggered, angled, or curved to provide modulation and interest. (Figure 4.1)
- c. The building design shall account for predominant sun and environmental factors through building orientation, window and door placement, landscaping, awnings, canopies, window treatment (i.e. glazing) and other appropriate design solutions. (Figure 4.2)
- d. On-site parking areas shall be broken into smaller “nodes” and separated by landscape buffers and/or building placement to reduce the visual and environmental impact of large, impervious parking fields. (Figure 4.3)
- e. The transition between multi-family residential and existing single-family residential areas shall be enhanced to achieve maximum compatibility through design solutions including but not limited to, building orientation, use of clerestory windows for upper stories, wall height, and landscape buffering.

## 2. ACCESS AND CIRCULATION (20-78-4.A.2)

- a. Vehicle circulation and parking should be internalized within the development. Circulation design (scale and location) should be compatible with the adjacent neighborhood.
- b. The development should provide pedestrian access to adjacent non-residential areas by incorporating wall and landscape penetrations into the pedestrian circulation element.
- c. The development shall provide a continuous walkway from each abutting right-of-way (ROW) to the leasing office. The walkway shall be separated from all vehicular traffic movements except where drive aisle crossings are necessary.
- d. The on-site pedestrian circulation system shall link the various site amenities and components (i.e. parking fields, play areas, clubhouse, pools, recreation center, refuse enclosures). (Figure 4.4)
- e. Decorative materials should be used to clearly delineate pedestrian walkways. The use of hardscaping for walkways is encouraged when it is not in conflict with ADA requirements.
- f. Pedestrian walkways/paths traversing on-site vehicle drive aisles shall be distinguished with an alternative hardscape material such as, pavers, Streetprint™ and patterned, stamped, or colored concrete. Exposed aggregate is not generally viewed as an acceptable material.
- g. On-site vehicular circulation should be designed to reduce pedestrian/vehicle conflicts through the incorporation of appropriate traffic calming measures.



Figure 4.4—Open spaces and site amenities are linked by a lighted pedestrian path.

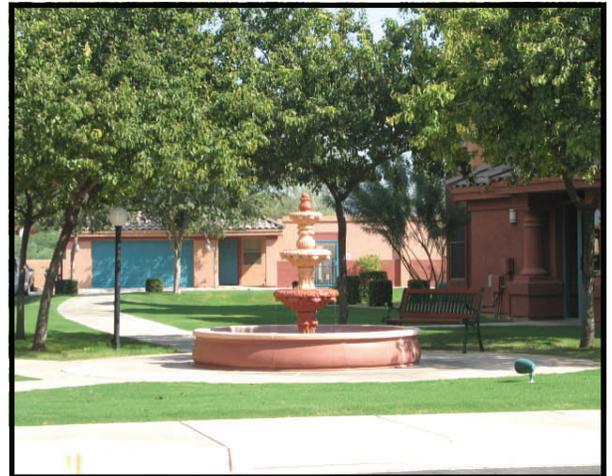


Figure 4.5—Shaded pedestrian refuge area provides respite and opportunities for gathering.



Figure 4.6—This alternative parking canopy continues the thematic character of the development.



Figure 4.7—Recessed garage doors provide additional façade articulation.



Figure 4.8—Palm-lined median provides a “splashy” entry into the development.



Figure 4.9—Handsome covered entry punctuates the thematic character of the development.

- h. Site design should encourage alternative modes of transportation. Such design considerations include connections to existing off-site trails/paths and bikeways, bicycle parking and storage areas, and designs facilitating the use of mass transit.
- i. The on-site pedestrian circulation system shall incorporate regular and evenly distributed placement of shaded, well-lit bench seating and other pedestrian refuge areas. (Figure 4.5)
- j. Dead end drive aisles are discouraged.

### 3. PARKING AREAS (20-78-4.A.3)

- a. Carports and detached garages shall incorporate curved and pitched roof elements of a design similar to the principal structure on the site. (Figure 4.6)
- b. Garage doors should appear to be set into the walls rather than flush with the exterior wall. (Figure 4.7)
- c. Ground-level parking structures should be screened from view by two (2) or more of the following:
  1. Walls containing architectural details, such as banding or similar architectural embellishments incorporated into the building design.
  2. Trees and shrubs.
  3. Grillwork and/or Greenscreens incorporating decorative metal artwork or panels.

- d. Raised planting areas, with a minimum interior dimension of five (5) feet should be used to separate double-loaded parking areas.

#### 4. PROJECT ENTRY AND CHARACTER

(20-78-4.A.4)

- a. A combination of ornamental landscaping, landscaped medians, water features, architectural monuments, decorative walls, signs, and/or enhanced paving shall be incorporated into the primary themed entry as accent features. Three (3) or more of the following elements shall be incorporated into the Primary Themed Entry of the development:

1. Landscaped median. (Figure 4.8)
2. Identifying building form such as a covered entry. (Figure 4.9)
3. Unique pedestrian scale lighting or bollards.
4. Prominent architectural features or monuments, such as a trellis or arbor. (Figure 4.10)
5. Ornamental gates and/or decorative walls.
6. Water features. (Figure 4.11)
7. Other feature (s) as approved through Site Plan Review.

- b. Project entry features shall be reflective of the overall architectural identity and character of the project.

- c. The entry throat into the development shall be



Figure 4.10—Entry feature incorporates water feature, trellis, accent landscaping and a decorative gate.



Figure 4.11—This entry incorporates a decorative water feature into a landscaped roundabout.



Figure 4.12—The entry throat into the complex is distinguished with hardscaping.



Figure 4.13—Multiple sightlines provide “eyes” onto the parking area.



Figure 4.14—Pathways are well delineated, lighted and visible from units.



Figure 4.15—Enclosed passive open space areas are lighted and visible from balconies and windows.

distinguished with hardscape materials such as pavers, Streetprint, and patterned, stamped or colored concrete. Exposed aggregate is not generally viewed as an acceptable material. (Figure 4.12)

## 5. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (20-78-4.A.5)

- a. Entrances into parking lots should be defined by landscaping, architectural design, or monitored by a guard.
- b. All doors that open to the outside should be well lit and visible from the street, parking area, or neighboring units.
- c. Parking areas, pedestrian walkways, elevators, stairwells, and recreation areas should be visible from multiple perspectives. (Figure 4.13)
- d. Refuse enclosures should not create blind spots or hiding areas.
- e. Buildings should be sited so that the windows and doors of one unit are visible from another.
- f. All four (4) facades should have windows.
- g. Building entrances should be accentuated by architectural elements, lighting, and/or landscaping.
- h. Landscape design should not preclude visibility or surveillance capabilities to common areas and units.
- i. For safety purposes, exterior doors should be designed with a solid core, peep holes, deadbolt

locks, and reinforced with strike plates.

- j. “Hostile Vegetation” such as Ocotillo, Cacti or other plant types that discourage pedestrian movement or vandalism should be placed under windows or adjacent to long, remote expanses of perimeter walls.
- k. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lighting. (Figure 4.14)
- l. All areas including pedestrian walkways/paths, active play areas, and open space shall be adequately lighted and designed to assure safety and security. All lighting shall be properly shielded from adjacent properties. (Figure 4.15)
- m. Common open spaces should be conveniently located for the majority of units. Children’s play areas should be visible from as many units as possible. (Figure 4.16)

## 6. OPEN SPACE (20-78-4.A.6)

- a. The development shall provide both passive and active recreation areas such as barbeque grills, swimming pools, tennis courts, and exercise courses. (Figure 4.17)
- b. Active play areas should be located in centralized locations. Care should be taken to mitigate noise generation when locating adjacent to lower density uses and on-site residential units.
- c. Common useable open space and recreation areas shall be provided at a prescription of one hundred fifty (150) square feet per bedroom. All such areas shall be unencumbered and be a minimum width of twenty (20) feet.



Figure 4.16—Common pool is visible from units and through wrought iron fence.



Figure 4.17—This exercise course provides an alternative active recreational amenity.



Figure 4.18—Private balconies are provided for each unit.



Figure 4.19—Clubhouse promotes social interaction and fitness.



Figure 4.20—Pool with cool decking and shaded areas.



Figure 4.21—Highly visible tennis court.

- d. Private balconies shall be provided for each unit. Such space shall have an unencumbered area of at least twelve (12) feet in diameter for ground floor units and eight (8) feet in diameter when provided by a balcony for upper floors. (Figure 4.18)
- e. Useable open space areas and on-site amenities should be distributed equitably throughout the development. (Figure 4.19)
- f. The minimum amount of project amenities shall be provided per the following schedule:

<u>Total Units</u>	<u>Amenities Required</u>
Less than twenty (20) units	One (1) amenity
20-99 units	Three (3) amenities
100-179 units	Four (4) amenities
180-259 units	Five (5) amenities
260 units +	Six (6) amenities plus second pool

The following amenity options are representative of the size, type and scale of amenities acceptable to meet the schedule above. The listing is not intended to represent all amenity options. Alternative amenity options may be considered during the Site Plan Review process.

1. Swimming pool, Ramada and cool deck perimeter; (Figure 4.20)
2. Jacuzzi area with Ramada;
3. Ramada or trellis feature with barbeque and shaded seating areas;
4. Tot lot / Jungle Gyms;

5. Regulation size volleyball court;
6. Other hard surface multi-use court (60' x 60' minimum);
7. Lighted regulation size tennis court and/or lighted regulation size racquetball court; (Figure 4.21)
8. Weight room;
9. Par course;
10. Demonstration garden;
11. Putting green.

**7. LANDSCAPING (20-78-4.A.7)**

- a. Landscaping shall be provided at the foot of buildings to soften the transition between paved areas on the ground plane and building materials on the vertical plane. (Figure 4.22 and 4.23)
- b. Potted plants, ornamental landscaping, and architectural features should enhance courtyards, plazas, and other gathering areas. (Figure 4.24 and 4.25)
- c. Flowering trees and shrubs should be used to provide color and accentuate entrances and activity areas. (Figure 4.25)
- d. Landscaping should be used to define areas such as building entrances, key activity hubs, focal points, and the street edge. (Figure 4.26)



Figure 4.22—Landscaping at the foot of the building to soften the appearance.



Figure 4.23—Varying heights of landscaping softens the façade and reduces massing.



Figure 4.24—Attractive trellis feature, natural materials and landscaping to accentuate a courtyard.



Figure 4.25—Trellis and colorful landscaping artfully accentuate courtyard activity area.



Figure 4.26—Landscaping used as a means of “wayfinding” directing residents to the clubhouse.



Figure 4.27—Decorative bollards provided along a pedestrian connection.

- e. Use of native vegetation and low water plants shall conform to the Phoenix Active Management Areas Low Water Using Plant List, and be planted in conjunction with an efficient water system.

## 8. LIGHTING (20-78-4.A.8)

- a. Lighting shall be provided within outdoor spaces to provide visual interest as well as a security function.
- b. Decorative theme lighting, accent lighting, or lighted bollards shall be placed along pedestrian connections and in useable open space areas to improve visibility and safety. (Figure 4.27)
- c. Gated entry features shall use integrated decorative lighting to enhance walls and signage.
- d. Lighting design shall be compatible with the building architecture, with fixtures of a consistent type and size within the development. (Figure 4.28)

## 9. WALLS AND FENCES (20-78-4.A.9)

- a. Entry signage, refuse enclosures, perimeter walls, and other appurtenances shall be consistent with the thematic character of the development through the use of common integrative elements such as colors, materials, and architectural style. (Figure 4.29)
- b. Walls adjacent to retention areas, trails, parks or other useable open space areas shall incorporate regular undulation or variation in materials. View fencing is strongly encouraged.

c. Perimeter walls shall integrate at least three (3) of the following treatments:

1. Integration with one or more of the following: inlays, materials or color accents, capping, decorative pilasters, wrought iron, planters, or other approved feature that adds visual interest. Strong geometric patterns are strongly discouraged. (Figure 4.29)
2. Incorporation of raised planters.
3. Incorporation of decorative stone or masonry pillars with caps.
4. Incorporation of decorative wrought iron trellises or artistic features in context with the area.
5. Other alternative design as approved during the Site Plan Review Process.

#### 10. REFUSE ENCLOSURES (20-78-4.A.10)

a. Refuse enclosures shall be:

1. Internalized and oriented away from arterial streets and abutting residential areas.
2. Architecturally compatible through use of common colors, materials, and design. (Figure 4.30 and 4.31)
3. Placed in convenient, proximate locations for tenant convenience and pickup service.

#### 11. CLUSTER MAILBOXES (20-78-4.A.11)

a. Cluster mailboxes shall be:



Figure 4.28—Uniform application of wall sconces add interest to the building architecture.



Figure 4.29—Wall is consistent with the thematic character and allows surveillance into the parking areas.



Figure 4.30—Refuse enclosure continues the complex theming.



Figure 4.31—Trash enclosure blends into the complex with color and design treatments.



Figure 4.32—Mailbox utilizes consistent roof pitch and materials, trim, and base color.



Figure 4.33—Mailbox appears as an extension of the building.

1. Located in a central and well-lit area and located no closer than three (3) feet from any residential privacy wall.
2. Cluster mailboxes should be screened or designed in a manner consistent with the thematic character of the development through the use of common integrative elements such as color palette, building materials, and roof pitch. (Figure 4.32 and 4.33)

## 12. UTILITY AND MECHANICAL EQUIPMENT (20-78-4.A.12)

- a. Noise generating equipment should be located away from residential units, public spaces, and pedestrian areas.
- b. Backflow preventers for landscape irrigation and domestic water shall not be located at visually prominent locations and shall be well-screened with shrubs, berming, or low-screen walls.
- c. Roof access ladders and roof drains/dowspouts shall be internalized within the building.
- d. Mechanical equipment, ground and roof mounted, shall be screened from public view. (Figure 4.34)
- e. Utility screening requirements including Service Entrance Sections are located in Chapter 5 Supplementary Standards.

## B. ARCHITECTURAL FORM (20-78-4.B)

### 1. BUILDING MASS/ARTICULATION (20-78-4.B.1)

- a. The visual impact of large monolithic structures shall be minimized by creating a cluster of smaller buildings or the appearance of a series of smaller buildings. (Figure 4.35 and 4.36)
- b. All buildings shall integrate variations in exterior walls in depth and direction. Use building pop-outs, arches, and upper-story balconies to break up massing.
- c. Minimize the bulk and appearance of structures through the use of sloping rooflines consisting of varying roof heights, directions, and shapes. Incorporate varied building heights at the street. Avoid massive straight rooflines with flat appearances. (Figure 4.37)
- d. Multi-story buildings (exceeding two (2) stories) should step back from the street and adjacent properties. Incorporate a tiered design with one (1) or two (2)-stories in the front and increasing to multiple stories in the rear. (Figure 4.36 and 4.38)
- e. Building placement and orientation shall vary for design interest and visual relief.
- f. The use of landscaping as a design element is encouraged to reduce building mass. Landscaping should accentuate and compliment architecture. Explore the use of berms or raised planters against a large structure.
- g. Multiple design solutions shall be integrated into the building to provide visual interest and variation. Such design solutions may consist of projecting private balconies, building wall recesses, pop-outs, varied wall planes, dormers, mansard roof, decorative window treatment, brick or stone veneers, color changes, and other architectural elements. (Figure 4.39)
- h. Horizontal façades longer than thirty (30) feet



Figure 4.34—Utility is screened from street view by a wall and landscaping.



Figure 4.35—Three-story complex reduces visual impact through articulation, balconies, and color contrast.



Figure 4.36—Building integrates varying shapes and colors to reduce massing.



Figure 4.37—Varying roof height and direction coupled with color and form reduces the apparent bulk.



Figure 4.38—Third-story units are stepped back.



Figure 4.39—Building integrates balconies, arches, dormer windows, rounded corners and popouts.

shall be articulated into smaller sections utilizing at least four (4) of the following methods: (Figure 4.40 and 4.41)

1. Varied building heights.
2. Different materials used on first floor.
3. Different window types.
4. Different colors.
5. Offsets.
6. Projecting roofs (minimum of twelve (12) inches).
7. Recesses.
8. Bay windows.
9. Variable roof forms or orientation.
  - i. Building facades should incorporate design elements that enhance the pedestrian environment.
  - j. Deep roof overhangs are encouraged to create shadow and add depth to facades.
  - k. Shade structures and screening shall be architecturally and functionally integrated with the established design theme.
  - l. Garages and storage/utility areas shall be architecturally integrated into the established design theme. (Figure 4.42)

m. Exterior stairways shall be designed with at least one ninety (90) degree angle turn from floor to floor.

n. Downspouts shall be internalized.

## 2. FENESTRATION (20-78-4.B.2)

a. Windows shall employ design details as appropriate to the architecture, such as mullions, arched windows, shutters/faux shutters, window surrounds, awnings, and canopies to break the scale of the façade into smaller components. (Figure 4.43)

b. Unifying architectural elements shall be used to carry a window pattern across a façade, such as a common sill or header line. (Figure 4.44)

c. Shaped frames and sills shall be used to enhance openings and add additional relief. They should be proportional to the glass area framed (i.e. a larger window should have thicker framing members). (Figure 4.45)

d. Windows shall be provided in facades facing streets, comprising at least twenty (20) percent of the façade area.

e. Windows and balconies should be designed so that visual and auditory intrusions on private outdoor space of other units or adjacent development are minimized. (Figure 4.45)

f. Window and door type, material, shape, and proportion shall complement the architectural style of the building.



Figure 4.40—Building integrates arches, stone veneer, varying roof planes, articulation and distinctive colors.



Figure 4.41—Massing reduced by brick accents, ornamentation, distinctive colors, capping, and articulation.



Figure 4.42—Garages are integrated into the design character.



Figure 4.43—Window surrounds, sills and proportional faux shutters add interest to the windows.



Figure 4.44—Prominent and substantial windows advance the architectural lines across the façade.



Figure 4.45—Shaped frames, sills, mullions and ornamentation add relief and interest to the façade.

### 3. COLORS AND MATERIALS (20-78-4.B.3)

- a. The color and material palette(s) shall be appropriate to the context. (Figure 4.46)
- b. Where appropriate to the architectural style, materials and textures shall vary between the base and body of a building to break up large wall planes and add visual base to the building.
- c. Material changes shall occur at intersecting planes, preferably at inside corners of changing wall planes or where architectural elements intersect, such as a chimney, pilaster, projection, or pop-out.
- d. All developments shall provide a minimum of three (3) distinct color and material palettes. Each palette shall be distributed evenly throughout the project. (Figure 4.47 and 4.49)
- e. All developments shall provide substantial accent materials, such as stone, brick, tile or other similar materials to add texture and visual interest to all building elevations. Accent materials shall not be limited to typical wainscot height (3-4 feet) and may include all or most of the following: (Figure 4.48)
  1. Stone clad or concrete columns as patio/porch supports.
  2. Integrated corbels (wood or treated synthetic materials) placed under eaves at corner locations or throughout project.
  3. Stone wainscot at varied heights with accented caps.
  4. Integrated lighting sconces beyond individual porch lights.

5. Scored stucco areas where color changes or the addition of accent materials is not practical.
  6. Pop-outs and other projections of materials other than wood frame and stucco. (Figure 4.50)
  7. Decorative wrought iron accents in the form of stairway railings, gates into entry and amenity areas and patio/porch accents.
  8. Large raised planters or pots placed in key areas to break up long walkways or parking areas.
  9. Other creative accent materials and/or methods presented and approved during the Site Plan and Design Review Process. (Figure 4.50)
- f. All accessory structures (i.e. garages, parking canopies, gazebos, etc.) shall conform to the dominant design theme of the development. For example:
1. Stone clad or concrete columns under gazebos and along pool areas.
  2. Decorative wrought iron pool fencing and gates.
  3. Timber trellises/gazebos with integrated corbels.
  4. Iron or thematic wood/timber accents such as trellises, 'brows', or other interest items around or above garage doors.
  5. Color matched parking canopies. (Figure 4.51)
  6. Garage door colors that allow doors to blend in.



Figure 4.46—The use of warm and subdued colors is appropriate to this desert environment locale.



Figure 4.47—Multiple color palettes are utilized.



Figure 4.48—Substantial use of stone, strong cornice treatment, capping, and other details add prominence.



Figure 4.49—A strong, bold palette with varying shapes and architectural lines creates “splash” and interest.



Figure 4.50—The use of popouts, projections, capping and strong color distinction liven a side façade.



Figure 4.51—Alternative parking canopies are consistent with the thematic character.