



## APPENDIX B Design Guidelines



## B.1 Introduction

Unincorporated communities in the ESGV are predominately residential, with single-family housing being the most prominent housing type. With careful design, higher density single-family and high-quality multifamily projects will embrace and fit within the existing natural and manmade surrounds and achieve the goals and policies set forth in the Community Character and Design Element.

The Residential Types Transect (Transect), shown in **Figure A-1**, is a menu that provides a range of higher-density single-family and multifamily housing building types that may be utilized in their appropriate context, where permitted by the Land Use Policy Map and Zoning Map. It includes higher-density single-family homes, duplexes, triplexes, quadplexes, townhomes, and multiplex building types that may be attached, walk-up apartments, or multi-unit buildings. The Transect also illustrates the parameters set by the following Multifamily Design Guidelines (Guidelines), and acts as a visual guide for property owners, developers, architects, designers, and contractors proposing a new multifamily development in the ESGV.

*SB 330* is a California state bill that prohibits imposing or enforcing non-objective design standards established after January 1, 2020, shortens required permit review time frames for projects that meet all applicable objective zoning standards, including ADUs, and prohibits the approval of a housing development project that results in a net loss of units.

### Senate Bill 330 (SB 330)

*SB 9* is a California state bill that went into effect on January 1, 2022, in which local agencies must approve certain subdivisions of single-family residential lots into two lots without discretionary review. This requires the local jurisdictional authority to ministerially approve a two-unit development project on a lot in a single-family residential zone without discretionary review.

### Senate Bill 9 (SB 9)

To be in compliance with State housing laws Senate Bill (SB) 330 and SB 9, the Multifamily Residential Design Guidelines seek to provide measurable and quantifiable values that should be affirmatively addressed in each new residential project.

Property owners in the ESGV looking to implement SB 9 on their single-family residential lot should refer to the State legislation and any additional Ordinances pertaining to the construction of multiple dwellings pursuant to SB 9 for State and locally legislated design allowances. To facilitate a thoughtful design of new units in single-family neighborhoods allowed under SB 9, the Residential Types Transect includes lower intensity, high-density single-family building types and “missing middle types,” mainly the duplex type, which may be utilized when considering a single-family lot subdivision. These should be considered when developing this type of small-scale project. Any design requirements in the State legislation or additional ordinances that address single-family lot subdivisions should also be carefully reviewed.

## B.2 Multifamily Site and Block Design Guidelines

### CONNECTIVITY TO SURROUNDS

New multifamily projects should be a well-connected to the surrounding community so that the daily life of the residents contributes to the daily patterns of community life. This connectivity may be primarily accomplished through orientation of building entries and units at the ground level as well as upper levels to public streets and rights-of-way. This type of orientation provides for enhanced safety (eyes on the street) and vitality (sidewalk activity). The creation of walkable blocks that provide multiple well-lit and shaded pathways through and around larger projects also enhances linkages to and from surrounding neighborhoods and community resources such as parks, schools, and local retail centers. The provision of well-designed sidewalks and landscaped pathways enhances walkability and connectivity and facilitates everyday activities as well as safety and comfort for pedestrians of all abilities. The following site design guidelines address these considerations.



The above multifamily development is oriented towards primary streets, easily accessible from public sidewalks, and has a landscaped parkway that separates the public street from the public sidewalk.

# ESGV RESIDENTIAL TYPES TRANSECT



**HIGH-DENSITY SINGLE-FAMILY**  
1-2 stories

**INTENSITY:** low, closely-spaced, detached single-family units with zero lot lines.

**ORIENTATION:** entrances oriented towards street or rights-of-way, may have shared entry walks.

**FRONTAGE:** inclusive of stoops, porches, and/or entry recesses.

**OPEN SPACE:** small yards to increase du/acre, upper floor terraces and balconies overlook streets and rights-of-way.

**DUPLEX**  
2-3 stories

**INTENSITY:** low, 2 dwelling units on a single lot, units may be side-by-side or one above the other.

**ORIENTATION:** entrances oriented towards street or rights-of-way.

**FRONTAGE:** inclusive of stoops, porches, and/or entry recesses.

**OPEN SPACE:** upper floor terraces and balconies overlook streets and rights-of-way.

**TRIPLEX**  
2-3 stories

**INTENSITY:** low, 3 dwelling units on a single lot, units may be side-by-side or one above the other.

**ORIENTATION:** entrances oriented towards street or rights-of-way.

**FRONTAGE:** inclusive of stoops, porches, and/or entry recesses.

**OPEN SPACE:** upper floor terraces and balconies overlook streets and rights-of-way.

**QUADPLEX**  
2-4 stories

**INTENSITY:** low to medium, 4 dwelling units on a single lot, units may be side-by-side or one above the other.

**ORIENTATION:** entrances oriented towards street or rights-of-way.

**FRONTAGE:** inclusive of stoops, porches, and/or entry recesses.

**OPEN SPACE:** upper floor terraces and balconies overlook streets and rights-of-way.

SOURCE: XXXX

FIGURE A-1 ESGV Residential Types Transect (Part 1)



# ESGV RESIDENTIAL TYPES TRANSECT



**TOWNHOMES**  
2-3 stories

**INTENSITY:** low to medium, 5+ dwelling units, separate single-family dwellings that are closely spaced, semi attached, or attached.

**ORIENTATION:** entrances oriented towards street or rights-of-way.

**FRONTAGE:** inclusive of stoops, porches, and/or entry recesses.

**OPEN SPACE:** shallow front yards.

**PARKING:** garage at ground level or surrounding surface parking.

**COURTYARD, TUCK-UNDER, AND GARDEN APARTMENTS**  
2-3 stories

**INTENSITY:** medium, 2 dwelling units on a single lot, units may be side by side or one above the other.

**ORIENTATION:** main entry feature oriented towards street or right-of-way.

**FRONTAGE:** building entries may serve one or multiple units, facing primary and secondary frontages, passageways, or private walk paths.

**OPEN SPACE:** ground level courtyards, larger projects feature multiple buildings with interconnected landscape settings and pathways.

**PARKING:** Typically underneath a portion of living spaces in both open and closed configurations or underground.

**RESIDENTIAL MULTIPLEX**  
3-4 stories

**INTENSITY:** medium, includes active ground floor uses at primary frontages, such as lobbies, units, and amenity rooms.

**ORIENTATION:** main entry feature oriented towards street or right-of-way.

**FRONTAGE:** entry and lobby oriented to street.

**OPEN SPACE:** common open space amenities provided at upper level decks and roof tops, private open space provided at balconies.

**PARKING:** typically at grade, units may be wrapped in front of parking to hide automobiles.

**RESIDENTIAL MULTIPLEX**  
5-8 stories

**INTENSITY:** medium, includes active ground floor uses at primary frontages, such as lobbies, units, and amenity rooms.

**ORIENTATION:** main entry feature oriented towards street or right-of-way.

**FRONTAGE:** entry and lobby oriented to street.

**OPEN SPACE:** common open space amenities provided at upper level decks and roof tops, private open space includes balconies.

**PARKING:** typically 1-2 levels of above grade structured parking that incorporates a street-facing lobby and elevator access.

SOURCE: XXXX

FIGURE A-1 ESGV Residential Types Transect (Part 2)



The above townhomes, in lieu of a landscaped parkway, have stoops that adjoin directly to the public sidewalk.

- 2.1. All new multifamily residential projects should be oriented towards and overlook existing and/or new streets, sidewalks, and/or public rights-of-way by providing prominent and accessible points of entry adjacent to the street or right-of-way.
- 2.2. At public streets, sidewalks, and rights-of-way, a continuous public sidewalk should be provided that is between 5 and 10 feet in unobstructed width with an adjoining landscaped parkway that is between 5 and 10 feet in unobstructed width, totaling no greater than 15 feet. Alternatively, in lieu of a landscaped parkway, a continuous public sidewalk may adjoin street-oriented, ground-level residential units with sidewalk-oriented entries and room overlooks utilizing stoops, porches, overhangs, and other architectural elements that enhance interactions between residents and passers-by. Architectural elements must have a minimum depth of 6 feet.
- 2.3. The 5- to 10-foot landscape setback noted in Guideline 2.2 may be provided at the back of public sidewalks along public streets and incorporated as part of any front yard setback. Alternatively, a minimum 10-foot curbside parkway may be provided between the public street and the public sidewalk.
- 2.4. In equestrian communities, the 10-foot landscape setback may be utilized for bridle paths that are separated from the sidewalk by either a fence or barrier up to 4 feet in height.
- 2.5. Dark-sky pedestrian-scale street lighting with the bottom of the lamp no higher than 15 feet above the ground should be provided along public sidewalks and project sidewalks at least once every 80 feet.
- 2.6. A minimum of one (1) shade tree for each 40 feet of public street, sidewalk, and/or right-of-way should be planted along public streets, sidewalks, and/or rights-of-way.
- 2.7. The same number of shade trees may be clustered on the site to protect active and passive open space and gathering areas.
- 2.8. All new multifamily residential projects should have a maximum of one (1) curb cut per 150 feet of street frontage that is a maximum of 36 feet in width, with the following exceptions:



Shade trees and other landscaping are planted in the front yards of the above quadplex.

- a. When an alley or second street provides frontage for a multifamily project, vehicular access should be provided from the alley or secondary versus primary street, unless such alley or second street serve as pedestrian-only corridors providing access to the building entrances.
- b. When a curb cut leads to parking areas with less than 25 parking spaces, the curb cut should be no more than 24 feet in width.

- 2.9. At multifamily building frontages within 140 feet of a public street, sidewalk, and/or right-of-way, a minimum of one entry door for each 150 feet of building wall should be provided. The entry requirement should be calculated by dividing the total building frontage by 150 and by rounding up to the nearest whole number.
- 2.10. An entry to a multifamily residential building should be directly connected to public sidewalks by on-site sidewalks and pathways and be no greater than 300 feet from a public sidewalk. Any residential structure located within 100 feet of a public street should have at least one (1) entry within 30 feet of the back of the public sidewalk.

## PROVISION OF BLOCKS

A block refers to an open area of land that is surrounded by streets or pathways. Block frontage describes the length of one side or face of a block. Smaller infill multifamily projects will typically be designed on individual lots that sit within existing blocks that have been previously established. Larger multifamily projects on larger sites may need to establish new blocks to enhance connectivity both within a tract as well as to the surrounding community.

The following block guidelines establish base parameters to ensure adequate provision of streets, pathways, as well as linkages to surrounds.

- 2.11. Blocks and block frontages longer than 450 feet should be separated from adjacent blocks by streets, alleys, and/or minimum 30-foot-wide and open-to-the-sky pedestrian passages.
- 2.12. New and/or modified block frontages should have a minimum curb-to-curb length of 150 feet and a maximum curb-to-curb length of 600 feet.
- 2.13. Walkways and/or bikeways should be provided at public as well as private cul-de-sacs to connect dead-end roads and pathways to adjoining or future public or private rights-of-way. Walkways should be a minimum of 10 feet in width.



On-site pathways connect these townhomes to the public sidewalk.



This multifamily development on a single block has alley separations and appropriately scaled block frontages.



## B.3 Multifamily Open Space and Landscape Design Guidelines

The following multifamily open space and landscape design guidelines emphasize the design of outdoor facilities that provide shaded and programmable environments for daily use of residents, maintain a balance of hardscape and softscape, and utilize native and drought tolerant plants to relate to the natural beauty of the ESGV.



The above multifamily residential development includes concrete pavers and drought-tolerant plants to balance hardscape and softscape.



The open space area for this multifamily residential development incorporates both softscape areas and decorative hardscape.



This triplex incorporates shade trees in the front yard area.

- 3.1. Any at-grade site area not covered by a structure or utilized for access driveways or surface parking should be landscaped with a combination of hardscape and irrigated landscape areas. To the maximum extent feasible and/or required by the County, use of recycled, reclaimed, or non-potable water for irrigated landscaped areas should be implemented.
- 3.2. Hardscape, such as walkways, paved areas and courts should not exceed 40% of the provided common open space area.
- 3.3. With the exception of game surfaces and surface parking lots (see Guideline 5.3 for additional information on surfacing material for surface parking lots), hardscape should be decorative, colored, and/or patterned and utilize brick or concrete pavers, decomposed granite with a binder, stone pavers, colored outdoor surfacing made up of at least two colors, and/or scored concrete with scoring marking areas no greater than 25 square feet in size.
- 3.4. Plants and trees utilized in softscape areas should be native and/or drought-tolerant plants.
- 3.5. A minimum of one shade tree per 1,000 square feet of common open space area should be provided. Shade trees may be either clustered or spread out across the extent of the common open space area. As an alternative, one shade tree may be replaced for each 400 square feet of open-to-the air shade structure and/or open-to-the-air trellised structure provided.
- 3.6. Any front-yard area should include one tree per 1,000 square feet of front yard area, determined by dividing the front yard area by 1,000 and by rounding up to the nearest whole number, or meet the tree planting requirements of Section 22.126.030 of the Los Angeles County Code, whichever is more stringent.
- 3.7. At property lines adjoining side or rear yard area of single-family zones, a minimum of one (1) deciduous and/or evergreen shade tree with a minimum canopy at 5 years of growth at 20 feet for each 50 feet of length along the side or rear yard property line should be provided.

- 3.8. Multifamily residential developments should provide active and passive on-site amenities, including, but not limited to swimming pools, spas, clubhouses, tot lots with play equipment, picnic shelters, barbecue areas, court game facilities, and/or day care facilities.
- 3.9. Multifamily residential developments with more than 20 units should include at least two (2) of the following additional amenities:
  - a. Bicycle repair station.
  - b. Community garden.
  - c. Mural and/or art installation visible from a public right-of-way.
  - d. Pet area and/or run and/or wash.
  - e. Secured package lockers.
  - f. Free wireless service at common open space areas.
- 3.10. Plants and trees utilized in softscape areas should be from the LA County Handbook on The Drought Tolerant Garden, consisting of a list of approved species in the ESGV.



A mural on a street-facing façade adds character to this multifamily residential development.

## B.4 Multifamily Building Design Guidelines

The following multifamily building design ensure a built-form transitions between each new multifamily project and the surrounding community. Additionally, these guidelines seek to relate the larger scale of new projects with the smaller scale of existing projects to provide a continuities of scale between older and newer projects.

### MULTIFAMILY BUILDING BREAKS

- 4.1. All new multifamily residential development projects that include more than one building should maintain a minimum open-to-the-sky separation of 20 feet between individual structures to allow for landscape, courtyards, passageways, and paseos. Buildings with parallel wings should also provide the minimum open-to-the-sky separation between parallel facades.
- 4.2. A building greater than 300 feet in length should provide an open-to-the-sky building break defined by a ground level passageway and/or open space that is at least 30 feet in unobstructed width.



The pathway between multifamily residential developments with more than one building provides connectivity between buildings and to the public sidewalk.

## MULTIFAMILY ROOFSCAPE GUIDELINES



The flat roof on these garden apartments frequently varies in height to create fluctuation in the roofline.



The above multifamily residential development alternates between flat and hipped roofs, as well as changes in roof height, to add scale to the overall building mass.



This multifamily development has a hipped roof with cross gables along the primary façade.

- 4.3. The roofline of all new multifamily residential development projects, inclusive of major and minor massing elements, should integrate at least two (2) of the following roof styles:
  - a. Intersecting Gable Roofs.
  - b. Hip Roofs.
  - c. Shed Roofs.
  - d. Flat Roofs with two or more heights with a difference of height of at least 3 feet when building masses face a public street and/or right-of-way.
  - e. The second flat roof may be incorporated as a minor massing element such as an entry.
- 4.4. Rooflines should be broken into a series of smaller building components at least once every 50 feet along a building frontage that faces a public street. Elements that create roofline variety include but are not limited to the following:
  - a. A change in roof height at the plate line where a roof intersects a building plane and/or at the ridge line of at least 3 feet.
  - b. Intersecting roofs.
  - c. Inclusion of dormers.
  - d. Placement of minor roofs along building frontages in front of major roofs.
  - e. Changes in parapet height.
- 4.5. The pitch of gable, hip, and shed roofs should be no less than 2:12 nor greater than 5:12 in slope.
- 4.6. Roof-mounted mechanical equipment should be screened so that it is not visible from the ground level.

## MULTIFAMILY STORY AND HEIGHT TRANSITION GUIDELINES

- 4.7. A new multifamily residential development project abutting a single-family residential zone should incorporate one or more of the following elements to create height transitions:
  - a. Incorporate a 45° inward sloping daylight plane starting 25 feet above the lot line abutting the single-family residential zone, or
  - b. Increase the otherwise required yard and/or building setback abutting the single-family residential zone a minimum of 2 feet for each additional 10 feet in height over the first 16 feet in height, or

- c. Within 50 feet of an abutting single-family residential property line, maintain a structural height that is a maximum of one story and/or a maximum of 16 feet higher than the greatest height of an abutting single-family residence.

## MULTIFAMILY FAÇADE PLANE AND BUILDING WALL GUIDELINES

- 4.8. All new multifamily residential projects should distinguish the design of façade planes and building walls through inclusion of complimentary materials and/or colors, or building plane modulation, and/or utilization of base, middle, and top expression of building façades, through the inclusion of at least two of the following:
  - a. Changes in material and or color that distinguish the base, middle, and top of the structure.
  - b. Incorporation of building details such as cornices, belt courses, decorative projections, eaves, and pitched roofs.
  - c. Changes and breaks in wall plane that are a minimum dimension of 3 feet in depth and 6 feet in length.
  - d. Inclusion of balconies or other habitable projections for a minimum of 25% of the façade of the building.
  - e. Inclusion of a variety of sizes of windows, panels, bay windows, shading devices, and/or decorative architectural details that distinguish openings.
  - f. Use of at least two (2) materials on the façade that vary in size, texture, pattern, or color.
- 4.9. Multifamily residential projects should incorporate a combination of apertures, windows, and doors at each level, building code permitting, to achieve a minimum 25% of openings at each level along building walls that face public streets and public rights-of-way.



This multifamily residential development uses color to distinguish the base, middle, and top of the structure and incorporates an overhang over the building entrance.



The frequent changes and breaks in the wall plane create a distinguished design for this multifamily residential project.

## MULTIFAMILY DESIGN COMPONENT GUIDELINES

The following multifamily design component guidelines address building details and seek to provide design characteristics specific to the ESGV.



Balconies on the second level become overhangs at the ground level entrances of the above townhomes.



The white trim around the windows of this colorful multifamily development contrast from the building façade.



Multiple colors and building materials make up the façade of the above multifamily residential development.

- 4.10. Multifamily projects should incorporate design components similar to those that already exist in the ESGV, such as the following:
  - a. Overhangs at entries.
  - b. Covered outdoor rooms.
  - c. Covered outdoor passages or arcades.
  - d. Deep roof eaves.
  - e. Building orientation to minimize solar heat gain and optimize cooling winds.
- 4.11. Windows and openings of new multifamily projects should provide relief from the wall plane. Window details include but are not limited to the following:
  - a. Use of shutters, exterior blinds, awnings, brise-soleil, or other shading devices.
  - b. Windows recessed and/or projected at least 2 inches in depth from the exterior wall plane.
  - c. Trim around the window opening with a contrasting material and/or color that is no less than 3 inches in width and extends no less than 2 inches beyond the wall surface.
  - d. Incorporation of full divided windows with sticking.
- 4.12. A multifamily residential design should utilize a minimum of two (2) exterior wall finish materials with no material more than 70% of the residential structure, including but not limited to the following materials:
  - a. Two colors of stucco.
  - b. Manufactured stone veneer.
  - c. Cement board panel and/or planks.
  - d. Metal panel and/or planks.
  - e. Terra cotta tile and/or rain screens.
  - f. Colored precision block, glazed block, face brick, face stone, split face block, shot blast block, and slump stone. No natural gray precision block should be utilized at front yards.
- 4.13. A minimum of two (2) colors should be used for the exterior of a multifamily project, with no color on more than 70% of the overall building façade.

## MULTIFAMILY ACCESSORY STRUCTURES AND PROPERTY LINE WALLS

The following guidelines provide for the design of accessory structures and property line walls to ensure they are well integrated with the architecture of multifamily residential projects.

- 4.14. Accessory structures, including stand-alone recreation facilities and maintenance structures, should utilize similar rooflines, massing types, materials, and colors, as the main buildings of a site. Details for accessory structures may be simpler, but there should be architectural continuity between the main structures of a site and any accessory structures on the same site.
- 4.15. Accessory structures, including stand-alone recreation facilities and maintenance structures should be typically located within the rear of a site and not be visible from the primary public street frontage. When these structures are placed along primary public street frontages, they should be separated from the back of curbside public sidewalks by landscape buffers that are a minimum of 10 feet in depth.
- 4.16. Walls and fences located along public street frontages adjoining multifamily projects should not exceed 42 inches in height. Materials for walls and fences should include one the following:
  - a. Vertical metal pickets painted and or factory finished with a dark color.
  - b. Decorative architectural masonry and brick including colored precision block, glazed block, face brick, face stone, split face block, shot blast block, and slump stone. No natural gray precision block should be utilized at front yards.
  - c. Natural, stained, and/or painted wood posts and rails.
- 4.17. Gates located along public street frontages adjoining multifamily projects should not exceed 42 inches in height. Gates should incorporate one the following materials:
  - a. Vertical metal pickets painted and or factory finished with a dark color.
  - b. Natural, stained, and/or painted wood.
- 4.18. Walls that are 6 feet in height should be provided along property lines that separate a multifamily project from a single-family residential zone. Walls should incorporate one of the following materials:
  - a. Decorative architectural masonry and brick, including colored precision block, glazed block, brick, face stone, split face block, shot blast block, and slump stone. No natural gray precision block should be utilized.
  - b. Natural, stained, and/or painted wood posts, slats, and rails.



Contrasting materials distinguish the base of this building from the upper levels, and pops of color add a unique style to the façade.



The above townhomes have a fence along the property line.



A decorative stone wall sits between the multifamily development and public sidewalk along a primary road.

## B.5 Multifamily Parking Design Guidelines

The following parking design guidelines for multifamily residential projects in the East San Gabriel Valley provide for design treatments that create clear pedestrian movement through parking areas and towards building entries, design of surface parking to mitigate heat islands and ensure continuity of architectural expression between the design of multifamily projects and parking areas.

### SURFACE PARKING



The surface parking behind the above multifamily development is located in the rear of the lot, set back from property lines, and incorporates landscaped islands in the design.

- 5.1. Where surface parking abuts a public right-of-way and /or public sidewalk, the parking should be set back at least 10 feet from the right of way and sidewalk to allow for the provision of a landscaped buffer. At least one shade tree a minimum of 20 feet on center should be placed in the landscape buffer.
- 5.2. At least one (1) shade tree, inclusive of trees in any provided landscape buffer, should be provided at surface parking lots for every eight parking stalls or meet the tree planting requirements of Section 22.126.030 of the Los Angeles County Code, whichever is more stringent. Trees should be evenly distributed across the extent of the surface parking area.
- 5.3. Where surface parking lots are greater than 200 feet in length and/or depth, at least one dedicated walk path with speed tables at vehicular crossings, utilizing a contrasting surfacing material, and a minimum of 5 feet in width, should be provided to facilitate pedestrian connections across the parking area to and from building entries and public sidewalks.



A walk path made from brick pavers creates a clearly visible and safer area for pedestrians to cut across the surface parking lot towards the multifamily development.

### VEHICLE DROP-OFF AREAS AND LOADING ZONES

- 5.4. On sites greater than 2 acres in size, at least one (1) dedicated curbside drop-off zone for car share users, with appropriate pavement and curb markings, should be provided for each 2 acres of site area.
- 5.5. On sites greater than 2 acres in size, at least one (1) dedicated loading zone for package deliveries and move-ins/move-outs, with appropriate pavement and curb markings, should be provided for each 2 acres of site area.

## STRUCTURED, PODIUM, AND GARAGE PARKING

- 5.6. The facades of stand-alone parking structures should not be visible from the public right-of-way. When visible from a public right-of-way, stand-alone parking structures should utilize similar materials and colors as the project's primary buildings. Details for stand-alone parking structures may be simpler, but there should be architectural continuity in use of materials and details between the main structures of a site and any stand-alone parking structures on the same site.
- 5.7. Openings to parking areas, as well as mechanical and utility areas that occupy the podium levels of multifamily structures, should utilize one (1) of the following screening elements:
  - a. Vertical landscape and or climbing vines on metal screens that cover at least at least 50% of any ground level parking and/or mechanical and utility area openings.
  - b. Use of decorative metal grills and/or panels at openings.
  - c. Use of windows with glazing featuring obscured or patterned glass or equal.
- 5.8. Front-yard-facing garage entrances should be set back at least 5 feet from the primary front-yard-facing façade. Alternatively, a minimum 5-foot recessed building entry and/or porch and/or arcade element may be provided in generally along the same building wall plane as the garage door or entry.



Decorative metal grills along the ground-level, sidewalk-facing façade help mask the podium parking.



The townhomes above recess and project the entrances and garages to create a modulated front façade.