A satellite view of a city, likely Stanford, California. A red location pin is placed in the upper left quadrant. Labels for 'The North Face Stanford Shopping Center' and 'Saint Michael's Alley' are visible. The city features a dense grid of streets, numerous buildings, and several green spaces. A large, irregularly shaped area of brownish, undeveloped land is visible in the upper right. The text 'Townhome Study' is overlaid in the center, and '12/2022' is in the bottom center. The Google logo is partially visible in the bottom right corner.

The North Face Stanford Shopping Center

Saint Michael's Alley

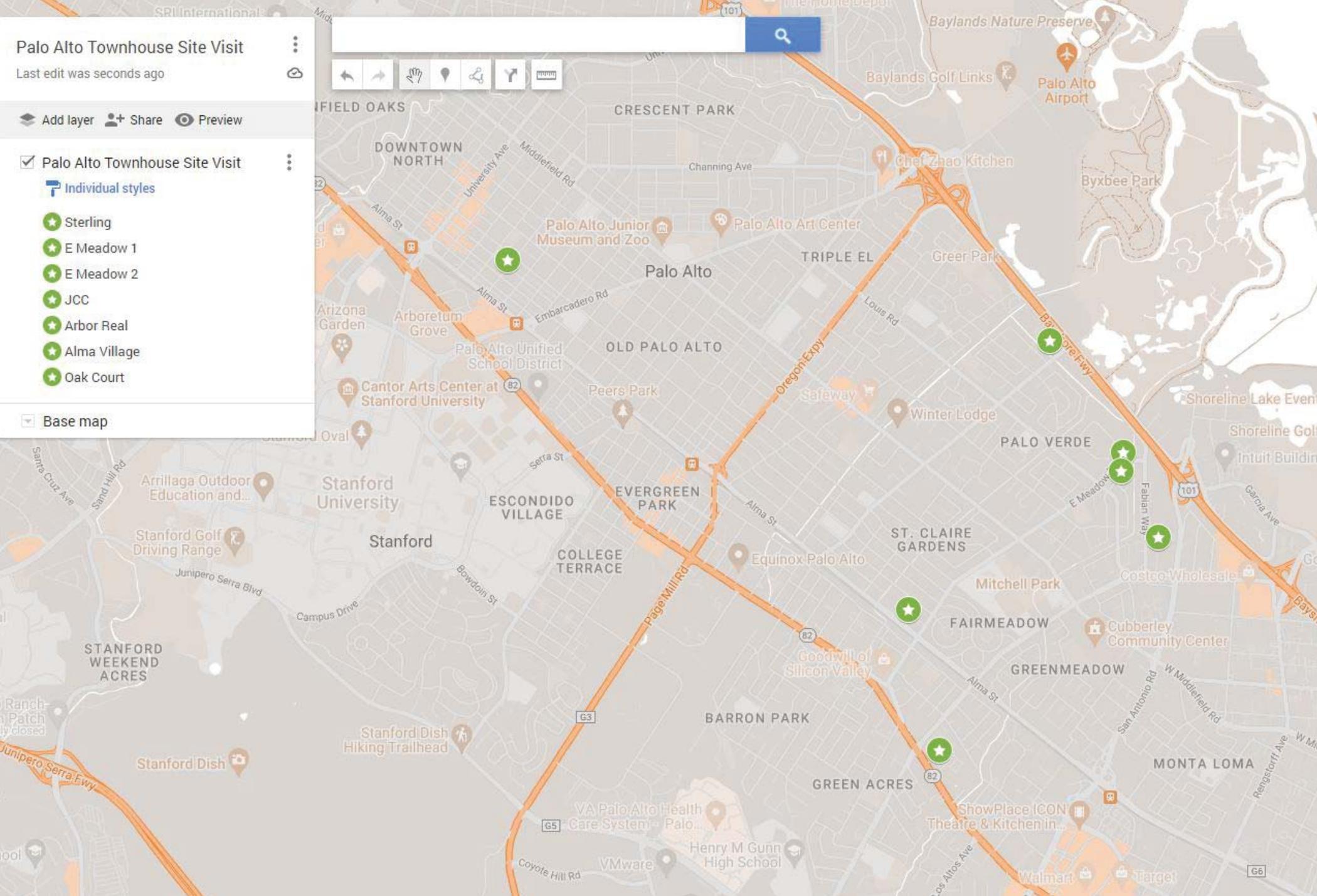
# Townhome Study

12/2022

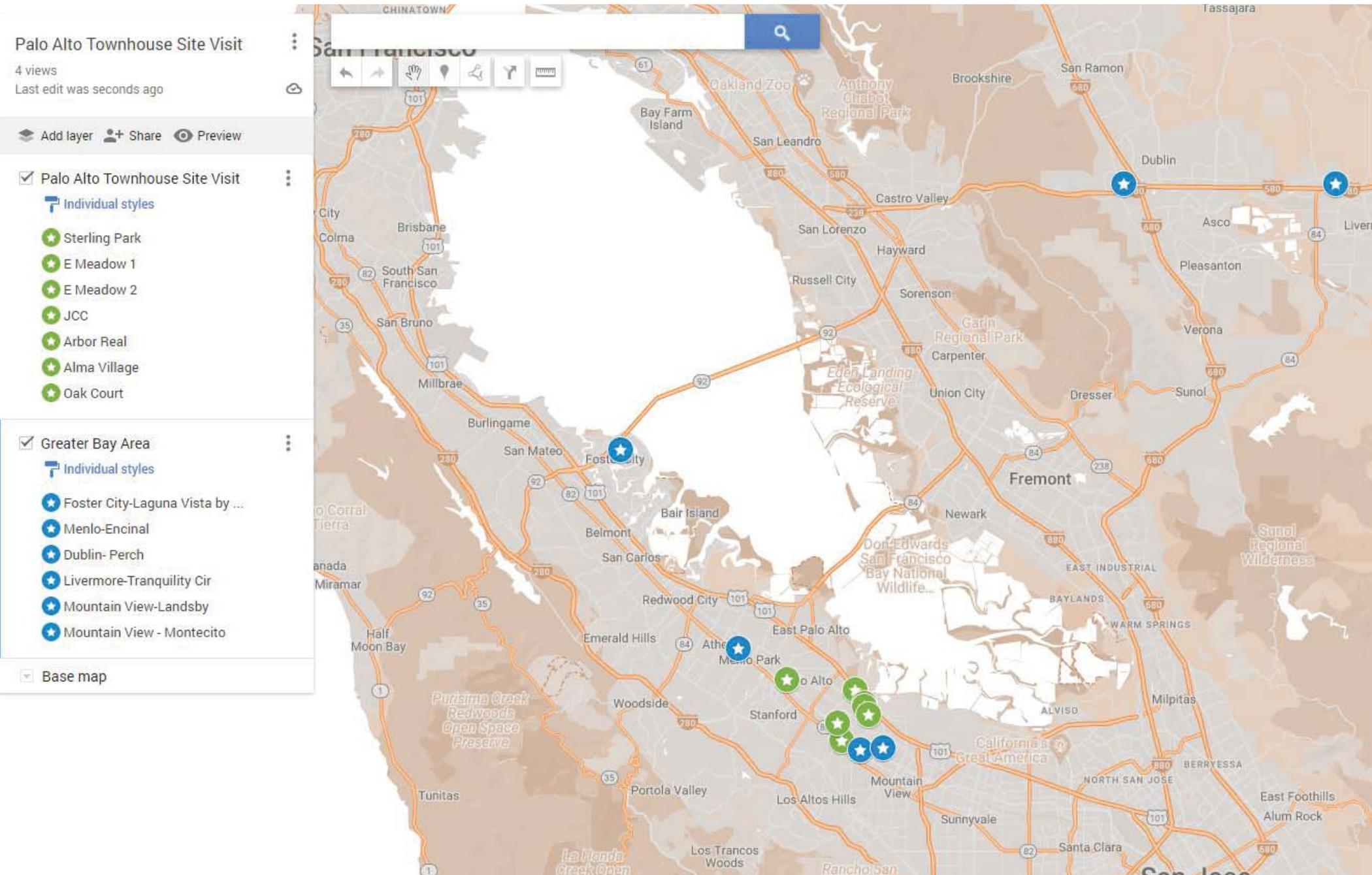
I. OVERVIEW

II. CASE STUDY





# I. OVERVIEW



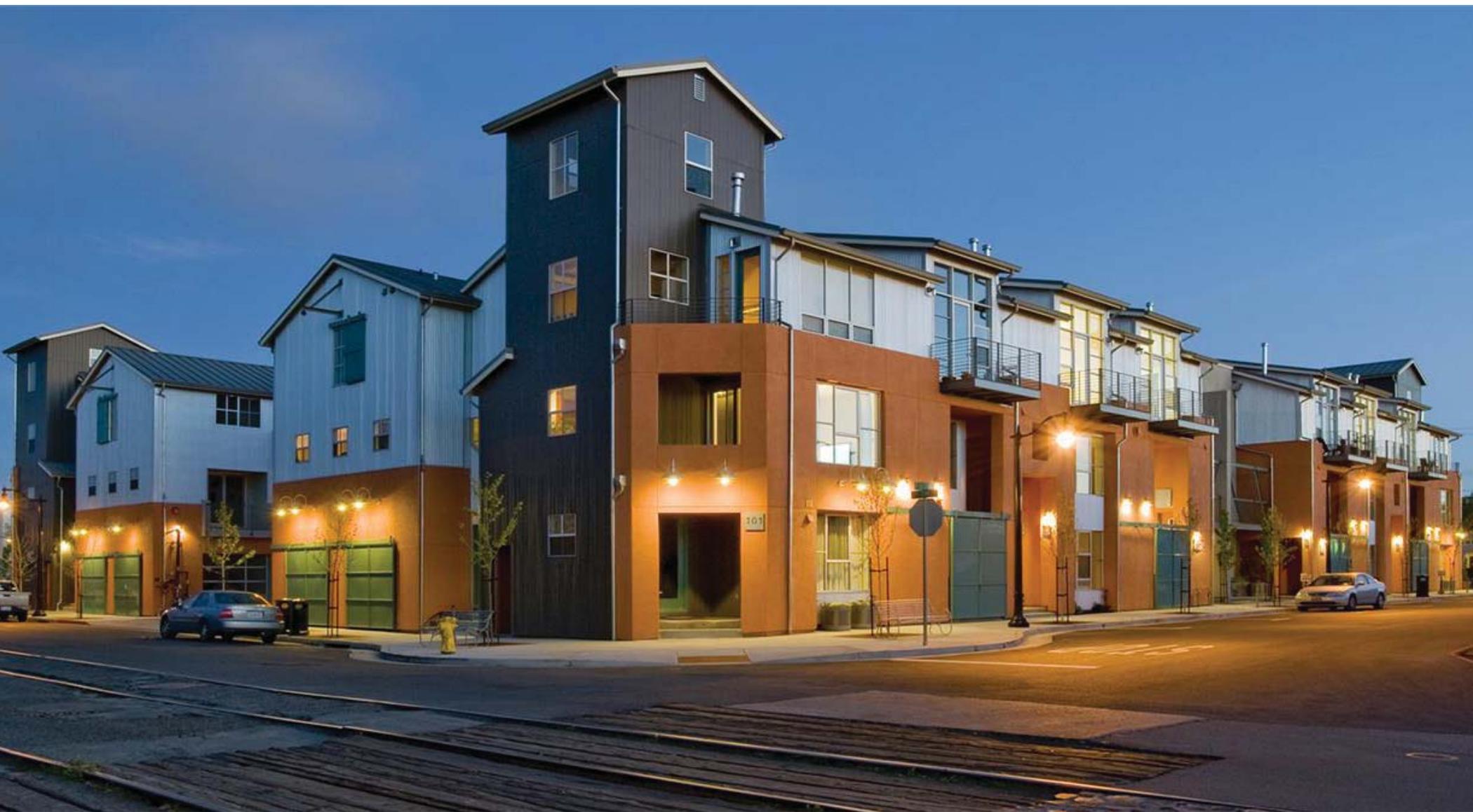
# I. OVERVIEW

1. Neighborhood Context
2. Community Circulation
3. Building Typology
4. Landscape/ Openspace
5. Privacy
6. Rhythm and Pattern
7. Materiality
8. Operation/ Services

1. Neighborhood Context
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# 1. Neighborhood Context

- Historic District / Building
- Major Street or Boulevard
- Low Density Residential Zone



Celsius 44 at Riverfront Warehouse District, Petaluma, CA

# I. OVERVIEW- Neighborhood Context



Arbor Real, Palo Alto, CA

# I. OVERVIEW- Neighborhood Context



JCC- Altaire Walk with Shared Parking, Palo Alto, CA

# I. OVERVIEW- Neighborhood Context



Landsby, Mountainview, CA

# I. OVERVIEW- Neighborhood Context

Townhomes located on major streets or boulevards or facing two streets can exceed the RM-30 height requirements by one story but can not exceed the 50 foot height limitation. Emphasis on increasing the the importance of the street is achieved by selecting two or more of the following:

- a. Increase the scale of the entry area and doorway.
- b. Increase the window dimensions and their surrounds and the cornice dimension.
- c. Provide the front areaway within the property with a defined structure that separates it from the sidewalk and the neighboring home.
- d. Increase the height of the building by a full story or a partial story consistently on all units or at end units or in a consistent repeating pattern of units.
- e. provide projecting bay window



## I. OVERVIEW- Neighborhood Context

Corner units that face two streets must have a change in the roof line to a higher elevation unless the entire units parapet or roof line is taller than the adjacent unit and must have two or more of the following elevation treatments so that it is distinguished from the repetitive units.

- a. minimum 4' deep covered entry patio.
- b. A wrap around corner window or 2.5' projecting bay window on one or more floors.
- c. A tower element that may penetrates the height limitation of the RM-30 but does not exceed 50 feet in height.
- d. A projecting bay window on the front or side elevation or both.
- e. A setback area of differing material and/or color from the major facade material.
- f. A balcony extending a minimum of 4' from the face of the building and is 6' wide.



## I. OVERVIEW- Neighborhood Context

Prominent site areas at the major visual corners of the project must be emphasized with structures that, like the cluster corner units, are distinct and identifiable than their neighboring Townhomes, which can be achieved by utilizing at least 3 of the modulations noted in a-e of # 1 above.



## I. OVERVIEW- Neighborhood Context

1. Neighborhood Context
2. Community Circulation
3. Building Typology
4. Landscape/ Openspace
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## 2. Community Circulation

- Vehicle Access / Parking
- Pedestrian / Bicycle Paths
- Guest Parking



Oak Court with Shared Parking, Palo Alto, CA

# I. OVERVIEW- Community Circulation



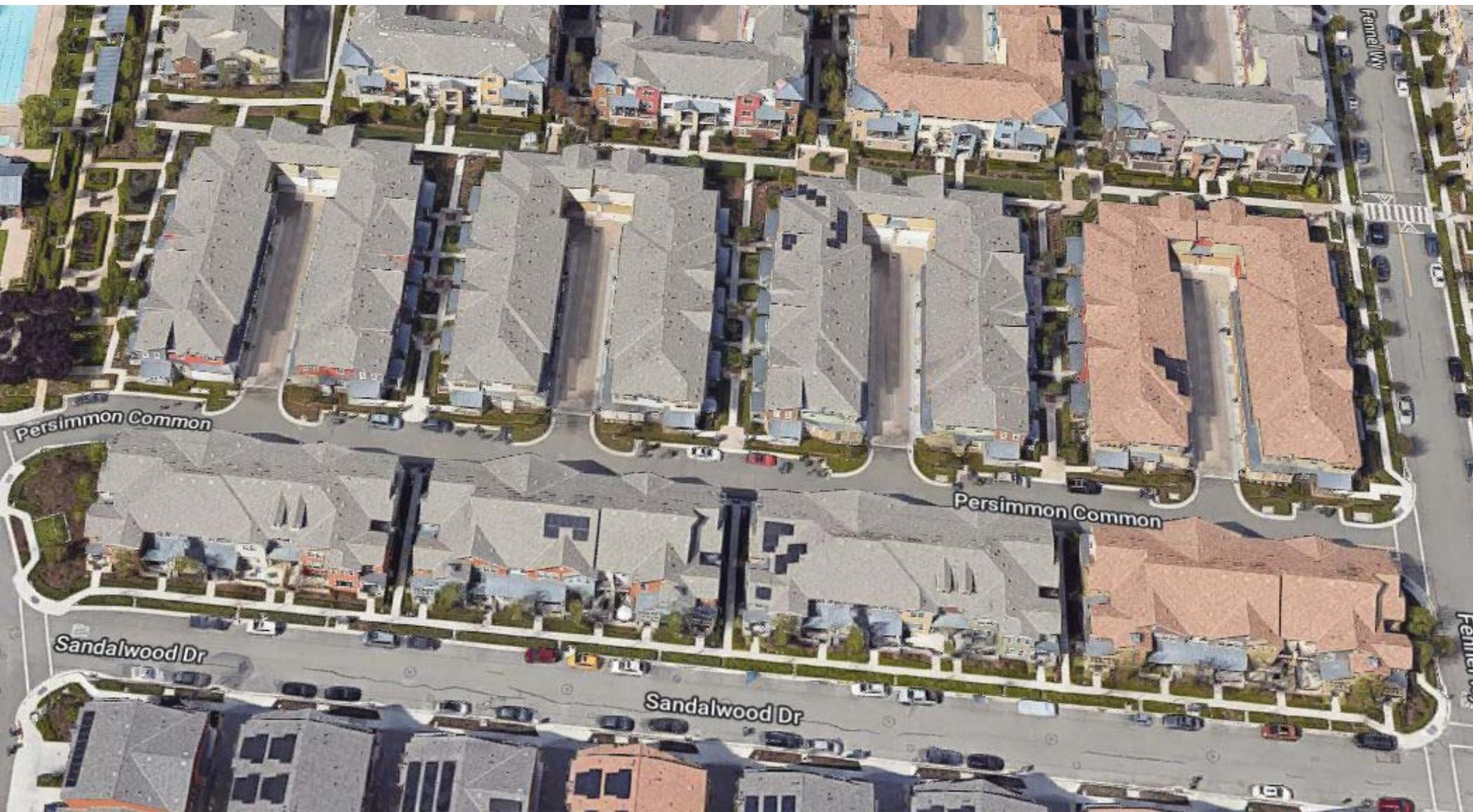
Arbor Real with Cul-de-sac Layout, Palo Alto, CA

# I. OVERVIEW- Community Circulation



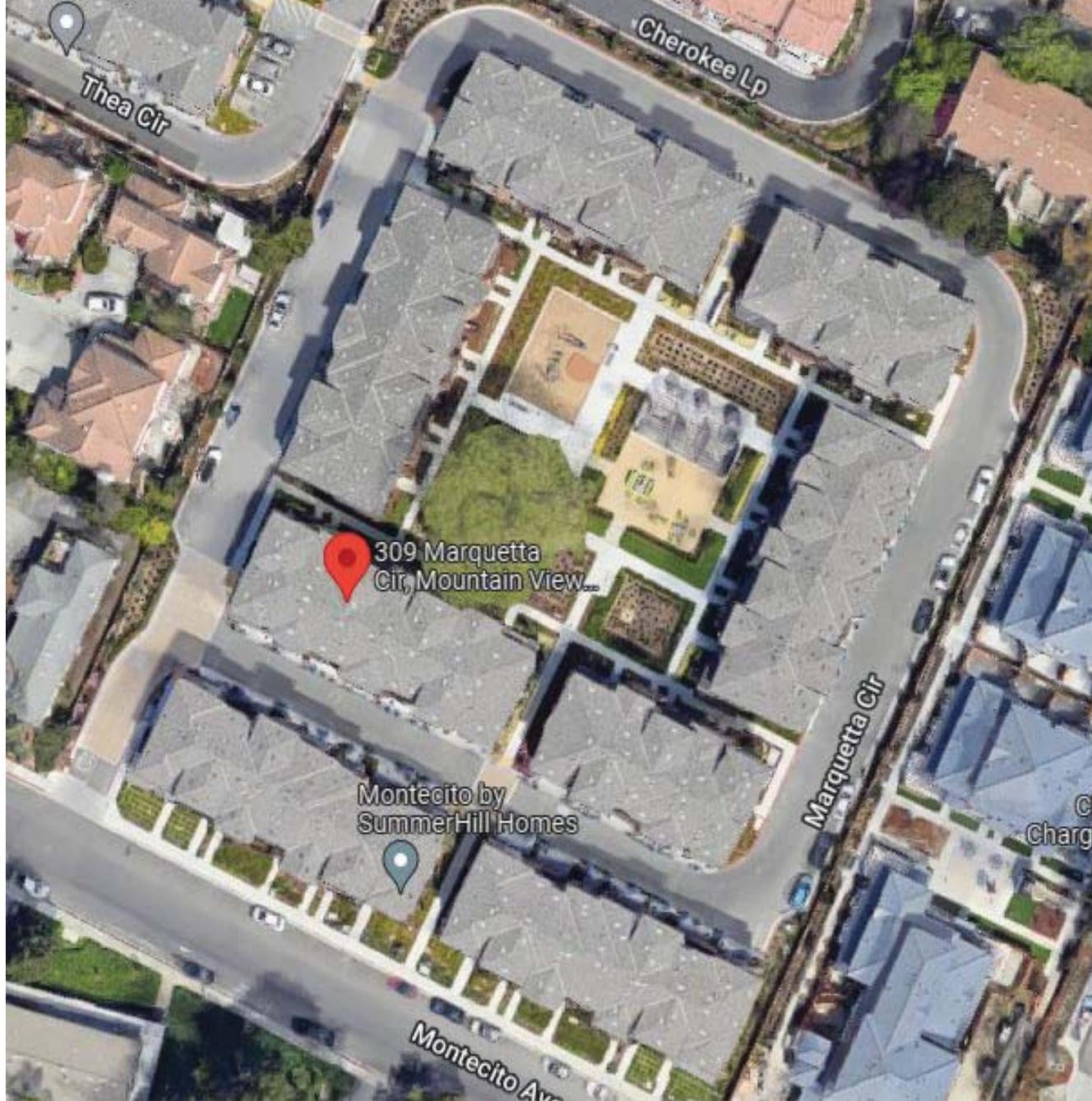
Arbor Real with Cul-de-sac Layout, Palo Alto, CA

# I. OVERVIEW- Community Circulation



Tranquility Community with Cul-de-sac Layout, Livermore, CA

# I. OVERVIEW- Community Circulation



Montecito- Loop Lane, Mountain View, CA

# I. OVERVIEW- Community Circulation



Arbor Real Pedestrian Walkway, Palo Alto, CA

# I. OVERVIEW- Community Circulation



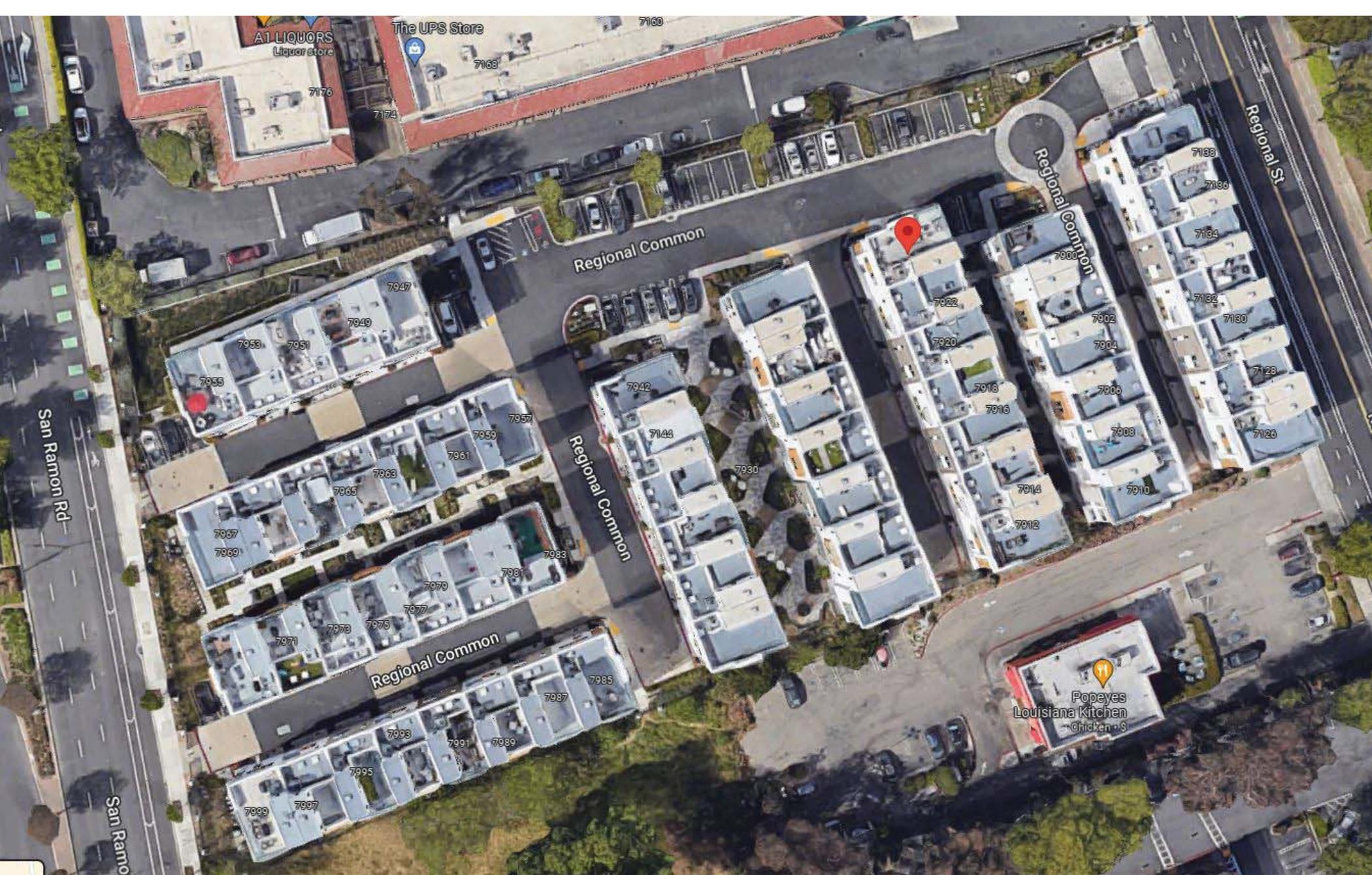
The Redwoods at Montecito Pedestrian Walkway, Palo Alto, CA

# I. OVERVIEW- Community Circulation



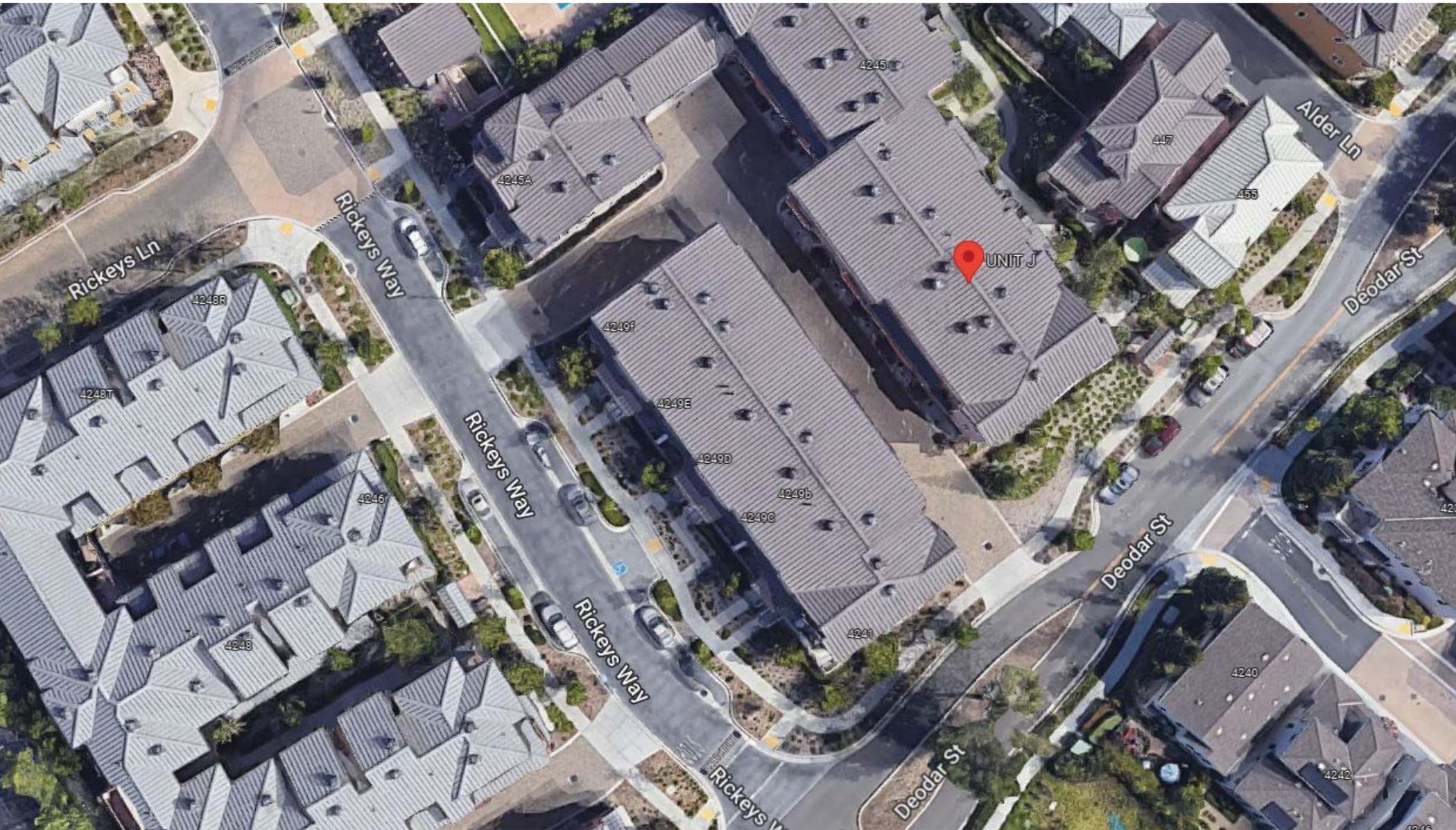
JCC- Altaire Walk with Shared Parking, Palo Alto, CA

# I. OVERVIEW- Community Circulation



Perch- Guest Parking 1 per 2 units, Dublin, CA

# I. OVERVIEW- Community Circulation



Arbor Real- Lay-by Parking, Palo Alto, CA

# I. OVERVIEW- Community Circulation

The design of the Townhome project must integrate its internal pedestrian, bike and vehicular system with the surrounding areas in order to maintain the connectivity and continuity.

Tandem parking is permitted for a maximum of 30% of the units, but must be equally distributed between the clusters.

A Cul-de-Sac arrangement of parking entries between clusters is permitted. Vehicles in such a parking scheme cannot cross a pedestrian path that provides access to the unit entries on the opposite side or connects to another series of units with garages across an intervening pedestrian path.



## I. OVERVIEW- Community Circulation

Guest parking either on or off site shall provide for 20% of the total number of units, and must include at least two spaces for delivery vehicles and a minimum of one space for a service repair vehicle, the size of a medium sized truck.

Unless there is convenient street parking on the immediate perimeter streets, all guest parking shall be within the project site boundaries. A minimum of 50% of these spaces must be located within a lay-by or parking stall on the major streets of the project. The remainder of the parking, unless allowed to park on the adjacent streets, shall be accommodated in parking spaces no greater than 150 feet from the most remote unit.

## I. OVERVIEW

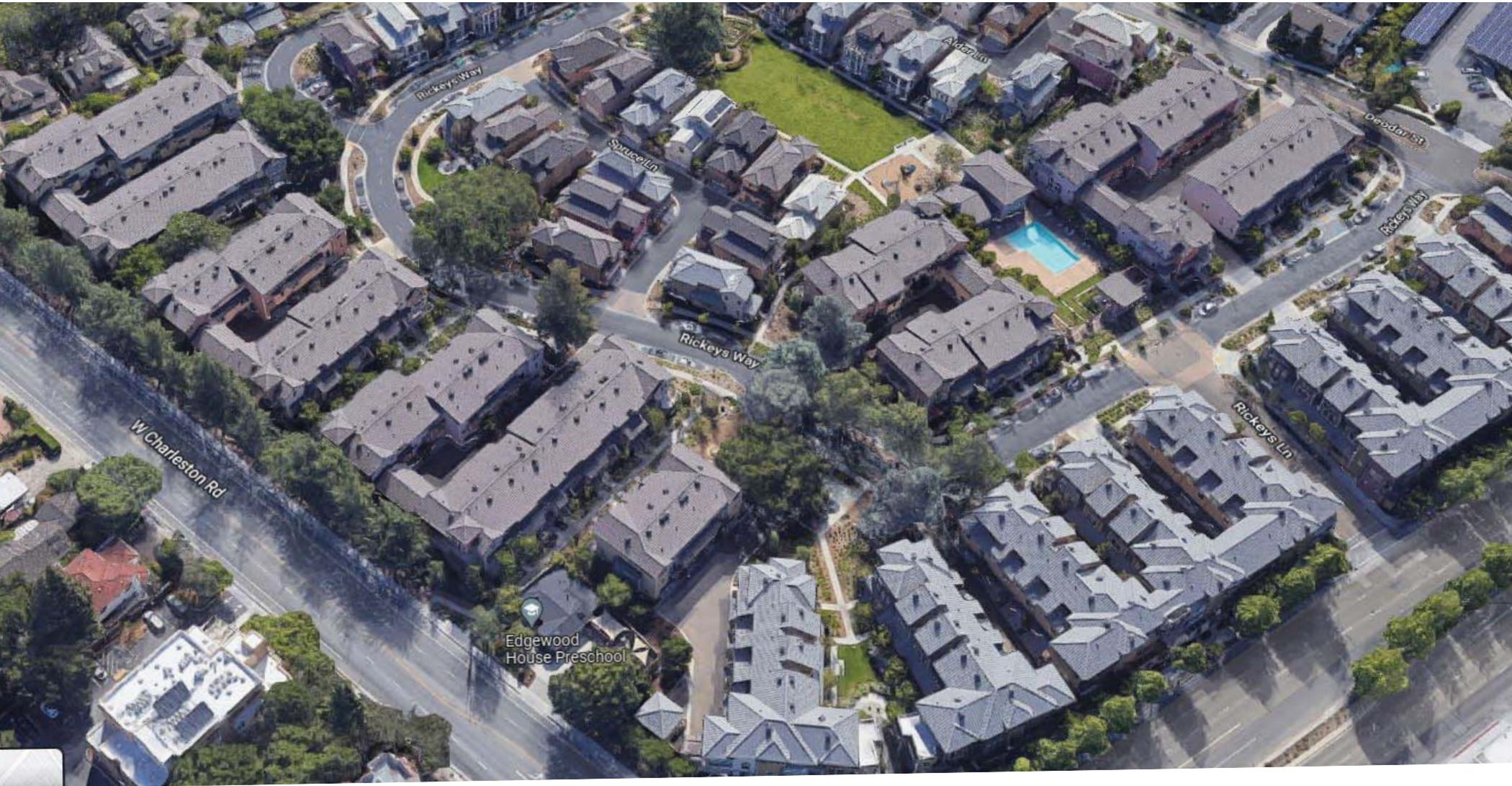
An aerial photograph of a city grid, showing a dense pattern of buildings, streets, and green spaces. The text 'I. OVERVIEW' is overlaid in white on the left side of the image.

1. Neighborhood Context
2. Community Circulation
3. Building Typology
4. Landscape/ Openspace
5. Privacy
6. Rhythm and Pattern
7. Materiality
8. Operation/ Services



Arbor Real, Palo Alto, CA

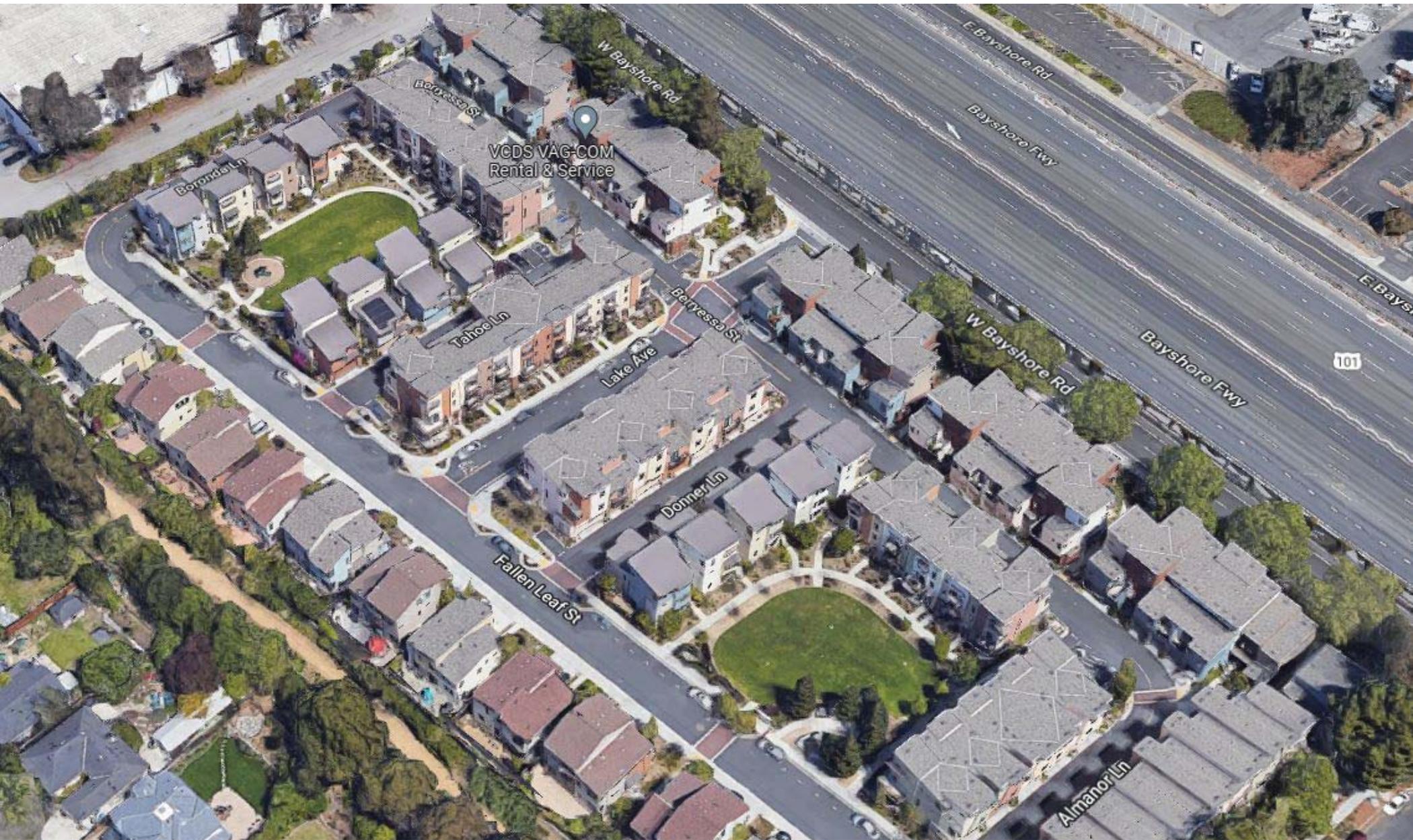
# I. OVERVIEW - Building Typology



Arbor Real, Palo Alto, CA

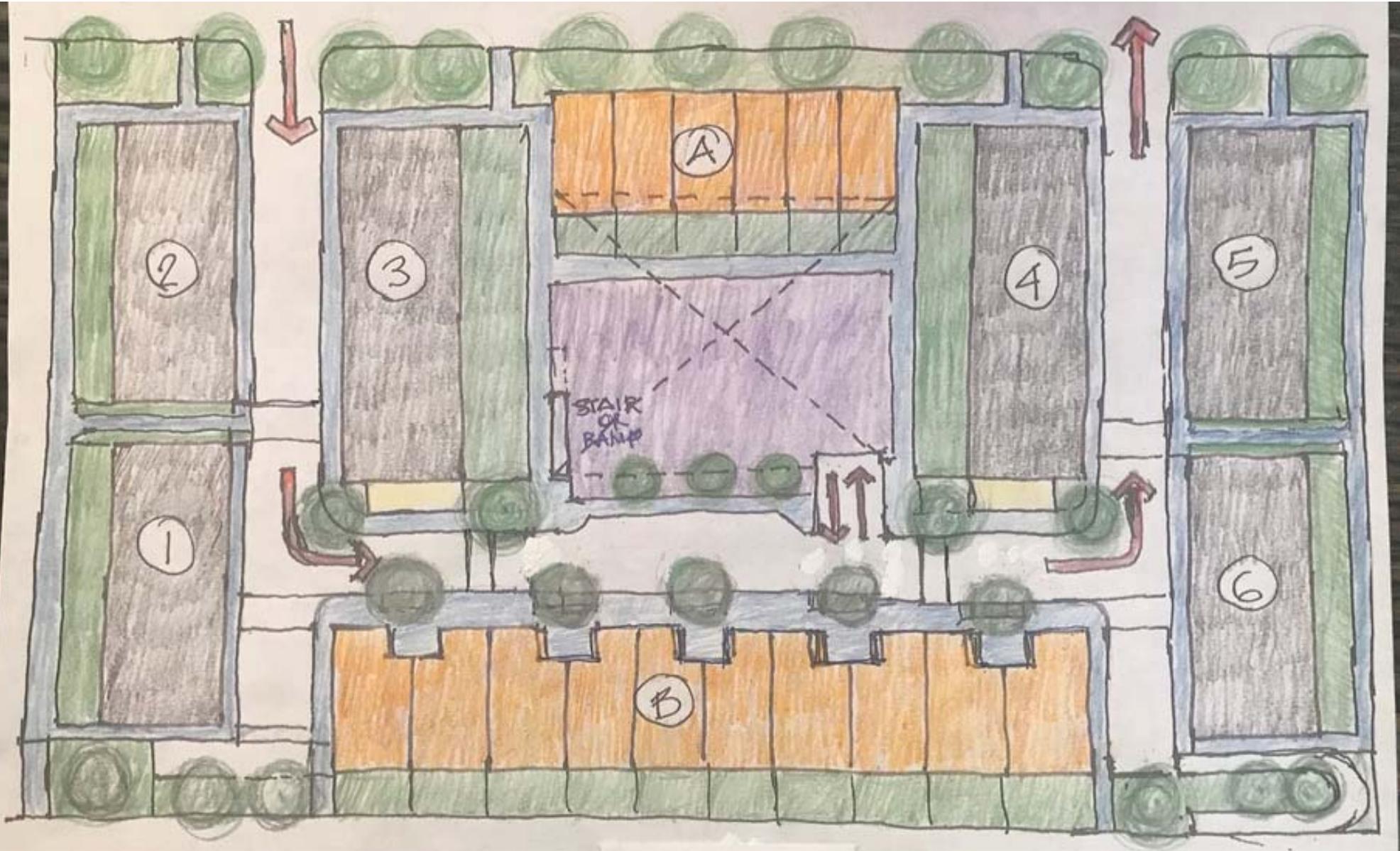
# I. OVERVIEW - Building Typology





Sterling Park, Palo Alto, CA

# I. OVERVIEW - Building Typology



Site Plan Prototype

# I. OVERVIEW - Building Typology

PLAN A  
  PLAN B  
  PLAN C  
  PLAN D  
  PLAN E

M - Model    R - Reverse    \* - Adaptable   

AVAILABLE  
  MODEL  
  RESERVED

SOLD  
  FUTURE RELEASE



The Redwoods at Montecito, Mountain View, CA

# I. OVERVIEW - Building Typology





The Redwoods at Montecito, Mountain View, CA

# I. OVERVIEW - Building Typology

While 3 different prototypes are preferred, a minimum of two separate prototypes of townhome design are required between one half acres and two acres. Above three acres, three prototypes are required. The difference between typologies must include a significant variation of internal planning and exterior elevation treatments. End unit variations are not a separate prototypes.



## I. OVERVIEW - Building Typology

1. Neighborhood Context
2. Community Circulation
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Arbor Real, Palo Alto, CA

# I. OVERVIEW - Landscape/ Openspace



Alma Village, Palo Alto, CA

# I. OVERVIEW - Landsacpe/ Openspace



The Redwoods at Montecito, Mountain View, CA

# I. OVERVIEW - Building Typology



Montecito by Summerhills, Mountain View, CA

# I. OVERVIEW - Building Typology



Arbor Real, Palo Alto, CA

# I. OVERVIEW - Landsacpe/ Openspace



Arbor Real, Palo Alto, CA

# I. OVERVIEW - Landsacpe/ Openspace



JCC Altaire Walk- Common Openspace, Palo Alto, CA

# I. OVERVIEW - Landsacpe/ Openspace

All Townhomes projects on all sites greater than 200x400 feet must have one street of the longest dimension with a sidewalk and street trees. (see xxx for tree frequency)

Pedestrian paths on the side of housing clusters that connect the front to the rear and located between the townhome clusters where the unit entry is on the opposite side must be a minimum of 12 feet wide with a minimum 4 foot sidewalk and the adjacent areas fully landscaped. Bay windows of 2.5 foot projections may penetrate this area as long as no windows directly face each other across its width.

All major, general public pedestrian passages between clusters must be a minimum of 16 feet wide. A minimum 4 feet perimeter of planting areas and pedestrian amenities such as seating areas must be incorporated in the design and are required throughout the pedestrian way. Such amenities can include bicycle racks or other mobility devices.



## I. OVERVIEW - Landsacpe/ Openspace

All Townhome projects 40 units or greater must provide centrally located common green spaces or linear public pedestrian paths such as Paseos equivalent to a minimum of 5% of the gross property area of the Townhomes. Such areas must be exclusively for pedestrian use. Private unit entries or required front yards do not count towards the requirement.

An aerial photograph of a city grid, showing a dense pattern of buildings and streets. Several green spaces, including parks and open areas, are visible within the grid. The text "I. OVERVIEW - Landsacpe/ Openspace" is overlaid on the bottom left of the image.

## I. OVERVIEW - Landsacpe/ Openspace

1. Neighborhood Context
2. Community Circulation
3. Building Typology
4. Landscape/ Openspace
5. Privacy
6. Rhythm and Pattern
7. Materiality
8. Operation/ Services



## I. OVERVIEW - Privacy



Arbor Real, Palo Alto, CA

# I. OVERVIEW - Privacy





Arbor Real, Palo Alto, CA

# I. OVERVIEW - Privacy





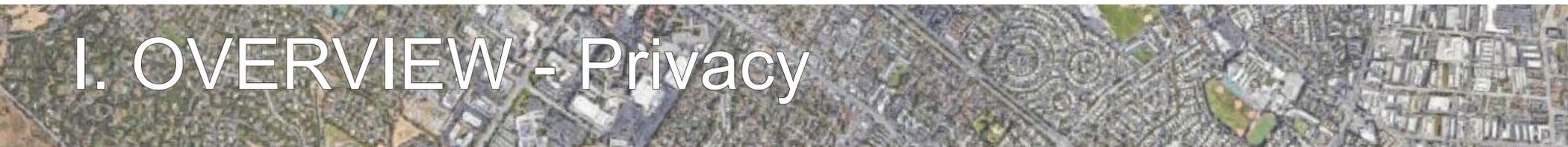
Tranquility Community, Livermore, CA

## I. OVERVIEW - Privacy



JCC- Altaire Walk, Palo Alto, CA

# I. OVERVIEW - Privacy





Arbor Real-Stoops, Palo Alto, CA

# I. OVERVIEW - Privacy



Arbor Real-Stoops, Palo Alto, CA

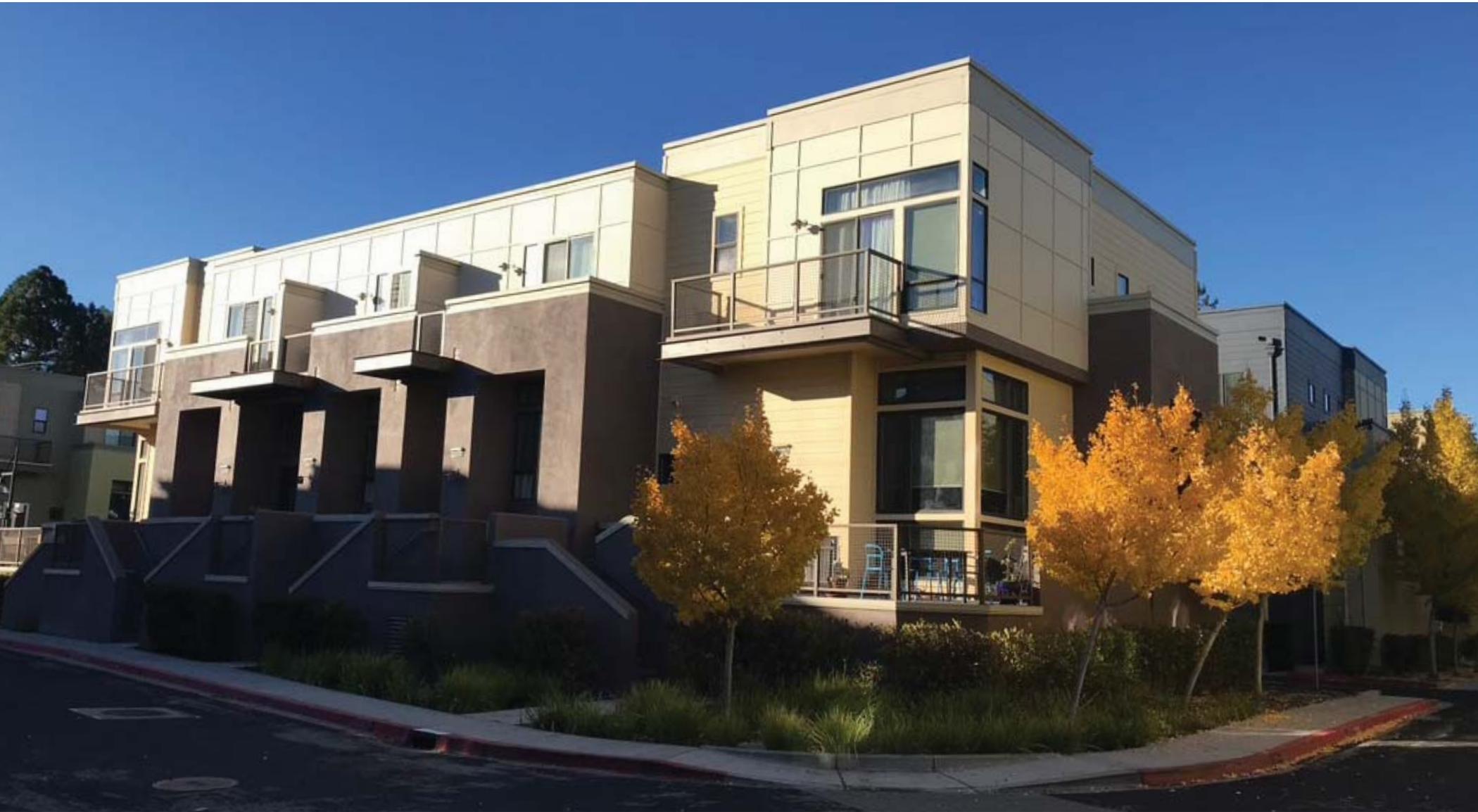
# I. OVERVIEW - Privacy





Arbor Real-Stoops, Palo Alto, CA

# I. OVERVIEW - Privacy



E Meadow- Stoops, Palo Alto, CA

# I. OVERVIEW - Privacy



The exterior areas adjacent to first floor and separate from the required unit's walkway and entry path and entry door must be landscaped with shrubbery that separates it from the public sidewalk or be defined by a private entry court with fencing or walls no greater than 3'-6" between units or the public right-of-way.

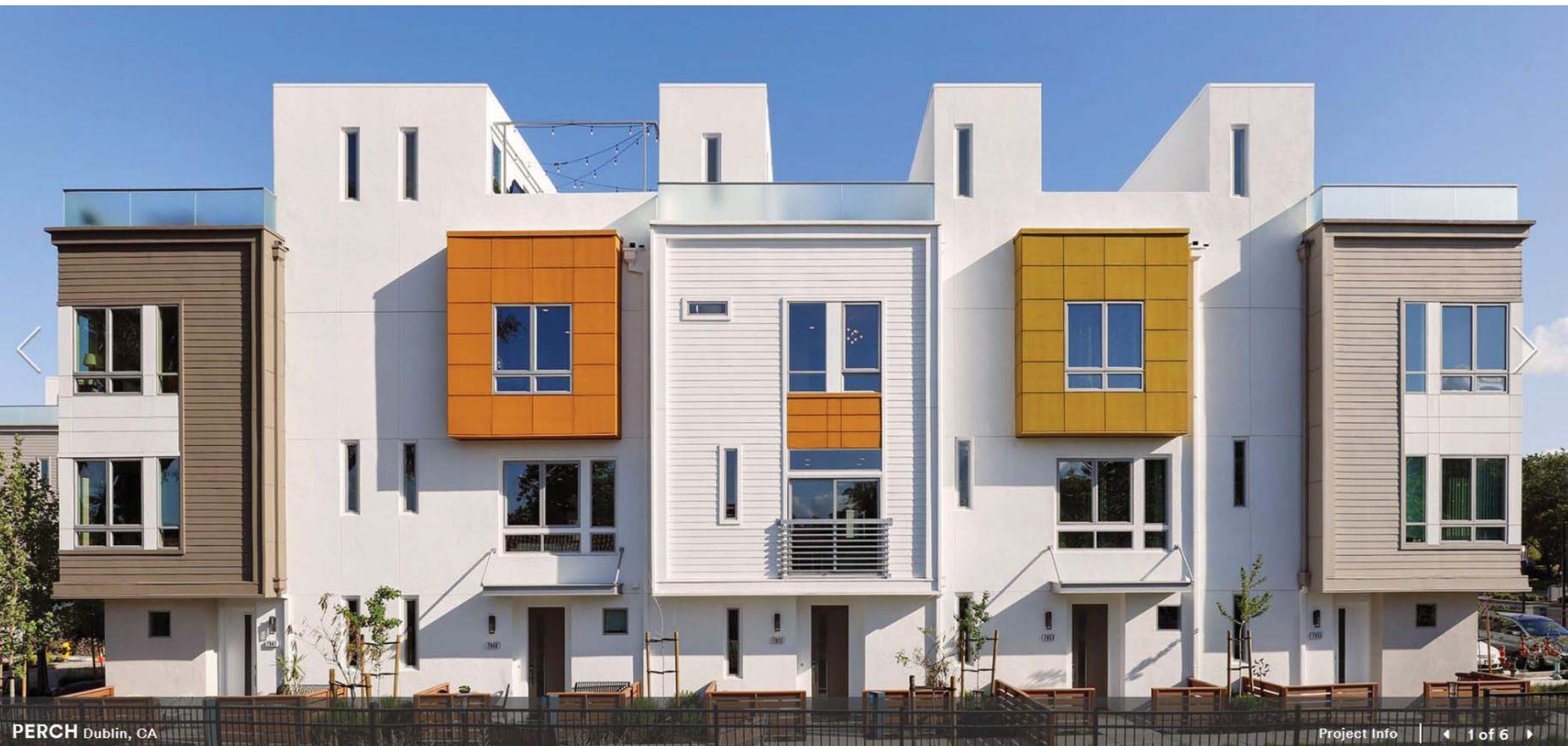
## I. OVERVIEW - Privacy

An aerial photograph of a city grid, showing a large circular building complex in the center-right. The text "I. OVERVIEW - Privacy" is overlaid in white on the bottom left of the image.

1. Neighborhood Context
2. Community Circulation
3. Building Typology
4. Landscape/ Openspace
5. Privacy
6. Rhythm and Pattern
7. Materiality
8. Operation/ Services

An aerial photograph of a city grid, showing a dense pattern of buildings and streets. A prominent green park area is visible in the lower right quadrant of the image.

## I. OVERVIEW - Rhythm and Pattern



Perch, Dublin, CA

# I. OVERVIEW - Rhythm and Pattern



Menlo Park, CA

# I. OVERVIEW - Rhythm and Pattern



Laguna Vista, Foster City, CA

# I. OVERVIEW - Rhythm and Pattern



Mountain View, CA

# I. OVERVIEW - Rhythm and Pattern



Menlo Park, CA

# I. OVERVIEW - Rhythm and Pattern



Tranquility Community, Livermore, CA

# I. OVERVIEW - Rhythm and Pattern

The maximum length of any linear grouping of Townhomes is 150 feet not including entry elements or bay windows, Each unit must include a minimum front yard 5 feet deep by the width of the unit. The exterior areas adjacent to first floor and separate from the required unit's walkway and entry path and entry door must be landscaped with shrubbery that separates it from the public sidewalk or be defined by a private entry court with the solid portion no greater than 3'-6" between its side unit or the public right-of-way.

No more than 3 attached Townhomes within a cluster of 5 units or 4 in a cluster of 6 units can repeat the same elevation, window format, surface pattern and cornice height. The maximum number of attached units with common walls shall not exceed 7 units.

An aerial photograph of a city grid, showing streets, buildings, and green spaces. The text 'I. OVERVIEW - Rhythm and Pattern' is overlaid in white, bold, sans-serif font at the bottom of the image.

## I. OVERVIEW - Rhythm and Pattern

1. Neighborhood Context
2. Community Circulation
3. Building Typology
4. Landscape/ Openspace
5. Privacy
6. Rhythm and Pattern
7. Materiality
8. Operation/ Services



## I. OVERVIEW - Materiality



Menlo Park, CA

# I. OVERVIEW - Materiality





Alma Village, CA

# I. OVERVIEW - Materiality





Tranquility Community, Livermore, CA

# I. OVERVIEW - Materiality



The Redwoods at Montecito, Mountain View, CA

# I. OVERVIEW - Materiality

The base building color treatment must include at least two colors and two basic materials. If the face of the window trim elements and other facade defining trimming are 4" or larger, then the trim can be considered the second color, if the trim is used on 70% of all windows. Otherwise a second color shall be used on a significant element of the facade such as a bay window or large form defining area a minimum of 8' by 8'. An exception to this regulation allows a single color for each unit if the adjacent units have different colors. A maximum of 6 different colors are allowed.



## I. OVERVIEW - Materiality

1. Neighborhood Context
2. Community Circulation
3. Building Typology
4. Landscape/ Openspace
5. Privacy
6. Rhythm and Pattern
7. Materiality
8. Operation/ Services

An aerial photograph of a city grid, showing a dense pattern of buildings and streets. A prominent green park area is visible in the lower right quadrant of the image.

I. OVERVIEW - Operation/ Services



Trash Collection at Arbor Real, Palo Alto, CA

# I. OVERVIEW - Operation/ Services



Trash Room at JCC Altaire Walk, Palo Alto, CA

# I. OVERVIEW - Operation/ Services



Package Delivery at JCC Altaire Walk, Palo Alto, CA

# I. OVERVIEW - Operation/ Services



Mail Boxes at Arbor Real, Palo Alto, CA

# I. OVERVIEW - Operation/ Services



Utilities Exposed at E Meadow, Palo Alto, CA

# I. OVERVIEW - Operation/ Services



Utility Screening at Alma Village, Palo Alto, CA

# I. OVERVIEW - Operation/ Services

1. Neighborhood Context
2. Community Circulation
3. Building Typology
4. Landscape/ Openspace
5. Privacy
6. Rhythm and Pattern
7. Materiality
8. Operation/ Services