CHAPTER 4
Land Use Regulations, Development Standards and Design Guidelines

This Chapter seeks to provide direction to better define the desired land uses and development standards for the Corridor. It was prepared in concert with the City's Zoning Code and the overall objectives and policies established for this Corridor.

A. Permitted Uses

1. Properties with Mixed Use or Very High Density Residential Designation

Specific areas throughout the corridor have been designated by the General Plan 2025 for Mixed Use and Very High Density Residential land uses to stimulate opportunities for revitalization and intensification of the Specific Plan area. However, in order to develop properties by the standards of the applicable Mixed Use Zones or R-4 -Multiple Family Residential Zone, they will have to be rezoned for consistency with the land use designation. If Mixed Use Zone or R-4 Zone is adopted then the following applies:

a) If a Mixed Use Zone is adopted, then the uses permitted in the applicable Mixed Use Zone, Table 19.150.020(A) of the City's Zoning Code, shall apply, unless specifically prohibited by this Chapter.

b) If the R-4 Zone is adopted for consistency with the Very High Density land use designation, any use permitted in the R-4 Zone, per Table 19.150.020 (A) of the Zoning Code shall be permitted, unless specifically prohibited by this Chapter.

To encourage property owners to develop these properties with mixed use development or high density residential projects, it is recommended that the City initiate the necessary zone changes as such time a viable project is submitted to the Planning Division for Site Plan Review.

2. Properties with Land Use Designations Other than Mixed Use or High Density Residential

For properties with land use designation other than mixed use or very high density residential the following applies:

a) The uses permitted in the base zone, Table 19.150.020 (A) of the City's Zoning Code shall apply, except that properties with a CG- Commercial General Zone shall be developed in accordance with the uses permitted in the CR - Commercial Retail Zone.

B. Prohibited Uses

1. For all properties along the Magnolia Corridor, the uses prohibited by the base zone, including those listed below shall apply:

   a) Home Improvement, Sales and Service (Hardware, Lumber and Building Material Stores) – Retail

   b) Vehicle Related Uses – When fronting onto Magnolia Avenue or are readily visible from the corridor.

   c) Drive-thru Businesses – When fronting onto Magnolia Avenue or are readily visible from the corridor.

C. Development Standards

Properties within the Specific Plan area, except those specifically zoned Mixed Use and R-4, shall be developed under the development standards of the base zone with the modifications listed below.

If Mixed Use Zone or R-4 Zone is adopted then, the development standards of the applicable Mixed Use Zone or R-4 Zone found in Chapters 19.120 or 19.100 respectively of the City's Zoning Code shall apply with the modifications listed below.

1. La Sierra District

a) Between La Sierra Avenue and Park Sierra Drive, the minimum lot size for new development in the Mixed Use-Urban Zone shall be 40,000 square feet.

b) A large public open square, plaza or open space shall be incorporated into a project between La Sierra Avenue and Park Sierra Drive.

2. Arlington District

a) For properties fronting Magnolia Avenue between Roosevelt Street and Castleman Street, buildings shall be located at the front property line (0-foot setback), except that a portion of the front building elevation shall be set back to create space for streetside plazas, patios, outdoor dining or other urban amenities.

b) For properties fronting Magnolia Avenue between Roosevelt Street and Castleman Street, pedestrian-

oriented retail, restaurant or service uses shall be located on the streetfront ground floor level to facilitate a pedestrian environment. Residential and office uses shall be located on floors above the ground level or located behind the retail use.

c) For properties between Roosevelt Street and Castleman Street, the architectural style of new buildings or improvements to existing buildings should reflect the style of commercial/office buildings of the 1900s through 1930s. Restoration of buildings more than 50 years ago is strongly encouraged.

d) The design guidelines and standards contained in the Addendum at the end of this Chapter, formerly included in the rescinded Arlington Community Plan, shall apply.

3. Magnolia Heritage District

a) For projects with a commercial component fronting Adams Street, buildings shall be located at the front property line (0-foot setback). A portion of the building façade shall be set back to create space for streetside plazas, patios, outdoor dining or other urban amenities.

b) Residential buildings that front Adams must provide a 15-foot landscaped front yard setback.

c) Buildings fronting Magnolia Avenue must provide a minimum 15-foot landscaped front yard setback.

d) All new multi-family projects shall provide landscaped front yard setbacks, and where feasible, landscaped courtyards with views to Magnolia Avenue to contribute to the historic “green” character of this portion of the corridor.

4. Wood Streets District

a) The architectural style of new buildings or improvements to existing buildings should reflect the styles of residential structures that are found within this historic district.

b) Adaptive reuse of single-family structures is strongly encouraged.

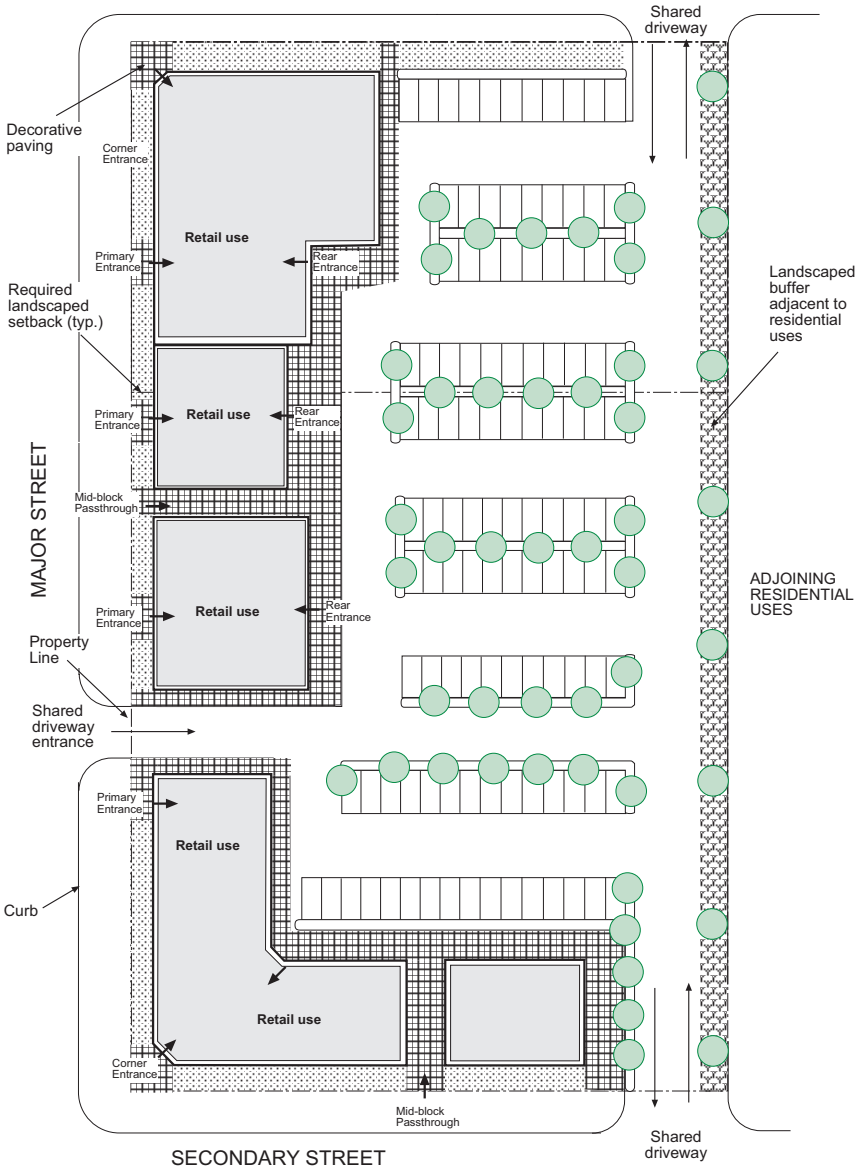
D. Design Guidelines

1. Building Placement and Orientation

a) All buildings shall relate to Magnolia Avenue frontage as much as possible with parking generally located in the rear of buildings, particularly in pedestrian-oriented mixed use and commercial areas.

b) Entry treatments should be reflective and proportional to the size of the project.

c) Whenever feasible, a building's front facade should be aligned at the sidewalk edge to provide interest at the street level and enhance the pedestrian experience.



Typical Pedestrian-Oriented Commercial Site Layout

Portions of the front building elevation should be set back to allow for outdoor uses, such as outdoor patio dining, display public art, entry forecourts, or other amenities appropriate to an urban setback.

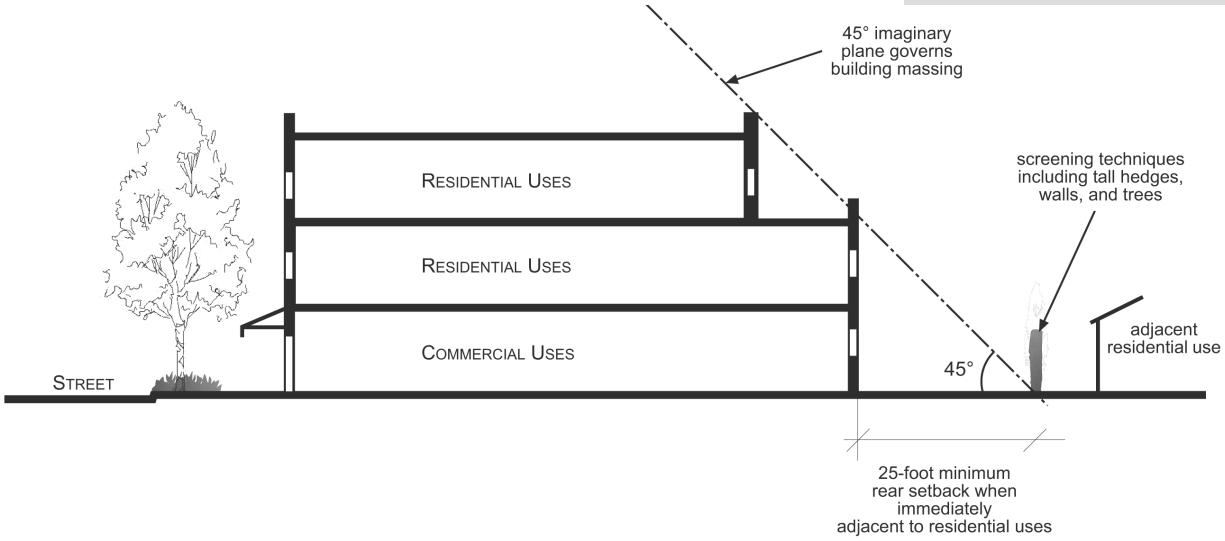
d) Develop the ground floor level of a building to encourage pedestrian activity. The linear frontage of the building should incorporate pedestrian-oriented elements such as storefronts with transparent display windows or display cases, outdoor dining areas, public art, awnings, trellises, and other landscape elements, such as shade trees and benches.

e) Buildings should be clustered to create pedestrian areas, such as outdoor plazas and courtyards.

2. Scale and mass

a) The scale and mass of a new development should be consistent with neighboring developments and not overwhelm them with disproportionate size or a design that is out of character. Buildings shall step down to lower-profile buildings on adjacent properties.

b) At residential edges, buildings should maintain low profiles to provide a transition between urban and residential areas. Taller elements of the building shall increasingly step back from adjacent single-family residential zones. No portion of the building, excluding parapets, shall be above an imaginary plane drawn at the rear property line, which is adjacent to a single family residential zone, and extended at an angle of 45 degrees towards the center of the property.



Setbacks and massing for buildings adjacent to residential uses.

3. *Building modulation and articulation*

a) Building articulation and detailing should be used to create an interesting and individual design, diminish the massing of large structures, and be compatible with the scale of surrounding development. Building design shall avoid large monotonous façades, long straight-line building fronts, plain box shapes, and barren exterior treatment. All building elevations visible from a public right-of-way, including freeways, shall be highly articulated, and incorporate the chosen design theme in a consistent manner.

b) Use building form to emphasize individual units within a building, larger units and/or anchor stores within retail projects, and foyers, lobbies, and reception areas within non-retail commercial projects. Use building form and articulation to emphasize public entrances and de-emphasize service areas, and to define and shelter (i.e. give a sense of invitation and enclosure) pedestrian walks and exterior spaces.

c) Commercial facades of mixed-use projects should be modulated at least every 50 feet and should be separated by changes in building mass or facade treatment, such as projected entrance windows, roof form or other architectural features.

d) The facades of the buildings shall be designed so as to give individual identity to each vertical module of residential units using techniques such as providing a deep notch (in plan) between the modules; varying architectural elements between units (e.g., window color, roof shape, window shape, stoop detail, railing type); providing porches and balconies; varying color or materials of each individual module within a harmonious palette of colors and materials, etc.

4. *Site Design*

a) Where a property fronts Magnolia Avenue and the proposed project is 150,000 square feet or greater in size, the property owner shall install public improvements along their property frontage as described in Chapter 11, Streetscape Improvements (per the City's Streetscape Plan for Magnolia Avenue).

b) New development should incorporate plazas and courtyards into their design.

c) The number of site access points or driveway aprons shall be minimized for aesthetic purposes and to achieve efficient and productive use of paved access ways. Common driveways that provide vehicular access to more than one site are encouraged.

d) Shared parking arrangements between commercial uses are strongly encouraged.

e) Fences and walls are discouraged, unless needed for a specific screening or safety purpose. Where they are needed, color, material and variation of the vertical/ horizontal plane are needed to blend with the site and building design.

f) All new utility lines that directly serve a new project shall be installed underground. If underground service is not available, then provisions shall be made for future underground service.

5. Pedestrian Space and Circulation

a) All new projects should be designed and oriented to enhance pedestrian movement to, and between, adjacent uses.

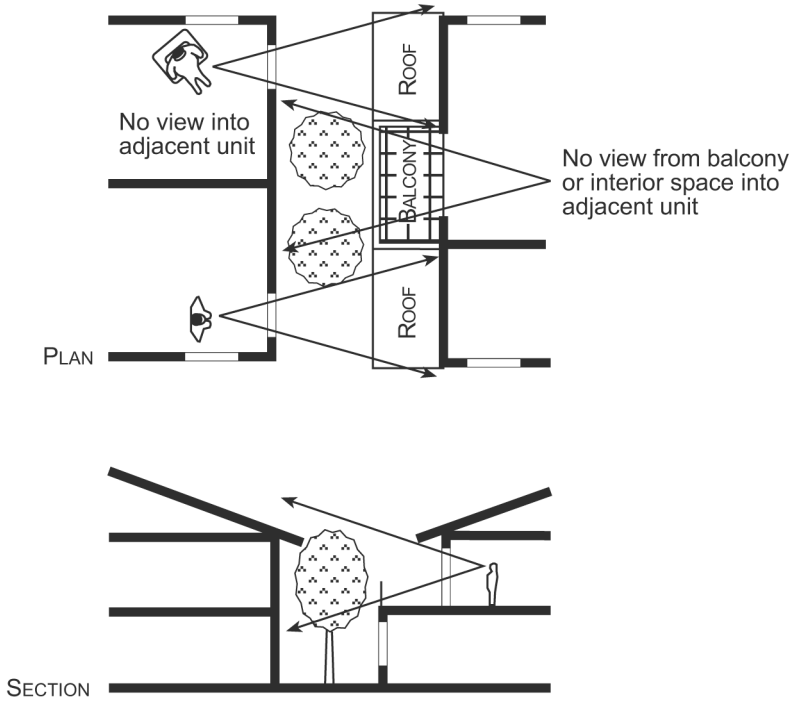
b) The building setback areas shall have enriched pedestrian zones with special hardscape materials, formal landscape arrangements and pedestrian level lighting. Other streescape elements such as bollards and decorative crosswalks should be integrated to the project in terms of colors and materials.

c) For all new project within ¼ mile of a RapidLink Station (enhanced bus stop for Bus Rapid Transit), a clear pedestrian pathway shall be provided from within the project to the closest public walkway that connects to the RapidLink Station.

d) Transit shelters should be sited near major concentrations of residents and employees. It is encouraged to architecturally integrate freestanding shelters to the project with respect to color, materials and architectural style to the extent allowed by the transit provider.

6. *Privacy for residential units*

a) In multi-family residential projects, buildings should be oriented to promote privacy to the greatest extent possible. In mixed-use projects, residential windows shall face away from loading areas and docks. To the extent residential windows face the windows of an adjacent unit, the windows should be offset to maximize privacy.



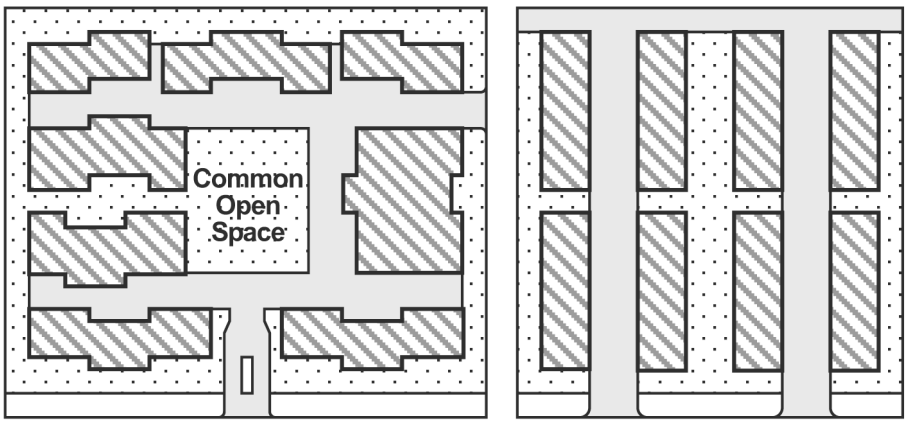
Plant appropriate trees and offset windows and balconies (or patios) to maintain privacy between residential units.

b) Windows, balconies or similar openings should be oriented so as not to have a direct line-of-sight into adjacent units within the development. In addition, units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units.

c) Landscaping should be used to aid in privacy screening and as a buffer from commercial development.

7. *Open Space*

a) In multi-family residential projects, common useable open space shall be provided in large, meaningful areas. Common open space areas shall be convenient to the majority of dwellings and shall contain amenities appropriate to the project's size.



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Orient buildings to create useable open space in a convenient location.

b) Private useable open space shall be contiguous to the unit it serves and be screened from public view for privacy. All balconies and patios that front a public street shall be substantially enclosed to screen items being stored on the balcony or patio.

c) In the MU-V and MU-U Zones, rooftop open space may be used as common useable open space or private useable open space, when directly accessible to the unit(s) it serves.

8. *Architectural style*

a) There is no mandated architectural style required, however, each project should possess an identifiable architectural theme and be of high quality design and materials. High quality, innovative and imaginative architecture is encouraged. New buildings or building complexes should be stylistically consistent. Architectural style, materials, colors and forms should all work together to express a single theme.

b) Each new building, addition or remodel should be stylistically consistent. For example, "Spanish" details

are consistent with stucco buildings and Mission tile roofs and should not be used on a contemporary building. Historic detailing on otherwise contemporary style buildings is strongly discouraged, such as using oversized (too large or out of scale) crown moldings or cornices to make a 1950's building appear "Mission" Style.

9. Materials and finishes

a) A building and its elements should be unified by textures, colors and materials. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials. Piecemeal embellishment and frequent changes in materials should be avoided.

b) Buildings should be treated as a whole and finished appropriately on all sides to provide continuity. Materials tend to appear substantial and integral to the structure when material changes occur at changes in plane. Material changes not accompanied by changes in plane appear "tacked-on" and are strongly discouraged.

10. Color and texture

a) For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent. In general, the lighter colors should be used for the main body, with darker shades for trim and accent. The larger and simpler the building design, the more subtle the color should be to reduce the massiveness of large wall planes.

b) The colors chosen should accentuate the architectural details of the building and be consistent with the architectural style. Colors for graphics, such as signs, should be related to the colors used on the building.

c) The color palette shall be reviewed as part of Site Plan Review.

E. General Requirements

1. A site plan review permit in accordance with Chapter 19.770 of the City's Zoning Code may be required at the discretion of the Planning Director for any new construction or additions/ modifications to existing buildings or structures.

2. The Citywide Guidelines shall apply.

3. The Citywide Historic District Design Guidelines shall apply to all structures within historic districts or to structures of historical significance.

4. Additional conditions may be required through the design review process or other discretionary review to achieve the vision for each District within the Magnolia Corridor.

5. If ambiguity arises concerning the meaning or applicability of any provision in this Specific Plan, the Zoning Administrator shall have the responsibility to review the pertinent facts, determine the intent of the provision, and to issue and administrative interpretation for the provision. Interpretations by the Zoning Administrator may be appealed pursuant to Chapter 19.680 of the City's Zoning Code.

6. Any use within the Specific Plan boundary that is nonconforming to the requirements and standards of this Specific Plan shall be subject to Chapter 19.080 of the City's Zoning Code.

7. Properties located within the Riverside Municipal Airport Influence Area shall comply with the Riverside County Airport Land Use Compatibility Plan.

8. In addition to the requirements outlined above, the following Chapters of the Zoning Code may apply:

   - Chapter 19.550 – Fences, Walls and Landscape Materials
   - Chapter 19.554 – Trash/Recyclable Materials Collection Area Enclosures
   - Chapter 19.555 – Outdoor Equipment Screening
   - Chapter 19.556 – Lighting
   - Chapter 19.560 – Building Height Measurement
   - Chapter 19.570 – Water Efficient Landscaping and Irrigation
   - Chapter 19.580 – Parking and Loading
   - Chapter 19.590 – Performance Standards
   - Chapter 19.620 – General Signs Provisions
   - Chapter 19.625 – Private Party Signs on City-Owned Property and Public Right-of-Way
   - Chapter 19.630 – Yard Requirements

ADDENDUM TO CHAPTER 4 – ARLINGTON DESIGN GUIDELINES

As part of the General Plan 2025 process, the Community Plans of the 1994 General Plan were replaced by Neighborhood Plans and are no longer applicable. However, the still-relevant objectives and policies from those Community Plans are included in the General Plan 2025, and are also included in Chapter 3 of this Specific Plan where applicable.

The Arlington Community Plan was prepared in 2001 by the Riverside Planning Division with significant community involvement. It was strongly embraced by the Arlington community. Although this Community Plan is no longer applicable, the intent, spirit and vision of this plan are still relevant and are, therefore, reflected in the district objective, vision and development standards for this District. In addition, the specific Design Guidelines from this Plan are incorporated herein to ensure the desired development of this community effort.

Design Guidelines from the Arlington Community Plan

Every neighborhood or district has a character that can be described. This “character” typically consists of a number of factors that make the district distinctive from other nearby areas. This section explores the “character defining elements” that make Arlington unique. It also establishes the “design guidelines” essential to maintaining that character. In keeping with the organization of the study area, character defining elements and design guidelines are divided between those that pertain to the Village of Arlington and those relating to the portal areas.

Generally, the challenge in the Village of Arlington is to preserve its original character. For the portal areas, the challenge is different. The portal areas lack the cohesiveness and well-defined character of the Village. For the portal areas, there are two basic design challenges. One challenge is to bring more of a sense of cohesiveness and character to these areas than they presently have; the second challenge is to make them more a part of Arlington’s original fabric. If these design guidelines are successful, there will eventually be a sense of coordination between the Village of Arlington and its portal areas. In this regard, it is the intent of the design guidelines for the portal areas to provide a sense of entry to the Village, offering automobile oriented uses that compliment the Village’s more pedestrian oriented uses. With regard to the Village area it is the intent of

the guidelines to strengthen and reinforce Arlington's sense of identity and serve as a focal point for social interaction.

The design guidelines that follow build on the vision for the area and are meant to be used whenever new construction or remodel work is proposed in the Arlington District. The guidelines establish policies that should be applied consistently, but which may also be subject to alteration from time to time. These guidelines address items that are unique to Arlington and are not comprehensive.

1. ***Building Placement and Orientation***

   Village: Village buildings should be placed at the property line along all public streets (Figure 4.1).

   Portal Areas: Except where the zoning code requires a greater setback, portal buildings should be placed no more than five to 15 feet from Van Buren Boulevard or Magnolia Avenue. The entire space between the building and the street should be landscaped or developed as a plaza (Figure 4.3).

2. ***Building Spacing***

   Village: Village buildings should be situated immediately adjacent to each other (Figure 4.1). Larger buildings should be broken into pedestrian scale storefronts (Figure 4.2).

   Portal Areas: Portal buildings should be placed as close to each other as possible. Separations for the purpose of required side yards, driveways, parking, plazas, and the like are acceptable (Figure 4.3).

3. ***Parking***

   Village: Off-street parking in the Village of Arlington should be placed to the rear of the buildings it serves. There should be no off street parking to the fronts or sides of Village buildings (Figure 4.1).

   Portal Areas: Parking in portal areas may occur to the sides or rears of the buildings it serves. There should be no off street parking to the front of buildings in the portal areas (Figure 4.3).

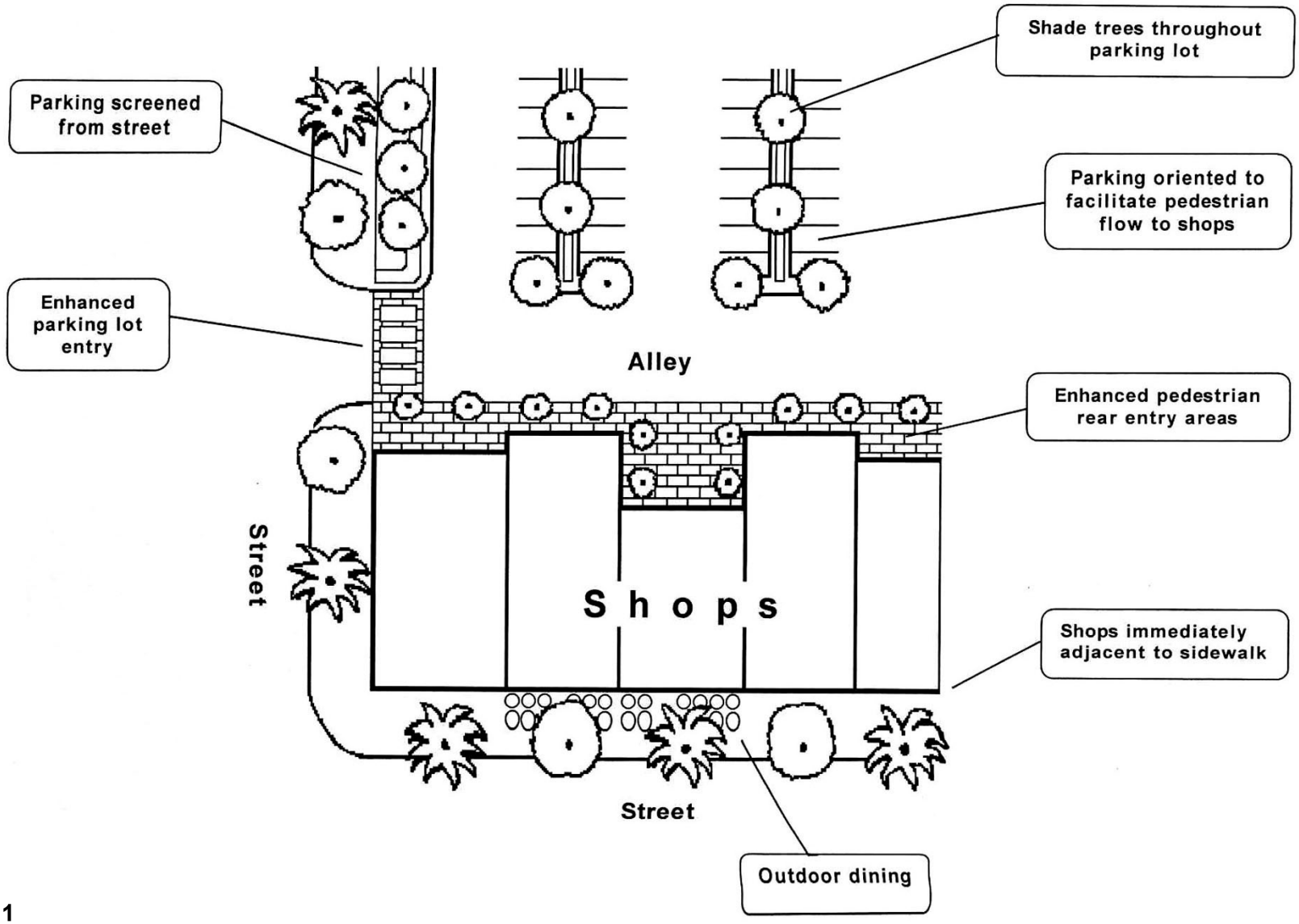


Figure 4.1

ARLINGTON COMMUNITY PLAN
Village Site Design Guidelines

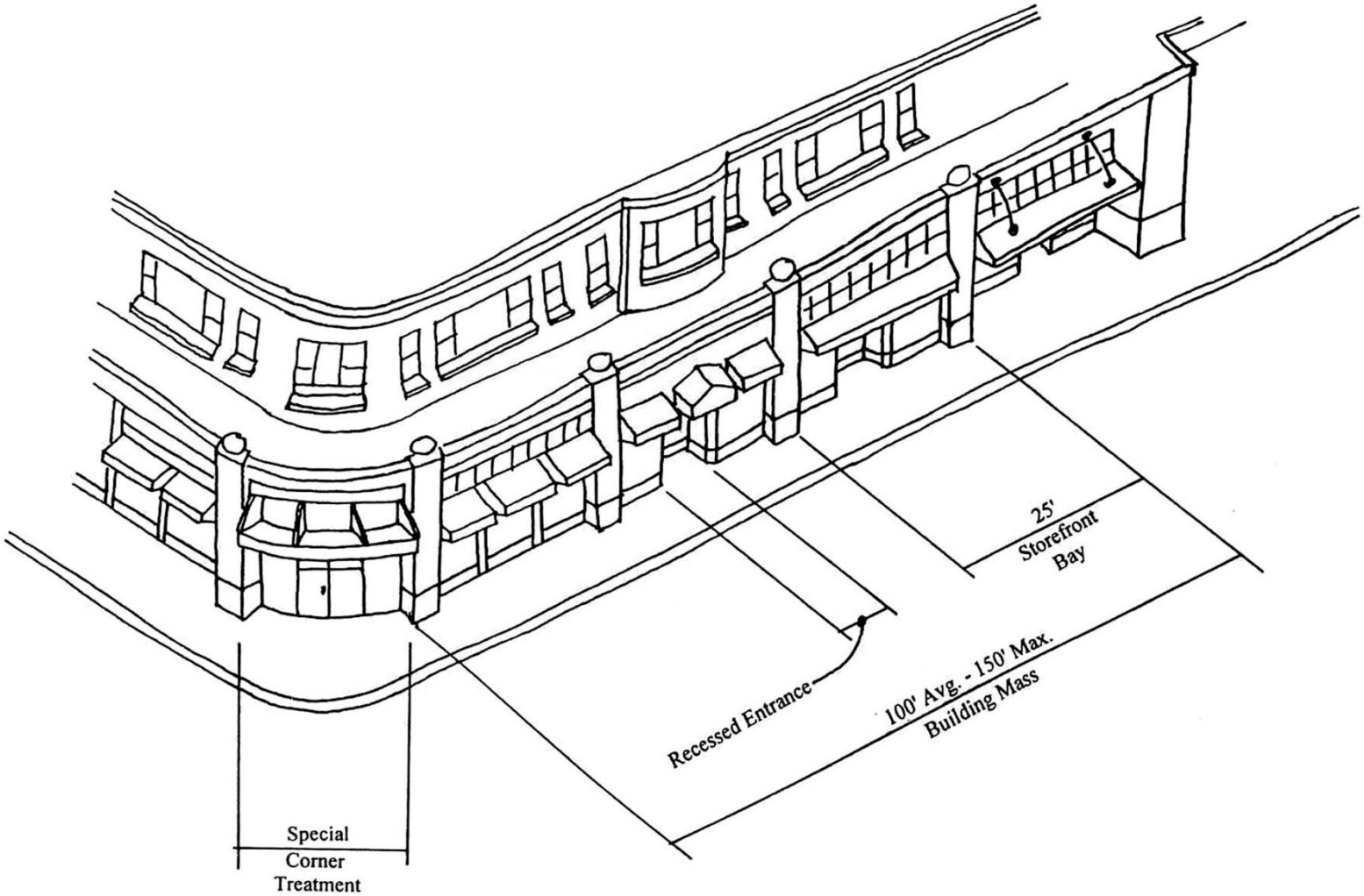


Figure 4.2

ARLINGTON COMMUNITY PLAN
Creating Pedestrian Scale for Larger Buildings

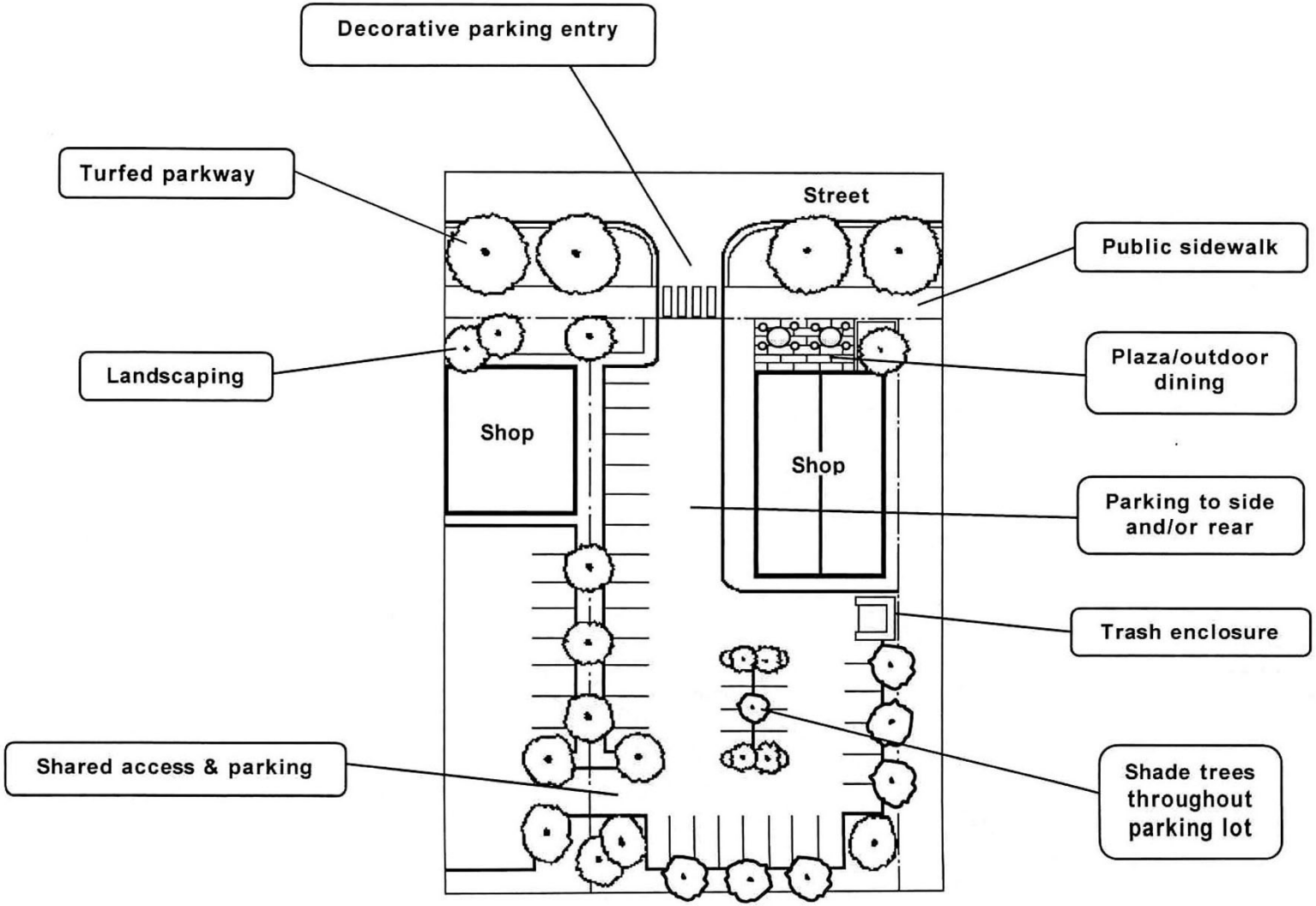


Figure 4.3

ARLINGTON COMMUNITY PLAN
Portal Area Site Design Guidelines

4. *Building Design*

Village: The general architecture of Village commercial/ office buildings should reflect the styles of commercial/ office buildings of the 1900's through 1930's (Figure 4.4). Historic photographs should be used as a guide to new construction and building renovations. Franchise architecture is not acceptable.

Portal Areas: A variety of architectural styles is acceptable in the portal areas. The main concern should be that buildings be designed to be compatible with existing buildings in the overall area (Figure 4.5). Franchise architecture is not acceptable.

5. *Residential Conversions*

Village and Portal Areas: Residences proposed to be converted to office or commercial uses, should retain the original residential character and style. Parking should always be placed in the rear yard and the front setback should be lawn-based landscaping. Signing should be low key and integrated into the architecture and/or landscaping. Handicapped access should be hidden from view or integrated into the site or architecture. Residences proposed to be replaced with new construction should be evaluated for historic/ architectural significance and, if possible, relocated to vacant properties in the Arlington area.

6. *Height*

Village and Portal Areas: Village and portal buildings should be one or two stories (Figures 4.4 and 4.5).

7. *Roofline/Cornice Area*

Village: All Village buildings should have "flat" roofs with parapets extending a sufficient distance upward to screen mechanical equipment. The parapet shape should be a simple, angular design emphasizing a horizontal orientation. At the top of the parapet should be a cornice that provides a plane change. The design of Village cornices should simple (Figure 4.4).

Portal Areas: The guide for roof style in the portal areas should be the character of the surrounding area. Pitched roofs are acceptable in the portal areas and,

for these types of buildings, a cornice is not appropriate (Figure 4.5). Buildings with flat roofs should have a simple cornice consistent with the guidelines for Village buildings.

8. Upper Building Facade

Village: The upper building facade of Village buildings should be a simple minimally decorated space to be used for signage (Figure 4.4).

Portal Buildings: To the extent that portal buildings have upper building facades, they should also be simple, uncluttered spaces for signage.

9. Storefront

Village: Figure 4.4 shows the essential elements of a Village Arlington building. Working from top to bottom, the storefront area of Village buildings should consist of a transom window area, storefront glass/entry area, and a bulkhead area. The transom should be made of glass, framed in wood or lead came. If a transom was not part of the original design of a building, it may be omitted. The storefront should be made of clear, untinted glass offering an unobstructed view into the space within. Window framing should be wood or the thinnest possible metal. Standard aluminum storefront framing is not appropriate. The bulkhead should be 24 to 30 inches high and made of glossy tile or glass in a rich, deep color, such as dark green, burgundy, dark blue, or black. Contrasting designs should be non-existent or minimal in these tile areas. The storefront entry should be set back from the front building line; the deeper the entry inset, the better. The entry door should consist of a large pane of clear glass, framed in wood. Hardware should be brass or chrome plated metal designed for a 1920's through 1940's look.

Portal Areas: The same guidelines as apply to Village building storefronts apply to portal area storefronts, except more modern materials, such as standard aluminum storefront mullions, may be used. Many portal buildings will also not have a transom area. Bulkheads will also sometimes be absent (see Figure 4.5).

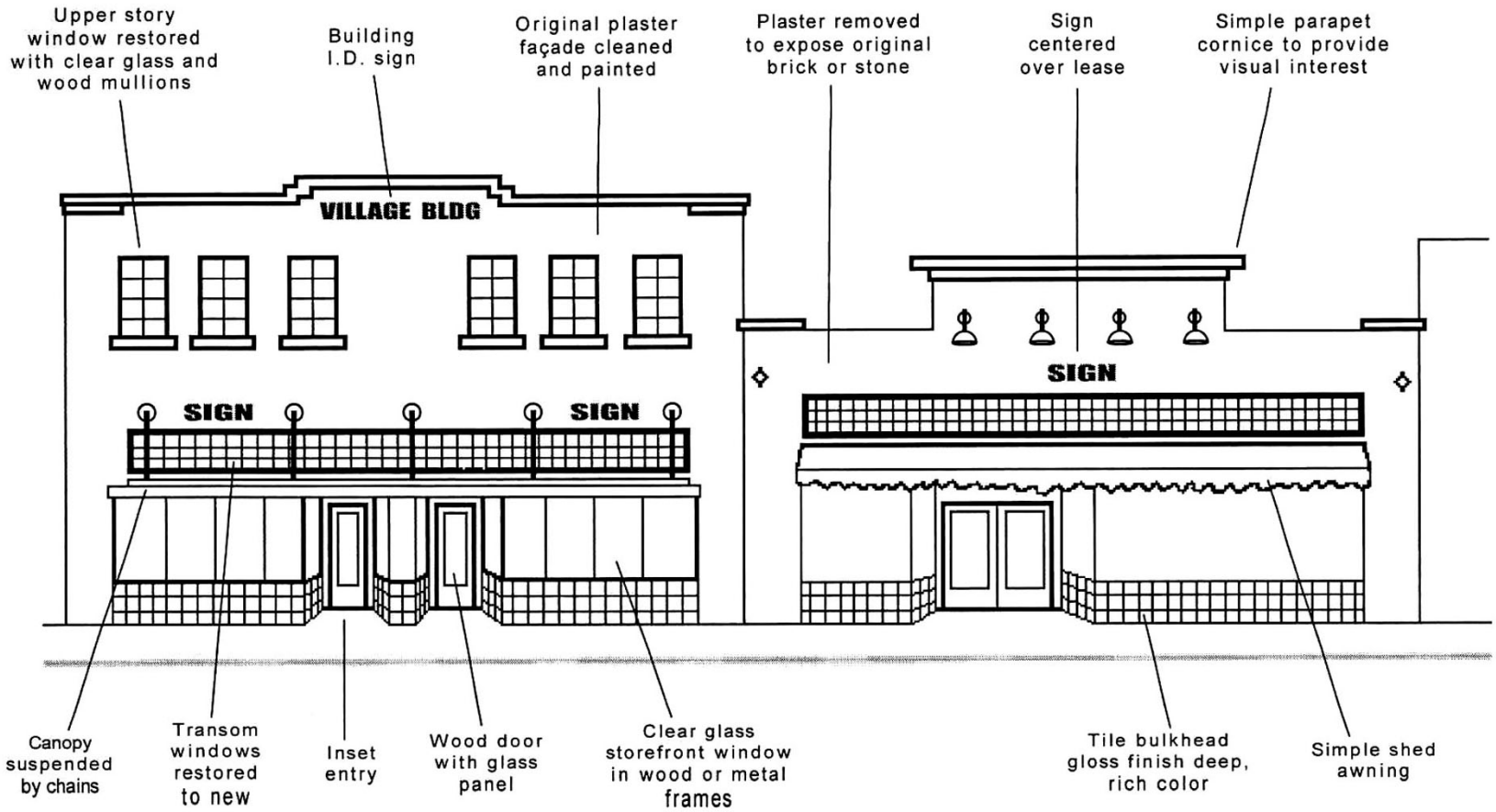


Figure 4.4

ARLINGTON COMMUNITY PLAN
Village Building Design Guidelines

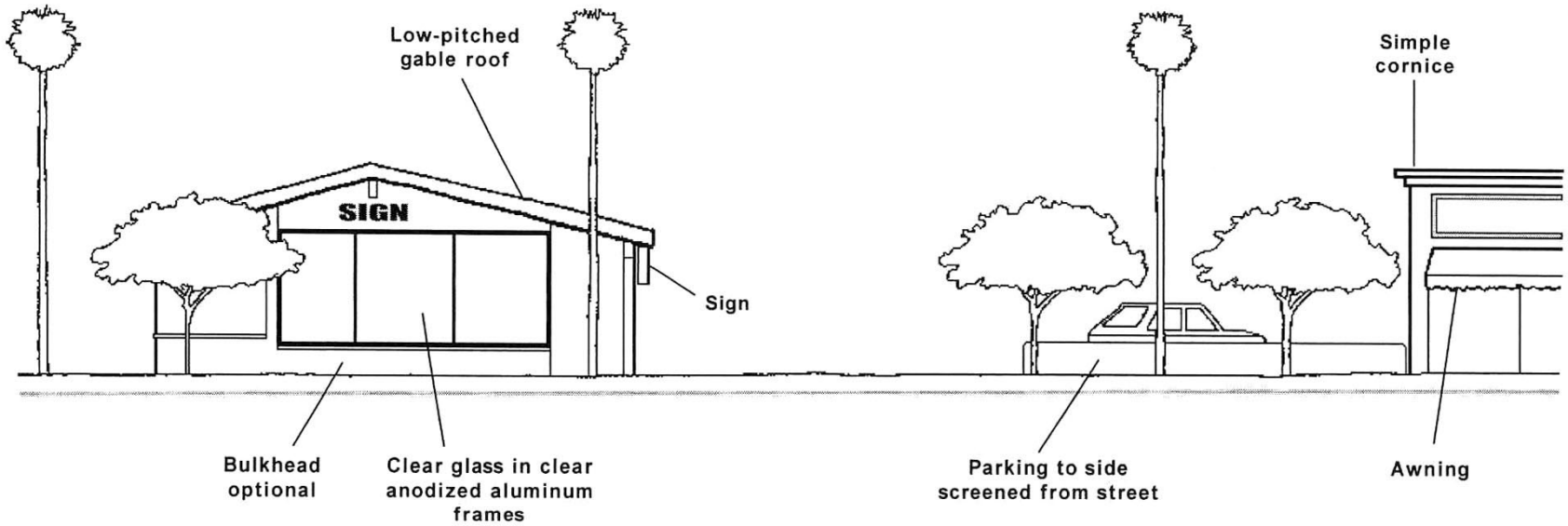


Figure 4.5

ARLINGTON COMMUNITY PLAN
Portal Area Building Design Guidelines

10. Backs of Buildings

Village: Most rear building rears will only need a "clean-up, fix-up" approach to improvement. This would consist of concealing mechanical equipment and wiring, cleaning brick, (no sandblasting), and installing signing, plantings and the like to project a welcoming appearance. To further enhance a welcoming appearance doors and windows should be made transparent through the use of clear glass (see Figure 4.6).
Portal Areas: To the extent that rear elevations are visible on portal buildings, the main approach should be to break large wall masses with architectural features appropriate to the main design of the building.

11. Awnings and Canopies

Village Awnings: Awnings can help enhance the architecture of a building, but they can also clash with a building. Village of Arlington awnings should:

- Be of a simple standard or "shed" design consistent with designs typically in use in early Arlington (see Figure 4.7).
- Be made of cotton duck fabric with a solid muted color or striped design complimentary to the building colors.
- Be used as a shading device, not a source of (no back lighting
- Be as unobtrusive as possible, maintaining the view to as much of the building's architecture as possible.
- Fit the size and shape of each window area to be shaded.

Portal Awnings: In portal areas the same guidelines apply except greater flexibility can be used regarding awning shapes (Figure 4.8). The main criterion should be that the awning compliment the architecture

Village and Portal Canopies: Unlike awnings, which are typically cloth, canopies are made of more durable materials, intended to last the life of the building. Canopies should:

- Be fixed immediately above the storefront glass.
- Be unobtrusive and sized in proportion to the building.
- Include detailing in the fascia area that compliments the detailing on the remainder of the building.

Downtown Arlington
Typical Rear Facade
Improvement Concept
After

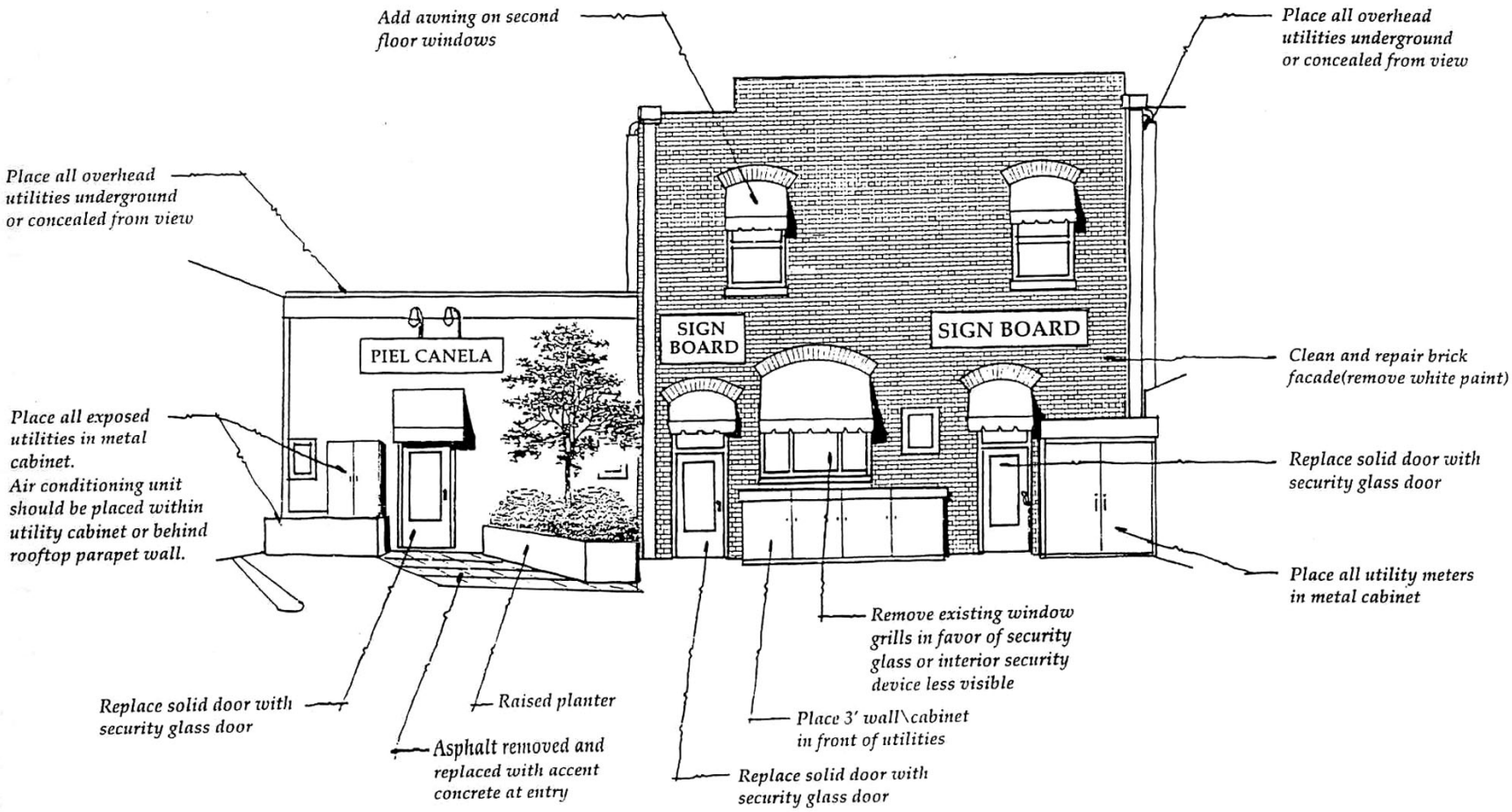
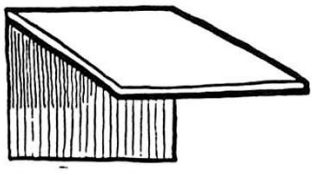
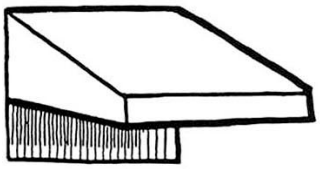


Figure 4.6

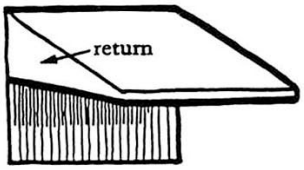
ARLINGTON COMMUNITY PLAN
Typical Improved Village Rear Facade



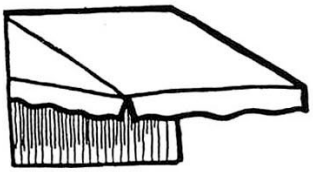
Open-sided



Fixed valance

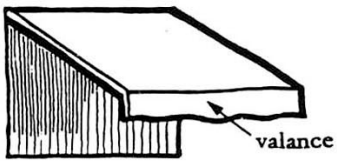


Closed with a return

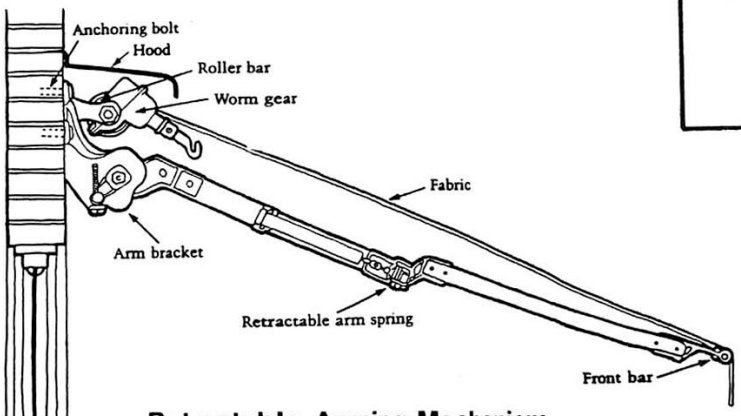


Free valance

Appropriate for Arlington Village



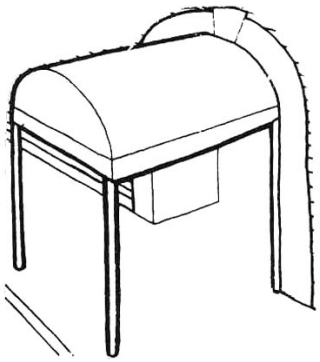
Open-sided with valance drop



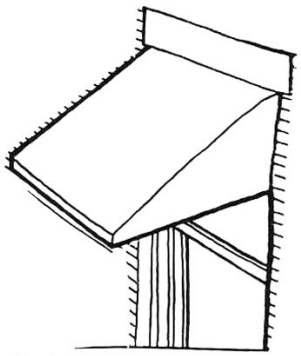
Retractable Awning Mechanism

Figure 4.7

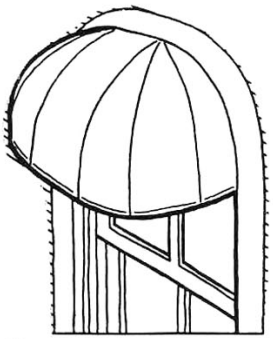
ARLINGTON COMMUNITY PLAN
Standard "Shed" Style Awning



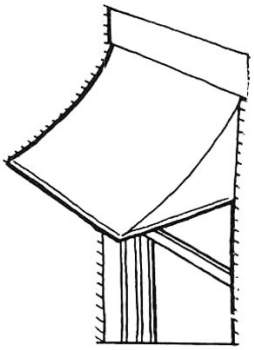
Marquee



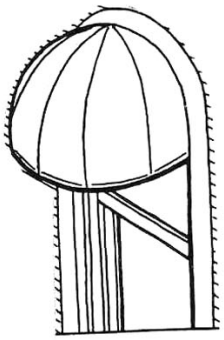
Standard



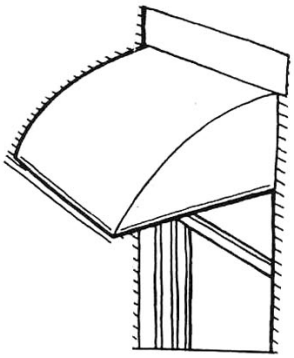
Bullnose



Concave



Dome



Convex

Figure 4.8

ARLINGTON COMMUNITY PLAN
Various Types of Awnings

12. Signs

Downtown: Signs in the Downtown area should reflect the styles and technology of the 1900's through the 1940's. Figure 4.9 illustrates appropriate and inappropriate sign types for Downtown Arlington. The following criteria should be applied in the review of Downtown Arlington signs:

- Size: As allowed by the sign code.
- Placement: The primary I.D. sign should be placed on the upper facade. Secondary signing can be applied to the storefront window area and hung below a canopy or awning. A sign can also be painted or sewn onto an awning.
- Colors: Sign colors should be subtle and harmonious with the building. Bright colors should be limited to accents and detailing.
- Illumination: With the exception of neon signs, illumination should be from an exterior source. Acceptable sources of illumination would include up-lighting hidden by a canopy, gooseneck lamps with historic enameled shades, and general building facade lighting.
- Appropriate Types:
  - Signs painted directly on the building wall.
  - Individual letters made of metal, painted Styrofoam or wood.
  - Enameled or painted metal.
  - Painted wood.
  - Old style metal canister signs constructed entirely of sheet metal with painted or enameled copy highlighted in neon.
  - Gold leaf lettering, painted letters or die cut vinyl letters on windows.
  - Projecting signs, that are historic to the building.
- Inappropriate Types:
  - Canister signs with plastic facings.
  - Illuminated channel letters.
  - Cut-out plastic letters.
  - Freestanding signs.

Portal Areas: The design guidelines for signs in the portal areas are the same as apply to other areas of the City. These guidelines are found in the City of Riverside Design Review Guidelines.

EXAMPLES OF INAPPROPRIATE TYPES OF SIGNS

PLASTIC FACED LETERS

PLASTIC FACED CANS

FREESTANDING SIGNS

EXAMPLES OF APPROPRIATE TYPES OF SIGNS

PERIOD STYLE PROJECTING SIGNS

PAINTED AWNING SIGNS

WOOD/METAL LETTERS

PAINTED WOOD PANEL

PAINTED ON BUILDING

CARVED, PAINTED WOOD

NEON OVER PAINTED WALL SIGN

UNDER-CANOPY HANGING SIGNS

VINTAGE NEON CANISTER

Figure 4.9

ARLINGTON COMMUNITY PLAN
Appropriate & Inappropriate Signs for the Village of Arlington

13. Streetscape

a. Private Uses of Sidewalk Areas

Village: Figures 4.10 through 4.13 show various views of a Village sidewalk scene as envisioned in this plan. Restaurants are encouraged to use eight to twelve feet of the sidewalk adjacent to the storefront for outdoor dining. A minimum six foot clear walking path needs to be maintained adjacent to the dining area.

Portal Areas: Because of the narrower sidewalk, it would not be appropriate to extend private uses onto the public sidewalk areas of the portal areas. Restaurants are encouraged, however, to have outdoor dining within the private setback area immediately adjacent to the sidewalk.

b. Street Lights

Village: Historically, the Village of Arlington was lighted with street lights having Corinthian style "Marbelite" concrete poles and acorn style globes (Figure 4.14). These have given way to standard "cobra" style lights which are taller and arch over the street. The existing cobra style lights all have relatively attractive Marbelite poles with decorative arms. In other areas of the City, where shorter historic street lights have been introduced, it has been City policy to retain the taller cobra style lights and intersperse historic lights so as to maintain adequate street lighting. Figure 4.12 shows this concept of interspersing street lights.

Portal Areas: In the portal areas, standard cobra style street lights should be used with Marbelite style poles.

c. Street Lights

Village and Portal Areas: As shown in Figure 4.15, vertical pole banners will be allowed, per city rules, between Jackson and Harrison Streets on Magnolia Avenue, and between the 91 Freeway and Hayes Street on Van Buren Boulevard.

d. Street Name Signs

Village and Portal Areas: A unique street name sign, as recommended in the Magnolia/Market Corridor Study should be designed and installed in Arlington.

e. Street Name and Traffic Regulation Sign Poles

Village and Portal Areas: Modern street name and traffic regulation signs are typically supported by universal "erector set" style poles with holes or blanks extending the full length of the pole. These would not be appropriate for Arlington. Historically, Arlington's sign poles were 4x4 wooden posts, with the exposed lower 12 to 18 inches painted black, and the remainder painted white. The City has begun using a black powder coated square metal posts for community entry signs and Victoria Avenue street signs. If this same type of post, with a 4" cross section, powder coated to match the historic posts, were used in Arlington, it would resemble the wooden poles once used in Arlington. Existing street name and traffic regulation posts should be replaced with this type of post.

f. Benches

Village and Portal Areas: Many reproduction vintage style benches are now available. Figure 4.15 shows an appropriate bench consisting of wood slats with cast iron or aluminum supports in a vintage style.

g. Tree Well Grates

Village: Cast iron tree well grates expand the walkable area of a public sidewalk and provide protection from soil compaction in the root area of a street tree. Cast iron tree well grates should be used for all pedestrian level canopy street trees. If feasible, similar cast iron grates should be used for palm trees. The palm tree well openings may need to be modified for this purpose (Figure 4.15).

Portal Areas: Street trees in the portal areas should be planted in turfed parkways and, therefore, tree well grates are not applicable

h. Tree Trunk Guards

Village: Black iron trunk guards, as depicted in Figure 4.15, would protect the trunks of Village street trees and eliminate the need for less attractive wooden supports. They would be appropriate for the pedestrian level canopy street trees, but not for the palm trees.

Portal Areas: Tree trunk guards are more of an "urban" improvement and would not be appropriate in the portal areas.

i. Trash Receptacles

Village: Figure 4.15 shows black iron receptacles complimentary to the street tree trunk guards. These should be placed every 100 to 200 feet in the Village.

Portal Areas: The same black iron style of trash receptacles as are used in the Village should be used at bus stops and at other appropriate locations in the portal areas.

j. Planter Pots

Village: Movable planters, as shown in Figure 4.15 should be placed at strategic locations to break up the mass of the sidewalk area and provide greenery and color near the ground plane. They should be equipped with automatic irrigation and maintained by an association of business owners.

Portal Areas: Planter pots are encouraged on private property, but are not appropriate for the rights-of-way in the portal areas.

14. Magnolia/Van Buren Intersection

Figure 4.16 shows a design concept for the Magnolia/ Van Buren intersection. The intent is to make the intersection as pedestrian-friendly as possible through the use of shade trellises, special paving, and other amenities.

15. Parking

The largest concentration of public parking presently exists in a large lot east of Van Buren , south of Magnolia. This parking area is conveniently located, but its landscaping is stunted, it is poorly laid out, and it lacks a sense of entry. A small public parking lot also exists behind the Arlington Branch Library. While attractively landscaped and well maintained, it is too small to serve much more than the library. Miller Street has the potential to be a significant source of angle parking, both east and west of Van Buren Boulevard. Unfortunately, it has a neglected "back-alley" look with

faded striping, and the unattractive backs of commercial buildings facing its south edge.

If the Village of Arlington is to be successful, its parking must be convenient, attractive, and well identified from the street. Figure 4.17 shows how a more attractive parking entry might appear. Figure 4.18 shows what could be done with Miller Street to maximize its parking yield while giving it an attractive appearance. There is also a need for more public parking in the area west of Van Buren, south of Magnolia. This would be a good place for more public parking.

16. Gateways

The City presently has a community signing program consisting of three levels of signing. The first level consists of large City entry signs set in landscaping at prominent entries to the City. The second level consists of 30” x 30” community entry signs mounted on metal poles at the main entry points to identified communities in the City. The third level consists of 24” x 24” signs for historic districts. While Arlington is presently identified by a set of community entry signs, something more prominent is needed to denote entry into Arlington along the Magnolia and Van Buren corridors.

In the past, there were attractive community entry signs more in the scale of what is needed to announce entry into Arlington today. Hanging above Magnolia Avenue between Tyler Street and Polk Avenue was a large neon sign proclaiming:

WELCOME TO

RIVERSIDE

VIA ARLINGTON

It is unknown when this sign was installed or removed. At the southeast corner of Magnolia Avenue and Van Buren Boulevard was a sign supported by two poles with the inscription:

ORANGE BELT OF RIVERSIDE

ARLINGTON

This sign was installed in the 1920's and removed in 1967 in the course of some roadwork. To help set the stage for entry into a revitalized Arlington, entry signing, such as the signs described above, should be installed. The copy should reflect a theme appropriate to Arlington.

Figure 4.10

ARLINGTON COMMUNITY PLAN
Perspective of Village Streetscape

May 10, 1998

SUISMAN
urban design

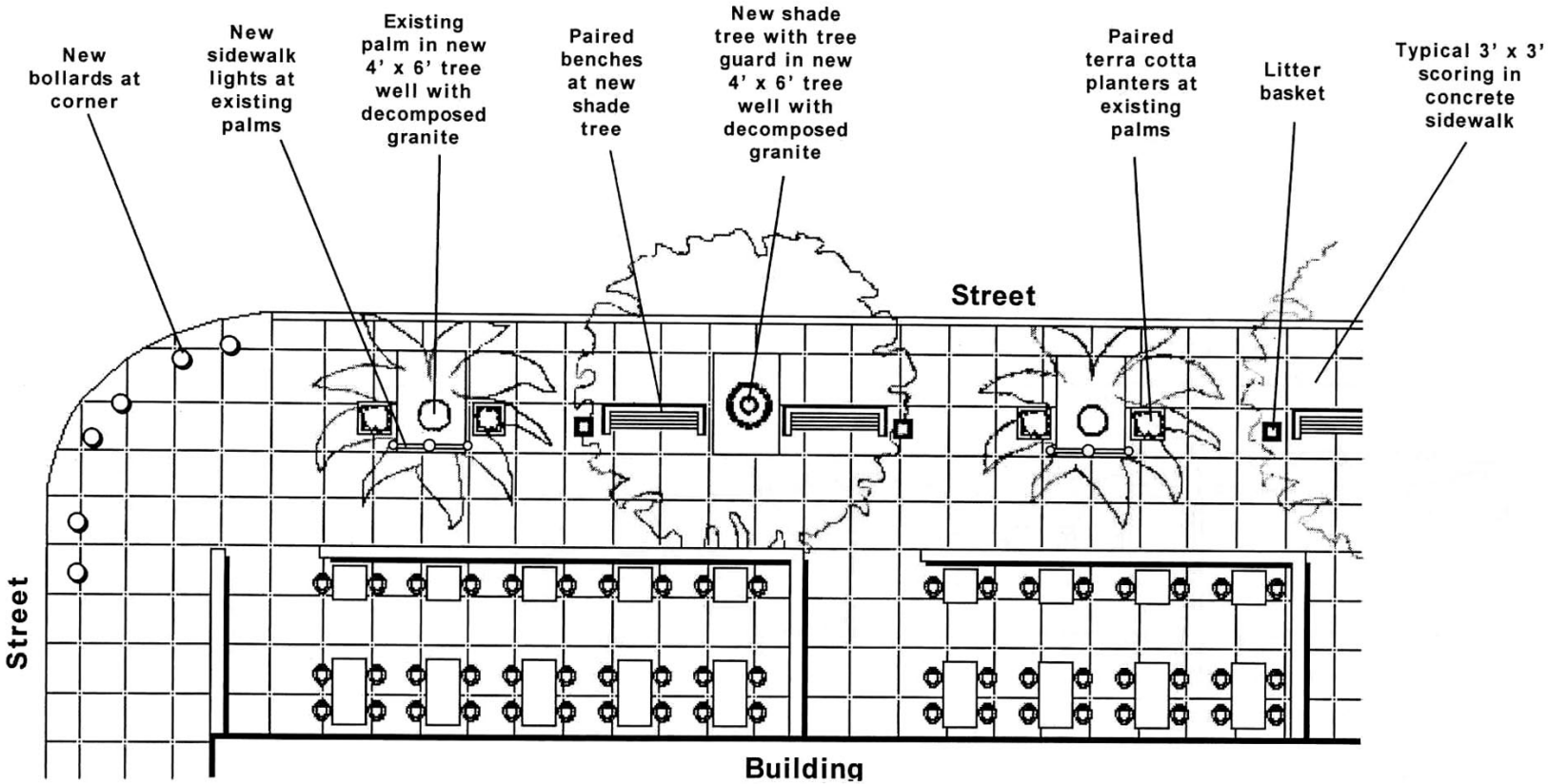


Figure 4.11

ARLINGTON COMMUNITY PLAN
Plan of Typical Sidewalk Layout in the Village

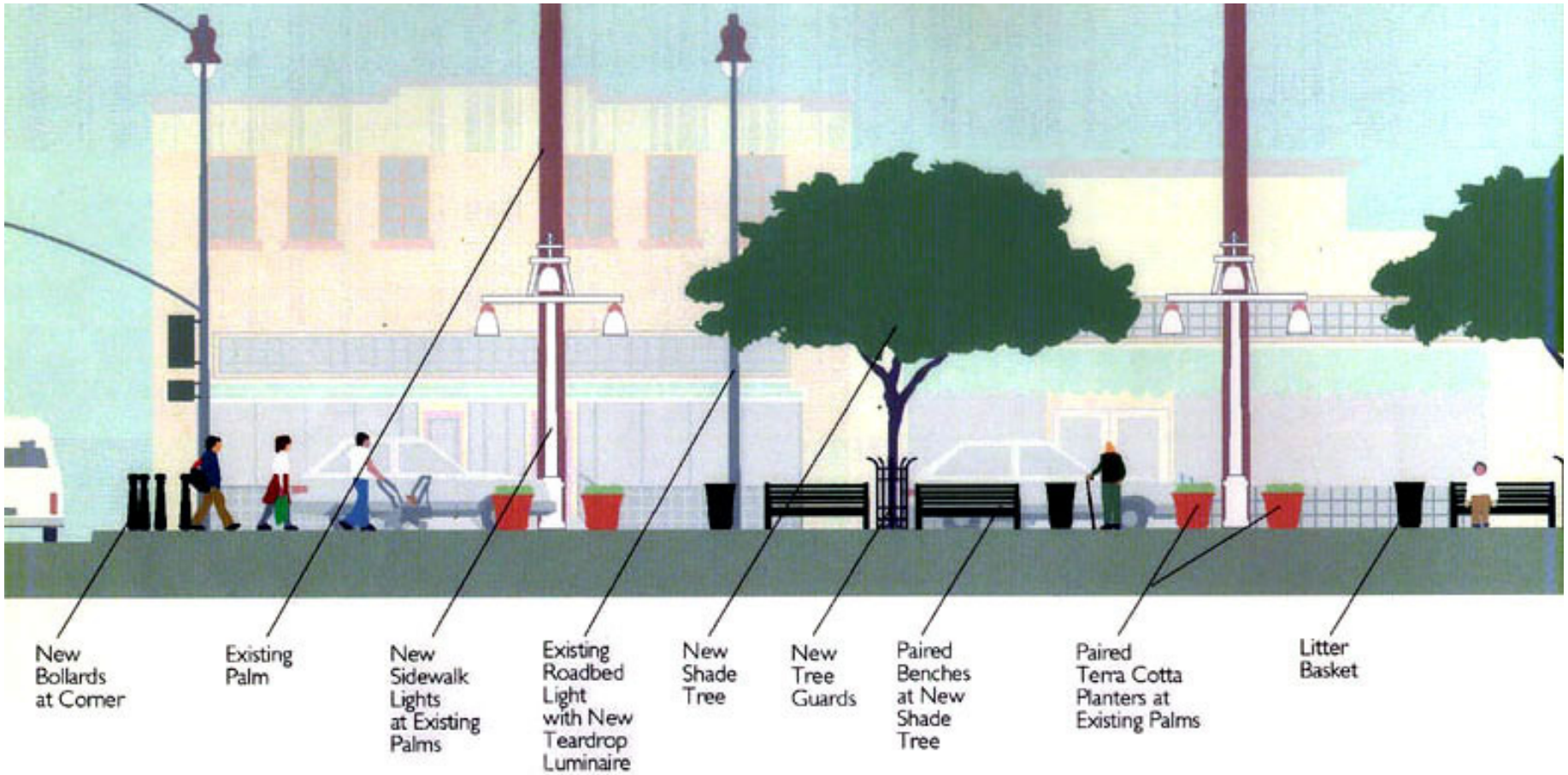


Figure 4.12

ARLINGTON COMMUNITY PLAN
Elevation of Typical Sidewalk Scene in the Village

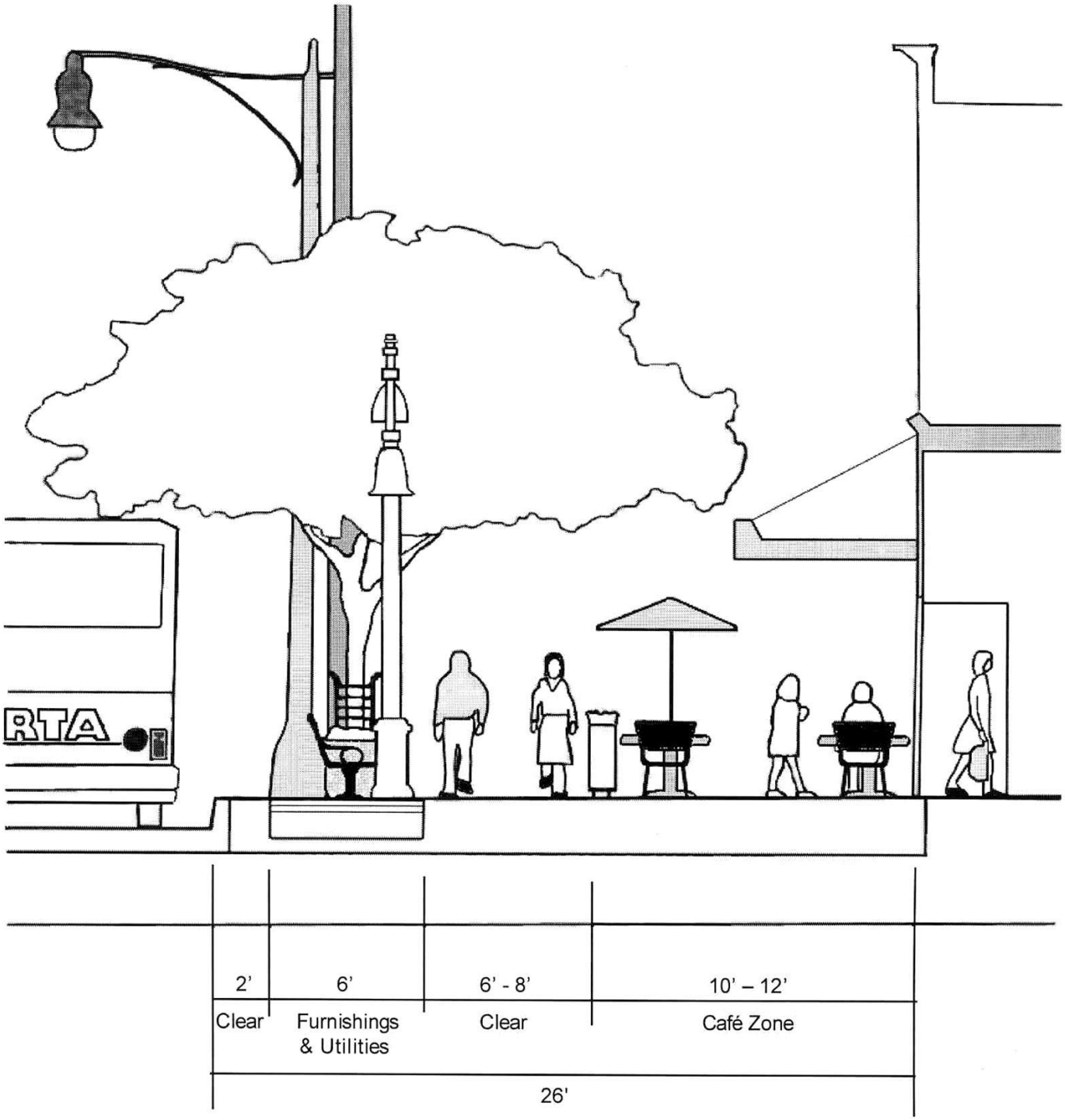


Figure 4.13

ARLINGTON COMMUNITY PLAN
Cross-Section of Sidewalk in the Village

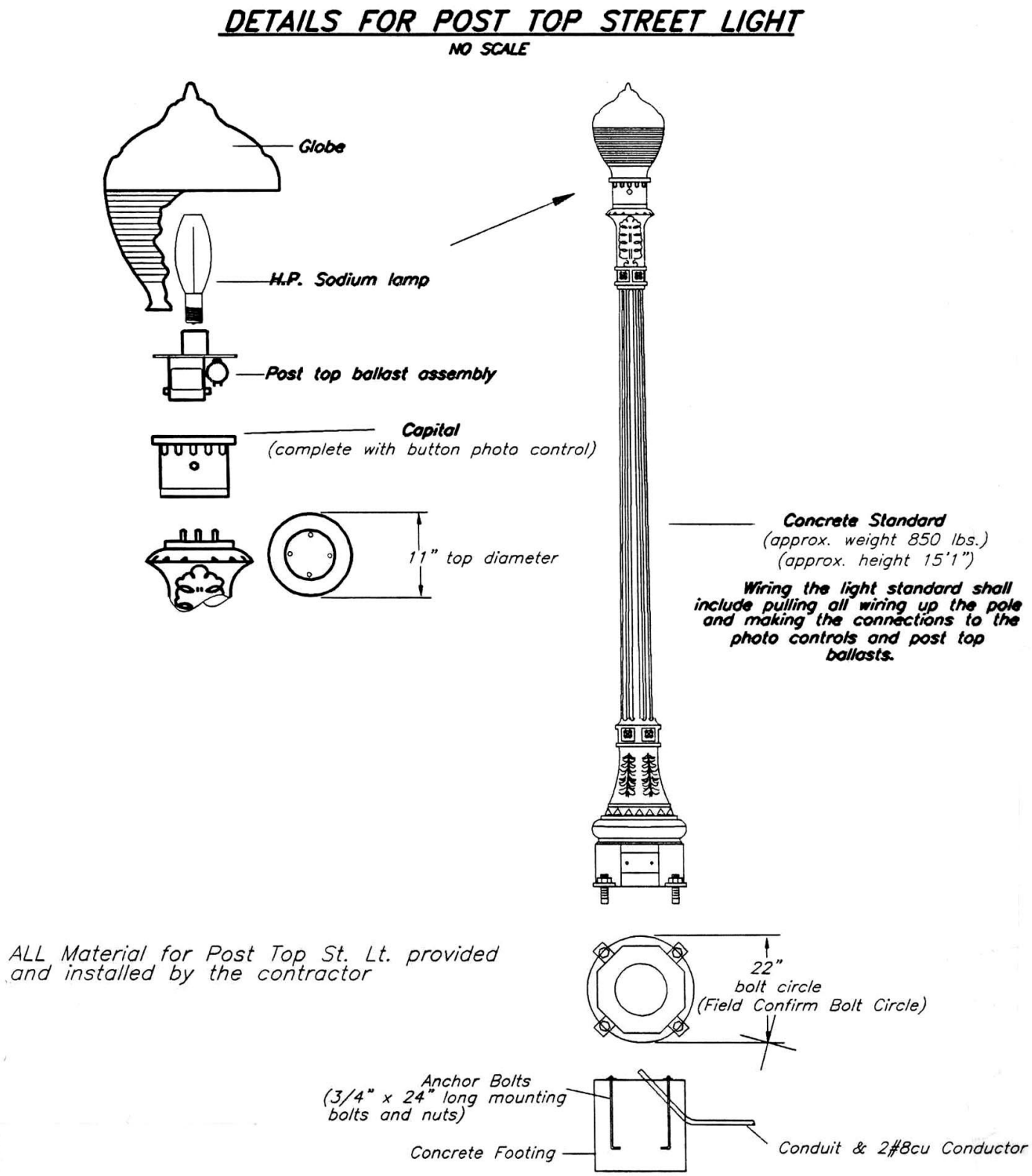

DETAILS FOR POST TOP STREET LIGHT
NO SCALE
Globe
H.P. Sodium lamp
Post top ballast assembly
Capital
(complete with button photo control)
11" top diameter
Concrete Standard
(approx. weight 850 lbs.)
(approx. height 15'1")
Wiring the light standard shall include pulling all wiring up the pole and making the connections to the photo controls and post top ballasts.
ALL Material for Post Top St. Lt. provided and installed by the contractor
22"
bolt circle
(Field Confirm Bolt Circle)
Anchor Bolts
(3/4" x 24" long mounting bolts and nuts)
Concrete Footing
Conduit & 2#8cu Conductor

Figure 4.14

Tree Grate
Bench
Planter Pot
ARLINGTON
PRIDE and PRESERVATION
Banner
Tree Guard
Trash Receptacle
ARLINGTON COMMUNITY PLAN
Street Furniture

Figure 4.15

* All pedestrian facilities must meet ADA requirements

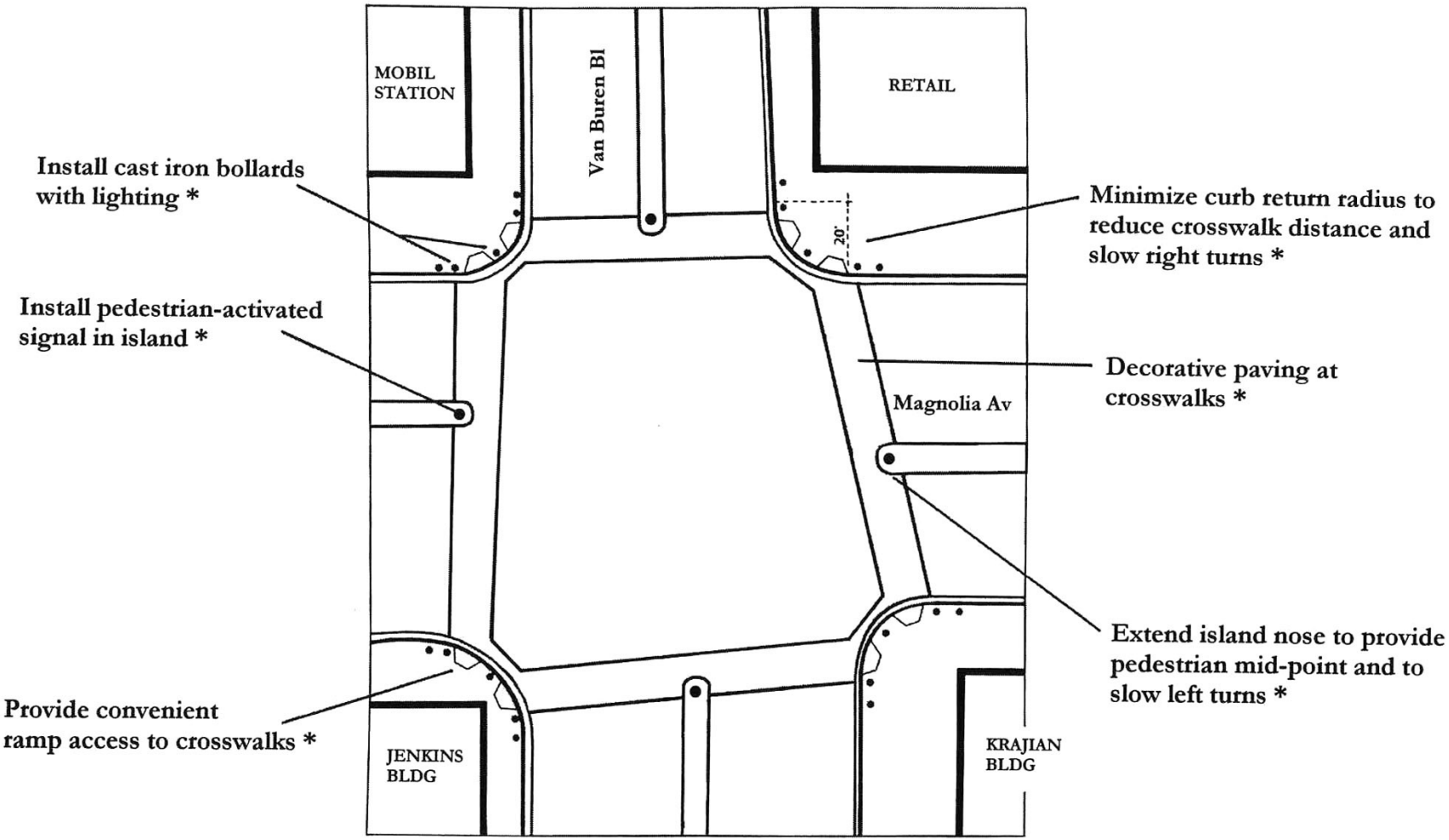


Figure 4.16

ARLINGTON COMMUNITY PLAN
Magnolia/Van Buren Intersection Design Concept

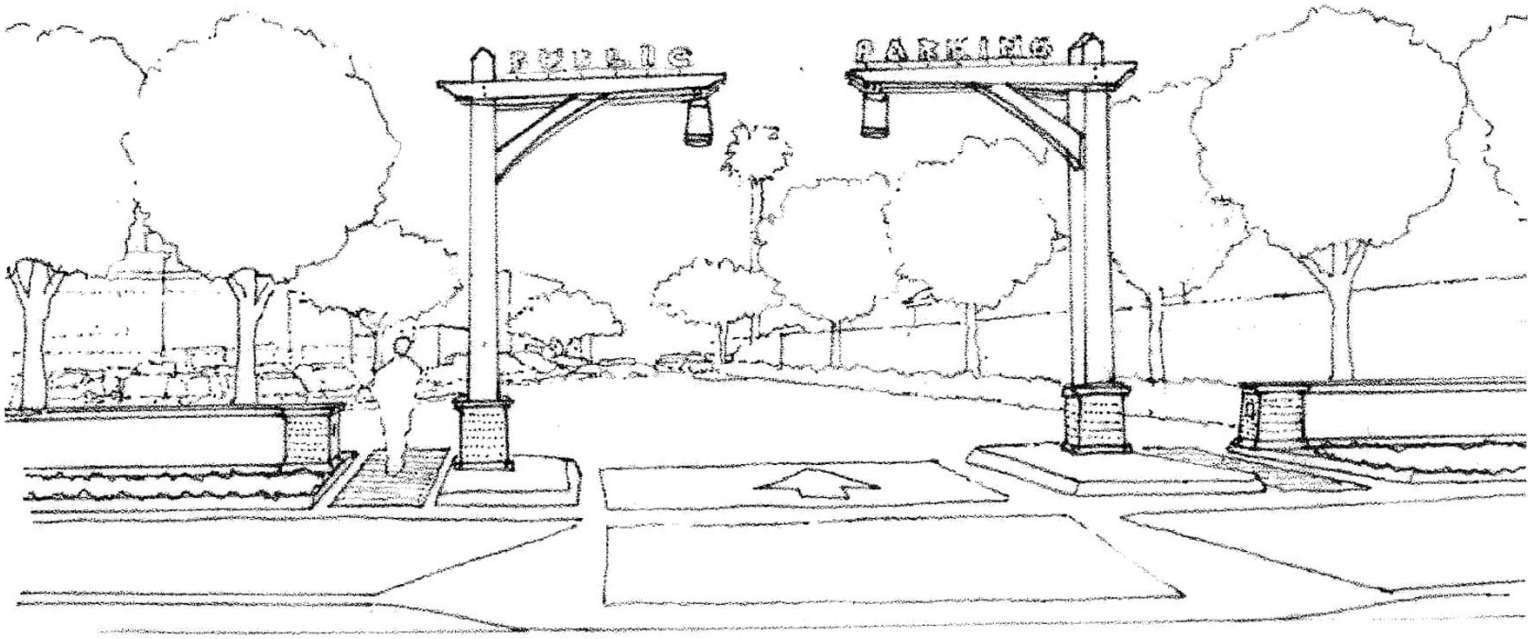


Figure 4.17

ARLINGTON COMMUNITY PLAN
Parking Lot Entry Concept in the Village

May 10, 1998

SUISMAN
urban design

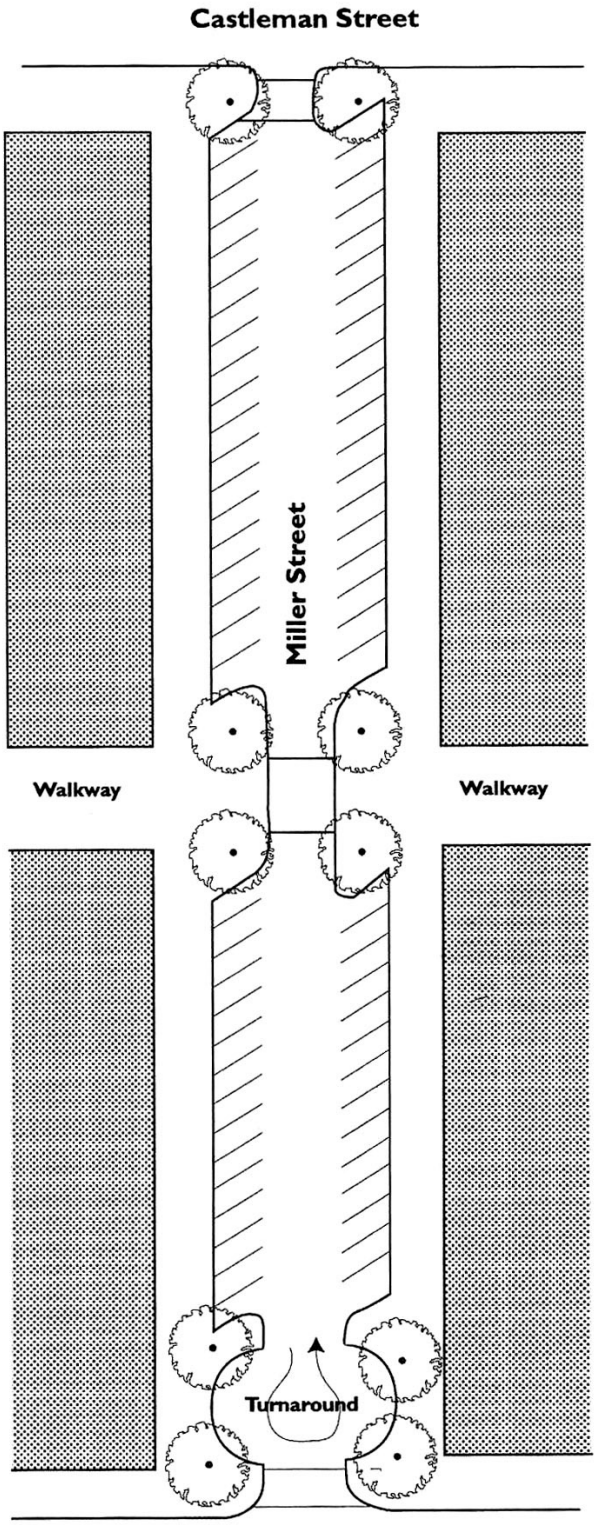


Figure 4.18

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urban design

ARLINGTON COMMUNITY PLAN
Miller Street Parking Concept

CHAPTER 5
Circulation