

APPENDIX G

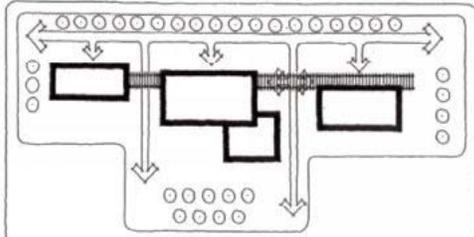
Design Guidelines Consistency Analysis

Design Guideline

2.2 Site Design

A. Site Design

Continuity should be maintained through the use of unified or complementary pedestrian amenities, landscaping, and similar design features.



Pedestrian walkways can extend the public realm from one street to another.

Design Response

There is minimal existing foot traffic, and no through-site access. The site is bordered by industrial buildings to the south and east, the 605 freeway to the west, and a large quarry to the north. There is only one entrance to the site, from Schabarum Ave to the south east.

The MOB will serve as a health hub for the community, creating a community space where one did not previously exist. The building form creates a large open plaza for use by the community, which is sheltered from surrounding environmental concerns.



Community space for farmers markets, etc. is created for residents of the area and commuting users alike.

Design Guideline

B. Streetscape

Buildings located adjacent to major streets should border the street edge to encourage pedestrian activity and to complement historic downtown patterns of development. This contains and defines the street as a space by providing it with "streetwalls".



A durable, safe, and attractive streetscape will withstand the test of time and reinforce a sense of place and economic vitality.

Design Response

Given the lack of existing foot traffic and street frontage, the MOB responds by creating its own streetscape around the Plaza. Complete with work commissioned by a local artist, the Public Square is bounded on two sides by the MOB. This "streetwall" is designed to be transparent and inviting. From the Plaza it is possible to see directly through the building to the San Gabriel mountains north of the site. These "streetwalls" will be at the pedestrian scale, while the "streetwall" adjacent to the 605 freeway will be more monumental.



The pedestrian side of the building is scaled appropriately.



The view from the 605 freeway is monumental and rhythmic, appropriate for the speed the viewer will be traveling.

Design Guideline

C. Focus

Freestanding buildings should be grouped around a common focal point or design feature.



A fountain adds ambiance and charm to a public area as a central figure in an interior court yard or a focal entry.

Design Response

The MOB will create and bound a central plaza, which serves as the focal point of the project.



The Plaza is highlighted in yellow, above.

D. Pedestrian Vitality

Site plans should be designed to maximize access to, and view of, activity and outdoor uses along pedestrian paths.



Plaza seating and plantings add dynamics to the street environment.

The pedestrian experience is primarily within the Plaza and the Thrive Path, which traverses the site. The Plaza contains various seating environments.



The Plaza provides a partially covered outdoor space that can be used for dining, relaxing, socializing, etc. The front yard of the building, the Plaza provides an attractive approach to the building.

Design Guideline

2.3 Building Design

A. Shelter

At the most basic level, a sloped roof is the most powerful visual clue to a house. Commercial and industrial buildings usually have flat roofs, with sloped roofs often serving only as accents. Even on a flat-roofed commercial building, the message of shelter is important; it can in some cases be conveyed with as little as a recess or canopy at the entry. Sloped roofs, entry canopies and entry alcoves, should generally be used to express the welcoming shelter of any building.



Predominant components of architectural style, alcoves provide emphasis and relief from the elements.

B. Transition

Building and landscaping elements achieve strong building entries, as well as inviting transitions between indoor and outdoor areas, and among outdoor spaces. Elements include substantial entry alcoves, garden structures, overhangs, layered facades, well-related glazing, screen planting, focal planting, and procession planting. Building and landscaping elements should maximize opportunities for layering, entry expression, and other transitional elements.



Entry landscaping creates a processional statement leading one into the commercial center or parking area.

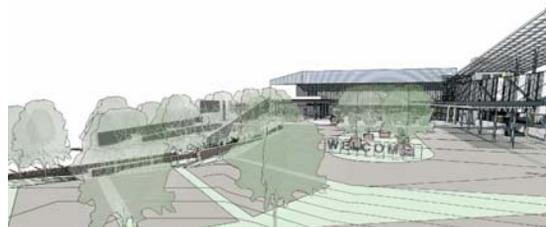
Design Response

The pedestrian drop off area is sheltered by a shading canopy that extends out of the Public Square (interior) and over the Plaza (exterior.) The MOB has a flat roof with mechanical screening to cover the mechanical equipment. This screening is setback from the facade, creating a dynamic layered impression. Overhangs are used on three sides to create shade for lower floors, allowing increased glazing without heat gain.



These canopies extend over opposite ends of the Plaza rooting the Plaza to the building and creating shaded areas of respite.

Palm trees form processional planting along the west face of the building, along the 605 freeway, and entry trees provide a distinct entrance when entering the site.



Deciduous trees line the entry drive, forming a buffer between pedestrians and automobiles.

Design Guideline

C. Balance

Balance can be literal, involving similar masses or features. Subtle balance, involving dissimilar but well proportioned masses or features, is encouraged. For example, balance can be achieved between an intense detail feature and a long rhythmic building mass, or by offsetting a horizontal mass with a vertical accent. Building massing and site design should reinforce a sense of balance, scale, and proportion within the project and within the immediate neighborhood context.



Asymmetrical overall massing and open space design support an informal village setting and help a commercial building fit within the context of a block.

Design Response

As there are no other buildings on the site, balance is achieved between the grand overhead photovoltaic panels on the roof mimicking the San Gabriel mountains and the pedestrian scale proportion of the "streetwalls" at ground level.



Both the building's massing and its details relate to the balance of large and small scales present on site. The large scale site features include the quarry, the 605 freeway, and the mountains beyond which frame the smaller scale outdoor Plaza and the indoor Public Square.

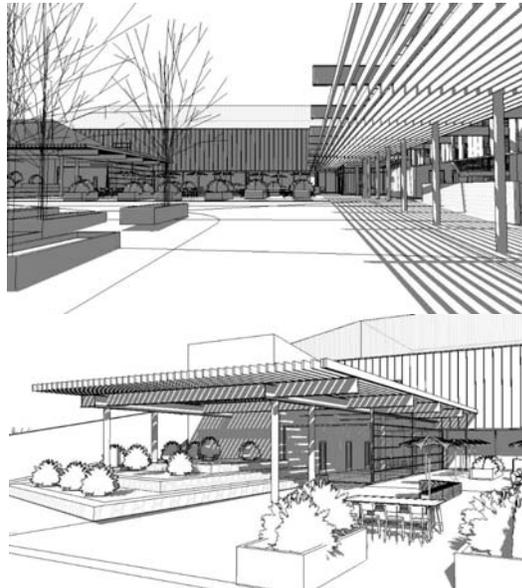
D. Rhythm

The repetition of building bays or other major building elements is valuable for the achievement of rhythm and sense of place. However, the perception of repeated elements changes from pleasant order to monotony if the sequence is too long. Repetition of major facade elements such as building bays should establish a rhythm, and should generally not exceed seven in number in order to avoid monotony.



Detail in architectural design elements such as accent railings and embellished arches contribute to the rhythm and express individuality in style.

Rhythms in scale, mass, and material permeate the project, scaling appropriately based on the program.



Distinctly modern forms blend with long standing concepts of rhythm, scale, and style to form balanced, attractive spaces for employees and patrons.

Design Guideline

E. Integrity

Integrity is the reflection of the small elements in the overall design, and vice versa. A project is tied together through integrity, including appropriate completeness of detail on all elevations. Keeping the project's integrity also relies on using materials and finishes that will not require a high level of upkeep.



Integrity in the specification and procurement of architectural products helps set standards and protects original design.

Design Response

Materials are detailed to provide a memorable aesthetic while simultaneously being efficient, elegant, and low maintenance.



F. Substance

While the use of steel and reinforced concrete has allowed a great reduction of structural dimensions, it has not changed the viewer's need for a structure to appear substantial. This can be an issue where traditional designs are used in conjunction with modern structural systems.



Design elements anchor each building while also giving them structural substance appropriate to each visual and locational setting.

Various construction methods are used throughout the project. The parking structure is concrete and monumental, reflecting its program, while the MOB itself is light and transparent on its pedestrian side, and rhythmic and opaque on the freeway-facing side. Entrances are noted in both form and structure, creating a balanced building sensitive to patrons while addressing its surroundings.



Both the MOB and the parking structure make use of appropriate structural methods and forms to create a memorable experience for users and passersby alike, while remaining sensitive to the surrounding design aesthetic and culture of Irwindale.

Design Guideline

G. Detail

Detailed façade elements are essential to relating the building to human scale. Exaggeration of details and/or use of generic, applied details, create a cartoon-like appearance that is generally not acceptable in Irwindale. Vertical graduation of details, in which their expression becomes finer and/or more open at the top of the building, can help reduce the building's vertical scale and celebrate its transition to the sky.



Detail and vertical graduation shall be used as appropriate to the scale and character of the project and surroundings, and integrally designed to avoid a generic, applied, appearance.

Design Response

A variety of materials, construction types, and details are used throughout the project.



H. Character

Through composition using the other principles as appropriate, and observing the best aspects of Irwindale's heritage, the project's character shall improve its context.



Site, design, landscaping and all components of architectural design together create the character of a project.

The new MOB offers rich views for passers by, as well as from within the site out to the surrounding community.



Site, design, landscaping, technology, and community together create the character of the MOB.

3.1 Matrix

A. Site Design and Landscaping
ENCOURAGED

DISCOURAGED

DESIGN RESPONSE

Design Objectives and Siting

Majority of frontage at public sidewalk
Historical structures and land forms incorporated

Cluster buildings, incorporate plazas and walkways on larger sites

Parking in front
Building set back entirely from sidewalk with no mitigating landscaping or garden structure
Large self contained building

The most prominent feature of the site is the large outdoor public plaza which serves as an area of integration for the building and the public. The building is setback from this plaza and the parking is located elsewhere on the site. The plaza will be heavily landscaped and will function much like a piazza with arcades at opposing ends and a public amphitheater.

Parking / Access

Reciprocal access
Vehicle and pedestrian connections between adjacent uses

Links to other projects and existing systems
Safe and well designated pedestrian path of travel

Curb cuts in arterial streets
Front parking more than 60 feet deep

Large self contained building

Much of the parking for this project is contained within the dedicated parking structure. The remaining site parking is broken up by a planting strategy that encourages frequent planting of trees, and avoids large areas of parking. There are no larger fields of parking- instead there is a meandering roadway with parking on either side.

Open Spaces

Courtyards, visible from buildings or street
Public spaces for relaxation and rest
Outdoor dining with permit
Shading of open spaces & parking lots

Termination of existing linkage
Unshaded parking lot
Unshaded public open space areas

The main open space is the Plaza, which, with its amphitheater, serves as a place for dining, recreation, relaxation, and entertainment. The Plaza feeds directly into the building's Public Square, a double height indoor public area with commanding views of the San Gabriel mountains to thenorth. The Public Square houses various waiting areas and a coffee bar. There are smaller more private outdoor areas on the other floors for staff recesses.

Screening

Parking lot screening at street periphery
Berthing with landscaping preferred
Solid walls with landscaping for trash and storage facilities
Proper slope planting techniques to provide screening
Sound attenuation walls, buffer zone and landscape screening at commercial /residential interface

Ground covers and flowering perennials alone

Both earth berms and screening are used throughout the project to shield from view the utilitarian areas of the building. At the ground floor the storage/refuse yard is screened by site walls while the mechanical equipment on the building is screened with materials continued from the facade.

Landscaping

Minimum 10% of total gross site landscaped
Minimum 10% of parking area landscaped
Define the road edge, entrances & exits with landscaping
Consistency & compatibility in style/design of paving & site amenities
Lighting for safety and accent
Incorporation of local quarried stone

Overused, generic plants
High water-use plants
Inconsistent design style of paving & site amenities
Inconsistent style and/or compatibility of plants

These recommendations will be met through considered choices of plantings appropriate to the location, building type, and building scale. The minimum gross areas for landscaping will be met or exceeded. Planting and parking strategies will use a consistent language throughout the site.

Planting

Enhanced project entries
Native plants

Drought tolerant / low water usage plants
Appropriate groupings of plant materials
Vine pockets on walls & buildings
Theme trees, Mexican Fan Palm preferred

High water-use plants
Large areas of sod that require intense maintenance

Irrigation overspray and waste

A mixture of palms and drought-tolerant deciduous trees are used throughout the site to distinguish entries, public areas, and to frame views of the building.

3.1 Matrix

B. Building Design and Signs

	ENCOURAGED	DISCOURAGED	DESIGN RESPONSE
Design Principles	Balance, rhythm, symmetry Layering / detail / depth Vertical / horizontal balance Enhanced street corners Pedestrian vitality	Applied ornament as substitute for integrity and interest of massing	The guiding design principles behind the design for the MOB touch on all of these encouraged principles. An honest, bespoke approach to material specification avoids ornamentation as a substitute for quality.
Style	Authentic period styles compatible with City context New buildings that draw upon the fundamental characteristics of existing buildings in Irwindale Facades with depth of planes Develop contemporary interpretations of the traditional context	Mimicry of mission bells, etc. Historic-look-alike buildings Novelty Parabolic arches	The MOB takes cues from existing buildings in Irwindale as well as Salvatierra, Mexico. While the building uses modern materials to achieve stringent energy goals, the form, design, and relationship to its surroundings are all informed by traditional buildings.
Architectural Detailing - Façade Elements	Recessed heavy wooden doors Deeply recessed windows with planter boxes Arcades, columns for scale, balance & rhythm Base & cornice expression Detailed balconies Simple awning / canopy shapes Custom ornamentation Continue façade variations on all sides, including roof line	Long, unbroken façade Flush windows Oversized, novelty, or generic ornament Permanent, non-retractable or exterior security grate/bars Neon window perimeter strips	The facades of the MOB vary in form and material to achieve the appropriate relationship with that particular façade. The east façade opens to the outdoor plaza through overhangs and glazing, while the west is hard and closed and shields the occupants from the western sun and from the 605 freeway. The north façade opens toward the San Gabriel mountains providing views from all floors, and the south facade is shaded to allow views out without letting heat from the summer sun in.
Architectural Detailing - Roofs & Parapets	Varied rooflines- low pitch Flat roof behind detailed parapet Large eave overhangs Rails expressing roof deck	Varying roof pitches Visibly thin parapets Prominent generic arch or gable Unbroken ridge lines	The main visual roof structure will be the photovoltaic array that mimics the San Gabriel mountains. This visually dynamic array covers the parking structure as well as a portion of the MOB. The varied roof heights and large overhangs serve to break down the buildings into smaller more tangible elements, creating an interesting design visible from the both the freeway and from within the site.
Architectural Detailing - Materials & Colors	Smooth or lightly troweled stucco Metal, glass, wood, brick, stone, appropriate to context & style Light harmonious colors with accent color for trim Mission clay tile, Spanish S tiles or clay shingle	Excessive color saturation + brightness Unfaced concrete, concrete block or cultured stone Modular units (tiles, blocks, etc.) too large for building scale	The material palette for the MOB will be a mixture of modern and traditional materials, including concrete and stone, plaster, metal, polycarbonate panels, and glazing. The heavier materials serve to anchor the building to the site through site walls and pediment walls, and the lighter materials open the building to views and the outdoor public areas.
Architectural Detailing - Signs	Monument, Wall, Projecting, Window & Awning Signs Integrate with architecture Simple, legible, & durable High quality materials	Internally illuminated, can signs, flags, banners, moveable letter, off premises, electronic, roof-mounted & billboards Neon window strips	Kaiser Permanente has standards for signage which will be incorporated into a signage package that eschews garishness and embraces a refined overall design.

