

locate close to the residential neighborhoods, and shall provide convenient and safe drop off zones.

- o Pedestrian and bicycle access will be conveniently located to provide access to schools, parks, the commercial center and to other high trip end points as an alternative to vehicular travel.

#### 4.3.6 COMMERCIAL DESIGN GUIDELINES

##### a. **Planning Standards**

The commercial center planned for the Rio Vista project is intended to serve the basic needs of the residents. The site is not expected to include major anchor tenants. The anticipated uses of the commercial center will be low intensity, i.e., convenience store, dry cleaners, and limited office/professional use.

##### b. **Design Guidelines**

- o The use of visual screening and sound barriers between the commercial uses and residential uses shall be required.
- o Parking areas shall be located either behind commercial buildings, or within heavily landscaped areas to provide both sound and visual screening for adjacent planning areas.
- o To facilitate security within the commercial areas, easy visibility from streetways is encouraged to be provided by both building and landscape design.
- o Extensive use of suitable landscape will be encouraged to soften and reduce the intensity of paved parking lots.
- o Lighting design will be encouraged to provide adequate lighting for the commercial uses, and to prevent excessive and unnecessary glare from adjacent planning areas.
- o The commercial area shall be easily accessible for pedestrians as well as for vehicular traffic.