

- o The recreation complex, or other focal open space feature, shall be located on the view axis from the primary entry.
- o In keeping with the project theme and goals, buildings should be oriented to the streets and walkways wherever possible.
- o Building entries and walkway connections should be kept off of streets.
- o Long stretches of any single element, including open parking, building mass or carports are not allowed along community streets.
- o Freestanding carports shall incorporate the same design elements as the dwelling units, when attached to a dwelling or located adjacent to a dwelling entry. Similar wall materials and finish with compatible roof forms are required. End wall conditions that are visually prominent need special attention.
- o Trash receptacle enclosures shall consist of a wall six feet (6') high. Wall finish and doors shall be compatible to the architecture.
- o Mail box structures should utilize the community and architectural theme and be located for the least visual impact (see Figure 4.84).

4.3.5 COMMUNITY FACILITIES AND USES

a. **Planning Standards**

The Rio Vista Specific Plan delineates a number of community facilities and uses to be included within the development. These facilities will be designed within the adopted Mission theme of the project and will be implemented based on the standards established for the overall project and the individual planning areas.

b. **Design Guidelines**

- o Schools and parks shall be encouraged to

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.