



# ACKNOWLEDGEMENTS

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# APPENDIX

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## APPENDIX A

## CULTURAL DESIGN / LANDSCAPING ELEMENTS



Bank Street in Ottawa.

The architecture in the commercial area of Downtown Marina primarily reflects the mid- to late-20th Century period during which it was built. The architecture and site planning of the area is very suburban in nature and does not contain a planned baseline that would provide architectural clues to guide the design of a more urban Downtown.

In urban downtowns, buildings are located immediately adjacent to the right-of-way, with most architectural features facing the public street or streets, in the case of corner lots. The intent of the design standards and guidelines for the Downtown is to ensure certain features in the façade contribute to the visual interest of the building and help create a more transparent street wall, providing the ability to see into and out of the street-level floor of the building. Beyond these basic features, there are a variety of architectural elements that can be used to help provide identity to the building and contribute to the overall interest of the Downtown.



Greektown in Detroit.



History is often an important source in providing visual clues for development of the downtown areas of cities. Many cities have ethnic pockets, reflecting the origins of residents of the City. Most people have visited a Chinatown, Little Italy, Koreatown, Greektown, Hmongtown, or Little Ethiopia located in larger cities in their travels. In smaller towns such as Marina, these pockets rarely develop, and yet the cultural makeup of the community is an important part of the City's identity.

The various cultures within Marina can be an important resource for architectural elements and design of buildings in the Downtown. During the development of the Downtown Vitalization Specific Plan, several interested citizens prepared a collection of examples of Asian architectural elements for inclusion in the appendix of the Plan. The City would welcome and encourage other interested ethnic groups to develop similar design element examples for inclusion in the document. The intent of this section is to be inclusive of the variety of cultures who have come together to make up the City of Marina. As this portion of the appendix is intended to be informational, proposed additions to this would be reviewed by Staff and approved for inclusion by the Planning Commission, who serve as the final arbiters of design review for the Downtown area.

Marina is one of the most diverse small cities in the United States. Applicants are encouraged to consider the multicultural nature of Marina in the development of building and site design, form, and architectural details and features. According to the 2018 American Community Survey 5-Year Estimates, 34% of the population self-identifies as white (non-Hispanic or Latino) and 30% identify as Hispanic or Latino (see **Table 1-1** on page 1-11). Approximately 19% of the population self-identifies as Asian, 8% as Black or African American, 2% as Native Hawaiian or Pacific Islander, and less than 1% as Native American. Another 9% self-identify as some other race, and more than 2% self-identify as being multiracial (two or more races). Developers are encouraged to reflect the cultural and ethnic diversity of Marina in new architecture, which will help to create a unique identity that will distinguish Marina from neighboring communities.



Koreatown in New York City.



Little Ethiopia in Los Angeles.





## ASIAN DESIGN / LANDSCAPING ELEMENTS



An example of architecture that celebrates Marina’s Asian community is the Junsay Oaks Apartments, which utilized an Asian-hybrid style (see **Figure xx-xx**). The City intends to encourage the character of buildings, styles, and landscaping that enhance the community’s multicultural identity. This is evident in a General Plan goal that calls for “A City physically and visually distinguishable from the other communities of the Monterey Bay region, with a sense of place and identity in which residents can take pride” (Plan, 10).

The intent of these design elements is to have buildings incorporating subtle elements or modern interpretations of various Asian styles. **Table APX-1** includes common architectural elements and forms that may be integrated into building architecture and common open space.



These goals are compatible with a citizen-led effort to encourage Asian-hybrid styles that recognize the diversity of Marina. A petition signed by more than 350 residents and business owners called for “Asian design elements for buildings and landscaping...[that will] give visibility to the important cultural make-up of the City of Marina.”

Included in this Appendix are images and text that illustrate the roofs and building forms, doors and windows, colors and materials, and elements of ornamentation and landscaping that illustrate the suggested design guidelines for developers to apply in residential, commercial, and mixed-use projects.



Top left, middle: Landscaping with traditional Asian themes.  
Bottom left: Building incorporating subtle Asian elements of architecture: Multi-level roofs, horizontal lines, extended roof eaves, simple lines, red door, large windows.







Junsay Oaks Apartments.



# MARINA DOWNTOWN VITALIZATION SPECIFIC PLAN

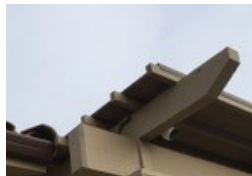
**Table APX-1.** Common architectural elements and forms in Asian-themed architecture.

| <b>Roof/Building Forms/<br/>Exterior Walls</b>                 | <b>Doors and Windows</b>                               | <b>Colors and Materials</b>                         | <b>Ornamentation/<br/>Landscaping</b>               |
|--|--|---|---|
| Tiled roof   | Prominent horizontal paned windows                     | Subdued color pallet                                | Rock gardens  |
| Multiple roof planes including asymmetrical positioning        | Paned windows in shoji style                           | Natural wood  | Stone lanterns                                      |
| Multiple roof pitches  | Simple 90-degree geometric door ornamentation          | Natural stone                                       | Light fixtures favoring horizontal/vertical lines   |
| Extended roof eaves  | Red colored doors                                      | Bamboo  | Wooden Asian style trellis/arbors                   |
| Exposed rafter beams with angled ends                          | Circular forms   | Natural materials and colors                        | Stone bridges, benches, stepping stones for accents |
| Black/brown horizontal/vertical wood trim over white wall face | Expansive windows for sense of connectedness to nature | Synthetic materials that simulate natural materials | Modern/simple designed pagoda style gate            |
| Emphasizing horizontal plane                                   |  |   |   |
| Emphasizing simple, clean lines                                |  |   |   |





ROOFS |  
BUILDING FORMS |  
EXTERIOR WALLS



Clockwise, from top left: black/brown horizontal/vertical wood trim over white wall fence; emphasis on horizontal plane; multiple roof planes including asymmetrical positioning; extended roof eaves; exposed rafter beams with angled ends; tiled roof; emphasis on simple, clean lines; multiple roof pitches.





# MARINA DOWNTOWN VITALIZATION SPECIFIC PLAN

## DOORS | WINDOWS



Clockwise, from top left: Paned windows in shoji style; prominent horizontal paned windows; circular forms; simple 90-degree geometric door ornamentation; red colored doors; expansive windows for sense of connectedness to nature.





**COLORS | MATERIALS**



Clockwise, from top left: Natural materials and colors; natural wood; natural stone; synthetic materials that simulate natural materials; subdued color pallet.





# MARINA DOWNTOWN VITALIZATION SPECIFIC PLAN

## ORNAMENTATION | LANDSCAPING



Clockwise, from top left: Stone bench; trellis; pagoda-style gate; trellis; lanterns; fence; rock garden; simple landscaping; stepping stones; stone lanterns; rock garden.





