Hermosa View Neighborhood

This neighborhood is perched high upon a hill, with a dramatic rise in slope moving north from Gould Avenue, creating a separate, distinct single-family residential enclave.

**Future Vision**

The intent is to preserve building form, orientation or scale, and retain the unique streetscape with wide parkways and uninterrupted sidewalks. The low-density residential development pattern of this neighborhood should be maintained through the retention of larger lot sizes, building orientation toward the street, and wider setbacks that provide room for parkways and sidewalks.

**Intended Distribution of Land Uses**

This neighborhood is exclusively residential with a predominance of single-family homes, and a few properties with two units per lot.

**Desired Form and Character**

**Building Design and Orientation**

- Within the northern area buildings should be mostly long and narrow, responding to the parcel configuration.
- Single-family residences, duplexes, and townhouses are the preferred residential types.
- Residences should address the street with their primary façade, with minimal front setbacks, and typically do not exceed two stories.
- The hilly residential neighborhood with larger parcels provide a variety of architectural styles and building types.
- Houses on lots greater than 5,000 square feet may be allowed to have setbacks at considerable distance from the street in a more typical “suburban” pattern.

**Public Realm Design**

- Most homes along Longfellow Avenue are served by alleyways at the back of the property, providing garage access and leaving sidewalks along Longfellow Avenue uninterrupted by driveway aprons and curb cuts.
- Local streets at the south end of this neighborhood terminate at a cul-de-sac or dead end.
- Longfellow Avenue has a unique streetscape quality within this neighborhood, with wider well-kept planter strips and tall palm trees.