

The following information is a preliminary look at the outline and the design topics that will be included in the design standards and guidelines. It includes the use patterns and the design topics from the existing design standards documents, topics discussed during Task Force meetings, and those from the Design Variables Survey. In addition to the outline that follows, sample graphics and charts are included to illustrate ways in which information may be provided.

Chapter/Section 2

Title: Use Pattern Descriptions

This section will provide descriptions of the various use patterns. They correspond with certain building types that are particularly appropriate (each use pattern will be illustrated in a model-axonometric view).

Single-Family

The goal of this use pattern is to encourage detached single-family homes to be located near the street to create a connection between the street and the building to promote public, semi-private and private realms. There are two variations of this use pattern, this includes: new development, and established development. A building should be located on the site to allow for front and rear yards. Shared open space should be integrated into new development. Sidewalks and paths should be provided near the street and should connect to existing sidewalks, trails and open space. New development should also provide pedestrian, bicycle and vehicular connections to existing systems. Parking is visually subordinate on the site. Buildings should be located to respect mature trees and other significant natural resources. Landscaping should be incorporated within the site in order to enhance its visual appeal.

Mixed Housing

The goal of this use pattern is to create residential neighborhoods of moderately higher density with a range of housing types. A strong street presence should be the goal of any housing type in this use pattern. Shared amenity spaces should be incorporated into this use pattern and should be easily accessible to pedestrians. Internal connections are a focus of this use pattern, and should also extend beyond to adjacent developments and connect to existing trails and pathways. Where taller buildings are located adjacent to existing low-scale residential development, a transition should be provided (i.e., landscape buffer, building step down, etc). Parking within buildings and surface parking lots should be attractive and visually subordinate to the street and the site. Buildings should be located to respect mature trees and other significant natural resources. Landscaping should be incorporated into surface

parking lots, along the street, and within the site in order to enhance its visual appeal.

Neighborhood Centers

The goal of this use pattern is to create a commercial node for adjacent residential neighborhoods with a variety of uses that provide goods and services to meet the neighborhood's needs, and that fosters an active pedestrian-oriented environment with a distinct identity. Buildings in this use pattern should be placed at or near the sidewalk or street edge to create a strong relationship between the public and private realms. This use pattern is often located on a corner site. Small setbacks may be appropriate to accommodate outdoor public spaces. Shared amenity spaces should be incorporated into this use pattern and should be easily accessible to pedestrians. Pedestrian and bicycle connections should link the surrounding residential neighborhoods to the neighborhood center. While vehicular connections are necessary, the neighborhood center should be designed to favor the pedestrian and should make the automobile subordinate. Where taller buildings are located adjacent to existing low-scale residential development, a transition should be provided (i.e., landscape buffer, building step down, etc). Parking within buildings and surface parking lots should be attractive and visually subordinate to the street and the site. Buildings should be located to respect mature trees and other significant natural resources. Landscaping should be incorporated into surface parking lots, along the street, and within the site in order to enhance its visual appeal.

Mixed Use Neighborhoods

The goal of this use pattern is to encourage a range of uses at a higher density that are generally more compact, vertically mixed, but may also be horizontally mixed, and create a sense of place. While some variation in building placement relative to the street edge is expected, buildings should be located close to the sidewalk and street edge to create a strong street wall. Amenity spaces such as outdoor dining areas, pocket parks, dog parks or larger civic spaces should also be incorporated as part of this use pattern. While vehicular connections are necessary, the Mixed Use Neighborhood should be designed to favor the pedestrian and should make the automobile subordinate. This use pattern should also be connected to adjacent or nearby development by including pedestrian, bicycle and vehicular connections, when feasible. Where taller buildings are located adjacent to existing low-scale residential development, a transition should be provided (i.e., landscape buffer, building step down, etc). Parking within buildings and surface lots should be attractive and visually subordinate to the street and the site. Landscaping should be incorporated into surface parking lots, along the street, and within the site in order to enhance its visual appeal.

Retail Corridors and Centers

The goal of this use pattern is to create retail areas consisting

primarily of commercial, retail, office, and drive-through buildings that are visually appealing, despite the focus on access via car. While some variation in building placement relative to the street edge is expected, buildings should be located close to the sidewalk and street to define this edge. This use pattern should incorporate public plazas and outdoor use areas throughout the development, focusing on locating them to connect with pedestrian pathways and buildings. Internal vehicular connectivity should be provided in order to minimize having to drive back onto the street to access another area. Pedestrian connections should also be provided around and across the development in order to increase safety for pedestrians and enhance walkability. This use pattern should also be connected to adjacent or nearby development by including pedestrian, bicycle and vehicular connections, when feasible. Where taller buildings are located adjacent to existing low-scale residential development, a transition should be provided (i.e., landscape buffer, building step down, etc). Parking should be concentrated internal to the development, with buildings located along the streets. Where buildings are set back from the street, parking should be minimized to one bay along the street edge. Landscaping should be incorporated into surface parking lots, along the street, and within the site in order to enhance its visual appeal.

Commercial Retrofit

The goal of this use pattern is to encourage the redevelopment of existing shopping centers, big-box retail sites and other sites that are characterized by large expanses of surface parking into a more dense, visually attractive urban development pattern that incorporates a variety of uses, including housing. Redevelopment should also reduce the predominance of automobiles. Although many people may still access these areas by car, they should be designed to be pedestrian-friendly by locating buildings close to the sidewalk and street to define this edge. Amenity spaces such as pocket parks and other outdoor site amenities should also be incorporated as part of this use pattern. Pedestrian connections should also be provided throughout the development in order to increase safety for pedestrians and enhance walkability. This use pattern should also be connected to adjacent or nearby development by including pedestrian, bicycle and vehicular connections, when feasible. Where taller buildings are located adjacent to existing low-scale residential development, a transition should be provided (i.e., landscape buffer, building step down, etc). Parking should be internal to the development, and on-street where new block configurations are developed. Parking within buildings and surface lots should be attractive and visually subordinate to the street and the site. Landscaping should be incorporated into surface parking lots, along the street, and within the site in order to enhance its visual appeal.

Office and Employment Campus

The purpose of this use pattern is to create an office and

employment campus with a sense of place. Generally, development should reflect a campus-like setting; however, buildings can also be located along the street and sidewalk edge creating a more urban edge. Amenity spaces such as larger expanses of open space, pocket parks, and/or other outdoor site amenities should be incorporated as part of this use pattern. Parking within buildings and surface lots should be attractive and visually subordinate to the street and the site. This use pattern should also be connected to adjacent or nearby development by including pedestrian, bicycle and vehicular connections, when feasible. Taller buildings should be located away from existing residential development. Landscaping should be incorporated into surface parking lots, along the street, and within the site in order to enhance its visual appeal.

Industrial/Flex Use

The goal of this use pattern is to provide a visually appealing outward aesthetic, despite the internal orientation that is often a key component of industrial, warehouse and flex centers. A portion of the building should provide an active front-of-house use and face the street to create a pedestrian-friendly environment. Where possible, buildings should be placed to minimize the amount of parking along the street edge. More industrial related buildings should be located away from existing residential development and be buffered. Parking within buildings and surface lots should be attractive and visually subordinate to the street and the site. Landscaping should be incorporated into surface parking lots, along the street, and within the site in order to enhance its visual appeal.

Conventional Industrial Use

The goal of this use pattern is to provide a visually appealing outward aesthetic, despite the internal orientation that is often a key component of industrial development. A portion of the building should provide an active front-of-house use and face the street to create a pedestrian-friendly environment, when feasible. Where possible, buildings should be placed to minimize the amount of parking along the street edge. These buildings should be located away from existing residential development and other sensitive areas, and be buffered. Parking within buildings and surface lots should be attractive and visually subordinate to the street and the site. Landscaping should be incorporated into surface parking lots, along the street, and within the site in order to enhance its visual appeal.

Chapter/Section 2

Title: Building Prototypes

This section describes building prototypes and indicates which building types may be appropriate in each use pattern (each building type will be shown through a series of models and/or images integrated into a chart). Standards for each of the building prototypes are provided in Chapter/Section 4.

Single-Family

- Single-family detached
- Single-family attached
- Accessory dwelling units
- Secondary structures

Moderate Density Residential

- Bungalow court
- Small lot single-family
- Rowhouse
- Townhouse
- 3-4/plex
- Multiplex
- Courtyard apartments
- Live-work
- Midrise
- Big house
- Apartments

Commercial/ Employment

- Mixed-use (vertical)
- Mixed Use (horizontal)
- Office (urban)
- Office (campus)
- Commercial
- Drive-throughs (Franchise architecture)
- Industrial-Flex
- Industrial
- Live-work
- Parking garage

Chapter/Section 4

Title: Design Standards and Guidelines

Definitions and Measurements: Defines how design variables are measured and similar.

A. Site Design

This section describes the potential topics for site design standards and guidelines. It combines topics already regulated in the existing design standards with new topics that have been identified in outreach activities. Initial thoughts for how each of the design topics will be illustrated are included in parenthesis. Generally, measurable standards will be charted under each design variable and design guidelines will follow. Some design variables will be tailored to different use patterns. The design topics below are divided into three categories. Those listed in the “Primary” category are the key topics that will be addressed; those in the “Secondary” category are more detailed topics; and finally, the “Specialized Areas” category could include specific design standards and guidelines for an area that is more unique and needs more tailoring than the use patterns provide.

A.1 Primary Views (mapped)

- Views to mountains, to open space features, and potentially to key buildings within a site or on a neighboring site

Relationship to the Site

- Building Setback & Placement (illustrated through a series of models, placed in chart form)
- Street Edge Character/Frontages (illustrated through a series of models in chart form; images may also be used to illustrate the accompanying guidelines)
- Building orientation (orient to the street or public plaza...)
- Location of Public Spaces/Site Amenities (illustrated through models or images in chart form; images may also be used to illustrate the accompanying design standards and guidelines)
- Surface parking location (illustrated through a series of models organized in chart form)

Connectivity

- Connectivity & Access (illustrated through a series of diagrams; images may also be used to illustrate the accompanying design standards and guidelines)

A.2 Secondary

- Grading/Topography (illustrated using models and images)
- Fences and retaining walls (illustrate fence types through a series of models/images-integrate into a chart)
- Surface parking improvements (illustrated through a series of diagrams, models and photographs)
- Location and Screening of Trash Enclosures (illustrated through a chart and images)
- Location and Screening of Mechanical Equipment (illustrated through charts and images)
- Location and Screening of Service Areas and Utilities (illustrated through models and images, some of which will be in a chart)
- LID
- Site lighting
- Bicycle storage and parking
- Block length
- Lot layout
- Lot area

A.3 Special Areas

- Harris Park?
- Other areas...?

B. Building Design

This section describes the potential topics for building design standards and guidelines. It combines topics already regulated in the existing design standards with new topics that have been identified in the outreach process. Some of these may be tailored to specific building prototypes. Initial thoughts for how each of the design topics will be illustrated are included below in parenthesis. The design topics below are divided into three categories. Those listed in the “Primary” category are the key topics that will be addressed; those in the “Secondary” category are more detailed topics; and finally, the “Specialized building design standards/guidelines” category includes a variety of building types and topics that will require specific design standards and guidelines that go beyond the level of detail provided in the preceding design variables.

B.1 Primary

- Building mass and scale (illustrate building mass and scale techniques through a series of models-integrate into a chart)
- Façade expression
- Street-level interest
- Architectural Character
- Transitions to sensitive uses (illustrate transition types through a series of models-integrate into a chart-these would include stepped buildings, and landscape alternatives)

B.2 Secondary

- Building stepping with slope (illustrate building stepping with slope)
- Building equipment (illustrate the placement of building equipment through a series of images-integrate into a chart)
- Chimneys (illustrate the placement and design of chimneys through a series of models-integrate into a chart)
- Rain gutters (illustrate the placement and design of rain gutters through a series of images)
- Patios and balconies (illustrate the placement and design of patios and balconies through a series of models/images-integrate into a chart)
- Building lighting
- Façade Renovation (illustrated through images)

B.3 Specialized Building Design Standards/ Guidelines

- Adaptive Reuse (illustrated through a series of models and images)
- ADU/Accessory buildings (illustrate the placement and design of ADUS through a series of models- -integrate into a chart)
- Parking Garage/Garages (a variety of garage locations for SF-integrate into a chart-refer parking garages to 4-sided design and other relevant topics)
- Drive-throughs
- Civic Buildings
- Other prototypes...

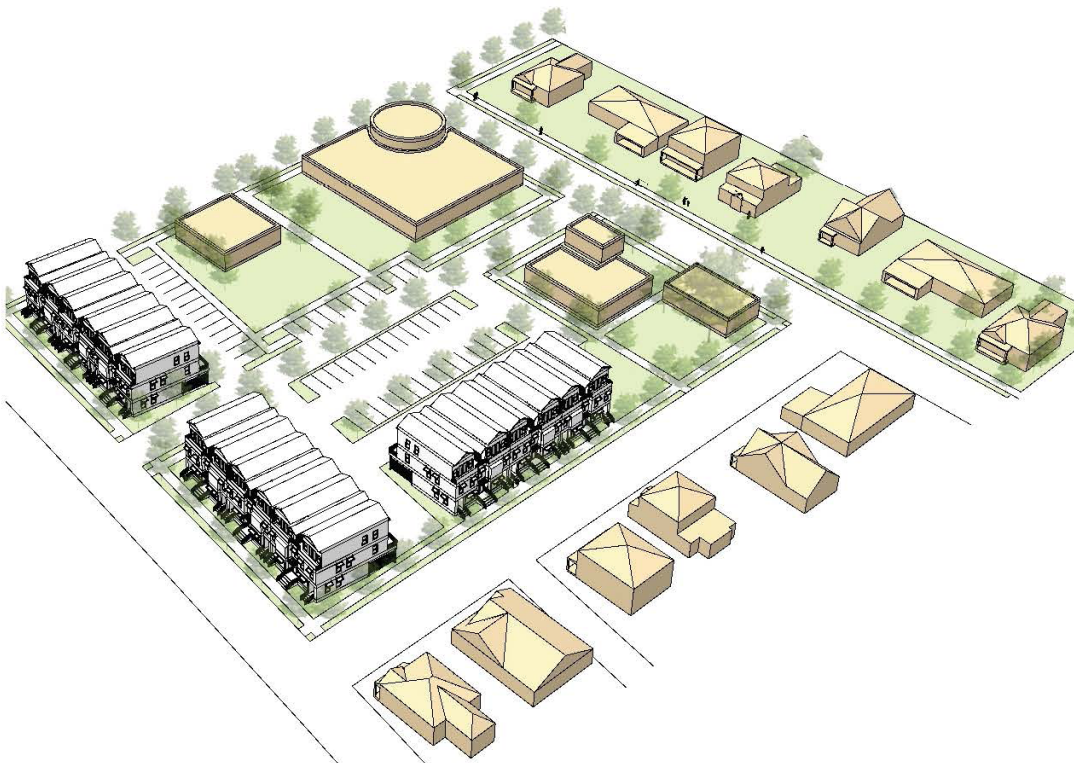
*Westminster Design Standard Example***Use Patterns**

This section will provide descriptions of the various use patterns. They correspond with certain building types that are particularly appropriate to the use pattern.

1. Neighborhood Centers

The goal of this use pattern is to create a commercial node for adjacent residential neighborhoods with a variety of uses that provide goods and services to meet the neighborhood's needs, and that fosters an active pedestrian-oriented environment with a distinct identity. Buildings in this use pattern should be placed at or near the sidewalk or street edge to create a strong relationship between the public and private realms. This use pattern is often located on a corner site. Small setbacks may be appropriate to accommodate outdoor public spaces. Shared amenity spaces should be incorporated into this use pattern and should be easily accessible to pedestrians. Pedestrian and bicycle connections should link the surrounding residential neighborhoods to the neighborhood center. While vehicular connections are necessary, the neighborhood center should be designed to favor the pedestrian and should make the automobile subordinate. Where taller buildings are located adjacent to existing low-scale residential development, a transition should be provided (i.e., landscape buffer, building step down, etc). Parking within buildings and surface parking lots should be attractive and visually subordinate to the street and the site. Buildings should be located to respect mature trees and other significant natural resources. Landscaping should be incorporated into surface parking lots, along the street, and within the site in order to enhance its visual appeal.

Building types within this use pattern include: Mixed Use, Commercial, and Multifamily.



Building Design Standards

I. Design Intent: Non-Residential Buildings

	A	B	C	D
Table XXX	Mixed Use	Office (Urban)	Office (Campus)	Commercial
Mass and Scale	Create a human scale; reduce blank wall <i>length</i> ; 2 to 5 stories; highly articulated primary façade	Create a human scale; reduce blank wall length; 1 to 3 stories; highly articulated primary façade	Create a human scale; reduce blank wall length; 3 to 5 stories; highly articulated primary façade	Create a human scale; reduce blank wall length; 1 to 5 stories; highly articulated primary façade
Façade Expression	4 sided design; high level of transparency at the street moderate level on the upper floors	4 sided design; high level of transparency at the street and moderate level on the upper floors	4 sided design; moderate level of transparency	4 sided design; high level of transparency at the street and moderate level on the upper floors
Street-level Interest	Front-facing entries	Front-facing entries	Clearly identify pedestrian entrance	Front-facing entries
Architectural Character	Range of roof forms; high quality, and durable materials	Range of roof forms; high quality, and durable materials	Range of roof forms; high quality, and durable materials	Range of roof forms; high quality, and durable materials
Transition to Sensitive Use	Forthcoming	Forthcoming	Forthcoming	Forthcoming

Westminster Design Standard Example

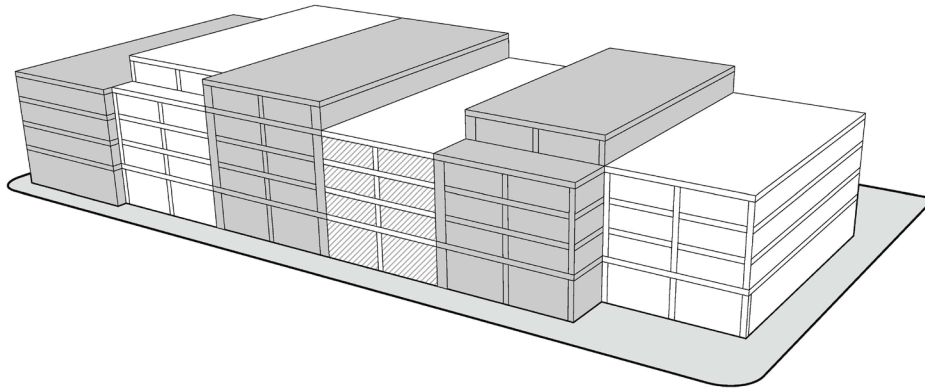
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Table XXX

	Drive-Through	Industrial-Flex	Industrial	Live-work	Parking Garage
Mass and Scale	Create a human scale; reduce blank wall length; 1 story; highly articulated primary façade	Create a human scale; reduce blank wall length; 1 to 3 stories; highly articulated primary façade	Create a human scale; reduce blank wall length; 1 to 2 stories; moderately articulated primary façade	Create a human scale; reduce blank wall length; 2 to 3 stories; highly articulated primary façade	Create a human scale; reduce blank wall length; 2 to 5 stories; highly articulated primary façade
Façade Expression	4 sided design; high level of transparency at the street	4 sided design; moderate level of transparency	-	4 sided design; high level of transparency at the street and a moderate level on the upper floors	4 sided design; high level of transparency at the street and a moderate level on the upper floors
Street-level Interest	Clearly identify pedestrian entrance	Clearly identify pedestrian entrance	Clearly identify pedestrian entrance	Front-facing entries	Front-facing entries
Architectural Character	Range of roof forms; high quality, and durable materials; no franchise design	Range of roof forms, and durable materials	Range of roof forms, and durable materials	Range of roof forms, and durable materials	Range of roof forms; high quality, and durable materials
Transition to Sensitive Uses	Forthcoming	Forthcoming	Forthcoming	Forthcoming	Forthcoming

II. Building Types

A. Mixed Use Building



Mass & Scale		
A.1	Height (max.)	Required-See height table
A.2	Building Volumes	Required-See Design Guide-lines
A.3	Wall lengths	Required-See wall length table
A.4	Horizontal and Vertical Articulation on Primary Facade	Required-See A.4 menu options
Façade Expression		
A.5	4-sided design	Required-See menu options
A.6	Transparent Glass on Primary Facade (min.%)	XX%
A.7	Blank Wall Techniques	Required-See menu options
Street Level Interest		
A.8	Building Entries	Required-See menu options
Architectural Character		
A.9	Compatible Building Design	See XX
A.10	Roof Form	Required-See menu options
A.11	Building Materials/Color	Primary Facade
A.12	Building Materials/Color	Secondary Facade
Transitions to Sensitive Uses		
A.13	Transition types	

Westminster Design Standard Example

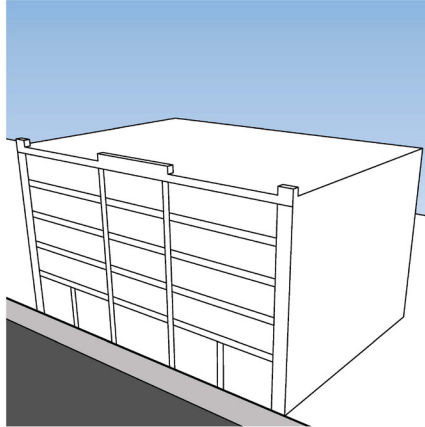
A. 4 Menu of Articulation Tools for Mixed Use Building

Mixed Use Buildings must incorporate horizontal and vertical articulation into the primary façade.

A.4a Accent Lines

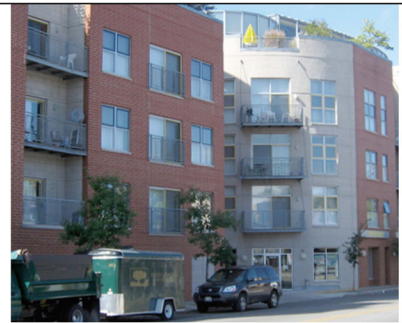
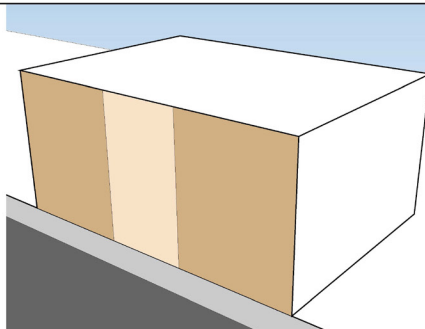
Accent lines include vertical and horizontal expression lines on a building wall. An accent line often projects slightly from the face of a wall. Examples include:

- Moldings
- Sills
- Cornices
- Canopies
- Spandrels



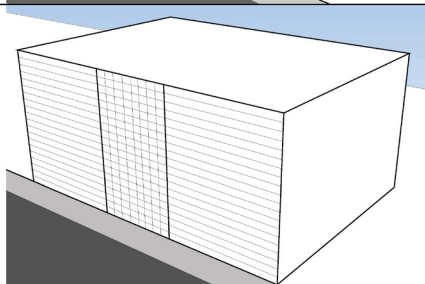
A.4b Color Changes

Color changes include significant vertical or horizontal changes (15'-30' min.) in color on a building wall.



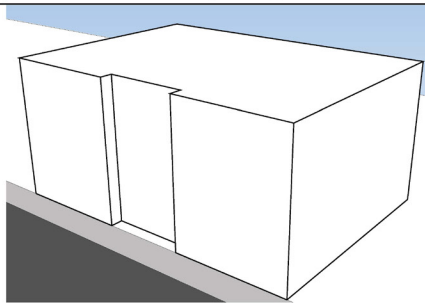
A.4c Material Changes

Material changes include significant vertical or horizontal changes (15'-30') in material on a building wall.



A.4d Minor Wall Offsets

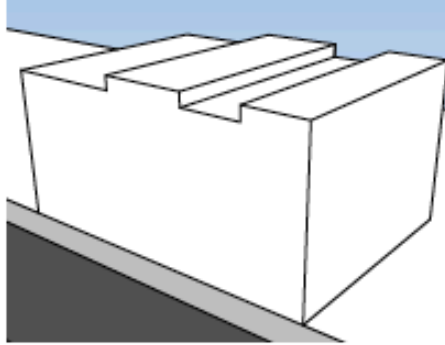
A minor wall offset is a vertical expression line created by notching a building wall for its full height. Minor wall offsets are typically a minimum of 2-4'.



Westminster Design Standard Example

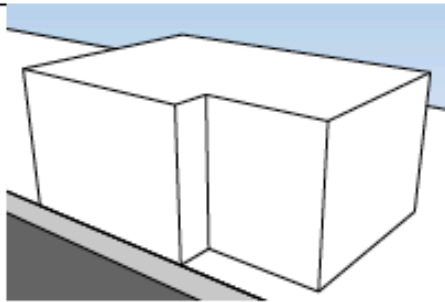
A.4e Variation in Height as viewed from the street

A variation in building or parapet height of at least 2' (or 4' for buildings greater than two stories in height).



A.4f Increased Setbacks

An increased setback is similar to a minor wall offset, but with a larger dimension. It is established by providing a larger setback on a portion of a wall for its full height.



A.4g Upper Floor Step-back

An upper floor stepback is similar to an increase setback, but it only occurs on an upper floor(s). It is created by setting back an upper story building wall relative to those on a lower story. A stepback of 8-12" in depth is suggested.

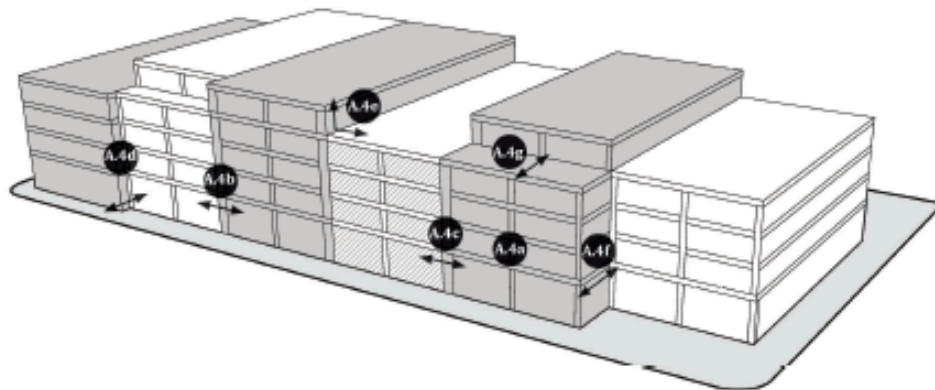
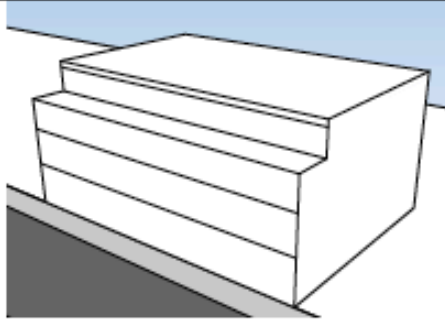


Figure X: Articulation Tools Key

