

Three documents summarize the feedback collected from the Design Standards/Code survey. The survey asked about mass and scale, building height and materials for a variety of building types and was available at Harvest Fest 2018, during the September 18 workshop, and online until mid-November 2018. The documents summarizing design variables survey results include:

- **Image Count Tables:** These tables include counts from the times in which community members had a chance to provide feedback.
- **Open Ended Responses:** Comments regarding each of the building types are compiled
- **Summarized Results Chart with Comprehensive Plan Survey Input:** This chart summarizes feedback that was collected. In addition to the main design variables that were asked about - mass and scale, building height, and materials - these charts consider articulation and other design variables that could differentiate appropriate from inappropriate votes. For instance, where multiple pictures note a single building material, but the votes differ, articulation, height, transparency and other design variables were considered. This chart also includes a column for the Comprehensive Plan VPS results, to provide more detail about where certain types of building design variables might be appropriate.

Commercial Building Design Variables

General Comments

- No “one size fits all” approach
- Provide flexibility in guidelines
- Preserve views
- Avoid single use and vehicle oriented uses
- Structurally sound and environmentally friendly are important qualities
- Sustainability is critical
- Variety in materials and stories will appropriately move Westy away from the “suburban” feel
- No cookie cutter designs. Variety in material, scale, use, is good.
- Easy to maintain
- Consider growth and circulation constraints in new design
- Do not become Denver
- Be wise on how much and where density is created

Massing

- Single story buildings promote sprawl
- Construction of anything less than 6 stories is cheap
- Westy does not need skyscraper buildings and to look like Denver
- Mixed heights of buildings should be context sensitive

Aesthetic

- Avoid industrial styles
- Suburban aesthetic is good. Westy should not look like the outskirts of Denver
- Avoid mountain-town styles of design
- Consistency in the area should be a high priority
- Traditional styles are preferred
- Do not introduce industrial aesthetics
- Timeless design
- Current and contemporary style that does not look too commercial or sterile

Material

- Corrugated metal is too industrial
- A variety of building materials is appropriate
- Brick is appropriate
- Poured Concrete, Corrugated metal, Stucco, and Concrete Block materials are inappropriate
- Do not use cheap building materials and methods
- Modern look with quality materials is preferred
- Materials that are sustainable, clean, and less maintenance are good
- Durable and modern materials
- Avoid stark, mechanical materials
- Brick, Stone, Wood are appropriate materials

Context

- Compatibility with surrounding uses
- High density is important to make Westy a vibrant city
- Westy should be neighborly and context sensitive to neighborhoods
- Blend with surrounding landscape

Industrial/Flex/Office Building Design Variables

General Comments

- Small footprints with green and sustainable features are appropriate
- No big-box design
- Appropriate transparency ratios
- Design industrial buildings to look like industrial buildings. Not something they are not
- Avoid obstructing views to the mountains and surrounding assets
- Variety to avoid “cookie cutter” feel

Material

- Variety in materials and density
- High quality materials that do not look cheap
- No manufacturing look. Variety and quality in materials
- Concrete block and pre-fab design looks bad and cheap
- Metal can be appropriate with the durable and modern approaches
- Variety in traditional materials such as brick, stone, metal, wood, and in some cases concrete that is well designed and human scaled

Massing

- Boxy, stark walls should be avoided and articulation is important
- Human scale design
- Height should be limited and footprint should be limited as well. Scale is very important in order to avoid negatively impacting the surrounding uses

Context

- Contextually sensitive to what already exists in Westy

Aesthetic

- Industrial style with concrete pre-fab or corrugated metal is inappropriate
- Aesthetics in industrial design is important

Multifamily Building Design Variables

General Comments

- High density is very important
- Preserve views
- High density is needed in Westy but taller multifamily buildings should be designed with quality materials, sustainable features, and walkability
- Sustainable living is necessary
- Retain a sense of place
- Provide adequate parking
- Spacing and density is important and should avoid packing in every possible unit at the expense of financial benefit
- Don't build cheap

Material

- Durability of materials is very important
- Materials such as brick, stone, and wood fit the context of neighborhoods in Westy and are durable
- Concrete block, and pre-fab panels look cheap and bland
- Too much wood and "mountain town" massing is not appropriate for Westy
- A variety of materials are appropriate and make the city interesting

Massing

- Articulation is necessary to reduce mass of buildings and still provide high density
- Keeping the multi-family apartments to lower than 3 stories allows for the city to remain "neighborly"
- Pitched roofs are practical because of snow and keep a traditional feel

Context

- Traditional materials and forms fit within the existing context of Westy will still allowing for modern interpretations

Aesthetic

- Avoid pre-fabricated look and ultra modern
- Modern styles with traditional materials
- Design should be timeless
-

Mixed Use Building Design Variables

General Comments

- Areas around the Rail Station should be mixed-use Variety in style
- High density is important for making Westminster an inclusive, vibrant city
- Avoid “boxy” “too modern” massing
- Provide adequate parking and avoid too high of density
- Durability and sustainability are important in mixed-use design
- Green building should be the main focus when designing mixed-use developments and highly dense development
- Keep pedestrian oriented and walkable streets

Massing

- Consider the cost and effort of a mixed-use building when determining the scale and mass. A 2-story mixed use building is too small to generate economic boost in Westy
- Height should not block the mountain views
- Tall buildings in such close proximity to residential areas should be avoided

Aesthetic

- Timeless style in design is important
- Not too industrial looking
- Traditional design with a modern touch

Material

- Concrete block, pre-fab panels, and cheap materials are inappropriate
- Variety in materials and style is needed
- Avoid stucco materials
- Materials and massing should promote environmental sustainability

Context

- Mixed-use works well for downtown and pedestrian friendly areas
- Mixed-use should be in similar scale to existing context
- Blend in with the rest of surrounding development

Secondary Structure Building Design Variables

General Comments

- I love the idea of adding more secondary structures to suburban neighborhoods to encourage higher density without taking from the existing neighborhood identity
- Screening accessory structures can allow for more density, but allow for neighborhood character to be maintained
- Anything and everything goes...Let people transform their low density homes into something that they'll pay the taxes on but also maximize the footprint of their lots
- Property owners should have power when deciding what to do with their property

Massing

- 3 stories is too high
- The layouts shouldn't take up too much ground footprint
- Any structure that is too big for the available space on the lot should not be allowed.
- Secondary structures should not exceed the height of the original structure

Aesthetic

- Avoid industrial styles

Material

- Avoid pre-fabricated materials, concrete block, and stucco
- Materials should be welcoming, traditional, environmental, and durable
- Corrugated metal is not appropriate

Context

- Should not compete with primary structure
- Fit within the context of an established neighborhood
- Height and materials must be compatible with primary structure

Street Frontage & Fence Design Variables

General Comments

- Sustainability is important
- Human scale and ped friendly
- Separation of private from the public way are really important in all settings
- Interesting, comfortable, and shade/passive green infrastructure
- As long as the planting strip treatment “fits” in the neighborhood, A variety is acceptable

Visibility

- Consider views of vehicles. Do not block views for vehicles with plantings
- Find a balance between retaining privacy and still having transparency and openness

Sidewalks

- Detached sidewalk promote pedestrian safety
- Sidewalks with a buffer area from the road promote more usage
- Separation between the sidewalk and the street is good
- Do not obstruct walking paths with landscaping

Fencing

- Durable materials should be used for fencing
- Do not make fencing heavy and dark in appearance
- Stay away from wood fences that will need painting and lots of upkeep

Climate Appropriateness

- Save water and less watering of plantings the better
- Environmental impacts and water conservation are VERY important
- Native plants that thrive with little extra watering
- Avoid ornamental plantings that do not belong in CO climate
- Natural, low water plants are important for the environment and saving water

Maintenance

- Use other plants or maintain the grass so it's almost always healthy-looking or properly dormant
- Have city take responsibility for upkeep of fencing and landscaping
- Make planting strip between sidewalk and street easy to upkeep and maintain
- Easy to repair and maintain

Street Frontage & Landscape Feature Design Variables

General Comments

- Sustainability and water conservation are important
- Pedestrian friendly and walkable environments
- Landscaping is important to soften the transition between the street and the building
- Make sure to prevent tripping hazards with raised or dropped landscaping
- Pleasant to see, easy to access (presumably with wheelchair accessibility), functional
-

Climate Appropriateness

- Minimal water requirements

Landscaping Type

- Variety in planting is good
- Avoid lawns and vast green, flat, uniform landscaping
- Landscaping that's easy to maintain like the tall grasses are great
- Lawn grasses or a concrete is inappropriate. The more flowers, trees and vegetation the better
- Natural, low-water plants are important for the environment and saving water
- Avoid ornamental planting that do not belong in CO climate

Visibility

- Cannot be too high or planted so densely that oncoming, turning or accessing traffic may be blind to oncoming traffic
- I caution on where trees are placed. There are times trees are in the median and I am making a left turn and it is hard to see the cars coming on the other side of the trees, so I prefer the low plantings
- When using tall grasses, visibility should be considered

Retaining Walls / Barriers

- Avoid large, concrete walls
- Small retaining walls are acceptable, but large retaining walls are inappropriate

Maintenance

- The city should not use concrete or lawns as landscaping because it requires too much maintenance. The city should plant landscaping that requires as little maintenance as possible
- Raised planter boxes should be low maintenance and durable
- Wood should be avoided because it is not durable and requires maintenance
- The city should intend to maintain whatever landscaping they put in place

Mixed Use Building Design Variables

Review each image below, considering the topic highlighted for each section of images. Then, using the stickers provided, identify whether the image would be appropriate or inappropriate for Westminster. Please use only one sticker per image.

Mass & Scale



1. Mass & Scale



2. Mass & Scale



3. Mass & Scale



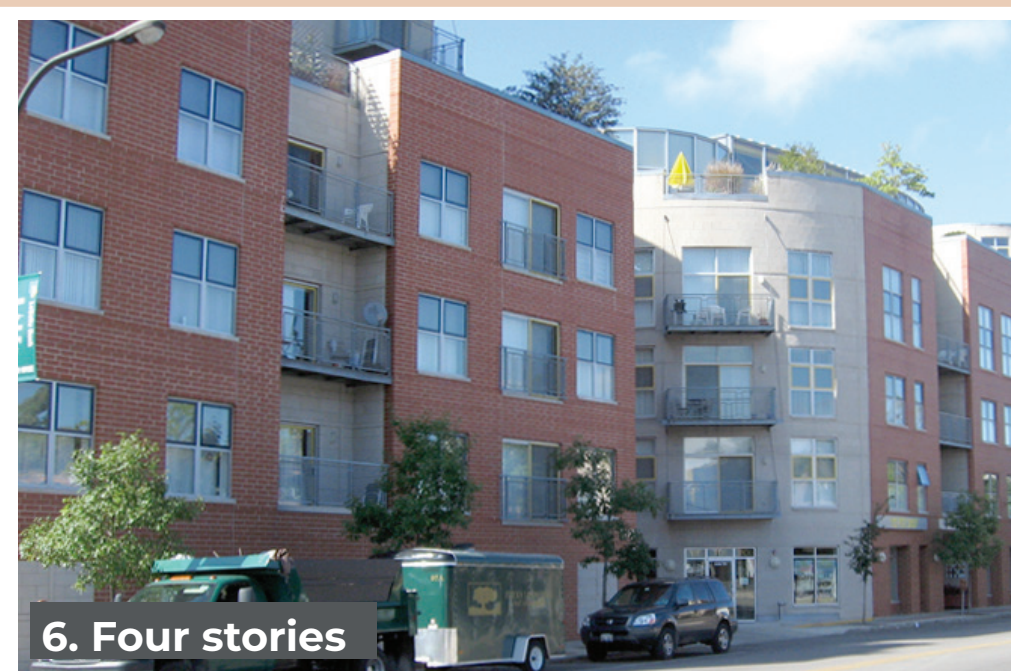
4. Mass & Scale

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 22 | 1 | 25 | 1 | 9 | 4 | 4 | 10 |
| SG | 84 | | 102 | | 54 | | 37 | |

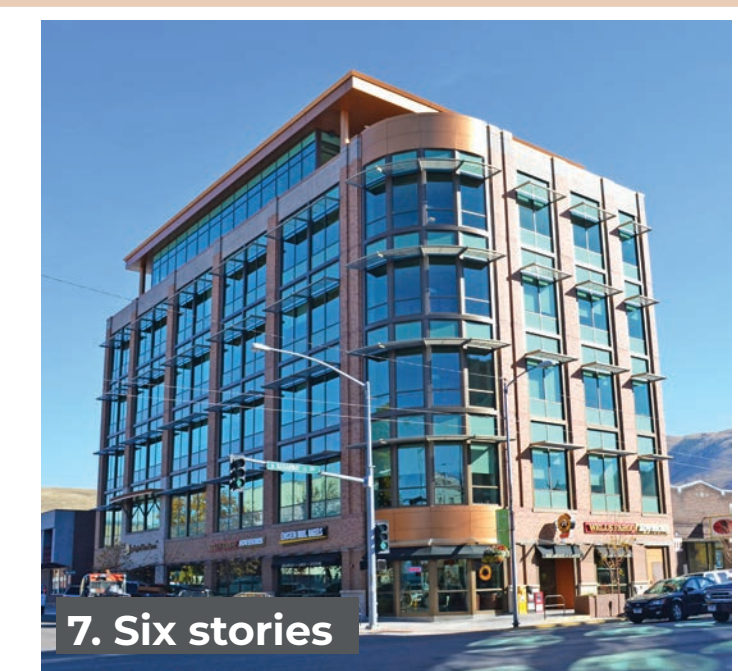
Building Height



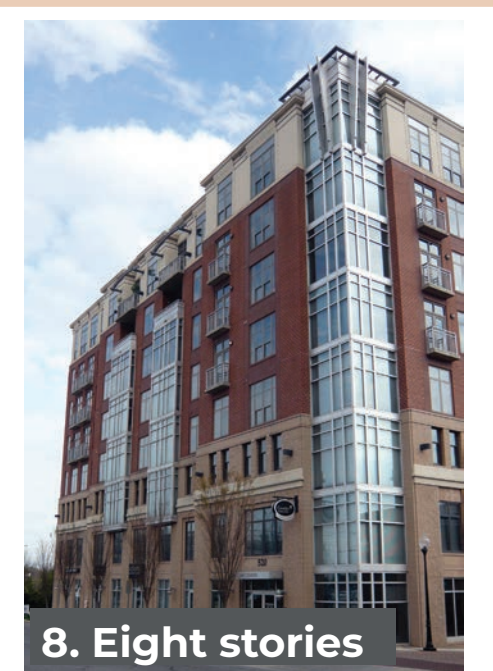
5. Three stories



6. Four stories



7. Six stories



8. Eight stories

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 11 | 2 | 9 | 4 | 13 | 9 | 8 | 23 |
| SG | 92 | | 81 | | 52 | | 39 | |

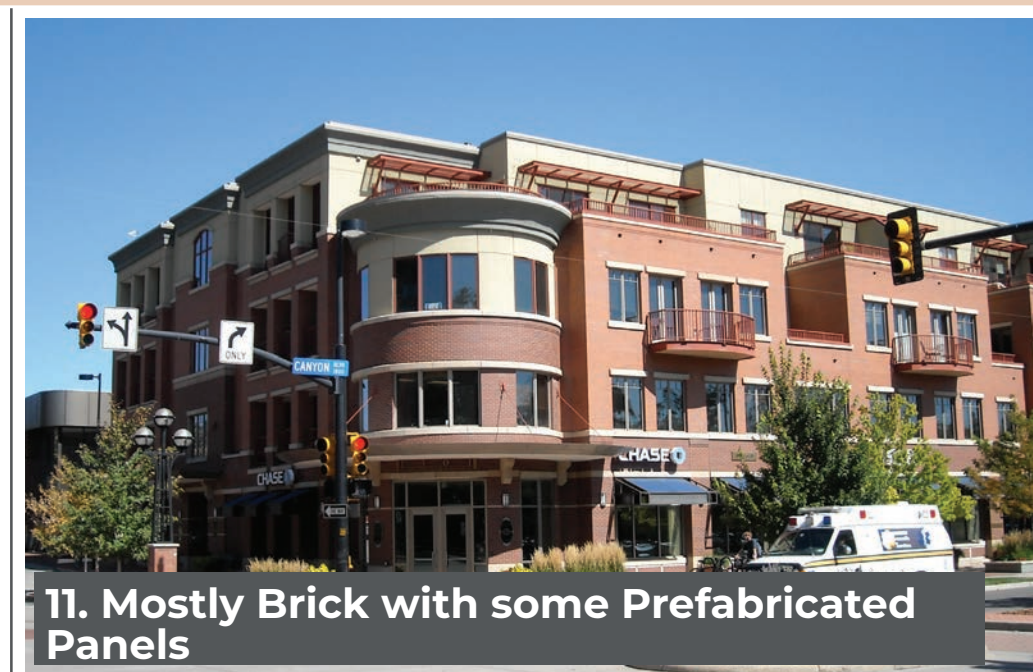
Materials



9. Prefabricated Panels



10. Stucco like with some Brick



11. Mostly Brick with some Prefabricated Panels



12. Brick

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 1 | 7 | 5 | 2 | 16 | 1 | 2 | 6 |
| SG | 36 | | 66 | | 103 | | 79 | |



13. Brick & Prefabricated Panels



14. Glass & Steel



15. Concrete Block & Prefabricated Panels



16. Fiber Cement Board & Glass

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 4 | 5 | 21 | 4 | 3 | 6 | 7 | 2 |
| SG | 69 | | 62 | | 29 | | 45 | |



17. Prefabricated Panels & Concrete Block



18. Wood & Stone



19. Wood



20. Prefabricated Panels & Glass

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 17 | 2 | 53 | 4 | 11 | 7 | 7 | 8 |
| SG | 39 | | 73 | | 36 | | 34 | |

HF = Heritage Festival Responses SG = Survey Gizmo Online Responses

Commercial Building Design Variables

Review each image below, considering the topic highlighted for each section of images. Then, using the stickers provided, identify whether the image would be appropriate or inappropriate for Westminster. Please use only one sticker per image.

Mass & Scale



1. Mass & Scale



2. Mass & Scale



3. Mass & Scale



4. Mass & Scale

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 9 | 3 | 34 | 1 | 6 | 13 | 2 | 9 |
| SG | 92 | | 111 | | 38 | | 55 | |

Building Height



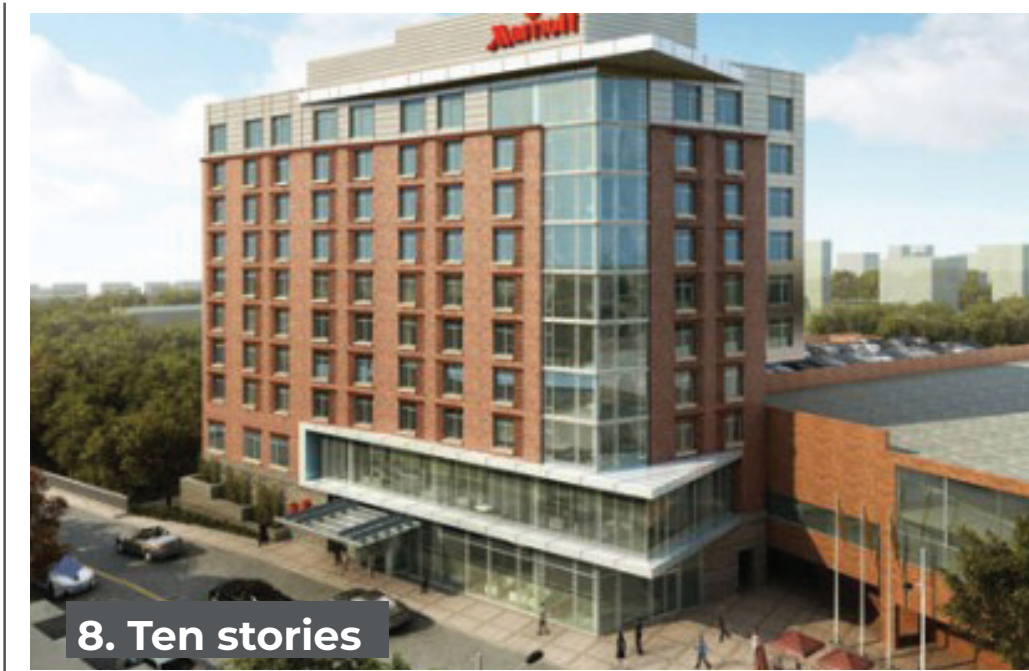
5. One story



6. Two stories



7. Four stories



8. Ten stories

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 20 | 4 | 19 | 2 | 8 | 1 | 9 | 34 |
| SG | 87 | | 107 | | 82 | | 39 | |

Materials



9. Glass & Perforated Steel



10. Stone



11. Brick & Wood



12. Brick

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 3 | 11 | 14 | 0 | 14 | 0 | 10 | 1 |
| SG | 52 | | 102 | | 113 | | 93 | |



13. Cast Concrete



14. Stucco like finish, Glass, & Steel



15. Glass & Steel



16. Corrugated Metal

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 4 | 5 | 23 | 2 | 26 | 4 | 7 | 8 |
| SG | 58 | | 87 | | 82 | | 32 | |



17. Stucco like finish



18. Concrete Block



19. Aluminum with some Timber and Stone



20. Stucco like finish with some Stone

| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 3 | 6 | 6 | 2 | 29 | 2 | 5 | 6 |
| SG | 54 | | 43 | | 60 | | 51 | |

HF = Heritage Festival Responses

SG = Survey Gizmo Online Responses

Industrial/Flex/Office Building Design Variables

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Mass & Scale

| | 1. Mass & Scale | | 2. Mass & Scale | | 3. Mass & Scale | | 4. Mass & Scale | |
|----|-----------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|---------------|
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
| HF | 11 | 2 | 3 | 2 | 24 | 0 | 7 | 6 |
| SG | 87 | | 79 | | 70 | | 64 | |

Building Height

| | 5. Two stories | | 6. Three stories | | 7. Four stories | | 8. Seven stories | |
|----|----------------|---------------|------------------|---------------|-----------------|---------------|------------------|---------------|
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
| HF | 8 | 2 | 6 | 2 | 18 | 2 | 7 | 19 |
| SG | 86 | | 88 | | 89 | | 39 | |

Materials

| | 9. Prefabricated Panels | | 10. Concrete Block | | 11. Brick & Prefabricated Panels | | 12. Brick | |
|----|-------------------------|---------------|--------------------|---------------|----------------------------------|---------------|-------------|---------------|
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
| HF | 7 | 3 | 6 | 8 | 9 | 1 | 6 | 2 |
| SG | 56 | | 52 | | 81 | | 91 | |

| | 13. Prefabricated Panels & Glass | | 14. Glass & Metal Panels | | 15. Stone & Glass | | 16. Corrugated Metal | |
|----|----------------------------------|---------------|--------------------------|---------------|-------------------|---------------|----------------------|---------------|
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
| HF | 15 | 9 | 44 | 3 | 28 | 1 | 11 | 4 |
| SG | 50 | | 86 | | 94 | | 46 | |

| | 17. Wood, Brick, & Prefabricated Panels | | 18. Concrete Block | | 19. Wood & Corrugated Metal | | 20. Concrete | |
|----|---|---------------|--------------------|---------------|-----------------------------|---------------|--------------|---------------|
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
| HF | 17 | 0 | 5 | 6 | 27 | 8 | 12 | 24 |
| SG | 72 | | 39 | | 54 | | 44 | |

HF = Heritage Festival Responses SG = Survey Gizmo Online Responses

Multifamily Building Design Variables

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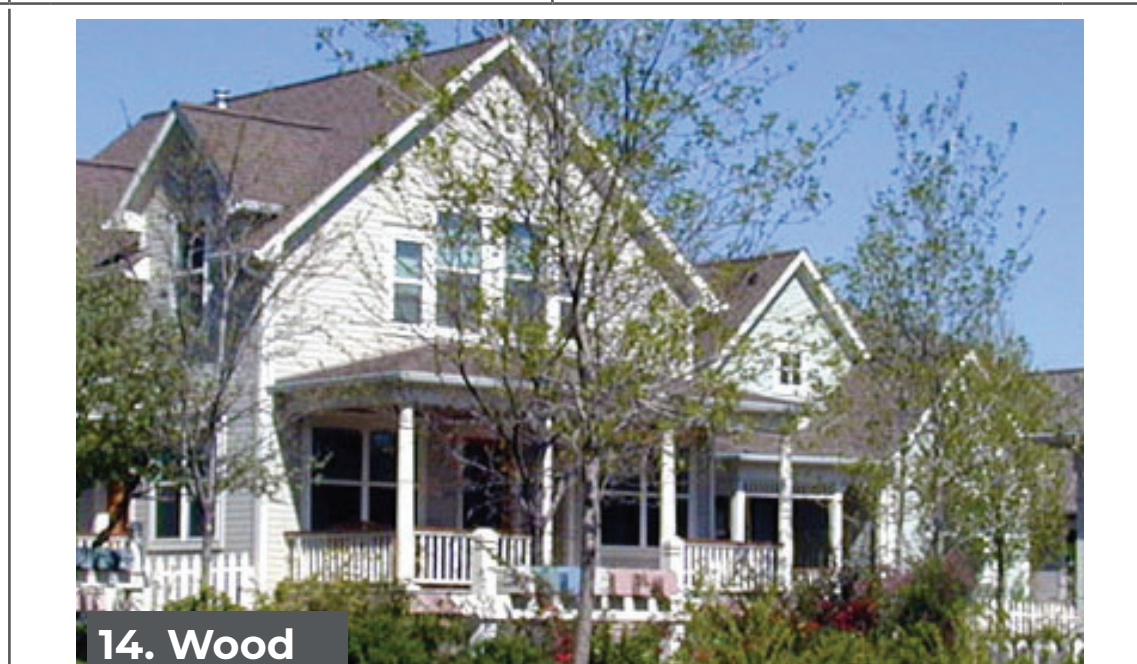




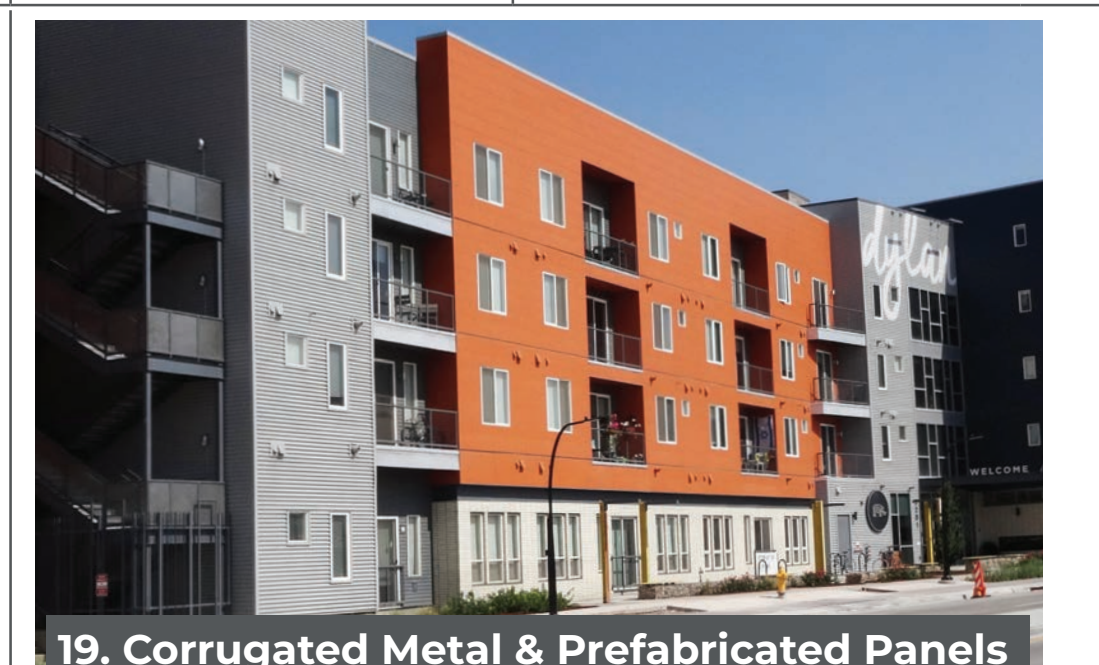

Mass & Scale

| | | | | |
|----|---|--|---|---|
| |  |  |  |  |
| | 1. Mass & Scale | 2. Mass & Scale | 3. Mass & Scale | 4. Mass & Scale |
| | Appropriate 31 | Inappropriate 3 | Appropriate 12 | Inappropriate 4 |
| HF | | | | |
| SG | 95 | 80 | 57 | 64 |

Building Height

| | | | | |
|----|--|---|--|--|
| |  |  |  |  |
| | 5. Two stories | 6. Three stories | 7. Five stories | 8. Eight stories |
| | Appropriate 7 | Inappropriate 1 | Appropriate 18 | Inappropriate 5 |
| HF | | | | |
| SG | 92 | 101 | 55 | 33 |

Materials

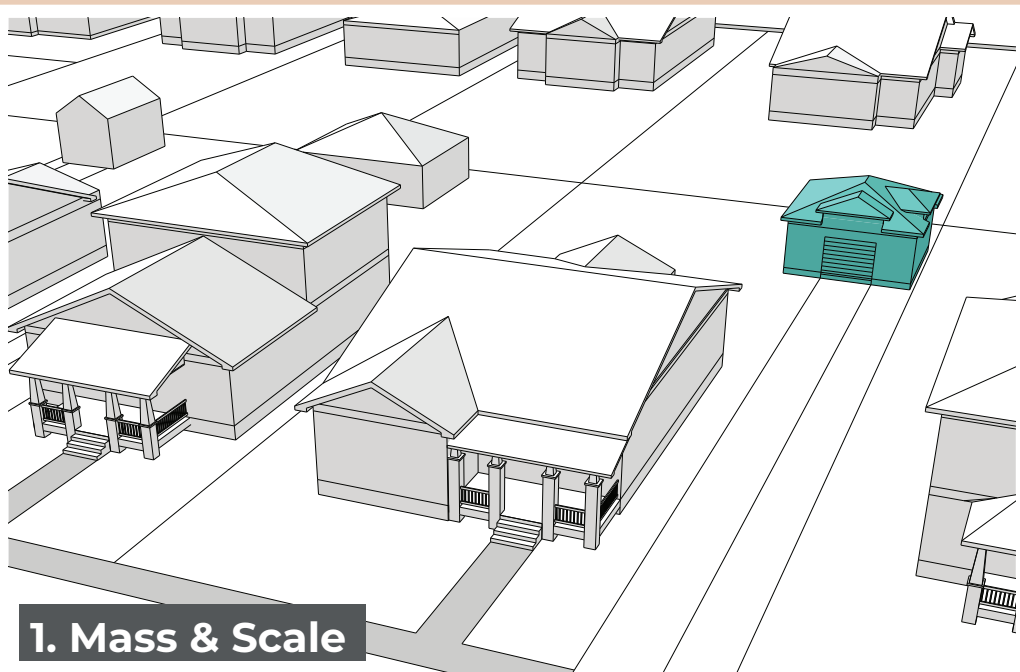
| | | | | |
|----|---|--|---|---|
| |  |  |  |  |
| | 9. Prefabricated Panels | 10. Prefabricated Panels with some Brick | 11. Brick with some Wood | 12. Brick |
| | Appropriate 2 | Inappropriate 10 | Appropriate 8 | Inappropriate 4 |
| HF | | | | |
| SG | 36 | 47 | 107 | 95 |
| |  |  |  |  |
| | 13. Brick & Prefabricated Panels | 14. Wood | 15. Glass & Prefabricated Panels | 16. Wood |
| | Appropriate 2 | Inappropriate 9 | Appropriate 37 | Inappropriate 1 |
| HF | | | | |
| SG | 76 | 81 | 58 | 62 |
| |  |  |  |  |
| | 17. Aluminum Panels & Glass | 18. Stone & Wood | 19. Corrugated Metal & Prefabricated Panels | 20. Corrugated Metal & Wood |
| | Appropriate 11 | Inappropriate 9 | Appropriate 56 | Inappropriate 4 |
| HF | | | | |
| SG | 45 | 80 | 34 | 40 |

HF = Heritage Festival Responses SG = Survey Gizmo Online Responses

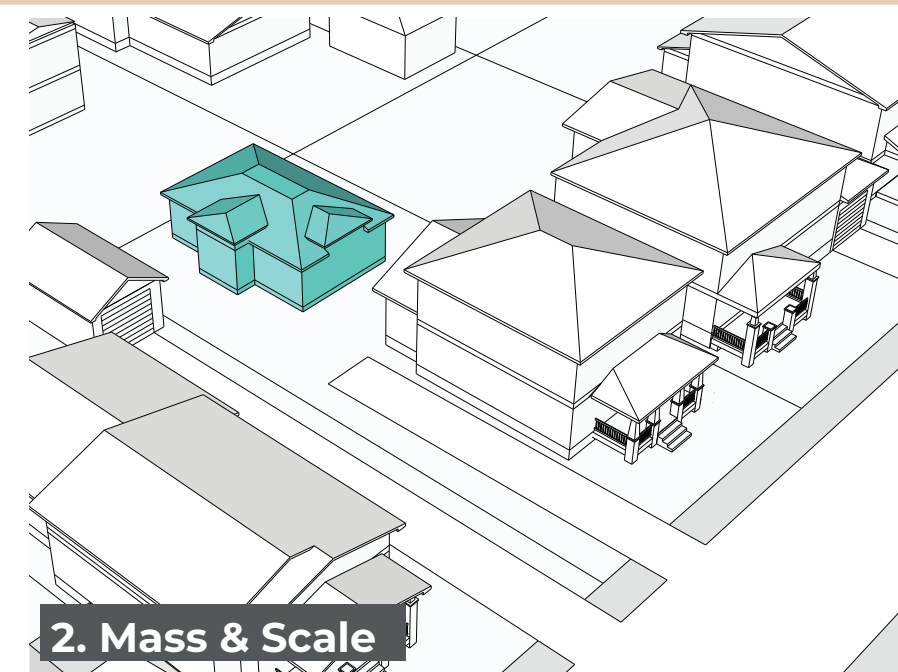
Secondary Structure Building Design Variables

Review each image below, considering the topic highlighted for each section of images. Then, using the stickers provided, identify whether the image would be appropriate or inappropriate for Westminster. Please use only one sticker per image.

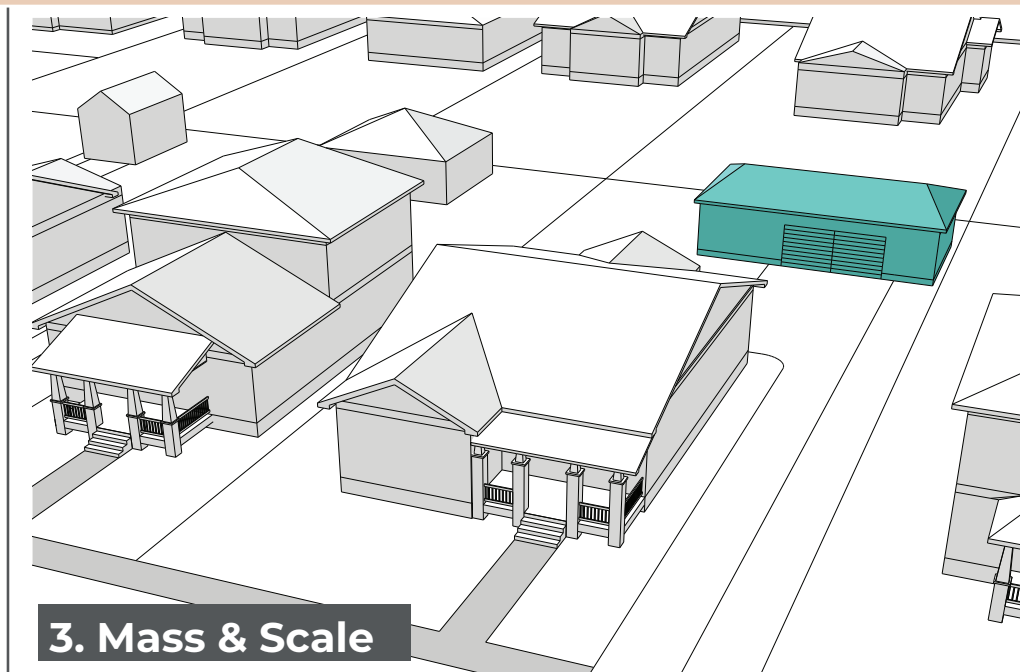
Mass & Scale



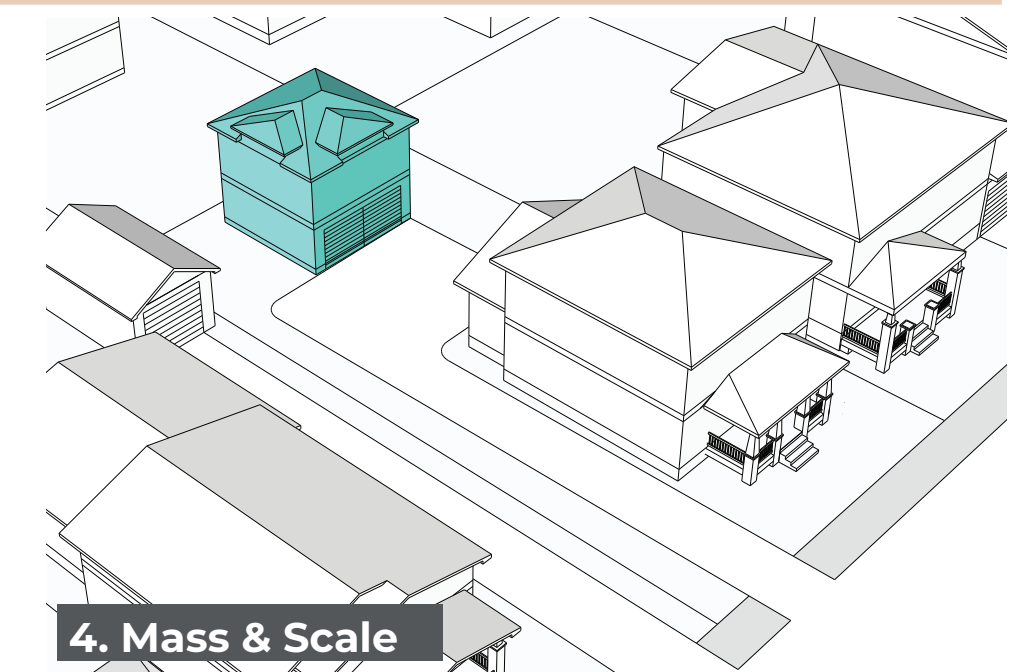
1. Mass & Scale



2. Mass & Scale



3. Mass & Scale



4. Mass & Scale

| | | | | | | | | |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
| HF | | | | | | | | |
| SG | 87 | | 61 | | 52 | | 65 | |

Building Height



5. One Story



6. Two stories



7. Two stories



8. Three stories

| | | | | | | | | |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
| HF | | | | | | | | |
| SG | 103 | | 85 | | 64 | | 19 | |

Materials



9. Stone



10. Wood



11. Wood



12. Stucco

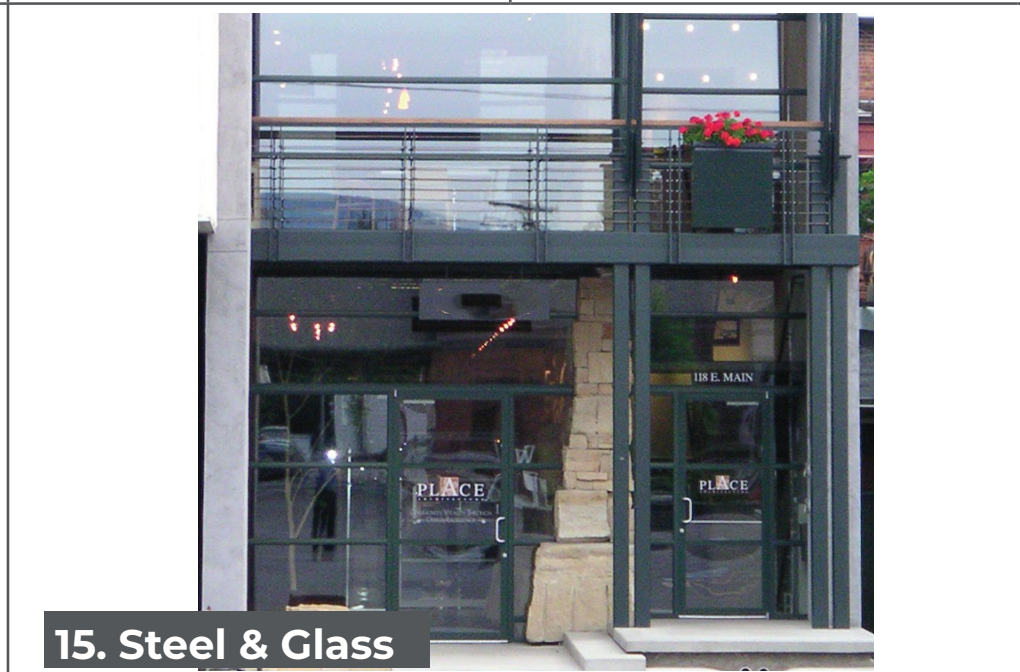
| | | | | | | | | |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
| HF | | | | | | | | |
| SG | 90 | | 71 | | 89 | | 72 | |



13. Prefabricated Panels



14. Corrugated Metal



15. Steel & Glass



16. Concrete Block & Stucco

| | | | | | | | | |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
| HF | | | | | | | | |
| SG | 47 | | 34 | | 51 | | 54 | |

HF = Heritage Festival Responses SG = Survey Gizmo Online Responses

Street Frontages 1

Review each image below, considering the topic highlighted for each section of images. Then, using the stickers provided, identify whether the image would be appropriate or inappropriate for Westminster. Please use only one sticker per image.

Planting Strip



1. Attached Sidewalk with Tree Grate

Appropriate Inappropriate

HF **7** **4**

SG **44**



2. Detached Sidewalk with Low Water Planting Strip

Appropriate Inappropriate

HF **8** **2**

SG **80**



3. Detached Sidewalk with Tree Lawn

Appropriate Inappropriate

HF **29** **3**

SG **68**



4. Planting Islands with Grasses

Appropriate Inappropriate

HF **12** **5**

SG **66**



5. Landscaped Edge

Appropriate Inappropriate

HF **9** **2**

SG **63**



6. Attached Sidewalk with Interior Landscape

Appropriate Inappropriate

HF **3** **1**

SG **53**



7. Sidewalk with Interior Planter for Drainage

Appropriate Inappropriate

HF **18** **1**

SG **79**



8. Paved Islands with Tree Grates

Appropriate Inappropriate

HF **16** **2**

SG **66**



9. Attached Sidewalk with Planting Boxes

Appropriate Inappropriate

HF **16** **0**

SG **59**

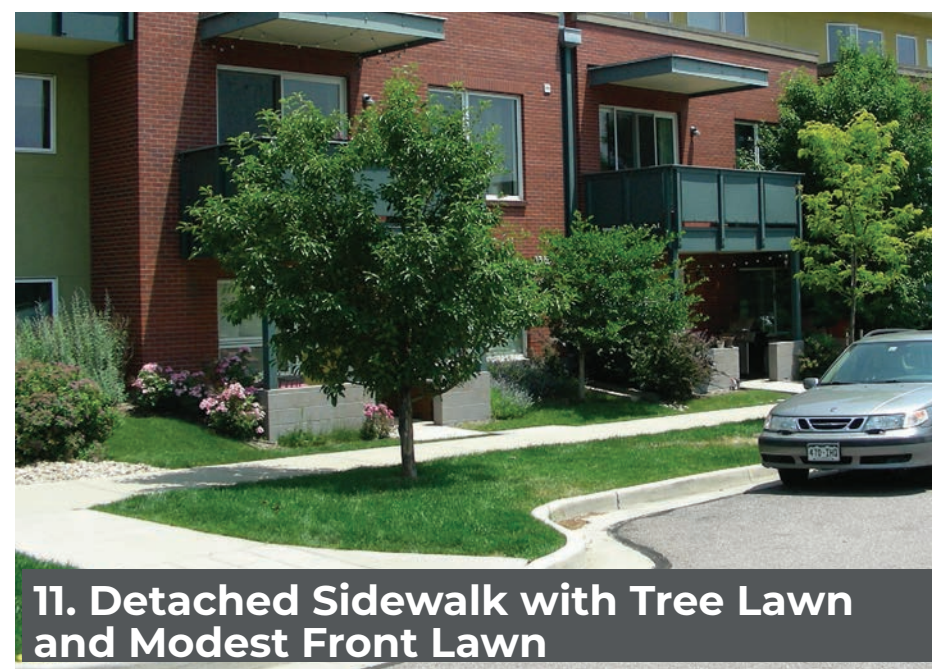


10. Detached Sidewalk with Tree Lawn and Planting Boxes

Appropriate Inappropriate

HF **3** **1**

SG **57**



11. Detached Sidewalk with Tree Lawn and Modest Front Lawn

Appropriate Inappropriate

HF **9** **0**

SG **55**



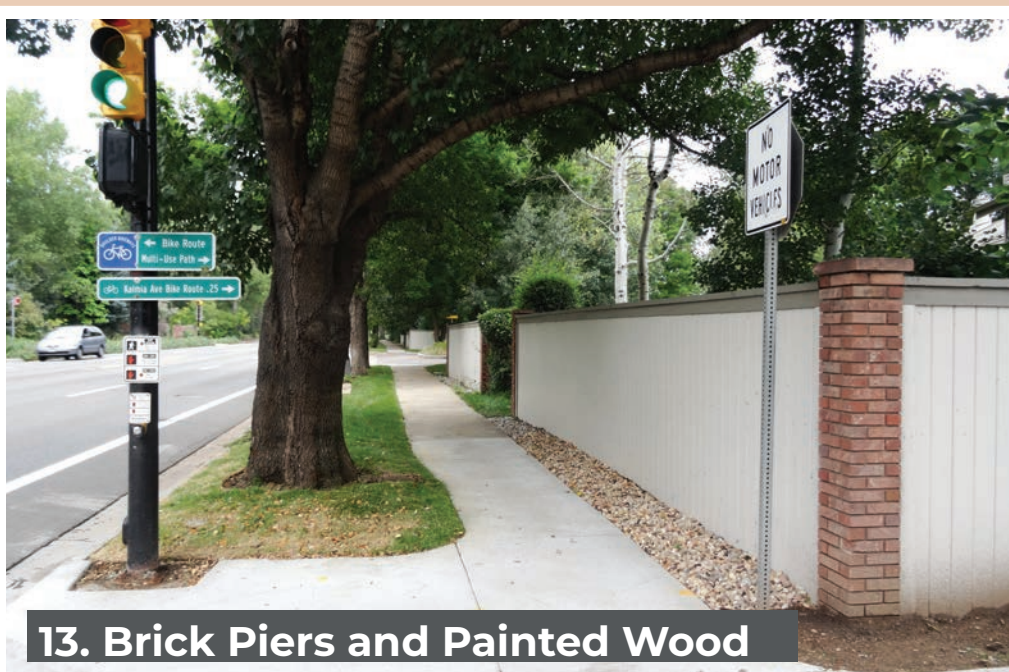
12. Detached Sidewalk with Bermed Landscape Edge

Appropriate Inappropriate

HF **18** **2**

SG **72**

Fences



13. Brick Piers and Painted Wood

Appropriate Inappropriate

HF **3** **0**

SG **68**



14. Aged Timber

Appropriate Inappropriate

HF **21** **5**

SG **63**



15. River Rock and Steel

Appropriate Inappropriate

HF **21** **8**

SG **49**



16. Vertical Board at Sidewalk

Appropriate Inappropriate

HF **3** **6**

SG **48**

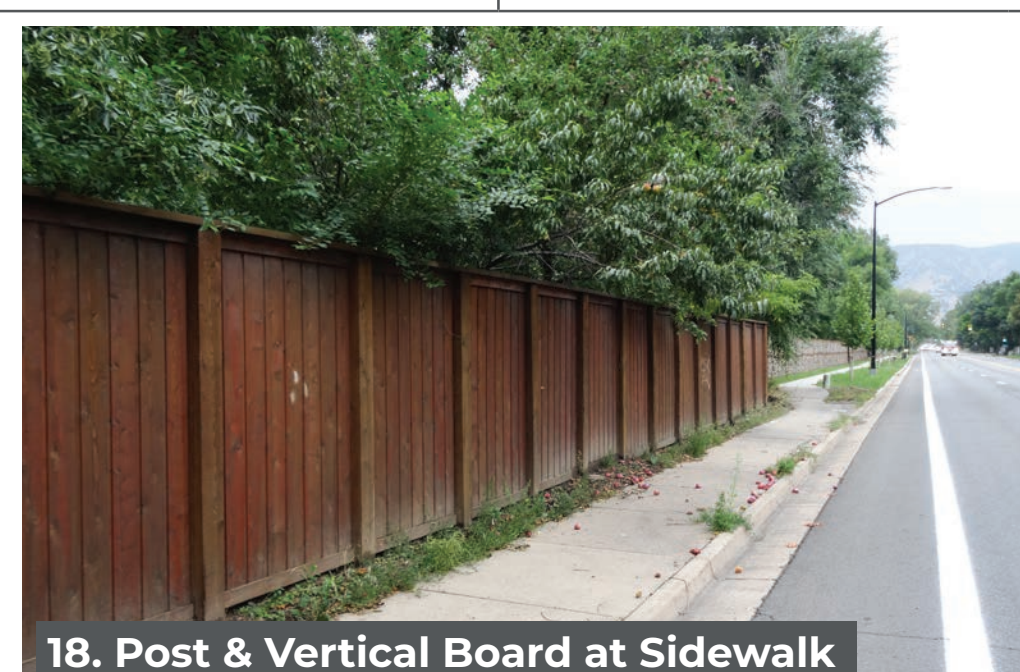


17. Vertical Board with Landscape

Appropriate Inappropriate

HF **6** **1**

SG **63**



18. Post & Vertical Board at Sidewalk

Appropriate Inappropriate

HF **4** **7**

SG **48**

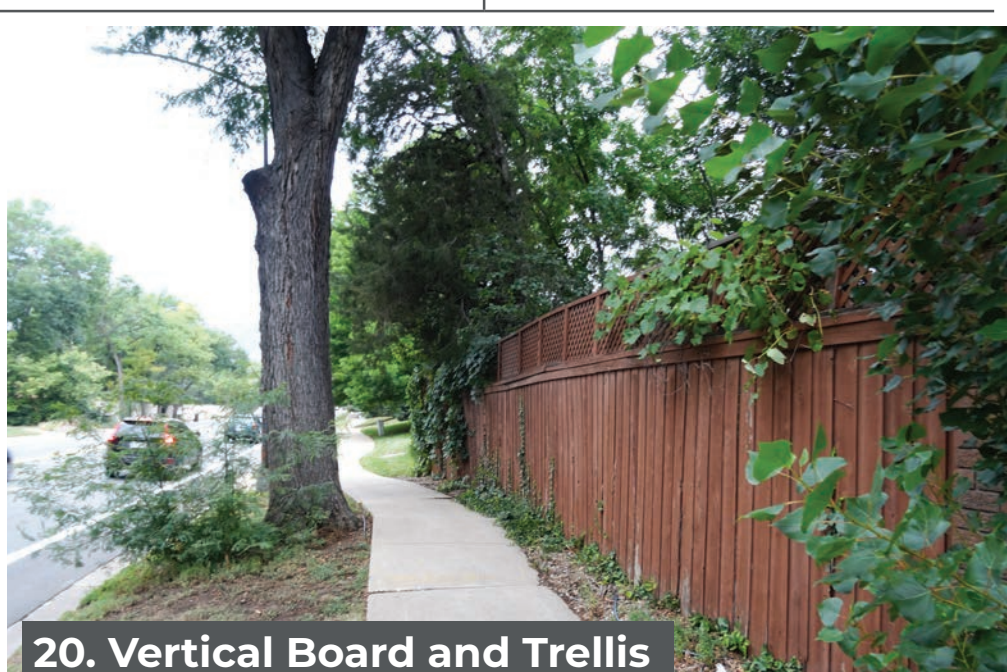


19. Stone Rubble and Steel Mesh

Appropriate Inappropriate

HF **7** **13**

SG **39**



20. Vertical Board and Trellis

Appropriate Inappropriate

HF **4** **2**

SG **55**

HF = Heritage Festival Responses

SG = Survey Gizmo Online Responses

Street Frontages 2

Review each image below, considering the topic highlighted for each section of images. Then, using the stickers provided, identify whether the image would be appropriate or inappropriate for Westminster. Please use only one sticker per image.

Planters



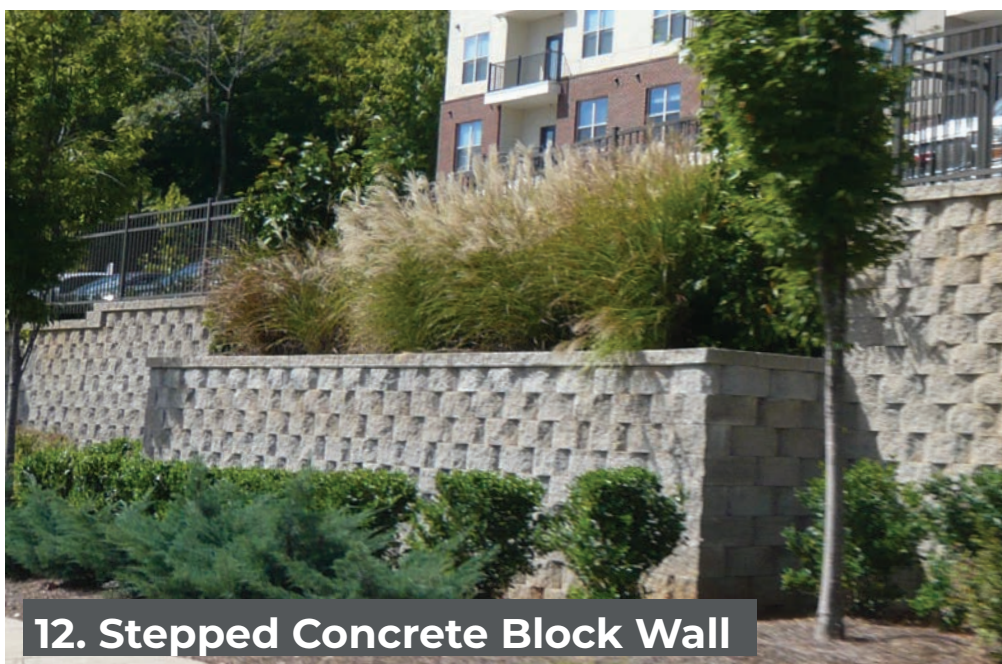
| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 15 | 0 | 22 | 1 | 14 | 1 | 22 | 2 |
| SG | 70 | | 88 | | 65 | | 89 | |

Planting Boulevard/Median



| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 5 | 3 | 19 | 1 | 11 | 2 | 10 | 2 |
| SG | 64 | | 90 | | 81 | | 61 | |

Retaining Wall



| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 19 | 3 | 13 | 1 | 16 | 2 | 2 | 2 |
| SG | 69 | | 52 | | 92 | | 54 | |

Landscape Feature



| | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate | Appropriate | Inappropriate |
|----|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| HF | 8 | 0 | 11 | 2 | 12 | 5 | 29 | 1 |
| SG | 71 | | 83 | | 76 | | 90 | |

HF = Heritage Festival Responses SG = Survey Gizmo Online Responses

Summarized Results from the Design Variables VPS

| | Mixed Use Building | Commercial Building | Industrial/Flex/Office Building | Multifamily Building | Secondary Structure Building | Comp Plan Considerations |
|-------------------------|---|---|---|---|---|--|
| Mass & Scale | <ul style="list-style-type: none"> Vertical and horizontal articulation techniques are successful Wall offsets reduce perceived mass Create easily identifiable entrances Large, monolithic buildings are inappropriate Large building masses with no articulation techniques are inappropriate | <ul style="list-style-type: none"> Small scale buildings, or larger buildings visually broken into small masses, are appropriate Wall offsets reduce perceived mass Create easily identifiable building entrances Large, monolithic building forms are inappropriate | <ul style="list-style-type: none"> Vertical and horizontal articulation techniques are successful Create easily identifiable entrances Large, block long buildings that are articulated through wall setbacks, windows and height changes may be appropriate in some contexts Large, monolithic buildings are inappropriate | <ul style="list-style-type: none"> Incorporate vertical articulation techniques While some horizontal accent lines are appropriate, relying on horizontal articulation techniques to reduce the visual scale of the building is inappropriate | <ul style="list-style-type: none"> Smaller scale secondary structures are more appropriate Long, one-story secondary structures may be appropriate in some contexts Two story secondary units may be appropriate in some contexts | <ul style="list-style-type: none"> Comp Plan VPS results confirm the direction of the design code/standards VPS survey |
| Building Height | <ul style="list-style-type: none"> Three to four story buildings are appropriate Six stories may be appropriate in some contexts Eight stories is inappropriate For tall buildings, upper stories should be set back | <ul style="list-style-type: none"> One to four story buildings are appropriate Buildings as high as ten stories may be appropriate in some contexts | <ul style="list-style-type: none"> Two to four story buildings are appropriate Buildings above four stories may be appropriate in some contexts | <ul style="list-style-type: none"> Two to four story buildings are appropriate Five to eight stories may be appropriate in some contexts | <ul style="list-style-type: none"> One story secondary structures are appropriate Two story secondary structures are likely appropriate, but may depend on context | <ul style="list-style-type: none"> Mixed use buildings up to five stories appear to be appropriate in the New Downtown Vicinity, in Brookhill and in Park Centre Commercial buildings up to six stories appear to be appropriate in New Downtown Vicinity, Brookhill, Park Centre, Westmoor, Pillar of Fire and Church Ranch Campus-style office buildings up to six stories high appear to be appropriate in the Park 1200 Vicinity, in Park Centre and within North 1-25 Six story multifamily buildings appear to be appropriate in Park Centre |
| Materials | <ul style="list-style-type: none"> Brick buildings and brick with some accent materials, such as pre-fabricated panels, are appropriate A combination of wood and masonry materials is appropriate Glass and steel buildings may be appropriate in some contexts Majority pre-fabricated panels is inappropriate Majority wood building is inappropriate | <ul style="list-style-type: none"> Masonry materials are appropriate Masonry materials with accent materials such as wood are appropriate Stucco buildings with some accent materials such as glass or steel are appropriate Glass and steel buildings may be appropriate in some contexts Corrugated metal and concrete buildings are inappropriate | <ul style="list-style-type: none"> Masonry buildings with accent materials such as glass or steel are appropriate Glass and steel buildings are appropriate Wood buildings with accent materials such as masonry, prefabricated panels or metal are appropriate Prefabricated panels may be appropriate in some contexts Concrete block is inappropriate | <ul style="list-style-type: none"> Masonry buildings are appropriate Masonry materials with some accent materials such as wood are appropriate Wood buildings may be appropriate in some contexts Glass buildings with accent materials such as prefabricated panels or aluminum panels may be appropriate in some locations Prefabricated panel buildings are inappropriate | <ul style="list-style-type: none"> Masonry and wood are appropriate for secondary structures Stucco, steel and glass may be appropriate in some contexts Concrete block, prefabricated panels and corrugated metal are inappropriate | <ul style="list-style-type: none"> Comp Plan VPS results confirm the direction of the design code/standards VPS survey |