5. Design Guidelines

Introduction

The goal of these design guidelines is to provide a general framework for the physical design of the Moran Street Specific Plan and to ensure the creation of a high quality pedestrian friendly district. As the future heart of Little Saigon, it is important to establish a strong set of design criteria that will create a place of distinction in the City of Westminster. The design guidelines are organized into three main sections.

1) Commercial design guidelines
2) Multi-family design guidelines
3) Project specific design guidelines

The design guidelines are intended to provide guidance to builders, engineers, designers, City staff, and decision makers to obtain a high level of design quality. The guidelines may be used to provide direction in the formulation of Covenants, Conditions, and Restrictions (CC&Rs) for the use of land in the Specific Plan area. These guidelines will also provide the City of Westminster with the necessary assurances that the Moran Street Specific Plan area will be developed in accordance with the quality and character set forth in this document.

The design guidelines shall be used in conjunction with the development standards in Chapter 4 to evaluate proposed developments. While the design guidelines promote a quality design, they are not a set of rigid requirements. They are general and illustrative in nature and are intended to provide a wide range of flexibility to encourage creativity and variety on the part of designers. In some instances, one guideline may be relaxed in order to accomplish another, more important, guideline. The overall objective is to ensure that the intent and spirit of the design guidelines are followed to attain the best possible design solutions.

Development within the Specific Plan area is encourage to integrate, where feasible, principles and practices of sustainability and green design. Incorporating sustainable design from the earliest stages has benefits for both the builder and future occupants. Guidelines contained within this chapter that incorporate sustainable principles and practices are marked with a flower symbol.

Appropriate use of landscaping, color, and pedestrian amenities can define an area.

Outdoor dining facilities should be introduced to create a dynamic streetscene.

Continuous building street frontages enhance the pedestrian experience.

Paseos linking Moran Street and Asian Garden Mall Drive provide convenient pedestrian access.

Commercial Design Guidelines

This section provides guidelines for the design of commercial development in the Moran Street Specific Plan area. These guidelines should be used in conjunction with the Commercial Design Guidelines and the Little Saigon Design Guidelines found in the City of Westminster's Design Guidelines Manual.

Site Design

Site design guidelines address the design and layout of buildings, streets, plazas, and paseos and the effective movement of vehicular and pedestrian traffic that is critical to ensuring a cohesive and pedestrian oriented district.

SITE LAYOUT

1. Buildings should be sited close to the street, with parking behind, to better define the urban space and to create pedestrian interest. Continuous building street frontages are encouraged, but can be relieved with occasional courtyards, plazas, and setbacks.
2. Storefronts and major building entries should be oriented toward streets and active pedestrian areas, such as plazas and paseos.
3. Functional and aesthetic vehicular and pedestrian connections to adjacent sites should be considered during site plan development.
4. Plazas, landscaped areas, fountains, public art, textured pavement, and vertical building features should be combined to create focal points and identity.
5. Building design should consider adjacent low density residential uses, such as avoiding balconies overlooking rear yards.
6. Buildings and public open spaces should be oriented to enhance access to sunlight and views.
7. An engaging pedestrian environment should be provided by placing indoor uses outdoors by moving interior space (dining areas) adjacent to plazas and paseos, and bringing the outdoors into the building by opening up interior spaces (such as atriums) to views and sunshine.
8. Wrought iron fences should be used where fences or walls are necessary for security. Attractive wrought iron fences provide a barrier while still allowing visibility into and from the property.

9. Paseos and walkways should be designed as a part of large developments, providing safe and convenient pedestrian connectivity.
10. Paseos and walkways should have a clear line of sight with sufficient well-planned and maintained lighting.
11. Bike racks or lockable bicycle storage facilities should be placed at convenient locations in the development and should be creatively designed.
12. The placement of windows, doors, and open spaces should respect the views of existing buildings, when possible.
13. Drainage should be directed to permeable areas such as landscaped planters, avoiding discharge to roads, the storm drain system, and trash collection areas, where possible.
14. Developments should incorporate as many low impact development best management practices (BMPs) as possible. Common storm water BMPs include:
    a) Vegetated swales
    b) Porous pavements
    c) Infiltration basins
    d) Rain gardens

Bike racks should be located throughout the development.

Parking lot surfaces using porous materials help reduce stormwater runoff.

CIRCULATION AND PARKING

1. The visibility of surface parking lots from streets should be minimized and, where appropriate, parking lots should be located behind buildings.
2. Parking lots on corner sites should not be placed adjacent to the street edge.
3. Vehicular access to each site must be designed to minimize conflicts between pedestrians, autos, and service vehicles. Sight lines, pedestrian walkways, and lighting are factors to consider in final site designs.
4. Parking lot access points should be located as far as possible from street intersections to allow adequate stacking room.
5. Dead end drive aisles should be avoided.
6. The on-site pedestrian circulation system should be directly connected to off-site public sidewalks.
7. Convenient and safe pedestrian connections should be provided to link surface parking lots or parking structures with retail stores and pedestrian plazas.

Low hedges help screen vehicles from the street.

Service areas should be attractively designed so as not to detract from the site.

8. Lighting and lower height landscaping should be used to allow pedestrians to see clearly ahead and around non-linear paseos and walkways.
9. Parking lots should be screened from adjacent street views but should not be hidden from the view of passersby and police.
10. Parking areas shall be screened from street views with raised landscaped planters, low hedges, or headlight walls.
11. Headlight walls used to screen parking should provide breaks to allow pedestrian circulation. The walls should be low enough for safety and security purposes.

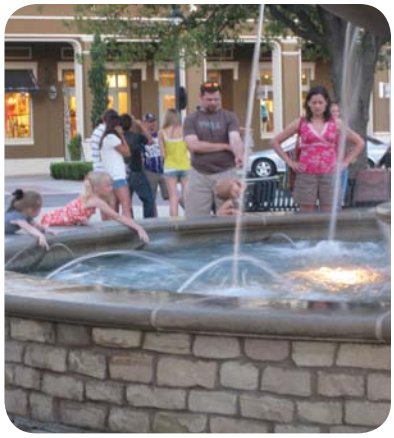
SERVICE AND LOADING AREAS

1. Service and loading areas should be carefully designed, located, and integrated into the site plan so they do not detract from the street scene or create a nuisance for adjacent property owners or vehicle traffic.
2. Service and loading areas should be located behind the primary structure out of public view whenever possible. Otherwise, they shall be shielded with berms, landscaping, attractive walls, or decorative screening.
3. When commercial properties are located adjacent to residential properties, loading and delivery facilities should be located away from the residences or screened with vegetation.
4. The location of the service and loading areas should consider noise impacts to adjacent properties, which may necessitate enclosing the service or loading area.
5. Service and loading areas should be designed so service vehicles have clear and convenient access and do not block adjacent vehicular or pedestrian circulation.

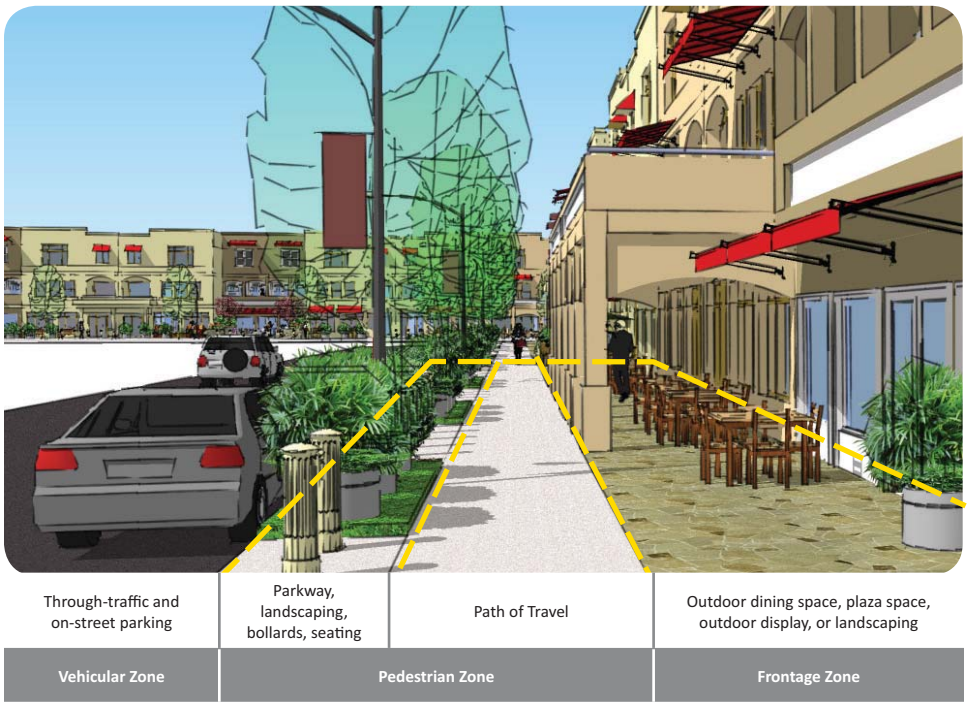
PUBLIC OPEN SPACE

1. Public open spaces, such as plazas, arcades, paseos, and rooftop gardens should be incorporated into development projects.
2. Public open spaces should be surrounded by attractively designed buildings and landscape elements, as well as uses that promote pedestrian activity.
3. Public open spaces should be thoughtfully planned and not be a result of "left over" areas between buildings.
4. Where possible, larger public spaces should be located near the main pedestrian access to a development.
5. Buildings, signs, landscaping, and outdoor furniture should work together to create a pleasant pedestrian environment.
6. Public outdoor spaces should be a part of an interconnected pedestrian system throughout the development and adjacent land uses.
7. Paseos and pedestrian walkways should be provided between buildings, public open spaces, and parking areas and should be visually emphasized through the use of landscaping, lighting, and/or distinctive paving.
8. Trees that provide shade should be incorporated within public outdoor spaces.
9. Site amenities, such as benches, drinking fountains, provisions for bicyclists, water features, and public art, should be incorporated into developments and should complement its architectural character.

Well designed public open spaces can promote pedestrian activity.



Water fountains can create focal points and enhance the look of public spaces.



The vehicular zone, pedestrian zone, and frontage zone work together to create a continuous pedestrian environment despite transitions in building frontage types.

Landscaping and Lighting

Landscaping and lighting will play a prominent role in establishing an identity and theme for the Specific Plan area and will act as an overall unifying element, transcending parcel boundaries and defining open space areas.

LANDSCAPING

1. To reinforce the architectural style of Little Saigon, the plant materials used in the Specific Plan area should be drawn from the plant pallette for Little Saigon outlined in the City's Design Guidelines Manual.
2. The use of small oriental style gardens is an important design element in Little Saigon. Refer to the City's Design Guidelines Manual for basic design principles for oriental gardens.
3. Landscaping should consist of a combination of trees, shrubs, and ground cover in a variety of sizes.
4. The selected plant species and design and placement of landscaping should provide for natural surveillance of pedestrian areas and should avoid the creation of hiding places.
5. Trees and shrubs should be located and spaced to allow for mature and long-term growth of canopies and root spaces.
6. Trees should be used to create an intimate scale, enclose spaces, and frame views.

Street trees provide seasonal shading, enclose spaces, and help create an intimate scale.

7. Seasonal shading from trees and shrubs should be considered when developing planting schemes for plazas and streetscapes on south and west facing facades. Deciduous trees should be used to provide solar control during summer and winter while providing fall color, seasonal flowers, and other desired effects.
8. Accent planting should be used around entries and key activity hubs. Subtropical plants should be used in small areas for high impact at building entrances.
9. Formal planting designs are encouraged in courtyards, plazas, and tree wells along the street frontages. Water features should be used with landscaping and natural materials in courtyards and plazas.
10. Vines, espaliers, and potted plants should be used to provide wall, column, and post texture and color and to accentuate entryways, plazas, and paseos.
11. Lawn or turf should be limited to areas that serve a functional purpose.
12. Native and low water use plants should be considered when developing the landscaping palette.
13. Irrigation systems should be designed to apply water slowly, allowing plants to be deep watered and reducing runoff. Low volume irrigation drip systems should be used in all areas except turf irrigation and small ornamental planting. Each street tree should be watered by at least two deep watering bubblers separate from all other irrigation.
14. Irrigation systems should incorporate water conserving methods and water efficient technologies such as drip emitters, evapotranspiration controllers, and moisture sensors.
15. The use of grey water and/or collected rainwater for landscape irrigation is highly encouraged.
16. Landscaping should be used to screen trash enclosures, parking areas, storage areas, loading areas, and public utilities.
17. Walls and fences should be made of durable yet attractive materials that complement the adjacent architecture.
18. Both sides of all perimeter walls or fences should be articulated.
19. Walls should have breaks, recesses, and offsets, especially at entries and important intersections. Long walls shall be made more attractive and visually interesting through the incorporation of surface articulation, pilasters, and view fencing where appropriate.

A combination of trees, shrubs, and groundcover can help enliven the streetscene.

Landscaping should be used to provide wall texture and color around entryways and paseos.

Paving treatments provide clear identification of pedestrian walkways.

The use of natural stone pavers promotes a feeling of quality and permanence.

20. Paving treatments should be used to provide clear identification of pedestrian access points and walkways, entry drives, prominent intersections, and pedestrian crossings. Appropriate treatments include:
    a) Scored patterns In smooth or rock salt finish concrete;
    b) Rectangular granite or concrete block pavers in irregular sizes;
    c) Natural stone pavers set In mortar; and
    d) Materials consistent with the architectural style of Little Saigon (to be reviewed on a case-by-case basis).
20. Durable, smooth, non-slip, even surfaces should be used in well-traveled areas
21. Where possible, use permeable or open grid paving. The use of pervious paving materials reduces the negative effects of stormwater runoff and facilitates groundwater recharge.
22. The reuse of materials such as brick and flagstones should be applied where possible.
23. Tile or metal inlays should be used to create visual interest, as well as to provide public or functional art, such as directional markers.

PARKING LOT LANDSCAPING

1. Areas not used for vehicle parking or maneuvering, or the movement of pedestrians to and from vehicles should be used for landscaping.
2. Flowering trees and shrubs should be used to add color to parking areas.
3. Parking lot trees shall be located in the parking lot in such a manner that the trees do not cast shadows over vehicles or do not interfere with the effectiveness of the lights.

LIGHTING

1. Light fixtures should be architecturally compatible with the main structure or theme of the development. Light fixtures should be decorative and enhance the character of the area.
2. Reduce light pollution by avoiding outdoor lighting where it is not needed, providing adequate as opposed to excessive lighting. The quality of light, level of light as measured in footcandles, and type of bulb or source should be carefully considered.
3. Exterior lighting should be designed and located so as not to project off-site or into adjacent residential areas. Exposed bulbs should not be used. Cut-off lighting is preferred.
4. Provide low-contrast lighting, and use low-voltage fixtures and energy-efficient bulbs.
5. Automatic timers should be programmed to maximize personal safety at night while conserving energy. They should be reset seasonally to match the flux of dusk and dawn.
6. Uplighting of building elements and trees should use the lowest wattage possible to minimize impacts to the night sky. Light sources for wall washing and tree lighting should be hidden.
7. Landscape lighting should be used to accent walkways and entries and/or seating areas and specimen plants.
8. Exterior lighting should be located on all walkways and alcoves.
9. Walkways and paseos should be lit to ensure safe nighttime conditions. Consider the amount and color temperature of the light provided.
10. Wall-mounted lights should be utilized to the greatest extent possible to minimize the total number of freestanding light standards.
11. Light fixtures should relate to the human scale, especially in pedestrian areas.

Light fixtures should be compatible with the building architecture.

Lighting along paseos should provide adequate light to ensure pedestrian safety.

The use of horizontal bands and ornamentation on the building facade can help reduce its bulk.

Variation in the wall plane helps to make the building appear smaller in scale.

Building Design

Building design guidelines are intended to provide a general framework for the design of buildings and to ensure a high level of architectural quality and attention to detail. The guidelines promote a unique style of building design achieved through the creative use of massing, roof forms, and facades. However a consistency in architectural styles should be employed throughout the Specific Plan area.

These guidelines do not dictate the use of any particular architectural style but does encourage the use of architectural elements similar to those found on buildings constructed in Vietnam in the early 1900s in the French Colonial tradition. Design elements and details that follow a traditional Chinese architectural theme may also be used. The guidelines that follow provide a list of design elements that are appropriate to these two styles. These guidelines should be used in tandem with the Little Saigon Design Guidelines in the City's Design Guidelines Manual.

MASSING, SCALE, AND FORM

1. Buildings should be divided into distinct massing elements. Building massing addresses wall plane location, wall heights, and roof levels. Repetitive elevations should be avoided by using a variety of building masses and forms.
2. Monolithic building wall facades should be broken by horizontal and vertical articulation. Desirable massing includes:
   a) Variation in the wall plane (projecting and recessing elements)
   b) Variation in wall height
   c) Roofs containing different forms and located at different levels.
3. Exterior wall planes should be varied in depth and/or direction. Wall planes should not run in one continuous direction for more than 50 feet without a significant offset.
4. Building facades should be detailed in such a way to make the structure appear smaller in scale. Building scale can be reduced by articulating the separate floor levels with horizontal bands, reveals, trims, awnings, eaves, and overhangs or other ornamentation.
5. Buildings over three stories should be made less imposing by stepping back from the street level on elevations above the ground floor.
6. Courtyards and atriums should be used to bring light and air into interior spaces, where appropriate.
7. Surface detailing should not serve as a substitute for distinctive massing.
8. Pedestrian-scale architectural elements, such as awnings, large windows, architectural projections, and first-floor building articulation, should be applied to buildings.

9. Articulated storefronts with carefully arranged doors, windows, arches, trellises, or awnings should face onto plazas, paseos, and streets, creating active street frontages.
10. Entries should be proportional to the overall building massing.
11. The ratio of height, width, and depth of arches should emphasize the building's strength and balance.
12. The relationship between the height of a column and its mass or thickness should be appropriate to the weight of the overhead structure the column supports.
13. Building rhythm is the repetitive use of a group of visual elements to create a unified appearance of a single building along a street. Rhythms should be more complex than simply the repetition of one or more architectural details.
14. Rhythm should be expressed by using elements such as columns and pilasters or by changing materials or color.
15. Horizontal rhythm intervals should not exceed 30 feet at the ground level, irrespective of the building's total width.
16. Where appropriate, a single large building may be designed to look like multiple buildings through the use of horizontal articulation.

Awnings can add interest to the streetscene.


Changes in materials and wall surface patterns can enhance the building facade.

ARTICULATION

1. Buildings should incorporate 360-degree architecture, whereby each side of a building is treated with architectural details such as windows, overhangs, trellises, arcades, projections, awnings, insets, materials, textures, and colors.
2. The highest level of articulation should occur on the front facade and facades visible from public streets. However, similar and complementary massing, materials, and details should be incorporated into side and rear facades.
3. Building facades should incorporate wall surfaces constructed with patterns, changes in materials, building pop-outs, columns, and recessed areas to create depth and shadow patterns.
4. Storefronts should convey an open, inviting appearance through the use of windows, doors, wall composition, colors, and materials.
5. Storefronts should include a minimum of 60 percent glass.
6. Vertical focal elements, such as towers, spires, and domes, become landmarks and serve as orientation points for the community. Vertical focal elements are encouraged, especially for buildings adjacent to Bolsa Avenue.
7. Murals, trellises, or vines and espaliers should be placed on large expanses of walls at the rear or sides of buildings to soften the wall and create interest.

A taller, prominent rooftop element conveys the feeling of importance.

The use of prominent corner entries should be used at significant intersections .

Doors may be recessed to provide for free pedestrian movement.

CORNER BUILDINGS

1. Buildings with special architectural elements should be positioned on corners of significant intersections, entries, or near the center of grouped buildings. Elements may include:
   a) Clock towers
   b) Diagonal walls at the corner
   c) A substantial art form or fountain
   d) A taller, prominent rooftop element
2. Renovations to existing corner buildings with blank walls should include additional articulation and detail, display windows, and extended facade material, colors, and treatments.

ROOF FORMS

1. A variety of roof planes and ridge heights should be used.
2. Large roof overhangs should be used, whenever feasible.
3. Mansard roofs, if used on commercial structures, should wrap around the entire building perimeter where feasible. For buildings located on a property line, a full roof may not be feasible.
4. Rooftop equipment should be screened from public view.
5. When mechanical equipment is placed on a rooftop, it should be located below the highest vertical element of the building wherever possible to avoid the use of penthouse structures or other special screening devices.
6. When mechanical equipment is added to an existing building, it should be screened in such a way as to match the architectural style and materials of the existing building without giving the appearance of being added on.
7. Roof drains should be designed as an integral part of the structure and should not be exposed on building
8. Refer to the Little Saigon Design Guidelines in the City's Design Guidelines Manual for additional guidelines related to appropriate roof forms and roof materials in Little Saigon.

BUILDING ENTRIES

1. The main entrance to a building should be clearly identifiable. Emphasize the customer entrance through the use of canopies or porticos, recesses or projections, arcades, tiled entrance, change in material or detailing, arches, or towers.
2. Awnings or signs should be used to help clearly demarcate building entries and help orient pedestrians.
3. Doors should be in scale with the building elevation.
4. Secondary entries should be clearly identifiable and distinctly designed while complementing the main building entry.

WINDOWS AND DOORS

1. Window type, material, shape, and proportion should complement the architectural style of the building entry.
2. The appropriate design of door and window openings is critical to establishing the architectural character of Little Saigon. Therefore, traditional designs should be used, especially on the main building facades facing streets and parking lots.
3. Maximum visibility should not be the determining factor in dealing with retail display windows. Balance and the effect on the overall facade design should be carefully considered.
4. Doors and windows should be used to establish rhythm and harmony within the overall building design. Uniform sizes and spacing should be employed as this reinforces the idea of symmetry.
5. Desirable door design elements include:
   a) Recessed doors to convey appearance of thick walls;
   b) Wood construction with single-pane windows;
   c) Metal door frames with dark anodized finish or painted to match building trim;
   d) Double door entries; and
   e) Ornate hand pulls (wood or brass).
6. Storefront display windows may be large but should not extend from floor to ceiling. At ground level, a bulkhead of approximately 24 inches should be provided.

Doors and windows should be used to establish rhythm and harmony in the building facade.

A bulkhead of approximately 24 inches in height should be used below store windows.

Recessed windows provide depth and interest in the building facade.

7. Use clear glass (88% light transmission) on the first floor. Tinted glass allowing a minimum of 50% light transmission should be considered only for use in second floor windows and above and on an Individual case basis. The use of reflective glass is prohibited.
8. Desirable window design elements include:
   a) Wood frames;
   b) Metal frames with dark anodized finish or painted to match building trim; and
   c) Clear glass to 30% tinted.
9. Recessed windows provide depth and should be used where appropriate to the architectural style.
10. Awnings, landscaping, spectrally selective glass, and controllable blinds should be provided to reduce heat gain through windows.
11. South and west facing windows should be shaded with an overhang, deciduous trees, or awnings to reduce summer exposure.

Awnings should be used to add architectural interest to the building facade.

AWNINGS

1. Awnings and umbrellas should be made of a durable matte finish vinyl, commercial grade fabric, canvas or similar cloth material.
2. Fabric awning colors which are least susceptible to fading are blue, green and neutral. Fabric awning colors that are most susceptible to fading are brown, yellow, orange and red and should not be used.
3. Glossy, shiny plastic, metal, and Plexiglas awning materials are strongly discouraged. Internally illuminated awnings are discouraged.
4. Use awnings and canopies on buildings to add architectural interest. They provide an excellent means of breaking up large walls that otherwise may be left blank. The addition of fabric awnings over doors and windows is a simple way to update the appearance of a building as part of a renovation or facade remodel.
5. The design of awnings should relate to the overall facade on which they are to be placed in terms of size, shape, scale and color.
6. Awnings on contiguous buildings should be the same color, form, and general location.
7. Signs may be printed on the awnings but should be restricted to the owning flap (valance) or to the end panels of shed, curved or box awnings. Awning signs should be included in the calculation of total sign area.

BUILDING APPURTENANCES

1. Exterior stairways should be designed as an integral part of the overall architecture of the building and should complement its massing and form.
2. Exterior stairways should be designed with decorative features such as tile risers and rails to create visual interest while meeting functional needs.
3. Exterior stairways should be visible from the surrounding area and well lit.
4. Chimneys, guardrails, gutters, downspouts, vents, and other protrusions on the exterior of the building should be decorative or designed to integrate with the building facade.
5. Common mailbox enclosures should be designed similar in form, materials, and color to the main building and should be located away from high traffic pedestrian areas.

The use of appropriate building colors adds variety and interest to the streetscene.

MATERIALS AND COLORS

1. Materials and colors can affect the apparent scale and proportion of buildings and should be carefully considered in relation to the overall design of the building and other structures in the immediate area.
2. The predominant colors of exterior walls should be neutral earth tones; light beige, buff, tan. Brighter colors may be used for accent trim. For buildings in the French Colonial style, light pastel yellow and off-white are also appropriate colors.
3. Materials that are undesirable and should not be used include:
   a) Concrete block;
   b) Simulated wood or masonry;
   c) Heavy troweled stucco finish;
   d) Clapboard;
   e) Glass curtain walls;
   f) Imitation 'rock work' and other thin masonry (brick) veneers;
   g) Corrugated metal or plastic; and
   h) Standing seam metal walls.
4. Appropriate trim colors from the traditional Chinese style include bright red, dark green, black, and to a limited extent, gold. Appropriate trim colors from the French Colonial style are generally white or medium to dark green.
5. Colors that are undesirable and should not be used for exterior walls Include shades of blue, violet, pink, dark brown.

A variety of roof planes and ridge heights should be used.

Creative use of materials can enhance the appearance of a building.

6. The dominant color of new buildings should relate to the inherent color of the primary building's finish materials.
7. Subdued colors should be used for the overall color scheme. A bright trim color may be appropriate if it can be shown to enhance the general appearance of the building.
8. The color palette chosen for a building should be compatible with the colors of adjacent buildings.
9. The number of colors appearing on the building exterior should be minimized. Generally, small commercial buildings should use no more than three colors; however exceptions can be made if the application of multiple colors is used sparingly to add interest.
10. Flashing, sheet metal, vent stocks, pipes and other mechanical equipment should be painted to match adjacent surfaces.
11. Subtle accent colors should be used to identify special areas such as entries, courtyards, alcoves, etc.
12. Color accented window and door frames should be used.
13. Neon lighting may be used as an architectural accent.
14. Large areas of intense white color should be avoided.
15. Bright neon paint colors should be avoided.
16. Non-toxic, recycled-content materials should be used whenever possible.

If buildings are overly regulated for consistency, the outcome can be uninteresting and not attractive to pedestrians (top photo).

The color palette of adjacent buildings should be compatible, but variation in color, placement of awnings, signage and lighting can create a more lively streetscape that is more desirable to visitors (bottom photo).

Utility, Service, and Loading Areas

Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, and other service functions are necessary elements of commercial development. These guidelines are intended to minimize visual and noise impacts on surrounding development.

UTILITY, SERVICE, AND LOADING AREAS

1. All utility equipment including, but not limited to, electric and gas meters, electrical panels, cable boxes, and junction boxes should be located in a utility room within the building.
2. Any outdoor equipment, whether on a roof, on the side of a structure, or on the ground should be appropriately screened. The method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size.
3. Exterior on-site utilities must be installed underground. Utilities and connections that are located above ground should not interfere with or adversely impact access, visibility, appearance, or the character of the structures near which these elements are located.
4. Where screening is required, a combination of elements should be used, including solid masonry walls, berms, and landscaping.
5. Roof access should be provided from the interior of the building. Exterior roof access ladders are not appropriate.
6. Access for fire apparatus should be part of the planning process to avoid disrupting the visual integrity of a project.

TRASH AND RECYCLING ENCLOSURES

1. Similar or the same materials should be used on the trash and recycling enclosure as the building. The enclosure should have a solid roof structure that is designed to be architecturally compatible with the buildings.
2. Half of the trash and recycling area should be dedicated to recycling containers.
3. Where applicable, a pedestrian entrance should be provided to the trash and recycling enclosure so that access gates do not have to be opened often.
4. Trash and recycling enclosures located in parking lots should be separated from adjacent parking stalls by minimum three-foot wide planters with low-growing plant materials.

Trash enclosures located in parking lots should be separated from adjacent stalls by planters.

Signs reflecting the type of business through design are encouraged.

Signs should be consistent with the proportion and scale of the building elements in the facade.

Art pieces are an integral part of the streetscene.

Signs

Signs play an important role in advertising commercial development, as well as giving directional information to residents, shoppers, and visitors. These guidelines are intended to balance the advertising needs of businesses with the need to prevent visual clutter. In addition to the guidelines below, refer to the City's Design Guidelines Manual for design criteria related to signs.

GENERAL SIGN DESIGN

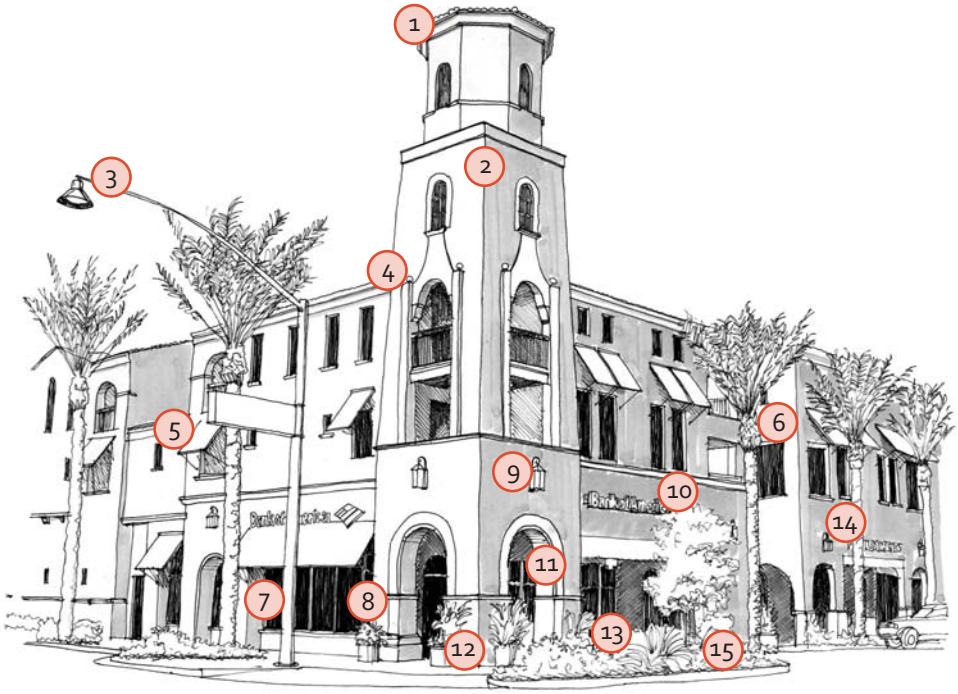
1. Signs should be consistent with the proportion and scale of building elements within the facade.
2. Figurative signs, or signs reflecting the type of business through design, shape, or graphic form are encouraged.
3. Creative signs that identify and accentuate building entries are encouraged.
4. To conserve energy, there should be a standard shutoff time for illuminated signs for businesses that do not operate at night.
5. As a general rule, letters should not appear to occupy more than 75 percent of the sign area.
6. For signs on awnings, the sign or logo areas should not occupy more than 30 percent of the awning panel.

Public Art

1. All forms of original visual art are encouraged, including, but not limited to:
   a) Painting of all media, such as portable and permanently affixed works such as murals;
   b) Sculpture, which may be in the round, bas-relief, high relief, mobile, fountain, kinetic, electronic, architectural, etc. in any material or combination of materials; and
   c) Other visual media including, but not limited to: prints, drawings, stained glass, artistic lighting, mosaics, photography, clay, wood, metals, paving, plant materials, plastics, or other durable and weather-resistant materials.
2. Artwork siting and its visibility are important design considerations. The artwork shall be easily visible to the general public and be located in an area specifically designated on the approved building plans. Appropriate locations may include entryways, greenbelts, pathways and building exteriors.
3. A wide range of styles, materials and types of artworks is encouraged to assure a balanced and interesting collection.
4. Exterior artwork(s) should be adequately lit to be clearly visible from sidewalks during evening hours. Interior artworks should be adequately lit during all hours of public access.
5. To provide diversity in artwork and opportunity among artists, generally not more than five pieces by the same artist are permitted.
6. Artwork should be an integral part of the landscaping and/or architecture of the building.

Figure 5.1 Building Form and Design Elements

The illustration below depicts how buildings can incorporate a variety of design elements to create an attractive streetscape. These components should be applied to commercial, residential, and mixed-use buildings.



1. Combine vertical building features with other elements to create focal points and identity.
2. Orient storefronts and major building entries toward streets and active pedestrian areas.
3. Exterior lighting should be located on all walkways and alcoves.
4. Divide buildings into distinct massing elements.
5. Awnings and canopies on buildings add architectural interest.
6. Vary exterior wall planes in depth and/or direction.
7. Storefronts should include a minimum of 60 percent glass. Windows may be large but should not extend from floor to ceiling.
8. Design elements on building facades create depth and shadow patterns.
9. Utilize wall-mounted lights to minimize use of freestanding light standards.
10. Signs should match the proportion and scale of building elements within the facade.
11. Storefronts should convey an open, inviting appearance through use of windows, doors, and entrance features.
12. Apply pedestrian-scale architectural elements to buildings.
13. Trees, shrubs, and ground cover should be used in a variety of sizes.
14. Use accent planting around entries and key activity hubs.
15. Direct drainage to permeable areas such as landscaped planters.

Direct access to individual residential units should be elevated from the street.

Buildings should incorporate porches, landscaping, and other features at the street level.

Pedestrian linkages

Multi-Family Design Guidelines

This section provides guidelines for the design of multi-family developments in the Moran Street Specific Plan area. These guidelines should be used in conjunction with the Commercial Design Guidelines and the Little Saigon Design Guidelines found in the City of Westminster's Design Guidelines Manual. Please refer to Figure 5.1 for an illustration of some of these guidelines.

Site Design

Site design guidelines address the design and layout of buildings, streets, plazas, and paseos and the effective movement of vehicular and pedestrian traffic that is critical to ensuring a cohesive and pedestrian oriented neighborhood. A key part of these guidelines in the strategy of crime prevention through environmental design (CPTED). Fundamentals of the strategy include the promotion of natural surveillance, use of unique security features, and the definition of different spaces within the community. For example, the orientation of buildings and the integration of interactive elements into building layout and design provide natural surveillance and contribute to pedestrian safety. Also refer to the Residential Design Guidelines in the City's Design Guidelines Manual for common security issues and general design principles related to security in multi-family developments.

SITE LAYOUT

1. Buildings should be placed close to, and oriented toward, the street. Building placement and orientation should be designed to create visual interest along streets.
2. Dwellings should incorporate porches, trellises, landscaping, and other features to extend the living area toward the street and soften the transition between the street and the dwelling. When placed correctly, these elements can also provide shading.
3. Cluster buildings to preserve land for other uses such as plazas and paseos.
4. Developments should avoid long "barrack-like" structures. Where possible, use courtyards or other methods to break up the building mass and provide natural ventilation.
5. Buildings should emphasize pedestrian access and connections to sidewalks, paseos, plazas, and other pedestrian spaces.
6. The need for pedestrians to cross parking aisles should be minimized. Landscape island walkways should be used to connect parking and building entries.
7. Pedestrian linkages to nearby neighborhoods, commercial projects, and open spaces should be provided.
8. Provide easily identifiable and direct pedestrian access from public sidewalks to the on-site pedestrian circulation system.

9. Where feasible, pedestrian paths should be made from permeable materials, such as decomposed granite, to soften the built environment and allow for stormwater percolation.
10. Buildings should be configured and oriented to afford a sense of privacy and create small-scale open spaces. Window placement should respect the privacy of adjacent residential structures.
11. Building placement should not limit solar access by shading adjacent rooftops.
12. Buildings should be oriented on an east/west axis to maximize the use of natural light, however west-facing windows should be protected from excess solar heat in the summer season.

CIRCULATION AND PARKING

1. The site area adjacent to the street should not be dominated with parking. Parking should be concentrated in areas behind buildings and away from the street when possible.
2. Large projects should break up parking areas into a series of smaller connected parking areas to create visual interest and reduce "heat island" effects.
3. Parking areas should be separated from a building with both a minimum four foot wide raised pedestrian sidewalk and a minimum eight foot wide landscape strip.
4. Garages and parking areas should be located to have the least amount of visual impact on the street.
5. Garages should be designed as an integral part of the architecture of the development. They should be the same in materials, color and detail to the principal buildings of the development.
6. Garage doors should be recessed into, rather than flush with, the exterior wall.
7. Shade trees and shade structures should be provided in parking lots to reduce the amount of heat absorbed by paved parking surfaces.
8. Accessible, secure, and lockable bicycle parking should be provided at strategic locations throughout the development.
9. Landscape planters should be provided adjacent to garage entries along drive aisles to help soften the built environment.
10. Use pervious or open grid paving for parking areas whenever possible to reduce the negative effects of stormwater runoff and to facilitate groundwater recharge.

Garage doors should be recessed into, rather than flush with, the exterior wall.

Landscape planters along drive aisles help to soften the built environment.

Entry drives should have an accent feature such as enhanced paving.

Common open spaces should provide a safe environment for residents.

Common open spaces should be functional and encourage social activity.

ENTRY DRIVES

1. The main vehicular access into a multi-family development should be through an entry drive rather than a parking drive. Colored, textured, and/or permeable paving treatments at entry drives are encouraged.
2. A combination of the following accent features shall be incorporated into a project entry drive:
   a) Ornamental landscaping
   b) Landscaped medians
   c) Water features
   d) Architectural monuments
   e) Decorative walls
   f) Enhanced paving (colored, textured, and/or permeable)
3. Project entry features should reflect the overall architectural character of the development.
4. Driveway entries should align with existing or planned median openings and adjacent driveways.
5. The number of site access points should be minimized.

COMMON OPEN SPACE

1. Residents of multi-family developments should have safe, efficient, and convenient access to usable open space, whether public or private, for recreation and social activities.
2. Convenient access to public or private open spaces should be incorporated into the project by way of bicycle and pedestrian pathways.
3. Open spaces should focus on areas that are usable to the residents and not merely remainder parcels with marginal utility.
4. Buildings, parking areas, and open space should be arranged to minimize the use of sound walls next to arterial and/or collector streets.

Landscaping and Lighting

Landscaping and lighting will play a prominent role in establishing an identity and theme for the Specific Plan area and will act as an overall unifying element, transcending parcel boundaries and defining open space areas.

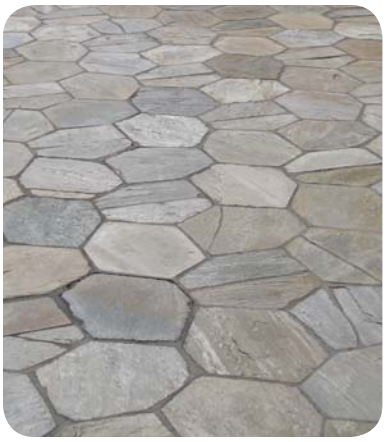
LANDSCAPING

1. In keeping with the architectural style of Little Saigon and in order to help reinforce its overall character, the plant materials palette should be drawn from the Little Saigon Design Guidelines in the City's Design Guidelines Manual.
2. The use of small oriental style gardens is an important design element in Little Saigon. Refer to the City's Design Guidelines Manual for basic design principles for oriental gardens.
3. Trees should be used to create an intimate scale, enclose spaces, and frame views, but placement should respect the long-range views of surrounding neighbors.
4. Seasonal shading from trees and shrubs on southern and western facades should be used when developing planting schemes for courtyards and required setback areas. Deciduous trees provide solar control during summer and winter while providing fall color, seasonal flower, and other desired effects.
5. Vines and potted plants should be used to provide facade texture and color, as well as to accentuate entries, plazas, and paseos.
6. Accent planting should be used around entries and key activity hubs.
7. Lawn areas should be planted to serve a functional purpose. Sod should be used for turf installation.
8. Drought tolerant grasses should be used for lawn areas where possible.
9. Incorporate roof gardens where possible.
10. Soil depths, roof drainage, and waterproof membranes should be considered during the structural design of the building.
11. Drip irrigation systems should be used with roof gardens to conserve water.
12. Irrigation systems should be designed to apply water slowly, allowing plants to be deep watered and reducing runoff. Low volume irrigation drip systems should be used in all areas except turf irrigation and small ornamental planting. Each street tree should be watered by at least two deep watering bubblers separate from all other irrigation.
13. Irrigation systems should incorporate water conserving methods and water efficient technologies such as drip emitters, evapotranspiration controllers, and moisture sensors. Explore opportunities to reuse rain water and/or gray water for irrigation.

Deciduous trees help with solar control during summer and winter on southern and western facades.

Potted plants can provide facade texture and color, and accentuate entries.

Accent plantings should be used at building entries and pathways.



Natural stone pavers should be used to provide clear identification of pedestrian walkways.

Parking lot landscape islands should have ~~be~~ a minimum curb to curb width of five feet ~~wide~~ to accommodate landscaping and sidewalks.

14. Landscaping located directly below the eaves or at a rain gutter outlet should be sturdy and be able to tolerate heavy sheet flow and periodic saturation.
15. Urban runoff can be greatly reduced by diverting storm water from impervious areas, such as concrete surfaces, to landscaped areas. Infiltration basins where water can seep into the ground should be used.
16. Large expanses of single plant varieties should be avoided due to the potential for complete loss of landscaping if struck with disease.
17. Landscaping should be used to screen trash enclosures, parking areas, storage areas, loading areas, and public utilities.
18. Paving treatments should be used to provide clear identification of pedestrian access points and walkways, entry drives, prominent intersections, and pedestrian crossings. Appropriate treatments include:
    a) Scored patterns In smooth or rock salt finish concrete;
    b) Rectangular granite or concrete block pavers in Irregular sizes;
    c) Natural stone pavers set In mortar; and
    d) Materials consistent with the architectural style of Little Saigon (to be reviewed on a case-by-case basis).
19. Durable, smooth, non-slip, even surfaces should be used in well-traveled areas.
20. Where possible, use permeable surfaces, such as paver blocks, lattice blocks, or grasscrete. The use of pervious paving materials encourages pedestrian traffic and facilitates groundwater recharge.
21. The reuse of materials such as brick and flagstones should be applied where possible.
22. Light colored paving should be incorporated near buildings to reduce the amount of heat radiating onto buildings and people.

PARKING LOT LANDSCAPING

1. Parking lot trees with 30-foot to 40-foot canopies should be planted to shade parked cars and create a more attractive environment.
2. For trees planted within the vicinity of parking lot lights, ensure that tree canopies do not create shadows from the lights and do not interfere with the effectiveness of the lights.
3. Consideration of plant materials adjacent to parking spaces should be a priority. Thorns, stickers, and sharp leaves should be avoided.
4. Landscape islands should be a minimum of five feet wide to allow tree growth and to avoid hitting tree trunks.
5. Parking spaces should be allowed to overhang into a landscaped area a maximum of two feet. However, the two feet encroachment and the required protective curb area should be counted only as a part of the length of the parking stall and should not be calculated as landscaped area or setback.

LIGHTING

1. Light fixtures should architecturally compatible with the main structure or theme of the development. Light fixtures should be decorative and enhance the character of the area.
2. Reduce light pollution by avoiding outdoor lighting where it is not needed, providing adequate as opposed to excessive lighting. The quality of light, level of light as measured in footcandles, and type of bulb or source should be carefully considered.
3. Exterior lighting should be designed and located so as not to project off-site or into adjacent residential areas. Exposed bulbs should not be used. Cut-off lighting is preferred.
4. Provide low-contrast lighting, and use low-voltage fixtures and energy-efficient bulbs.
5. Automatic timers should be programmed to maximize personal safety at night while conserving energy. They should be reset seasonally to match the flux of dusk and dawn.
6. Uplighting of building elements and trees should use the lowest wattage possible to minimize impacts to the night sky. Light sources for wall washing and tree lighting should be hidden.
7. Landscape lighting should be used to accent walkways and entries and/or seating areas and specimen plants.
8. Walkways and paseos should be lit to ensure safe nighttime conditions. Consider the amount and color temperature of the light provided.
9. Recreational amenities and courtyards should be well lit to enhance the pedestrian experience and create a safe environment.
10. Where landscaping is lit, low-voltage lighting should be used whenever possible to conserve energy. Energy efficient lamps and ballasts, controlled by photoelectric methods or timers, should be incorporated.
11. Wall-mounted lights should be utilized to the greatest extent possible to minimize the total number of freestanding light standards.
12. Light fixtures should relate to the human scale, especially in pedestrian areas.
13. Use renewable energy sources for lighting.

Lighting should be used to accent seating areas.

Decorative light fixtures can enhance the character of the area.

Repetitive elevations should be avoided by using a variety of building masses and forms.

Building wall facades should be broken by horizontal and vertical articulation.

Windows, overhangs, fixtures and other details reduce a building's scale.

Building Design

Building design guidelines are intended to provide a general framework for the design of buildings and to ensure a high level of architectural quality and attention to detail. The guidelines promote a unique style of building design achieved through the creative use of massing, roof forms, and facades. However a consistency in architectural styles should be employed throughout the Specific Plan area.

These guidelines do not dictate the use of any particular architectural style but does encourage the use of architectural elements similar to those found on buildings constructed in Vietnam in the early 1900s in the French Colonial tradition. Design elements and details that follow a traditional Chinese architectural theme may also be used. The guidelines that follow provide a list of design elements that are appropriate to these two styles. These guidelines should be used in tandem with the Little Saigon Design Guidelines in the City's Design Guidelines Manual.

MASSING, SCALE, AND FORM

1. Buildings should be divided into distinct massing elements. Building massing addresses wall plane location, wall heights, and roof levels. Repetitive elevations should be avoided by using a variety of building masses and forms.
2. Monolithic building wall facades should be broken by horizontal and vertical articulation. Desirable massing includes:
   a) Variation in the wall plane (projecting and recessing elements)
   b) Variation in wall height
   c) Roofs containing different forms and located at different levels
3. Combinations of different building heights should be used to create visual interest and variation in the massing and building height.
4. Upper stories of multi-family buildings should be stepped back to reduce the scale of facades that face the street, plazas, or pedestrian areas.
5. To reduce building massing adjacent to existing single-story development, use of single-story elements and stepping back multi-story development is encouraged.
6. Vertical elements such as towers may be used to accent horizontal massing and provide visual interest.
7. Building scale should be reduced through the proper use of window patterns, structural bays, roof overhangs, wall materials, awnings, fixtures, and other details.
8. Architectural details that relate to a human scale, such as arches, trellises, or awnings, should be used on lower walls.
9. Orient porches, verandas, balconies, patios and decks towards open spaces to increase visibility of these areas and enhance their safety.

ARTICULATION

1. Building facades should be detailed in a way that makes them appear smaller in scale. Facades should be articulated with significant use of architectural elements and details: by articulating the separate floors with horizontal bands or by increasing the detail on the building at the street or ground level. All buildings should have a visual base that allows the building to appear more human in scale.
2. Long, unbroken facades and box-like forms should be avoided. Elements such as balconies, porches, arcades, dormers, and cross gables should be used to add visual interest.
3. To the extent possible, each of the dwelling units should be individually recognizable. The following methods could be used to break up building massing:
   a) Vary front setbacks within same structure
   b) Stagger and jog unit planes
   c) Design a maximum of two adjacent units with identical wall and roof lines
   d) Vary building orientations to avoid monotony and long garage door corridors
4. Buildings should incorporate 360-degree architecture, whereby each side of a building is treated with windows, wall articulations, moldings, pilasters, trellises, exposed chimneys, variation of building materials, etc. Blank walls should be avoided.
5. The highest level of articulation should occur on the front facade and facades visible from public streets. However, similar and complementary massing, materials, and details should be incorporated into side and rear facades.
6. Buildings should be designed with the integration of varied texture, relief, and design accents on all walls.
7. There should be a change in wall planes on all sides of the structure visible from a public street. Wall planes should not run in one continuous direction for more than 50 feet without a significant offset.
8. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, insets, verandas, and porches are strongly encouraged.

The top floors of multi-family buildings should be set back to make them appear more human in scale.

Long, unbroken facades can be avoided by using balconies, porches or other elements.

Projecting balconies add visual interest to a building.

Variation in roof planes enhance a building's aesthetics.

Window articulation should be used where appropriate to improve the facade of a building.

9. Building elements and details should be consistent with the chosen architectural style.
10. Surface detailing should not serve as a substitute for well integrated and distinctive massing.
11. Chimneys should be exposed as architectural features rather than hidden within a wall surface. Chimney caps should be decorative and conceal spark arrestors.

ROOF FORMS

1. A variety of roof planes and ridge heights should be used.
2. Large roof overhangs should be used, whenever feasible.
3. Rooftop equipment should be screened from public view.
4. When mechanical equipment is placed on a rooftop, it should be located below the highest vertical element of the building wherever possible to avoid the use of penthouse structures or other special screening devices.
5. When mechanical equipment is added to an existing building, it should be screened in such a way as to match the architectural style and materials of the existing building without giving the appearance of being added on.
6. Roof drains should be designed as an integral part of the structure and should not be exposed on building
7. Refer to the Little Saigon Design Guidelines in the City's Design Guidelines Manual for additional guidelines related to appropriate roof forms and roof materials in Little Saigon.

WINDOWS AND DOORS

1. Maximize daylighting and views through window placement and design. Passive solar design can be used to reduce heating requirements by 30 percent to 50 percent, thus saving money and energy.
2. Window articulation, such as sills, trim, kickers, shutters, or awnings, should be applied, where appropriate to the architectural style, to improve the facade of the building.
3. For organization of the facade, primary upper and lower windows should stack vertically whenever possible.
4. To enhance privacy, windows on side elevations of adjacent structures should be staggered whenever possible. Windows should not be positioned directly opposite of windows in the adjacent structure.
5. Any faux shutters should be proportional to the adjacent windows to create the appearance of real and functional shutters.

6. EPA "Energy Star" labeled windows with low-e coatings are encouraged.
7. Window type, material, shape, and proportion should complement the architectural style of the building entry.
8. The appropriate design of door and window openings are critical to establishing the architectural character of Little Saigon. Therefore, traditional designs should be used, especially on the main building facades facing streets and parking lots.
9. Desirable door design elements include:
   a) Recessed doors to convey appearance of thick walls;
   b) Wood construction with single-pane windows;
   c) Metal door frames with dark anodized finish or painted to match building trim;
   d) Double door entries; and
   e) Ornate hand pulls (wood or brass).
10. Desirable window design elements include:
    a) Wood frames;
    b) Metal frames with dark anodized finish or painted to match building trim; and
    c) Clear glass to 30% tinted.
11. Recessed windows provide depth and should be used where appropriate to the architectural style.
12. Awnings, landscaping, spectrally selective glass, and controllable blinds should be provided to reduce heat gain through windows.
13. South and west facing windows should be shaded with an overhang, deciduous trees, or awnings to reduce summer exposure.

Recessed windows provide depth to a building's exterior.

Building entrances should be emphasized.

DWELLING UNIT ACCESS

1. Access points to units should be clustered in groups of four or less. Long, monotonous access balconies and corridors that provide access to five or more units should be avoided.
2. The entrances to individual units should be visible from public areas where possible. Building entrances should be emphasized through the use of lighting, landscaping, and architecture.
3. Simple, clean, bold projections of stairways should be used to complement the architectural massing and form of multi-family structures.
4. Stairways should be constructed of smooth stucco, plaster, or wood, with accent trim of complementary colors. Stairwells that are open and have visibility into and from the stairwell are recommended. Thin-looking, open metal, prefabricated stairs are discouraged.

Smooth stucco and painted concrete and wood should be the primary exterior materials.

Neutral earth tones should be used as the predominant color for exterior walls.

Changes in material should occur at a change in plane.

MATERIALS AND COLORS

1. Utilizing a variety of materials on a wall plane is encouraged.
2. Material changes should occur at a change in plane where the changes tend to appear substantial and integral to the structure, preferably at an inside corner. Material changes not occurring at a change in plane appear "tacked-on" and should be avoided.
3. Materials should be aesthetically pleasing but very durable and should require low maintenance.
4. The primary exterior building materials should be smooth finish stucco, painted concrete and wood.
5. Materials should be used that reduce the transfer of heat into and/or out of the building.
6. Non-toxic, recycled-content materials should be used whenever possible.
7. The use of light-colored roofing materials to reflect heat and reduce cooling in buildings is encouraged.
8. Natural materials, such as brick, stone, copper, etc., should be left the natural color.
9. The exterior use of wood should be limited to columns, posts, beams, roof overhangs and supporting brackets. Large wall surfaces of wood should be avoided.
10. Wood should be painted or stained. Unfinished wood is not appropriate.
11. Building materials and colors should be kept simple and uncluttered. Subtle accent colors should be used to identify special areas such as entries, courtyards, alcoves, etc.
12. The predominant colors of exterior walls should be neutral earth tones; light beige, buff, tan. Brighter colors may be used for accent trim. For buildings in the French Colonial style, light pastel yellow and off-white are also appropriate colors.
13. Materials that are undesirable and should not be used include:
    a) Concrete block;
    b) Simulated wood or masonry;
    c) Heavy troweled stucco finish;
    d) Clapboard;
    e) Glass curtain walls;
    f) Imitation 'rock work' and other thin masonry (brick) veneers;
    g) Corrugated metal or plastic; and
    h) Standing seam metal walls.

14. Appropriate trim colors from the traditional Chinese style include bright red, dark green, black, and to a limned extent, gold. Appropriate trim colors from the French Colonial style are generally white or medium to dark green.
15. Colors that are undesirable and should not be used for exterior walls Include shades of blue, violet, pink, dark brown.

Utility, Trash, and Recycling Areas

UTILITY AREAS

1. Any outdoor equipment, whether on a roof, side of a structure, or the ground, should be appropriately screened from view. The method of screening should be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size.
2. Utility service areas, such as electrical panels, should be placed within enclosures that are architecturally integrated into the building design.
3. A combination of elements should be used for screening, including solid masonry walls, berms, and landscaping.
4. Screen walls should be designed to blend with the site's architecture.
5. Guardrails should complement the architectural style of the building.
6. Access for fire apparatus should be part of the planning process so as not to disrupt the visual integrity of a project.
7. Gutters and downspouts on the exterior of the building should be decorative or designed to integrate with the building facade.
8. Drainage should be directed to permeable areas to minimize discharge to the storm drain system.
9. Common mailbox enclosures should be designed similar in form, materials, and color to the surrounding buildings.

TRASH AND RECYCLING ENCLOSURES

1. Similar or the same materials should be used on the trash and recycling enclosure as the building. The enclosure should have a solid roof structure that is designed to be architecturally compatible with the buildings.
2. Trash and recycling enclosures should be screened with landscaping and wall materials that are architecturally compatible to the building design.
3. Half of the trash and recycling area should be dedicated to recycling containers.
4. Trash and recycling enclosures located in parking lots should be separated from adjacent parking stalls by minimum three-foot wide planters with low-growing plant materials.
5. Trash and recycling bins should be conveniently accessible for collection and maintenance and should not block access drives during loading operations.
6. Drainage from adjoining roof and pavement should be diverted around the trash and recycling area.

Trash receptacles should be enclosed and screened from view.

Multiple buildings in a mixed-use development should vary in height.

Architectural styles and materials shall be consistent throughout an entire mixed-use project.

Secured entrances and exits for residential units must be provided in mixed-use projects.

Project Specific Design Guidelines

The design guidelines in this section are intended to provide additional guidance in the design of mixed-use projects, hotels, and parking structures, however each of these project types should follow the relevant guidelines stated in previous design guidelines sections of this document. For example, the design of storefronts in a mixed-use building should be consistent with the commercial section of this document. Please refer to Figure 5.1 for an illustration of some of these guidelines.

Mixed-Use

1. Where multiple buildings are planned in a mixed-use development, the structures should be of varying heights to create visual interest from the street.
2. Site planning must take the location of residential units into consideration and must screen or cover service areas to minimize noise levels and visual impacts.
3. Where commercial and residential uses are on the same level, different design methods may be used to clearly distinguish between public and private (commercial versus residential) spaces and access points. These methods could include vertical separation by raising the residential unit slightly above grade or applying distinguishing materials, textures, colors, or other physically clear demarcations at a common grade level.
4. The residential units must be designed to ensure the security of residents through the provision of secured entrances and exits that are separate from the nonresidential uses and are directly accessible to resident parking areas.
5. Utility structures become a larger design issue as density increases. The various structures and boxes must be carefully sited and coordinated with landscaping before final engineering plans are done. Major utilities and pull-boxes shall be out of the line of sight.
6. Parking in the mixed-use areas includes public and private facilities, surface and structured parking. Parking for residents must be secure, accessible, and separated from that open to the general public.
7. Mixed-use projects with residential uses should use a minimal amount of commercial signs and place signs only where most appropriate.
8. Architectural style and use of quality materials shall be consistent throughout an entire mixed-use project, however variations in materials and details may be used to differentiate between the residential and commercial portions of the project.

Hotel

1. Buildings and not parking areas should establish the image and character of the project along the street frontage.
2. Short term parking or valet service should be provided in close proximity to the hotel lobby/check-in area.
3. Valet parking is encouraged to promote compact parking solutions.
4. Delivery and loading areas should be located away from the main entry to the hotel.
5. All sides of the hotel building visible to the public should be architecturally detailed.
6. Exterior corridors on multi-level buildings are strongly discouraged. Structures over two stories should incorporate interior access to guest rooms. Room entrances directly adjacent to parking lots exterior walkways are discouraged.
7. Pedestrian oriented uses such as restaurants and retail should be located along the street level of the hotel.

Parking structure exposed on all levels with landscape screening at the ground floor.

Parking structure wrapped on all levels by residential uses.

Parking Structures

Parking structures often dominate the surroundings in which they are located and can negatively impact the visual quality of adjacent streets and pedestrian movement along it. The following parking structure types may be used in the Moran Street Specific Plan area.

- **Parking Structure (Exposed).** An above-ground parking structure that is fully or partially exposed to the front street on the ground level.
- **Parking Structure (Wrapped Ground Level).** An above-ground parking structure where non-parking uses are integrated into the ground level of the building along the parcel's entire street frontage. The parking structure may be exposed to the building's street frontage on upper levels.
- **Parking Structure (Wrapped All Levels).** An above-ground parking structure where non-parking uses are integrated into the building along the parcel's entire street frontage on all levels of the building. The parking structure is totally hidden behind non-parking uses.
- **Parking Structure (Partially Subterranean).** A parking structure built below the main building mass and partially submerged underground. The parking podium may project above the sidewalk or average finished grade by a maximum of 5 feet.
- **Parking Structure (Subterranean).** A parking structure that is fully submerged underground and is not visible from the street.

Parking structure wrapped on the ground floor level by retail shops.

Screening and/or landscape buffers can be used to mask a parking structure.

Parking structure exposed on all levels with landscape screening at the ground floor.

The following guidelines are intended to guide the design of parking structures and to ensure they achieve high level of design quality.

1. Parking structure proportions should reflect those of a regular building. Openings should look more like window openings than long, horizontal parking garage openings. Openings should include framing that mimics windows with vertical members to de-emphasize the horizontal lines of the structure.
2. Substantial massing should be applied to the corners of parking structures to anchor the building and give the structure proportions more similar to a commercial building. Corner massing should incorporate relief to add visual interest.
3. Horizontal openings should be broken up with vertical columns to create a rhythm of openings.
4. Pedestrian-scale architectural elements, such as awnings, should be applied to vehicular and pedestrian entrances.
5. Where appropriate, parking structures along a pedestrian streets should be designed to offer ground level retail or office space.
6. Where retail is not provided on the ground floor, the structure should not directly abut paved areas. A minimum 5-foot wide landscape area should be provided between the structure and paved areas. The landscaped area should be designed to provide storm water retention.
7. Consider providing landscaping and vines on building facades to help reduce the visual impact of the structure.
8. Landscaped berms at the perimeter of the garage can be used to screen lower levels without concealing activity or compromising public safety.
9. Surveillance cameras are recommended at the entrances and exits of the structure.
10. Elevator locations should be visible from passersby, with signs clearly placed directing pedestrians to the elevator.
11. Elevator areas and stairwells should be well lit and recorded via surveillance cameras.
12. Lighting should be placed to minimize shadows projected from vehicles, columns, and corners.
13. Energy-efficient lighting should be used where possible.
14. Natural light should be used as possible.
15. Interior walls should be painted white to add more light to the structure by reflection.