

CITY OF WESTMINSTER  
Community Open House  
August 19, 2019

# WESTMINSTER MALL... What's Next

A stylized letter 'W' in dark blue, positioned within a white diamond shape. The diamond is part of a larger geometric pattern of overlapping diamonds in yellow, white, and dark blue.A stylized letter 'M' in dark blue, positioned within a white diamond shape. The diamond is part of a larger geometric pattern of overlapping diamonds in yellow, white, and dark blue.A decorative graphic consisting of a white horizontal line with two white diamond shapes at the end, each containing a yellow arrow pointing to the right.

WESTMINSTER MALL SPECIFIC PLAN  
For the Community. By the Community.




For more information visit:

[ProjectW-Westminster.com](https://ProjectW-Westminster.com)



# WHAT WILL WESTMINSTER MALL LOOK LIKE IN THE FUTURE?

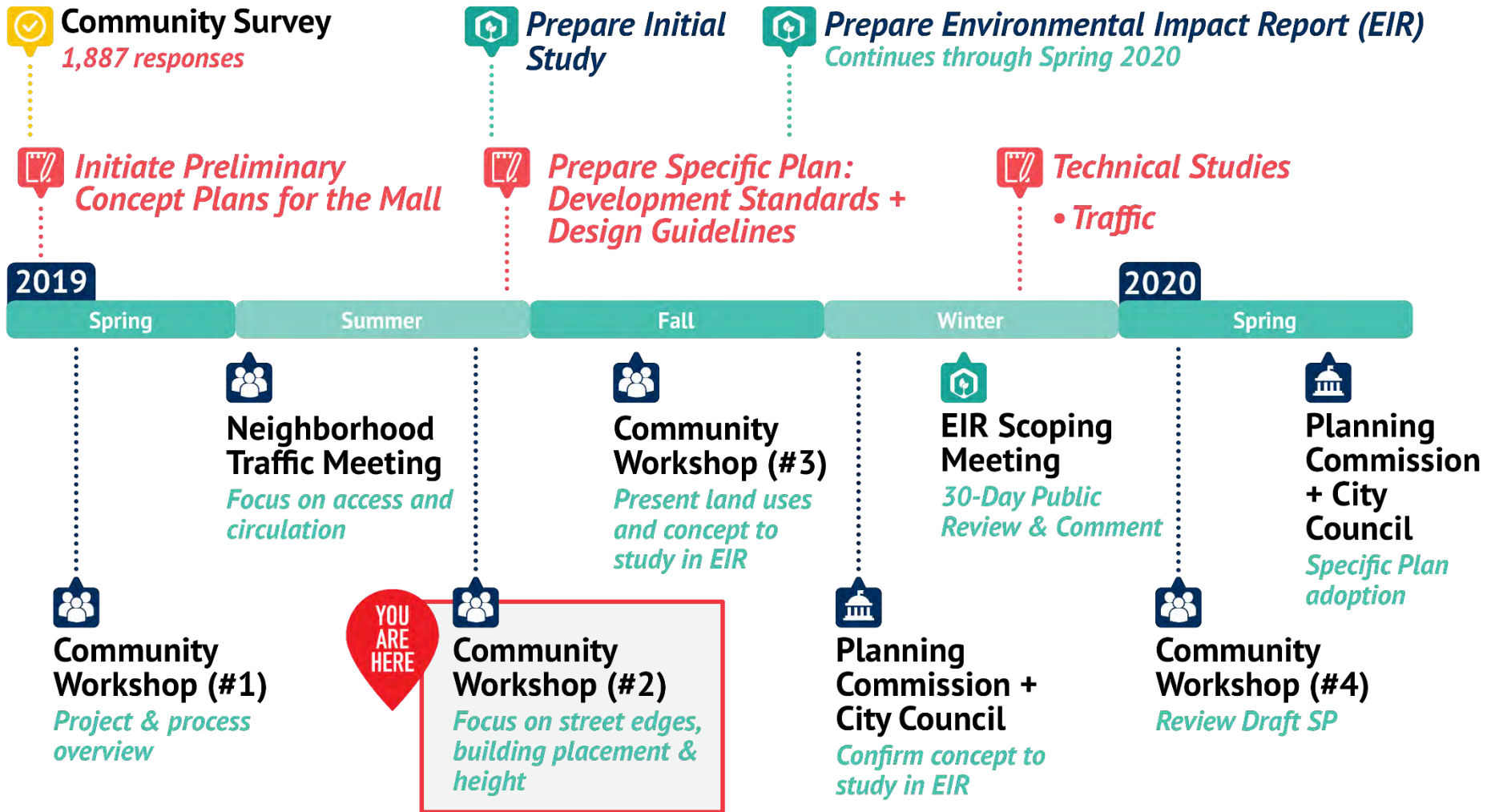
## PURPOSE OF THE MEETING

- Previous meetings, have discussed big ideas and traffic considerations/access to the site
- Provide an overview of some of the **design considerations** being addressed in the Specific Plan
- Input will inform the project description (total square footage, number of units, hotel rooms, etc.) forwarded to City Council for review before starting environmental analysis
- Index Cards 



Community Workshop #1

# GENERAL TIMELINE





# COMMUNITY CHARACTER



# CONSIDERATIONS WHEN DESIGNING A SITE

- Edges & Views
- Gateways
- Circulation
- Open Space
- Land Use Mix
- Building Heights & Placement on the site

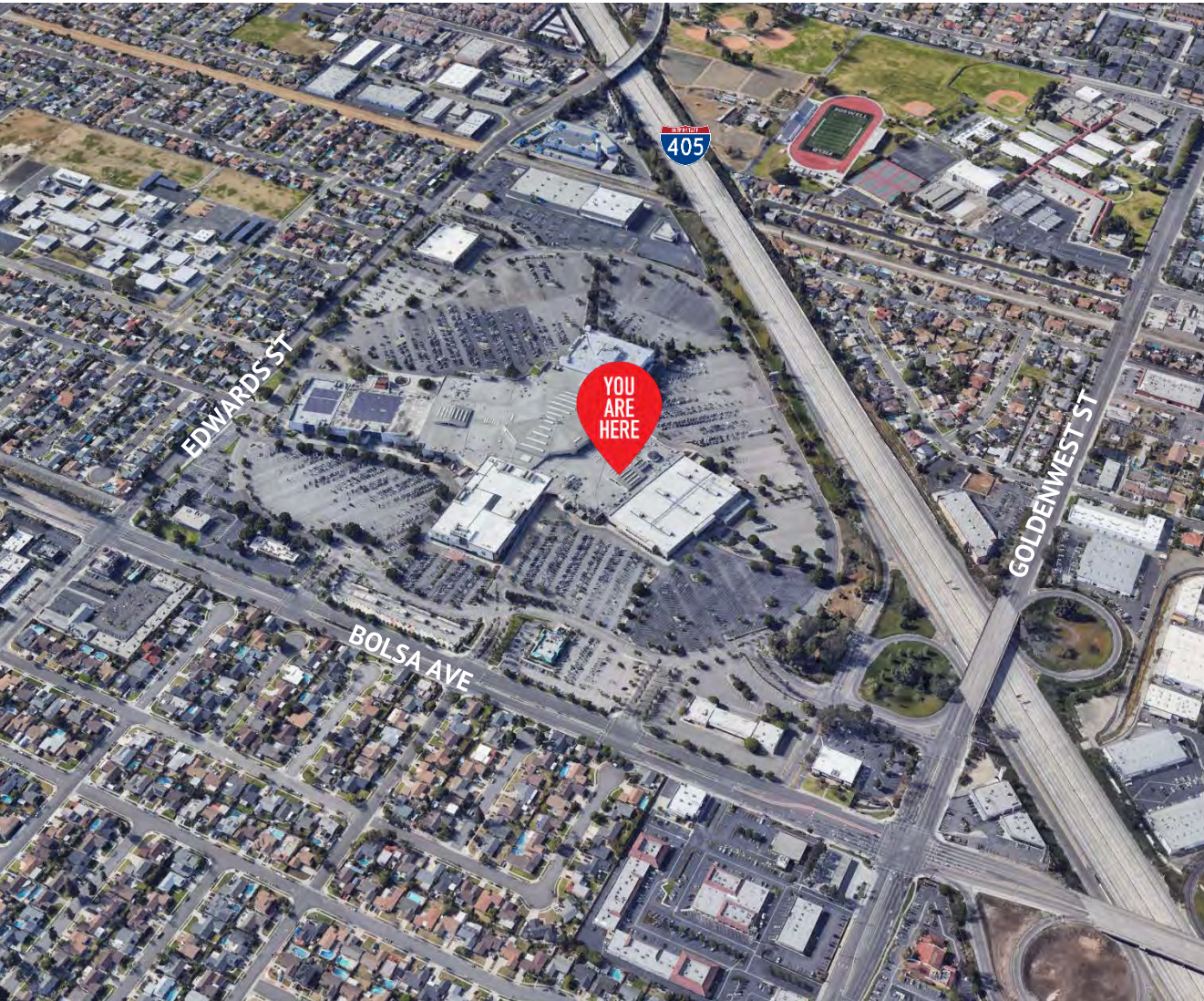


# KEY OBJECTIVES FOR THE SPECIFIC PLAN

- Westminster Mall is identified in the General Plan as a place to accommodate the City's growth
- The WMSP area must be designed to feel like a commercial activity center with residential uses (not vice versa)
- Any proposed development must fit within the capacity of the existing roadway system (no widening)
- Additional building height may be accommodated in a way that is respectful of the surrounding uses (compatibility)
- The WMSP will maximize opportunities to provide various scales of open space (and provide variety)
- New residential uses must provide a diversity of housing types and range of affordability



# COMMUNITY CHARACTER



- **Approx. 100 acres**
- **7 property owners**
- **Properties at varying levels of readiness to redevelop**





# FREEWAY EDGE & VIEWS



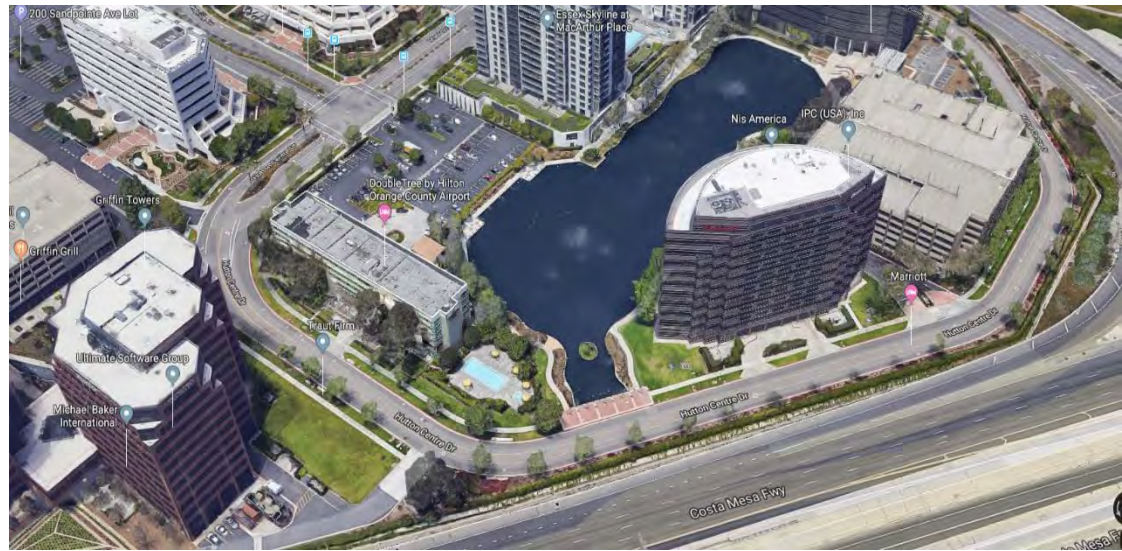
# EDGES: Freeway Existing Condition



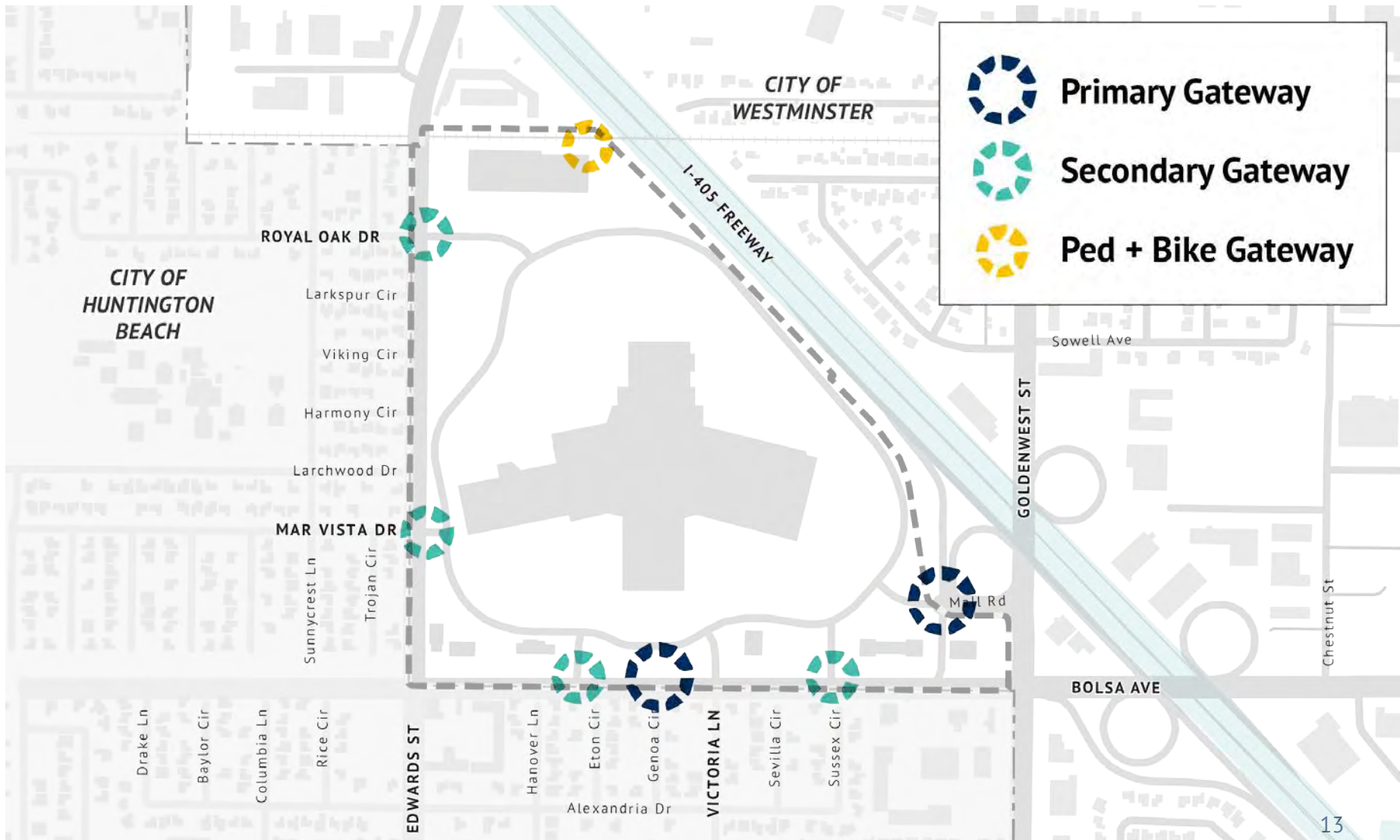
# EDGES: Existing Freeway Edge



# FREEWAY EDGE & VIEWS: Ideas



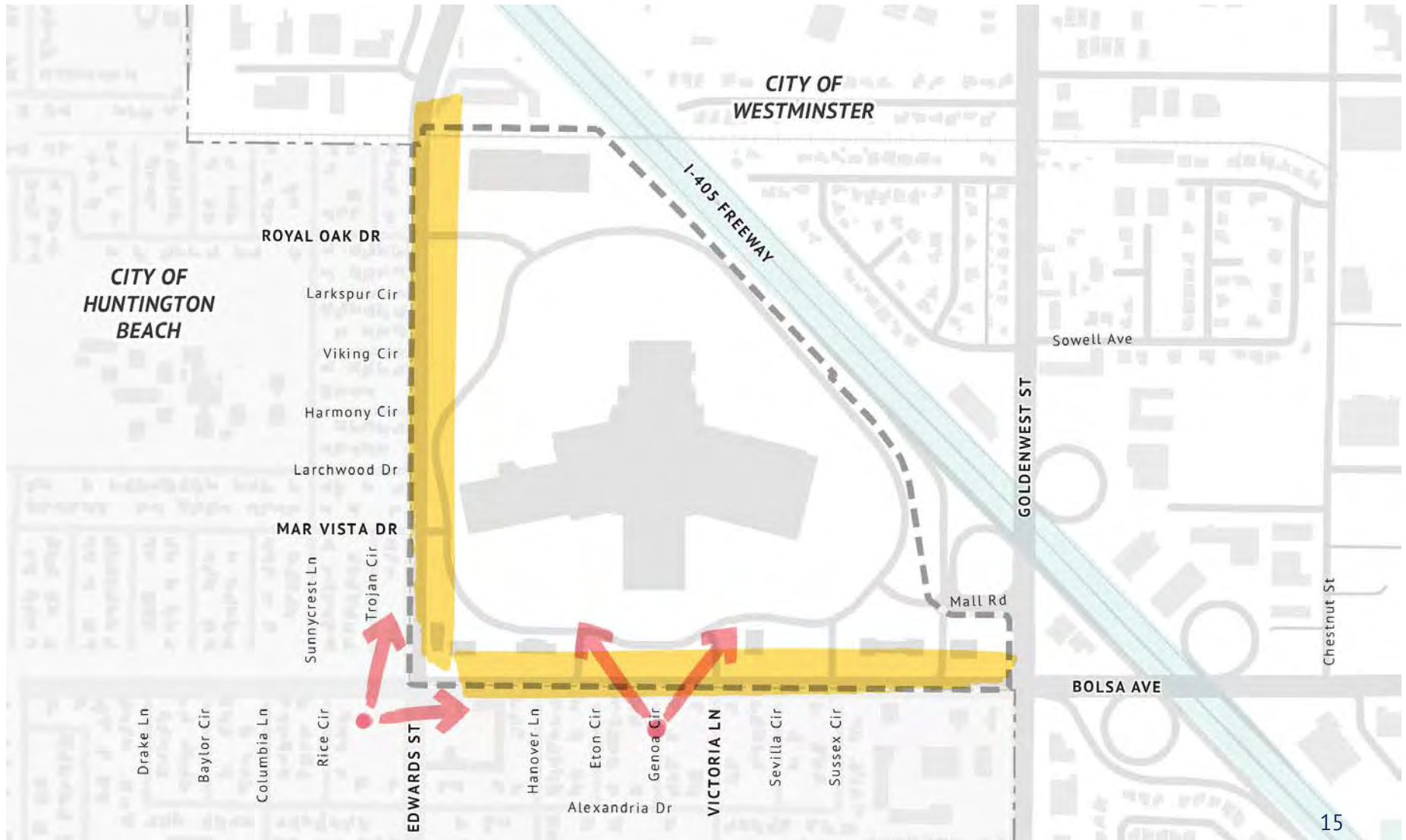
# GATEWAYS & ACCESS



# Gateways + Access



# NEIGHBORHOOD VIEWS & EDGES



**EDGES:**  
Bolsa Ave  
Existing  
Condition





# EDGES: Bolsa Ave Existing Condition



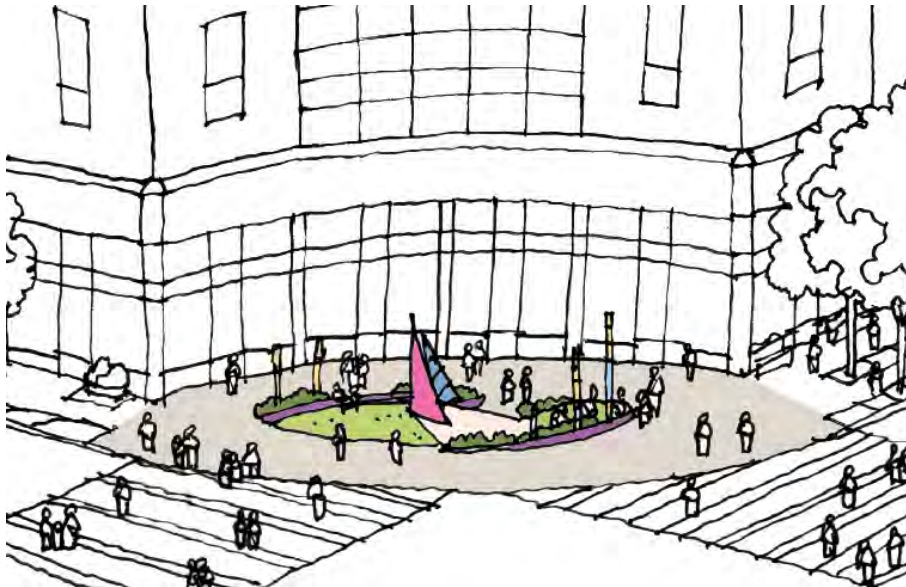
# EDGES: Bolsa Ave Concept



# VIEWS & EDGES: Commercial/Mixed Use



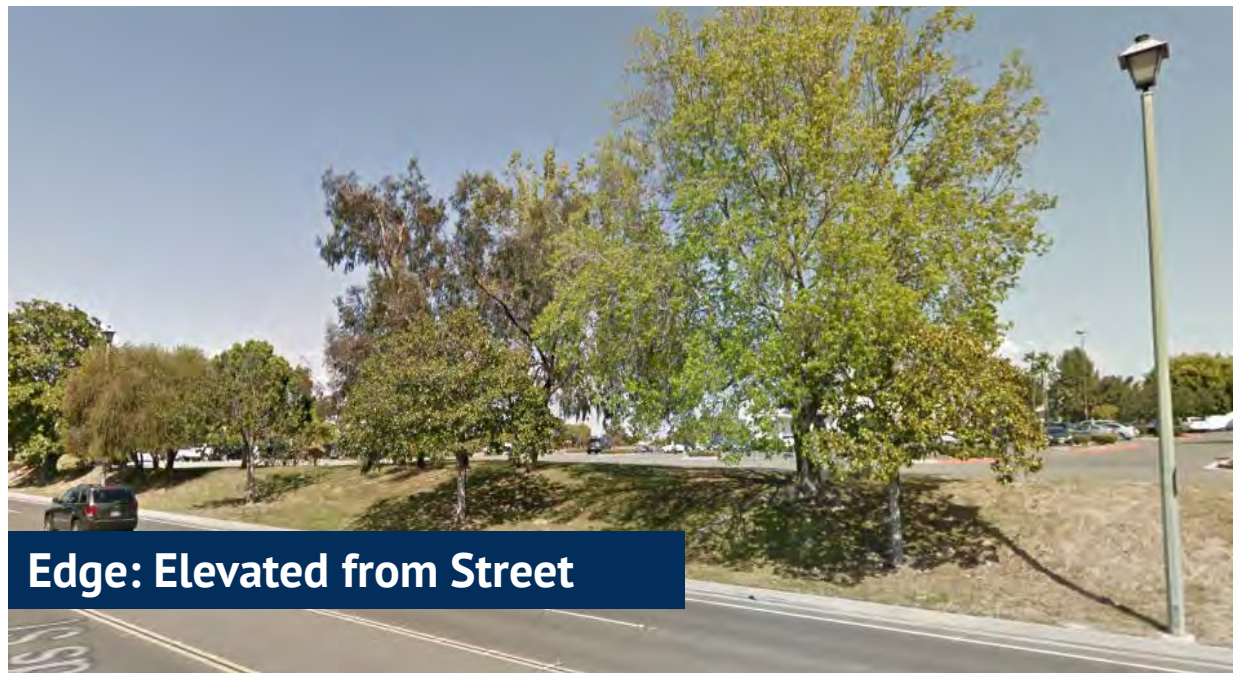
# VIEWS & EDGES: Commercial/Mixed Use



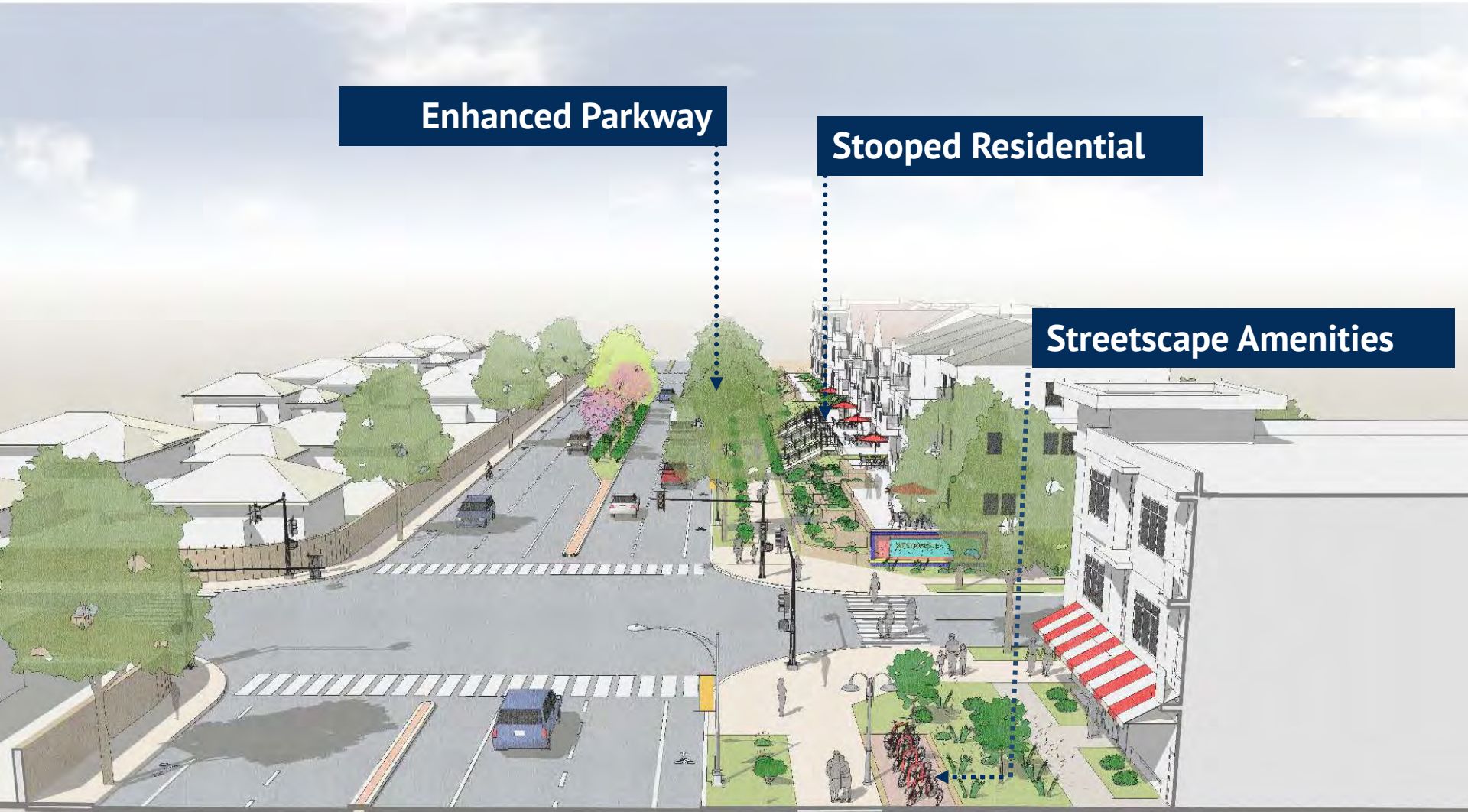
**EDGES:**  
Edwards  
Ave  
Existing  
Condition



**EDGES:**  
Edwards  
Ave  
Existing  
Condition



# EDGES: Edwards St



**Enhanced Parkway**

**Stooped Residential**

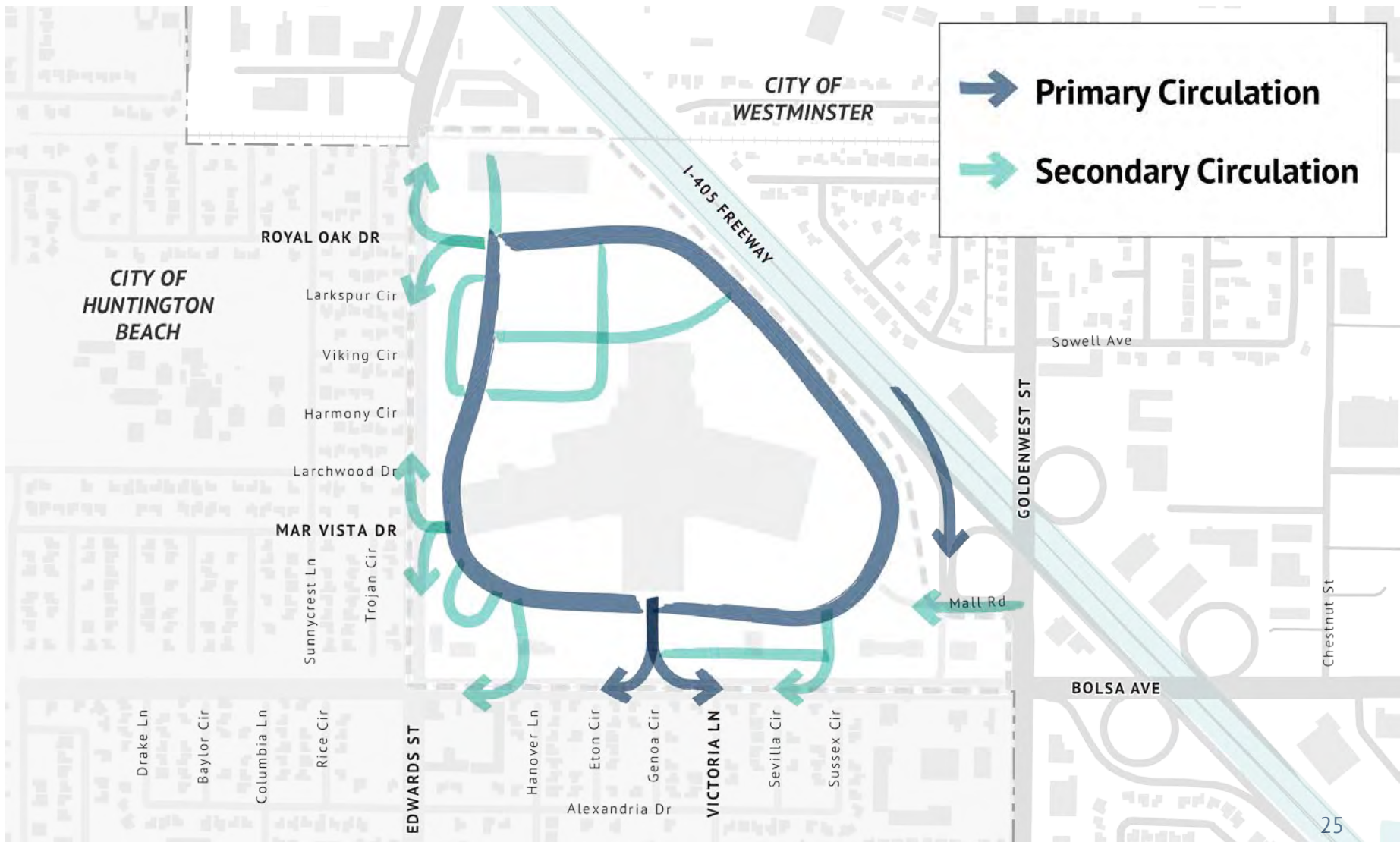
**Streetscape Amenities**

# VIEWS & EDGES: Residential





# CIRCULATION



# CIRCULATION: Internal

Residential Uses

Stand-alone Retail

Valet Parking

Ground Floor Retail

On-street Parking

Wide Sidewalks

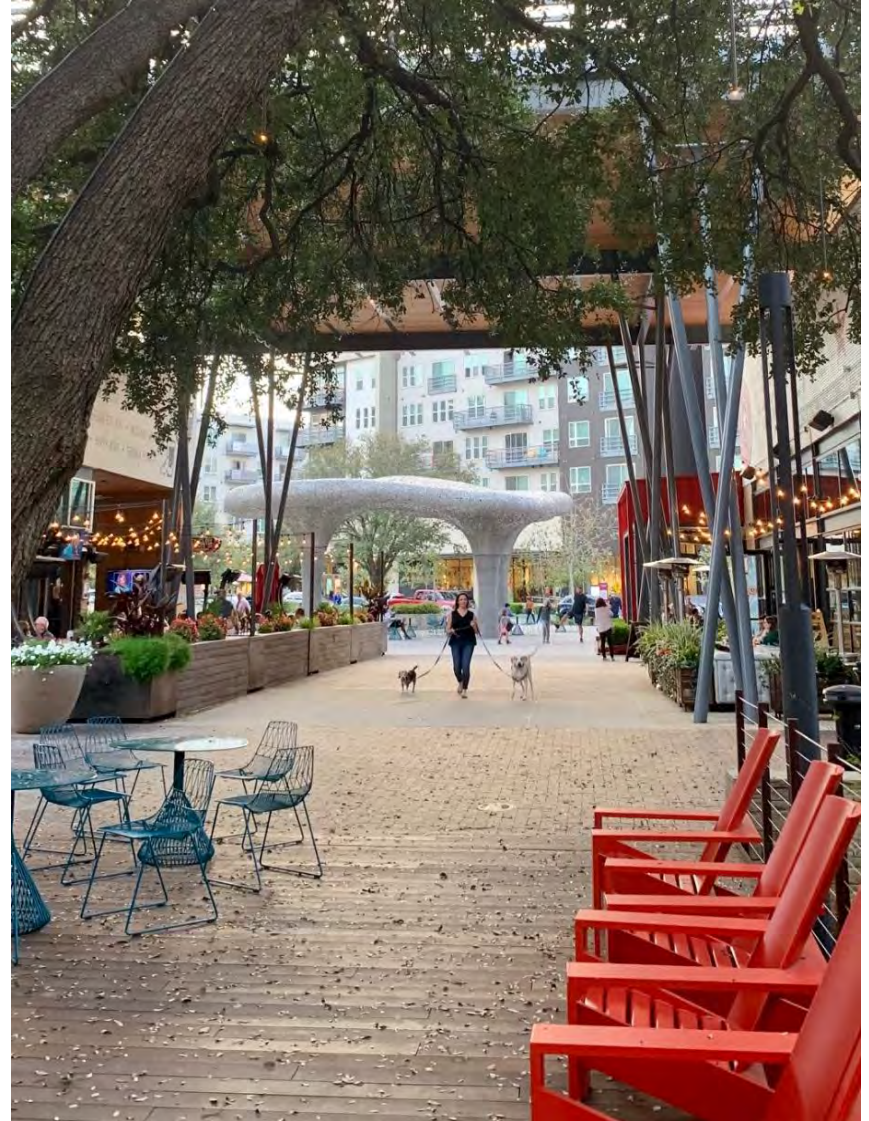


# CIRCULATION: Internal

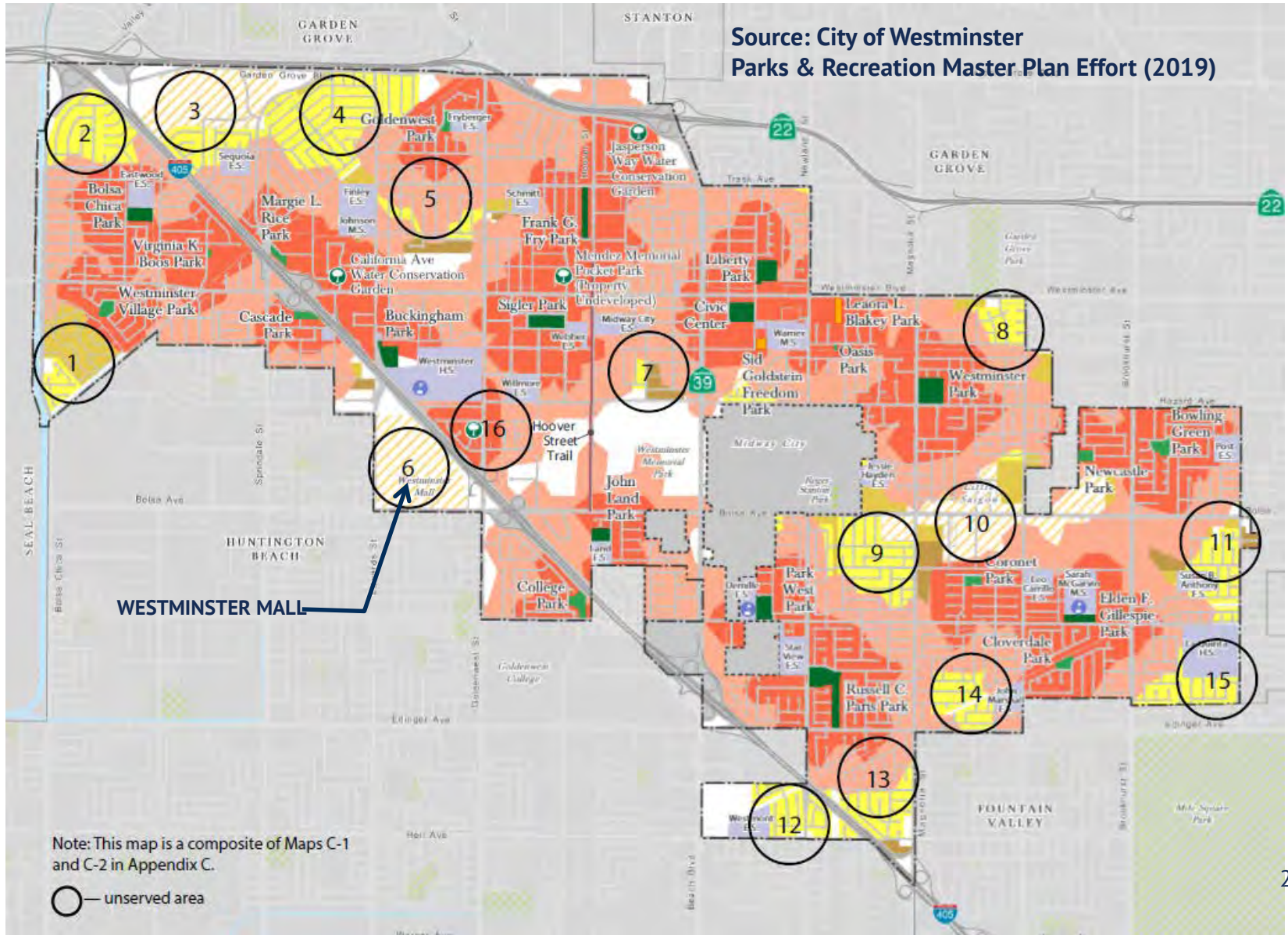


# OPEN SPACES: What we heard

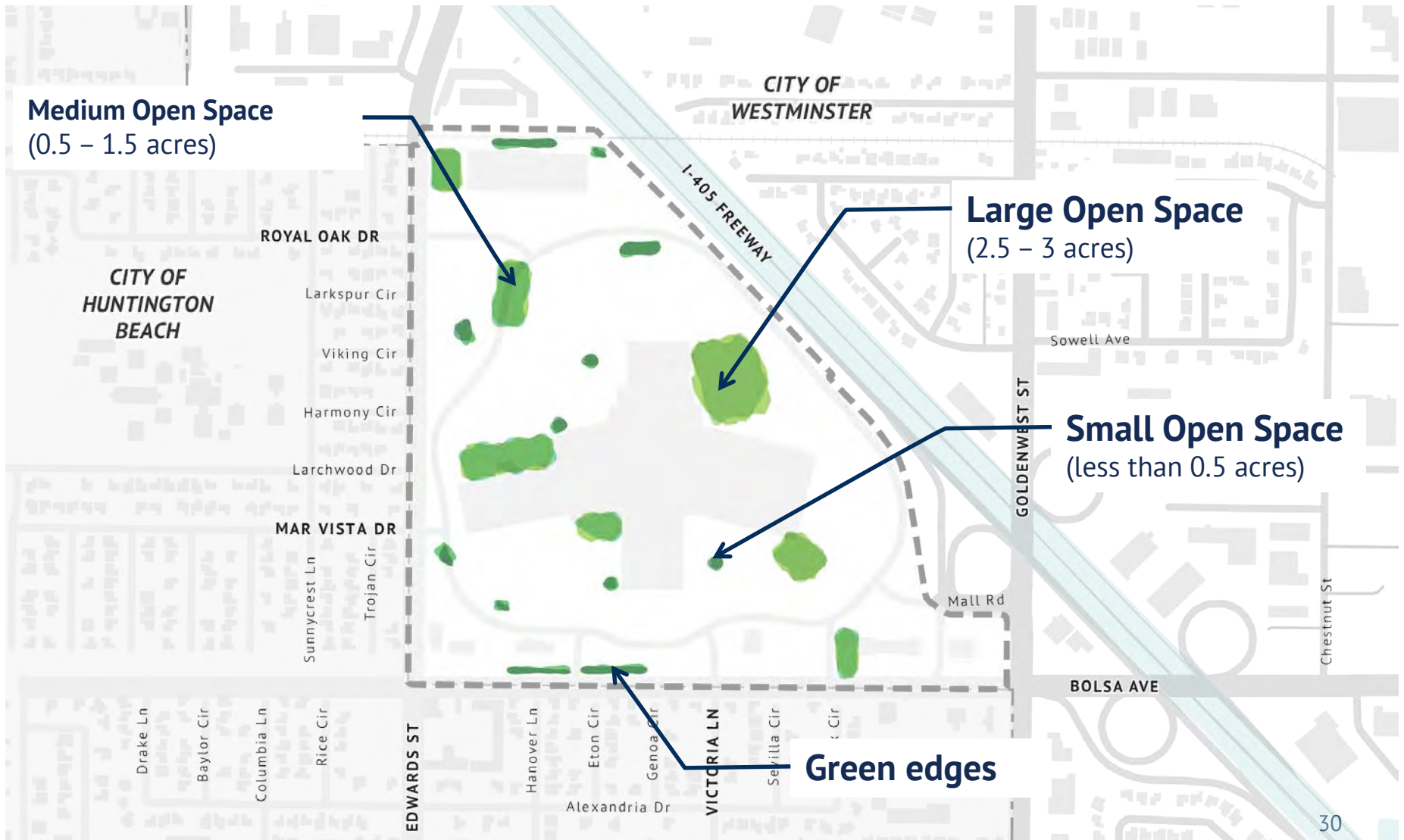
- Desire a variety of spaces:
  - › Larger spaces for more active events
  - › Smaller spaces (plazas, gathering spaces)
  - › Outdoor dining areas
- Important to connect spaces to increase activity and walkability in all areas of the site



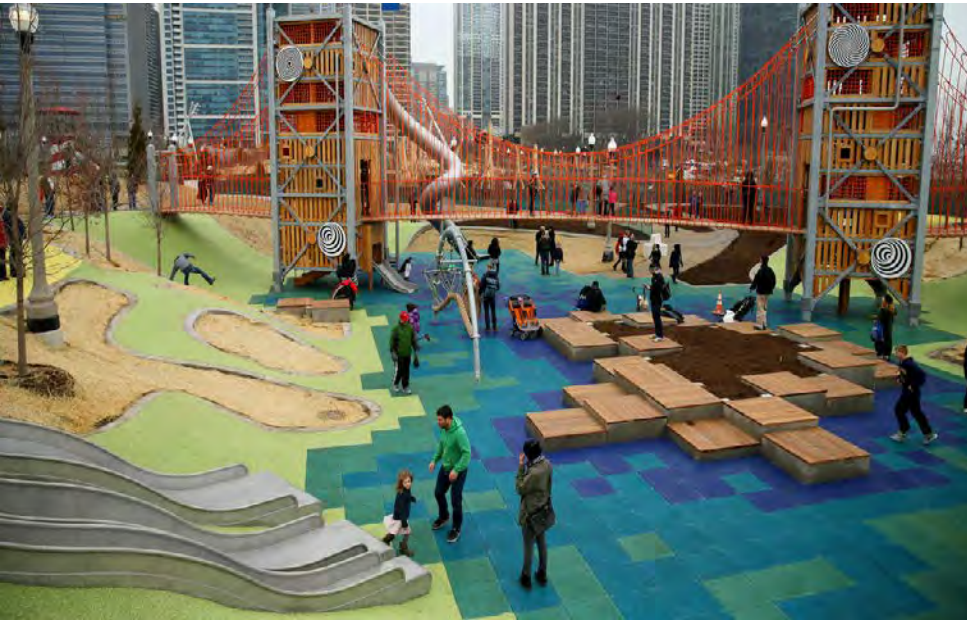
# OPEN SPACES: Underserved Areas



# OPEN SPACES



# OPEN SPACES: Public – Large Spaces



# OPEN SPACES: Public

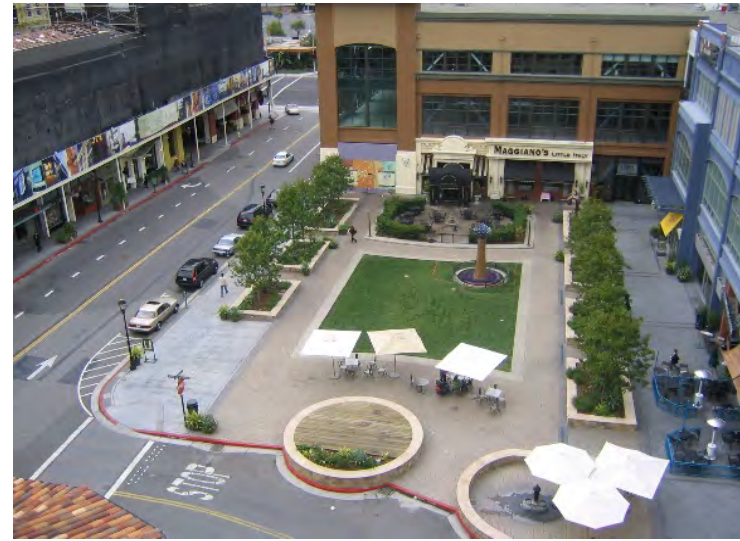




# OPEN SPACES: Public – Plazas & Promenades



# OPEN SPACES: Public – Plazas & Promenades

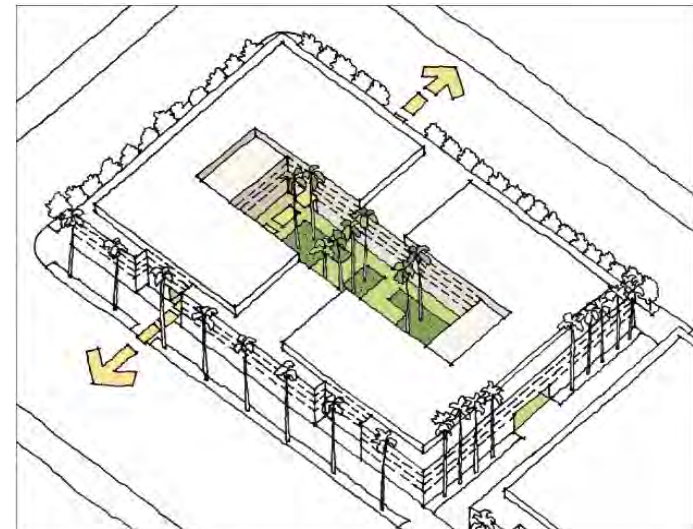


# OPEN SPACES: Public – Enhanced Green Edges

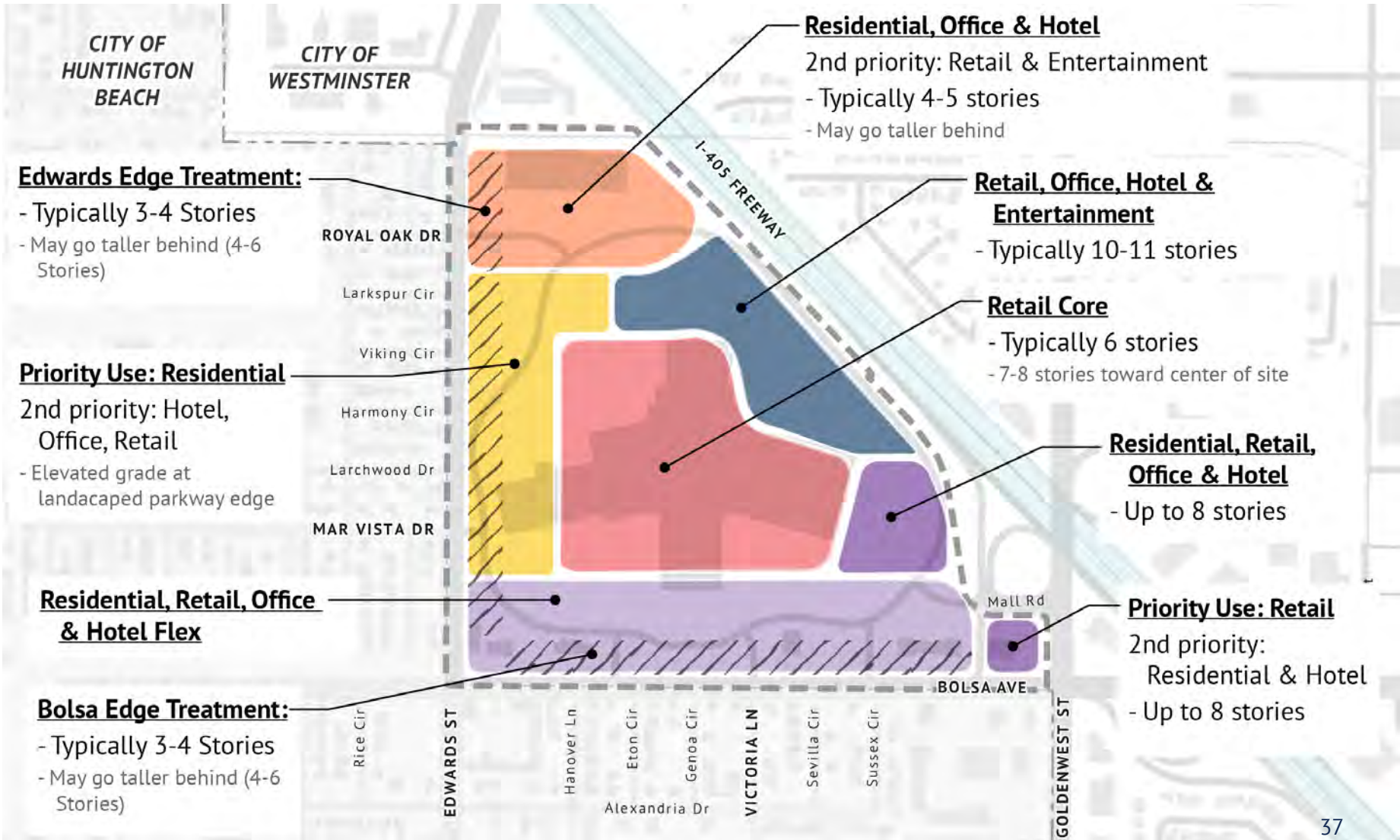


**Activated landscape areas**

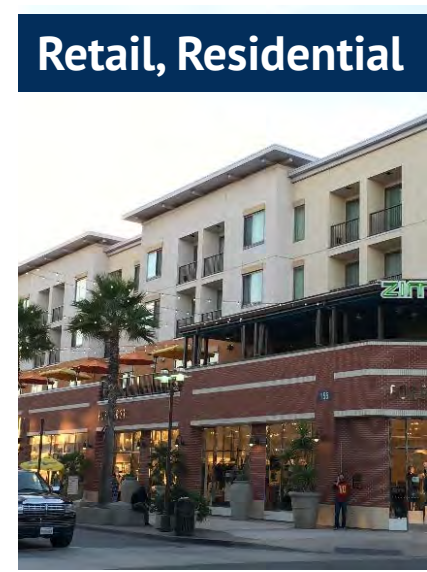
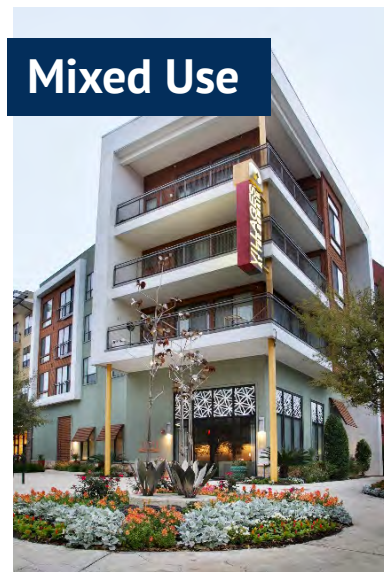
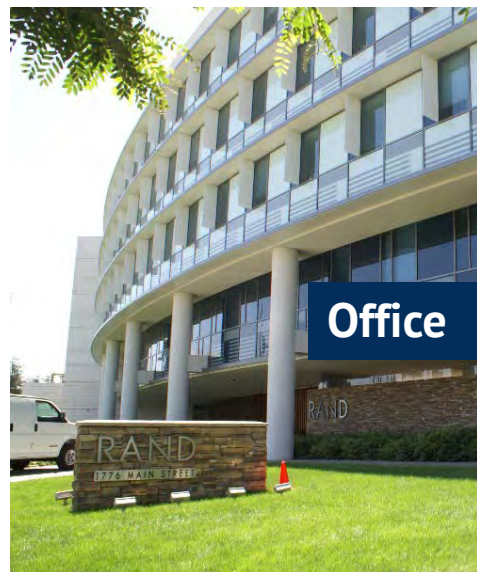
# OPEN SPACES: Private



# LAND USE CONCEPT & PROPOSED HEIGHTS



# LAND USE CONCEPT: Mixed Uses





# HEIGHTS



4 – 6 Story



1-10 Stories



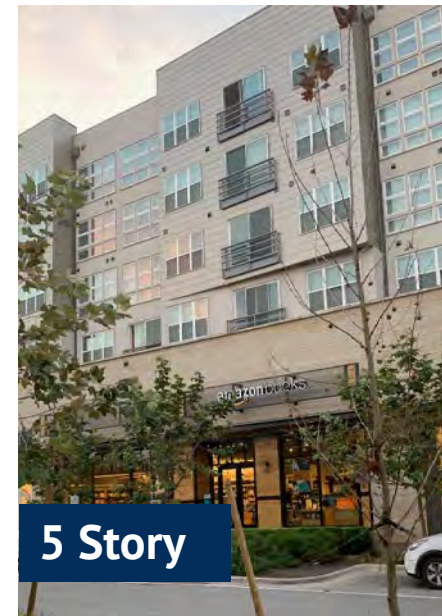
2-3 Stories



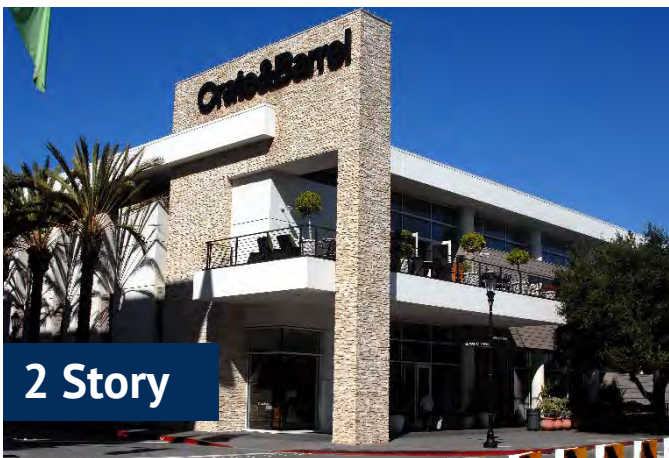
3 Story



2-6 Stories



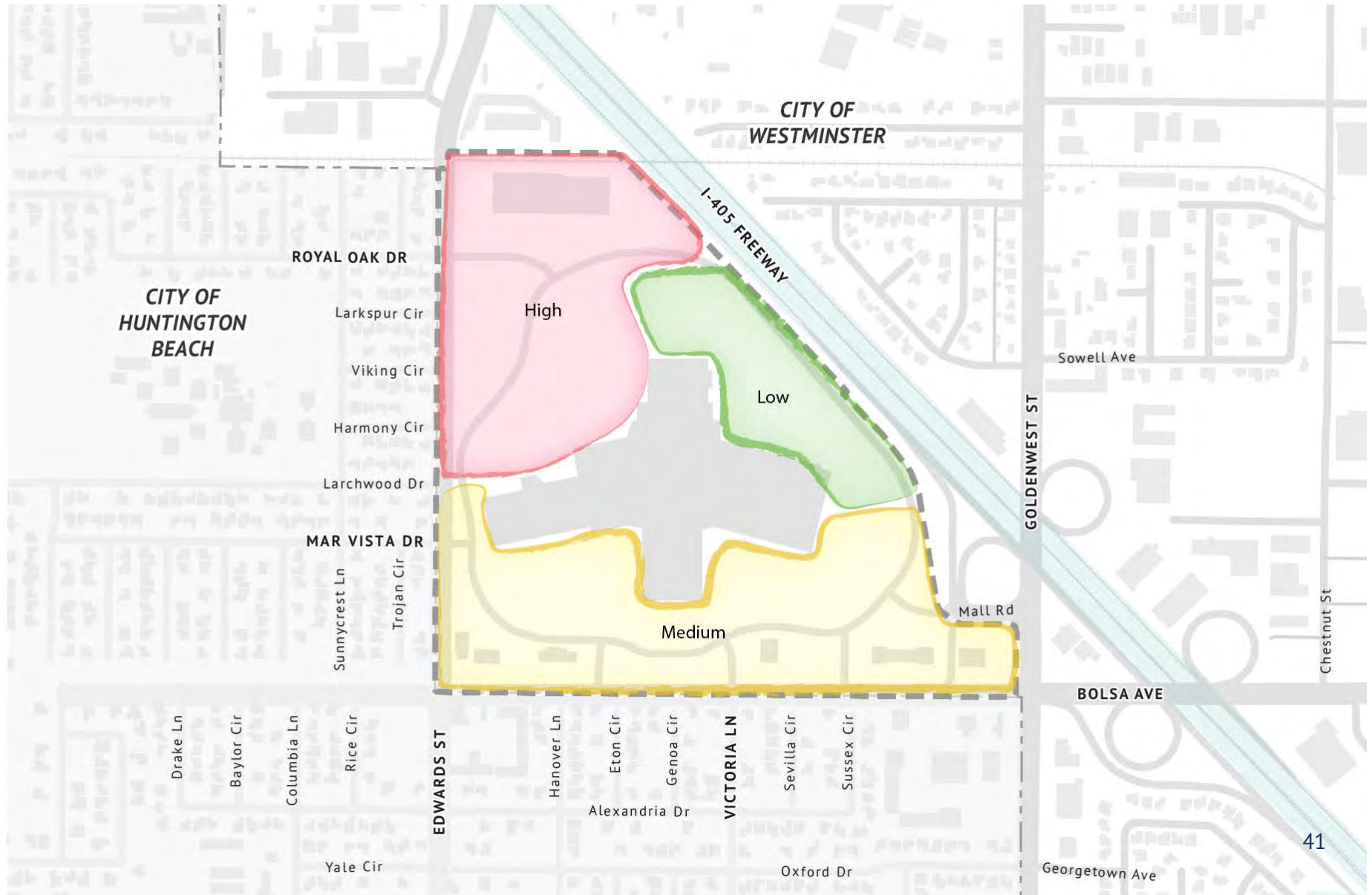
5 Story



2 Story



# SITE TOPOGRAPHY

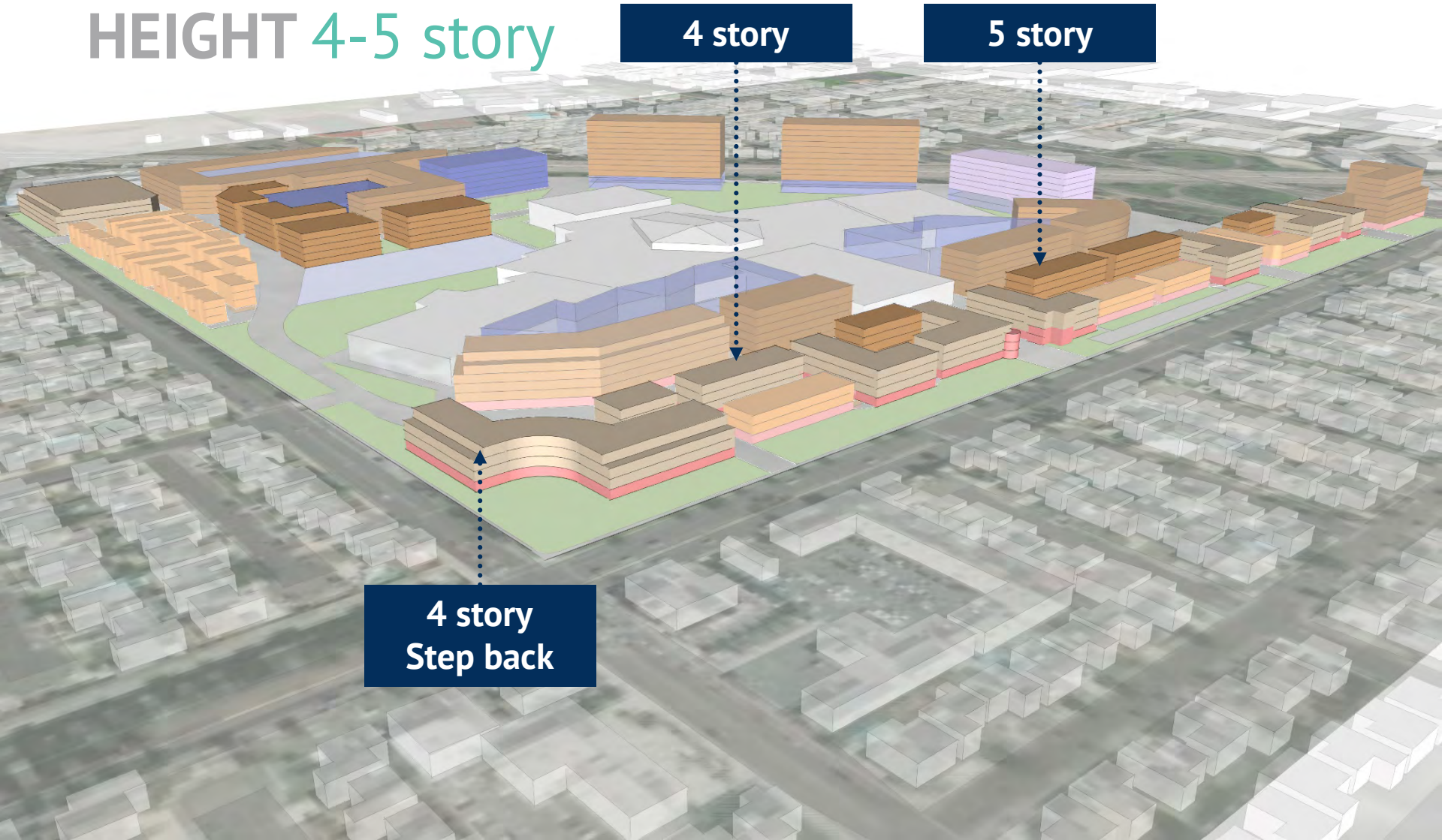


# HEIGHT 3 story

3 story



# HEIGHT 4-5 story



4 story

5 story

4 story  
Step back

# HEIGHT 6-8 story



6 story

8 story

6 story  
Step back

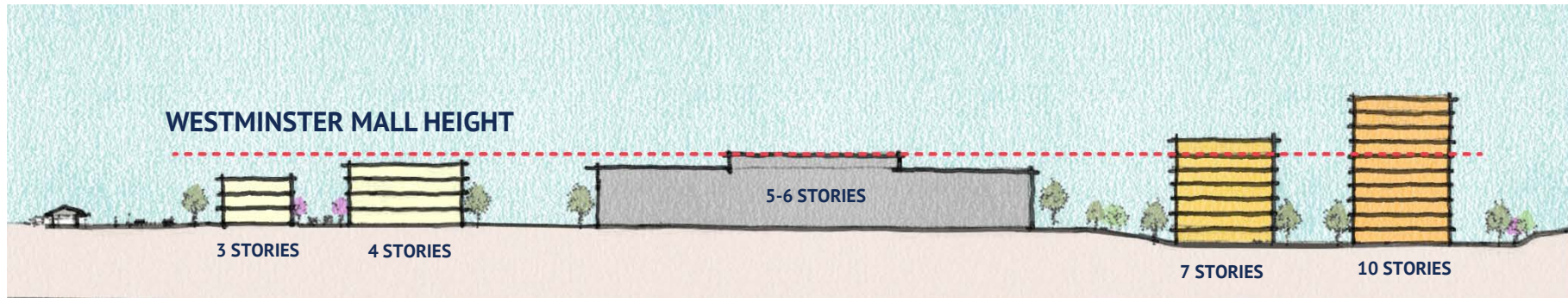
# HEIGHT 10 story

10 story

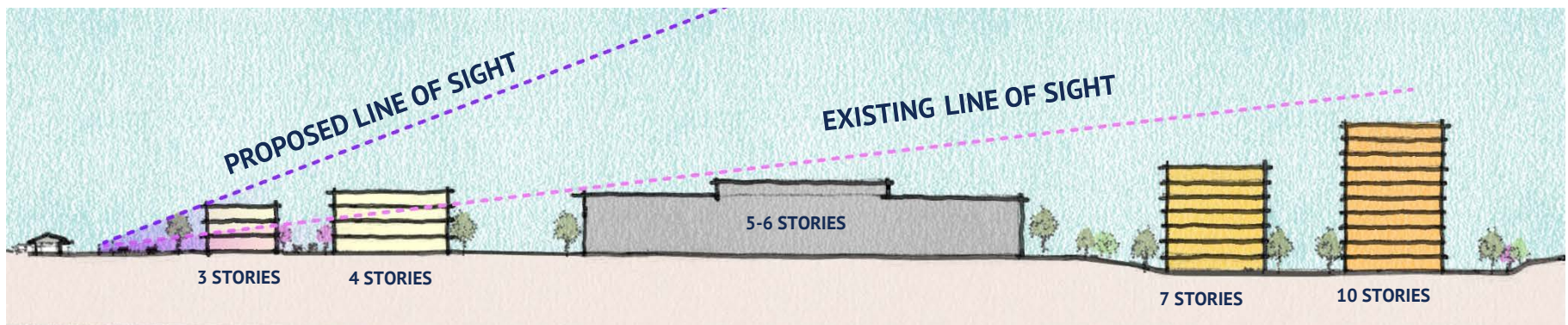


# HEIGHT PERCEPTION & WHAT YOU CAN SEE

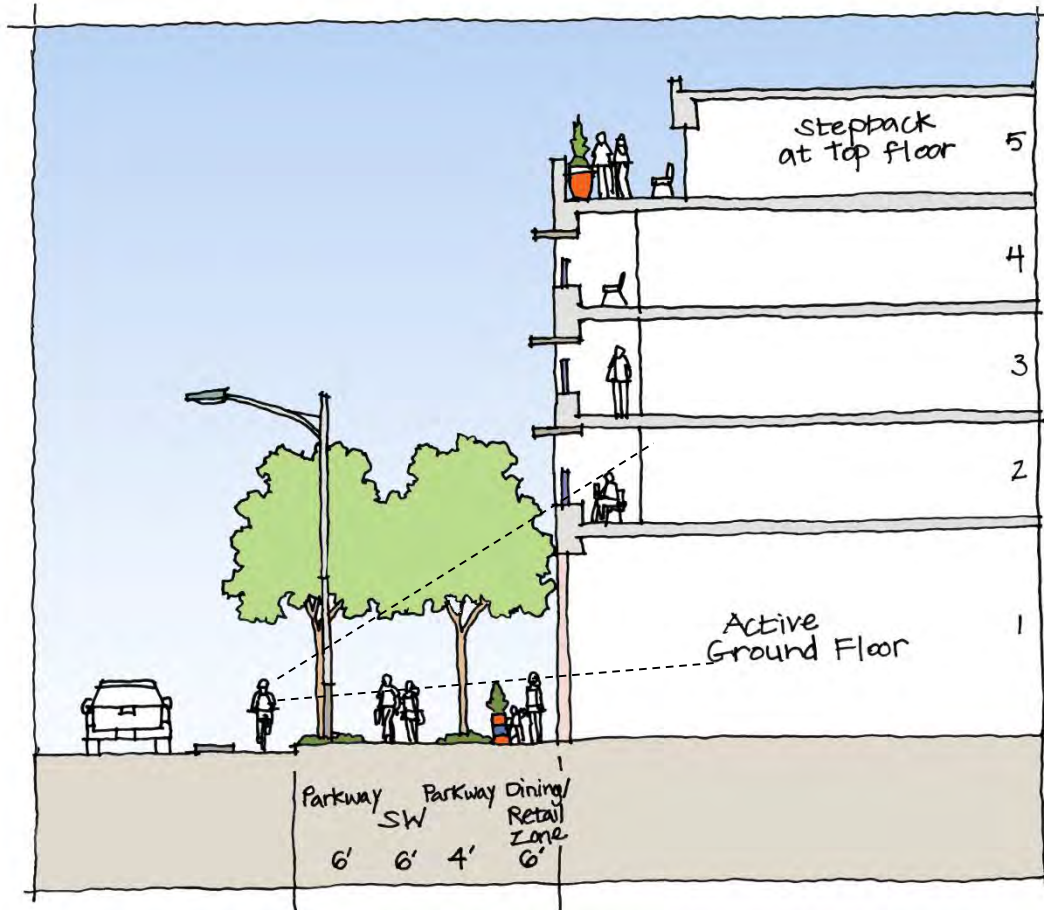
How buildings will appear because of site's changing topography



What you will see from Bolsa & Edwards



# HEIGHT PERCEPTION & WHAT YOU CAN SEE





# QUESTIONS AND ANSWERS





## **OPEN HOUSE**

Please visit all of our stations –  
City staff are available to answer  
your questions

# ACTIVITIES & STATIONS



## ACTIVITY STATION

- *What do you like most about the things you've heard tonight?*
- *What things should be changed?*

## OTHER STATIONS

- *Circulation*
- *Land Use*



**Fill out Comment Cards to provide additional feedback!**



**WHAT'S NEXT?**





# Community Workshop # 3: Project Description & Land Use Plan End of September



# How long will this take?

*The process will be a combination of City efforts and individual property owner efforts over time*

- **Spring/Summer 2019**
  - City will be drafting the Specific Plan over the next 3-4 months
  - Additional community workshops & surveys will be conducted during development of design approach and creation of the land plan
- **Fall/Winter 2019**
  - Environmental and Technical Studies will be completed
- **Spring/Summer 2020**
  - Specific Plan goes to Planning Commission & City Council for adoption

# WESTMINSTER MALL... What's Next

A large, stylized letter 'W' in a dark blue color, positioned within a white diamond-shaped section of a larger geometric pattern on the left side of the slide.A large, stylized letter 'M' in a dark blue color, positioned within a white diamond-shaped section of a larger geometric pattern on the left side of the slide.

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- For more information, or to sign up for email notifications about future events or meetings related to the Westminster Mall visit the project website:

**<http://bit.ly/WMallplan>**