

7.0 CIVIC CENTER AREA DESIGN GUIDELINES

A. INTRODUCTION

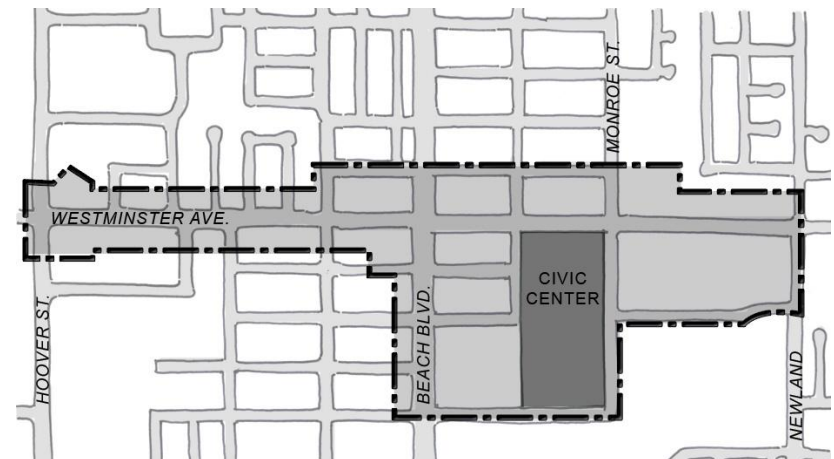
I. OVERVIEW

The following specific design guidelines apply only to property in the Civic Center Area. The boundaries of the area are established on the map shown on this page. This area is primarily located along Westminster Boulevard, within proximity to the City's Civic Center. While the predominant architectural design theme in the Civic Center Area is referred to as 'Old English', developments locating in the area are not required to utilize this style, but the style used should be compatible with it.

2. PRIORITY

The design guidelines contained in this section are to be combined with the general guidelines contained in Section 3.0, *Commercial Design Guidelines*. In the event that the design guidelines for the Civic Center Area and the Commercial Design Guidelines are in conflict, the guidelines contained in the Civic Center Area Design Guidelines shall take precedence.

Location Map: Civic Center District



B. ARCHITECTURAL STYLE

The following guidelines apply to developments in the Civic Center Area that desire to develop exterior building elevations utilizing the Old English theme. Other architectural styles may be permitted upon a finding that a particular style would be compatible with the Old English style, and could meet the design guidelines of the Civic Center Area. Deviations from the Civic Center Area design guidelines may be permitted to accommodate an architectural style different from the Old English theme, subject to the approval of the Director.

I. DESIRABLE ELEMENTS

The desirable elements for Old English buildings in the Civic Center Area are:

- climbing vines (English ivy) on walls;
- brick exterior walls (Flemish or English bond; variegated color);
- hand troweled stucco finish (ochre, off-whites, maize);
- half-timber cross bracing (dark brown);
- steep gabled roofs, clipped gable roofs, multi-planed roofs;
- quoin stones at building corners;
- elaborate chimneys;
- slate or tiles on roofs (browns, grays);
- arch braces and trussed rafters;
- bay windows; and
- tower elements.

2. UNDESIRABLE ELEMENTS

The design elements that should not be used for buildings in the Civic Center Area are:

- all glass, contemporary architecture;
- unarticulated, large blank walls;
- flat, unadorned roofs;
- outside storage; and
- corrugated or standing seam metal buildings.



Typical example of half-timber cross bracing



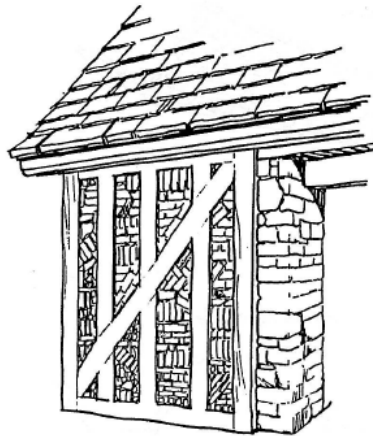
Small retail center of in-line shops, with covered arcades

3. BUILDING MATERIALS AND COLORS

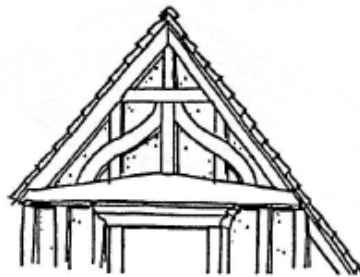
These are desirable building materials and colors in the Civic Center Area:

- a. *Building materials.* Heavily textured materials should be used. Primary exterior wall materials should include the following:
 - brick (unpainted);
 - heavily textured stucco with wood cross bracing accents;
 - clapboard; and
 - other rock or unit masonry appropriate to the style.

- b. *Colors.* The image of the Civic Center Area can be greatly enhanced through the use of a complimentary color palette for primary walls. Earth tone colors, reminiscent of Old English architectural style, such as beige, various shades of brown, buff, brick red, grey, rust and off-whites are desirable. Accent material should be darker in color to provide a rich appearance and add to the dimension the building.



Good example of appropriate materials



Details of timber cross-bracing

The following are undesirable building materials and colors in the Civic Center area:

- a. *Materials to avoid.* Inappropriate exterior wall materials should not be used unless the project designer can make a strong case for the 'innovative' use of the material. Materials considered to be inappropriate include:
 - cinder block, concrete block;
 - simulated wood or masonry;
 - smooth concrete;
 - vertical planking (wood; rustic or 'Western' look);
 - diagonal planking;
 - corrugated metal or plastic;
 - standing seam metal walls; and
 - imitation 'rock work' veneers.

- b. *Colors.* Colors in the blue, violet or green ranges should not be used as primary wall colors, but may be used as secondary trim colors provided that they are subdued and are selected for compatibility with the overall design context of the building.

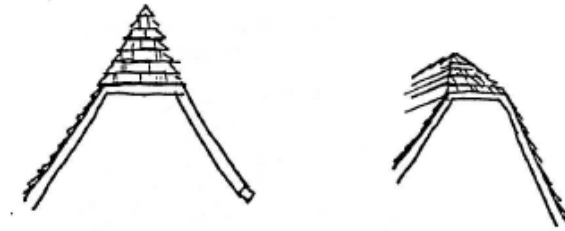
4. ROOF FORM AND MATERIALS

The following are desirable roof form and materials in the Civic Center Area:

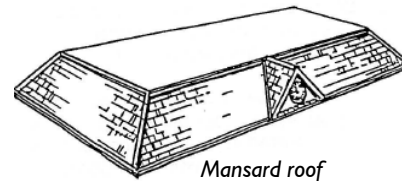
- a. *Full roof forms.* Roofs are an important element of Old English architectural design. Traditional 'full' roof forms such as gable, clipped gable and hip roof shapes should be used. Flat roofs are prohibited.
- b. *Mansard or shed roofs.* Renovation of existing single-story buildings with flat roofs should include installation of full, wraparound mansard or shed roofs on all elevations to upgrade the appearance of the building and to screen roof-mounted equipment.
- c. *Roof pitches.* The roof pitch on Old English buildings should be at least 6:12 (vertical: horizontal distance). Steeper roofs are preferred.
- d. *Roof materials.* The following roof materials should be used:
 - clay or concrete shake
 - heavy architectural composition shingle
 - slate

The following materials should not be used in the Civic Center Area:

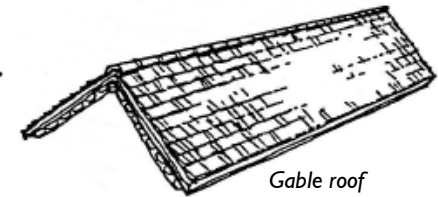
- brightly colored tile or shingles
- untreated wood shingles
- corrugated metal/standing seam metal
- crushed rock



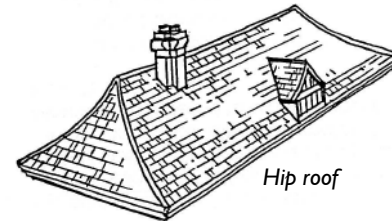
Clipped gable end details



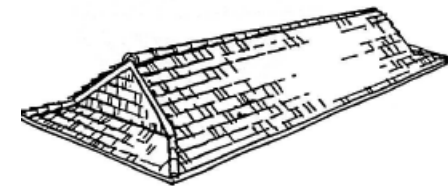
Mansard roof



Gable roof



Hip roof



Combination hip and gable

5. DOORS AND WINDOWS

- a. *Overview.* Traditionally, the storefront door in Old English architecture was more than just a door. Tall and stately in proportion, its design reflected its commercial importance. Its wood and glass construction made it substantial and inviting to the customer. Other storefront doors (usually leading to upper floors) were similar in appearance but less impressive than the main entry door.

The use of windows as an architectural element is of critical importance to the facade design. Windows create a visual rhythm of building openings, as well as a view of the retail interior. The primary function of glass is to provide visibility into the display area.

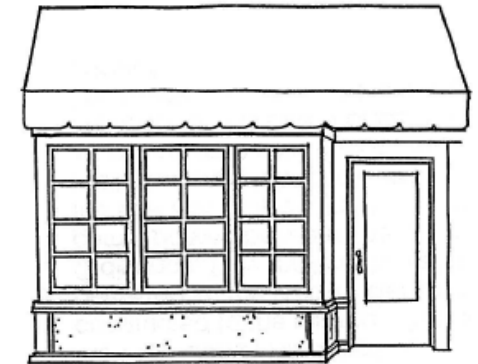
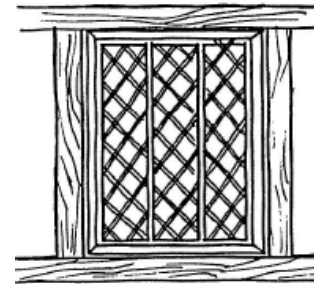
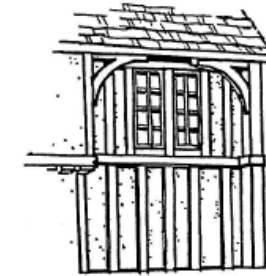
- b. Desirable door design elements include:

- recessed doors which convey the appearance of thick walls;
- wood construction with multi-paned window;
- metal door frames with dark anodized finish;
- double door entries;
- and large hand pulls.

- c. *Window bulkheads.* Storefront windows should be large with low bulkheads at the bottom. By limiting bulkhead height, visibility to storefront displays is maximized; maximum bulkhead height should be approximately 24 inches.

- d. Desirable window design elements include:

- multi-paned vertical design; wood frames;
- operable windows;
- multi-paned bay windows (oriel); and
- window planter boxes.



Storefront with bulkhead

C. SITE PLANNING

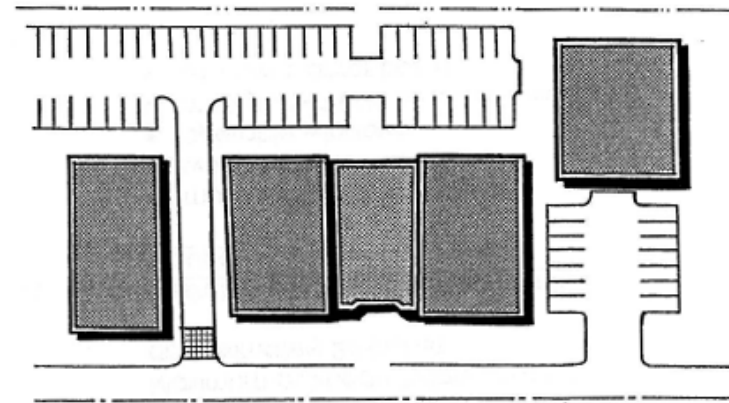
I. OVERVIEW

The primary issue related to commercial development in the Civic Center Area is the creation of a pedestrian friendly "village" atmosphere along Westminster Boulevard.

It is important that the continuity of the 'sidewalk adjacent' relationship of buildings along Westminster Boulevard be maintained whenever possible. The traditional "downtown" appearance should not be totally lost to 'new' developments with large building setbacks and parking located between the sidewalk and building face.

2. SETBACKS

- a. *Front setback.* Commercial buildings in the Civic Center Area should be constructed to the minimum front setback permitted by the Westminster Land Use Ordinance. They should not be set back to permit parking between the building and the sidewalk. Instead, the front setback should be completely landscaped except for access driveways. Areas should be provided for pedestrian plazas and courtyards to connect the building to the sidewalk.
- b. *Average setback.* Where a new building is to be constructed and existing buildings on either side are set back from the front property line, the new building may be setback a distance equal to the average setback of the other two adjacent buildings. In all other circumstances the new building should be set back the minimum distance permitted by the Land Use Ordinance.



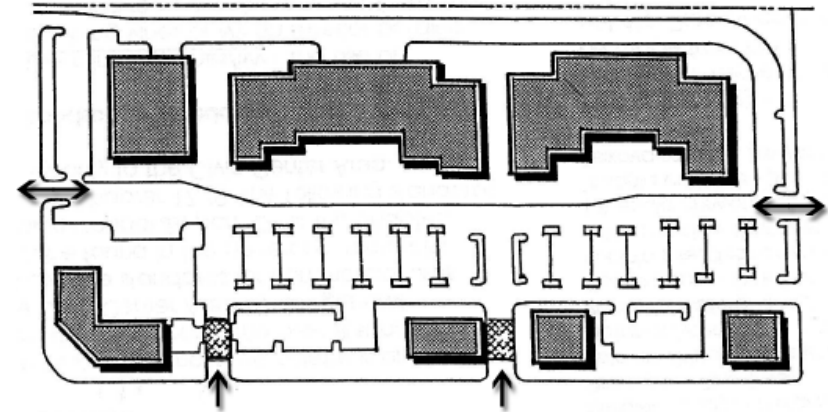
Locate front of building adjacent to sidewalk with parking at rear

Do not set building back from sidewalk with parking in front

3. SHOPPING CENTERS

In the event a multiple acre shopping center is proposed In the Civic Center Area, not all buildings need to be along the sidewalk and the minimum permitted distance away from ft. However, every effort should be made to accomplish the following:

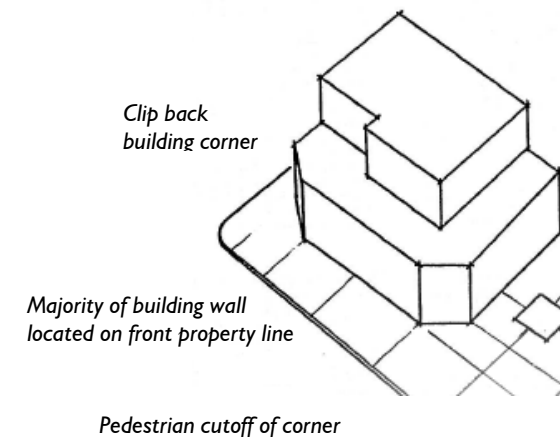
- Place as much of the building storefront along Westminster Boulevard as possible;
- Create a village atmosphere by clustering buildings around plazas versus a typical linear layout;
- Avoid a monotonous parking layout through the use of freestanding pad buildings, landscape islands and medians; and
- Use 'employee only' parking lots at the rear and sides of the buildings whenever possible.



15% of frontage utilized for freestanding "pad" buildings

4. BUILDINGS OF CORNERS

New freestanding buildings should be set back at their corners at a public street and interior travel aisle intersections to create pedestrian plazas as well as improve visual sight lines for vehicles.



D. LANDSCAPING

I. OVERVIEW

The landscape materials palette is an important element in the overall success of the Civic Center Area. Other general landscape guidelines for commercial uses can be found in the general commercial design guidelines section of this document. The following guidelines apply only to the Civic Center Area.

2. LANDSCAPE GUIDELINES

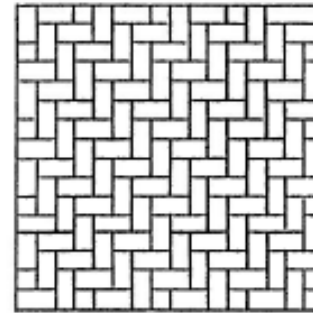
- a. *Use climbing vines/ivy.* The use of climbing vines or ivy on exterior building walls is a required element on all buildings.
- b. *Tree palette.* In keeping with the Old English theme of the Civic Center area, selections from the following tree palette should be made:
 - *Aesculus californica* - California Buckeye
 - *Arbutus unedo* - Strawberry Tree
 - *Betula papyrifera* - Paper Birch
 - *Brachychiton* spp. - Pink Flame or Majestic Flame Tree
 - *Calocedrus decurrens* - Incense Cedar
 - *Cupressus sempervirens* - Italian Cypress
 - *Gleditsia tricanthos* “Rubylace” - Red Honey Locust
 - *Koelreuteria paniculata* - Golden Rain Tree
 - *Lagerstroemia* spp. - Crape Myrtle
 - *Laurus nobilis* - Grecian Laurel
 - *Liquidambar styraciflua* – Liquidambar
 - *Liriodendron tulipifera* - Tulip Tree

- *Lithocarpus densiflorus* - Tanbark Oak
- *Lyonothamnus floribundus aspenifolius* - Catalina Ironwood
- *Magnolia grandiflora* - Magnolia Tree
- *Melaleuca* spp. - Melaleuca
- *Pinus* spp. - Pine Trees
- *Pistacia chinensis* - Chinese Pistache Tree
- *Platanus Acerfolia* - London Plane Tree
- *Prunus cerasifera* - Purple Leaf Plum
- *Quercus* spp. - Oak Trees
- *Robinia pseudoacacia* - Black Locust
- *Schinus molle* - California Pepper
- *Tabebuia chrysotricha* - Golden Trumpet Tree
- *Tristania conferta* - Brisbane Box
- *Zelkova serrata* - Sawleaf Zelkova

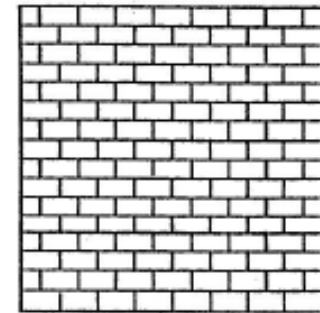
c. *Paving materials.* To reinforce the Old English theme, paving selections should be made from the following hardscape palette. Precast concrete pavers may be used.

- Red or charcoal brick paver: herringbone pattern 45 degrees, herringbone 90 degrees, basketweave or running bond.
- Grey or charcoal cobblestone paver: basketweave or running bond.

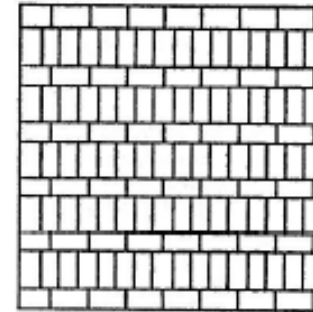
Other hardscape solutions consistent with the Old English theme of the Civic Center District will be reviewed on a case-by-case basis by the Director.



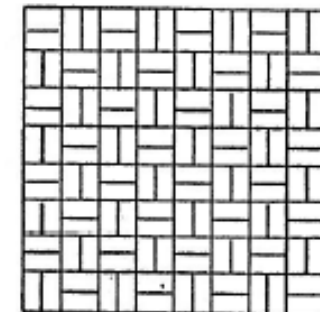
Herringbone



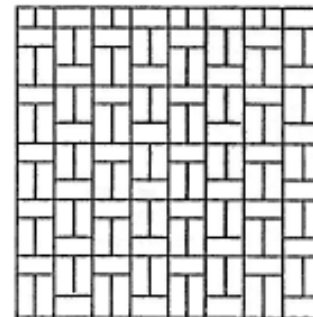
1/2 Running Bond



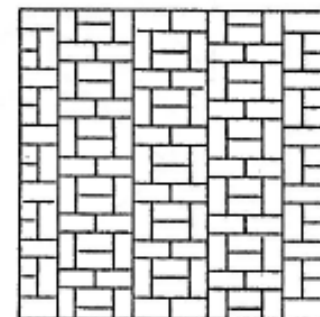
Running and Stack Bond



Basketweave



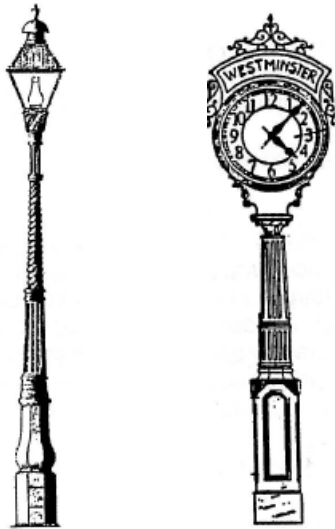
Variation of Basketweave



Variation of Basketweave

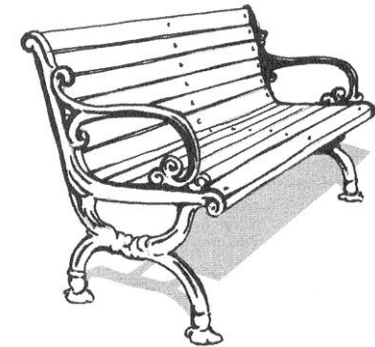
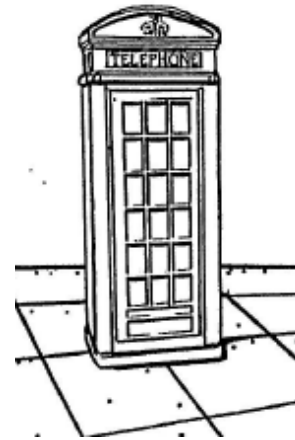
3. LIGHTING

- a. *Architectural theme.* All on-site lighting fixtures should be selected to match the architectural theme of the proposed development.
- b. *Accent lighting.* Accent lighting should be utilized to feature architectural elements which are related to the Old English theme (towers, chimneys). Uplighting of trees should be applied wherever feasible.



4. SITE FURNISHINGS

- a. Benches, trash containers and other site furnishings should be used and their location should be noted on the landscape plan(s).
- b. All on-site furniture elements, such as benches and trash receptacles, should be consistent with the Old English architectural theme. The following items should be incorporated into the landscape plans wherever feasible and appropriate:
 - Outdoor seating (benches, tables, chairs, planter walls);
 - Trash receptacles;
 - Water features (fountains);
 - English phone booth; and
 - Clock, freestanding (tower) or mounted on building,



E. SIGNS

I. OVERVIEW

The quality of commercial signs is an important element in conveying the desired "quality" theme. The guidelines contained in this section are specific in nature in the Civic Center District only. Other "general" sign guidelines are found in general commercial design guidelines and should be consulted as well.

2. SIGN GUIDELINES

- a. *Compliance.* All signs should comply with the provisions of the Westminster Sign Ordinance.
- b. *Desirable sign types.* The materials, colors and textures utilized on signs in the Civic Center District should reflect those of Old English architecture whenever applicable to the development. The appropriate sign types are:
 - Carved wood signs with external lighting;
 - Back-lighted reverse channel letter signs;
 - Permanent window signs; and
 - Internally illuminated signs of individual letters.

- c. *Lettering.* Signs should utilize lettering styles reminiscent of the Old English theme rather than those of contemporary themes.
- d. *Theme.* Signs within a commercial complex should follow a coordinated theme that is directly related to the architecture of the complex.
- e. *Monument-type signs.* Because of the special nature of the Civic Center District and the smaller scale, more pedestrian oriented development that is desired, monument-type signs should be used.
- f. *Projecting signs.* The use of small-scale projecting signs is desired and they should be installed whenever their use is appropriate and consistent with the building design. No signs should project over the public right-of-way.



Place signs to repeat the rhythm of the buildings architecture

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