

Site Design

These design principles address the manner in which a building is positioned on its site, as well as the ways in which landscape elements are used. They also provide guidance for the organization of uses on a site, including outdoor spaces, building location, parking, pedestrian and automobile circulation, and landscape design.

The objective of these principles is to create a vibrant area that is appealing to pedestrians and supports a mix of retail, dining, and entertainment, as well as offices, residential, and cultural activities.

Views

Views from the public right of way to natural features and landmarks should be identified and maintained. Significant views may occur from City parks, properties, and rights of way. See the Connectivity Framework Map on page XX for key views. (See Westminster Unified Development Code.)

SD.1. Enhance views to scenic natural features and landmarks.

- Locate and design a building to maintain key views from the public right of way.
- Locate buildings to frame a view as it is observed from public rights-of-way. Avoid completely blocking

a view from a public right-of-way with a large building mass.

- Where a site contains a view to natural features and landmarks, design a new building or an addition to take advantage of the view.

Historic and Cultural Resources

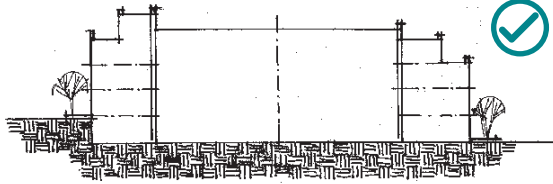
The City's cultural and historic resources are critical to the Harris Park Area's unique sense of place. These resources will contribute to attracting new development to the area, but care should be taken to preserve the existing resources when new development is proposed. A map of historic resources is available at the City offices.

SD.2. New development should be designed to respect and complement cultural and historic resources.

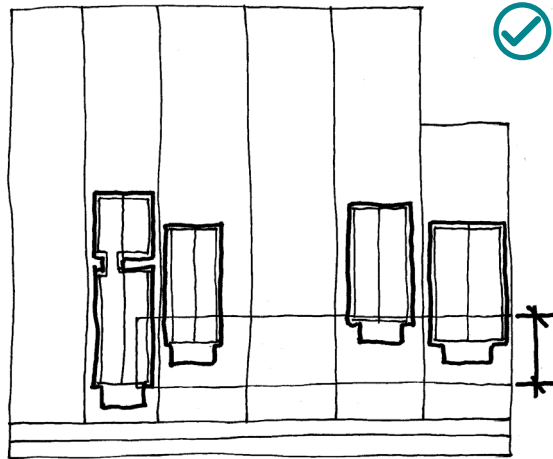
- Locate a building within the established front setback created by neighboring historic buildings.
- Design a new building to respond to the general mass and scale of a neighboring historic structure(s).
- Step down the height of a building towards a historic structure to respect the height, form, and scale of the historic building.
- Incorporate design features to distinguish the new building from the historic structure.
- Avoid replicating a historic structure or design.



The buildings above, the Grange and 3915 W. 73rd Ave, are two of the many historic resources in Harris Park. New development should be designed to respect and complement cultural and historic resources, such as these buildings.



Vary the height of a building to respond to a sloping site.



Locate a building to fit within the general range of setbacks within the Character Area.

Topography

Site work should be planned to protect the variation and character of the existing topography. (See Westminster Unified Development Code.)

SD.3. Minimize the visual impacts of cut and fill grading on a site.

- If cut and fill grading is necessary, regrade the site to be stable and reflect the "natural" slope, when feasible.

SD.4. Step a building foundation to follow the existing topography.

- Step the foundation of a building to follow site contours, when feasible.
- If stepping the foundation is not possible, disguise the cut with the placement of the building and provide a landscape buffer at the top of the cut.
- Vary the height of a building to respond to a sloping site.

SD.5. Work with existing site topography to prevent off-site drainage.

- Direct water to a common drainage path to avoid drainage on adjacent properties.
- Where possible, collect rainwater to reuse on site.

Building Placement

Building placement addresses the distance between a building and the street or the sidewalk edge. Buildings should be placed to establish a street wall in the contexts and Character Areas where a street wall is important. In other Character Areas, building placement may be more varied. (See Westminster Unified Development Code.)

SD.6. Locate a building to fit within the general range of setbacks within the Character Area.

- Especially important in Character Area(s) 2, 3, and 4
- In Character Area 5, buildings should be pulled to the street along Lowell to establish a street wall south of 73rd Ave.

SD.7. Locate a building outside of the established critical tree root zone of healthy mature trees.

SD.8. Orient the primary building entry to the street.

- Highlight the primary entrance through the use of awnings, canopies, recessed entries, and other devices.
 - » Especially important in Character Areas 3, 5, 6, and 8

- Orient a building entrance towards the street. Locate the entrance near the public realm when possible. However, there may be some cases where setting it back farther into a site is appropriate.
 - » Especially important in Character Areas 1, 2, 3, 4, 6, and 8

SD.9. In a large development with multiple buildings, cluster buildings to create defined, outdoor spaces.

SD.10. Provide a building anchor at the corner of a major intersection.

- Define the corner by locating the building at the corner.
- Where a building is not located at the corner, enhance the corner with a pedestrian-friendly entrance plaza. Incorporate human-scaled design features such as benches and planters in the plaza.
 - » Especially important in Character Areas 3, 5, 7, and 9

SD.11. When locating a new building adjacent to a historic resource, provide ample space to allow maintenance on the historic building and respect the historic character of the existing resource.

SD.12. Organize the edges of a site to provide visual interest to pedestrians.

- Incorporate display windows or other architectural features at the pedestrian level.
- Provide landscape features along the walkway edge.
- Locate a building at the walkway edge if it is a goal for the specific character area.
 - » Especially important in Character Areas 3 and 5



Orient the primary building entry to the street.



Develop private space as a focal point for the site. Entrances to multiple businesses are oriented toward the private space above, which is also used to host pedestrian activity.



Consider incorporating a private outdoor space, such as the patio seen above, to enhance the new use.



Consider incorporating private outdoor space to enhance new uses. This patio provides an opportunity for café patrons to sit outside.



Develop private space as a focal point for the site.

Private Outdoor Space

Outdoor private space should be provided that can be flexibly utilized and programmed. This space should enhance the site as a place for pedestrians. It should be coordinated with that of adjoining properties and pedestrian connections. (See Westminster Unified Development Code)

SD.13. Consider incorporating private outdoor space to enhance new uses.

- The space may be composed of landscape yard area, courtyards, and/or patios.

SD.14. Develop private outdoor space as a focal point for the site.

- Use the space to connect the entrances of multiple buildings on a site.
- Orient an outdoor space to encourage pedestrian activities.
- Design a private outdoor space to create visual interest and to provide views of activities, cultural resources, and/or natural features.

Pedestrian Connections

Pedestrians should have safe, convenient access to destinations throughout the Harris Park Area. A pedestrian circulation system that fits with the character of the area should be provided. (See Westminster Unified Development Code.)

SD.15. Design a project to include an integrated circulation system that links the property with adjoining uses.

- Provide direct and safe pedestrian access from a public sidewalk to the individual uses and spaces on a property.
- Appropriate pedestrian connections include sidewalks, internal walkways, courtyards, and plazas.

SD.16. Position walkways to encourage pedestrian use.

- Provide pedestrian facilities that are adequately sized for their projected usage of the project and fully accessible to those with mobility needs.
- Locate a walkway so that key destination points, such as building entries, are clearly identifiable.
- Locate paths in areas that are visible from public streets.
- Define a walkway with landscaping, site furniture, and pedestrian-scaled lighting.

Site Lighting

The character and level of lighting that is used on a building and site is of special concern. New lighting should consider the historic lighting palette—namely the modest, focused use of lights that highlight key building features including entrances, signs, and first-floor details. Lighting on the site should also be designed to be in scale with those found in the Core. (See Westminster Unified Development Code.)

SD.17. Use lighting for the following:

- To accent building entrances.
- To light signs.
- To provide a safe and secure environment.

SD.18. Design pathway lighting to be pedestrian-friendly.

- Ensure lighting is scaled to the pedestrian.
- Deploy pathway lighting to enhance public safety.
- Illuminate areas near building entrances.

SD.19. Direct exterior lighting down and conceal the light source.

- Prevent glare by using shielded and focused light sources.
- Where "uplighting" is used, direct the lighting at the building and away from the sky.

- Shield lighting associated with service areas, parking lots, and parking structures.
- Consider "dark sky" compliance.

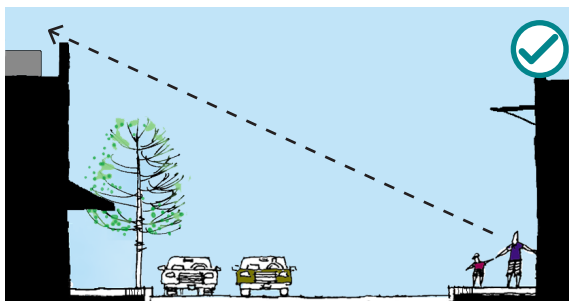
SD20. Utilize energy-efficient light fixtures, such as LEDs, when feasible.



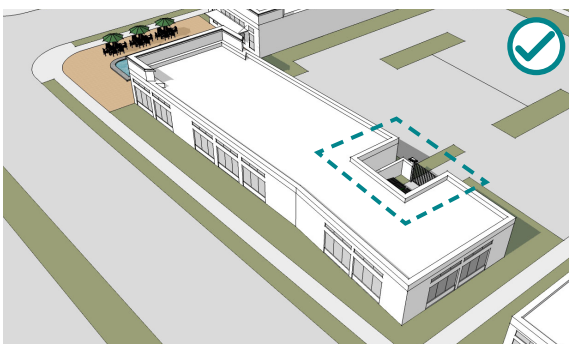
Design a project to include an integrated circulation system that links the property with adjoining uses.



Minimize the visual impact of mechanical equipment from the public right-of-way using screen walls or other screening methods.



Use low-profile mechanical units on rooftops that are not visible from public streets.



Orient a service entrance and other similar uses away from the street.

Utilities and Service Areas

Utilities and service areas shall be visually unobtrusive and integrated with the design of the building and the site. (See Westminster Unified Development Code.)

SD.21. Design service entrances, waste disposal areas, and other similar uses to reduce negative impacts on the street.

- Orient service areas away from streets.
- Screen service areas from view.
- Ensure that waste disposal areas are adequately sized to accommodate recycling and composting.

SD.22. Minimize the visual impact of mechanical equipment from the public right of way.

- Screen equipment from view by considering the following methods:
 - » building parapets
 - » landscape features
 - » architectural features
 - » painting the equipment to match the roof. This may be a more appropriate solution than a large screened enclosure.
- Locate rooftop mechanical units away from rooftop edges to reduce visibility from public streets and utilize low-profile units.
- Locate satellite dishes out of public view and in compliance with other regulations.