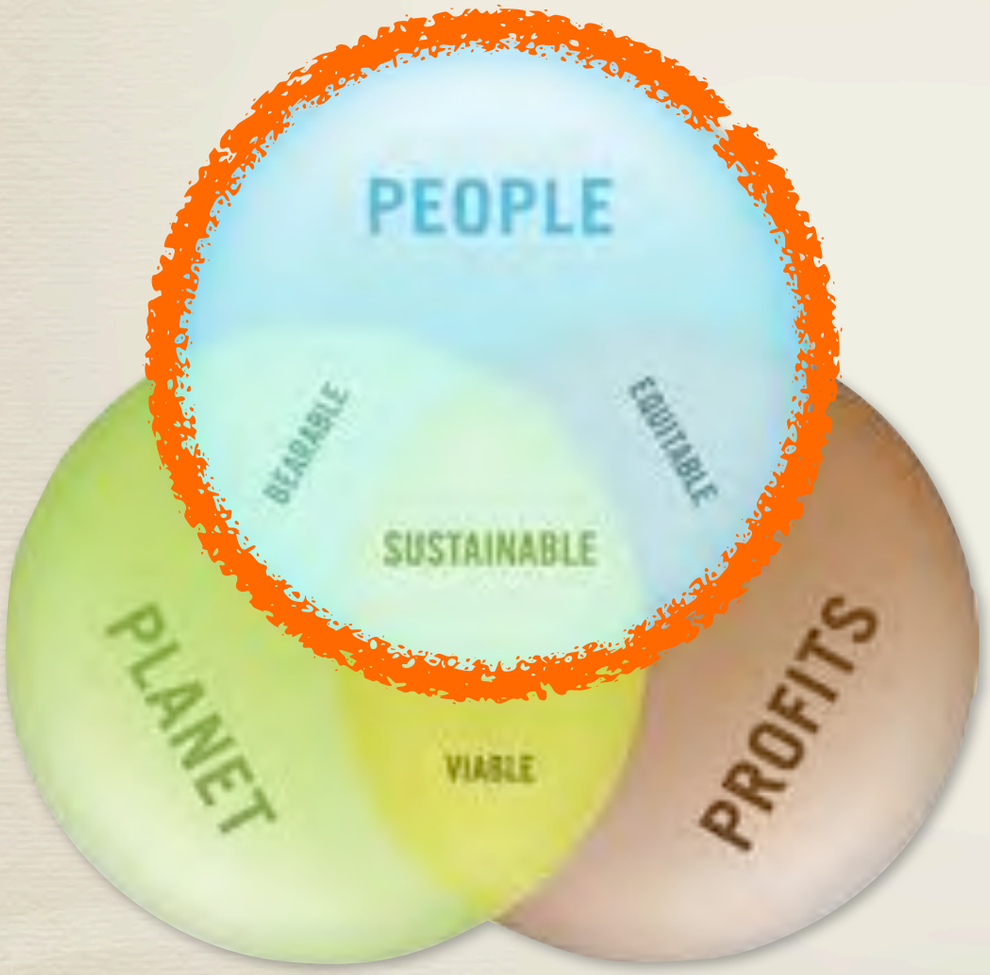
Westview Village

Ventura, CA

Kazier Rangwala, AICP, CEcD, CNU-A
Principal, Rangwala Associates

Sustainability Defined

Sustainability Definitions



1987 Brundtland Report: Development that

"meets the needs of the present without compromising the ability for future generations to meet their own needs."

Business community:

"the triple bottom line -- People, Planet, & Profits"

You must satisfy all three needs to be sustainable.

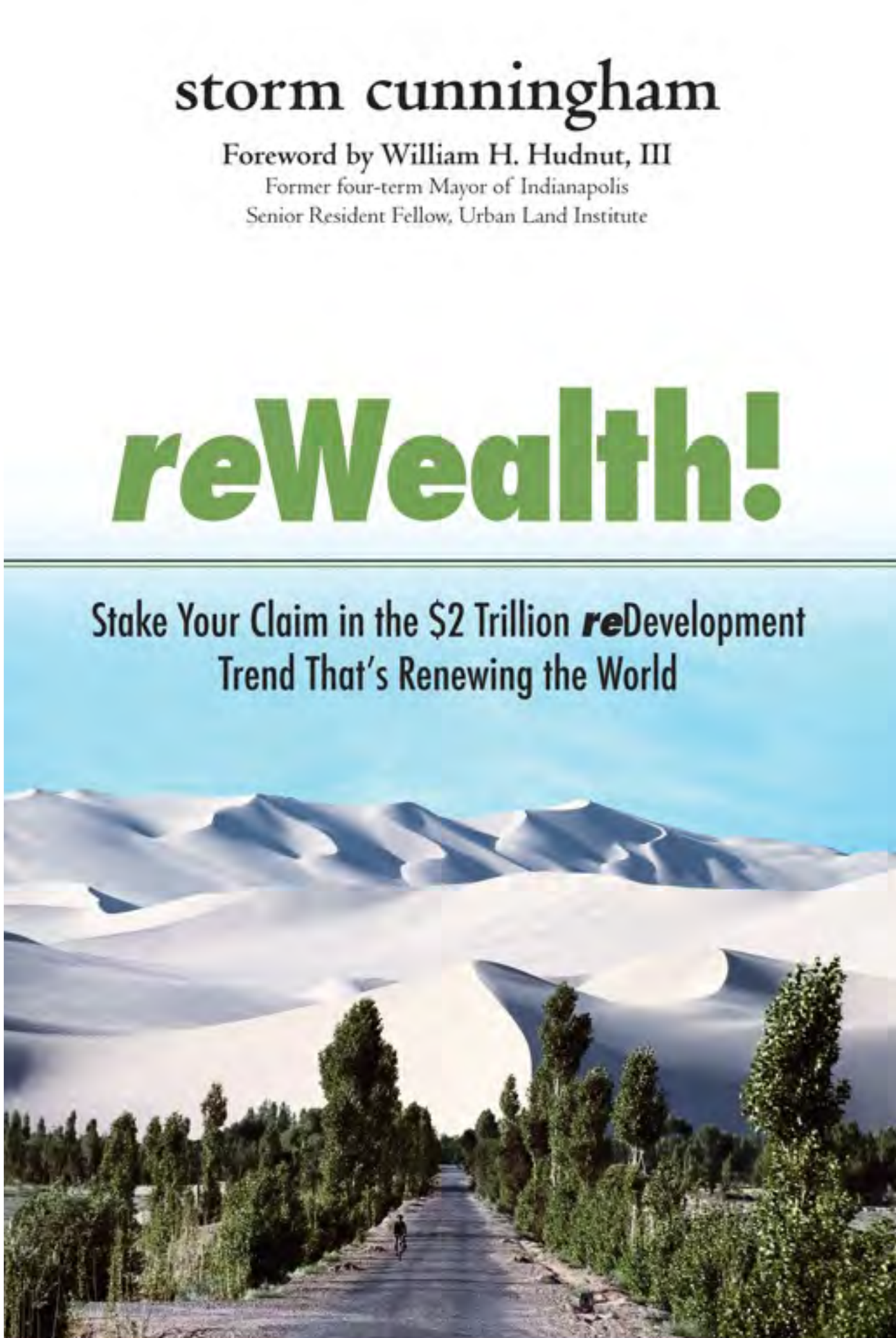
The nation behaves well if it treats the natural resources as assets which it must turn over to the next generation **increased** ... in value.

-- Teddy Roosevelt, from “The New Nationalism” (1910).

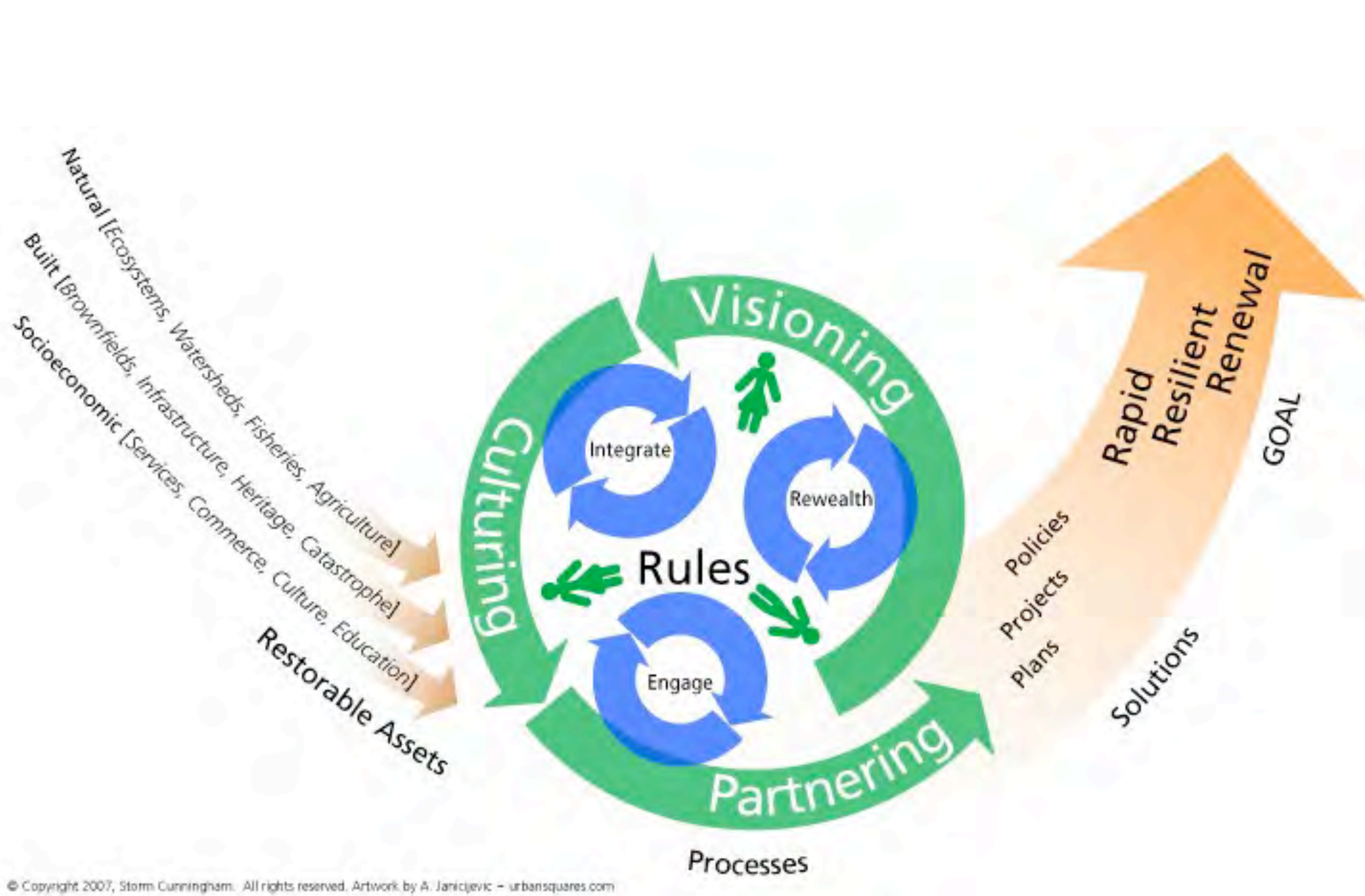
deWealth

3 points

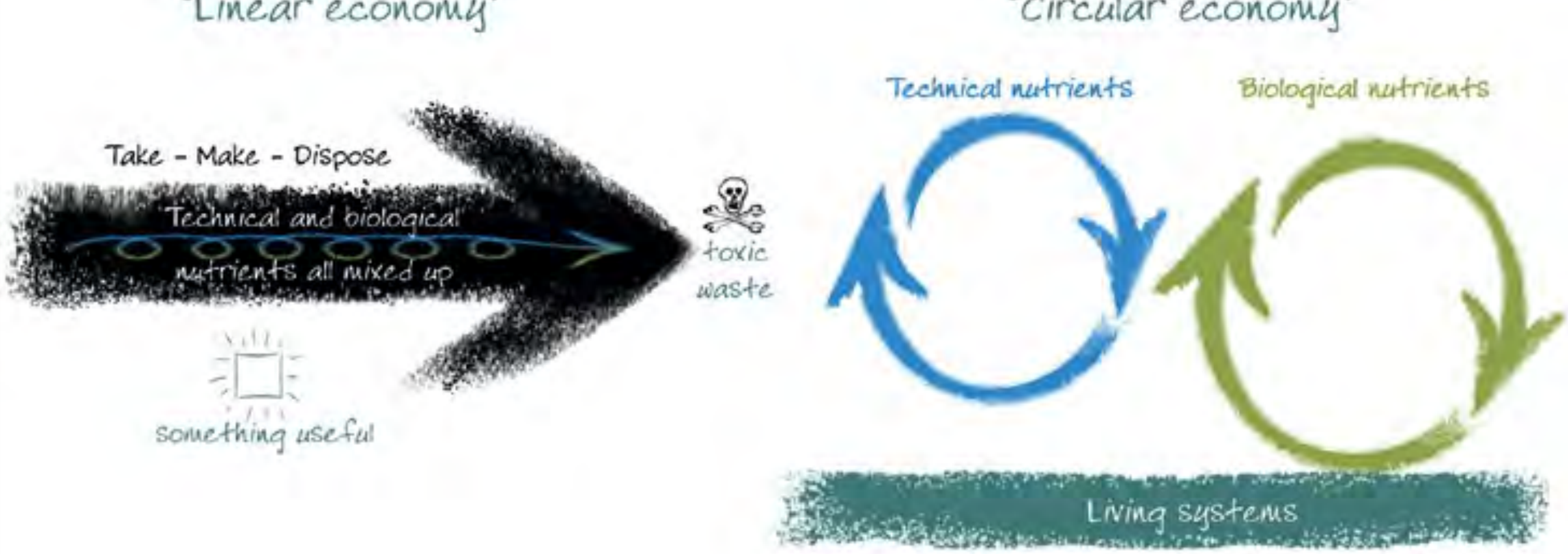
1. Sustainable development is at least 200 years too late.
2. We & future generations can make healthier, wealthier, & more beautiful places
3. The process of restoring our planet & revitalizing our communities is finally becoming a rigorous discipline with proper education & tools.



Butchart Gardens, Victoria, BC



Zoning Subdivision & Gizmo Green

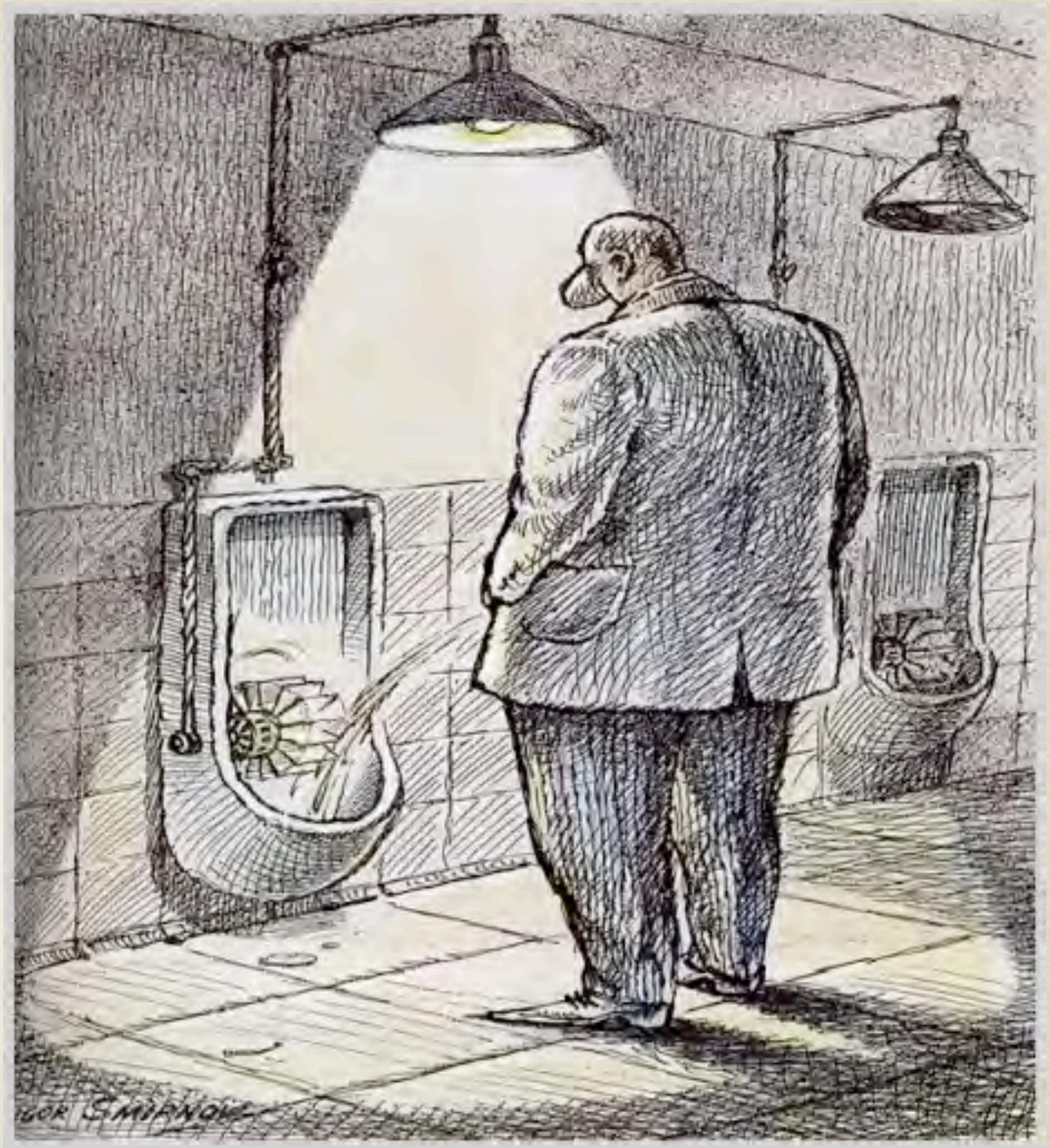


Conventional Zoning & Subdivision Standards function in linear fashion

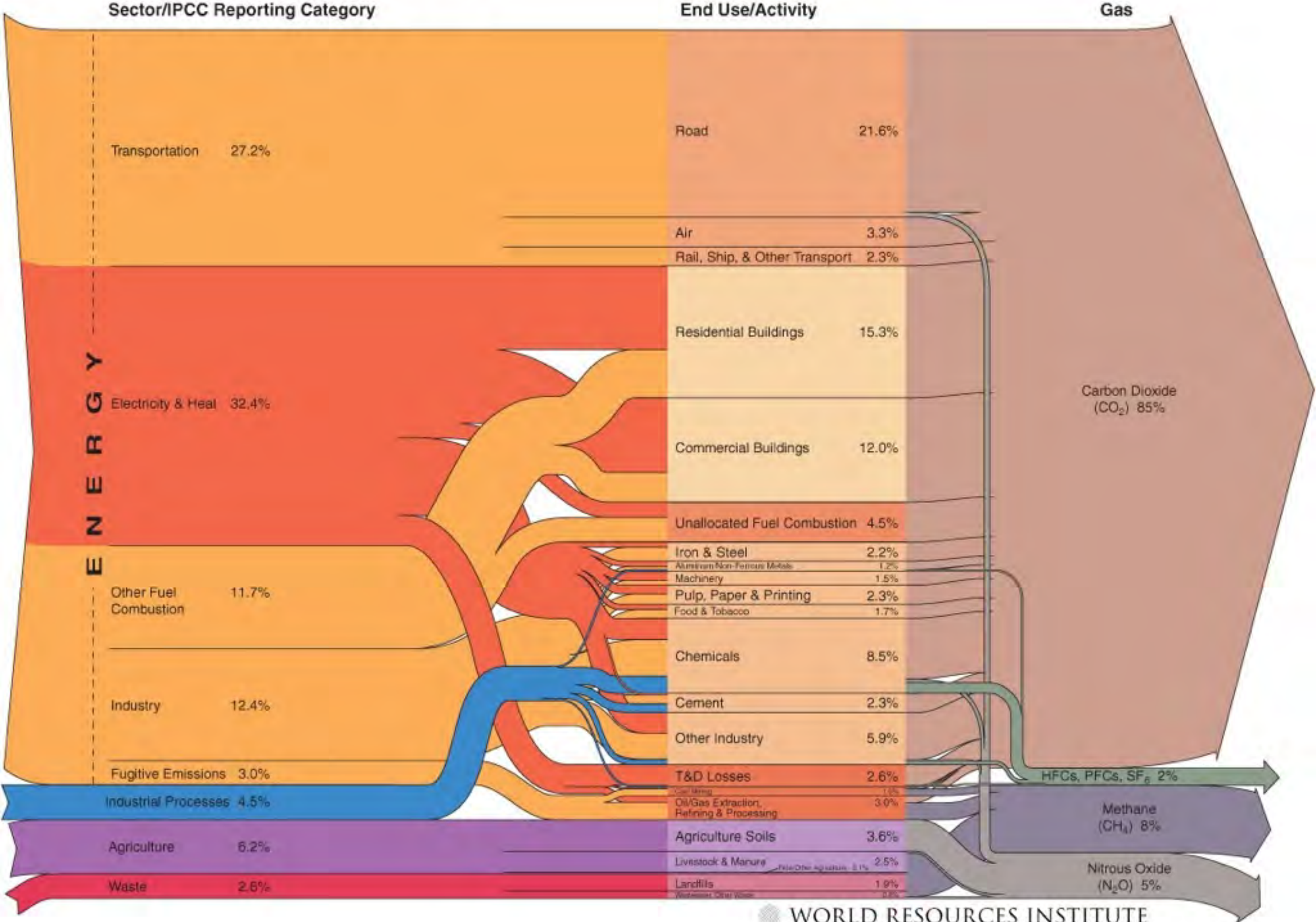
Gizmo Green

Sole reliance on equipment & materials -- rating systems

Image Courtesy of Steve Mouzon



U.S. GHG Emissions Flow Chart



WORLD RESOURCES INSTITUTE

Urbanism & Climate Change

Sustainability & Urban

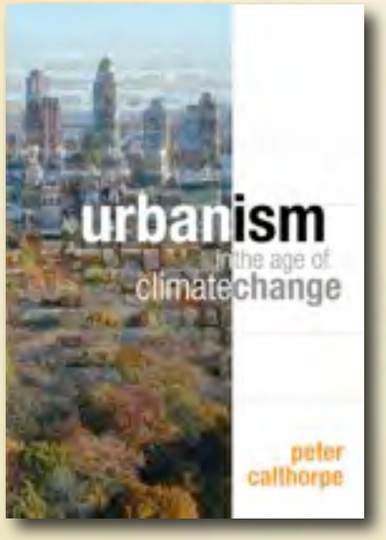
Photograph by Steve Mouzon

"Urbanism is our single most potent weapon against climate change, rising energy costs, & environmental degradation."

-- Peter Calthorpe

Examples:

- Party wall is more cost efficient than a solar collector in reducing home heating needs.
- Well placed windows & high ceilings are offer better lighting than efficient fluorescents in the office.
- Walk or bike ride is less expensive & less carbon intensive than a hybrid car even at 50 mpg.
- Urbanism has fewer people consuming fewer resources & emitting less GHGs -- New Yorkers emit just a third of the GHG of an average American.



"Each person must on average emit only 12% of their current rate

BY 2050, THE U.S. MUST EMIT 10 BILLION TONS PER YEAR LESS than projected. As our population increases we must reduce our total greenhouse gas emissions, which means each person must produce only 12% of current output.

23
METRIC TONS
PER PERSON

2.7
METRIC TONS
PER PERSON

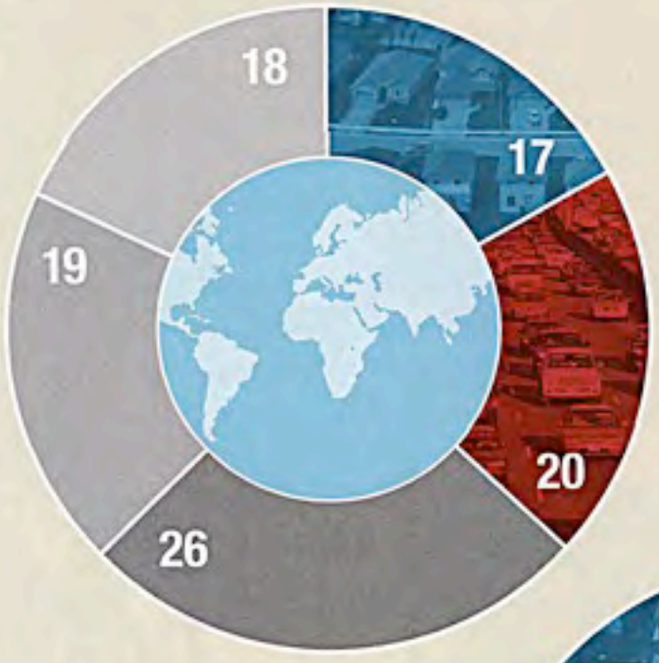
296
U.S. POPULATION
IN MILLIONS

448
U.S. POPULATION
IN MILLIONS

THE YEAR
2005

THE YEAR
2050

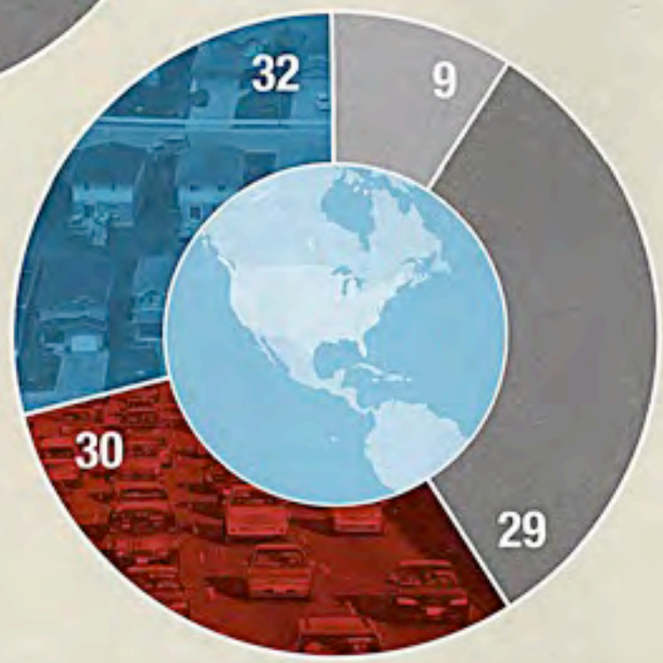
the impact of **urbanism**



GLOBAL CARBON EMISSIONS

17% BUILDINGS
20% TRANSPORTATION
] 37%
26% INDUSTRY
19% AGRICULTURE/WASTE
18% DEFORESTATION

Source: World Resources Institute



U.S. CARBON EMISSIONS

32% BUILDINGS
30% TRANSPORTATION
] 62%
29% INDUSTRY
9% AGRICULTURE/WASTE
0% DEFORESTATION

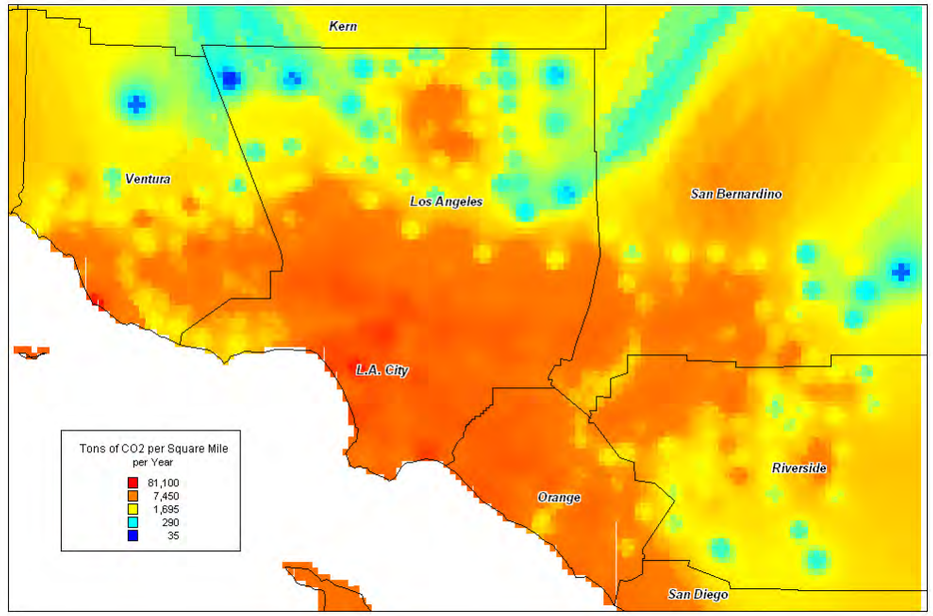
Source: EPA

Source: Urbanism in the Age of Climate Change, Peter Calthorpe

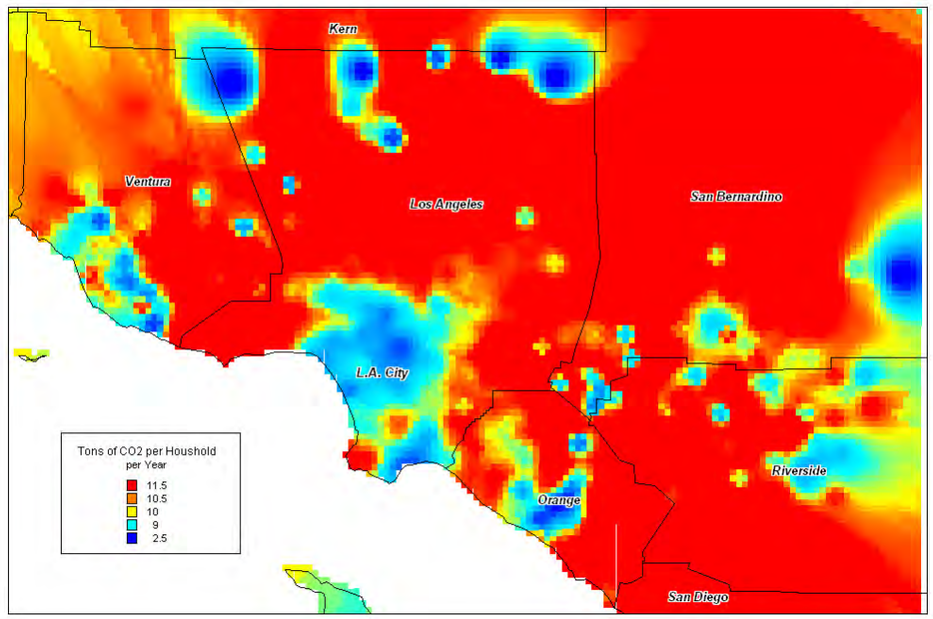
Two Views of Cities and CO_2

CO_2 Generated by Automobiles in the Los Angeles Region per Year

Traditional View:
Cities produce large amounts of GHGs.



Emerging View:
City dwellers produce relatively low amounts of GHGs.

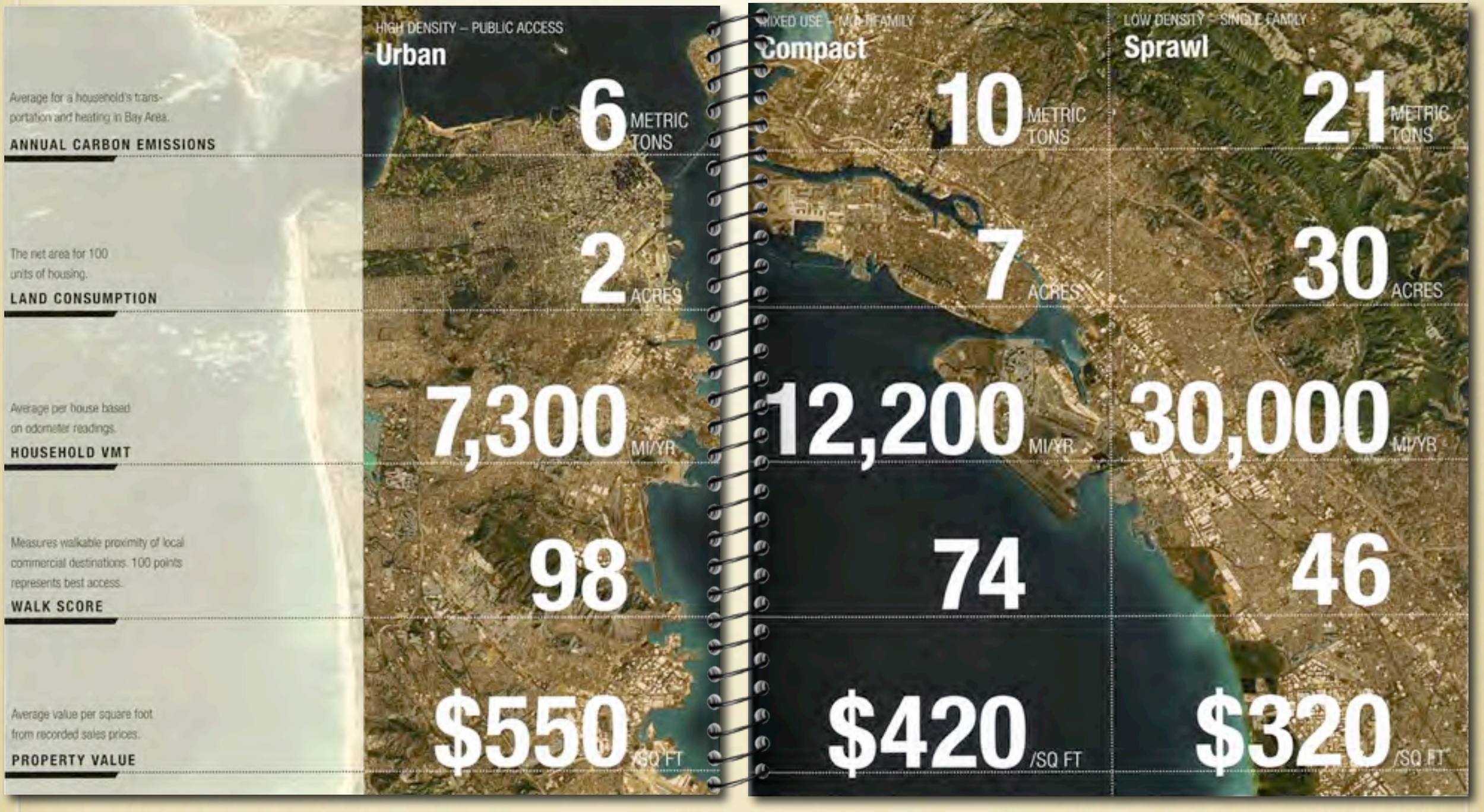


Each color represents one fifth of the land area on each map.

Source: Center for Neighborhood Technology

Comparing

Neighborhoods



Russian Hill, San Francisco Rockridge, Oakland San Ramon, East Bay

Source: Urbanism in the Age of Climate Change, Peter Calthorpe

CSD | SINGLE FAMILY DETACHED

TRANSPORTATION ENERGY USE

HOME ENERGY USE

DAVID »

HOUSING TYPE:
Single Family Detached

TRANSPORTATION:
Automobile

HIS BTU SCORE:

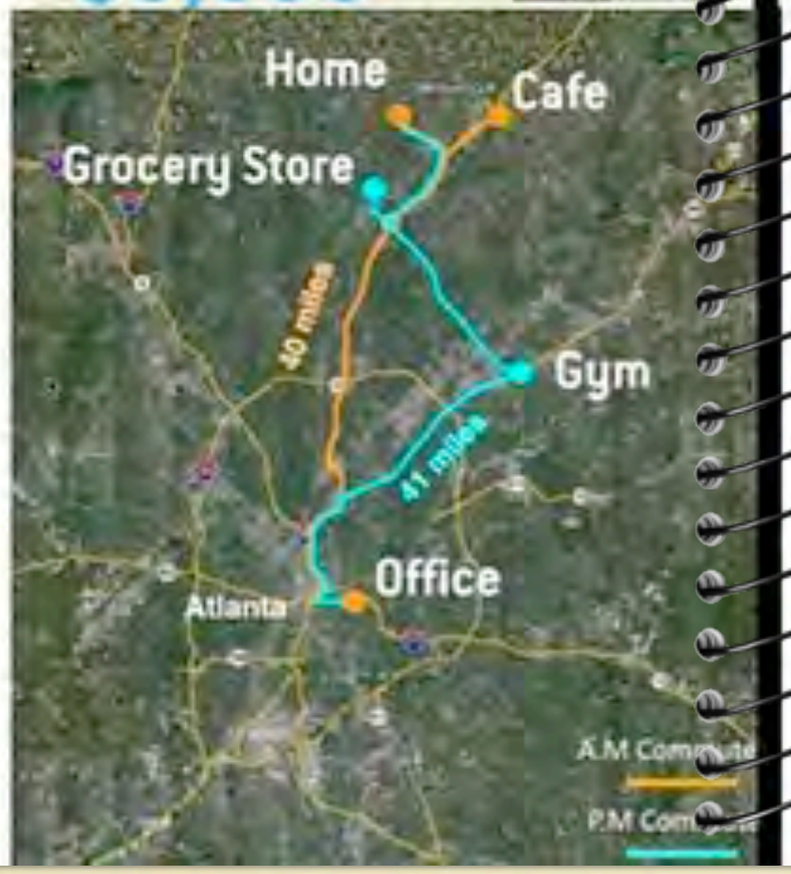
240

AMOUNT HE SPENDS ON ENERGY / YEAR:

$5,595

A DAY IN THE LIFE OF DAVE

TRIP	MILES
Home to Starbucks	5
Starbucks to Office	42
Office to Gym	20
Gym to Grocery Store	18
Grocery Store to Home	5
TOTAL MILES	90
TOTAL TIME	100



TOD | MULTI FAMILY

TRANSPORTATION ENERGY USE

HOME ENERGY USE

KAREN »

HOUSING TYPE:
Multi Family

TRANSPORTATION:
Automobile and Transit

HER BTU SCORE:

95

AMOUNT SHE SPENDS ON ENERGY / YEAR:

$2,079

A DAY IN THE LIFE OF KAREN

TRIP	MILES
Home to Café	.05
Café to Train	.1
Train to Office	6
Office to Gym	.05
Gym to Train	.1
Train To Grocery Store	6
Grocery Store to Home	.1
TOTAL MILES	12.4
TOTAL TIME	54

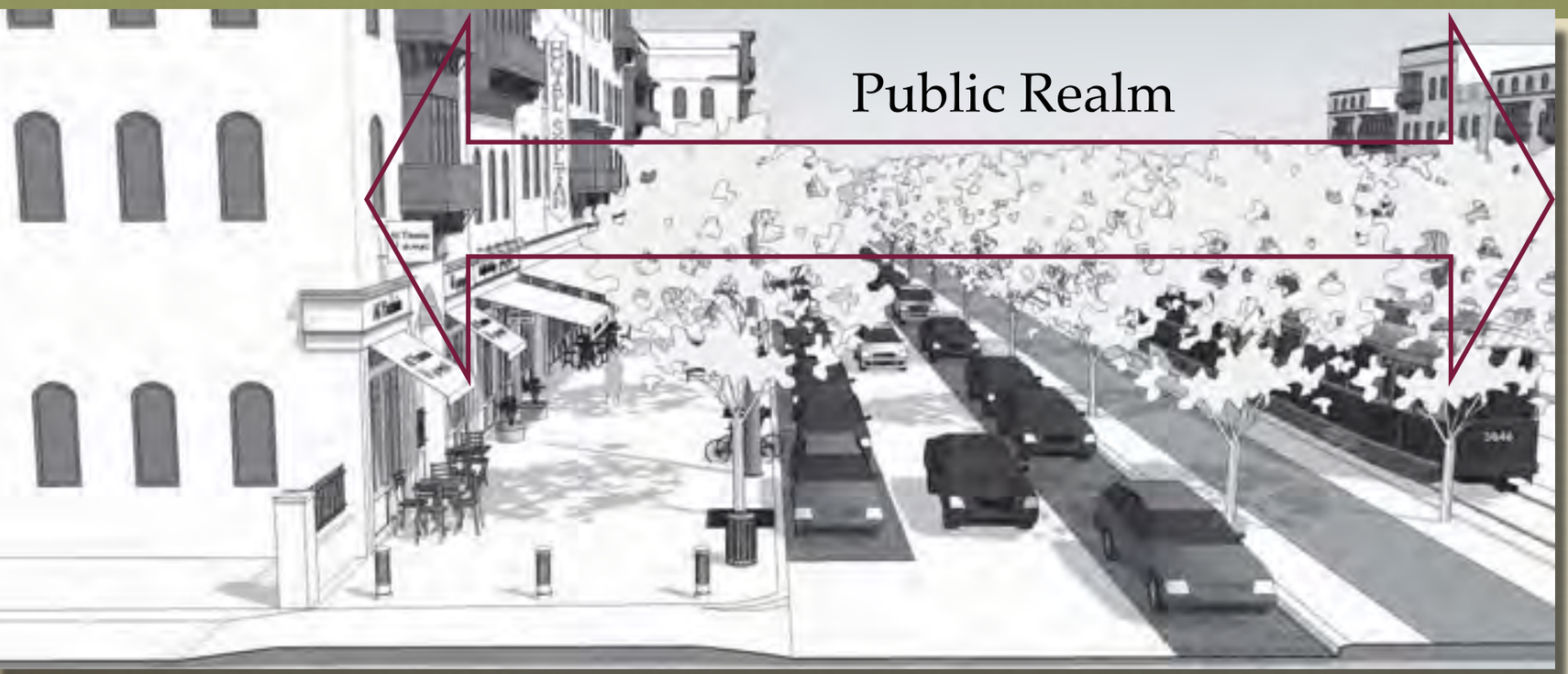
Source: Screen shot from presentation by Matthew Lister @ housingpolicy.org

4

Why Form-Based Codes?

FBCs offer a comprehensive & integrated framework to facilitate urbanism

Images Courtesy of Dover Kohl

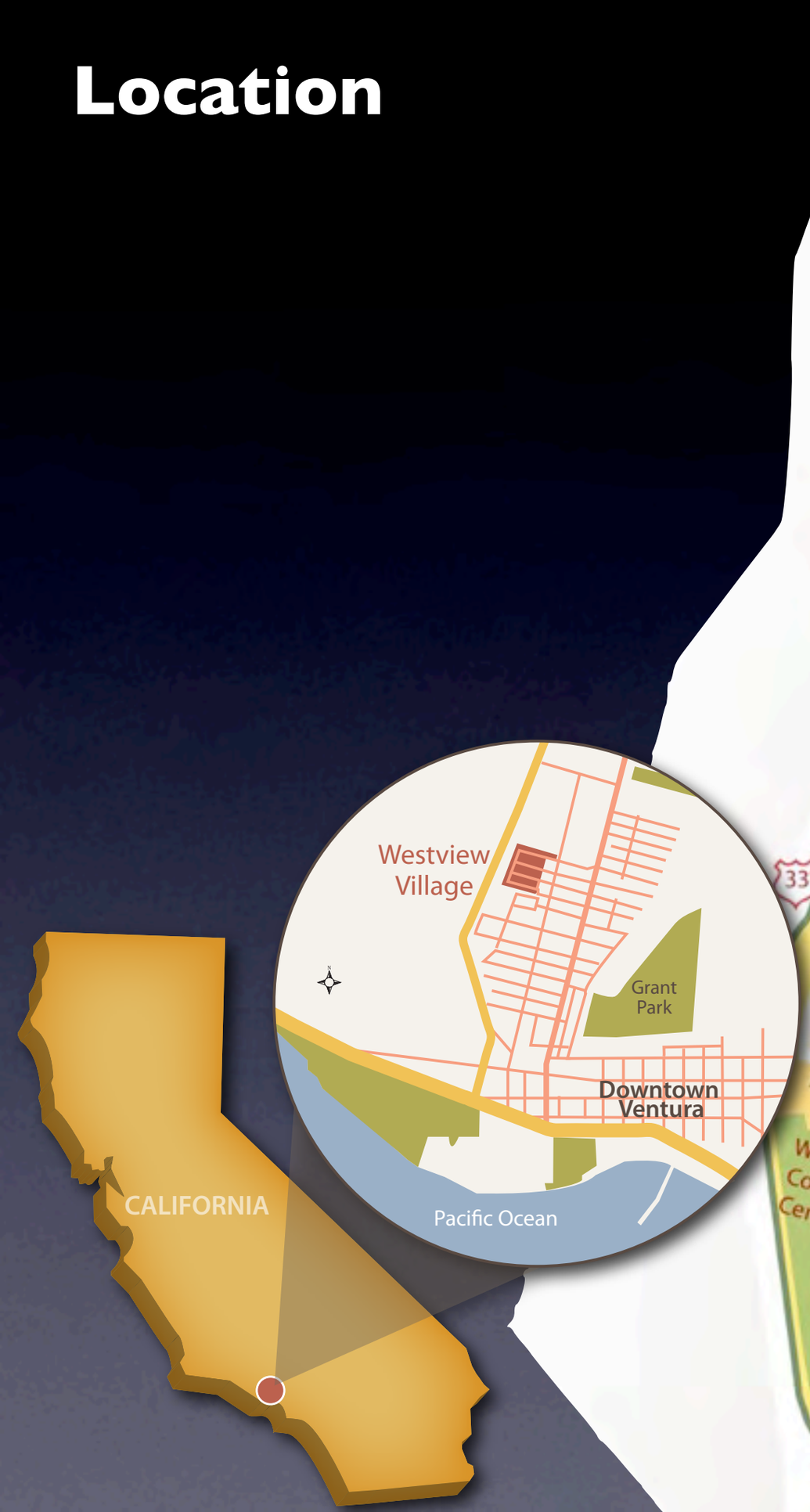


Private **Pedestrian** **Vehicular** **Pocket Park**

*"FBCs foster predictable built results & a high quality **public realm** by **using physical form** as the organizing principle for the code.*

-- Form-Based Code Institute

Location


Westview Village
Grant Park
Downtown Ventura
Pacific Ocean
CALIFORNIA

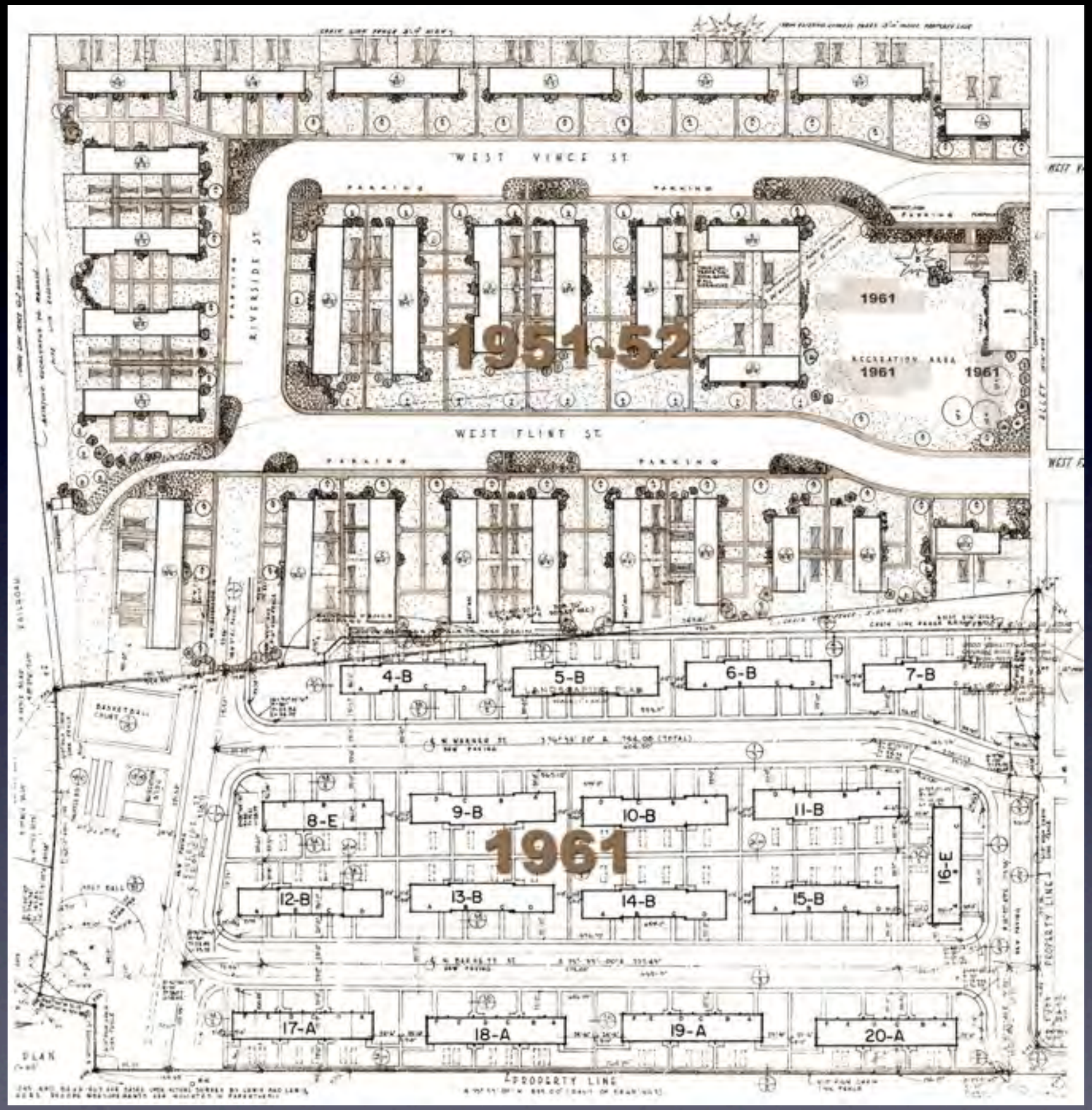

De Anza Middle School
Harry Lyon Park
E. P. Foster Elementary School
5 minute walk
Ventura River Trail
Westview
33
Sheridan Way School
West Park Community Center
Grant Park
50 200 800 1300 ft.
100 400 1200

History

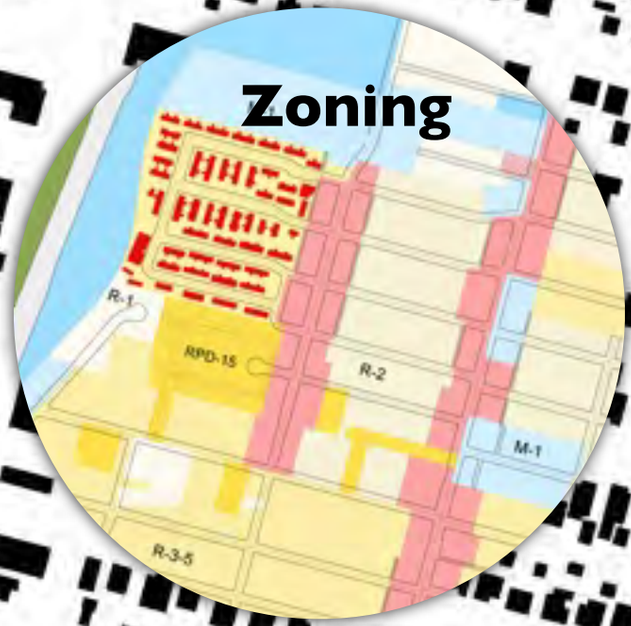

June 20, 1952
Ventura, Calif.


June 23, 1952
Ventura, Calif.


June 8-61
Ventura
Calif.


WEST VINCE ST
WEST FLINT ST
RIVERSIDE ST
PARKING
1951-52
1961
1961
1961
RECREATION AREA
4-B
5-B
6-B
7-B
8-E
9-B
10-B
11-B
12-B
13-B
14-B
15-B
16-E
17-A
18-A
19-A
20-A
BASKETBALL COURTS
PLAN
PROPERTY LINE

Existing Conditions



By the Numbers

The average household in Westview spends more than half of its budget on housing and transportation.

180 Total number of household families in Westview. There are a total of 595 occupants.

69% Hispanic or Latino ethnicity at Westview.

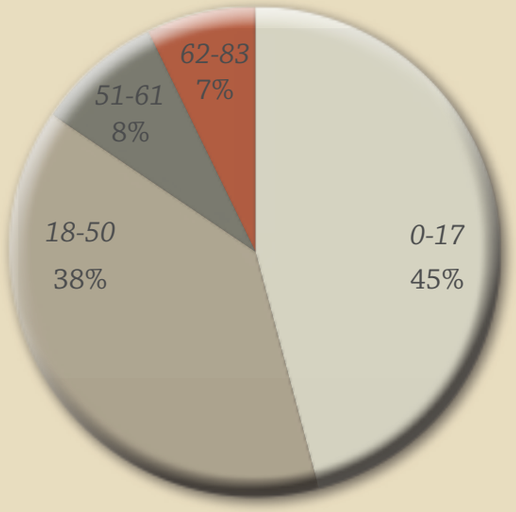
$494 Average monthly tenant rental payment.

3 Average household size.

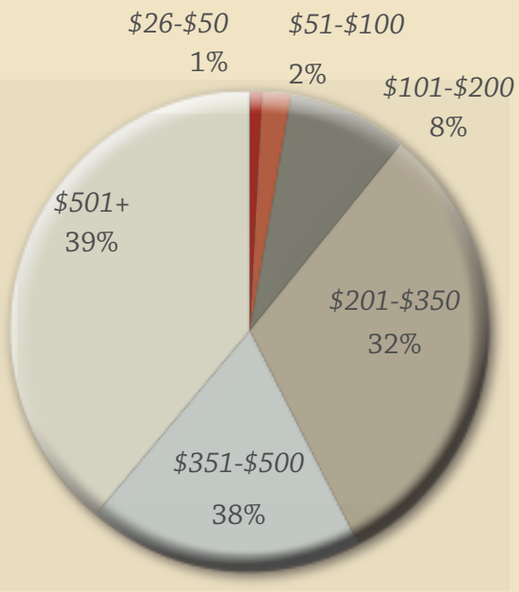
$20,937 Average household income. 65% of households are extremely low-income and only 29 families make over $25,000.

228 Residents between 18 to 50 years of age. 211 residents are between the ages of 6 to 17 years of age.

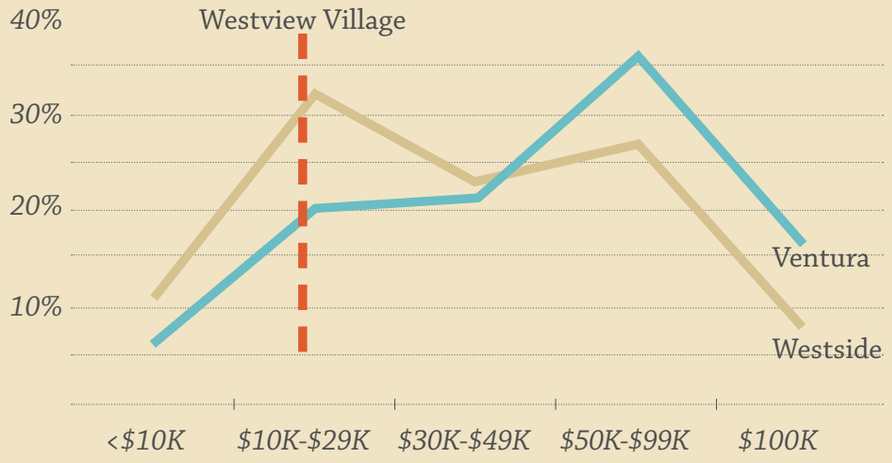
60 Families have stayed at Westview between 2 to 5 years.



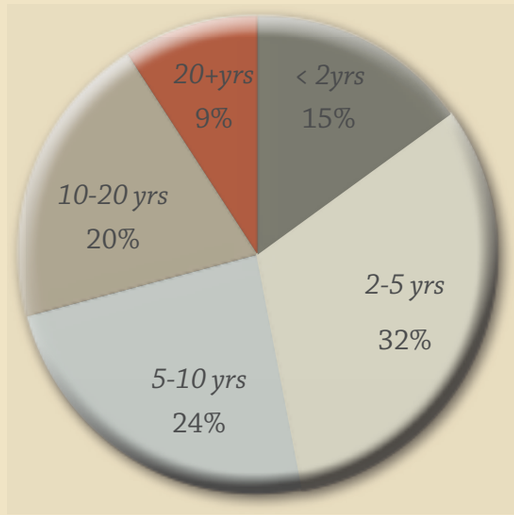
Household member's age distribution.



Averaged monthly total tenant payment.



The percentage of residents in the City of Ventura and Westside Community share a healthy income spread. The residents in Westview Village fall within a very narrow income range.



Number of years of stay at Westview.

Existing Photos

The Charrette

Preparation for Charrette

- Agreements between client & consultants
- Consultants meet to discuss project & details
- Data research & analysis comprising of field site visits, documentation of field research data
- Consultants survey & interview residents
- Client & consultants meet to review results from the survey & interviews, & additional information on the site
- City-wide public announcement for the start of design charrette

Design Charrette (5-day workshop)

	October 21, 2009	October 25, 2009	October 26, 2009	October 27, 2009	November 5, 2009
9:00 am	Collection of information pertaining to the project. Prepare presentation for Westview Village residents	Introduce project to design team. 3 design teams formed	Review survey results & refine ideas	Team consolidates best ideas from the 3 schemes into a single masterplan.	
11:00					
1:00 pm		Lunch	Lunch	Lunch	
3:00		Each group develops a masterplan	Develop details of each masterplan scheme	Work on final draft of proposed masterplan	Present final masterplan & gather feedback
5:00	Dinner served to residents	Each group shares ideas with the public & gets feedback		Presentation to public, stakeholders, residents, for feedback	
7:00	Presentation followed by visual preference survey				

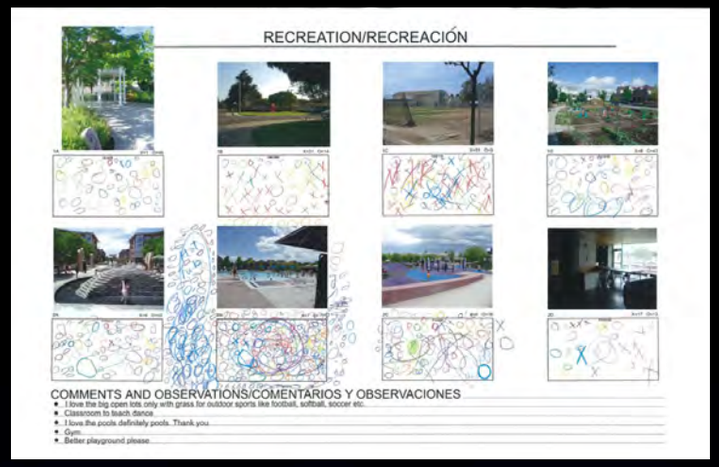
Post-Charrette

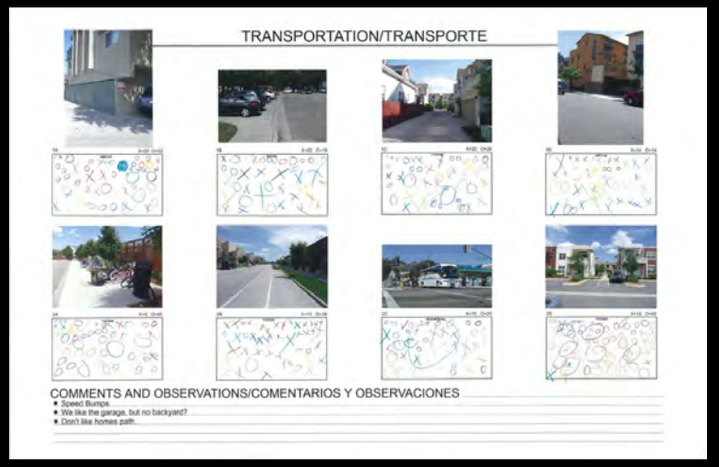
- Consultants meet & discuss the outcome of the charrette
- Consultants meet with client regarding the 'next steps' of the project
- Create a pattern book for the design and coding of Westview Village
- Client and Housing & Urban Development (HUD) discuss project details
- Consultants meet with design team to discuss & present final ideas on the Masterplan

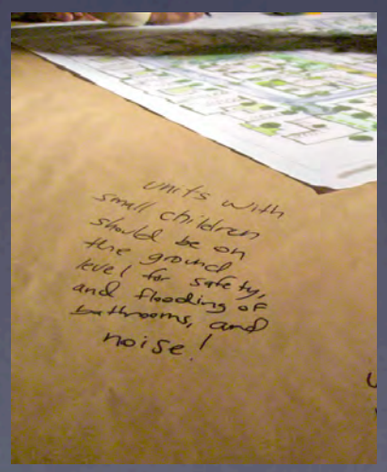
Design Charrette Schedule

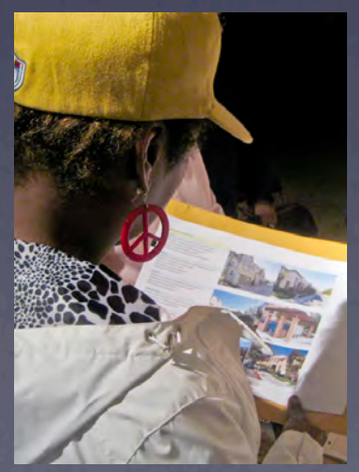
Visual Preference

- Transportation
- Walkable Neighborhood
- Housing Types
- Services
- Security
- Recreation







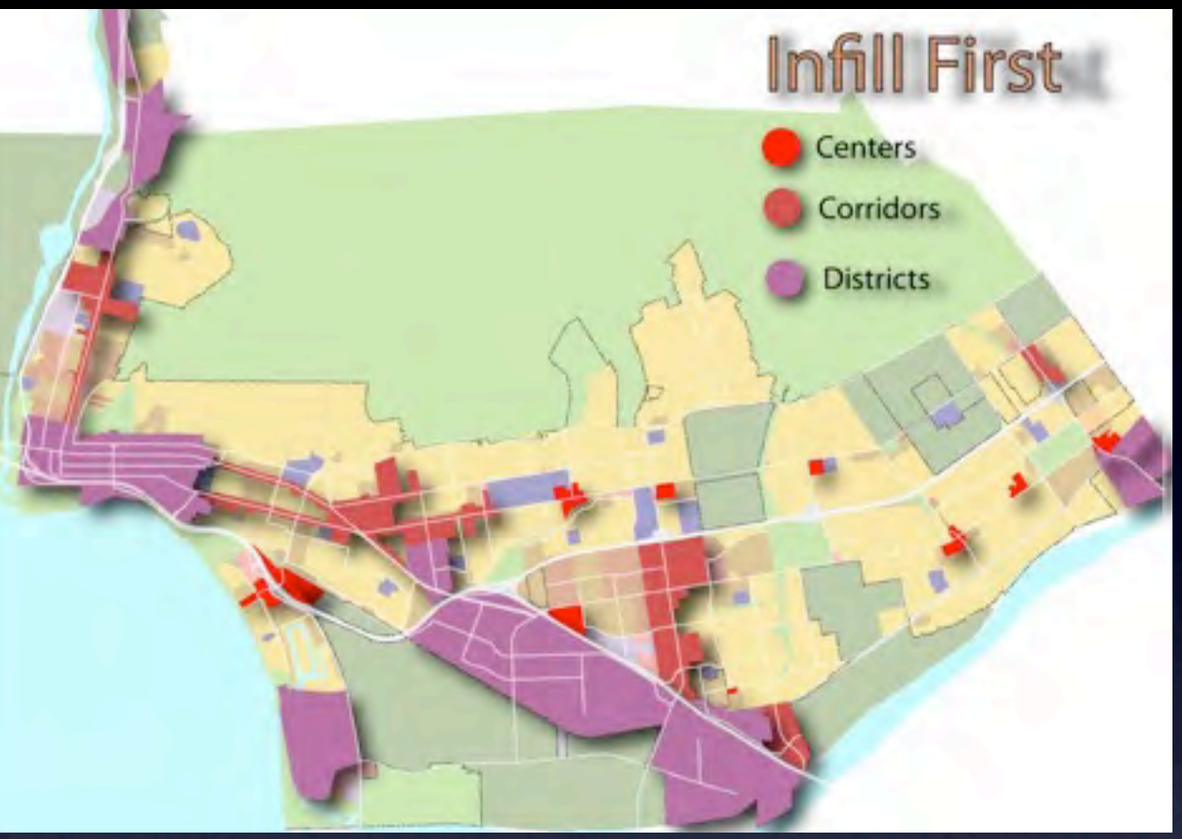


Vision

- Diverse;
- Walkable;
- Access to Variety of Open Spaces;
- Pedestrian-friendly Streets;
- Connected; and
- Sustainable.

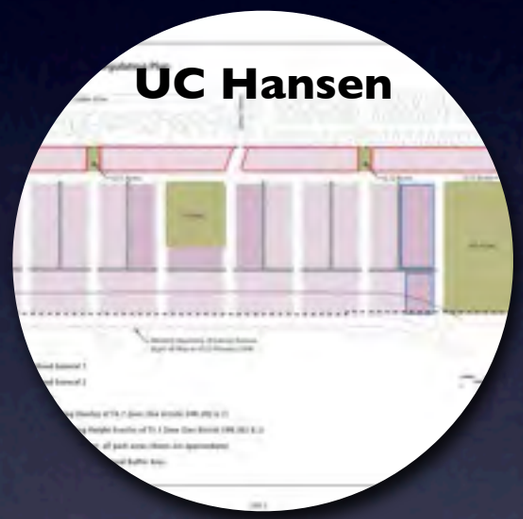
City-wide Framework

General Plan

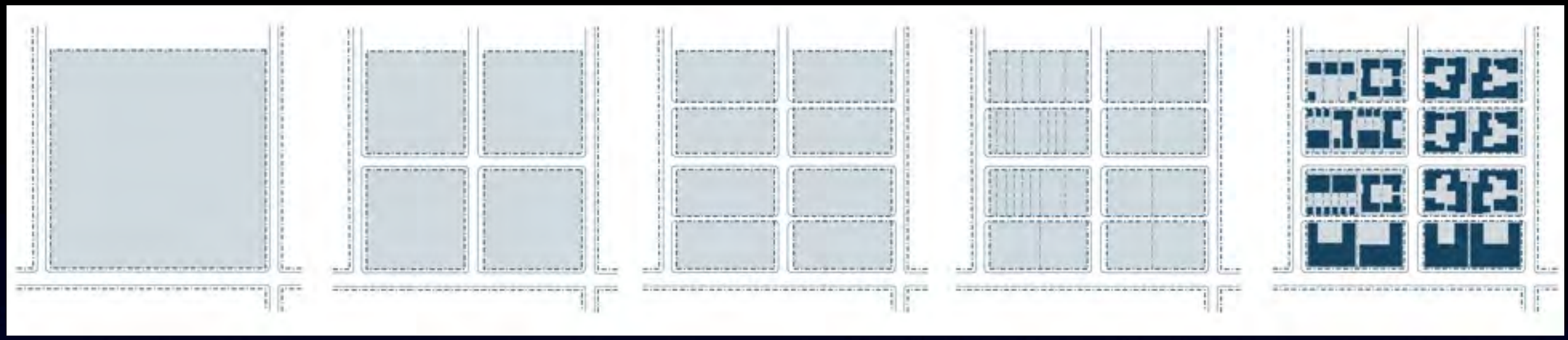


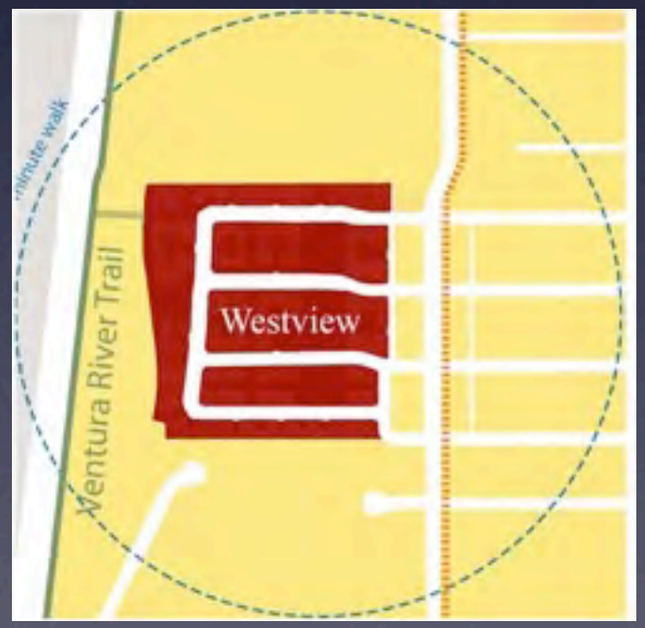
Ventura Transect

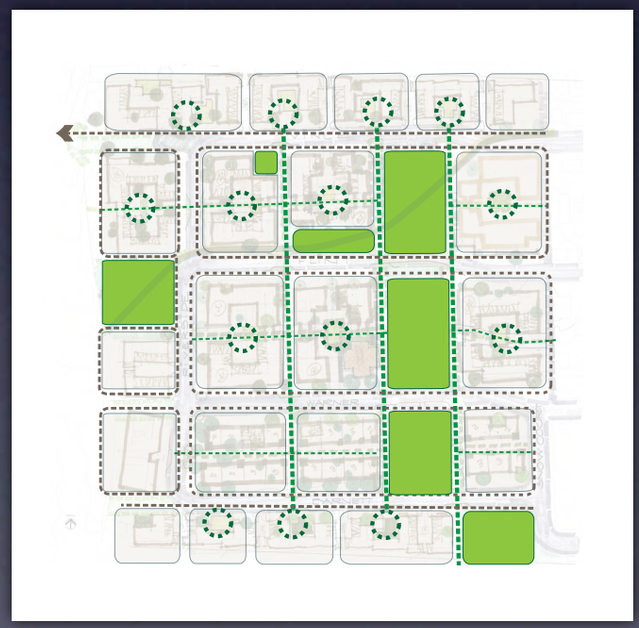
6 Form-Based Codes Adopted



Subdivision

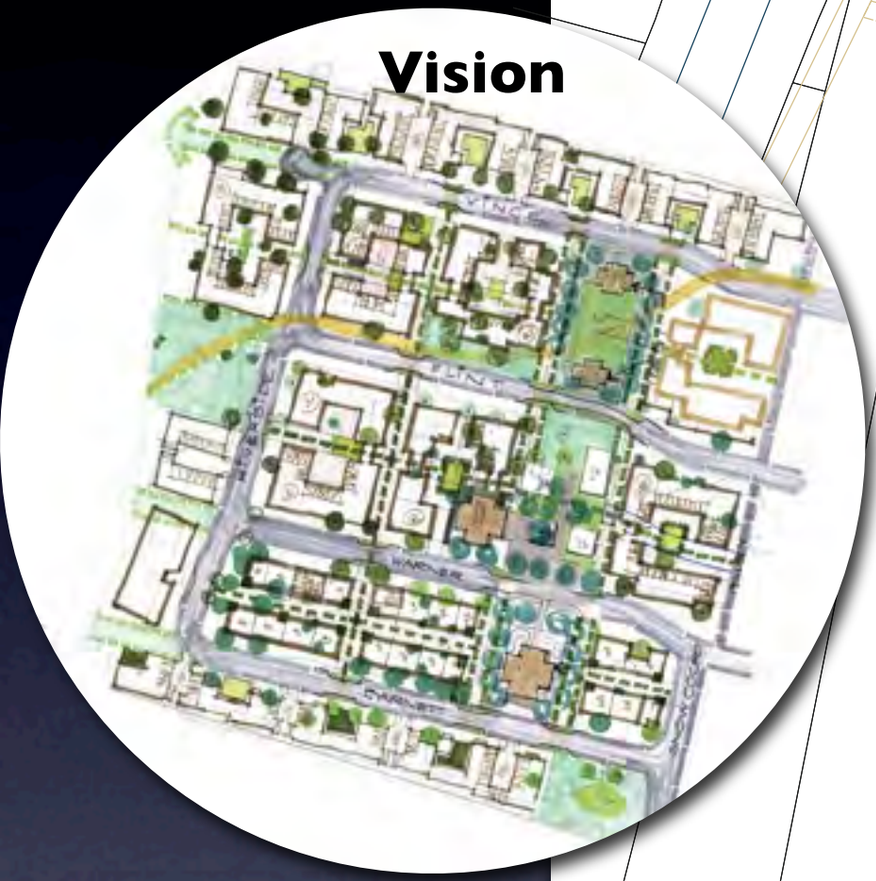






Regulating Plan

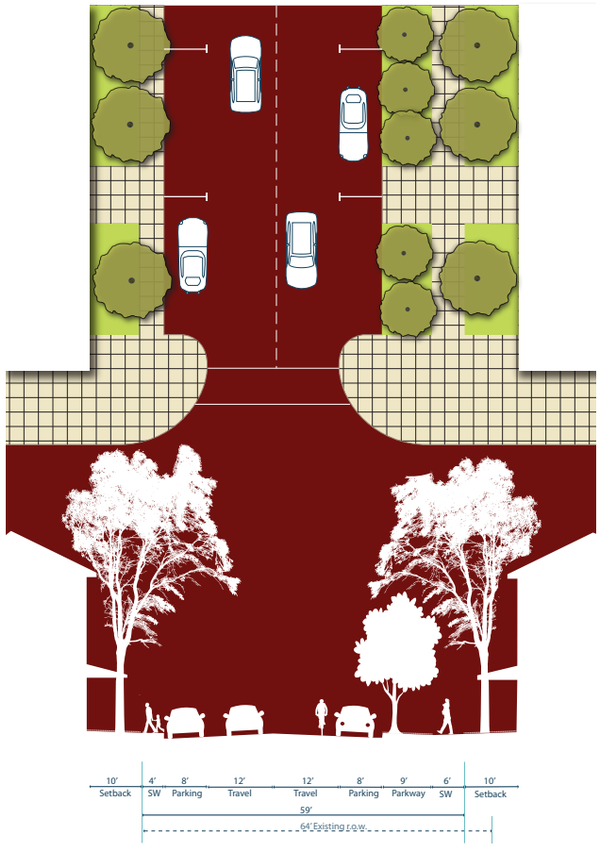
Vision



Streets

24W.207.030A Vince, Flint, and Riverside Streets

The streets will be narrowed, perpendicular parking will be limited to the open space and civic areas, and bulb-outs at paseo crossings will slow down the traffic. Only one-side of the street will be pulled in -- the existing curb and sidewalk on the other side will not change.



Movement	Slow
Speed	20 mph
Pedestrian Crossing Time	10 seconds
R.O.W. Width	59' (pavement width 40')
Traffic Lanes	2; 1 each way
Bulbouts	End of block,and at paseo crossing
Parking	Parallel both sides (limited perpendicular)
Sidewalk width	4' and 6'
Planter	9' one side, continuous
Planting Trees	40' on center
Tree Species	See Section 208
Street lighting	14' tall poles at 35' to 75' on center

Mature trees and visual termination of the east west streets by the hills on either side are defining features of Westview Village streets.

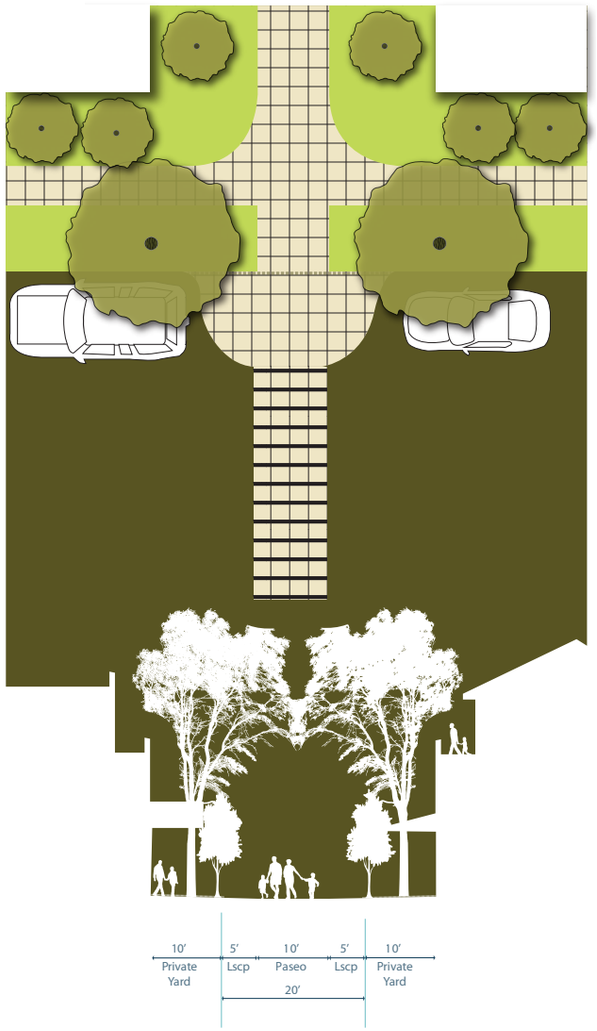
Existing condition: Vince Street looking east

Existing condition: Riverside Street looking south

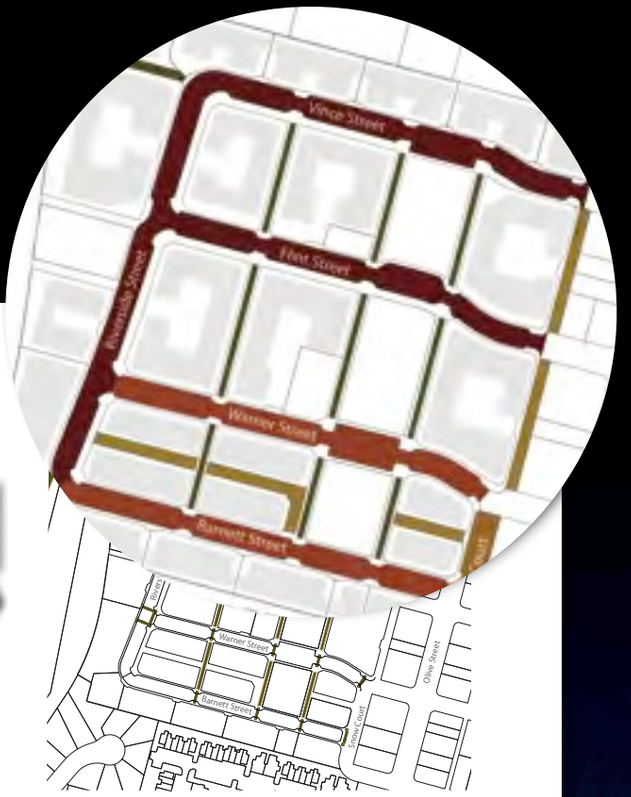
Existing condition: Flint Street looking east

24W.207.030E Paseo and Mid-block Crossing

A network of paseos connect the courtyards, parks, and street system and provide a comfortable, visually interesting, and secured walking environment.



A covered curb trench using ADA acceptable, removable steel grate may be provided as a drainage alternative for the mid-block crossing.



Th e Westview Village Masterplan proposes a pedestrian and bicycle connection along the western edge of the property. Th e trail connects to the regional Ventura River Trail. This trail leads to Ojai (north) and extends to the beach and Downtown Ventura (south), and provides a safe and alternate route to Sheridan Way Elementary School and Westpark Recreation Center.

Example of amenities provided on the trails.

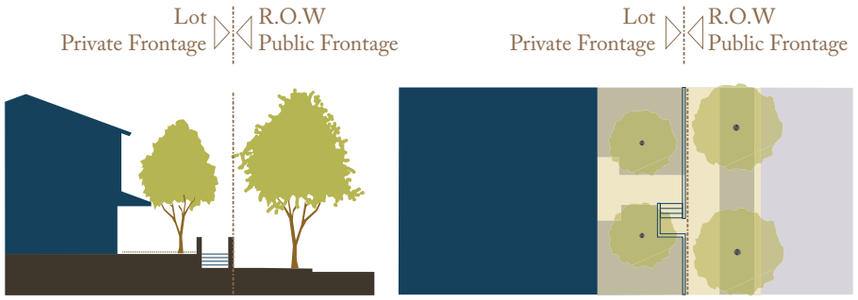
Example of main access to units, front yards, landscaping, and lighting along the trails.

Open Space


Vince Street
Flint Street
Riverside Street
Warner Street
Barnett Street
Olive Street
Snow Court

Frontage Types

24W.204.040 Dooryard (Terrace)



Section and plan of Dooryard

A. Description

Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby.

B. Design Standards

1. A retaining wall may be built around the dooryard or terrace.
2. The retaining wall may not be higher than structurally necessary.
3. The retaining wall may be constructed of stucco, brick, or stone, alone or in combination.

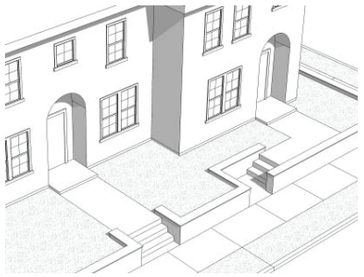


Diagram of residential Dooryard

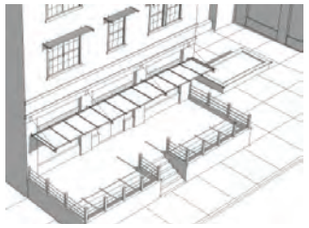


Diagram of commercial Dooryard

Illustrative photo of commercial Dooryard

Illustrative photo of residential Dooryard

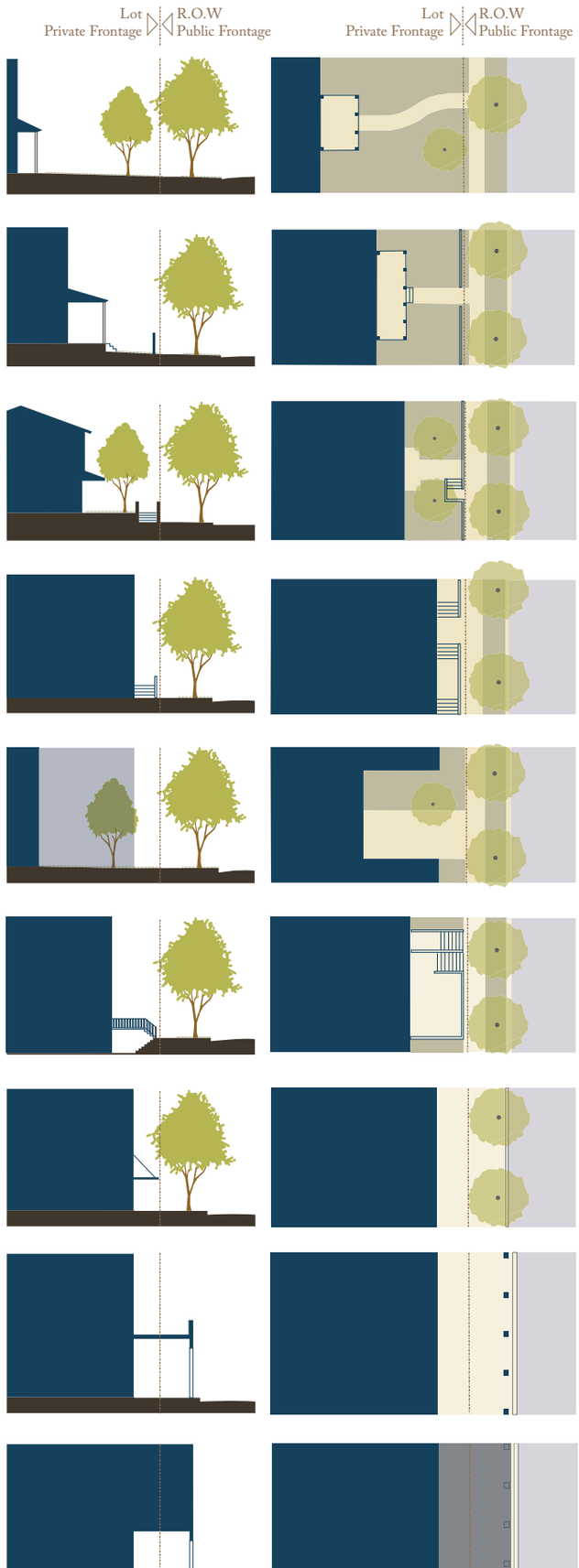


Table 2: Private Frontages

Common Yard: A frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares.

Porch & Fence: A frontage wherein the facade is set back from the frontageline with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard. The porches shall be no less than 8 feet deep.

Dooryard: A frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for cafes.

Stoop: A frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

Forecourt: A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt with a large tree offers visual and environmental variety to the urban street streetscape. The forecourt may accommodate a vehicular drop-off.

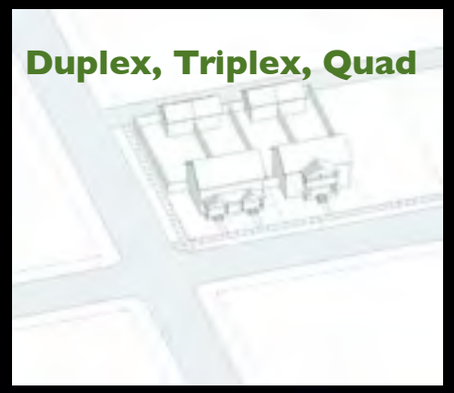
Lightcourt: A frontage wherein the facade is setback from the frontage line by a sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.

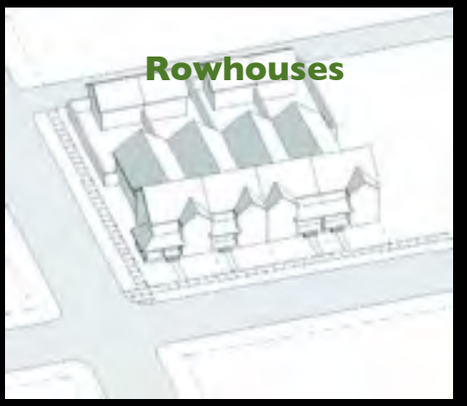
Shopfront and Awning: A frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.

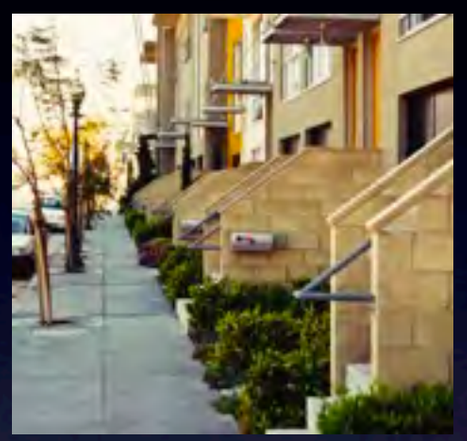
Gallery: A frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Notwithstanding the graphic, encroachments will not be permitted.

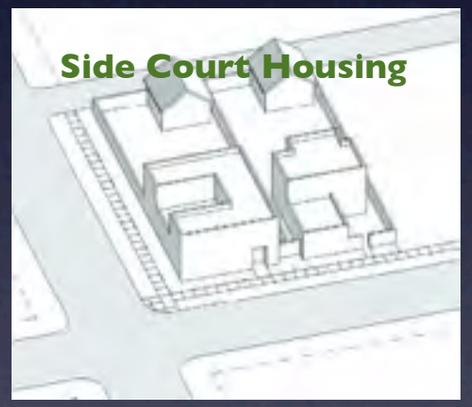
Arcade: A frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Notwithstanding the graphic, encroachments will not be permitted.

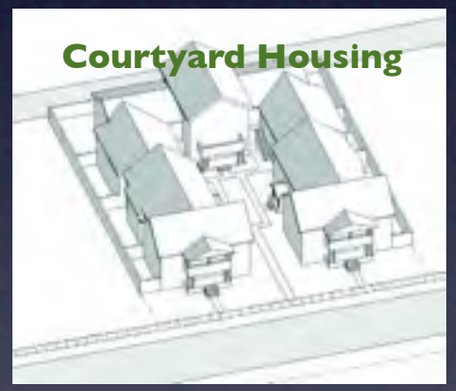
Building Types

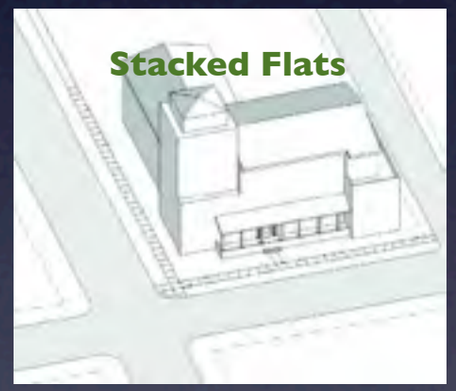






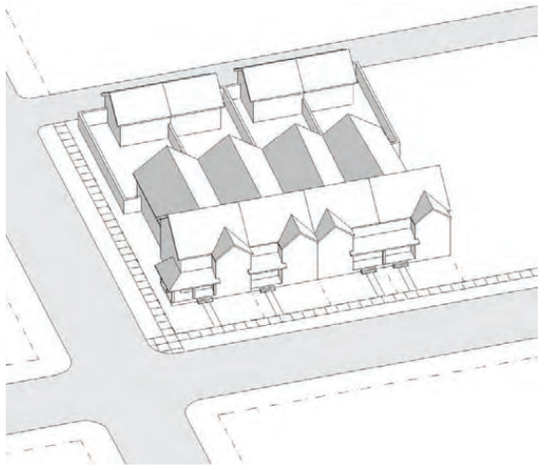






Building Types

24W.205.080 Rowhouse



Building Type Diagram

Allowed lots (if qualified by size)

A. Description

Two or more detached two- or three-story dwellings with zero side yard setbacks located upon a qualifying lot in the T4.11 zone. A Rowhouse may be used for non-residential purposes where allowed in T4.11 zone. The following text provides performance standards for Rowhouses.

B. Access

1. The main entrance to each dwelling shall be accessed directly from and face the street. [E]
2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]

C. Parking and Services

1. One parking space for each dwelling unit shall be within a garage. [E]
2. Corner lots shall not have garages that face the side street. [E]
3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the rowhouse at no less than 15% of the lot area and of a regular geometry (e.g.: rectangular) with a minimum dimension of 20'. [E]

Illustrative photo

Illustrative photo

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. [DR]

F. Frontage

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. Building Size and Massing

1. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the regulations for the applicable zone. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the street build-to line, and the townhouse dwelling shall be accessed by a separate front door and an internal stair. [DR]
4. In a 2-story building, the rowhouse consists of a townhouse dwelling which is accessed from and faces the street. [DR]

H. Sustainable Storm Drainage

1. Impervious surfaces shall not exceed 60% of total lot area. Total impervious driveway,parking, and non-residential structure area shall not exceed the lesser of 25% of the total impervious area or 10% of total lot area. Pervious surfaces may include gravel, pervious pavement, and vegetated roofs. Capture and reuse strategies including the use of rainwater harvesting cisterns can be substituted for the effective area of pervious surface required. [W]
2. Runoff generated on-site shall be routed through a bioretention/biodetention system such as a structured stormwater planter before being discharged to the public r.o.w. Potential drainage strategies to accomplish these goals include:
   a. Pervious pavements
   b. Vegetated roofs
   c. Hollywood driveways
   d. Rainwater harvesting cisterns or rain barrels
   e. Flow-through or infiltration planters
   f. Disconnected downspouts. [W]
3. Runoff leaving the site into the public r.o.w. shall connect directly to public stormwater infrastructure via pipe, yard drain or level spreader according to the general standards. [W]

Land Uses

Table 1: Land Use

Land Use Types (1)	Permit Required by Zone				Additional Regulations
	T4.11	T4.11-SF	P&OS	Civic	
Residential					
Single-family/Carriage house	P	—	—	—	
Multi-family	P	P	—	—	
Home-occupation	P	P	—	—	
Live-work	P	P	—	—	
Special residence	UP	UP	—	—	
Recreation, Education, and Public Safety					
Community meeting facility	UP	UP	—	P	ZO 24.480
Health and fitness facility	—	P	—	P	
Public park and playground	P	P	P	P	
School, public and private	P	P	—	P	
Studio — art, dance, martial arts, music, etc.	—	P	—	P	(3)
Retail					
General retail, except any of the following:	—	P	—	—	
❊ Alcoholic beverage sales	—	UP	—	—	ZO.24.460
❊ Motor vehicle related sales and services	—	—	—	—	
❊ Drive-through facility	—	—	—	—	
Restaurant	—	P	—	—	
Services — Business, Financial, Professional					
Bank, financial services	—	P	—	—	
Business support services	—	P	—	—	
Medical/Dental	—	P	—	—	
Office	—	P	—	—	
Services — General					
Day care	UP	UP	—	UP	
Personal services	—	P	—	—	
Communications, Infrastructure					
Wireless telecommunication facility	—	P	—	P	ZO 24.497 (2)
Utility or equipment substation	P	P	—	P	
Parks and Open Space					
Outdoor dining	—	P	UP	UP	
Outdoor sports/recreational facilities	—	—	UP (2)	UP (2)	
Outdoor entertainment	—	—	UP (2)	UP (2)	
Farmer's market	—	UP (2)	UP (2)	UP (2)	

P Permitted Use UP Use permit required — Not allowed

T4.11 Urban Neighborhood Zone
T4.11-SF Urban Neighborhood Zone - Shopfront Overlay
P&OS Parks & Open Space Zone
Civic Civic Zone

Notes

1 Definition of land uses are listed in Section 24W.212.

2 Use Permit as may be required by Zoning Ordinance (ZO 24.497)

3 Use Permit required for uses generating external impacts such as noise or odor.

Urban Standards

24W.200.030 T4.11 (Urban Neighborhood Zone)

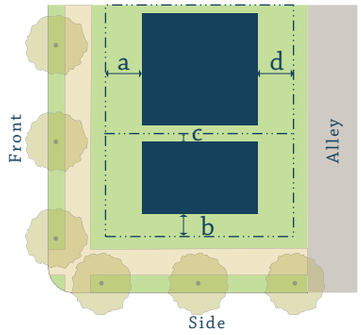


Diagram A: Building Placement

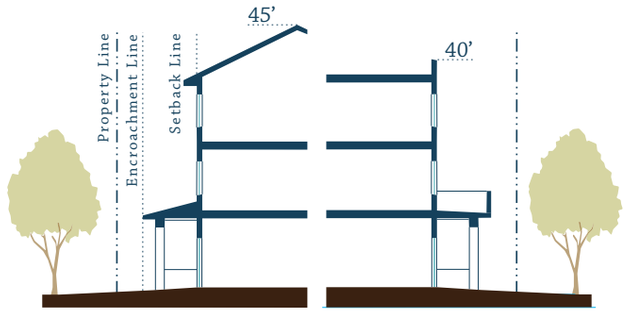


Diagram B: Building Profile

A. Building Placement

1. Primary and accessory buildings

   A primary building shall be placed on a lot in compliance with the following requirements, within the shaded area as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in Section 24W.205 (Building Type Standards). An accessory building shall be placed on a lot in compliance with the following requirements, within the shaded area shown in Diagram C (Parking Placement).

	Setback	Primary	Accessory
a	Front	5' min.; 10' max.	N/A
b	Side Street	5' min.; 10' max.	Within 50% of rear lot depth
c	Side Yard	5' min.	5' min.
d	Rear	10' min.	5' min.

2. Architectural Encroachments

   Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' maximum into the required setbacks, as may be further limited by the UBC.

B. Building Profile and Frontage

1. Height

   Each structure shall comply with the following height limits.

   a. Maximum Height: 3 stories to parapet or ridgeline for primary building. For flat roof, the maximum height of the parapet cannot exceed 40'; and for sloping roof, the maximum height of the roof ridge cannot exceed 45'.

   b. Minimum Floor to Floor: 15' minimum for a primary non-residential building ground floor intended for nonresidential use.

   c. Accessory Buildings: 24' maximum to eave.

2. Allowed Frontage Types

   Only the following frontage types are allowed within the T4.11 zone, except in the Shopfront Overlay. In the Shopfront Overlay; only the Shopfront Awning type is allowed. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24W.204 (Frontage Type Standards).

   a. Common yard
   b. Porch and fence
   c. Dooryard
   d. Stoop
   e. Forecourt
   f. Lightcourt
   g. Shopfront Awning
   h. Gallery
   i. Arcade

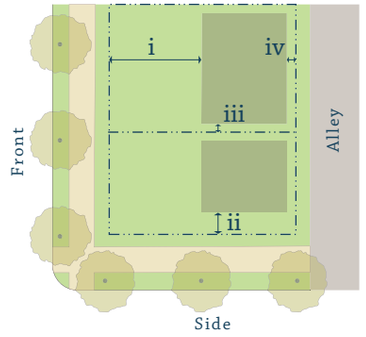


Diagram C: Parking Placement

C. Parking and Services

1. Parking and Services Placement

   a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the shaded area shown on the diagram above, unless subterranean.

i	Front setback	50% of lot depth
ii	Side street setback	10' minimum
iii	Side yard setback	5' minimum
iv	Rear setback	5' minimum

   b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3' maximum above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop or Door Yard frontage type.

2. Parking Requirements

   Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415.

   a. Residential uses

      i. Minimum of 1 covered parking space per dwelling unit.

      ii. Minimum 1 guest parking space for every 10 units. Guest parking may be waived if on-street parking is available.

      iii. Minimum of 1 bicycle rack space for every 20 parking spaces required.

      iv. Minimum 1 shared automobile and 2 shared bicycles required for every 75 units.

   b. Non-Residential

      i. Minimium of 1 parking space per 300 square feet of gross floor area.

Building Type	Allowed Lot Widths							
	25'	35'	50'	75'	100'	125'	150'	
Duplex/Triplex/Quad			■	■	■			
Villa					■			
Bungalow Court						■	■	
Row house		■	■	■	■	■	■	
Live/work		■	■	■	■	■	■	
Side court housing					■	■	■	
Courtyard housing						■	■	
Stacked dwelling	Only allowed as part of mixed-type projects.							
Commercial block				■	■	■	■	

Allowed Building Type Table

D. Building Types

Only the building types shown in the table above are allowed in the T4.11 Urban Neighborhood Zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24W.205 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203, Table 1 (Land Use Table) shall be established on a lot in the T4.11 Urban Neighborhood Zone, in compliance with the planning permit requirements of Section 24W.203.020

Design Guidelines

	Spanish Revival	Craftsman	Industrial Warehouse	Tudor	Victorian	Art Deco
Duplex, Triplex, Quadplex	√	√		√	√	
Villa	√	√		√	√	
Bungalow Court	√	√		√	√	
Rowhouse	√	√		√	√	
Live-work	√		√			√
Side-Court Housing	√	√			√	√
Courtyard Housing	√	√			√	√
Stacked Dwelling	√				√	√
Commercial Block	√		√			√

24W.206.030.1 Spanish Revival Style

Essential Characteristics of the Style

- *Low-pitched roofs clad with red clay barrel or clay "S" tiles.*
- *Asymetrical massing compositions, accented by chimneys and balconies.*
- *Covered patios, porches, and loggias, often defined by enclosed or semi-enclosed courtyards.*
- *Stucco surfaces with deeply recessed doors and windows, often with arched openings.*
- *Mediterranean color palettes, with creams, whites, and other hues accented by wood and wrought iron elements.*

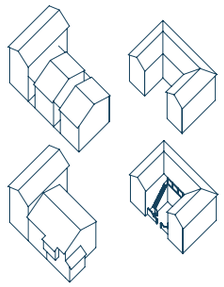
A. History and Character

The Spanish style is derived from the style of the missions of California, built between 1767 and 1823 during the Spanish Colonial period. The prevailing building material was the local clay adobe, mud mixed with a chopped straw binder and used as plaster or sun-dried in bricks. Today, the style is characterized by wall surfaces that are made of flat austere stucco planes with punched, recessed openings for windows and doors. A greater percentage of the surface is wall than opening, and detail is achieved through the proportional location of openings. Windows occasionally are elaborated with small metal balconies, grilles or awnings, but have no exterior trim. Exterior trim is reserved for main doorways, which have pilasters, columns and capitals. Wood detailing is spare, seen as rafter tails or heavy timber brackets supporting cantilevers or openings. Roofs are always tile, typically barrel mission tile or clay "S" and occasionally flat cement tile. The typical open spaces for this Style are patios and courtyards, which can be open to streets and yards via loggias and arcades.

B. Massing and Roof:

Most Spanish Style buildings are formed from variations or combinations on simple rectilinear forms capped with gabled or hipped roofs. Complex buildings have compound plans based on compositions of these rectilinear forms. The following two examples shown are not intended to show every combination of massing and building type, but instead show how to apply the Spanish Revival architectural style at different scales.

1. Rowhouse: A combination of two and three story narrow rowhouses. Each rowhouse is a simple rectangular massing broken down with balconies, projecting bays and chimneys. Roof pitches range from 4 in 12 to 8 in 12.
2. Courtyard Housing: A wide two-story facade with a courtyard open to the street. Overall building massing is broken down by a regular rhythm of bays and the addition of exterior stairs and/or porches are used to break down the overall massing. Roof pitches range from 6 in 12 to 8 in 12.



Rowhouse Courtyard

C. Building Height

1. Spanish-Style buildings typically have tall first floors and shorter upper floors. In the Westview Village Property the minimum first floor ceiling height will be 9'. Second/upper floors may lower ceiling heights to 8' particularly when cathedral ceilings are used.
2. Eaves generally fall into two types: open and closed. Open eaves are inspired by Spanish Colonial wood-framing and are characterized by deep overhangs of at least 18" and exposed, often decorative rafters. Open eaves are typically used with hipped roof forms. Closed eaves reflect an adobe masonry tradition and are characterized by simple, stuccoed gable ends, and clay roof tiles. Closed eaves are typically utilized with gable end or parapetted roof forms.
3. Flat roof parapets should be articulated as an extension of the exterior wall. Flat roofs may be occupied as balconies or terraces.

D. Porches and Exterior Elements

1. The Spanish Style tends to utilize a variety of exterior elements to define outdoor and semi-outdoor spaces, including arcaded and colonnaded loggias, covered balconies, galleries, courtyards, and terraces. Rather than separate entities, these elements tend to be extensions of the principal building forms. These elements include:
   a. Loggia spaces, often defined by arcades. These spaces are typically not enclosed.
   b. Covered balconies, with detailing similar to the Monterey Style, but with more substantial structural members and exposed supporting rafters.
   c. Well-detailed structural canopies, such as pergolas and trellises.
2. Chimneys, often with elaborate tops and small, tiled roofs, are also used as defining special elements in Spanish-style compositions.
3. Porch and balcony columns are typically square-stock and 8" in diameter, often with bracketed capitals.
4. Decorative vents are located in gable ends or as accent elements in wall.

Typical court

Typical cantilevered balcony

The Spanish Revival Style - Doors and Windows

Ganged windows with operable shutters

Round-top window

Spanish Revival Style — Commercial block

E. Openings:

1. Windows
   a. Individual windows are vertically proportioned, recessed a minimum depth of 6" and set in square punched openings, full arch or ornamental arched openings.
   b. Ganged windows have a mullion with a minimum 4" width and a minimum 1" depth.
   c. Fixed or casement windows with divided lites are allowed; sliding or double-hung windows are not allowed. Windows should be divided with exterior muntins that have a minimum ¾" width and a minimum ½" depth.
   d. Decorative tile surrounds may be used but surround or exterior casings are not typical.
   e. Windows must have a sill made out of stucco or cast-stone with a minimum projection of 2".
   f. Louvered or paneled shutters are half the width of a single window width and the height should match the window. Shutters are not allowed on ganged windows.
2. Doors
   a. Doors should have simple, rectilinear panels and windows.
   b. Doors may have square or arched tops.
   c. Doors can be: single doors ;French doors; or paired doors.

F. Materials

Cladding	Stone or stucco. Stone should be of a similar color and texture to local stone in Coastal Ventura County. Stucco may be cement with smooth sand finish.
Foundations	Stone, cast stone, painted concrete, or stucco.
Roofing	Terra cotta, straight barrel, tapered barrel, or American Spanish mission tiles.
Windows	Wood, aluminum-clad wood, vinyl, or vinyl-clad wood. Glass should be clear and non-reflective. Grilles are wrought-iron.
Doors	Principal doors may be made of wood or fiberglass. French doors and sliders may be made of wood, aluminum-clad wood, vinyl, vinyl-clad wood, or fiberglass.
Trim	Wood, composite board, and molded millwork for built-up sections. PVC trim is not permitted. For soffits and porch ceilings, plaster, T&G wood, exposed rafters, or composite. Continuous perforated soffit materials are not permitted.
Gutters	Half round copper or metal. PVC is not permitted.
Downspouts	Round or rectangular, copper or metal. PVC is not permitted.
Columns	Wood, fiberglass, or composite.
Railings	Straight balusters in wood, or wrought iron.
Chimneys	Common brick, stone, cast stone, or stucco. Chimney tops should be elaborated with clay tile caps.
Signs	Painted wood or metal with wrought iron armatures.

G. Colors

Cladding	Stucco may be white, off -white, light gray, cream, or yellow. Stone should be of a similar color and texture to local stone in Coastal Ventura County.
Roofing	Clay tiles are typically variegated reds or browns.
Windows	Sashes and frames to be dark stained or painted white, off-white, cream, light red, light green, or light blue. Additional colors conditional upon approval.
Trim	Dark stained or painted white or off-white. Additional colors conditional upon approval.
Gutters/ Downspouts	Natural copper finish, black, dark red, dark green.
Columns	Dark stained or painted white or off-white.
Railings	Wood railings dark stained or painted white or off -white. Wrought iron grilles and rails to be painted black.

Tower element located at important corners

Closed eave with stucco detailing

Spanish Revival homes in a Westside neighborhood

Color palette

CONGRESS FOR THE NEW URBANISM

NRDC
THE EARTH'S BEST DEFENSE

U.S. GREEN BUILDING COUNCIL
USGBC

LEED FOR NEIGHBORHOOD DEVELOPMENT

Source: LEED ND Presentation

The Differences

How is it different from other LEED rating systems?

- Primary focus on location and land use
- Looks beyond individual buildings
- Different credit categories

Source: LEED ND Presentation

Certification Process

Source: LEED ND Presentation

Credit Categories

LEED® for Neighborhood Development

Total Possible Points**	**110***
Smart Location & Linkage	27
Neighborhood Pattern & Design	44
Green Infrastructure & Buildings	29

**Out of a possible 100 points + 10 bonus points*

***Certified 40+ points, Silver 50+ points, Gold 60+ points, Platinum 80+ points*

Innovation & Design Process	6
Regional Priority Credit	4

Source: LEED ND Presentation

Smart Location & Linkage

Build This:

Keep This:

Source: LEED ND Presentation

Smart Location & Linkage

Measure Location

- Proximity to existing development
- Proximity to goods and services
- Proximity to existing infrastructure

Enhance Location

- Preserve sensitive lands
- Locate jobs near housing
- Provide bicycle amenities

Source: LEED ND Presentation

Neighborhood Pattern & Design

Compact, Complete, Connected

- **People connected to place and to each other**
- **Shared public spaces**
- **Nearby goods and services**

Source: LEED ND Presentation

Neighborhood Pattern & Design

Green Neighborhoods Have Great Variety

- Historic buildings
- Housing in many types and prices
- Farmer's markets and community gardens
- Neighborhood schools
- Civic spaces
- Community participation in design

Source: LEED ND Presentation

Green Infrastructure as Neighborhood Amenities

Image courtesy of Dattner Architects/Grimshaw/Lee Weintraub Landscape

Source: LEED ND Presentation

Westview - SLL

Yes	?	No			
7	12	0	27 Points Possible		**Smart Location and Linkage**
Y			Required	Prereq 1	**Smart Location**
	M		Required	Prereq 2	**Imperiled Species and Ecological Communities**
Y			Required	Prereq 3	**Wetland and Water Body Conservation**
Y			Required	Prereq 4	**Agricultural Land Conservation**
Y			Required	Prereq 5	**Floodplain Avoidance**
5	5		10	Credit 1	**Preferred Locations**
		0	2	Credit 2	**Brownfield Redevelopment**
	3		7	Credit 3	**Locations with Reduced Automobile Dependence**
1			1	Credit 4	**Bicycle Network and Storage**
	3		3	Credit 5	**Housing and Jobs Proximity**
1			1	Credit 6	**Steep Slope Protection**
	1		1	Credit 7	**Site Design for Habitat or Wetland and Water Body Conservation**
		0	1	Credit 8	**Restoration of Habitat or Wetlands and Water Bodies**
		0	1	Credit 9	**Long-Term Conservation Management of Habitat or Wetlands and Water Bodies**

Source: Ted Bardacke, Global Green

Westview - NPD

Yes	?	No			
14	15	0	44 Points Possible		**Neighborhood Pattern and Design**
	M		Required	Prereq 1	**Walkable Streets**
Y			Required	Prereq 2	**Compact Development**
Y			Required	Prereq 3	**Connected and Open Community**
3	1		12	Credit 1	**Walkable Streets**
3	1		6	Credit 2	**Compact Development**
	2		4	Credit 3	**Mixed-Use Neighborhood Centers**
3	4		7	Credit 4	**Mixed-Income Diverse Communities**
	1		1	Credit 5	**Reduced Parking Footprint**
	1		2	Credit 6	**Street Network**
	1		1	Credit 7	**Transit Facilities**
	1		2	Credit 8	**Transportation Demand Management**
1			1	Credit 9	**Access to Civic and Public Spaces**
1			1	Credit 10	**Access to Recreation Facilities**
	1		1	Credit 11	**Visitability and Universal Design**
2			2	Credit 12	**Community Outreach and Involvement**
		0	1	Credit 13	**Local Food Production**
1	1		2	Credit 14	**Tree-Lined and Shaded Streets**
	1		1	Credit 15	**Neighborhood Schools**

Source: Ted Bardacke, Global Green

Westview – GIB & Totals

Yes	?	No			
6	14	3	29 Points Possible	Green Infrastructure and Buildings	
Y			Required	Prereq 1	**Certified Green Building**
Y			Required	Prereq 2	**Minimum Building Energy Efficiency**
Y			Required	Prereq 3	**Minimum Building Water Efficiency**
Y			Required	Prereq 4	**Construction Activity Pollution Prevention**
	5		5	Credit 1	**Certified Green Buildings**
	1		2	Credit 2	**Building Energy Efficiency**
1			1	Credit 3	**Building Water Efficiency**
1			1	Credit 4	**Water-Efficient Landscaping**
1			1	Credit 5	**Existing Building Use**
		0	1	Credit 6	**Historic Resource Preservation and Adaptive Reuse**
	1		1	Credit 7	**Minimized Site Disturbance in Design and Construction**
	4		4	Credit 8	**Stormwater Management**
1			1	Credit 9	**Heat Island Reduction**
		0	1	Credit 10	**Solar Orientation**
	1		3	Credit 11	**On-Site Renewable Energy Sources**
		0	2	Credit 12	**District Heating and Cooling**
1			1	Credit 13	**Infrastructure Energy Efficiency**
		3	2	Credit 14	**Wastewater Management**
	1		1	Credit 15	**Recycled Content in Infrastructure**
	1		1	Credit 16	**Solid Waste Management Infrastructure**
1			1	Credit 17	**Light Pollution Reduction**

Yes	?	No		
28	41	3	110 Points	**Project Totals (Certification estimates)**

Source: Ted Bardacke, Global Green

Certified: 40-49 points, **Silver:** 50-59 points, **Gold:** 60-79 points, **Platinum:** 80+ points

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http://www.rangwalaassoc.com/Portfolio/Formbasedcodes/Westview/WestviewCode.html

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Westview Village Code

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Westview Village Code

(Draft is subject to review & editing)

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Section II 24 W Code

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102 Regulating Plan and Transect Zones

200 Urban Standards

201 Overlay Zones

203 Land Uses

204 Frontage Type Standards

205 Building Type Standards

206 Design Guidelines

207 Streets Type Standards

208 Landscape Standards

209 Parks and Recreation Standards

210 Subdivision Standards

211 Administration

212 Definitions

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