



WESTMINSTER
COLORADO

Senior Housing Design Standards

Revised Oct. 2013

Senior Housing Design Guidelines

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PURPOSE AND INTENT OF SENIOR HOUSING DESIGN STANDARDS
RESIDENTIAL SUSTAINABLE, HEALTHY AND SAFE DESIGN REVIEW PROCESS
City of Westminster, Colorado

The following Design Standards have been prepared to provide minimum criteria for new senior housing developments. These standards are intended to establish quality appearance, compatibility of character, variety of design, and enhanced community values. In addition to minimum criteria, optional (incentive) criteria are also listed which further enhance sound residential planning, architectural quality, and sustainable site design.

These Design Standards are the basis for reviewing new senior housing projects. All minimum requirements in these Design Standards must be met in order to be eligible to have an Official Development Plan reviewed and approved, and no points are given for these items. Applicants receive points by agreeing, in advance, to provide certain incentive items listed in the design standards. The applicant determines which incentive items will be offered as part of a proposed project, and the total of these items determines the score designated to that project. Senior housing for low-income seniors will be reviewed on a case-by-case basis. The Growth Management Program does not permit City Staff to review and process development plans, plats, construction drawings, etc. unless the requirements and agreed incentive items are met and shown in the plans.

City Staff may consider incentive alternatives only if the applicant's request includes proposed alternatives that meet the intent and equal levels of quality. City Staff does not have the authority to waive any incentive items agreed to through the requirements of the application process. A written request detailing the adjustment(s) must be submitted during the development review process for the project, and there is no guarantee a request will receive City Staff support. Total revised incentive points must meet or exceed the project point total required and selected in the application process.

All projects must comply with the requirements of the currently adopted City of Westminster Comprehensive Plan. The Westminster Municipal Code identifies four types of senior housing facilities: Independent Living, Congregate Care, Assisted Living, and Skilled Nursing Facilities. Each of these types of development must be specifically designed for and targeted to seniors in order to be reviewed against this category of standards. Proposed single-family detached housing developments targeting the senior housing or "empty-nester" markets must compete in the single-family detached competition and are not eligible in this category.

The Design Standards are divided into four sections: Site Design, Architectural Design, Landscaping Design, and Sustainable Design. The Site Design section addresses overall site planning considerations, including multi-modal circulation, setbacks, public and private open space, and other site amenities. The Architectural Design section addresses general design principles, exterior design, and exterior building materials and colors. The Landscaping Design section addresses general landscape design principles, landscape treatment of development edges and entrances, project landscaping, plant materials, and irrigation. The Sustainable Design section incorporates sustainable design principles for landscaping, water conservation, and building construction.

SITE DESIGN

Senior housing sites should encourage resident interaction and participation with the surrounding community.

1. Land Use Compatibility and Proximity to Other Land Uses

Compatibility is achieved when adjacent land uses differing in function, scale, and intensity are mutually supporting and do not create adverse effects upon one another. In areas where different uses abut, including various residential uses and densities, a variety of measures may be employed for mitigation including: the use of adequate setbacks, landscaping, barriers or transition zones, and building heights.

In senior housing projects, because residents' physical mobility is often limited, closer proximity to certain land uses (such as medical facilities, grocery stores, etc.) is desirable. Ideal senior housing sites are within walking distance of a grocery store, drugstore, public transit stop, medical facility, church, bank, restaurant, park, college or adult education facility, community center, post office, library, senior center, book store, movie theater, retail shops, etc.

Minimums:

- A) Building setbacks shall be a minimum of 50 feet from the common property line when adjacent to a industrial or institutional use.
- B) Building setbacks shall be a minimum of 40 feet from the common property line when adjacent to commercial or another residential use. Setback shall be increased an additional 10 feet for each story above two-story structures.
- C) Within the required setback areas from the property lines, a permanent 35-foot landscaped area shall be provided along each property line. No drives, detention areas, or off-street parking is permitted in this area.
- D) Earth berming (3'-6" min. height) with a maximum slope of 4:1 with evergreen and deciduous trees and shrubs shall be required in the setback areas along public streets and between differing land uses including other types of residential use.

2. Conformance with the Westminster Comprehensive Plan

Minimum:

The proposed project shall conform with the Westminster Comprehensive Plan.

3. View Preservation

The City has many panoramic views that should be preserved and enhanced. Site planning must consider the relationship of building to natural grades. Buildings should be sited to preserve views from arterial streets. Landscaping and building placement should be used to frame and enhance view corridors.

Minimum:

View corridors as identified in the Westminster Comprehensive Plan shall be preserved. The main intent is to preserve the views that can be seen from public streets.

4. Drainageways

In most cases, drainageways should be left in as natural a state as possible without channelization or engineered structures unless required to prevent erosion or other special circumstances, or as required by other agencies. The City requires landscaping, and irrigation in these areas. In addition, the City may require a concrete path (eight-foot min. width) be constructed along significant drainageways adjacent to or within the site.

Minimum:

Significant drainageways shall be incorporated in site development as aesthetic amenities, open space/trail corridors, and wildlife areas.

5. Access, Circulation, and Parking

Because many older adults enjoy walking, extensive pedestrian pathways are important to senior housing and care communities to help provide areas for passive recreation as well as provide connections to areas within the site and, for those who are physically able, beyond the site boundaries. Wider pathways are necessary to allow at least two people to pass with wheelchairs or walkers. Additionally, concrete walking surfaces should be treated to prevent glare. This can be accomplished by lightly texturing the surfaces to create definition and shadow (this also helps create a non-slip surface) and by using darker paving colors for the concrete surfaces. Where applicable, concrete path connections from cul-de-sacs to trails will be required.

Additionally, the City places heavy importance on enhancing the pedestrian and bicycle circulation system in order to achieve ease of mobility, not only for residents, but employees and visitors. Infrastructure improvements for internal and external connections to adjacent neighborhoods, schools, commercial centers, transit stops, etc. encourages walking and biking and reduces auto dependency.

A) Access

Minimum:

Access point(s) to the site from the adjacent street(s) shall provide safe, convenient access for both pedestrians and vehicles.

B) Right-of-Way

Minimum:

All routes from the homes and common buildings to and along the network of streets and drives shall provide safe, convenient access for bicycles and pedestrians.

Incentives:

Provide concrete bicycle and pedestrian connections between neighborhoods and subdivisions. Path(s) must meet minimum sidewalk widths per City Standards and Specifications for Public Improvements at the time of ODP approval. 50 points for each connection; maximum 200 points.

C) Pedestrian Paths

Minimums:

- 1) All sidewalks along public streets must be detached from the curb the distance specified in the City of Westminster Standards and Specifications for the Design and Construction of Public Improvements.
- 2) All internal site sidewalks shall be a minimum width of five feet unless adjacent to parking spaces (min. 7-foot width).
- 3) All internal site sidewalks shall be lightly textured (non-slip); concrete surfaces such as light-broom finished concrete.
- 4) Concrete walks (8-foot min. width) shall be constructed along arterial streets within or abutting the project.
- 5) Concrete walks (5-foot min. width on one side and 8-foot min. width on the other side) shall be constructed along collector streets within or abutting the project.
- 6) Concrete sidewalks (7-foot min. width) shall be constructed adjacent to parking spaces (includes carport spaces but not necessarily garages) that are adjacent to residential buildings.
- 7) Multi-Use paths shall be built within each development and shall connect to the City's regional trail and on-street bicycle system. These connections shall occur in conjunction with streets and within the development's open space network (along public or private open space and drainageways).

Incentives:

- 1) All internal site sidewalks will be colored concrete to create non-glare surfaces: 100 points
- 2) All internal site paths will be a minimum width of six feet: 150 points
- 3) Use enhanced paving markings to mark pedestrian crossings in order to provide a sense of safety and place: 200 points.
- 4) Low-level pedestrian oriented lighting staggered on both sides of the streets and/or along multi-use paths will be provided: 100 points
- 5) Benches will be provided along pedestrian pathways throughout the project: 25 points
- 6) Weather protected bicycle parking racks: 50 points.

D) Parking

Minimums:

For all senior housing projects:

- 1) All parking spaces shall be provided as required in all adopted Westminster Codes. No compact parking spaces are permitted.
- 2) Handicapped parking spaces for senior housing projects shall be provided at a rate of one per 25 (rounded up) regular parking spaces.
- 3) At least one-third of the parking required for employees and independent living units shall be within carports or garages.

6. Public Transit Furnishings and Amenities

Close proximity to public transit access is a vital amenity for senior housing projects whose residents and visitors often may not drive and may not own vehicles. Bus benches and shelters may be required for all existing and proposed bus stops adjacent to and within the site boundaries of all proposed senior housing developments. City Staff will review this on a case-by-case basis. Any bus stop amenities shall be coordinated with the city's transportation and mobility planner and/or the Regional Transportation District (RTD). Amenities will be installed in the right-of-way and maintained by the developer/owner, unless otherwise specified by the city.

Minimum:

- a) Concrete path connections from sidewalk to adjacent bus stop(s). Concrete paths must follow RTD's Bus Stop Access Regulations.

Incentives:

- a) Create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops: 200 points.
- b) Providing site amenities to encourage resident use of public transportation. Choose all that apply. Points can be combined.
 - 1) Bus shelters: 200 points
 - 2) Bench: 50 points
 - 3) Trash receptacle: 50 points
 - 4) Pervious decorative paving: 200 points

7. Site Orientation

Minimum:

Buildings shall be oriented on the site to create visual interest and variety. Whenever possible, buildings shall be set at angles from one another in order to avoid the "barracks" type appearance. This is particularly important along streets.

8. Site Amenities

A) Entrance Features

The entrance to senior housing developments should be designed to provide maximum safety for visibility and turning movements. Landscaped street medians/islands are required at entranceways. Maintenance of the median/island shall be the responsibility of the developer/owner. Evergreen trees planted behind the entry signage are encouraged to enhance the community character established with the City's monument signage.

Minimum:

- 1) One monument sign shall be provided and constructed of permanent materials (masonry etched or metal letters/logo) with a solid masonry (brick or stone) base located in a landscaped median or on either side of the entrance drive. The size of the sign shall not exceed the City of Westminster Municipal Code requirements (Title XI, Chapter 11).
- 2) A landscaped median/island (10-foot min. width, 50-foot min. length) shall be required at the major entrance to the project and shall be the responsibility of the developer/owner.

Incentive:

Evergreen trees will be planted behind the entry monument signage: 75 points

B) Site Furniture

Seating that provides safety and security to residents is encouraged. Seating which backs to building edges, walls, planters, landscaped areas, etc. helps give residents a sense of security and safety. Benches along pedestrian pathways within the site should be placed at 200-foot (max.) intervals. Outdoor seating designed with armrests and backrests is encouraged.

Minimums:

- 1) A variety of outdoor seating areas shall be offered from solitary seating areas and more intimate spaces to larger, social areas.
- 2) Outdoor seating and tables shall be included on all common, outdoor patio areas. Outdoor seating shall be of similar design, materials, and color to provide consistency throughout the project.
- 3) Project shall provide convenient, comfortable seating areas along pedestrian pathways within the site.
- 4) At least 50% of the outdoor seating areas will provide shaded and/or covered (by landscaping, trellises, canopies, etc.) seating for protection from the sun, heat, wind, etc. Protected seating is especially important near outdoor exercise areas as well as areas for observation and higher activity such as exterior mailbox areas, building entries, gardening areas, etc.
- 5) Outdoor seating will be placed to maximize viewing of outdoor activity and pedestrian areas.

C) Lighting

Adequate street lighting shall be provided in all residential neighborhoods.

Minimum:

- 1) Lighting along all public streets shall be in conformance to Xcel Energy standards and installed at developer expense. All lighting shall be downward directed, full cutoff style fixtures. Maximum pole height is 25 feet. Maximum corrected color temperature is 4500K. Specialty lighting (including ornamental bases, armatures and fixtures) is encouraged along collector and local streets. Specialty lighting should relate to the architectural theme of the development.
- 2) Site lighting shall be provided throughout the project and shall include lighting on buildings, garages, carports, drive aisles, parking lots, pathways, stairs, ramps, and landscaping to ensure visibility and safety for residents within the project.
- 3) Ground-level site lighting shall be added along all pathways, stairs, and ramps to increase visibility at night.

Incentive:

Decorative pedestrian lighting along walks on both sides of the streets and multi-use paths will be provided with 15 foot maximum pole heights; full cutoff shielded light source; 4000K maximum corrected color temperature LED bulb specifications; and demonstrated on a photometric plan to result in a maximum 4:1 footcandle [average:minimum] ratio: 200 points.

D) Recreation

The City encourages private recreation facilities and activities for senior housing developments for their residents in proportion to the number of senior housing units served. Such recreational facilities and activities shall be included on private open space or within the senior housing facility.

While it may not be physically possible for many seniors to enjoy active recreational activities, many are able to enjoy more passive forms of recreation. A variety of recreational opportunities should be incorporated in all senior housing projects where some or all of the residents are physically able to benefit from the activities. For those residents who choose not to or are physically unable to participate, comfortable, convenient seating areas should be provided near areas of activity to allow others to observe those activities. Provisions for observational activities should be incorporated in or near outdoor, landscaped areas on the site and are ideal when placed where they can be viewed from both the indoor and outdoor seating areas. These include artwork (sculptures), water features, etc. as approved by the City.

Incentive:

- 1) Provide connection to the city's regional trail and/or on-street bicycle system. These connections shall occur in conjunction with streets and within the development's open space network (along public or private open space and drainageways). Multi-Use paths connections to trails will be a minimum of 10 feet : 200 points
- 2) Passive recreational activities will be provided on site for the residents as part of the project: 50 points for each applicable item (250 max. points)
 - a) Indoor or outdoor hot tub or whirlpool area
 - b) Outdoor physical therapy area
 - c) Indoor solarium
 - d) Outdoor artwork (sculpture)
 - e) Outdoor water feature such as a small pond or fountain

9. Public Land Dedication

Minimum:

Public Land Dedication shall be made to the City in conjunction with senior housing (and all other residential) developments and is based on residential density of the proposed project. For facilities (such as skilled nursing projects) with beds rather than dwelling units, use 2.5 beds equal one dwelling unit to calculate the density. (See Westminster Municipal Code Section 11-6-8 (A) for amount of land due). Acceptance of public lands shall be subject to review by the City. If the City determines a land dedication would not serve the public interest, the City may require payment in lieu of dedication. Developers are encouraged to dedicate public open space beyond the minimum acreage required in order to enhance the overall appearance of the community by providing open, green areas.

Incentives:

Public Land Dedication will exceed the minimum requirement for:

- 1) Non-floodplain land: 50 points per each percentage point over minimum required (500 max. points)
- 2) Floodplain land: 10 points per each percentage point over minimum required (100 max. points)

(If this incentive is chosen, keep in mind the City has discretion whether land designated for dedication is acceptable and, during the development review process, may require an alternate location on the site or cash-in-lieu for the amount agreed to with this incentive).

10. Private Open Space

In addition to the minimum public land dedication required of residential development by the City, private parks, open space, and recreational facilities are encouraged in senior housing projects. Private open space does not include right-of-way or other public areas. Private open space areas must provide focal points for the residents and desirable green space to accommodate local recreation needs and pedestrian circulation for the residents and the general public. Public access easements may be required so private open space areas can also be enjoyed by all City residents if such open space abuts or is visually related to the public right-of-way or public open space. Partial credit for public land dedication (PLD) requirement may be given if private park is of sufficient size and offers numerous amenities to offset public park needs. (Requests for PLD reduction will be reviewed on a case-by-case basis).

Minimums:

- A) A minimum of 45% of the site shall be landscaped as private open space (excludes all right-of-way, drives, and walkways). Include landscaping within the parking lot areas in this percentage.

- B) Private open space shall be landscaped and an irrigation system shall be required). Maintenance of private open space areas shall be the responsibility of the project owner.
- C) Environmentally-sensitive areas (such as wetlands) shall be maintained as private open space.

Incentives:

- A) Private open space will provide one or more focal point(s) with seating accessible by paved pathways from all areas of the project. Each focal point area must incorporate an item which encourages observational activity such as a water feature, artwork, etc.: 75 points
- B) Private landscaped area will be increased above the minimum 45% requirement (choose only one from below if applicable):
 - 1) Greater than 45% to 50%: 200 points
 - 2) 50% to 55%: 250 points
 - 3) 55% or more: 300 points
- C) Outdoor passive recreation area will be provided (.25% minimum of total site) with seating, outdoor sculptures, gardening area, fountain, or similar features: 150 points

11. Setbacks

Actual setbacks may be larger in order to accommodate landscape and utility requirements.

Minimums:

- A) Building setbacks from rights-of-way
 - 1) Major highways (U.S. 36, I-25): 100' from right-of-way line
 - 2) Arterial and collector streets: 0.8 times the building height or 40', whichever is less.
 - 3) Local streets: 0.5 times the building height or 30', whichever is less.
 - 4) Private streets: 15 feet from back of curb (increase an additional 5 feet for every story beyond two stories).
 - 5) Distance between buildings:
 - a) Side to side: 20'
 - b) Corner to side or corner: 10'
 - c) Side to front or rear: 25'
 - d) Front to front or rear: 30'
- B) Building setbacks to interior property lines:
 - 1) Side or rear: 20'
 - 2) Adjacent to single-family detached: 1.5 times the building height or 40', whichever is greater.
- C) Building setbacks to parking lots and drives:
 - 1) 15' with minimum 8-foot wide sidewalk (to accommodate two-foot overhang for vehicles and five-foot clearance for sidewalks) when walks are adjacent to parking spaces.
- D) Distance between buildings and detached garages or carports (if applicable):
 - 1) Front or rear of garage to building: 20'
 - 2) Front or rear of garage to front or rear of garage: 20'
- E) Parking lot setbacks:
 - 1) From adjacent or shared parking lots: 0'
 - 2) From interior property lines with existing landscape: 7'
 - 3) From adjacent single-family detached residential: 25'
 - 4) From streets: 15' (should include tall berms and landscaping)

12. Fencing and Walls

All fencing within senior housing development shall be a uniform design for each type of fence provided. (See Westminster Municipal Code regarding privacy fencing and fencing abutting public or private open space). Although perimeter fencing or walls is not always required, it is recognized that

fencing or walls is often proposed around the perimeter of senior housing projects many times for security reasons. Landscape materials, earth berming, and walls are the preferred methods of providing a buffer, but well-designed fences are acceptable (and many times required) in certain circumstances.

Minimums:

- A) When used, perimeter fencing or walls shall be constructed in accordance with City standards and shall include brick or stone columns (two-foot minimum width and depth) spaced a maximum of 65' apart. In some cases, such as adjacent to parks or in special streetscape situations, fencing may be modified to include low profile, split rail, or wrought iron fencing. Chain link fencing is not permitted.
- 1) All horizontal supporting structures of all solid wood and vinyl fencing shall be constructed toward the interior of the project or lot to reduce visibility of the support structures from streets and other public areas.
 - 2) Off-sets (min. 5-foot depth and 10-foot length) for landscaping (trees and shrubs required) in perimeter fencing or wall shall be provided every 200 feet or less for at least a distance of 400 feet.

13. Mitigation of Environmental Effects

Developer/owner-installed screening and/or buffering will be required for all proposed residential developments along U.S. 36, I-25, and all arterial streets. Developer-installed walls, earth berming, and landscaping will be required, and in certain circumstances, further mitigation measures may be required to reduce adverse environmental effects on the residential development.

ARCHITECTURAL DESIGN

The architectural design of senior housing projects should create visual variety and, at the same time, promote an integrated character for the project. Senior housing projects should be designed with a residential, rather than institutional style.

Buildings should provide interest through the use of varying forms, architectural detail, and positioning on the site while still maintaining continuity as one project.

1. Exterior Design, Sustainability, and Accessibility Elements

A) Building Design

Minimums:

- 1) Architectural detailing, horizontal off-sets, architectural window details, purposeful variations of roof forms, lines, or profiles and other features shall be provided on all sides of the building to avoid blank walls. All sides of all buildings shall be designed with quality materials (360 degree architecture).
- 2) Vertical and horizontal elements shall be used in contrast to one another. Contrast and depth are preserved by offering exterior selections that emphasize a dominant building material but include contrasting complementary materials and colors.
- 3) Buildings shall incorporate visually heavier and more massive elements at their bases, and lighter elements above these components. The second story, for example, does not appear heavier or demonstrate greater mass than that portion of the building supporting it.

- 4) For projects with multiple buildings, variety shall be used in site orientation and amongst buildings to avoid a “barracks” appearance.
- 5) The architectural style of the building shall exhibit a residential rather than institutional character.

Incentives:

- 1) Buildings will have a variety in horizontal off-sets (staggering or change in plane surface) of at least eight feet on both the front and rear of the buildings: 50 points
- 2) Choose one from below (if applicable):
 - a) 25% or more ranch units or two-story units with a first-floor master bedroom and full bath with accessible shower and tub will be built: 25 points
 - b) 50% or more ranch units or two-story units with a first-floor master bedroom and full bath with accessible shower and tub will be built: 50 points

B) Building Height

Incentives:

- 1) Building heights will not exceed (choose only one from below – if applicable):
 - a) One-story in height: 200 points
 - b) 35 feet in height: 75 points
- 2) Buildings with more than two stories will be stepped down at the edges of the structure(s) to aid transition between buildings and reduce the mass of the buildings. Vertical planes extending more than two stories on taller buildings will be avoided: 100 points
- 3) Building Entrance

Minimum:

A covered drop-off area shall be designed at the main entry area of each building.

C) Windows

Each bedroom unit should provide at least one window for natural light, to view outdoor areas, and to help avoid an institutional appearance of the building.

D) Roof Design

Minimums:

- 1) A roof pitch of 5 in 12 or greater shall be provided on all buildings. All roofs shall have one-foot minimum overhanging eaves. Exceptions may be made, at the City’s discretion, for unique architectural designs.
- 2) Quality roof materials shall be used on all buildings (includes tile, concrete, slate, architectural metal, dimensional asphalt or fiberglass shingles (which provide shadow effect)).
- 3) Building roofs shall be articulated by smaller planes or roof elements. A minimum of two roof breaks (roofs that turn a corner or change elevation) will be provided on all buildings.

Incentive:

Tile (terra cotta, concrete, or slate) roofs will be used on all buildings: 400 points

2. Garages

Adequate interior garage space is essential to ensuring future residents have sufficient space to park vehicles and store recreational items within the garage area. If garages are provided, minimums are specified below to help reduce the future need for outdoor storage of these items.

Minimums:

A) Garage Interior – minimum dimensions, excluding all possible areas of stair locations:

Depth – Single- and double-car garages: 22 feet

Width – Single-car garage: 12 feet

Width – Double-car garage: 20 feet

B) Garage Door – minimum dimensions:

Height: 7 feet

Width:

Single-car garage door: 8 feet

Double-car garage door: 16 feet

3. Patios/Balconies

Common patio areas with outdoor seating and tables should be provided for the residents. Ideal areas for these common patio areas are near the building entries and adjacent to interior dining rooms when applicable. Patio and balcony areas must include the minimum open area and depth as defined below, unobstructed by columns, rails, box or bay windows, fireplaces, steps, etc.

Minimum:

When included in the design, balconies shall be opaque and architecturally integrated with walls on at least two sides. Cantilevered balconies are generally not permitted but will be reviewed on a case-by-case basis.

Incentive:

At least 80% of all bedroom units will have a private patio (unobstructed 120 S.F. minimum) or balcony area (unobstructed 80 s.f. minimum area with six-foot min. depth): 150 points

4. Site Considerations Related to Architecture

When multiple buildings are proposed, developers are encouraged to vary the building orientations along the streets in order to provide a variety of views, provide opportunities for landscaping and open areas, and provide interest in the relationship of the buildings to one another. Although the buildings can be varied in their orientation, street scenes may be unified and articulated through the use of style, similar forms, roof systems, details, and architectural materials.

Minimums:

A) Garages, carports, attached parking structures, and accessory buildings shall all relate to the building architecture and demonstrate similar compatible forms, scale, materials, colors, and detail.

B) Detached garages that are located along the streets shall be grouped in small numbers, not lined up along the street “barracks style.”

C) Garages and carports shall not exceed six (6) side-by-side parking spaces unless parking spaces are designed as two rows of perpendicular spaces, aligned nose to nose, which would allow a maximum of 12 parking spaces per carport or garage structure.

5. Exterior Building Materials and Colors

Building materials for senior housing development should be of a high quality as approved by the City. Suggested exterior wall materials include natural wood, stucco, brick, and stone. In general, due to the imposing nature of many multi-dwelling unit buildings, the exterior materials should reflect subdued colors and muted tones. In general roof material colors should be darker and warm, earth-toned hues that accent and complement other building colors.

Minimum:

- A) Thirty percent (30%) or more of all exterior cladding surface, including at least 2 feet around the base of the building, patio and balcony areas, but excepting window, door, or railing portions, on all sides of all buildings shall be finished with masonry (brick or stone).
- B) Cladding will extend to the ground, covering all exposed foundation except where stepping is necessary to accommodate the grade, where a maximum of 6 inches of foundation will be exposed.

Incentives:

Choose only one from below (if applicable):

- A) At least fifty percent (50%), but less than 75% of all exterior cladding surface, including at least 2 feet around the base of the building, patio and balcony areas, but excepting window, door, or railing portions on all sides of all buildings will be finished with masonry (brick or stone): 250 points
- B) At least seventy-five percent (75%) of all exterior cladding surface, including at least 2 feet around the base of the building, patio and balcony areas, but excepting window, door, or railing portions on all sides of all buildings will be finished with masonry (brick or stone): 500 points
- C) 100% of all exterior cladding surface, including at least 2 feet around the base of the building, patio and balcony areas on all sides of all buildings but excepting window, door, or railing portions will be finished with masonry (brick or stone): 750 points

LANDSCAPING DESIGN

Landscaped areas within senior housing developments are crucial to help counteract the potential dominance of the hardscape elements such as driveways, parking areas, buildings, concrete pathways, etc. Water-conserving landscaping designs are highly encouraged. (Consult the City's Landscape Regulations for information regarding water-conserving plant materials and irrigation methods).

Landscaping can add to the overall visual appearance and function of the development by providing shade, complementing both passive and active recreation areas, providing visual interest and relief both apart from and next to the buildings, reducing the institutional feel of a senior housing project, and presenting an aesthetically pleasing streetscape. (See the City's Landscape Regulations for further information).

1. Private Landscaping

A) Common Areas

Minimums:

- 1) A minimum of 45% of the overall site area shall be landscaped. This includes detention pond areas but excludes all hardscape areas.
- 2) Within the required landscape area, one tree (2" min. caliper deciduous and six-foot min. evergreen height) and three shrubs (5 gallon min.) per 550 square feet of landscaped area shall be required.
- 3) At least 20% of the required trees shall be a min. of 3" caliper deciduous and 8-foot min. evergreen height.

- 4) All landscaping shall be installed, irrigated, and maintained by the project developer and/or owner.
- 5) A wide variety of plant materials shall be used in landscaped areas to add interest.

Incentives:

- 1) Small, identical planters or window boxes which match the architectural style, materials, and color of the building will be provided on private patio or balcony areas: 50 points

B) Detention Pond Area

Minimum:

The developer/owner shall be responsible for landscaping the detention pond and other common areas at a rate of one tree and three shrubs per 550 square feet of landscaped area. Plant materials should be concentrated around the perimeter of the detention pond and distributed elsewhere throughout the site. The property owner shall be responsible for the maintenance of these areas.

Incentive:

Detention area will be designed as a permanent water feature (e.g. water retention area with fountain): 100 points

C) Landscaped Islands/Medians

Landscaped islands and/or peripheral landscaping are encouraged along drive entries and are required at major entrances. Additionally, medians and landscaped islands are encouraged on local and collector streets.

Minimum:

Installation and maintenance of all medians/islands shall be the responsibility of the developer/property owner.

Incentive:

Perennials and/or annual beds will be incorporated into the entry feature: 50 points

D) Parking Lots

Minimums:

- 1) Parking lots shall not be located within the required landscape setback.
- 2) Parking lots of 50 or more spaces shall be required to be landscaped.
- 3) Landscaped islands in parking lots shall be no smaller than two standard parking spaces and shall alternate periodically with larger islands for variety and interest.
- 4) Landscaped islands shall occur approximately every 30 spaces within parking lots.
- 5) Continuous landscape strips (min. twelve-foot width) separating every three rows of parking shall be required for parking lots with 300 or more parking spaces.
- 6) Landscaped berms shall be required to screen parking (including covered parking structures) from adjacent developments and streets.

2. Right-of-Way Landscaping

Developers are responsible for the installation of landscaping in the right-of-way areas of all streets within and abutting their developments, and the project owner is responsible for maintenance of the right-of-way landscaping along streets within and abutting senior housing projects.

Although fencing between the local and collector street right-of-way and residential projects is often proposed to provide buffering and security, the use of landscape materials and earth berming either in lieu of, or in conjunction with, fencing is highly preferred and shall be required in many instances.

Minimums:

- A) The maximum slope of berms shall not exceed 4:1.
- B) Within the required right-of-way landscaped area, one tree (2 1/2" min. caliper deciduous and six-foot min. evergreen height) and three shrubs (5 gallon min.) per 550 square feet of landscaped area shall be required.
- C) At least 20% of deciduous trees shall be 3-inch caliper and 8-foot min. evergreen tree height.
- D) Automatic sprinkler systems shall be required within all right-of-way landscaped areas.
- E) Street trees (deciduous, shade trees with 40-foot max. spacing) will be planted in the landscape area between the curb and the sidewalk along a min. of 75% of the local and private street lengths on both sides of the streets.

3. Plant Materials for Landscaped Areas

The selection of trees and shrubs shall be a mix of evergreen and deciduous types.

SUSTAINABLE DESIGN

The sustainable design of residential projects should reduce the environmental impacts while improving the quality of development.

1. Landscaping and Water Conservation

A) Tree Lawns

Minimum:

The minimum tree lawn width for both public and private streets and drives is 6 feet.

B) Landscaped Islands / Medians

Minimum:

Landscaped islands and medians in parking areas must be a minimum of 12' wide.

Incentives:

Increasing the size of the island increases a tree's health and subsequent canopy coverage of the paved area, thus reducing the heat island effect.

- 1) Parking area landscape island are minimum 15' wide: 25 points
- 2) Parking area landscape island are minimum 19' wide: 50 points

C) Water Conservation

Minimum:

The maximum turf area cannot exceed 40% of the common landscaped area not in right-of way. Highly efficient irrigation systems and methods must be incorporated, including ET or soil moisture based controllers and rain sensors to reduce consumption.

Incentives:

- 1) Turf area will be reduced to less than 30% of landscaped area to reduce water consumption: 75 points
- 2) Turf area will be reduced to less than 20% of landscaped area to reduce water consumption: 125 points

D) Site Design/Stormwater

Incentives:

Use of vegetative swales or bio-retention is incorporated to diffuse infiltration, reduce the impact on detention areas, and recharge ground water. Vegetated swales shall be long and narrow with a high end and a low end to allow water to flow. Often check dams are used to create several small pools of water to slow, filter and infiltrate water into the ground. Often, bioswales are vegetated with rushes and other ornamental grasses. These features may not necessarily reduce detention pond areas. Choose one of the following:

- 1) Vegetative swale or bio-retention area of 15% of total detention square feet: 75 points
- 2) Vegetative swale or bio-retention area of 20% of total detention square feet: 150 points

E) Paving Materials

Incentives:

Integrally colored permeable hardscape is used throughout the site to reduce glare, heat island effects, and storm water runoff. Permeable hardscape includes but is not limited to colored concrete pavers and porous concrete. Permeable hardscape use shall be limited to non-right-of-way areas including but not limited to internal walkways, driveways, and patios.

- 1) 20% of non-right-of-way hardscape area is permeable: 100 points
- 2) 30% of non-right-of-way hardscape area is permeable: 150 points
- 3) 40% or more of non-right-of-way hardscape area is permeable: 200 points

F) Multi-Modal Connections and Furnishings

Minimum:

Enhance pedestrian and bicycle infrastructure for internal connections, connections to all multi-modal transportation nodes and connections to adjacent neighborhoods, schools, commercial centers to reduce auto dependence by encouraging walking and biking.

- 1) Site furnishings such as bus shelters, benches, trash receptacles, bike racks and pervious decorative paving are incorporated at all bus stops adjacent to the development
- 2) Incorporation of an internal pedestrian and bicycle corridor network including punch-throughs, 12-foot wide with a 6-foot walkway.

2. *Building Construction*

A) **Pro-active Solar Construction**

Incentives:

Points will be awarded for installation of photovoltaic system or pre-plumbing and pre-wiring homes for future installation to make it easier for homeowners to install the desired systems at a low cost. Roof design will also accommodate future installation of such systems by demonstrating a minimum capability of 20% of free area of the roof planes to be within +/-45 degrees of true south.

- 1) 100% of housing units pre-wired for solar photovoltaic systems (100 points), or
- 2) 50 points for every 10% of housing units with installed solar photovoltaic systems (minimum 3 kw system) for a maximum of 500 points

B) **Dwelling Unit Energy Efficiency**

Incentives:

Dwelling units will be constructed to meet one of the following insulation and energy efficiency standards (choose one – if overall buildings are calculated in lieu of units, the percentage shall be of all buildings containing dwelling units on the property or properties):

- 1) 15% of housing units or overall buildings meet Department of Energy Zero Energy Ready Home National Program Requirements demonstrated through LEED™ v4 through 3rd party certificate or verification submitted at inspection prior to certificate of occupancy (250 points)
- 2) 25% of housing units or overall buildings meet Department of Energy Zero Energy Ready Home National Program Requirements demonstrated through LEED™ v4 through 3rd party certificate or verification submitted at inspection prior to certificate of occupancy (500 points)
- 3) 100% of housing units or buildings with electric car charging station installed in garages: 250 points

C) **Water Conserving Plumbing Fixtures**

Minimum:

All new residential units shall incorporate indoor water fixtures which meet the current plumbing code.

Incentive:

All new residential units shall incorporate indoor water fixtures which meet the U.S. EPA WaterSense criteria. (100 points)

D) **Community Facilities**

Minimum:

Mail kiosk will be covered and use solar-powered lighting, providing 100% of lighting demand required.

Incentives:

- 1) Install solar photovoltaic systems (minimum 3 kw system) on the clubhouse/meeting/recreational facility buildings: 300 points
- 2) Community buildings will be LEED™ Silver Certified, Green Globes or equivalent determined at ODP review and approval, and submitted from third party reviewer at inspections prior to

issuance of certificate of occupancy (not applicable if 500 points claimed for 2000 s.f. LEED facility under Site Amenities, Recreation): 300 points

- 3) Mail kiosk will incorporate a minimum of 2000 square feet of private park space and two dedicated temporary parking spaces: 100 points

NEIGHBORHOOD NOTIFICATION

The City of Westminster places high priority and importance on contact with adjacent property owners and existing neighborhoods that could be affected by a new development proposal. Project developers/owners are required to contact the surrounding neighborhoods regarding their proposed developments and are responsible for all public notifications, researching and providing property ownership information, and if applicable, organizing and conducting neighborhood meeting(s). (See Neighborhood Contact Requirements handout for more information). The extent of the neighborhood notification must be discussed and approved with City Staff.