

Village Multi-Family Building Design Elements

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WORKSHOP PRESENTATION

- Overview
- Master Plan Vision Subjective Guides
- Issues and Context
- Today's Multi-Family Context
- Survey Questions
- Next Steps



Master Plan Direction

The Vision (Our Shared Intent)

The Village and Barrio: the historic heart of Carlsbad. Connected but unique

- The Master Plan:
 - Emphasizes **creating spaces** to increase public interactions and celebrate these neighborhoods as distinctive, memorable places.
 - Maintains the **predominantly residential nature of the Barrio** and recognizes and strengthens the **Village as a commercial core, and a unique place with a mix of uses.**
 - Encourages **preservation of each neighborhood's character through building standards and design guidelines.**
 - Prioritizes sustainable development that **enhances vitality and local character.**
 - Emphasizes **quality architecture over any particular style.**
 - Enforces **design guidelines that identify components of good design and promote compatibility with existing context** while retaining the eclectic mix of styles present in the Village and Barrio.



OUR HOUSING MARKET IS TRANSITIONING...

- Market mix / demand for housing types is changing especially in response to new state laws.
- Village Plan, adopted a few years ago, allows for this transition





PAST MULTI-FAMILY CONTEXT

- Various Building Styles
- Buildings Face a Variety of Directions
 - Front onto the Street
 - Front onto the Parking Lot
 - Back onto the Street



Conventional
Side Facing
Driveway Loaded

Breaks every Village
MP Design Guideline
Rule



Arts & Crafts without
Accurate Design

Side Facing
Driveway Loaded

Primary Entrance
onto the Street



Spanish Architecture
without Architecture
Integrity

Does not Face/Front
onto the Street



TODAY'S MULTI-FAMILY CONTEXT

- Various Building Styles
- Buildings Front onto the Street
- Type V (3 to 4-story Wood Framed)
- Type III (4 to 5-Story Wood Frame over Concrete Podium)



Survey Questions:

Overall Feeling about the Building Design?

Do you Like this Architectural Style?

Specifically, Like/Dislike?



Type V Wood Frame

Corner Block

Varied Roofline

No public space

Planter Box/Shop
Frontage

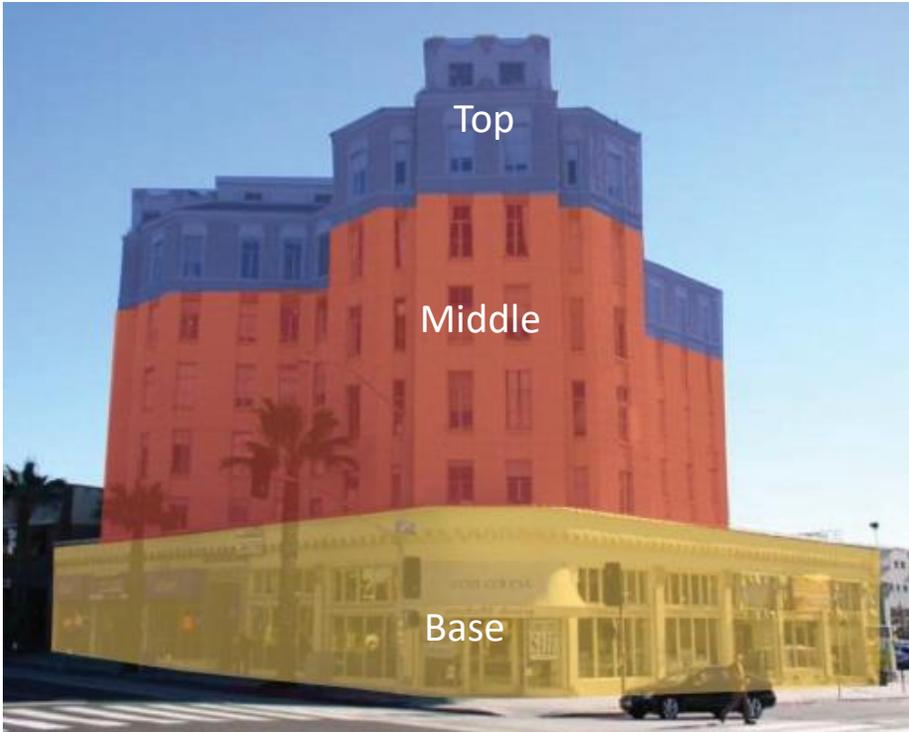
5 vertical Bays (every
20-feet) above a
Ground Floor
horizontal band.



Architecture Accent
on Corner!



Building Design Elements



Building Mass

- Max. Building Height
- Max. Podium Height
- Max. Floor Plate Size
- Min. Side and Rear Stepback
- Buildings should have Base, Middle and Top

• Building Base

- Min. Ground Floor Height
- Max. Width of Frontage
- Min. % Façade Transparency
- Required Entrances from Street
- Responds to Adjacent Buildings

• Building Middle

- Stepback from the Building Base
- Min. Tower Separation
- Site to allow for Light and Air

• Building Top

- Contribute to Skyline Character
- Integrate Mechanical Systems

Building Types

Urban Townhome



Urban Courtyard



Flex/Loft



Urban Block



Building Type Standards



Row House



Flex / Loft



Small Multi-Family Dwelling



Courtyard Building



Residential Block



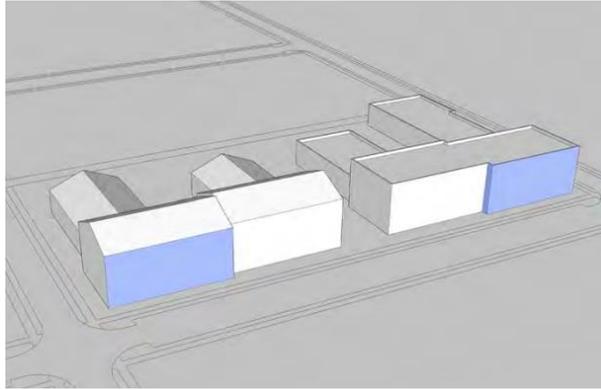
Mixed-Use Block



Small Mixed-Use Building

Building Articulation and Massing Standards

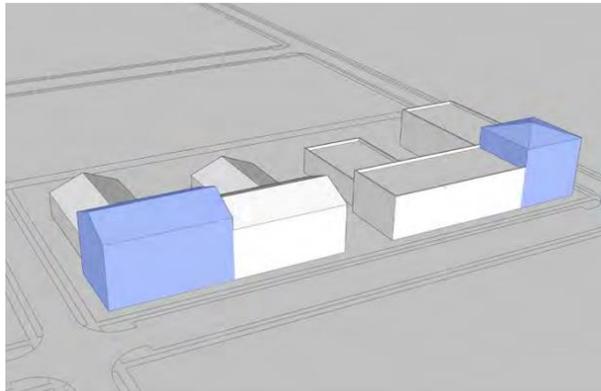
Horizontal Articulation



Architectural Recessions



Vertical Articulation



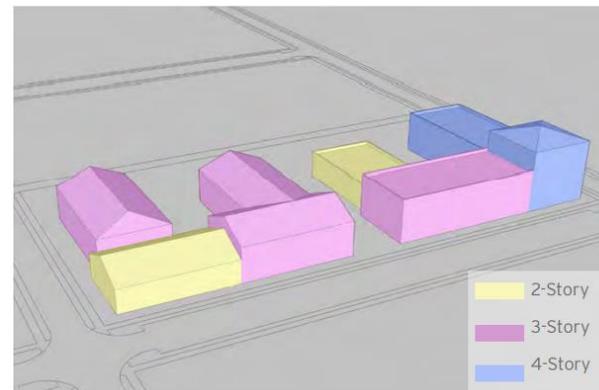
Façade Differentiation



Architectural Projections



Height Averaging



Frontage Types



Stoop



Fence and Hedge



Front Porch



Forecourt



Raised Commercial Terrace



Shop Front



Industrial Shop

Architectural Standards



Roof Forms, and Heights



Materials and Texture



Entrances



Shopfronts



Balconies



Bay Windows



Canopies and Awnings



Parkways / Planting Strips

Architectural Design Standards Intent

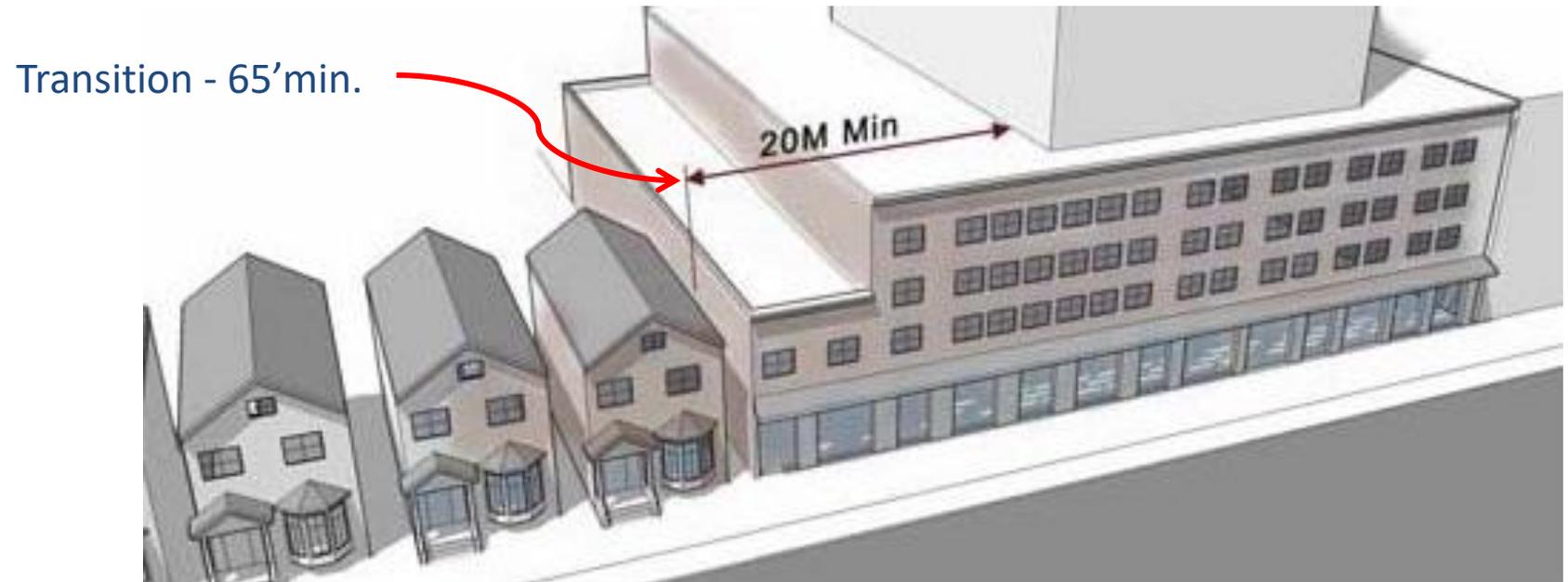
- To create human-scale development that contributes to a pedestrian-oriented street
- To design buildings to allow for compatible mix of uses between retail, office, and residential
- To create an inviting public realm with frequent windows and entries along the street to provide visual interest
- To create an interesting roofline that enhances the visual quality of the street
- To provide visual articulation along the façade, offer shade and refuge to pedestrians, and enhance the look and feel of the public realm



Architectural Design Standards Intent

Goals for Transitional Building Design:

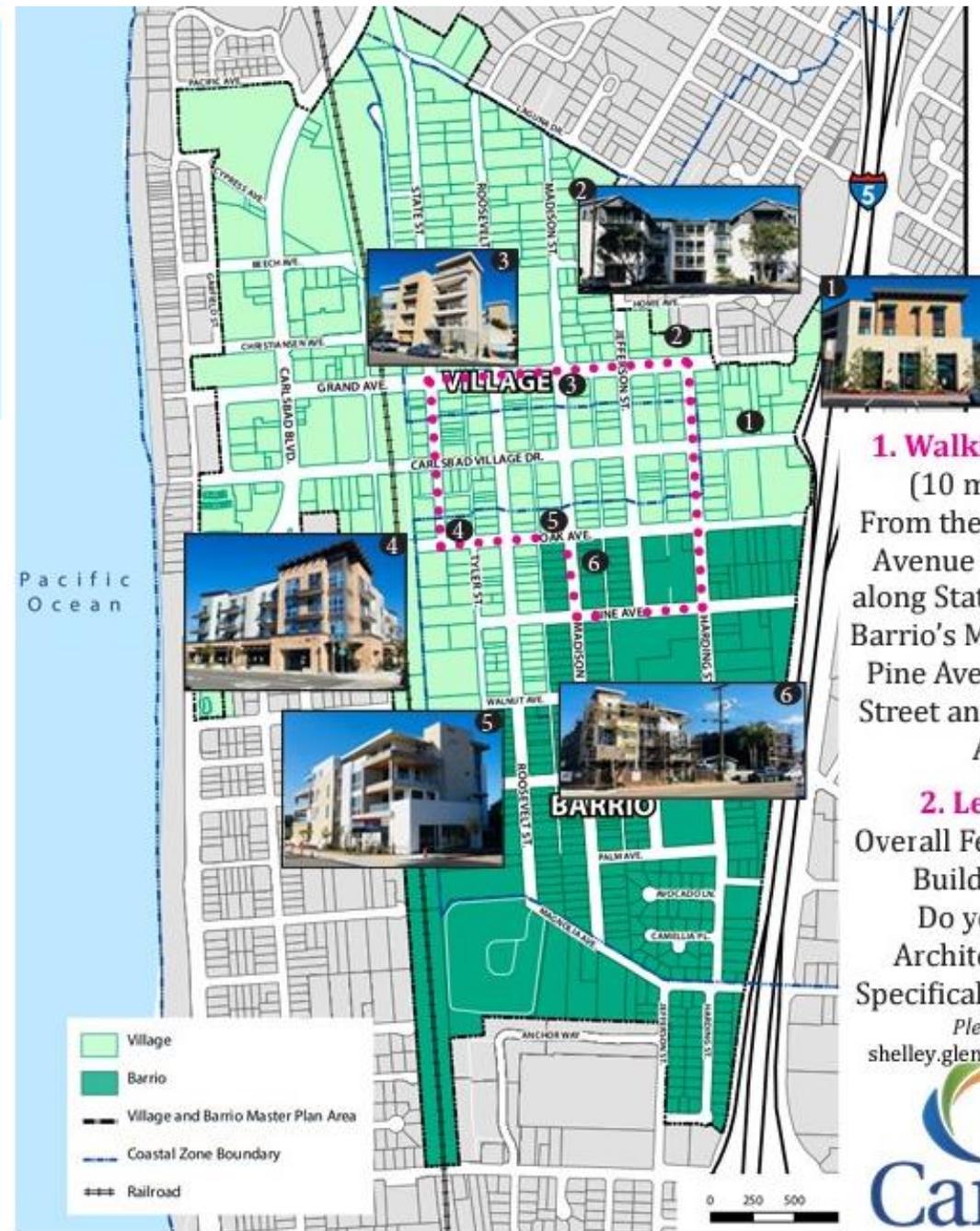
- Design the base of the building to be pedestrian friendly
- Assure that taller buildings have sensitive transitions to lower-scale neighborhoods and historic buildings



Self-Guided Walking Tour

Village and Barrio Master Plan
Objective Design Standards (ODS) and
Streamlined Permit Processing Project

April 25, 2022



1. Walking Tour Loop

(10 minute walk)

From the Village's Grand Avenue to Oak Avenue along State Street and the Barrio's Madison Street to Pine Avenue to Harding Street and back to Grand Avenue.

2. Let Us Know

Overall Feelings about the Building Design?
Do you Like this Architectural Style?
Specifically, Like/Dislike?

Please reply to
shelley.glennon@carlsbadca.gov



Survey Questions:

Overall Feeling about
the Building Design?

Do you Like this
Architectural Style?

Specifically,
Like/Dislike?



Type III Construction

Wood Frame over
Parking Podium





Type V Wood Frame

Corner Block

Varied Roofline

No public space

Planter Box Frontage

Terrible Frontage

2 vertical Bays (40/
20-feet) + 2 horizontal
bands at corners



Survey Questions:

Overall Feeling about
the Building Design?

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