MALIBU CIVIC CENTER DESIGN STANDARDS

Task Force Meeting #3
May 12, 2015
Agenda

- Meeting Objectives
- Ongoing Projects Related to the Civic Center
- Responses to Task Force Information Requests
- Defining *Rural Coastal Village*: Task Force Discussion
- Public Comment
Meeting Objective:

To develop a consensus definition of *Rural Coastal Village* that will guide the content of the Design Standards
Ongoing Projects

• Civic Center Treatment Plant
• La Paz – Traffic Mitigation
• Whole Foods Draft EIR
• Legacy Park Art Enhancement Project
• PCH Parking Master Plan
Task Force Requests

• On-line forum for public review of materials

• Malibu Economic Services Study (2007)
DEFINING THE
RURAL COASTAL VILLAGE
The intent of the design standards and guidelines for the Malibu Civic Center is, over time, to foster development of a pedestrian-oriented coastal village reflective of this community’s rural past.
LOW-SCALE BUILDINGS

Buildings are **low in scale**, small in footprint, **oriented to sidewalks**, and oriented to **provide views** of the surrounding foothills, lagoon, Legacy Park, and more distantly, the ocean. Building heights **do not exceed two stories**. When sited against a hillside, buildings are built into and respond to the contours of the terrain to minimize grading and preserve viewsheds.
BUILDING ORIENTATION AND SITING

Building placement and forms open onto sidewalks along slow and flexible streets, with an emphasis on connectivity to views, adjacent projects, and pedestrian accommodation. Building frontages have pedestrian, human-scaled, and shallow setbacks to actively engage people walking to and from places of interest.
BUILDING ORIENTATION AND SITING (CONTINUED)

Building forms, façades, and open spaces orient toward pathways, trails, and sidewalks. Street-side sidewalks feature close-by storefronts, curbside parking, and seating areas, with opportunities to blend the experience of both the insides and the outsides of structures. Clusters of buildings create intimate courtyards, passageways, and quiet areas, all to realize a small town and village feel. Buildings relate to and anticipate structures on adjacent lots, whether or not those structures are part of the same development.
Rural Coastal Village

NATURAL MATERIALS

Structures and site improvements use materials and colors that respond to and blend with the surrounding plant materials, rocks, and other natural features. Color palettes for materials and colors of buildings reflect the hues and textures of the surrounding landscape, Malibu’s oceanside setting, and its rural past.
Rural Coastal Village

SUSTAINABLE DESIGN

Protection and conservation of natural resources are emphasized with each building project. Sustainable design approaches incorporate efficient use of energy, water, and other resources into site design, building design, and operations. Construction and operations reduce waste, pollution, and environmental degradation. Every new act of construction serves as a model for sustainable design.
Rural Coastal Village

PARKING

Parking is accessible from streets and access roads that incorporate sidewalks, parkways, landscaping, and curbside parking spaces. Site design places parking behind and under structures, or tucked invisibly into hillsides to the maximum extent practical. Parking lot landscaping incorporates native materials and permeable paving (where the water table allows), and provides shade trees in natural forest-like groupings. Where parking structures are provided, they are hidden or screened by buildings and landforms, are low scale, and feature materials, colors, and landscape that blend into the surroundings. Shared parking areas are strongly encouraged to allow for park-once strategies and to preserve open space areas throughout the Civic Center district.
Rural Coastal Village

CONNECTIVITY

The Rural Coastal Village is a walkable environment distinguished by an inviting interconnected network of street-side sidewalks, pathways, and trails. All areas within the Civic Center are easily accessible to pedestrians and bicyclists. Pedestrian connections are required between properties, creating a cohesive collection of activity centers. Clearly identified pathways to transit stops are provided.
PEDESTRIANS FIRST

The Rural Coastal Village environment is designed foremost to accommodate pedestrians and to foster walking to and from buildings, projects, and the natural surroundings.
LOCAL TRIPS/LOCAL TRAFFIC

Recognizing that local residents desire easy access to the shops, restaurants, and other destinations within the Civic Center, roadways within the district are right-sized for local, low-speed vehicular traffic. Through the use of appropriate traffic engineering solutions, regional cut-through vehicular traffic is directed away from the Civic Center district and onto major roadways that can support higher traffic volumes.
Rural Coastal Village

CONNECTIONS ACROSS PCH AND TO ADJACENT AREAS

Crossing the Pacific Coast Highway to access the beach, Malibu Pier, Malibu Creek and Lagoon, and Malibu Bluffs Parks is facilitated by an **iconic pedestrian bridge** with landing places that provide optimum connectivity. Pedestrian and bicycle **linkages** to Pepperdine University are provided via **on-street or off-street pathways or trails**.
LIGHTING

Lighting of pathways and streets is minimized to reflect the district’s rural character and conform with adopted lighting standards.
Rural Coastal Village

A NATURAL EXPERIENCE
Landscape and open space are a formative part of the experience and place of the Civic Center district and each building project.
Rural Coastal Village

PROTECT THE NATURAL ENVIRONMENT

Plant choices, landscape design, and paving materials are chosen to relate to, maintain, restore, and reinforce the natural environment of the Malibu Civic Center and ecosystem.
Rural Coastal Village

RIPARIAN HABITAT

To protect the diversity of vegetation along Malibu Lagoon and Malibu Creek, landscaping along these areas is shaped by an understanding the local riparian habitat.
Rural Coastal Village

LANDSCAPED OPEN SPACES

Both functional and passive landscaped open space areas are integrated throughout each development site and create a visual connection to the mountains and riparian areas. In site planning, landscape is carefully and purposefully interwoven around buildings and parking areas. Landscaped open spaces also serve dual purposes, such as for storm water control and decorative site definition and accent.
Rural Coastal Village

Landscape Material Flexibility

Except for active recreation spaces, plant palettes must meet **key performance standards** such as water needs, consistency with the larger setting, and the creation of a landscape experience.
PERFORMANCE STANDARDS

All landscaping and irrigation systems comply with the Malibu Municipal Code Chapter 9.20 - Water Conservation.
Rural Coastal Village Intent

LOCAL COMMERCIAL AND CIVIC ACTIVITIES

As a Rural Coastal Village, the Civic Center district emphasizes local commerce and civic activities.
PUBLIC SPACES

The Civic Center provides a diversity of gathering spaces that are open and accessible to everyone. Development projects incorporate plazas for impromptu and planned events, as well as smaller, intimate spaces that provide comfortable areas to sit and relax. Within the district, the City maintains a large, flexible public space for public events and festivals.
TASK FORCE DISCUSSION
## Moving Forward

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PUBLIC COMMENTS/QUESTIONS