How do you create a place that is vibrant, always changing, safe, comfortable and belongs to everyone? Achieving all of these objectives is best accomplished in a mixed-use environment that highlights green parks, lovely homes, bustling sidewalks, upscale stores, professional offices and restaurants that inspire return visits. Crocker Park was first imagined and designed with these goals in mind. As intended during the last twelve years, Crocker Park has become a part of everyday life in Westlake, a new neighborhood offering a range of possibilities for living, working, relaxing and community interaction. As planned, Crocker Park is now Westlake’s “downtown,” as well as a regional and international events center.

These design guidelines for Crocker Park’s mixed-use area will continue to provide clarity to the Revised Preliminary Development Plan in preparation of the Revised Final Development Plan. When in conflict, the requirements of the approved Revised Preliminary Development Plan supercede the information provided herein.
<table>
<thead>
<tr>
<th>Introduction</th>
<th>Section 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creating A Great Place</td>
<td>Section 2</td>
</tr>
<tr>
<td>Key Components</td>
<td>Section 3</td>
</tr>
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<td>Design Guidelines</td>
<td>Section 4</td>
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<td>Building Blocks</td>
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<tr>
<td>Architectural Styles</td>
<td>Section 6</td>
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<td>Parking Design Guidelines</td>
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</tr>
<tr>
<td>Street Design</td>
<td>Section 8</td>
</tr>
<tr>
<td>Streetscape Catalog</td>
<td>Section 9</td>
</tr>
<tr>
<td>Storefront Guidelines</td>
<td>Section 10</td>
</tr>
</tbody>
</table>
The Right Idea

The City of Westlake represents community values that should be admired and emulated:

- a sense of civic responsibility
- a commitment to one’s home and family
- dedication to education
- a desire to grow sensibly

These goals have made Westlake a special place to live and learn.

For this reason, Westlake must be cautious about new development. The charm of this community is maintained by its scale, its architecture and its size. New projects should enhance our residents’ sense of community, ability to interact with neighbors, and opportunities to meet new people.

Crocker Park was envisioned with those goals in mind. Understanding that truly special places are created by the people using them, Crocker Park is centered around its urban mixed-use character with a strong residential component. The hope is for the people of Westlake to embrace Crocker Park as their own, allowing it to become a part of the community and a source of pride.

Similar to the Recreation Center, Clague Park and the library, Crocker Park was designed to become another focal point in the City of Westlake. It will be a place for people to gather or casually meet, to dine or shop, and to relax or play.

The Right Place

Fronting Crocker Road near Detroit Road, Crocker Park is south of The Promenade of Westlake. Surrounded by existing shopping, office and hotel development as well as residential neighborhoods, the site creates the opportunity for Crocker Park to serve as a meeting point for all of these uses and the transition point between each of them.

How will this be accomplished? By creating a mixed-use environment that combines homes, shops, offices, restaurants, parks and civic spaces into one neighborhood, based on traditional models. Crocker Park’s intent is to serve as a place of activity, community and pride for Westlake.
Throughout any community, there is a sense of places that are “mine,” “theirs” and “ours.” A home has the sense of being “mine.” An office building has the perception of being “theirs.” A school is “ours.” Stores and restaurants sit on the fence – a shopping mall is definitely “theirs,” whereas a town’s Main Street is assuredly “ours.”

A great place must be infused with a sense of “ours.” Gates, restricted hours and signs that begin with “Do Not…” are not found in great places. Walking is the best mode of travel in these districts, followed closely by the bicycle.

Development is organized to create a sense of arrival when one enters, but of a modest scale to avoid being “too big.” Its architecture must be unique and reflect the character of its local and regional surroundings. To that end, during the twelve years since its inception, Crocker Park has evolved with its unique “eclectic” character and context. It is with this innovative approach that Crocker Park must continue to be planned and developed, looking to the future, inclusive of many design styles with openness to modern and creative architectural expressions.

Parking should be along the curb whenever possible, but obscured when it takes the form of fields or structures. When visible, extra care should be taken to treat the exposed facades with sensitivity to scale and detail.

Although safety and maintenance are the top two priorities, the community needs a chance to put its thumbprint on a Great Place. Public art, unique public spaces, inventive storefronts, and creative signage provide some of these opportunities.
A. Principles of the Plan
Crocker Park was designed to create a neighborhood as a part of everyday life in Westlake with its mix of uses and variety of civic and open spaces.

Provide a residential alternative to the residents of Westlake. Crocker Park provides each resident with a place to call “home” that is down the street from a park, a cafe -- maybe even their office -- all within a walkable environment. As the composition of families continues to change, Crocker Park’s housing will provide something for a wide range of people -- from young families just starting out to older couples with grown children.

Create a mix of uses to promote day and evening activity. With a mix of office workers, residents, shoppers, and people watchers, Crocker Park will be an active neighborhood.

Reflect Westlake’s architectural heritage. Careful research of the surrounding community’s habits and traditions lead to a contemporary architectural scheme complementing the region’s history, while at the same time encouraging a balanced eclectic approach to design with a clear sense of progress and openness that allows present and future architectural expressions reflecting Westlake’s positive eye to the future.

Create environments for walking. Human-scale architecture and careful street planning make Crocker Park the ideal environment for the pedestrian.

Provide sufficient parking. Crucial to the success of any neighborhood is adequate and convenient parking for the residents, workers, and visitors. Inconspicuous parking structures and lots should be combined with an abundance of street parking.

Blend the new neighborhood into surrounding, established neighborhoods. As it borders existing Westlake neighborhoods, Crocker Park must be mindful of the surrounding community. To that end, public parks, wooded buffer screening, mounding and attached single-family homes are significant parts of Crocker Park.

Promote civic and cultural uses in Crocker Park. The addition of facilities for performing arts, civic gatherings and public market places will be important aspects of Crocker Park’s community purpose, vitality, and mix of activities for local residents.
B. Creating “Connections”
People running errands at lunch. Families shopping for groceries. Couples visiting or meeting for dinner. Each of these activities contributes to a neighborhood’s vitality. During everyone’s busy day, combining errands, family time and leisure becomes more and more difficult. Providing nearby parks, shops, and civic spaces close to home creates “connections” that make everyday life a little easier.

Additionally, neighborhoods that include office workers, residents, and visitors provide a place for people to connect.

Crocker Park offers opportunities for casual interaction along its sidewalks, during community gatherings in its open spaces, and even while sitting on a bench near one of its fountains. Every chance to create connections enhances a community’s sense of “looking out for one another.”

C. Great Public Places
Public spaces in the forms of parks, plazas, market squares and village greens have always been central locations for communities to come together. Americans have added yet another type of place to that list...the sidewalk. As the focus of casual greeting, shopping, rest or hopscotch, the sidewalk has become one of this culture’s most important public spaces.

In the planning and design of Crocker Park, the importance of sidewalks as public spaces was paramount. If this neighborhood’s parks might serve as the community’s “living rooms,” its sidewalks could resemble public “hallways.”

The importance of the parks in Crocker Park cannot be overstated. They are zones in which art fairs, performances and formal events can take place.

Throughout Crocker Park, several types of public places are planned. Because these public spaces satisfy a range of activities – play, musical performance, quiet reflection, short rest – each one will be unique in design, materials and feel. Successful examples already built are the Crocker Park median parks with interactive features such as pop-jet fountain, chess boards, the food kiosks court and the green lawn. Future parks include a civic space for outdoor gatherings such as fairs and farmers market at the terminus of Market Street and the future office plaza at the south end at the terminus of Main Street.
Crocker Park includes key components critical to the creation of a great public place with a diverse mix of uses. Each component is essential to creating a successful neighborhood.

A. Mixed-Use Streets
Crocker Park will provide new options to the people of Westlake — alternatives for living, shopping and working. Restaurants and upscale shops provide choices for entertainment and shopping. Loft apartments, luxury townhomes and attached single-family residences enhance the city’s existing housing market. Offices above shops and cafes maximize lunchtimes and create opportunities to work near home. Cultural and civic spaces host celebrations and bring a sense of community closer to everyone.

B. Connections to Existing Neighbors
Because established, residential neighborhoods are adjacent to Crocker Park, appropriate connections to and transitions from them are important. Within Crocker Park, attached single-family and luxury townhomes are next to their counterparts in the adjacent neighborhood. Also, deep-wooded setbacks or landscaped mounds and connecting sidewalks will be shared by many new and existing neighbors.

The Promenade, which borders Crocker Park to the north, will be linked to this new neighborhood in a variety of ways, most notably at the prominent connection to an entertainment district at Union and Main Streets.

C. Parks and Open Space System
Public space in the form of sidewalks, a Boulevard Park and neighborhood greens, will account for almost 40% of the total 86.44 acreage in Crocker Park. These spaces offer seating, landscaping, lighting, and public art, among other amenities. For the neighborhood greens, nearby homeowners are encouraged to participate in the park’s design and programming. Along the Boulevard Park, adjacent commercial uses can extend their operations into the public realm, blurring the line between public and private spaces. A restaurant with sidewalk café seating is only one example of how public spaces can be activated with private uses.

The numerous options for public gathering guarantee something that appeals to every type of user. From the busy Boulevard Park to the quiet neighborhood greens, residents, workers and visitors can find communal activity in Crocker Park’s ample open space. These spaces will also serve as backdrops for festivals, celebrations and other outdoor functions in Westlake.

D. Urban Nodes
In vibrant urban areas there are locations that become the “stages” for both planned and impromptu activity, offering a rich environment that may be both transitory and/or static in nature. These are important urban nodes that include parks, plazas and piazzas, the crossings of streets and roads, the termini of streets and alleys, pedestrian/vehicular entry points, including entry points to a city district or neighborhood. These locations encapsulate infinite possibilities of activity that create their own “character of place”.

Open Space Calculations (Acres)

<table>
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<th></th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Civic Space/Park</td>
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<tr>
<td>Open Space</td>
<td>26.27**</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>32.73 acres</td>
</tr>
</tbody>
</table>

*Excludes Forested Zone
**Includes sidewalks, parks, plazas, etc.
A. Key Axes
The organization of Crocker Park’s circulation system is based on a combination of corridors, each with a visual focus. One major axis is Crocker Park Boulevard which begins at Crocker Road. Identified by its signature Boulevard Park, containing gardens, fountains, a lawn, small retail buildings and food kiosks, this street extends to its visual terminus -- a high-end, two-story structure. For this reason, the design of this building must be exemplary.

Crossing the site from north to south lies another major axis. Known as Main Street, this street is the connecting link of Crocker Park’s activity. Lined with shops, loft apartments, and offices, Main Street extends from the plaza at Union Street in the entertainment district to well-designed, high profile buildings at the street’s south end containing either signature office buildings, luxury department store and/or a collection of smaller stores, consistent with the approved Revised Preliminary Development Plan.

A landmark intersection along this street contributes to the visual stimulation of this corridor.

A third axis, known as Market Street, organizes Crocker Park’s southern half. From Crocker Road, Market Street is punctuated by a narrow median of trees. Its terminus is Market Square (a civic space), a plaza and a neighborhood green which celebrates the entrance to the residential area.

A fourth axis is American Avenue, the southern-most street at the end of Main Street, characterized by having a modern corporate office identity, a public plaza and a terminus at a major parking facility.

B. Important Connections
The pedestrian and bicyclist have the absolute right-of-way on Crocker Park’s streets. A network of pleasant and safe sidewalks and paths provides connections between residential, office and retail uses, as well as restaurants. Vehicular circulation from the surrounding neighborhoods emphasizes travel through Crocker Park’s center and discourages casual trips through residential areas. This emphasis on both vehicular and pedestrian circulation provides the activity necessary to make Crocker Park viable and vital.

C. Hierarchy of Streets
Crocker Park’s blocks are defined by the use of street types: Crocker Park Boulevard, Main Street, Market Street, American Avenue, Vine Street, Union Street, Residential Streets and Service Alleys. The width, landscaping, street furniture and other amenities express the hierarchy of each street type. From Crocker Park Boulevard to a service alley, strong emphasis is placed on aesthetics, maintenance, cleanliness and safety.

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**Crocker Park Boulevard** is the primary and defining access point into Crocker Park with a grand view corridor from Crocker Road. This splendid boulevard provides a vehicular and parallel pedestrian main artery through the core of the mixed-use area, connecting mixed-use functions with fountains, statues, landscaping, lamplights and walkways along its length. It is a gathering point for the neighborhood, especially within the street’s Boulevard Park.

The **Main Street** runs parallel to Crocker Road and serves as another point of Crocker Park’s activity. Due in large part to the predominance of loft-apartments (accounting for almost two-thirds of the street’s development), Main Street will be a vibrant corridor, as opposed to the Boulevard’s more gracious pace. The occupants of the multi-story residential and office buildings along this street will promote day and evening activity, thereby creating one of the principal meeting places in the Crocker Park neighborhood.
Market Street runs parallel to Crocker Park Boulevard. This street is lined with shops, offices, and apartments and is adorned with public art. Market Street terminates at Market Square, the Civic Space, a plaza and a neighborhood green signifying a transition from a public community space to the entrance into Crocker Park’s residential neighborhood.

Union Street is the northernmost gateway to Crocker Park and its entertainment district, which is distinguished by its cosmopolitan flavor full of life and vigor. At the crossing of Union and Main Streets is the illuminated theater marquee, which is an important landmark focal point viewed from Crocker Road. Furthermore, Union Street is to be lined by a hotel and day/night entertainment venues, retail and restaurants that will spill over the sidewalks and onto the plaza with outdoor dining, casual seating in an eclectic environment where “Times Square” meets the “European Piazza.”

American Avenue is the most formal and monumental street with a sense of corporate elegance, but decidedly modern and creative. American Avenue includes high-end corporate office buildings, retail, as well as mixed-use residential. As the southern terminus of Main Street, American Avenue may have the largest office and retail structures in Crocker Park with unique signature designs.

Vine Street was named to pay homage to the vineyards that were once the land where Crocker Park was built. As such, Vine Street extends north-south through the entire development acting as transition in levels of activity, building use, scale, and proportion between the mixed-use core and the residential neighborhood.

South Corporate Street runs east to west from Crocker Road serving as and entry to office building users and related parking. As Crocker Park’s southern boundary with the existing off-site residential neighborhood, it will require special consideration for buffering and landscaping.

Residential Streets represent the scale of their surrounding homes. Designed to slow traffic, residential streets are lined with trees, serving as park connectors as well as vehicular connections. Sidewalks along these streets further contribute to the “walkability” of the neighborhood, as will the placement of homes near the front of their lots, thereby inspiring stoop and porch interaction.

A network of alleys provide the service access required between parking areas and the rear of buildings in the core area of the Crocker Park neighborhood. This network serves as a place for merchandise delivery, garbage removal, and employee parking for establishments, without disrupting entrances and parking along Crocker Park’s major axes. This area is intended to be functional as well as simple in design and well-maintained.
D. Park and Open Space Design
There are a variety of types of open spaces that are related to the overall pattern of streets and development blocks in Crocker Park. These spaces are key elements around which land uses and development are organized. Additionally, they provide shared “yards” for Crocker Park’s residents as well as the center of community life such as a civic space.

Closing streets for festivals and other community events will further expand the space available in Crocker Park for gathering and celebrating in Westlake.

The Boulevard Park will be the major central open space within Crocker Park. It is envisioned as an active public space surrounded by shops, restaurants, and residences. Similar to European plazas, fountains, benches, public art, gazebos, park-style kiosk/pavilions, shops, eateries and seating areas will be placed for shoppers, visitors, residents and office workers. Special elements of the Boulevard Park will include kiosks for items like fresh-cut flowers, ice cream or newspapers. An interactive fountain will serve as a focal point for families.

Neighborhood Greens are provided as smaller gathering places within residential areas. These parks are designed for flexible use, ranging from games of catch and dog-walking to block parties. The neighborhood greens should reflect the character and preferences of the nearby residents. Small parks include paved circulation areas, landscaping, and seating areas.

Landmark intersections are vehicular milestones within Crocker Park. They provide visual articulation along streets. These unique gateways shall be designed not only to calm traffic, but also as sites for public art and possibly seating.

The Civic Space will have the function of the traditional “Market Square” and will be named as such. Its form and character, derived from the Greek “Agora,” will be a grand outdoor room. As a symbol of democratic living, this space will become the heart of Crocker Park’s and Westlake’s public life. Market Square may be used as a venue for outdoor market activities, informal events and gatherings, as well as programmed community, civic events, seasonal ice skating, and special holiday events. Market Square will also be used for public events such as outdoor concerts and dances and private events such as weddings, corporate parties, fundraisers, and other activities and celebrations that would be appropriate in typical downtown public forums.

E. Urban Nodes
Crocker Park’s urban design goals will provide both places of calm within parks and squares, and also places that are provocative and visually stimulating. This makes for a richer variety of urban settings. Their design provides an urbanscape that promotes the opportunity to capture “energy” through the interactive participation of people, thus becoming landmark meeting and gathering places for informal activities as well as programmed events. Urban Nodes are thus magnets of activities of various degrees and characters. Urban Nodes may include parks, plazas and piazzas, the crossings of streets and roads, the termini of streets and alleys, pedestrian/vehicular entry points, including entry points to a city district or a neighborhood. Urban elements that make for successful urban nodes may include permanent architectural features such as surrounding buildings, surface art, sculpture and landscaping, but must also engage popular culture with the clever use of more temporary and changeable elements such as seasonal urbanscape, kiosks, dynamic signage and displays.
Building Blocks

Within individual blocks, development shall be phased in such a way as to promote incremental growth and a unified sense of place in Crocker Park. This shall be accomplished by directing initial development to the blocks along Main Street and Crocker Park Boulevard, then by developing for-sale townhomes and luxury detached homes in the residential neighborhoods. Multi-use buildings (retail and residential or office) will be constructed as a single unit.

Buildings will be placed to form active street fronts and to define edges to the public spaces. The pedestrian level of the building should provide varied entries and undulating storefronts for visual interest and human scale. Additionally, there should be vertical and horizontal articulation on the building’s upper facades, lower facades and storefronts.

The use of parallel on-street parking should be maximized, with the remainder of parking to the rear and sides of the buildings.

Crocker Park’s structures will provide an architectural edge that gives definition to the street and to the open space system. Corner buildings shall define the ends of blocks, provide a unique character for intersections and are considered key buildings.

In general, buildings at Crocker Park are multi-story. However, in certain locations, one story enclosed buildings with a minimum height of 30 feet with facades and building massing that are made to appear to be two stories will be permitted, provided such buildings have the architectural integrity and desired urban block massing to be consistent with the project.

The proposed maximum program for Crocker Park in Blocks A through K is specified as follows:

<table>
<thead>
<tr>
<th>TYPE</th>
<th>AMOUNT*</th>
<th>% of TOTAL</th>
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<tbody>
<tr>
<td>Single Family Residential</td>
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</tr>
<tr>
<td>Apartments</td>
<td>901,033 sf (728 units)</td>
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<tr>
<td>Retail</td>
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<tr>
<td>Restaurants</td>
<td>90,492 sf</td>
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<tr>
<td>Office</td>
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<tr>
<td>Hospitality</td>
<td>122,284 sf</td>
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<tr>
<td>Amenity</td>
<td>69,946 sf</td>
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<tr>
<td>TOTAL PROGRAM</td>
<td>3,074,986 sf</td>
<td>100%</td>
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</table>

*Not to exceed.
City Council Approved Plan

AREA TABULATION - BLOCKS A - J

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<thead>
<tr>
<th>Block</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
<th>I</th>
<th>J</th>
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<tbody>
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<td>Total Ground Floor Retail</td>
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<td>7,407sf</td>
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minimum program / maximum program

PARKING TABULATION - BLOCKS A - J

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<thead>
<tr>
<th>Block</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
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<td>825</td>
<td>16</td>
<td>-</td>
<td>2,071sf</td>
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minimum program / maximum program

Notes:
1. Residential units in Block I will have a minimum of two parking spaces per unit with at least fifty percent (50%) of the spaces contained within an enclosed garage.
2. In block "A" the minimum land area per dwelling unit shall not be less than 7,500sf per dwelling unit.
3. Changes in configuration and density of residential development may occur in block "B" as a result of market trends, provided that the total number of units or total square footage will not exceed the number or amount set forth above.
4. Each phase of the project shall be constructed so that not more than fifty percent (50%) of the cumulative floor area of the entire project is devoted to retail use.
5. Minor changes in retail, apartment, and office density may occur in block "A" through "J" and "K" as a result of rezoning and market conditions.
6. This preliminary development plan is conceptual and represents the maximum anticipated building sizes, heights, and setback requirements. The exact design and layout represented by this preliminary development plan is subject to change and the parties may make changes hereto which will be subject to further review and approval when presented for final design review.
7. Minimum condition represents Phase II, which is a temporary condition. Buildings will be designed and constructed as additional stories can be added. Foundations and structure will be sized to support future additional stories, with time-frame shall be associated with the need phase of construction. All builds must the minimum requirement of residential shall remain at 85,000sf.
8. The total residential unit count in Blocks A - K, will not exceed the maximum allowed by statute without approvals required by City Code.

SITE DATA - BLOCKS A - J

| Site Area (blocks A - J) | 74,166.65 acres |
| Minimum Open Space | 29,77 acres demonstrated |
| Includes: 3.75 acres Park ("J") space |
| Includes: 2.75 acres Park ("F") space |
| Maximum Residential Density | 40,000 sf |
| Maximum Retail Density | 40,000 sf |
| Maximum Ground Floor Retail Density | 20,000 sf |
| Maximum State Footprint | 40,000 sf |

SETBACKS (BLOCKS A - J)

| Rear Yard | 0' (Building/Property Line) |
| Side Yard | 0' (Building/Property Line) |
| Crocker Road | 30' (Building/Property Line) |
| Building Height (blocks A - J) | 80' with 45' setback |

as indicated on plan

SITE DATA - BLOCK K

| Site Area (blocks K) | 9,487.44 acres |
| Minimum Open Space | 3.77 acres demonstrated |
| Includes: 0.75 acres Park ("J") space |
| Includes: 2.5 acres Park ("F") space |
| Maximum Residential Density | 1,500 sf |
| Maximum Ground Floor Retail Density | 300 sf |
| Maximum State Footprint | 1,000 sf |

SETBACKS (BLOCK K)

| Crocker Road | 50' with 30' setback |
| Detroit Road | 50' with 30' setback |

BUILDING HEIGHTS (BLOCK K)

as indicated on plan

Section 5.3 Additional Section Approved 4-19-12
Crocker Park’s vision arose from two principal ideas. First, create a new and special neighborhood that is “home-grown” and reflective of regional history and tradition, but with a clear sense of progress and openness that also reflects Westlake’s positive eye to the future. Second, design and build an environment of exceptional quality that inspires pride in “ownership” for the people who live, visit and work there.

The architecture of Crocker Park must help achieve these goals. In the following pages, the minimum design standard for this new neighborhood is established. The architects, engineers and landscape designers of Crocker Park will be required to meet this threshold and encouraged to exceed it as final drawings are prepared. Quality design and construction are our highest priorities.

Design intentions for Crocker Park are inspired from the Western Reserve region’s architectural history. Elements such as overhanging eaves, decorative trusses, tall windows and dormers connect Crocker Park to the surrounding community’s architectural tradition.

Wood and masonry construction types are seen locally through the Tudor, Stick, Western Reserve, Jeffersonian and Craftsman styles. Design direction for the neighborhood’s core, focused around Crocker Park Boulevard and Main Street, will reference historical architectural traditions. Where appropriate, the introduction of additional influences both traditional and modern may be considered with Planning Commission review and approval.

Building finishes and materials are selected to express Crocker Park’s architectural design. Materials familiar to historic and recent construction in the Westlake area, such as brick, stone, wood, stucco and plaster, are incorporated into Crocker Park’s architecture and make strong contributions to the sense of “always having been there.” Also, more contemporary high-quality durable and long-lasting materials are allowed in support of modern architectural expressions as well as environmentally sustainable practices. These materials include large-size tiles and mosaic tiles, aluminum, steel and glass, curtainwall construction, metal panels, masonry, precast concrete, composite materials, etc.

Photographs of existing buildings, storefronts and signs in this design guidelines manual are examples for discussion purposes only and are not approved for final design.
Defining the Crocker Park Style

Exposed structural steel, and architectural elements such as exterior and interior shading devices, all of which are characteristic of the eclectic nature of vibrant urban environments.

Other cladding materials, such as EIFS, will only be permitted over eight feet above grade and will be limited to less than 40% of the total area of each building’s street-facing elevation.

The following minimum guidelines govern the building fabric of Crocker Park’s core. As the plan develops, unique opportunities may arise that create special circumstances for atypical design. In authentic, vibrant neighborhoods, the introduction of unique architecture can have one of two results – distinctly negative or diversely positive. We intend for any special circumstances to create “landmark buildings” or high-style, significant signature facades that meet an exceptional standard. If this occasion arises, these buildings will be presented to the Planning Commission for its review and approval as submissions independent of this document.

In the twelve years since its inception, Crocker Park has evolved and created its own eclectic context that allows and encourages the exploration and expansion of many architectural styles including, but not limited to Deco/Art Nouveau, Prairie Style Modern, Modern International Style, and Contemporary Modern/Moderne. This approach to architectural style is consistent with an urban design practice that supports “contextual design,” which at Crocker Park is urban-based, multi-style and eclectic.

Signature buildings may be in the Modern International Style and influence the design style of adjacent architecture while relating to the facade details and scaling elements of nearby and adjacent buildings in Crocker Park. It should be noted that Modern International Style is the preeminent 20th century design style using modern technology and materials aiming towards the creation of a universal architectural language to be embraced and understood worldwide. In addition to modern materials, the Modern International Style encourages the creative use of traditional materials and the exploration and use of new environmentally sustainable materials and architectural detailing.
Western Reserve has its beginnings in Greek Revival. This style embodies the more vernacular interpretation of the classical style. In its main street/commercial form, Western Reserve became the standard “general store” building type in Ohio. Noted for its simple fenestration, adaptability to cladding materials, and a strong cornice line, Western Reserve is an obvious selection for Crocker Park’s architectural inspiration.

On the street-facing facades, aluminum and vinyl siding, as well as metal siding of any kind and standard concrete masonry units are forbidden as a cladding materials for Western Reserve. Strong differentiation between the first and second floors is encouraged with the application of a decorative belt course. Fenestration should be evenly spaced, and the cornice should be ornamented plainly.

Ornamentation is focused at the cornice and the belt course.
The Stick Style was significant in the Western Reserve region due to the abundance of wood. Decorative woodwork, incorporated in the building’s walls, balconies, cornices and frames, is a principal characteristic. Ornamentation is not “applied,” but rather an elaboration of the structural system. The vertical massing of the facade is accentuated by its long vertical wood elements in a classical tripartite division of base, tall middle and cornice top. For Crocker Park, the twenty-first century interpretation of this style includes decorative balconies and a deep, beaded cornice.

On the street-facing facade, aluminum and vinyl siding, as well as standard concrete masonry units, and metal siding of any type are forbidden cladding materials for this style. Wood railings are heavily preferred over metal railings. Groupings of paired windows are encouraged. Brick infill reminiscent of the Tudor Style is also acceptable.

Ornamentation is focused at the cornice and at the second floor.

### Primary Materials
- Painted stucco, fireclay brick veneer, natural stone veneer, cast stone, fiber cement siding

### Secondary Materials
- Prefab painted metal, prefab high density plastic, GFRC or EIFS

### Alley Facade Materials
- Ground Floor: CMU (stucco finish), Promenade Blend block
One of the most representative styles of Cleveland’s Northern European heritage, Tudor is an important contributor to Crocker Park’s character. Its ornamentation is achieved through graceful simplicity – decorative half-timbering, pitched gable roofs, and triple groupings of windows. The massing and vertical character of the architecture is an immediate indicator of the Tudor sensibility.

On the street-facing facade, aluminum and vinyl siding, as well as metal siding of any type and standard concrete masonry units are prohibited as cladding materials for this style. Bay windows and other subtle forms of façade undulation are encouraged, though not required. Where pitched roofs are incorporated into the design, simple stickwork in the gable is appropriate.

Ornamentation is focused in the gable and around the windows.

**Primary Materials**
- Painted stucco, fireclay brick veneer, natural stone veneer, cast stone

**Secondary Materials**
- Wood trim, EIFS, wood panels, prefab painted metal, prefab high density plastic

**Alley Facade Materials**
- Ground Floor: CMU (stucco finish), Promenade Blend block
Within the core, Jeffersonian architecture will serve as Crocker Park’s high style, reserved for buildings and uses of notable importance. Reminiscent of Greek Revival, the style’s substantial pilasters provide depth and articulation to the façade. A pediment/gable completes the elevation’s commercial application of a “portico.” The hierarchy of the first and second floors should be reflected through its fenestration and ornament.

Brick will also be a defining characteristic of the Jeffersonian style. Stucco, metal siding of any kind, and standard concrete masonry units are forbidden cladding materials on the street-facing facades.

Ornamentation will vary, with High Style on the second floor and less elaborate styles on higher levels.
As one of the area’s early vernacular styles, Craftsman design influences will be represented at Crocker Park. The identifying features of Craftsman architecture – square columns, exposed decorative roof beams, knee braces – will be incorporated into the mixed-use area’s commercial architecture. The vertical massing and “weight” of this style will be a significant factor in conveying a sense of intimacy along Crocker Park’s streets.

On the street-facing facades, siding and clapboards are not permitted cladding materials for this style. Wood railings are heavily preferred over metal railings. Wide and bold cornice lines are required, as the flat roofed interpretation of this style places emphasis on this element.

Ornamentation is focused at the cornice and at the center bay.

Primary Materials
Painted stucco, fireclay brick veneer

Secondary Materials
Prefab painted metal, GFRC, EIFS, prefab high density plastic, wood/metal brackets (balconies)

Alley Facade Materials
Ground Floor: CMU (stucco finish), Promenade Blend block

Amended 4-19-12
The Eclectic Style represents the blending and combination of design elements and characteristics from the previous architectural design styles (Section 6.3 through 6.7), in addition to, but not limited to, other architectural styles such as, Deco/Art Nouveau, Prairie Style Modern, Modern International, and Contemporary Modern/Moderne.

In these examples, the multistory bay window is characteristic of italianate urban buildings and often used in Deco and Art Noveau buildings as well. Another source of this bay window type is Tudor Jacobethan architecture, a Gothic Vernacular that strived to maximize glass surfaces; similarly, multistory bay windows are used in modern architecture by using an all glass enclosure with metal and glass curtainwall enclosure.

The cornice design is more classical in nature with a stepping fascia parapet or a roof balustrade. The tall rectangular windows come directly from a stylized Western Reserve, which in itself is classical in scale and proportion.

**Primary Materials**
- Fireclay Brick, Natural Stone Veneer, Cast Stone, Fiber Cement Painted Stucco, Metal Panels, Curtain Wall - Aluminum/Steel/Glass Composite Materials

**Secondary Materials**
- Prefabricated Painted Metal, Prefabricated High Density Plastic, GFRC or EFIS, Wood Trim

**Alley Facade Materials**
- Ground Floor - Stucco, CMU (Stucco Finish), Promenade Blend Block
- Upper Floors - Textured EFIS, Promenade Blend Block
The Eclectic Style represents the blending and combination of design elements and characteristics from the previous architectural design styles (Section 6.3 through 6.7), in addition to, but not limited to, other architectural styles such as, Deco/Art Nouveau, Prairie Style Modern, Modern International, and Contemporary Modern/Moderne.

In these examples, the gable parapets and balconies are a combination of Tudor and Craftsman Style. The large span of glass is typical of a more contemporary Prairie Style and Contemporary Modern/Moderne, both mid-western 20th century inventions.

Materials are creatively used in patterns to accent architectural features. Balconies, in contrast to the Stick or Craftsman Styles, have simple thinner modern rails without decoration.

**Primary Materials**
Fireclay Brick, Natural Stone Veneer, Cast Stone, Fiber Cement Painted Stucco, Metal Panels, Curtain Wall - Aluminum/Steel/Glass Composite Materials

**Secondary Materials**
Prefabricated Painted Metal, Prefabricated High Density Plastic, GFRC or EFIS, Wood Trim

**Alley Facade Materials**
Ground Floor - Stucco, CMU (Stucco Finish), Promenade Blend Block
Upper Floors - Textured EFIS, Promenade Blend Block
The Eclectic Style represents the blending and combination of design elements and characteristics from the previous architectural design styles (Section 6.3 through 6.7), in addition to, but not limited to, other architectural styles such as, Deco/Art Nouveau, Prairie Style Modern, Modern International, and Contemporary Modern/Moderne.

A further evolution of the Western Reserve, which is a utilitarian American simplification of Classical Architecture, is the use of steel and glass infill between large masonry pilasters. This architectural expression is the result of both a functional and an aesthetic desire to opening the facade as much as possible with large spans of glass to allow more light into the interior and to provide ample views to the exterior.

Large glass surfaces are contrasted by smaller punched windows that may allude to some more remote Mediterranean or Spanish Classical styles with infilled arches, tile roofs and decorated window sills.
The use of color throughout Crocker Park should be bold, yet indicative of regional influences.

This palette recommends 54 body colors (squares) and 27 accent colors (rectangles) to be coordinated in their application. Arranged as sets, these colors were also selected for their ability to be interchanged to create a broader spectrum of combinations throughout Crocker Park.

There is a strong emphasis on earth tones, but this palette also encourages colorful exuberance. As each building’s design develops, the selection of colors will be determined comprehensively, ensuring that bold colors are interspersed with subtle hues.

A selection of colors beyond those depicted here may be considered and approved by the Planning Commission. Such colors may be requested for design and aesthetic reasons as well as when specific colors are representative of a tenant’s architectural and/or logo branding.

Notes:
1. The color and page numbers for the tones listed above are referencing the following publication:
   PANTONE for architecture and interiors
   color specifier paper
   A component of the PANTONE Textile Color System ©
   © Pantone, Inc., 2003

2. To identify a color in the designated PANTONE publication, add the suffix "TPX" after the color number and page number.
   Example -- Weathered Oak: 14-0210TPX page 13TPX
**General Building Guidelines**

### Roofs and Parapets

Any roof and parapet style and materials that are consistent and appropriate with any approved building style is acceptable.

Roofs, if sloped, may be clad in painted metal or concrete tile, wood or fiberglass shingles, or dimensional asphalt as well as other approved materials. Also acceptable are roofs consistent with sustainable practices such as “green roofs” in approved locations.

Gutters, downpours and projecting drainpipes may be made of PVC or painted metal.

Roof penetrations, including vent stacks, must be placed back from the principal frontage of the roofs.

### Details

Mechanical systems will be set back from building edges, painted to minimize visual impact from the street and surrounding buildings and screened, when necessary.

Chimneys, if visible, may be fireclay brick or stucco. Flues may be galvanized or painted metal.

The alley facades of Building Block A shall be treated with Promenade Blend block or a better material. The final design of Building Block A alley facades shall be presented to the Planning Commission for review and approval in the Final Development Plan submission for buildings.

### Windows and Doors

Windows and door styles and materials that are consistent and appropriate with any approved building style are acceptable. Also acceptable are windows and doors, as well as their treatment, that are all consistent with sustainable practices such as exterior and interior shading devices.

Storefront glass will be primarily clear, not dark or reflective, unless a special or unique circumstance exists.

Solid metal security gates or solid rolldown windows are not permitted. Link or grill security devices are only permitted if installed from the inside.
The importance of Crocker Road to the Westlake community makes it essential to create a special treatment for the structured garage facade at this location. The design and materials used should complement those found throughout Crocker Park. To the greatest extent possible, garage facades should be designed to enable the structure to blend into its surroundings, but not so “overdesigned” as to draw attention to it. Where practical, landscaping screening techniques will be used to support the initiative begun by design.

The brick garage facades will wrap around the corner of the parking garages to a depth that will be reasonably seen from the adjacent roadways.

Garage level additions that are constructed above adjacent buildings and visible from adjacent streets or neighborhoods shall have special treatment to exposed facades as per section 7.1.

**Primary Materials**
- Fireclay Brick veneer, architectural tile, precast concrete, steel structure and cladding, and metal panels.

**Secondary Materials**
- Precast concrete, textured painted cast in place concrete, stucco, brick veneer, metal panels, metal fabric, and “vegetative” screen.
Structured parking will be designed to complement surrounding buildings and to fade into the background with coordinating colors and accent materials. Parked vehicles will be screened from the roadways and sidewalks, possibly by railings in lieu of solid walls. Landscaping will provide additional screening between pedestrians and the parking structure. When possible, parking structures should be accessed from secondary streets, not from service alleys, providing clear signage to direct the driver to the parking entrance.

Pursuant to Chapters 1216.13 (g) and 1221.10 of the City of Westlake Codified Ordinance, lighting, especially on top levels of the decks, will be provided in a manner that minimizes negative impact on adjacent residences, while at the same time meeting the city’s requirements for safety. Additionally, the Final Development Plan will include a Photometric Diagram analyzing and verifying lighting levels.

Garage level additions that are constructed above adjacent buildings and visible from adjacent streets or neighborhoods shall have special treatment to exposed facades as per section 7.2.

**Primary Materials**
- Precast concrete, or textured painted cast in place concrete or painted concrete, masonry and stucco.

**Secondary Materials**
- Metal Panels, metal fabric and “vegetative” screen.
Structured parking will be designed in a manner that minimizes negative impacts on adjacent residential neighborhoods. Varied setbacks, or other measures, will be provided to reduce monotony in the external appearance. To the greatest extent possible, garage facades should be designed to be obscured and/or screened with superior buffering and landscaping in the adjacent buffer area. Pursuant to Chapters 1216.13(g) and 1221.10 of the City of Westlake Codified Ordinance, lighting, especially on top levels of the decks, will be provided in a manner that minimizes negative impact on adjacent residences, while at the same time meeting the city’s requirements for safety. Additionally, the Final Development Plan will include a Photometric Diagram analyzing and verifying lighting levels.

**Primary Materials**
- Precast concrete, or textured painted cast in place concrete or painted concrete, masonry, stucco, and “vegetative” screen.

**Secondary Materials**
- Metal Panels and metal fabric

**Representative Garage Elevation**

**Representative Garage Images with Screening**
Surface parking lots shall balance the functional requirements of parking with the provision of pedestrian amenities. Transitional areas between parking and civic, commercial or residential uses shall be designated with textured paving, landscaping and street furniture. Screening techniques to minimize the impact of surface parking will be incorporated into the layout and design of the lots. Formal screening, such as fences, and informal screening, such as landscaping, will be selected in conjunction with the streetscape design of the adjacent sidewalks.
The following pages set the direction for the style, configuration, and “placemaking” effects of the sidewalks, parks, and streets of Crocker Park’s core. The configurations, locations and dimensions of the various sidewalk zones depicted on the following pages allow for flexibility with a range of dimensions and at the discretion and approval of the Planning Commission.

The amenity zone shall be allowed to be located adjacent to building facades and/or storefronts. Also allowed is a “double” amenity zone split by a pedestrian zone, with the amenity zones being both at the curb and adjacent to the building facades/storefronts with a minimum pedestrian zone clearance of 8’-0”, unless this dimension is reduced with the approval of the Planning Commission.
Street Design: Crocker Park Boulevard

**SPECIFICATIONS:**

**Dimensions:**
- Sidewalks: 18 feet wide
- Amenity Zone: 8 - 10 feet wide
- Pedestrian Zone: 8 - 10 feet wide
- Street: 23 feet wide
- Traffic Lanes: 14 feet wide
- Parking Lanes: 9 feet wide

**Trees and Landscaping:**
- Tree size: 6-8 inch caliper
- Tree spacing: 30’ feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: seasonal and perennial flower beds; low shrubs; ground cover/TBD

**Paving:**
- Sidewalks (pedestrian and amenity zones): brick 35% minimum; special concrete (balance)
- Streets and parking lots: asphalt
- Crosswalks: unit pavers or special concrete
- Park sidewalk: 100% brick

**Lighting:**
- Spacing: 60 feet on center, staggered
- Type and manufacturer: custom

**Curbing:**
- Streets and sidewalks: concrete
- Parking lots: concrete
Main Street Plan

Main Street Section

**SPECIFICATIONS:**

Dimensions:
- Sidewalks: 18 feet wide
- Amenity Zone: 10-12 feet wide
- Pedestrian Zone: 8-10 feet wide
- Street: 40 feet wide
- Traffic Lanes: 11 feet wide
- Parking Lanes: 9 feet wide

Trees and Landscaping:
- Tree size: 6-8 inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: seasonal and perennial flower beds; low shrubs; ground cover: TBD

Paving:
- Sidewalk (pedestrian and amenity zone): brick 25% minimum, special concrete (balance)
- Streets and parking lots: asphalt
- Crosswalks: unit pavers

Lighting:
- Spacing: 60 feet on center, staggered
- Type and manufacturer: custom

Curbing:
- Streets and sidewalks: concrete
- Parking lots: concrete
Street Design: Main Street

SPECIFICATIONS:

Dimensions:
- Sidewalks: 18 feet wide
- Amenity Zone: 10-12 feet wide
- Pedestrian Zone: 8-10 feet wide
- Street: 40 feet wide
- Traffic Lanes: 11 feet wide
- Parking Lanes: 9 feet wide

Trees and Landscaping:
- Tree size: 6-8 inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: seasonal and perennial flower beds; low shrubs; ground cover/TBD

Paving:
- Sidewalk (pedestrian and amenity zone): brick 25% minimum, special concrete (balance)
- Streets and parking lots: asphalt
- Crosswalks: unit pavers

Lighting:
- Spacing: 60 feet on center, staggered
- Type and manufacturer: custom

Curbing:
- Streets and sidewalks: concrete
- Parking lots: concrete
Market Street Plan

Market Street Section

**SPECIFICATIONS:**

Dimensions:
- Sidewalks: 18 feet wide
- Amenity Zone: 8-12 feet wide
- Pedestrian Zone: 6-10 feet wide
- Street: 69 feet wide (including boulevard median)
- Traffic Lanes: 12 feet wide
- Parking Lanes: 9 feet wide

Trees and Landscaping:
- Tree size: 6-8 inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: seasonal or perennial flower beds; low shrubs; ground cover/TBD

Paving:
- Sidewalk (pedestrian and amenity zone): brick or unit paver 25% minimum, special concrete (balance)
- Streets and parking lots: asphalt
- Crosswalks: unit pavers

Lighting:
- Spacing: 60 feet on center, staggered
- Type and manufacturer: custom

Curbing:
- Streets and sidewalks: concrete
- Parking lots: concrete
**SPECIFICATIONS:**

Dimensions:
- Sidewalks: 18 feet wide
- Amenity Zone: 8-12 feet wide
- Pedestrian Zone: 6-10 feet wide
- Street: 69 feet wide (including boulevard median)
- Traffic Lanes: 12 feet wide
- Parking Lanes: 9 feet wide

Trees and Landscaping:
- Tree size: 6-8 inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: seasonal or perennial flower beds; low shrubs; ground cover/TBD

Paving:
- Sidewalk (pedestrian and amenity zone): brick or unit paver 25% minimum, special concrete (balance)
- Streets and parking lots: asphalt
- Crosswalks: unit pavers

Lighting:
- Spacing: 60 feet on center, staggered
- Type and manufacturer: custom

Curbing:
- Streets and sidewalks: concrete
- Parking lots: concrete
**SPECIFICATIONS:**

Dimensions:
- Sidewalks: 18 feet wide
- Amenity Zone: 8-12 feet wide
- Pedestrian Zone: 6-10 feet wide
- Street: 42 feet wide (including boulevard median)
- Traffic Lanes: 12 feet wide
- Parking Lanes: 9 feet wide

Trees and Landscaping:
- Tree size: 6-8 inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: seasonal or perennial flower beds; low shrubs; ground cover/TBD

Paving:
- Sidewalk (pedestrian and amenity zone): brick or unit paver 25% minimum, special concrete (balance)
- Streets and parking lots: asphalt
- Crosswalks: unit pavers

Lighting:
- Spacing: 60 feet on center, staggered
- Type and manufacturer: custom

Curbing:
- Streets and sidewalks: concrete
- Parking lots: concrete
**SPECIFICATIONS:**

**Dimensions:**
- Sidewalks: 18 feet wide
- Amenity Zone: 8-12 feet wide
- Pedestrian Zone: 6-10 feet wide
- Street: 42 feet wide (including boulevard median)
- Traffic Lanes: 12 feet wide
- Parking Lanes: 9 feet wide

**Trees and Landscaping:**
- Tree size: 6-8 inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: seasonal or perennial flower beds; low shrubs; ground cover/TBD

**Paving:**
- Sidewalk (pedestrian and amenity zone): brick or unit paver 25% minimum, special concrete (balance)
- Streets and parking lots: asphalt
- Crosswalks: unit pavers

**Lighting:**
- Spacing: 60 feet on center, staggered
- Type and manufacturer: custom

**Curbing:**
- Streets and sidewalks: concrete
- Parking lots: concrete
**Street Design: American Avenue**

**SPECIFICATIONS:**

**Dimensions:**
- Sidewalks: 18 feet wide
- Amenity Zone: 8-12 feet wide
- Pedestrian Zone: 6-10 feet wide
- Street: 54 feet wide (including boulevard median)
- Traffic Lanes: 12 feet wide *
- Parking Lanes: 9 feet wide

**Trees and Landscaping:**
- Tree size: 6-8 inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: seasonal or perennial flower beds; low shrubs; ground cover/TBD

**Paving:**
- Sidewalk (pedestrian and amenity zone): brick or unit paver 25% minimum, special concrete (balance)
- Streets and parking lots: asphalt
- Crosswalks: unit pavers

**Lighting:**
- Spacing: 60 feet on center, staggered
- Type and manufacturer: custom

**Curbing:**
- Streets and sidewalks: concrete
- Parking lots: concrete

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* Where there is a median adjacent to a single traffic lane, the minimum width of the traffic lane must be 14 feet.
SPECIFICATIONS:

Dimensions:
- Sidewalks: 18 feet wide
- Amenity Zone: 8-12 feet wide
- Pedestrian Zone: 6-10 feet wide
- Street: 24 feet wide
- Traffic Lanes: 12 feet wide
- Parking Lanes: 9 feet wide

Trees and Landscaping:
- Tree size: 6-8 inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: seasonal or perennial flower beds; low shrubs; ground cover/TBD

Paving:
- Sidewalk (pedestrian and amenity zone): brick or unit paver 25% minimum, special concrete (balance)
- Streets and parking lots: asphalt
- Crosswalks: unit pavers

Lighting:
- Spacing: 60 feet on center, staggered
- Type and manufacturer: custom

Curbing:
- Streets and sidewalks: concrete
- Parking lots: concrete
**Street Design: Crocker Road**

**Section A at parking garage**

**SPECIFICATIONS:**

**Dimensions:**
- Sidewalks: 8 feet
- Amenity Zone: Not applicable
- Pedestrian Zone: Not applicable
- Street: Service lane, one-way
- Traffic Lanes: 20 feet wide
- Parking Lanes: Not applicable

**Trees and Landscaping:**
- Tree size: 6-inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: lawn

**Paving:**
- Concrete with special pattern and finish
- Streets and parking lots: asphalt

**Lighting:**
- Spacing: 60 feet on center staggered
- Type and manufacturer: custom

**Curbing:**
- Streets and sidewalks: concrete
- Parking lots: concrete

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**Section B at surface parking**
**Street Design: Crocker Road**

**Service Drive Plan**

**Section C at Service Drive**

**SPECIFICATIONS:**

**Dimensions:**
- Sidewalks: 8 feet
- Amenity Zone: Not applicable
- Pedestrian Zone: Not applicable
- Street: Not Applicable
- Traffic Lanes: 20 feet wide
- Parking Lanes: Not applicable

**Trees and Landscaping:**
- Tree size: 6-inch caliper
- Tree spacing: 30 feet with special consideration based on tree species as well as sidewalk design and length
- Types of planting/landscaping: lawn

**Paving:**
- Concrete with special pattern and finish
- Streets and parking lots: asphalt

**Lighting:**
- Spacing: 60 feet on center staggered
- Type and manufacturer: custom

**Curbing:**
- Streets and sidewalks: concrete
- Parking lots: concrete

**Screening/Buffering:**
- Loading dock activities, delivery trucks, and trailers to be screened and buffered from view from Crocker Road

Additional Section Approved 4-19-12
**Section 8.13**

**SPECIFICATIONS:**

**Dimensions:**
- Sidewalks: 5-6 feet
- Amenity Zone: Not applicable
- Pedestrian Zone: Not applicable
- Street: 36 ft
- Traffic Lanes: 12 feet wide
- Parking Lanes: Not applicable

**Trees and Landscaping:**
- Tree size: 6-inch caliper
- Tree spacing: 30 feet except for South buffer adjacent to Wyndgate which will have additional trees, shrubs & screenwall for superior screening per PDP approval
- Types of planting/landscaping: lawn

**Paving:**
- Concrete with special pattern and finish
- Streets and parking lots: asphalt

**Lighting:**
- Spacing: 60 feet on center staggered
- Type and manufacturer: custom

**Curbing:**
- Streets and sidewalks: concrete
- Parking lots: concrete

*Section D at Southern Property Line to Adjacent Residential*
Street Design: Special Treatments

Typical Corner

Notes:
• Materials: Bricks, Unit Pavers
• Trees — See Section 9.2
• Special Features:
  Optional tree grates or cobbles
  Decorative pedestrian crossings

Bump-Out Corner

Notes:
• Materials: Bricks, Block Pavers
• Trees — See Section 9.2
• Special Features:
  Optional tree grates or cobbles
  Seasonal planting beds
  Decorative pedestrian crossings

Special Intersection

Notes:
• Materials: Bricks, Block Pavers
• Placement of art, water or landscape feature
• Trees — See Section 9.2
• Special Features:
  Optional tree grates or cobbles
  Seasonal planting beds
  Decorative vehicular lanes and pedestrian crossings
MID-BLOCK CROSSING

Notes:

- Materials: Brick, unit pavers, concrete
- Trees — See Section 9.2
- Special Features:
  Optional raised planters, stone cobbles, decorative pedestrian crossings.
Catalog of Paving Systems

PV-1: Brick Paver
- 4” x 8” fireclay brick (typical)
- Fired to produce dense paver
- Color: red clay, earth-tone palette

PV-2: Unit Pavers
- Mixed pattern, 6” x 9” (typical)
- Tumbled to produce angled edge
- Colors: red clay, earth-tone palette

PV-3: Special Concrete
- Special scored patterns with exposed aggregate and/or tinted matrix.
- Special concrete colors will be reflective of natural stone.

PV-4: Asphalt
- Standard Duty Asphalt Pavement
- 1 1/2 inch ODOT Item 404
- Surface: Course

PV-5: Pervious Brick Paver
- 4” x 8” fireclay brick (typical)
- Fired to produce denser paver
- Color: red clay, earth-tone palette

PV-6: Stamped Concrete
- Variety of patterns, and colors available
- Pedestrian and vehicular load rating.

PV-7: Accent Materials
- Glazed primary colors, bronze plates and accents, granite pavers, and concrete pavers
The following pages represent the catalog of options for streetscape furniture and amenities.
T-1: Crocker Park Boulevard Trees
Dominant Tree
- Dynasty Lacebark Elm
  *Ulmus parvifolia 'Dynasty'*
- Vase-shaped, medium fine texture
- 25’-30’ spacing

Secondary Trees:
- Redbud: *Cercis canadensis*
- Hedge Maple: *Acer campestre*
- Chanticleer Pear: *Pyrus calleryana*

T-2: Main Street Trees
Dominant Tree
- Honey Locust
  *Gleditsia Triscanthos inermis*
- Broadly ovate, fine texture
- 25’-30’ spacing

Secondary Tree:
- Regent Japanese tree lilac
  *Syringa reticulata* tree form

T-3: Market Street Trees
Dominant Tree
- Zelkova
  *Zelkova serrata*
- Vase-shaped, medium-fine texture
- 25’-30’ spacing

Secondary Trees:
- Hawthorn: *Crataegus*
- Crabapple: *Malus* (variety)

T-4: Crocker Road Trees
Dominant Tree:
- Norway Maple
  *Acer platanoides*
- Ovate to globose, medium-coarse texture
- 40’-60’ spacing

Secondary Trees:
- Fastigate European Hornbeam (deciduous)
  *Carpinus betulus* 'Fastigiata’
- White Fir: *Abies concolor* (evergreen)

Notes:
1. Other tree selections may be used as approved by Planning Commission.
2. Trees planted in pots are allowed.
L-1: Crocker Park Boulevard Lighting
Specifications: Decorative
- Cast aluminum, 13 feet 9 inches high
- Color: custom (dark)
- Style: Jeffersonian, ornate
- Light level: Average 0.9 fc

L-2: Main Street Lighting
Specifications: Pedestrian
- Cast aluminum, 12 feet high
- Color: custom (dark)
- Style: Jeffersonian, ornate
- Light level: Average 0.9 fc

L-3: Market Street Lighting
Specifications: Decorative
- Cast aluminum, 13 feet 9 inches high
- Color: custom (dark)
- Style: Jeffersonian, ornate
- Light level: Average 0.9 fc

L-4: Crocker Road Lighting
Specifications: Pedestrian
- Cast aluminum, 12 feet high
- Color: custom (dark)
- Style: Jeffersonian, ornate
- Light level: Average 0.9 fc

L-5: Surface and Deck Parking Lighting
Specifications: Decorative
- Cast aluminum, maximum 20 feet high
- Color: custom (dark)
- Style: Craftsman lantern
- Light level: Average 0.9 fc
- Lamp type: Shielded

Note:
Additional street and pedestrian lighting styles, both traditional and contemporary, will be allowed as may be appropriate due to surrounding architectural and urbanistic style context, and as approved by Planning Commission.
Benches
The benches in Crocker Park comprise an important park of an overall scheme for seating areas and pedestrian comfort. Units will be provided to the specifications outlined, subject to market availability. Substitution of product equal in quality will be permitted.

Not Permitted: plastic, fiberglass, precast concrete or other synthetic materials, section arms.

Outdoor Seating
Casual interaction is strongly encouraged throughout Crocker Park. To that end, movable outdoor seating will be provided to promote informal gatherings.

Not Permitted: plastic and chained or secured chairs are strongly discouraged.

B-1: Crocker Park Blvd. Bench
Specifications
• Dimensions: Vary
• Materials: Wood (teak, preferred)
• Style: Craftsman seat, Lutyens lines
Secondary: circular tree seat for park

B-2: Main Street Bench
Specifications
• Dimensions: Vary
• Materials: Wood (teak, preferred)
• Style: Craftsman style with simple, ornamental curved arms

B-3: Market Street Bench
Specifications
• Dimensions: Vary
• Materials: Wood (teak, preferred)
• Style: Craftsman style with simple, ornamental curved arms

OS-1: Crocker Park Blvd. Seating
Specifications
• Dimensions: 17” W x 16” D x 32” H
• Materials: Metal and resin slats
• Style: Simple cafe

OS-2: Main Street Seating
Specifications
• Dimensions: 17” W x 16” D x 32” H
• Materials: Metal and resin slats
• Style: Simple cafe

OS-3: Market Street Seating
Specifications
• Dimensions: 17” W x 16” D x 32” H
• Materials: Metal and resin slats
• Style: Simple cafe
**Trash Receptacles**

Although required for their functional purposes, trash receptacles will be a visible and artistic contribution to the streetscape. Units will be provided to the specifications outlined, subject to market availability. Substitution of product equal in quality will be permitted with Planning Commission review and approval.

**Not Permitted:** plastic, fiberglass, precast concrete or other synthetic materials, and hood lids

**Smoking Urns**

At entrances to office and multi-family residential lobbies, a smoking urn will be placed at each location. Small units, similar to the character of the trash receptacles are preferred.

**Not Permitted:** sand pots mounted on the top of trash receptacles

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**SU-1: Crocker Park Blvd. Urn**

**Specifications**
- Dimensions: 1’ square x 3’ height
- Materials: Powder-coated steel
- Color: Evergreen, Black
- Style: Simple Craftsman (modern)

**SU-2: Main Street Urn**

**Specifications**
- Dimensions: 1’ square x 3’ height
- Materials: Powder-coated steel
- Color: Evergreen, Black
- Style: Simple Craftsman (modern)

**SU-3: Market Street Urn**

**Specifications**
- Dimensions: 1’ square x 3’ height
- Materials: Powder-coated steel
- Color: Evergreen, Black
- Style: Simple Craftsman (modern)

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**TR-1: Crocker Park Blvd. Receptacle**

**Specifications**
- Dimensions: 2’ width x 2’-10’ height
- Materials: Cast iron
- Color: Evergreen, Black
- Style: Simple Craftsman (modern)

**TR-2: Main Street Receptacle**

**Specifications**
- Dimensions: 2’ width x 2’-10’ height
- Materials: Cast iron
- Color: Evergreen, Black
- Style: Simple Craftsman (modern)

**TR-3: Market Street Receptacle**

**Specifications**
- Dimensions: 2’ width x 2’-10’ height
- Materials: Cast iron
- Color: Evergreen, Black
- Style: Simple Craftsman (modern)
**Bicycle Racks**
As encouragement for alternative transportation, bicycle racks will be strategically placed throughout Crocker Park. Units will be provided to the specifications outlined, subject to market availability. Substitution of product equal in quality will be permitted with Planning Commission review and approval.

**Not Permitted:** plastic, fiberglass, precast concrete or other synthetic materials, bicycle “rows.”

**Bollards**
In areas of vehicular concentration, bollards will protect pedestrians, but should also be decorative. Units will be provided to the specifications outlined, subject to market availability. Substitution of product equal in quality will be permitted with Planning Commission review and approval.

**Not Permitted:** plastic, fiberglass, precast concrete or other synthetic materials, concrete-filled steel tubes.
Catalog of Street Furniture

Telephone Booths
For personal use and emergencies, telephone booths will be provided in several locations in sidewalk amenity zones.

Not Permitted: standard issue telephone company booths

TB-1: Crocker Park Blvd. Phone Booths
Specifications
- Dimensions: 5’8” H x 1’ D x 2’ W
- Materials: Powder-coated cast aluminum
- Color: Custom (dark)
- Style: Simple Jeffersonian (modern)

TB-2: Main Street Phone Booths
Specifications
- Dimensions: 5’8” H x 1’ D x 2’ W
- Materials: Powder-coated cast aluminum
- Color: Custom (dark)
- Style: Simple Jeffersonian (modern)

TB-3: Market Street Phone Booths
Specifications
- Dimensions: 5’8” H x 1’ D x 2’ W
- Materials: Powder-coated cast aluminum
- Color: Custom (dark)
- Style: Simple Jeffersonian (modern)

Mailboxes
As Crocker Park is intended to be a “real” neighborhood, United States Postal Service collection boxes will be provided throughout the community.
Crocker Park’s “great urban place” sets the stage upon which the storefronts will be layered. Because of the investment in quality for all aspects of Crocker Park, storefront guidelines encourage creative and well-designed individual expressions of tenant identity. Strong storefronts are essential in the creation of an attractive and exciting dining, shopping, and leisure environment.

This criteria establishes a minimum standard for storefront design. Although it demands that tenants meet strict criteria, it is intended to restrict creativity as little as possible. National and regional tenants who have a standard, recognizable storefront design are expected to tailor their designs to contribute to Crocker Park’s identity.

Through the use of carefully selected materials, colors, graphics, effective lighting, sensitive detailing and fixtures, each shop should become a distinct and expressive participant in creating Crocker Park’s “sense of place.” The collection of these unique storefronts will make the street experience a truly remarkable one.

Because considerable attention will be paid to the design and construction of the upper floors, design elements will be extended through the ground floor at points of transition from one architectural style to the next. This extension will be accomplished with design and materials. Additionally, entrances for second floor uses will reflect the above design.

The vibrancy of the ground level as created by the storefronts is not related to the architecture of the upper floors. Awnings, window displays, doors, architectural accents and signs are not part of “the building.” They are one of the most critical components of the streetscape — one of the most significant impacts on the pedestrian experience at Crocker Park.

In this capacity, restaurateurs and shop owners must be regarded as the “artists” of Crocker Park. Placing strict limitations on their ingenuity is counterproductive to the ultimate goal of creating active and visually stimulating streets that are constantly pulling the pedestrian forward. Conversely, this artistic freedom cannot be permitted to exist at the expense of making a high quality environment. Additionally, national tenants cannot use these design liberties as an excuse to simply replicate their traditional or “mall prototype” storefronts.

A tenant coordinator will be charged with a variety of responsibilities at Crocker Park, most importantly to work with each shop’s architect to identify each establishment’s design character. Ensuring a high quality of materials, design and presentation will be a high priority for the tenant coordinator. Also, the Planning Commission and Council will be required to approve the original storefront designs and major alterations of storefront design as part of Crocker Park’s required Plan Review. Minor revisions to an existing storefront and respective signage may be approved administratively by the Planning Department; this may be the case when an existing tenant is renovating their storefront and signage or when a previously occupied tenant space is being occupied by a new tenant and the proposed revisions comply with code and this Criteria. The Planning Director can also refer such changes to the Planning Commission and Council.

In addition to providing each restaurant and shop with the opportunity to uniquely display their merchandise and to attract passing customers, allowing maximum flexibility in storefront colors, materials and design is the most important ingredient in creating sustained vitality, especially along Crocker Park Boulevard, Main, Union and Market Streets, and American Avenue.

A storefront expansion zone has been identified in the building elevations as area available for shop owners to extend their merchandizing past the building plane. This space can be occupied by constructed protrusions, such as bay windows or a series of doors that open to the sidewalk during warmer months. Other alternatives for this space might be more semi-permanent, like benches, pots with flowers or shrubbery or small cafe tables. These “extras”, including curbside tables and chairs, should reflect the quality and feel of the shop or restaurant itself, but should not obstruct pedestrian flow in any manner.
All shops will have the opportunity to design and install their own storefronts as a way to express their individual identity and positioning, based on the guidance of the tenant coordinator, and the approval of the City provided they meet the minimum requirements outlined in the following pages.

Regarding the application of storefront character, the following **WILL NOT** be permitted:

- Extending beyond the storefront expansion area into the pedestrian way. Cafe tables and chairs within the amenity zone (along the curbside) will be permitted, as well as when the amenity zone is placed adjacent to the building or when a double amenity zone is used without interfering with pedestrian clearance.
- Application of low quality materials as part of the storefront architecture, including plastic, homosote, standard concrete masonry units, pressed board and particle board. However, the application of unconventional materials in ways that are creative and consistent with a tenant’s character branding is within the discretion of Planning Commission approval.
- Unmaintained planters or pots. Landscaping containers outside of shops or restaurants will contain living plants or shrubbery or will be presented in an attractive, well-kept manner.

Great shopping streets are comprised of great storefronts. As a part of public space, storefronts are a critical component of Crocker Park’s vibrancy and character. Awnings, planters and outdoor seating increase visibility, enhance connections to the sidewalk as well as create pedestrian interest. The creative design contribution of each tenant enhances the pedestrian experience of Crocker Park and draws people into and through the environment.

For the facades along Crocker Park Boulevard and Main Street, a two-foot storefront expansion zone has been provided. This area is intended to allow shops and restaurants to extend their buildable area in a manner that will not obstruct the pedestrian way.

Shop and restaurant character can extend into the storefront expansion zone in specified manners. Selected tenants will be permitted, and sometimes encouraged, to place banners, small awnings, flower boxes and samplings of their color palettes on the upper floors. This technique is highly effective in creating visual interest above 18 feet, which often fails to attract pedestrian attention along a Main Street condition.

This opportunity cannot be uniformly available to every shop owner, as the end result would be cluttered and counterintuitive. The tenant coordinator will be responsible for permitting signage above the ground level for selected tenants and ensuring that this decorative technique is applied in a manner that does not compromise the architectural integrity of the upper floors.
Lighting adds to both the character and the safety of public streets, as well as contributing to the overall success of a neighborhood. Night lighting will help animate Crocker Park, prolong street life after business hours, and increase pedestrian safety. Storefront facades, recessed doorways, outdoor spaces, parking areas, and passageways should be lit. When signs, including flat mounted signs, blade and banner signs have exterior illumination, they must be lit with concealed lighting, or from above with down lighting or uplighting that does not disturb upper story tenants. Awnings cannot be internally illuminated; however, lighting illuminating the exterior of the awning or under the awning to illuminate the sidewalk are both allowed. Light fixtures should be located and angled to ensure that they spotlight the tenant’s merchandise and do not point toward the window shopper or cause distracting reflections on the storefront windows.
Door placement and design are an integral part of each storefront, as they are the prevalent method of entry to each space. Creative uses for the doors should be explored as connections to the streets. Doors should prepare the customer for the commercial space beyond.

Restaurants especially should use doors (or windows) to open interior seating to the outside café seating on the sidewalk. Doors should be of a material appropriate to the complete storefront design concept.

A minimum of 25 percent of the door’s surface area should be clear glass. Recessed doors are appropriate and may be included in the storefront’s design.

Although integrated into the storefront, the entryway to each establishment should be clearly indicated. Whether painted with accent colors, centrally located or designed as a sculptural piece, the door to every shop and restaurant should be immediately located.

Manufactured doors with grills are unacceptable for Crocker Park storefronts unless made with high quality materials and approved by Planning Commission.

Natural, painted or stained woods, polished, finished or painted metal and glass are acceptable materials.
In general the construction, detail and finish of the storefront should be done in a craftsman-like manner. The storefront should be constructed like a good piece of furniture. Fit and finish of all components should be of the highest quality. The architectural design of tenant storefronts is based on the unique character branding of the individual tenant. Taking this into consideration, the tenant’s design is not required to match the host building’s architecture or its materials.

Wood, metal, stone, cast stone and concrete, as well as plaster are recommended materials. Durable, smooth exterior grade woods such as oak, redwood, poplar and medium density overlay (MDO) are acceptable materials. Opaque, smoked and reflective glass should be used for accent elements only (not to exceed 25 percent of the total storefront), while rough cedar, raw pine and pressure treated lumber should not be used at all.

Windows and the glass area are an essential part of storefront design. Large display windows establish a visual connection between the interior and the exterior. They should be flush with the window frame or slightly recessed (6’-12”).

The ground-level facades along both Crocker Park Boulevard and Main Street will contain a minimum of 80 percent storefronts. Certain shops, such as jewelry stores or other establishments with heightened security concerns, will be permitted to incorporate smaller display windows.

Elsewhere in the Mixed-Use Area, storefronts will be a priority. The use of showcase windows will be permitted, and blank walls will be strongly discouraged.
Storefront Awnings

An awning emphasizes the shop or restaurant’s entrance, provides shade for a café and carries part of the tenant’s image. Also, they add texture to streetscape, and interest and variety to the building facade, while protecting storefront displays from sun exposure. The materials need to be durable, fire resistant and resistant to fade.

Only high-quality vinyl and fabric awning materials are allowed. Glowing internally lit awnings are unacceptable. Retractable awnings work best with traditional storefronts, while fixed awnings are more appropriate for more modernized storefronts. Because of the desire for visual variety on the street, the use of the same awning across several storefronts is strongly discouraged.

Awnings generally project two to five (2’-5’) feet from the building facade and may extend further out over the sidewalk patios with supporting structure and/or surrounding fencing without interfering with required pedestrian circulation. To fend off inclement weather, retractable walls are permitted for protection, made of high-quality materials, and in accordance with Section 707.05(b) of the Westlake Codified Ordinances. Awnings should be mounted above display window and below cornice or second story window sills and must be at least eight (8’) feet above the sidewalk to the lowest point of the awning’s frame.
As per Section 1212.09 of the Westlake Codified Ordinances, signs shall be permitted as needed for information and traffic control as determined by the Planning Commission. Monumental entranceway signs shall be permitted at each entrance into the development in accordance with the regulations in Chapter 1223 of the Codified Ordinances. Individual businesses located within the Planned Unit Development (PUD) District shall have signs in accordance with sign criteria and a master sign plan approved by the Planning Commission (as per Ord. 2000-71, Passed 7-20-00) as part of the first Development Plan submitted for a Crocker Park building.

At Crocker Park, signage conveys identity. Whether directing a driver to a parking entrance or displaying a store’s name and type, Crocker Park’s signs must be part of the neighborhood’s comprehensive design strategy. Crocker Road’s signs will follow the requirements outlined in Westlake’s Signage Ordinance.

**Wayfinding Signage:** Directional signage to any civic buildings, significant public open spaces and parking will be accommodated as part of a comprehensive design strategy. Traffic signage will be in accordance with ODOT criteria.

**Retail Signage:** Achieving variety in storefront signage is a key objective for Crocker Park’s street-level ambiance. Each shop’s graphic identity will be a key factor in creating distinction among the variety of shops and restaurants in this neighborhood. Primary sign types will include storefront signs, blade signs, and window signs. Other elements that may be considered include banners, awning signs, plaques and pavement graphics.

Storefront signs should be integrated into the storefront design as a whole. The storefront sign can be a logo, a symbol or image that represents the store, or simply the name. Shop owners are strongly encouraged to explore three-dimensional design options at Crocker Park, giving storefronts variety, texture and depth. Because the highest quality signage will be required, these identifiers should become an added element of Crocker Park’s “public art.”

Blade signs cannot project more than 42” from the building surface and must allow 8’ clear passage below.

**Address Signage:** For each entrance, residences, shops and offices will participate in an overall system to install a consistent addressing system. This will function as the premise’s address signage, and its exact location will be determined in conjunction with the Fire Marshall. The address design and quality of materials should reflect the design character of each individual storefront.