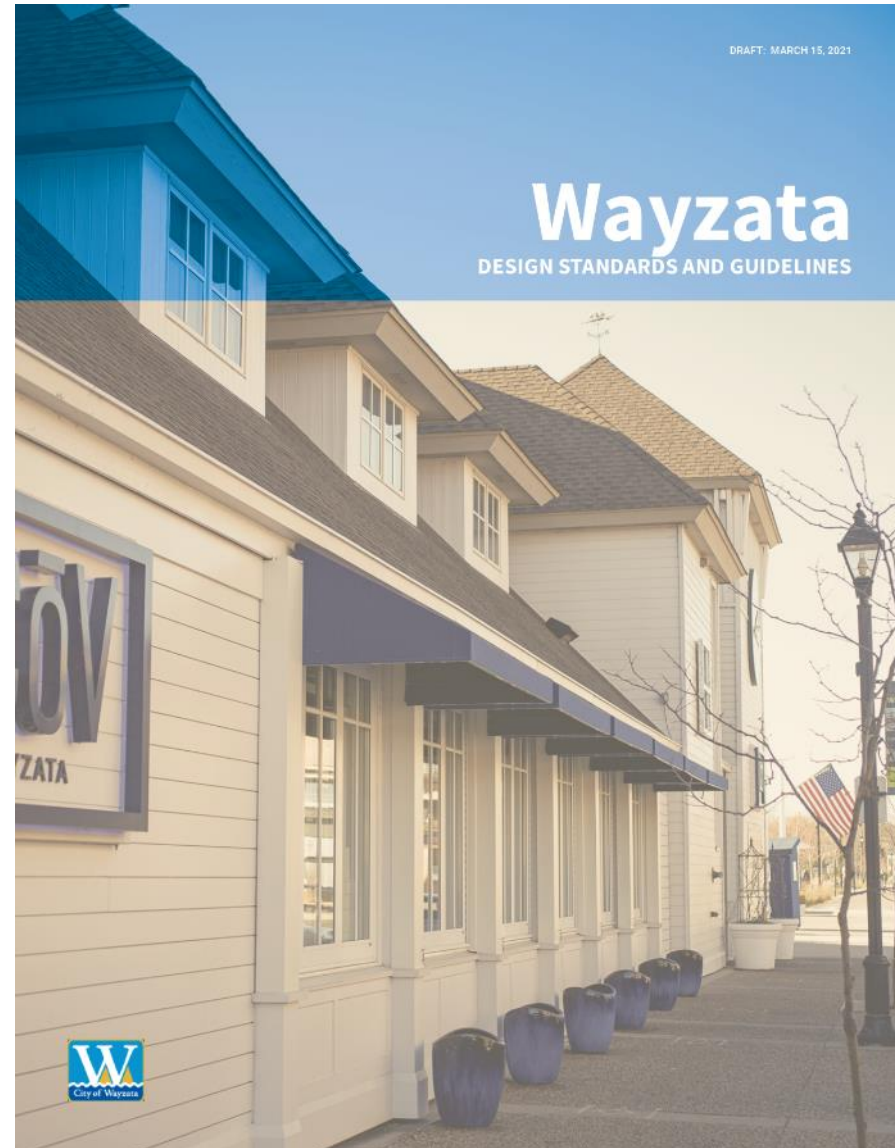


# Wayzata Design Standards Update

- Design Standards are being refined in parallel with Zoning Update for the Wayzata 2040 plan
- The Design Standards consultant team has been providing feedback to the Zoning Task Force and the Planning Department to inform the Zoning refinements.
- Visual Preference survey solicited initial feedback from Wayzata residents and city stakeholders for both the Design Standards and Zoning processes
- The Zoning Task Force has met 5 times over the past 5 months to review Design Standards progress and inform changes.
- Changes proposed to the Design Standards are a direct response to community concerns filtered through the consultant team's professional expertise.

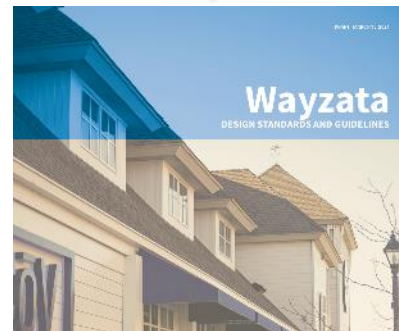
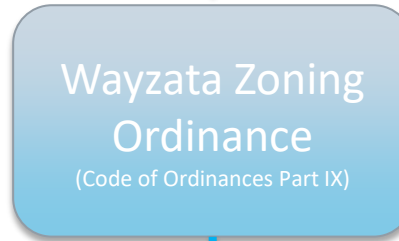


# What are Design Standards?

- The goal of Design Standards is to regulate development to improve functional and aesthetic quality of development while ensuring development character is compatible with the vision Wayzata established in the 2040 Comprehensive Plan
- Design Standards establish threshold requirements necessary for City approval of proposed new development
- The Design Standards are a legally binding subset of the City Zoning Ordinance, but do not change zoning.
- The Design Standards document provides additional discretionary guidance to help improve project design and help projects

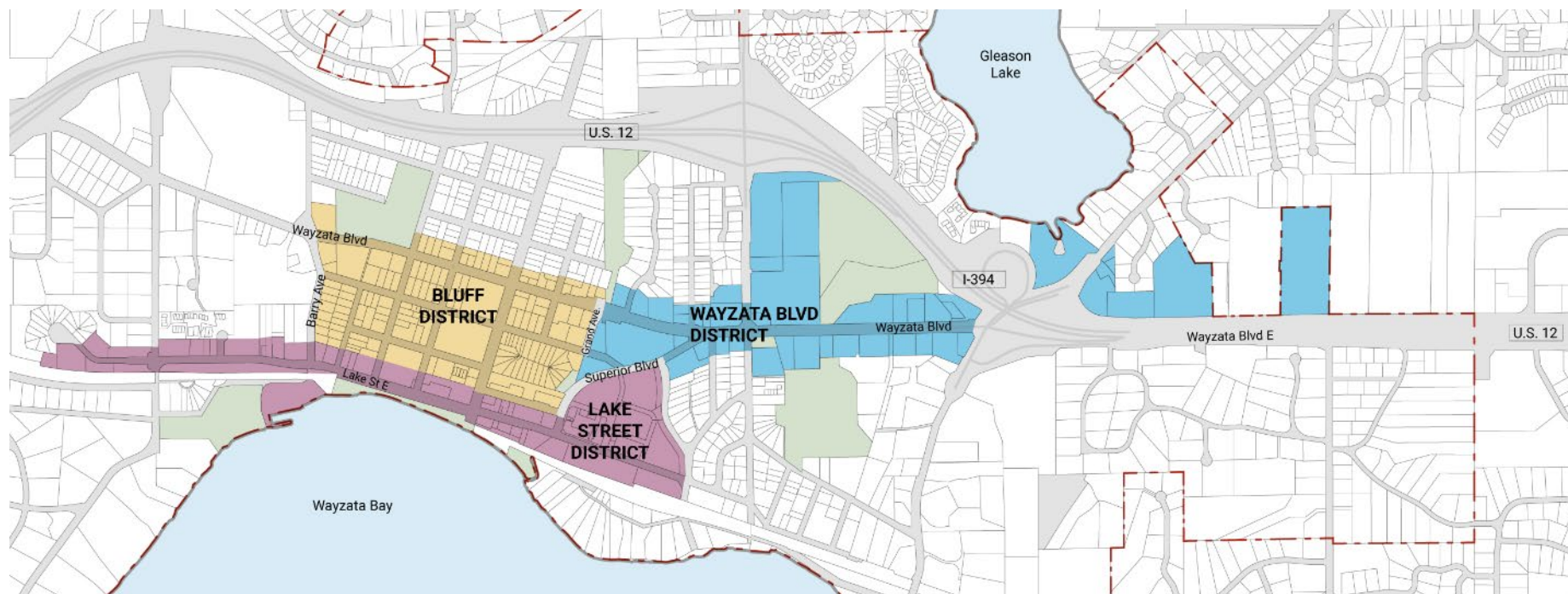


City of Wayzata 2040 Comprehensive Plan  
May 2020

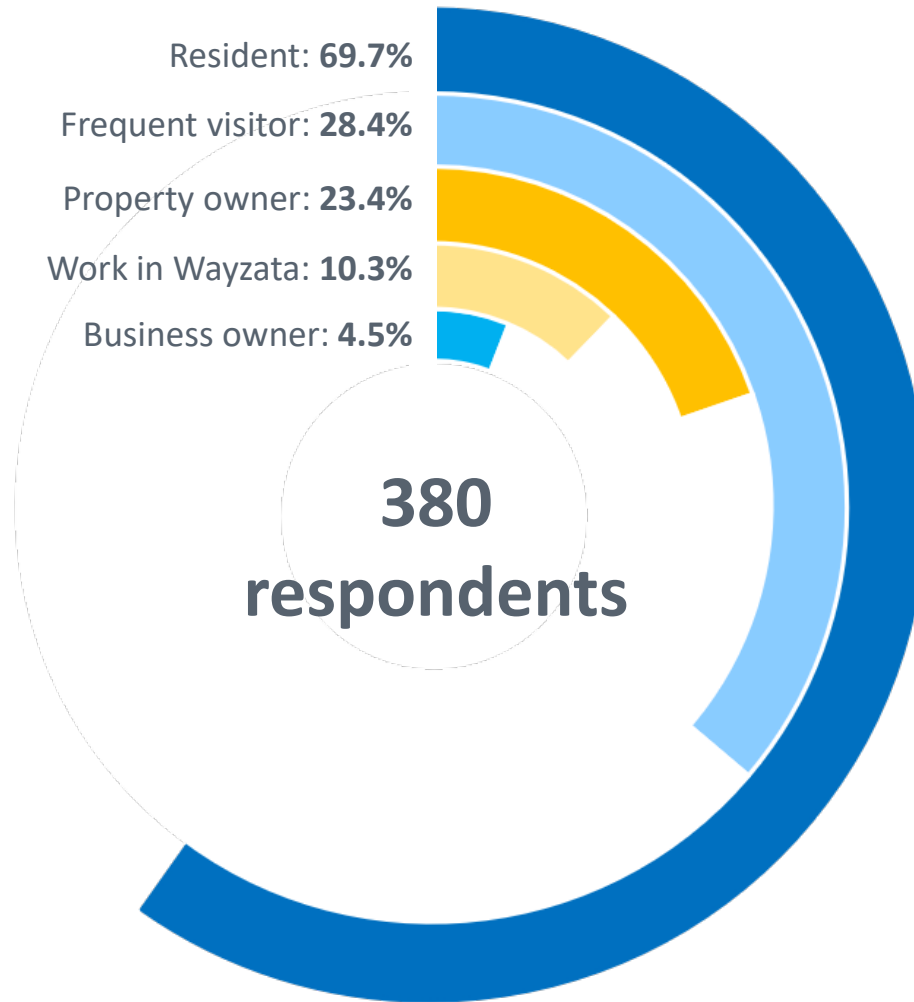


- Long-range community vision
- Land Use
- Policy Guidance
  
- Building height
- Lot coverage
- Allowed Uses
  
- Site layout
- Building massing
- Architectural character

- The Design Standards apply differently to previously defined Design Districts.
- The boundaries of the districts have been refined to incorporate resident concerns.



# Summary of Respondents



## Neighborhood Vision- Lake Street

Vibrant Historic  
Commercial Quaint  
Contemporary Informal  
Relaxing Active  
Charming Modest  
Luxurious Residential

Other notable  
responses:

Walkable

Welcoming to all

Place to gather

# Neighborhood Vision- Bluff District

Quaint  
Active Commercial  
Residential  
Luxurious Vibrant  
Charming  
Historic Modest  
Relaxing Contemporary  
Informal

Timeless

Affordable

Walkable

Other notable responses:

# Neighborhood Vision- **Wayzata Boulevard**

Quaint  
Charming  
Contemporary  
**Commercial**  
Historic  
Active  
Modest  
Relaxing  
Luxurious  
Vibrant  
Residential  
Informal

Other notable  
responses:

Safe

# Lake Street Existing Compatibility



# Future Vision



67.1%



53.1%



21.7%



5.8%

None of the above: 4.3%

# Bluff District Existing Compatibility



Fits



Does not fit



Fits



Does not fit

# Future Vision



A

33.3%



B

53.1%



C

34.1%



D

32.6%

None of the above: 5.8%

# Wayzata Boulevard Existing Compatibility



# Future Vision



21.3%



46.5%



13.2%



45.3%

None of the above: 17.1%

# Building Design & Details: Height and Massing

## MASSING RESTRICTIONS FOR HYPOTHETICAL 4 STORY BUILDINGS



**A.** Top floor stepback



**B.** Top floor + Corner



**C.** 2 Stepbacks

**D.** No 4<sup>th</sup> Floor

Lake Street

A-C:  
46%



24%

13%

55%

Bluff District

A-C:  
55%



28%

16%

45%

Wayzata Blvd

A-C:  
66%

20%

28%

18%

34%

# Learning from the Additional Comments: Charm

- *"Wayzata used to be a little village on the lake. Most of the historic nature of the city has been removed."*
- *"The idea that Wayzata has charm has been lost many years ago."*
- *"Please keep the quaint village feel! Wayzata is on the edge of overdevelopment."*
- *"Wayzata is filling up (mostly has filled ) with big brick buildings. Newcomers think this is charming. I don't, because it is not Wayzata - nothing left of the historic, sometimes quaint and often tacky little town on the lake."*



Lake Street circa late-1970s



Lake Street today is characterized by much longer buildings without relief on the ground floor.

# Learning from the Additional Comments: Consistency

- *"Using adjectives like charming and quaint are so abstract. The real question is what makes something charming - what are the specific regional design strategies that create a collective character defined as charming."*
- *"There needs to be some consistency in architectural design!! Downtown Wayzata is such a mishmash of modern, nautical and historic!"*
- *"Think of the towns you like to visit and why. They are usually a mix of different styles and the buildings are pedestrian in nature."*
- *"I am disappointed in the choices and bias reflected in the questions. Wayzata has a habit of comparing itself to odd selections, e.g. Pigeon Forge and Ft Myers Beach, which bear no relation to Wayzata."*
- *"Think about towns like Stillwater, White Bear, Galena or Lake Forest"*



Old Wayzata drew consistency from small scale buildings, not a specific material or style



Stillwater draws some consistency from extensive pre-war development and brick material, not scale.

# Identifying the issues: Bigness and Material

- *"[The] Taj Mahal [is] one material and one color meanwhile Myer Place 10, 20 materials, who knows - just an overly complicated pallet of multiple colors, odd forms and far too many materials"*
- *"It seems we are trying to make Wayzata look like downtown Minneapolis... I don't think we need any more big brick buildings or any more people."*
- *"Wayzata has turned from a quaint, smaller town into a more commercial place with many buildings that are too big considering Wayzata's size."*
- *"Artificially low height restrictions reduce the abilities of a developer to create interesting structures and still come out with a profit. With land costs so high in Wayzata, we need to consider allowing buildings that are higher than what we envisioned in 1950."*



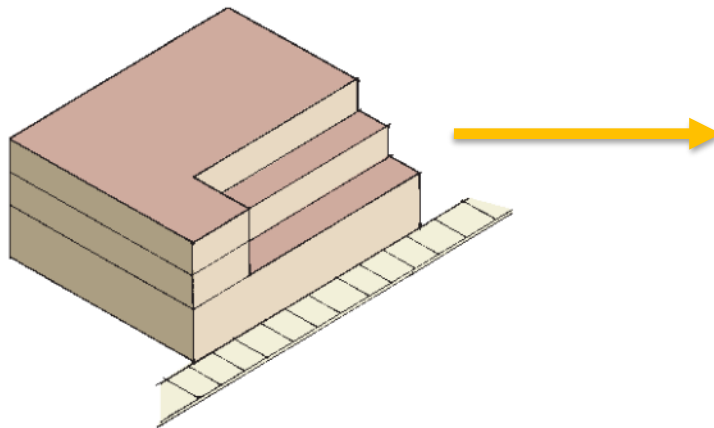
Meyer Place (above) and 681 Lake Street are both extremely long buildings that use different strategies to hide their bulk.

# What is driving bigness (horizontality)?

## 6.2 New Buildings - All Districts

Building height will vary by zoning district. Where three story buildings are permitted, the third story must be recessed at least 10 feet from all public facades of the second floor footprint fronting on public rights of way.

The facade fronting on public rights-of-way of every two and three story building, longer than 60', must have a recessed second story of approximately 25% of its length, setting back a minimum of six feet from the face of the first floor facade. The required third floor 10 foot setback must also follow these second story recesses.



The frequent use of second story stepbacks erodes the streetwall and reduces building articulation.

The proportions created by current stepback regulation have led some applicants to try to camouflage the lack of articulation with a *'mishmash'* (greater complexity) of forms and materials.



# “Main Street Charm” demands strong ground floor design



This building is a good example of stepping back in order to reduce the massing. There are however, a few issues: The lighter brick color and beige banding tend to attract unnecessary attention and lengthen the facade. The railing becomes a dominate feature. The metal roofing is too bright. The eye keeps wandering to the upper levels. The emphasis should be on the ground floor.



701 Lake succeeds by *breaking* the standards and providing a single stepback *at the third floor*.

***Modulation and articulation of two story elements create a more successful streetfront.***



The existing stepback requirement reduces streetwall to the first floor and creates a long horizontal proportion. This articulation inadvertently emphasizes building length. As a result, the pedestrian-level character suffers, and building scale seems disproportionate for a small town.

# Get the rhythm right



Downtown Stillwater, MN;



Mackinac Island, MI



Boise-Eliot neighborhood,  
Portland OR



Bluff District, Wayzata

Places commonly considered ‘charming’ typically have a *vertical* articulation resulting from 2-3 story heights built on traditionally narrow 20-40 foot wide single lots or 40-80 foot double lots.

If lots have been merged over time into wider parcels, design standards can still deliver vertical articulation by requiring massing reductions and façade articulation elements at a maximum spacing.

*The existing Standards have **no prescriptive requirements** for façade articulation.*

# Standards for Building Design

*Architectural Massing and Articulation*

# Developing Massing and Articulation Standards

Suggested revisions consists of 4 big moves:

## Massing Breaks

Require long buildings to be broken into smaller pieces to maintain views and connectivity

## Upper Floor Stepbacks

Increase stepback depth *at the third floor* (and above, if applicable) to break down horizontal buildings through vertical proportions

## Building Recesses

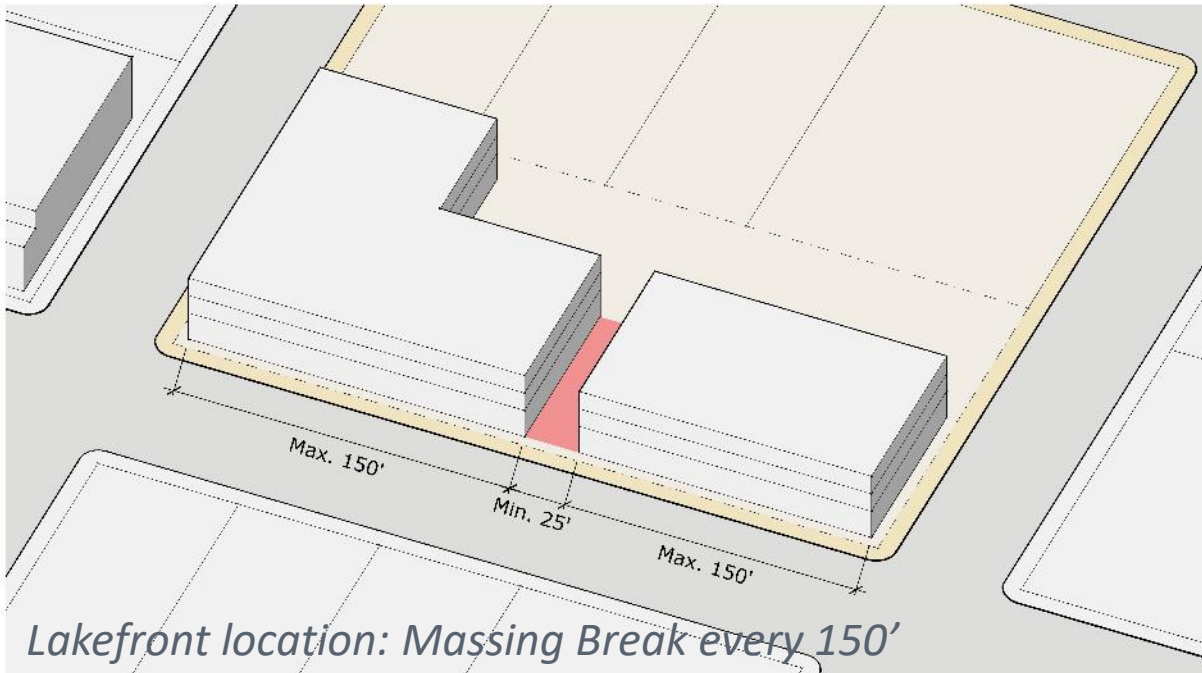
Use small recesses to periodically break up longer façades, provide amenities, and enrich sidewalk experience

## Building Design

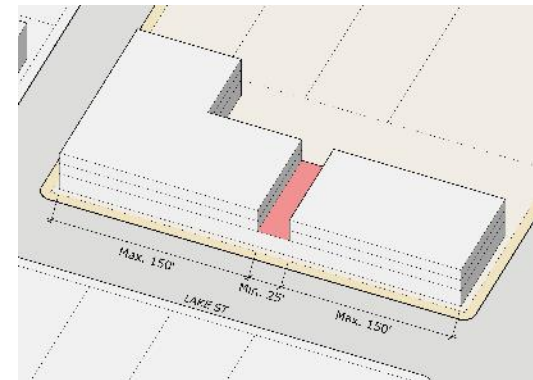
Require facades and rooflines to provide articulation to reinforce the *vertical* streetfront rhythm typical of small-town main streets.

# Massing Breaks

Massing Breaks are proposed to subdivide building length to **no more than ½ the length of a traditional Wayzata block**. The requirements for the Break can be tailored differently for lakeshore and inland locations to preserve views.

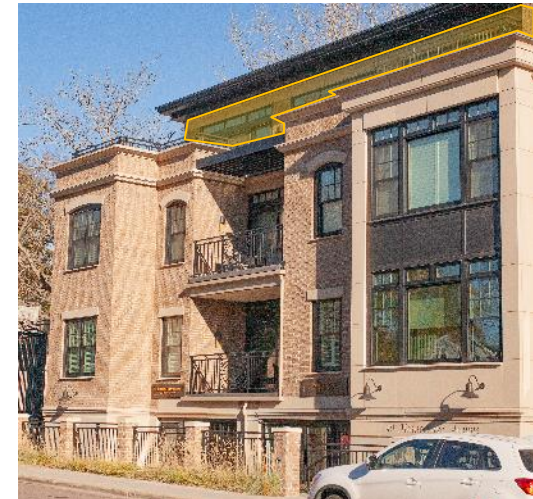
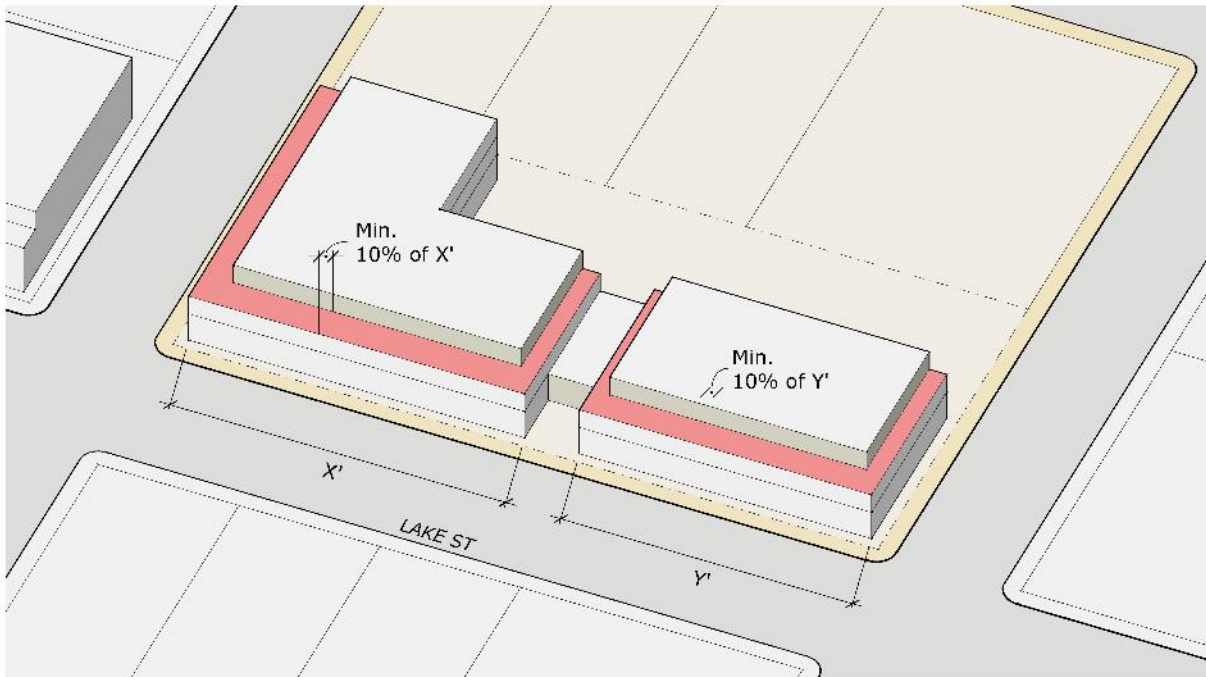


*Inland location:  
The break requirement  
applies above the first  
floor*



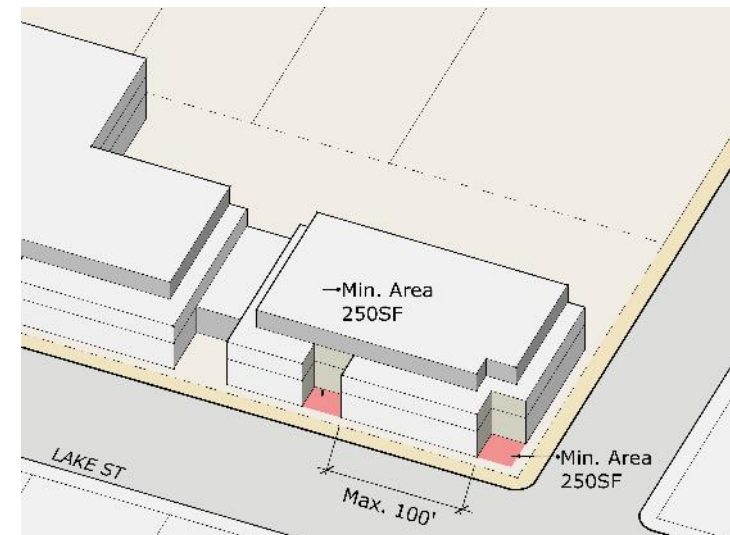
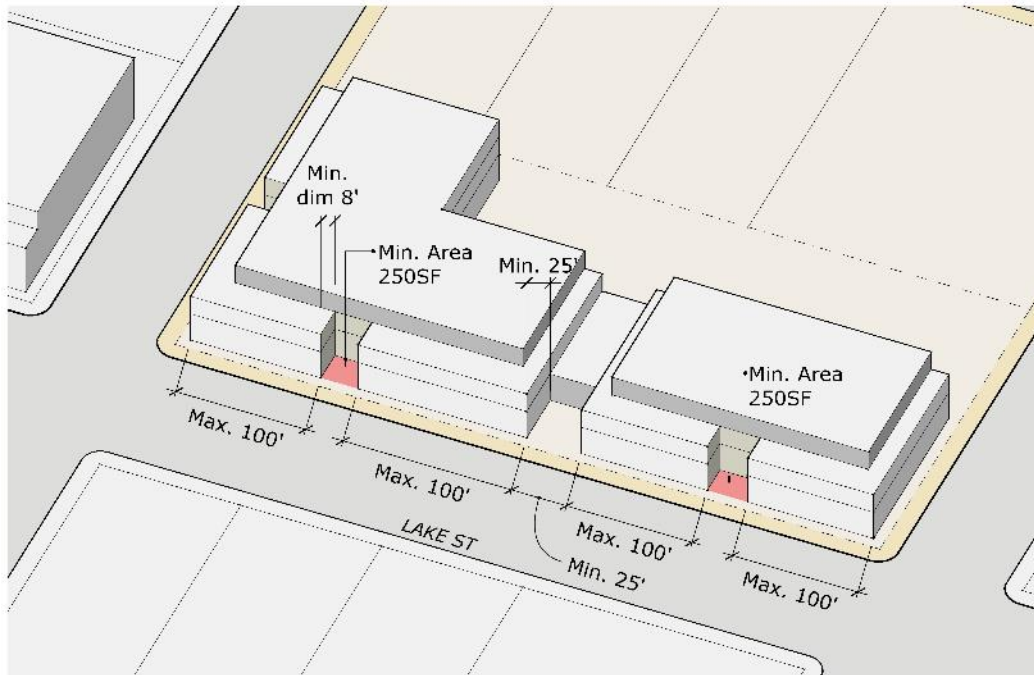
# Upper Floor Stepbacks

Upper floor stepbacks are refined to reinforce the building streetwall, reduce the perceived height of taller buildings, and **allow for increased vertical rhythm** along the first two stories of the façade.



# Building Recesses

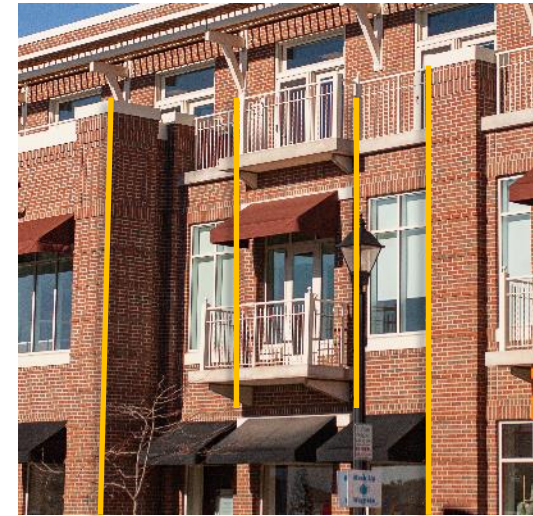
The concept of Small Recesses is expanded from the current Standards to create a **250 square foot façade recess** to allow for increased outdoor dining, seating, landscaping, and other ground-level amenities **without encroaching on the public sidewalk.**



# Façade Design

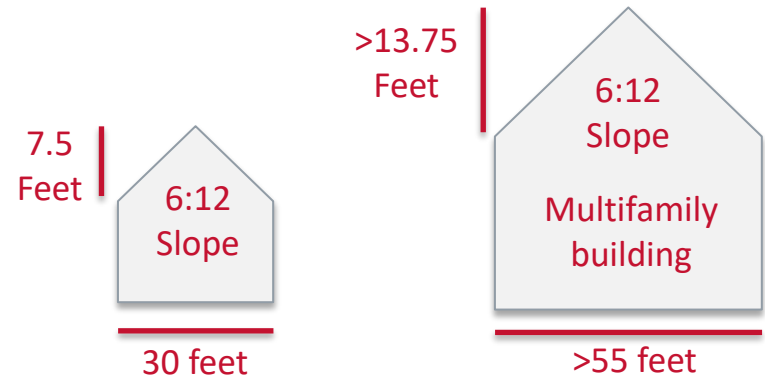
Minimum articulation requirements are proposed to ensure that façades are modulated to provide a vertical rhythm at a similar scale to traditional development.

Articulations can consist of a combination of small bays, balconies, changes in parapets, or awnings.



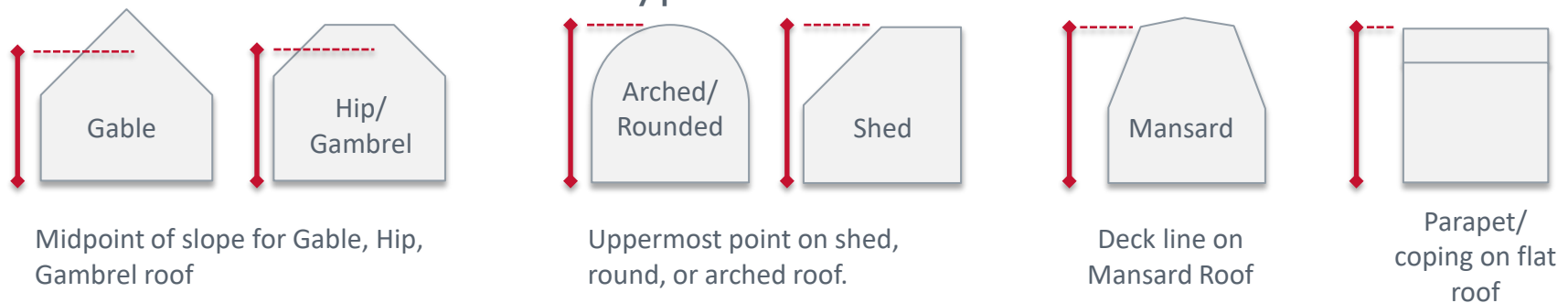
# Roof Height for Multifamily Buildings

- Applying roof types from residential homes to multifamily buildings can be problematic because multifamily floor plates are significantly deeper than traditional homes.



Increased building depth needed for double-loaded multifamily buildings results in significant taller roof height given the same roof pitch.

- Wayzata zoning currently sets a range of building height controls based on different roof types:

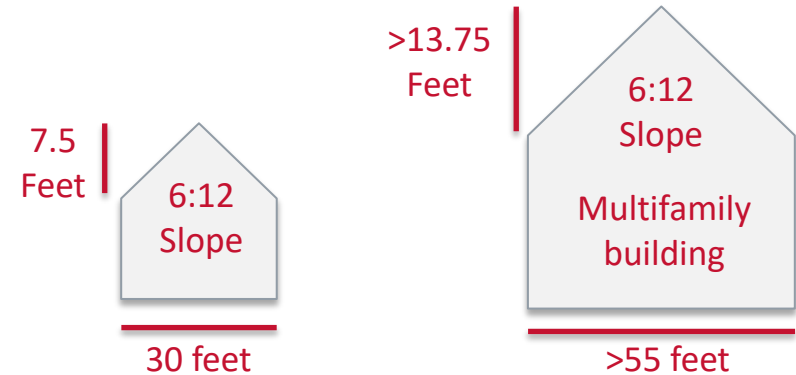


# Sloped Roofs on deep buildings

- Design Standards can encourage sloped roofs where visible from the perimeter by allowing a certain percentage of roof to encroach into the upper floor stepback
- Roof elements should relate to building massing and articulation.



Roof articulation is used to break up the roof on this larger supportive housing building



Increased building depth needed for double-loaded multifamily buildings results in significant taller roof height given the same roof pitch.



CoV uses sloped roofs at the visible perimeter while concealing a utilitarian flat roof from view.

# Roof Design

Varied roof forms are desirable to reflect the character of a small town. **Allowing sloped roofs above the second floor level to encroach in the upper story stepback will incentivize sloped roofs.**

Mass complying with  
stepback requirement



Third Floor

# Standards for Building Design

*Materials and Quality*

# Best Practices: Issues Materials and Colors

- Controlling specific materials necessitates constant updates to the design standards as new materials come to market
- It is more important to ensure materials **are used appropriately and are well detailed.**
- Recent projects in Wayzata attempt to use materials to create variety and articulation for large buildings. **Massing problems should not be solved by materials.**
- The use of too many materials and colors **frequently makes buildings busy and confusing**



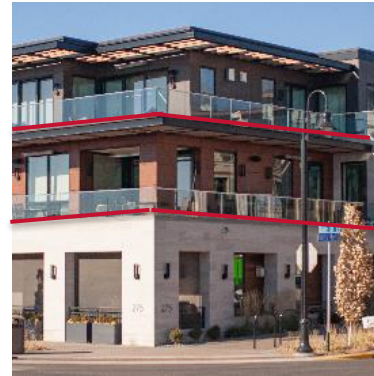
Stucco creates a lighter top but an odd transition



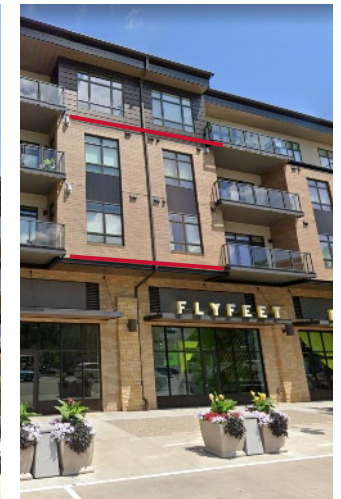
The process of design review is leading applicants to use many materials and colors to emphasize variety.

# Best Practices: Building Articulation

- Colors or material articulation **should relate the building both to the human scale and the sky**
- Traditional articulation clearly provides **a base, middle, and top.**
- Care should be taken to **avoid placing heavy materials such as masonry above lighter materials** or “floating” it in space



Base-Middle-Top and articulation with material changes on both contemporary and traditional architecture.



Base Middle Top is inconsistent in current development. The image at right is better articulated.

# Best Practices: Color and Material Transitions

- **Colors and material transitions** should reinforce building volumes and façade articulation
- **Colors and materials should not change in the same plane.** If different colors or materials are in the same plane, they should be separated by trim deep enough to cast a clear shadow
- **Colors and materials should transition at *inside corners*** to visually reinforce building volumes



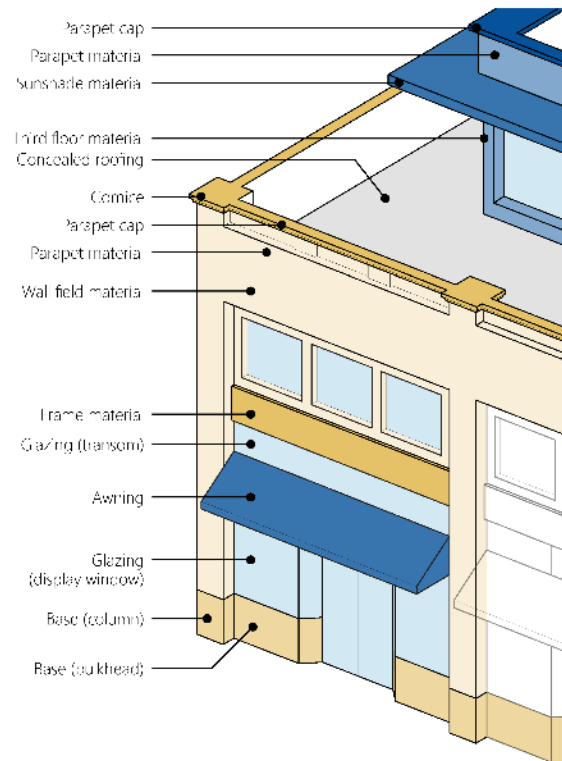
Material Change should be at the inside Corner for an appearance of solid material



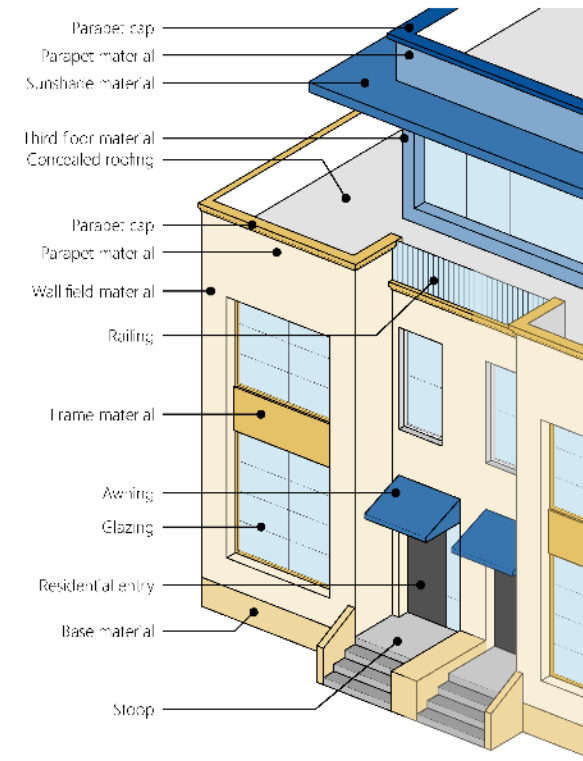
This material and trim may be wood or may be cement board siding.

# Best Practices: Materials Articulate Building Elements

- **Building material palettes** shall be used logically and consistently to emphasize different parts of the building



Components of a Commercial facade



Components of a Residential facade

# Other Development Concerns

## *Site development*

# Usable Open Space Design

- Zoning (eg: 919.08) requires 500sf Usable Open Space per unit, but does not provide minimum standards for quality.
- Distinctions should be made for the design of Common and Private Open Space (eg: courtyard/roof terrace vs. unit balcony)
- Standards should set a minimum 'usable' size to enable Open Spaces to accommodate furniture and amenities.
- If located on the site, Usable Open Spaces should not be located on steeply sloping terrain.



# Wayzata Boulevard: Short/Long Term

- Two potential focii for Standards
  - Short-term:
    - More sidewalk oriented main-street style commercial pad development on out-lots of strip retail and on small lots.
    - Require commercial development to provide an entrance door on Wayzata Boulevard and to provide additional sidewalk width on property.
    - Encourage new development and redevelopment to provide patios, small plazas, and other landscaped amenities.
  - Longer-term:
    - As single-use retail continues to decline, use zoning and design standards to channel investment into the creation of mixed-use neighborhoods in place of large single-use commercial development
    - Encourage shared use of parking facilities between adjacent properties
    - Work with Hennepin County to improve county-owned frontages on Wayzata Boulevard and Central Ave N.

