

**West Lake Hills Commercial Overlay District**  
**Guiding Principles for Commercial Development**  
As adopted by the City Council on September 10, 2008

**Community Design Principles**

- C1. Green Design
- C2. Encourage Uses that Serve the Local Community
- C3. Community Gathering Spaces
- C4. Compatible Mix of Uses
- C5. Calmed Streets that Accommodate Bikes and Pedestrians
- C6. Safe, Visually Appealing Corners and Intersections

**Site Design Principles**

- S1. Green Sites
- S2. Preservation and Integration of Native Natural Features and Trees
- S3. Balance Development and Green Space
- S4. Visually Interesting Buildings that Complement the Site
- S5. Parking Located to the Rear, Sides or Underneath Buildings
- S6. Connected Developments, Parking Lots, Greenways and Walkways
- S7. Outdoor Dining, Street Trees and Pedestrian Lighting
- S8. Balance Outdoor Lighting and Dark Skies

**Building Design Principles**

- B1. Green Construction and Energy Efficiency
- B2. Traditional Built Form
- B3. Structures that Fit the Landscape
- B4. Screen Mechanicals, Equipment and Service Areas

## **Community Design Principles**

### **C1. Green Design**

- Create sustainable sites in keeping with Leadership in Energy and Environmental Design (LEED) principles
- Focus on long-term cost savings, not short-term costs

### **C2. Encourage Uses that Serve the Local Community**

- Emphasize uses which will appeal primarily to local residents
- Reduce vehicle miles traveled

### **C3. Community Gathering Spaces**

- For play, resting and congregating
- Places of interest and civic pride
- Privately-maintained, but available to the general public

### **C4. Compatible Mix of Uses**

- Upper floors are encouraged to include office or residential uses
- Mix uses that allow trip combination

### **C5. Calmed Streets that Accommodate Bikes and Pedestrians**

- Allow for transportation choices
- Provide a local amenity
- Slow internal traffic

### **C6. Safe, Visually Appealing Corners and Intersections**

- Balance users arriving by car and other transportation modes
- Tame high-speed traffic
- Set the tone for the block

## **Site Design Principles**

### **S1. Green Sites**

- LEED water and energy efficiency
- Passive solar siting
- Rainwater/stormwater best practices
- Pervious parking surfaces, where appropriate

### **S2. Preservation and Integration of Native Natural Features and Trees**

- Reinforce the City's unique rural character
- Blend the built and natural environment through siting
- Minimize the environmental impact of new construction
- Focus on native tree preservation
- Landscape with native plants that are drought-tolerant
- Use the natural environment to screen development from view

### **S3. Balance Development and Green Space**

- Preferred to uniform intensity of development throughout

### **S4. Visually Interesting Buildings that Complement the Site**

- Informal clusters of buildings
- A variety of setbacks, including deep setbacks where parking occurs
- Minimize negative impacts on natural slopes
- Reserve iconic building forms for civic and institutional buildings

### **S5. Parking Located to the Rear, Sides or Underneath Buildings**

- Screen parking from the public right-of-way and adjacent development
- Limit parking between the building and internal streets
- Create an interesting and varied streetscape
- Increase pedestrian safety and options

### **S6. Connected Developments, Parking Lots, Greenways and Walkways**

- Enable passage between destinations
- Reinforce a "park once" strategy
- Connect the building and the street
- Comply with or exceed ADA

### **S7. Outdoor Dining, Street Trees and Pedestrian Lighting**

- Provide elements that improve pedestrian safety and comfort-level
- Create an active street edge within developments

### **S8. Balance Outdoor Lighting and Dark Skies**

- Light sites only as needed to provide safety
- Employ cut-off fixtures and site them to reduce off-site illumination

## **Building Design Principles**

### **B1. Green Construction and Energy Efficiency**

- LEED energy efficiency, materials and resources
- Green best practices during construction
- Potential for non-traditional energy sources

### **B2. Traditional Built Form**

- Apply traditional massing and scale, reduce the impact of large-scale forms
- Develop at a human scale
- Focus on compatibility where structures are visible from the public right-of-way
- Minimize use of drive-through facilities

### **B3. Structures that Fit the Landscape**

- Blend the natural and built environment through use of materials and color
- Accessory buildings are subordinate to principal structures

### **B4. Screen Mechanicals, Equipment and Service Areas**

- Improve the visual aspects of building facades
- Move mechanicals to reduce their visual impact from the public right-of-way and internal streets
- Screen storage, waste and recycling areas