

DESIGN GUIDELINES

FOR
DOWNTOWN NORTH ANDOVER

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I N T R O D U C T I O N

INTRODUCTION

Design guidelines are an important part of the Town of North Andover's implementation strategy for Downtown North Andover. The design guidelines will inform the creation of development which is sensitive and responsive to the heritage and character of the downtown.

WHAT ARE DESIGN GUIDELINES?

Design guidelines address aesthetic issues in planning improvements or new development and are used to clarify the urban design objectives of the zoning bylaw. In general, they are intended to provide ideas, stimulate thinking and promote good design. Design guidelines are used by architects, professional planners and others in making more informed decisions related to the urban design framework; provide a context for coordination of development; and assist the municipality in evaluating development applications.

It is important to note that these design guidelines are not regulatory or mandatory. Rather, they are written to assist in the permitting process described in Section ___ of the zoning bylaw.

Design guidelines provide the framework to encourage the following public and private objectives:

- ☞ Provide a coordinated approach to design.
- ☞ Ensure a consistent and high level of design.
- ☞ Improve the quality of physical alterations and new construction.
- ☞ Enhance the quality of the pedestrian experience along a commercial corridor.
- ☞ Enhance the character and quality of public spaces such as streets, parks and open spaces.
- ☞ Enhance economic investment for business and property owners.
- ☞ Protect and conserve neighborhood architectural character.
- ☞ Promote community awareness of the physical environment.
- ☞ Encourage flexible and individual creativity rather than anonymous uniformity.
- ☞ Protect existing property values and the natural environment.



The two photos above of a conventional Dunkin' Donuts design and one where design guidelines applied, are an example of how using design guidelines can result in a more attractive building.

These design guidelines carry out the previous objectives by providing:

- ☞ A clear definition of design objectives that informs citizens, applicants of development proposals, and decision-makers;
- ☞ A tool that designers can use to incorporate specific approaches and techniques in their plans that will achieve the town’s design objectives;
- ☞ A basis for uniform and consistent review of development proposals by the Community Development staff, the special permit granting authorities, and the design review committee.

APPLICABILITY

The application of the Downtown North Andover Design Guidelines should allow for experimentation and flexibility in design approaches within the Downtown Overlay District. The guidelines are not intended to be universally applicable, but should be targeted to locations where public policy objectives warrant the use of substantially different design standards than applied elsewhere in North Andover.

The Downtown Overlay District shall consist of the area delineated on the Town’s zoning map, but shall include the area along Main Street from Sutton Street to Merrimac Street; Water Street from the intersection with Main Street to High Street; Waverly Road from Main Street to First Street; Ellis Court; School Street; Second Street from Main Street to Maple Avenue; and Maple Avenue from First Street to Third Street.

**INSERT
MAP OF
AREA**

NOTE: The guidelines contained herein are in addition to any requirements of the North Andover Zoning Bylaw. The pictures, drawings, and diagrams in this document are intended to illustrate the objective of the design guidelines. They are not intended to illustrate how to specifically meet zoning requirements. In any case where the guidelines conflict with those found in the zoning bylaw, the bylaw shall control.

**DESIGN
GUIDELINES**

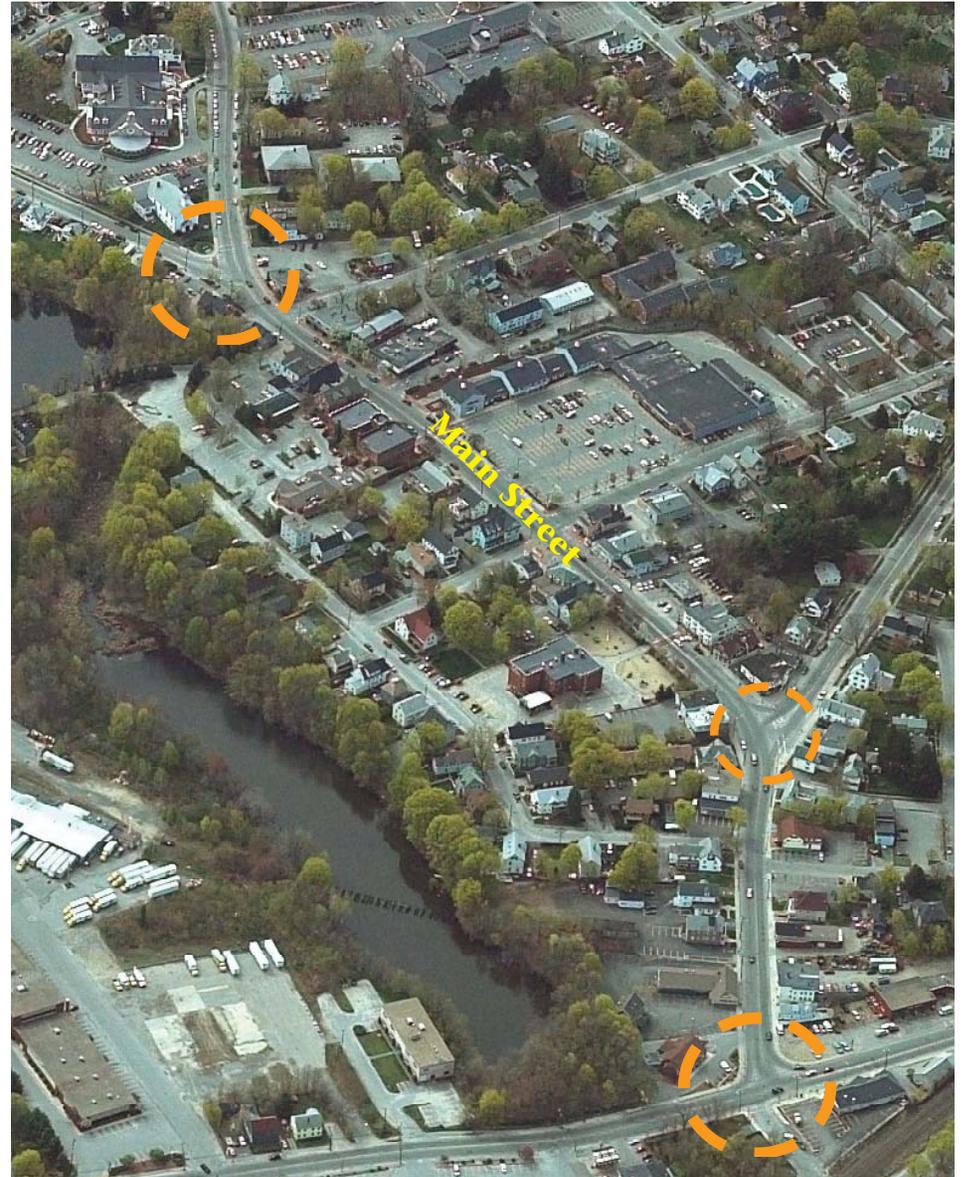
DEVELOPMENT PATTERN

Downtown North Andover is a “working class” neighborhood downtown serving local residents. It is not a tourist downtown and does not aspire to be. The downtown provides its residents with functional and practical services including banks, post office, municipal offices, hardware store, pharmacy, beauty services, restaurants, and professional offices, among others. These uses should remain in the downtown and similar uses are encouraged to locate here if the opportunity arises.

Historically, people have always lived on Main Street. Downtown was never dominated by retail stores and offices and it should continue to be a mixed-use environment. Today, the area has limited activity after 5:00 pm or 6:00 pm, indicating that it caters more toward the retail and office culture than its residents. Today’s residents are primarily renters.

Downtown is not a corridor contained solely of Main Street, but extends down the cross streets.

Downtown has distinct architectural features that unify the feel and appearance of the district as a service-oriented, local neighborhood. Buildings that are designed well and well-taken care of add significantly to the character of downtown; however, some buildings have fallen into disrepair or require additional maintenance.



SITE CRITERIA



Vertical Mixed-Use:

- 1 - Retail space
- 2 - Business space / Residential space
- 3 - Separate entrance for business & residential uses

ELEMENTS OF MIXED-USE

- ☞ The Downtown should be mixed-use and contain public, commercial, and residential uses.
- ☞ A vertical mix of uses is encouraged.
 - ☞ Housing uses include single family, two-family, and multi-family dwellings.
 - ☞ Commercial uses include office buildings, retail storefronts, live/work units, and office uses.

STREET LEVEL ACTIVITY

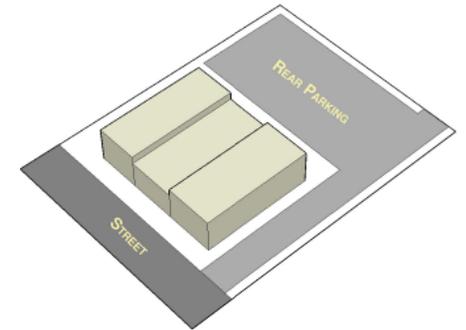
- ☞ Ground floors of buildings should contain public or semi-public uses such as retail, restaurant or entertainment uses.
- ☞ Retail activities within buildings should be oriented towards the street and have direct access from sidewalks through storefront entries.
- ☞ Open-air pedestrian passageways (with or without overhead cover) are generally more visible and more inviting than interior hallways. This can be an attractive, successful location for store entries, window displays, and/or restaurant/café seating.
- ☞ When seasonably appropriate, property owners are encouraged to take the “indoors” outdoors by spilling interior space (e.g. dining areas, small merchandise displays) onto walkways and plazas and bring the “outdoors” into the building by opening interior spaces (e.g. atriums, sliding windows) to views and sunshine.



Pedestrian passageways (far left) and outdoor seating (immediate left) are design elements that promote street level activity. While these examples already exist in North Andover, you can never have too much of a good thing.

BUILDING PLACEMENT (PRIMARILY FOR NEW CONSTRUCTION)

- ☞ Site each new building with consideration of its surrounding buildings and the larger downtown area.
- ☞ Locate buildings at or near the front lot line and no further from the front lot line than adjacent structures on either side. A new building may have a greater setback if it is used for a well-designed public space.
- ☞ If the building is located at a street intersection, place the building at the corner.
- ☞ The long side of buildings should face the street so as to maximize the street frontage of buildings and minimize the street frontage of parking lots.
- ☞ Pedestrian circulation should be an integral part of the site layout and reinforce pedestrian circulation. Organize the site so that pedestrians walk along building fronts rather than along or across parking lots and driveways.



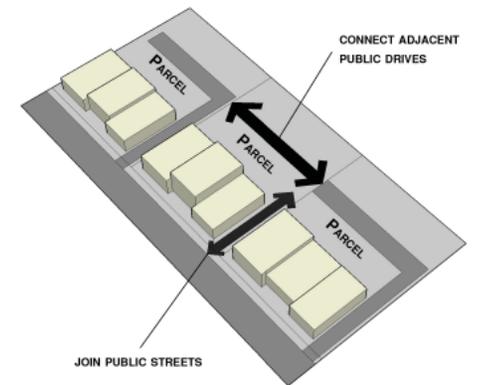
PARKING

- ☞ Off-street parking should be located behind and/or beside buildings.
- ☞ Parking, access/egress, loading areas or service entries should not be located at an intersection.
- ☞ See also Site Landscaping.

The front of a building should be oriented for pedestrians, not vehicles. Placing parking in the rear creates a more active street life and allows buildings to have a relationship with the street. Furthermore, in the site sketch below, pedestrian circulation is prioritized between and across parcels, in addition to the sidewalk in front.

TRANSITIONAL AREAS

- ☞ Well-designed, pedestrian-friendly buildings are preferred to berms, fences and walls, when providing a transition from the downtown to surrounding neighborhoods.
- ☞ Provide a buffer containing of vegetative landscaping, walls, and/or fences around side or rear parking areas that abut residential development, as described in Section 104.4 of the Zoning Bylaw.
- ☞ Undisturbed natural areas that function as opaque screens are preferable to new plantings.
- ☞ Landscaped buffers are most desirable when at least three feet in depth and five feet in height at installation and containing a mix of evergreen and deciduous trees and shrubs such that the buffer shall be sight impervious even during winter.



SITE CRITERIA



At the Messina Shopping Plaza (above), there is some landscaping between the sidewalk and the parking lot. However, a wider buffer, including a more dense shrub instead of or in addition to the trees, would create a more pleasant walking environment.

Furthermore, the trees encroach on the sidewalk.



Although set back from the street further than the typical storefront, this store used landscaping and outdoor dining to extend the storefront to the sidewalk edge.

SIDEWALKS

- Well designed walkways are critical to creating a pedestrian friendly environment.
- Where building setbacks permit, separate sidewalks from the street with a landscaped buffer.
- Building entrances, parking areas, and important public spaces should be directly served by sidewalks.

SITE LANDSCAPING

- Plantings should be used to define spaces, shade pedestrian spaces, soften buildings and create buffers between public spaces and roads, parking areas and mechanical equipment.
- Preserve existing mature plantings, native landscaping, stone walls, or historic features where possible. Replant or donate removed vegetation for reuse, where feasible.
- The corners of street intersections, particularly gateways and site entries (entries from both street and sidewalk) should be distinguished by special landscape treatments such as flower displays, specimen trees and shrubs, accent rocks, low walls, signage, decorative lighting, sculpture, architectural elements, and/or special paving.
- Landscape with plants appropriate for site topography and soil types.
- Utilize drought tolerant or low-water requiring plants and grasses as much as possible.
- Consider other xeriscape techniques including amending the soil, mulching, grouping plants by water need, and utilizing water-efficient irrigation equipment and schedules.
- Avoid state listed invasive plant materials.
- Fences are recommended only where they are of complimentary design, materials and construction. Fences should supplement the existing and/or required plantings.
- The use of chain link or stockade fences visible from any public street is strongly discouraged.

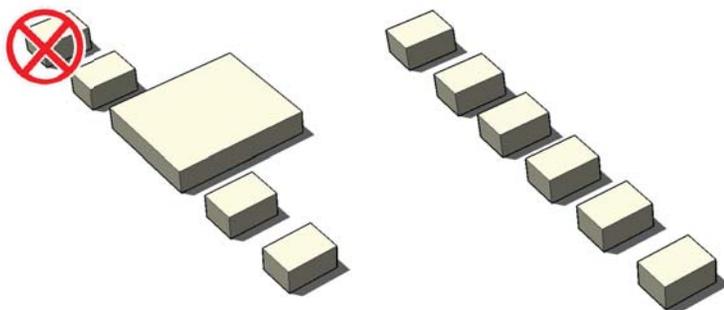
MASSING

- ☞ Buildings should appear to be modest in scale, relating to the scale of the immediate context if appropriate.
- ☞ Reduce the apparent scale of the building by introducing small scaled architectural features, creating an irregular footprint and breaking the roofscape with dormers, gables, or changes in roof direction.
- ☞ Consider architectural style in building form, window spacing, architectural detailing and façade composition.
- ☞ Avoid long expanses of repetitive architectural elements and flat unarticulated wall surfaces using architectural features such as stepbacks, projections, bays, varied rooflines, columns and pilasters.
- ☞ Divide multi-story buildings vertically into a base, middle, and top, by using architectural features (e.g. cornices, larger windows on lower level, or stepbacks).
- ☞ Place windows and doors in an orderly manner.
- ☞ If a building is long or large, more than one entrance may be needed on the front façade. In general, for walkability, building or store entrances should occur at intervals no greater than 150 feet.

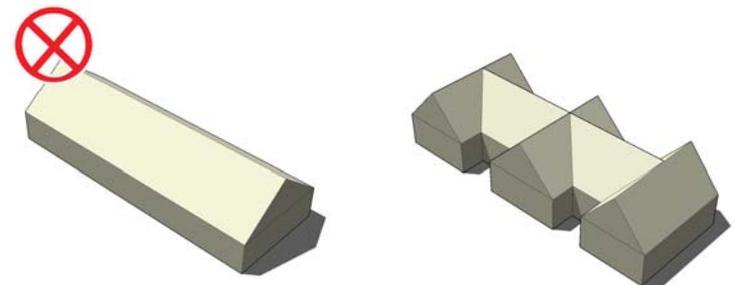


This historic Machine Shop Village building (above) uses windows, gables, and wall projections to break up the large length of wall and reduce the apparent mass of the building.

The far left sketch demonstrates a poor spatial relationship, with a much larger building out of scale with the adjacent buildings. The other sketch (below right) shows a more favorable scale of a neighborhood streetscape.



Breaking up the mass of large structures allows for a more personal streetscape, as shown at the far right. The long expanse of blank wall in the below, left sketch is un-interesting and un-welcoming.



BUILDING CRITERIA

GENERAL BUILDING DESIGN GUIDELINES



Raised residential entrances (above) keep the first floor of private spaces out of the line of view of passersby.

- ☞ Adaptive reuse of the historic building stock is encouraged as it is an effective sustainable practice. Preserve, restore or repair the character, features and details of the existing structure where appropriate.
- ☞ New and renovated buildings should strive for a contextual approach to design. Contextual design is not intended to necessarily mean an historical replica, but rather one that is sensitive to the surrounding built and natural conditions (e.g. local models).
- ☞ Adjacent buildings should be similar in scale and configuration.
- ☞ Raise residential building entrances a minimum of 2 feet above the sidewalk to reinforce a privacy zone and distinguish them from commercial entrances, where feasible and without violating Federal and State Building Codes.
- ☞ Use green building technologies for mechanical systems, energy needs and construction materials, where feasible, in new construction and adaptive reuse.

FAÇADE TREATMENT



Recessed doorways, large windows, and projecting bays in the photo above, create an attractive facade.

- ☞ Avoid using too many architectural styles on a single building.
- ☞ Blank walls are discouraged on any side of the building that faces a street, sidewalk, or open space. Maximizing the amount of windows helps market the business, creates an inviting feel and improves the pedestrian environment.
- ☞ Break up long continuous facades with column lines and bays; this helps to distinguish tenants and storefronts. Give similar attention to the side façade on corner properties.
- ☞ Murals and other creative wall treatments are encouraged to add interest to the façade of a parking garage or a building where active uses may not be feasible.
- ☞ Building walls shall have perceivable thickness, visual interest, and character. To achieve this, use architectural details such as vertical and horizontal projections and recesses, changes in height, floor levels, roof forms, parapets, cornice treatments, belt courses, pilasters, window reveals, forms and color, etc.
- ☞ Changes in the plane of a building wall (recessions, projections, setbacks and height changes) should be a minimum of 2 feet.

WINDOWS & DOORWAYS

- ☞ Building facades should have an abundance of windows and doors.
- ☞ Windows, bays, and doorway openings should be proportioned so that verticals dominate horizontals (except for street-level storefront windows, which may be square).
- ☞ Large openings, such as large areas of glass or porches, should be made up of smaller vertically proportioned elements grouped together.
- ☞ The materials, proportions, and color of entrances and windows should complement the full building façade.
- ☞ Offer pedestrian interest along sidewalks and paths at the ground level by using windows, entrances, and architectural details. Appropriate signage, awnings, and ornamentation are encouraged, as conforms to the Zoning Bylaw.

Building Entrances

- ☞ All buildings should have a principal entry facing the primary street that is designed to convey its prominence on the fronting façade. Buildings may have more than one principal entry.
- ☞ All doors facing the primary street should be operable and remain unlocked during business hours.
- ☞ Use massing, architectural features, and/or changes in the roof line to emphasize entrances.
- ☞ Buildings at street corners should be designed to address the corner, that is, to engage the interest of drivers, pedestrians and bicyclists at the intersection. Consider providing a building entry, additional building mass, and distinctive architectural elements at such a corner.
- ☞ Recessed doorways are preferred. A recessed doorway breaks up the building façade, provides a welcoming space and protects from sun and rain. Where a recessed doorway is not possible, an awning can have a similar effect.

BUILDING CRITERIA



Notice how the building in the above photo treats the residential windows differently from the ground floor windows, which are larger and encourage an active storefront.



The storefront design on this renovation conforms with the design guidelines. Good design elements include the division of the window into three parts, a recessed doorway, use of a clerestory, and the bottom of the window not less than 3 feet from the ground.

Windows

- ☞ Storefront windows should be transparent using clear, un-tinted and non-reflective glass.
- ☞ Mirrored glass and faux or display casements are strongly discouraged.
- ☞ Signs, including temporary paper signs, should not be displayed in windows.
- ☞ Maintain the distinction between upper and lower floors for multi-story buildings.
 - ⇨ In traditional town centers, storefronts with large windows were on the first floor and residences with smaller windows were on the second floor. Although second stories may not always be residential, keep the distinction.
 - ⇨ Windows on top floors should be smaller than windows on the first floor.
- ☞ Windows on all floors should align and be consistent in proportion, shape and style overall.
- ☞ The lower sills of storefront windows should be between 1 and 3 feet above sidewalk grade.
- ☞ When renovating, respect size, placement, materials, and detailing of the building if the building has historical or cultural value. For example, do not replace large windows with small ones. Look at neighboring buildings for additional clues.
- ☞ Use decorative trim to set your windows apart, but be consistent across the whole building.
- ☞ Provide south shading where possible by installing properly sized overhangs or buildings appurtenances on south facing glazing to provide shade in the summer and allow light to penetrate in the winter.
- ☞ In older buildings, consider installing storm windows on the inside of the original window, so they will not be seen.
- ☞ All windows should be operable (not including large pane retail storefronts).
- ☞ Avoid using false window mullions.

ROOFS

- ☞ Typical of New England architecture, roofs should be sloped and articulated with dormers, chimneys, gables, cupolas, etc.
- ☞ Larger structures can benefit from a similar treatment that will break-up the massing into appropriately scaled elements.
- ☞ Consider local models in the selection of roof forms. Gabled, hipped, mansard, or gambrel roofs are all appropriate roof types for North Andover.
 - ☞ Avoid large flat roofed areas or conceal them with architectural detailing such as parapets, sections of sloped roof, or finished flashing.
 - ☞ Avoid applied mansard roofs.
- ☞ Downspouts should match gutters in materials and finish.

MATERIALS

- ☞ Construct buildings to last. Durable materials, economic maintenance and high quality craftsmanship is the best investment.
- ☞ Use traditional materials such as wood, brick and stone. When used properly, these materials are as good as other materials.
- ☞ When using brick or stone construction, use and maintain traditional building elements including headers, water tables, sills and caps.
- ☞ Treated board and other synthetic materials are discouraged. However, if used, they should be as close in appearance and detail to the natural material it simulates.
- ☞ Use materials with regard to their traditional structural capacity. For example, heavier materials should always be placed below lighter materials.
- ☞ Exterior building materials should have a human scale; materials such as stucco and concrete panels will need extra pedestrian-level façade details to reduce the building's appearance of bulk.

BUILDING CRITERIA

COLOR

- ☞ Use a single color scheme across all stores within a building.
- ☞ Use color to set off decorative details from the base tone of the building.
- ☞ Use bright colors only as accents.

AWNINGS AND OTHER APPURTENANCES

- ☞ Awnings serve many purposes including shade, protection from elements, or signage. Awnings also, create a sense of depth, add color and can dress up a building. Understand your purpose prior to choosing awnings and install appropriately.
- ☞ Canopies, awnings and upper-floor balconies should encroach into the setback and may encroach over the sidewalk. Features extending over the sidewalk should be a minimum of 10 feet off the ground, to the extent possible.
- ☞ Awnings should be a minimum of 5 feet in width and occur on 25 percent to 100 percent of the building frontage.
- ☞ Fixed awnings should not span numerous bays, windows, or store fronts. When determining where an awning should end, look for clues on the building. The awning should delineate storefronts on a multi-tenant building.
- ☞ Awnings should complement a building and add definition.
 - ☞ Awnings should not obscure, detract or hide architectural features.
 - ☞ Awnings should not be attached to the building trim; place them within building lines.
 - ☞ Awning hardware should be hidden or painted to blend with the facade.
- ☞ Align awnings with others on the block; this applies particularly to the bottom line of the awning.
- ☞ Avoid awnings on north-facing windows; the windows will be too dark to see into.



- ☞ Size, color, material, and shape of an awning should be carefully selected and consistent and compatible throughout the building and with features on nearby buildings.
- ☞ Awnings and canopies should be made of fabric or metal; plasticized fabrics and translucent awnings are strongly discouraged.
- ☞ Striped and patterned awnings can add texture to a building; but, use them carefully, paying special attention to the building and neighboring buildings. A pattern should not be loud or distracting.
- ☞ The business name or logo is encouraged to be placed on the awning.
 - ☞ The wording or logo should not overwhelm the awning.
 - ☞ When lettering or a logo is placed on the awning, it should cover no more than 15 percent of the face of the awning.
 - ☞ When lettering or a logo is placed on the valance, up to 60 percent of the valance can be covered, provided the height of the majority of the lettering is less than $\frac{3}{4}$ the height of the valance.
 - ☞ A logo on the side of an awning should cover no more than 50 percent of the side of the awning.
- ☞ Do not install an awning if maintenance will be difficult. Awnings can be weathered from wind, rain, snow and sun. It is preferable to not install an awning rather than installing a less attractive, though durable, awning.

BUILDING CRITERIA

LIGHTING

- ☞ Use lighting to accentuate the architectural features of the building.
- ☞ Select pedestrian-scaled light fixtures appropriate to building type and location. Use a low intensity of high-quality light, which will provide good, uniform visibility while avoiding light pollution.
- ☞ Use decorative bases, posts, luminaries, and bollards, where feasible, and in context with the surrounding character.
- ☞ A lighting program should consider the illumination of sidewalks and other multi-use pathways using low intensity fixtures that provide an even distribution of light while avoiding areas of intense shadows.
- ☞ A substantial amount of lighting for pedestrians should be provided from the storefronts using either indirect illumination from within the building or direct illumination under canopies or awnings.
- ☞ All site lighting will be required to not contribute significantly to glare and reduce light trespass.
- ☞ Avoid the use of floodlighting, wall packs and tall light posts intended for lighting large areas.

SIGNAGE

- ☞ Building signage should be appropriately scaled to the building or surface onto which it is placed.
- ☞ Signs should be mounted flat against the façade or projecting from the façade.
- ☞ Signs should not cover or obscure architectural elements.
- ☞ Signs should be readable for both pedestrians and drivers approaching the site.
- ☞ Temporary signs with a specific date of expiration, such as sandwich boards, should be allowed, after approval by the Building Inspector.
- ☞ Signs should be made of the following materials: wood (painted or natural), stone, copper, brass, galvanized steel, painted canvas or painted/engraved on façade surface.
- ☞ Building numbers should be located on all buildings. Retail/commercial buildings numbers should be a minimum of 6 inches in height and a maximum of 10 inches.
- ☞ Retail signs along sidewalks should be located a minimum of 10 feet above the pedestrian sidewalk.
- ☞ Individual tenant signs may be located on individual storefronts, over display windows and/or at entries.
- ☞ A sign should not occupy more than 75 square feet for each business (1 square foot for each horizontal foot of building frontage of each said business).
- ☞ Parking signage should be simple and understated.
- ☞ Directional signage, such as signs for rear-located properties or shared directories, should be in keeping with the character of storefront signs and the area.
- ☞ Lighting of signs:
 - ☞ Signs should be externally lit from the front. Back lighting of signs is strongly discouraged.
 - ☞ Neon-lit signs should be permitted only if size and location is controlled to prevent excessive light, as determined by the Inspector of Buildings.
 - ☞ Flashing signs, moving signs and roof signs are strongly discouraged.

BUILDING CRITERIA

SERVICES AND UTILITIES



- ☞ Conceal utilities, mechanical equipment, loading docks, service areas and trash disposal facilities from public view using building mass, freestanding walls, and/or landscaping.
- ☞ Enclosures should be made of materials and colors compatible to that of the principal structure(s).
- ☞ Screen all rooftop equipment from public view.
- ☞ Since delivery and trash trucks can be noisy, do not locate service areas adjacent to residential units, hotel rooms, and useable open space.
- ☞ Locate, size, and design all utility equipment to be as inconspicuous as possible. If possible, consult with the utility companies early in the design process about the location, size and design of utility boxes and meters.

GLOSSARY

- Appurtenance:** The visible, functional, or ornamental objects accessory to and part of a building, including awnings, marquees, balconies, turrets, cupolas, colonnades, arcades, spires, belfries, dormers and chimneys.
- Awning:** A roof-like cover, often of fabric, metal, or glass, designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or the like.
- Bay:** Space limited by two adjacent weight-bearing structures (columns, pilasters, etc.).
- Bollard:** Any small vertical element such as a decorative steel or iron pole, or a short concrete column intended to allow pedestrian traffic but to restrict vehicular traffic. Bollards are normally used in groups to indicate an edge between pedestrian and vehicular areas.
- Canopy:** A roof-like structure serving the purpose of protecting pedestrians from rain and sun, which structure projects from a building. Such structure must be open on three sides and, if ground-supported, supports must be confined in number and cross-section area to the minimum necessary for actual support of the canopy. Or, a free-standing or projecting cover above an outdoor service area, such as at a gasoline service station.
- Cap:** The protective top layer of a brick structure exposed to weather from above.
- Column:** An upright pillar or post which may support a roof or a beam, or may be purely decorative. Of definite proportions, columns are usually cylindrical in shape, and are made up of a shaft, capital, and sometimes a base. May be free-standing or attached to a wall.
- Cornice:** Any horizontal member, structural or nonstructural, of a building, projecting outward from the exterior walls at the roof line, including eaves and other roof overhang.
- Expression line:** A horizontal line, the full length of a façade, expressed by a material change or by a continuous projection, such as a molding or cornice. Expression lines delineate the transition between the floor levels.
- Façade:** That portion of any exterior elevation on the building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.
- Fenestration:** The arrangement of windows in a building.

Furnishing or furniture (street): Any of numerous types of street amenities, most commonly used on commercial streets. Examples are pedestrian lights, benches, newspaper vending boxes, trash receptacles, bollards, planters, tree grates, fences, railings, bicycle racks, mailboxes, fountains, kiosks and phones.

Groundcover: Low plantings used instead of turf where space does not allow turf or where a more decorative affect is desirable. Ground covers are generally lower than 6 inches in height.

Header: The horizontal member spanning the top of an opening, such as a door or window.

Luminaire: A complete lighting unit consisting of one or more lamps, together with the components designed to distribute light, to position and protect the lamps, and to connect the lamps to the electrical power supply; also called the lighting fixture.

Mullion: Wood or metal that separate and hold in place the panes of a window.

Parapet: A low wall at the edge of a roof, terrace, or balcony. Parapets may rise above the cornice of a building.

Pedestrian Lighting: Special lighting that adds drama, character and light to pedestrian areas. Pedestrian lighting may consist of pole-mounted luminaires 14 feet or lower in height, lighted bollards or other low-level light sources.

Pedestrian Way: Walkway providing pedestrian passage through parking lots that is distinguished by hardscape and landscape treatments that provide for pedestrian safety and ease of movement.

Pilaster: An upright, rectangular element of a building that projects slightly from a wall or surface to resemble a flat column. A pilaster is non-structural and may or may not conform to one of the classical orders in design. Often found in Greek Revival style buildings.

Reveal: The horizontal distance between a window or door opening and the exterior façade, measured from the dominant building surface to the window or door frame.

Sill: The horizontal member at the base of a window opening.

Stepback: The portion of the building or structure above such height is stepped back a minimum distance from the exterior face of such building or structure which faces a street.

Streetscape: A generic term referring to pedestrian and landscape improvements in the right-of-way generally between the curb and right-of-way line. The elements of a streetscape include: building frontage/façade; landscaping (trees, yards, bushes, plantings, etc.); sidewalks; street paving; street furniture (benches, kiosks, trash receptacles, fountains, etc.); signs; awnings; and street lighting.

Street trees: Trees that line the street in a straight, regularly spaced row between the curb and property line.

Water table: The horizontal reveal marking the height of the first finished floor level in masonry construction.

Window, clerestory: Windows located above storefront windows in commercial-type buildings.

Window mullion, false: Wood or synthetic strips is placed on the surface of one large window pane instead of between panes of glass, intended to represent a traditional mullion.

Xeriscape: Landscaping characterized by the use of vegetation that is drought-tolerant or of low water use in character. The term is a registered trademark of the National Xeriscape Council.

SOURCES

(FOR TEXT AND IMAGES)

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