



RESIDENTIAL DESIGN GUIDELINES

SUFFOLK COUNTY, NY



OCTOBER 2021

RESIDENTIAL DESIGN GUIDELINES



**SUFFOLK COUNTY DEPARTMENT OF
ECONOMIC DEVELOPMENT AND PLANNING**
WITH TORTI GALLAS + PARTNERS

OCTOBER 2021

VISION, PURPOSE AND INTENT	5
Vision	5
Purpose and Intent	6
SITE PLANNING	9
Goal	9
General Approach	9
Environmentally Sustainable Communities	10
Healthy Communities	11
Neighborhood Organization	12
Building Siting	15
CPTED	16
Fencing	20
ARCHITECTURE - RESIDENTIAL BUILDINGS	23
Goal	23
Styles	24
Environmentally Sustainable Buildings	25
Healthy Buildings	26
Urban Design Response	31
Massing	32
Orientation	34
Façade Organization	35
Entries	40
Windows	41
Wall Materials	42
Building Mechanical Equipment	43
Materials	44
Color	45
Grading	45
Townhouse Composition	46
STREETS AND STREETSCAPES	49
Goals	49
Complete Streets	50
Basic Principles for Roadways	51
Principles for Sidewalk/Streetscape Design	53



VISION, PURPOSE AND INTENT

Vision

"[One] who...opens the way or provides the means of proper aesthetic gratification, is to be looked upon as a public benefactor."

- William H. Ranlett, "The Architect"

These design guidelines are for builders, community members, local governments, and County officials to help ensure high-quality good design in new residential buildings throughout Suffolk County. When well-designed residential buildings are built in a community, everyone benefits. Good design has been shown to generate economic as well as social value. Residential buildings are places people call home, and the design of these buildings is linked to residents' personal sense of worth. Well-designed homes are linked to increased community pride, public health & safety, higher property values, and many other benefits. The following guidelines are rooted in timeless, long-established architectural design principles that transcend different styles or tastes, and apply to a variety of contexts. The guidelines acknowledge the best architectural legacy of Suffolk County's towns and villages and draw on centuries of established design precedent. Successful residential buildings depend on thoughtfully considered designs that respect architectural principles and local context. This guide will illustrate how these principles are applied.

Purpose and Intent

The purpose of the Suffolk County Residential Site Planning and Architecture Design Guidelines is to ensure that residential projects:

1. Create communities and buildings that promote resident pride.
2. Create communities and buildings of a quality and design that foster pride by the greater community.
3. Create buildings that both complement and meaningfully contribute to the surrounding fabric.
4. Create communities and buildings that are reflective of the history, culture, and best architecture of Long Island and Suffolk County.
5. Create communities and buildings that exemplify appropriate use of design elements and principles.
6. Create communities and buildings that are compatible with approved Comprehensive Plans, Master Plans, and Neighborhood Plans.
7. Create communities and buildings that promote environmental sustainability.
8. Create communities that promote Healthy Community design principles and that promote population health.
9. Create buildings that are of a high architectural quality through the use of best practices effective design principles.

These guidelines shall be used as a guide for projects seeking funding from Suffolk County under its “Acquisition of Land for Workforce Housing” and “Infrastructure Improvements for Workforce Housing” capital programs. These guidelines do not replace existing State and local codes, requirements for various funding programs (such as Low Income Housing Tax Credits), zoning codes, or other similar regulations. They are a supplemental set of guidelines that establish design priorities for Suffolk County. The County seeks to raise the bar for the quality of design for residential development - this does not mean that buildings should be more expensive, but rather that buildings can achieve a higher quality through the application and integration of key design principles. The County will also use these guidelines as the basis for design review of projects submitted. In addition, this document is intended to serve as a guide for a variety of programs and developments involving SCEDP.





SITE PLANNING

Goal

Residential housing projects should be located and designed to facilitate equity, create pride of place, create a project that is integral and seamless with the larger community, promote health, and promote environmental sustainability.

General Approach

The physical design of a community has a significant impact on the stated goals. Compact, walkable, mixed-use communities with adequate open space have been shown to promote population health, to promote mental health, to be more fiscally responsible, to increase real estate values, to reduce adverse environmental impact, and to promote pride of place.

There is extensive existing literature that discusses the principles of compact walkable communities, including site planning for individual projects. It is not the intent of these guidelines to be an exhaustive resource or to restate every principle or to restate the theory behind each principle. Rather, key principles will be highlighted here in a brief synopsis.

Environmentally Sustainable Communities

A community's physical form can have a significant impact on energy use, pollutants, and natural resource use. Compact walkable mixed-use communities have been shown to reduce transportation carbon use, reduce carbon emissions, reduce land consumption, and reduce vehicle miles traveled. Environmentally sustainable communities discourage sprawl and prioritize development in locations that are well-served by, or within walking distance of, existing amenities, services, and transportation options. Environmentally sensitive and undeveloped land should be preserved.

A network of interconnected streets, sidewalks, open spaces, small blocks lined with attractive buildings, and green spaces creates a comfortable environment for pedestrians, encouraging walking, active transportation, and other more sustainable modes of transportation. Reducing reliance on individual automobiles for daily needs curbs emissions and can improve the health of individuals and the environment.

It is strongly recommended that communities be either certified under one of the following programs or, at the least, that they be designed consistent with the principles of these programs:

1. Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND)
2. Enterprise Green Communities
3. Sustainable Site Initiative (SITES)



Healthy Communities

There is a chronic disease crisis in America. As noted in Suffolk County's 2020 Hick and Bike Master Plan, nearly 1 in 4 Suffolk residents is obese. Nationwide nearly half of all adults suffer from chronic health conditions and, yet, they are the most common, costly, and preventable of all health problems. While genetics play a role, our own individual behavior and our environment determine 45% of our health outcomes. As a result, much of the chronic disease crisis in America is preventable through healthy behaviors and physical activity. A significant amount of research shows that community design (physical form of a community) impacts daily behavior, and as a result, can significantly impact population health outcomes and reduced rates of chronic disease. This has led to a healthy community movement that uses community design to promote active living such as increased walking, improved air quality (ex. reduced automobile emissions and reduced particulate matter through street trees), improved food and nutrition through access to high quality food (chain grocery access increases fresh fruit and vegetable consumption), increased social cohesion and mental health through increased accessibility to open space, and convenient access to health services.

Resources for designing healthy communities include the following:

- "Metrics for Planning Healthy Communities" published by the American Planning Association (May 1, 2017). This document can be downloaded at <https://www.planning.org/publications/document/9127204/>
- "Building Healthy Places Toolkit" published by the Urban Land Institute (2015). This document can be downloaded at <http://uli.org/wp-content/uploads/ULI-Documents/Building-Healthy-Places-Toolkit.pdf>

It is strongly recommended that communities be either certified under one of the following programs or, at the least, that they be designed consistent with the principles of these programs:

1. Fitwel - Site Certification
2. Well Community Standard



Neighborhood Organization

1. Neighborhoods should be considered a 5-minute walk radius (1/4 mile).



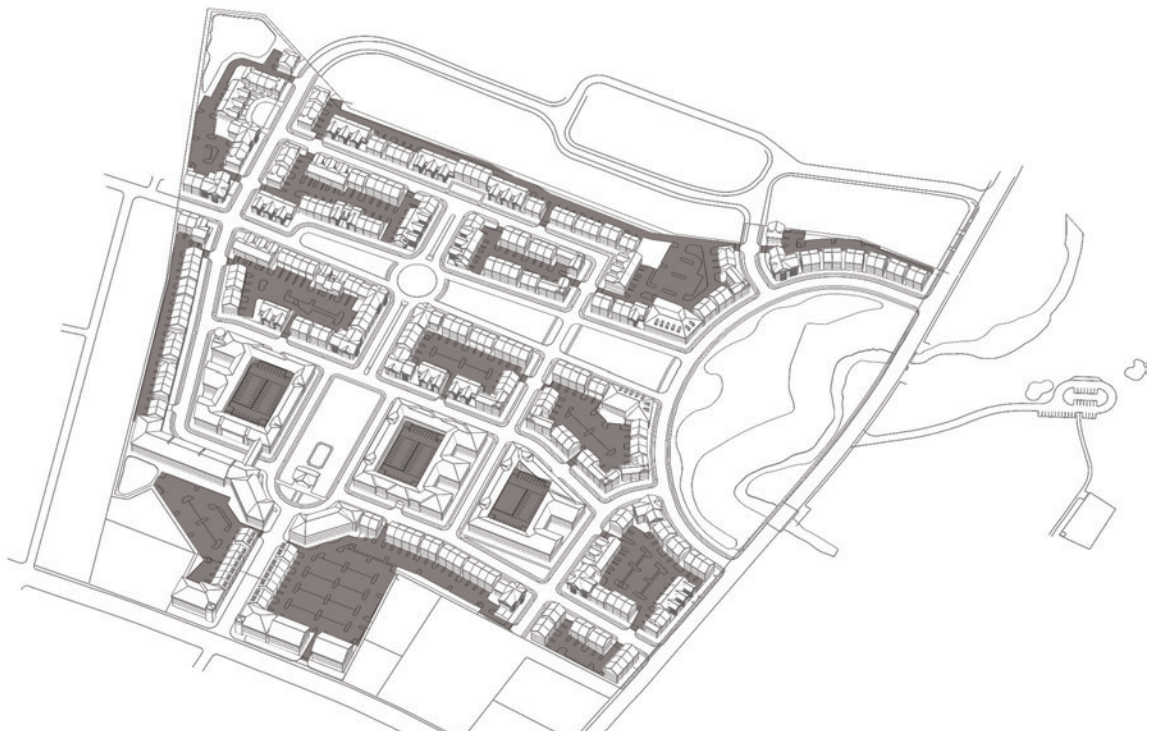
2. Neighborhoods should be composed of an interconnected grid street network with no cul-de-sacs.



3. Blocks should have buildings with fronts lining all sides of the block.



4. Parking should be located to the interior of the block behind the buildings and should not be visible from the street.



5. Neighborhood green spaces (parks, squares, plazas, etc.) should be located at the center of the neighborhood, as well as throughout the neighborhood to provide convenient access for residents.

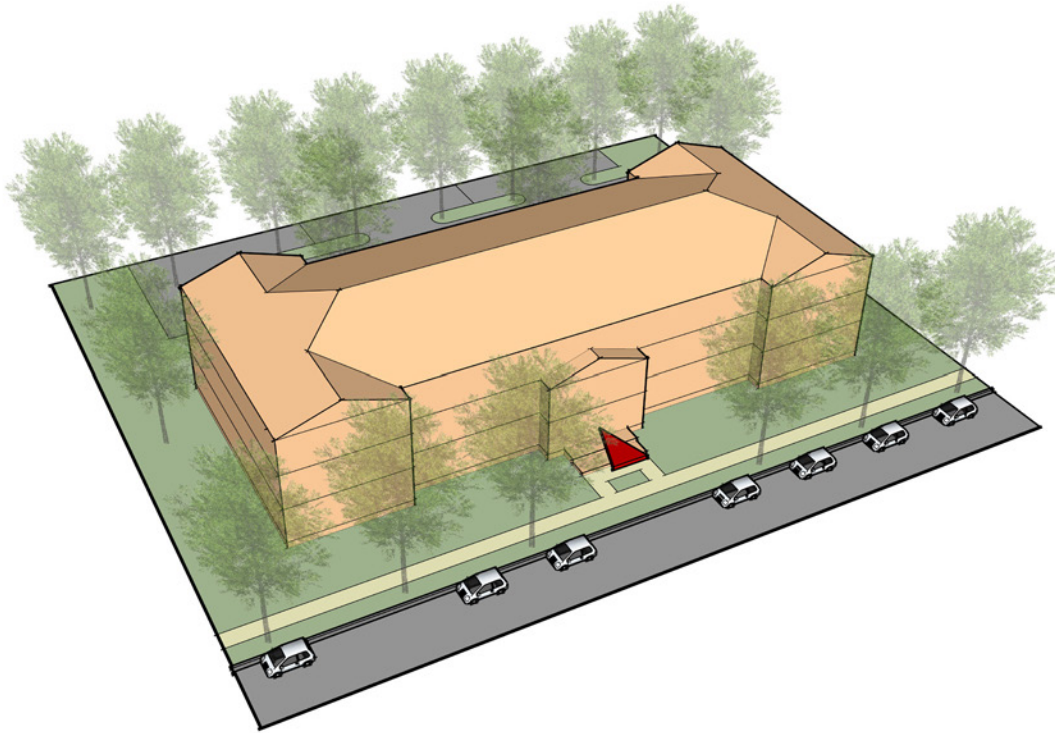


6. Civic uses should be integrated into the neighborhood.
7. Walkable commercial uses should be integrated into the neighborhood whenever possible.



Building Siting

1. Principal entries to buildings should be from the street side.

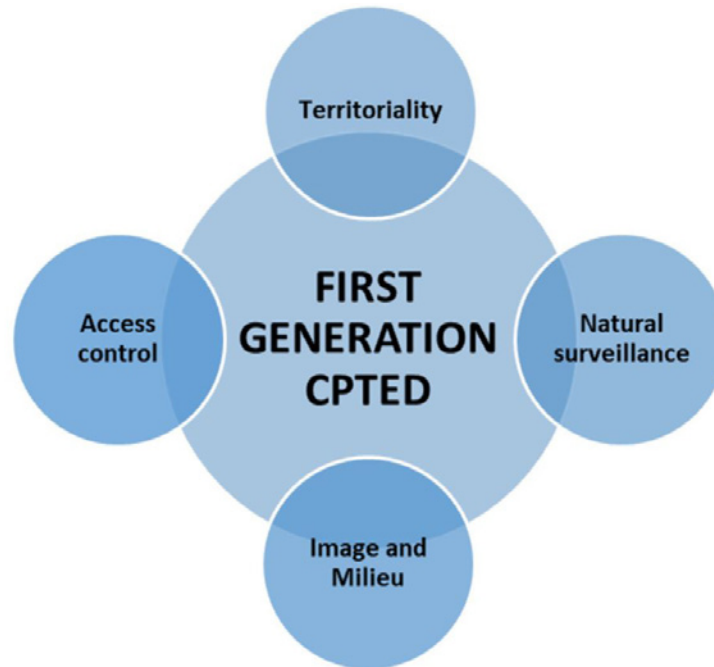


2. Building heights should be compatible with the existing community and/or the approved master plan.
3. Building setbacks should be appropriate to the existing context (existing buildings on the same street or neighborhood) except when a master plan or zoning establishes a design requirement.

CPTED

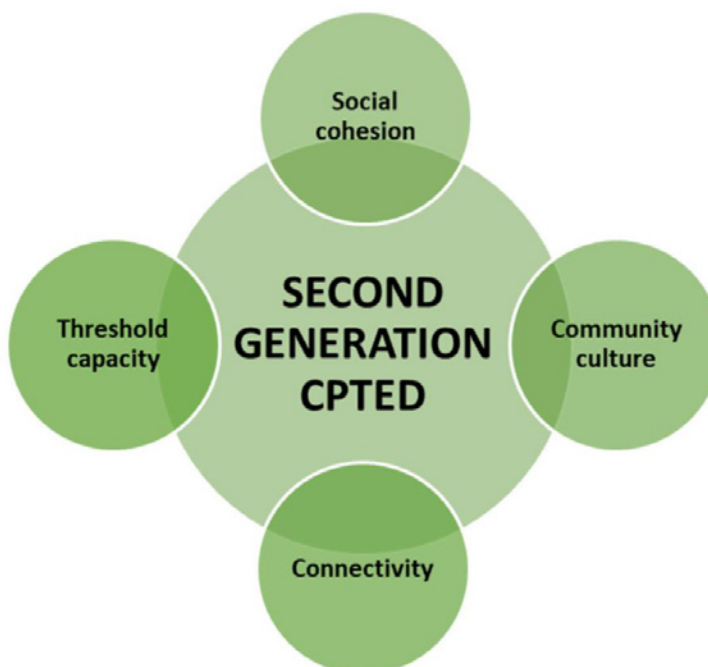
Design should use CPTED (Crime Prevention Through Environmental Design) principles. CPTED is defined as a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED Strategies are broken into 2-categories:

1st Generation - Natural CPTED Strategies (focuses largely on physical design)



- **Territorial Reinforcement** - configuration influenced by architecture and design that promotes feelings of pride and ownership that encourages individuals to take control of the environment and defend it.
- **Natural Surveillance** - offenders prefer locations where they are not visible and people feel safer when they are visible to others - physical features, activities, and people are organized to maximize visibility.
- **Natural Access Control** - opportunities for crime are reduced by denying or restricting access to targets - design clearly differentiates between public and private space through the use of doors, landscaping, fencing, gates, and lighting
- **Image and Milieu** - good physical condition and maintenance signals that a property is cared for and, therefore, safer. Also, social characteristics are linked to perceptions of safety - smaller neighborhood groups allow for neighbors to know one another.

2nd Generation CPTED Strategies (encourages the community to care about what they are watching)



- **Social Cohesion** - encourages development of a common vision, sense of belonging, and positive relationships
- **Community Connectivity** - required to create partnerships and connections within the community
- **Community Culture** - residents coming together and sharing a sense of place through activities
- **Threshold Capacity** - promoting diversity of land uses and human scale functions rather than sizes or densities that may inadvertently promote anonymity (ex. too many bars in a single area or dereliction and lack of maintenance)

Some key CPTED site design principles include the following:

1. There should be clear delineation between private and public space (ex. Dooryards, patios, yards, etc. should be demarcated by fencing, landscaping, or similar).



2. There should be "eyes on the street" (front door, windows, etc. facing streets) to provide natural monitoring).



3. There should be “eyes on the space” (front doors, windows, etc. facing public spaces) to provide a sense of common ownership and natural monitoring. Parks, squares, tot lots, etc. should be prominently located and not located in the backs or hidden from view of streets and buildings.



4. Buildings should be secured to allow access to residents only. There should be controlled access for visitors.
5. Through streets should be provided that allow regular monitoring.

Fencing

1. When fencing areas behind buildings, the fence should not be located further forward than the back face of the building.



2. Fencing in front of a building should be no higher than 36", should be transparent, and should occur immediately behind the sidewalk and along the side property lines.



3. Fencing style should be appropriate to the context and consistent with the style of the building.
4. Chain link fencing should not be used.





ARCHITECTURE - RESIDENTIAL BUILDINGS

Goal

Affordable housing buildings should facilitate equity, create pride of place, create residences that are integral and seamless with the larger community, foster walkable neighborhoods, be compatible with the cultural history of the region, promote environmental sustainability, and promote health.

Styles

Most residential buildings are designed using traditional styles. Traditional styles are the result of well-considered design principles, materials appropriate and locally available to the geographic location, forms appropriate to the climate, the testing of details over time, construction methods, as well as a culturally responsive character, that resulted in human-scaled buildings, elements, and details. These styles are based on classical design principles that provide a clear organizational structure. This does not mean that buildings are designed in the Classical Style, rather that buildings and facades use the organizing principles found in classical design. The principles and details of traditional styles are well documented in many books. However, most often, buildings designed in a traditional style fail to incorporate the correct massing, façade organization, details, materials, and colors. A building designed in a traditional style should adhere to the corresponding and appropriate massing, façade organization, details, materials, and colors of the style selected, and not combine design elements from different styles. Three good resources (among others) are:

1. *A Field Guide to American Houses* (McAlester, Virginia and Lee, Consumers Union of United States, 1984)
2. *The American Vignola* (Ware, William R., Dover Publications, Inc., 1994)
3. *Traditional Construction Patterns* (Mouzon, McGraw-Hill, 2004)
4. *Get Your House Right: Architectural Elements to Use & Avoid* (Cusato et al, Sterling, 2011)

Contemporary style buildings do not have the benefit of a long and documented history of a tried and true design approach, so special attention must be given to the massing, façade organization, details, materials, and colors in order to create buildings that are human-scaled, are appropriate to the climate, have details that provide depth, have materials that are appropriate to the location, and that are culturally compatible. Contemporary buildings should also use classical design principles, and should be attempted only in limited circumstances where the context is appropriate.

Environmentally Sustainable Buildings

Both commercial and residential buildings are responsible for about 40% of all energy usage, and 70% of electricity used. Of that, just over half is consumed by residential buildings. Building design has an immense impact on overall energy usage and long-term sustainability.

High-efficiency mechanical systems are only part of the equation, though. Buildings that require less energy to begin with have reduced needs for heating and cooling. Homes with proper insulation, ventilation, and energy-efficient mechanical systems also increase the comfort and happiness of their occupants. In addition to environmental sustainability and human happiness, buildings which require fewer resources offer considerable savings in utility and operational costs.

It is strongly encouraged that buildings be either certified under one of the following programs or, at the least, that they be designed consistent with the principles of these programs:

1. LEED
2. Energy Star
3. Passive House
4. Living Building Challenge
5. Green Globes



Healthy Buildings

People spend the majority of their time (over two-thirds) in and around their homes. For many, home is also the workplace. Even prior to Covid 19, the number of employees working remotely in the US was 43%. Indoor air quality and indoor environmental quality issues, such as noise and light pollution, asthma among children (often the result of exposure to allergens and other triggers in the home), and sick building syndrome are examples of health issues that can be addressed through improved building design.

It is strongly recommended that buildings be either certified under one of the following programs or, at the least, that they be designed consistent with the principles of these programs:

1. Fitwel - Building Certification
2. Well Building Standard

Healthy buildings combine programming, site location and proximity to amenities, environmental sustainability, materials, food criteria, and physical design. Some key physical design elements to incorporate into building designs include the following:

1. Provide outdoor common space and enhance outdoor space with art and furniture and lighting.



2. Incorporate street furniture and amenities and include sidewalk amenities at main building entrances.



3. Provide displays advertising local amenities.
4. Provide entryway systems at all entrances.



5. Locate stairs in an equally or more prominent area than elevators, implement active design strategies for stairs, and provide educational signs to promote stair use.



6. Provide a dedicated exercise room with stationary fitness equipment.



7. Provide operable windows in a majority of common spaces.
8. Provide common kitchen facilities.



9. Support a fruit and vegetable garden where possible.
10. Provide universally accessible water supplies with bottle refilling stations.



11. Provide bike parking.



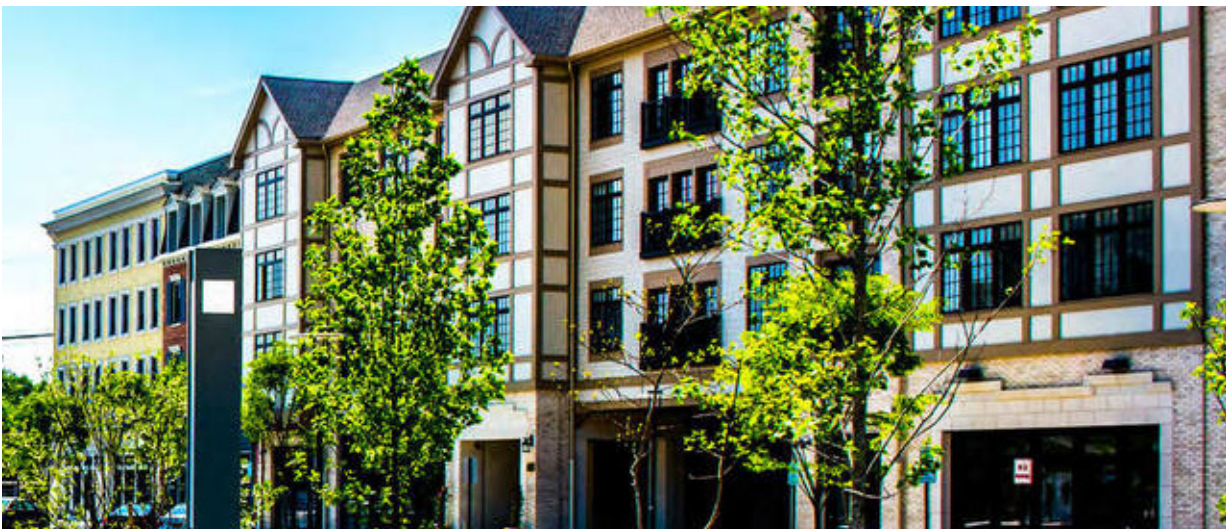
12. Provide context appropriate exterior lighting.

Urban Design Response

1. The design of a building should start with an urban design idea that recognizes the role of buildings in defining outdoor spaces including streets. The massing should address the compositional, proportional and scale relationships between the building and the larger context.
2. **Vista Terminations:** Building facades should be located to terminate a vista created by the centerline of a street or open space. When building facades terminate a vista, they should be designed to have a significant architectural feature located on axis with the vista.

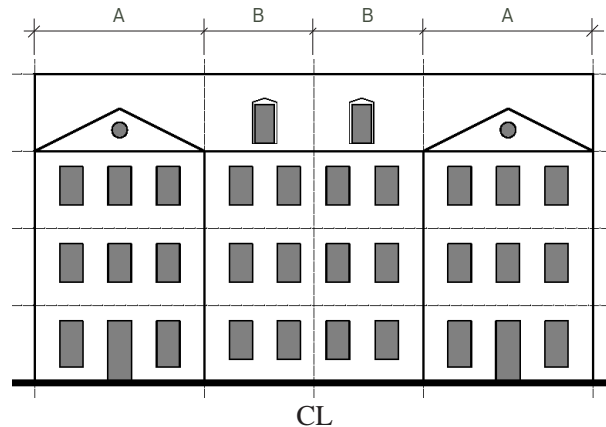


3. Buildings should be designed to respond to the best of the regional and local context in terms of scale, style, materials, and details.



Massing

1. Massing should be simple. Buildings should be composed of one or a few simple boxes. Buildings should be configured as a single simple or multiple simple volume(s) composed of relatively shallow rooms to allow penetration of light into interior volumes and cross-ventilation.



2. A building's roof form should be appropriate to the architectural style.
3. Towers, when present, should consist of a structure that protrudes one-half to one story above the eave of the principal building. Towers should be designed as an integral part of the building. Their proportion should be consistent with the style of the building.



4. When buildings are composed of more than a single volume, they should embody a clear hierarchy of massing. The location of the main body of the building should be discernible at a glance.



5. Massing should be consistent with the historical style.



Orientation

1. Primary building facades should be oriented to the street. A building located on a corner lot should have two primary building facades.



Façade Organization

1. **Façade Organization:** Building facades should have an organization that includes:
 - a. A rational pattern of elements based on rhythm and hierarchy including a clear strategy for the use of an odd or an even number of bays
 - b. A hierarchy of similarly proportioned windows; and,
 - c. While the distribution of elements on the building façade should respond to internal conditions, the façade organization should primarily relate to the urban design idea and the character of the adjacent public realm.
2. **Base, Middle, and Top:** Every building façade should have a base, middle and top appropriate for the scale of the building.



- a. The top should visually terminate the building and help protect it from the elements
- b. The base should visually support assumed vertical building loads.
- c. The cornice transition line usually occurs at the sill of the top floor windows or above these windows. In many cases this row of windows is shorter than the floors below.
- d. Transitions may consist of a continuous, shallow balcony; a short setback; or a slightly articulated trim course.

3. **Vertical Proportions:** A building façade should be composed of vertical proportions, whether in whole or in part of the composition. Vertical proportions should be the dominant façade reading, but an appropriate balance should be established between both vertical and horizontal readings. Façade elements, including visual structural elements, openings, and details should utilize a coherent system of proportion.



4. **Tectonics:** Every building façade should be tectonically correct - Building facades should be designed so that assumed vertical loads are carried to the ground by a reasonable and convincing visible structure consistent with the building's materials and style.

5. **Facade Length:** Building Facades longer than approximately 150' measured along the front facade are strongly encouraged to be designed to look like more than one building. No section of building designed to appear as more than one building should exceed 100'. Each section of building should be different in color and/or material than the other sections and should have different base heights, cornice heights, and window sizes. Each section should not have the façade face in the same vertical surface plane.



6. **Scattered Windows:** A scattered window pattern should not be used.



7. **Blank Walls:** Blank walls (void of windows) should not be present at frontages.

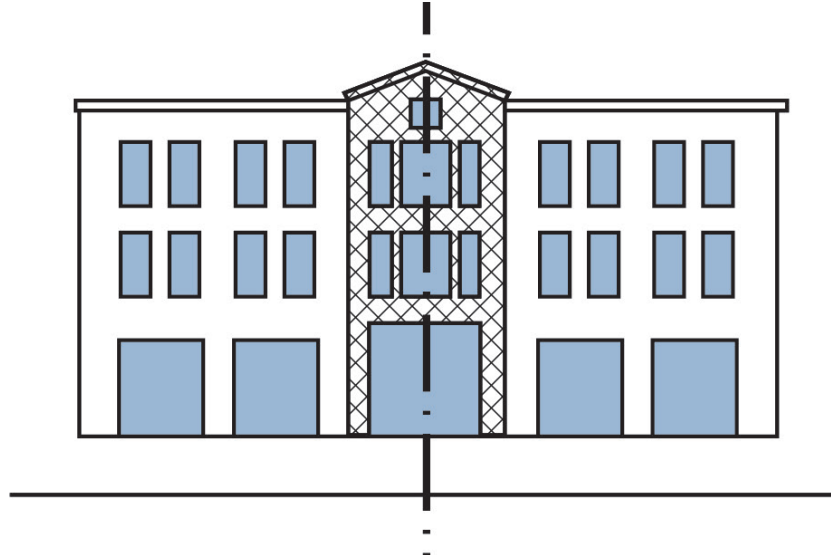
8. **Primary Materials:** A maximum of two primary materials should be used on a facade. A primary material is one that occupies one-third or more of the facade (excluding windows) for 3-story buildings or one-fourth or more of the Primary Facade (excluding windows) for 4-story and taller buildings. A maximum of one primary material should be used for 2-story buildings. Greater than two primary materials should only be used if consistent with the historical style.



9. **Void for Primary Facades:** The percentage of void area (windows and other openings) should be consistent with the architectural style.
10. **Consistency with Historical Style:** Façade organization should be consistent with the historic style.

Entries

1. The primary entry should be located along the Primary Building Façade and should be designed with architectural features and details that clearly communicate the entry.



2. Service entrances should be located at the rear of the building.
3. Consistency with Historical Style: Entries should be consistent with the historical style.

Windows

1. Primary Building Facades should have windows.
2. Windows should be clear glass. No reflective or tinted glass should be used.
3. Windows should have a vertical proportion, meaning that they are taller than they are wide.
4. Windows in a façade should be regularly spaced and the same size, except for accent windows.
5. Windows should be installed such that the exterior face should not be flush with the exterior wall.



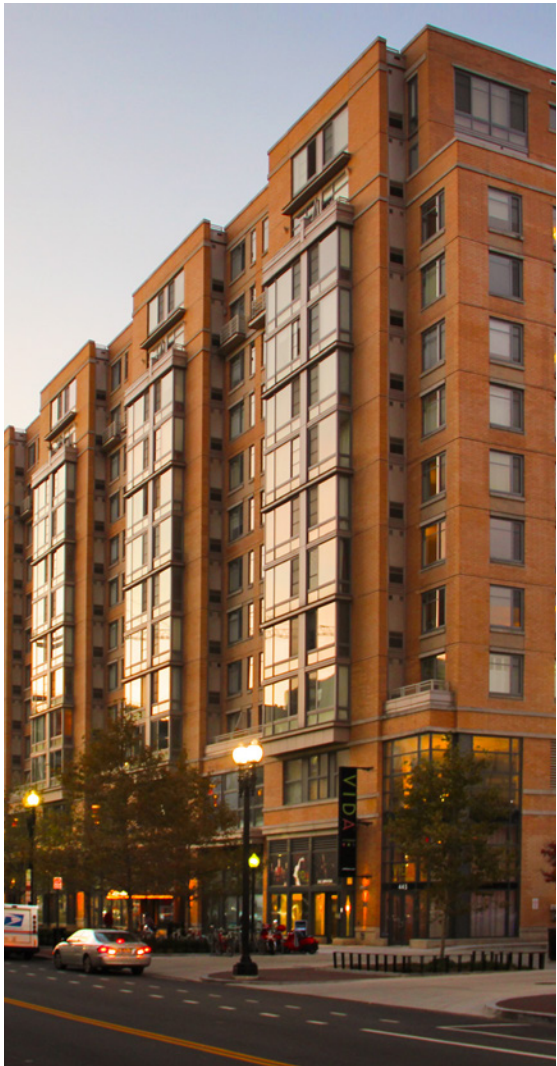
6. Windows should be consistent with the historical style.
7. Window variations should be limited in number and applied in a clear pattern.

Wall Materials

1. Designs and materials should be consistent on all primary facades.
2. Accessory Buildings should be constructed of the same materials as the principal structure.
3. Where real or simulated brick, stone, stucco, or similar materials are used on the primary facade(s), the material should continue along the secondary facades a minimum of 16" in depth measured from the face of the primary facade.
4. Wall materials should be consistent with the historical style.

Building Mechanical Equipment

1. HVAC equipment, utility meters, satellite dishes, permanent grills, and other mechanical equipment should be located so as not to be visible from the primary frontage. Such equipment should be located to the interior of the block behind buildings or on roofs. If located on a roof, they should be located a minimum of 6' from the nearest parapet and should be screened in the elevation view with an opaque screen.
2. Mechanical equipment should not vent to the street side of the building. Through-wall units are discouraged, but, if used, should be designed as an integral part of the façade composition that dimensionally coincides with other key façade elements such as windows.



Through wall units located in less prominent areas



Through wall units integrated into window composition

3. Window air conditioning units should not be used.

Materials

1. Durable materials should be used.
2. Vinyl siding should not be used. Siding should be wood or cementitious siding.
3. Exterior trim should be indistinguishable from wood when painted.
4. Metal elements should be painted or natural colored galvanized steel, stainless steel, anodized or electrostatic plated (ESP) aluminum, marine-grade aluminum, copper, bronze, or powder coated.
5. Wood elements should be painted, sealed with an opaque or semi-solid stain, or varnished, except walking surfaces and handrail caps.
6. Masonry lintels should be stone, precast stone, or precast concrete.
7. Muntins should be wood, metal clad wood, or aluminum and should have a profile consistent with the historic style.
8. Materials should be consistent with the historical style.

Color

1. Colors should be consistent with the historic style.
2. Neon or garish colors should not be used.
3. Building walls should be one color per material used.
4. Window trim and the window frame should be the same color.



5. White mortars should not be used.
6. Window muntins should be the color of the sash.

Grading

1. Finished floor elevations of buildings should be 18" above exterior grade along the front facade.

Townhouse Composition

In addition to the general architectural guidelines above, the following section provides additional guidance on the massing, composition, and design of Townhouse projects.

1. Townhouse strings – meaning a group of attached units – should be designed as a composed building, or series of buildings, and should not be designed with arbitrary facades for each unit.



Desirable Composition



Undesirable Composition

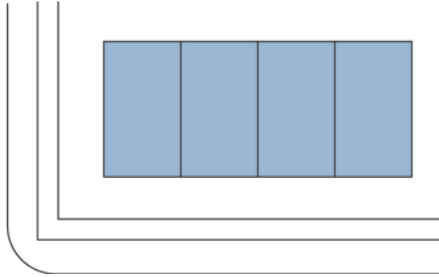


Desirable Composition

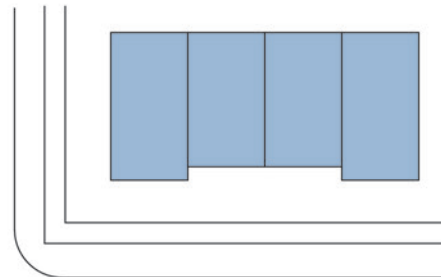


Undesirable Composition

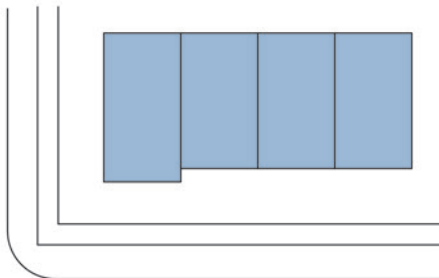
- Breaks and recesses between units in the string should be designed to occur as a part of the string composition and shall not alternate back and forth between every dwelling unit.



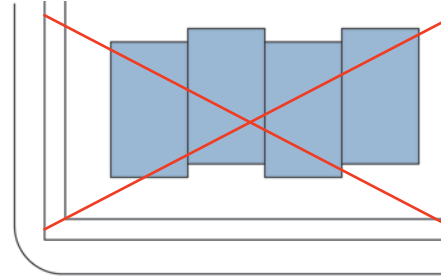
Desirable Composition



Desirable Composition



Desirable Composition



Undesirable Composition

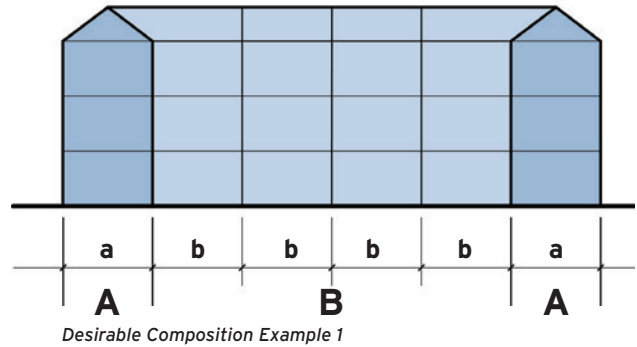
3. Changes in material and color should be used to reinforce the string composition and overall massing strategy – not fight against it – and should not change with each dwelling unit.



4. Examples of Successful Composition Strategies

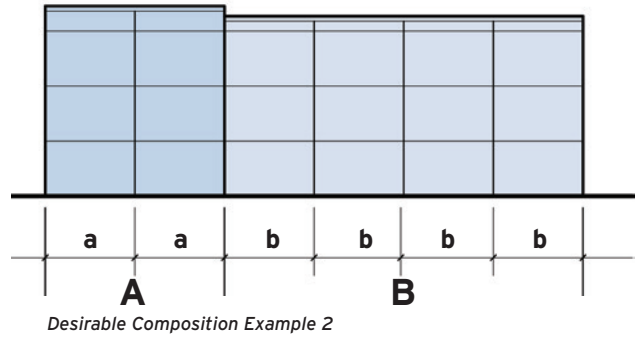
Example 1 : Bookends

- Creates a symmetrical composition
- “Bookends” differ from central massing, for example different roof form or taller cornice



Example 2: Head and Tail

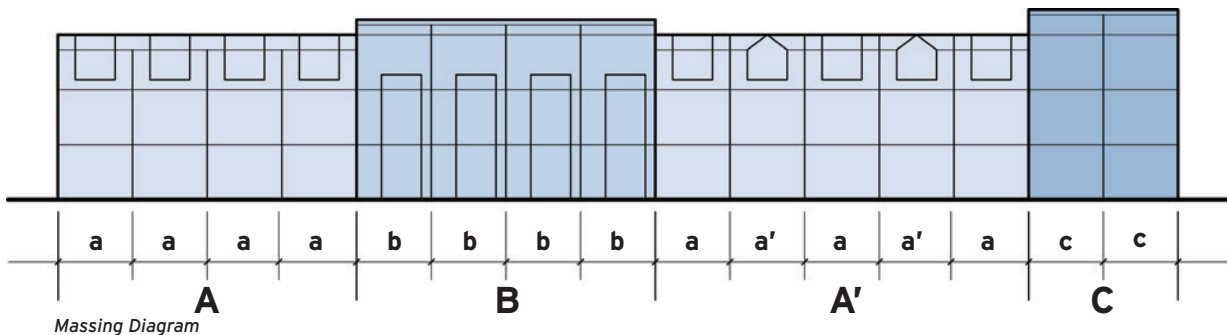
- Primary massing element anchors facade
- Different materials and/or colors used to clearly convey hierarchy of two massing elements



Example 3: Facade Designed as Multiple Buildings



Chelsea Place, Bay Shore, NY

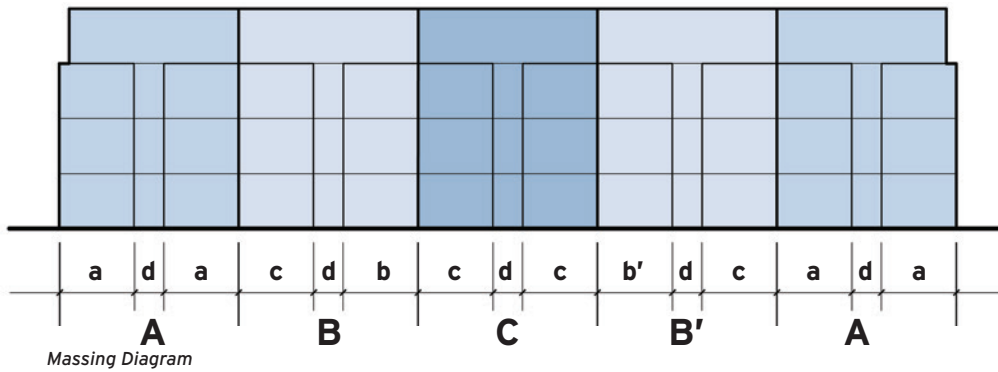


- Single building designed to look like multiple buildings.
- Massing elements use similar design and detailing to create harmonious variety.
- Masonry reinforces end building as anchor of the composition

Example 4: Repeated Bays



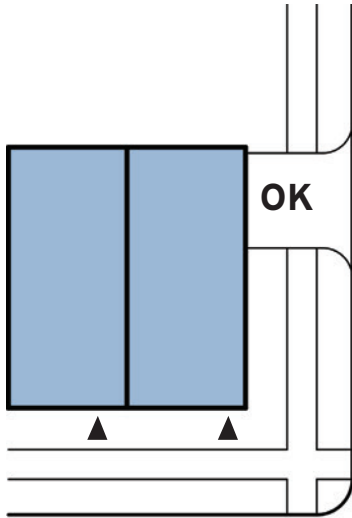
Greymore Flats, Bay Shore, NY



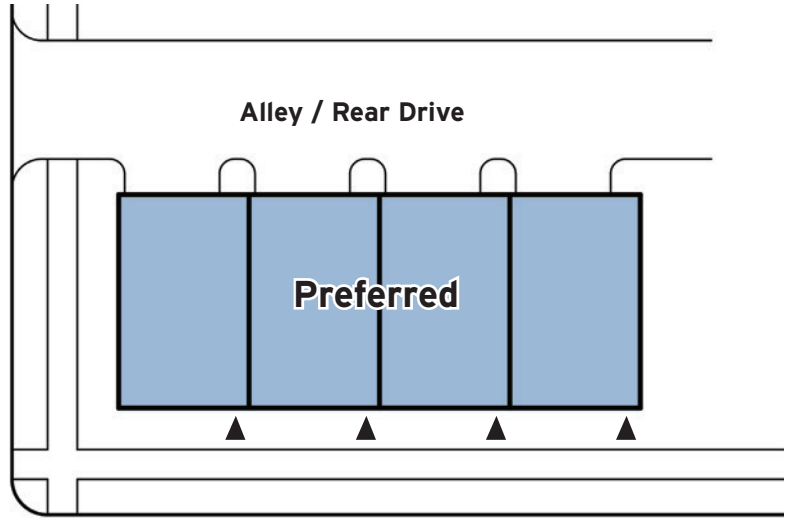
Massing Diagram

- Creates symmetrical facade
- Individual bays share design details but vary color and materials
- Masonry in center bay creates strong focal point for symmetrical facade
- Note: Elements B and B' mirror each other but with different color siding. The overall strategy is effective, but making the **B** elements true mirrored facades would better reinforce the composition of the whole building

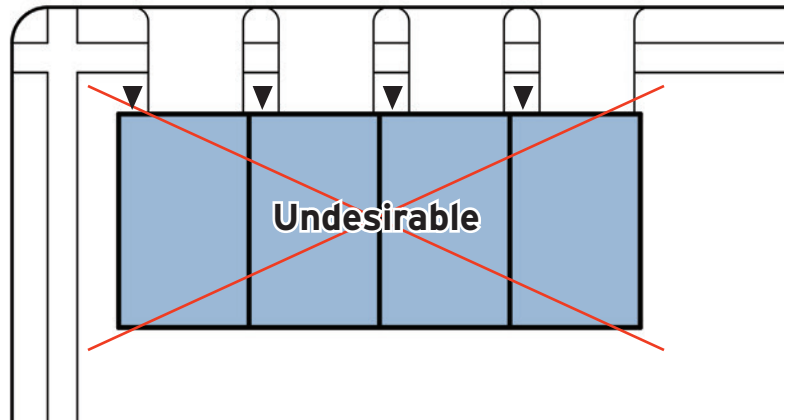
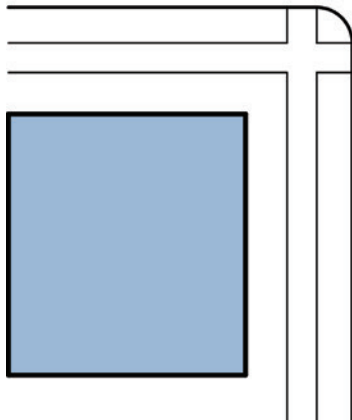
- Townhouses should be accessed from a rear drive, alley, or side street and should not have garage doors facing the primary street frontage.



Secondary Street



Primary Street





4

STREETS AND STREETSCAPES

Goals

Streets and streetscapes are one of the most extensive components of the public realm and can play a significant role in defining community character and promoting multi-modal functionality, healthy behaviors, and improved environmental health. The guidelines found in this document are for local and neighborhood streets. The goals for complete streets include the following:

1. Improve safety
(reduce collision rates, reduce pedestrian injuries/fatalities, etc.)
2. Increase walking
3. Increase biking
4. Increase transit use
5. Increase healthy behaviors and health
6. Improve air quality
7. Increase property values
8. Increase investments in communities

Complete Streets

“Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are traveling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient. Complete Street policies are set at the state, regional, and local levels and are frequently supported by roadway design guidelines.

Complete Streets approaches vary based on community context. They may address a wide range of elements, such as sidewalks, bicycle lanes, bus lanes, public transportation stops, crossing opportunities, median islands, accessible pedestrian signals, curb extensions, modified vehicle travel lanes, streetscape, and landscape treatments. Complete Streets reduce motor vehicle-related crashes and pedestrian risk, as well as bicyclist risk when well-designed bicycle-specific infrastructure is included (Reynolds, 2009). They can promote walking and bicycling by providing safer places to achieve physical activity through transportation. One study found that 43% of people reporting a place to walk were significantly more likely to meet current recommendations for regular physical activity than were those reporting no place to walk (Powell, Martin, Chowdhury, 2003).” <https://www.transportation.gov/mission/health/complete-streets>.

Basic Principles for Roadways

Roadways (curb-to-curb) should respond to their context and should be designed to naturally control automobile speeds and promote safe behaviors. Key principles include the following:

1. Streets:
 - a. Complete streets should be designed to be compatible with the pedestrian, bike, and micro-mobility.



- b. Lane widths should be minimized to promote reduced speeds

- c. Bulb-outs (curb extensions) should be used where appropriate to reduce pedestrian crossing times and to slow traffic at intersections.



- d. On-street parking should be present to provide a buffer for pedestrians and to provide convenience for visitors and residents.



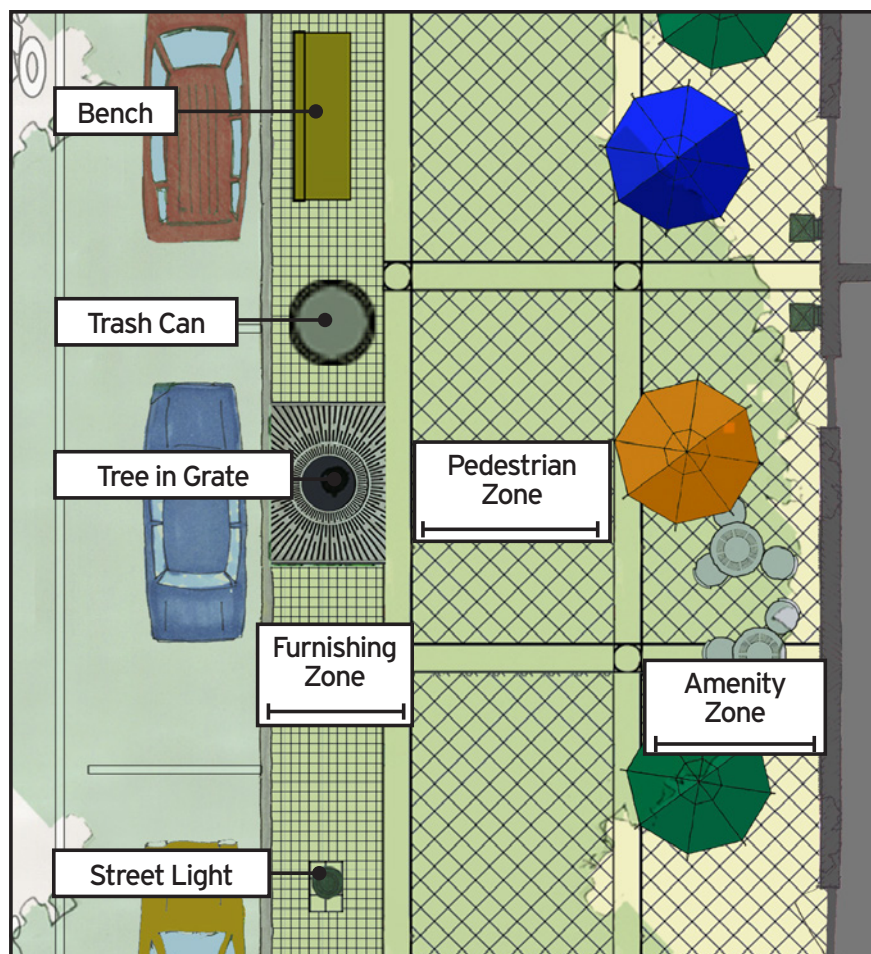
- 2. Curb cuts should be kept to a minimum and their width should also be kept to a minimum.

Principles for Sidewalk/Streetscape Design

The public right-of-way beyond the roadway is an important part of the public realm and should be designed with the pedestrian in mind. These streetscapes should be designed to accommodate street trees, pedestrian scaled streetlights, sidewalks, bike racks, benches, trash receptacles, transit stops, and can include stormwater best management practices.

Key Principles include the following:

1. Streetscapes should be designed to accommodate an Amenity Zone, Pedestrian Zone, and a Frontage Zone.

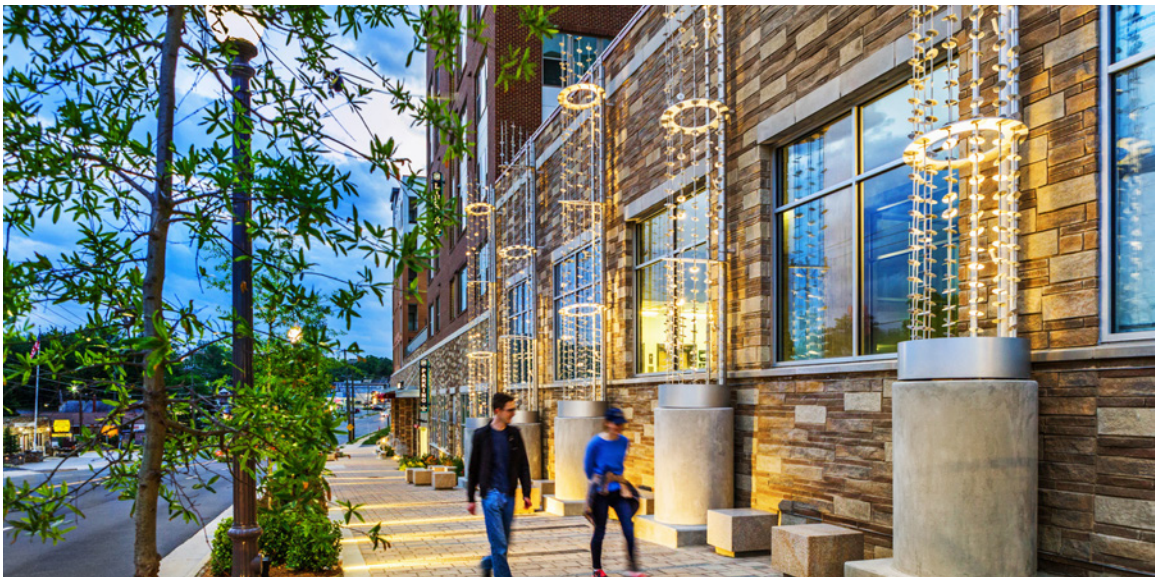


2. The character and details should respond to the larger context and setting, but generally should follow the principles below:

- a. **Commercial Areas** - Curb to building face should be paved (10' min., 12'+ preferred); trees should be located in tree pits; seating/benches should be provided; trash receptacles should be provided; ornamental lighting should be provided.



- b. **High Density Residential Areas** - Paving should respond to the context and should either be paved from curb to ROW with details/section similar to Commercial Areas, or the following should be provided: a tree lawn (5' min. width) with street trees; a 5' min. width sidewalk; a landscaped area between the sidewalk and the building face; ornamental streetlights.



- c. **Moderate Density Residential Areas** - The following should be provided: A tree lawn (5' min. width or larger) and/or BMPs (stormwater best management practices) with street trees; a 5' min. width sidewalk; a landscaped area between the sidewalk and the building face; and ornamental streetlights.



- d. **Low Density Residential Areas** - The following should be provided: A tree lawn (6' min. width or larger) and/or BMPs (stormwater best management practices) with street trees; a 5' min. width sidewalk; a landscaped area between the sidewalk and the building face.



