



REACHING FOR A BRIGHTER TOMORROW

Design

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Design



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## Introduction

This section, entitled Design, augments the Illustrative Design Guide, created as part of the City's Strategic Comprehensive Plan 2015, adopted in 1999. This section of the plan addresses gateways, wayfinding and streetscape amenities, green design and form-based codes through explanation as well as pictorial representation of existing features and examples. Further analysis of potential design solutions for public space should be considered as part of implementation of Downtown and neighborhood revitalization strategies, as well as revision of implementing tools such as the zoning and subdivision/land development ordinances and building codes.

## Section 1.0 Streetscape Design

This section provides examples of streetscape design elements and concepts to help enhance the public space within areas defined as streetscapes.

### Section 1.1 Gateways, Wayfinding and Streetscape Amenities

Gateways, wayfinding and streetscape amenities are important features with respect to designing public space, creating a sense of place and providing directional messages for visitors. This section is devoted to the depiction of the existing approach to gateways, wayfinding and streetscape amenities, along with some suggested options to further enhance existing improvements.

#### Section 1.1.1 Wayfinding Signage

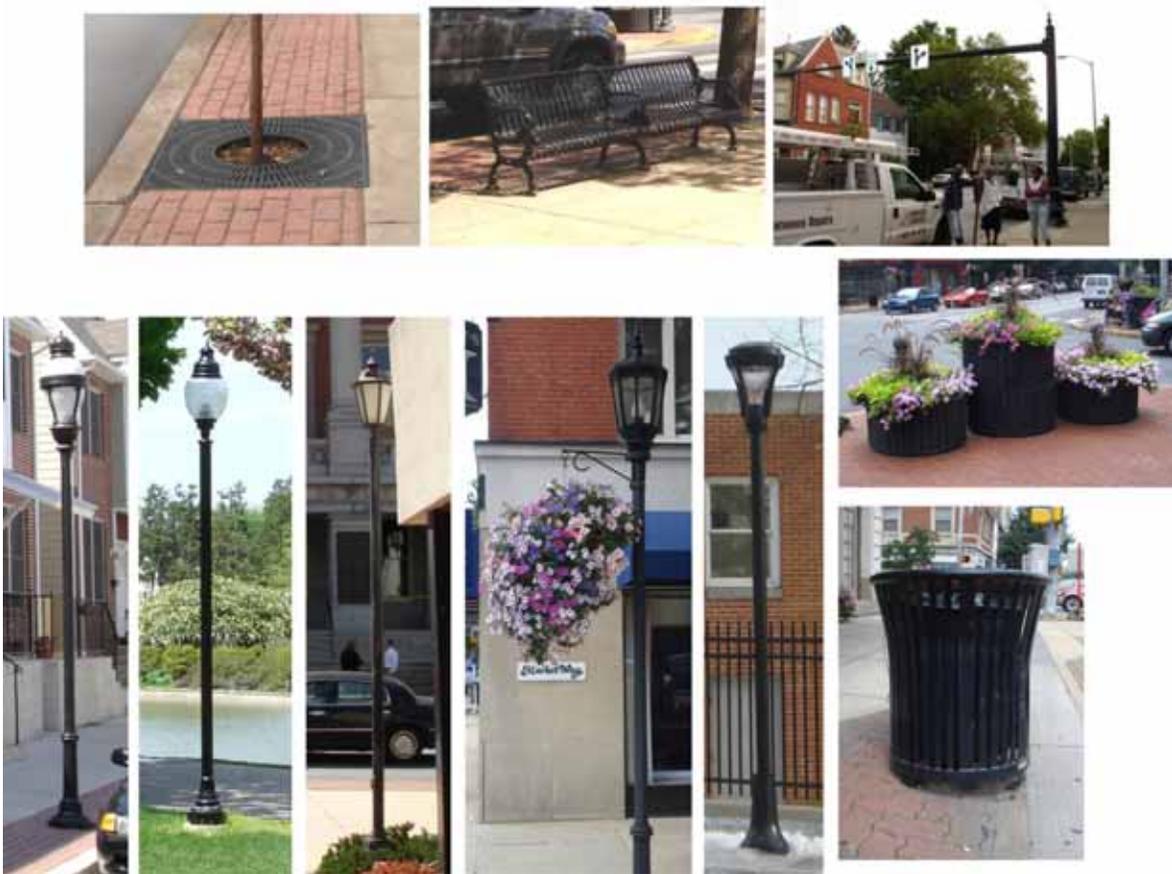
The following images provide a collage of the various styles and types of wayfinding signage located throughout City neighborhoods. Several standards include the following: (viewing images left to right)

- use of unique wayfinding signage adjacent to the Codorus Creek to identify the Susquehanna Commerce Center;
- use of detailed wayfinding signage for parking and key attractions in the Downtown;
- use of wayfinding signage at locations outside of the Downtown providing direction to the Square/Downtown;
- use of detailed wayfinding signage for key attractions in the Downtown;
- the use of brown street signs within the historic sections of the City in the Downtown area; and
- the use of trail head signage along the rail-trail at the Colonial Court House.



## Section 1.1.2 Streetscape Amenities

The following images provide a collage of the various styles and types of streetscape amenities located throughout the City neighborhoods.



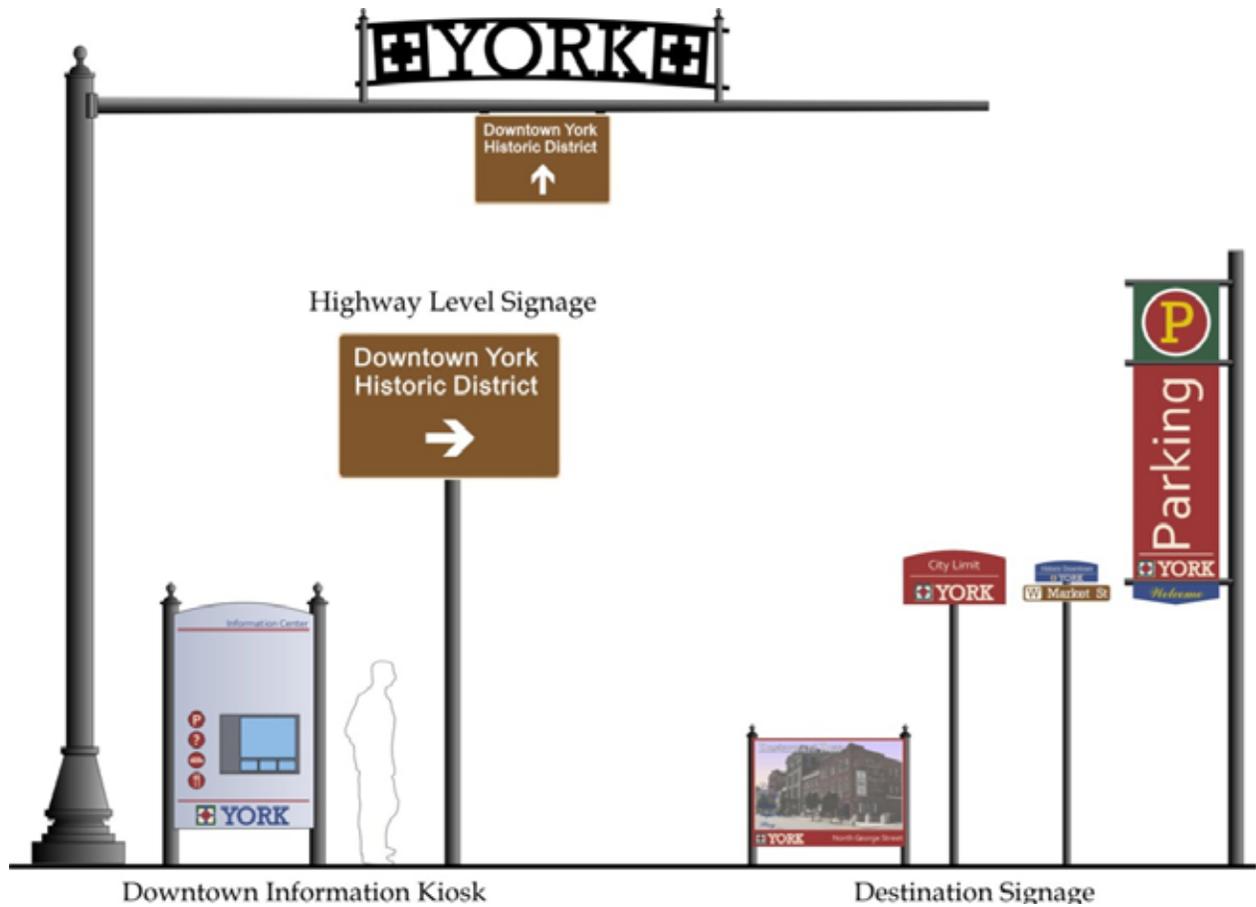
The images above depict various streetscape amenities throughout the Downtown, and residential and mixed-use neighborhoods. For example:

- tree grates are typically utilized in Downtown streetscapes and streetscapes along image corridors such as George and Market Streets;
- wrought iron benches are used in Downtown streetscapes;
- ornamental mast arms are used along image corridors to announce approaching the Downtown;
- various styles of ornamental lighting have been used in residential and commercial streetscapes;
- street trees are used throughout residential and commercial streetscapes;
- planters and trash receptacles are used in Downtown streetscapes; and
- electric, phone, cable, fiber optics, and other utility lines are placed underground where feasible.

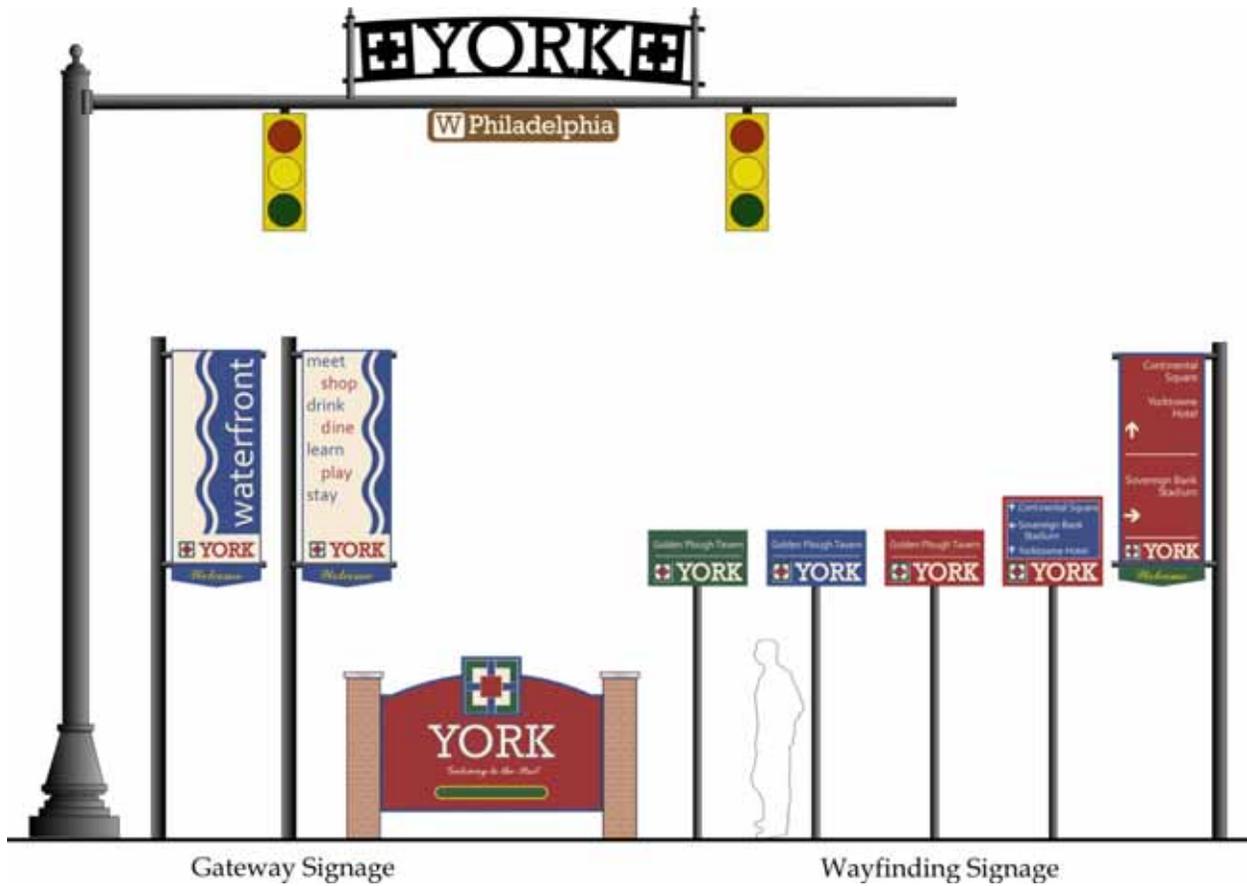
## Section 1.1.3 Options for Gateway and Wayfinding Signage

The following images provide a menu of gateway treatments and wayfinding signage, consistent with the City's existing gateway and wayfinding signage. The following provide a variety of options to augment existing signage for locations such as:

- use of gateways to the Downtown utilizing ornamental mast arms with Downtown signage;
- use of Downtown information kiosk with automated payment capabilities for metered parking;
- use of brown highway level signage along Route 30 and other key locations to provide direction to the Downtown;
- use of low level signage at key gateways at the boundary of the City;
- use of City Limit signage at locations at the boundary of the City;
- use of brown street signs with additional signage for the Downtown based upon districts such as entertainment, restaurant and cultural districts; and
- use of banners on poles to identify parking and key attractions.



North George Street –  
(north of the bridge looking south)



South George Street  
(south of King Street looking north)

## Section 1.2 Sustainable Urban Environments – “A Green City”

Design standards for “green cities” address architectural design, site design and infrastructure. Environmental challenges facing many regions can be addressed using approaches and technologies to improve how we design, build, operate and maintain our physical environment. The following is a listing of various green design aspects that should be considered as part of land use regulations and building codes:

- alternative energy sources for buildings;
- green roof landscaping;
- indoor gardens and landscaping;
- water features with landscaping in public spaces;
- urban gardens;
- landscaping standards designed for urban environment; and
- stormwater management “Best Management Practices.”



## Section 1.3 Form-Based Codes

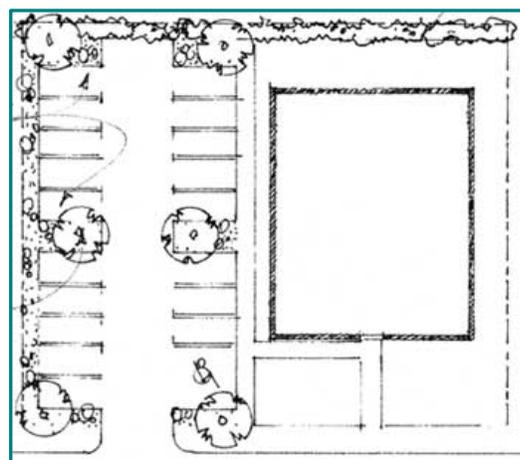
Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through City regulations. Form-based codes address the relationship between building façades and public space, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Regulations and standards in form-based codes are presented in both diagrams and words. Form-based codes can be combined with conventional zoning regulations to achieve equal emphasis on both design of public space as well as the private and public use of land.

Form-based codes are drafted to achieve a community vision based on forms of urbanism. These codes are an urban design tool that addresses the following elements:

- A plan or map of the regulated area designating the locations where different building form standards apply based on clear community intentions regarding the physical character of the area addressed by the code.
- Public space standards for elements typically in the public realm such as pedestrian plazas, sidewalks, travel lanes, on-street parking, street trees, street furniture, bus shelters and other amenities.
- Building form standards that regulate the configuration, features and functions of buildings that define and shape public space.
- Architectural standards controlling external architectural materials and quality.
- Landscaping standards such as design and plant materials on private property.
- Signage standards controlling allowable signage sizes, materials, illumination and placement.
- Environmental resource standards controlling issues such as stormwater drainage and infiltration, development on slopes, tree protection, solar access and other related issues.

Source: <http://www.formbasedcodes.org>

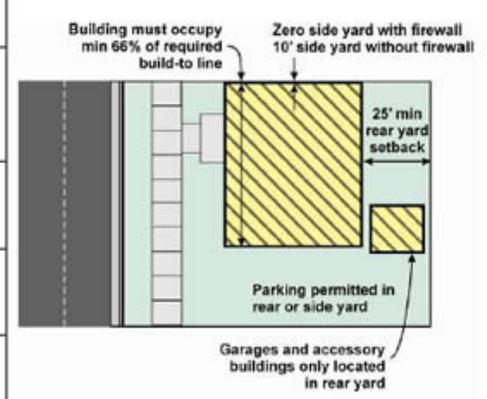
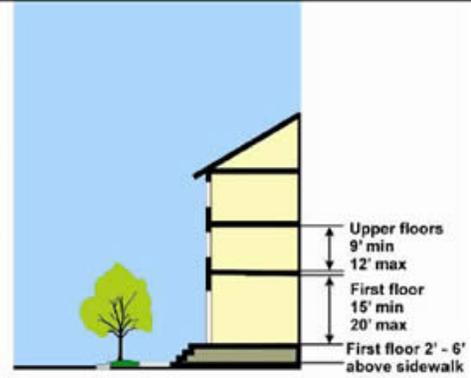
The following are examples of diagrams used to support form-based codes:



Height Specifications	
<b>Building Height</b>	As specified in Sec. 7.10.4.
<b>Ground story height</b>	9 feet minimum clear height floor to ceiling. 14 feet maximum clear height floor to ceiling.
<b>Upper story heights</b>	9 minimum clear height floor to ceiling. 12 feet maximum clear height floor to ceiling.
<b>Ground Floor Elevation</b>	The first floor elevation shall be at least 3 feet above the exterior sidewalk elevation in front of the building, except where the first floor use is not a residential dwelling.

Siting Specifications	
<b>Lot Width</b>	Minimum 20-foot and maximum 32-foot lot width per dwelling unit.
<b>Required Build-To Line</b>	Building façade shall occupy a minimum of 66% of the frontage length along the required build-to line.
<b>Side Yard</b>	A zero side setback may be permitted where a fire wall is provided along the side lot line. Where a fire wall is not provided, buildings shall be spaced a minimum of 10 feet.
<b>Rear Yard</b>	Minimum 25-foot rear yard setback. For units that back to an alley, the setback is measured from the centerline of the alley.
<b>Parking</b>	Parking shall be permitted in the side or rear yards. Off-street parking shall not be permitted in the front yard.
<b>Garages and accessory buildings</b>	Garage doors shall not face the street. Detached garages and other accessory buildings may only be located in the rear yard and shall be setback a minimum of 3 feet from the rear and side lot lines and shall have a maximum height of 18 feet to the midpoint of the peak and eave.



Source: Leesburg, Virginia

Similar types of diagrams included in land use regulations such as the City's Zoning Ordinance will provide more clarity of existing conventional standards such as dimensional requirements, or bulk standards impacting streetscapes and other forms of public space, site design, parking, and building orientation and character.