Adaptive Re-Use of Buildings

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Exemplary Adaptive Re-Use of barn at Maple Lawn Village

Adaptive Re-Use of residential building along Route 724

Overview:

- There are few existing historically or architecturally significant buildings in the Route 724/23 Corridor.
- Historic buildings are typically located closer to the road, and have parking to the side and rear of the building.
- Historic buildings can inform a new view toward building placement in the Route 724/23 corridor.

Design Guidelines:

1. Adaptively re-use historically or architecturally significant buildings to the maximum extent possible.
2. Minimize alterations to historically or architecturally significant buildings, especially to front façades, porches, and stoops.
3. Provide parking to the rear and to the side of such buildings where feasible.

Adaptive Re-Use potential along Route 724

Adaptive Re-Use potential along Route 724

Architectural Features

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Varied roof slope, and façade recesses and projections

Stone pilasters at regular bay intervals

Overview:

- The articulation of roofs and façades of buildings provides an attractive complement to the streetscape.
- New buildings can be designed with architectural features evocative of historic architectural prototypes.

Design Guidelines:

1. Buildings with flat roofs shall have façade and roofline variations.
2. The minimum height of buildings shall be 20 feet.
3. A vertical bay structure of building facades shall be achieved through the use of pilasters, columns, colonnades, arcades, entryways, fenestration, recesses and projections, and the like.

Stone gable

Sympathetic building addition

Automobile Service Station

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Irvings in Meredith, New Hampshire

Self-service gasoline station example

Overview:

- Automobile Service Stations need not be unattractive and ghastly. Such uses can be designed to be compatible with a mixed use pedestrian-friendly setting.

Design Guidelines:

1. Meet functional and safety requirements without excessive expanses of pavement.
2. Detail buildings and accessory structures to be architecturally compatible and context sensitive.
3. Nighttime lighting levels shall be consistent with other commercial uses and not excessive.

Gasoline-convenience store, Meredith, New Hampshire

Gasoline-convenience store at night

Benches

Bench within landscaped area

Bench along sidewalk

Overview:

- Benches provide a needed street furnishing for rest and relaxation.
- Benches can help to create a more pedestrian-friendly streetscape.

Design Guidelines:

1. Install and maintain at minimum one (1) bench along the sidewalk for every 600 feet of road frontage.
2. Install and maintain one (1) bench every 150 feet of storefront, and at minimum one (1) bench at the principal entrance of each building.
3. Install at minimum one (1) bench, in black, at every bus stop.

Benches in pedestrian plaza

Dumor Model 19-80

Bicycle Racks

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Bicycle Rack along sidewalk

Iconic Bicycle Rack

Overview:

- Bicycle Racks are essential elements for bicycle accessibility.

Design Guidelines:

1. Utilize an iconic or other attractive and easily identifiable model, painted black to match other street furniture.

2. A minimum of one (1) bicycle rack space shall be installed for every 3,000 square feet of gross floor area of building.

Super Cycloops™ Model

Bicycle Rack opportunity

Building Wall Lights

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Wall pack lights that illuminate sidewalk and prevent upward glare

Attractive lighting schemes along sidewalk from soffit

Overview:

- Attractive, shielded, wall packs and sconces can provide building accents and needed light on sidewalks below.

Design Guidelines:

1. Install and maintain building wall lights, equipped with shields to prevent glare and light pollution.

2. Install and maintain building wall lights to illuminate sidewalks below.

3. Utilize spacing of lights to compliment architectural features.

Lighting packs with glare shields

Marque lighting accentuates architectural details

Building Location

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Shallow Building Setback along Route 23

Shallow Building Setback in corner location

Overview:

- When buildings are located close to the road, they help to define the streetscape.
- New buildings need not be set back any distance greater than the “historic” precedents along the Route 724 and 23 corridor.

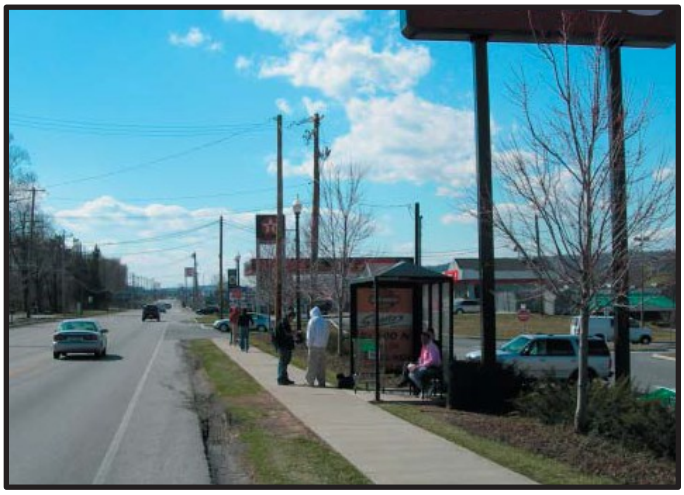
Design Guidelines:

1. New buildings may be located 15 feet from the front lot line.
2. A maximum of one bay of parking (one or two rows of spaces served by a single aisle) may be provided between the front of the building and the front lot line, unless supplementary screening is provided.
3. Lots with existing buildings with deep setbacks could be redeveloped with new buildings located closer to the road.

Shallow Building Setback along Route 724

Shallow Building Setback along Route 724

Bus Shelters



Bus Shelter along sidewalk

Bus Shelter within shopping center

Overview:

- Bus shelters are necessary for a convenient public transportation network in northern Chester County.

Design Guidelines:

1. Bus shelters shall be provided along Schuylkill Road in accordance with Appendices D and F.
2. Bus shelters shall be positioned to have a safe pull-over area for buses.
3. Sidewalks shall be provided to connect buildings to bus shelters.
4. Bus shelters shall be illuminated to add safety and convenience.
5. Bus shelters shall be painted black to match other streetscape furnishings.

Bus Shelter within shopping center

Decorative Bus Shelter

Curb Cuts

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Wide Curb Cut

Continuous Curb Cut

Overview:

- Curb cuts of limited width help to control vehicular access.
- Wide and continuous curb cuts add complexity to turning movements onto and from the road.

Design Guidelines:

1. Minimize new curb cuts.
2. Access properties from existing cross streets and signalized intersections to the maximum extent possible.
3. Limit the width of any new curb cut to the minimum necessary for safe access.
4. Utilize shared driveways and access cross easements where possible.

Preferred Narrow Curb Cut

Limited Curb Cut

Dumpsters

Brick wall enclosures of Dumpster

Architecturally screened Dumpster

Overview:

- Dumpster enclosures can become architecturally compatible with the buildings on a site.

Design Guidelines:

1. Provide enclosed dumpster areas, with convenient vehicular and pedestrian accessibility.

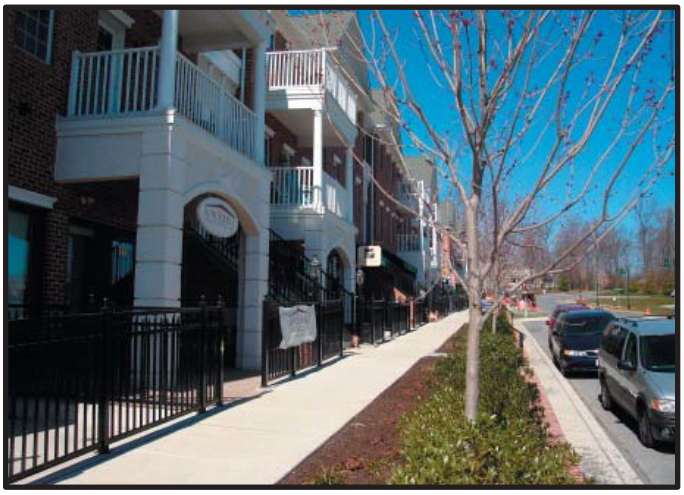
2. Install and maintain decorative wall or fence to enclose dumpster areas.

Decorative Dumpster Enclosure, Spread Eagle Village, Strafford, PA

Dumpster Enclosure, Springhouse at Thornbury

Live-Work Units

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA



Example of Live-Work Units, Eagleview - Lionville, PA

Example of Live-Work Unit, Eagleview - Lionville, PA

Overview:

- The Live-Work unit provides an opportunity for a zero commute to work from a residence.
- Live-Work units are superb examples of vertical mixed-use buildings.

Design Guidelines:

1. Establish and maintain a ground floor commercial use such as shop, studio, office or personal service establishment.
2. Establish and maintain a dwelling unit above the ground floor commercial use.

Example of Live Work Units, Habersham - South Carolina

Example of Live Work Units, Habersham - South Carolina

Mixed Use

Mixed Commercial Use

Mixed Retail Uses along Route 23

Overview:

- New uses could be mixed horizontally or vertically.
- Live - Work Units are exceptionally good vertical mixed use buildings.

Design Guidelines:

1. Provide horizontal and vertical mixed-use to the maximum extent possible in the MU District.
2. Provide Live - Work Units to the maximum extent possible.

Live - Work Units at Eagleview

Ground floor cafe, with apartments above

Parking Location

Large Parking Field

Dominant front yard Parking

Overview:

- Parking lots that are located in front of buildings need to be screened with landscaping and/or walls.
- Parking located behind buildings can be "screened" by the building.

Design Guidelines:

1. Locate new parking behind and on the side of new buildings where appropriate.
2. Screen and landscape parking lots from streets and adjacent sites with a planted, fenced, and/or walled buffer.
3. Large parking fields shall have augmented buffering from streets.

Parking behind substantial landscape buffer

Street wall, street trees, and sidewalk of Wawa in Claymont, Delaware

Retail Building Design (for large scale buildings)

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Main Street at Exton: Smaller footprint buildings (less than 50,000 square feet) forming a new “Main Street” environment.

Main Street at Exton streetscape: “Bookend Buildings” along street, forms “Outdoor Room”

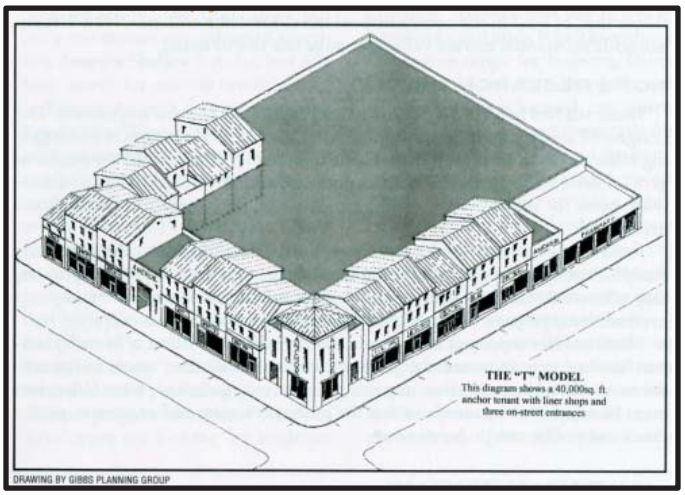
Overview:

- Large scale retail stores can be sized and positioned to create attractive and desirable “Main Street Environments.”
- “Main Street Environments” are typically formed by shallow building setbacks on both sides of a street, approximately 60 to 85 feet apart.

Design Guidelines:

1. Buildings in the range of 50,000 to 65,000 square feet on the ground floor should be positioned without being dysfunctional.
2. Large scale retail should add value to a neighborhood and respect local character.
3. Large scale retail building types can be edged with liner shops to decrease the apparent scale of the building.

Two-Story Target and streetscape at Washingtonian Center, Gaithersburg, Maryland



Big Box Commercial Buildings as a possible infill opportunity, if "edged" by liner shops

Retail Building Design (for large scale buildings)

Lowe's in Morrisville, North Carolina (as viewed from frontage street)

Lowe's articulated façade

Overview:

- This Lowe's (located near the Raleigh-Durham airport in North Carolina) has two notable façades, one towards the frontage street and one towards the parking lot.
- Although Lowe's is one use, it appears as a multiple-use group of buildings.
- The massive scale of a building can be toned down through articulation of the roof and façade.

Design Guidelines:

1. More attractive architectural statements should be made, through such design features as:

   a. articulation of the façade;
   b. two-story construction;
   c. recesses and projections to the façade;
   d. varied roof design;
   e. varied building materials;
   f. varied massing of the building parts.

Lowe's parking lot frontage

Lowe's articulated façade

Retail Building Design (for large scale buildings)

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Wal-Mart entry & forecourt

Wal-Mart roof projection & portico

Overview:

- This Wal-Mart (located on Hilton Head Island, South Carolina,) is articulated with sloped roofs and a projected roof and portico.

- In contrast with the conventional Wal-Mart store that projects a stark big-box appearance, the careful design and articulation of the building, the front yard, the parking lot, and the overall landscape, results in a more attractive and user- friendly environment.

Design Guidelines:

1. A distinctive Streetscape character, not typically found at big-box store locations, should be provided with:

   a. varied building materials;
   b. roof projections,
   c. the portico,
   d. varied colors,
   e. generous landscaping,
   f. pedestrian amenities.

Wal-Mart Garden Center

Wal-Mart front yard

Retail Building Design (neighborhood scale buildings)

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Example of cafe, Haile Village, Gainesville, FL

Example of pavilion for Growers Market, Kentlands, MD

Overview:

- Neighborhood scale retail provides opportunities to dine, shop and gather close to home or work.
- Large windows, architectural treatments, and outdoor seating allow the private indoor realm to integrate with the public outdoor realm.

Design Guidelines:

1. Provide and maintain neighborhood scale buildings to the maximum extent possible.
2. Create and maintain opportunities for outdoor seating and dining.
3. Utilize design elements that merge indoor uses with the public outdoor environment.

Example of neighborhood center streetscape, Main Street at Exton

Example of cafe - Philadelphia, PA

Sidewalks

Continuous Sidewalk

Continuous Sidewalk

Overview:

- Sidewalks provide opportunities for pedestrian circulation.
- Sidewalks add a pedestrian - friendly feature to the streetscape.

Design Guidelines:

1. Sidewalks shall be built and maintained along both sides of all streets.
2. All new sidewalks shall be at least 5 feet in width.
3. Sidewalks shall be connected to the buildings on a lot.

Well-maintained sidewalks promote pedestrian circulation

Damaged and poorly designed sidewalk.

Signage

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Custom stone Ground Sign for multi-tenants

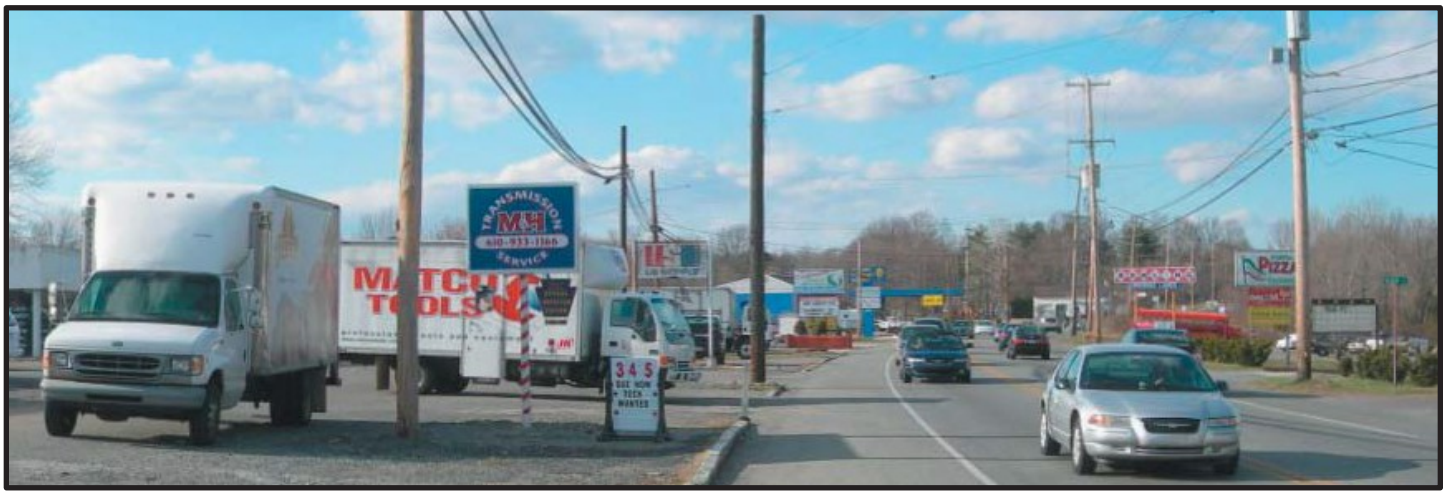
Conventional Multi -Tenant Sign

Overview:

- Custom designed signs provide an attractive identity in a commercial environment.
- Signage clutter results when vertical free-standing signs are located too close together.

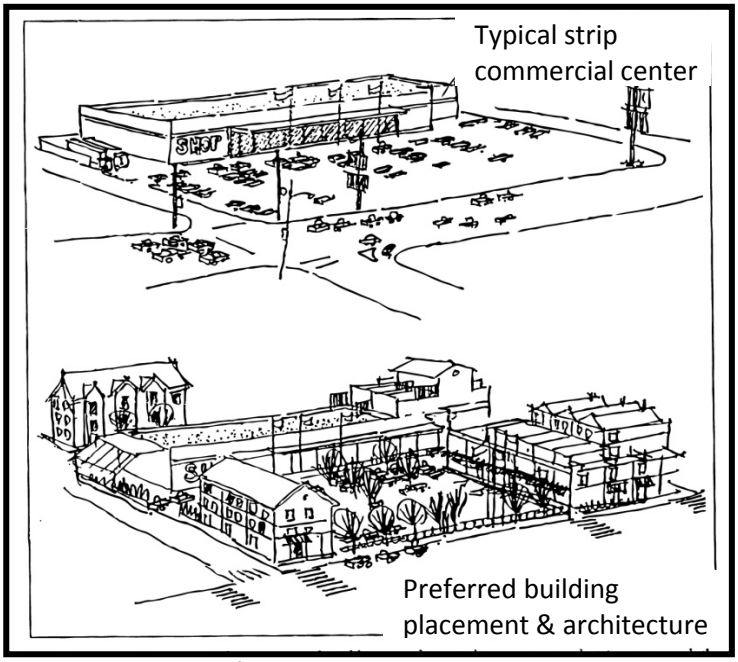
Design Guidelines:

1. Install and maintain custom designed ground signs to the maximum extent possible, versus free-standing pylon-type signs.
2. Design signage to complement elements on the streetscape.
3. Separate free standing vertical sign posts to the maximum extent possible, in order to minimize signage clutter.



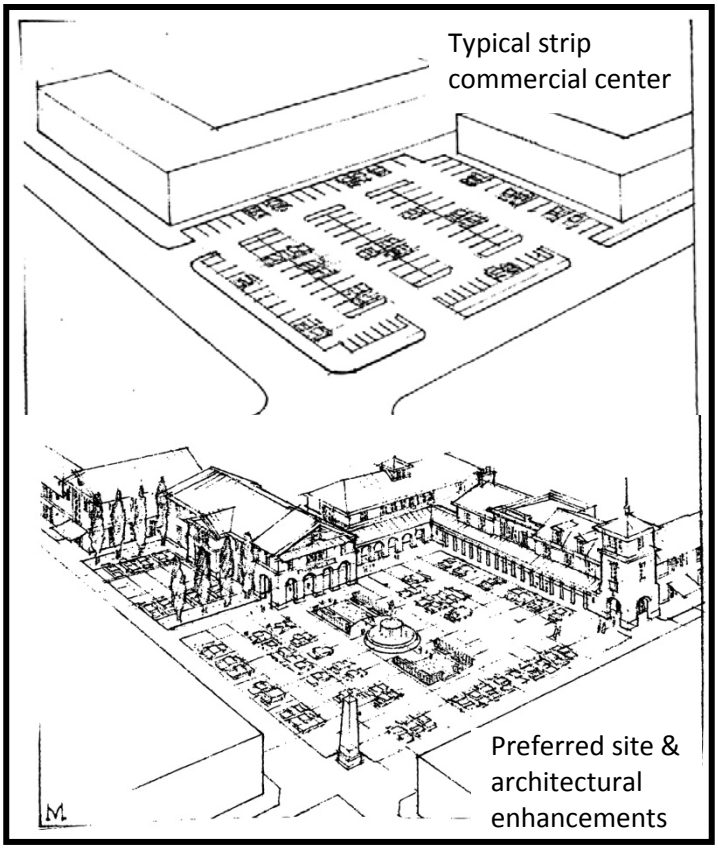
Visual clutter with multiple free-standing signs

Street Corners



Street Corner Transformation Example 1

Images source: New Urban News.



Street Corner Transformation Example 2

Overview:

- Parking dominated landscapes typical of strip commercial centers can be made into attractive and integral parts of an accessible streetscape through effective architecture and/or site enhancement.

- Buildings that are sited close to the ROWs create a clearly-defined street corner that integrates the streetscape with the adjacent built environment.

- Visually appealing corner gateway features are pedestrian friendly amenities that attract motorists' attention while deemphasizing the visual prominence and banality of large parking fields.

Design Guidelines:

1. Buildings can be sited to screen parts of parking fields from the street and create direct relationships between the public street/sidewalk realm and the private/commercial realm of the buildings; or

2. Gateway features can be created at street corners through use of:
    a. Architectural and site features that direct attention away from expanses of parking;
    b. monuments such as sculpture or fountains placed adjacent to the street intersection;
    c. public seating and gathering places; and
    d. effective use of tree and shrub plantings.

Street Lights

Appendix C - Manual of Design Guidelines for the KT, C, and MU Zoning Districts
East Pikeland Township - Chester County, PA

Pedestrian -scaled lights

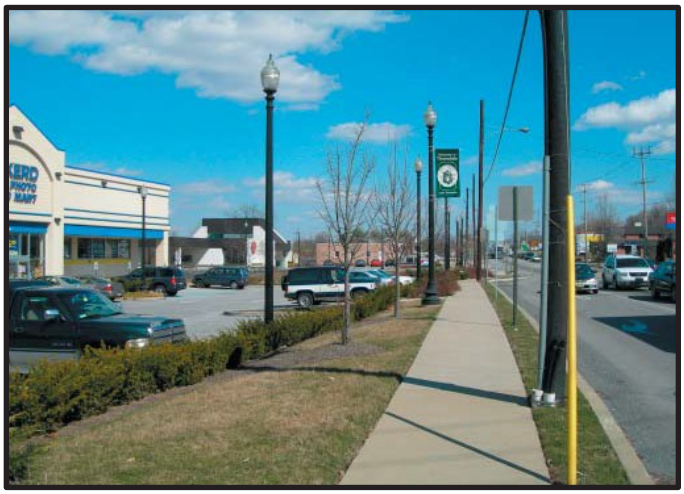
Industrial- type lights

Overview:

- Pedestrian-scaled street lights provide an attractive complement to the streetscape.
- Street light posts can be equipped to support an attached vertical banner.

Design Guidelines:

1. Provide pedestrian-scaled street lights along both sides of all streets.
2. Locate street lights to complement sidewalk and street tree features along the Streetscape.
3. Utilize Township-approved pendant-type street lights and mounting systems.



Pedestrian - scaled street lights with banners along Route 30

Spring City Exton™ series pendant-type lighting

Street Trees and Other Landscaping

Street tree bosque

Street tree bosque

Overview:

- Street trees provide shade and screening, and add a graceful component to the Streetscape.
- Shrubs, groundcovers, and perennials provide attractive layering and color along the Streetscape.
- When placed in a regular opposite alignment along both sides of streets, the street trees form an "Allée" effect.

Design Guidelines:

1. Install and maintain Street Trees along both sides of all streets.
2. Screen any parking lots located in front of buildings with substantial street trees, and with other landscaping.
3. Utilize deep-rooted, stress-tolerant, street tree species.

Street Trees along Route 23.

Island Plantings at Route 724/23

Waste Receptacles

Victor Stanley, Model S-42, along sidewalk

Waste receptacle in shopping center

Overview:

- Waste receptacles keep litter from accumulating in streets, pedestrian areas, and parking lots.
- Waste receptacles can be attractive street furnishings.

Design Guidelines:

1. Install, anchor and service Victor Stanley, Model S-42, Ironsites™ Series Litter Receptacle in black, or approved equal.
2. Position Waste Receptacles in strategic locations, especially near heavy trash generators such as convenience stores and fast food restaurants, and at street intersections.

Waste receptacle and matching bench

Waste receptacle along sidewalk