

Appendix E Design Guidelines

East Norwalk Neighborhood TOD Plan

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Prepared for the City of Norwalk

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East Norwalk Neighborhood TOD Plan Proposed Design Guidelines

East Norwalk Village TOD Design Guidelines

1 Purpose and Intent

The East Norwalk Village TOD Design Guidelines (Guidelines seek to protect and enhance the distinctive historic design character, landscape, historic structures, density and development pattern within the East Avenue neighborhood, and to ensure that the unique character of this district is maintained for future generations. This is consistent with the purpose of the East Norwalk Village TOD Zone (EVTZ) of the Norwalk Building Zone regulations, in accordance with Connecticut General Statutes (CGS) Section 8-2j Village districts.

The general purpose of these guidelines is to recommend design principles, patterns and materials that will preserve and enhance the local historic character, based on the particular design features that distinguish the architecture of the existing historic buildings and the neighborhood landscape.

1.1. Applicability

Zoning approval for any new construction, substantial reconstruction or rehabilitation of properties, and alterations to building façades visible from public vantage points in the Village District will be issued by the Zoning Commission (the Commission).

1.2. Peer Review Process

The Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, to review the design of new construction and substantial rehabilitation of all properties within the district. The report of such consultant shall be entered into the public hearing record and considered by the Commission in making its decision.

The design review and recommendation will be based on the design principles and guidelines herein contained.

In particular, the Village District design review will cover and address the following:

- (1) The design and placement of buildings.
- (2) The maintenance of public views.

- (3) The design, paving materials, and placement of public roadways, sidewalks, bike lanes, and other associated infrastructure.
- (4) Site and landscape treatments and features.
- (5) Other elements that the Commission deems appropriate to maintain and protect the character of the village district (in this case, design standards and guidelines).

In addition to the report of the Village District Consultant, the Commission may also seek recommendations from any relevant city agency, regional agency, or outside specialist, including, but not limited to, the following:

- Norwalk Historical Commission
- State Historic Preservation Office
- Connecticut Trust for Historic Preservation

2 Design Principles and Guidelines

These principles and guidelines are aimed at reinforcing the existing patterns of land use and development within the EVTZ, and they seek compatibility of new construction and renovations with the maritime character of the neighborhood.

East Norwalk has two buildings listed on the Historic Buildings of Connecticut website: the East Avenue United Methodist Church (1891) at 244 East Avenue and the East Norwalk Association Library (1917) at 51 Van Zandt Street. Neither are suitable models for the commercial and mixed-use development anticipated by the proposed EVTZ. Guidance from the community process indicates that the preferred maritime identity of the neighborhood is captured in the development pattern of streets and their relationship to the Norwalk River and Mill Pond, and in the residential neighborhoods. In general, the existing commercial buildings along the major streets of East Avenue and Van Zant Street are not considered desirable architectural models for future development. The purpose of these design guidelines is to ensure that future development respects and reinforces a walkable, pedestrian and bicyclist-friendly village in which existing residential neighborhoods are served by jobs, goods, and services clustered around the East Norwalk train station and the main commercial streets.

The photographs below capture the elements found in the residential neighborhoods that should be incorporated into new buildings. These include pitched roofs, building massing that ensures larger buildings fit the existing context, and traditional New England materials such as wood clapboards, brick, and stone. Additional images are provided in the Appendix.



Figure 1: Multifamily in Saugatuck, CT. Source: City of Norwalk



Figure 2: State Street, Newburyport. Source: Google Street View



Figure 3: Rockport, MA. Source: Google Street View

2.1. Design Principles

The following design principles shall apply to new construction, substantial reconstruction and rehabilitation of properties within the Village District. These principles are consistent with the legislative requirements of CGS Section 8-2j.

Additional guidance may be found in the *Secretary of the Interior's Standards for Rehabilitation* (36 CFR 67), which are regulatory for the Historic Preservation Tax Incentives program, and the *Guidelines for Rehabilitating Historic Buildings*, which assist in applying the Standards to historic rehabilitation projects.

- 2.1.1 Proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings and the terrain in the district, and to the use, scale and architecture of existing buildings in the district and to the relevant examples

in the Appendix that have a functional or visual relationship to a proposed building or modification.

- 2.1.2 All spaces, structures and related site improvements visible from public roadways shall be designed to be compatible with the relevant examples in the Appendix and the elements of the area of the Village District in and around the proposed building or modification.
- 2.1.3 The color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property, and any proposed signs and lighting shall be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping, and with and the relevant examples in the Appendix.
- 2.1.4 The removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
- 2.1.5 The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns, and the placement of buildings and included site improvements shall assure there is no adverse impact on the district.
- 2.1.6 Proposed streets and travel ways shall be connected to the existing district road network, wherever possible.
- 2.1.7 Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting.
- 2.1.8 Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district shall be integrated into the site design.
- 2.1.9 The landscape design shall complement the district's landscape patterns.
- 2.1.10 The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings.
- 2.1.11 The scale, proportions, massing, and detailing of any proposed building shall be in proportion to the scale, proportion, massing, and detailing in the district.

2.2. Design Guidelines

The following design guidelines shall apply to all new construction, substantial reconstruction and rehabilitation of properties, and changes that alter the exterior appearance of buildings within the Village District and in view from public roadways.

2.2.1 Building Placement and Orientation

(1) Building Placement

- (a) Building placement shall respect existing patterns of building placement for the street on which they are located and define the edges of streets and public spaces.
- (b) The individuality of the building shall be subordinated to the overall continuity of the streets and public spaces.
- (c) Buildings shall be placed to conceal parking at the interior or rear of building lots.

(2) Building Setbacks

- (a) Infill buildings shall comply with front yard requirements set by the Village District zone.
- (b) If the adjacent buildings are setback at a distance that exceeds the minimum front yard requirements, infill buildings shall match the setback from the front lot line of the immediately adjacent buildings. If the setbacks do not match, the infill building may match one or the other, or may be an average of the two setbacks.

(3) Building Orientation

- (a) Buildings shall be oriented with the primary building façade(s) facing the primary street frontage(s) of the site.
- (b) Building massing and façades shall be designed to frame streets and public spaces, to provide a sense of spatial enclosure and to define street edges.
- (c) Building entrances, doors and windows shall be oriented to the primary street(s)
- (d) Storefronts in commercial and mixed-use buildings shall be oriented to the primary street(s) with transparency to streets and public spaces.

(4) Design Treatment of Edges

- (a) Buildings that are not physically adjoined to abutters shall treat side yards and the spaces between buildings in a manner consistent with existing patterns of use, in terms of setbacks and use.

- (b) Landscaping shall be used to define street edges and to buffer and screen edges that may have a negative visual impact, such as parking or loading areas.

2.2.2 Building Massing and Form

(1) Relationship to Existing Context

- (a) Building massing, form, and scale shall be complementary to and respectful of the patterns of traditional maritime village architecture as shown in the Appendix.

(2) Building Form

- (a) The shape and massing of new and renovated buildings shall provide a balance among building height, story-height, building width, and bay width that is compatible with the examples in the Appendix.
- (b) The shape and massing of the building shall complement the abutting structures and define the edges of streets and open spaces.
- (c) Residential buildings shall incorporate massing and façade design elements such as front porches, front-gable roofs, cross-gables, or hipped roofs with dormers that help relate their building massing to that of the examples in the Appendix.
- (d) Commercial and mixed-use buildings shall incorporate massing and façade design elements such as storefronts, cornices and parapets that help relate their building massing to that of the examples in the Appendix.

(3) Scale and Proportion

- (a) The scale of proposed new or substantially rehabilitated buildings shall be compatible with traditional maritime village architecture and landscape context as shown in the Appendix.
- (b) The scale and proportions of building elements shall be generally compatible with those in the Appendix and the features and components of the façade.
- (c) Elements that may help to relate building massing proportionally shall include the following: articulated building bases through a change in material or treatment; placement of windows in a regular pattern; articulation of building entries with porches or awnings, and façade and roof projections such as gabled roofs.

(4) Height

- (a) Infill buildings shall comply with height requirements set by the Village District zone.

- (b) Where there is a discrepancy greater than ten (10) feet between the proposed building height and the height patterns of adjacent existing buildings, the Village District Consultant shall review design proposals with the applicant for contextual sensitivity based upon the following: articulation of façade; building mass, scale, bulk and proportion; or other building massing considerations.

(5) Building Roofs

- (a) Roofing materials visible from public sidewalks or streets shall be of high quality and durable materials, including, but not limited to, the following: slate, copper, ceramic slate tile or architectural asphalt shingle.
- (b) Roofing materials shall not call undue attention to the roof itself with bright or contrasting colors, unless historically documented.
- (c) Building mechanical equipment located on building roofs, sites, or other locations shall not be visible from the street.

2.2.3 Building Façades

(1) Façade Design and Relationship to Existing Context

- (a) The façade or primary building elevation of new construction or substantial rehabilitation shall be compatible with the façade design of traditional maritime village architecture as shown in the Appendix, so as to create continuity across projects and the street edge.
- (b) Primary building façades with frontage along the street shall be sensitive to the existing context of building façades along that street.
- (c) At least two of the following design elements shall be repeated in adjacent buildings: design treatment at the ground level, front porch with ornate post elements, front gabled-roof, relative location and size of doors and windows, window style and proportions, location of signs, dominant façade material, dominant color, and dominant roof form.
- (d) New construction and substantial rehabilitation of commercial and mixed-use buildings shall be oriented to define the edges of the street and provide visibility to and from the ground floor to activate the public space.
- (e) There shall be a direct vertical correspondence between the design of the façade of the upper floors and the ground level retail façades in mixed-use buildings.

(2) Placement and Treatment of Entries

- (a) Entrances shall be oriented to the primary street frontage and address the street with an active and welcoming entry composition that is integrated into the overall massing and configuration of the building.

- (b) Building entries may add components to the building façade such as porches, canopies, glazed areas and stoops.
- (c) Commercial and mixed-use buildings shall provide a high level of visibility and transparency into storefronts and ground floor uses.
- (d) Building and shop entrances shall be recessed to a minimum depth equal to the width of the door to prevent doors from swinging into the sidewalk.

(3) Façade Materials

- (a) Materials shall be selected to be compatible with or complementary to the materials that characterize the Village District.
- (b) Building façade exterior materials, including architectural trim and cladding, shall be of high quality and durable, including but not limited to, the following: stone, brick, wood shingles or clapboard, wood trim, metal, glass, sustainable cement masonry board products, and integrated or textured masonry.
- (c) Exterior material shall not include vinyl or aluminum siding.
- (d) Wood lattice or perforated metal panels shall not be used to screen front porches and windows due to lack of precedent in historic New England architecture. Operable window shutters or blinds are recommended as substitutes.
- (e) Uninterrupted, multi-level glazing shall not be used as a primary façade design treatment.
- (f) Materials on the façade that are subject to deterioration (plywood or plastic) shall be avoided or removed and replaced with more durable materials (wood shingles, clapboard, brick or metal).
- (g) Repairs and alterations shall not damage or destroy materials, features or finishes that are important in defining the building's historic character.
- (h) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
- (i) Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (j) Efforts shall be made to preserve or replicate the historical wood trim around windows, doors and building corners.

(4) Roof Parapet and Cornice Lines

- (a) Building cornice lines shall be maintained, preserved, or recreated to define building façades and create façade components consistent with

historic parapet or cornice lines as originally designed and built in the Village District commercial areas.

(5) Proportion and Pattern of Windows

- (a) Original window patterns and openings shall be preserved or restored in the redevelopment of existing structures, including conservation and repair to preserve historical trim and details.
- (b) New construction shall acknowledge and respond to existing window patterns of examples in the Appendix in proportion, scale, rhythm and number of openings.

(6) Transparency

- (a) Buildings with commercial use at the ground level shall have at least 70% of the ground floor façade in transparent windows and storefronts.
- (b) Along the secondary façades that face pedestrian alleys or connections, façades must achieve at least 15% transparency.
- (c) Windows on the ground floor of the primary façade of commercial buildings shall not be mirrored or use tinted glass or be obstructed by curtains, shades, or blinds.

(7) Awnings

- (a) Awnings and signs shall not obscure important architectural details by crossing over pilasters or covering windows.
- (b) Multiple awnings or signs on a single building shall be consistent in size, profile, location, material, color and design.
- (c) Awnings shall not be used as signs; the store name is allowed only on the valance. No other text is allowed on the awning.

2.2.4 Landscape

(1) Landscape Use and Orientation

- (a) Landscape features shall define edges, and frame streets and public spaces, while shielding negative views such as dumpsters or loading areas.
- (b) Plantings shall be native and tolerant of a marine and urban environment.
- (c) Plantings shall not obscure site entrances and exit drives, access ways, or road intersections.
- (d) Site and landscape features shall be integrated with the design of new construction and substantial rehabilitation, in order to reflect a coordinated site and building design.

(2) Open Spaces

- (a) Public and private open spaces shall be designed, landscaped, and furnished to be compatible with or complementary to the overall character of the Village District.

(3) Rain Gardens

- (a) Rain gardens may be provided as a contributing element of the site drainage and integrated into the overall site landscaping.
- (b) Plantings for rain gardens shall be well adapted to wetland edge environments, including grasses, sedges, shrubs, or trees that tolerate intermittent wet conditions and extended dry periods.

(4) Stone Walls

- (a) The existing stone walls that characterize the neighborhood landscaping shall be preserved, repaired and maintained.
- (b) New development on sloping terrain shall incorporate the design and construction of stone walls into the site plan and landscaping, in ways consistent with the historic design patterns visible in the neighborhood.

(5) Trees and Other Plantings

- (a) Existing trees, and in particular healthy and mature trees that characterize portions of the neighborhood shall be preserved to the extent possible, and they shall be incorporated into the proposed site plan. Trees that must be removed because of health or location shall be inspected by a certified arborist and replaced on-site with a species and caliper recommended by the arborist.
- (b) Existing trees shall be protected from damage during site construction and staging, according to best management practices.
- (c) New trees and shrubs shall be selected from indigenous species native to the region or species adapted to the area. Species identified as invasive by the Connecticut Invasive Plant Working Group of the University of Connecticut shall not be allowed.
- (d) Tree species shall be selected to maintain adequate height clearances for sidewalk circulation and visibility of commercial storefronts. Species shall also be native or adapted to this area and tolerant of a marine and urban environment.

2.2.5 Lighting

(1) Glare and Overspill

- (a) Lighting shall not cast glare or spill over onto streets, public ways, the sky, or onto adjacent properties.

(2) Light Fixtures (examples are provided in the Appendix)

- (a) Site lighting shall be set at a low luminaire height (bottom of fixture not higher than 12-14 feet for pedestrian areas, and 18-20 feet for parking lots).
- (b) Light fixtures shall be the “cut-off” variety, projecting all light down towards the pavement (less than 90 degrees from the vertical line).
- (c) Decorative fixtures do not need to be the cut-off variety but shall be equipped with interior reflectors or shields to direct light at the desired target.
- (d) LED fixtures and solar-powered lights shall be used wherever possible.
- (e) Flood and area lighting are strongly discouraged.

2.2.6 Parking

(1) Parking Placement

- (a) Parking areas shall be located on the interior of blocks, behind buildings, or at the rear of sites, away from prominent site edges, public spaces, and streets (except minimum required parking for single-family and two-family dwellings).

(2) Screening and Landscaping

- (a) Parking areas shall be separated from the street and adjacent residential properties by landscaped buffers of between five (5) feet and eight (8) feet in width.
- (b) Parking areas shall be screened from street view by fences, gates, walls, permanent planters, or hedges.
- (c) Fences and landscaping in the buffer along the street must allow transparency above 3.5 feet. For example, a hedge shall not be greater than 3.5 in height; trees spaced evenly along the border may be taller. A solid fence shall not be more than 3.5 feet high.
- (d) Fences in the buffer abutting a residential property must be between eight (8) and ten (10) feet in height. Shrubs and trees must be maintained so as not to encroach upon the residential property.

(3) Curb Cuts

- (a) Curb cuts shall be reduced and combined whenever possible into one main access point per property, subject to the requirements of the Department of Public Works.
- (b) Curb cuts and driveways of adjacent properties may be combined into one shared access point following provisions of the Department of Public Works.

2.2.7 Streetscape and Sidewalks

(1) Pedestrian Access

- (a) New construction and public infrastructure improvements shall reinforce a network of continuous, convenient and safe pedestrian connections along sidewalks to and from all pedestrian entrances.
- (b) Sidewalks and pedestrian paths shall incorporate appropriate lighting, street furniture, landscaping, and signage consistent with the Village District design character. Standards are provided in the Appendix.
- (c) The pedestrian network shall not include streets or spaces that are primarily used for vehicular connections, deliveries and services.

(2) Sidewalk Configuration

- (a) Sidewalks shall have a minimum width of seven (7) feet which includes a two-foot snow shelf and maintains a five (5) foot clearance at all times from any obstruction
- (b) In commercial areas, and when allowed by street dimensions, sidewalks shall be widened to accommodate street trees, landscaping, and outdoor seating and other amenities.
- (c) Sidewalks shall be continuous and uninterrupted at driveways and curb cuts to strengthen priority for pedestrians.
- (d) Appropriate sidewalk materials shall be as shown in the Appendix and include concrete with contrasting trim of brick, stamped concrete, or stone.

(3) Special Paving

- (a) Unit pavers may be used to enhance the character of sidewalks, pathways, and outdoor sitting areas.
- (b) When employed, unit pavers shall be selected and set in a manner that limits uneven surfaces or joints that would become an impediment to accessibility.

(4) Street Furniture

- (a) Street furniture, such as benches, bike racks, trash and recycling receptacles, shall be clustered at convenient locations that are plainly visible and accessible. Examples are provided in the Appendix.

3 Peer Review Process

Design Review and recommendation by the Village District Consultant is mandatory for all projects meeting the requirements in §118-XX. East Norwalk Village TOD Zone under the authority of the Commission. The Village District Consultant will issue a recommendation for approval if the project meets the Village District Review Standards on §118-XX.B and all other applicable design principles, guidelines and requirements, including these East Norwalk Village TOD Zone Design Guidelines.

3.1. Peer Review Requirements

The Village District Consultant shall submit a report and recommendation to the Commission within thirty-five days of the receipt of the application. The basis for the recommendation of the Village District Consultant shall be the compliance of the application with the Village District Review Standards in §118-XX.B and all other applicable design principles, guidelines and requirements, including these East Norwalk Village TOD Zone Design Guidelines.

The Commission will enter this report and recommendation into the public record and consider it as part of their deliberations. Any delay in the submission of the report will not alter any other time limit imposed by the regulations. Any report or recommendation from a third-party design professional or outside specialist shall also be entered into the public hearing record.

As part of any recommendation of a Compliance Alternative under *Section 3.2 Compliance Alternative* below, the Village District Consultant must provide a written determination and finding that the alternative approach meets the requirements of the Design Principles. Such determination should state the applicable guideline(s), the reason for granting an alternative, the applicable Design Principles, and how the alternative meets the Design Principles.

3.1.1. Submission Requirements

At a minimum, the following items shall accompany a Design Review Application:

- (1) A map showing the property location.
- (2) Color photos of the building and site existing conditions.
- (3) Scaled drawings of proposed elevations of any façade visible from a public way, including site context and the adjacent properties.
- (4) Shop drawings for any proposed fixtures, and swatches and color chips for all proposed fabric, materials, and colors.

3.2. Compliance Alternative

If the Village District Consultant and the Applicant jointly agree that a proposed design meets the intent of *Section 2.1 Design Principles* but does not meet the requirements of *Section 2.2 Design Guidelines*, the Commission may accept the proposed design provided that it meets the conditions below.

A Compliance Alternative must accomplish the relevant Design Principle. The Applicant must submit documentation that indicates the specific proposed alternative method or standard that will be used, why the Design Guidelines are not applicable to the application, and how the project is fully compliant with the Design Principles. Recommendation of approval by the Village District Consultant of a Compliance Alternative is discretionary but shall not be unreasonably withheld if the Applicant has provided sufficient documentation to justify such request. The use of the Compliance Alternative must be by mutual consent between the Village District Consultant and the Applicant.

3.3. Additional Materials for an Application Related to Existing Historic Buildings

The Applicant must supply documentation of the original style of the building and a narrative of how improvements are consistent with the style or how the improvements vary, and a rationale for why the variation should be approved under *Section 3.2 Compliance Alternative*. For the purposes of these guidelines, historic buildings are herein defined as those constructed on or before 1965, said year to be determined by the records of the Office of the Tax Assessor of the City of Norwalk, and all buildings within the ETVZ listed in the City's Historic Resources Inventory.

The Applicant must supply pictures of the original building(s) (if applicable), the buildings to either side of the proposed project and the view from across the street. The narrative should indicate how the proposed building change or addition is consistent with the context and describe the treatments of façades facing public streets or public parking areas. Any request for a variation from these Design Guidelines should include a statement as to why the variation should be approved under *Section 3.2 Compliance Alternative*.

Appendix

Building Form and Massing



Figure 1: Multifamily in Saugatuck, CT.
Source: City of Norwalk

Pitched roofs and dormers break up the massing of the building. Buildings lower in height at the front of the lot help to break up the massing of taller building in the rear. This treatment would be appropriate for parcels of greater depth or those that back onto the rail right-of-way.



Alternatively, a taller building along East Avenue could step down to the adjacent neighborhoods.



Building Form and Massing



Figure 2: State Street, Newburyport.
Source: Google Street View

Similar materials, a continuous horizontal sign band, and vertical divisions break massing and provide a sense of human-related scale.



Figure 3A: Rockport, MA.
Source: Google Street View

The public plaza to the right of this building sets the mass of the building back from the street corner.



Figure 3B: Rockport, MA.
Source: Google Street View

This is a single building that uses a change in height, rooflines, and ground floor treatments to break the larger mass into components that are smaller in scale.

Building Form and Massing



Figure 3C: Rockport, MA.
Source: Google Street View

Although these buildings are individual buildings, they could be easily linked to form a larger structure that still has a pedestrian-oriented relationship with the street.

The following examples provide a variety of architectural elements, both traditional and contemporary, that would be suitable for a maritime neighborhood.

- Traditional pitched roof form is broken by gables and a tower (4) and dormers (7).
- Windows are in proportion to each other and to the façade of the building.
- All façades are treated with equal care.
- Materials are traditional but used in contemporary ways (5,6).
- Retail storefronts are clearly identified (6,8).
- The massing of larger structures is broken by porches (4), balconies (5), decks (6); the articulation of the façade (7,10); or a change in materials (9).



Figure 4: Residential
Source: Unknown, provided by the City of Norwalk

Building Form and Massing



Figure 5: Office
Source: Unknown, provided by the City of Norwalk



Figure 6: Retail
Source: Unknown, provided by the City of Norwalk



Figure 7: Residential
Source: Unknown, provided by the City of Norwalk



Figure 8: Mixed-Use
Source: Unknown, provided by the City of Norwalk

Building Form and Massing



Figure 9: Residential
Source: Unknown, provided by the City of Norwalk



Figure 10: Residential
Source: Unknown, provided by the City of Norwalk

Storefronts



Figure 11: Storefront
Source: chandlercafe.com

The storefront has an inset entry, minimal window signage to increase transparency, and the typical three-part arrangement of base, window, and sign band (in this case, the sign band is replaced by an awning sheltering the main window and the entry).

Storefronts



Figure 12: Contemporary Storefront

Source: Skywindowsnj.com

This storefront is a more contemporary version with greater transparency, but still follows the three-part rule of base, window, and sign band (just visible at the top of the picture). Again, the window signage does not block the interior of the space. The entrance is stepped back from the windows to provide shelter to those entering and leaving the business.

Landscape adjacent to Parking



Figure 15: Elk Grove Rain Garden Plaza

Source: City of Elk Grove, elkgrovecity.org

The components of this plaza could be replicated at a smaller scale, and include shaded public seating, pervious paving, and a rain garden with informational signage.



Figure 16: Glenview Design Guidelines

Source: Chaddick Institute for Metropolitan Development Programs, lasdepaul.edu

The edge between parking lot and sidewalk has a significant buffer of small trees, shrubs, and mulch.

Street Furniture



Figure 17: Contemporary Bench
Source: Larkin Engineering Street Products

The combination of wood and metal is appropriate for the maritime heritage of the East Norwalk neighborhood, but the sleeker lines provide a contemporary update to these traditional materials. Other street furniture, such as waste and recycling bins and lighting, should be coordinated with the choice of benches.



Figure 18: Recycling Bins
Source: Larkin Engineering Street Products

The streamlined three-bin recycling bin is an appropriate choice for the proposed public/private plazas and seating areas in this district.



Figure 19: Solar-Powered Recycling Bins
Source: BigBelly.com

Solar powered bins provide additional trash-collecting capacity, reducing operating costs. Some can also indicate when they are full, reducing the likelihood of waste piling up outside the bin.



Figure 20: Pole-mounted Dog Waste Bin
Source: Larkin Engineering Street Products

Another contemporary need is a dog waste bin that reminds residents and visitors to clean up after their dogs and prevent waste from entering the stormwater system, particularly important near surface water.

Street Furniture



Figure 21: Bike Racks
Source: mrcrec.com (top),
parkitbikeracks.com (bottom)

Bike racks can be playful and tied to community identity as is the fish (top), or simple and unobtrusive (bottom).



Standards for Sidewalks, Crosswalks, Lighting and Bus Shelters

Lighting Yorktown Luminaires (see attached)

Curbs Granite

Bus Shelter Brasco Eclipse (see attached)

Crosswalk Pattern



Flush set granite curb for edge restraint. 90-degree herringbone using the concrete brick pavers.

Source:

<https://i.pinimg.com/236x/88/5a/38/885a386371a45cd69aa769e2c3d591f3--brick-pathway-front-walkway.jpg>

Sidewalk Pattern



Concrete pavers in brick to edge the granite curb (three solid rows) and planting area. Dark grey concrete pavers to indicate building entrance.

Source:

https://mediad.publicbroadcasting.net/p/wjct/files/styles/x_large/public/201509/laura_street.jpg

On-Street Parking



Permeable paving is used for parking. The sidewalk is defined by a permeable paved edge, planters for trees, and a change in surface from the sidewalk to the parking area.

Source: City of Ventura, CA, National Association of City Transportation Officials