



# VOLUME II: DISTRICT DESIGN GUIDELINES RICHMOND HIGHWAY

# AGENDA

**RELATIONSHIP TO COMPREHENSIVE PLAN AND  
VOLUME I**

**URBAN DESIGN FRAMEWORK & FEATURES**

**CHAPTERS & OVERVIEW CONTENTS**

**NEXT STEPS**



# RELATIONSHIP TO COMPREHENSIVE PLAN & VOLUME I

# COMPREHENSIVE PLAN & UDG

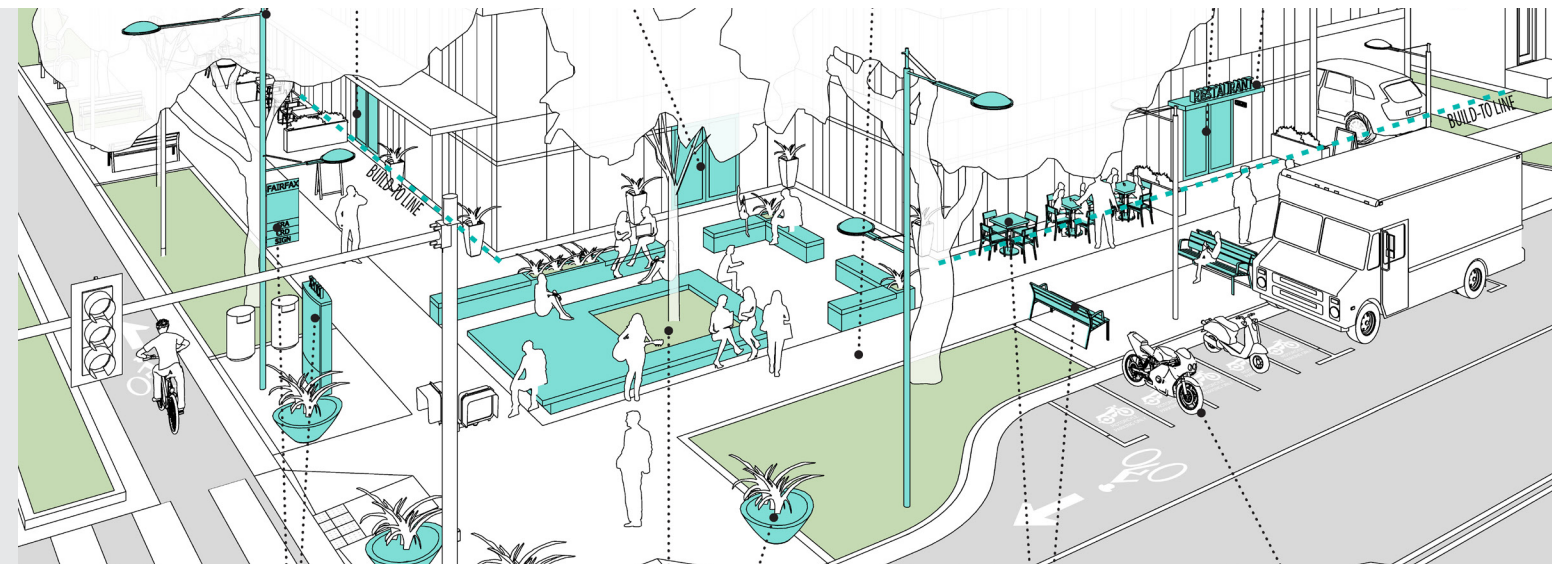
## COMPREHENSIVE PLAN

- **Desired land uses and levels of intensity** of development
- **General guidance** on built form and open space
- **Policy guidance** on the growth related areas such as, environmental impacts, affordable housing, public facilities, etc.



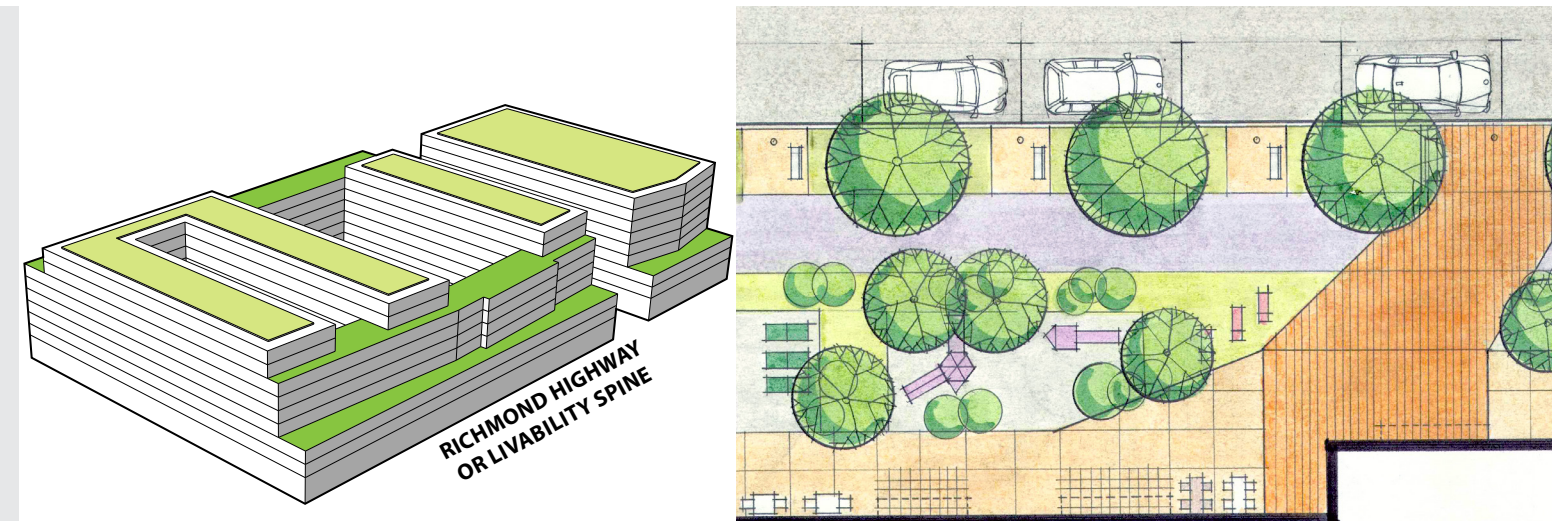
## VOL I: URBAN DESIGN GUIDELINES

- Principles and strategies that are applicable **generally to all of the CRDs and CRAs**
- Streets and Streetscape, Open Space, Building Design, Parking and Access, Placemaking Elements (Signage, Art, Gateways & Water Features), Interim Development Conditions



## VOL II: DISTRICT DESIGN GUIDELINES

- **Tailored specifically for each CRD and CRA, such as Richmond Highway**
- Details on streetscape, public space, and building design to help form the desired character
- Guidance on Richmond Highway Frontage, CBC-Specific Guidelines, Uses Requiring Special Considerations



# URBAN DESIGN FRAMEWORK & FEATURES

# URBAN DESIGN FRAMEWORK

## THREE "LAYERS"

1

### AREA-WIDE ELEMENTS

#### CONSISTENT STREETScape

PAVING | LIGHTING | BRT STATION PLAZAS

#### DESIGN THEMES

LEGACY | ECOLOGY | CONNECTIVITY | PLACEMAKING

2

### NORTH & SOUTH AREAS

#### NORTH AREA

CONTEMPORARY AESTHETIC: BUILDINGS, FURNISHINGS

#### SOUTH AREA

TRADITIONAL AESTHETIC: BUILDINGS, FURNISHINGS

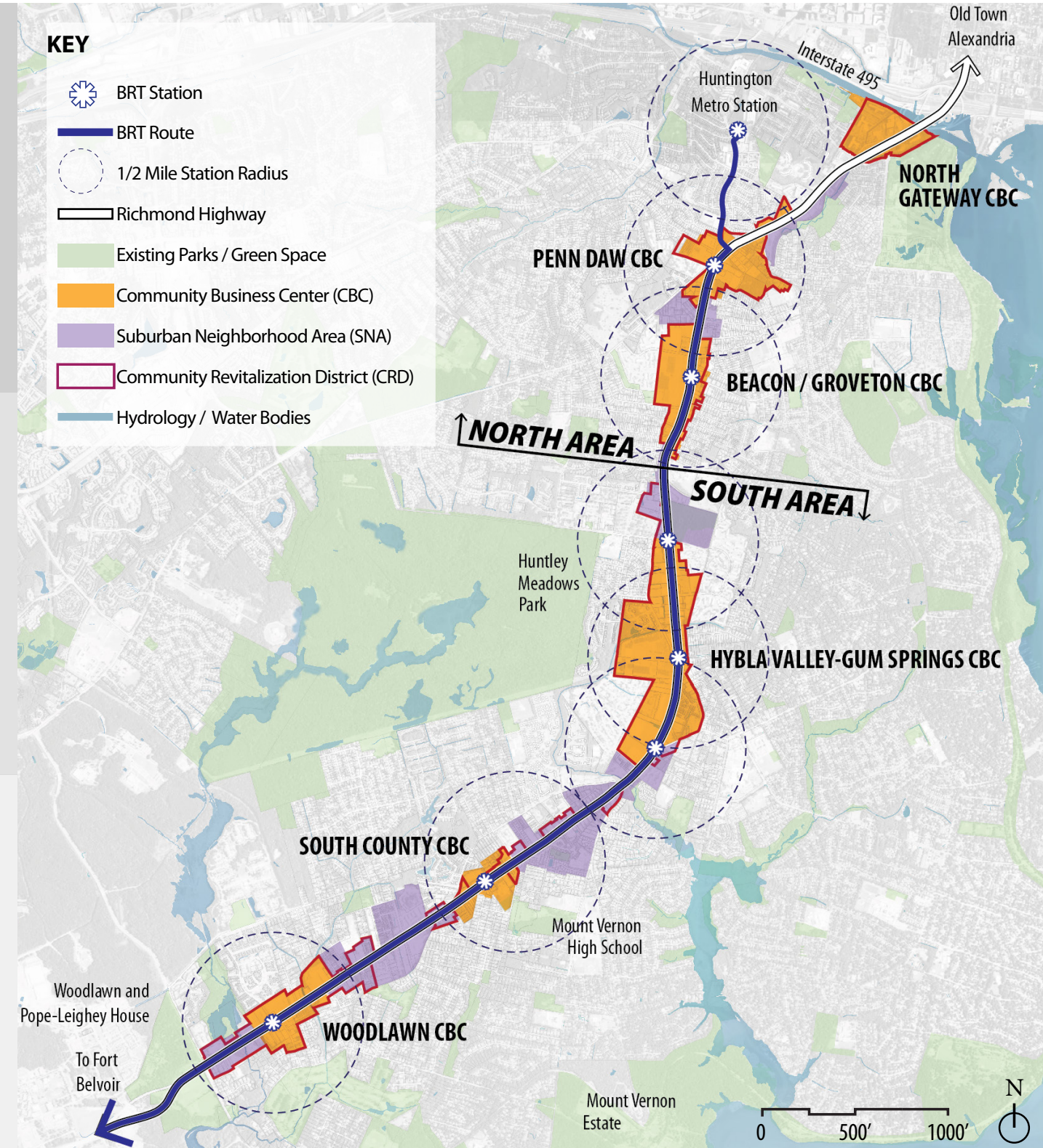
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### CBC-SPECIFIC FEATURES

6 CBCs

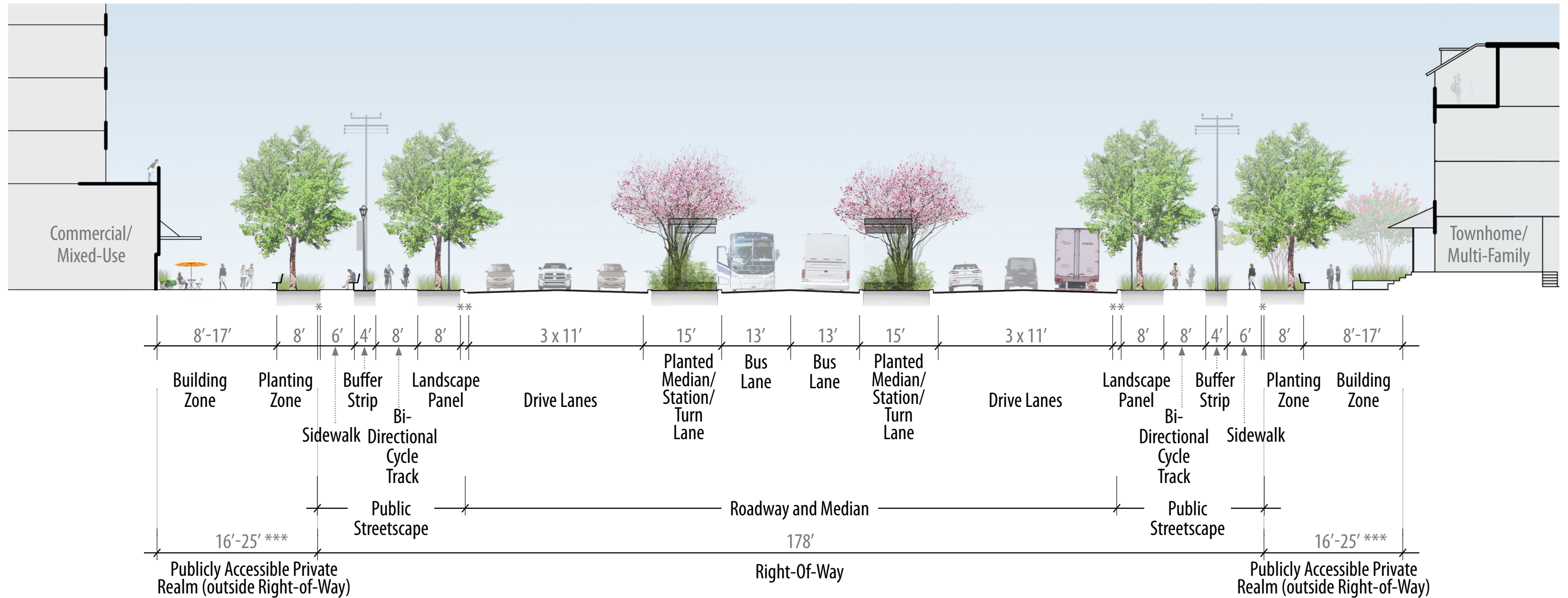
NORTH GATEWAY, PENN DAW, BEACON / GROVETON, HYBLA VALLEY-GUM SPRINGS, SOUTH COUNTY, WOODLAWN

TREES | PUBLIC SPACES |  
LEGACY & HISTORIC FEATURES

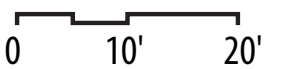


# 1 CONSISTENT STREETScape

## RICHMOND HIGHWAY TRANSIT BOULEVARD CROSS-SECTION

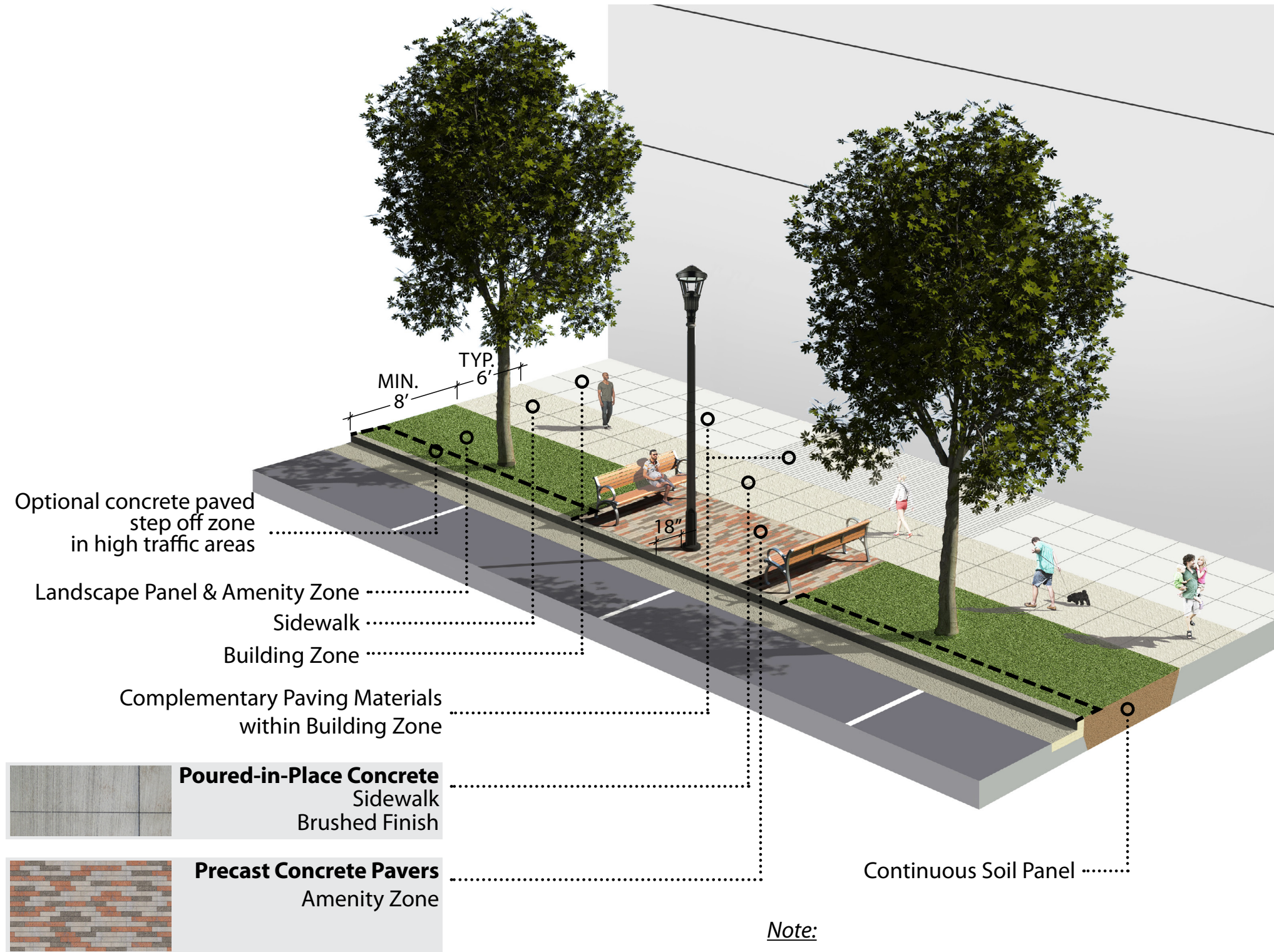


- \* 6" Maintenance Buffer
- \*\* 18" Curb & Gutter
- \*\*\* Minimum of 30' in SNAs

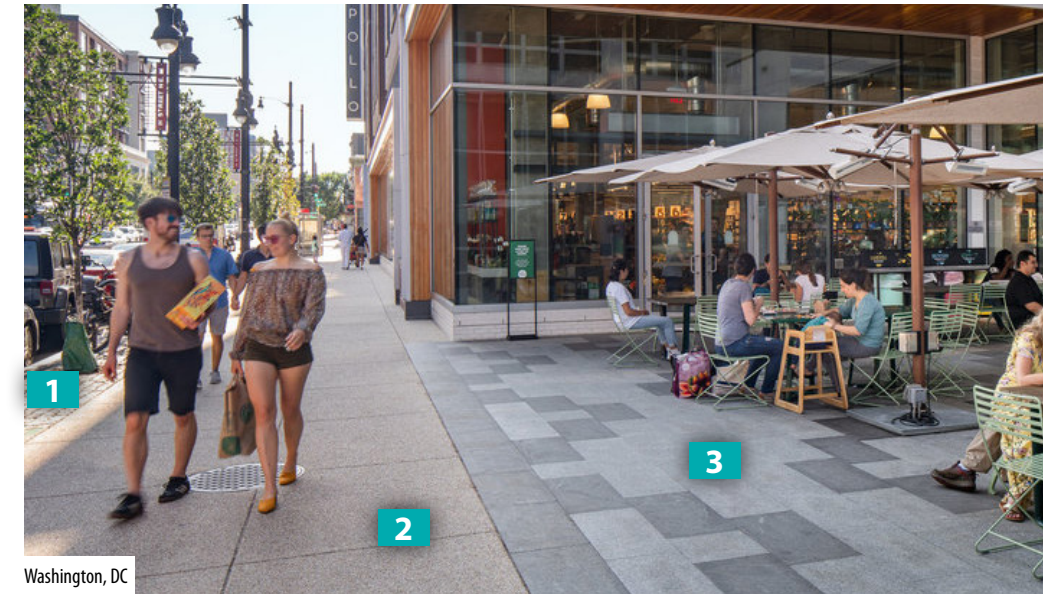


# 1 CONSISTENT STREETSCAPE

## PAVING TREATMENTS



*Note:*  
Applicable to all streetscapes except Richmond Highway



- 1 Amenity Zone: Pavers
- 2 Sidewalk: Poured-In-Place Concrete
- 3 Building Zone: Pavers (compatible the those in the Amenity Zone and the Sidewalk)



# 2 NORTH & SOUTH AREAS

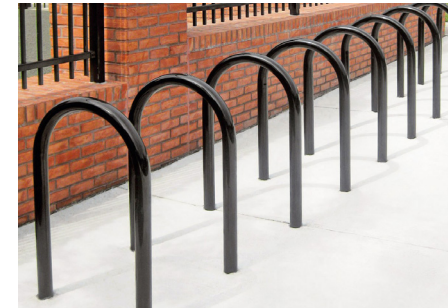
## NORTH

- **CBCs:** North Gateway, Penn Daw, and Beacon/Groveton
- **Contemporary** aesthetic
  - **Furnishings** (benches, bollards, trash cans, planters, bike racks)
  - **Architecture** (form and character)



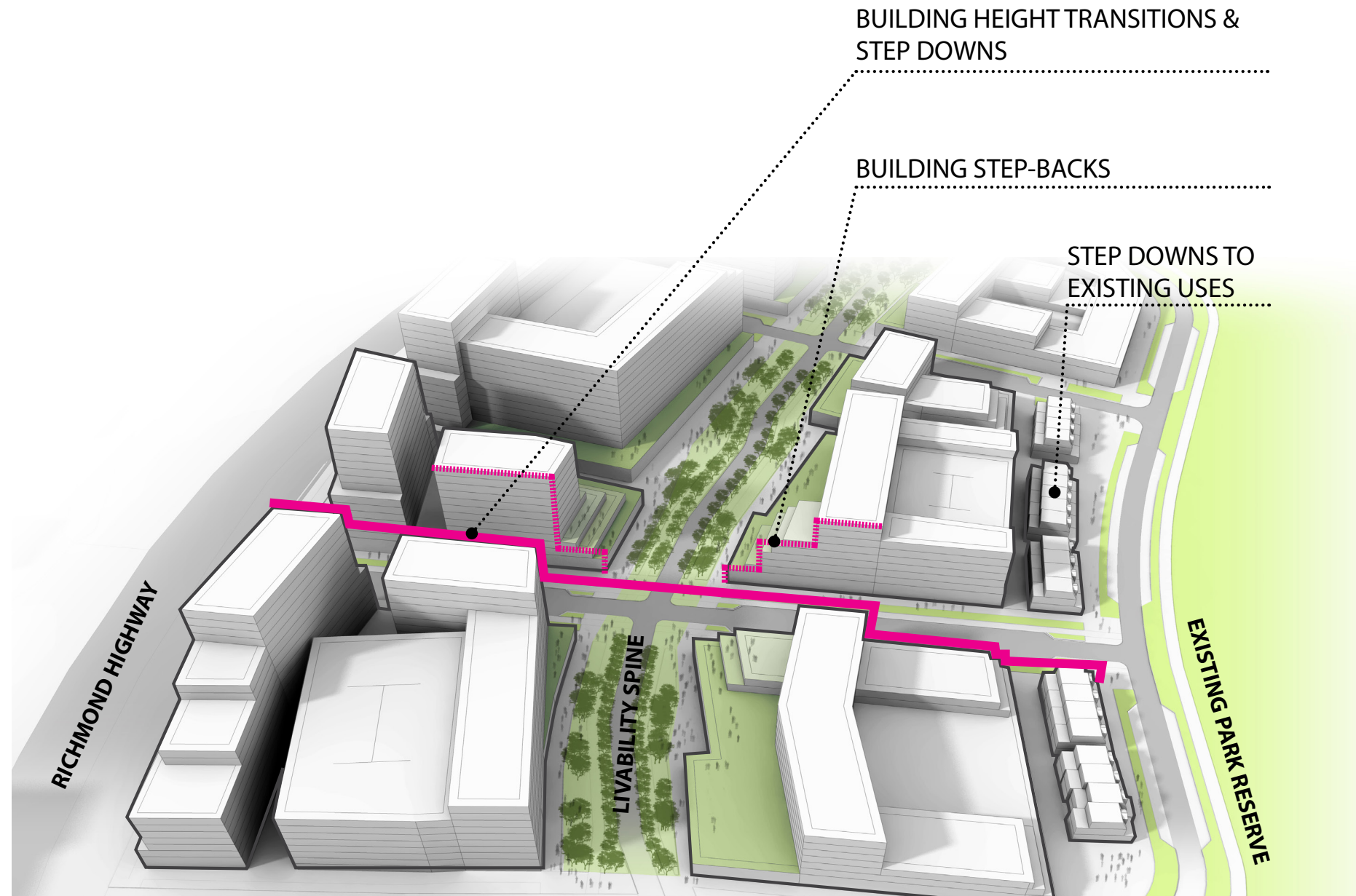
## SOUTH

- **CBCs:** Hybla Valley-Gum Springs, South County, Woodlawn
- **Traditional** aesthetic
  - **Furnishings** (benches, bollards, trash cans, planters, bike racks)
  - **Architecture** forms, façade and roof treatments that complement the area's historic resources



# 2 NORTH & SOUTH AREAS

## BUILDING STEP DOWNS, STEP-BACKS & MODULATION



### NORTH



### SOUTH



# 2 NORTH & SOUTH AREAS

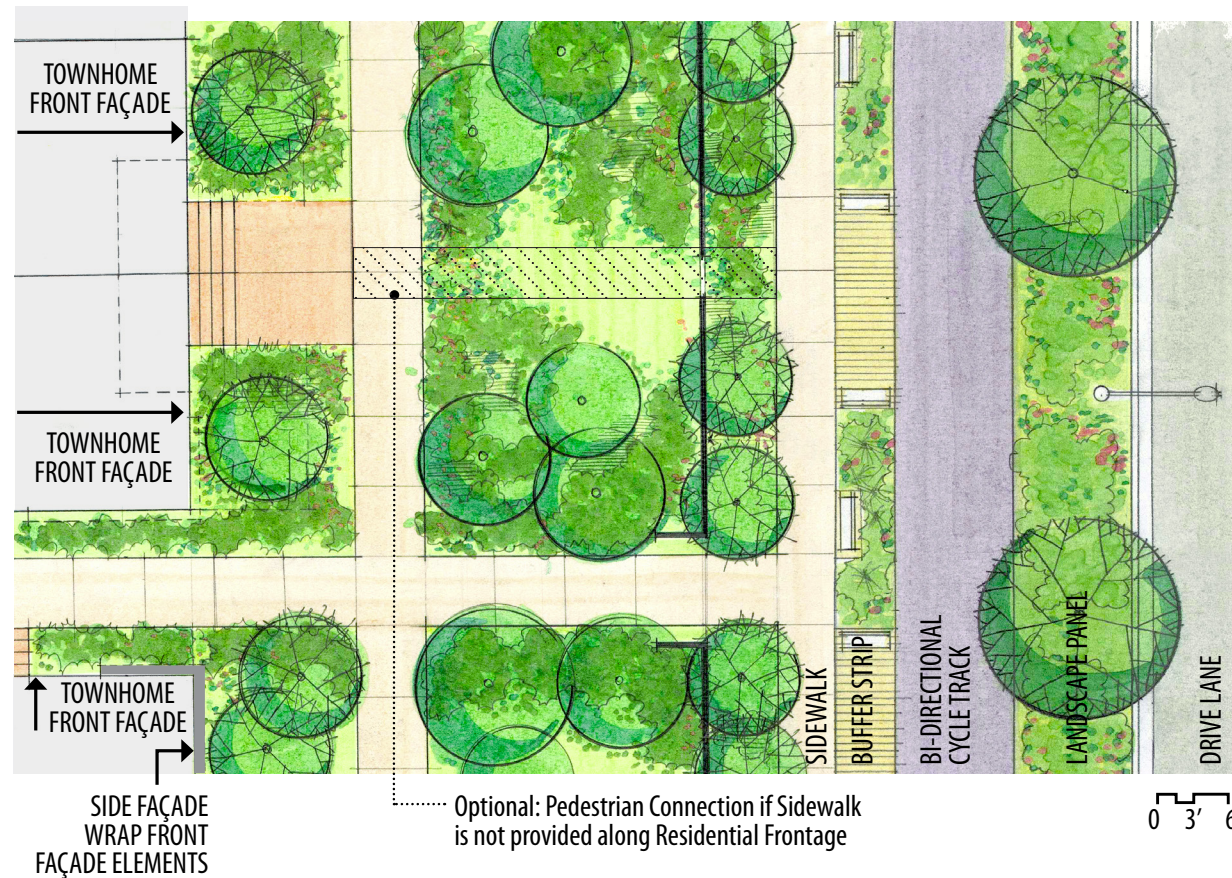
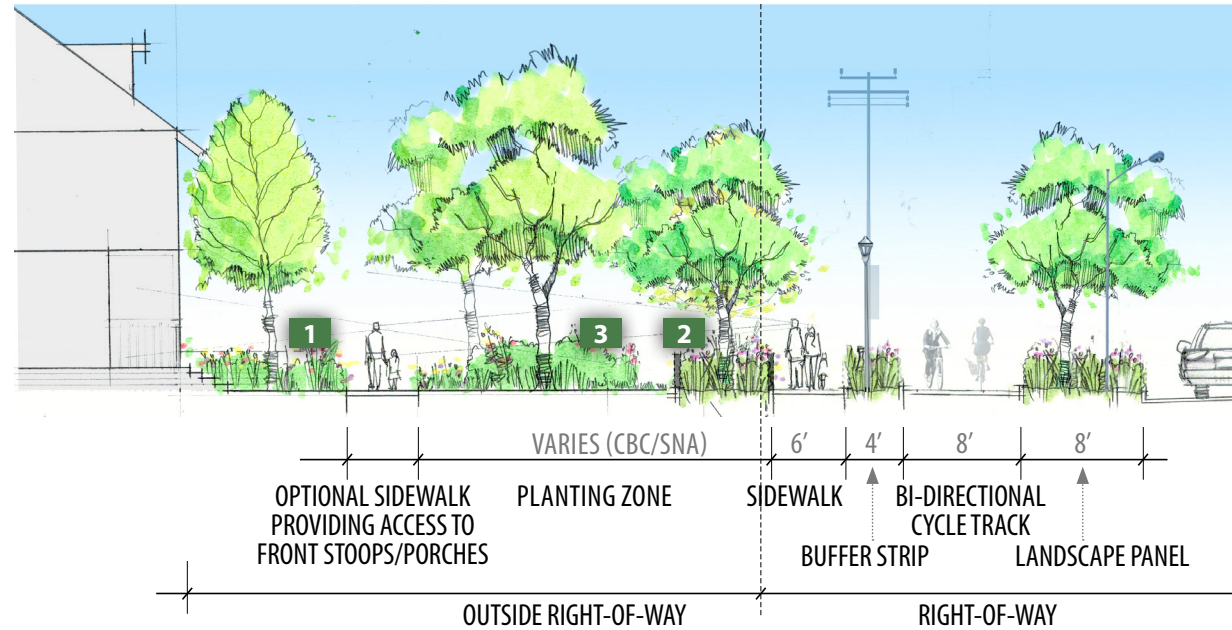
## TOWNHOME DESIGN

- **BUFFER AREAS ALONG RICHMOND HIGHWAY (SETBACK FROM RIGHT-OF-WAY)**

- **CBCs:** 16'-25' Wide
- **SNAs:** 30' minimum width
- Additional landscaping helps buffer residential uses from the Highway
- Low height walls, architectural screens, shrubs and ornamental trees provide privacy to ground level residential uses while maintaining visibility of porches/stoops/etc.

- **PLACEMENT & ORIENTATION**

- **Front façades of buildings:** oriented toward Richmond Highway, primary streets, and open spaces
- **Corner units:** façade treatments should include windows on both street-facing sides



## NORTH



## SOUTH



# 3 CBC-SPECIFIC FEATURES

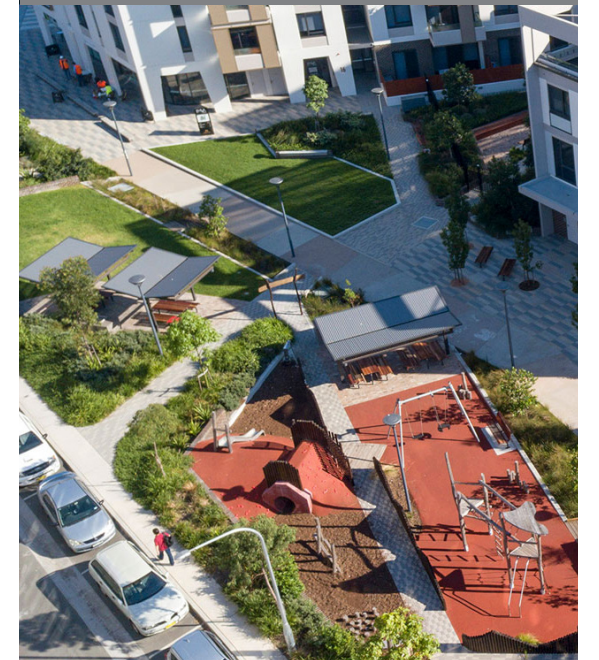
## SHAPING THE UNIQUE CHARACTER OF EACH CBC

- **Distinctive trees:** define each CBC along the Richmond Highway Transit Boulevard
- **Signature public spaces:** feature the Bow-Tie Plaza (Penn Daw), Central Civic Plaza (Beacon/Groveton), and Legacy Park (Hybla Valley-Gum Springs), are intended to highlight and memorialize aspects of each CBC's history and natural features
- **Linear parks and environmental enhancements:** include Livability Spines in Penn Daw, Beacon/Groveton, and Woodlawn CBCs and Ecological Spines in North Gateway, Hybla-Valley Gum Springs and Woodlawn CBCs
- **Commemorative streetscapes and trails:** recognize and link historic resources, such as the Legacy Corridor (Hybla-Valley-Gum Springs) and Cultural Corridor (Woodlawn)
- **Character-defining natural and built features:** include Cameron Run, the Richmond Highway/I-495 underpass, and gateway features in North Gateway CBC; the Fairchild Park Reserve in Penn Daw; and green buildings in Hybla Valley-Gum Springs CBC

DISTINCTIVE TREES



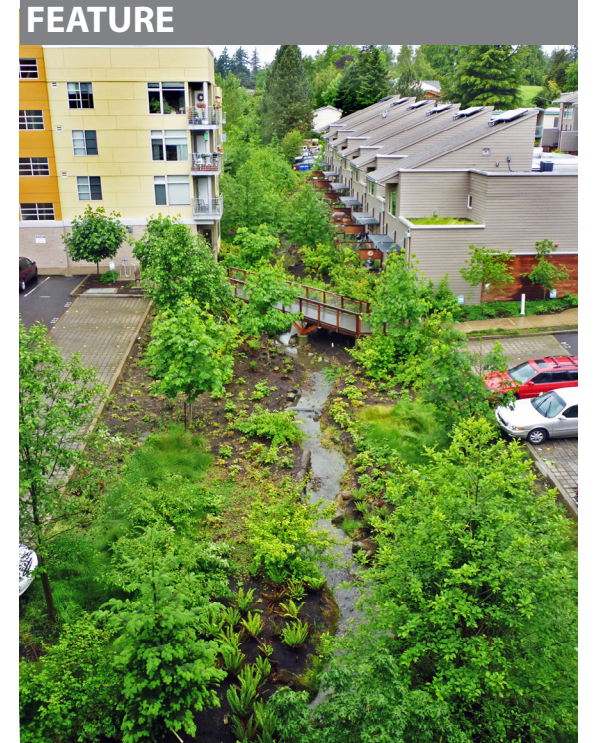
SIGNATURE PUBLIC SPACE



COMMEMORATIVE TRAIL



CHARACTER-DEFINING NATURAL FEATURE



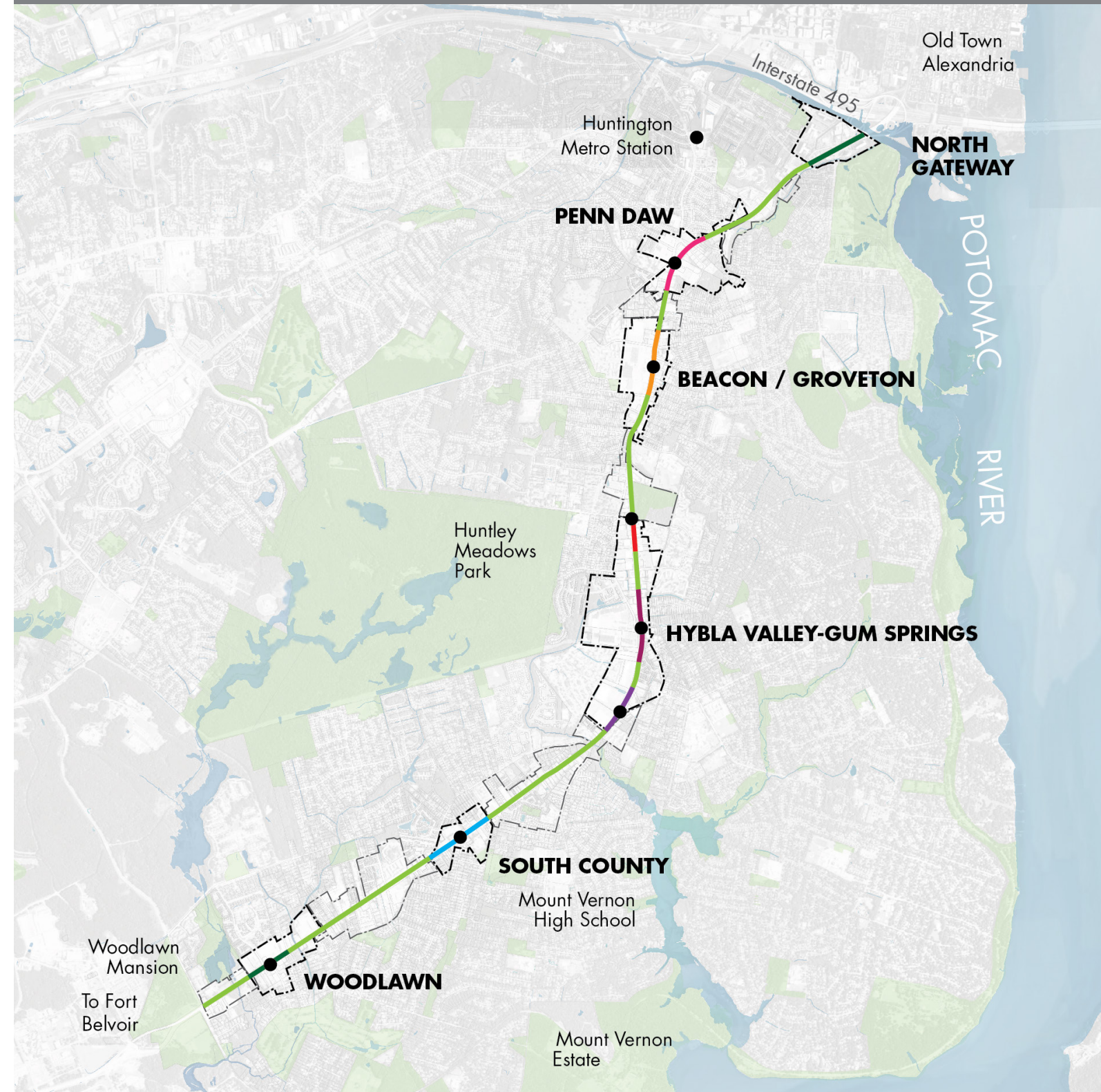
# 3 CBC-SPECIFIC FEATURES

## DESIGN STRATEGIES | TREES

### RICHMOND HIGHWAY (in CBCs)

- **Dominant tree species within within CBC** along Richmond Highway
- **Repeat along both sides of the roadway**, creating a sense of enclosure and reinforcing a consistent visual character
- **Regularly-spaced**

## TREE PLANTING APPROACH



# 3 CBC-SPECIFIC FEATURES

## DESIGN STRATEGIES | TREES (COMPARISON BETWEEN CBCs & SNAs)

### CBCs



- **Dominant tree species**
- **Regularly-spaced**

### SNAs

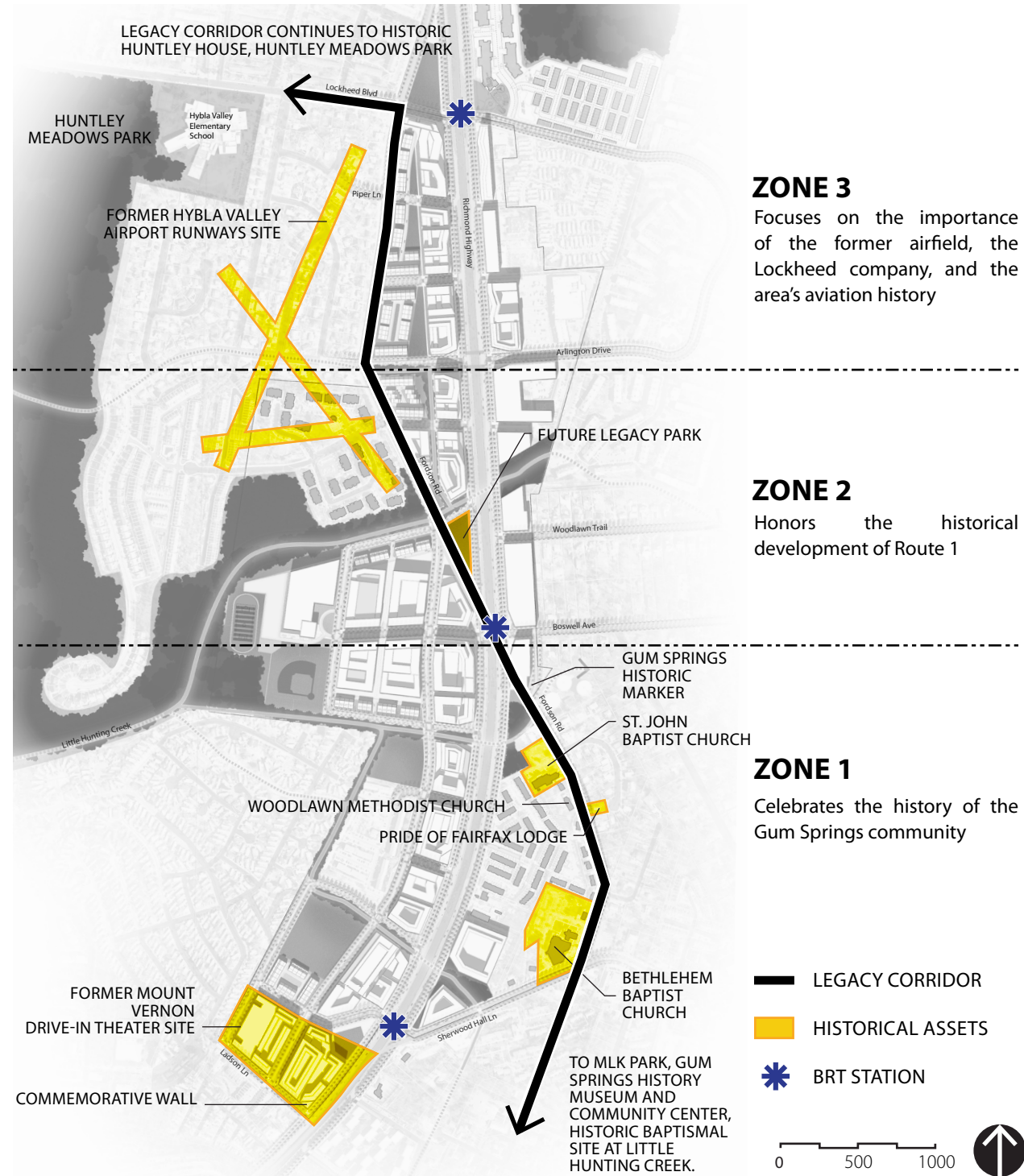


- **Mix of species and sizes**
- **Irregularly spaced**

# 3 CBC-SPECIFIC FEATURES

## HYBLA VALLEY-GUM SPRINGS CBC | COMMEMORATIVE TRAIL EXAMPLE

### LEGACY CORRIDOR



### LEGACY CORRIDOR & LEGACY PARK



### PAVING & INTERPRETIVE SIGNAGE



# 3 CBC-SPECIFIC FEATURES

## TWO INNOVATIVE LINEAR PARK TYPES

### LIVABILITY SPINES



Sydney, Australia

### ECOLOGICAL SPINES



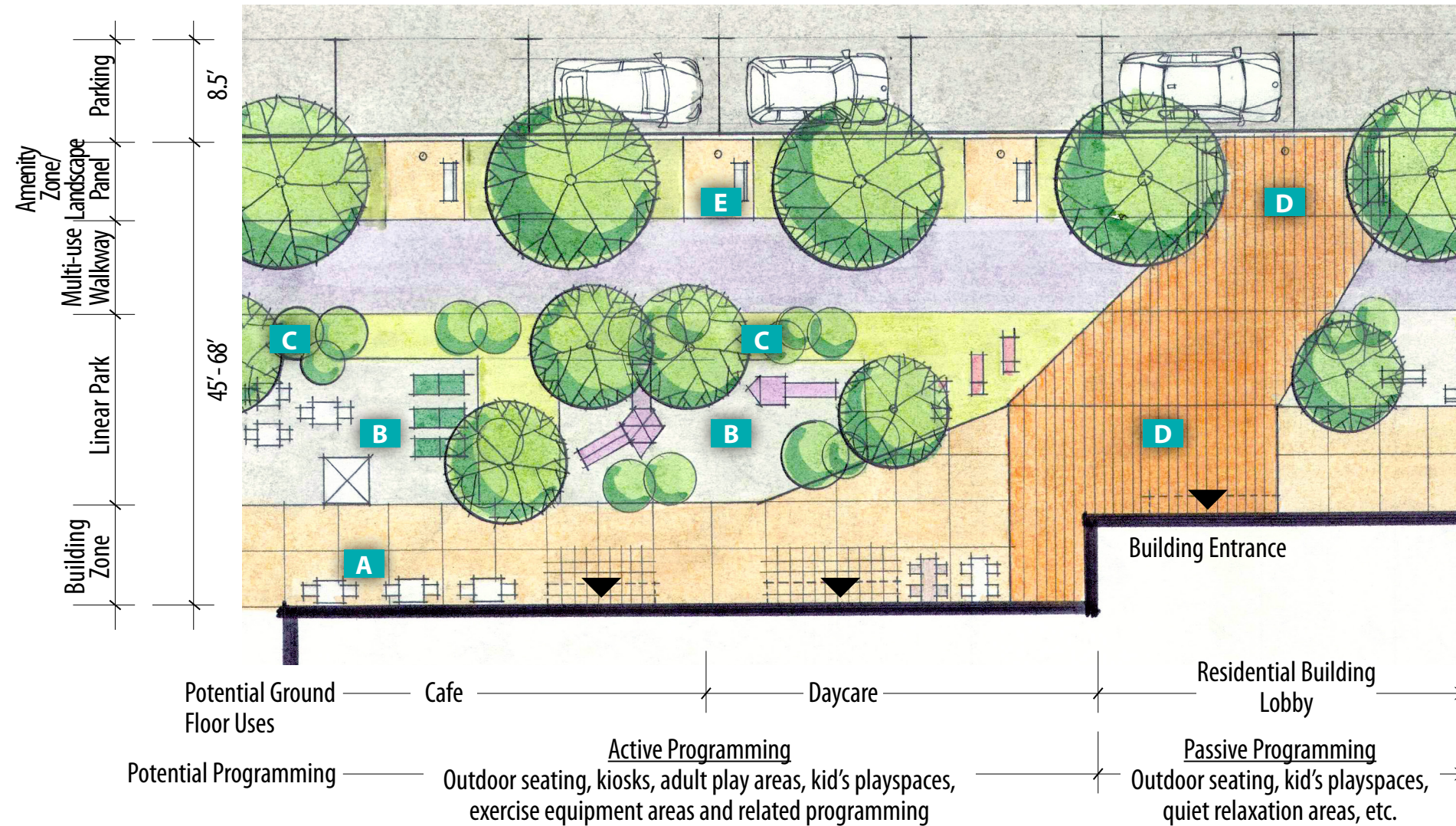
Nantes, France



# 3

## CBC-SPECIFIC FEATURES

### LINEAR PARKS | LIVABILITY SPINE



#### KEY

- A** Outdoor dining / seating / planters / etc. along a building façade
- B** Programming clusters ("rooms")
- C** Appropriate landscape buffers (trees, low understory planting, etc.) and architectural screens between each "room"
- D** Connections between Building Zones, linear parks, walkways and Landscape Panel/Amenity Zone via special paving treatments
- E** Hardscape areas/Amenity Zone to provide a pedestrian connection between parked vehicles and walkways / linear parks / Building Zones

- Aggregate park space contributions by individual property owners to create a **vibrant linear park**
- Flexible spaces and **programming clusters ("rooms")** that accommodate a **spectrum of active and passive uses**
- Guidelines provide **detail of types, programming, material applications, and implementation strategies**

# 3 CBC-SPECIFIC FEATURES

## LINEAR PARKS | ECOLOGICAL SPINE



Portland, OR

- Formed by **“daylighting” covered streams** and by **enhancing existing streams** and riparian buffer areas
- Serve a range of **ecological, recreational, and educational purposes** while connecting people with nature
- Augment downstream health and offer the potential for **habitat creation** through the integration of native plants
- Guidelines provide **details of types, programming, material applications, and implementation strategies**



Lille, France



Champaign, IL

# USES REQUIRING SPECIAL CONSIDERATIONS

## DESIGN PRINCIPLES

- **Auto-oriented development typologies should be adapted to fit within a more urban, pedestrian-oriented context.**
- **Siting is crucial to accommodating auto-oriented uses within a more compact urban form.**
- **New developments should incorporate landscape and architectural screening to ensure compatible transitions between land uses and densities.**
- **Interim streets should be considered as a tool for building street grids and streetscapes as development projects occur over time.**



# USES REQUIRING SPECIAL CONSIDERATIONS

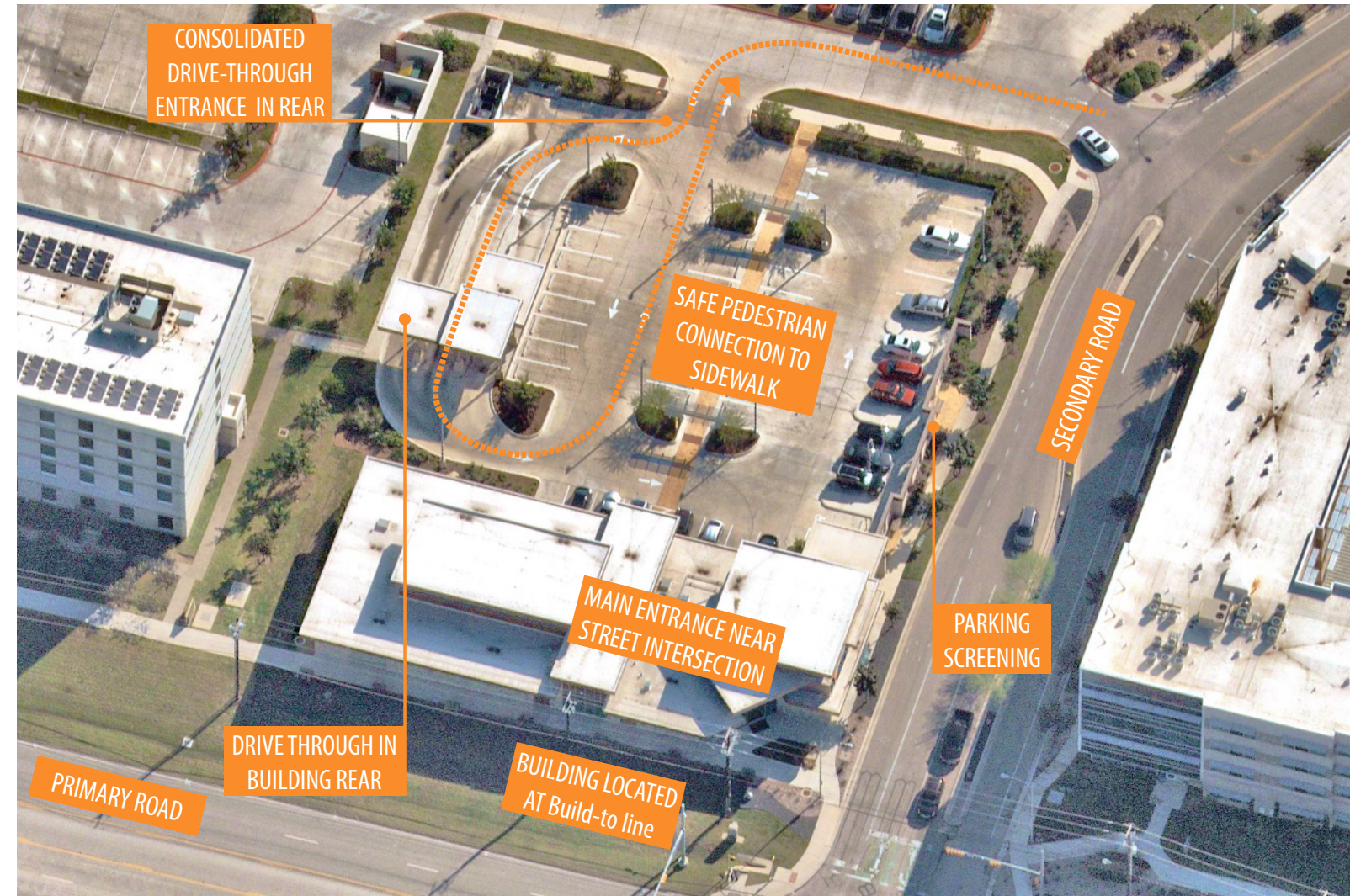
## DRIVE-THROUGHS | DESIGN STRATEGIES

### LOCATION AND INTEGRATION

- **Preference #1:** Integrate into larger commercial/mixed-use buildings.
- **Preference #2:** Locate at the edges of strip commercial center buildings.
- **Preference #3:** Integrate with at least one additional commercial use.

### ALTERNATIVE APPROACHES

- Designated delivery or pick-up areas are encouraged in lieu of drive-through lanes.



# USES REQUIRING SPECIAL CONSIDERATIONS

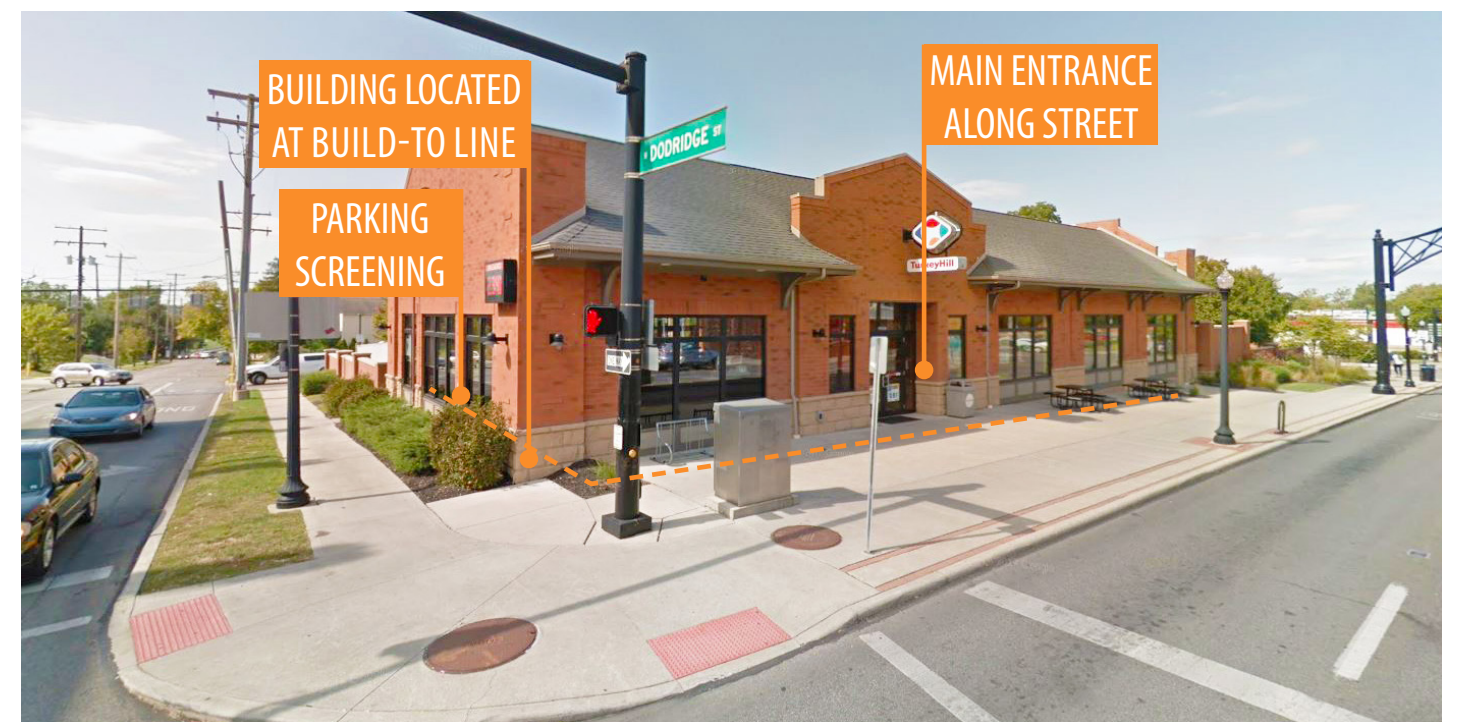
## GAS STATIONS | DESIGN STRATEGIES

### LOCATION AND INTEGRATION

- **Preference #1:** Integrate within mixed-use buildings.
- **Preference #2:** Locate associated building(s) along primary road's frontage or at street intersections, with the gas station canopy areas located at the side of the convenience store building.

### LANDSCAPING, SCREENING, AND BUFFER

- Dense planting should be applied at the edges of properties
- Low-height architectural walls, decorative fencing and/or raised planters



# STRUCTURE OF THE GUIDELINES

## CHAPTERS

- 1. Introduction** [Structure of the Guidelines, Area Overview, Intended Use and Flexibility]
- 2. Vision and Urban Design Framework**
- 3. Public Realm Features** [Streetscapes (Paving, Furnishings, Trees, Signage); Linear Parks and Stormwater Management (Livability Spines, Ecological Spines and Stormwater Management)]
- 4. Building Design**
- 5. Richmond Highway Transit Boulevard Streetscape & Frontage** [Hardscape and Furnishings, Transit and Intersection Plazas, Suburban Neighborhood Areas]
- 6. CBC-Specific Guidelines** [North Gateway, Penn Daw, Beacon/Groveton, Hybla Valley-Gum Springs, Woodlawn]
- 7. Uses Requiring Special Considerations** [Drive-Throughs, Gas Stations, Big-Box Uses, Landscaping and Transitioning Between Uses, Interim Streets]



# NEXT STEPS

- **Public Draft:** Late November/Early December 2019  
[6 week review period]

Will be available online with background information, a video, executive summary and a feedback form

- **Adoption:** Tentatively Early 2020



# DISCUSSION