

Nottingham Village Manual of Design Guidelines

Adopted: Resolution #__, West Nottingham Township Board of Supervisors
__/__/2010



As adopted by Resolution #__ of the West Nottingham Township Board of Supervisors (__/__/2010), this Manual of Design Guidelines depicts, through the use of narrative, photographs, and graphics, the community character that is desired for the Village [i.e., Traditional Neighborhood Design] District, as defined in Part 6 of the West Nottingham Township Zoning Ordinance, from both general and detailed perspectives and/or from positive and negative perspectives.

Overall, Nottingham Village will be a desirable place in which to live, work, play, and/or learn due to characteristics such as its mix of commercial, residential, light industrial, and institutional land uses; the priorities placed on walking, biking, or other non-automotive transportation; and the provision of ample and usable parks and other community gathering places.

Pages 1 through 4 of this Manual generally describe and exemplify this approach for the three subdistricts within West Nottingham's Village District. Boundaries for the three subdistricts (i.e., Village Center, Village Commercial, Village Residential) generally follow the Nottingham Village "Concept Plan" (2007) shown on Pages 5 and 6. The remaining pages in the Manual address the individual elements (e.g., building location, form, and uses; street and streetscape patterns and designs; civic spaces) that will be incorporated into development or redevelopment within any of the subdistricts.

Community Design: Village Center



The Village Center subdistrict (shown as “VCTR” on the Township’s Zoning Map) is the core of the Nottingham Village TND District, located at and near the focal point of the intersection of Route 272 and Baltimore Pike. Of the three subdistricts, the Village Center is the area where development and redevelopment will provide the greatest opportunity to live, work, play, and shop. It is envisioned as the place where Township and area residents and visitors will be able to meet a variety of residential, retail, and service needs (e.g., single-family home or apartment, specialty shop, doctor’s office); work on a full- or part-time basis; pursue social and other entertainment activities; and gather in a civic space or public building. In the core of the Nottingham Village TND District, traffic will move slowly yet smoothly because drivers will have more than one option to reach their destination, be it within or beyond the village. Development and redevelopment in the Village Center subdistrict will adhere to the applicable design guidelines contained herein (pp. 7 through 15) as well as follow and/or expand upon, the general land use and traffic plans presented in the Concept Plan for Nottingham Village (p. 6).

Community Design: Village Commercial

The Village Commercial subdistrict (shown as “VCOM” on the Township’s Zoning Map) is where village center uses transition to, and include, larger-scale uses west of the Village Center subdistrict, and further west of Route 1. These areas- envisioned for larger retail, commercial, or light industrial uses- will provide significant employment opportunities. In addition, live-work units and apartments or office space above ground floors will create living options plus smaller scale commercial opportunities for service (e.g., consulting firm) or specialty retail (e.g., art gallery) sectors. As with the other two subdistricts, the Village Commercial subdistrict will provide opportunities for workers and residents to gather in civic spaces, and to use non-automotive means of transportation within the subdistrict, to reach destinations in the Village Center subdistrict, or to travel to a home in the Village Residential subdistrict (p. 4). Roads will be designed to move traffic smoothly yet slowly, using improved existing roads or new roads that follow and expand upon the traffic plans presented in the Concept Plan for Nottingham Village (p. 6). Overall development and redevelopment in the Village Commercial subdistrict will adhere to the Concept Plan’s land use patterns, as well as to applicable design guidelines contained herein (pp. 7 through 15).



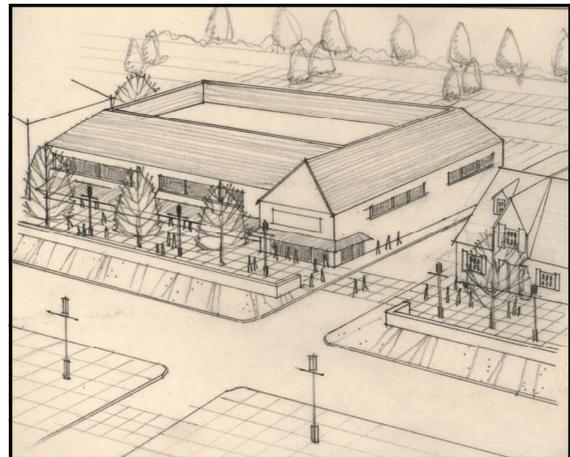
Aerial photograph of Peddler’s Village (Lahaska, PA) located between Routes 202 and 263 in Bucks County, and nearby “big-box” development south of Route 202. At right is a footprint sketch of both developments. Examples of individual building forms for both small-scale and large-scale retail developments are found on the following page.



Community Design: Village Commercial (continued)



Both this photograph (left) and the accompanying generic sketch (right) convey the scale and pedestrian orientation desired for smaller-scale commercial uses in the VCOM subdistrict. Note streetscape design with buildings fronting directly on sidewalks, and amenities such as lights, trees, and plantings; clear and inviting sidewalks; and parking to the rear of buildings.



This photograph of a downtown grocery store (left) shows its orientation towards the street and sidewalk, providing a clear entrance for all customers. Similarly, the generic sketch (right) shows how large-scale retail stores, as allowed in the VCOM subdistrict, could be designed and oriented with lights, street trees, and inviting sidewalk materials. Note separation of pedestrian areas and storefronts from road by a low wall built above grade, which may be necessary in some areas of the VCOM subdistrict. Also shown is parking to the rear of the buildings with ample opportunity for signage, and an area on the building's roof for HVAC and other equipment that is not visible to passers-by.

Community Design: Village Residential

The Village Residential subdistrict (shown as “VR” on the Township’s Zoning Map) is where a variety of living options, ranging from single- and two-family homes to attached townhomes or garden apartments to retirement housing, will be provided within the Nottingham Village TND District. These neighborhoods will be walkable and compact, with individual dwelling units designed to create public and private spaces (e.g., front porches close to the street and ample backyards for single- or two-family homes; balconies for apartments). For all units, individual spaces will be supplemented by the provision of convenient civic spaces such as a pocket park with benches, tot lot, etc.. The walkable neighborhoods of the Village Residential subdistrict will easily and clearly connect to the Village Commercial and Village Center subdistricts so that residents may use non-automotive means of transportation to reach work, shopping, or other destinations. Development and redevelopment in the Village Residential subdistrict will adhere to the applicable design guidelines contained herein (pp. 7 through 15), and follow the general land use and traffic plans presented in the Concept Plan for Nottingham Village (p. 5-6).



Single-family detached residence.



Garden apartments next to single-family residences. Inset shows front façade of apartments.



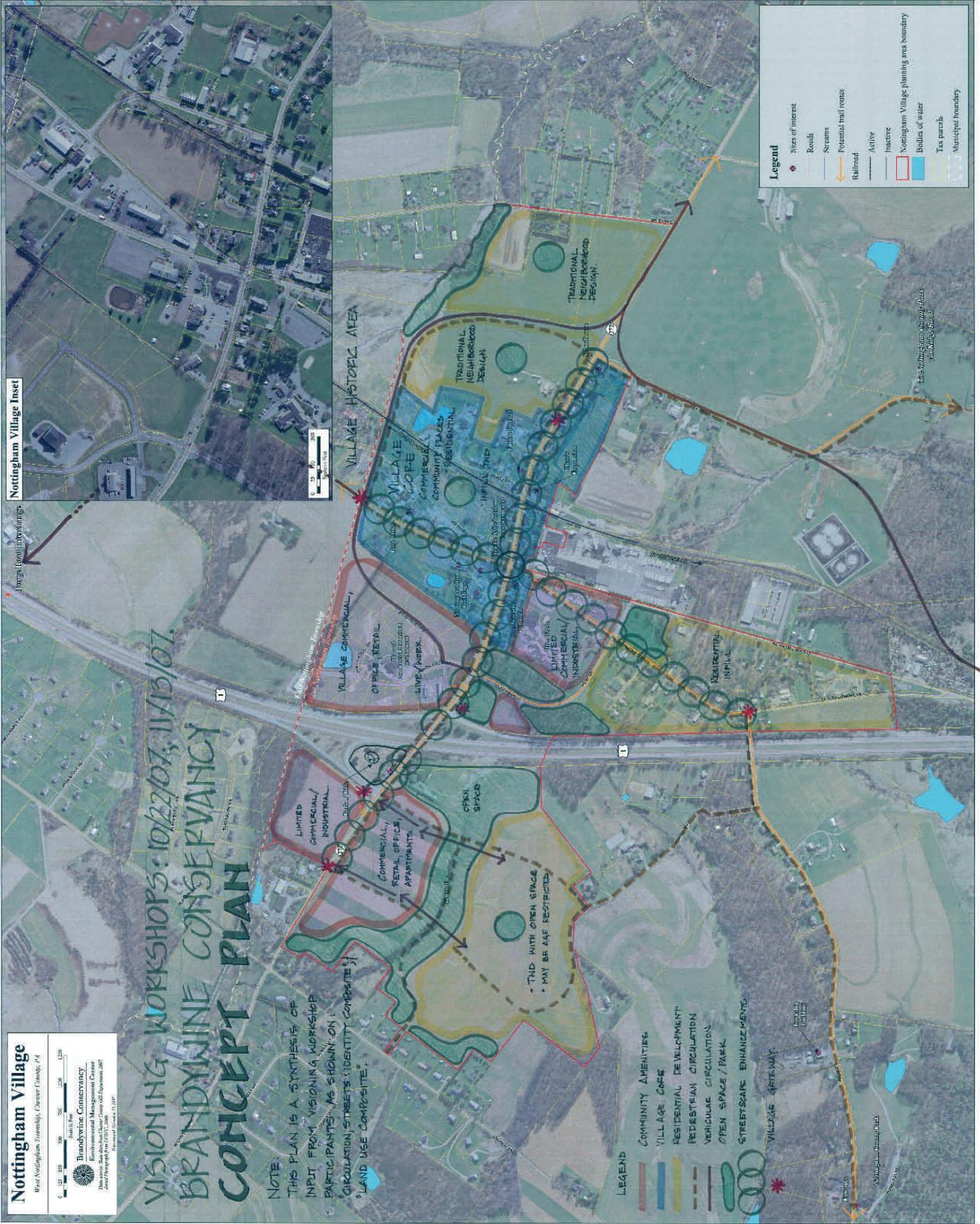
Two-family attached (i.e., duplex) residence.



Attached townhomes.

Nottingham Village Concept Plan

The following map, "Nottingham Village Concept Plan," laid the groundwork for the Village District (Part 6, West Nottingham Township Zoning Ordinance). Since the Concept Plan was created at the start of the ordinance development process, its boundaries have changed, as shown on the adopted Zoning Map. However, the land uses envisioned by the Concept Plan, plus other village parameters such as civic spaces, streetscape improvements, vehicular circulation, and pedestrian access, remain the same and will be considered in any application to the Township pursuant to Part 6 of the Zoning Ordinance and the adopted Zoning Map.



Building Location



YES: Example of building with porches located close to street (Veranda, East Hempfield Township, PA).



NO: Lot sizes and improper setbacks contribute to sprawl in residential areas (West Brandywine Township, PA). [NOTE: This type of residential development is not envisioned for Nottingham Village.]

Recommended Practices

1. Locate buildings close to roads and streets to help retain village character.
2. Conform to the predominant existing building setbacks, where close to road.
3. Build and maintain porches, porticos, and stoops as transition elements between private buildings and the public realm of the streetscape.



NO: Building does not conform to historic setbacks and is oriented principally for automobile access (West Goshen Township, PA). [NOTE: This type of commercial development is not envisioned for Nottingham Village.]



YES: Store fronts close to the street (Peddler's Village, Lahaska, PA).



YES: Grocery store in conformance with existing building setbacks (Burlington, VT).

Building Types

Recommended Practices

1. Commercial and residential buildings should adhere to the size, dimensions, and relationship to the street as established by area design and architecture.
2. Emulate existing commercial, residential, and agricultural building types.



YES: Infill townhomes that conform to local character and closely relate to street (Kennett Square Borough, PA).



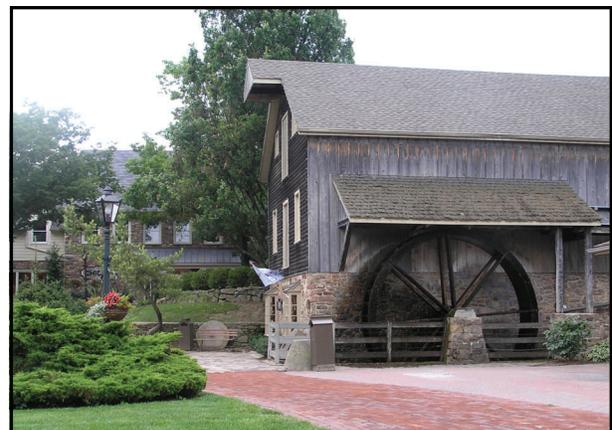
YES: Appropriately scaled commercial building that conforms to local character (Media Borough, PA). *Photo courtesy of Thomas Comitta Associates and Borough of Media.*



NO: Overly dense, conventional apartment buildings relate only to parking lots and parking stalls (Westtown Twp., PA).



YES: New pharmacy created in an historic building (Glastonbury, CT).



YES: Commercial building with locally appropriate architecture (Peddler's Village, Lahaska, PA).

Mixed Uses

Recommended Practices

1. Promote vertically mixed uses, such as live-work units that combine living space with commercial uses.
2. Promote diversified residential unit types to address work force housing needs and accommodate a diverse population.
3. Promote residential units in Village Center, within walking distance of commercial establishments and services.



YES: Mixed use units with commercial on ground floor and apartments above (Eagleview, Uwchlan Township, PA).



NO: Single-story strip mall with parking in front (East Marlborough Township, PA).



YES: Mixed residential housing types in a village setting (Doylestown, PA).



YES: Example of live-work units with retail use on ground floor and apartments above (Habersham, Beaufort, SC).

Civic Spaces

Recommended Practices

1. Incorporate civic spaces as central features of residential and commercial neighborhoods.
2. Connect civic and recreational amenities with sidewalks and pathways.
3. Establish a civic space as an “anchor” for each neighborhood. These can be either open spaces (e.g., green, square, park) or publicly accessible buildings (e.g., library, town hall, community center, train station).



YES: Gazebo on a village green (Peddler’s Village, Lahaska, PA).



YES: Pocket park/sitting area next to municipal building (West Chester Borough, PA).



YES: “Tot lot” play area accessed by a trail (Eagleview, Uwchlan Township, PA).



NO: This bench is an afterthought. A mixed-use district should have a welcoming sitting area for visitors (East Marlborough Township, PA).

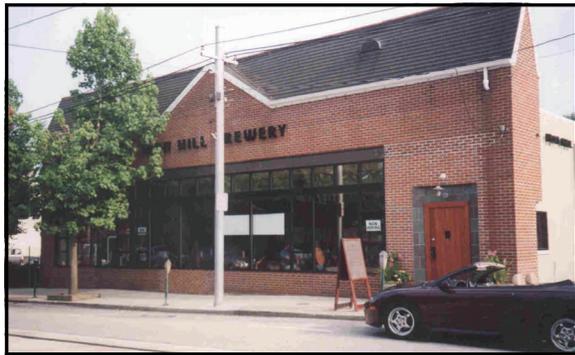


YES: Appropriately scaled and publicly accessible neighborhood library (Weatherstone, West Vincent Township, PA).

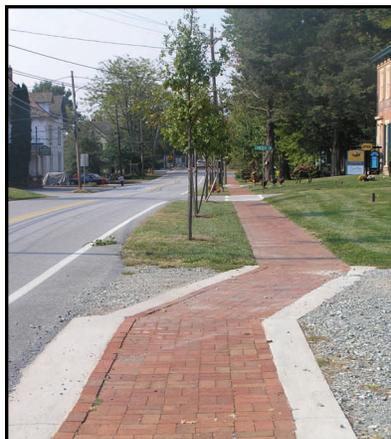
Streetscape Design



YES: Fence, sidewalks and street trees around green (Windcrest development, Sandy Springs, MD). Photo courtesy of Thomas Comitta Associates.



YES: When allowed, use second-story presentation of a single-story building to help create the walls of the outdoor room (Media Borough, PA). Photo courtesy of Chester County Planning Commission.



YES: Sidewalk with concrete strip and planted buffer for pedestrian safety (Unionville, East Marlborough Twp., PA).

Recommended Practices

1. Provide fences, low walls, and street lights along street frontages to create “walls” for the “outdoor room.”
2. To further define the outdoor room, locate multi-story buildings (preferred if meeting height limits) close to sidewalks. Or, as allowed in Part 6 of the West Nottingham Township Zoning Ordinance, design single-story buildings to visually present a second story.
3. Locate sidewalks on both sides of street and design them to have proper drainage, using brick if practical.
4. Use fences, light standards, etc. to define public and private spaces.



YES: Brick sidewalks emulate historic villages (Peddler’s Village, Lahaska, PA).



YES: Well designed streetscape (Media Borough, PA). Photo courtesy of Thomas Comitta Associates and Borough of Media.

Street Trees

Recommended Practices

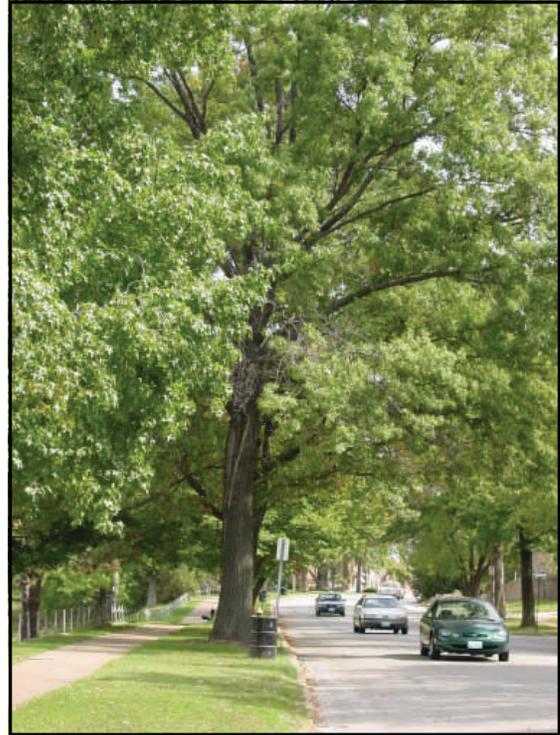
1. Utilize street trees to add a vertical scale to the streetscape.
2. Maintain existing street trees.
3. Install and maintain new street trees at an average interval of 40 feet on both sides of streets, where trees do not exist now.
4. Utilize native tree species.



YES: Shade trees along commercial street (West Chester Borough, PA).



NO: Residential development with no street trees (West Brandywine Twp., PA). [NOTE: This type of residential development is not envisioned for Nottingham Village.]



YES: Mature street trees (St. Louis, MO).



YES: Example of new street trees along neighborhood street (Windsor Ridge, Upper Uwchlan Township, PA).

Streets and Alleys

Recommended Practices

1. Create an interconnected network of streets and alleys to promote connectivity.
2. Extend existing streets where practical to promote cohesiveness.
3. Construct alleys to preserve streetscape frontage and preclude curb cuts.
4. Design streets to encourage and promote walking and non-motorized transport.
5. Permit on-street parking wherever possible as it encourages vehicles to travel more slowly. In addition, pedestrians are safer when buffered from traffic by parked cars.



YES: Example of residential neighborhood with on-street parking (Eagleview, Uwchlan Township, PA).



YES: Garages for multi-family homes fronting on rear alley (Windsor Ridge development, Upper Uwchlan Township, PA).

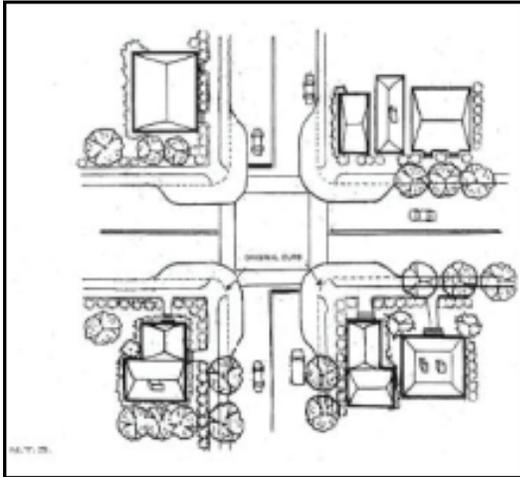


YES: Pedestrian-friendly street with easily visible crosswalk (Narberth Borough, PA).

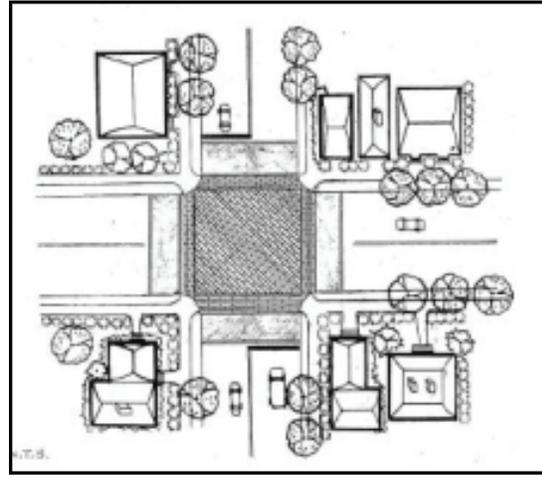


NO: Subdivision with no sidewalks (West Brandywine Township, PA). [NOTE: This type of residential development is not envisioned for Nottingham Village.]

Traffic Calming



Curb bulb-outs at street intersection.



Crosswalks and pavers at street intersection.



YES: Bulb-out used as a traffic calming device also reduces length of pedestrian crossing (West Chester Borough, PA).

Recommended Practices

1. Incorporate traffic calming measures to help reduce traffic speed and enable safe and effective pedestrian travel.
2. Utilize both “horizontal deflection” (e.g., on-street parking) and “vertical deflection” (e.g., speed bumps) measures.
3. Locate buildings and street trees close to the roadway to create “friction” that helps slow traffic and increase pedestrian safety.



YES: Curb bulb-out and pedestrian crosswalk used as traffic calming measures (Route 322 in Ephrata, PA). Photo courtesy of Thomas Comitta Associates.



NO: A lack of traffic calming measures results in high vehicle speeds in village setting (Churchtown, Caernarvon Twp., PA).

Parking Locations and Types



YES: On-street parallel parking (West Chester Borough, PA).

Recommended Practices

1. Provide on-street parking for all uses and locate additional parking to the rear or, only if necessary, to the side of buildings.
2. Screen off-street parking with hedges, fences, walls and other landscaping at least 36 inches in height.



YES: Commercial building with rear parking; inset photo shows detail of sign directing customers to rear parking (Kennett Square Borough, PA).



NO: Typical “big-box” retail with parking area in front of store and total lack of landscaping or shade trees (West Sadsbury Township, PA).



YES: Additional rear parking behind residential units (Eagleview, Uwchlan Township, PA).



YES: Parking lot screened by “wall” of hedges (Media Borough, PA). Photo courtesy of Thomas Comitta Associates and Borough of Media.