

A. Setback

- building orientation to corridor
- setback correlation to zoning
- compact building arrangement
- contiguous street presence
- compatibility with adjacent neighborhoods/side streets

B. Parking

- reduced scale by division into modules, plantings, pedestrian paths
- screening from street and adjoining development
- placement of residential garage to minimize visibility
- pedestrian access by pathways/crossings
- reinforce streetwall
- minimal curb cuts
- architectural compatibility of structured parking
- bicycle parking facilities
- landscaping

C. Paving and Sidewalks

- connectivity between sites, buildings, parking areas and open spaces
- highly visible crosswalks
- compatible paving materials

D. Landscaping & Open Space

- sufficient open space at perimeters of site
- planted areas: drainage areas, entries, buildings, parking
- preserve topography
- preserve existing landscape features
- appropriateness of plant species
- use of plantings as screening
- street trees to define edges, pedestrian routes, public spaces

E. Fences, Walls, Berms & Screens

- high-quality materials
- compatibility with site buildings
- height corresponding to adjacent sites
- texture/modulation of design
- paint or stain pressure treated wood
- stringers to interior
- Town requirements for site distance
- planting density to provide year around visual screen

F. Lighting

- low-intensity, concealed source
- coordinate lighting plan with landscape plan
- appropriate nighttime illumination
- pedestrian-scaled light poles
- shielded building accent lighting
- lens flush with canopy

G. Signs

- placement on building
- respectful of adjacent businesses
- compatibility of colors and materials with building
- minimal number of colors
- Town's outdoor lighting requirements
- direct illumination away from residential areas and street
- signage plan
- monument signs with landscaping
- opaque background for internally lit signs

H. Service Areas & Appurtenances

- locate to minimize visual impact
- screening of dumpsters, service areas, loading docks
- utilities underground or to rear of site
- placement of noise-generating features
- rooftop screening

A. Architectural Themes

- corridor identity
- diversity of traditional local materials
- smooth transition between developments
- compatibility with corridor vision
- respect for historic buildings
- upgrade of existing development

B. Entrance Orientation

- orientation to street or corridor
- hierarchy of entry design
- partial orientation of shopping areas to adjoining neighborhoods

C. Building Mass, Scale & Height

- division of large facades into bays
- variety of materials
- appropriate mass for site
- modulated mass of transitional buildings
- use of mass reducing techniques
- appropriate floor-to-floor heights

D. Facade Organization

- use of three-part facade design
- respect architectural traditions of region
- storefronts at street level

E. Openings

- regular pattern of solids and voids
- openings consistent with context of building
- work areas/open bays not visible from corridor

F. Roof Forms & Materials

- form complementary to building design/contributes to human-scale
- shed roof screened with parapet wall
- large expanse of roof mass broken with gables, dormers, etc.
- key roof pitch to adjoining neighborhood where appropriate
- use of quality materials on visible roof areas
- screen rooftop equipment from view

G. Materials & Textures

- material changes to reduce mass and provide interest
- avoid monotonous surfaces
- use of quality materials on all visible sides
- avoid concrete block, vinyl and aluminum siding

H. Color

- coordinated palette with limited number of colors
- primary colors should be natural tints
- reserve bright colors for accents
- color to reduce mass/provide visual interest
- avoid use of color that turns building into sign

I. Details

- details to create designs of interest
- human-scaled elements
- avoid blank walls
- scale of decorative elements
- compatibility of elements with architecture

J. Awnings

- coordination with overall color scheme
- not a primary design element
- not an illuminated sign
- material compatible with building

K. Appurtenances

- screening from streets, adjacent sites, development access roads
- placement on least visible elevations
- coordination of colors/materials

L. Canopies

- material and colors compatible with existing building
- complementary scale
- fully shielded, flush-mounted lighting
- lack of internal illumination
- minimal logo usage

M. Franchise Design

- adherence to same guidelines as other buildings
- avoid use of fake design elements

N. Civic & Institutional Buildings

- distinctive design
- large surrounding site
- importance of architectural design

O. Additions & Corridor Conversions

- conformance with corridor vision
- adherence to same guidelines as new construction