

Concordville Village Overlay District

Section 210-125.1.F. (7) Design Guidelines

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210-125.1.F.(7)(a) Adaptive Reuse of Buildings

Design Guidelines

Concord Township: Concordville Village Overlay District



Former Concord Public School



Now an Insurance Office

Legislative Intent:

- Existing viable buildings are intended to be adaptively reused in order to preserve their integrity and continue their lifespan.
- Adaptive reuse of buildings can more easily be accommodated with buildings that involve smaller footprints.

Guidelines & Best Practices:

1. Continue to adaptively reuse existing viable buildings in Concordville to extend their lifespan and utility.
2. Rehabilitate existing buildings to accommodate new uses.
3. Promote adaptive reuse at all times as an alternative to demolition.
4. Make use of existing building features in adaptive reuse.



Former Residence, Now a Retail Business



Former Single-Family Residence, Now Apartments

210-125.1.F.(7)(b) Rehabilitation of Buildings

Design Guidelines

Concord Township: Concordville Village Overlay District

The Secretary of the Interior's Standards for Rehabilitation

- The Secretary of the Interior's Standards for Rehabilitation are 10 basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs.
- The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials and sizes. They apply to both the exterior and the interior of buildings. The Standards also encompass related landscape features and the building site and environment as well as attached, adjacent or related new construction.
- The 10 Standards for Rehabilitation are:
 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 6. 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. Replacement of features shall be substantiated by documentary, physical, or pictorial evidence.
 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

210-125.1.F.(7)(c) Building Location

Design Guidelines

Concord Township: Concordville Village Overlay District



Building and Portico located close to Route 1



Old School / Old Office located close to Route 1

Legislative Intent:

- Existing buildings in Concordville Village, located close to the road, are intended to be maintained to conserve the village character.
- Buildings located close to the road are intended to help form the Streetscape of the Village.

Guidelines & Best Practices:

1. Locate buildings close to the road, in general alignment with existing buildings.
2. Conform to the predominant existing building setbacks.
3. Build and maintain porches, porticos, colonnades, stoops, and the like, as a transition element from the principal building structure to the public realm.



Old Concordville Inn located close to Route 1



Buildings located close to Route 1

210-125.1.F.(7)(d) Building Scale / Size

Design Guidelines

Concord Township: Concordville Village Overlay District



Cottage-type Residence



Small Business

Legislative Intent:

- The existing viable buildings in Concordville are intended to be maintained in order to protect their traditional scale and size (typically at two and three stories in height, and three to five bays in width).
- The traditional scale and size is also intended to be formed through a fenestration pattern that is typically vertical.

Guidelines & Best Practices:

1. Construct and maintain buildings of predominantly three to five bays in width.
2. Permitted by-right buildings shall not exceed 125 feet in width along the primary façades.



Four-bay, Three-story Building



Single-family Residence

210-125.1.F.(7)(e) Porches, Porticos and Stoops

Design Guidelines

Concord Township: Concordville Village Overlay District



Stoop at Old Concord Public School



Porches in center of Concordville

Legislative Intent:

- The Front Porch and the Stoop are intended to be protected as important traditional architectural features in Concordville.
- The Front Porch and Stoop are intended to provide a graceful transition from the height of the building to the front yard and streetscape.
- Porch details such as balustrades, columns, and steps are intended to be provided as important elements in defining the front elevation of a building.

Guidelines & Best Practices:

1. Maintain existing porches and stoops.
2. Do not enclose existing porches and stoops.
3. Do not install porch and stoop materials made of pressure treated lumber.
4. Size porch and stoop columns in proportion to porch roofs.
5. Size new porches to be at least 7 feet deep and 14 feet wide.



Small House with Porch



Front Porch

210-125.1.F.(7)(e) Porches, Porticos and Stoops

Design Guidelines

Concord Township: Concordville Village Overlay District

Guidelines & Best Practices

6. Porches and steps on primary facades shall be repaired rather than removed. Such elements shall be repaired with new materials that match the design and dimensions of the original materials as closely as possible.
7. Porch restorations that involve the replacement of missing details such as balustrades, steps, or brackets shall be based on historic documentation.
8. Repairs shall not be made to porches using materials incompatible with the original materials, such as metal supports, plywood or concrete.

210-125.1.F.(7)(f) Village Scale Buildings

Design Guidelines

Concord Township: Concordville Village Overlay District



Civic Plaza in Town Center: Legacy Village, Cleveland, OH



Willowdale Town Center: Unionville, PA

Legislative Intent:

- The scale of new buildings in Concordville is intended to be consistent with the scale of existing viable buildings.
- Examples of village scale buildings from other places are intended to provide inspiration for Concordville.

Guidelines & Best Practices:

1. New buildings shall have smaller footprints to be in proportion with the existing viable buildings in Concordville.
2. No new building shall have a building footprint of greater than 30,000 square feet on the ground floor. All buildings between 15,000 square feet and 30,000 square feet shall only be permitted by Conditional Use.



Two and Three-story Buildings: Legacy Village



Mixed-use Buildings Anchor Town Center: Legacy Village

Retail Building Design (for large scale buildings)

Design Guidelines

Concord Township: Concordville Village Overlay District



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



Lowe's Articulated Facade

Legislative Intent:

- This Lowe's (located near the Raleigh-Durham airport in North Carolina) is intended to provide a good example of roof and facade articulation. It has two notable facades, 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. Therefore, it is intended as an example to be emulated.
- The massive scale of a building is intended to be toned down, through articulation of the roof and facade.

Guidelines & Best Practices:

1. More attractive architectural statements should be made, through such design features as:
 - a. articulation of the facade;
 - b. two-story construction;
 - c. recesses and projections to the facade;
 - d. varied roof design;
 - e. varied building materials; and
 - f. varied massing of the building parts.



Lowe's Parking Lot Frontage



Lowe's Articulated Facade

Retail Building Design (for large scale buildings)

Design Guidelines

Concord Township: Concordville Village Overlay District



Mashpee Commons - Smaller Footprint Buildings forming a New "Main Street" Environment



Mashpee Commons - Streetscape "Bookend Buildings" along Street, forms "Outdoor Room"

Legislative Intent:

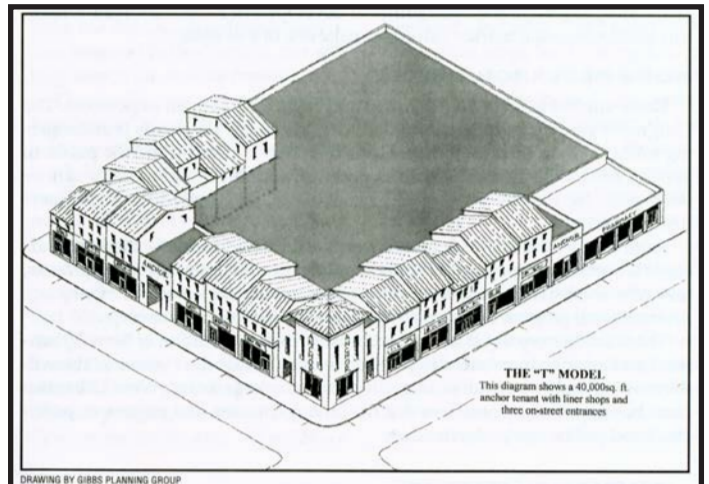
- Larger scale retail stores, are intended to be sized and positioned to create attractive and desirable "Main Street Environments."
- "Main Street Environments" are intended to be formed by the placement of Street Walls on both sides of a street, approximately 60 to 85 feet apart.

Guidelines & Best Practices:

1. Larger square footage buildings 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 should be edged with Liner Shops.



Two-story Target and Streetscape at Washingtonian Center: Gaithersburg, MD



Big Box Commercial Buildings as a Possible Infill Opportunity, if "Edged" by Liner Shops

210-125.1.F.(7)(h) Context Sensitive Uses

Design Guidelines

Concord Township: Concordville Village Overlay District



Old Concordville Inn



Small Scale Pharmacy

Legislative Intent:

- Concordville Village is intended to be maintained as an assemblage of diverse uses that promote a village character.
- Uses are intended to be “housed” in buildings that are smaller in scale, and predominantly residential in proportion.

Guidelines & Best Practices:

1. Promote context sensitive uses such as:
 - a. Antique Shop
 - b. Art Gallery
 - c. Bed and Breakfast Inn
 - d. Clothing Shop
 - e. Corner Stores
 - f. Farmers Market/Growers Market
 - g. Florist
 - h. Gift Shop
 - i. Museum
 - j. Professional Office
 - k. Restaurant/Tavern
2. These context sensitive uses shall be located, designed, parked, in accordance with these Guidelines.



Small Scale Apartment Building



Produce Hut

210-125.1.F.(7)(i) Live-Work Units

Design Guidelines

Concord Township: Concordville Village Overlay District



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



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

Legislative Intent:

- Live-Work Units are intended to provide an opportunity for a zero commute to work from a residence.
- Live-Work units are intended to be superb examples of vertical mixed-use buildings.

Guidelines & Best Practices:

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

210-125.1.F.(7)(j) Streetscape

Design Guidelines

Concord Township: Concordville Village Overlay District



Streetscape with On-Street Parking, Lantern Hill, Doylestown, PA



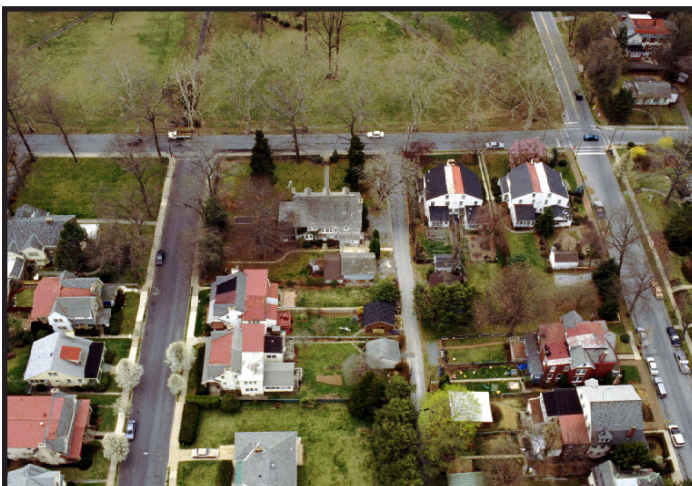
Traditional Streetscape Formed by buildings, West Chester, PA

Legislative Intent:

- The Streetscape is intended to be formed by buildings located close to sidewalk.
- The Streetscape is intended to be enhanced with street trees, street lights, fences, sidewalks, porches, stoops, and other front yard amenities.

Guidelines & Best Practices:

1. Create a defined Streetscape with buildings located close to sidewalks.
2. Embellish the Streetscape with street trees, street lights, sidewalks, fences, porches, stoops and other front yard amenities.
3. Provide on-street parking to the maximum extent possible on new streets.



Streetscape Formed by Traditional Building Alignment, West Chester, PA



Street Trees Help to Define the Streetscape, Lantern Hill, Doylestown, PA

210-125.1.F.(7)(k) Streets & Service Lanes (Alleys)

Design Guidelines

Concord Township: Concordville Village Overlay District



Great Curb Appeal Due to Rear Alley at Lantern Hill, Doylestown, PA



Interconnected Street & Alley Network at The Kentlands, Gaithersburg, MD

Legislative Intent:

- An interconnected street and alley network is intended for enhanced vehicular traffic flow and to promote a connected sidewalk network.
- Well designed and well landscaped alleys are intended to be an asset.
- Rear detached garages off alleys are intended to eliminate conventional curb cuts along street frontage, and promote great curb appeal along the lot frontage.

Guidelines & Best Practices:

1. Create an interconnected network of streets and alleys.
2. Allow for on-street parking to the maximum extent possible along new streets.
3. Provide Village Greens along Streets to add to the green infrastructure of the Village.
4. Alley widths shall be at least 16 feet in width (in order to be eligible for liquid fuels rebate).
5. Landscape alleys with plants, fences, and other features, to add charm and beauty.



The Village (with buildings located close to Rt. 1) as a Traffic Calmed Place



Alley-scape at The Kentlands, Gaithersburg, MD

210-125.1.F.(7)(I) Street Lights

Design Guidelines

Concord Township: Concordville Village Overlay District



Street Lights at Lantern Hill, Doylestown, PA



Nightscape: South Allen Street, State College, PA

Legislative Intent:

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

Guidelines & Best Practices:

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 the Spring City Electrical "Villa" model, or approved equal.



Nightscape: Main Street at Exton, PA



Street Light and Banner Example along Route 30: Thorndale, PA

210-125.1.F.(7)(m) Sidewalks

Design Guidelines

Concord Township: Concordville Village Overlay District



Brick Sidewalk in center of Concordville



Existing Sidewalk in center of Concordville

Legislative Intent:

- Sidewalks are intended to add to the pedestrian vitality of the Village.
- Sidewalks are intended to be utilized on both sides of the street.

Guidelines & Best Practices:

1. Maintain existing sidewalks on both sides of the street.
2. Construct and maintain new sidewalks at a minimum width of 4 feet, 6 inches (4'- 6") along all new streets.
3. Continue sidewalk material across curb cuts to emphasize pedestrian continuity.
4. All sidewalks shall have positive drainage.



Sidewalk potential along Rt. 1



Sidewalk potential along Rt. 1

210-125.1.F.(7)(n) Street Edge Strips

Design Guidelines

Concord Township: Concordville Village Overlay District



Unit Paver Strip at Mashpee Commons, MA



Brick apron at Main Street at Exton, PA

Legislative Intent:

- Street Edge Strips are intended to be a transition element between the sidewalk and the curb.

Guidelines & Best Practices:

1. Install and maintain a grass strip of no less than 36 inches in width along residential streets.
2. Install and maintain a unit paver strip of no less than 36 inches in width along commercial streets.



Grass Strip at Lantern Hill, Doylestown, PA



Grass Strip at The Kentlands, Gaithersburg, MD

210-125.1.F.(7)(o) Curbs & Curb Cuts

Design Guidelines

Concord Township: Concordville Village Overlay District



Excessively Wide Curb Cut



Reasonable Curb Cut

Legislative Intent:

- Curb cuts trigger the need for left turn lanes across oncoming traffic flow, and are intended to be minimized.
- Mid- block curb cuts are intended to be minimized to reduce conflicting vehicular traffic movements.
- Curb cuts are not needed when rear service drives are constructed and maintained. Therefore, new curb cuts are not intended.

Guidelines & Best Practices:

1. Prohibit any new mid- block curb cut.
2. Access properties from existing curb cuts, driveways and streets.
3. Access corner properties from existing side streets and rear service drives.
4. Provide and maintain curb cuts for handicapped access at street intersections.
5. Construct and maintain new rear service drives to minimize curb cuts along a frontage street.
6. Narrow excessively wide existing curb cuts to enhance vehicular access management.



Wide Curb Cut



Minimal Curb

210-125.1.F.(7)(p) Parking: Off-Street

Design Guidelines

Concord Township: Concordville Village Overlay District



Off-Street Parking located on the Side of Buildings



Off-Street Parking located on the side of Building

Legislative Intent:

- Off-street parking is intended to accommodate business patrons, shop and store owners, and restaurants.
- Off-street parking is intended to be located to the side of or rear of buildings, to promote the traditional character of Concordville Village.
- Buildings are intended to be located close to the road to preclude parking in front, which in turn promotes better vehicular access management.

Guidelines & Best Practices:

1. Locate all new off-street parking to the side of or rear of buildings.
2. Do not create new off-street parking in front of buildings.
3. Screen off-street parking with hedges, fences, walls, and other landscaping of at least 36 inches in height.



Buildings located close to Route 1 Preclude Parking in the Front



Off-Street Parking to the Rear of Building

210-125.1.F.(7)(q) Parking: On-Street

Design Guidelines

Concord Township: Concordville Village Overlay District



Streetscape with On-Street Parking, Lantern Hill, Doylestown, PA



On-Street Parking along Kennett Pike in Centreville, DE

Legislative Intent:

- On-Street parking is intended to provide vital guest and overflow parking.
- On-Street parking is intended to provide a useful form of traffic calming.

Guidelines & Best Practices:

1. Provide on-street parking along all new streets.
2. Size on-street parking bays to be 7 feet by 22 feet.
3. Utilize on-street parking as guest parking and overflow parking.



On-Street Parking in Village Core at Mashpee Commons, MA

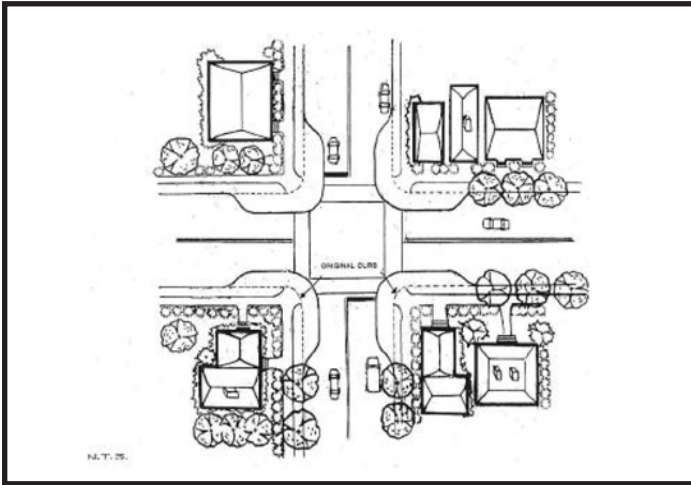


On-Street Parking along Strasburg Road in the Village of Marshalton, PA

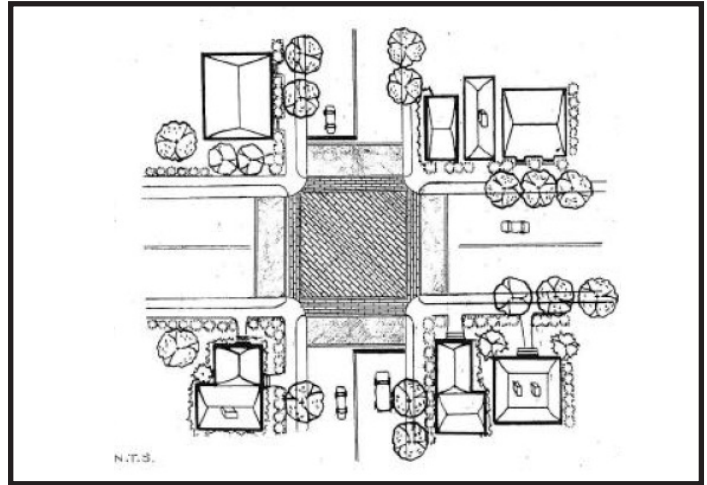
210-125.1.F.(7)(r) Traffic Calming

Design Guidelines

Concord Township: Concordville Village Overlay District



Curb Bulouts at Street Intersection



Pavers and Crosswalks at Street Intersection

Legislative Intent:

- Traffic calming is intended to be a useful measure to help reduce speeding traffic.
- Traffic calming is intended to make for a more pedestrian-friendly village setting.
- Traffic calming is intended to better enable pedestrian crosswalks across streets.

Guidelines & Best Practices:

1. Utilize Publication No. 383, January 2001, Pennsylvania's Traffic Calming Handbook (TCH) by PennDOT.
2. Utilize various "Horizontal Deflection" and "Vertical Deflection" measures as per the PennDOT Traffic Calming Handbook.
3. Locate buildings, street trees, and landscaping close to the street to create more "friction" to help slow down the traffic.



The Village (with buildings located close to Route 1) as a Traffic Calmed Place



Landscaped Island as a Traffic Calming Measure

210-125.1.F.(7)(s) Signage

Design Guidelines

Concord Township: Concordville Village Overlay District



Well-crafted Village Sign



Ye Old Concordville Inn Sign

Legislative Intent:

- Well designed signage is intended to provide a distinctive appearance and promote the historic character of the Village.
- Signs are intended to be designed to be in scale with buildings and the pedestrian environment.

Guidelines & Best Practices:

1. Maintain existing signage that is in scale and character with the Village.
2. Minimize freestanding signs that could create visual clutter. Freestanding signs shall be at least 80 feet apart.
3. Signs shall be subordinate to the building. Wood and metal are the preferred materials for sign construction.



Freestanding Signs located too Close Together Produce Clutter



Low Signs are more in Character with the Village

210-125.1.F.(7)(s) Signage

Design Guidelines

Concord Township: Concordville Village Overlay District

Guidelines & Best Practices:

4. Signs may be illuminated with soft, indirect light.
5. The shape of the sign shall relate to the architectural style of the building or incorporate elements of such style.
6. Lettering should combine easy readability with good visibility.
7. Colors used for signs should relate to and blend with colors on the building.
8. Signs shall not be attached to buildings in ways that interfere with or destroy important architectural details.

210-125.1.F.(7)(t) Street Furniture

Design Guidelines

Concord Township: Concordville Village Overlay District



Bench Outside of Storefront: Mashpee Commons, MA



Bench in Green Area: Meadowmont of Chapel Hill, NC

Legislative Intent:

- Benches are intended to provide a needed street furnishing for rest and relaxation, and can help to create a more pedestrian friendly streetscape.
- Bicycle Racks are intended to send a message: "Bikes are Welcome Here".
- Waste Receptacles are intended to provide needed repositories for trash, and can be attractive street furnishings.

Guidelines & Best Practices:

1. Install and maintain one (1) bench along the sidewalk for every 600 feet of road frontage, and every 250 feet of storefront.
2. Utilize iconic model bicycle racks painted black to match other street furniture.
3. Install bicycle racks in a concrete footing.
4. Install, anchor and service Victor Stanley, Model S-42, Ironsites Series Litter Receptacle in black, or approved equal.



Iconic Bicycle Rack



Waste Receptacle and Street Furniture: State College, PA

210-125.1.F.(7)(u) Awnings & Banners

Design Guidelines

Concord Township: Concordville Village Overlay District



Coffee Plantation Awnings: Philadelphia, PA



Awning at Sidewalk Cafe: Crocker Park, OH

Legislative Intent:

- Awnings are intended to promote a pedestrian scale to buildings and to provide shade.
- Banners are intended to be attractive elements of the Streetscape.

Guidelines & Best Practices:

1. Provide awnings on new buildings to the maximum extent possible.
2. Provide vertical pole-mounted banners along streets.



Banner: West Chester, PA



Welcome to Thorndale Banner: Thorndale, PA

210-125.1.F.(7)(v) Pavement Materials

Design Guidelines

Concord Township: Concordville Village Overlay District



Brick, Paver and Curb Materials Blend Well Together: Main Street at Exton: Exton, PA



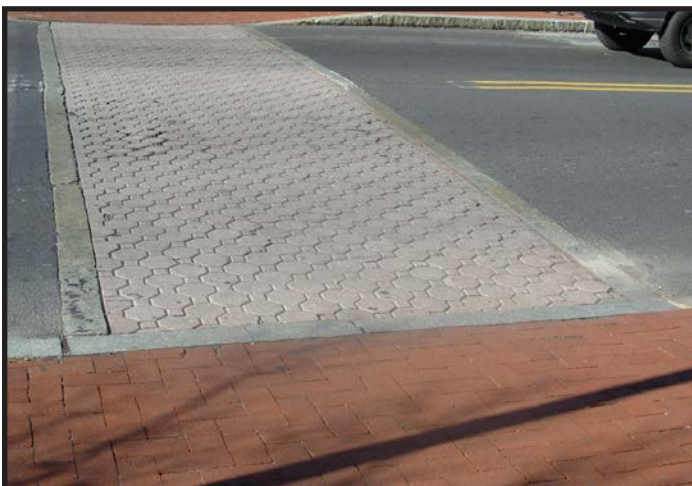
Pavers at Entrance to Mobile Station, Corner of Route 100 and Route 30: Exton, PA

Legislative Intent:

1. Pavement materials are intended to be distinctive and respectful of pedestrian movement. Unit pavers add visual interest, have a tendency to slow traffic down, and reinforce the sense of entry and/or arrival to a building or civic space.

Guidelines & Best Practices:

1. Pavement materials shall be installed and maintained to be respectful of pedestrian movement.
2. Unit pavers shall be provided to add visual interest, slow traffic down, and reinforce the sense of entry and/or arrival at a building or civic space.
3. All concrete pavements shall have a broom finish, with smooth trowel edging along the sides and at all expansion and dummy joints.



Decorative Paver Crosswalk: Gettysburg, PA



Concrete Pavement: West Chester, PA

210-125.1.F.(7)(w) Dumpsters

Design Guidelines

Concord Township: Concordville Village Overlay District



Brick Wall Enclosures of Dumpster



Architecturally Screened Dumpster

Legislative Intent:

- Dumpster enclosures are intended to be architecturally compatible with the buildings on a site.

Guidelines & Best Practices:

1. Provide enclosed dumpster areas, with convenient vehicular and pedestrian accessibility.
2. Install and maintain decorative wall and fence enclosed dumpster areas.



Decorative Dumpster Enclosure: Spread Eagle Village - Stafford, PA



Dumpster Enclosure: Springhouse at Thornbury