

Fairhaven 40R Planning Overview of Design Guidelines



Fairhaven
Massachusetts

DODSON & FLINKER
Landscape Architecture and Planning



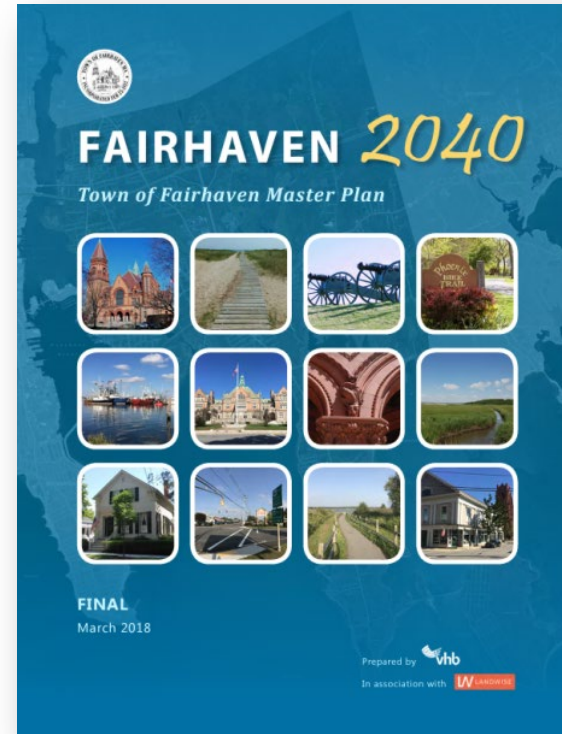
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5. Guiding Principles

1. Reflects Fairhaven's vision for the area

- Supports implementation of the Fairhaven Master Plan
- Advances the Vision for the district as described in the conceptual plans.



5. Guiding Principles

2. Supports Town's goals for Visual Character and Quality of Life



5. Guiding Principles

3. Organized around the shared space of the public realm

- A unified network of walkable streets, greenways and public spaces
- Connected to surrounding streets and neighborhoods
- A clear, legible hierarchy of street types
- Buildings relate to and reinforce the streetscape



5. Guiding Principles

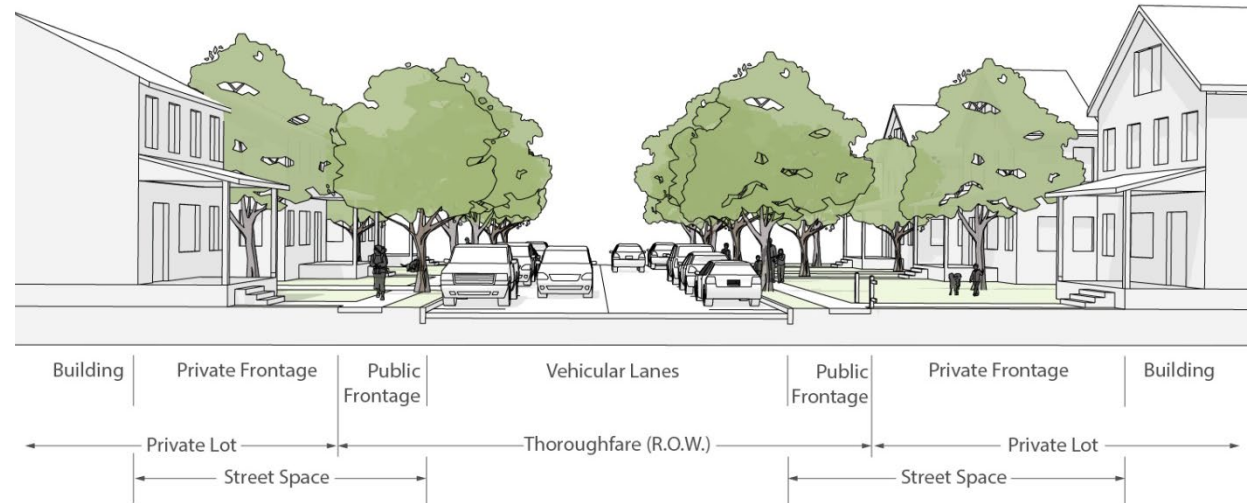
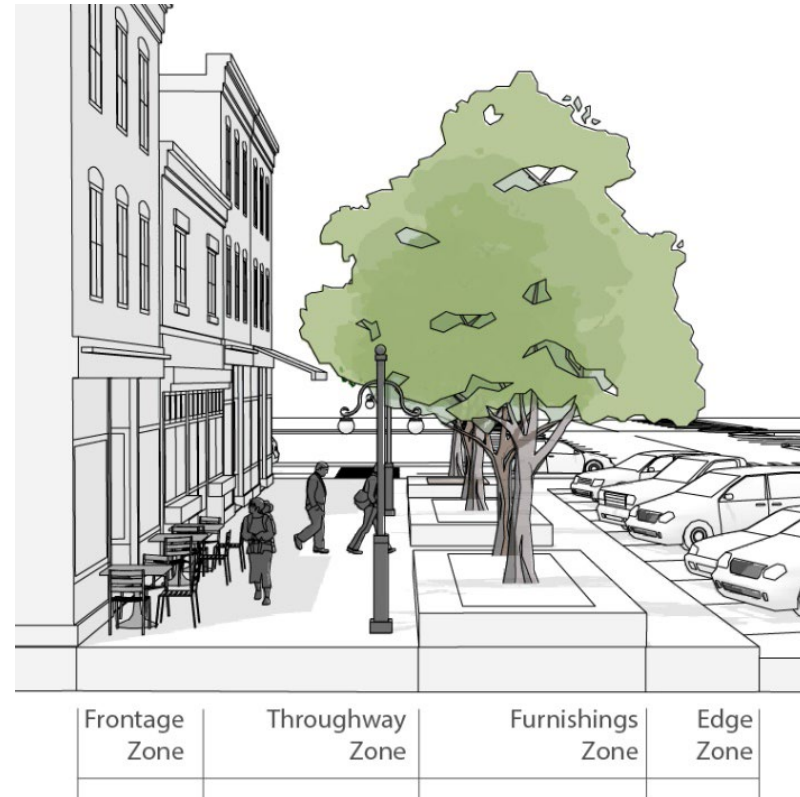
4. Supports Social, Economic and Environmental Sustainability

- Protects and enhances the natural environment
- Mixed uses within a compact, efficient footprint
- Supports diverse transportation choices
- Supports diverse housing choices
- Energy-efficient design and materials
- Meets LEED or other environmental performance standards
- Uses Low Impact Development/Green Stormwater management



6. Design Standards for the Streetscape

- Street types: width, grade and alignment
- Street Cross Sections and Amount of Enclosure
- Building Location and Orientation
- On-Street Parking
- Design & Materials for Sidewalks and Pedestrian Areas
- Accessibility
- Street Furnishings
- Screening Elements: Walls, Fences and Hedges
- Utilities and Stormwater Management



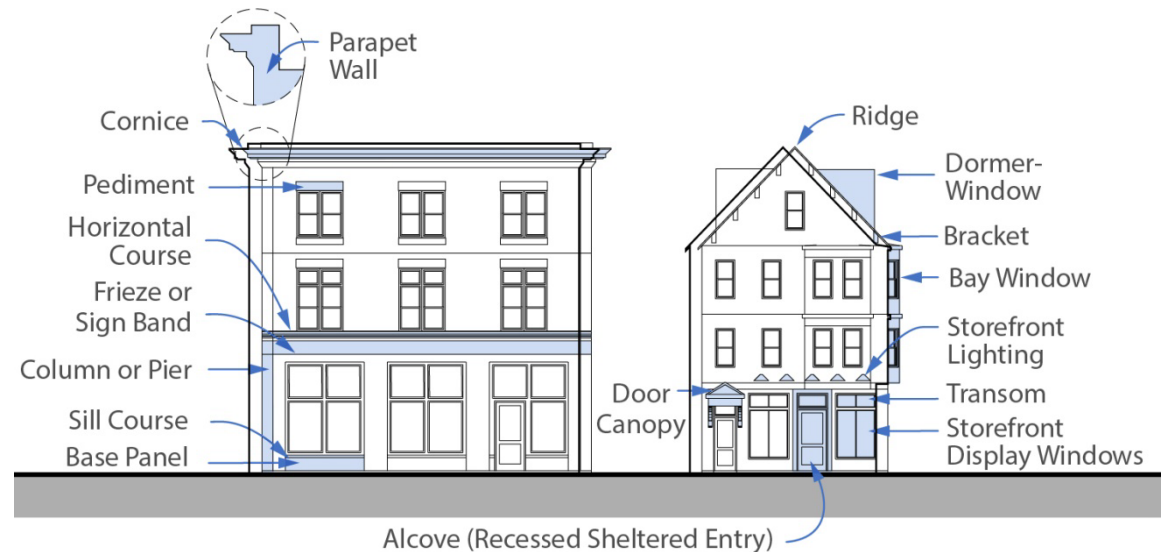
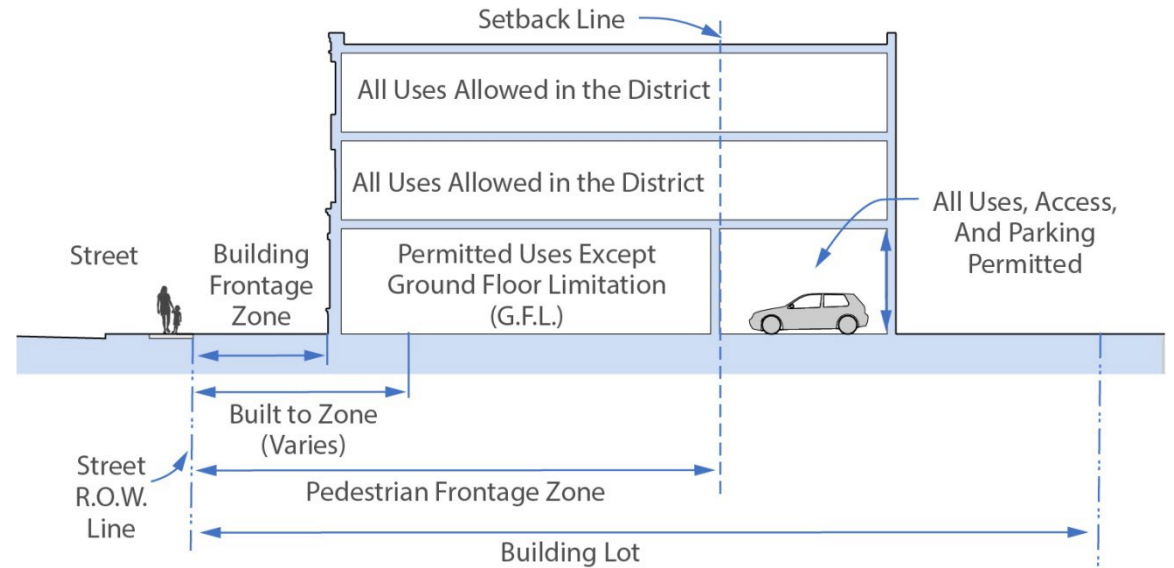
7. Vehicular Access and Parking Standards

- Access Driveways
- Alley Connections Across Lot Lines
- Location and entrances to surface parking and garages
- Amount of Parking Required
- Shared Parking Provisions
- Parking Lot Landscaping
- Utilities and Stormwater Management



8. Architectural Standards

- Use of Structures
- Siting of Structures
- Design for Authenticity
- Overall Building Shape, Massing and Proportions
- Building Height and Scale
- Roofs
- Design and Orientation of Facades and Entrances
- Windows and Doors
- Materials & Surface Appearance
- Porches, Arcades and Canopies
- Secondary Elements: Towers, Cupolas, Chimneys
- Service Areas, Mechanical Systems, HVAC Equipment



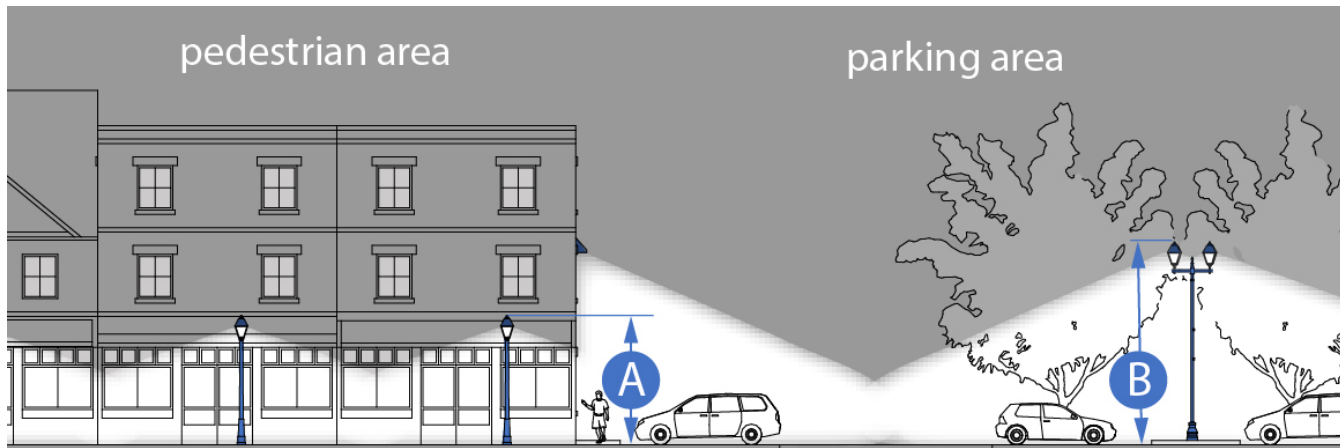
9. Landscape Standards

- Plant materials
- Parking Lots and Driveways
- Streetscapes
- Residential & Commercial Landscapes
- Buffer Plantings



10. Lighting Standards

- Street Lights
- Height of Fixtures
- Parking Lot Lighting
- Building Lighting
- Hours of Operation
- Light Intensity and Control of Glare



Even Light Distribution

11. Signage Standards

- Size
- Materials
- Lighting
- Wall Signs
- Window Signs
- Projecting Signs
- Freestanding Signs
- Awnings, Canopies and Marquees
- Number and Hierarchy
- Content



Each Section Includes:

Guiding Principles: what are we trying to achieve?

Specific Standards: What is required?

Examples: what approach will meet the standard?

8. Architectural Standards

8.1. Architectural Design Principles

The architecture of the Village need not attempt to reproduce historic Littleton buildings, but it must be authentic. Authenticity is not about how old something is. It is about how well it is made and whether it is created with a genuine understanding of its form and function. Authentic new buildings employ building elements and materials creatively, but also in controlled and rational manner. The end result is a new form, which respects Littleton's historic character rather than merely copying it. Buildings should express a sense of permanence and belonging. Each building should be designed as part of the overall composition, and contribute to the overall good. Design approaches and decisions should be intentional, and the use of materials should be honest and logical in its application. Where buildings are visible from Foster Street, proposed structures should not seem visually obtrusive or out of place with their neighbors.



8.2. Siting of Structures

Structures shall be sited and positioned to define and dignify public spaces, such as streets, squares or parks. New and renovated buildings shall consider the use and privacy needs of existing neighbors along Foster Street and provide screening to minimize detrimental impacts.



Structures should be placed to enclose the streetscape and define public squares and parks - as in this example of townhouses and apartments in Middlebury, VT. (Courtesy Union Studio Architects)

Structures should use traditional building forms and proportions as the building blocks to assemble larger connected structures, rather than creating a single large building, as shown by new mixed-use structures at Red Brook Village, Plymouth (Top), Summer Street, Manchester (middle) and West Acton VillageWorks (bottom).

8.3. Overall Building Shape, Massing and Proportions

Building shape, massing and proportions should be compatible with Littleton's architectural traditions. Building facades more than 50 feet wide shall be broken down in to a series of smaller elements or bays, and articulated as assemblies of smaller building masses with traditional proportions. This shall be accomplished by incorporating projections of the building

Littleton Station 40R District Design Standards