

ZONING

225 Attachment 11

Township of East Caln

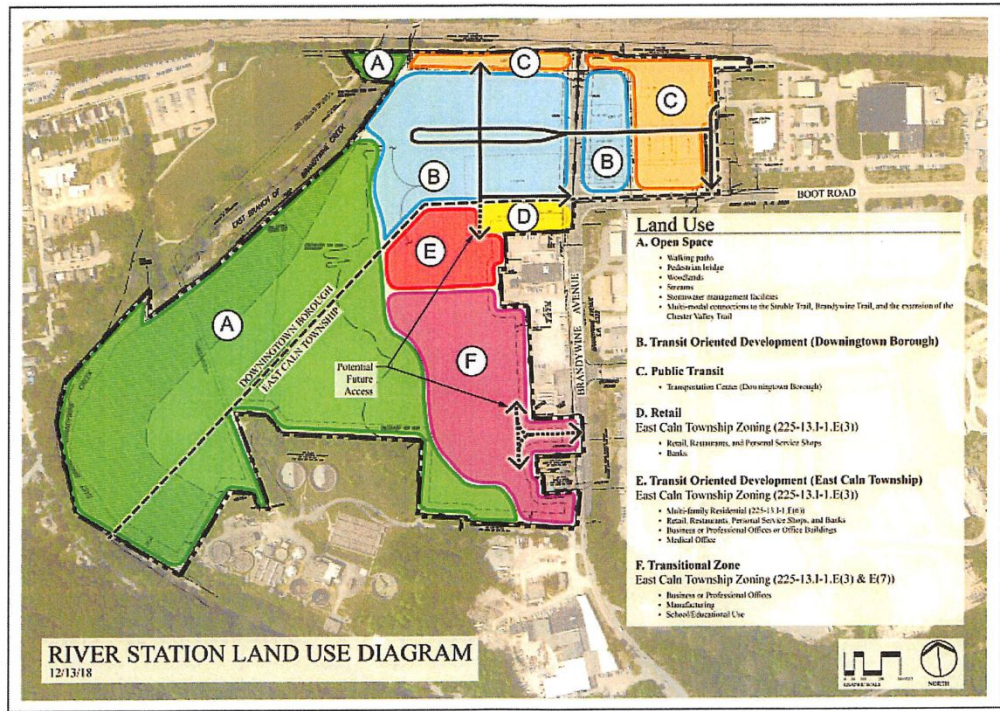
Appendix A

General Manual of Written and Graphic Design Guidelines

Transit Oriented Mixed Use Development Overlay

East Caln Township - Chester County, PA

December 13, 2018



EAST CALN CODE

General Manual of Written and Graphic Design Guidelines
TRANSIT ORIENTED MIXED USE DEVELOPMENT OVERLAY

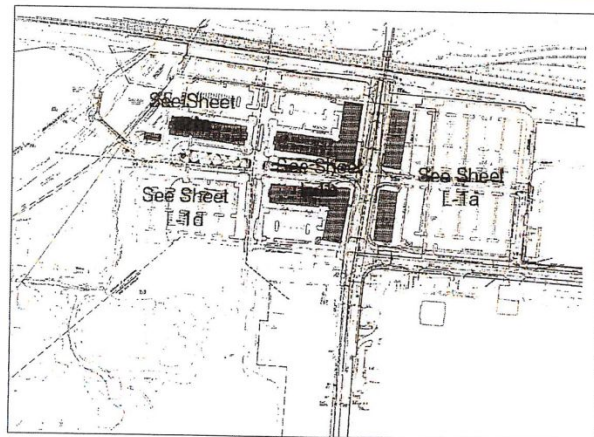
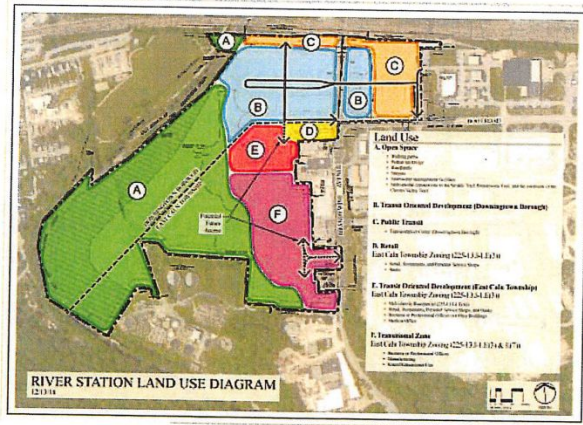
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1. Building & Parking Location



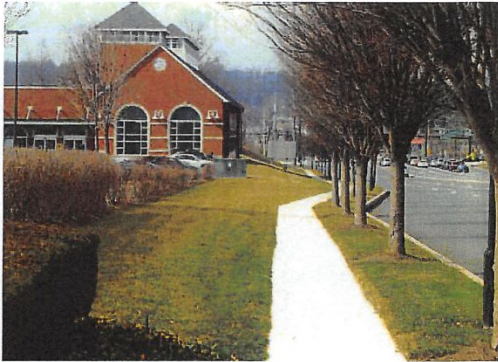
Legislative Intent:

- 1.1. Buildings are intended to be in alignment and in close proximity to Sidewalks.
- 1.2. Parking is intended: to be located where it will have a minimal impact upon a walkable streetscape by being located behind or to the sides of buildings; or to be appropriately screened to create a walkable streetscape, when adjacent to a building or abutting a street.

Design Guidelines:

- 1.3. Buildings shall be built and maintained in a thematic alignment at the Build-To line.
- 1.4. Parking shall be located behind buildings to the maximum extent possible, or on the side of buildings, but not between buildings and streets.
- 1.5. To reinforce a walkable streetscape, any parking lot located adjacent to a public street shall be screened. Screening shall consist of a combination of fencing, piers, and landscaping.

2. Streets & Streetscapes



Sidewalk Along Street and Building Located Close to Sidewalk



Street Tree Allee along Street



Continental Crosswalk



Buildings located in close proximity to the Sidewalk system.

Legislative Intent:

- 2.1. Sidewalks and Nature Trails are intended to promote pedestrian circulation and provide opportunities for exercise.
- 2.2. Crosswalks are intended to promote safety for pedestrians between Sidewalks.

Design Guidelines:

- 2.3. There shall be a Sidewalk/Nature Trail Network with a hierarchy of widths in the range of 8', 6', 5', and 4'-6".
- 2.4. Crosswalks shall be built and maintained to connect to the Sidewalk/Nature Trail Network.
- 2.5. Sidewalks and Nature Trails shall be compliant with the standards and regulations for same in the East Caln Township Ordinances.

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3. Public Open Space & Amenities



Attractively designed and maintained Public Open Space area as a link between buildings.



A well-maintained Green.

Legislative Intent:

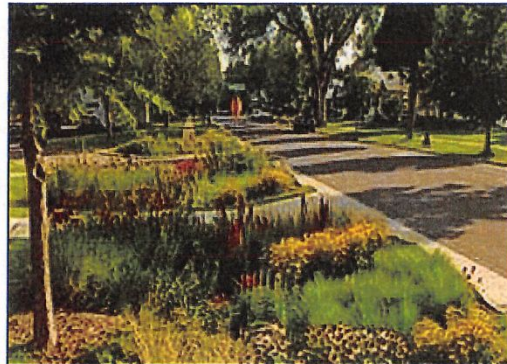
- 3.1 The spaces between buildings are intended to be connected to better enable pedestrian use and visual enjoyment.
- 3.2 Open Spaces are intended to provide a distinctive contrast to building clusters.
- 3.3 Perpetual maintenance of all Public Open Space areas and common Amenities is intended to maintain quality control for the Transit Oriented Mixed Use Development.

Design Guidelines:

- 3.4 The massing of buildings and their orientation shall be balanced with useable Public Open Space, in order to promote the amenities of light, air, and visual enjoyment.
- 3.5 Public Open Spaces, walkways, and view corridors shall be connected to better enable spaces to be used, accessed, and/or viewed.



Common amenities with benches, tables, and a gazebo

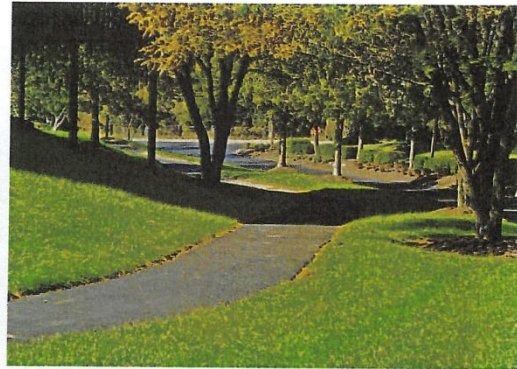


Rain Gardens as an Open Space Amenity

4. Pedestrian Circulation



A sidewalk flanked by street trees and ornamental plantings.



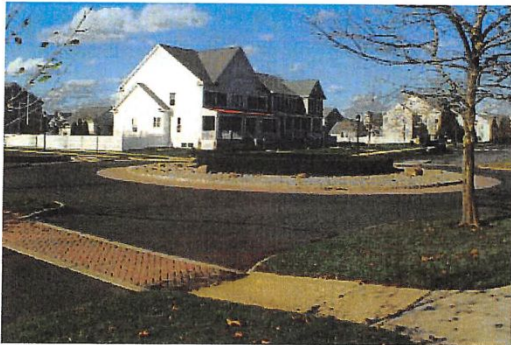
A well-maintained Trail as part of a network of pedestrian connections.

Legislative Intent:

- 4.1 Development is intended to promote and foster pedestrian connectivity and to encourage walking to the maximum extent possible.
- 4.2 Sidewalks and Crosswalks are intended to facilitate safe, secure, and convenient connections between destinations.
- 4.3 Public Nature Trails are intended to provide a recreational amenity and to function as part of the Sidewalk/Nature Trail Network.

Design Guidelines:

- 4.4 Sidewalks and Trails shall be in the range of 8', 6', 5', and 4'-6" widths.
- 4.5 Crosswalks shall be installed where sidewalks and trails cross all cartways and entrances to common parking areas.
- 4.6 A Nature Trail system shall connect internal residential and non-residential destinations, and shall be complimentary to an adjacent network of related Sidewalks and Trails.
- 4.7 The Sidewalk/Nature Trail Network shall be compliant with ADA Rules and Regulations for widths and surfaces.



A decorative crosswalk contrasts with the cartway surface in order to promote visibility.



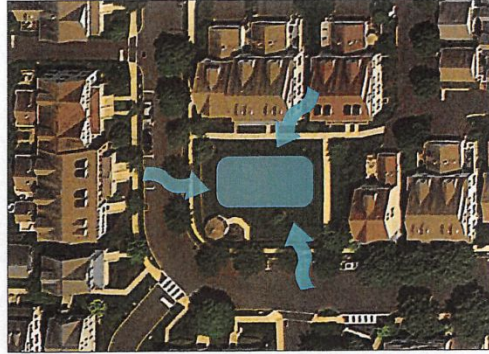
A paved trail in a Common Open Space accommodates strollers and wheelchairs. Handrails are located adjacent to segments of sloping trail.

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5. Utilities & Stormwater Management



Attractively enclosed dumpster area.



A Common Green that provides underground Stormwater Management

Legislative Intent:

- 5.1 Enclosures for dumpsters, common mail boxes, HVAC Units, Utility Boxes, and the like, are intended to be architecturally compatible with the buildings.
- 5.2 Stormwater Management systems are intended to be accommodated in context with the proposed development, and in accordance with East Caln Township Stormwater Management Ordinances.
- 5.3. Lighting fixtures shall be uniform throughout the Transit Oriented Mixed Use Development so that there is continuity.



Naturalized Stormwater Basin with indigenous plants.

Design Guidelines:

- 5.4 Accessory structures shall be built and maintained with architectural features similar to the overall neighborhood character.
- 5.5 Decorative enclosed dumpster areas, and enclosures for other utilities, shall be installed and maintained.
- 5.6 Common mail areas shall be either enclosed within a building or within a covered structure that compliments the architectural character of the development.
- 5.7 Stormwater management systems shall incorporate a range of techniques to make is appear seamless, including the utilization of techniques such as: underground storage facilities; porous paving, or naturalized "light imprint" Rain Gardens.
- 5.8. Lighting Fixtures shall compliment the character of the Transit Oriented Mixed Use Development in order to maintain an overall design theme.

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6. Maintenance of Improvements



Well Maintained Community Amenity Area



Well Maintained Streetscape Edge



Well Maintained Green



Well Maintained Landscaped Area

Legislative Intent:

- 6.1. It is intended that: the landowner(s) are responsible for the management and maintenance of common improvements within the Transit Oriented Mixed Use Development, including but not limited to Common Open Space and the Nature Trail System; and the landowner(s) may elect to delegate such responsibilities to a management entity.

Design Guidelines:

- 6.2. The landowner(s) shall operate and maintain all improvements in accordance with the documents that govern the inspection, servicing, repair and replacement of the common improvements.
- 6.3. Maintenance shall include keeping improvements well painted, clean, and clear of rubbish.
- 6.4. Maintenance of stormwater management facilities shall comply with PA DEP requirements and the East Caln Township Ordinances.