

PROMENADE AT GRANITE RUN

Mall Conversion Overlay (MCO) District

Middletown Township, Delaware County, PA

Design Guidelines

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BET Investments
Real Estate Investors & Developers

MARTIN
ARCHITECTURAL
ARCHITECTS & LAND PLANNERS
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OBJECTIVE

Promenade at Granite Run is planned to revitalize this struggling retail center into a vibrant mixed use commercial/ residential lifestyle town center.

The plan integrates the principles of village style land planning with a goal of integrating luxury residential apartments into a commercial retail development with an emphasis on the pedestrian realm.

Like most traditional shopping malls , The Granite Run Mall has experienced a decline in occupancy as a result of the changing economy and shopping preferences of today's consumers.

Traditional interior based shopping malls have given way to exterior access, interconnected centers which offer shoppers an opportunity to experience public spaces and interaction outside of the store. This creates a more vibrant, "streetscape" style character with an emphasis on the outside environment and experience.

The intent of the Promenade at Granite Run is to create a more vibrant and economically successful lifestyle community where people can live, eat, shop and enjoy entertainment, consistent with the Middletown Township Comprehensive Plan.

Design Guidelines have been prepared to represent the desired character and overall aesthetic feel for those areas of the site which are to be redeveloped or substantially modified from their current state to facilitate new building development and site circulation modifications.

Applicability of these guidelines shall run with the site regardless of ownership status and remain in

effect for all current and future redevelopment projects or pad site developments which may occur under the Mall Conversion Overlay (MCO) District.

Alternatives; Where specific products or design styles are noted, alternatives that meet the intent of Design Guidelines and provide equivalent or better results, may be permitted subject to review and approval by the Township and or it's designated agent.

Maintenance of design elements represented in the Design Guidelines which are part of common public areas as part of the development shall be maintained by the Developer. Maintenance shall include inspecting, servicing and otherwise keeping all improvements in a first class condition.

Design Guideline Review Process: The Design Guidelines will be implemented and administered by the Design Guideline Review Committee ("Review Committee") which shall be comprised of three (3) persons: a representative of the Township Council; the Township's Land Planning and Landscape Architect Consultant; and the Township Manager. Prior to the filing of an application for a building permit for any proposed structure on the Property or an application for a sign permit for any proposed sign on the Property, the applicant shall submit schematic architectural elevations together with material specifications with respect to such structure or sign to the Review Committee for review and decision (each a "Plan Approval Request").

Following substantial completion of the conversion of the Property from an enclosed mall to an unenclosed shopping center, changes to the façade

OBJECTIVE

or frontage of any building on the Property and/or new signage shall not require review and approval of the Review Committee so long as the applicant's Architect certifies in writing to the Review Committee that such modification and/or new signage is considered to be consistent with the Design Guidelines and so long as a request for an exemption from a Plan Approval Request is submitted to the Review Committee ("Exemption Request").

The Review Committee shall review and act upon each Plan Approval Request or an Exemption Request within fifteen (15) days of submission. In the event one or more components of a Plan Approval Request are rejected by the Review Committee or in the event an Exemption Request is denied, the reason for such rejection or denial, in terms of the inconsistency or conflict with the Design Guidelines shall be specifically stated in a written determination. In circumstances where a Plan Approval Request is subject to one or more rejection comments, the plan details shall be revised and resubmitted for review and decision by the Review Committee in accordance with the above procedure. In circumstances where an Exemption Request is denied, the applicant shall submit a Plan Approval Request in accordance with the above procedure. In the event of a dispute between the applicant and the Review Committee regarding conformity of a Plan Approval Request with the Design Guidelines or the rejection of an Exemption Request, the matter shall be presented to Township Council for resolution at a public meeting. An applicant shall have the right to appeal an adverse decision of the Township Council to the Delaware

County Court of Common Pleas as a land use appeal in accordance with the Municipalities Planning Code.

Upon approval of a Plan Approval Request or an Exemption Request, the Review Committee shall notify the Township official who issues building permits and/or sign permits, as applicable, of such approval and shall provide such official with a copy of the approved Plan Approval Request or an Exemption Request together with authorization to such official to accept and process the building permit application or the sign permit application, as applicable.

OBJECTIVE

Overall Site Plan Rendering



Detail of Pedestrian Promenade & Retail Core



Luxury Apartment Building

PUBLIC REALM FEATURES

The Master Plan for The Development is based on the inclusion of mixed uses into a traditional regional shopping center model. The proposed plan envisions a mix of commercial and retail buildings and uses with an overlay of luxury apartment uses incorporated into the development. The development is strengthened by an interior network of sidewalks and new public outdoor spaces suggestive of a town center, thereby transcending from typical regional/destination shopping experience to a modern mixed use destination.

Public Open Space Features at the Development shall incorporate a variety of public spaces composed of sidewalks, outdoor cafes, and public gathering areas situated throughout the development in both residential and commercial areas.

Plazas or nodes shall:

Create a pedestrian gathering area

Provide opportunities for outdoor dining

Use materials consistent with and complimentary to adjacent architecture

Provide opportunities for seating

Be linked to the overall development sidewalk network

Be well lit with energy efficient, night sky friendly fixtures complimentary to the adjacent architecture and be of pedestrian scale.

Be sized in proportion to adjacent architecture and in relationship to the desired intimacy of the space.

Encourage the use and incorporation of public art in various forms to enliven the user experience and provide visual interest.



Representative pedestrian gathering area -
Concordville Town Centre, Glen Mills, PA



Representative pedestrian gathering area -
Main Street at Exton, Exton, PA

PUBLIC REALM FEATURES

Pedestrian Nodes/Gathering Area Examples: Gathering areas shall blend together both landscape planting treatments as well as hardscape elements to create spaces which provide visual interest, seating opportunities with or without tables, and may or may not contain water features for additional interest. Nodes may be located along primary circulation routes or set off in between building groupings but shall be “visually accessible” to all pedestrians.



Representative pedestrian gathering area - Main Street at Exton, Exton, PA



Representative pedestrian gathering area - with water feature - The Shoppes at North Brunswick, North Brunswick , NJ



Representative pedestrian gathering area - with amphitheater - Concordville Town Centre, Glen Mills, PA



Representative pedestrian gathering area - water feature - Concordville Town Centre, Glen Mills, PA

PUBLIC REALM FEATURES

Outdoor Dining Area Examples: Outdoor dining areas may be designed as common areas or be associated with a specific eatery/restaurant. Dining areas may be located in adjacent areas such as a patio extension of the specific eatery or along the common sidewalk along the eatery façade. Dining areas shall be designed as festive, colorful and enjoyable spaces with lush landscaping and pedestrian scaled features.

When located along the sidewalk adjacent to an eatery façade, a minimum clear sidewalk width of no less than 6' must be maintained to allow for safe passage of pedestrians.

The use of moveable furniture is encouraged in eatery specific outdoor dining areas, whereas fixed, securely anchored furniture is encouraged in common outdoor dining areas.

The use of colorful outdoor umbrellas is encouraged to provide shade and visual interest. Umbrellas may contain graphics associated with a specific eatery. In lieu of umbrellas, shade type structures, pergolas or other roofed structures consistent with the Design Guidelines may be used to provide shade and shelter for patrons.

In "self serve" outdoor dining areas, sufficient trash and or recycling receptacles are to be provided consistent with examples in the Design Guidelines. Where wait staff is utilized trash collection and disposal shall be handled by staff and no common receptacles are required.

The use of decorative pavements and or colored concrete pavements are encouraged to add visual interest and differentiate the outdoor dining areas from other public realm spaces especially for common outdoor dining areas.

The use of landscaping and or fencing consistent with the Design Guidelines shall be used to further define and enhance any outdoor dining area.

Outdoor dining areas may be lit in accordance with the Design Guidelines and decorative "twinkle" lights or LED strip lighting is permissible subject to review and approval by the Township.



Example of eatery specific outdoor patio dining area - The Shoppes at North Brunswick, North Brunswick, NJ



Representative common outdoor dining area - The Shoppes at North Brunswick, North Brunswick, NJ

PUBLIC REALM FEATURES

Outdoor Dining Area Examples:



Example of eatery specific outdoor dining area - Redstone Grill, Plymouth Meeting Mall, Plymouth Meeting PA



Example of eatery specific outdoor sidewalk dining area - The Shoppes at North Brunswick, North Brunswick, NJ



Example of eatery specific outdoor patio - Main Street at Exton, Exton, PA

CIRCULATION GUIDELINES

The circulation system at the Property will incorporate a variety of public sidewalks and crosswalks to promote interconnectivity between various uses. The circulation system will provide functional visual links within the residential and commercial areas and be connected to external Township sidewalk systems where applicable. The project's adjacency to Riddle Hospital and Riddle Village should be enhanced to the greatest extent possible and feasible.

Convenient pedestrian circulation systems that promote walking shall be provided throughout the development. Sidewalks shall be located in a manner that reduces pedestrian vehicular conflict and provides the greatest extent of walkability and connectivity between various uses and areas of the development.

Sidewalks in residential areas shall be well lit and be a minimum of 4'-6" in width and connect to adjacent public sidewalks where feasible. Sidewalk materials may include plain or colored stamped concrete, brick, concrete unit pavers and or exposed aggregate.

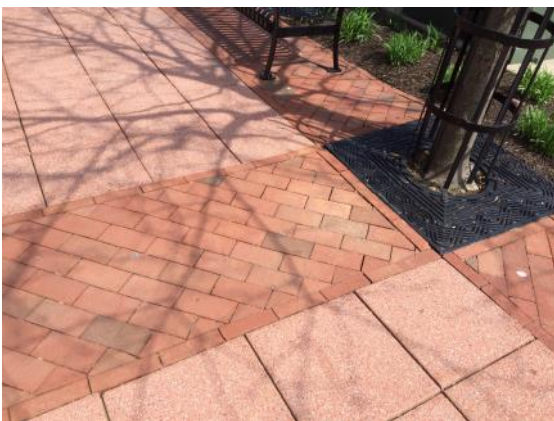
Concrete finish shall include twice tooled edges with a broom finish as a minimum.

Sidewalks in commercial areas shall be well lit and be a minimum of 10' in width at storefronts and connect building entrances to adjacent public sidewalk, plazas, outdoor cafes and associated parking areas. Wider sidewalks may be used where necessary to accommodate heavier pedestrian traffic, to enhance the comfort level of people walking and shopping within the development, and to provide space for outdoor dining.

Disabled Accessibility for sidewalks and ramps shall comply with all applicable local, state and federal regulations for meeting ADA requirements.

Sidewalk materials may include plain or colored stamped concrete, brick, concrete unit pavers and or exposed aggregate. A mix of materials especially in larger fields is encouraged.

Concrete finish shall include twice tooled edges with a broom finish as a minimum.



Mix of pavers and clay brick - Main Street at Exton, Exton PA



Colored concrete - Plymouth Meeting Mall, Plymouth Meeting, PA

CIRCULATION GUIDELINES



Typical storefront sidewalk (min. 10') -
Shoppes at Brinton Lake, Glen Mills, PA

Typical interconnecting sidewalk (min. 4-6"
wide) - Main Street at Exton, Exton PA



Storefront sidewalk with mix of materials -
Main Street at Exton, Exton PA



Interconnecting sidewalk thru parking area—the
Shoppes at North Brunswick, North Brunswick , NJ

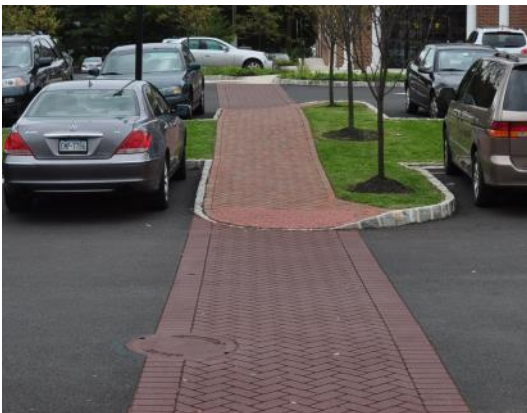
CIRCULATION GUIDELINES

Crosswalks at intersections of sidewalks and with internal roadways shall be designed with clearly defined edges. As a minimum, crosswalks shall be “painted” with traffic appropriate paint or thermoplastic striping and be sized and designed consistent with the Manual on Uniform Traffic Control Devices (MUTCD) and or PennDOT 408 specifications as appropriate.

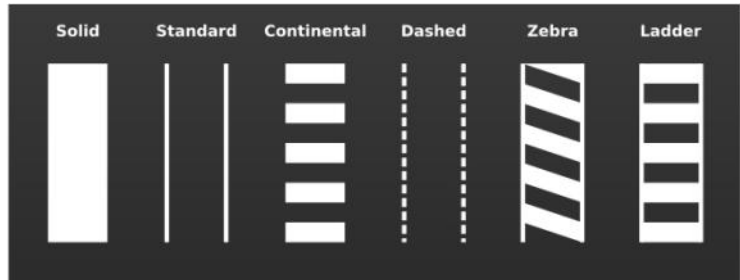
Crosswalks shall be well lit and clearly marked with contrasting paving materials at the edges where traffic paint or thermoplastic striping is not used. Where applicable the use of raised crosswalks is encouraged to assist with traffic calming.

Materials for crosswalks may include:

1. Painted/colored asphalt
2. Thermoplastic striping
3. Street Print or similar stamped asphalt type applications
4. Brick or Concrete unit pavers,
5. Stamped concrete
6. “Dura-therm” type applications.



Street Print—stamped asphalt crosswalk - Goodnoe's Corner—Newtown Twp. PA



Typical MUTCD painted crosswalk styles



“Piano Key” painted crosswalk - Plymouth Meeting Mall
Plymouth Meeting, PA



Stamped concrete crosswalk - Shoppes at Brinton Lake, Glen Mills, PA

CIRCULATION GUIDELINES



Proposed plan excerpt showing pedestrian circulation areas

ARCHITECTURAL GUIDELINES (RETAIL/COMMERCIAL)

Martin Architectural Group

Architectural Guidelines—Retail/Commercial



Proposed Commercial/Retail Center Perspective



Representative Commercial/Retail Building Elevation - Hunt Valley Towne Centre

RETAIL /COMMERCIAL GUIDELINES

A. Overview and Statement of Intent

The following architectural standards are not intended to prescribe specific architectural styles or images. Instead, they are intended to provide a set of good design principles for generating consistency and compatibility within a healthy diversity of styles.

These standards seek to raise the quality of architectural design within the Development to bring about a transformation in character from the current condition of highway-oriented, auto-dominated developments to a more urban, community-oriented, and pedestrian friendly pattern of development. As a result, these standards do not require new buildings to emulate the design of existing buildings to fit into the existing neighborhood. New development is generally required to set a new aesthetic standard and may be required to set a new pattern to be added to over time by other new projects and renovations. *The use of large expanses of white colored exterior siding material finishes on building bases and lower floors is prohibited and shall be limited to trim and accent details only.*

B. Provisions

The provisions outlined below could apply to Commercial and Retail Areas:

1. Service Areas

Intent:

Service areas for loading, trash collection, and outdoor storage are to be screened from neighboring properties and vehicular access drives to mitigate visual and noise impacts to the maximum extent possible.

- a. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are minimized and out of view from adjacent properties and public streets to the maximum extent possible; and minimum attention is attracted to the functions by the use of screening materials that are different from the principal materials of the building and landscape.
- b. All commercial developments, if required, shall provide loading areas to the design standards and quantity established by the Middletown Township Zoning Regulations or one of the following alternative approaches.
 - (1) Designated truck parking areas in locations where trucks will not back into vehicular access drives or obstruct site circulation to the maximum extent possible.

RETAIL /COMMERCIAL GUIDELINES

- (2) Permanent or time-specified loading zone spaces for trucks in neighboring parallel spaces along vehicular access drives.
 - (3) Loading access through public or private alleys.
 - (4) Designated loading areas in parking garages.
- c. Electrical transformers installed as part of a new project shall be located to the rear of the site or the side of the building. New or existing transformers located at the front of the site shall be screened by substantial landscaping or an architectural barrier such as a wall or fence.
 - d. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 10 feet of any public street (except public alleys), public side walk, or internal pedestrian way.

2. Outdoor Storage

Intent:

Outdoor storage is not encouraged in the Development. Where used outdoor storage shall be hidden from public view as much as possible.

Requirements:

- a. Non-enclosed areas for the storage or sale of merchandise, such as outdoor garden centers or lumber yards, are not encouraged in the development.

3. Facades

Intent:

The aesthetic character of the Development shall be a pedestrian-friendly town scale. A unified architectural design intention shall be incorporated into each planned commercial development and each development shall be in harmony with surrounding developments. All facades of large buildings which are visible from adjoining properties or public streets shall be designed in a manner that visually reduces the bulk and uniform appearance typical of such buildings.

RETAIL /COMMERCIAL GUIDELINES

Requirements:

a. General

- (1) All buildings shall be designed and detailed consistently on all sides including the rear and side elevations.
- (2) All buildings shall feature a distinct base, middle, and top. Each base, middle, and top division shall be proportionate to the scale of the building.
- (3) Base features are intended to visually ground the building and relate it to pedestrians along the sidewalk. Each building is encouraged to incorporate a mix of the following elements into the base design:
 - (a) A change in material;
 - (b) A change in color;
 - (c) A cornice line;
 - (d) Windows that are different from, but compatible with the main body of the building;
 - (e) A stepped façade;
 - (f) Facade articulations that are different from, but compatible with, the main body of the building; or
 - (g) Other approved detail.
- (4) The middle area of the façade design shall feature a consistency in materials, windows, rhythm, and colors whether the middle area is one-story or many stories.
- (5) Top area features shall be designed to relate proportionally to the rest of the building design and visually tie the building to the skyline. The top is encouraged to include a mix of the following elements:
 - (a) A change in material;
 - (b) A change in color;
 - (c) Cornice lines;
 - (d) Eaves;
 - (e) Detailed rooflines; or
 - (f) Other approved detail.

RETAIL /COMMERCIAL GUIDELINES

- (6) New buildings more than two stories taller than their neighboring buildings shall provide architectural features such as cornice lines, material changes, and other complementing features to visually coordinate the facades and lessen the impact of the height differential on the pedestrian environment.
- (7) While not as highly detailed as ground level floors, upper floors on a façade need to have fenestrations, detailing, and material changes to create rhythmic face design that relates to the ground floor as well as maintains the proportions relative to the height of each story.
- (8) In the Development, non-residential facades greater than 40 feet in length, measured horizontally, shall be articulated by incorporating varying architectural elements extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 225 horizontal feet.
- (9) Faux detailing may be created with paint to simulate three-dimensional relief on side facades located in areas away from pedestrian activity or on blank facades in service areas, when approved. Realistic architectural style detail similar to that on the other façades is recommended. Such murals may not be used as signage.
- (10) Side and rear walls shall be articulated with windows, recesses, chimneys, downspouts, or other architectural features to provide contrast and shadow patterns on an otherwise plain façade.
- (11) Auxiliary structures, including freestanding pad structures, shall be architecturally consistent with the primary structures on the site in the use of color, material, and detailing, if not form. In the case of an existing structure of unique architectural form or significance, adjacent new construction may choose to mimic the existing building. Where multi-building developments require updating, auxiliary and pad buildings shall be remodeled in conjunction with an upgrade of the entire development.

RETAIL /COMMERCIAL GUIDELINES

- (12) Storefronts are an integral part of a building and shall be integrally designed with the upper floors to be compatible with the overall façade character. Buildings with multiple storefronts shall be unified through the use of architecturally compatible features.
- (13) All mixed-use non-residential facades in the Development that face a public street shall be transparent between the height of three feet and eight feet above the walkway grade for no less than 25% of the exterior wall area of the ground abutting sidewalks, plazas or public open spaces.
- (14) Second stories of retail-only buildings shall have faux display or actual windows along a minimum of 30% of the horizontal length of a façade facing an internal or external street. These windows shall have an average head height of 10 feet above finished floor with a minimum height of 6 feet. Another 25% of the horizontal length of the façade shall be articulated with a rhythm and proportion of elements, in depth of dimension and materials, with or without glazing, similar to what would exist if the floor was fully occupied to the street.
- (15) Second stories of retail-only buildings shall have faux display or actual windows along a minimum of 10% of the horizontal length of a façade facing a service area. These windows shall have an average head height of 10 feet above finished floor with a minimum height of 6 feet. Another 30% of the horizontal length of the façade shall be articulated with a rhythm and proportion of elements, in depth of dimension and materials, with or without glazing, similar to what would exist if the floor was fully occupied to the service area.

RETAIL /COMMERCIAL GUIDELINES

- (16) Large expanses of blank walls are discouraged. Visual relief such as changes in exterior cladding through the use of materials, color, size, shape and pattern; metal frame works, panels, glazing, trellises and awnings; openings with sills, mouldings and overhangs; or changes in plane are encouraged to reduce the scale. A minimum break of 24 inches in depth at a maximum of every 150 feet shall be required, unless otherwise approved. Facades facing service areas are not required to change plane, but shall have articulation that is generally proportioned and articulated similar to the second floor.
- (17) Windows shall be predominately vertically oriented and individually defined with detail elements such as frames, sills, and lintels and placed to visually establish and define the building stories and establish human scale and proportion.
- (18) Windows shall be glazed in clear, non-reflecting glass with a maximum daylight reduction value of 20%. Lightly colored tinted glass may be used if approved. Use of mirrored glass is prohibited.
- (19) All windows, except ground or second floor display windows shall be vertically oriented with a height 1 ½ to two times the width or as approved, unless otherwise approved in office building applications.

RETAIL /COMMERCIAL GUIDELINES

4. Entries Intent:

Entrances define where pedestrian activity will occur and how pedestrian movement will happen. Entrances also create architectural focal points and break up large facades. On larger buildings, multiple entrances reduce walking distances from cars, facilitate pedestrian and bicycle access from public sidewalks, and provide convenience where certain entrances offer access to individual stores or identified departments in a store. Entryway design elements and variations shall give orientation and aesthetically pleasing character to the building.

Requirements:

- a. Clearly identify the public building entrance in the façade design.
- b. Each principal building on a site shall have clearly defined, highly visible major entrances featuring a mix of the following:
 - (1) canopies or porticos
 - (2) overhangs
 - (3) recesses/projections
 - (4) arcades
 - (5) raised corniced parapets over the door
 - (6) peaked roof forms
 - (7) arches
 - (8) outdoor patios or pavement differentiation
 - (9) display windows
 - (10) architectural details such as tile work and moldings which are integrated into the building structure and design
 - (11) integral planters or wing walls that incorporate landscaped areas and/or places for sitting
- c. All buildings shall feature at least one major entrance on the side of the building directly abutting the primary vehicular access drive.
- d. Where more than one retail store will be located in a building, each store shall have at least one articulated exterior entrance.
- f. Buildings located in a corner orientation facing two or more vehicular access drives are encouraged to have a customer entrance at the corner facing the intersection. Corner buildings shall orient to both access drive frontages. Angled corners to create corner plazas are encouraged.

RETAIL /COMMERCIAL GUIDELINES

5. Arcades

Intent:

Arcades are not required elements of building facades but may be incorporated to meet façade or active street frontage standards. An arcade is a continuous covered walkway space often attached on one edge of a building façade and open for its entire length to the sidewalk except for supporting columns. An arcade may also be a continuous covered passage between two buildings. Both configurations must be accessible at all times.

Requirements:

- a. An arcade shall have a clear height of not less than 10 feet.
- b. An arcade with columns shall have a minimum clear width across the walkway of 10 feet, exclusive of columns, and a maximum width of 20 feet, inclusive of columns.
- c. Columns shall be spaced along the street with a minimum clear width between columns of 15 feet.
- d. No column width shall be greater than five feet.
- e. Where an arcade abuts another arcade, there shall be clear, unobstructed passage between both arcades.
- f. No vehicular driveways, parking spaces, passenger drop-offs, loading berths, or trash storage facilities are permitted within an arcade, nor shall facilities be permitted immediately adjacent to an arcade.
- g. All arcades shall maintain a minimum level of illumination of not less than five foot candles between sunset and sunrise.

RETAIL /COMMERCIAL GUIDELINES

6. Roofs

Intent:

Roofs and their appearance shall be as carefully considered as facades. Rooflines contribute to the overall character of a building and to the Development skyline. They must be treated as design elements that relate to building character and neighboring building rooflines.

Requirements:

a. General

- (1) Variations in roof lines or edges shall be used to add interest to and reduce the scale of large buildings.
- (2) Roof features shall compliment the character of neighboring structures.
- (3) Treat rooftops as design elements that contribute to the suburban skyline.
- (4) For all rooflines over 40 feet in length and visible from a public street or neighboring development, there shall be at least one change in roof edge or parapet treatment. Changes shall be a minimum of four feet change in apparent roof height from the dominant roof height. One additional change in roof edge or parapet treatment shall be added for each additional 100 feet of length. These treatments shall be coordinated with facade designs to provide emphasis to the building's primary customer entrances.
- (5) Roofs shall have a mix of the following features:
 - (a) Parapets concealing flat roofs and rooftop equipment such as HVAC units from public view. The average height of such parapets shall not exceed 15% of the height of the supporting wall and such parapets shall not at any point exceed one-third of the height of the supporting wall. Parapets shall feature a three dimensional cornice treatment.
 - (b) Overhanging eaves extending no less than two feet past the supporting walls.

RETAIL /COMMERCIAL GUIDELINES

- (c) Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run.
 - (d) Three or more roof slope planes.
 - (6) Flat-roofed buildings shall feature three-dimensional cornice treatment on all walls visible from vehicular access drives and public streets (excluding alleys) or walkways unless they are stepped and terraced back to form usable roof terrace areas.
 - (7) All penetrations (except chimneys) such as plumbing vents, exhaust vents, pipes, flues, etc., must be located on the least visible side, where possible, and similarly colored to match the sloped roof.
- b. Service and Mechanical Systems
- (1) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible. Noise, odor, and heat generating equipment shall be located well away from pedestrian areas and set well above such areas where possible.

7. Ancillary Structures

Intent:

Ancillary structures, such as, shopping cart storage structures, gazebos, fountains, fireplaces, fire pits, and play structures, shall be appropriate to the character of the Development as primary buildings. It is important that these structures blend into the landscape and do not detract from the overall visual quality of the Development.

Requirements:

- a. All on-site structures for storage that are over 120 sq. ft. in floor area shall meet the basic design standards for buildings of this section and shall be designed to complement the design of the primary structure on site.
- b. The use of sea crates, trailer boxes, or unlicensed trucks for on-site storage is prohibited.
- c. Play structures either indoors or out shall not be permitted to be the dominant feature of a building façade.

RETAIL /COMMERCIAL GUIDELINES

8. Canopies & Awnings

Intent:

Canopies and awnings are not required elements of building facades but may be incorporated to meet entry or active street frontage standards.

An awning is a roof-like covering or shelter usually constructed of canvas or other fabric and extending out from the façade of a building. A canopy is a structural and permanent roof-like covering or shelter, usually constructed of metal, wood, or glass. A canopy may extend out cantilevered from a building façade with the support of steel rods or may be freestanding.

The intent of the following guidelines is to encourage the use of modestly sized awnings and canopies at building entries and along facades to shelter pedestrian walkways. Canopies larger than 200 sq. ft. used to cover automobile service areas and drive-thrus are generally discouraged. Walk-up windows for pedestrians are preferred to drive-thru canopies. Where canopies over 200 sq. ft. do occur, they shall be designed to be integral features of the building design by blending with the building roofline.

Requirements:

- a. Awnings shall be constructed of Sunbrella™ or similar canvas type fabric on internal metal frames or other approved material.
- b. Fabric Awnings shall not exceed 200 sq. ft. unless covering the linear length of a walkway and shall project no more than 10 feet from the face of the attached building.
- c. The color of an awning and/or canopy shall be compatible with and complementary to the color and material of the building to which it is attached.
- d. Canopies larger than 200 sq. ft. shall be designed to meet all roof standards and be designed to complement the roof design of the primary structure.
- e. Canopies and awnings containing logos, text or other sign elements must follow standards for signage.

RETAIL /COMMERCIAL GUIDELINES

9. Materials and Colors

Intent:

Exterior building materials and colors comprise a significant part of the visual impact of a building. Therefore, they shall be aesthetically pleasing and compatible with materials and colors used in neighboring structures.

Requirements:

- a. Predominant exterior building materials shall be of high quality. The highest quality materials shall be used on the ground floor facades where pedestrians will see the materials close up.
- b. Walls shall have a primary and one or more accent materials. The accent “materials” may instead be a different color of the primary material.
- c. Primary materials shall be textured materials with native and historic characteristics such as brick, stone, and wood and shall be used in a repeating pattern as integral parts of the exterior building fabric, to the maximum extent possible. Other exterior materials, if any, shall be used as integral parts of the overall building fabric, in repeating modules, proportioned both horizontally and vertically to relate to human scale.
- d. Primary materials may be any of the following:
 - (1) Brick (standard or oversized)
 - (2) Precast Concrete masonry units
 - (3) Stucco (including EIFS)
 - (4) Wood
 - (5) Cement Board Siding
 - (6) Other approved material
- e. Accent materials may be one of the following:
 - (1) Stucco (including EIFS)
 - (2) Precast Concrete
 - (3) Glass Block
 - (4) Prefinished metal panels
 - (5) Wood

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- (6) Brick
 - (7) Concrete masonry units
 - (8) Glazed tile
 - (9) Other approved material
- e. The following materials are discouraged:
- (1) Cement block with a plain finish
 - (2) Prefabricated tilt-up concrete
 - (3) Corrugated metal
- f. Building materials shall not be used in a manner to satisfy minimum materials requirements yet be applied in a non-traditional manner or in a manner inconsistent with sound judgment and proven structural applications. For example, artificial stone or brick applied in a manner so as to be structurally impossible had authentic materials been utilized. Such brick, masonry, stone, or other decorative facing shall extend to, at least, the first structural break along the sides of the structure.
- g. Walls, fences and planters shall be designed to match or be consistent with the style and colors of nearby buildings. Brick, stone, quality wood or cast materials may be used for walls or fence columns.
- h. Color bands used as building trims and accent colors may feature any color provided they are limited to 10 percent of the affected facade segment and have a height of no more than 24 inches.

10. Additional Standards for Special Uses

- a. Franchise or Thematic Corporate Architecture
- (1) Architecture of Franchise and Thematic Corporate businesses are permitted but shall be specifically adapted to follow the standards of this Document. In general, building architecture shall be designed to provide an attractive appearance that is compatible with the surrounding environment. All architectural details shall be consistent with the design standards for architecture in this section.

RETAIL /COMMERCIAL GUIDELINES

11. Signage

Intent:

An effective signage and graphics system is an integral part of the built environment at the Development. When carefully planned, signs communicate essential advertising and directional information while ordering and enhancing the area. A signage program shall be established for the Development to avoid the chaos and clutter resulting from competing mixed uses and tenants. The program will be evaluated relative to the attractiveness of the signage, cohesive (and uniform, when appropriate) appearance (color, material, and scale), reduction of clutter, and the need for signage. Sign size, height, location, and material shall strongly relate to building design and scale (including the streetscape and landscape features) to create a coordinated, legible environment. Standardized or corporate signage that does not relate to building architecture or the overall Development program is discouraged.

Signage requirements shall parallel the requirements set forth in article XXIII.A in the Middletown Township Code of Ordinances, entitled Mall Conversion Overlay (MCO) District.

The Concept Signage Program for the Development will result in a design approach and design control system that will produce the highest quality and yet the variety, flexibility, creativity and expressiveness of signage desired in a sophisticated, vibrant regional lifestyle center.

All tenant sign submittals for the Development will be reviewed and approved by the Master Developer's Architectural Review Board.

RETAIL /COMMERCIAL GUIDELINES

Sign Overview:

- a. All signs shall be architecturally integrated with their surroundings in terms of size, shape, color texture, and lighting so that they are complementary to the overall design of the buildings.
- b. Signs shall reflect the character of the building and its use.
- c. Signs shall respect the immediate context of the building's location and the overall character of the Development.
- d. Signs shall enhance the primary design elements or unique architectural features of buildings.
- e. Signs shall be designed with the purpose of promoting retail and street activity while enhancing the pedestrian experience.
- f. The size of signs and its letters shall be located in logical "signable areas" which relate to the pattern of the façade.
- g. The number of signs per building façade shall be limited to the fewest necessary to clearly identify businesses located within.
- h. Consider the layout and shape of the architectural features of the building when determining the size and location of a sign.
- i. Design elements such as window patterns (vertical and horizontal rectangles, arches, squares, etc.) will help determine the sign shape that will suit the building.
- j. All signs are to be maintained properly such that they are always in clean, working condition and the copy is not obscured or damaged.
- k. New signs proposed for existing buildings shall provide a compatible appearance with the existing signage of other tenants. Signs shall, when appropriate, attempt to unify the business with its nearest neighboring tenants.
- l. Commercial Signs below Residential units will limit upward light spill.
- m. For freestanding signs, a combination of shrubs and/or flowering or evergreen trees shall be provided at the base and as a backdrop to visually soften and anchor the sign to other related site improvements.

RETAIL /COMMERCIAL GUIDELINES

Permitted Signs:

The following sign types are permitted in the Development:

Wall Signs

Awning and Canopy Signs

Projecting Signs

Marquee Signs

Hanging Signs

Window Signs

Plaque Signs

Restaurant Menu Signs

Low Profile and Monument Signs

Tenant Directory Signs

A-Frame Signs

Permanent Banner Signs

Special Technology Signs

Pedestrian Bridge Signs

Bollard Signs

Temporary Signs

Parking Structure (Directional and Tenant Identification) Signs

Vendor Cart Signs

Sidewalk-Pavement Logos and Signs

Multiple-Floor Tenant Signs

Raceway Mounted signs will only be permitted if the raceway is color matched to the background/façade upon which it is installed.

RETAIL /COMMERCIAL GUIDELINES

Physical Criteria & Dimensions of Signage

- A. The following criteria will be applicable to all new spaces and tenants:
1. Sign content is limited to Tenant business trade name, specific products or product lines sold or marketed on premises by Tenant and Tenant logo.
 2. Illumination, if provided, shall be neutral. Signs may be internally or externally illuminated, but in no event shall the illumination create glare either within the development or outside the development.
 3. Thickness of wall mounted signs will not exceed 8 inches and the rear face of such sign shall not stand more than 4 inches off the building face.
 4. Box or panel signs will not be acceptable, except for that portion of a sign related to the Tenant logo.
 5. Inflatable signage and/or inflatable icons are prohibited.
 6. No signage shall interfere with architectural fenestrations or elements such as cornices and special details.
 7. All wiring, transformers and like elements must be concealed inside the sign or building. Surface raceways will be permitted, upon review and approval by Landlord.
 8. Any variation of color within the text of a sign will be subject to review by Landlord and approval thereof will be at the sole discretion of the Landlord.
 9. All signage for tenant spaces which is visible from outside the store requires a letter of approval from the Landlord.
 10. A-Frame or similar style portable signage (Sandwich Board style) shall have overall dimensions no greater than 36" wide x 72" high. Any Tenant of the development shall be limited to one (1) such sign which shall be located only in pedestrian areas in a manner that does not: (i) impede pedestrian traffic; (ii) block vehicular line of sight; (iii) block view of any other Tenant or Tenant's signage.

RETAIL /COMMERCIAL GUIDELINES

11. Permanent banners shall be limited to use by Landlord only and shall be property identity type banners attached to posts throughout the center. Such banners shall have maximum dimensions of 30" wide x 60" high. They shall consist of center identification and logo primarily graphic with minimal text and may be changed periodically for seasonal considerations and holiday graphics. The material of the banners shall be high quality fabric or vinyl material and shall be removed or replaced shall the material become tattered or torn.
12. Temporary banners such as "Grand Opening" or "Coming Soon" no greater than 48"x96" in size shall be permitted subject to Landlord review and shall be limited to no more than one (1) such banner located on the face of the building for a period of no more than 120 days prior to Tenant's scheduled opening date. Such sign shall be removed immediately upon installation of Tenant's permanent sign.
13. Swinging, hanging or blade signs shall be a maximum of 24" high x 36" wide and must be installed perpendicular to the façade and in the general location of the public entrance to the Tenant space. The signs may be supported from awning structures or support arm anchored to the building at reinforced areas.
14. In the condition where the Tenant space is upper level overlooking the main retail promenade, signage shall be allowed and have a maximum height of 48" and total area of 50 square feet per Tenant.
15. Tenants over 15,000 gross square feet shall be allowed to have signs not exceeding 60" in height and no more than 360 square feet total area.
16. Special Technology Signs refer to digital message display signs that have timed message capabilities and will occur within the main center identification sign pylons for the property.
17. Marquee Signs refer to signs which are vertical in nature, and project perpendicular to the façade. They shall be limited to a maximum projection of 60" measured from the face of the building façade where it is attached (with a maximum horizontal sign face of 48"). The maximum height of the marquee sign shall not exceed 12'-0", but shall in no way interfere with the aesthetic of the building - or mismatch the proportions of the façade elements of the building it is attached to.

RETAIL /COMMERCIAL GUIDELINES

Wall Sign Examples:

Wall Signs shall be mounted and fixed securely to the face of a building wall, and not extending side-ways beyond the building face or above the highest line of the building to which it is attached.



The images on this page are representative examples consistent with the intent of the Design Guidelines

RETAIL /COMMERCIAL GUIDELINES



Awning & Canopy Sign Examples:

Awning & Canopy Signs are signs that are printed on, painted on, or attached to an awning or canopy above a business door or window. They generally serve to bring color to the shopping environment and are oriented toward pedestrians from the opposite side of the street.



The images on this page are representative examples consistent with the intent of the Design Guidelines

RETAIL /COMMERCIAL GUIDELINES

Projecting Sign Examples:

Projecting Signs are affixed to the face of a building or structure and project in a perpendicular manner projecting not more than 24" inches from the wall surface of the portion of the building or structure to which it is mounted. Projecting signs are strongly encouraged and shall be carefully designed to reflect the character of each building and business as well as fitting comfortably with other adjacent signage.



Marquee Sign Examples:

Marquee signs are projecting signs attached to or supported by a permanent canopy often made of metal and glass. Marquee signs are to be installed only on buildings occupied by theaters, cinemas, performing arts facilities, or parking structures.



The images on this page are representative examples consistent with the intent of the Design Guidelines

RETAIL /COMMERCIAL GUIDELINES

Hanging Signs:

Hanging Signs are similar to projecting signs except that they are suspended below a marquee or under a canopy. Hanging signs are generally smaller than projecting signs due to their lower mounting height.



Window Sign Examples:

Window Signs are signs that are painted, posted, displayed, or etched on an interior translucent or transparent surface, including windows or doors. This type of signage generally contains only text but in some circumstances can express a special business personality through graphic logos or images combined with color.



The images on this page are representative examples consistent with the intent of the Design Guidelines

RETAIL /COMMERCIAL GUIDELINES

Plaque Sign Examples:

Plaque Signs are small versions of wall signs that are attached to surfaces adjacent to shop front entries.



Restaurant Menu Sign Examples:

Restaurant Menu Signs are signs that incorporate a menu containing a listing of products and prices offered by the business. Such signs facilitate the customer in locating a restaurant in which to patronize. Therefore, prominently displayed menus with prices and other important information can help the customer in making this decision.



The images on this page are representative examples consistent with the intent of the Design Guidelines

RETAIL /COMMERCIAL GUIDELINES

Low Profile and Monument Sign Examples:

Low Profile and Monument Signs are free-standing signs with a lower height configuration. Such signs are usually used for building complexes that are separated from adjacent streets by substantial set-backs.



Tenant Directory Sign Examples:

Tenant Directory Signs are used to identify multi-tenant buildings and businesses that do not have direct frontage on a public street. Tenant directory signs shall be constructed and oriented to the pedestrian.



The images on this page are representative examples consistent with the intent of the Design Guidelines

RETAIL /COMMERCIAL GUIDELINES

A-Frame Sign Examples:

A-Frame Signs are designed to stand on their own either on public or private property. Such signs are portable and are usually placed along public sidewalks to attract pedestrians into shopping areas.



Permanent Banner Sign Examples:

Permanent Banner signs often help to add interest and color to blank facades and special building. They are to be vertically oriented, and compatible with the overall character and color of the building.



The images on this page are representative examples consistent with the intent of the Design Guidelines

RETAIL /COMMERCIAL GUIDELINES

Temporary Signs:

Temporary Signs can take the form of banners, window graphics, or as cards integrated with a window display. Temporary signs may contain written messages and shall use a simple font that is easy to read.



Parking Structure (Directional and Tenant Identification) Signs

All of the allowed signage types may be attached to Parking Structures (whether or not the parking structures are attached or separate from the buildings where tenants are located).



Sidewalk-Pavement Logos and Signs

Logos and Signage (as well as public art) may be located within sidewalk paving surfaces.



RETAIL /COMMERCIAL GUIDELINES

Vendor Cart Sign Example

Signs may be located on (and integrated with) allowed Vendor Carts.



The images on this page are representative examples consistent with the intent of the Design Guidelines

RETAIL /COMMERCIAL GUIDELINES

Special Technology Signs:

Special Technology Signs refer to digital message display signs that have timed message capabilities and will occur within the main center identification sign pylons for the property.



The images on this page are representative examples consistent with the intent of the Design Guidelines

RETAIL /COMMERCIAL GUIDELINES

Comparative Sign Design Analysis:



Encouraged



Encouraged



Encouraged



Encouraged



Encouraged

RETAIL /COMMERCIAL GUIDELINES



Encouraged



Discouraged

This type of sign is illegible and its presentation of the occupant's goods and services is not clearly presented to



Discouraged



Encouraged



Encouraged

This sign is not proportionally appropriate to the façade it is applied to.

RETAIL /COMMERCIAL GUIDELINES



Encouraged



Encouraged



Encouraged



Not Allowed

This type of signage is not aesthetically pleasing nor clear in its presentation of the identity of the center or occupants. The information is jumbled and ill-positioned.

RETAIL /COMMERCIAL GUIDELINES

Examples of Possible Streetscapes in the Retail / Commercial Areas:



RETAIL /COMMERCIAL GUIDELINES

Examples of Possible Streetscapes in the Retail / Commercial Areas:



Credits: Parole by Design, Anne Arundel County, MD; Rockville Town Center, MD; City of Davis, CA; City of San Jose, CA; City of Pasadena, CA; Signs of the Times, Inc.

ARCHITECTURAL GUIDELINES (LUXURY APARTMENTS)

Martin Architectural Group

Architectural Guidelines—Luxury Apartments



Proposed luxury apartment building elevation



Proposed luxury apartment building perspective rendering

LUXURY APARTMENT GUIDELINES

A. Overview and Statement of Intent

Luxury Apartments are intended to be spacious with high quality indoor and outdoor amenities. Unlike conventional apartments that might be the housing type of necessity for student housing or assisted living, Luxury Apartments are a housing type of choice for professionals and active adults and young professionals.

Attributes of Luxury Apartments include such amenities as larger square footage units, architectural embellishments, indoor recreational amenities, outdoor amenities, and a business center.

B. Provisions

The provisions outlined below apply to Luxury Apartments:

1. **Critical Dimensions of Apartment Units**
 - 1.1 One (1) bedroom: 750SF Minimum
 - 1.2 Two (2) bedrooms: 1,000SF Minimum
 - 1.3 Ceiling Height: 9' clear minimum
2. **Parking**
 - 2.1 Parking provided for each unit in a structured parking garage
 - 2.2 Structured Parking spaces allow a portion of parking to be available at each floor level
 - 2.3 Bicycle Parking
3. **Building Features**
 - 3.1 Residential building facades shall be articulated with architectural elements that break up long blank walls, add visual interest, and enhance the character of the neighborhood. Vertical articulation of 12" minimum projection shall occur at intervals of no more than 150 feet except along service alleys.
 - 3.2 Two or more of the following methods of articulation shall be used so that the combination of features project a residential character:
 - (a) Providing a balcony, bay window, porch, patio, deck, or clearly defined entry for each interval.
 - (b) Providing architectural features such as setbacks, indentations, overhangs, projections, cornices, bays, canopies, or awnings.

LUXURY APARTMENT GUIDELINES

- (c) Building modulations shall be a minimum of two feet in depth and shall be no less than eight feet in width.
 - (d) Use of material variations such as contrasting colors, brick or metal banding, or textural changes.
 - (e) Artwork or building ornamentation.
- 3.3 A variety of modulations and articulations shall be employed. No more than four consecutive uniform modulations shall be used. Buildings greater than 160 feet in length shall provide a prominent architectural feature among the modulations such as a detailed building entry or an attractively landscaped courtyard.
- 3.4 Windows shall provide relief, detail, and variation on the facade by using significant trim and architectural styling that lends human scale to the facade. A minimum of two of the following requirements for windows shall be met:
- (a) Window shall be accented with a drip cap, sill, and trim. The drip cap shall be a minimum of three inches in height and one inch in depth; sills shall be a minimum of three inches in width. Trim shall be a minimum of two inches in width and one inch in depth;
 - (b) Windows shall be accented through use of multiple panes;
 - (c) Windows shall be vertically oriented with a height 1-1/2 to two times the width;
 - (d) Windows shall be accented through the use of contrasting trim color, window boxes, or other detailing.
- 3.5 Residential building facades may incorporate variations from setbacks due to building façade articulations. However, a variation in building setback shall include within that setback such architectural elements as covered or recessed building entries, plazas or courtyards, or seating and planting areas.
- 3.6 Residential building façade Roof line elements shall include features that provide aesthetic interest and variation, as well as provide screening of mechanical and rooftop equipment. Some of these elements may be:
- (a) Dormers: A projection from a sloping roof that contains a window.
 - (b) Roof Line with Architectural Focal Point: A prominent rooftop feature such as a peak, tower, gable, dome, barrel vault, or roof line trellis structure.

LUXURY APARTMENT GUIDELINES

- (d) Projecting Cornice: Roof line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
- (e) Articulated Parapet: Roof line parapets shall incorporate angled, curved, or stepped detail elements.
- (f) Pitched Roof or Full Mansard: A roof with angled edges, with or without a defined ridgeline and extended eaves.
- (g) Terraced Roof: A roof line incorporating setbacks for balconies, roof gardens, or patios.

4. Parking Structures

- 4.1 Multi-level parking structures shall be utilized to provide appropriate parking for residents, a portion of which will be at level access to residential living floors.
- 4.2 Visible facades of parking structures shall have architectural treatment to compliment the buildings they support, with simplified features and detail elements as compared to the primary building.
- 4.3 Materials utilized in the facades shall be durable and permanent.
- 4.4 Prominent signage to direct residents and visitors to entry points and access through the parking structures shall be implemented.
- 4.5 The dimensions of parking spaces and drive aisles shall adhere to the requirements set forth in article XXIII.A in the Middletown Township Code of Ordinances, entitled Mall Conversion Overlay (MCO) District.

LUXURY APARTMENT GUIDELINES

5. Indoor Recreational Facilities

- 5.1 Game Room (community billiards and dart tournaments)
- 5.2 Media Room (movie nites, sports parties, private events)
- 5.3 Fitness Center (visiting trainers, Yoga classes)

6. Other Indoor Amenities

- 6.1 Internet Café with Business Center
- 6.2 Business Meeting Rooms
- 6.3 Gathering areas for onsite social events (wine tastings, visiting chef demonstrations)

7. Resident Services that may be incorporated into the Residential Component

- 7.1 Concierge Service
- 7.2 Pet Sitting
- 7.3 Parcel Delivery

8. Outdoor Amenities

- 8.1 Courtyards with fire pits
- 8.2 Generous Landscaping
- 8.3 Ornamental Lighting
- 8.4 Pool
- 8.5 BBQ areas

9. Other Features

- 9.1 Management Office

LUXURY APARTMENT GUIDELINES



Resident gathering area—The Pointe



Resident gathering area—The Edge

LANDSCAPE GUIDELINES

Landscaping and planting design will be an important component of the site's redevelopment as it will be used to visually reinforce pedestrian and vehicular circulation, create an image and identity while providing shade, visual interest and comfort.

Species selected and shown on the land development plans are plants that are generally suited to the micro-climate of the site and are known to perform well in commercial landscape settings. They represent both native and ornamental species suited to specific aesthetic and horticultural characteristics desired for the project. Creativity and flexibility in plant selection is encouraged as the project evolves over time. Plant availability, planting season and design criteria, specifically building architecture, may necessitate the need for plant species substitutions. Final plant species selection will be provided at the time of final plan submission or with building permit applications as project conditions and phasing warrant.

Planting design shall be governed by the following general guidelines:

1. Meet and/or exceed planting requirements as set forth in the Mall Conversion Overlay (MCO) District as part of the Zoning Ordinance as well as the overall Zoning and SALDO ordinances of the Township;
2. Emphasize the use of tall canopy trees where possible to reduce the scale of architecture, parking and vehicular areas and provide pedestrian scale and comfort;
3. Reinforce pedestrian circulation patterns and separate surface area parking into smaller "rooms";
4. Use ornamental/understory trees to provide seasonal interest near areas of significance and display;
5. Utilize evergreen hedge plantings and deciduous shrub plantings to provide accent and screening as appropriate throughout the development;
6. Limit seasonal plantings (seasonal flowers) to high visibility impact areas where pedestrians gather and where it is important to establish a positive image of the development such as building entrances and site entrances;
7. Be used at public realm spaces to draw attention to amenities and gathering areas;
8. Utilize native plant materials to the greatest extent possible;
9. Provide four (4) season interest;
10. Shall provide a rich diversity and variety in the overall quantity of deciduous trees, shrubs, evergreen or ornamental trees and avoid mono-culture planting schemes;
11. Shall be used to screen and mitigate views of loading areas, trash dumpsters and other back-of-house services.
12. Be used to naturalize stormwater basins with native plants tolerant of periods of inundation.

LANDSCAPE GUIDELINES



Representative building entry and pedestrian space
Crocker Park—Cleveland Ohio



Representative planter/landscape treatment
Main Street at Exton, Exton PA



Representative parking planting and pedestrian
connector—Concordville Town Centre, Glen Mills,
PA



Representative planting at store fronts
Shoppes at Brinton Lake, Glen Mills, PA

LANDSCAPE GUIDELINES



Representative stormwater basin landscaping

HARDSCAPE & SITE FURNISHING GUIDELINES

Materials:

Retaining walls, street walls or fences shall be consistent with the overall architectural style and shall be appropriate to the site’s context. Walls may contain masonry, stone or other building materials if they are connected to an adjacent building. Where used, wall cap treatments shall be at least 2” thick and overhang the vertical face by 1”.

Piers/Columns shall be consistent with the overall architectural style and shall be appropriate to the site’s context. Piers shall be used to regulate and break up long distances of site walls or fences. Piers may contain masonry, stone or finished concrete or stucco.



The images on this page are examples of wall and pier styles consistent with the intent of Design Guidelines

HARDSCAPE & SITE FURNISHING GUIDELINES

Materials:

Pavers selection and style (where applicable) shall be consistent with the overall architectural style and shall be appropriate to the site's context. Pavers may be natural stone, concrete, clay brick, stamped asphalt or stamped concrete. Plazas and outdoor cafes may take on a different pattern or paver specific to their purpose. Pavers may be used in combination with concrete or other pavement surfaces.

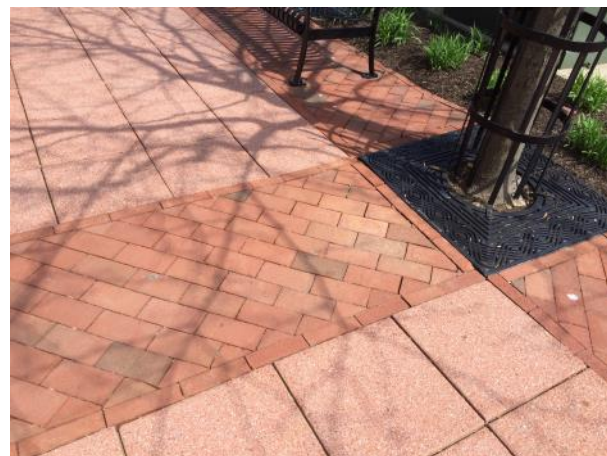
Concrete walking surfaces shall typically have a light broom finish with twice tooled edges where used for basic sidewalks. Concrete may also be stamped, colored and otherwise finished to meet specific architectural or tenant needs. Scoring patterns or other applied patterns shall be used to make the concrete fields pedestrian scaled and add visual interest. Concrete may be used in combination with pavers or other pavement surfaces.



Broom finished, twice tooled edge concrete—
Garden State Park, Cherry Hill NJ



Colored concrete - Plymouth Meeting Mall,
Plymouth Meeting , PA



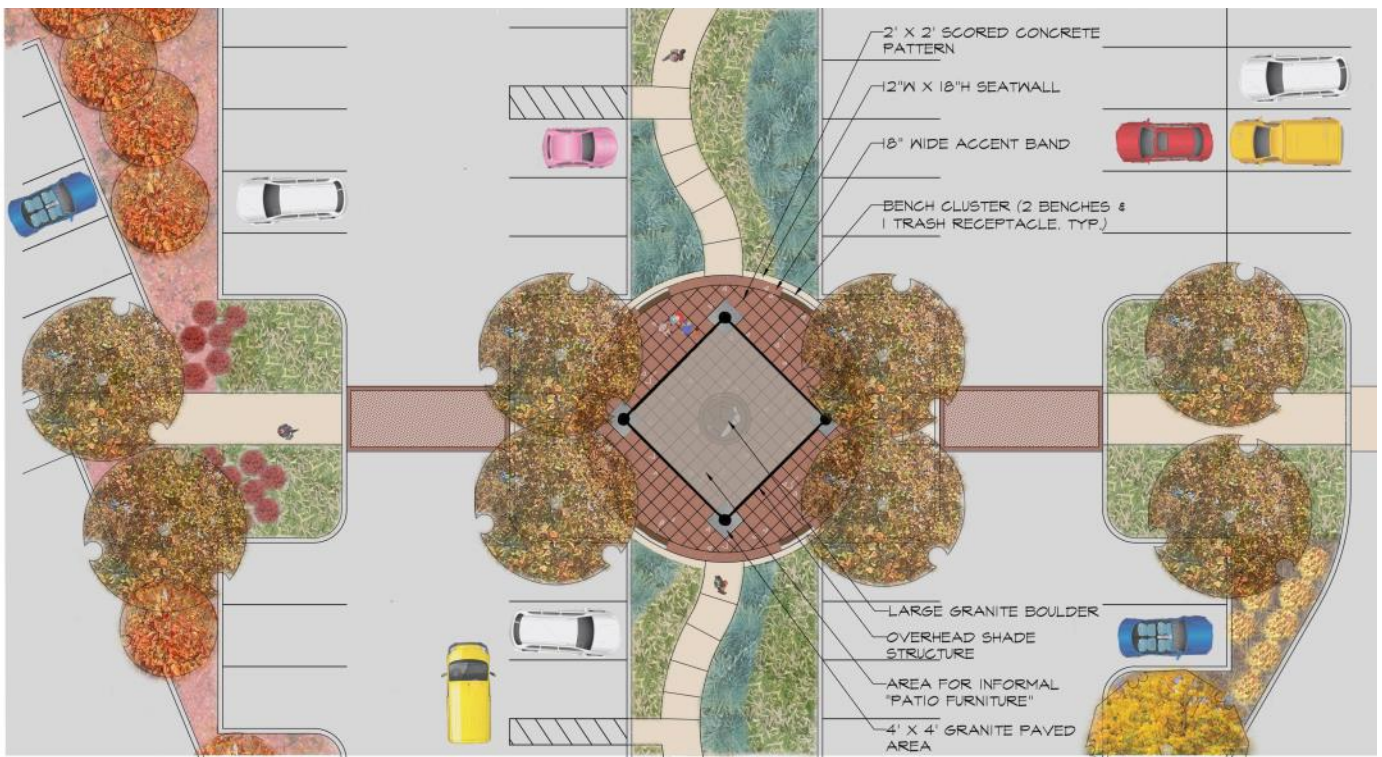
Mix of pavers and clay brick - Main Street at
Exton, Exton PA

HARDSCAPE & SITE FURNISHING GUIDELINES

Typical Hardscape Plan—prototypes:



Typical Building Entrance Paving Plan



Central Pedestrian Gathering Space

HARDSCAPE & SITE FURNISHING GUIDELINES

Materials:

Fencing, shall be used to define pedestrian space, courtyards, civic spaces and for screening of utility infrastructure and appurtenances. Fencing may be up to 6' in height and shall not obstruct sight distances at intersections.

Fencing may include piers or columns to regulate the length of the fencing run. Fence materials shall include steel, iron or aluminum components and be black in color. Other colors may be permitted upon review by the township and developer if they are used to compliment or accentuate specific architectural features.



Acceptable Manufacturers:

Jerith—Commercial CP

Ameristar— Aegis or Montage Plus



The images on this page are examples of fencing types and styles consistent with the intent of Design Guidelines

HARDSCAPE & SITE FURNISHING GUIDELINES

Trash/Service Enclosures

Trash and Service Enclosures, shall be designed in accordance with the Retail/Commercial Architectural Guidelines Section B.1. Service Areas. The intent is to visually hide and or subdue the visual prominence of these areas to the greatest extent possible while maintaining ease of access and functionality.



Example trash enclosure -
Easton Town Center, Columbus OH



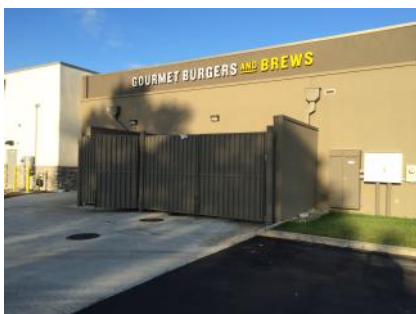
Example trash enclosure -
Valley Gate , Warrington, PA



Example trash enclosure -
Concordville Town Center, Glen Mills, PA



Example trash enclosure -
Valley Gate , Warrington, PA



Example trash enclosure -
Valley Gate , Warrington, PA

HARDSCAPE & SITE FURNISHING GUIDELINES

Gazebos, Pergolas, Trellis and Shade Structures

Gazebos, pergolas and or trellis structures, may be utilized to provide shelter from the elements, provide protected gathering areas and to further enhance the pedestrian realm.

These structures shall be constructed of weather resistant materials including, pressure treated wood, red cedar, masonry, natural stone, steel, aluminum, azek, or similar composite materials. Fabric shade shelters may be used provided they utilize marine grade, “Sunbrella” or similar exterior fabrics.

Structures may be custom designed and built or prefabricated from manufactures such as Walpole Outdoors, Icon Shelter Systems Inc., Vixen Hill, Shade Systems Inc. or approved equivalent.



Example trellis structure -
Concordville Town Center—Glen Mills, PA



Example trellis structure -
Legacy Village, Cleveland OH



Example Icon “Mystic” Gazebo



Example Shade Systems Inc. - Multi-level
framed sail structure



Example Icon “Arbor” trellis
structure

HARDSCAPE & SITE FURNISHING GUIDELINES

Street Furnishings:

Benches, trash receptacles, kiosks, transit shelters, lighting, bicycle racks, planters, and bollards shall be made of high quality durable materials. They shall be compatible with the surrounding architectural style and color of buildings. Plazas and outdoor cafes correlating to a specific building or business may have a different design of street furnishings provided it is approved by the developer.

Bicycle Racks shall be selected that are durable and visually subdued or themed consistent with the overall architectural style and character of the development. Bike racks may be aluminum, stainless steel or powder coated in colors complimentary to the overall development. The use of painted steel is prohibited.

Bike rack design may be custom designed or themed to the development or stock as supplied from a manufacturer such as Landscape Forms or an approved equivalent.



Custom bike rack examples



Landscape Forms :

PI Bike Rack or approved alternate
Color: black

Landscape Forms :

FLO Bike Rack or approved alternate
Color: stainless steel

HARDSCAPE & SITE FURNISHING GUIDELINES

Street Furnishings:

Trash Receptacles shall be placed throughout the development and be at least 32 gallons in size to avoid overflow. They shall be durable, and visually subdued or themed consistent with the overall architectural style and character of the development. Recycle containers if used shall follow the same guidelines.



Victor Stanley:

RB-36

Color: black



Victor Stanley:

SD-242

Color: black



Example of related ash & trash receptacles -
Shoppes at Brinton Lake, Glen Mills, PA

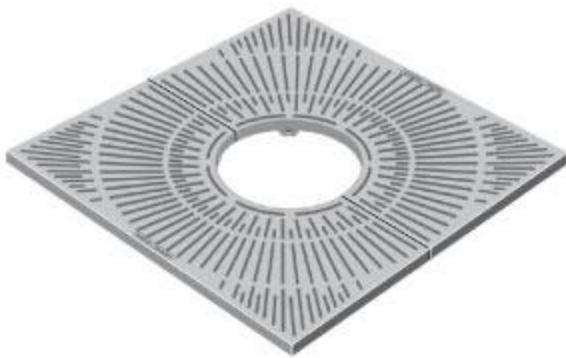
HARDSCAPE & SITE FURNISHING GUIDELINES

Street Furnishings:

Tree grates may be used to further enhance street tree or shade tree plantings when they are located within or adjacent to paved pedestrian areas. Tree grates assist with expanding the walkable surface area especially in narrow sidewalk situations.

Tree grates shall be black, cast iron and can be round, square or rectangular in shape as appropriate. Lighting may be incorporated in the tree pit and tree grate with suitable light openings.

Where used, specific attention must be given to maintenance with regards to trash removal and expansion of the center opening as trees grow in caliper.

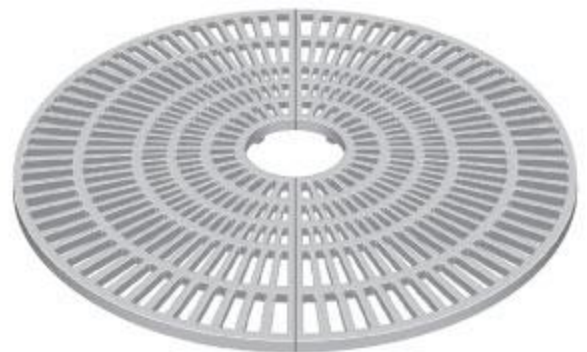


Neenah Enterprises Inc.
R-8706 Square
Color: black



Neenah Enterprises Inc.
R-8808 Rectangular
Color: black

Neenah Enterprises Inc.
R-8851 Round
Color: black



HARDSCAPE & SITE FURNISHING GUIDELINES

Street Furnishings:

Bollards may be used to restrict vehicular access and to define pedestrian areas to minimize pedestrian vehicular conflicts. Bollards shall be “collapsible” as required for vehicular entry points or embedded in concrete footings where removal is not required. Bollards shall be steel or aluminum.

Pre-cast concrete or natural stone bollards may be permitted if consistent with and or an accent to proposed architecture or exterior finishes.

Bollards shall be 30—42” high with a minimum diameter of 8”. Taller bollards may used in service areas or as site conditions warrant but in no case taller than 72”.

Bollards may incorporate lighting as appropriate to provide low level pedestrian lighting along sidewalks and exterior travel corridors. Lighting shall be LED and concealed. (see site lighting guidelines)

Bollard color shall be black to compliment other site furnishings but other colors subject to approval



Urban Accessories:
Classic
Color: black



Dumor:
Bollard 400
Color: black



Example pre-cast bollard
Main Street at Exton, Exton PA



Metal bollards - the Shoppes at North Brunswick,
North Brunswick , NJ

HARDSCAPE & SITE FURNISHING GUIDELINES

Benches shall be sturdy, a minimum of 6' in length and placed throughout the development in plazas and other intended pedestrian gathering areas. The location and quantity of benches is intended to be flexible to accommodate tenant needs. The use of backless benches is encouraged where appropriate. Benches shall be durable, and visually subdued or themed consistent with the overall architectural style and character of the development. Benches are to be securely fastened to the ground with anchors or have direct embedment pedestals to provide stability. Wood benches of Teak, or Ipe are permitted provided the wood is not stained or painted.



Victor Stanley:
RB-12



Victor Stanley:
RB-36
Color: black



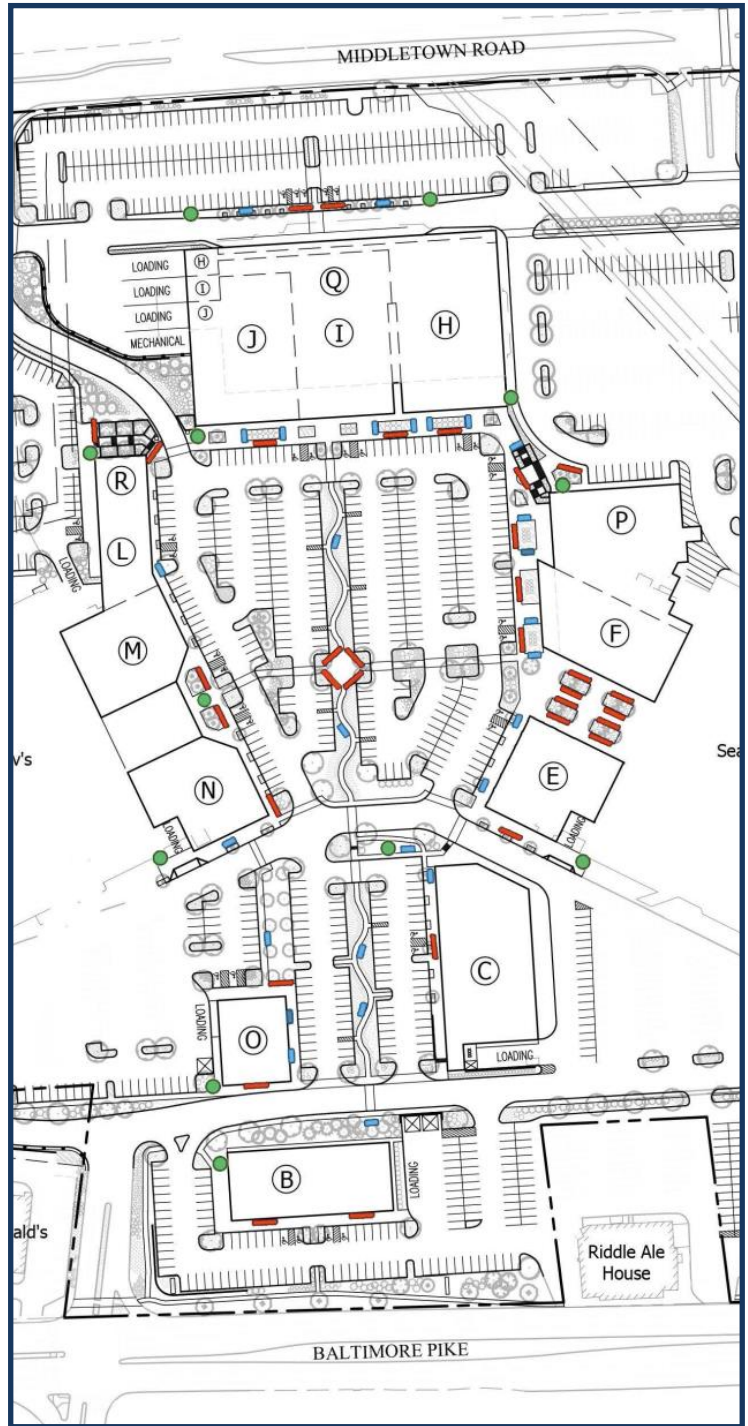
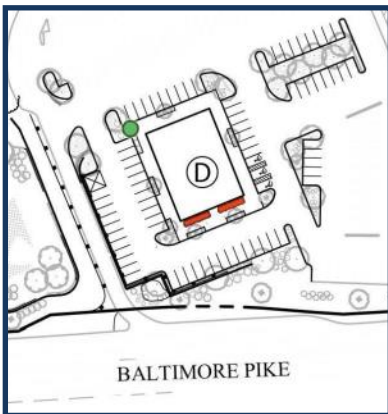
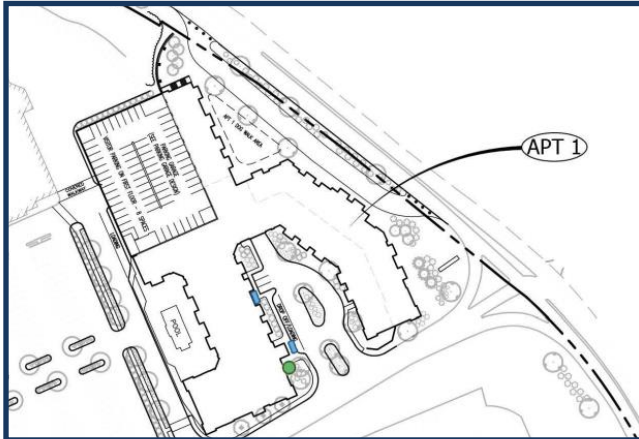
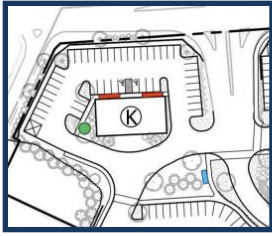
Example bench cluster - Main Street at Exton, Exton PA



Victor Stanley:
RB-28
Color: black frame/wood slats

HARDSCAPE & SITE FURNISHING GUIDELINES

Bench and bicycle rack location plans



LEGEND

- BIKERACK
- BENCH CLUSTER (2 BENCHES)
- SINGLE BENCH

HARDSCAPE & SITE FURNISHING GUIDELINES

Planters shall be simple in form. Round and square types are recommended. Materials shall consist of cast stone, pre-cast concrete or metal to match light fixtures, benches or other site furnishing product families. Round planters shall be a minimum of 2' in diameter. They shall be grouped in clusters when used to enrich walkways, plazas and other pedestrian spaces.



Victor Stanley:
 TP-36
 Color: black



Landscape Forms:
 ROSA
 Color: black



Examples of various planters consistent with the intent of Design Guidelines

HARDSCAPE & SITE FURNISHING GUIDELINES

Banners provide visual interest and may include promotional or seasonal messaging in addition to identification of the development.

Banners may be mounted on light poles, or specific banner poles. Where mounted on light poles above or adjacent to pedestrian walkways, the bottom of the banner shall be no closer than 7' to the ground plane walking surface.

Banners can be dual vertical layout or single vertical format as appropriate for the specific location.

Banner materials shall consist of weather resistant, marine grade fabric such as “Sunbrella” or approved equivalents with silk screened or thermoplastic messaging as appropriate.



Ground mounted banner—Plymouth Meeting Mall, Plymouth Meeting PA



Light pole mounted banner—Easton Town Center, Columbus OH

HARDSCAPE & SITE FURNISHING GUIDELINES

Site Lighting:

Lighting shall be designed in accordance with the Mall Conversion Overlay (MCO) District and all other applicable Township Ordinances. Lighting design for the Development shall incorporate a variety of fixture types and styles to provide lighting which enhances the user experience, promotes safety security and enhances the overall aesthetic character of the Development.

Luminaires shall be fully shielded and aimed straight downward to minimize direct view of the light source and thereby reduce disabling and annoying glare and wasted light and shall utilize house side shields where applicable to minimize off-premises light trespass. 3000K LED will be the source choice for the majority of lighting applications.

Poles may be steel, fiberglass or aluminum and shall be painted or otherwise colored to be complimentary to the overall design of the Development. Poles vulnerable to vehicular contact shall be protected against damage and misalignment. Except where all-night safety/security lighting is deemed necessary, lighting of parking areas associated with a use or uses will be extinguished or dimmed during hours of darkness when there is no customer and employee activity.



DECORATIVE SITE/ENTRANCE LIGHT:

KIM Lighting (or approved alternate)
Bounce watt LED
15' Ht. Pole Mounted

BOLLARD LIGHT:

KIM Lighting (or approved alternate)
Bounce 45 watt LED
36" Ht. bollard , ground mounted

HARDSCAPE & SITE FURNISHING GUIDELINES

Site Lighting:



PARKING LOT/ ROADWAY LIGHT:

KIM Lighting (or approved alternate)
EKG LED Pico-Prism LED
40' Ht. Pole Mounted



WALL PACK/BLDG MOUNTED LIGHT:

Spaulding/ Hubbell Lighting
(or approved alternate)
Laredo LMC 30 LED
10' Ht. Building mounted
Color to be black



GROUND MOUNTED WALL / SIGN LIGHT:

Spaulding/ Hubbell Lighting
(or approved alternate)
Laramie LFS LED
Color to be black