

APPENDIX A

VILLAGE CENTER GUIDELINES

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BUILDING PLACEMENT
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Village Center Character

- Buildings always oriented towards the street with main entrances and/or windows facing the street.
- Parking placed to the side and rear of the building in order to maintain pedestrian-friendly street edges.
- Service areas placed away from the addressing street and screened from view.
- Well-designed buildings which use high-quality materials limited to: brick, painted stucco and architectural precast concrete, natural stone, or wood trim.



Retail buildings defining a Main Street

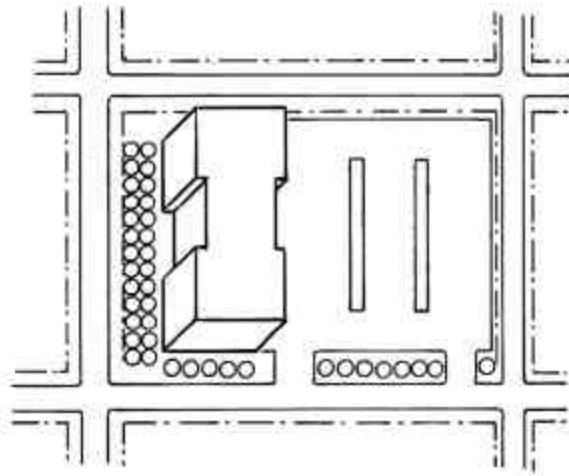
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Building Placement

Buildings are encouraged to have a clear relationship to the street. Buildings sited close to the street, strengthens the activity and vitality of the street. On larger parcels, buildings should also address secondary streets.

Orientation to the Street

All buildings are encouraged to reinforce the street framework by locating the “main” building facade either parallel or perpendicular to the street. Buildings placed at irregular or random angles to the street are not permitted. Similarly, multiple building complexes are encouraged to maintain a consistent street orientation and should be organized at right angles to each other. Buildings may also reinforce the curved nature of streets.



Buildings sited close to the street

Placement of Entrances

Building entrances shall be visible from the street, well-lit, and easily accessible by employees and visitors. Entrances shall be conveniently located to, adjacent to on and off street parking, and shall accommodate pedestrian access from public transportation stops. Canopies, lighting, and roof forms shall identify entrances. Through-lobbies or breezeways that address both the street and parking lots are encouraged.

elevations are also discouraged. Buildings shall express a clear base, middle and top. Sloping roofs or strong cornice lines are also encouraged. Sloping roofs are encouraged at strategic locations, such as corners, mid-block entries etc.

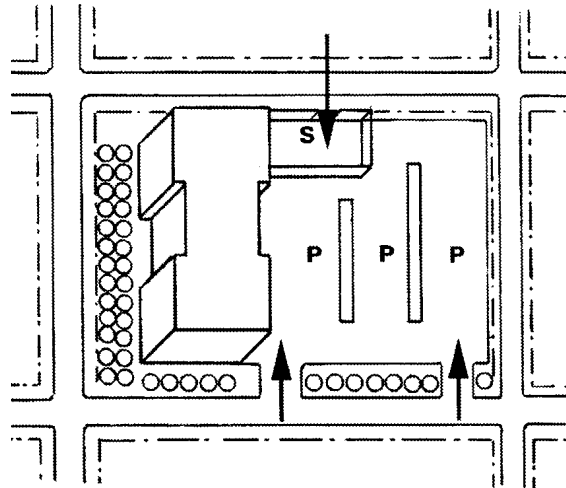
Building Expression

Buildings are encouraged to have consistent window expressions visible from the street. A “punched” window expression is encouraged. Large expanses of glass curtain walls are not permitted. Streetside, windowless building

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Access to both service and parking areas

