Appendix VI

East Haddam and Moodus Village
Guidelines for Site Design and Compatibility Objectives



Photo Survey of the East Haddam Village District

High Use District





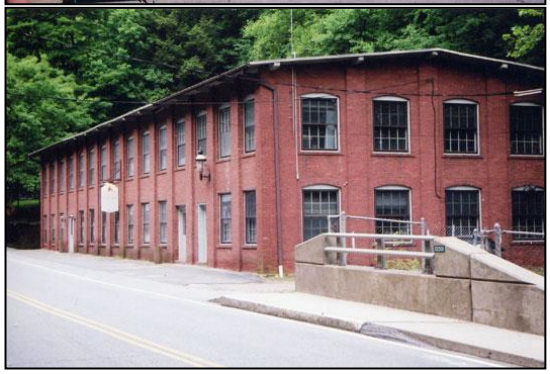


Medium Use District

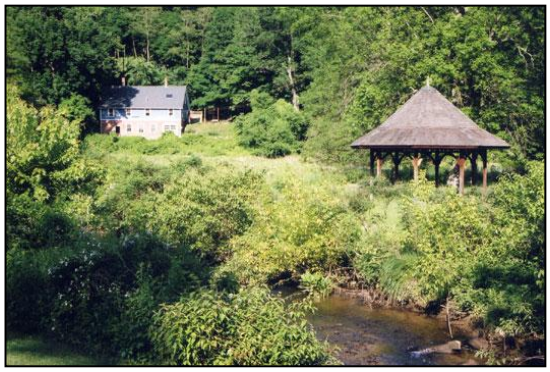








Low Use District – Creamery/Lumberyard Road


Low Use – Main Street






Photo Survey of the Moodus Village District

Insert Photos

Plains Road

Falls Road

1. Proposed Buildings or modifications to existing buildings should be harmoniously related to their surroundings, and the terrain in the district and to the use, scale and architecture of existing buildings in the district that have functional or visual relationship to a proposed building or modification.

Guidelines:


Fig. 1a

1a) Development in the villages should enhance and encourage the enjoyment of the Connecticut River and other natural areas by provide or preserve visual and pedestrian connections between the villages and the Connecticut River and other natural features.

1b) Identify existing natural features and incorporate these features as design elements in order to enhance the relationship of the built to the natural environment.


Fig. 1c

1c) Protect and enhance significant natural features (e.g. wetlands, streams, floodplain, rock outcrops, forested areas) and places that lend a unique character to the specific setting (e.g. special open space, rare vegetation, scenic water features, wildlife habitat, etc.).

1d) Preserve and protect archeological elements of site, or if they cannot be preserved have a qualified archeologist document findings in accordance with Section 4.17 through 4.17 of the East Haddam Subdivision Regulations.



Fig. 1e

1e) Create clear boundaries between different uses or different neighborhood densities by establishing visually interesting open spaces or vegetated buffers.

1f) To organize architectural composition, make use of prominent site features.

2. All spaces, structures and related site improvements visible from public roads and waterways should be designed to be compatible with the elements of the area of the village district in and around the proposed building or modification.

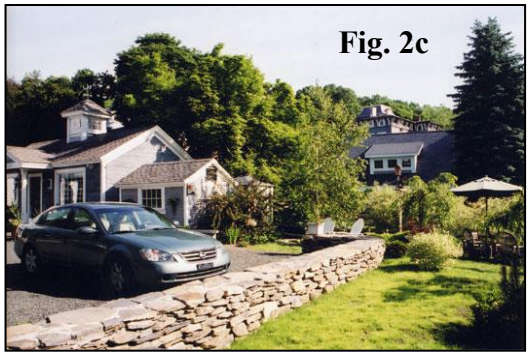
Guidelines:

2a) Design parking areas that are consistent with the existing scale, historic nature and aesthetic of the villages, by making use of existing topography and creating small, dispersed parking areas that are easily found, interconnected by pedestrian access ways and accessible to businesses and other village venues.


Fig. 2a

2b) Create a strong architectural edge on street front by locating the majority of parking at the rear of the building, when possible, and the remainder in the side yard.

2c) Provide for a landscaped buffer screening parking from street view and from adjacent residential properties.


Fig. 2c

2d) Keep covered parking compatible in scale, character and detail with the architecture that it serves.

2e) Provide vehicle barriers (curbs, bollards or low walls) only where necessary to protect public safety.

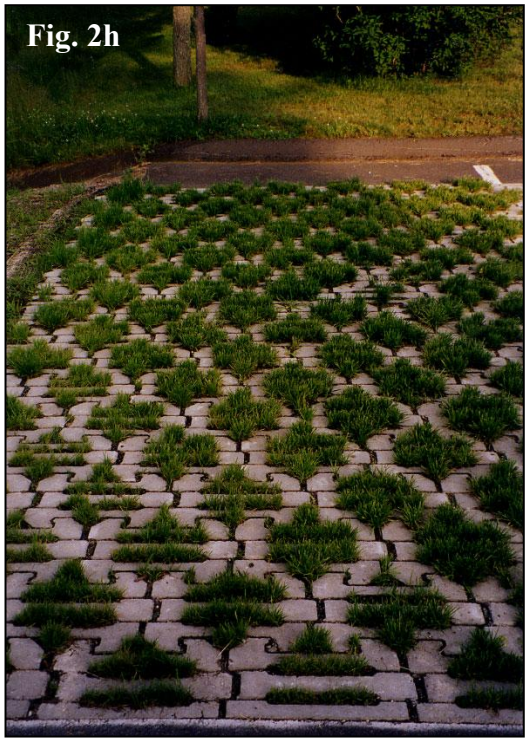
2f) Illuminate parking area for security and safety but reduce the impact of this lighting on adjacent properties through the use of cut-off fixtures and/or the reduction of lighting after hours.

2g) Design parking landscape islands and perimeters that serve multiple uses as buffers, screens, pedestrian access ways and bioretention for stormwater in order to integrate parking areas into surroundings to create a parklike setting.


Fig. 2g

2h) Use permeable materials or alternative surfacing materials for overflow, low use, or primary parking areas where practical to reduce site imperviousness and encourage infiltration of water.





3. The color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property and any proposed signs and lighting should be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping.

Guidelines:

3a) Coordinate color, materials, architectural form, and detailing to achieve continuity with neighboring buildings and the Village as a whole to reinforce harmony and beauty


Fig. 3a-b

3b) Consider rooflines of adjacent buildings to avoid clashes of style and material.

3c) Establish visual continuity and building rhythms with adjacent building forms.


Fig. 3a-b

3d) Reference adjacent building roof details: Dormers, fascias, roof pitches, overhangs, etc.

3e) Include architectural detailing and apply it consistently throughout the design. Ensure such detailing is compatible with the historical context.

3f) Build protective canopies, stairs, columns, wall or roof projections and recesses, etc. to human scale at sidewalk level to encourage pedestrian use.


Fig. 3f

3g) Create visual variety, aid in climate control, and establish character by creating shadow patterns using architectural elements (e.g. overhangs, trellises, projections, reveals and awnings)

3h) Accentuate entrances with strong definition and individual legibility for individual tenants.

3i) Arrange window patterns with a visually balanced spacing and conscious rhythm.

3j) Respect, complement and/or enhance local historic detailing with compatible roof forms and shapes.


Fig. 3i-j

3k) Avoid large, unarticulated or monolithic areas on building facades. Use detailing to add relief and shadow patterns to otherwise flat facades

3l) Use natural materials in their traditional applications (e.g. wood, stone, brick, glass, metal etc.) and try to avoid the use of vinyl or aluminum siding, finish systems etc.

3m) Design to create visually inspiring and proportionally pleasing spatial relationships between buildings, open space and setbacks on adjacent sites.

3n) Create visual variety using building clustering, surface recesses, projections and open space interruptions.

3o) Avoid long, large, unarticulated structures that are visually uninviting and do not contribute to the streetscape.


Fig. 3m

4. The removal or disruption of historic, traditional or significant structures or architectural elements shall be minimized.

Guidelines:

4a) Treat resources in a manner consistent with the U.S. Secretary of the Interior's standards for historic structures and the Town of East Haddam Historic District Commission's *Standards for the Treatment of Historic Properties and the Guidelines for Construction and Alterations in the Historic District of East Haddam, Connecticut* for the preservation and protection of these Historic Districts.

4b) Preserve and/or enhance views of historic, traditional or significant structures or architectural elements.

4c) Incorporate historic cultural landmarks (houses, commercial buildings, old stone walls, barns or sheds, fences, trees, etc.) into new development.


Fig. 4b


Fig. 4c

5. The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall ensure there is no adverse impact on the district.

Guidelines:

5a. New structures should coalesce with the style, scale and nature of the existing historic buildings.

5b. New structures should be guided by existing historic buildings and be congruent with village character.


Fig. 5a-b

5c. Pre-existing visual patterns (e.g. density, lot size, location of sidewalks and parking areas) should be continued.

5d. Provide safe and convenient handicapped access that blends with the architecture and landscape plan.

5e. Large commercial uses that serve the public should provide public facilities for general use.

5f. Allow mixed residential and commercial uses that are compatible in the neighborhood and do not unacceptably affect the neighborhood and businesses through the emission of noise, light, smoke or other objectionable features without adequate buffering and controls.


Fig. 5f

5g. Place equal aesthetic importance on all building sides (front, sides and rear).

5h. Design the main building entrance to be clearly visible, identifiable and inviting from the primary vantage points or public approach.


Fig. 5g

5i. Use sidewalks as organizing elements to define public areas.

5j. New walks should be of width and material that complement existing walks and building materials (e.g., stone and concrete).

5k. Enliven street or entrance appearance with design elements to add interest and vitality to the streetscape, engaging pedestrians. (e.g. fences, kiosks, stone walls, pots, planting beds, sculpture, water features and other ornaments).

5l. Install trash receptacles where accumulation of trash is likely to occur.



Fig. 5j-k

6. Proposed streets shall be connected to the existing district road network, wherever possible.

Guidelines:

6a. Provide sidewalks and crosswalks that ensure safe pedestrian access and foster greater connection to all areas of the village.

6b. Incorporate landscaping and scenic views along circulation system.

6c. Minimize conflicts between pedestrian and vehicle movement with design elements (vegetation, screens, structures, grade changes, etc.).

6d. Provide textured, patterned or other alternative walking surfaces that add to village character while providing safe passage.

6e. Provide transportation designs that slow traffic through the village (traffic calming).

6f. Provide clear sight lines at entrances.

6g. Minimize traffic lane widths while allowing for vehicular maneuvering.

6h. Minimize vehicle headlight glare on adjacent land uses.



Fig. 6a-d



Fig. 6e

7. Open spaces within the proposed development shall reinforce open space patterns of the district, in form and sitting.

Guidelines:

7a. Encourage planned and/or spontaneous public gathering at convenient, safe and visually engaging locations.


Fig. 7a

7b. Provide public areas that allow leisure activity, river and village access (e.g. nature walks, boardwalks, benches, temporary docking, canoe/kayak launches, picnicking, fairs and festivals).

7c. Seating should be an essential element of a pedestrian-orientated village and can be incorporated in a variety of ways, such as traditional benches, steps, ledges, or low walls.


Fig. 7b

7d. Create opportunity for passive recreation in natural areas or open space settings.

7e. Design spaces for multiple purposes: festival grounds, overflow parking, passive recreation.

7f. Place spatial elements (e.g. green spaces, gardens or parks) to establish neighborhood landmarks.


Fig. 7g

7g. Use greenways and trails to encourage active recreation (e.g. walking, hiking, biking).

8. Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district shall be integrated into the site design.

Guidelines:

8a. Continuing pre-existing visual patterns (e.g. density, lot size, location of sidewalks and parking areas).

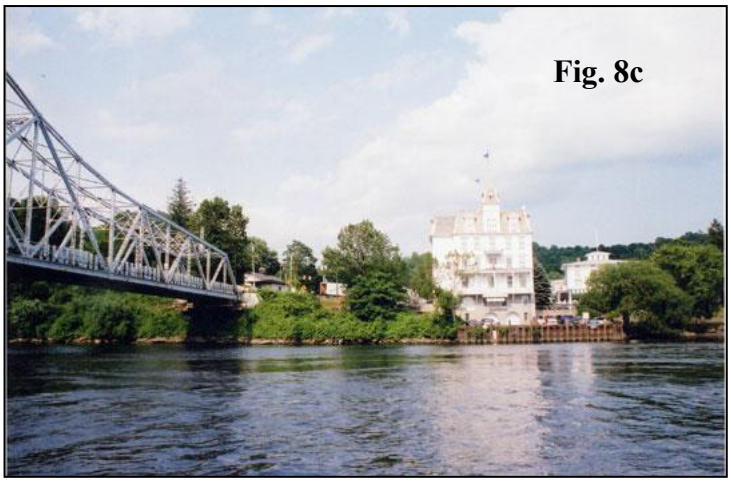

Fig. 8a

8b. Maintain important vistas.

8c. Establish a well-balanced proportional relationship between the building's mass and scale and the site terrain, landscapes and views.

8d. Design primary building orientation (horizontal or vertical) to flow from related landforms.


Fig. 8b


Fig. 8c

9. The landscape design shall complement the district's landscape patterns.

Guidelines:

9a) Prepare and present a comprehensive landscape plan.

9b) Generally, plantings should be used to: define outdoor spaces, frame views, provide a transition from the manmade to natural landscape, attract wildlife, provide year round visual interest and complement the existing landscape to the village.


Fig. 9b

9c) Choose plant materials for their year-round interest as well as their form, texture and shape.

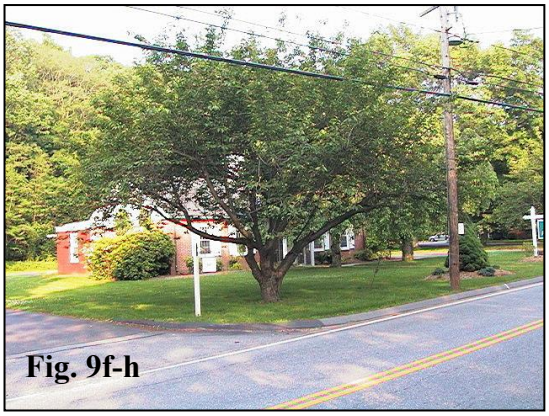
9d) Avoid unusual or invasive cultivars. Use indigenous plants where appropriate.

9e) Integrate mature vegetation into the design where possible.

9f) Protect and incorporate significant quantities of existing trees as design elements and avoid excessive tree clearing.

9g) Plant street trees for architectural effect and to provide shade, interest, and continuity in the village.

9h) Replace dead or diseased street trees with appropriate tree species.


Fig. 9f-h

9i) Use plant materials, walls or fences as transitional edges between dissimilar uses within the village.

9j) Vary heights and widths of landscaping materials.


Fig. 9i

9k) Balance the quantity of on-site landscaping with the scale of the proposed development.

9l) Use plant material, where possible, to mitigate local climatic conditions (wind and shade) for pedestrian comfort.

9m) Plant around buildings to establish continuity within the site and introduce human scale at the sidewalk level.

9n) Use hedges as an architectural element to separate public and private areas or to screen views into and out of a property. New hedges should be of a height and design that complements existing hedges.

9o) Avoid blocking sight lines at intersections and curb cuts and avoid conflicts with overhead or underground services.



Fig. 9l-m

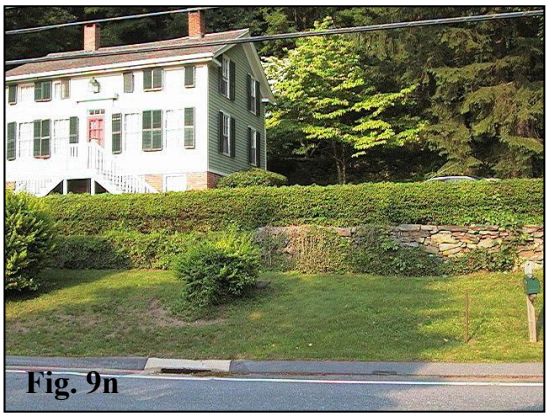


Fig. 9n

10. Exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings.

Guidelines:

10a) Locate lighting fixtures to respond to the anticipated use (e.g. signage, site features).

10b) Avoid relative brightness differences with adjacent dissimilar land uses.

10c) Use selective night lighting of buildings.



Fig. 10e-h: Example Only

10d) Reduce site and building lighting after business hours.

10e) Use lighting fixtures with shielding devices or sharp cut-off refractors to eliminate up lighting. Direct down lighting without light splay off site.

10f) Conceal the lighting source wherever possible from the public right-of-way.

10g) Use white light lamps (e.g. metal halide, fluorescent, incandescent) that provides true color rendition. Do not use low or high-pressure sodium sources.

10h) Coordinate lighting fixtures with the architecture it serves.

10i) Install new utility services underground and bury all existing above ground services when renovating.

10j) Conceal views of all roof-mounted equipment (e.g. HVAC, plumbing, exhaust fans, etc.) from the public views. Incorporate detailing into the architectural design as opposed to an applied barrier to protect the integrity of the architecture.

10k) Screen all ground or concrete pad-mounted equipment (e.g. HVAC, electrical, gas, metering devices etc.) using evergreen plant material of different species and size, or architectural detailing complementary to the building

10l) Locate and screen accessory buildings and functions (e.g. trash containers, storage sheds and emergency generators) and locate them away from parking areas, walks and adjacent land uses.

10m) Screen accessory buildings and functions using either a variety of evergreen plant materials, or an architectural enclosure in character with the primary building.

10n) Conceal garage doors and loading areas from public view.

10o) Exterior signs shall be of a size and style that is compatible with surrounding architectural themes.



Fig. 10l-m



Fig. 10o



Fig. 10o

11. The scale, proportion, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

Guidelines:

11a) Balance the visual relationships of building bulk and size with its site, especially when viewed from a distant vantage point.


Fig. 11a

11b) Break larger building volumes into smaller forms to lessen the total building mass and provide continuity with nearby building patterns.

11c) Maintain proportions between building height, length and width consistent with prevailing architectural standards to avoid visual distortions and exaggerations.


Fig. 11c

11d) Strive for visual simplicity rather than complexity.


Fig. 11d