PART II – URBAN DESIGN GUIDELINES

PURPOSE OF URBAN DESIGN GUIDELINES

The guidelines are intended as a tool for the Town to guide and evaluate future development, and to ensure that future development adheres to the vision for the Downtown and the Waterfront as established by the community as part of this process.

The guidelines are not definitive, but instead they are a framework that can be used to evaluate and to determine whether or not a proposed project fits within the vision for Prescott. All projects should respect the basic urban design considerations prior to evaluation under the guideline framework.

GUIDELINE ORGANIZATION

The guidelines are organized into six sections. The first two sections address specific issues related to the historical façade restoration and infill development on King Street; sections three, four, and five address streetscape improvement, commercial signage and parking in the downtown; and the last section addresses issues related to the design and implementation of the Waterfront Park.

BASIC URBAN DESIGN CONSIDERATIONS

All of the Guidelines are based directly upon the 'vision' for Prescott that evolved through the study process. The following working assumptions form the basic urban design framework for the downtown and waterfront, into which the guidelines fit. When a project is being proposed for preservation, renovation, or new construction for the downtown, these assumptions should be considered:

Consolidation: Buildings located within the main commercial core should be mixed-use and encouraged to accommodate a range of activities on the various floors. It is generally preferable to have retail uses at grade, office or personal service uses on the second floor, and residential uses on the third and fourth floors. These kinds of multi-use buildings should be encouraged as they help to animate a downtown core during the day and the night.

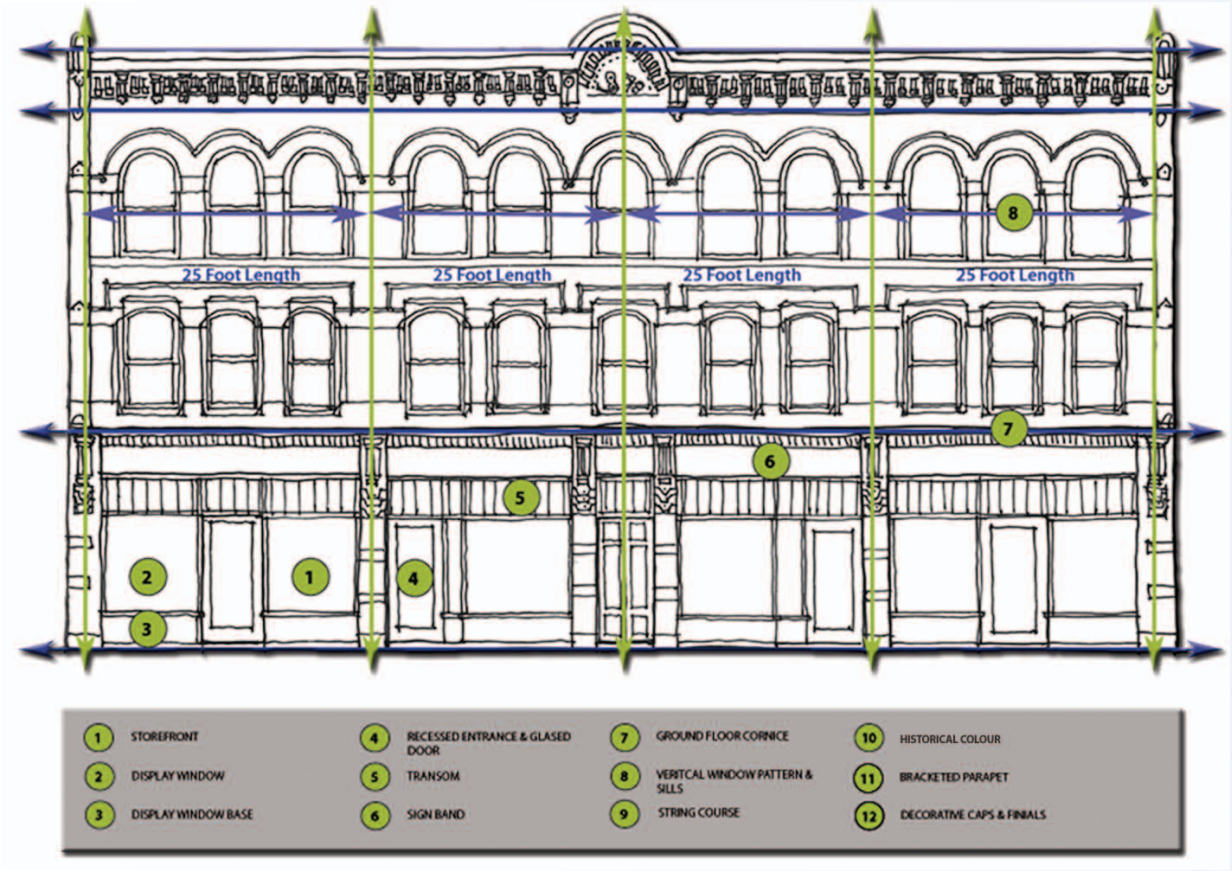
Concentration: Much of the downtown is under-utilized. New development should look to reinvest in existing buildings before undertaking new construction projects. New construction projects should be encouraged to locate within the downtown core on undeveloped or on underdeveloped sites.

Connection: Downtown Prescott has an exceptional waterfront that is integral to its identity and liveability. Projects should be designed to take advantage of this important asset and to continue to create a pedestrian network and accessible waterfront that is connected to other sections of the community. Views to the water's edge, along the north-south streets, should not only be protected, but also enhanced and framed through build-to lines and streetscape improvements.

Heritage: The downtown's concentration of heritage buildings and historic quality is of primary importance to its public image and economic viability. The preservation of this asset keeps Prescott in touch with its past and contributes to its character for the future. Identity and value are built upon authentic heritage. It creates opportunity for innovative marketing and advertising strategies.

GUIDELINES FOR HISTORIC BUILDINGS ON KING STREET, WITHIN THE COMMERCIAL CORE

While it is acknowledged that changes to structures in the Historic Downtown will occur over time, it is also a concern that these changes do not damage the historic building fabric or the character of the downtown. It is important to preserve and rehabilitate the exteriors and storefronts of buildings with significant historic and architectural features as well as buildings whose form, proportions and materials contribute to the character of the street. These buildings will continue to make a contribution to the historic character of the downtown. Any building renovation or alteration, regardless of the planned use, must retain the overall design integrity of the historic building by protecting the original features and materials and respecting the traditional design elements.



G.1 PRESERVE ORIGINAL FAÇADE

Preservation of traditional façade elements found on existing buildings creates patterns along the face of the block that contribute to the overall character of the area. These building and architectural elements include:

1. Storefront
2. Display window
3. Display window base
4. Recessed entrance and glazed door
5. Transom
6. Sign band
7. Ground floor cornice
8. Vertical window pattern and sills
9. String course

The sum of the façade elements defines a building's visual qualities and character. The original design and materials of the building should be respected. Even when building uses have changed, it is still important to retain and / or interpret traditional façade elements.

Preservation or restoration of ornamental cornices is particularly encouraged. Other important façade elements to be respected include belt courses, pilasters, windows, window arches and frames. Adding more elaborate or extensive ornamentation than was originally found on the building façade is not generally appropriate.

It is not the intention of this guideline to recreate the past if the original building façade does not exist. However, if documentary evidence, such as photographs

of the original, does exist, then one recommended alternative is to restore the façade based on this documentation. Where exact reconstruction is not practical, new, simplified, contemporary interpretations of the original details are possible, as long as the intent, scale and character of the original detail are retained.

Themed designs should be avoided. Themes can be defined as the consistent application of inappropriate elements, treatments or colours, that have no historic precedent and whose use alters the original character. Some unsuccessful theme elements, such as coach lanterns, mansard roofs, wood shingles or shakes, fake shutters, medieval hanging signage, etc. can create a theme park feel where it is inappropriate.

G.2 Preserve Facade Materials

Retain original materials wherever possible through repair and restoration. Avoid concealing original façade materials. If the original material has been covered, uncover it if feasible. If portions of the original material must be replaced, use a material similar to the original. Brick and stone were the predominant building materials used in the downtown. Avoid the use of materials that are not visually compatible with these materials and the original façade, such as shiny metals, mirror glass, plastic panels, and vinyl windows or doors.

G.3 Align Architectural Features and Establish Consistent Patterns with Neighbouring Buildings

Restore or recreate the historic alignment of architectural features with other buildings on the block. These lines unify the street visually. The alignment of architectural features from one building to the next, such as floor lines, window locations and proportioned cornice lines etc., creates visual continuity and establishes a coherent visual context throughout the downtown. For the commercial buildings, they create patterns along the face of the block that contribute to the overall character of the area. Some façade elements that typically align with adjoining buildings include:

- Building kickplates
- The location and proportions of entry doors
- Transoms over the entranceways
- The top and bottom height of first floor display windows
- Clerestory portion of display windows
- Sign band above the street level
- Horizontal and vertical proportions of the building
- Window opening size, surrounds and styles, especially upper storey windows
- String courses or floor lines
- Parapet and cornice lines
- Roof lines and proportions

G.4 Maintain the Original Historic Line of the Building Setback

Preserve storefront display windows at the sidewalk edge. Maintain historic recesses and entryways where they exist. Occasionally, the line at the sidewalk is retained by the use of other elements such as planters, columns or railings, and the storefront is recessed. Where buildings are built to an alley edge, consider alley display windows and secondary customer entries if original materials and features are not damaged. For projections into the sidewalk, such as outdoor dining areas, follow the guidelines for extensions into the right-of-way guideline G.27.

G.5 Maintain the Original Size, Shape and Proportion of the Storefront Fa ade and Openings to Retain the Historic Scale and Character

For most historic buildings, large panes of glass at the display window level with solid kickplates below are appropriate. Multi-pane designs that divide the storefront window into small components should only be used if they replicate historic elements and original openings that can be documented.

G.6 Maintain Traditional Recessed Entries Where They Exist

Recessed entries identify the entrance and provide shelter, while corner entries on buildings located on the intersections of key streets draw pedestrians in. The rhythm of these recessed entrances on the street clearly contribute to visual continuity and the traditional character. Use doors with a large area of glass above a solid panel at the base, surrounded by a painted frame. Avoid unfinished anodized metal, bright aluminium, or stainless steel frames. Finished frames may be metal with black, anodized or painted finish, however, painted or varnished wood is preferable. Residential type doors are not acceptable. If documentation of the original entry is available, the recommended alternative is restoration or replication.

G.5 Retain Original Features


G.10 Awnings and Shade

G.7 Maintain the Kickplate Below the Display Window Element

The kickplate is generally the area of the street façade below the storefront window and above the sidewalk and should be preserved wherever possible. For buildings with historic significance (local landmarks, individually significant, contributing, or contributing restorable buildings), restore the original kickplate from documentary evidence. If original information is not available, develop a new, simplified design that retains the original character and dimension of a kickplate that would most likely have been on the building.
For renovations where there is no documentary evidence, appropriate kickplate materials are: brick, wood panels, stone, and glazed tile or painted metal in muted tones. Align the kickplate with those of other historic buildings in the block.

G.8 Preserve the Transom and Sign Board Features

The use of a clear glass transom over doors, or clerestory features within the upper part of the display window area, is generally appropriate. This area was traditionally used to add to the natural light that would illuminate the objects on display in the storefront. The design of the entire storefront, clerestory, display window, transom and entry door, was generally considered as one element with a consistent framing detail. Rehabilitation should consider using the original materials and proportions of the opening to re-establish this character.

If the interior ceiling is lower than the transom or clerestory line due to later renovation, raise the dropped ceiling up from the window to maintain its historical dimensions. Align transom or clerestory window and framing with other adjacent buildings to maintain a clear line along the block face.

G.9 Preserve the Shape, Material and Spacing of Upper Windows

Maintain the original spacing patterns and proportions of the windows. Re-open/reveal upper storey windows if the are currently blocked. If lowered ceilings are necessary, pull the dropped ceiling back from the window. If re-opening the window is not feasible, recreate the original windows from historical documents. If original to the building, shutters may be considered to define the original window proportions.

Preserve the window frame, sash, and surrounds. Repair rather than replace original windows. If repair is not feasible, replace with windows that match the existing windows as closely as possible. Size, frame and trim material, method of operations, size of sash members, window frame elements, and the pattern of divided lights are important features to replicate. A historic material such as wood is most appropriate. If molded plastic, vinyl or aluminium replacements must be used, they should replicate original materials, finishes, and dimensions as closely as possible. Anodized, shiny, unfinished metals and altered dimensions are inappropriate and ultimately detract from the character of the street.

G.10 Awnings May be Used to Provide Visual Depth and Shade

Awnings should be designed to fit the storefront opening to emphasize the building's proportions. Awnings should not obscure or damage important architectural details. A 2.5 metre clearance from the sidewalk to the underside of the awning is required. Align awnings with others on the block. This applies particularly to the bottom line of the awning. Mount the top edge to align with the top of the transom or with the framing that separates the clerestory section from the main display window. The valance may be used for a sign.

Operable fabric awnings are encouraged. Metal awnings or canopies that are similar in form to fabric awnings may be appropriate when designed as an integral part of the building façade, not appearing as tacked-on additions. Awning colour should be coordinated with the colour scheme of the entire building front. Mechanized awnings and awnings on the upper stories are discouraged.

G.11 Distinguish Additions to Historic Building

Additions to historic buildings should be distinguishable from the original while maintaining visual continuity through the use of design elements such as proportion and scale, relationship to the line of the street and sidewalk, façade setback, and materials that are of a similar colour and texture.

When design elements contrast too strongly with the original structure, the addition will appear visually incompatible. Conversely, when the original design is to closely replicated, the addition becomes less distinguishable and the historical evolution of the building becomes less recognizable.

A. For additions to the side of a historic building, retain the original proportions, scale, and character of the main façade.

Position the addition so it is set back from the main façade, and express the difference between the original façade and the addition with a subtle change in colour, texture or materials.

B. Set back additions to roofs of historic buildings, in order to maintain the height of the primary façade.

New floors should be substantially setback from the primary façade so that the original building heights and façade are clearly distinguishable from the new upper floor as seen from the street.

C. Maintain the proportions and the established pattern of upper storey windows.

In additions, upper floors should incorporate traditional, vertically-proportioned window openings within a façade treatment that are visually connected to the lower floors. Use windows similar in size and shape to those used historically to maintain the façade pattern of the block.

D. Maintain the rhythm established by the repetition of the traditional 25-foot (7.5m) façade widths.

In additions, maintain and reinforce the rhythm of façade widths, especially for projects that extend over several lots, by changing materials, patterns, reveals, building setbacks, façade portions, or by using design elements such as columns or pilasters.

G.12 Select Building Colours Appropriate to the Area s Historic Character

In general, select a colour scheme that will visually link the building to its past as well as to other buildings in the area. Consider colours that are compatible with the building's predominant materials such as red brink or stone, or do an analysis of colours pre-existing on the building and use one of the colours found.

A. Develop a comprehensive colour scheme.

Consider the building as a whole as well as details that need emphasis. Softer, muted colours establish a uniform background. In general, use one colour on similar elements such as window frames to show that they are all part of the same façade. Reserve brighter colour for small special accents to emphasize entryways and to highlight special structural ornamentation.

B. It is not appropriate to paint unpainted brick.

If the brick is already painted, paint removal is preferred. Avoid paint removal procedures that damage the original brick finish such as sand blasting or caustic chemicals. Before removing paint conduct a test to determine potential detrimental effects. If the existing paint on the brick is in poor condition and paint removal will damage the underlying brick, the brick should be repainted.

G.13 Minimize the Visibility of HVAC Units and other Mechanical, Structural, or Electronical Appurtenances

Use low-profile mechanical units and elevator shafts on rooftops that are not visible from the street. If this is not possible, setback or screen rooftop equipment from view. Also, be sensitive to views from the upper floors of neighbouring buildings. Skylights or solar panels should have low profiles and should not be visible from public rights-of-way. These features should be installed in a manner that minimizes damage to historic materials.

G.12 Historic Colours

GUIDELINES FOR NEW CONSTRUCTION AND REMODELLING BUILDINGS ON KING STREET WITHIN THE COMMERCIAL CORE

The purpose of this section is to provide guidance for the design of new construction and the renovation of non-contributing buildings in the core, in order to retain the historic context of the area while providing new opportunities. Non-contributing buildings are those that have little or no heritage, historical or architectural significance, but are in sufficiently good condition to warrant remodelling.

G.14 Infill Development

While new building design is expected to reflect the character of its own time, thereby making the downtown a living district, it is important that it also respect the traditional quality that makes the downtown unique. These qualities include massing, scale, consistency with adjoining buildings, storefront detailing and choice of materials. The preceding guidelines concerning awnings, paint colour, lighting and appurtenances to buildings are also applicable to these buildings. As discussed previously, architectural styles that copy historic buildings and theme designs, such as the "wild west" or "Barvaria", are not appropriate.

G.14 Incorporate Traditional Design Elements in New Designs

Repetition of traditional façade features creates patterns and visual alignment that contribute to the overall character of the district. While these features may be interpreted in new and contemporary ways, they generally include the following:

A. Kickplate as a base to the storefront; align the height with others in the block
B. First floor display window; align with height of others in the block when others are appropriately placed
C. Incorporate a clerestory from in the display window
D. Transom; align with others when others are appropriately placed
E. Sign band
F. Parapet cap or cornices
G. Vertical window patterns and shapes, window sills on second floor
H. Angle entrances on corners
I. Recess central entrances

G.15 Align Architectural Features with the Established Patterns of Neighbouring Buildings

The alignment of architectural features and elements from one building to the next creates visual continuity and establishes a coherent visual context throughout the downtown. On commercial buildings, they create patterns along the face of the block that contribute to the overall character of the area. Building façades should be designed to reinforce these patterns and support the area's established visual character. Some façade elements that typically align with adjoining buildings include:

- Building kickplate
- The top and bottom heights of first floor display windows
- Transoms above entrance doors, and clerestory elements in display windows
- Horizontal and vertical proportions of the building
- Storefront windows, even for restaurant venues
- Upper storey window openings and styles
- Sign band above the street level
- Parapet and cornice line
- Window sills on upper floors
- Roof lines and proportions

G.16 Maintain the Line of Store Fronts at Sidewalk Edge and Orient Main Entrances to Open Toward the Street

For commercial style buildings, if a portion of the building wall is proposed to be set back from the sidewalk, careful consideration should be given to maintaining the front line of the building at the sidewalk edge through the use of planters, railings, columns or similar features up to an overhanging second floor.

Maintain the original setback of historic buildings. In many cases, the building's placement on the site is an important, defining characteristic. For historic buildings that are not located at the zero setback line, place the addition behind the original setback.

G.17 Do Not Construct Half-Level or Split-Level First Floors that Extend Both Above and Below Grade

First floor levels should be no lower than grade level and no higher than 2 feet (0.5m) above grade. (Consideration of flood mitigation design should be taken into account for buildings located in flood plain areas).

G.18 Consider the Height and Mass of Buidings

In general, the building should appear similar in height, mass, and scale to other buildings in the historic area to maintain the area's visual integrity and unique character. At the same time, it is important to maintain a variety of heights to create visual interest. While the actual heights of buildings are of concern, the perceived heights of buildings are equally important. One, two and three storey buildings make up the primary architectural fabric of the downtown; taller buildings should be located at key intersections.

A. Strive for visual interest in building forms.

With new construction, create architectural variety by stepping-back upper floors and varying building massing, especially on larger sites.

B. Relate the height of buildings to neighbouring structures at the sidewalk edge.

For new structures that are significantly taller than adjacent buildings, upper floors should be setback a minimum of 3 meters from the front façade to reduce the perceived height. However, slender forms such as towers and dormers that extend forward to the front façade may add visual variety and interest to the setback area.

C. Consider the effect of building height on shading and views.

Building height can shade sidewalks during winter months leading to icy sidewalks and unappealing pedestrian areas. Wherever possible, new buildings should not shade the northern sidewalk of east-west running streets at noon on December 21st, and should maintain view corridors.

G.19 Maintain a Human Building Scale Rather than a Monolithic or Monumental Scale

Smaller scale buildings and the use of traditionally-sized building components help to establish human scale and maintain the character of downtown. Standard-size brick, uniform building components, and standard window sizes are most appropriate.

G.20 Maintain the Proportions of Storefront Windows and Doors and Establish Patterns of Upper Storey Windows

The first floor of downtown commercial buildings should be primarily transparent, with a pedestrian orientation and storefront appearance. Upper floors should incorporate traditional, vertically-proportioned window openings within a more solid façade treatment; awnings are not typically found on upper storey windows. Use windows similar in size and shape to those used historically to maintain the façade pattern of the block. This is especially important for projects facing key pedestrian streets such as King Street.

G.21 Maintain the Rhythm Established by the Repetition of the Traditional 25 Foot (7.5m) Fa ade Widths

Maintain the rhythm of façade widths, especially for projects that extend over several lots, by changing materials, patterns, reveals, building setbacks, façade portions, or by using design elements such as columns or pilasters.

G.22 Use Building Materials That Have a Texture, Pattern and Scale Similiar to Those in the Downtown

The use of brick as the primary building material is encouraged to reflect historic building patterns in the commercial downtown. Choose accent materials similar in texture and scale to others in the downtown.

G.20 Maintain Proportions

G.23 Rear Entrance

Accent materials include:

- Brick and stone masonry
- Wood details such as windows
- Finished lumber, applied to achieve traditional patterns e.g. horizontal siding rather than diagonal
- Finished, painted metal and sheet metal
- Clear or lightly tinted glass
- Ceramic tiles
- Brick, clay and ceramic pavers
- Slate, finished metal, glazed ceramic and tile roofs
- Concrete and stone as lintels and wood or concrete columns
- Embossed metal or corrugated metal

The following materials are generally inappropriate:

- Coarsely finished, "rustic" materials, such as wood shakes, shingles, barn board or stained fir plywood. Poorly crafted or "rustic" woodworking and finishing techniques
- Indoor-outdoor carpeting or astro-turf
- Corrugated metal and fibreglass (unless used sparingly)
- Most rock
- "Antique" or old brick with partial paint, mottled light variegated brick, oversized brick and white brick mortar
- Ornate wrought-iron, "New Orleans" style grille and rail work
- Stucco surfaces that are highly textured such as sometimes associated with a "hacienda" or "Mediterranean" style
- Expanded metal
- Silver of clear anodized aluminium sheets
- Silver or clear aluminium extrusions for windows and doorways
- Residential type sliding glass doors
- Imitation wood siding or stone
- Flat or moulded plastic sheeting in quantities exceeding 0.5 square meters when used as primary façade materials
- Imitation metal "rock work"
- Plastic moulded imitation of any conventional building material
- Mirror or metalized reflective glass
- Glass block

G.23 Improve Rear or Side Alley Elevation to Enhance Public Access from Parking Lots and Alleys

Where buildings are built to the alley edge, consider opportunities for alley display windows and secondary customer or employee entries; if original walls are not damaged.

Screening for service equipment, trash, or any other rear-of-building element that can be visually improved, should be designed as an integral part of the overall design. Where intact, historic alley façades should be preserved along with original features and materials. Alterations should be sensitive to, and compatible with, the historic scale and character of the building and area.

STREETSCAPE IMPROVEMENT

The term "streetscape" refers to the entire system of streets, sidewalks, landscaping, and open spaces, by which people circulate through and experience the downtown. Our image of downtown Prescott, and the ease and safety with which we move through it, is determined by the quality of the streetscape.

The urban design objectives of the Streetscape Improvement Guidelines are to:

- Unify the visual image of the downtown by creating a series of public sitting areas, completing the rhythm of street trees and street lighting, and providing landscaping with seasonal colour or other qualities of visual interest.
- Create a pedestrian-oriented environment that is safe, accessible, visually pleasing, and comfortable.
- Visually and functionally connect downtown King Street and the waterfront.
- Maintain the visual unity and historic character of the downtown through the use of traditional streetscape materials.
- Encourage and accommodate the use of alternative modes of transportation to get to and from the downtown.
- Maintain and preserve historic features of the streetscape such as flagstone and brick.
- Respect and preserve adjacent residential neighbourhoods through he use of sensitive streetscape design.

G.24 Use the Existing Street Hierarchy as a Basis for Designing the Streetscape

The concept of a street hierarchy is based on understanding how various downtown streets function. For example, Edward Street and King Street are major vehicular streets, thus street improvements should provide for larger volumes of traffic than Dibble or Water Streets, while buffering pedestrians from traffic impacts.

Five types of streets have been identified:

A. King Street (main street and vehicular artery)

King Street is the most intensely used pedestrian zone in the downtown as well as accommodating large volumes of vehicular traffic movement through the downtown in an east/west direction. Streetscape features should be designed to buffer pedestrians from traffic impacts, provide greater building setback and provide widened sidewalks to accommodate the greater pedestrian use. Landscape treatments, including seasonal planting and coordinated street furniture, such as benches, waste receptacles, newspaper boxes, lights etc., can add to the pedestrian ambiance.

B. Edward Street (major vehicular through street)

Edward Street accommodates large volumes of traffic moving through the Town. Streetscape features should be designed to buffer pedestrians from traffic impacts, provide greater building setback and separate sidewalks from roads with planting strips between the sidewalk and the curb.

C. Centre Street, George Street, West Street and St. Lawrence Street (north/south pedestrian connectors)

These four north/south streets provide the main pedestrian connections between King Street and the Waterfront. Where these streets cross King Street, crosswalk designs that visually link the north and south sides of the street are important. The use of similar materials, intersection features, landscaping, signage and street furniture will help to visually weave the areas together and promote pedestrian access to the waterfront.

G.24 Streetscape Improvement

D. Water Street (vehicle reduced pedestrian street)

Once one of the busiest commercial streets, Water Street is as a single- loaded service street with some office and residential uses along the south side and parking areas and lane access to King Street along the north side. Closely spaced street- tree planting along the north side to screen parking, and infill development wherever possible, could create an active zone between King Street and the waterfront that would connect the downtown to the waterfront.

G.27 Extension into the Public Right-of-Way

E. All other streets in the downtown (general pedestrian-oriented streets).

In order to create a unified downtown image, all streets should share common features. At a minimum, these should include similar sidewalk scoring patterns, similar paving materials, similar street trees and tree guards, coordinated street furniture, the inclusion of sidewalk extensions and pedestrian safe zones, removal of pedestrian obstructions, consolidation of streetscape elements such as lamp posts, planters and banners, similar traffic and other directional signage, and pedestrian-scale street lighting.

G.25 Use a Basic Sidewalk Design to Unify the Visual Image of Downtown

Generally, downtown sidewalks average 3m from curb to property line. At a minimum, every street in the downtown should clearly mark the curb zone, the pedestrian zone, and the corner zone. It should also show basic intersection design, crosswalks and the intersection paving squares where appropriate.

Curb Zone

The predominate building material in the downtown is brick. The use of brick to highlight the curb zone is appropriate in blocks along King Street. Other appropriate materials may be used to highlight the curb zone including sandstone or the use of artwork that is stencilled or sandblasted into the concrete surface. However, avoid coloured concrete scored to imitate brick. On the blocks that create a transition between commercial and residential areas, use landscape materials in the curb zone rather than hard surface concrete. Materials such as flowers, grasses, or live ground cover will highlight the transition quality of the half block between the downtown and the interface areas. Rocks, gravel or other rock-like materials should be avoided in the curb zone.

Pedestrian Zone

The sidewalk pedestrian zone is the area that must be kept clear for pedestrian movement and free of all obstacles. The pedestrian zone should be unobstructed from elements such as trees and poles.

Corner Zone

At a minimum, the basic corner zone should include a pedestrian area or clear zone that is free of obstacles and lined up with the sidewalk pedestrian zone. Only essential "regulatory" elements such as signal posts are allowed, all other elements such a benches, bike racks, newspaper racks, are prohibited from this area.

Amenity Area

The amenity areas may incorporate benches, bike racks, news racks, and similar elements. Their shape and size may vary depending upon the use of a corner expansion. Elements such as benches and bike racks should be carefully arranged in an attractive and accessible design. Benches should be arranged to facilitate social interaction. Note: Variations from the basic materials and pattern must be based on a streetscape plan that illustrates how the variation adds to the visual unity of the downtown streetscape, adjacent properties, and the overall image of the block.

G.26 Use Basic Inersection Design to Unify the Visual Image of the Downtown

Use a basic intersection design to unify the visual image of the downtown. Street intersections in the downtown should incorporate two basic elements: crosswalks and intersection squares. Pedestrian crosswalks should be a square pattern, parallel to the street with concrete strips occuring at either side of the walkway. Drop curbs should connect the pedestrian crosswalk to the corner. The intersection square is the center area of intersections and should be made of the same material as the surrounding street surfaces. Special paving may be used in intersection designs to highlight an important street or pedestrian connection. For example, crosswalks and intersection squares located between King Street and the waterfront. Public art may be incorporated in the surface design. Special emphasis should be placed on the north/south pedestrian connector intersections along King Street from Edward Street to St. Lawrence.

G.27 Design Extensions into the Public Right—of-Way that are Visually and Functionally Appropriate to the Street

Extensions into the public right-of-way, such as sidewalk restaurant, public sitting area, or awnings over store windows, can add visual interest and encourage public activities that

enhance the quality of life in the downtown. They promote outdoor leisure use, provide opportunities for "people watching", and create a varied streetscape setting. Such extensions are appropriate on the first storey if the visual quality of the street is not weakened and if building façades of historic significance are not substantially altered or obscured by the extension. Upper storey extensions are generally not appropriate except when restoring a missing historic feature or when incorporating a traditional design element into a new building. The best extensions are characterized by a design that is sensitive to the building, and that employs quality materials.

When designing an extension for historically significant buildings, the extension should be distinguishable as new. It should not suggest that it is an original historic element. It should, however, be visually compatible with the original building and not damage the original structure. Accurate reconstruction of historic extensions into the right-of-way are appropriate options where documented.

G.28 Use Innovative Railing Designs to Define Outdoor Spaces, Such as Cafes, from Pedestrian Movement

A. Railings define the boundary between public and private areas and create safety barriers for pedestrians.

Semi-permanent railings that can be fixed to the sidewalk are preferred. Site specific designs are encouraged that reflect Prescott's history, the environment, or public art. No signage, advertising, goods or merchandise should be placed on the railings. Railing designs should reflect an open, transparent feeling. Visually closed-in railings that "box-in" the extensions are not appropriate.

B. Materials such as metal rails and posts, stone or brick piers, and wood may be used when properly finished.

Decorative elements incorporated into the railing design are encouraged. In general, metal surfaces should have a black enamel finish; although colours that are incorporated as part of a coordinated colour plan for the building, or that are considered in the context of a work of public art, may be considered.

Lightweight or movable handrails that may be hazardous during times of intense pedestrian crowding should be avoided. Chains, ropes and unsupported railings are unacceptable materials.

G.29 Create Comfortable and Attractive Sitting Areas, Plazas, and Small Open Spaces

Seating areas, plazas, and small open spaces should be located throughout the downtown. They should be easily accessible and comfortable for as much of the year as possible. The use of ground level plant materials and trees to provide shade and pedestrian scale is strongly encouraged. All elements, including walls, trees, paving, seating, pedestrian-scale lighting, and water features, should be designed as an integral part of the overall site design concept.

A. Orient seating to take advantage of views, sunshine in the winter, and shade in the summer.

Arrange benches and other street furniture in a coherent design that, in effect, create small outdoor rooms. For example, at bus stops and sidewalk seating areas, arrange benches, artwork, landscaping, and other elements into pleasant and comfortable pedestrian environments.

B. Locate sitting areas, plazas, and small open spaces where they will get the most use.

Locate areas where downtown shoppers and workers congregate – adjacent to building entrances, heavily travelled sidewalks, or an outdoor restaurant. When located on private property, but serving a public amenity, plazas and courtyards should be directly connected to and accessible from the public sidewalk.

G.30 Select Street Trees That Are Appropriate to Their Intended Location and Function

Selected Street Trees

Select trees approved for a main street, with heavy use. Pedestrian traffic and vehicular movement along with salt spray and pollution make for undesirable environments. Below are three types of trees: small trees (7m width), medium trees (12m width) and large trees (19m and above width), that are appropriate for the urban environment.

G.29 Sitting Area

	SMALL TREES	MEDIUM TREES	LARGE TREES	ORNAMENTAL TREES
Size	5 –10 meter spread Except for columnars	11 – 16 meter spread	17 – 30 meter spread	
Planting	1.7 cu.m, min. 1m deep Pit: 1.25 x 1.36 x 1.0m	2.7 cu.m, min 1m deep Pit: 1.25 x 2.16 x 1.0m	3.4 cu.m, min. 1m deep Pit: 1.25 x 2.72 x 1.0m	
Tree Grate	1.7 cu.m, min. 1.25m width	2.7 cu.m., min. 1.25m width	3.4 cu.m, min. 1.25m width	
Street Spacing	3m min., 5m ideal	5m min., 7m ideal	7m min., 9m ideal	
Caliper	60mm	60mm	60mm	
	Acer ginnala, Amur Maple • Very nice small maple, • Brilliant fall colour • Adaptable to many soils	Acer rubrum 'Franksred', Red Sunset Maple • Excellent Street tree • Retains colour longer than others • Silvery bark for winter interest	Acer Saccharum, Sugar Maple • Native tree • Nice Fall colour (yellow)	Malus, Crab Apple • Can have red yellow or pink flowers, all brilliant • Fragrant blooms • Adaptable tree – sterile species preferred as they do not lose their fruit
	Acer x freemanii, Armstrong Maple • Suitable tree for small sites, • Brilliant fall colour, • Adaptable to many soils	Tilia Cordata, Little Leaf Linder • Excellent Street tree, can withstand adverse city conditions • One of the best shade trees • Brillant yellow in Fall	Acer Saccharnum, Silver Maple • Native tree • Tolerates tough conditions • Adaptable to many soils	Sophora japonica 'Regent', Regent Japanese Pagoda Tree • Small, profuse number of white flowers in late summer • Nicely shaped tree • Nice foliage colour
	• Acer platanoides, Autumn Blaze Maple • Upright, broadly oval shape • Foliage light red to green • Golden-yellow flower clusters • Brilliant orange, red in Fall	Tilia Americana, Basswood • Native tree • Fragrant yellow flowers • Nicely shaped tree	Tilia Tomentosa 'Sterling Silver', Sterling Silver Linden • Yellow colour in Fall • Pest resistant • Trim, nicely shaped tree	Syringa reticulata 'Ivory Silk', Ivory Silk Tree Lilac • Sturdy, fragrant tree • Disease resistant • Nice flowers
	Quercus robur 'Fastigiata' Pyramidal English Oak • Salt tolerant • Can become a handsome tree • Very nice shape of tree			

G.31 Select Ground Level Plants That Suit Their Environment and Function

Use landscaping, shrubs and ground cover to accent areas. Below eye-level plant materials add seasonal colour to the downtown. They can block views to unsightly areas and fill empty areas with visual interest. However, do not use such plant materials in corner locations and other areas that block the visibility, create unsafe conditions, or block access to storefront windows or streetscape elements such as newspaper stands, parking meters, or mailboxes. Do not use gravel or rough stone in the curb zone in place of ground cover. The following are plant materials and details:

Flowers and Natural Grasses

Whenever feasible, flowers and ornamental grasses should be used in combination to accent gateway locations and special sites. Maintenance must be considered in the placement and design of these features. Plantings are preferred in natural, at-grade planting beds rather than planter pots or other containers.

Plant Containers and Potted Plants

Although plant containers and potted plants can add colour and plant variety to the streetscape, consider their use judiciously since they are fragile, difficult to maintain, and appear temporary. Planters may be located preferably adjacent to building entrances or as part of patio extensions. Typical planter materials are finished wood, precast concrete, and terra cotta. A maintenance free finish is preferred as are stability, sturdiness, and sufficient weight to avoid tipping over. Planters must be temporary and moveable, not attached to the sidewalk.

G.32 Create Gateway Elements at Important Downtown Entranceways

Gateway elements can create the appearance of symbolic entranceways. Gateway treatments are of particular importance at key intersections such as Edward Street and Dibble Street. They may also provide East / West entranceways to the downtown along King Street at East Street and at St. Lawrence Street. Such gateways may be created by a change in the scale of nearby buildings; a sense of enclosure due to building setback, street trees and landscaping; a monument, street lighting, or the acknowledgement of a special vista or topographic feature.

In general, gateways should be visually creative and include an element of sufficient height and mass so as to be visible by motorists, lighted so as to be visible at night, and constructed of high quality materials such as brick, marble, granite, terrazzo, concrete, stainless or painted steel, copper, brass or glass.

G.33 Establish Pedestrian Scale Street Lights Along Street Frontages When Feasible

Pedestrian street lighting should illuminate the sidewalk at a level that is consistent with pedestrian activity rather than vehicular activity. Spacing should be standard, but may vary to accommodate existing vehicular streetlights or street trees.

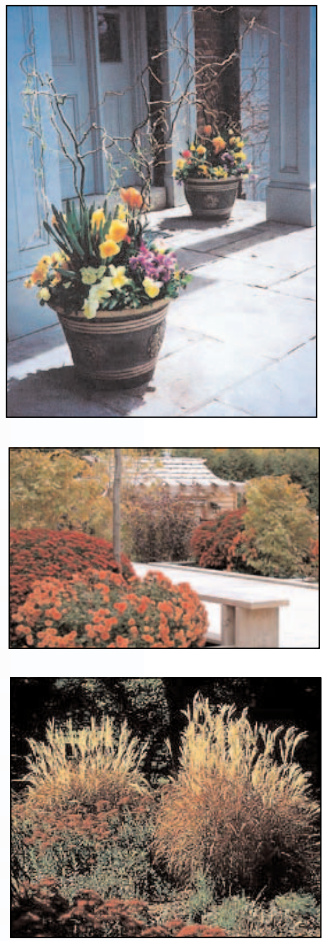
For pedestrian scale lighting located in the curb zone, fixtures should be the same height as those in others areas of the downtown. When arranging in a linear pattern, they should be spaced approximately 15-20 metres apart. On major streets such as Edward Street and King Street, larger and higher fixtures may be used. A custom streetlight fixture that combines both pedestrian and vehicular lighting could be considered on such major streets.

Pedestrian scale lighting may also be accomplished with fixtures that are mounted on buildings or located to accent architectural or landscape features. Such fixtures should be designed to enhance the overall architecture of the building, provide lighting for pedestrians and not damage historic materials.

G.34 Handicapped Access Should Be Appropriately Designed, Clearly Visible from the Main Entranceway and, in General, Use the Same Access Routes as Those Used By Non-Handicapped Users Where Possible

All sidewalks, public-use buildings, and public open spaces should be in compliance with Barrier-Free Design Standards. All accessible design elements must conform to all applicable Federal, Provincial and local laws and building codes.

Ramps and related elements should be simple in their design and be visually integrated with the overall building design and site plan. They should not appear as an non-integrated add-on to a building face.



G.31 Planting

G.35 Unified Street Elements

In most cases, the principal public entrance to a building should also be the principal entrance for handicapped accessibility. In existing buildings, where only one route is determined to be accessible other than the principal public entrance, a rear or side service entrance may be considered.

G.35 Street Furniture Creates a Unified Visual Appearance in Downtown

A unified streetscape image adds to the overall visual quality of the downtown. In general, installing standard benches, trash receptacles, and bike stands will unify the visual quality of the downtown through the use of a common colours, materials, and patterns. However, on occasion, based upon a design review by the appropriate group, street furniture might be designed to create a unique street feature, a visual statement, or even a public work of art. Standards should be established for the following street elements for the downtown:

- Benches
- Bicycle Stands
- Bollards
- Banners and Flags
- Newspaper Boxes
- Kiosks, Information Directors, and "Way Finding" Signs

G.36 When Feasible, Create Through-Block Pedestrian Corridors Between Buildings, Especially in a North/South Direction

Through-block connections, from King Street to Water Street and the waterfront should be encouraged within infill projects to promote pedestrian circulation throughout the downtown. Design such connections to be interesting places, not merely hallways to parking lots or alley service loading areas. They should be handicap accessible where possible, well lighted, appropriately landscaped, and paved with materials compatible with their locations and surround context. Opportunities for artwork or other visual innovations are encouraged.

G.37 Preserve Historic Features of the Streetscape

Wherever possible, preserve, restore, and reuse historic or community fixtures of the streetscape, such as the buoy in the park, anchors, or other marine artefacts as well as any other existing historic feature located in the public right-of-way. Such elements offer a sense of historic continuity with Prescott's past. Repairs to these historic streetscape elements should ensure that construction materials and details are consistent with their historic character. Plaques to mark places of historic and community interest should be installed.

G.38 Enrich the Downtown with Public Art

Public art can enrich the downtown experience; enhance its public image, and add beauty while public art can beautify, it can also inspire intense public interest.

Public art may be representational or abstract. It may be singular or multi-dimensional, humorous or sad, understandable or pose questions. It may actively engage or be a passive backdrop to public events.
Choosing, purchasing, installing, maintaining, and removing public art when necessary, requires careful deliberation and planning. Streetscape design incorporates public art to create visually interesting and informative environments. As long as the artistic intention is understood, public art may be many things.

G.37 Historic Features

COMMERCIAL SIGNAGE

Commercial signs should function to identify and locate businesses, promote merchandise or service within, attract customers, provide direction and information, and in some cases create visual delight and architectural interest.

The urban design objective of the Commercial Sign Guideline is to:

- Encourage design and sign placement that promotes downtown businesses while complementing downtown's character and scale;
- Promote signs that are designed as an integral yet noticeable part of the building's overall design;
- Promote the design of signs that are good neighbours within their block
- Promote the design of signs that are sensitive to the historical nature of downtown and adjacent buildings;
- Create an overall image in which a building and its signs relate to each other in helping to draw customers.

G.39 Signs Should Not Obscure Important Architectural Details

Comercial signs should align with other signs on the block to maintain the existing pattern of horizontal and vertical façade features. They should be positioned to emphasize special shapes or details of the façade, to draw attention to the shop entrance, or to emphasize a display window. When several businesses share a building, signs should be aligned or organized in a directory. In general, buildings with more than two signs are discouraged.

The following are principles for sign types that are applicable in the downtown:

A. Wall Signs

Wall signs are limited in size and defined as projecting less than 400mm from the building. Wall signs should be positioned within architectural features such as the panel above the storefront, on the transom, or flanking doorways. Wall mounted signs should align with others on a block to maintain established patterns.

B. Projecting Signs

Projecting sign means a sign attached to a building and extending in whole or in part 400mm or more horizontally beyond the surface of the building to which it is attached. Projecting signs should be positioned along the first floor level of the façade. Projecting signs may take on their own special shape, or create their own symbol within the overall façade design.

C. Awning Signs

Awnings should be used to add visual interest to a building, provide shade, and add variety to the streetscape. They should be positioned to emphasize special shapes or details of the façade, to draw attention to the shop entrances or to emphasize a display window. Awning signs may be illustrated with letters or symbols.

In most cases, only one awning sign is allowed per building. Awning signs positioned along the first floor level of the façade shall be no less than 2.5m from the sidewalk to the sign. Awning signs in the downtown can be attached to flexible material awnings or fixed marquees or canopies that project from the building.

G.40 Use Simple Signs to Clearly Convey a Message

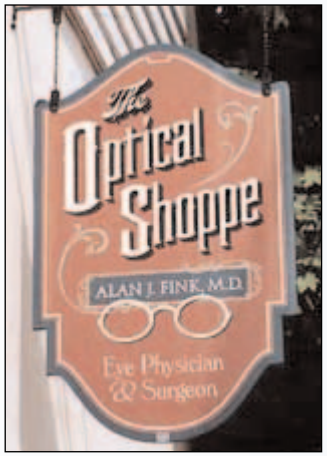
Symbols are easily read and enhance pedestrian quality

A. Sign Material

Sign materials should be durable and easy to maintain. Appropriate sign materials include: painted or carved wood; carved wooden letters; epoxy letters; galvanized sheetmetal; slate, marble, or sandstone; gold leaf; gilt, painted, stained, or sandblasted glass; clear and colored acrylic; or stained glass.

B. Illumination

Lighting external to the sign surface with illumination directed toward the sign is preferred. External lighting may also highlight architectural features. Internally lit signs are generally discouraged because they can form masses of light which, when viewed in groups, can be unpleasant. By coordinating the lighting intensity, color, sign placement and display window design, the entire storefront can become an effective sign. The light level should not overpower the façade or other signs on the street. The light source should be shielded from pedestrian view. The lighting of symbol signs is encouraged.



G.39 Commercial Signage

Internal lighting may be appropriate where only letters are illuminated or neon is used. Neon is acceptable, though restricted in size, if it does not obscure architectural detail or overly illuminate display windows.

C. Sign Shapes

Signs should be designed in simple, straightforward shapes that convey their message clearly. Symbols are easily read and enhance the pedestrian quality of the downtown.

D. Graphics

Lettering styles should be proportioned, simple, and easy to read. In most instances, a simple typeface is preferred over a faddish or overly ornate type style. The number of type styles should be limited to two per sign. As a general rule, the letterforms should occupy not more than 75% of the total sign panel.

PARKING FACILITIES

The most critical elements to consider in evaluating the design of parking facilities are traffic impacts on adjacent streets, building massing, urban design relationships to adjacent buildings, the location of the facility within the downtown, its security, landscaping, and lighting.

The urban design objectives for the design of parking facilities are to:

- Produce attractive parking facilities that are compatible additions to downtown
- To add to, rather than detract from, the area's historic character and function
- Enhance pedestrian activity at the sidewalk level through landscape and screening areas around surface parking
- Ensure that the design of the facility is of the highest quality

G.41 Locate Surface Parking Lots on Appropriate Sites

A. Locate parking facilities on blocks and streets in which they best serve their function without jeopardizing the pedestrian quality of the downtown.

Locations such as the area north of King Street behind the main commercial strip are preferred. These will promote continuity of the pedestrian environment and a compact retail core.

B. Locate surface parking lots at the interior of the block not at corner locations.
In a downtown setting corner locations are important as building sites for prominent buildings. Parking lots on corners in the downtown area give the suburban appearance of cars parked in front of buildings.

C. Surface parking lots that share a site with a building and that are to be located under a building but at grade should be placed at the building rear.

Parking lots under buildings should not extend to the street front. Rather, they should be shielded from the street by the front of the building. In this way the architectural continuity of the street can be preserved. Parking behind a building, accessed from an alley, is preferred in order to minimize the number of curb cuts, reduce turns, and minimize pedestrian conflicts.

G.42 Reduce Visual Impact of Surface Parking Lots

A. Subdivide surface parking lots into smaller areas though the use of landscaping or other visual elements.

Planting islands for flowers, ground cover, or shrubs should be used at entrances, exits, internal turns, and to separate double rows of cars. Planting islands should be large enough to sustain proposed plant materials. Such islands should be designed to break up the expanse of pavement and help establish the desired direction of circulation. Planting should be attractive, low maintenance, and hardy — able to survive soot and gas fumes.

Landscaped areas should be protected with appropriate curbs, edging, bollards, railings, low walls, or similar elements. Trees are the most essential form of greenery since they screen cars, provide shade, and frame views. Avoid trees with low-growing branches or that excrete resin or moisture. Use parking lot signs compatible with those in general use in the downtown area.

B. Where the parking lot abuts a public sidewalk, provide a visual screen or landscaped buffer between the sidewalk and the parking lot.

There are several ways in which this may be accomplished:

The buffer may be a landscaped berm and/or planting strip, a minimum of 2m in width, between the sidewalk and the parking lot, or the width equal to the setback of an adjacent building if wider than 2m.

The buffer area may be designed in conjunction with a low wall of a material similar to adjacent buildings. Ideal materials for downtown fences and walls include brick, stone, or metal. Do not use unfinished wood fences.

The buffer area should be planted with appropriate ground covers and small trees. Decorative plantings and bermed areas are encouraged to highlight entranceways. Care should be given to protecting sight lines for both pedestrians and vehicles.
Materials and architectural detailing selected for buffers should be complementary to the character and materials of adjacent buildings. Low walls should be no higher than 1m.

G.37 Historic Features

G.43 Security, Accessibility and Pedestrian Circulation

G.43 Security and Pedestrian Circulation Should be Priorities

Pedestrian routes in parking lots should be easily identifiable and accessible. Clear visual connections between a surface parking lot and adjacent sidewalks and buildings are desirable. Interior and exterior lighting should be designed for safety as well as night-time appearance.

Waterfront Park Design Guidelines

G.44 Create an Overall Design for the Waterfront

Develop a set of design/character principles or objectives to ensure that a certain quality or cohesiveness of development is provided in the Waterfront Park design. These will guide decisions concerning specific site elements. The design/character will establish a framework for the overall park development by incorporating the functional, natural, and design qualities into the basic components of the park. However, each intensive-use recreation area or facility will also bring specific design elements that are lively, colourful and vital as appropriate for the park. The design/character principles will provide a cohesive environment for the overall park design without limiting the potential for creative and appropriate design of facilities, elements and a palette of design materials, forms, and colors that reflect Prescott's vision for its Waterfront Park.

G.45 Waterfront Element Selection Criteria

The selection criteria for selecting park elements are listed below:

- Given the availability of materials for this design element, does this selection provide an environmentally sustainable selection?
- Does the proposed element reflect the design character of the waterfront?
- Will the design element provide the desired function, is it durable and does it meet current safety standards?
- Is the initial purchase and installation cost acceptable?
- Are the maintenance requirements, costs, and replacement costs acceptable?
- Is it highly vulnerable to vandalism?
- Will this design element, or a similar product, be available in the future?
- Does this design element provide flexibility to expand or match the design character in different development options?

G.46 Provide Public Access Along Waterfront Areas

- Clearly delineate a continuous pedestrian way parallel to the St. Lawrence River.
- Locate access pathways along the water's edge as much as possible.
- Provide comfortable benches and other seating such as steps facing the water's edge at points along public walkways.
- Provide pedestrian-scale lighting along walkways. Light standards should be designed or selected to enhance the waterfront character.
- Provide pedestrian overlooks wherever possible.
- Provide public dock space for short-term tie up near direct access routes to King Street and other uses that might enhance the visitor's experience.

G.47 Group Uses to Create Focal Points

- Locate the Harbour Office in a prominent location.
- Locate functions that are complimentary and share parking and loading facilities wherever possible.

G.46 Publically Accessible Waterfront

G.50 Use Traditional Harbour Materials and Themes

- Avoid material storage areas adjacent to the water's edge. Screen storage areas wherever possible.

G.48 Use Simple Waterfront Building Forms

- Pitched or curved bowstring truss roof forms are strongly encouraged.
- Avoid ornate building forms and details
- Use simple building details, consistent with history and present built form in the waterfront park area
- Design other pavilions, service and recreational buildings to be compatible in form, material, and detailing with the marina buildings.

G.49 Use a Building Theme for Building Complexes

- Use similar roof shapes and pitches for all structures in a complex.
- Use a limited palette of materials complementary to the overall design character.
- Develop a unified family of signs for any complex of buildings.

G.50 Use Traditional Harbour Materials

- Metal, wood siding and metal roofing is encouraged.
- The use of stucco, vinyl or asphalt siding is discouraged.

G.51 Use a Limited Range of Building Colours

- Stained wood, white and grey base colours are encouraged.
- Accent colours such as yellow and blue trim are encouraged.

G.52 Preserve any Environmentally Sensitive Areas Whenever Possible

G.53 Establish Park Identification Symbol

The park identification symbol should be based on the Prescott Crest and can echo the historical nature of the town and the character of the park. This symbol shall be used:

- On the main entry signs;
- On minor entry signs;
- By itself or in conjunction with the park name, for identification and marketing purposes.

It is recommended that the symbol be incorporated into the following signage:

- Major Buildings Identification Signs;
- Minor Buildings and Recreational Activities Identification Signs;
- Directional Guide Signs;
- Interpretive, Educational, and Informational Signs;
- Park Specific Rules and Regulations Signs;

G.54 Develop a Signage Hierarchy

Signage is an important component for integrating the overall park design. Signage is used to guide the movements of people through space, identify recreation facilities, address safety and park rules, and educate the public. It can be incorporated into site furniture such as a commemorative plaque. A sign can take on form, texture, and color to produce an image that symbolizes a specific activity within the park. This image could be placed on light fixtures, walls, fencing, etc., and be in conjunction with text.

An important element is that the identity system needs to be integral to and compatible with park site elements.

Develop a hierarchy of signage types. The intent is to provide signs that contain similar overall characteristics, yet differentiate in size and other qualities to express this hierarchy. All signage should meet Prescott sign requirements for design and installation of signage. Types of signage to be include in the hierarchy include:

- Main Entry Sign
- Minor Entry Sign
- Major Building Identification
- Minor Building & Recreation Activities Identification Signs
- Directional Guide Signs
- Interpretive, Educational & Information Signs
- Regulatory Signs

G.55 Sidewalks, Crosswalks & Other Hard Surfacing

Sidewalks on public local status streets, private streets, or within the park will be constructed to meet Prescott By-laws. Please note that the proposed Waterfront Trail throughout the park is intended to accommodate recreational roller use (skates, blades, bikes, scooters) through the use of saw cut joints.

Other park walks, including street sidewalks, curb walks, and sitting or community plaza areas, are designed to encourage pedestrian use through the use of tooled joints, and to discourage fast moving recreational roller uses. A minimum width of six feet (2m) is

recommended for all sidewalks to accommodate efficient winter snow removal.

The developer of the recreational facility(ies) is responsible to design, build, and maintain the roads, sidewalks, and street lighting. Sidewalks, trails and plaza's shall be incorporated into the overall design of the park. They shall be of consistent material and width throughout. Interlocking concrete pavers will be used for the street pedestrian crosswalks, plazas, pedestrian intersections, and in other areas of the park that warrant special surfacing. The selection of the interlocking concrete pavers shall be approved by council, and will then set the precedent for all future development. Proper drainage to deter standing water for all surfaces must be provided.

G.56 Develop Site Lighting Standards

All site lighting within the park has to be reviewed and approved by Town staff to meet current Town of Prescott lighting standards. Development activities within the park must accommodate future lighting needs through placement of conduit or sleeving. It may also require over-designing distribution systems to serve future loads. The following types of lighting shall be included in these standards:

- Main Entry Sign Lighting
- Minor Entry Sign Lighting
- Public Street Lighting
- Private Street Lighting
- Parking Lot & Pedestrian Scale Lighting
- Trail Lighting

Locate these streetlights as needed to accommodate safe movement through the park during and after evening activities. Select lighting systems for the parking lots that include security lighting and pedestrian scale lights. Match the lighting for a cohesive, overall park design; park lighting standards should be complementary to lighting standards for the town. The light fixtures will be finished to match the handrails and other park elements.

For security and pedestrian movement purposes within the park, place light fixtures at corners, walkway intersections, bridges, and other key locations. When applicable, artistic additions or a decorative sign that directs pedestrians to specific park facilities may be placed in the neck or the upper area of the light post.

G.57 Select Retaining Wall Design

Retaining walls used in either Centennial or Fort Wellington Park can be categorized as being either informal or formal.

Informal

The informal retaining walls shall be used for walls less than three feet (1m) high and in other applicable circumstances. A detail for the design and construction of the informal retaining walls shall be developed through the Park Design process and will be approved by Town staff and will set the precedent for future development.

Formal

The formal retaining walls shall be used for walls greater than three feet (1m) high and in other applicable circumstances. A detail for the design and construction of the formal retaining walls shall be developed through the Park Design process and will be approved by Town staff and will set the precedent for future development.

G.58 Provide Metal Railing Selection Criteria

The metal railing will be constructed of galvanized steel with a polyester resin-based powder coating and be consistent with the design character of the Park. Railing height shall be four feet (1.2m) unless it is immediately adjacent to bicycle traffic, in which case it shall be four feet six inches (1.5m) high. The metal railing shall be fabricated locally pending approval.

G.59 Provide Site Furniture Selection Criteria

Site furniture shall be used in public use areas. Site furniture shall be selected and placed to provide opportunity for use with people with disabilities. Site furniture should be placed in appropriate locations to serve the needs of the anticipated users and compliment the different activities. Place benches to encourage conversation in some areas and allow for quiet contemplation in others. Locate trash receptacles for ease of access to maintenance staff.

G.60 Metal Railing

G.59 Retaining Wall

G.56 Site Lighting

G.60 Landscaping

Durability, maintainability, capability of incorporating a commemorative plaque on the benches, and the ability to match other site elements are important criteria in selecting the manufactured site furniture. Benches, trash receptacles and bicycle racks shall be mounted into a concrete pad or other hard surfacing. Depending on the application, picnic tables may be mounted into hard surfacing or be portable, pending approval. The design character shall determine the color for the site furniture.

G.60 Provide Landscaping Selection Criteria

Development of landscape areas should include water conscious landscaping that incorporates the following fundamentals:

- Plan and design comprehensively from the beginning.
- Create practical turf areas of appropriate grass varieties.
- If appropriate, consider alternatives to turf such as native and low water-use plantings to match the anticipated public use of the site.
- Group plantings based on their water use and locate them to take advantage of microclimates and their specific needs.
- Improve soils with organic matter (i.e., compost, manure) based on soil reports and plant requirements to allow for better water absorption and improved water-holding capacity of the soil.
- Use mulches of stone to cover the soil to minimize evaporation, reduce weed growth, and slow erosion.
- Irrigate efficiently and according to plant needs.
- Maintain the landscape appropriately by pruning, weeding, and fertilizing as necessary to further water savings.

G.61 Delineate Vehicular Circulation Areas

- Use trees, landscape areas, bollards, or other elements to define access roads and driveways.
- Use landscaping, nautical antiques, signage, or other accent features to clearly define intersections of roadways and driveways.
- Provide clear and easy road access to all uses.
- Provide adequate manoeuvring space and separation from other vehicular circulation for boat launch ramps.
- Provide a hierarchy of internal roadways (e.g. wide entry and major access drives along with narrower secondary driveways).
- Provide special parking spaces for cars with boat trailers and for recreational vehicles.

G.62 Landscape Parking Lots

- Screen parking lots with landscaped earth berms and/or edge landscaping, if possible.
- Provide a minimum of one tree for every 4 parking spaces

G.63 Discretionary Credit

Discretionary credit is more a tool than a guideline to encourage projects that contribute to the public realm directly adjacent to the project in an exemplary way. This could include a through-block connection that is landscaped and lit for safety; the clean up of a rear lane and creation of a secondary entrance; or the construction of an attractive public sitting area, plaza or small open space. The contribution is at the discretion of the Town and should be decided in a transparent and open manner. The goal of the credit is to enable the Town to encourage and reward projects that make a significant improvement to their surroundings.