

Design Guidelines

Table of Contents

INTRODUCTION

Purpose and Background.....	2
Design Districts.....	4

ARCHITECTURAL GUIDELINES

Facade Treatment.....	5
Ground Level Expression.....	6
Transparency: Window and Door Openings.....	7
Entries.....	8
Roof Design.....	9
Building Materials and Colors.....	10
Franchise Architecture.....	11

SITE DESIGN GUIDELINES

Building Placement/Site Planning.....	12
Parking Areas/Screening.....	13
Parking Structures.....	14
Pedestrians and Common Space.....	15
Landscaping and Site Improvements.....	16
Preferred Trees.....	17
Location and Screening of Services, Loading, and Storage Areas.....	18
Lighting.....	19
Signs.....	21
Hierarchy of Street Treatments.....	23
Transit Facilities.....	26
Stormwater Treatments.....	27

APPENDICES

Appendix A: Preferred Trees List.....	28
Appendix B: Stormwater Treatments Strategies.....	30

Purpose and Background

In general, buildings within New Hope should provide interest at the street level, create distinct street corners, demonstrate the use of high quality materials, and enhance the overall pedestrian experience on the street.

The New Hope Design Guidelines serve three primary functions:

- 1) To guide developers or property owners proposing expansions, renovations, or new construction of buildings or parking in commercial, industrial, and multifamily residential areas.
- 2) To facilitate dialog between the city and developers/property owners to achieve creative design solutions.
- 3) To assist city officials, commissioners, and staff in reviewing development proposals.

The guidelines, by definition, are a set of recommended design goals for new and existing buildings and sites. The guidelines set forth the general desired character for commercial, industrial, and multifamily residential properties, suggesting overall character without dictating specific design requirements.

The primary purpose of the guidelines is to:

- Reinforce the community's vision for development
- Foster high quality architecture and site planning
- Encourage creativity in accomplishing design goals
- Protect public and private investment in buildings and infrastructure

Purpose and Background

Implementation

The guidelines will be linked to New Hope's Comprehensive Plan and Zoning Ordinance. Compliance with the guidelines will be determined through the city's design review process.

Applicability

The guidelines apply to all commercial, industrial, mixed-use, and/or multifamily residential buildings with 3 or more units and to the following activities:

- New construction
- Any exterior changes
- Any development or expansion of parking areas that would result in a lot with more than 4 parking spaces

If New Hope City Code does not require review by the Planning Commission and/or approval by the City Council for a given alteration, such as repainting, facade changes, or expansions of no significant size (less than 25 percent building), the alteration may be handled administratively, as determined by the city manager or designee. The administrative review process might involve review by the city's design and review committee. The guidelines apply only to the buildings or site elements being developed or altered.

The guidelines are **mandatory**; however, it is understood there will often be many ways to achieve the intent of the guidelines. The city may permit alternative approaches that, in its determination, meet the objectives of the design guidelines. The city may also waive any guideline when specific physical conditions of the site or building would make compliance difficult or inappropriate.

Design Districts

Five design districts have been established. Generally, the guidelines apply to all districts, unless otherwise noted. The City Center and Highway districts are geographic areas, while the General Commercial, Industrial, and Multifamily districts are based on land use.

- 1) The **City Center District** centers on the intersection of Winnetka and 42nd avenues, extending north to 45th Avenue, south to Quebec Avenue, west to Boone Avenue, and east to Louisiana Avenue. The City Center serves as the primary commercial area in the city, and offers many opportunities for redevelopment and enhancements.
- 2) The **Highway Commercial District** extends the full length of the city along Highway 169 from 62nd Avenue to Medicine Lake Road.
- 3) The **General Commercial District** includes all commercial properties not included in the City Center or Highway districts. The majority of the commercial properties within this district line Winnetka Avenue, Bass Lake Road, 42nd Avenue and 62nd Avenue, with three primary commercial nodes located along Winnetka Avenue at Bass Lake Road, 36th Avenue, and Medicine Lake Road.
- 4) The **Industrial District** includes all industrial properties in the city. Most of the industrial uses are concentrated in three areas: 1) Science Industry Park, located in the northwest portion of the city around Science Center Drive; 2) along the C.P. rail line running east and west across the city's northern portion; and 3) along the C.P. rail line running north and south across the city's eastern portion.
- 5) The **Multifamily Residential District** includes all multifamily residential properties in the city. Multifamily homes are mostly located in R-3 (Medium Density Residential) and R-4 (High Density Residential) Zoning Districts.

Facade Treatments

ALL DISTRICTS

Objective: To add visual interest and variety, emphasize the pedestrian scale, and avoid long, monotonous facades.

Defined Base, Middle, and Top

Buildings should have a well-defined base, middle, and top. The base or ground floor should appear visually distinct from the upper stories through the use of a change in building materials, window shape or size, an intermediate cornice line, an awning, arcade or portico, or similar techniques. The base or ground floor of the building should include elements that relate to the human scale, including texture, projections, doors, windows, awnings, canopies, or ornamentation.

Distinct Modules

The primary facade(s) of buildings of 40 feet or more in width should be articulated into smaller increments through the use of different textures, division into storefronts with separate display windows, ornamental features such as arcades or awnings, or by division of the building mass into several smaller segments.

Awnings

Where awnings are used, canvas or fabric awnings are preferred. Awnings should closely complement the building's architectural character and aesthetics.



Mixed-use building with distinct top, middle, and ground floor, distinct horizontal modules, interesting corner treatment, a variety of window shapes and decorative awnings.

Commercial building with elements that relate to the human scale, such as archways, windows, and awnings.



Ground Level Expression

ALL DISTRICTS

Objective: To create visual interest, opportunities for sociability, and overall pedestrian safety and comfort.

Ground level expression refers to the way in which a building meets the street. Methods should be used to distinguish the ground floor of a building from upper floors, such as creating an intermediate cornice line, using different building materials or detailing, and using awnings, trellises, or arcades. Windows and clear entrances may also be used to enhance a building's appearance on the street, and may be further augmented by pocket parks, outdoor cafe seating, and plantings.

To create an increased sense of enclosure, all buildings shall have a minimum cornice height of 16 feet. Two and three-story buildings are encouraged.



Awnings and defined outdoor seating to create interest.



Outdoor cafe, awnings, and entry face on the street.



Useful and vital pocket park.

Windows and detailing used to enhance the building appearance and create visual interest.



Transparency: Window and Door Openings

ALL DISTRICTS

Objective: *To enliven the streetscape and enhance security by providing views into and out of buildings with windows and door openings.*

Window and Door Design

- Windows should be designed with punched and recessed openings to create a strong rhythm of light and shadow.
- Mirrored glass or glass block should not be used on street-facing facades. Glazing in windows and doors should be clear or slightly tinted, allowing views into and out of the interior.
- Window shape, size, and patterns should emphasize the intended organization of the facade and the definition of the building.
- Display windows at least three feet deep may be used to meet these requirements, but not windows located above eye level.

CITY CENTER AND GENERAL COMMERCIAL DISTRICTS

For commercial or mixed-use buildings, window and door openings shall comprise at least 30 percent of the area of the ground floor of the primary street facade. A minimum of 20 percent of any two sides or rear facades at ground level shall consist of window and door openings designed as specified above. A minimum of 15 percent of all upper story facades shall consist of window or balcony door openings designed as specified above.

HIGHWAY DISTRICT

Where commercial or office uses are found on the ground floor, at least 20 percent of the ground floor primary (street-facing) facade and 15 percent of each side or rear facade shall consist of window and door openings designed as specified above. Note that spandrel glass may be used on up to half the window and door surfaces on any building facade.

MULTIFAMILY RESIDENTIAL DISTRICT

For multifamily residential buildings, a minimum of 20 percent of primary (street-facing) facades and 15 percent of each side or rear facade shall consist of window and door openings designed as specified above.

Entries

ALL DISTRICTS

Objective: To establish the visual importance of the primary street entrance and to ensure that entries contribute to the visual attractiveness of the building and are readily visible.

Primary building entrances on all buildings should face the primary abutting public street or walkway, or link to that street by a clearly defined and visible walkway or courtyard. Additional secondary entrances may be oriented to a secondary street or parking area. In the case of a corner building or a building abutting more than one street, the street with the higher classification shall be considered primary. The main entrance should be placed at sidewalk grade. Entries shall be designed with one or more of the following:

- Canopy, portico, overhang, arcade or arch above the entrance
- Recesses or projections in the building facade surrounding the entrance
- Peaked roof or raised parapet over the door
- Display windows surrounding the entrance
- Architectural detailing such as tile work or ornamental moldings
- Permanent planters or window boxes for landscaping



Main entrance clearly defined by an arcade and enhanced with planters.

MULTIFAMILY RESIDENTIAL DISTRICT

For multifamily residential buildings, additional porches, steps, roof overhangs, hooded front doors or similar architectural elements should be used to define the primary entrances to all residences.

Well-defined entry with architectural detailing, visually notable raised roof line, and permanent planters.



Roof Design

ALL DISTRICTS

Objective: To add visual interest and variety and to minimize views of rooftop equipment from public streets and pedestrian ways.

Roof design

A building's roofline can establish its individuality and interest within the context of commercial or industrial areas, and variety in rooflines from building to building can add visual interest to mixed-use and residential areas. Some suggested techniques that add interest include varying heights and cornices within an otherwise unified design scheme, using roofline changes to note entrances or commercial bays, and establishing contrasting rooflines at street corners.

Rooftop equipment

All rooftop equipment shall be screened from view from across adjacent streets 15 feet behind the curb or from adjacent properties at the property line. Preferably, rooftop equipment should be screened by the building parapet, or should be located out of view from the ground. If this strategy is not possible, the equipment should be grouped behind an enclosure and set back a distance of 1 1/2 times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials.

Exterior mechanical equipment, such as ductwork, shall not be located on primary building facades.



High quality materials and articulated roofline.



Variety of heights and cornice treatments within unified development.

Building Materials and Colors



Multifamily residential with decorative door and window treatments, metal railings and a variety of building materials.

ALL DISTRICTS

Objective: *To ensure that high-quality, durable, and authentic building materials are used and that building colors are aesthetically pleasing and compatible with their surroundings.*

Building Colors

Building colors should accent, blend with, or complement the surroundings. Principal building colors should generally consist of subtle, neutral, or muted colors with low reflectance (e.g. browns, grays, tans, and dark or muted greens). "Warm-toned" colors are encouraged because of their year-round appeal. No more than two principal colors should be used on a facade or individual storefront. Bright or primary colors are acceptable when determined through the design and review process to be appropriate for the site and building use.

ALL COMMERCIAL AND RESIDENTIAL DISTRICTS

Building Materials

All buildings should be constructed of high-quality materials.

- **The primary building materials** should cover at least 60 percent of the facade. The materials must be integrally colored and may consist of brick, natural stone, precast concrete units, architectural precast concrete panels, or glass.
- **Secondary building materials** should cover no more than 30 percent of the facade and may consist of decorative block, stucco, or EFIS.
- **Accent materials** may be used on up to 10 percent of any of the building's facades. These materials may include door and window frames, lintels, cornices, architectural metalwork, glass block, copper flashing, or similar materials.

In addition to the materials listed above, residential buildings may also use painted wood lap siding, painted wood shakes, or synthetic wood siding resembling horizontal lap siding.

Materials to avoid:

- Unadorned plain or painted concrete block
- Unadorned precast concrete panels
- Prefabricated steel or sheet metal panels
- Aluminum, vinyl, fiberglass, asphalt or fiberboard (masonite) siding

INDUSTRIAL DISTRICT

A variety of building materials should be used to provide visual interest. Wall materials capable of withstanding vandalism or accidental damage should be chosen. Pole buildings/postframe construction (agriculture buildings) and exposed metal finished buildings are not permitted.

Franchise Architecture

ALL DISTRICTS

Objective: *To encourage building design that supports the city's design goals.*

Franchise establishments typically desire a specific architectural motif in order to emphasize consistency in their network and attract regular customers. In many cases, this standardized architecture conflicts with a unique regional architecture and character desired for the community. There are ways, however, of incorporating the franchise's desired signage and even some building treatments, while still encouraging the basic principles of commercial building design listed above. Franchises or national chains should follow these guidelines to create context-sensitive buildings that are sustainable and reusable.

Drive-through canopies and accessory structures, when required, shall be constructed of the same materials as the primary building, with the same level of architectural quality and detailing.



High-Quality Materials

Building with high-quality materials, understated wall signs, colorful canopies, and adequate landscaping.



Prototypical Franchise Logo and Color Treatment

Simple building with interesting corner treatment, good materials, colorful awnings, and small wall signs.



Contextual Design

Building design sensitive to context created with landscape and pedestrian walkways, pedestrian scale signs, awnings, and high-quality materials.

Building Placement/ Site Planning

ALL DISTRICTS

Objective: *To orient buildings toward the primary street to improve walkability and attractiveness to pedestrians.*

CITY CENTER DISTRICT

All buildings should have a well-defined front facade with primary entrances facing the street. Buildings should be aligned so that the dominant lines of their facades parallel the lines of the street. Single-use buildings must be less than 10,000 square feet in area, except by CUP; and buildings should occupy at least 60 percent of the lot frontage.

Building facades should be flush with the sidewalk or set back no more than 10 feet for at least 60 percent of the length of their front facades. At intersections, these buildings should “hold the corner”—that is, have street facades at or near the sidewalk on both streets.

GENERAL COMMERCIAL AND HIGHWAY DISTRICTS

Buildings should have a well-defined front facade with entrances facing the street. Larger buildings (30,000 square feet or more in size) may be oriented perpendicular to the street provided that at least one entrance facing the street is provided. Buildings may be set back a maximum of 85 feet from the sidewalk to allow for 2 rows of parking and drive aisles plus landscaped frontage. This setback may be increased in cases where topography or other physical conditions would prevent parking areas from being located to the rear of the building.

MULTIFAMILY RESIDENTIAL DISTRICT

Residential buildings may be oriented toward the primary street or toward internal streets or courts, with side facades parallel to the primary street. Facades parallel to the primary street should be well-detailed, and service areas should not be located along the primary street frontage. A transitional, semi-private area should be provided between the sidewalk and the front door of all residential buildings. Landscaping, steps, porches, grade changes, and low ornamental fences or walls should be used to provide increased privacy and livability for first floor units.

Parking Areas/Screening

Buffer Views

Railing, columns, seating, and various levels of planting are utilized where space is available.



ALL DISTRICTS

Objective: To soften the appearance of parking areas and minimize the visual impact of parking lots when viewed from adjacent properties, streets, and sidewalks.

Parking lot frontage on pedestrian streets should be minimized, and their edges and interiors should be extensively greened with a combination of hedges, ornamental railings, walls, bollards, trees, and other methods to screen parking from pedestrian spaces.

Parking areas shall be screened with a combination of landscape materials, landform, and decorative fencing or walls sufficient to screen parked cars on a year-round basis while providing adequate visibility for pedestrians. Internal parking lot landscaping should be incorporated when possible. Within off-street parking facilities with 50 or more stalls, irrigated landscaped islands or peninsulas or rain gardens should be provided at a rate of 180 square feet per 25 surface stalls or a fraction thereof. The islands or peninsulas must be contained within raised, curbed beds consistent with other applicable parking lot construction required by city ordinance. Depressed biofiltration islands shall be permissible provided a ribbon-style curb or other approved edging is installed, traffic control measures are taken, trash management plans are in place, and some vertical aspects - like trees or tall plantings - are provided to give the biofiltration island more visual appeal and break up the sight lines of the parking lot.

Strategies for shared parking between adjacent uses are encouraged, including taking advantage of peak and off-peak cycles, business hours, nighttime activities, special events and other needs.

Internal Landscaping

Simple, effective internal parking lot landscaping with trees in islands defines parking bays, improves image, and cools environment.

Define Edge

Physical barriers separate parking from the pedestrian space.



Parking Structures

ALL DISTRICTS

Objective: *To ensure that parking structures are compatible with the surrounding buildings and positively impact the streetscape.*

Parking structures should comply with all design guidelines for nonresidential buildings. Some guidelines to note include:

- If possible, the ground floor facade facing the main streets should be designed with architectural details similar to other nearby buildings.
- The parking structure facade should express top, middle, and base modules.
- Seasonal landscaping should be used to soften the design of the structure.
- All entrances (pedestrian and vehicular) should be clearly defined.
- Entrance drives to the parking structure should be located to minimize conflicts with pedestrian traffic.
- Parking structures should be designed to encourage active uses along the ground floor.



Treat as Buildings

Good architectural detailing, high-quality materials, defined entrance driveways, and readable signs.

Top, Middle, and Base

Ground floor offices, clearly defined entrances, and high-quality construction materials.



Pedestrians and Common Space



Common Space

Common gathering area with plantings, a water amenity, and seating.

ALL DISTRICTS

Objective: *To ensure that pedestrians and bicyclists have safe and convenient access to all business establishments and to enhance community interactions through the provision of usable common space.*

Pedestrian Areas

The coordination of public and private pedestrian treatments is required. Sidewalks may be required along all street frontages. A well-defined pedestrian path shall be provided from the sidewalk to each principal pedestrian entrance of a building. Walkways shall be located so that the distance between the street and entrance is minimized. Walkways shall be at least 5 feet in width, and shall be distinguished through pavement material from the surrounding parking lot. Walkways shall be landscaped with trees, shrubs, flower beds, and/or planter pots. Sidewalks of at least 5 feet in width shall be provided along all building facades that abut public parking areas.

Green space is especially encouraged at the corners of main intersections in the city. These areas should be intensely landscaped to hold the corner and enhance the pedestrian environment and visual appearance from the street.

Common Space

The creation of common space is recommended, including plazas, courtyards, and landscaped seating areas. Elements within common spaces might include sculptures, built-in benches, pedestrian-scale lighting, public art, and colorful paving. Common spaces should be visible and easily accessible, provided with adequate light, and sheltered from adverse wind.

Landscaping and Site Improvements

ALL DISTRICTS

Objective: *To ensure private landscaping and site improvements enhance the visual appearance of the community, complement existing and planned public improvements, and aid in managing stormwater runoff volume.*

Landscape improvements and site furnishings, including lighting, seating, planters, trees or shrubs, trash receptacles, and similar elements, shall be defined and utilized throughout the city.

Street trees should be planted within a landscaped boulevard, generally spaced no more than 30 feet apart (see Preferred Trees lists on page 17 and Appendix A). All front yards should be intensely landscaped.



Decorative boulevard treatment with trees and perennial plantings.



Semi-public open space with seating, landscaping, and water feature.



Street trees and plantings highlight entrance to building.



Residential public open space with trees and plantings.

Preferred Trees



Freeman maple tree

An excellent shade tree appropriate for parkway planting, the Freeman maple is easily grown in a variety of soil conditions.

ALL DISTRICTS

Objective: To ensure trees planted in New Hope thrive and contribute to an attractive landscaping system throughout the city.

Trees represent an important part of the landscaping throughout the city. There are a number of characteristics to consider when selecting trees for planting in New Hope including:

- Hardiness
- Mature size and growth habit
- Sidewalk right-of-way
- Electric right-of-way
- Salt tolerance
- Pest/disease resistance
- Cleanliness/litter problems
- Rooting habits
- Maintenance requirements
- Soil compatibility

Based upon these considerations, the following trees are allowed in the boulevard. When locating boulevard trees in commercial areas, the visibility of existing and future businesses should be considered. Appendix A includes an expanded list of preferred trees, which would be suitable for planting in other areas of the city.

Preferred Boulevard Trees

American elms (resistant) (*Ulmus americana*)
 “Valley Forge” “New Harmony” “Princeton”

Basswood (*Tilia americana*)

Black ash (*Fraxinus nigra*)

Bur oak (*Quercus macrocarpa*)

Corktree (*Phellodendron species*)

Freeman maple (*Acer x freemanii*)

Ginkgo (male only) (*Ginkgo biloba*)

Hackberry (*Celtis occidentalis*)

Honeylocust (thornless) (*Gelditsia triacanthos*
var. inermis)

Ironwood (*Ostrya virginiana*)

Kentucky coffeetree (*Gymnocladus dioicus*)

Northern pin oak (*Quercus ellipsoidalis*)

Ohio buckeye (*Aesculus glabra*)

Red maple (*Acer rubrum*)

Red oak (*Quercus rubra*)

River birch (*Betula nigra*)

Sugar maple (*Acer saccharum*)

Swamp white oak (*Quercus bicolor*)

White ash (*Fraxinus americana*)

White oak (*Quercus alba*)

Location and Screening of Service, Loading, Drive-Through, and Storage Areas

ALL DISTRICTS

Objective: *To screen views from and minimize noise impacts on surrounding streets and properties.*

Any outdoor storage, service, drive-through, or loading area shall be screened as provided in the Zoning Ordinance and located in the side or rear of the main building.

Loading docks, drive-throughs, truck parking, HVAC equipment, transformers, trash collection, and other service functions shall be incorporated into the design of the building or screened with walls of design and materials similar to the principal building. Landscape material shall also be incorporated to create a screen of at least 6 feet in height. This screening will help ensure that the visual and noise impacts of these functions are fully contained.

Businesses with service bays for auto repair and similar uses should locate bays to the side or rear of the building, when feasible.

Dumpster Enclosure

Dumpster enclosure located in the rear of the building and constructed of the same materials as the main building.



Lighting

Distinctive light fixture complements high quality materials and relates to streetscape.



ALL DISTRICTS

Objective: *To ensure quality lighting design through glare reduction, minimum overspill, and the use of pedestrian-scale lighting fixtures, while maintaining adequate light levels for safety.*

Exterior light fixtures should be selected and located to minimize glare and negative effects upon the night character in the community. Lighting of structures should be minimized to reduce ambient light pollution from above and below.

The style of lighting fixtures should be compatible with the architecture of nearby buildings. Lights attached to buildings should be screened by the building's architectural features to eliminate glare onto adjacent properties. Pedestrian scaled lighting, not exceeding 15 feet in height, should be located adjacent to walkways and entrances to buildings.

Parking lot illumination should consist of a combination of commercial grade parking lot and pedestrian style fixtures. Pedestrian fixtures should be used for lighting internal parking lot walkways. Parking lot fixtures should be employed to illuminate parking bays and drive aisles.

Lighting, continued

Parking lot illumination should achieve levels to provide safety while minimizing overlighting and excessive spillover of ambient light onto adjacent properties. Cutoff fixtures should be located below the mature height of trees in parking lot islands to prevent ambient “glow” or light pollution from adjacent properties. Evenly distributed illumination should be provided.

Appropriate light sources:

- Incandescent
- Halogen
- High-pressure sodium
- “Warm” metal halide

Inappropriate light sources:

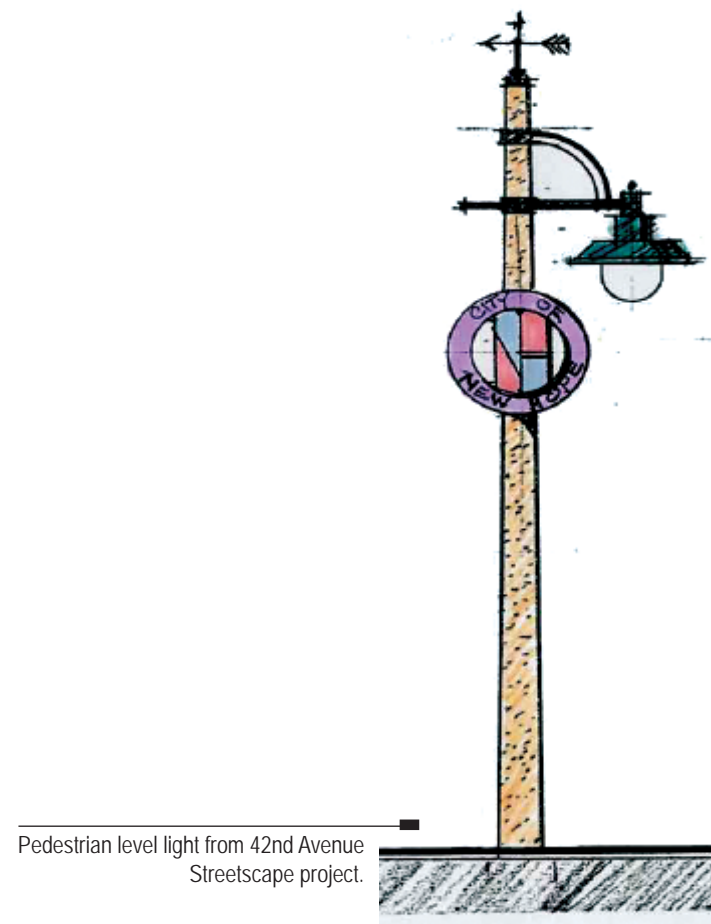
- Fluorescent
- Neon
- Colored
- Low-pressure sodium
- Mercury vapor

Appropriate light fixture types:

- Pole mounted
- Recessed
- Shield spotlighting

Inappropriate light fixture types:

- Internally lit awnings
- Blinking or flashing



Signs

ALL DISTRICTS

Objective: *To encourage signs that are architecturally compatible with the style, composition, materials, colors, and details of the building, and with other signs on nearby buildings. Signs should be an integral part of the building and site design.*

Wall and projecting signs

Signs should be positioned so they are an integral design feature of the building and to complement and enhance the building's architectural features. Signs should not obscure or destroy architectural details such as stone arches, glass transom panels, or decorative brickwork. Signs may be placed:

- In the horizontal lintel above the storefront windows
- Within window glass, provided that no more than 33 percent of any individual window is obscured
- Projecting from the building
- As part of an awning
- In areas where signs were historically attached

Projection Sign



Monument Sign



Canopy Sign



Signs, continued



Shape- Wall signs should generally be rectangular. In most cases, the edges of signs shall include a raised border that sets the sign apart from the building. Individual raised letters set onto the sign area surface are also preferred. Projecting signs may be designed in a variety of shapes.

Colors- Sign colors shall be compatible with the building facade to which the sign is attached. No more than three colors should be used per sign, unless part of an illustration. To ensure the legibility of the sign, a high degree of contrast between the background and letters is preferred. A combination of soft/neutral shades and dark/rich shades (see Building Colors standard) are encouraged.

Materials- Sign materials should be consistent or compatible with the original construction materials and architectural style of the building facade on which they are to be displayed. Natural materials such as wood and metal are more appropriate than plastic. Neon signs may be appropriate for windows.

Illumination- External illumination of signs is permitted by incandescent, metal halide, or fluorescent light that emits a continuous white light. Light shall not shine directly onto the ground or adjacent buildings. Neon signs are permitted. Internally lit awnings are not permitted. Internally lit box signs and variable electronic message signs are discouraged.

Free-standing signs- Ground or monument signs are encouraged rather than pylon signs. Sign materials, colors, and architectural detailing should be similar to those of the principal building. The area around the base of the sign should be landscaped.

Monument sign

Commercial monument sign with readable graphics and quality materials.

Hierarchy of Street Treatments

ALL DISTRICTS

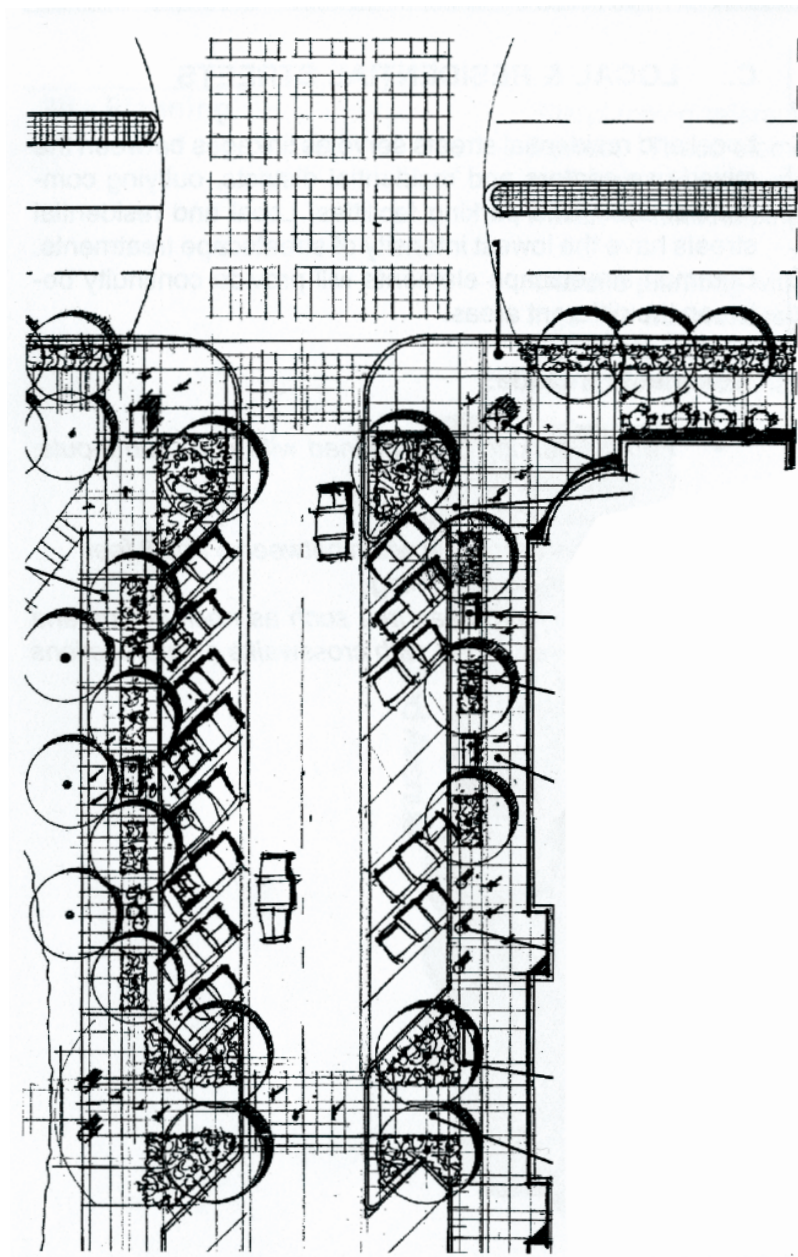
Objective: *To ensure that streets create a backbone for the community, establish a setting for casual meetings, and provide open space for public gatherings and festivals.*

Streets serve as the stage where people interact within the public realm. The way in which a street is designed often determines the level and quality of this interaction. The streets located within the commercial and industrial areas in New Hope establish the city's identity and open space framework.

Each street in the city has a different type of streetscape to establish the character of the street and assist in navigation. The term "streetscape" refers to an area's physical setting, which is shaped by the relationships and design of buildings, parking lots/structures, streets, sidewalks and landscaping, as well as street furniture, such as lamps, benches, planters, kiosks, bus shelters, and public art. A hierarchy of streetscape treatments will highlight and respond to the different districts and street functions within the city. They include:

- A. Gateways and Parkways
- B. Commercial Streets
- C. Local and Residential Streets

The design intent of each of the various street types follows.



Above: Commercial Streets

A. Gateways and Parkways

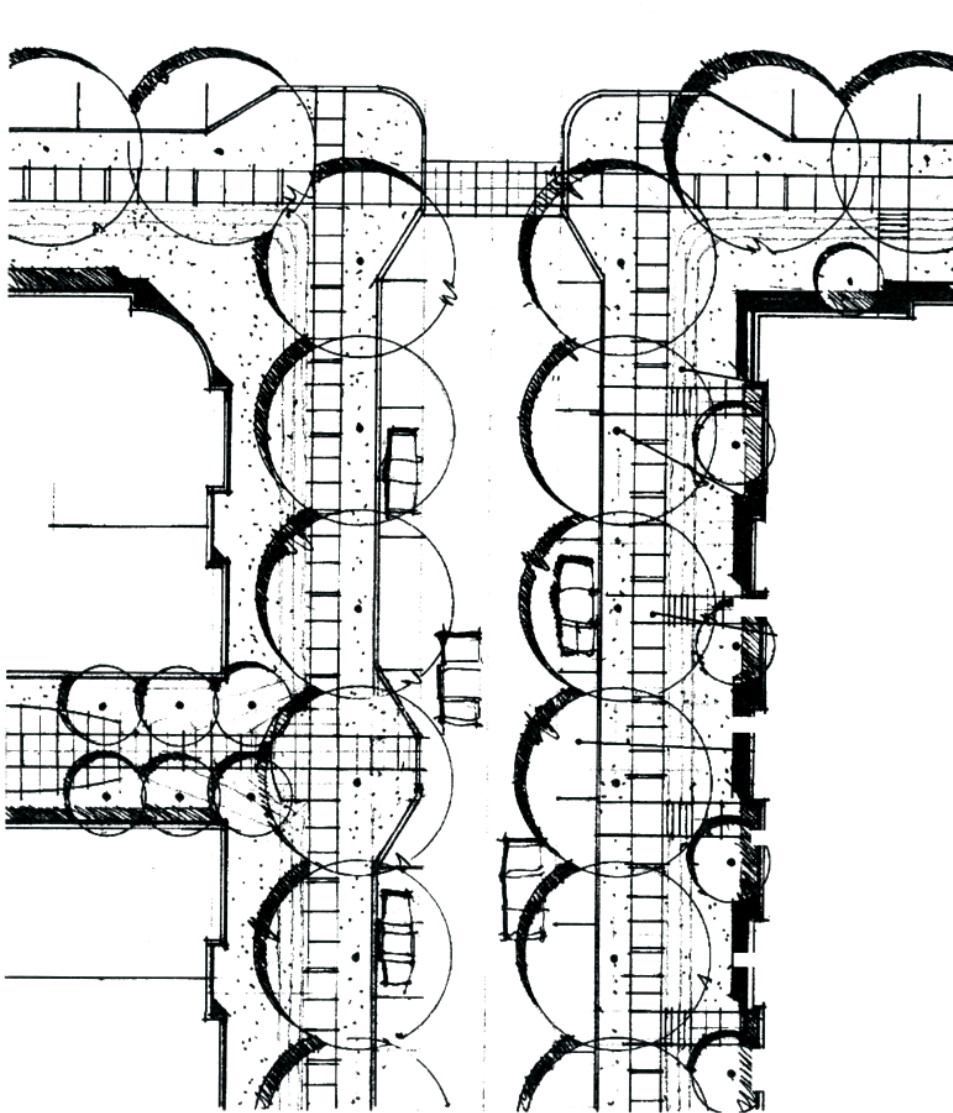
Tree-lined boulevards and medians will create a distinctive parkway character and provide gateways to various areas in the city. Primary bicycle pathways will also be identified and located throughout the city. Treatments include:

- Pedestrian and bicycle linkages to surrounding development, transit facilities, and open spaces
- Landscaped medians
- Parallel parking bays defined with curb bump-outs, where possible
- Tree-lined boulevards
- Walkways ranging in width between 5 and 8 feet
- Pedestrian-scale lighting
- Directional signage, if applicable

B. Commercial Streets

Those streets located within the core commercial area will serve the local businesses and public open space. Where possible, on-street parking should be incorporated to maximize the number of parking spaces within the core area, while providing traffic calming measures. The sidewalks lining these commercial streets will possess the most intense streetscape treatment including:

- Generous sidewalk space that can accommodate outdoor cafes, farmers' markets, community festivals, public art, sidewalk sales, and other activities.
- Streetscape elements, such as street trees, pedestrian-scale lighting, kiosks, directional signs, colorful banners, sculpture, and benches.



Above: Residential Streets

C. Local & Residential Streets

Local and residential streets serve as linkages between the mixed-use centers and residential districts, outlying commercial uses, and parking facilities. Local and residential streets have the lowest intensity of streetscape treatments. Common streetscape elements will provide continuity between the different areas.

Treatments include:

- Parallel parking bays defined with curb bump-outs, where possible
- Tree-lined boulevards
- Walkways ranging in width between 5 and 8 feet
- Pedestrian-scale lighting
- Traffic calming measures, such as neck downs and raised speed tables with crosswalks at intersections

Transit Facilities

ALL DISTRICTS

Objective: To support and encourage the use of public transportation by adding quality transit facilities along main transit routes in the city.

Transit related facilities should be incorporated into development projects where appropriate. Transit facilities include transit shelters, courtesy benches, bus schedules, wayfinding signage, pedestrian walkways, lighting, and other elements that facilitate the use of public transit.

Transit facilities should be located for convenient access by transit users, but should not obstruct views or create conflicts with the city's street and sidewalk maintenance procedures. Transit facilities should not encroach on existing sidewalks or trails.

Courtesy Benches

When installed, courtesy benches must comply with the requirements of New Hope City Code Section 6-16. Benches should be installed on durable, level surfaces and designed with attention to their surroundings.

Transit Shelters

The installation of quality transit shelters is strongly encouraged along main transit routes for the convenience and comfort of transit users. A concrete pedestrian landing that extends the full length of the structure must be provided. The landing should extend to the curb and must accommodate persons with disabilities. When appropriate, shelters should include amenities that encourage transit use, such as benches, lights, and heat.

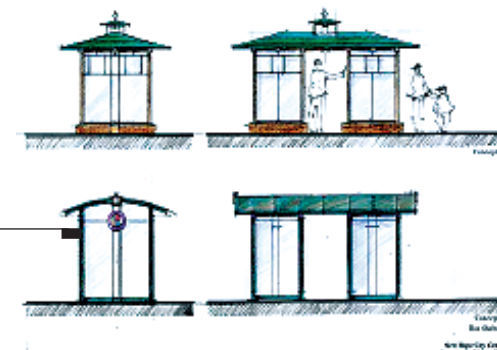


Courtesy Bench

Quality courtesy bench installed on a durable, level surface.

Transit Shelters

Transit shelters designed to integrate with existing buildings in the New Hope City Center area.



Stormwater Treatments

ALL DISTRICTS

Objective: *To promote stormwater systems designed as amenities that serve as attractive enhancements for the community, while achieving the city's water quality standards.*

Innovative stormwater management strategies are strongly encouraged. Several innovative technologies are available to improve stormwater quality, while offering benefits such as lowering peak flow velocity and volume, lessening possibilities of erosion, filtering pollutants, silt, phosphorous and nitrogen, and reusing water for irrigating parks and gardens rather than installing expensive systems. Stormwater treatment strategies should also serve other purposes such as creating community amenities that enhance common spaces, supporting biodiversity, and reducing the capital costs for municipal infrastructure. All stormwater strategies employed in the city must meet the water quality standards of the New Hope Surface Water Management Plan.

When designing a stormwater system for properties in New Hope, the following site planning principles should be considered:

Minimize Total Impervious Area- Impervious areas prevent infiltration of rainfall and act as pollutant collectors between storms, while vegetated surfaces tend to treat or uptake pollutants. Total impervious surface should be reduced by locating parking areas beneath buildings, minimizing building footprints by adding stories, and by using porous paving materials rather than traditional asphalt and concrete for parking lots, roads, sidewalks, and driveways.

Minimize Direct Connection Between Impervious Surfaces- Connected impervious surfaces result in rapid stormwater flows. Driveways, sidewalks, and streets may be sloped so that runoff drains first to lawns or vegetated swales.

Plant More Trees- Trees and shrubs can capture as much as 35 percent of the annual rainfall through absorption or evaporation. Roots provide a path for increased water infiltration as well.

Please refer to Appendix B for additional guidelines and recommendations for the design of stormwater treatment systems in New Hope.

Appendix A:

Preferred Tree List

CITY OF NEW HOPE PREFERRED TREE LIST

The following tree list has been compiled by the New Hope city forester to aid residents and businesses in the selection of trees that are acceptable in the city of New Hope. There are a number of important considerations when selecting trees. These include:

- Hardiness
- Mature size and growth habit
- Salt tolerance
- Pest/disease resistance
- Cleanliness/litter problems
- Rooting habits
- Maintenance requirements
- Soil compatibility

Based upon these considerations, the following plant materials are deemed suitable for planting in New Hope. Those trees recommended for planting within the public right-of-way are indicated with an "R". Those trees prohibited from the right-of-way have the post script "X". **The planting of understory deciduous trees and coniferous trees (overstory and understory) are prohibited within the public right-of-way unless approved by the city forester.** The plant materials that have been noted with an asterisk "*" are identified as less desirable species for planting in New Hope. Those trees that are native to Minnesota are indicated with an "n".

R *Acer x freemanii* – **Freeman maple**

X *Acer platanoides* – **Norway maple**
 Rn *Acer rubrum* – **Red maple**
 X*n *Acer negundo* – **Boxelder**
 X*n *Acer saccharinum* – **Silver maple**
 Rn *Acer saccharum* – **Sugar maple**
 Rn *Aesculus glabra* – **Ohio buckeye**
 Rn *Betula nigra* – **River birch**
 n *Betula papyrifera* – **Paper birch**
 Xn *Catalpa speciosa* – **Northern catalpa**
 Rn *Celtis occidentalis* – **Hackberry**
 Rn *Fraxinus americana* – **White Ash**
 Rn *Fraxinus nigra* – **Black Ash**
 Rn *Fraxinus pennsylvanica* – **Green Ash**
 R *Ginkgo biloba* – **Ginkgo** (Male only)
 Rn *Gelditsia triacanthos* var. *inermis* – **Honeylocust (thornless)**

OVERSTORY DECIDUOUS TREES

Rn *Gymnocladus dioica* – **Kentucky coffeetree**
 Xn *Juglans nigra* – **Walnut**
 n *Larix laricina* – **Tamarak**
 Larix species – **Larch**
 Xn *Morus rubra* – **Red mulberry**
 Rn *Ostrya virginiana* – **Ironwood**
 R *Phellodendron species* – **Corktree**
 X *Populus deltoides* "Siouxland" – **Siouxland poplar (cottonless)**
 Xn *Populus grandidentata* – **Bigtooth aspen**
 X* *Populus species* – **All other poplars**
 Xn *Populus tremuloides* – **Quaking aspen**
 n *Prunus serotina* – **Black cherry**
 Rn *Quercus alba* – **White oak**

Appendix A, continued:

- Rn *Quercus bicolor* – **Swamp white oak**
- Rn *Quercus ellipsoidalis* – **Northern pin oak**
- Rn *Quercus macrocarpa* – **Bur oak**
- Xn *Quercus palustris* – **Pin oak**
- Rn *Quercus rubra* – **Red oak**
- X* *Robinia pseudoacacia* – **Black locust**
- X* *Salix species* – **Willow**
- Rn *Tilia americana* – **Basswood**
- X *Tilia cordata* – **Little leaf linden**
- R *Ulmus americana* “Valley Forge”, “Princeton”, “New Harmony” –
American elms (resistance)
- X *Ulmus hybrids* – **Hybrid elms**

UNDERSTORY DECIDUOUS TREES

- Acer ginnala* – **Amur maple**
- n *Amelanchier species* – **Serviceberry**
- Carpinus caroliniana* – **Blue beech**
- Cercis canadensis* – **Eastern redbud**
- n *Cornus alternifolia* – **Pagoda dogwood**
- n *Cornus racemosa* – **Gray dogwood**
- Crataegus crus-galli var. inermis* – **Cockspur hawthorn (thornless)**
- X* *Elaeagnus angustifolia* – **Russian olive**
- n *Euonymus alatus* – **Burning bush tree**
- Hydrangea paniculata* – **Hydrangea (tree)**
- Maackia amurensis* – **Amur maackia**
- Magnolia acuminata* – **Cucumbertree magnolia**
- Magnolia stellata* – **Star magnolia**
- Malus species* – **Crabapple (apple scab resistant ONLY)**
- n *Prunus americana* – **American wild plum**
- Prunus armeniaca var. mandshurica* – **Apricot**
- Prunus maackii* – **Amur chokecherry**
- Prunus nigra* “Princess Kay” – **Princess Kay Plum**
- Prunus cerasus* “North Star” & “Meteor” – **Sour cherry**
- Prunus sargentii* – **Sargent cherry**
- X* *Prunus virginiana* “Canada Red” – **Canada red chokecherry**

- Pyrus species* – **Pear**
- X* *Salix matsudana* “Tortuosa” – **Corkscrew willow**
- Xn *Salix discolor* – **Pussy willow**
- Sorbus alnifolia* – **Korean mountain ash**
- Sorbus aucuparia* – **European mountain ash**
- Syringa reticulata* – **Japanese tree lilac**
- Viburnum lantana* – **Mohican (wayfaring) tree**
- n *Viburnum lentago* – **Nannyberry tree**

OVERSTORY CONIFEROUS TREES

- n *Abies balsamea* – **Balsam fir**
- n *Abies concolor* – **White fir**
- n *Juniperus virginiana* – **Eastern redcedar**
- n *Picea abies* – **Norway spruce**
- n *Picea glauca* – **White spruce**
- * *Picea pungens* – **Colorado spruce**
- n *Pinus banksiana* – **Jack pine**
- Pinus cembra* – **Swiss stone pine**
- Pinus nigra* – **Austrian pine**
- Pinus ponderosa* – **Ponderosa pine**
- n *Pinus resinosa* – **Red (Norway) pine**
- n *Pinus strobus* – **Eastern white pine**
- Pinus sylvestris* – **Scotch pine**
- Pseudotsuga menziesii* – **Douglas fir**
- n *Tsuga canadensis* – **Canadian hemlock**

UNDERSTORY CONIFEROUS TREES

- Juniperus chinenses* – **Chinese upright juniper**
- Juniperus scopulorum* – **Rocky Mountain juniper**
- n *Thuja occidentalis* – **American arborvitae**
- Pinus mugo* – **Mugo pine**

Appendix B:

Stormwater Treatment Strategies

Stormwater systems can be designed as an amenity, a multiple use civic infrastructure that makes water processes legible, sustainable, and expressive. If stormwater is perceived as a replenishing amenity and resource, rather than a waste that should be hidden away, stormwater systems can incorporate earth and vegetation to serve as cleansing filters.

Several innovative technologies have been developed to ameliorate poor stormwater quality. Using these strategies to daylight stormwater processes benefits overall water quality by:

- Lowering peak flow velocity and volume
- Lessening possibilities of erosion
- Settling heavy metals and silt out of stormwater flow
- Filtering pollutants, silt, phosphorous, and nitrogen
- Regenerating groundwater
- Cooling water before it reaches a water body
- Reusing water for irrigating parks and gardens rather than installing expensive systems
- Ameliorating the heat island effect of urban areas

Other benefits include:

- Enhancing the amenity value of the community
- Supporting biodiversity at the street level by building an ecological structure
- Lowering capital costs for municipal infrastructure
- Educating the community about drainage and cleansing processes of degraded water
- Opportunities to incorporate art and education with the use of follies celebrating the hydrologic event
- Opportunities for practicing responsible regional watershed planning at the site scale
- Opportunities to create public gathering spaces at larger water collection areas, which celebrate the ephemeral qualities of a rainstorm or spring thaw
- Opportunities to create a common vocabulary of streetscape elements rooted in place through the use of native plants and the revelation of ephemeral climatic events

All stormwater strategies employed in the city must meet the water quality standards of the New Hope Surface Water Management Plan.

Appendix B, continued:

A. Detention Ponds or Marshes

Detention ponds and marshes detain and store stormwater runoff to allow for settling of particulate pollutants, vegetative uptake, and control of peak flood rates. They may be constructed above or below grade, and may be wet or dry. Although these systems control peak rates, they do not mitigate increased runoff volumes.

B. Infiltration

Infiltration systems intercept and reduce direct site surface runoff, allowing water to percolate back into the ground through coarse gravel, sand, or other filtering media. These types of systems control peak rates, help preserve existing on-site hydrology, maintain stream base flow, and recharge groundwater. Please note that New Hope's soils are predominately clay, which may make infiltration difficult in some cases.

Trenches- Trenches are shallow (2 to 10 feet deep) and are placed in relatively permeable soils that are backfilled with coarse stone, a sand filter, and lined with filter fabric. The trench surface can be covered and/or consist of gabion, stone, sand, or a grassed covered area with a surface inlet. Trenches allow for partial or total infiltration of stormwater runoff into the underlying soil.

Basins- Basins are depressions created by excavation, berms, or small dams for the short term ponding of surface runoff until it percolates into the soil.

Pervious Paving Systems- Pervious paving systems consist of strong structural materials, such as concrete or asphalt, regularly interspersed with voids which are filled with pervious materials such as sandy loam or grassed turf. These surfaces are underlain by soils capable of allowing infiltration. Pervious asphalt is not recommended for clay-rich soils since it easily clogs and thus necessitates frequent replacement.

Roof Downspout Systems- Roof downspout systems consist of small-scale chambers or variations of infiltration trenches that are specifically designed to accept and infiltrate roof drainage only. They should be covered with rip rap to dissipate the water's erosive energy.

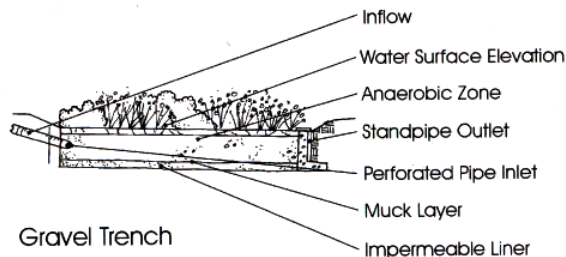


Figure VI-1: Gravel Trench
Source: Clayton

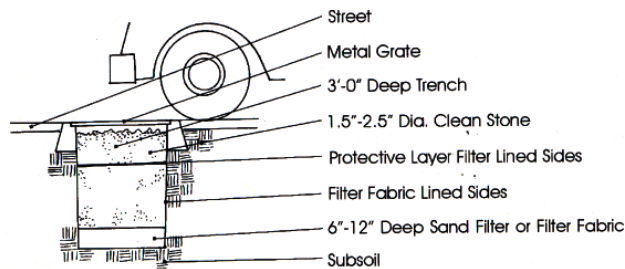


Figure VI-2: Street Infiltration Trench

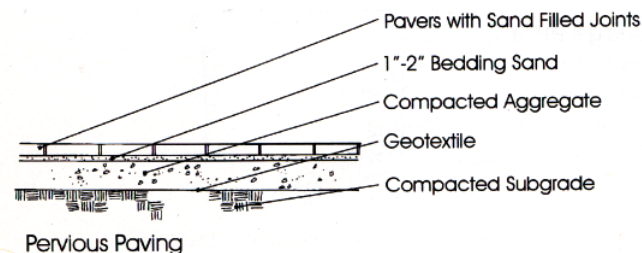


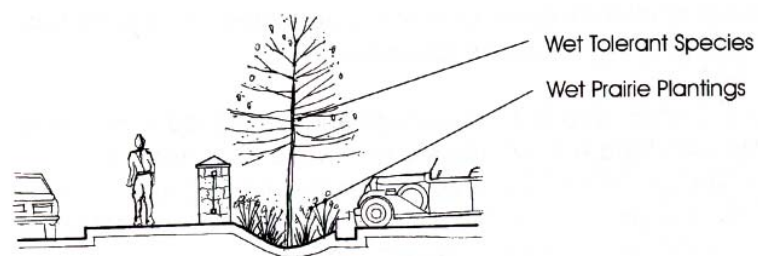
Figure VI-3: Pervious Paving

Appendix B, continued:

C. Biofiltration

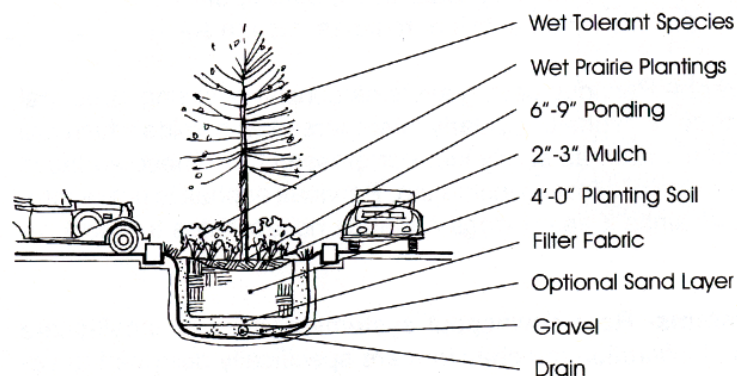
Biofiltration systems use vegetation and/or sand and other natural filtration media to reduce pollutants in stormwater runoff. Filtration, infiltration, absorption, sedimentation, and biological uptake of stormwater pollutants are all methods utilized by biofiltration systems.

Vegetated Swales- Vegetative swales possess less than six percent side slopes and are wide and shallow to maximize flow residence time and promote pollutant removal. They are often used downstream from detention facilities, around parking lots, in parking lot medians, and along roadsides.



Vegetated Swale

Figure VI-4: Vegetated Swale



Bioretention Parking Median

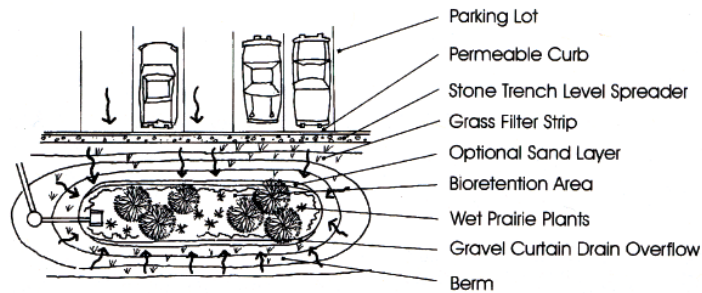
Figure VI-5: Bioretention Parking Median

Vegetated Filter Strips- Filter strips consist of vegetated sloped strips in which flow is distributed broadly along the length of the vegetated area as overland sheet flow. Requiring ample space to spread the flow over a wide area at a small depth, suitable areas for filter strips include areas along uncurbed roads, between parking lots and stormwater inlets, adjacent to vegetated swales, and upstream of infiltration facilities.

Media Filters- Media filters strain runoff through a medium, such as sand, peat, compost, or pelletized leaf compost, into an underdrain system that conveys treated runoff to a detention facility or to the point of ultimate discharge. They can be used in highly developed sites or be retrofitted to existing sites.

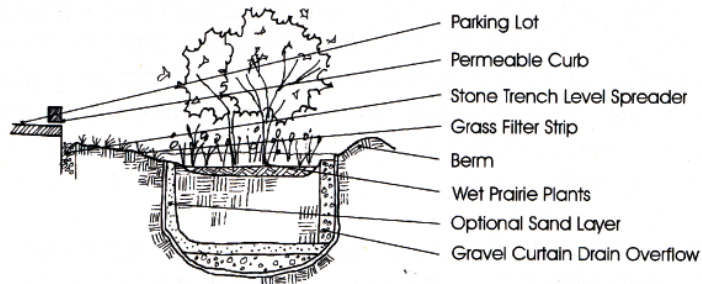
Catch Basin Filter Inserts- Catch basin filter inserts are suspended within catch basins and designed to strain sediment. Because they require high maintenance to avoid hydraulic failure, they are applicable only to a small drainage area.

Appendix B, continued:



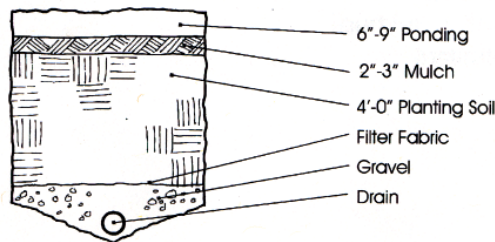
Bioretention Swale with Level Spreader & Grass Filter Strip- Plan

Figure VI-6: Bioretention Swale with Level Spreader and Grass Filter Strip - Plan
Source: Claytor



Bioretention Swale with Level Spreader & Grass Filter Strip- Section

Figure VI-7: Bioretention Swale with Level Spreader and Grass Filter Strip- Section
Source: Claytor



Bioretention Swale- Section

Figure VI-8: Bioretention Swale - Section
Source: Claytor

D. Multifunctional Systems

Multifunctional systems incorporate multiple stormwater treatments

Enhanced Swales and Ponds- Enhanced swales contain infiltration/filtration systems which consist of an infiltration pond with a layer of filter media (sand/crushed limestone) in their beds. They work best where soils are very coarse.

Bioretention- Bioretention systems consist of shallow landscaped areas that allow for ponding and filtration of water runoff. Treatment involves settling, vegetative uptake, and filtering as water passes through layers of sand, loam, and compost before infiltration or collection in underlying perforated pipes. Traditionally designed convex grassed medians/parkways and piping/catch basins may be replaced with concave bioretention gardens and vegetated stormwater channels.

Appendix B, continued:

E. Site Planning Principles

Minimize Total Impervious Area- Impervious areas prevent infiltration of rainfall and act as pollutant collectors between storms, while vegetated surfaces tend to treat or uptake pollutants. Total impervious surface may be reduced by locating parking areas beneath buildings, minimizing building footprints by adding stories, and using porous paving materials rather than traditional asphalt and concrete for parking lots, roads, sidewalks, and driveways.

Minimize Direct Connection Between Impervious Surfaces- Connected impervious surfaces result in rapid stormwater flows. Driveways, sidewalks, and streets may be sloped so that runoff drains first to lawns or vegetated swales.

Conduct Watershed-Based Zoning- Local governments can promote innovative storm water management by:

- Conducting land use master planning across scales to ensure that future growth is compatible with high water quality.
- Creating regulations that are preventative, rather than reactive, such as Best Management Practices, buffer regulations, limits on impervious surfaces, limits on curb and gutter, and require low irrigation and low fertilizer/pesticide plantings.
- Adopting sensitive area ordinances to provide for buffers and to ensure development does not occur in key areas such as steep slopes, floodplains, and wetlands.
- Reviewing municipal codes and making modifications to protect water quality.

Plant More Trees- Trees and shrubs can capture as much as 35 percent of the annual rainfall through absorption or evaporation. Roots provide a path for increased water infiltration as well.

Use Rooftops for Stormwater Collection and Filtration- Eco-roofs cover all or a portion of a roof with grasses and ground covers and can be retrofitted to existing buildings with little

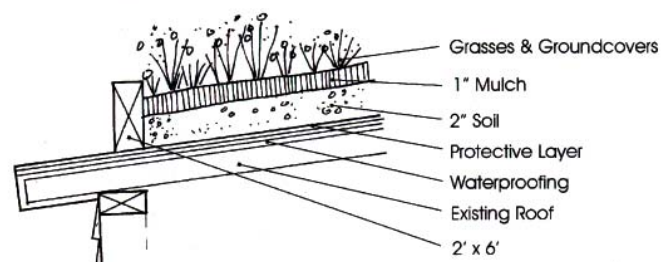
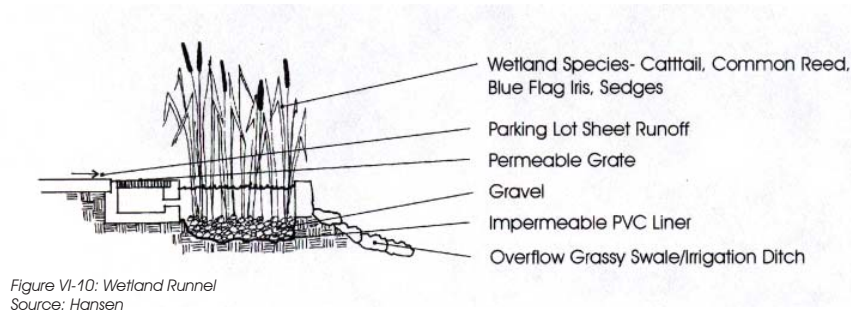


Figure VI-9: Eco-Roof
Source: Lipton

Appendix B, continued:



or no structural reinforcement. This soft roof filters and reduces stormwater runoff volume, while enhancing the thermal and acoustic insulation of the building.

Use Native Plant Materials Appropriate to Soil Type and Wetness- Plants such as Cattails, Blue Flag Iris and Sedgegrass are site specific and respond to wet conditions. Such tall grasses shall be permitted by approved design landscaping. For more recommended plant species, reference the Minnesota Pollution Control Agency listing of plants for stormwater design at www.pca.state.mn.us/publications/manuals/stormwaterplants.html.

Sources:

- Claytor, Richard and Thomas Schueler. *Design of Stormwater Filtering Systems*. Chesapeake Research Consortium, 1996.
- Hansen, Richard. "Watermarks at the Nature Center." *Landscape Journal*, Special Issue, 1998.
- Lipton, Tom. "Integrated Approaches to Urban Stormwater Management: Examples from Home and Abroad." *Integrating Stormwater into the Urban Fabric Conference Proceedings*. American Society of Landscape Architects, Oregon Chapter, 1996.
- Schueler, Thomas, *Controlling Urban Runoff: A Practical Manual for Planning and Designing Urban BMPs*. Metropolitan Washington Council of Governments, 1987.
- Tourbier, J. Toby and Richard Westmacott. *Water Resources Protection Technology*. Urban Land Institute, 1981.