



This perspective sketch communicates the intended character and quality of a proposed streetscape design.



Locate benches near a major intersection where people tend to gather.



Seating and lighting provide comfort and safety for pedestrians in this retail plaza. Planters and shade trees add life and color.



This pocket park attracts pedestrians with its colorful plantings and intimate areas which are shaded by an arbor and trees.

Streetscape and Open Space

Mixed-use and infill development should maintain the existing character of the neighborhood and promote a safe, livable community. It should reinforce the existing architectural and landscape character. Streetscape design should provide and encourage safe pedestrian as well as vehicular travel.

VEHICULAR AND PEDESTRIAN CIRCULATION

Mixed-use and infill developments in an urban environment should include multiple vehicular and pedestrian connections to adjacent roads and neighborhoods. Pavement widths should comply with local requirements for access. The area of impervious pavement should be minimized to reduce environmental impacts such as surface storm water run-off.



Street trees in planting areas combined with parallel parking provide a safer and more comfortable environment for pedestrians.



Medians and planting areas can be used to designate different zones of activity.



Brick paving, light poles, planted tree boxes and planters, and cafe furniture create an inviting place for people to shop on this mixed-use street in Norfolk, Virginia.

Streetscape and Open Space

STREETScape

- **Rights-of-Way:** Landscape located within a right-of-way should be arranged in an organized fashion suited to the linear and generally limited available space. Planting patterns should be in keeping and in scale with the surrounding architectural and street character.
- **Public Plazas:** Public plazas should incorporate planting areas for shade trees, flowering ornamentals, and low shrub and ground cover plantings to provide texture and permeable areas.
- **Front Yards:** Within an urban environment, front yard landscapes are limited in size and therefore should involve low plantings with a garden or courtyard appearance.
- **Planting Areas:** Urban planting areas should incorporate shade trees protected by structural tree enclosures such as decorative fencing, curbs, or tree grates, especially in areas of heavy pedestrian traffic. Ground cover, low plantings, and gravel or mulch under trees should take the place of lawn.
- **Medians:** Landscaping in urban medians should include shade or flowering trees and low shrubs and groundcover if an adequate water and drainage system can be provided. Branches that extend beyond the curb into the median should be pruned 13' above the pavement to avoid conflicts with vehicles.



Use planters to introduce seasonal color and locate them near benches to invite people to gather and linger outdoors.



Cafe style seating and benches, shaded by street trees allow pedestrians ample seating in this small plaza.



The style and materials of site furniture should be consistent within a neighborhood to establish a strong local identity.

Streetscape and Open Space

SITE FURNITURE

- Location:** Street furniture should be provided wherever there is pedestrian traffic as it enhances the aesthetics, comfort, and safety of the pedestrian environment. In an urban area, it is commonly located within the sidewalk's curb zone, near transit stops and building entrances, and at intersections where pedestrians are waiting to cross.
- Type:** Bike racks, benches, trash receptacles, newspaper racks, bollards, transit stop shelters, and streetscape amenities like chairs, tables, planters, and displays.
- Materials:** Site furniture selected for mixed-use and infill developments in the Urban Overlay District should be compatible with traditional and historic design features of both existing site furnishings and surrounding architecture. For newly established areas, a consistent furniture style should be provided.
- Placement:** Trash receptacles, bike racks, newspaper boxes, transit stops, and bollards should be located in the curb zone while benches and other streetscape amenities like cafe tables and planters can be located in the building zone. A cluttered look should be avoided. Spacing of these elements varies with design intent, but all elements combined should provide a harmonious balance of space that results in a comfortable, convenient, safe, and aesthetically pleasing pedestrian environment.



This wide promenade, leading to the waterfront in Louisville, Kentucky, can accommodate large numbers of pedestrians. Seat walls and lighting contribute to its attractiveness throughout the day.



This park in Alexandria, Virginia, has green lawn, brick sidewalks, comfortable benches, and colorful planting beds with shade trees. The series of glass block light columns are an example of public art.



Crosswalks and sidewalks use the same brick pavers to create strong pedestrian connectivity.

Streetscape and Open Space

PEDESTRIAN PATHS

- **Location:** Pedestrian walkways safely interconnect pedestrian traffic with parking, open space, and buildings. Therefore, pedestrian walkways should be located wherever there is a strong pedestrian presence. Pedestrian linkages to potential transit stop locations and to the waterfront should also be established or maintained within the Urban Overlay District.
- **Type:** Types of pedestrian walkways in an urban environment range from quiet narrow residential paths to wide promenades, lively with

crowds of pedestrians and accommodated by street furniture and other amenities.

- **Materials:** Safety and pedestrian comfort should be enhanced through the use of durable low maintenance surface materials such as brick, pavers, or scored concrete. Within the Urban Overlay District, colored and textured materials (in keeping with the historic or established new character of an area) should be used to draw attention to building entrances and areas of intense pedestrian activity, as well as street crossings and other pedestrian points of interest (such as transit stops).

- **Width:** Pavement widths, which may vary, are related to the adjacent land uses and their requirements to accommodate local pedestrian traffic and amenities such as planting areas, furniture, and signage.
- Crosswalks should be provided at every intersection for safety purposes. Crosswalks should be ADA accessible, and have distinguishing paving characteristics and textures to draw the pedestrian's and driver's attention. Medians should act as a refuge zone for pedestrians.



This site plan illustrates the location, organization, and landscape design for parking lots located to the sides and rear of buildings.

Where the parking lot perimeter is adjacent to an abutting lot, a landscaping strip at least 6 feet in width shall be located between the parking lot or any associated paved surfaces, and abutting property lines.



This mixed-use retail street provides on-street parallel and diagonal parking. The comfortably wide sidewalk accommodates trees, lighting, signage, and benches as well as people exiting and entering their cars.



This structured parking garage entrance uses materials consistent with the adjacent building and pocket park in this Alexandria, Virginia, development.

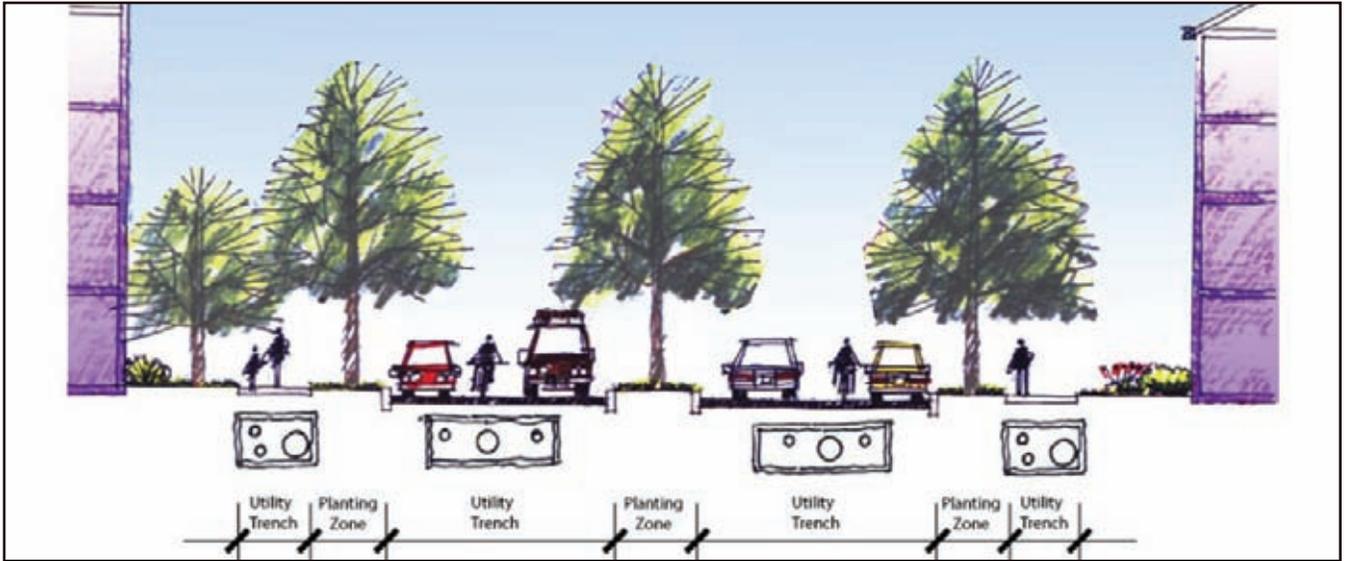
Streetscape and Open Space

VEHICULAR PARKING

- Location:** Parking facilities should be located primarily to the side and rear of the buildings which they serve. Structured parking, on-street parking, and shared parking are encouraged as alternatives to surface parking lots. Refer to the architectural section in this document for structured parking guidance. Where the parking lot perimeter is adjacent to an abutting lot, landscaping strip at least 6 feet in width shall be located between the parking lot or any associated paved surfaces, and abutting property lines.

- Type:** Parking surfaces should be broken into modules separated by planting areas, footpaths, seating areas, or other pedestrian-oriented features. Continuous internal pedestrian walkways should be provided. All focal points of pedestrian activity should be interconnected.
- Materials:** While the common material for a parking surface is asphalt, concrete, or similar impervious surface, there are opportunities for incorporating permeable surfaces into parking lot design such as porous paving, bio-swale plantings, gravel, and lawn for overflow parking.

- Size:** Parking facility sizes should meet the requirements of the building use, while the pavement area should be minimized.



Below-ground utilities reduce visual clutter and eliminate conflicts between trees and overhead utility lines.

Streetscape and Open Space

UTILITY PLACEMENT

- Location:** Utility lines should be placed underground and separate from the tree planting zone wherever possible. Refer to the screening and fencing section of this document for guidance on screening above ground utility equipment.
- Type:** Water, electric, gas, sanitary, storm water, and communications, and lines.
- Easement:** Required easements for utilities should be observed when locating planting areas.
- Capacity:** Redevelopment in certain areas of the City may require utility line upgrades to support increased densities.



This landscape provides a comfortable, safe, and aesthetically pleasing pedestrian environment. A railing separates the outdoor dining area from the busy street.



Locations of common area landscaping ranges from plazas and courtyards to landscaped gathering places along streets



The size of planting masses in common areas should be in keeping with the scale of adjacent buildings and pedestrian pathways.



A landscaped open space system should allow pedestrians convenient access to parks, public gathering areas, recreation spaces, and natural areas

Streetscape and Open Space

LANDSCAPING

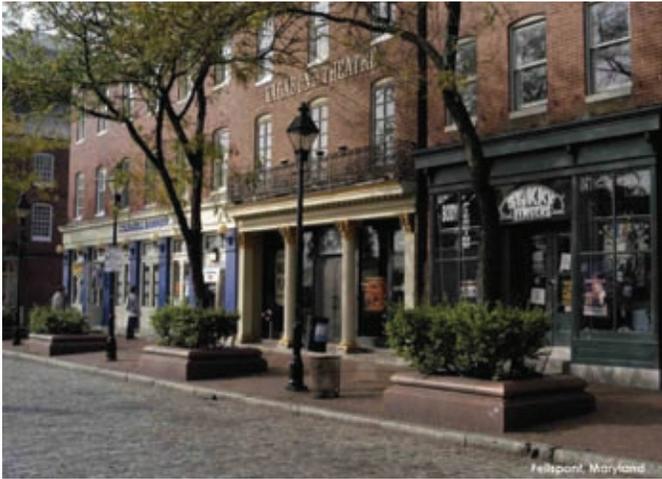
Definition and Purpose: A landscaped open space system should allow pedestrians convenient access to parks, public gathering areas, recreation spaces, and natural areas. Landscaping should be prevalent within an integrated open space framework and should be used to provide connective elements while also relating to natural resources and enhancing the urban framework. Planting and selection of landscape materials should allow sight lines to remain open and clear, reducing opportunities for concealment. Existing vegetation and groves of mature trees should be retained wherever possible.

COMMON AREA LANDSCAPING

- **Location:** Locations of common area landscaping in the Urban Overlay District can range from plazas and courtyards to landscaped gathering places along streets. Other urban locations for common area landscaping are community parks, neighborhood pocket parks, recreational facilities, and playgrounds.
- **Type:** Common area landscaping should always include trees for shade, a mixture of ornamental and evergreen trees, shrubs, and groundcover to add textural interest and variety, as well as to define and contrast gathering areas.

Greenways are systems of parks and open space which connect communities and contribute to the health of the environment. Greenways should incorporate preserves of natural resources, including mature trees. Greenways should improve access to waterfronts and recreational areas with pedestrian and bicycle paths and trails.

- **Size:** The size of planting masses in common areas should be in keeping with the scale of the surrounding existing or proposed buildings and pedestrian pathways. All building, pedestrian pathway, and common area landscaping elements combined should result in a harmonious



On retail streets, select trees with an upright and open growth habit. Professional pruning to limb up trees maintains visibility of retail signs and storefronts.



Street trees provide shade to create an inviting and comfortable environment for outdoor dining and window shopping.



Rows of street trees and hedges screen parking and create a safer environment for pedestrians.

Streetscape and Open Space

balance of space. This landscaping should provide for a comfortable, safe and aesthetically pleasing pedestrian environment.

- **Placement:** Placement of plants should be close together so that future health and growth of the plants will create massing and drifts of textures and heights which will result in a lush landscape. Plant spacing requirements are dependent upon species varieties and needs as well as design intent.

STREET TREES

- **Location:** Street trees should line all public and private streets where

pedestrians will be present on a regular basis. The location of street trees, however, should avoid utility lines and easements above and below grade.

- **Type and Species:** Street tree species in urban environments should be selected for tolerance to polluted and drought conditions. Maintenance needs and potential for disease and pests should also be considered. Tree species in retail areas should also be chosen to accommodate owner requirements for retail signage and store window visibility. Retail trees should be limbed up over first floor signs and have an open leaf habit. Trees should be selected to encourage biodiversity.

- **Size:** Tree planters and pits should be at least 6'x8' (or 3'x3' minimum if approved by the City Arborist). As with planting areas, an effort should be made to design these as generous in size as possible. Street trees shall be planted in accordance with the city ordinance.
- **Spacing:** Street trees should be spaced approximately 25' and no farther apart than 40' on center in order to create shade and comfort. It is possible to space street trees as close as 12' on center in an urban setting if conducive to the tree species and design intent.



This public plaza is enclosed by planters which also serve as seat walls.



Ornamental metal fencing is an attractive screening option for urban landscapes.



A low brick wall with plantings is an attractive way to define and screen an urban parking lot.



Metal fencing between brick piers, in combination with shade trees, screens this surface parking lot.

Streetscape and Open Space

SCREENING AND FENCING

- **Location:** Screening should be used to detract from service, utility, or other unattractive views.
- **Type:** Fences, walls, berms, plantings, or a combination of one or more of the above.
- **Materials:** Screening and fencing materials should be appropriate to the local context, compatible with the architecture, and attractive, durable, and easy to maintain. These materials include brick, metal, precast concrete, wood, recycled material,

earthen berms, and planting. Black vinyl-coated chain link fence may be used in areas of low visibility.

- **Height:** Screening height should be in keeping and in scale with the surrounding architectural structures and dimensions of the area. All screening fences, walls, and hedges are subject to height limitations as determined by the City of Chesapeake. Current zoning regulations should be consulted.

- Incorporate buffers such as walls, berms, and planting where new development property lines abut sensitive areas of parkland and residential neighborhoods.



This storm water pond with extensive shoreline planting filters runoff and creates an aesthetically pleasing place for people.

Streetscape and Open Space

STORM WATER MANAGEMENT BEST PRACTICES

- **Purpose:** Innovative storm water management systems slow the velocity of water, reduce erosion, and filter pollutants. Some examples of innovative storm water management systems include bioswales, green roofs, and created wetlands.
- **Location:** Storm water management systems should provide connectivity of natural and man-made implementation techniques, and existing and proposed drainage systems.
- **Type:** Street trees and landscape plantings, permeable pavement,

curbs, swales, detention basins, and street tree pits and planter strips.

- **Materials:** Traditional storm water management systems involve man-made materials such as culverts, piping, and drainage basins. Natural storm water management systems should utilize plant materials and drainage solutions to create a channel for water flow along a watershed.
- Storm water retention and detention systems should be integrated within a development as landscape amenities, such as an entrance feature or as part of the natural setting. Storm water facilities should appear natural.