APPENDIX IV

DESIGN GUIDELINES FOR HAMPTON FALLS BUSINESS DISTRICT NORTH & BUSINESS DISTRICT SOUTH, HAMPTON FALLS, NEW HAMPSHIRE

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Design Guidelines for Hampton Falls Business District North & Business District South, Hampton Falls, New Hampshire

A. INTRODUCTION

The Town of Hampton Falls *Design Guidelines* have been developed to guide the appearance, form, and functioning of the zones knows as Business District North and Business District South. Hampton Falls has recognized that in order to preserve an economically viable Business District North and Business District South, an active effort must be put forth to provide an attractive, relevant destination.

Part of that effort includes a comprehensive set of design guidelines that can be used to direct and evaluate future development endeavors in Business District North and Business District South. It is also recognized that enhanced building design projects a positive image that attracts users to the Districts and will contribute to the vitality and economic success of the community.

The *Guidelines* are meant to illustrate Architectural Design Standards in the Site Plan Review Regulation 6.2.17 and other design regulations in various sections of the Hampton Falls' Zoning Ordinance. By articulating as well as illustrating the Town's expectations for development, the Guidelines should serve as a useful tool for developers, design professionals, Planning Board members, and Town Staff.

The provisions of the *Guidelines* apply to all retail, commercial, multi-family and residential development in Hampton Falls' Business District North and Business District South. They apply to new construction as well as expansions, renovations or redevelopment of existing buildings and sites.

There are two main functions of the *Guidelines*.

First, they will provide guidance to landowners and developers in the early stages of planning and design, to address the question of "What is Hampton Falls looking for?"

Secondly, it will be used as a benchmark by the planning staff, Planning Board, and per reviewers to evaluate development proposals as part of the review processes to address the questions of "Does it meet the Town's criteria?" and "What will it look like and how will it function?"

Implementation of the *Design Guidelines* relief heavily on the services of architects, civil engineers, and landscape architects working as either consultants for developers and peer reviewers for Hampton Falls. The Guidelines will be administered by the Planning Board through the Site Plan Review process.

The *Guidelines* are not designed to produce immediate results. Like the Town's Master Plan, they provide a framework for the future. The process is intended to ensure that site plans are reviewed efficiently and consistently by the Planning Board, resulting in high quality development that contributed to Hampton Falls' overall aesthetics.

B. THE COMMUNITY

Hampton Falls prides itself on being a rural, New England, small business community with roots in agriculture and the mills community. It is committed to preserving and maintaining this character and the environment through its land conservation efforts and new building development. The *Guidelines* will serve this effort by aiding and reinforcing the desired aesthetic and environment.

C. ARCHITECTURAL INTENT

Hampton Falls Design Standards establish guidelines for new or renovated buildings that will complement the existing historic context and embrace future design. The Guidelines are not intended to dictate building styles; rather they provide assistance for residential and commercial development.

D. DESIGN OBJECTIVES AND PRINCIPLES

Well-designed buildings should reinforce Hampton Falls' character. The primary architectural styles found in Hampton Falls include:

- New England Colonial
- Cape Cod
- Salt Box
- Georgian
- Federal
- Greek Revival (1, 1.5 and 2 story gable front homes)
- Barn/Farm Structures

- Good buildings thoughtfully consider scale, form, orientation, height, setback, making, materials, and architectural features.
- Buildings that present a 'front door' to the street make a positive contribution to the streetscape.
- Buildings that are designed to address human scale, conform, enjoyment, and safety of the users.
- Buildings that are designed as permanent, positive additions to the community, constructed of high quality, long lasting materials.
- Street corners that are treated as focal points.
- Older buildings that are restored and/or reused to maintain the integrity of Hampton Falls' historical heritage.

1. Streetscape

New buildings should be designed to fit the specific characteristics of their particular site. The architecture will be influenced by traditional New England building forms and town-making patterns, the specific needs of the intended users, the nature of the intended use, and other site specific factors.

2. Additions, Renovations, and Adaptive Re-Use

Where the existing building currently meets the design guidelines, proposed renovations should be designed to respect the proportions, fenestration patterns, and details of the original building. Where the existing building does not meet the design guidelines, the owner is strongly encouraged to follow the Design Guidelines, particularly for the most visible portions of the entire structure.

3. Linear Commercial Buildings

Buildings with multiple storefronts (e.g.) strip shopping centers, one story office building(s) should be visually unified through the use of complementary architectural forms, similar materials and colors, consistent details, and coordinated signage. Variations in the front setbacks are strongly encouraged to add visual interest, create spaces for common entries, outdoor eating/social spaces, and landscaped spaces.

Linear structures should include architectural elements design to provide shelter, encourage pedestrian movement, and visually unite the building. These can include covered walkways, open colonnades, and similar features.

Pedestrian entrances to each building should be clearly delineated to convey a sense of individuality. This can be accomplished by architectural detailing, roofline breaks, landscaping, lighting or a combination of these elements. Where covered walkways are used, they should extend the full length of the façade.

Variations in rooflines, detailing, and building heights should be included to break up the scale of connected linear buildings.

Linear commercial buildings should include a focal point – such as raised entrance way, clock tower, or other architectural elements – to add visual interest and help reduce the scale of the building.

4. Service Stations and Convenience Stores

Service stations and convenience stores should be sited to face the street. Pump islands and canopies should be located on the side in order to promote the primary building as the major feature seen from the road.

Where canopies are used over gasoline pumps, they should be integrated into the design of the building. Canopies should complement the main structure through consistency in roof pitch, architectural detailing, materials, and color. Pitched roofs with fascia trim are preferred for canopies. Bands of bold color on the canopy and backlighting inside the canopy are discouraged. If lighting is to be installed within the canopy, drop fixtures are strongly discouraged.

Connections to the public sidewalk should be included in the site plan to encourage pedestrian use. Access routes leading to or from service stations and convenience stores should minimize conflicts with pedestrian circulation.

E. DESIGN GUIDELINES

1. Building Facades and Entries

a) Front Elevation

The façade facing the street should be designed as the front of the building. The front elevation should contain a front door, and/or windows. On corner lots, the main entrance should face the major street, or be located on the corner of the building. Building entrances should be visible from the street and provide unobstructed areas for pedestrians.

Similar materials and detailing should be used on all facades to ensure continuity and design completeness and give the building scale and visual interest.

b) Entrances

Each building should have a clearly defined, highly visible customer entrance. In the case of multi-tenant buildings, each separate space should have its own customer entrance. The use of the following architectural elements is recommended to add scale to the building, provided that they are integral to the design:

- Canopies and covered walkways
- Overhanging rooflines to provide shelter for pedestrians
- Recesses or projections in keeping with the scale of the building
- Raised corniced parapets over entrances
- Gables and dormers
- Pilasters
- Outdoor sitting or dining areas
- Display windows that are visible from the sidewalk
- Architectural details such as moldings which are integrated into the building design
- Other features which are designed to add scale and visual interest to the façade.

Architectural details should be an integral part of the design of the structure, and not merely appendages.

c) Transparency

For retail structures, any façade that faces a public or private street should have display windows, entry areas, or other transparent features along its horizontal length. As an alternative, other architectural elements may be used to provide scale and visual interest to the front façade.

d) Blank Walls

Facades should not extend for more than 30 horizontal feet in length without incorporating architectural features, such as pilasters, windows, cornices, porches, corners, or offsets.

Where the plane of a wall is broken, the offset should be proportional to the building's height and length. Projections used to break up the mass of the building should extend to the ground. Blank walls should not face adjacent structures, roadways, residential areas, or other public viewpoints.

For industrial buildings, the blank wall guideline applies only to the front face and the first 100 feet of the side façade for light industrial buildings. Where such uses are located on a corner lot, the Planning Board may consider both sides that face the street to be front faces for purposes of meeting this standard. Where the façade treatment extends less than the full length of the building, the side and/or architectural design should incorporate measures to minimize contrasts resulting from the change in surface treatment.

Facades should incorporate architectural features – such as pilasters, windows, cornices, porches, corners, offsets, or changes in materials – to break up the mass of the building and add visual interest. Where the plane of a wall is broken, the offset should be proportional to the building's height and length. Projections used to break up the mass of the building should extend to the ground.

Signage, lighting, landscaping, and other exterior elements should be designed to complement the façade, avoid visual or functional conflicts, and maintain visibility.

All vents, downspouts, electrical conduits, service meters, HVAC equipment, service areas, loading docks, service connections, and other functional elements of the building should be treated as integral parts of the design. Meters, utility banks, HVAC equipment, and other exterior service elements should be contained in service closets, screened with walls or fences, or located out of view from the public. Building elevations presented for Planning Board review should show the location and treatment of all functional elements.

The site plan and architectural elevations should show the location of all ATMs and vending machines. The plans should also demonstrate who these machines will not detract from the design of the building or the site.

e) Building Materials: Siding, Roofing, Dormers, and Trim

Buildings should be constructed of traditional, high-quality materials common to Hampton Falls.

Encouraged materials include:
- Brick, both clay and cement
- Clapboards
- Shingles
- Stone or simulated stone (limestone, granite, marble, and slate)
- Vertical boards
- Mill-finish or machine-finished metals (aluminum, copper, galvanized steel, zinc, etc.)
- Pre-finished metals in natural or traditional colors
- Decorative composite fabrications such as columns, pilasters, and other decorative architectural elements
- Glass (in fenestration applications)

Discouraged materials include:
- Highly reflective or processed materials (e.g., sheet metal or plastic panels, brushed aluminum,. Bronzed glass)
- T-111
- Untreated plywood
- Particle board
- Tilt-up concrete panels
- Fabrics (except for awnings or entrance canopies)
- Concrete block
- Multi-colored brick
- Adobe
- Stucco or synthetic stucco

Contemporary materials with the same visual characteristics as traditional materials (e.g., cement plank clapboards) are acceptable if properly detailed with surface textures and trim at openings, corners, and changes in material. Painted medium density overly (MDO) plywood is acceptable when used as a secondary material in combination with traditional materials to give it scale. Long-term maintenance needs should be a consideration in the selection of all building materials.

Façade colors should be low reflectance. The use of high intensity, high reflectance, chrome, metallic, or fluorescent colors, or black is discouraged as the primary color.

Arbitrary changes in materials or embellishments that are not in keeping with the rest of the buildings are discouraged.

2) Roofing and Eaves

Rooflines can add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can reduce the mass of large structures, emphasize entrances, and provide shade and shelter for the pedestrian.

The following roof forms are suggested, but the building designer has a great deal or latitude in selecting a roof form appropriate to the façade design and building use:

- Gambrel
- Hip
- Mansard
- Gable
- Flat (Although this is not encouraged, as a rule, unless working with an existing structure with an existing flat roof. The use of parapets is recommended.

Preferred materials for visible roofing area:

- Composite asphalt shingles
- Standing-seam non-glare metal
- Slate or slate looking composite

Discouraged materials:

- High gloss roofing materials

Considerations:

- Prominent roofs should have a minimum pitch of 4/12 (ratio of rise to run), unless demonstrated to the Planning Board's satisfaction that this is not practical from a construction standpoint.
- Roofing materials should complement the color and texture of the building's façade. Stripes and patterns on the roof are strongly discouraged.
- Eaves and roof overhangs should be incorporated into the design of the roof to provide a distinct shadow line.
- All roofs should be designed to shed snow, ice, and rainwater in a manner that does not cause a safety hazard or interference with pedestrians or vehicles.
- The use of cupolas, dormers, chimneys and other roof projections is encouraged, provided they are designed as integral parts of the structure and do not appear to be floating or pasted on.

- Mechanical, HVAC, and other equipment mounted on rooftops should be screened from public view or grouped in a location where visibility is limited. Screening for roof mounted equipment should be designed as an integral part of the architecture to complement the building's mass and appearance.

F. FENESTRATION AND DECORATION: DOORS, WINDOWS, SHUTTERS, AND AWNINGS, SIGNAGE AND LIGHTING

1. Doors and Windows

Doors and windows should be entirely consistent with the architecture of the buildings in design and placement.

Windows should be vertical in orientation or square.

2. Shutters

Where shutters are used, they should be sized to fit the openings and provided for all windows on a given wall.

3. Awnings

See pages 33 and 38 of the "Design Guidelines for the Hampton Falls Town Common District".

4. Lighting

General lighting recommendations:

- Provide appropriate levels of lighting to ensure visibility and safety throughout Hampton Falls while avoiding over-illumination.
- Promote wise energy consumption.
- Help to unify the quality of the visual environment through the selection of attractive, appropriately scaled fixtures.
- Avoid light fixtures or mountings that can cause distractions or hazards to motorists or pedestrians.
- Minimize reflective light from parking lots and large commercial users that contribute to sky glow.
- Avoid intrusions onto abutting property owners, especially residential uses.
- Enhance noteworthy features such as monuments, sculpture, or architectural elements.

Outdoor lighting directly impacts the visual appearance of Hampton Falls, as well as the town's safety and security. The following lighting guidelines are designed to help balance the need for visibility and safety and enhance the visual quality of Hampton Falls, while respecting the privacy of abutting residential properties. Lighting plans should consider illumination levels and fixtures that accommodate safety and visibility needs, but are also respectful of neighbors. Light levels should comply with the Town's requirements and not exceed the illuminating Engineering Society of North America (IESNA) recommended minimum standards.

Exterior lighting should be designed to provide the minimum level of illumination necessary for security, safety, and visual appeal for both pedestrians and vehicles. Lighting should allow activity after sunset without adding to unnecessary sky glow. Functional, aesthetic, and safety goals should be met with fixtures that are designed as integral site elements.

a) Lighting Plan

Lighting plans required for development plan review should be presented with the application to enable the Planning Board to properly understand and review the lighting design.

The lighting plan should be coordinated with the landscape plan to avoid obstructions from large trees, dark spots from shadows, or other conflicts as planting mature.

b) Luminaires

Lighting fixtures mounted on poles or masts should be cut-off fixtures (cut-offs control light 'spill' onto adjacent properties) except for period or historical features described below.

c) Pole and Fixture Design

The location and design of lighting should complement adjacent buildings, pedestrian amenities, and site elements. Poles and fixtures should be proportionate to the buildings and spaces they illuminate.

d) Period or Ornamental Fixtures

Decorative fixtures may be used as alternatives to cut-off fixtures, provided that they comply with the Site Plan Regulations. Period or ornamental fixtures should be designed or selected to complement the color, form, and lines of the architecture on the site.

e) Mounting Heights

Light fixtures should be mounted at the lowest level allowing compliance with IESNA practices and Hampton Falls Zoning Ordinance and Site Plan Regulations.

f) Safety and Energy Conservation

Illumination levels should not exceed the minimums to provide safe conditions as currently defined by the IESNA and any other requirements found within the regulations.

The design and placement of plantings, buffers, screen walls, fencing, and other landscape elements should be coordinated with the lighting plan to eliminate dark spots and potential hiding places.

Wherever practicable, lighting design should include the installation of timers, photo sensors, and other energy saving devices to reduce the overall energy required for the development and eliminate unnecessary lighting. The use of light-emitting diode (LED) lights is also strongly encouraged for efficiency.

Solar panels (PVs) are encouraged and should be screened from the public's street view if/where possible without limiting effectiveness.

g) Feature Lighting

Unique building or landscape features may be highlighted if the lighting does not create glare or distraction. Neon tubes should not be used as lighting or advertising features on the exterior of buildings.

h) Light Pollution

Lighting should not cause spillover onto neighboring residential properties or create dangerous conditions due to glare on adjacent roadways. The maximum illumination level at the property line abutting residential properties should not exceed 0.1 footcandles. Unshielded light bulbs are not allowed.

i) Updating Existing Lighting

When existing fixtures are replaced or modified, the replacements should conform to the requirements of these guidelines and any other pertinent regulations.

j) Parking Lots, Outdoor Sales, and Service Areas

The alignment and spacing of fixtures in parking lots should follow a regular pattern that is coordinated with the orientation of buildings and other site elements.

k) Building Facades and Landscape Lighting

Façade lighting is a way of highlighting special architectural features and attractively landscaped areas, while adding depth and variety to Hampton Falls at night. Lighting used to illuminate building facades and landscaping should be limited to areas where it enhances particular features in accordance with the overall lighting plan and does not disturb surrounding residential areas. The lighting plan narrative should describe how the facades of individual buildings and/or landscaping will be lit (if at all) and the design intent behind such lighting.

l) Pedestrian Spaces

The lighting of pedestrian spaces should consider users' needs and safety. Light standards should adequately, but not excessively, illuminate not only the space occupied by people, but also the elements within those spaces such as stairs, walls, benches, curbs, and landscaping.

5. Signage

Signage should be aesthetically pleasing and appropriate to the façade or design of the building. Refer to Hampton Falls' Sign Ordinance.

6. Functional Elements and Screening

All vents, downspouts, electrical conduits, service meters, HVAC equipment, service areas, loading docks, service connections, waste receptacles, storage containers and other functional elements of the building should be treated as integral parts of the design. Meters, utility banks, HVAC equipment, and other exterior service elements should be contained in service closets, screened with walls, fences, or landscaping elements or located out of view from the public.

Building elevations presented for Planning Board review should show the location and treatment of all functional elements.

Where freestanding non-habitable structures are allowed (e.g., ATMs, garages, service stations, copies, storage units, recycling sheds, trash enclosures, cart corrals, utility buildings) they should meet the same design standards as the principal building(s) on the site. The design of freestanding structures should be coordinated with the principal building through repetition of architectural forms, materials, colors, and detailing.

G. SPECIAL CONDITIONS

All special conditions will be reviewed on a project by project basis. Not all projects have special conditions.

Some of these conditions may include:

- Outdoor sidewalk cafes
- Pedestrian peninsulas and islands (sidewalk bump outs)
- Bus stops and associated structures
- Solar/alternative energy treatments.

Hampton Falls
DESIGN GUIDELINE
Example Book

GENERAL ARCHITECTURAL PRINCIPLES

Building Architecture in Hampton Falls should draw inspiration from traditional New England examples. Building design should be developed to a human scale through careful consideration of architectural forms, massing, detailing, number and use of materials, and color.

These three commercial buildings are characterized by their use of traditional New England forms and materials. Entrances are well marked and provide users with areas for shelter and/or interaction.

Examples of high quality architecture in Hampton Falls – an office building, a retail store, and a retirement housing facility – that have been designed at human scale and fit their unique sites.

Classic examples of Architectural style the Town of Hampton Falls is trying to avoid

This restaurant occupies a highly visible corner location, yet provides the public with a scaleless, blank wall that does not contribute to the aesthetics of the street.

A commercial building that lacks scale. There are virtually no distinguishing features to give the structure character or relate it to the context of New England.

Three examples of generic buildings that have no reference to traditional New England forms or materials.

Facade Design. All buildings should present an inviting, human scale facade to the street, internal drives, parking areas, and surrounding neighborhoods.

The front facade of this retail store has a well-defined entrance that offers some protection to its customers.

Transparency is achieved with windows on all facades of this small retail building. The design is enriched by planters, awnings, and integrated signage.

The scale of this 'big box' has been effectively reduced by architectural elements and detailing. The overhang provides protection for pedestrians and emphasizes the entrance.

The building's meters and service connections are located out of sight in this service cabinet.

The facade treatment wraps around the entire structure, creating a sense of continuity and design completeness. The building takes full advantage of a dramatic site.

Materials. Examples of the richness and variety of traditional New England materials and colors appropriate to Hampton Falls

Traditional materials used on new buildings to blend into historic settings.

Traditional materials used on new buildings to blend into historic settings..

A freestanding car wash designed with the forms, colors, and materials commonly found in New England.

Clapboards, shutters, cupola and large front porch represent traditional New England materials and colors.

Clapboard siding with brick base.

Stained/painted wooden clapboards and cloth awnings.

Roofs. Rooflines can add visual interest to the streetscape and establish a sense of continuity between adjacent buildings. When used properly, rooflines can reduce the mass of large structures, emphasize entrances, and provide shade and shelter for the pedestrian.

Standing seam metal roofing is a traditional material common in older commercial buildings in New England

Roof colors should be muted earth tones or a color that is darker than the facade. Bright colors are not appropriate.

Roof-mounted mechanical equipment has been effectively screened by a roof top structure.

The mechanical equipment on the peak of this roof gives it a cluttered, top-heavy appearance and is poorly shielded from view.

Multi rooflines break up linear commercial buildings

Roofs on large buildings should help to reduce their scale. This example successfully breaks up the scale of the building by variety in massing and roof planes.

Linear commercial buildings (e.g., strip shopping centers, multi-tenant offices, and commercial buildings) should be designed with facade and roofline elements that reduce their scale and add architectural interest.

A retail store that uses a cupola as a focal point. Changes in the rooflines help to break up the mass of the building.

Colonnades add visual interest to linear buildings, while providing scale and protection from the elements.

Covered walkways can reduce the scale of a long building and unify the facade

The scale of this linear shopping plaza has been effectively reduced through variations in roof planes, careful attention to detailing, and a cupola.

Covered walkway encourages pedestrian movement and window shopping.

*A multi-tenant building with no variation in the roofline or facades to break up the scale is **not** acceptable.*

Service stations and convenience stores that sell gasoline should be designed with facade and roofline elements that reduce their scale and add architectural interest to the building.

The flat-roofed canopy bears no design relationship to the well-detailed convenience store in terms of form, materials, or architectural style

This service station canopy is designed to be an extension of the building. The columns, roofline, dormers, and signage contribute to a sense of continuity in the architecture.

This gasoline station is sited close to the road with the canopy, and pumps in the rear.

The pump canopy repeats the same forms, colors, and materials as the main building.

Lighting should be considered as an integral part of the canopy design. The canopy fixtures are recessed so the light source is not visible and does not create 'hot spots' that are distracting to the passing motorist

Exterior lighting should be designed to provide the minimum level of illumination necessary for security, safety, and visual appeal for both pedestrians and vehicles. Lighting should allow activity after sunset without adding to unnecessary skyglow. Functional, aesthetic, and safety goals should be met with fixtures that are designed as integral site elements.

The color, form, and line of this fixture reflects the contemporary design of this office building. Its height and placement contributes to the human scale of the entrance.

Period light fixtures can be an effective and attractive way to add character and scale to the landscape. Fixtures are available with internal baffles to minimize glare.

Detailed ornamental lighting, mounted on 10’ poles, is in scale with the pedestrian environment.

This pedestrian fixture has been located to illuminate the crosswalk that leads into a commercial establishment.

These light fixtures complement the surrounding architecture and site through the use of similar materials and appropriate scale.

Small spotlights directed downward are easily aimed to prevent glare. The simple design of the fixture complements the line and colors of the sign.

A well-coordinated lighting plan that uses variations on the same fixture for both walkway and parking lot lighting.

Bollard fixtures on the provide even illumination and complement the building.

This 10-foot fixture adds human scale to the landscape while illuminating the pathways.

Landscaping. Hampton Falls should be characterized by a rich variety of landscape materials that enhance human scale, complement the architecture, reinforce circulation paths, highlight entrances, provide canopy shade, and add seasonal interest.

A well-coordinated low-maintenance landscape that provides an attractive commercial setting.

A mature shrub next to a driveway may cause low visibility for exiting traffic

While rocks keep cars out of the planter strip, they do not provide the visual interest or texture of well-designed plantings.

Plantings have been used to create outdoor use areas and increase the attractiveness of this business.

Wood chips, stone, or other inert material should not be used as the primary groundcover in planting strips.

Planting strips should be fully vegetated with turf grass (above) or other living plant material.

Landscaping. Hampton Falls should be characterized by a rich variety of landscape materials that enhance human scale, complement the architecture, reinforce circulation paths, highlight entrances, provide canopy shade, and add seasonal interest.

A mix of groundcover, large shrubs and evergreen trees help to screen the side of this building from the public way.

Wildflowers can be an effective groundcover if properly installed and maintained.

Combination of berm and plantings help to screen the building and internal driveway.

Planting strips should contain street-side trees and preserve existing trees where practical.

Informal groupings of mixed deciduous and evergreen trees make for a good buffer with seasonal interest.

Linear grouping of trees can be used to create a boulevard effect.

Landscaping. Hampton Falls should be characterized by a rich variety of landscape materials that enhance human scale, complement the architecture, reinforce circulation paths, highlight entrances, provide canopy shade, and add seasonal interest.

Trees in these parking lots have been given an adequate amount of room for their root systems to grow. The lower branches have been pruned above eye height. Planting trees in groups provides more effective shade than individual plantings.

Grass or other living groundcover is preferred over inert mulch in parking lot islands to counteract the heat island effect.

This island adds visual interest to the parking lot and can withstand harsh winter conditions.

Ornamental trees lead the eye to the entrance of this outlet mall. Shrub masses and/or berms should have been used in addition to better screen the parking lot.

Landscaping. Hampton Falls should be characterized by a rich variety of landscape materials that enhance human scale, complement the architecture, reinforce circulation paths, highlight entrances, provide canopy shade, and add seasonal interest.

A simple bed of flowering shrubs makes an effective, low-maintenance foundation planting.

Small areas of accent plantings can add color, texture, and visual interest to the landscape.

Ornamental grasses and low shrubs provide a cost-effective, low-maintenance way to add year-round texture.

Trees, shrubs, and perennial groundcover used to create a highly unified, inviting streetscape.

Flowering shrubs and perennials are an attractive way to edge a parking lot and soften the views.

A simple planting plan that features drifts of perennials and ornamental grasses to accentuate the front of a bank building.

Circulation Planning Principles. Applied access management examples that help provide insight for a safer vehicular and pedestrian environment.

Planting beds can be an attractive way to separate entering and exiting traffic.

This curbed, landscaped island divides entering and exiting traffic. The identification sign is located away from the intersection to avoid interfering with the motorists' line of sight.

The predominance of curb cuts along this roadway creates an unsafe/ uninviting pedestrian environment.

Wide parking lot islands provide ample room for safe vehicular passing as well as allow for tree growth and snow storage.

An island provides a refuge zone for pedestrians crossing this wide driveway. Flush unit pavers or textured asphalt crosswalks could have minimized annual maintenance
.

Pedestrian Spaces. Commercial buildings should provide outdoor spaces for a variety of uses – seating/ resting, dining, displays, and aesthetic enhancement – to create a pedestrian-friendly environment.

When this existing home was converted into a bakery, the front porch was retained as a pleasant outdoor

An informal lawn area provides welcome visual relief and an opportunity for programmed activities.

An informal dining area in front of a deli provides an attractive setting for customers. Parking is screened by an attractive wooden fence.

Outdoor use areas should be designed as rooms, with consideration given to the floor, walls, ceiling, and furnishings.

This pedestrian space effectively screens out the roadway and provides a safe buffer between the pedestrian and vehicular right of way.

This well-detailed outdoor space in a downtown environment provides an attractive opportunity for pedestrians. The wooden trellis and landscaping complement the building and add human scale.

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An informal dining area in front of a deli provides an attractive setting for customers. Parking is screened by an attractive wooden fence.

Outdoor use areas should be designed as rooms, with consideration given to the floor, walls, ceiling, and furnishings.

This pedestrian space in the front setback effectively screens out the roadway.

This well-detailed outdoor space in a downtown environment provides an attractive opportunity for pedestrians. The wooden trellis and landscaping complement the building and add human scale.