City of Staunton, Virginia
Entrance Corridor Overlay District

Design Guidelines for Augusta Street and Coalter Street (Augusta Street from Churchville Avenue to Commerce Road)

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Entrance Corridor Overlay District: Design Guidelines for Augusta and Coalter Streets

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Design Guidelines for Augusta Street and Coalter Street

((Augusta Street from Churchville Avenue to Commerce Road)

introduction

Introduction:

The Entrance Corridor Overlay District and the Comprehensive Plan
Throughout the years, many citizens have expressed the desire to protect the overall quality of life in the City of Staunton. The 2003–2010 Comprehensive Plan carries forward the following guidelines written to address the protection of quality of life in the City:

"***…conserve and/or protect the City's natural resources, historic character, and scenic qualities."***

"…encourage appropriate development and/or re-development of land within the City."

The Priority Initiatives included in the Comprehensive Plan establish several specific goals to help accomplish these guidelines. Several of these Priority Initiatives directly address issues impacting the way we as a community should design and build within the Entrance Corridor Overlay District.

Regarding protecting the City's natural resources and scenic qualities from the impacts of development and ensuring their conservation the Priority Initiatives include:

- Encourage developers to designate open space and environmentally sensitive areas first and then design developments around these elements.
- Reduce hard surface parking area requirements and increase landscaping and tree planting requirements for commercial development, re-development, and renovations.
- Discourage further development in the floodplains.
- Protect and enhance streams and creeks in and around the City, including Lewis Creek, Asylum Creek, Gum Springs Branch, and Poague Run. Activities may include: Undertake restoration where needed. Also encourage landowners to take advantage of cost-share programs for native trees and shrub plantings along stream and creek corridors running through private lands.
- In addition to these Priority Initiatives, steep slopes, karst geology are included as primary factors to consider in the context of new development. Establishing creative design standards are included as an approach to development without degrading Staunton's scenic qualities.

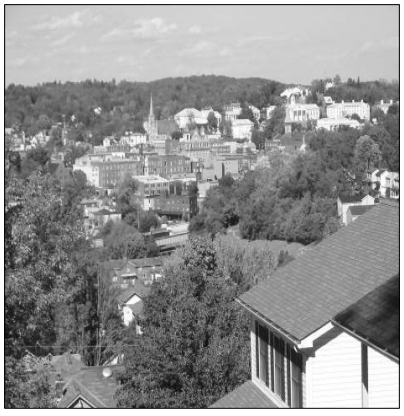
Regarding protecting the City's historic character from the impacts of development and ensuring its conservation the Priority Initiatives include:

- The City, working with neighborhoods and the Historic Staunton Foundation, should identify properties throughout the city of historic or architectural significance – especially those along entrance corridors, thoroughfares, and in transitional neighborhoods.
- Take steps to preserve the architectural character of older neighborhoods that may not be included under the "historic" category, but are equally important to the look and feel of the city, especially pre and post World War II neighborhoods.
- When developed, re-developed, or renovated require commercial and retail structures that adjoin residential areas to utilize architectural facades and site features that are consistent with and/or complementary to the surrounding neighborhoods.
- Develop alternative approaches to street designs in order to ensure that the roads and intersections are scaled to the neighborhoods.

Regarding encouraging appropriate development and/or re-development of properties within the City the Priority Initiatives include:

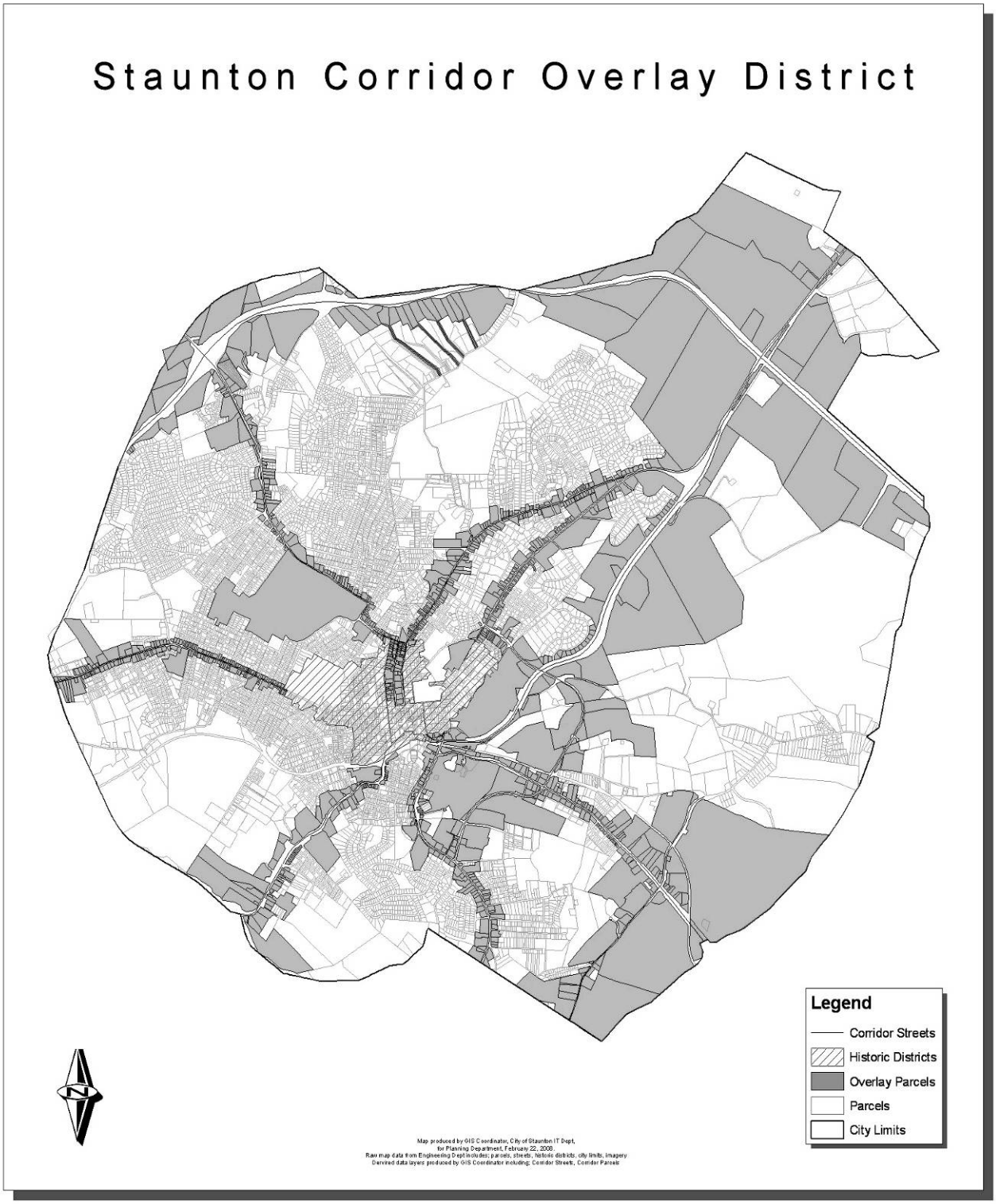
- Include "walkability" as a primary design criteria for all new public and private development and re-development projects.
- Encourage siting of parking lots to the sides or rear of buildings, where appropriate; move parking to the side and rear of commercial and public buildings, rather than the front.
- Provide incentives for retro-fitting excess hard surface commercial parking areas to landscaped areas.
- Require landscaping and safe, user-friendly pedestrian network with designated walkways and crossings within commercial and public parking areas.
- Scale commercial parking requirements to typical use rather than capacity use, by lowering the minimum level of parking required and limiting the total amount of hard surface parking permitted.
- Require appropriately landscaped and sized sidewalks in all new developments or major re-developments with established design, maintenance standards for sidewalks based on area density and proximity to primary pedestrian destinations.
- Examine lot size, setback, and parking requirements for opportunities to improve flexibility in older neighborhoods and re-development areas.
- Seek ways to control light pollution. Examples include: require appropriate light fixtures for all new commercial and public facility development, re-development, and renovations.
- Reduce parking requirements by allowing and promoting shared parking and dual use especially for re-development, transitional areas, and planned mixed-use development.
- Educate the public, development community, local officials and staff on the principles and advantage of smart/good development (environmental, health, and financial).
- Support enhancement and priority implementation of the City's Master Landscaping Plan especially along entrance corridors and the pedestrian network.

The guidelines and priorities outlined in the Comprehensive Plan reconfirm the desire among the citizens of Staunton to conserve and protect the City's natural resources, historic character, and scenic qualities and encourage pedestrian friendly, human scaled development. Since 1747, the people of Staunton have built and lived in response to surrounding natural conditions leaving a legacy of streets, alleys, buildings, parks, gardens, and farms, by and large resulting in human scaled environments rich in multiple types of managed landscapes and styles of architecture. Learning from and applying historic approaches to building in Staunton while respecting the City's natural context and heritage have been central concepts in the development of these design guidelines.



Built within the ridge and valley topography typical of the Shenandoah Valley, the City of Staunton evolved in response to a dynamic and complex landscape. Historic downtown is located between two treed ridge lines with adjacent residential districts eased onto the near-by hills. These hills and masses of mature trees provide the green back drop for the City. Historical approaches to building uses structures to negotiate topographic changes, including terracing and site walls; disruption in the topography is in scale with the human body and once work was completed, has allowed the overall character of the slope to remain intact.

Map of the Entrance Corridor Overlay District
Adopted April 10, 2008



The purpose of the Design Guidelines

The Entrance Corridor Overlay District Ordinance and the Design Guidelines:
The Entrance Corridor Overlay District is intended to implement the City of Staunton's Comprehensive Plan goal of protecting the city's natural, scenic, historic, architectural and cultural resources. The passing of the ordinance on April 10, 2008 meets this Comprehensive Plan goal by establishing design standards within the ordinance and providing design guidelines for each corridor, ensuring the compatibility of development, redevelopment, and adaptive reuse proposals with the resources identified in the comprehensive plan as important. The ordinance and design guidelines promote the general welfare of the community by creating attractive human-scaled environments; increase commerce; improve property values; and increase public awareness of the natural, scenic, historic, architectural, and cultural resources near and outside the City's historic preservation districts.

The Entrance Corridor Overlay District ordinance provides standards for design expectations all of the corridors share such as the height of signs, the width of beds for plants, and the placement of utilities underground. But since each of the corridors has unique characteristics, these design guidelines provide recommendations for approaches to site and building design that perpetuate these unique characteristics. Our first step was to look carefully at Augusta Street and Coalter Street based on the expectations of the Comprehensive Plan for the Entrance Corridor Overlay District . Each of the designated entrance corridors has unique strengths, challenges, and existing resources. In order to begin to understand the dynamics along each road City staff conducted general site analysis, researching and mapping traffic levels, setbacks and square footage of commercial buildings, patterns of commercial history, and natural resources along Augusta Street and Coalter Street. These design guidelines are based on identifying and amplifying these existing strengths, with the understanding the Comprehensive Plan has focused our priorities on development perpetuating, rather than erasing, the existing character of Augusta Street and Coalter Street.

Augusta Street (from the Staunton Public Library to Commerce Road) and Coalter Street:
This section of the Entrance Corridor Overlay District is comprised of North Augusta Street (from the Staunton public Library to Commerce Road) and Coalter Street. The blocks of North Augusta Street and Coalter Street falling within the Entrance Corridor Overlay District are zoned B1, B2, B3, P1, R1, R2, R3, and R4. All existing single family dwellings are exempt from the Entrance Corridor Overlay District ordinance and design guidelines, however commercial uses located within R1 zoning are subject to the provisions of the ordinance and design guidelines. Should the property owner of a single family dwelling with appropriate zoning wish to increase residential density or change the properties use to commercial, the project will be subject to the provisions of the Entrance Corridor Overlay District. Augusta and Coalter Streets share a history of mixed uses, with Augusta supporting a vital and extensive presence of single family residences as well as more dense forms of residential use. Expansions through annexations in 1860, 1905, 1948, and 1956 have resulted in the inclusion of small commercial centers formerly located outside the City limits. The Virginia Department of Transportation figures for 2006 place the Annual Average Daily Traffic for this section of North Augusta Street between 5,000—9,999 trips along most of it's length with the 1300 and 1400 blocks (between Edgewood Road and Lambert Street/Woodrow Avenue) seeing more intense use with 10,000—14,999 AADT. While less intensely traveled than North Augusta Street, Coalter Street carries an AADT of 1,000—4,999 trips.

Our overall recommendations for these corridors focuses on strengthening the existing mixed use fabric by differentiating commercial centers from residential uses within a common structure of sidewalks and street tree planting and providing recommendations for commercial uses sensitive to near-by single family residences. Future recommendations for areas zoned R1 include street tree planting and sidewalks.

Recommended Priorities for Development Review

Exempt from all Entrance Corridor Overlay District review:

- All legally non-conforming buildings, sites, signs, walls, plants, walkways, entrances, parking lots, etc.
- Single family residential buildings and sites
- City, State, and Federal Government facilities

Applicability of the Design Guidelines:

- When the areas of any parcel beyond 1,200 feet from an adjacent corridor are not visible from an adjacent corridor, it is recommended that the areas not visible from an adjacent corridor be exempt from the Design Guidelines. (as amended 2.10.11)

Full Entrance Corridor Overlay District review to include placing overhead utilities underground with parcel boundaries; planting requirements; providing pedestrian and vehicular access; building placement, architectural character, etc.:

- New or major re-configuration of a site development plan.
- Construction of a new building
- Major re-construction or alteration of the size, shape, or facade of any building, including relocation of any doors or windows or removal or alteration of any architectural features, details, or elements.
- Major reconfiguration of the corridor such as the addition or removal of medians, the addition of turning lanes, addition of curb and gutter or sidewalks, etc.
- Any site development involving the relocation or removal of overhead utilities.

Partial Entrance Corridor Overlay District review to include planting requirements, providing pedestrian and vehicular access, architectural character, etc.:

- Additions to existing site development plans resulting in changes of less than 50% of the existing site configuration.
- Construction of and addition to an existing building resulting in an increase of less than 50% of the total square footage of the existing building.
- Expansion of parking lots resulting in an increase of less than 50% of the total square footage of the existing parking area.
- Minor changes in the corridor to include lane striping and similar activity
- Additions to existing planting resulting in an increase in 50% or more of the existing site plantings.

Review for Entrance Corridor Overlay District signs:

- Re-facing of existing site signs; continuing businesses
- Re-placement of all signs and sign supports: all changes of business or change in use on existing site
- Addition of all new site signs

Review for Entrance Corridor Overlay District lighting:

- Addition of all new exterior lighting

Right-of-Way responsibilities:

- It is recommended the owner or occupant of any land or premises abutting upon any public street right-of-way, including the sidewalk and between the sidewalk and the curb, maintain all plantings whether installed by the property owner or occupant or City of Staunton.

Design Guidelines for Augusta Street and Coalter Street

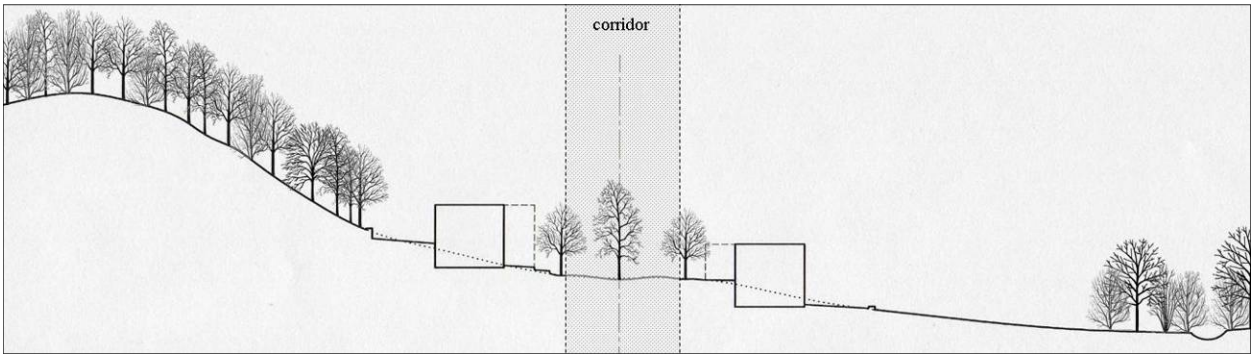
((Augusta Street from Churchville Avenue to Commerce Road)

recommendations for sites

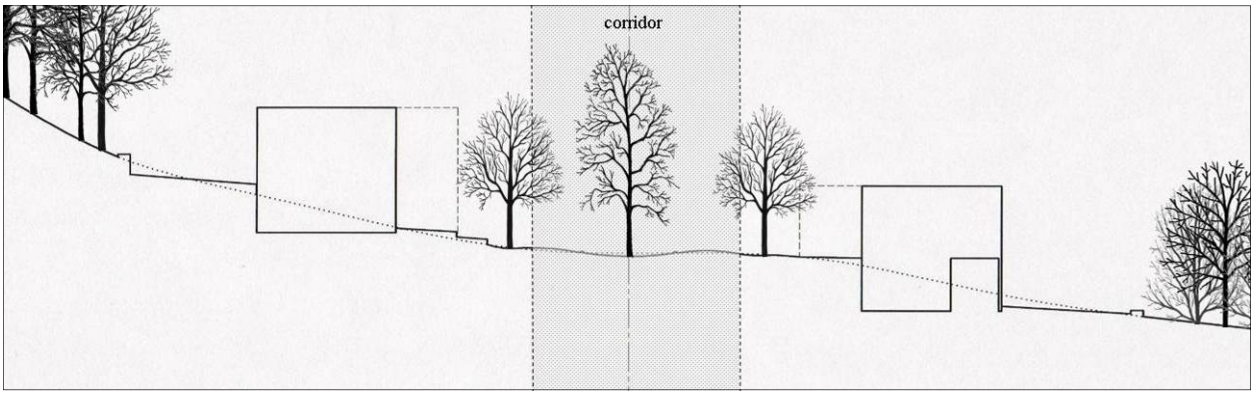
Recommendations for Sites:

General Site Design

- Establish priorities for site design based on integrating existing land forms, stream beds, or significant plant communities into the development of a site. By emphasizing site design that integrates these characteristic resources rather than eliminating them, the essential natural and scenic qualities unique to Staunton remain consistent regardless of the changing needs of business development. Slopes of 25 percent or greater should remain undisturbed and used to provide recreation and watershed protection.
- Avoid overly tall retaining walls, earth plinths, or excessive cut and fill. Over scaled walls and earth plinths disrupt or eliminate characteristic land forms, eliminate existing trees and other plants, isolate development from adjacent sites and create environments out of scale with human physical dimensions. Site retaining walls should be in proportion with the building and relate to building elements such as water tables and foundations.
- Provide land terraces in increments, using buildings to negotiate changes in elevation, and blending grading smoothly into the surrounding topography are approaches historically employed in the Shenandoah Valley landscape. Where existing land forms have been previously disrupted, approaches to grading should attempt to re-establish the overall character of the pre-existing land forms.
- Sites should not be used as long term borrow pits or for fill storage.

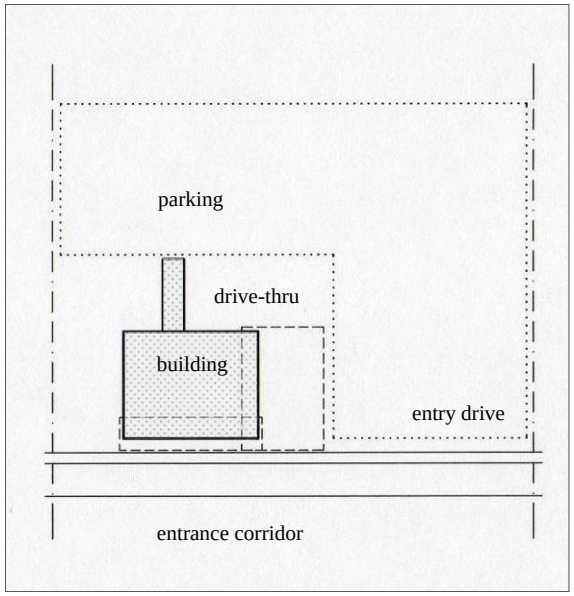


Schematic terracing of parking lots and buildings

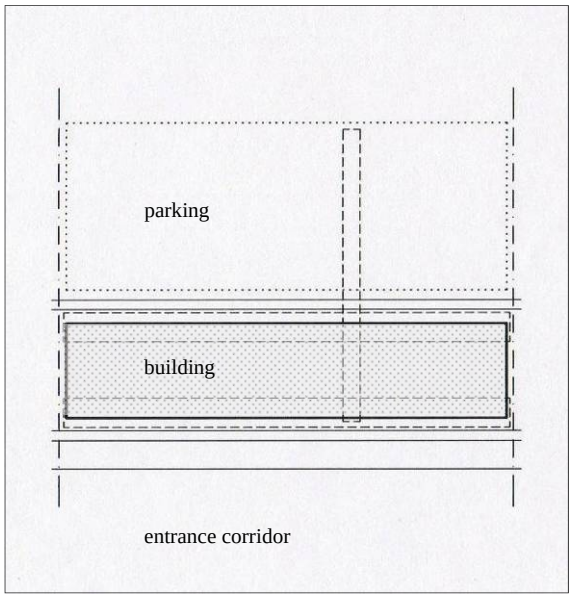


Schematic terracing of parking lots and buildings; detail

- Resulting soil quality and structure on heavily disturbed sites should be carefully considered in terms of their practical ability to support long term plant growth. Appropriate species choice and site reclamation may be useful components of site design considerations.
- Site rehabilitation efforts involving the reclamation of large areas of impervious surface should utilize the Center for Watershed Protection publication Urban Stormwater Retrofit Practices Version 1.0 published in August, 2007 for appropriate guidelines and recommendations.
- Locate parking to the side and rear of buildings and away from the corridor. Provide terraced parking lots to integrate existing land forms.. It is recommend consideration be given, in the context of required off street parking, for establishing a single row of parking spaces adjacent to the corridor for the display of vehicles, boats, and similar items.
- Retaining walls resulting from site terracing should be in scale with the building foundation and human dimensions. Provide site walls to reflect established material traditions: brick and local stone are appropriate materials for walls along Augusta and Coalter Streets; cmu walls or segmented concrete block retaining walls are not recommended. Fencing may include wood and metal. Chain link fencing is not recommended.
- Site design should include sidewalks providing planted, pedestrian passage: connecting parking lots to buildings within the site; connecting to adjacent parcels; connecting to adjacent neighboring communities; with the overall intent of allowing for comfortable and useable pedestrian access throughout the corridor.
- Site design should allow for vehicular connections between adjacent sites.



building, relegated parking, entry from corridor



building, relegated parking, entry from alley

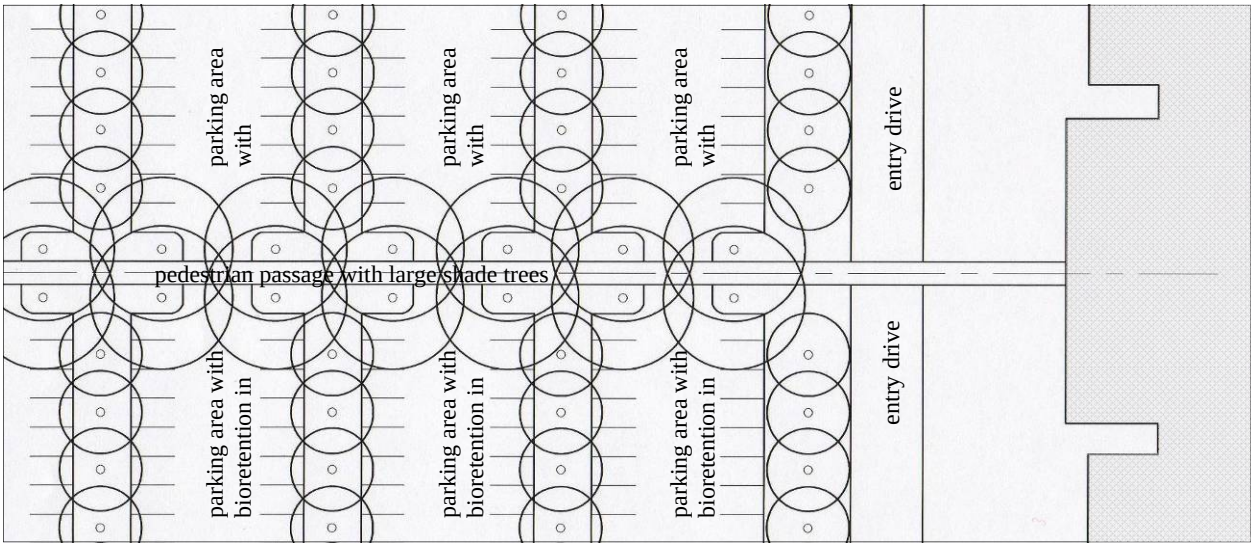
Plants and Parking Areas

- The following plantings are recommended for parking areas:
  - one large canopy tree inside the parking lot for every ten spaces provided; planted at 2" caliper, dbh, minimum; 15' tall for multi-stemmed trees
  - one large canopy tree at the rate of 25' on center along the full perimeter of the parking lot, planted at 2" caliper, dbh, minimum; 15' tall for multi-stemmed trees
  - an evergreen hedge, 3½' tall, whenever parking is located adjacent to a sidewalk on the corridor;

plants to be a minimum of 18" tall (measured from the top of the soil) upon planting. Evergreen hedges shall be maintained at no wider than 3½'; it is recommended no hedge, or other site feature, be permitted which materially impedes vision at vehicular entrances or exits to and from a property. Limiting species choices for hedges to species demonstrating mature height and width characteristics appropriate for the use is recommended.

* large canopy trees along vehicular passageways at the rate of 25' on center
* sub canopy trees along all pedestrian passages at the rate of 15' on center, planted at 2" caliper, dbh, minimum; 15' tall for multi-stemmed trees.
* all plantings shall be subject to American Standard for Nursery Stock/ ANSI Z60 2004-1 for minimum root ball size, transplanting standards etc.

Hedge planted between sidewalk and adjacent parking lot; this planting includes trees



An example of a pedestrian walkway through the center of a parking lot with integral bioretention in the parking lot islands.

Plants and Planting Patterns

Natural, horticultural, and agricultural traditions along Middlebrook Avenue include the following planted types and natural plant systems that may be utilized in site design:

- *Existing Forest and Woodland:* Forest and Woodlands are complex systems of plants, surface litter, and soil, functioning in the larger landscape as sponges; absorbing and filtering rainwater as it falls.

Because of this function, mature forests and woodland dominated by indigenous species are best preserved when ever possible, integrated into the overall design of the site and managed in conjunction with state and county urban forestry consultation. Site design focused on preserving trees through thoughtful grading practices and strategic integration of existing forests and woodland have the advantage of the immediate presence of mature plantings on site. Large stands of trees contribute to reduced site runoff; reducing the need for costly storm water infrastructure and helping to control erosion.

- *Re-forestation:* Re-forestation is a viable option for developed landscapes. Land too steep for buildings and sites typically kept with large areas of mown lawn are areas that may benefit from reforestation efforts. Using near-by indigenous forest and woodland as a guide is an effective approach to begin re-establishing forest and woodland species combinations lost in the process of land development. Forest and woodland plant communities vary with moisture conditions, soil type, and elevation; re-plant what was there as closely as can be ascertained. For assistance and more information about the management of forest and woodland fragments contact the Virginia Department of Forestry at http://www.dof.virginia.gov/index.shtml
- *Topography and Indigenous Plant Species:* In addition to forests and woodlands, existing conditions both on site and near-by can provide a wealth of clues regarding which species of plants naturally grow well in various conditions. Many of these plants can be utilized in developed landscapes, their use contributing to more easily sustained plantings when properly sited. Potential long terms savings could be seen in reduced need for water and fertilizer, which benefits both the property owner and the health of the watershed. In addition, planting indigenous plants in developed landscapes creates a sense of consistency in the overall landscape, helping to strengthen a sense of place.
- *Hedgerow:* Planted for centuries to divide agricultural areas, create microclimates for cultivating crops, buffer buildings from harsh weather patterns, and to serve as fences, hedgerows have a strong presence in the historic landscape of Staunton. Because they are used in multiple ways, hedgerows are simultaneously a natural, cultural, and historical landscape resource. Hedgerows are comprised of combinations of multiple tree and shrub species arranged in a wide band and may be larger or smaller in scale depending on the species included in the planting. Developed areas could benefit from hedgerow plantings particularly in areas able to take full advantage of the density and sense of enclosure inherent in this type of planting. Historically typical Virginia hedgerow species include Maclura pomifera (Osage orange), Crategus species (Hawthorns), Ilex species (Hollies), Viburnum species and Juniperus virginiana (Eastern Red cedar); in the developed landscape, hedgerows could be created with a wide range of plant species combinations. Hedgerow type plantings lend themselves very well to storm water management systems integrated into site design such as bioretention.
- *Orchard:* Staunton has a long history of fruit production within the city limits as well as in near-by Augusta County. Large areas on the north side of Augusta Street were cultivated as orchard as recently as the mid 1950's. Fruit tree species common to orchard production in Virginia are apples (Malus sp.), peaches (Prunus persica) and pears (Pyrus communis). Orchards are typically planted in multiple, parallel rows forming a grid pattern. This pattern of planting facilitates pruning, fruit harvest and the movement of air through the trees. Virtually all tree species can be planted in a grid pattern which is easily integrated into site design comprised of the right angles typical of many developed sites.

Planting Configurations and Stormwater Management

The design of stormwater management systems such as bioretention are based on the natural ability of forests and woodlands to absorb and filter large amounts of rainfall. This process of absorption and filtering reduces the amount, velocity, temperature, and quality of rain water as it impacts local watersheds. When we clear and for development and replace indigenous plant communities, this mechanism for absorption and filtering is lost. By integrating plantings and soil profiles mimicking this natural sys-

tem (like bioretention) in smaller increments throughout developed areas, such as parking lots, this function can be re-established to a large degree. Including these kind of plantings throughout developed areas significantly impacts the quantity, velocity, temperature, and quality of stormwater runoff from paving and buildings.

- It is recommended provisions for stormwater management be surface based, integrated into developed areas incrementally, and utilize plant based systems of treatment.
- Stormwater ponds are discouraged.

Managing Site Plantings

- Management of Invasive Species: Plants included on the Virginia State or Federal lists of invasive exotic plants species should not be planted in the Entrance Corridor Overlay District and should be selectively or wholly removed from all sites as part of a larger landscape management strategy. In particular, remnant forest, woodland, and hedgerows require managing the presence of invasive plant species.
- Pruning and the Maintenance of Trees and Shrubs: Please refer to ANSI A 300 Part 1- Standards for pruning.
- Right-of-way responsibilities: It is recommended the owner or occupant of any land or premises abutting upon any public street right-of-way, including to the sidewalk and between the sidewalk and the curb, maintain all plantings whether installed by the property owner, occupant, or the City of Staunton.

Site and Building Signs

- Sign characteristics not recommended include:
  - Floating sign. A sign that is a moored balloon or other type of tethered floating sign.
  - Lighting of any type outlining any structure or window
  - Pennants, ribbons, spinners, streamers. Pennants, ribbons, spinners, streamers or similar moving devices, whether or not they are part of a sign
  - Sign that contains or consists of searchlight, beacon or strobe light. A sign, other than a public sign, that contains or consists of a searchlight, beacon, strobe light, or similar form of illumination
  - Sign that produces sound. A sign that produces sound for the purpose of attracting attention regardless of whether the sign has a written message content
  - Sign with unsafe illumination. A sign that is illuminated so as to be unsafe to vehicular or pedestrian traffic
  - A commercial window sign affixed to a window or door above the first floor of the structure unless the business to which the sign pertains does not occupy any first floor space
  - Advertising vehicles, where the vehicle is parked so as to be visible from a public right-of-way in a parking space or parking area not associated with a car dealership; the vehicle is inoperable; or the vehicle is incapable of moving on its own or is not self-propelled.
  - Banners, except as a temporary sign
  - Message boards
  - Billboards
  - All roof signs
- LED display signs are not recommended on Augusta and Coalter Streets, including moveable, LED open signs
- Sign bases should reflect site material and construction traditions. Brick, and stone are appropriate materials.
- To provide a consistent element throughout the Entrance Corridor Overlay District, all channel letters and bubble signs should have dark bronze trim caps and returns; raceways should be painted to

match mounting surface.
- Neon signs are not recommended for Augusta and Coalter Streets with the exception of small, standardized "OPEN" signs.
- Text and logos only on gas station canopies may be internally illuminated; the overall internal illumination of gas station canopies is not recommended.
- Small, standardized, neon "OPEN" signs are recommended; all other lighted signs located in building windows are not recommended.

Site and Building Lighting
- Because Augusta and Coalter Streets include large residential areas, the use of cut off or full cut off site, building, and canopy lighting fixtures are recommended on fixtures emitting over 1800 lumens. Light levels of 0.5 foot candles or less are recommended at parcel boundaries.
- To provide consistency throughout the Entrance Corridor Overlay District, all site and building light fixtures dark bronze in color are recommended.

General Site Design Exceptions
- Intact building and site combinations more than 50 years old from the date of adoption of these guidelines may be considered based on the design history and typical patterns of use.

Design Guidelines for Augusta Street and Coalter Street

(Augusta Street from Churchville Avenue to Commerce Road)

recommendations for buildings

Recommendations for Buildings:

Existing Buildings as Design Sources

The Comprehensive Plan includes the protection of historic structures in changing areas as a policy goal. Staunton's unique cultural and historic characteristics are expressed in its remaining commercial buildings, industrial buildings, residences, cemeteries, site elements, and site configurations. While the Entrance Corridor Overlay District does not require the preservation of these buildings, we hope to encourage their retention and creative re-use, as well as offer them as examples for helping determine the character of future development and re-development projects on Greenville Avenue.

Buildings remaining from early points in the history of the street contribute to the character, mark the growth and location of the local community, and refer to cultural content in a manner that cannot be replaced or duplicated. Because of their value to the community, the adaptive re-use of existing historic buildings and site structures is encouraged in the Entrance Corridor Overlay District. Federal assistance through the National Park Service for the rehabilitation of historic buildings not located in historic districts may be available for property owners; contact http://www.nps.gov/history/hps/tps/tax/brochure1.htm#10 for additional information. Staunton City and Virginia State incentives may be available for the rehabilitation of existing buildings for use as businesses in portions of the Entrance Corridor District overlapping the City's Enterprise Zones; please refer to the Staunton City web site for further information. http://www.staunton.va.us

The intent of this section of the design guidelines is to improve the quality of new and re-developed buildings. The Entrance Corridor Overlay District ordinance requires the design of adaptive re-use and newly constructed buildings based the scale, massing, materials, and construction methodology and manner of negotiating changes in elevation of near-by historic resources. Included below are examples of existing buildings with characteristics that may be used to inform new building design. Please note the replication of historic buildings is not encouraged; mimicking historic architecture may contribute to a misleading sense of historic development.

834 North Augusta Street; appears in 1954 aerials and is listed as a residence in the 1957-58 Staunton City directory: This duplex, residential building is a good example of a building type appropriate for higher density residential zoning. The mirrored configuration includes two front porches, two walkways, and repeating details along the building pediments and roof lines. The building is a combination of brick and frame construction featuring a cross gable roof form. The duplex is oriented towards the sidewalk and street frontage and is set back approximately 18' from the sidewalk and approximately 24' from the curb. Each duplex includes a total of 2,226 square feet, with a total building square footage of 4,452.

Marino's Lunch, 901 North Augusta; appears in 1954 aerials and is listed as the Arch Rock Tea Room in the 1957-58 Staunton City directory: This building was likely built as a country store or similar business in the early part of the 1900's and is currently used as a restaurant. This building was built adjacent to the sidewalk with a pedestrian oriented transitional area comprised of a recessed front door set between large frame, tile, and glass storefront windows. The building is a combination of wood frame, brick, and concrete block construction and features a standing seam metal roof. The building appears to have been extended to the east before 1954. One story is featured adjacent to the sidewalk with a second story located to the east as the elevation changes from North Augusta Street, sloping onto Caroline Street. Total square footage of this building is approximately 1,050.

Edgewood Condominiums; appears in 1954 aerials, the building is listed as The Edgewood Apartments in the 1957-58 Staunton City directory: Constructed ca. 1920 as apartments, this condominium complex is comprised of three buildings, each with four, two bedroom units. Units feature porches on the first and second floor and a common front yard between the building and North Augusta Street. The building is constructed primarily of painted concrete masonry and features a stepped, flat roof. Porches, building columns, cornices, panels, and cartouche ornamentation all contribute to the spatial and surface interest of these buildings. Each of the condominium units totals approximately 1200 square feet with the square footage of the combined three buildings totaling 14, 400.

713 North Augusta Street; appears in 1954 aerials and is listed as Shipplett's Dry Cleaners in the 1957-58 Staunton City directory: Currently an office for a mortgage company, this building was probably originally a gas or service station. Constructed of painted brick, the building includes windows throughout the majority of the exterior walls with glass block used as glazing on the north and south elevations. Both the main body of the building and the porte cochere have hip roofs surfaced with asphalt shingles; the porte cochere is supported with two, freestanding columns. The total square footage of this building is approximately 776.

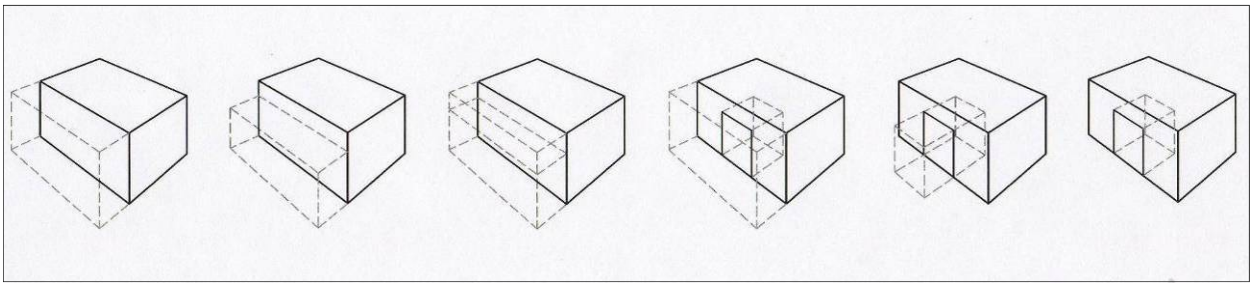
2815 North Augusta Street, office building; this building does not appear in the 1954 aerials and is not listed in the 1957-58 Staunton City directory: This building was constructed in 1957 of concrete masonry units with brick facing; with the building submerged to a greater of lesser degree depending on the adjacent topographic conditions. Windows include silver colored metal frames with patterns of both clear and smoky glass panels; all four elevations of the building include multiple windows arranged in compositions of three different sizes and shapes. A silver metal bris soleil element is included on both the east and west facing elevations. The building also includes column, raised brick patterning, and integral planter boxes adding interest to the overall shape and surfaces of the building. The buildng features a flat roof with a silver edge on the parapet. The total square footage of this building is 9,963.

2010 North Augusta Street; does not appear in 1954 aerials and is not listed in the 1957-58 Staunton City directory: This building was constructed in 1961 of concrete masonry units with brick facing with windows that include wood and metal store front framing. All four elevations of the building include multiple windows of different sizes and shapes. One story is featured on the front of the building with a second story included on the back of the building as the elevation changes. Roof forms feature a very shallow gable with a The total square footage of this building is 2,583.

General Building Characteristics

Based on the strengths of the seven example buildings provided as a source for design characteristics, the following recommendations are provided:

- New buildings should include one or a combination of the following materials/methods of construction: wood frame, (or fiber cement board), with brick, stone, or concrete foundations; brick construction or brick facing; finished concrete block; roof materials of standing seam metal, asphalt shingle, and rubber membrane/parapet for flat roof forms.
- Site walls retaining walls should be comprised of: brick, or concrete; brick facing on a concrete or cmu wall. The use of segmental/modular concrete block is discouraged. Site walls should be considered as part of site terracing in increments; site walls out of proportion with building foundations or the human figure are discouraged.
- Building examples include building foundations and integral site walls used to negotiate changes in elevation from the front of the building to the back, resulting in buildings either a story taller in the back, or a story taller at the street edge. These buildings utilize combinations of terracing into and building above the surface of the existing land form. Auxiliary spaces in buildings created by elevation changes create possibilities for additional useable space or potentially provide areas to conceal the utilities such as mechanical systems.
- Roof forms recommended include single gable, cross gable, hip, and flat forms; mansard roof forms are not recommended on modern styled buildings.
- Site materials recommended include local stone, asphalt, concrete, and exposed aggregate concrete.
- The building examples provided include transitional areas from the outside to the inside of buildings. These areas provide protection from the elements, allow areas for outdoor dining and gathering, provide covered walkways connecting business to business, and help modulate the scale of multi-storied buildings. It is recommend the front of all buildings include a transitional area a minimum of 15 feet deep; this area may be an attached porch, breezeway, colonnade, or other similar element; a minimum of one third (5 feet) of this are must be fully protected from the weather. Transitional areas may extend fully outside of the main building face, extend fully inside the main building face, or combine interior and exterior elements.

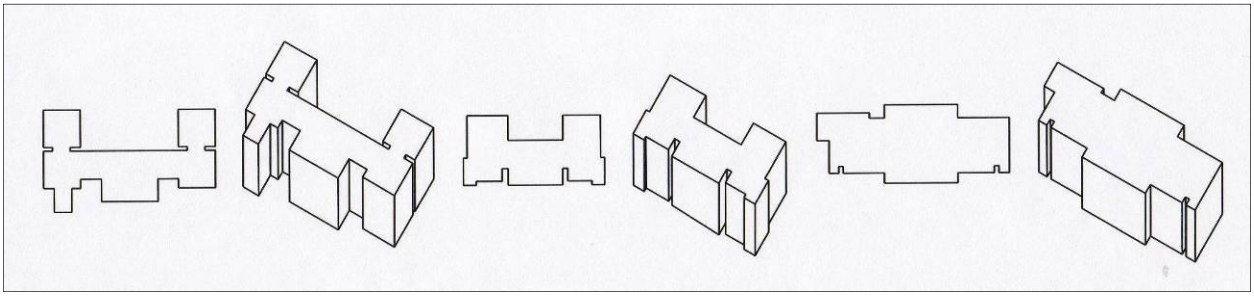


schematic strategies for combining types of transitional areas

examples of porches and breezeways in new buildings

- The examples provided also include variations in the overall form of the buildings; simple box forms are not the norm. Where they do exist, the surfaces of box forms have been activated with

variations in the surface of the building, with of the buildings featuring a variety of windows on all elevations; tinted glass is discouraged. It is recommended new building elevations include a minimum of three surface variations of a minimum of 8 inches deep; variations a minimum of 2 feet deep should be provided when tied to a change in the roof line.

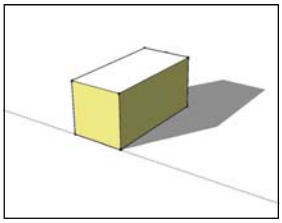


schematic variations in building form

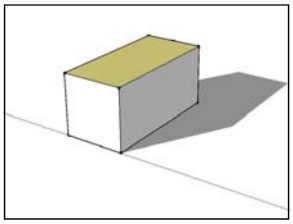
variations in overall building form on new buildings

- Windows should be used to provide interest and surface variations on building elevations. Blank building walls are discouraged.
- The design of gas station canopies, building canopies and other accessory structures should be compatible with the scale, color, materials, and detail of the buildings they serve.

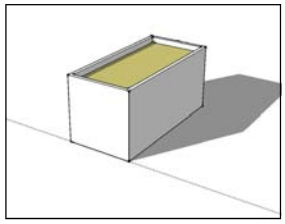
For the purposes of the design guidelines, the following definitions of exterior building walls and roofs shall apply. The definition of building walls and roofs is important when the use of walls and roofs for the display of signs for example: signs attached to walls are recommended in the Entrance Corridor Overlay District; the use of any signs attached to building roofs is not recommended.



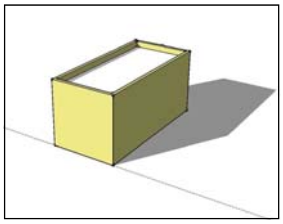
flat; walls



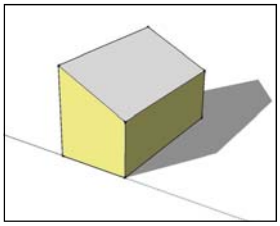
flat; roof



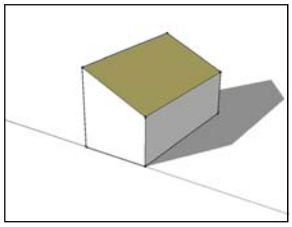
parapet; walls



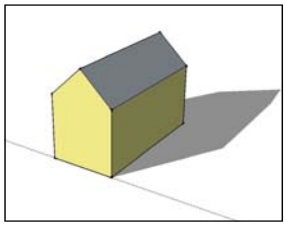
parapet; roof



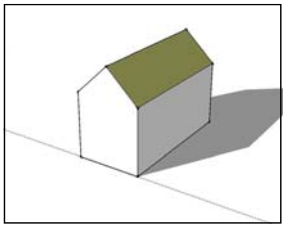
shed; walls



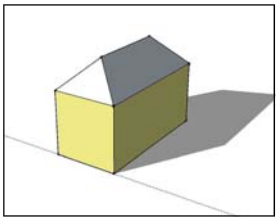
shed; roof



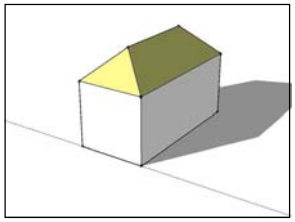
gable; walls



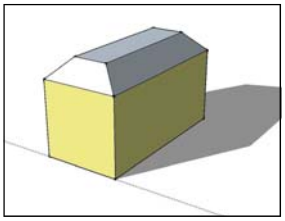
gable; roof



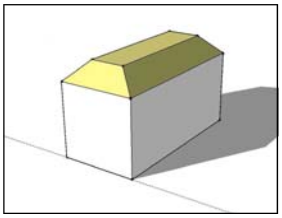
hip; walls



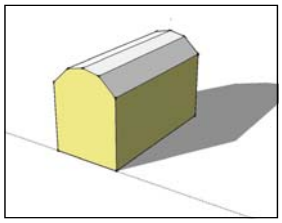
hip; roof



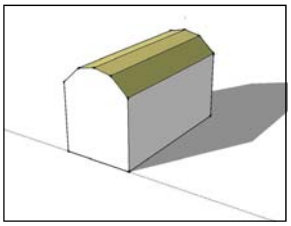
mansard; walls



mansard; roof



gambrel; walls



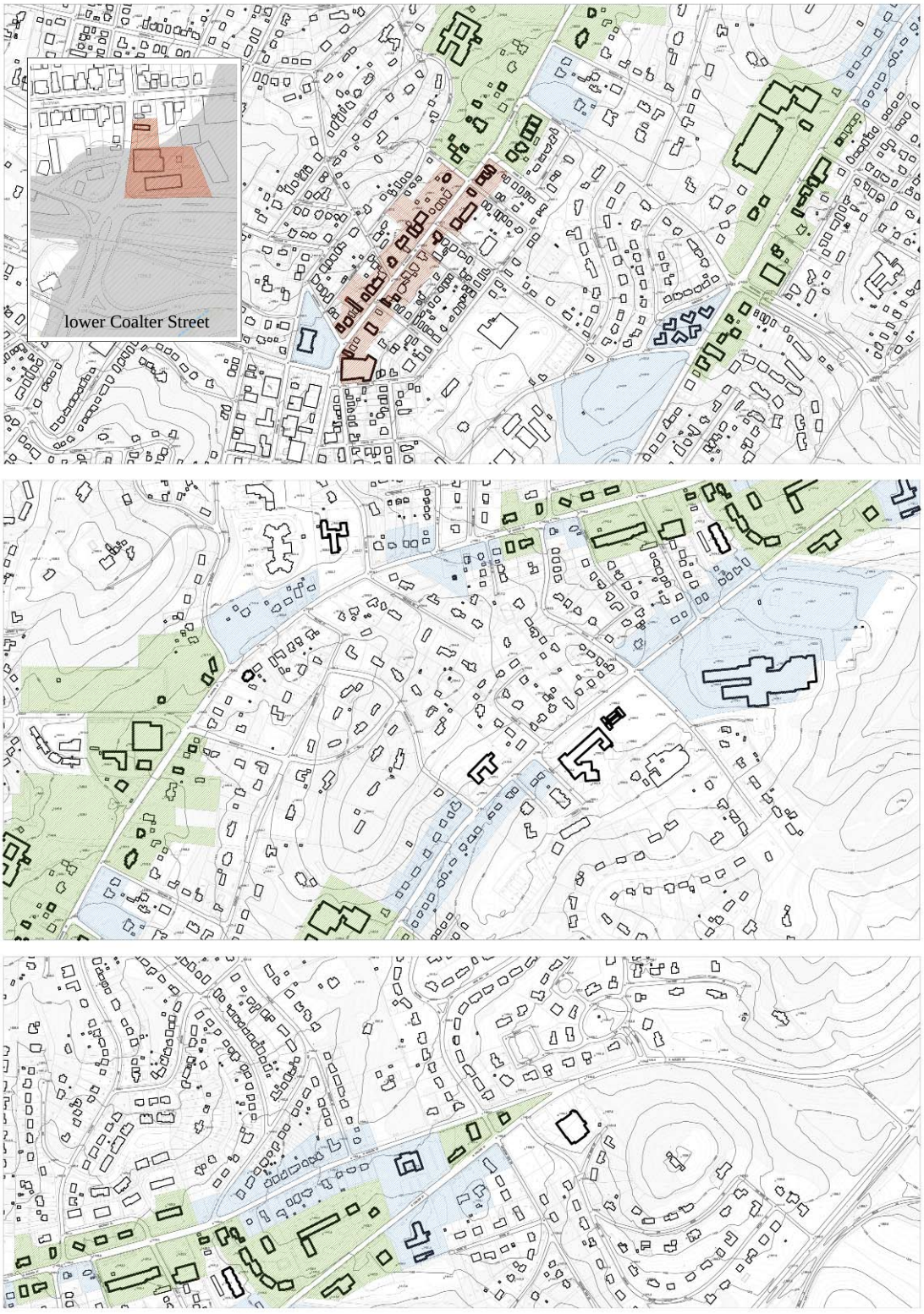
gambrel; roof

Design Guidelines for Augusta Street and Coalter Street

(Augusta Street from Churchville Avenue to Commerce Road)

recommendations for community form

Design Guideline Areas along Augusta and Coalter Streets



Entrance Corridor Overlay District: *North Augusta Street (626-Commerce Road) and Coalter Street*

design areas

NTS

note: map elements depicted are representations and are not to be construed or used as legal description; this map is for display purposes only

sections/plan a

section/plan b

section/plan c

floodplain

Typical Section/Plan Recommendations:

Section/Plan A

- These areas of these corridors include the smallest parcels with buildings closest to the street and existing sidewalks; these areas include frequent adaptive reuse of existing buildings; a large presence of residential uses currently exists
- Existing sidewalks should be retained or replaced where missing or badly damaged
- Recommended range of total square footage for new buildings: from 2,000 to 4,500
- Minimum front setback 5'; maximum 15'; it is recommend building placement adjust to coordinate with adjacent conditions; expectations for transitional spaces included in the buildings increase as setbacks decrease; front of building parallel to and facing the corridor
- Minimum side and rear setbacks as zoned
- Use of on street parking or parking located on the first floor recommended
- On site parking lots are recommended located on the side or rear of the building
- It is recommended stormwater management consider the urban conditions by employing green roofs; installing collection/recycling stormwater systems; using stormwater planters; include plantings designed to serve multiple purposes; etc
- Parking located along sidewalk edge should provide a 3 1/2' evergreen hedge between the sidewalk and parking lot' planting bed should be a minimum of 4' wide.

Flood Plain

- Multi-storied buildings with parking located on the first floor are recommended for new construction in the floodplain.

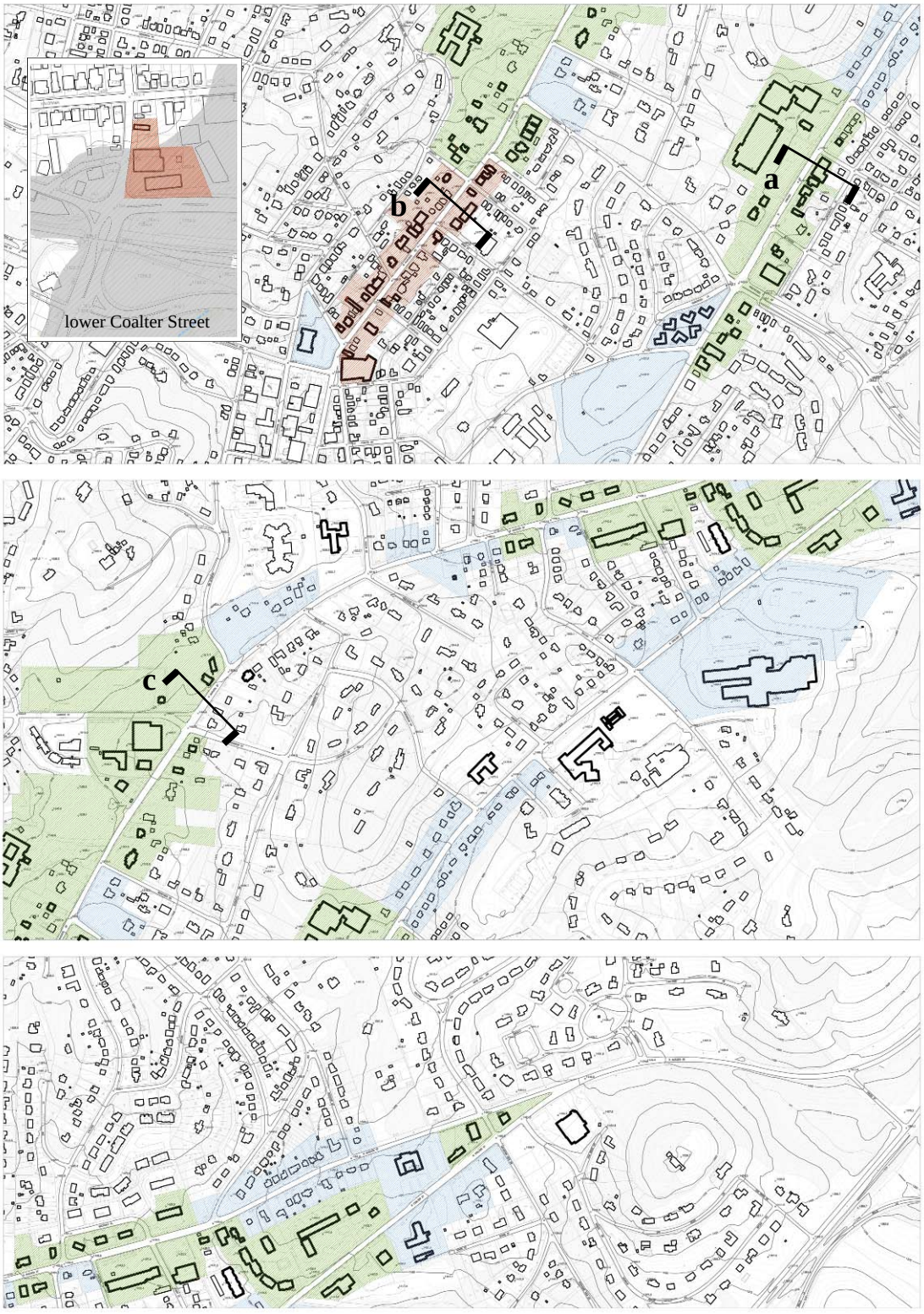
Section/Plan B

- These areas of the corridors include deeper setbacks, larger buildings, and frequent adaptive reuse of existing buildings; these areas are more clearly dominated by commercial uses with less frequent incident of residential use
- Recommended range of total square footage from 2,000 to 50,500
- Front of building parallel to and facing the corridor
- Minimum front setback 5'; maximum 15'; it is recommend building placement adjust to coordinate with adjacent conditions; expectations for transitional spaces included in the buildings increase as setbacks decrease
- Minimum side and rear setbacks as zoned
- Infilling existing larger parking lots with new buildings is recommended
- Use of on street parking or parking located on the first floor recommended
- On site parking lots are recommended located on the side or rear of the building
- Minimum cross sections are recommended to include, beginning at the curb: five foot wide planting bed with major trees planted 25' on center and six foot wide sidewalk.
- It is recommended stormwater management consider the urban conditions by employing green roofs; installing collection/recycling stormwater systems; using stormwater planters; include plantings designed to serve multiple purposes; etc
- Parking located along sidewalk edge should provide a 3 1/2' evergreen hedge between the sidewalk and parking lot' planting bed should be a minimum of 4' wide.

Section/Plan C

- These areas of the corridors include existing residential uses, many of which are single family, which are exempt from the Entrance Corridor Overlay District ordinance and design guidelines. However, these areas are zoned for residential densities greater than single family; these recommendations are provided for the possibility of the development of future residential uses greater in density than single family.
- Single buildings are recommended within the range of total square footage of 2,000 to 12,000; clusters of smaller buildings is recommended.
- On site parking lots are recommended located internal to the development or integrated into the building out of view of the corridor
- Front of residences adjacent to the corridor are recommended facing to and paralleling the corridor
- All entrances to garages, whether or not the garage is a separate structure or part of the residential structure, are recommended located behind the back face of the building out of view of the corridor or at a minimum set back a third of the total width of the structure from the corridor
- Minimum front setback 30'; maximum 50'; it is recommend building placement adjust to coordinate with adjacent conditions
- Minimum side and rear setbacks as zoned
- It is recommended stormwater management employ green roofs; collection/recycling stormwater systems; stormwater planters; include plantings designed to serve multiple purposes; etc
- Minimum cross sections are recommended to include, beginning at the curb: five foot wide planting bed with major trees planted 25' on center and six foot wide sidewalk.

Design Guideline Area Example Sections: possible configurations

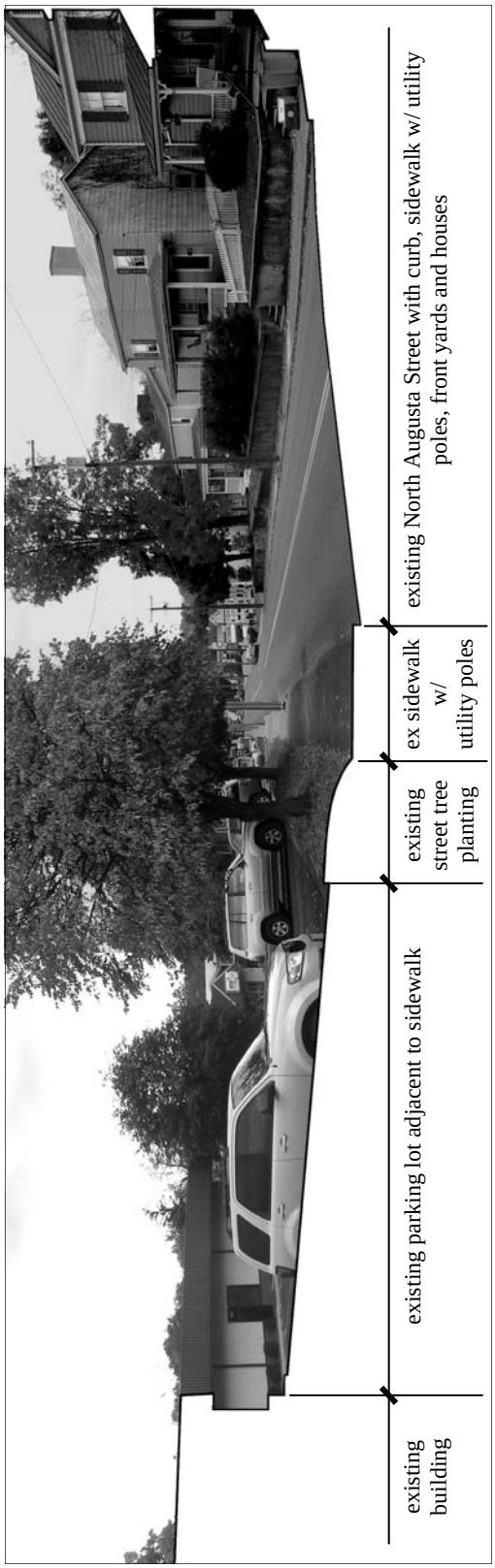


Design Guideline Area Example Sections: Section/Plan A

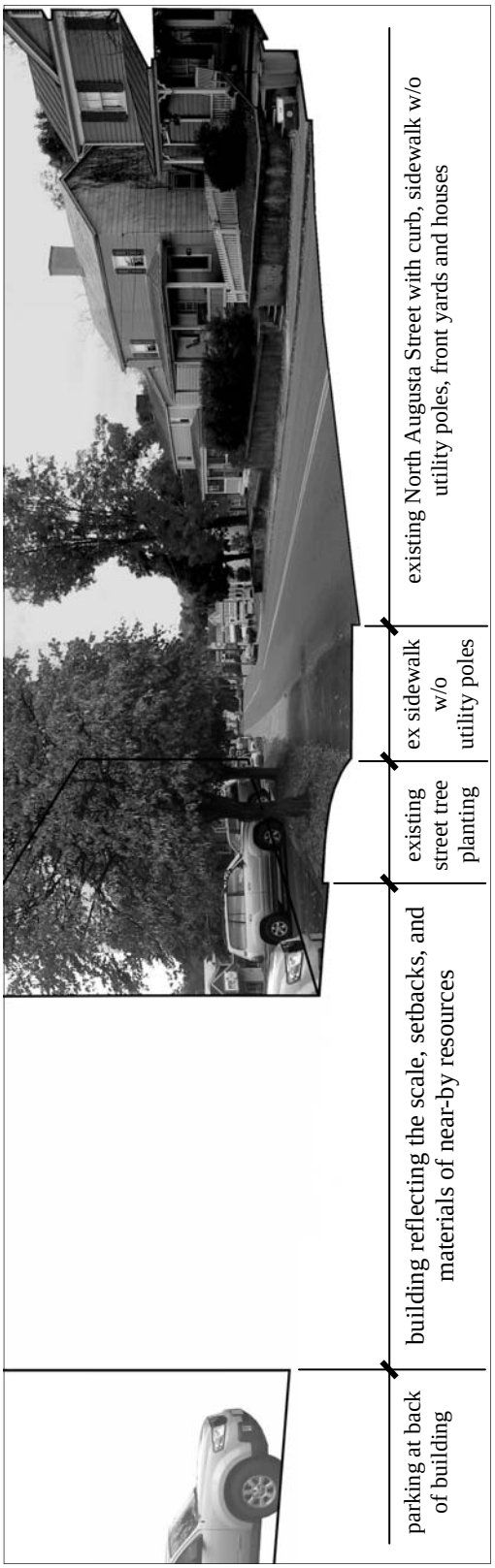
Section a: existing condition

Section a: possible new configuration

Design Guideline Area Example Sections: Section/Plan B

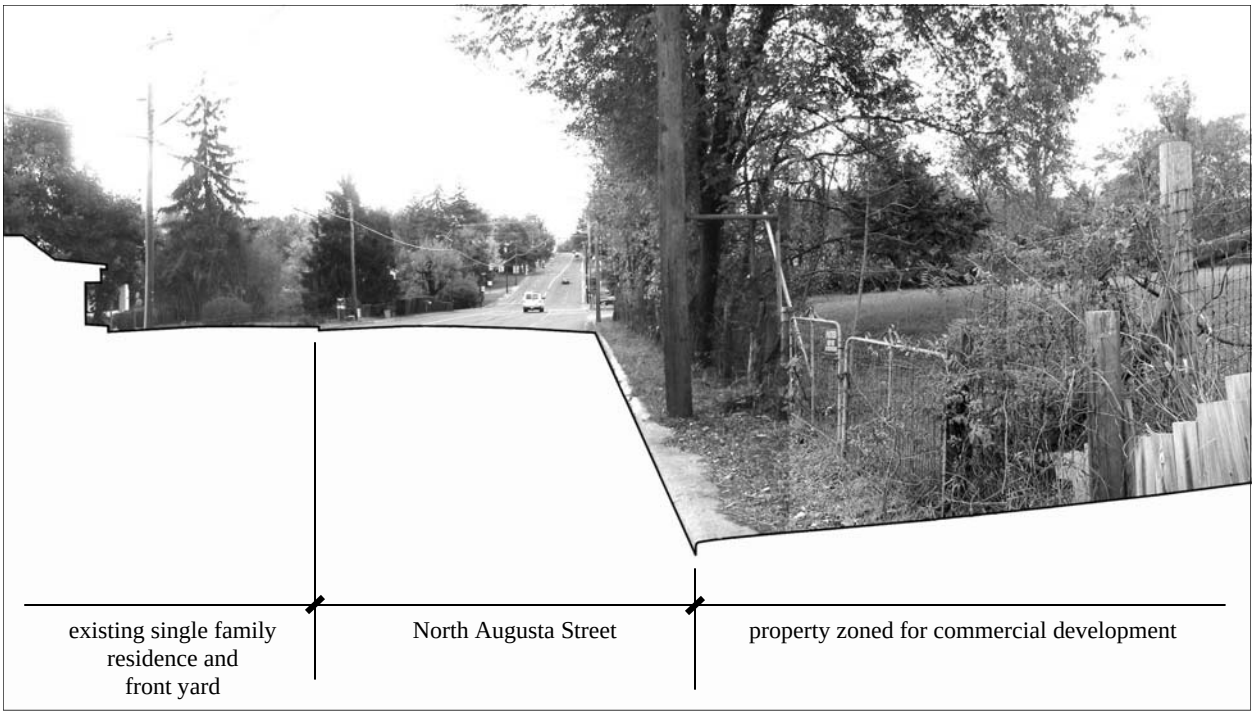


Section b: existing condition

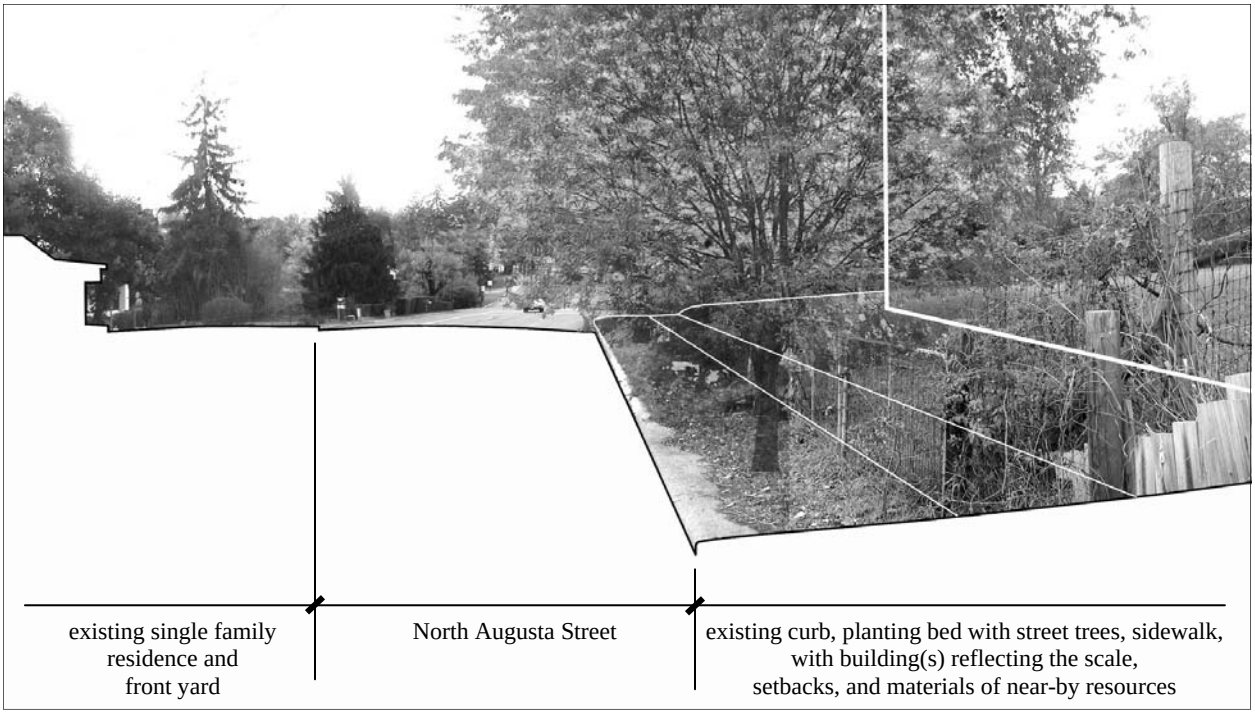


Section b: possible new configuration

Design Guideline Area Example Sections: Section/Plan C



Section c: existing condition



Section c: possible new configuration

Rehabilitation Districts: for the purpose of tax abatement for new construction

Entrance Corridor Overlay District: *North Augusta Street (626-Commerce Road) and Coalter Street*

rehabilitation districts

rehabilitation districts

NTS

note: map elements depicted are representations and are not to be construed or used as legal description; this map is for display purposes only

City of Staunton, Virginia
Amy Ransom Arnold, ASLA

Planning and Inspections Department
2008
(as amended 2.10.11)