

Keene



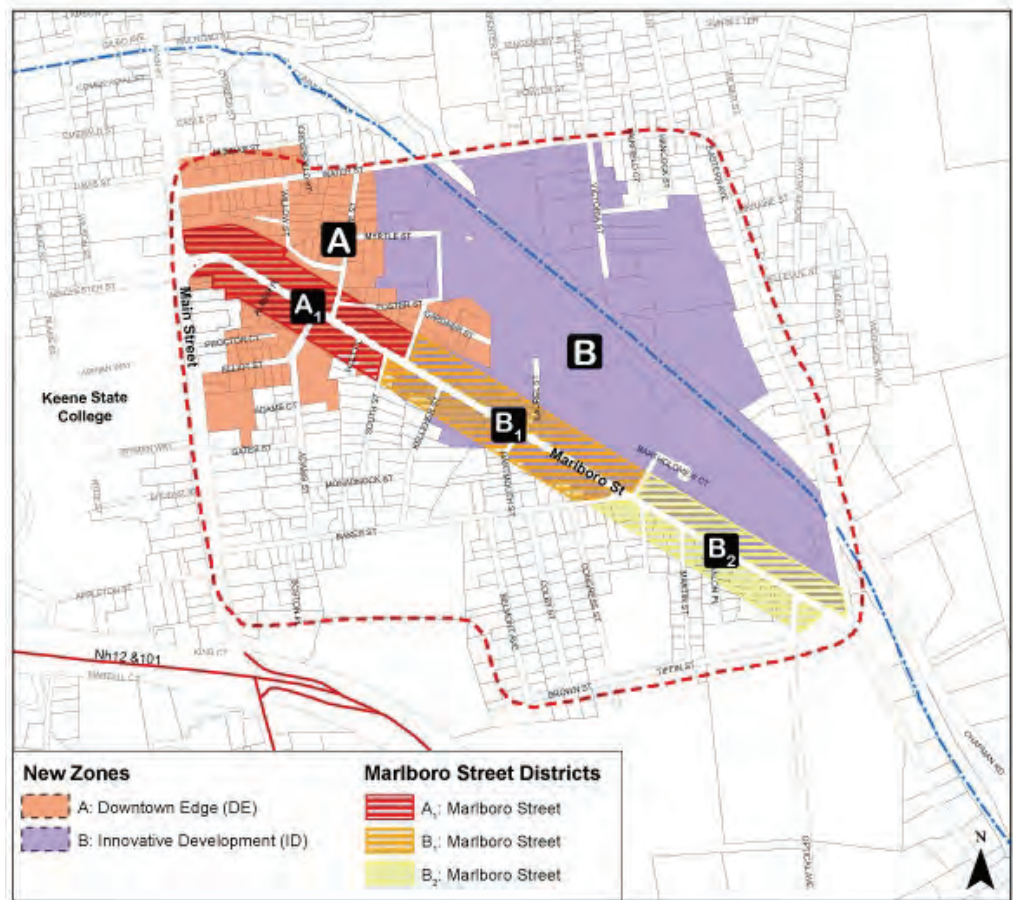
Marlboro Street

ZONING AND LAND USE REGULATIONS PROJECT



APPENDIX B | **DRAFT DESIGN GUIDELINES**

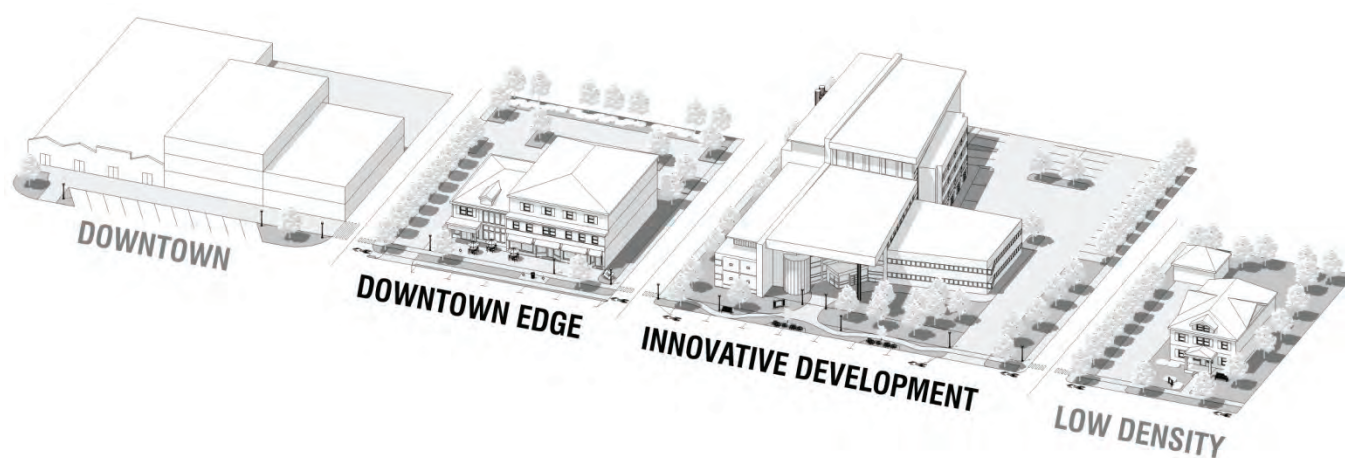
Marlboro Street Zoning and Land Use Regulations Project
Draft Design Guidelines



The *Draft Design Guidelines* are intended to accompany the *Draft Zoning* for the proposed Downtown Edge (DE) and Innovative Development (ID) zones. The design guidelines may require additional review, comment and refinement with the community of Keene and would require a process of approval and implementation. The guidelines for the two zones are included in separate sections below. Each can be implemented in a number of ways, the recommendations of the consultant team for applicability and the content of the design guidelines follows.

Section 1: Applicability of Design Guidelines

- 1.01 **Applicability** – All proposals for new development, modifications, redevelopment or expansions of existing development and or subdivision of land within the Zoning Districts *Downtown Edge (DE)* and *Innovative Development (ID)* and the Design Guideline Districts as defined in Section 1.02 *Design Guideline Districts*.
- 1.02 **Design Guideline Districts**
 - 1. *District A* – Downtown Edge District

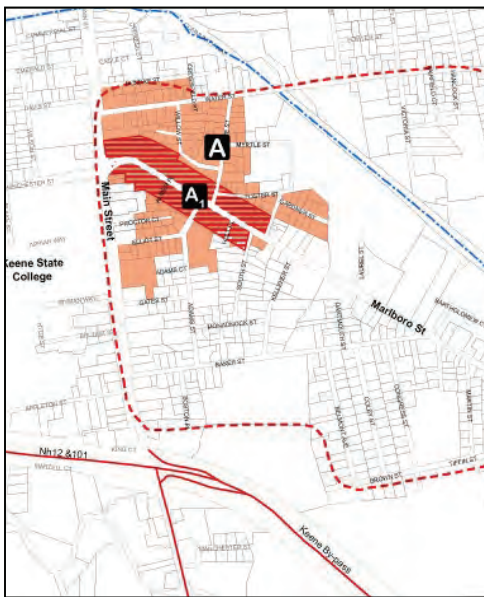


The diagram above, a Design Guidelines Transect, illustrates general characteristics of the existing downtown and the proposed Design Guideline Districts: District A Downtown Edge, District B Innovative Development District and Sub-District B₂ Innovative Development Subdistrict with low density frontage at Marlboro Street

- 1.03 **Inclusion in City Ordinances** – The Design Criteria and Guidelines may be included into existing regulatory frameworks in the City’s Code of Ordinances and the Planning Board’s Development Standards as deemed appropriate or by reference in newly established zones.
- 1.04 **Use of Design Criteria** – Design Criteria are the overarching principles describing the intentions of the Design Guidelines to establish particular patterns of development unique to each District and Sub-District. The Design Guidelines provide specific guidance to comply with the Design Criteria. If a specific guideline is not appropriate or presents undue hardship due to a specific site or building constraint, an alternative may be proposed that is consistent with the intentions outlined in the Design Criteria.
- 1.05 **Use of Design Guidelines** – The Design Guidelines provide specific guidance to comply with the Design Criteria.
- 1.06 **Compliance Alternatives** – If a specific guideline is not appropriate or presents undue hardship due to a specific site

or building constraint, an alternative may be proposed that is consistent with the intentions outlined in the Design Criteria. A Compliance Alternative is a design solution that must be shown to comply with the Design Criteria through different but equal measures than those identified in the Design Guidelines. Compliance Alternatives are to be proposed and supported with appropriate documentation to communicate compliance with Design Criteria by the applicant. Compliance Alternatives are approved by the regulating body for design review on a case-by-case basis.

Section 2: District A/A₁ – Downtown Edge

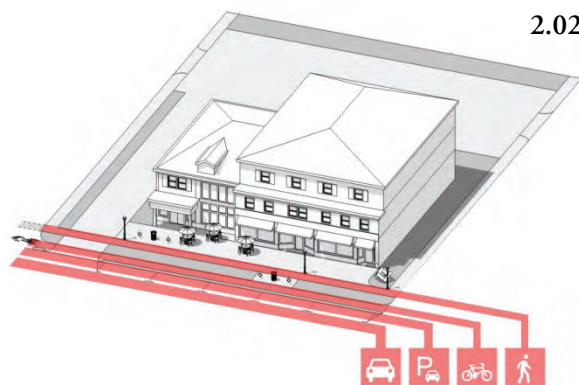


The diagram above shows the boundary of Design Guideline District A Downtown Edge and Sub-District A₁.

2.01 Design Criteria

1. **Streetscape and Sidewalk** – Streetscape and sidewalks should be designed to extend the character, quality and amenity of the walkable core of the downtown environment. Street and sidewalk design should enhance circulation, accessibility, and comfort for multiple modes of travel and provide pedestrian and bicycle connections between mixed-use development, downtown, and adjacent residential areas.
2. **Site and Block** – Sites should be designed to physically define and focus activity at primary street edges. Passive uses, service and parking functions should be screened and configured at the interior of blocks away from the street.
3. **Architectural Guidelines**– Buildings should be designed with the primary façade oriented to the street. Building massing should be articulated to define base and top with an active and transparent ground floor. Buildings should contribute to the downtown environment and sense of place with sensitivity to the downtown context and design vocabulary to reinforce continuity in the district.
4. **Lighting** – All building and site lighting should extend the character of the downtown environment and reinforce the continuity of a downtown district with ornamental fixtures for building, street and pedestrian lighting.
5. **Parking and Landscape** – Parking and service areas should be placed to the rear of buildings and integrated into an overall site plan to balance landscape and hardscape areas. Parking or access at the edge of a parcel should be screened with a landscape buffer.
6. **Sustainability and Design** – Low impact site design and stormwater management features should be incorporated into the streetscape, parking and site design.

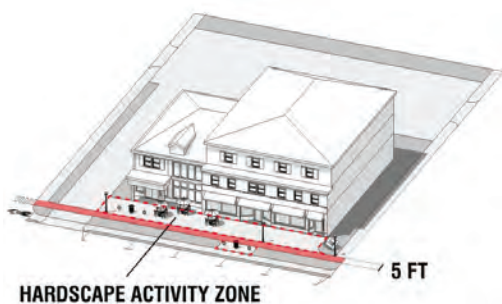
2.02



Use types in the public realm in the Downtown Edge district



Example of the desired landscaping and street trees



Sidewalk minimum clear width and widening to accommodate public amenities



Building placement defining site edges

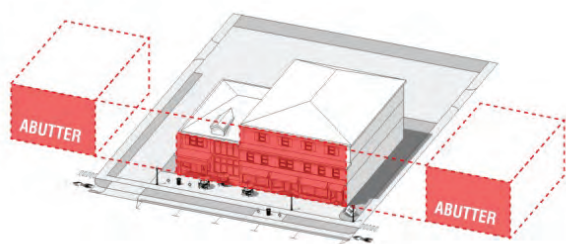
Design Guidelines

2.02.1 Streetscape and Sidewalk

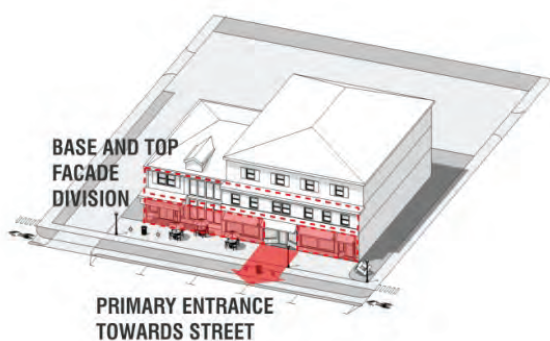
1. **Complete Streets** – The public realm of streets and sidewalks shall be considered as a public space for all users including buses, vehicles, bicycles and pedestrians. Convenient, safe and identifiable paths of travel for each user should be clearly delineated. The public realm should also function as a welcoming and attractive public space that connects primary building entries to a network of circulation integrated with site amenities and landscaping.
2. **Sidewalk Requirements** – Sidewalks should extend the character of the downtown environment with scored concrete walks with granite curbs. Sidewalks should be widened to accommodate amenities such as street trees, benches, bike racks, trash receptacles, or other features. This may require the sidewalk to extend into private property.
3. **Accessibility and Connections** – Lighted walkways should be provided to link buildings with public spaces, parking areas, recreation facilities and the public right-of-way. Where pedestrian connections cross vehicle and bicycle ways, a crosswalk or change in paving should delineate the pedestrian path. All sidewalks should be accessible in accordance with the Americans with Disabilities Act and the State access requirements.
4. **Landscape and Streetscape** – Landscape on private property should be coordinated to supplement and enhance public street trees and streetscape plantings. Landscaping should be used to define the street edge. Landscape materials shall be native, drought and salt resistant species.
5. **Sub-District A1 Only: Bicycle Circulation** – Bicycle accommodations should include cycle tracks that are raised to the level of the sidewalk, contain a two-foot buffer from parking and a one-foot buffer from a landscaped sidewalk space.
6. **Sub-District A, Only: Outdoor Seating/Displays** – Outdoor seating is encouraged for compatible uses such as a restaurant. All outdoor seating for private uses should be coordinated and approved by the City of Keene. Hardscape activity zones should be provided to accommodate outdoor uses for seating or displays with an hardscape extension that is integrated with the sidewalk appropriately sized to accommodate the intended outdoor use.

2.02.2 Site and Block

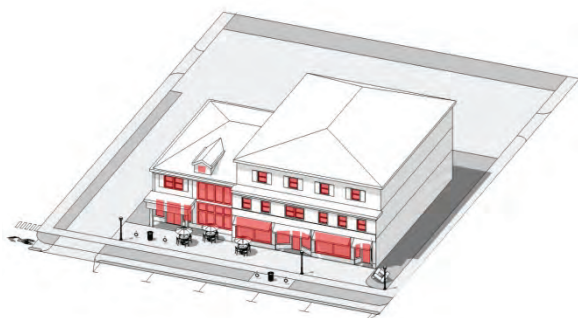
1. **Building Placement** – Buildings should be placed on the site to define the edges of primary streets and public spaces with inviting facades, active uses and



Streetwall continuity shown across abutting properties



Façade articulation and primary entrance orientation



Sub-district A₁ building fenestration and transparency

building entries. Passive uses, service functions and parking should be concealed and configured at the interior of blocks not visible from streets.

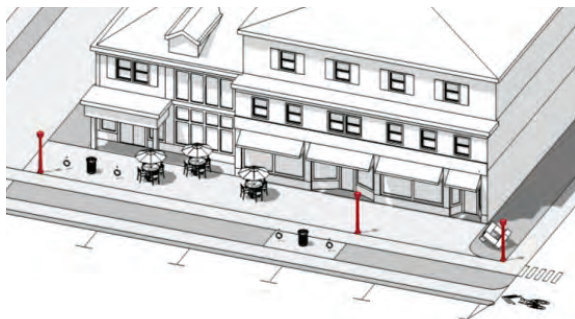
2. **Landscape and Screening** – Landscaping should be used to define the street edge and to provide buffers at site edges to adjacent properties. Landscape buffers at service and parking areas shall conceal negative views from abutting properties. Screening with a fence should be accomplished with an ornamental design of iron or wood, not chain-link fencing. Screening should be no higher than three feet unless used as screening for trash collection areas (no higher than six feet).
3. **Sub-District A₁ Only: Streetwall Continuity** – Building placement should respect existing building, site and block patterns and reinforce continuity in these patterns with consistent setbacks to create a regular rhythm of building facades along the street edge. The streetwall may be interrupted by access drives, setbacks between buildings, or landscape.
4. **Sub-District A₁ Only: Street Corners and Gateways** – Corner and gateway sites are of particular importance in defining a sense of place. Site and building design should be configured to define all street edges that form the corner and to recognize the corner in the design of building or as part of a park or public space. The building design should visually anchor the intersection with building massing or architectural features that respond to the geometry of the site.

2.02.3 Architectural Guidelines

1. **Building Entrances** – Primary building entries should be oriented to the primary street. The building should integrate separate entrances for multiple tenants and uses into a coordinated façade design. If a façade is directly adjacent to the sidewalk, entries should be recessed to provide a minimum depth equal to the width of the door to avoid obstruction of the sidewalk.
2. **Architectural Styles and Materials** – Architectural style, roof form, facade materials and colors should be complementary to the surrounding context. Traditional and high quality building materials should be used for appearance and durability. Traditional materials should be used, rather than imitations such a brick veneer, to reinforce a high quality district.
3. **Sub-District A₁ Only: Building Fenestration and Transparency** – Facades facing Marlboro Street should use transparent glazing. Ground level facades with entrances and storefront displays should include a high proportion of transparent glazing and active uses. The base of a building should include a higher

proportion of glazing than upper levels creating a clear façade distinction between base and top.

4. ***Sub-District A₁ Only: Building Scale*** – The perceived scale of buildings and facades should reinforce the continuity and pedestrian scale of the downtown district. This sense of scale should be achieved through the articulation of a façade base through a change in building materials, the placement and pattern of fenestration, or the articulation of building entries with canopies, porches or awnings. The façade should also be articulated with bays, recesses, dormers or building height stepbacks to create visual interest and to subdivide large facades.
5. ***Sub-District A₁ Only: Façade Treatments*** – The primary building façade should be articulated with a base and a top extending the character of downtown building façades. This division of the building façade should be accomplished through a change in materials, change in color, articulation of architectural detail or building massing.



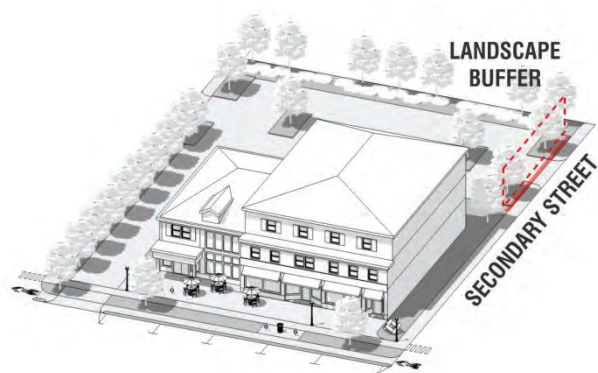
Site lighting continuing the downtown fixtures program

2.02.4 **Lighting**

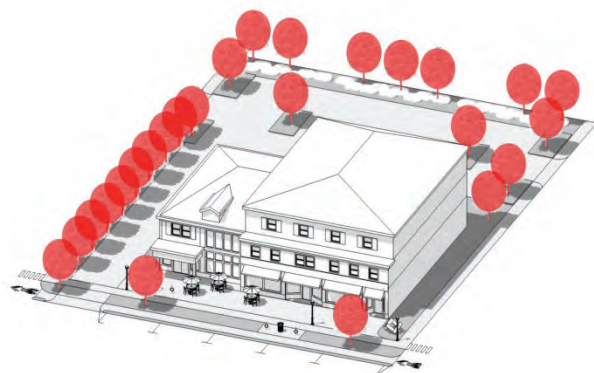
1. **Site Lighting** – Site lighting should be provided to illuminate all pedestrian connections, parking areas and site features. Lighting should render colors correctly with the preferred lighting in the white spectrum. Sodium light sources should be avoided. Light trespass onto abutting properties should be eliminated.
2. **Building Lighting** – Building lighting should provide an even illumination of building entries and façade features. Lighting should also be provided for building and tenant signage. Dynamic lighting with flashing, pulsating or similar lighting effects should not be used for building or signage lights. Lighting should not cast glare onto streets, public ways, or onto adjacent properties.
3. **Light Pollution** – All exterior light fixtures should be fully shielded and be focused such that direct illumination is confined to the property boundaries of the source. Fully shielded means a light fixture constructed and mounted such that all light emitted, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the light fixture, is projected below the horizontal.
4. ***Sub-District A₁ Only: Fixture Character*** – Light fixtures should be ornamental and extend the lighting environment in the downtown. Light fixtures adjacent to the street should maintain similar spacing, height and character of fixtures that currently exist in the downtown.



Location of parking area in the rear of the site



Landscape buffer between parking areas and secondary streets



Tree plantings distributed on the site to enhance streetscape, conceal parking and soften site edges

2.02.5 Parking and Landscape

1. **Location of Parking Areas** – Parking should be placed at the interior of blocks and to the rear of buildings. Parking exposed to a secondary street frontage should have a landscape buffer planted with trees and shrubs that will visually conceal parked vehicles.
2. **Shared Parking** – Parking should be configured to allow shared access and parking between adjoining parking lots between abutting properties. Parking lot design should provide safe and convenient routes for pedestrians. Walkways should be attractive and well-defined by pavement treatment, landscaping and lighting.
3. **Street Parking** – On-street parking is an acceptable option to reduce on-site parking requirements. On-street parking should reduce requirements by one space for every one space provided. On-street parking must be coordinated and approved by the City of Keene.
4. **Curb Cuts** – Access drives and curb cuts should be minimized and consolidated. Every curb cut should provide a continuous and uninterrupted pedestrian walkway. Curb cuts should be limited to two vehicle access lanes with appropriate turning radii and clearances. Curb cuts should be placed offset from existing curb cuts on the opposite side of the street.
5. **Landscape Buffers and Screens** – Landscape should be used to screen parking, loading and service areas visible from public streets, open spaces or adjacent parcels. Parking areas containing more than 10 spaces should include landscape islands at ends of parking aisles and at corners of parking lot. Landscape islands should be a minimum of eight feet wide. Other forms of screening may include architectural walls, fences or other visual barriers.
6. **Landscape within Pre-existing Parking Lots** – Upon (1) expansion of an existing parking lot containing twenty or more spaces, (2) alteration of a structure or (3) change in uses, the entire existing parking lot should be brought into compliance with the landscape guidelines including screening portions of parking areas visible from the street and adding landscape islands at ends of parking aisles and at corners of parking lot.

2.02.6 Private Open Spaces

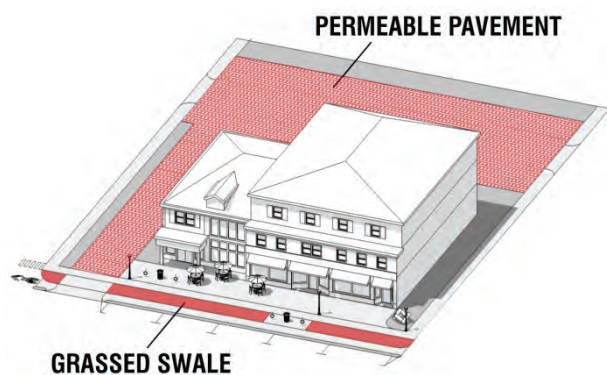
1. **Sub-District A₁ Only: Expanded Public Realm** – In locations of an active building frontage, a larger activity zone adjacent to the sidewalk should be provided. This type of expanded public realm is a private open space and should be considered publicly accessible. Private open spaces of this type should be

designed to provide opportunities for public gathering with seating or other amenities and additional landscaping. The addition of small park spaces, called “parklets” along the Marlboro Street frontage should also be considered.

2. ***Sub-District A₁ Only: Public Art*** – If provided, public art should be integrated into the design of an open space and be located to provide adequate clearances for circulation and accessibility. Community art space should be provided along the Marlboro Street frontage, integrated with a widened sidewalk.

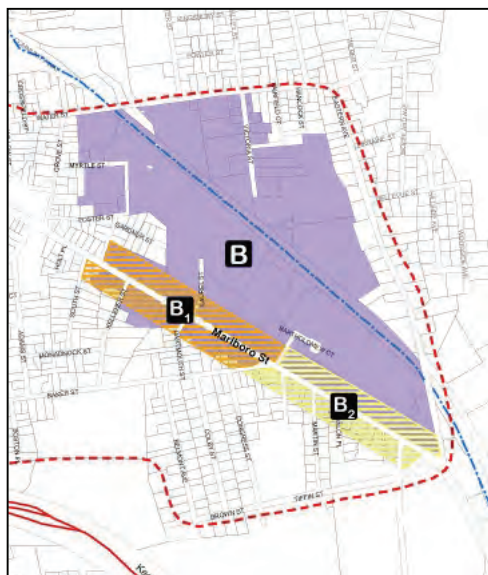
2.02.7 Sustainability and Design

1. **Trees and Plantings** – Trees, shrubs, and groundcover should be selected to be appropriate to the conditions of a particular site and the climate of the City of Keene. Street tree species selection should ensure compatibility with neighboring conditions so as to reinforce continuity of the street edge and public realm identity.
2. **Species Selection** – Landscape should include the use of native species. Do not use any of the invasive species listed by the Federal and State environmental agencies. The choices of landscape materials should also consider their value in improving the habitat. Existing large and specimen trees should be preserved whenever possible and will require a plan to preserve the trees in a healthy state.
3. **Protection of Inland Wetlands** – The design of the landscape treatments should include provisions for the protection of inland wetlands, such as native species and drainage controls that maintain the ecology of water bodies. Analysis of the wetlands is recommended to improve the landscape plan. Use of low, mown grasses within areas adjacent to quality habitat is not recommended.
4. **Low Impact Development(LID)** – The application of Low Impact Development standards will include, at a minimum, consideration for the use of small, dispersed surface detention areas “rain gardens”, dispersed under-grade detention structures, separation of roof runoff from pavement runoff, and use of paving materials that reduce the rate of stormwater runoff. All future development in the area should be required to discharge stormwater at rates not to exceed historic runoff rates and volumes.
5. **Material and Energy Sources** – Buildings should be supplied with materials from local and renewable sources and use energy from renewable energy sources to the maximum extent possible.



Examples of low impact design surfaces

Section 3: District B/B₁/B₂ – Innovative Development Zone



The diagram above shows the boundary of Design Guideline District B Innovative Development Zone with Sub-District B₁ and Sub-District B₂

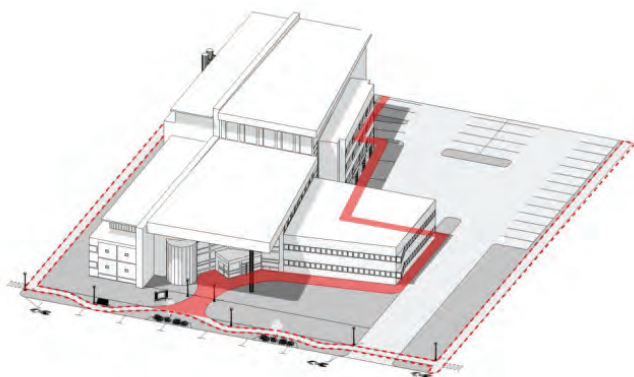
3.01 Design Criteria

1. **Streetscape and Sidewalk** – Streetscape and sidewalks should be designed to create and reinforce a campus-like setting with connected pedestrian and bicycle access systems between public right-of-ways, private developments and abutters.
2. **Site and Block** – All site layouts, access roads, block configurations, and open spaces should be coordinated across abutting properties to form a campus-like setting with a continuity of open space, a network of shared paths and shared parking.
3. **Architectural Guidelines** – Freedom of architectural expression and innovative design should be celebrated in the design of new buildings. Architectural expression should not be constrained by the character of existing abutters or context.
4. **Lighting** – Lighting fixtures should reinforce the continuity of the innovative development zone and provide lighting for vehicle and pedestrian circulation. Lighting of building and site features is encouraged. All building and site lighting should be fully shielded fixtures to reduce light pollution.
5. **Parking and Landscape** – Parking and landscape features that reconsider standard layouts to contribute to sustainable sites are encouraged. Parking near the edge of a parcel should be screened with a landscape buffer and configured to encourage shared parking connections with adjacent properties. Landscape design should reduce site impact and enhance sustainability.
6. **Private Open Spaces** – Open space should be designed to create a network of connected parks and plazas throughout the district. Open space should be designed to connect to pedestrian and bicycle paths, and to be integrated with building entrances and features, parking, access, and service functions. Open spaces should be combined across parcels where possible to create larger, shared, open spaces.
7. **Sustainability and Design** – Innovative designs should aspire to leading practices of sustainability. Building and site design should pioneer low impact environmental features that reduce energy use, enhance resource management and sustain healthy buildings and sites.

3.02 Design Guidelines

3.02.1 Streetscape and Sidewalk

1. **Complete Streets** – New and existing streets and access roads should provide an interconnected network of streets that improve connectivity within the district in order to make destinations more



Public sidewalks (dotted line) and pedestrian accessibility across private space (solid line)



Example of innovative architectural expression and mixed use building



Example of continuous planters to enhance tree health and stormwater management incorporated into the streetscape

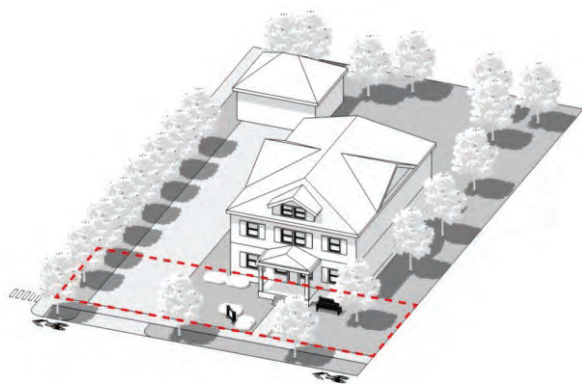
accessible and safe for all modes of travel. Streets should be designed to promote pedestrian-oriented place-making with safe and clearly defined crossings with landscaped center refuge islands at key intersection points.

2. **Sidewalk Requirements** – Sidewalks should have a minimum clear width of five feet. Sidewalks should be widened to accommodate public amenities, street trees, benches, bike racks, trash receptacles, and other features. Sidewalks should also be widened if also used to accommodate bicycles as a shared path. A shared path should have a minimum clear width of eight feet. This may require the sidewalk to encroach upon the private property. At curb cuts for access drives, sidewalk treatments should be continuous.
3. **Accessibility and Connection** – In order to reinforce a campus setting, a network of interconnecting paths is encouraged to provide circulation across development sites. Publicly accessible connections should be made between public realm sidewalks and building entries. The Cheshire Rail Trail, parking areas or other pedestrian destinations should be connected with a publicly accessible path. Where pedestrian connections cross vehicle and bicycle ways, a crosswalk or change in paving should delineate the pedestrian connection. All pedestrian connections should be accessible in accordance with the Americans with Disabilities Act and the State access requirements.
4. **Bicycle Corridors** – Multi-modal uses on the street and on separated pedestrian and bicycle paths throughout the district should connect buildings, streets, and the Cheshire Rail Trail. Connections to the rail trail should include pedestrian scale lighting, appropriate crossings at intersections and signage.
5. **Outdoor Seating and Amenities** – Outdoor seating areas for private uses, such as outdoor cafes should be encouraged and coordinated and approved by the City of Keene. Locations to gather, sit and to park a bicycle should be provided at all major activity areas and building entries.
6. **Landscape, Street Trees and Plantings** – Tree pits should be designed as appropriate to tree species for tree health and longevity. Multiple trees and shrubs should be installed in a continuous planter to create an optimum growing environment for trees and additional opportunity for stormwater management.
7. **Wayfinding and Signage** – Wayfinding and signage for destinations, owners and tenants should be integrated with the site and landscape design for minimal visual impact and balance with other site features.

8. **Sub-District B₁ Only: Streets and Amenities** – Dedicated bicycle lanes should be provided. On-street parking should periodically alternate between sides of the street to serve as traffic calming chicanes.
9. **Sub-District B₂ Only: Streets and Amenities** – Shared-use paths should accommodate pedestrians and bicycles.

3.02.2 **Site and Block**

1. **Building Placement** – Each property should reinforce a campus environment by locating buildings on the site to engage the street while enclosing shared open spaces, relating to abutting buildings, and concealing parking at the rear or interior of the site.
2. **Parcel Edges** – The edges of a parcel should be enhanced by a landscape buffer that is publicly accessible and that includes a shared path forming links with adjacent connections that is a minimum of five feet wide. *Not applicable to Sub-District B₁ or Sub-District B₂*
3. **Landscape at Open Space and Street Edges** – Landscape should be used to reinforce a campus environment by supplementing and enhancing public street trees and streetscape plantings. Landscaping should be used to define the street edge, to provide buffers at site edges to adjacent properties, and to define the edges of open spaces.
4. **Sub-District B₂ Only: Street Frontage** – The character of a low density and landscaped neighborhood should be preserved. The character of the front yard setbacks should be reinforced to create a substantially green environment with buildings setback behind a green space, garden, or rain garden.



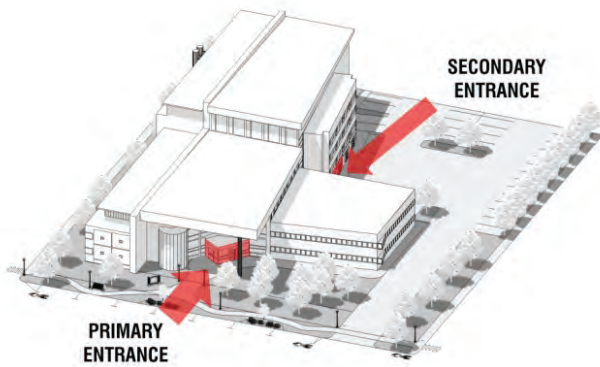
Low Density building in District B2 with a substantially green front yard



Integration of building massing, façade, site layout and amenities

3.02.3 **Architectural Guidelines**

1. **Building Massing** – Building massing should reinforce the characteristics of a campus by giving architectural definition to the district open spaces and relating to adjacent buildings, site features and view sheds. Building massing, façade, site layout and amenities should be integrated to reinforce a sense of place. *Not applicable to Sub-District B₁ or Sub-District B₂*
2. **Sub-District B₁ and B₂: Building Massing** – Buildings should be oriented to Marlboro Street with setbacks adequate for landscaping and amenities and primary entries at the Marlboro Street Frontage. Parking and service functions should be located to the rear of the building.
3. **Sub-District B₁ and B₂: Building Scale** – The perceived scale of buildings and facades should reinforce the human scale of the district through the use of articulated building bases or through a change



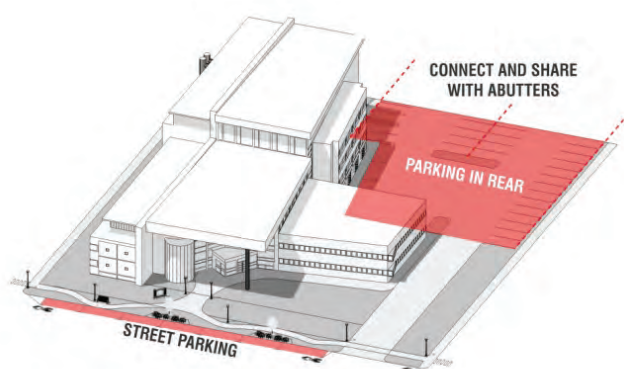
Orientation of the primary building entrance towards the street

in building materials, the placement of windows in a regular pattern, use of storefront window systems on the ground floor, and the articulation of building entries.

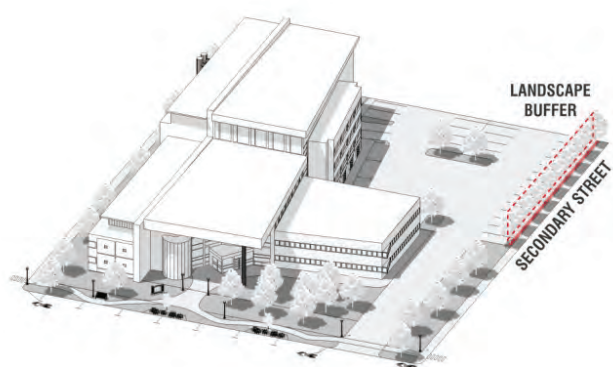
4. **Building Entrances** – Primary building entries should be on the primary façade of the building oriented to the street, adjacent open space, or shared pedestrian and bike path. Secondary building entries should be oriented to parking or service areas.
5. **Sub-District B_1 and B_2 : Building Entrances** – Primary building entries should be oriented to Marlboro Street on the primary façade of the building.
6. **Sub-District B_1 and B_2 : Building Windows** – Building facades facing Marlboro Street should use transparent glazing in windows.
7. **Architectural Styles and Detail** – Innovative designs; architectural style, expression and use of materials should be explored and celebrated. High quality materials should be used. Architecture and building design should be integrated with an innovative site and landscape design.
8. **Sub-District B_1 and B_2 : Architectural Styles and Detail** – Architectural style should be complementary to the surrounding abutters and context considering the style and materials of the buildings adjacent to it. Blank walls without architectural articulation and visual content or interest should be avoided.

3.02.4 **Lighting**

1. **Site Lighting** – Site lighting should be provided to illuminate all pedestrian connections, parking areas and site features. Innovative lighting designs are encouraged for lighting of site features, parking and paths. Lighting should render colors correctly with the preferred lighting in the white spectrum. Sodium light sources should be avoided. Light trespass onto abutting properties should be eliminated.
2. **Building Lighting** – Innovative lighting designs that highlight building features are encouraged. Building lighting should provide an even illumination level while operating. Flashing, pulsating or similar dynamic lighting should not be used. Lighting should not cast glare onto streets, public ways, or onto adjacent properties.
3. **Light Pollution** – All exterior light fixtures should be fully shielded and be focused such that direct illumination is confined to the property boundaries of the source. Fully shielded means a light fixture constructed and mounted such that all light emitted, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the light fixture, is projected below the horizontal.



Parking resources integrated into the site plan at the street and to the rear of the property. Connecting and sharing parking resources across property lines is encouraged.



Landscape buffer between parking areas and secondary streets

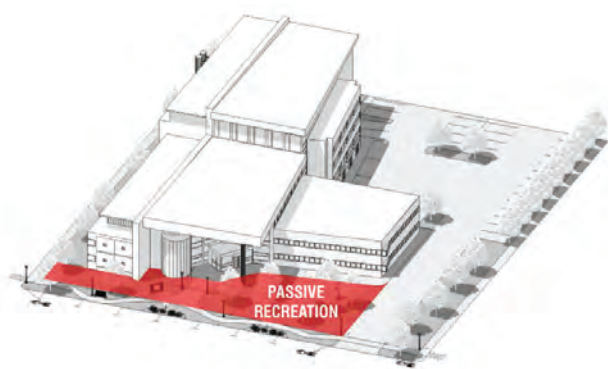
3.02.5 Parking and Landscape

1. **Location of Parking Areas** – Parking should be placed opposite of the primary façade. Parking should be configured to allow and encourage shared parking between adjoining parking lots between abutting properties. Where parking may be exposed to a secondary street frontage, the parking area should have a screen or landscape buffer that is planted with trees and shrubs that will visually conceal parked vehicles. Parking lot design should provide safe and convenient through-routes for pedestrians with well-defined pavement treatment, landscaping and lighting.
2. **Street Parking** – On-street parking is an acceptable option to reduce on-site parking requirements. On-street parking should reduce requirements by one space for every one space provided. On-street parking must be coordinated and approved by the City of Keene.
3. **Structured Parking** – Where proposed, structured parking should be configured on the site to the rear of primary buildings. The primary building with active façade should be oriented to the primary street and conceal the parking structure. Structured parking that creates a segment of secondary street frontage should be articulated with an architectural façade similar to the primary façade of the building to blend with the surrounding context. *Not applicable to Sub-District B₁ or Sub-District B₂*
4. **Curb Cuts** – Access drives and curb cuts should be minimized and consolidated. Site access and curb cuts should be shared between adjacent properties whenever possible. Every curb cut should provide a continuous and uninterrupted pedestrian walkway. Curb cuts should be limited to two vehicle access lanes with appropriate turning radii and clearances. Curb cuts should be placed offset from existing curb cuts on the opposite side of the street.
5. **Landscape Buffers and Screens** – Landscape should be used to screen parking, loading and service areas visible from public streets, open spaces or adjacent parcels. Parking areas containing more than 10 spaces should include landscape islands at ends of parking aisles and at corners of parking lot. Landscape islands should be a minimum of eight feet wide. Landscape islands and features should integrate stormwater management techniques like bioswales and rain gardens. Landscape buffers should include an upper canopy of trees, a midstory of shrubs and diversity of groundcover.

6. **Landscape within Pre-existing Parking Lots** – Upon expansion of an existing parking lot containing twenty or more spaces, alteration of a structure or change in uses, the entire existing parking lot should be brought into compliance with the landscape guidelines including screening portions of parking areas visible from the street, adding landscape islands at ends of parking aisles and at corners of parking lot, and adding stormwater management techniques to the landscape.

3.02.6 Private Open Spaces

1. **Open Space Characteristics** – Open space is a focus of campus environments and should be a primary feature of the Innovative Development District. Open spaces should be provided as per minimum percentage of site as described in Zoning. Open space should be integrated with the overall site plan and can be provided as a primary open space or dispersed network of spaces. If a primary open space it should be located near building entries and connect to a shared use path with a minimum dimension that is equal to or greater than 75% of the building height. If a dispersed open space, it should connect to a shared use path with a minimum dimension of 15 feet. Wherever possible, open spaces should be connected across properties to form shared open spaces framed by buildings on adjacent properties. Open space, parks, greens and plazas should be given a sense of enclosure by buildings and landscape at its edges.
2. **Open Space Use and Amenity** - Open space should provide opportunities for gathering, such as multi-purpose lawn areas, informal picnic areas, amphitheaters, gazebos, larger hardscape areas, and seating areas. Shared pedestrian and bicycle paths should support direct connections from neighborhoods and surrounding commercial areas into parks and open space.
3. **Public Art** – Public art should be used to define and punctuate open spaces. Public art features should be integrated into the layout of an open space complementing paths of travel, places of activity, buildings and structures and enhancing view sheds.



Passive recreation area in parcel setback

3.02.7 Sustainability and Design

1. **Trees and Plantings** – Trees, shrubs, and groundcover should be selected to be appropriate to the conditions of a particular site and the climate of the City of Keene. Street tree species selection should ensure compatibility with neighboring conditions so as to reinforce continuity of the street edge and public realm identity.



Low Impact Development features

2. **Species Selection** – Landscape should include the use of native species. Do not use any of the invasive species listed by the Federal and State environmental agencies. The choices of landscape materials should also consider their value in improving the habitat. Existing large and specimen trees should be preserved whenever possible and will require a plan to preserve the trees in a healthy state.
3. **Protection of Inland Wetlands** – The design of the landscape treatments should include provisions for the protection of inland wetlands, such as native species and drainage controls that maintain the ecology of water bodies. Analysis of the wetlands is recommended to improve the landscape plan. Use of low, mown grasses within areas adjacent to quality habitat is not recommended.
4. **Low Impact Development (LID)** – The application of Low Impact Development standards will include, at a minimum, consideration for the use of small, dispersed surface detention areas “rain gardens”, dispersed under-grade detention structures, separation of roof runoff from pavement runoff, and use of paving materials that reduce the rate of stormwater runoff. All future development in the area should be required to discharge stormwater at rates not to exceed historic runoff rates and volumes. The application of Low Impact Development standards should also include intensive Bioswales integrated with the site design and landscape and rain barrels or rain gardens that capture and infiltrate roof run-off. The Innovative Development District should be a showcase of progressive and best practices for reducing site and environmental impacts.
5. **Material and Energy Sources** – Buildings should be supplied with materials from local and renewable sources and use energy from renewable energy sources to the maximum extent possible. The Innovative Development District should be a showcase of progressive and best practices for sustainable and renewable materials and energy practices for sites and buildings.
6. **Permeable Surfaces** – Parking for on-street parking and off-street parking lots should consider the stormwater benefits of permeable surfaces, vegetated buffer strips and rain gardens in proposed ditches to promote stormwater infiltration to reduce peak flow and improve stormwater quality.

Section 4: Bonus Provisions

The *Draft* Bonus Provisions below could be included as part of the zoning language or included as part of the Design Guidelines. The intention of the provision is to provide an incentive to develop the properties in a manner consistent with the campus environment of the innovative zone. If the bonus provisions are deemed unnecessary or overly cumbersome they do not have to be integrated into either zoning or design guideline language. The zoning language and design guidelines function well as they are written this provision would offer an incentive to comply with an addition level of specificity.

4.01 Innovative Development (ID) Zone

1. **Impervious Surface Increase** – If two adjacent properties form a joint site plan that includes shared use of connected parking and open space facilities, then the percentage of allowed impervious surface may increase. Specifically, if parking and vehicular circulation between the two properties is connected, made more efficient through this connection, and combined with a shared use and access agreement and if open space is combined across parcels to create an open space that is shared between the two properties and combined with a shared use and access agreement, then the maximum impervious surface shall be increased to 80%.
2. **Building Height Increase** – Additionally, if two adjacent properties form a joint site plan that includes shared use of connected parking and open space facilities, then the allowed building height may increase by one-story on both properties.