

EXHIBIT A: Rocklyn Station Manual of Design Guidelines

This Manual of Design Guidelines narratively, photographically, and/or graphically depicts the building location, forms, and uses; street and streetscape patterns and designs; and, civic spaces that are desired for Rocklyn Station. Besides the images provided for each of the major considerations for designing new or infill development, the right-hand column, "Guidelines and Best Practices" provides a description of the stated design consideration. The left-hand column, "Ordinance Applicability" generally cites the section(s) of Section 24 of Chapter 27 that correspond to the design consideration. However, other sections of the Township's code also may apply, as noted herein.

Building Location



Lawn with porch as transition between street and home (Nottingham Village, PA).



Grocery store next to street (Burlington, VT).

Ordinance Applicability

1. §27-2405
2. §27-2406
3. §27-2412

Guidelines and Best Practices

1. Locate buildings close to roads and streets.
2. Conform to the predominant existing building setbacks.
3. Build and maintain porches, porticos, and stoops as transition elements between private buildings and the public realm of the streetscape.
4. Buildings located close to roads and streets help to retain village-like character.

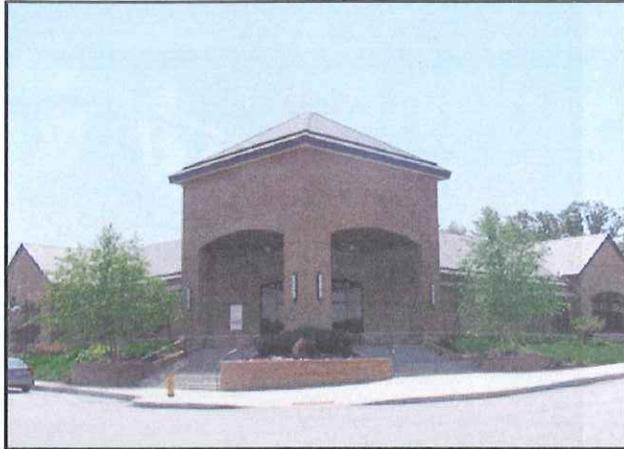


Example of buildings located close to street and park (Lantern Hill development, Doylestown, PA).



Example of building with porches located close to street (Eagle View development, Uwchlan Township, PA).

Building Types



Appropriately-scaled neighborhood library (Weatherstone development, West Vincent Township, PA).



Mixed commercial-residential building design follows building design from adjacent Doylestown Borough (Lantern Hill, Doylestown Borough, PA).

Ordinance Applicability

1. §27-2403
2. §27-2404
3. §27-2405
4. §27-2406

Guidelines and Best Practices

1. Individual commercial buildings should adhere to the sizes, dimension, and relationship to the street as depicted on the Rocklyn Station Strategic Development Plan.
2. Emulate existing commercial, residential, and agricultural building types.

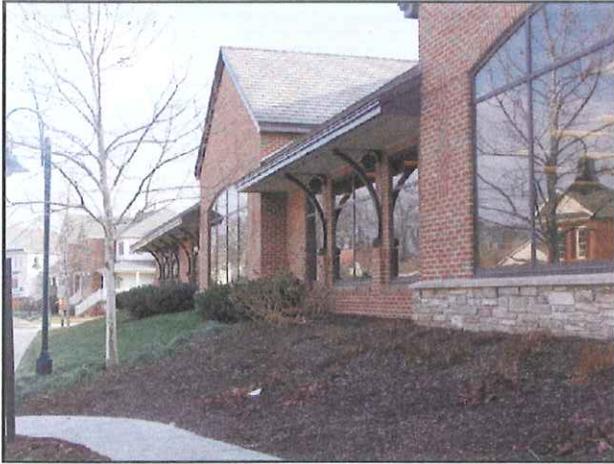


Example of mixed residential building types around green (Kentlands development, Gaithersburg, MD).

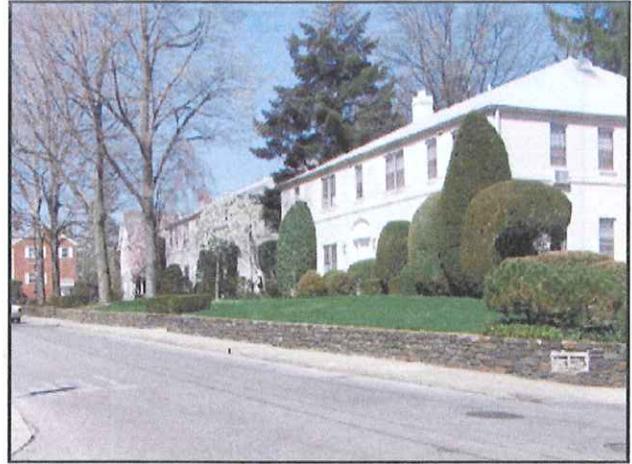


Example of mixed residential building types (West Chester Borough, PA).

Mixed Uses



Neighborhood library and single-family homes (Weatherstone development, West Vincent Township, PA).



Apartment buildings and single-family residences on same street (Narberth Borough, PA).

Ordinance Applicability

1. §27-2403
2. §27-2404
3. §27-2405
4. §27-2406

Guidelines and Best Practices

1. Provide multiple uses on corner lots along Route 322 and elsewhere, as appropriate.
2. Promote vertically-mixed uses, such as live-work units that have apartments above commercial uses; apartments or offices above commercial uses are typical in a village setting.
3. Promote diversified residential uses to address work force housing needs.



Example of corner store on ground floor with apartments above (Hale Village Center, Gainesville, VA).



Example of corner store on ground floor with apartments above (Southern Village, Chapel Hill, NC).

Neighborhood Characteristics



Single-family detached homes in compact, traditional neighborhood (Windsor Ridge development, Upper Uwchlan Township, PA).



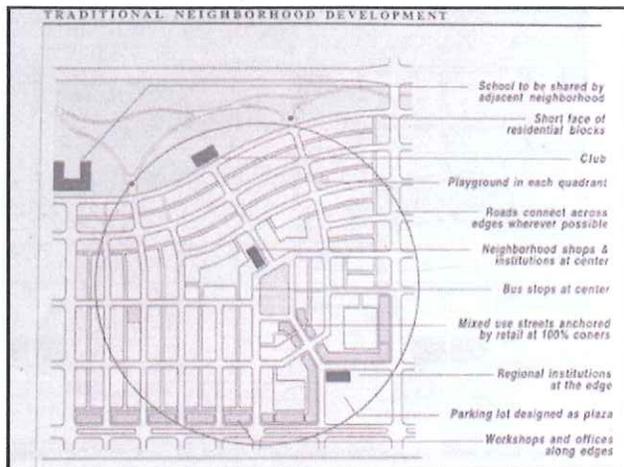
Single-family attached homes surrounding a pocket park (Weatherstone development, West Vincent Township, PA).

Ordinance Applicability

1. §27-2401
2. §27-2403
3. §27-2404
4. §27-2405
5. §27-2406

Guidelines and Best Practices

1. Create a compact settlement pattern for new development and neighborhoods.
2. Size neighborhoods based on 5 to 10 minute "ped-sheds."
3. Promote neighborhood character by clustering buildings in a cohesive pattern.



Neighborhood service areas: five and ten-minute walk "ped-sheds."



Example of neighborhood with green (Lantern Hill development, Doylestown Borough, PA).

Civic Spaces



Memorial monument fronting street (note brick sidewalk and rear parking also; Centerville, New Castle County, DE).



Pocket park/sitting area adjacent to municipal building (West Chester Borough, PA).

Ordinance Applicability

1. §27-2406
2. §27-2412

Guidelines and Best Practices

1. Incorporate civic spaces as central features of residential and commercial neighborhoods.
2. Connect civic and recreational amenities with trails and pathways.



Example of neighborhood park (Everhart Park, West Chester Borough, PA).



Example of gazebo in park (Miller Park, Exton, PA).

Landscape and Streetscape Design



Brick sidewalk emulates historic village; pedestrian protection using concrete edging and street trees (Unionville, East Marlborough Township, PA).



Fence and light standard define public and private spaces (Silver Spring Village, West Hempfield Township, PA).

Ordinance Applicability

1. §27-2406
2. §27-2412
3. Chapter 22

Guidelines and Best Practices

1. Provide fences, low walls, and/or street lights along street frontages.
2. Design all sidewalks to have positive drainage.
3. Locate sidewalks on both sides of streets.



Fence, sidewalks, and street trees around green (Windcrest development, Sandy Springs, MD).

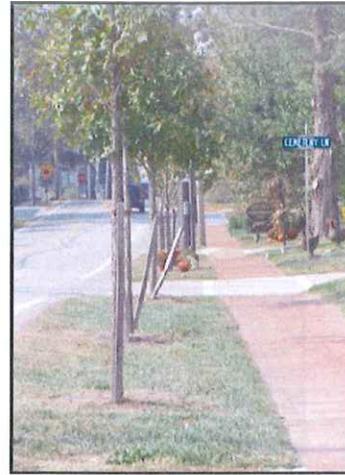


Street trees, sidewalks, illumination, and resting spot near residential street (Eagle View development, Uwchlan Township, PA).

Street Trees



Street trees in new development (Windsor Ridge, Upper Uwchlan Township, PA).



Street trees in village setting (Unionville, East Marlborough Township, PA).

Ordinance Applicability

1. §27-2406
2. §27-2412
3. Chapter 22

Guidelines and Best Practices

1. Utilize street trees to add a vertical scale to the streetscape.
2. Maintain existing street trees.
3. Install and maintain street trees at an average interval of 40 feet on both sides of streets (where trees do not exist now).

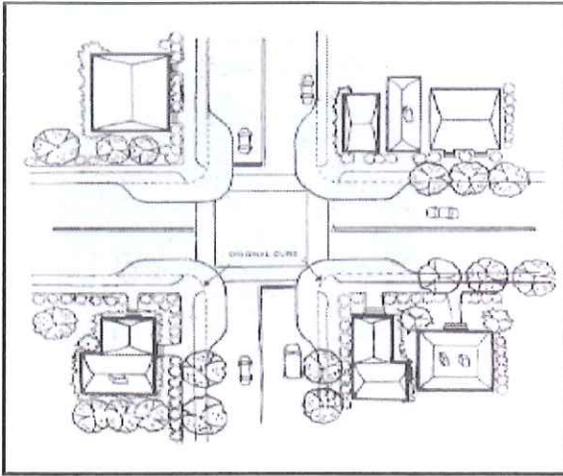


Example of street trees at edge of park (Lantern Hill development, Doylestown Borough, PA).

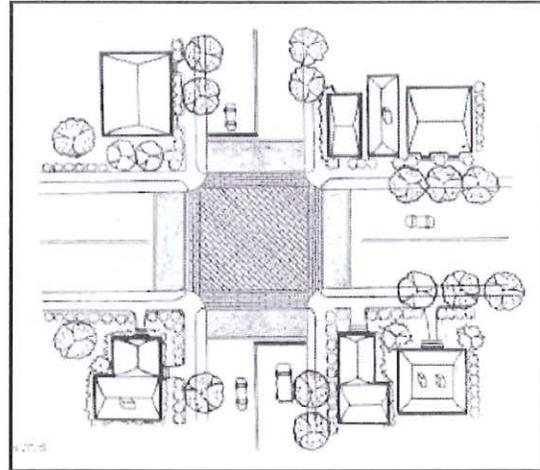


Example of street trees along neighborhood street (Lantern Hill development, Doylestown Borough, PA).

Traffic Calming



Curb bulbouts at street intersection.



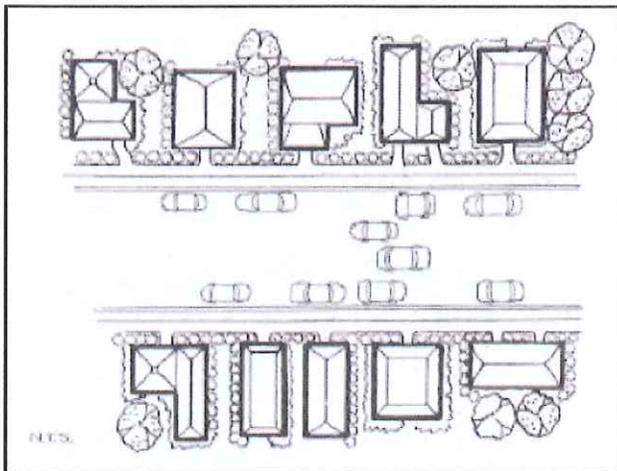
Crosswalks and pavers at street intersection.

Ordinance Applicability

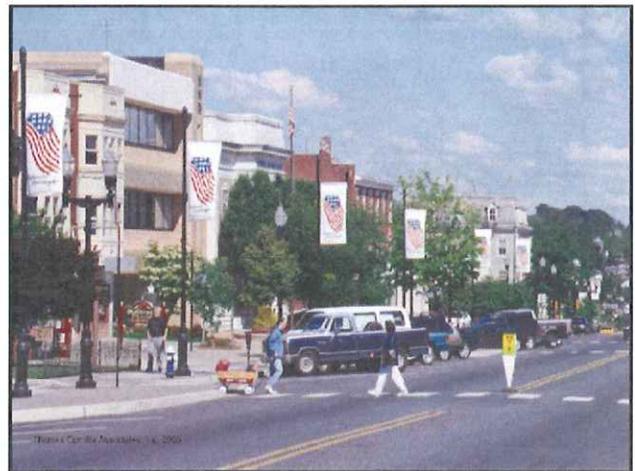
1. §27-2403
2. §27-2406
3. §27-2412

Guidelines and Best Practices

1. Incorporate traffic calming to help reduce traffic speed, and enable effective pedestrian crossings to be made at crosswalks.
2. Utilize various "horizontal deflection" (e.g., on-street parking) and "vertical deflection" (e.g., speed hump) measures.
3. Locate buildings and street trees close to the street to create "friction" to help slow traffic.



On-street parking used as a traffic calming measure.



Curb bulbout and pedestrian crosswalk used as traffic calming measures (Route 322 in Ephrata, PA).

Streets and Alleys



Garages for multi-family homes fronting on rear alley (Windsor Ridge development, Upper Uwchlan Township, PA).



Bulb-out and bike lane define cross-street intersection where state highway passes through village (Centerville, New Castle County, DE).

Ordinance Applicability

1. §27-2403
2. §27-2406
3. §27-2412
4. Chapter 22

Guidelines and Best Practices

1. Create an interconnected network of streets and alleys, since through-streets promote connectivity and cul-de-sacs limit connectivity.
2. Extend existing streets to promote cohesiveness.
3. Construct alleys wherever possible, to preserve streetscape frontage and preclude curb-cuts, and to provide vehicular access to parking in the rear of lots.



Example of rear lane/alley (Kentlands development, Gaithersburg, MD).



Example of street and lane (alley) network (West Chester Borough, PA).

Parking Locations and Types



On-street parking for mixed commercial and residential uses (Eagleview development, Uwchlan Township, PA).



Commercial re-use of historic building with parking to the side (Glastonbury, CT).

Ordinance Applicability

1. §15
2. §27-2403
3. §27-2406

Guidelines and Best Practices

1. Screen off-street parking with hedges, fences, walls, and other landscaping at least 36 inches in height.
2. Provide on-street parking for all uses, and locate additional parking to the rear of buildings or, if necessary, to the side of buildings.



Example of neighborhood with on-street parking (Kentlands development, Gaithersburg, MD).



Example of off-street parking from rear alley (Kentlands development, Gaithersburg, MD).