

# Littleton Station Area Committee Meeting

## December 3, 2020



## 40R Section 10

### Adoption of Design Standards

“A city or town may adopt, in accordance with the regulations of the department, design standards applicable to projects undergoing review by the approving authority, to ensure that the physical character of development within the smart growth zoning district or starter home zoning district is **complementary** to adjacent buildings and structures and is **consistent** with the city or town's comprehensive housing plan or housing production plan, if any, and any applicable master plan or plans for the city or town.”

## 40R Section 10

### Adoption of Design Standards

“Such standards may address:

- the scale and proportions of buildings,
- the alignment, the width and grade of streets and sidewalks,
- the type and location of infrastructure,
- the location of building and garage entrances,
- off-street parking,
- the protection of significant natural site features,
- the location and design of on-site open spaces,
- exterior signs and
- buffering in relation to adjacent properties.”

# Preliminary Outline: Littleton Station 40R District Design Standards

1. Introduction	5.5.2. Mixed uses within a compact, efficient footprint	8.5. Building Height and Scale
2. Purpose	5.5.3. Supports diverse transportation choices	8.6. Roofs
3. Applicability	5.5.4. Supports diverse housing choices	8.7. Design and Orientation of Facades and Entrances
4. Definition of Terms	5.5.5. Energy-efficient design and materials	8.8. Windows and Doors
5. Guiding Principles	5.5.6. Meets LEED or other environmental performance standards	8.9. Materials & Surface Appearance
<b>5.1. Reflects Littleton's Planning Goals and Objectives</b>	<b>6. Design Standards for the Streetscape</b>	<b>8.10. Porches, Arcades and Canopies</b>
5.1.1. Supports implementation of the Littleton Master Plan	6.1. Street types: width, grade and alignment	8.11. Secondary Elements: Towers, Cupolas, Chimneys
5.1.2. Advances the Littleton Station Village Vision Plan	6.2. Street Cross Sections and Amount of Enclosure	8.12. Service Areas, Mechanical Systems, HVAC Equipment
<b>5.2. Connects to and enhances the train station and facilities</b>	6.3. Building Location and Orientation	<b>9. Landscape Standards</b>
5.2.1. New Streets, multiuse paths and pedestrian ways connect to the station	6.4. On-Street Parking	9.1. Plant materials
5.2.2. Integrates station and parking into overall design	6.5. Design & Materials for Sidewalks and Pedestrian Areas	9.2. Parking Lots and Driveways
<b>5.3. Enhances Littleton's Visual Character and Quality of Life</b>	6.6. Accessibility goals	9.3. Streetscapes
5.3.1. Compliments local traditions in architecture and landscape	6.7. Street Furnishings	9.4. Residential & Commercial Landscapes
5.3.2. Preserves important architectural and site features	6.8. Screening Elements: Walls, Fences and Hedges	9.5. Buffer Plantings
5.3.3. Supports Littleton's quality of life	6.9. Utilities and Stormwater Management	<b>10. Lighting Standards</b>
<b>5.4. Organized around the shared space of the public realm</b>	<b>7. Vehicular Access and Parking Standards</b>	10.1. Street Lights
5.4.1. A unified network of walkable streets, greenways and public spaces	7.1. Access Driveways	10.2. Height of Fixtures
5.4.2. Connected to surrounding streets and neighborhoods	7.2. Alley Connections Across Lot Lines	10.3. Parking Lot Lighting
5.4.3. A clear, legible hierarchy of street types	7.3. Location and entrances to surface parking and garages	10.4. Building Lighting
5.4.4. Buildings relate to and reinforce the streetscape	7.4. Amount of Parking Required	10.5. Hours of Operation
<b>5.5. Supports Social, Economic and Environmental Sustainability</b>	7.5. Shared Parking Provisions	10.6. Light Source
5.5.1. Protects and enhances the natural environment	7.6. Parking Lot Landscaping	
	7.7. Utilities and Stormwater Management	<b>11. Signage Standards</b>
	<b>8. Architectural Standards</b>	11.1. Size
	8.1. Use of Structures	11.2. Materials
	8.2. Siting of Structures	11.3. Lighting
	8.3. Design for Authenticity	11.4. Wall Signs
	8.4. Overall Building Shape, Massing and Proportions	11.5. Window Signs
		11.6. Projecting Signs
		11.7. Freestanding Signs
		11.8. Awnings, Canopies and Marquees
		11.9. Number and Hierarchy
		11.10. Content



# Preliminary Outline: Littleton Station 40R District Design Standards

## Guiding Principles

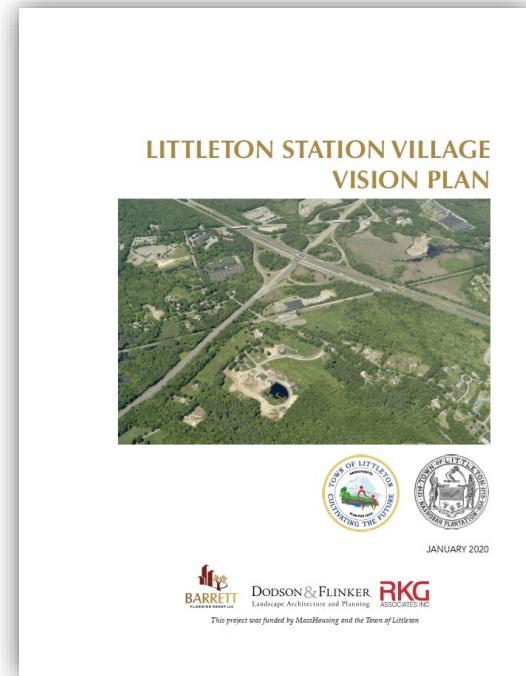
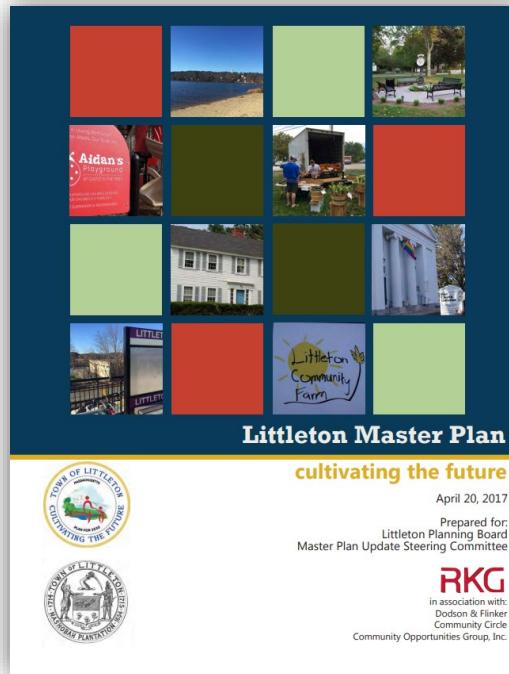
- 1. Reflects Littleton's Planning Goals and Objectives**
  - Supports implementation of the Littleton Master Plan
  - Advances the Littleton Station Village Vision Plan
- 2. Connects to and enhances the train station and facilities**
  - New Streets, multiuse paths and pedestrian ways connect to the station
  - Integrates station and parking into overall design
- 3. Enhances Littleton's Visual Character and Quality of Life**
  - Compliments local traditions in architecture and landscape
  - Preserves important architectural and site features
  - Supports Littleton's quality of life
- 4. Organized around the shared space of the public realm**
  - A unified network of walkable streets, greenways and public spaces
  - Connected to surrounding streets and neighborhoods
  - A clear, legible hierarchy of street types
  - Buildings relate to and reinforce the streetscape
- 5. Supports Social, Economic and Environmental Sustainability**
  - Protects and enhances the natural environment
  - Mixed uses within a compact, efficient footprint
  - Supports diverse transportation choices
  - Supports diverse housing choices
  - Energy-efficient design and materials
  - Meets LEED or other environmental performance standards

# Preliminary Outline: Littleton Station 40R District Design Standards

## Guiding Principles

### 1. Reflects Littleton's Planning Goals and Objectives

- Supports implementation of the Littleton Master Plan
- Advances the Littleton Station Village Vision Plan

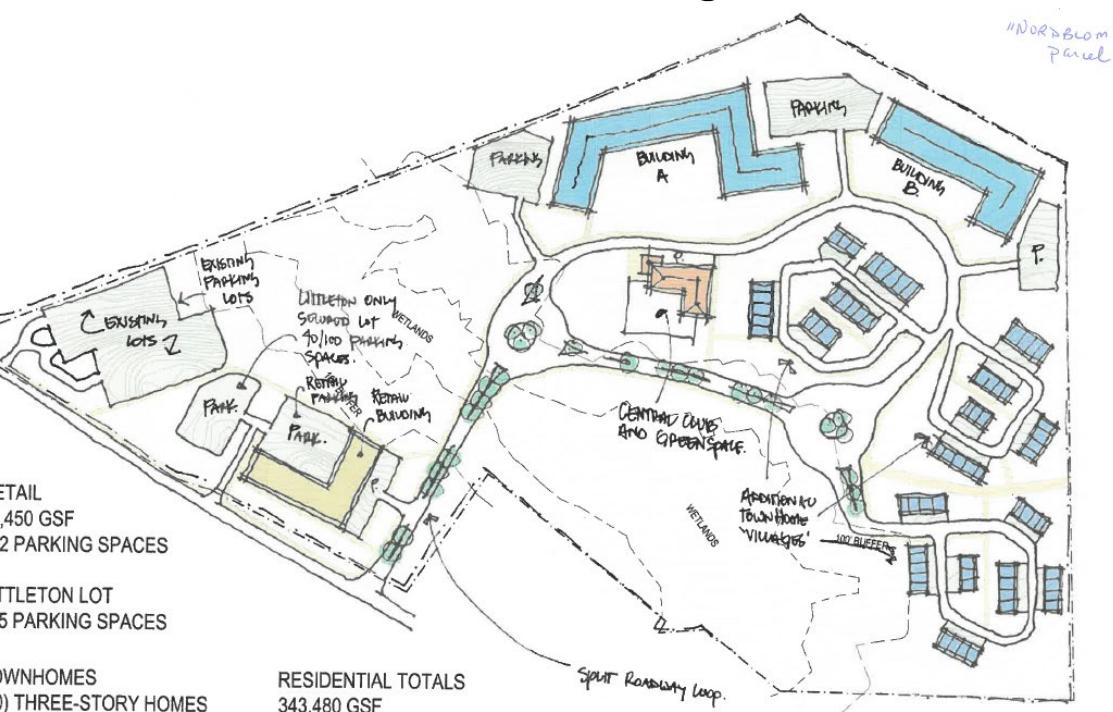


# Preliminary Outline: Littleton Station 40R District Design Standards

## Guiding Principles

### 2. Connects to and enhances the train station and facilities

- New Streets, multiuse paths and pedestrian ways connect to the station
- Integrates station and parking into overall design

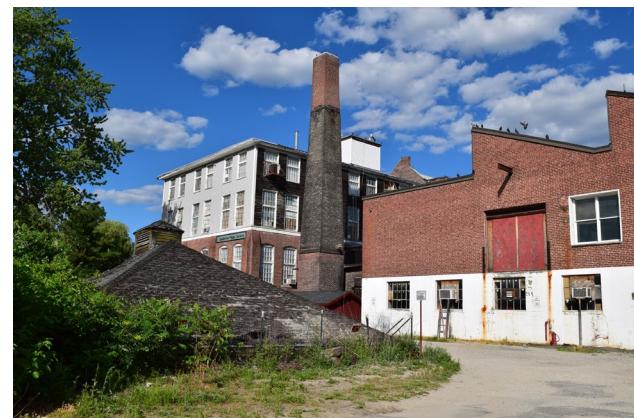


# Preliminary Outline: Littleton Station 40R District Design Standards

## Guiding Principles

### 3. Enhances Littleton's Visual Character and Quality of Life

- Compliments local traditions in architecture and landscape
- Preserves important architectural and site features
- Supports Littleton's quality of life

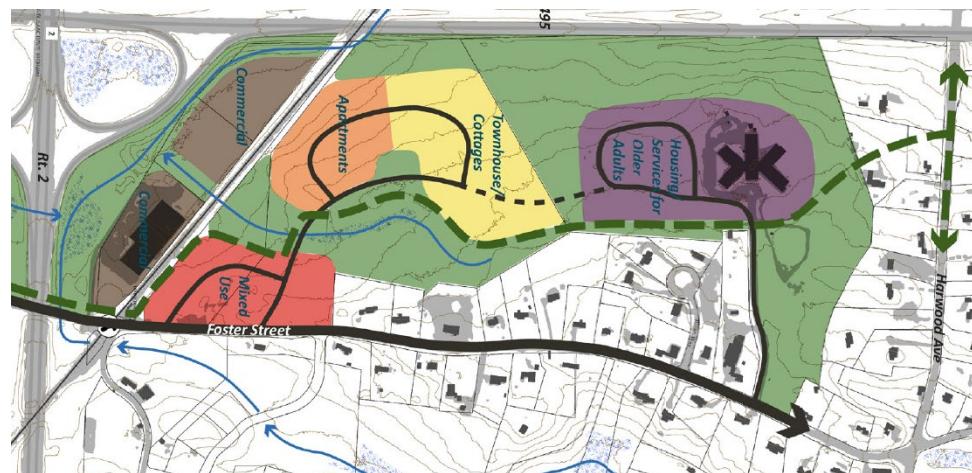


# Preliminary Outline: Littleton Station 40R District Design Standards

## Guiding Principles

### 4. Organized around the shared space of the public realm

- A unified network of walkable streets, greenways and public spaces
- Connected to surrounding streets and neighborhoods
- A clear, legible hierarchy of street types
- Buildings relate to and reinforce the streetscape



# Preliminary Outline: Littleton Station 40R District Design Standards

## Guiding Principles

### 5. Supports Social, Economic and Environmental Sustainability

- Protects and enhances the natural environment
- Mixed uses within a compact, efficient footprint
- Supports diverse transportation choices
- Supports diverse housing choices
- Energy-efficient design and materials
- Meets LEED or other environmental performance standards

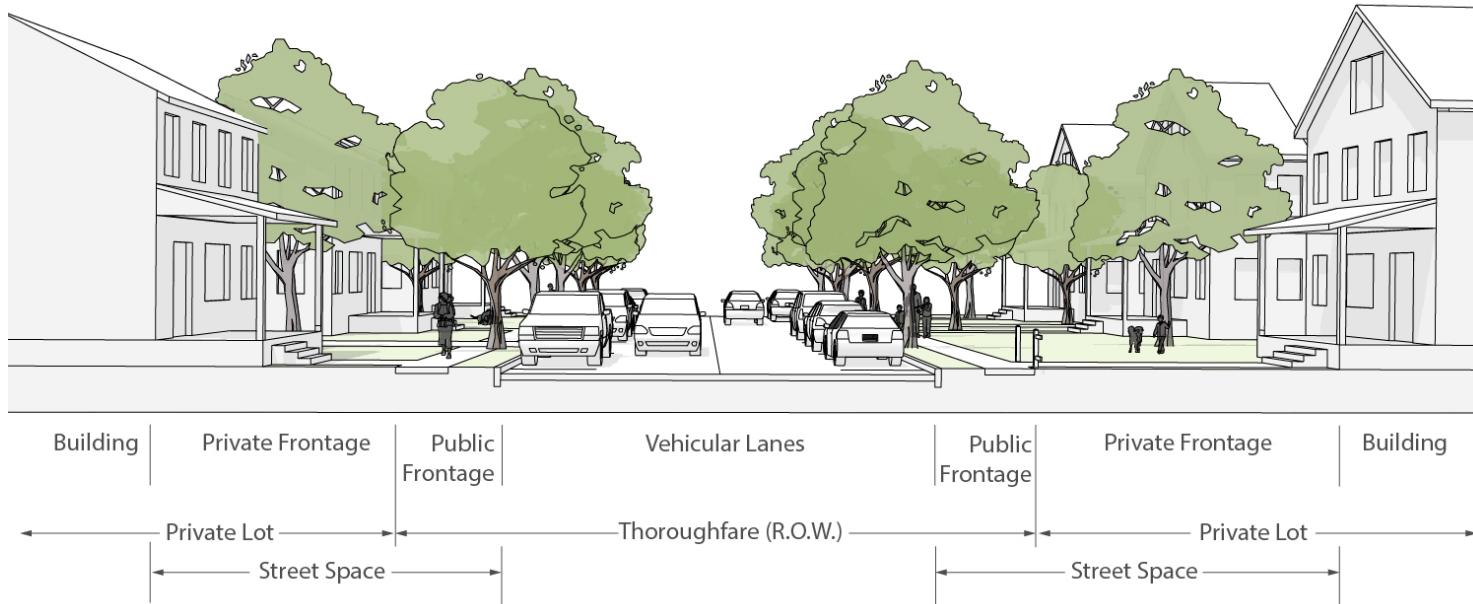
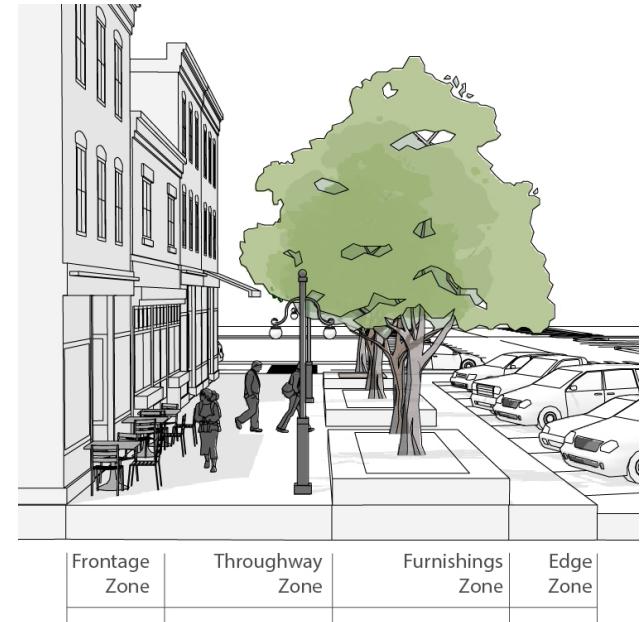


**LEED-ND**

# Preliminary Outline: Littleton Station 40R District Design Standards

## 6. Design Standards for the Streetscape

- Street types: width, grade and alignment
- Street Cross Sections and Amount of Enclosure
- Building Location and Orientation
- On-Street Parking
- Design & Materials for Sidewalks and Pedestrian Areas
- Accessibility goals
- Street Furnishings
- Screening Elements: Walls, Fences and Hedges





# Preliminary Outline: Littleton Station 40R District Design Standards

## 7. Vehicular Access and Parking Standards

- Access Driveways
- Alley Connections Across Lot Lines
- Location and entrances to surface parking and garages
- Amount of Parking Required
- Shared Parking Provisions
- Parking Lot Landscaping
- Utilities and Stormwater Management



# Preliminary Outline: Littleton Station 40R District Design Standards

[Amended 5-8-1995 ATM, Art. 32; 5-4-1998 ATM, Art. 34; 5-8-2000 ATM, Art. 27; 11-8-2005 STM, Art. 5]

(1) Dwellings: **two spaces per dwelling unit.**

(2) Motels, hotels, lodging houses: one space per guest unit, plus one space per employee.

(3) Retail stores: **one space per 150 square feet of leasable floor area.**

(4) Offices: **one space per 250 square feet** of gross floor area, or, if the Planning Board determines that the occupancy can adequately be predicted and controlled, one space per 1.25 employees on the largest shift.

(5) Industrial, wholesale: one space per 1.25 employees on the largest shift.

(6) Restaurants: one space per four seats, plus one space per employee on the larger shift.

(7) Places of assembly: one space per four seats.

(8) Hospitals: three spaces per bed.

(9) Nursing homes: one space per four beds.

(10) Bowling alleys: four spaces per lane.

(11) All others: **one space per 250 square feet of gross leasable area.**

(12) Motor vehicle service stations: one space per pump plus one space per employee, plus three spaces per service bay.

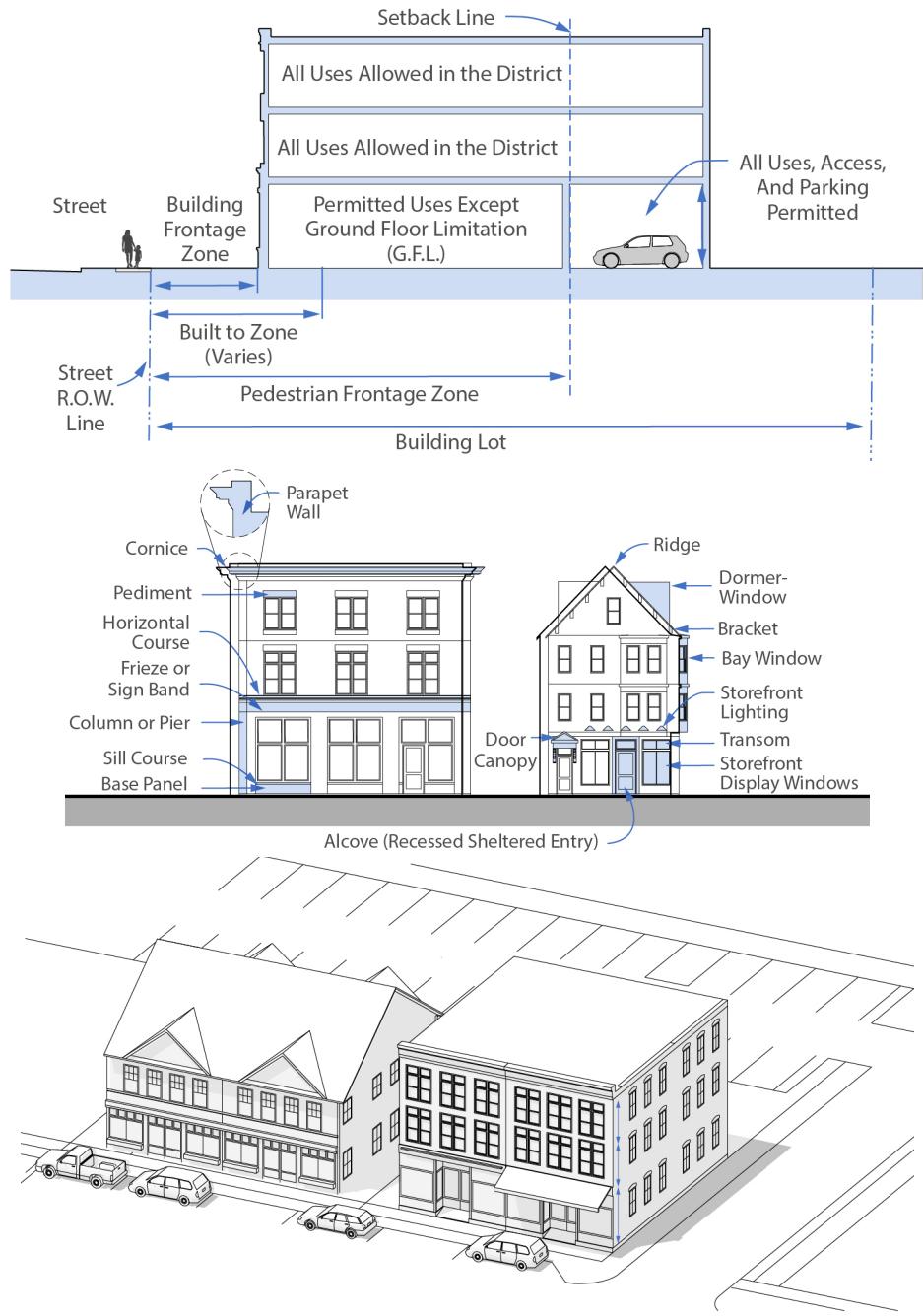
(13) Motor vehicle service station with retail store: one space per pump, plus one space per employee, plus three spaces per service bay, plus one space per 50 square feet of gross floor area.

(14) Self-storage facilities: two spaces per 10,000 square feet of gross floor area

# Preliminary Outline: Littleton Station 40R District Design Standards

## 8. Architectural Standards

- Use of Structures
- Siting of Structures
- Design for Authenticity
- Overall Building Shape, Massing and Proportions
- Building Height and Scale
- Roofs
- Design and Orientation of Facades and Entrances
- Windows and Doors
- Materials & Surface Appearance
- Porches, Arcades and Canopies
- Secondary Elements: Towers, Cupolas, Chimneys
- Service Areas, Mechanical Systems, HVAC Equipment



## Moderate Support (34%-66%)



## Low Support (0-33%)



Strong Support (67%-100%)



Low Support (0-33%)



Moderate Support (34%-66%)



Medium-Sized Buildings

Strong Support (67%-100%)



Moderate Support (34%-66%)



Low Support (0-33%)



## Village Center Buildings

Moderate Support (34%-66%)



Low Support (11-33%)



**Large Buildings**

# The Common at Haynes Farm, Shrewsbury





# Avalon Northboro



382 Units on 42 Acres – 9.1 Units/Acre



Google



**University Station, Westwood, MA**



**South County Commons, South Kingstown, RI**





## **B. Authenticity**

Proposals shall strive for authenticity in form, function and materials, but need not be based on historic precedents. Forms should flow logically from the function of a building, and the motivation of design decisions should be clear from its appearance. Buildings should be well-made, and express a sense of permanence and belonging.





# Preliminary Outline: Littleton Station 40R District Design Standards

## 9. Landscape Standards

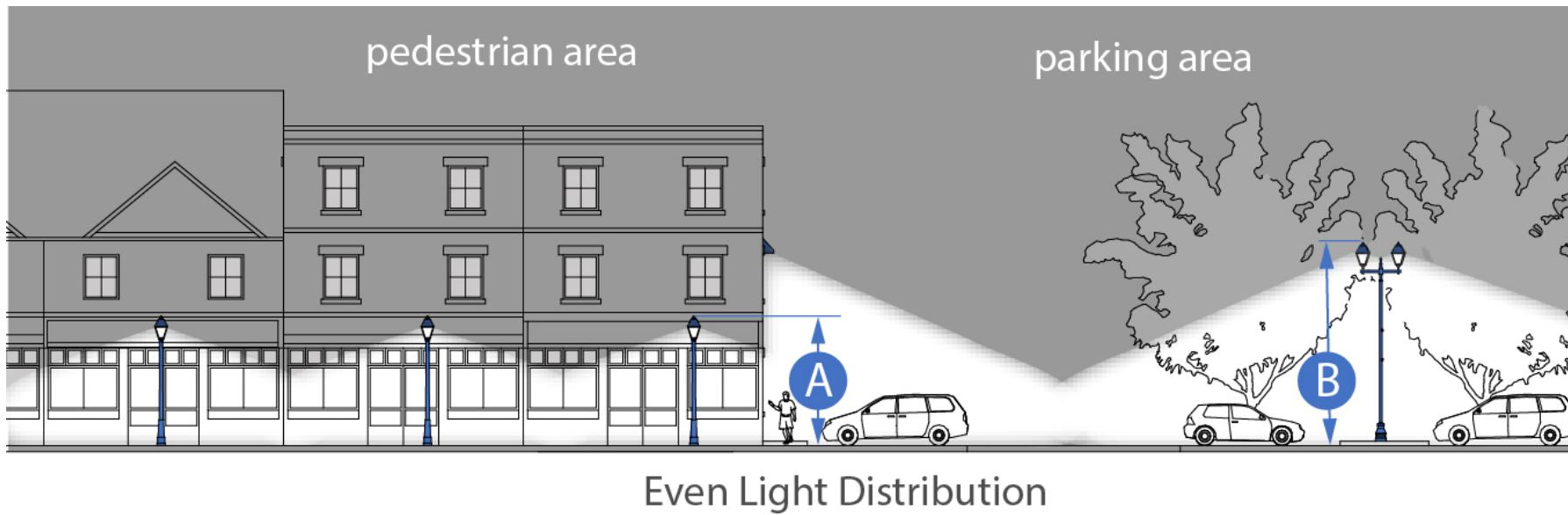
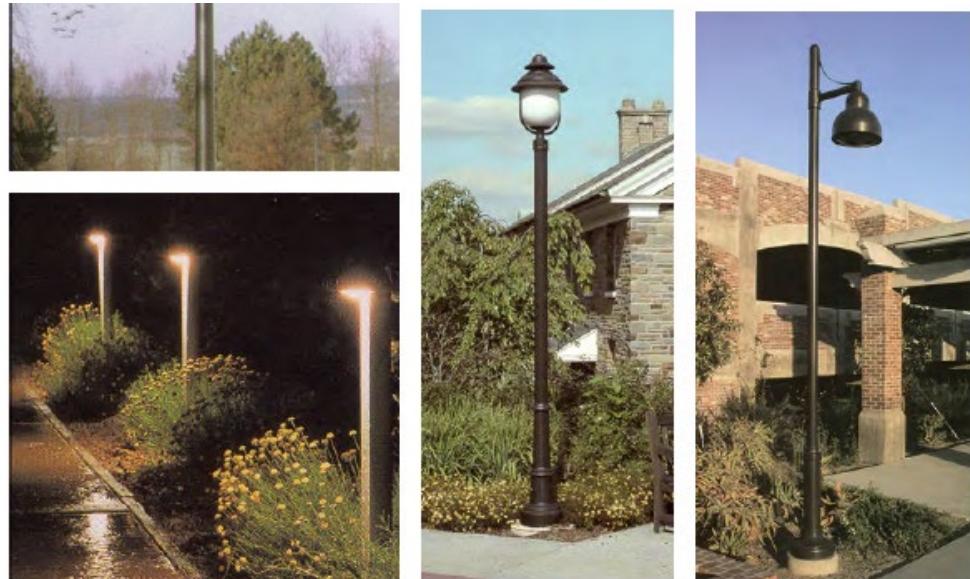
- Plant materials
- Parking Lots and Driveways
- Streetscapes
- Residential & Commercial Landscapes
- Buffer Plantings



# Preliminary Outline: Littleton Station 40R District Design Standards

## 10. Lighting Standards

- Street Lights
- Height of Fixtures
- Parking Lot Lighting
- Building Lighting
- Hours of Operation
- Light Source



# Preliminary Outline: Littleton Station 40R District Design Standards

## 11. Signage Standards

- Size
- Materials
- Lighting
- Wall Signs
- Window Signs
- Projecting Signs
- Freestanding Signs
- Awnings, Canopies and Marquees
- Number and Hierarchy
- Content

