

# Dover Waterfront District Design Guidelines



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# Agenda

- General Design Principles
- Site Development Design Standards
- Waterfront Park Design Standards
- Design Standards for Public Ways



# General Design Principles

*Principles that influence the design and relationships of all elements*

Examples:

- Connected pedestrian corridors
- View corridors
- Planting species
- Paving materials

# Site Development Standards: Architecture

## Overall Character: *Style*

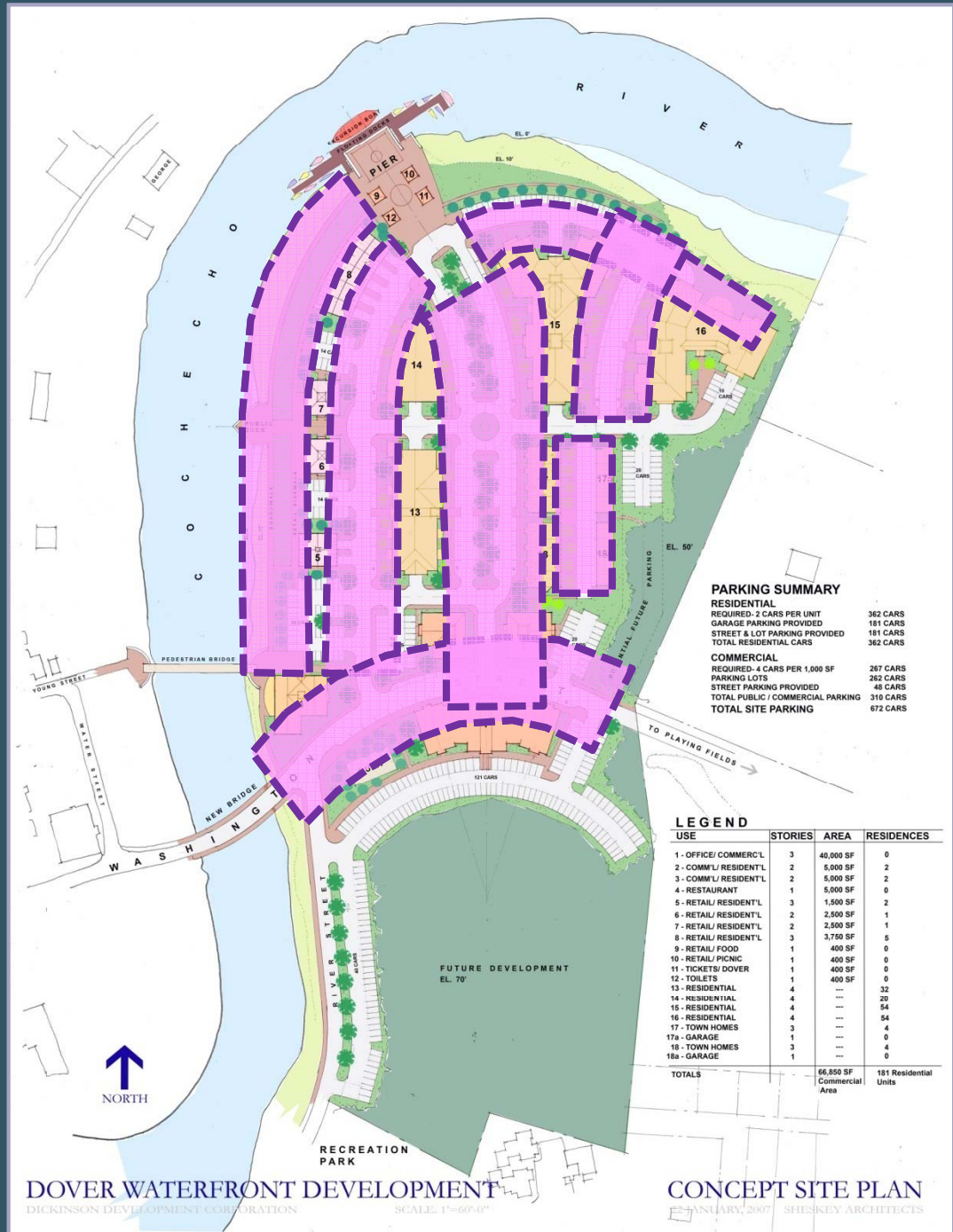


# Site Development Standards: Architecture





# Siting of Building



DOVER WATERFRONT DEVELOPMENT  
DICKINSON DEVELOPMENT CORPORATION

SCALE: 1"=60'-0"

CONCEPT SITE PLAN  
JANUARY, 2007 SHEPHERD ARCHITECTS



# Massing and Articulation





# Other Issues

- Roofs
- Façade Elements
- Fenestration
- Awnings and Canopies
- Materials
- Colors





# Landscape/Open Space Requirements

## Common Open Space



# Landscape/Open Space Requirements





# Other Issues

- Pedestrian Access/Pedestrian Ways
- Buffering and Screening
- Plant Species
- Site Furniture





# Parking and Loading





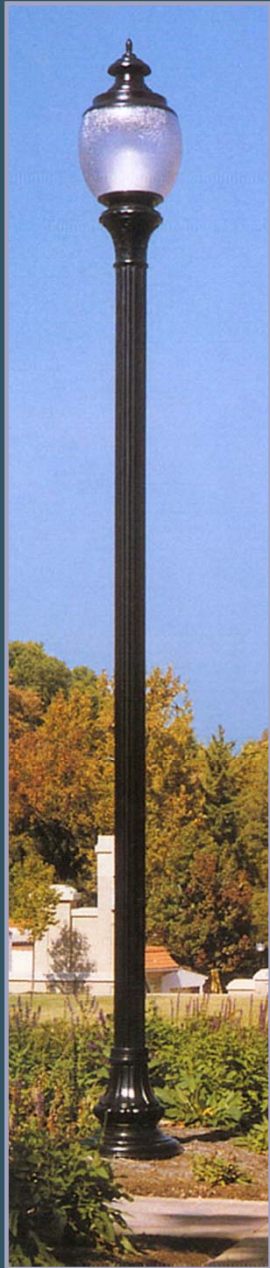
## Other Issues

- Parking Lot Design Standards
- Parking Lot Lighting
- Parking Lot Landscaping
- Ways and Connections
- Parking Lot Location
- Parking Lot Circulation
- Pavement and Crosswalks
- Loading Areas





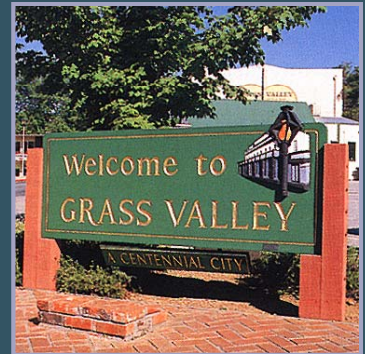
# Exterior and Site Lighting





# Signage Guidelines

- Intent/Design Principles: Mill Motif
- Permitted Signs
- Sign Location
- Sign Composition
- Graphic Guidelines
- Size and Location





# Signage Guidelines







# Waterfront Park Character





# Waterfront Park Design Elements

- Open Spaces
- Land Forms and Structures
- Pedestrian Site Circulation
- Gateways
- Paving Materials
- Boardwalk
- Lighting
- Plant Materials
- Site Furniture
- Signage

# Design Standards for Public Ways

## Streets





# Other Issues

- Sidewalks
- Streetscape
- Lighting Fixtures
- Street Furniture
- On-street Parking
- Signage

