Dover Waterfront District Draft Design Guidelines

Presented by:
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Agenda

- Design Review Process
- General Design Principles and Standards
- Private Sector Development Design Standards
- Waterfront Park Design Standards
- Design Standards for Public Ways
Introduction and Scope of the Design Guidelines

- Purpose of the Design Guidelines - standards for the visual qualities of the design and subsequent development that will compose the Dover Waterfront along the Cochecho River...design characteristics directly associated with established public purposes and interests.
Design Review Process

- Compliance
- Background
- Process
- Compliance Alternatives
General Design Principles and Standards

Shared Design Principles

- Urban Character
- Relationship with the Downtown
- Grading and Conformance with Topography
- Street and Walkway Connections
- Varied Landscape Character: Combination of Formal and Informal
General Principles
Design Standards
Architectural Character

- Valued existing and historic buildings should be employed as precedents…and inspirations for new interpretations
General Principles
Design Standards
Architectural Character
General Principles
Design Standards
Architectural Character
General Design Principles and Standards

Shared Design Standards

- Riverfront Access and Circulation
- Landscaping
- Lighting
- Signage
General Design Principles

Pedestrian Network

Visual Activity Node

Dover Waterfront District Design Guidelines
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General Design Principles

FIGURE 1: Plan Diagram: Riverfront Building, Street and Open Space Relationships
General Design Principles

FIGURE 3: Section Diagram, Alternative Configuration: Riverfront Building, Street and Open Space Relationships
General Design Principles

FIGURE 4: Section Diagram: Pedestrian Path and Building Relationships
General Design Principles and Standards

Shared Design Standards

- Riverfront Access and Circulation
- Landscaping
- **Lighting**
- Signage
Private Sector Development Design Standards

Architecture

- Character
- Siting of Buildings
- Massing and Articulation
- Roofs
- Façade Elements
- Fenestration
- Awnings and Canopies
- Materials
- Colors
Private Sector Development Design Standards

Architecture

- Character
- **Siting of Buildings**
- Massing and Articulation
- Roofs
- Façade Elements
- Fenestration
- Awnings and Canopies
- Materials
- Colors
Private Sector Development Design Standards

Landscaping and Open Space Requirements
- Common Open Spaces
- Pedestrian Access/Pedestrian Ways
- Site Furniture
- Buffers
- Parking Areas

Exterior and Site Lighting

Streets, Drives and Loading Areas
Character
Riverfront Public Open Space Design Standards

Public Open Space Elements

- Open Spaces
- Land Form and Structures
- Pedestrian Site Circulation
- Water Access
- Gateways
- Paving Materials
- Riverside Boardwalk or Sidewalk
Riverfront Public Open Space Design Standards

Public Open Space Elements

- Pedestrian Character
- Lighting
- Plantings
- Site Furniture
- Signage
- Parking
- Public Art
- Public Restrooms

Operations and Maintenance
Design Standards for Public Ways

Streets
Sidewalks
Streetscape and Landscaping
On-street Parking
Signage
Operations and Maintenance