







-

River Park

Pocket

Park

Equestrian Park

Gateway

a fa

Greenway

Commercial North

Athletic Par

Future Residential

South



SOUTH RONDA AVE

COUNTY FARM RD

Industrial

9. Bar



EXISTING TREE LINE WITH NEW PLANTINGS ALONG BOUNDARY

EVERGREEN TREES



SHELL STATION





Perspective of Championship Softball Field

Objectives

No development shall be placed on slopes 15% or greater

Multi-family units should be placed at the top of unbuildable slopes to provide the most people with good views

No new roads shall connect to US-27 within the future residential development zone, unless some existing roads are demolished

Future residential development should be added on to existing road infrastructure

There shall be pedestrian and vehicular connections to downtown and the proposed industrial area outside of US-27

Some forested areas shall be preserved to create pedestrian connections through and around the future residential development area

A pedestrian greenway system, created from unbuildable slopes and forested areas, shall be implemented within and around new neighborhood development and shall connect to historic and future downtowns

Proposed Neighborhood Roads Proposed Collector Streets Pedestrian Greenway Proposed Commercial Proposed Industrial Drainage Swale Direction Floodplain

Guidelines

No development shall be placed on slopes 15% or greater, and those slopes shall be used as pedestrian connections around the future residential area as well as to downtown and the Klee property.

Multi-family family units of 15-25 units per acre shall be located at the top of all unbuildable slopes to provide the most people with panoramic views and to increase property values.

No new roads shall connect to US-27 within the future residential development zone, unless an existing road connection is removed.

All new roads for future residential development should be added on to existing road infrastructure

There shall be pedestrian connections, through a series of greenway systems, from the residential development to downtown, the proposed industrial area, and the newly developed commercial hub (previously the Klee Property).

There shall be vehicular connections from the residential development to downtown, the proposed industrial area outside of US-27, and the newly developed commercial hub property (previously the Klee Property).

All utilities going to and from the future residential area shall be placed underground.

All existing, healthy, vegetation that does not lie within a proposed infrastructure footprint (ex: building, road, sidewalk) shall be preserved.

Housing Types

Single Family homes: 1,500 – 10,000 sq. ft. No single-family homes shall have more 3 levels including a basement Multi-family dwellings: 15-25 units per acre

Collector Streets

All collector streets shall have an 8' vegetated swale along the center line with one 14' vehicular lane on each side. A 5' grass area shall separate the 5' bike land and 5' pedestrian sidewalk from vehicular lanes. There shall be a 20'-30' housing setback from the sidewalk of collector streets.

Neighborhood Streets

All neighborhood streets shall consist of a 12' vehicular lane going each way with a 7' parallel parking area on each side of the street. A 5' grass area shall separate the 5' pedestrian sidewalk from vehicular lanes. There shall be a 15'-25' housing setback from the sidewalk of neighborhood streets.

B - Neighborhood Street Spatial Relationships: This perspective illustrates the spaces created by the neighborhood street design guidelines.

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F - Waterfront Pedestrian Trail Perspective: This perspective shows a farm converted to a high density residential area with a public park, pedestrian trails, and water access.

E - Townhouse Balcony Perspective: This perspective shows a view of the city from a townhouse balcony located above the future commercial hub (Klee)

Industrial Green-way Boulevard

Jpdustrial US-27 Corridor

future commercia

commerical plaza space along the monument street extension

parking lot swales behind the commercial hub

restaurant deck looking up the hill, across the retention basin, towards the high density residential

Plan view

Commercial South: Future Downtown Development

Objectives:

Create an environment that is safe and inviting to pedestrians, while still enjoyable to drivers. Use Elm Street and Monument Street as the main circulation for the retail district Make North side of US 27 (near courthouse) primairly goverment and office related buildings (post office, law firms, etc) Make South side of US 27 primairly retail with a mix of living spaces, restaurants, and include a recreation center

Connect Elm Street to Woolery Street to connect Commercial South to Commercial North Connect Monument Steet to New Development on former Klee Property.

Commercial South: Future Downtown Development

Falmouth Town Centre Master Plan

Perspective 1: The Promenade

Objectives Shown:

~ Create safe pedestrian network using buffered sidewalks, traffic calming crosswalks, and ample pedestrian scale lighting.

~ Create a vehicular drop off / pick up area to decrease traffic congestion within development.

~ Create a variety of outdoor spaces, allowing for quick passing by, as well as more intimate places.

Perspective 2: The Shoppers Experience

Objectives Shown:

~ Create safe pedestrian network using buffered sidewalks, traffic calming crosswalks, and ample pedestrian scale lighting.

~ Create a variety of building facades using different colors and materials, to eliminate the strip mall "feel."

~ Create bio-retention areas near sidewalks to collect storm water, which also creates an asthetically pleasing experience.

North Commercial/Residential

Perspective A: Pedestrian Walkway

North Commercial/Residensial

View north east, away from 27

Perspective B: Street Crossing

View north toward Earle Avenue and residential area

Scale 1''=10' 0 5 10 20 30 40 50

Back lot parking lot section: stormwater management opportunities

FALMOUTH'S REVITALIZED GREENWAY

3 May 2012

Plan View

<u>River Park Courtyard</u> - The circular courtyard is the central space for visitors. It's a shady seating area with tree benches and seating walls. Visitors can take a ramp through a forested area or walk down the stairs through the large open courtyard.

<u>Recreation</u> - The area surrounding the bridge will be forested with trails moving through it. Trails coming from the parking lot or the courtyard will lead you to the fishing bridge. The trail along the river will dip in and out to the bank when there are gaps in the riparian buffer. Greenways from the equistrian park and the green corridor will connect to the trails.

Shawn E. Craft

Falmouth River Park

This is a concept diagram of the plan that will put the design in perspective with the city. The current bridge from 2nd Street across the Licking River will soon be replaced by a new bridge. The proposed design will take advantage of the remaining bridge and surrounding area for fishing and recreation. 2nd Street will end at main street and leave the remaining area for a green space.

* Blue Space- This area is the river parks courtyard. It's against the side of the street to circulate visitors to and from the business district downtown from the bridge. The courtyard pathways lead to the pedestrian bridge used for fishing as well as the walking trails through the forest.

* Green space- This area follows the river with walking trails that weave in and out along the bank of the river. It's pathways eventually connect to the green neckless around the city.

* Red spaces- The red areas are government owned property.

Concept Diagram

Courtyard Perspective

This perspective is a view from the street looking through the River Park courtyard to the pedestrian bridge. The central area of the courtyard is a shady area for relaxing. There are tree benches and seating walls for the visitors. The Planters are filled with trees, shrubs, and flowers to give the comforting feeling of being in nature. From there, there is a view of a fish sculpture close to the road that lets pedestrians passing by know that there is fishing in this area.

FALMOUTH DOWNTON POCKET PARK

Shelby Street

Entrance from Shelby Street

JACK SIMMONS 5-3-12

Brick Pavers Seat Wall Height Planter Two Tier

POCKET PARK PERSPECTIVE

JACK SIMMONS 5-3-12

SINGLE FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL

A neighborhood should be designed in a cohesive manner but preserve individual freedoms to the home owner. Allowing and encouraging variety while keeping within certain prescribed guidelines works to create an organized yet diverse community. Also, it is important to connect this cohesive community to its surroundings, both physically and visually, to create a cohesive city.

A narrow neighborhood street with on street parking slows traffic considerably, making the street much safer for pedestrians. Other techniques, such as meandering streets and installing frequent stop signs, can be used to slow traffic. Speed bumps and tables should be used only as a last resort method.

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Certain strategies can be employed to create an attractive and relatable front façade. Many houses are designed with an emphasis on the garage, which then tends to dominate the entire house. Setting the garage back, turning it away from the street, and placing windows on the side facing the street, are techniques that can allow the garage to become a more subtle part of the house.

An attractive streetscape with abundant trees and other landscaping has benefits beyond the strictly aesthetic. It encourages outdoor leisure, walking, etc, which in turn facilitates community engagement, and it also tends to slow traffic, making the streets safer.

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Pedestrian and Bicycle Circulation......40

Pedestrians and cyclists should feel safe navigating through neighborhoods. Providing facilities that allow comfortable and enjoyable pedestrian and bicycle circulation will promote walking and cycling. This is not only beneficial to the health of residents, young and old; it also frees up roadways and creates a livelier street.

Details: Materials, Lighting, and Signage......42

Consistent and quality materials provide a unity and convey a unique neighborhood identity. They can facilitate a pride within the neighborhood, where residents feel encouraged to improve and maintain their own houses, as well as the neighborhood as a whole. Appropriate and balanced lighting provides a safe night environment, while not polluting the area with light.

Open Space......44

Open spaces in neighborhoods, such as open lawn space and parks, act as gathering points for socializing and recreating. They facilitate a healthier community by encouraging physical activity. Yet the benefits are both physical and psychological.

Residential developments, while not as impervious as dense commercial developments, do contribute to flooding issues resulting from increased water runoff. It is important to employ water management techniques in every area of Falmouth. The individual homeowner can make a considerable difference, through cisterns, rain barrels, and rain gardens.

SINGLE FAMILY RESIDENTIAL

a. Materials should be of a high quality, appropriate to the surroundings, and consistent i. Accessory materials that are not appropriate include: 1. Plywood, particle board, or other lower grade engineered wood product a. (visible from the outdoors) 2. Chain link fencing, with or without slats a. Except for the gate on enclosures (with slats) 3. Asphalt paving for driveways or pedestrian use ii. Building materials that are not appropriate include: 1. Highly reflective metal 2. Unpainted concrete block 3. Plywood, particle board, or other lower grade engineered wood product a. (visible from the outdoors) iii. Materials shall not change on the outside corner of a building undulation or on the same plane 1. Material change shall occur on the inside corner of an undulation b. Lighting should be evenly balanced, appropriate, and serve a specific function i. Pedestrian scale lighting shall: 1. Be no taller than 14 feet in height 2. Provide at least 8 feet of clearance 3. Illuminate to the following levels: a. 1.0 foot-candles for bicycle ways, b. 2.0 foot-candles for pedestrian ways, c. 1.5 foot-candles for plaza areas, d. 5.0 foot-candles for stairways, and e. 5.0 foot-candles for building entrances ii. Vehicular scale lighting shall: 1. Be no taller than 24 feet in height 2. Provide at least 18 feet of clearance 3. Illuminate to the following levels: a. 1.5 foot-candles for roadways b. 5.0 foot-candles for underpasses iii. Lighting should provide consistent levels of illumination 1. Avoid contrasting pools of light and dark c. No signage of any kind shall be permitted in the front yard or visible from the street i. Including all commercial and political advertisements ii. One exception includes temporary signs from lawn treatment companies 1. Must be removed within 36 hours d. Street address numbers shall be displayed at each residence entrance i. And be clearly visible from the street

