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Make no little plans; they have no magic to stir men’s blood and probably will themselves not be realized. Make big plans; aim high in hope and work.

-Daniel H. Burnham (1846-1912), architect and planner
COMMUNITY CHARACTER

“The City of Forest Park will be a community that promotes progress by striving for balanced growth and development that is representative of an increasingly diverse population. The city will protect and enhance its unique character and qualities; environmental, cultural and historic resources; public services, facilities and infrastructure; and economic climate of opportunity and growth in order to realize long term prosperity and enhanced quality of life. This vision will be achieved by promoting a progressively high quality of life through a strategy to use investments in infrastructure to leverage regionally significant economic development investment in the city.”

-City of Forest Park Comprehensive Plan 2005-2025 Draft, pg.4

Forest Park is a city with a long railroad history and a significant military affiliation. A proposed multimodal transit station will mark a return to the city’s early 20th century roots as an important stop on the passenger rail line into Atlanta, service that was discontinued in 1931. The pending redevelopment of Fort Gillem will mark a new beginning for the site. The installation was founded in 1941 when the Atlanta General Depot moved to the site. There it served to train and supply the US Army. It was renamed Fort Gillem and annexed to Forest Park in 1973 and was recommended for closure by the Base Realignment Act in 2005.

Seizing on these opportunities to reposition the city within the Atlanta area, the City of Forest Park is demonstrating its commitment to its citizens to advocate for intelligent growth that capitalizes on the strengths of the city and improves its weaknesses in order to elevate its status and ensure its growth and success.
1.2 PURPOSE & INTENT

MAIN STREET DISTRICT
AERIAL PHOTOGRAPH
1.2 PURPOSE & INTENT

PURPOSE AND INTENT

These design guidelines were created to help attract and direct new growth as Forest Park anticipates a new multimodal transit station on the future Atlanta-Macon commuter rail line and the redevelopment of Fort Gillem. The City of Forest Park intends to create a vibrant mixed-use community that brings economic investment and new residents to a revitalized Main Street. New development will foster a unique, lively place for the city, raising its profile in the region and ensuring that future growth and success benefits all residents.

These design guidelines will inform the redevelopment of the Main Street district to ensure that new construction and renovation contributes to a sense of place, a lively pedestrian environment, and a high-quality, small-town destination. They will provide strong direction for developers and builders seeking to be a part of the Main Street district revitalization while reassuring residents that new development is guided by a vision for a walkable, friendly, and inviting Main Street that is accessible to all.

CONTEXT

The design guidelines affect new construction and renovation within the Main Street district. The area includes Main Street and Forest Parkway between West Street and Jonesboro Road, Jonesboro Road between Marie Street and Forest Parkway, and nearby side streets within the area. Refer to the aerial map on the facing page for a more detailed description of the district.
PROCESS
REVIEW PROCESS

This document serves to guide and ensure quality development as called for by the City of Forest Park. Adoption of these guidelines and a design review process protect the investments of all parties and provide assurances for the future.

The guidelines establish a framework upon which the various aspects of development can evolve as part of a cohesive fabric. They provide criteria for project review, and an objective basis for the decisions and recommendations of the Forest Park Architectural Design Review Board. This review process governs all proposed development in the Main Street study area.

The Forest Park Design Guidelines are intended to direct the actions of all entities, including developers, component builders, individual businesses and homeowners as well as any related sub-associations, that intend to construct, renovate, or modify any permanent or temporary improvement within the Main Street study area.

The guidelines and their enforcement will serve to protect property values and personal investment by ensuring a quality and consistency of design, continuity, a sense of order, and the reinforcement of community. The value of the community depends on the recognition that design affects behavior and that design decisions will permeate the lives of residents not just visually but in the way they live together as a community.
A) Composition
The Architectural Design Review Board (ADRB) shall consist of five (5) members, who shall be appointed by the governing body for terms of three (3) years each. The City Manager shall provide advice and recommendations to the governing body concerning the qualifications of individuals considered for appointment to the Board. Each person appointed to the Board shall meet either one of the two following minimum requirements: (1) he or she shall be educated and experienced in the field of urban planning or urban development; or (2) he or she shall be a design professional registered and licensed by the State of Georgia in one of the following professional fields: architecture, engineering, or landscape architecture. Any vacancy in the membership of the architectural design review board will be filled for the unexpired term in the same manner as the initial appointment.

B) Duties
The ADRB shall elect officers consisting of a chairman, a vice-chairman and a secretary and shall adopt rules and guidelines for review of applications. Meetings of the board shall be held at such times as the board may determine on an as-needed basis. All meetings shall be open to the public.

The Main Street district overlays other districts on the official zoning district map. In this district, as it may be amended from time to time, the Board shall review all proposed residential and/or commercial new construction, development, exterior remodeling (other than maintenance), re-occupancy and/or demolition, and shall approve or disapprove all such actions in accordance with the requirements set forth in the following subsections.

C) Process
1. Intent The intent of this section is to provide procedures and standards for review and approval of site, landscaping, and exterior architectural design plans for development within the Main Street district in order to insure that such development complies with the design and development policies established by the city.

2. Purpose The purpose of the design plan review process is to regulate site plan, landscaping, and the exterior architectural design for all uses in the designated architectural design overlay district in order to:
   a. Enhance and preserve the aesthetic qualities of the City of Forest Park as an attractive and progressive suburban community;
   b. Protect and maintain the value of existing buildings and property;
   c. Insure architectural harmony between buildings and landscaping in order to promote and protect the aesthetic qualities of Forest Park;
   d. Lessen traffic congestion and minimize traffic safety problems;
   e. Preserve and enhance the natural resources of Forest Park in order to provide aesthetic and other public benefits, such as pollution abatement, erosion and runoff control, energy conservation, and enhancement of property values;
   f. Minimize any adverse impacts of new development on existing uses through provisions of screening, buffering, landscaping and other techniques;
   g. Protect public investment by mitigating impacts generated by new development on existing public facilities and utilities;
   h. Enhance economic opportunities by maintaining Forest Park as an attractive community for prospective developers, businesses, and residents.

3. Applicability A design plan approved by the ADRB shall be required before a building permit is issued on any improvement, grading, alteration of land or alteration of the exterior of any building, for all structures and uses in the Main Street district.

4. Requirements The specific administrative requirements for any pre-application and final application for design plan approval shall be established by the City of Forest Park; however, the application shall contain at least the following three (3) elements, as applicable:
   a. Site analysis. A site analysis, with appropriate topographic data, shall include information on significant manmade and natural features and features to be retained, moved or altered.
   b. Site plan. A site plan at an appropriate scale with accompanying supporting information shall include information on proposed improvements including internal circulation and parking, landscaping, grading, lighting, drainage, and amenities.
   c. Architectural design. The architectural design element shall include scaled elevation
1.3 REVIEW PROCESS

REVIEW PROCESS

drawings of proposed structures and information on building materials, colors, and items affecting exterior appearance, such as signs, air conditioning, grills, compressors and similar features.

5. Pre-application Meeting Prior to submission of an application for approval of the design plan, the applicant may meet with the building inspector and/or the ADRB. The purpose of this informal meeting is to insure the developer’s understanding of this section and design plan application requirements; to inform the applicant of community design policies and standards; and to provide an opportunity for review of any preliminary drawings and site plans.

6. Application Review A design plan application shall be submitted in triplicate to the building inspector for review to insure compliance with provisions of this section and for transmission of two (2) copies to the ADRB for review and final action. After the design plan application is submitted and accepted, the chairman of the board shall call a formal meeting within fifteen (15) days of the application’s acceptance. Within seventy-two (72) hours after the date of formal review meeting, the board shall take final action on the design plan application. If the board shall fail to take final action upon the application, the application shall be deemed to be approved. The board may extend this deadline by a majority vote of those members present. When circumstances necessitate, the board may defer action on an application until its next meeting.

7. Decisions The ADRB shall take final action by rendering one of the following decisions on the design plan:
   a. Approval. The applicant shall be authorized to file for appropriate building permits in accordance with the approved design plan.
   b. Conditional approval. The applicant shall be authorized to file for appropriate building permits with approved conditions or modifications to the design plan. Conditions imposed by the board shall be to achieve public purposes and shall still permit development as accorded high-quality similar developments within the City of Forest Park.
   c. Denial. The applicant shall not be granted a building permit. The board shall specify in writing to the applicant and governing body the reasons for denial. The reasons for denial shall include: negative impacts on the environment, property values, surrounding properties, or public health, safety, or welfare.

8. Approval Upon approval of the design plan, the chairman of the board shall notify the building inspector of the approval and transmit a copy of the approved design plan, with any conditions noted, to the building inspector.

9. Enforcement All exterior architectural design and landscaping and other on-site improvements shall be completed in accordance with the approved design plan. The building inspector shall make periodic field inspections as required. If a violation is found to exist, the building inspector shall take immediate appropriate action to insure compliance. No certificate of occupancy shall be issued unless all on-site improvements, landscaping, and exterior building facades are completed (or guaranteed through the posting of an acceptable performance bond) in accordance with the approved design plan. A temporary certificate of occupancy may be issued not to exceed thirty (30) days wherein the on-site improvements can be completed within that time frame and such conditions present no safety hazard.

10. Agreement and Bonding Prior to issuance of a certificate of occupancy, the developer or owner may be required to post a performance bond or cash escrow deposit guaranteeing all landscaping materials and work for a period of one (1) year after approval or acceptance thereof by the city in a sum established by the ADRB. If specific circumstances and/or conditions warrant such action (such as intentional failure on the part of the owner or developer to comply with these provisions on a prior occasion or occasions), such bond shall be in the amount of one hundred (100) percent of the estimated cost of replacing all landscaping required in the approved design plan. At the end of one (1) year, the building inspector shall make an inspection and notify the owner or developer and the bond company of any replacements/corrections required to be made. If there are no replacements or corrections to be made, then the building inspector may authorize release of the bond or cash deposit.

11. Maintenance The owner shall be responsible for the maintenance and protection of all landscaping and other features of the design plan approved by the ADRB.
1.3 REVIEW PROCESS

12. Appeals Any party aggrieved by the decision of the ADRB shall be entitled to file an appeal with the governing body.
   a. Said appeal must be submitted in writing and addressed to the mayor and council of the City of Forest Park.
   b. Said appeal shall set forth each and every basis upon which the application was denied, and shall set forth each and every reason that the said denial should be overruled.
   c. The governing body shall then set a time and date at the next regular meeting of the governing body whereby the aggrieved party may come before it and submit proof to said governing body that the denial is improper.
   d. The governing body shall afford the applicant sufficient time in which the applicant may address each reason that said party contends the board was in error. The governing body shall then hear from a representative of the ADRB as to why said application was originally denied, and what negative impact said structure would have on the city.
   e. The governing body may question either the applicant, the board representative, or both, in order to clarify or expand upon the position taken by either the applicant or the board.
   f. Thereafter, the mayor and council shall vote and decide whether to overrule initial decision of the ADRB or whether to permit the decision of same to stand.

13. Waiver The ADRB may waive administrative requirements of this section as needed to facilitate the review process, where such requirements are inappropriate or unnecessary.

D) Design Requirements

1. Architecture The general architectural requirements listed in this section are minimum aesthetic standards for structures within the architectural design overlay district, regulated by the provisions of this section. These requirements shall be used by the ADRB in reviewing exterior architectural design plans and drawings, and may be supplemented by specific architectural design policies and standards, as established by the ADRB and approved by the governing body.
   a. It shall not be the intent of the architectural requirements of this section to prescribe a narrow range of exterior architectural design choices, but rather to encourage well designed structures compatible with existing high-quality development in the immediate vicinity and in the surrounding area, and to prohibit poor-quality, garish, and/or incompatible design, which would have adverse effects on public and private investment.
   b. Each architectural design plan shall be reviewed by the ADRB, based upon, but not limited to, the following policies and standards:
      • Design shall be in harmony with the general character of developments of high-quality in the immediate vicinity and the surrounding area, considering factors such as mass, building materials, placement, height, changing land use patterns, and consistency of exterior architectural treatment.
      • Design components shall be planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project and surrounding environment to insure visual continuity of design.
      • Design shall protect scenic views, particularly those of open space, and utilize natural features of the site.
      • Design shall protect adjacent properties from negative visual and functional impacts.
      • All exterior forms, attached to buildings or detached, shall be in conformity to and secondary to the building.

2. Landscape The landscaping requirements listed in this section are the minimum design standards for all development regulated under the provisions of the architectural design overlay district. These requirements shall be used by the board and the building inspector in reviewing site plans, and may be supplemented by specific landscaping standards and specifications established by the ADRB and approved by the governing body.
   a. Landscape design and planning shall be integrated with the overall design concept for the project; therefore, the board shall evaluate landscaping schemes as to their relationship to buildings and structures, as well as to existing natural and developed landscapes, and to other adjacent landscaping on private property and public rights-of-way.
   b. Existing tree cover and natural vegetation shall be preserved, whenever possible, or at the applicant’s option, replaced with suitable vegetation.
   c. Landscaping or privacy fences shall be used whenever possible to screen objectionable views or nuisances which are visible from the roadway, such as service areas, refuse containers, air conditioning units, transformers, and similar features.
REVIEW PROCESS

d. Grass areas shall be sodded or seeded with a variety suitable to the area that produces complete, permanent coverage.
e. No artificial plants, trees, or other vegetation shall be installed.
f. All landscaped areas shall be provided with a sprinkler system or readily available water supply.

3. Tree  The following tree and planting and maintenance requirements shall be met within the architectural design overlay district:
a. Except as otherwise required by this section and to meet specific community design policies established by the ADRB, trees shall be planted and/or retained in areas of the site to enhance the overall project design and to provide such amenities as visual attractiveness, natural resources preservation and energy conservation.
b. All retained or planted trees shall be protected or situated so as to prevent damage from environmental changes resulting from any building or other improvement.
c. The ADRB may vary the minimum landscaping and tree requirements of this section, if specific circumstances and/or site conditions warrant such action.
2.1. GENERAL STREETSCAPE

GENERAL STREETSCAPE GUIDELINES

The Main Street district streetscapes are the common elements that visually unite the area and lend it a distinct identity and boundaries. It is important to express the pedestrian-friendly, lively, safe environment that Forest Park desires for this area through its design. The many elements that make up a complete streetscape work together to create an atmosphere that people will enjoy visiting and lingering. The following guidelines are general principles that apply to any streetscape in the Main Street district. They are augmented by additional guidelines specific to each unique street type.

“...a pedestrian-friendly, lively, safe environment”
PEDESTRIAN AND BICYCLE ACCESS

Connectivity to surrounding neighborhoods is one of the keys to drawing people to Main Street by foot and on bicycles. Wide sidewalks and prominent crosswalks emphasize the pedestrian nature of the area, causing cars to slow down and creating a safer environment for everyone to enjoy.

Guidelines:
• All new sidewalks shall connect to existing neighborhood sidewalks to extend the network of pedestrian movement.
• Crosswalks shall be visually emphasized through the use of one of the following methods, appropriate to the street type:
  - contrasting specialty paving
  - raised crosswalks
  - striping
  - curb bulb-outs and extensions
Special treatment shall be given to crosswalks at key intersections to calm traffic and give pedestrians priority.
• Bike lanes, where appropriate, shall be designed to reduce conflicts between motorists and cyclists.
VEHICULAR ACCESS

While Main Street is geared toward pedestrians, the entire district must ensure easy vehicular access and circulation. Efficient vehicular movement minimizes pedestrian and vehicle conflict, while a coherent parking strategy can encourage people to park once and walk to their various destinations. This helps to enliven the sidewalk environment and minimize traffic.

Guidelines:
• The number of curb cuts shall be minimized to the greatest extent possible by utilizing shared drives. Access shall be located off of secondary streets where possible. The width of curb cuts shall be kept to a maximum width of 12’ for one-way access and 24’ for two-way access.
• Parking shall not be permitted between the back of sidewalk and the building facade. Instead parking shall be located behind buildings and shared among multiple tenants.
• Parking lots shall be vegetated to help shade the paving and to help soften their impact on the streetscape. Vegetated swales shall be utilized along the edges and in islands or medians within the lot to help treat and detain stormwater runoff.
• Where parking areas are adjacent to buildings and front the sidewalk, they shall be screened with continuous vegetation or a low wall, a maximum of 42” tall with limited access.
SIDEWALKS

Successful sidewalks throughout the Main Street district are critical to its success because they will encourage visitors and residents to walk along the street. Sidewalk store displays, cafe seating, and public benches may enliven the sidewalk and create an attractive atmosphere.

Guidelines:
• All sidewalks shall consist at a minimum of two distinct zones:
  - a furniture or landscape zone along the back of curb
  - a clear walking zone.
• The furniture or landscape zone shall be determined by street type and shall be a minimum of 4’ wide. The clear walking zone shall be a minimum of 6’ wide. Additional zones and added widths may be required depending on the street type. Each street type is explained in more depth in the sections 2.2 - 2.6.
• Sidewalks shall be continuous across driveways to prioritize pedestrians.
• Sidewalks shall have a minimum clear vertical clearance of 8’.
STREET TREES

Street trees are an important tool for creating a pedestrian scale on the street. They also provide shade, help reduce noise, and add seasonal color. Trees should be selected with both their immediate and future contribution to these areas in mind.

Guidelines:
• Street trees shall have minimum caliper of 3” DBH (diameter at breast height) and 12’ in height at installation.
• They shall have a minimum mature height of 40’.
• Street trees shall be limbed to a minimum of 8’ to maintain appropriate clearance above the sidewalk.
• They shall be centered in the furniture or landscape zone and located a minimum of 50’ on-center.
• Street trees shall not be the same species throughout the Main Street district. Every street shall use the same species along its length but other streets will use different species. This will encourage biodiversity and individual street character while reducing susceptibility to insects and disease.
MATERIALS

The material palette for the Main Street district should be consistent to reinforce uniqueness and identity. High quality or specialty pavers may be used to highlight areas of significance, such as corners and crosswalks. Walls and fences should blend into the environment by being constructed of similar or complementary materials to their immediate surroundings.

**Guidelines:**
- Sidewalk clear walking zones shall be concrete, plain or stained, with a broom finish, or brick/concrete pavers set in sand without mortar.
- The furniture zone shall be brick or concrete permeable pavers to permit infiltration of stormwater.
- A change in material color and/or texture shall be used at the back of curb and at crosswalks to assist visually impaired pedestrians navigate safely.
- Parking lots may be pervious pavement, brick and concrete pervious pavers, or standard asphalt. Overflow or lesser used parking lots may be light colored aggregate.
- Walls shall be brick, natural stone, or cast stone and fences shall be wrought iron painted black. Chain link, vinyl fencing, and barbed or razor wire are not allowed.
2.1. GENERAL STREETSCAPE

STREET FURNITURE

Street furniture is another important tool for creating a pedestrian environment on the street. Uniform street furniture adds to a coherent, continuous, identifiable streetscape along the length of Main Street and throughout the district. It also adds amenities the environment by providing places to sit and rest, receptacles for trash and recyclables, and a secure place to lock bicycles.

Guidelines:
• Street furniture shall be of high quality durable construction.
• Street furniture shall be placed in the furniture zone and shall not encroach on the clear walking zone.
• Street furniture shall be provided to match city standards.
**PEDESTRIAN LIGHTING**

Pedestrian lighting contributes to a safe, attractive environment even at night. It helps Main Street serve as a successful gathering place with activities continuing into the evening. People feel comfortable walking from a store or restaurant to their parked car or their home in an adjacent neighborhood. Light standards also provide opportunities for banners that identify the Main Street district or reflect seasonal events and activities.

*Guidelines:*
- Pedestrian lighting standards shall be centered between street trees a maximum of 50’ O.C.
- They shall be a maximum of 16’ tall and shall illuminate the sidewalk with full cut-off fixtures that meet dark sky initiative guidelines.
- Banners may be mounted to lighting standards and must provide a minimum of 8’ clearance above the sidewalk.
- Seasonal lighting, or festival lighting for special events, may be strung from buildings or poles to overhang the street and add excitement and interest.
WALLS AND FENCES

Walls and fences are an important part of the urban environment. Properly designed, they blend into the streetscape while providing separation, screening, delineation of boundaries, or decorative accents. They should be employed to screen utilities and service from pedestrian view, provide an edge and a buffer to parking that abuts the sidewalk, and create an ornamental boundary for the cemeteries.

Guidelines:
- Walls and fences used along sidewalks shall be a maximum of 42” tall for safety reasons.
- Walls and fences used to screen dumpsters from view, walls and fences shall be a minimum of 8’ tall to provide proper screening.
- Walls and fences along the cemetery boundaries shall have openings to create a minimum 40% transparency to allow glimpses inside and add interest to the perimeter of the cemetery.

Wall with openings to allow glimpses through

Screen wall around a dumpster
SIGNAGE

Creative signage is encouraged for retail storefronts to add character to the streetscape and identification for the stores from a distance. All signage shall comply with Forest Park ordinances.

**Guidelines:**

- Signage design should be compatible in scale, style, and composition with the building and storefront as a whole.
- Durable materials and quality construction shall be evident in all signage.
- Corner buildings may place projecting signage on their corner.
- Blade signs shall be mounted to provide an 8’ clearance under the lowest part of the sign and shall not extend more than 5’ into the right of way.
- Channel letters, silhouette signage, and individualized letter signs may be located in a signage band above the storefront windows.
- Awnings may be used as signage as well.
- Freestanding signage is prohibited.
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CPTED is a series of passive design strategies that help to increase the sense of safety in the built environment by providing fewer opportunities for individuals to commit crimes. These four basic strategies will blend into the overall streetscape but are an important measure to help deter crime and keep people and property safe.

Guidelines:
- Natural surveillance techniques promote pedestrian-friendly sidewalks. These techniques include adequate nighttime lighting, visibility of building entrances and parking, and “eyes on the street” provided by windows that overlook the public spaces.
- Methods of territorial reinforcement create spheres of influence that users adopt and monitor. Landscape, gateways, fences and pavement materials all help to distinguish public from private space.
- Concepts that promote natural access control clearly indicate public routes and create a sense of risk for potential offenders.
- Target hardening uses simple features to prohibit easy entry or access such as interior door hinges, window locks, and dead bolts for doors.

Information taken from http://www.cpted-watch.com/
MAIN STREET
2.2. MAIN STREET STREETSCAPE

MAIN STREET STREETSCAPE GUIDELINES

Main Street is the heart of Forest Park. It will redevelop over time and draw people back to the heart. Main Street will feature a strong pedestrian emphasis with inviting sidewalks and a variety of interesting building facades. Community-serving retail may bring people to Main Street while the attractive streetscape and lively atmosphere will encourage them to linger and enjoy the place. New residents will be drawn to live on Main Street with its convenience to employment and retail, proximity to the transit station, and its welcoming small-town feel. The following guidelines for Main Street supplement the general streetscape guidelines.

“...new residents will be drawn to live on Main Street”
PEDESTRIAN AND BICYCLE ACCESS

Guidelines:
- Crosswalks shall be visually emphasized through the use of contrasting specialty paving. Raised crosswalks and curb bulb-outs shall be utilized at key intersections to help calm traffic and give pedestrians priority.
- Bike lanes shall not be included on Main Street in order to minimize conflicts between parked cars and cyclists. However, due to the slower speed of traffic, bicyclists may operate on Main Street.

VEHICULAR ACCESS

Guidelines:
- On-street parallel parking shall be used to buffer pedestrians from traffic and to allow easy access to street-level retail.
- Drive-through facilities are prohibited.
2.2. MAIN STREET STREETSCAPE

SIDEWALKS

*Guidelines:*

- Sidewalks along Main Street shall consist of three distinct zones.
  - a furniture zone along the back of curb
  - a clear walking zone
  - a supplemental zone adjacent to storefront facades

The furniture zone shall be a minimum of 5’ wide to accommodate street furniture and trees. The clear walking zone shall be a minimum of 9’ wide. The supplemental zone, where required adjacent to restaurants and shops, shall be 5’-10’ wide to allow for cafe dining and store displays.

STREET TREES

*Guidelines:*

- Street trees shall be planted in 5’x5’ wells with a metal grate covering it flush to the surrounding pavers.
FOREST PARKWAY
2.3. FOREST PARKWAY STREETSCAPE

FOREST PARKWAY STREETSCAPE GUIDELINES

Forest Parkway parallels Main Street on the opposite side of the railroad tracks and sets the southern boundary of the district. It is a major vehicular thoroughfare in Forest Park and inhibits easy pedestrian and bike connections to Main Street from the neighborhoods to the south. To reconnect these neighborhoods back to Main Street, certain measures must be taken to slow traffic and provide a safe crossing for pedestrians. Pedestrian improvements will also enhance the visual character of the parkway and contribute to a gateway effect to alert drivers they are entering the Forest Park community. The following guidelines for Forest Parkway supplement the general streetscape guidelines.

“...provide a gateway opportunity...”
PEDESTRIAN AND BICYCLE ACCESS

Guidelines:
- Crosswalks shall be visually emphasized through the use of contrasting specialty paving or striping.
- Pedestrian refuges in existing medians shall be added to allow people a safe place to wait while crossing the street.
- Mid-block crosswalks shall be added to shorten the distance between street crossings. These crossings shall utilize pedestrian activated signals to allow safe crossing while not slowing traffic when not in use.

SIDEWALKS

Guidelines:
- Sidewalks along Forest Parkway shall be designed to buffer pedestrians from traffic. They shall consist of a landscape zone and a clear walking zone. The landscape zone shall be a minimum of 6’ wide and the clear walking zone shall be at least 8’ wide.
2.3. FOREST PARKWAY STREETSCAPE

VEGETATED SWALES

Guidelines:
• Vegetated swales shall be used to treat and infiltrate stormwater runoff. Swales shall be located in existing medians and in the landscape zone adjacent to the street to help capture and detain runoff.
• The swales shall be planted with native grasses and groundcover suitable for retention and cleansing of stormwater.
• Street trees shall not be planted in the vegetated swales and instead planted behind the back edge of the sidewalk.

STREET FURNITURE

Guidelines:
• Street furniture shall not be allowed to encroach in the clear walking zone. A 3’ x 8’ concrete or paver pad shall be provided at the back edge of the sidewalk to accommodate street furniture. This will allow benches and waste receptacles to be placed along the edge of the sidewalk without impeding easy pedestrian movement.
2.4. JONESBORO ROAD STREETSCAPE

JONESBORO ROAD STREETSCAPE GUIDELINES

The Jonesboro Road corridor forms the eastern boundary of the Main Street district. It is a major vehicular thoroughfare in Forest Park. Fort Gillem touches Jonesboro Road to the east. It should be improved to create a more comfortable environment for pedestrians. Pulling new retail stores up to Jonesboro Road, with parking behind the stores, will greatly contribute to a more pedestrian friendly environment and provide better definition to the road. The following guidelines for Jonesboro Road supplement the general streetscape guidelines.

“...fostering a more pedestrian friendly environment...”
PEDESTRIAN AND BICYCLE ACCESS

Guidelines:
• Crosswalks shall be visually emphasized through the use of contrasting specialty paving or striping.

SIDEWALKS

Guidelines:
• Sidewalks along Jonesboro Road shall be designed to buffer pedestrians from traffic. They shall consist of a landscape zone, a furniture zone, and a clear walking zone. The landscape zone shall be a minimum of 6’ wide. The furniture zone shall be at least 4’ wide and the clear walking zone shall be at least 8’ wide.
STREET TREES

Guidelines:
• Street trees shall be located in the furniture zone. Trees shall be placed in 4’x10’ planting beds with groundcover filling the rest of the bed.

VEGETATED SWALES

Guidelines:
• Vegetated swales shall be used to help treat and infiltrate stormwater runoff. They shall be located in the landscape zone adjacent to the street to help capture and detain runoff.
• The swales shall be planted with native plants suitable for the retention and cleansing of stormwater.
SECONDARY ROADS STREETSCAPE GUIDELINES

The secondary roads in the Main Street district are an important part of the circulation network that links the district to the surrounding community. Secondary roads will have varying character, from quiet urban residential streets, to the side streets off Main Street that serve as parking access and connectors to the adjacent neighborhoods. Each secondary road must be paid the same attention as larger, more visible streets, to ensure a connected, vibrant network of sidewalks and streets. The following guidelines for secondary roads supplement the general streetscape guidelines.

“...ensure a connected, vibrant network of sidewalks”
**PEDESTRIAN AND BICYCLE ACCESS**

*Guidelines:*
- Crosswalks shall be visually emphasized through the use of contrasting specialty paving or striping.

**VEHICULAR ACCESS**

*Guidelines:*
- On-street parallel parking shall be provided where possible on residential streets to slow traffic, buffer pedestrians from it, and provide additional parking.
- Parking lots that abut streets with residential front-ages shall be buffered to soften their appearance. Use of low walls, ample plantings, and at least a 4' setback from the edge of sidewalk shall be required.
SIDEWALKS

Guidelines:
- A supplemental zone shall exist on residential side-walks adjacent to the clear walking zone. It shall be 4’-8’ wide to accommodate stoops, stairs, low walls or fences, and landscaping.
PARKS & OPEN SPACE
2.6. PARKS AND OPEN SPACE

PARKS AND OPEN SPACE GUIDELINES

Parks and open spaces within the Main Street district serve an important civic role as community gathering areas. Each will have its unique character and will be designed for a range of uses accordingly. Residents of Forest Park, workers at the businesses along Main Street, and visitors to the district will come together to relax, meet friends, or have lunch. Park and open space design is important to ensure that each park is accessible to all, and an asset to the surrounding area.

Parks will also serve an important role in the ecology of the district. Properly designed, they may provide natural stormwater management and create habitat for native plants and animals that might not otherwise be able to exist in a developed environment. Careful consideration during the design process can help foster local ecosystems that will contribute diversity to the built environment.

These guidelines establish parks and green spaces that are appropriate to the emerging new face of the Main Street district, while serving the utilitarian purposes of stormwater management and the creation of natural habitat.

GRAND PARK
Grand Park is the primary civic green space for Main Street and the surrounding area. It is a gathering spot for people to meet, play, and relax and is an attractive amenity for businesses looking to relocate to Main Street. The design may include, but is not limited to, such elements as a public garden, public art installation, water feature, playground, pavilion, or unprogrammed lawn space. With thoughtful design, Grand Park will become a landmark open space for the residents of Forest Park to enjoy.

BILL LEE PARK
Occupying railroad right-of-way parallel to Main Street, between West Street and Ash Street, Bill Lee Park will become an important part of community life along Main Street. Its activation will contribute to an atmosphere that attracts people to the residential facing it, as well as to provide a green gateway to Forest Park from the multimodal station.

URBAN WILD
The Urban Wild conservation area is an unique concept to set aside undeveloped land and cultivate natural habitat for plants and animals. It is intended to provide a predominately passive, natural setting with walking trails that lead people through an environment that reflects a naturalistic condition of the land. It may include teaching opportunities to lend an educational facet to the park for visitors.
PEDESTRIAN AND BICYCLE ACCESS

Connections to the parks will be important for their success. People will be encouraged to walk or bike to the park from surrounding neighborhoods and businesses where comfortable sidewalks exist to take them there. Prominent crosswalks that connect the sidewalks to the park will increase visitor comfort in accessing the park.

Guidelines:
• Crosswalks shall be visually emphasized through the use of contrasting specialty paving and striping. Special treatment shall be given to crosswalks at the primary park entrance to help calm traffic and give pedestrians the priority.
• Entrances to the parks shall be placed to allow access from any direction, but shall be limited in number to ensure the park has a defined edge.
VEHICULAR ACCESS

Easy vehicular access and circulation around public parks will draw people from a greater range. Efficient vehicular movement will minimize conflicts with pedestrians, and a coherent parking strategy will avoid frustration for visitors seeking parking.

Guidelines:
• Parking shall be provided with on-street parallel parking surrounding the park perimeter.
• Supplemental parking may be accommodated on a shared basis with adjacent commercial uses, particularly on weekends and evenings when park usage is anticipated to be the greatest.
MATERIALS

The material palette for parks in the Main Street district should be consistent to help create a sense of place and unity. Parks should be designed to maximize pervious surfaces to capture and manage stormwater run off. Plant material should consist of native species that are adapted to local conditions and require little maintenance. Xeriscaping practices shall be used where appropriate to minimize irrigation needs and conserve water resources. Walls and fences should blend into the environment by being combined with shrubs to soften their appearance.

Guidelines:
• Park paths should be paved in pervious pavement concrete or brick pavers, or stone aggregate to aid stormwater management.
• Plant material should be varied but predominantly native, drought-tolerant, and provide seasonal color.
• A mix of evergreen and deciduous plants will provide structure and color in the park year round.
• Walls shall be brick or stone and fences shall be wrought iron, painted black. Chain link and barbed or razor wire are not allowed.
2.6. PARKS AND OPEN SPACE

PARK FURNITURE

Park furniture is important to build identity and enhance the use of the park. Furniture must be durable, comfortable, attractive, and functional. Park furniture may differ from street furniture along Main Street but shall be continuous throughout the park.

Guidelines:
• Park furniture shall be of high quality durable construction.
• Benches, bike racks, trash and recycling receptacles, lighting standards, and water fountains shall be located along the edge of pathways to maintain clear circulation for park visitors.
PEDESTRIAN LIGHTING

Pedestrian lighting contributes to a safe, attractive environment during the evening. Adequate lighting inside the park ensures that passers-by will feel comfortable walking past after dark, and will allow for passive surveillance of the park at night.

Guidelines:
- Pedestrian lighting standards shall be evenly spaced to minimize glare and dark spots at a maximum of 50’ O.C.
- They shall be a maximum of 16’ tall and shall illuminate the sidewalk with full cut-off fixtures that meet dark sky initiative guidelines.
BOUNDARIES & EDGES

Visual gateway elements at primary park entrances will create a sense of arrival for visitors. Defining boundaries will contain the park space and maintain an urban edge along the periphery. This enables the park to function properly as an element in the urban environment and as a neighborhood amenity.

Guidelines:
• Visual gateway elements shall mark the primary entrances.
• Walls, fences, or bioswales shall be used to delineate edges of the park depending on location, purpose and design intent.
• Walls and fences shall be a maximum of 42” tall when used along sidewalks and pathways.
• Bioswales shall be planted with native species that are suitable to managing stormwater runoff.
• Walls, fences, or adequate plantings shall be used to screen any utilities or service locations within the park.
GATEWAYS
Gateway design elements serve as important identification and wayfinding components of the streetscape. They express civic identity to passers-by and lend formal definition to unique places, such as Main Street. Several opportunities for gateways exist within the Forest Park conceptual master plan.

There are a variety of methods to signify gateways, either monumentally or less formally. A variety of materials and built forms can be used, including walls, fences, significant buildings, and landscape treatments.

Monumental gateways may incorporate the design of a memorial or historical marker to convey civic meaning. Ornamental plantings can add color and draw attention to a simple planted gateway. Signage and branding may also play an important role in gateway elements to identify the limits of the Main Street district, and to direct visitors to points of interest.

"...express Forest Park’s civic identity..."
ARCHITECTURE
ARCHITECTURE

Architecture has the power to evoke emotion. It can create the perception of space that is attractive, interesting, and welcoming, or that is sterile, uncomfortable, and out-of-place. The scale of buildings, their materials, transparency, details, and irrelationship to the street, all come together to convey a coherent whole that responds to context, and that forms the edge of a successful streetscape.

These design guidelines encourage an engaging environment through architecture and streetscape elements that provide visual interest that brings people back time after time.

MIXED-USE

The mixed-use architecture of Main Street should be designed to appeal to both pedestrians and slow vehicular traffic. Architectural scale and its relationship to the street is important to create an intimate, welcoming environment. Details and materials provide visual interest and variety. Building construction and maintenance will demonstrate Forest Park’s commitment to environmental stewardship and conservation of resources, and will set a positive example for the future of the Main Street district.

Mixed-use architecture can encompass many different uses, including retail shops, restaurants, offices, the multimodal transit station, and the hotel and conference center. Some buildings, such as the transit station, will have a greater significance within the context of Main Street. However, all these uses shall be held to design guidelines that enable an active public realm and create a defined space for people to experience.
SETBACKS & ORIENTATION

Building setbacks and their orientation to the street are crucial to the public sidewalk environment. Buildings that line the sidewalk shape a defined street edge. This is important to create a sense of enclosure. Proper orientation to the pedestrian environment strengthens walkability and encourages activity on the sidewalk.

Guidelines:
• Mixed-use buildings shall have zero setback from the back of sidewalk. Projecting facade elements such as columns or pilasters shall be set at the back of sidewalk with the mass of the building within 3’ of the setback line.
• Buildings located at prominent intersections may address the corner with special treatments such as chamfers with entrances or tower elements.
• Upper balconies, bay windows, or other projections from the main facade shall require an encroachment permit.
• All buildings shall be oriented to Main Street with pedestrian entrances located along the sidewalk.
BUILDING HEIGHT, MATERIALS, & COLOR

Building height, material, and color all have a significant effect on the public realm. Proper scale is necessary to welcome and invite pedestrians, and careful consideration of materials and colors create a unified, but not uniform, appearance along the street edge.

Guidelines:
- Maximum building height is 4 floors or 60’. Minimum height is 1 floor or 24’. The first floor shall have a minimum floor-to-ceiling height of 18’.
- Allowable materials include brick masonry as the primary facade material, wood and aluminum for storefronts, stone or cast stone for details, transparent glass, fabric awnings, and metal canopies.
- Prohibited materials include stucco or plaster as the primary facade material, tinted or reflective glass, Exterior Insulation and Finish Systems (EIFS), and vinyl or wood siding.
- Allowable brick colors shall include natural tones such as browns, oranges, reds, creams, and yellows.
- Paint and fabric colors shall be complementary subtle tones such as dark greens, blues, or neutral tones.
BUILDING ENTRANCES

Building entrances activate the sidewalk with pedestrian movement. Entrance orientation is crucial to whether a building is pedestrian or automobile focused. Entrances placed at the sidewalk demonstrate an expectation that users will be coming on foot and using the sidewalk.

Guidelines:
- Primary building entrances for all uses shall be oriented to Main Street. Secondary entrances for upper level uses may be located at the rear of the building.
- Primary building entrances shall be at grade for universal accessibility.
- Entrances on the sidewalk for upper level uses shall be distinguished from retail entrances.
- Entrances shall be emphasized with architectural features, such as varied massing, materials, a canopy or awning, or a change in the roofline above.
- Recessed entries are required to prevent doors from opening into the sidewalk clear zone. They shall be a maximum of 4’ deep, shall be illuminated at night, and shall continue the storefront glass around to the walls of the recess.
- Doors shall be at least 50% transparent.
3.1. MIXED-USE ARCHITECTURE

FACADE TRANSPARENCY

An optimum degree of building facade transparency along Main Street will connect the interior space to the external streetscape. Transparency will also assist retail stores to market their goods. A variety of storefronts with window displays adds vitality to the sidewalk and encourages people to window shop, adding activity to the street.

Guidelines:
• Ground floor facades shall be at minimum 65% transparent.
• Storefront windows shall begin no higher than 36” above grade and the head height shall be at least 10’ above grade.
• Doors shall be at least 50% transparent which shall count towards the overall transparency of the ground floor facade.
• Upper facades shall be at least 35% transparent but not more than 50% transparent. Office uses will typically have a higher percentage of transparency than residential.
• Windowless expanses shall be less than 10’ long at street level to maintain visual interest and pedestrian safety.
PROPORTION

Proportion is a critical aspect of facade design. Carefully considered, good proportion adds a subtle beauty to a building. On Main Street, building proportion can be used to help create a harmonious relationship of building facades along the street.

Guidelines:
• Upper level windows shall be vertically proportioned in either 1:2, 1:3, or 1:4 ratios.
• Grouped windows may have an overall horizontal proportion but shall be internally divided into vertical components.
• Street level windows may be horizontal to allow the greatest amount of transparency.
FACADE ARTICULATION

Detailed building facade articulation is especially important along Main Street. The pedestrian environment will benefit greatly from a collection of well articulated buildings that work together to create a unified, but not uniform, environment. Careful building articulation will avoid monotony and maintain pedestrian and vehicular interest.

Guidelines:
• Facades greater than 50’ in length shall be articulated into vertical modules to reduce the overall scale and add architectural interest. These modules shall be expressed by pilasters, material or color change, or other facade treatments.
• The traditional horizontal division of facades into a base, middle, and top shall be expressed with cornice lines, material changes, and varying level of detail.
• Architectural detail shall be highly articulated at the ground floor level to create visual interest for pedestrians. The top of the building should also be detailed to create an interesting profile.
• Buildings located at important intersections may address the corner in a monumental manner, with chamfered corners or tower elements featured at the entrance.
• Flat facades, with little articulation or detail, are not permitted.
GROUND FLOOR STANDARDS

The buildings along Main Street are crucial to the success of a pedestrian friendly streetscape. Creating visual interest at the ground level of buildings will draw people along the sidewalk and encourage them to return. Ample opportunities to window shop or view activities inside buildings will activate Main Street.

Guidelines:
• Ground floor space shall have a height of 18’ to accommodate a range of retail, commercial, and office uses.
• Storefront bulkheads shall be between 18” and 36” above grade.
• Transom windows are encouraged over doors and storefronts to maximize penetration of light and provide greater transparency to the facade.
• Storefront windows will display merchandise and allow views into shops and restaurants.
• A continuous horizontal band shall be located between 16’ and 20’ above grade for placement of signage and separation of the base and middle or top of the building.
• Architectural detailing shall be highly articulated at the ground floor to generate pedestrian interest and create variety at street level.
AWNINGS & CANOPIES

Shade from awnings and canopies blocks the sun during the warm summer months and provides protection to pedestrians from inclement weather. They also provide additional signage opportunities for retailers and add a layer of architectural detail.

Guidelines:
• Fabric awnings in shed form are encouraged over retail storefronts. Awnings shall be no wider than the storefront and shall provide a clearance of at least 8’ beneath to the sidewalk.
• Metal canopies may be used to mark building entrances. They shall be limited to twice the width of the doorway.
• All canopies or awnings shall be supported from the building and shall not be supported with columns in the sidewalk.
GREEN ROOFS & ROOFLINES

Rooflines are an important component of building design. They form an attractive cap to the facade and create an interesting skyline, even where buildings are fairly small. The roof itself can be designed as an amenity and can also lessen the heat island effect in urban areas.

Guidelines:
• Roofs shall typically be low-slope (“flat”). Buildings that are 1-2 stories tall may have a pitched hip roof form.
• Low-slope roofs shall incorporate decorative parapets, cornices, or corbelling of the masonry.
• Pitched roofs shall have a minimum 18” overhang and be supported by decorative brackets.
• At a minimum, low-slope roofs shall have a white reflective membrane to help lessen the heat island effect.
• Terraces, or amenities for users of the building, are encouraged for low-slope roofs.
• Green roofs that incorporate native, drought-tolerant plants or xeriscaping are encouraged to reduce the heat island effect and manage stormwater. They may be cross-utilized as attractive amenities for building inhabitants.
• Low-slope roofs shall have internal roof drains or be sloped to drain toward the rear of the building. Downspouts and gutters shall not be incorporated into the front facade.
• Sloped roofs shall be asphalt shingles or clay tile.
3.1. MIXED-USE ARCHITECTURE

EXTERIOR NIGHTTIME ILLUMINATION

Lighting design can highlight building architectural features and add interest at night. Careful design must mitigate the effects of light pollution and light trespass to minimize the environmental impact of nighttime illumination.

Guidelines:
- Building lighting design shall follow dark sky initiatives and minimize light trespass across property lines.
- Building mounted lights must not extend lower than 8’ above grade and project no more than 24” from the facade.
- Moving, blinking, or strobe lights are prohibited.
SECURITY MEASURES

Retail stores must be assured of their safety at night and convey that to visitors. Visible security measures often detract from the pedestrian environment by subtly implying the area is unsafe. Therefore, in addition to the use of CPTED principles, any active security measures must be concealed during the day and less obtrusive at night when they are employed.

Guidelines:
• Security measures shall be concealed when not in use.
• External roll down gates are prohibited.
• Internal roll down gates may be used but shall be designed to allow visual monitoring of the interior from the sidewalk
• Window bars are prohibited.
SERVICE & UTILITIES

All buildings require efficient, well-functioning service to accept deliveries, discard waste, and deal with back-of-house functions. Utilities are also necessary to a building’s function. However, both are detrimental to successful streetscapes. Service and utilities should be located discreetly and concealed from public view whenever possible.

Guidelines:
- Service and utilities shall be located behind buildings whenever possible. If it is not possible, a location on the side of the building is acceptable, with adequate screening.
- Dumpsters shall be enclosed on three sides with walls 8’ tall, and have a gated opening for access.
- Utilities shall be screened with vegetation or walls less than 42” tall.
- Rooftop equipment shall be screened from public view with parapet walls that match the primary facade materials.
SUSTAINABLE DESIGN

Sustainable, or green, design is an important design movement in architecture, as the harmful effects buildings exert on the environment become better understood. Sustainable design is also recognized for its long-term, cost-saving benefits. To set an example for construction in the area, Forest Park shall demonstrate environmental stewardship by requiring buildings to conserve resources such as energy and water.

Guidelines:

• All new construction and renovations shall be built to LEED-certifiable standards or an acceptable equivalent.
• Innovative green building strategies shall be encouraged to further the discussion of sustainable design.
3.1. MIXED-USE ARCHITECTURE
COMMERCIAL
3.2. COMMERCIAL ARCHITECTURE

COMMERCIAL BUILDINGS

The buildings along Jonesboro Road will be primarily commercial use, one-story and sited to form a consistent street edge.

Placing commercial buildings at the edge of the sidewalk, as called for in the streetscape guidelines, will improve the pedestrian environment. The architectural guidelines for commercial buildings are similar to those for mixed-use buildings, including a zero setback line, similar materials, the same orientation to the primary street, and facade articulation. The differences are identified in the following pages.

“...the environment will be much more pedestrian friendly”
BUILDING HEIGHT, MATERIALS, & COLOR

Guidelines:
• Maximum building height is three floors, or 46’.
• Minimum building height is one floor, or 24’.
• The first floor shall have a minimum clear interior floor-to-ceiling height of 18’.

BUILDING ENTRANCE

Guidelines:
• Primary building entrances shall be oriented to Jonesboro Road to encourage pedestrian access. Secondary entrances may be included to face the parking areas located to the rear of the buildings.
• To facilitate easy movement from the parking areas to the sidewalk, pedestrian alleys shall be included between buildings and shall be well-lit and marked.
GREEN ROOFS & ROOFLINES

Guidelines:
- Roofs for commercial buildings shall be low-slope ("flat") roofs and incorporate decorative parapets, cornices, or corbelling of the masonry. Pitched roofs shall not be allowed.
- Flat roofs may be planted as green roofs to mitigate the heat island effect and manage stormwater. They shall be planted with native, drought-tolerant plant species to minimize maintenance needs.

“BIG BOX” RETAIL

Guidelines:
- “Big box” or corporate retail chains shall be allowed along Jonesboro Road but must be designed to blend into the environment laid out in these design guidelines.
- Branded corporate architecture that detracts from the intent of the Main Street design guidelines shall not be permitted along Jonesboro Road.
RESIDENTIAL
3.3. RESIDENTIAL ARCHITECTURE

URBAN RESIDENTIAL

Residential development is fundamental to create an active environment in and around Main Street. Residential development may take several forms, including condominiums located above retail, attached townhomes, and single-family homes placed close to the street. This variety of home type appeals to a wide spectrum of residents and allows a true choice in housing, both in type and price point. Such a mix will contribute to a successful, inclusive Main Street environment.

“...appeals to a wide spectrum of people and allows a true choice”
SETBACKS & ORIENTATION

Building setbacks and their orientation to the street determine the feel and character of the public realm. Buildings close to the sidewalk shape a defined street edge which is important to create a sense of place. Proper orientation to the pedestrian environment emphasizes walkability, adds activity to the sidewalk, and ensures greater public safety with more eyes on the street.

Guidelines:
- Townhome buildings shall be set at the back of a 4’ to 8’ wide supplemental zone adjacent to the sidewalk.
- The supplemental zone will allow for stoops, stairs, low walls and fences, and small gardens to buffer the ground floor from the sidewalk.
- Single-family homes shall be set back from the street 15’.
- All residences shall locate their primary entrance at the street edge.
BUILDING HEIGHT, MATERIAL, & COLOR

Building height, material, and color all have a dramatic effect on the aesthetics of the area. Proper scale creates a comfortable residential neighborhood, and careful consideration of materials and colors can help create a unified but not uniform appearance along the street.

Guidelines:
- Townhome maximum height is three floors, or 32’. Minimum height is two floors, or 22’.
- Townhomes shall be constructed of brick masonry as the primary facade material, stone or cast stone for details, transparent glass, and cement-board siding.
- Single Family maximum height is two and a half floors, or 28’. Minimum height is one floor, or 18’.
- Single-family homes shall be constructed of brick masonry or wood / cement-board siding as the primary facade material.
- Prohibited materials for both townhomes and single family homes include stucco or plaster as the primary facade material, tinted or reflective glass, and vinyl siding.
BUILDING ENTRANCE

Residential entrances along the sidewalk give a neighborhood street character and life. From a simple stoop to a short stair or an inviting porch, the treatment of the entrance enhances the overall character of the residence and the street.

Guidelines:
- Primary entrances shall be oriented to the street. Secondary entrances may be located in the rear to access off-street parking.
- Primary building entrances shall be elevated a minimum of 18” above grade and no more than 60”.
- Townhome entrances shall be emphasized with architectural features such as stoops and stairs with decorative railings.
- Recessed entries for townhomes are encouraged to give a sense of privacy and delineate semi-public space. They shall be a maximum of 3’ deep and shall be illuminated at night.
- Single-family homes shall be accessed from a front porch a minimum of 8’ deep.
- All residences shall have an address identifier displayed at the primary entrance and illuminated at night. The location of the identifier shall be consistent for all residences.
3.3. RESIDENTIAL ARCHITECTURE

WINDOWS

Proportion is an important aspect of facade design. Window proportions are particularly important for residential structures as they directly correspond to a distinctive architectural style. Carefully considered, good proportion adds subtle beauty to a building.

Guidelines:
• Windows shall be vertically proportioned in either 1:2 or 1:3 ratios.
• Grouped windows may have an overall horizontal proportion but shall be internally divided into vertical components.
• Bay windows may be used as accents and to gain better views down the street.
• Windows shall be double-hung with true divided lites in a ratio of 1-over-1, 2-over-1, 4-over-1, 2-over-2, and 4-over-4.
• Small fixed windows may be used as accents but shall be limited to one per facade.
FACADE ARTICULATION

Careful articulation of the building facade is especially important to create residential character. The intended pedestrian environment will greatly benefit from a collection of well designed buildings that work together to create a unified, but not uniform, environment. Careful articulation provides architectural interest and creates a distinctive neighborhood character.

Guidelines:
• Townhome facades shall reflect the individual units to reduce the scale and add architectural interest. The dwelling units shall be delineated by pilasters, material or color change, or other facade treatment.
• The traditional horizontal division of facades into a base, middle, and top shall be expressed with cornice lines and material changes.
• Townhomes at important intersections may address the corner in a monumental way, with a chamfered corner or tower element featuring an entrance.
• Flat facades with little articulation or detail are not permitted.
• Single family homes shall not repeat or mirror another home within five lots.
GROUND FLOOR STANDARDS

The ground floor of residential buildings is important to create a successful, pedestrian friendly streetscape. Architectural interest in the houses and townhomes will engage people along the sidewalk and provide a visually pleasing environment.

*Guidelines:*
- Ground floor height shall be 10 to 12’ to accommodate generous ceilings in the living spaces.
- Transom windows over doors are encouraged to maximize light penetration and give greater verticality to the entrance.
- Floor plans shall be organized to place the more public rooms, such as the living room, in the front of the house and the more private rooms towards the rear.
ROOFS

Simple roofs on single-family homes allow the facade to be the dominant outward expression. Townhome roofs can be used as an amenity to give the residents private outdoor space.

Guidelines:

- Townhome roofs shall be low-slope (“flat”) and incorporate decorative parapets, cornices, or corbeling of the masonry.
- At a minimum, low-slope roofs shall have a white reflective membrane to help lessen the heat island effect.
- Townhome roofs are encouraged to be designed as terraces or amenities for residents of the building. They may incorporate native, drought-tolerant plants to add interest to the terrace, help reduce the heat island effect and manage stormwater.
- Low-slope roofs shall have internal roof drains or be sloped to drain toward the rear of the building. Downspouts and gutters shall not be incorporated into the front facade.
- Single-family homes shall have simply massed gable or hip roof forms.
- Single-family homes shall have pitched roofs with a slope between 6/12 and 12/12 and a minimum 18” overhang. Overhangs shall be supported by decorative brackets, where architecturally appropriate.
- Sloped roofs shall be asphalt shingles or standing seam metal.
EXTERIOR NIGHTTIME ILLUMINATION

The primary function of nighttime illumination in residential areas is to help ensure adequate lighting for safety. It can also add interest by highlighting architectural and landscape features of a building but should be kept to a minimum to preserve a dark nighttime atmosphere. Careful design must mitigate the effects of light pollution.

Guidelines:
• Building and landscape lighting design shall follow dark sky initiatives and minimize light trespass across property lines.
• Landscape lighting may include low-level path lighting.
• All entrances shall be illuminated at night for security.
• Single-family lighting should provide visual security by minimizing or eliminating dark shadows and glare around the perimeter of the house.
SERVICE & UTILITIES

Service and utilities are necessary functions within a residential neighborhood, but can detract from otherwise pleasant streetscapes. They should be sited discreetly and concealed from public view whenever possible. The use of alleys for trash service and garage access allows the primary streetscape to be free from the clutter of trash bins and driveways.

Guidelines:
• Service and utilities shall be located behind buildings whenever possible. If it is not possible to locate them to the rear, a location on the side of the building is acceptable with adequate screening.
• Utilities shall be screened with vegetation or walls less than 42" tall.
• Residential trash bins shall be stored in a concealed location, either behind the main house or within an enclosure such as a fence or vegetation screen.
SUSTAINABLE DESIGN

Sustainable, or green, design is a growing movement in residential architecture that creates long-term cost-savings and lessens harmful impacts on the environment. It is becoming an expected standard in the industry. In order to set an example for all construction in the area, Forest Park shall demonstrate environmental stewardship by requiring buildings to conserve resources such as energy and water.

Guidelines:
- All new construction and renovations shall be built to LEED-certifiable standards, EarthCraft House standards, or an acceptable equivalent.
- Innovative green building strategies shall be encouraged to further the discussion of sustainable, cost-effective residential design.
PARKING
Parking decks are often a necessary component of a successful Main Street environment. They require design attention to ensure they fit within, and complement, the local context.

A parking deck provides adequate parking for shops, restaurants, offices, the hotel or the transit station, while preserving land for higher uses. Decks are efficient. They can encourage a behavior of parking once and walking from destination to destination. They can be designed to blend into the overall built environment. The following guidelines illustrate methods that shall be used to ensure that parking decks are a successful part of the fabric of the Main Street district.

“"They are efficient and encourage a ‘park once’ behavior”"
3.4. PARKING DECKS

GROUND FLOOR USE

Ground floor use is one of the most important things a parking deck should incorporate to ensure it contributes to the public realm. If the street level of the deck has shops and activity it will blend better into the pedestrian environment and will not draw attention to its actual function of storing cars.

Guidelines:
• Parking decks shall be located in the interior of blocks when possible and surrounded by active uses on the perimeter where appropriate.
• Parking decks fronting a public sidewalk shall have active uses such as shops, restaurants, and small offices along the primary sidewalk.
• Vehicular entrances to the parking deck shall not be located on Main Street but instead off of secondary streets and shall be of the minimum width required. Pedestrian entrances may be located on Main Street for ease of access.
3.4. PARKING DECKS

ARCHITECTURAL TREATMENT

The ground floor of the parking deck should be designed to blend in to the mixed-use built environment of Main Street. The upper levels can be simpler but should still reflect an attention to detail and act to conceal the cars parked within.

Guidelines:
• The ground floor shall be articulated with the same materials found in mixed-use buildings: brick, ample glass, awnings, and pedestrian-level detail.
• The upper levels shall be articulated in such a way as to hide the cars parked within. Openings shall be regular and have vertical divisions.
• Emphasize stair towers to add a vertical expression to the facade.
• The ramping system shall be contained within the bulk of the deck and not expressed on any public facade.
• Use vegetated screens or planters with hanging plants to enliven the facade with color and help reduce the heat island effect.
• Use metal architectural grillwork to add interest to openings above the ground floor while still allowing adequate ventilation.