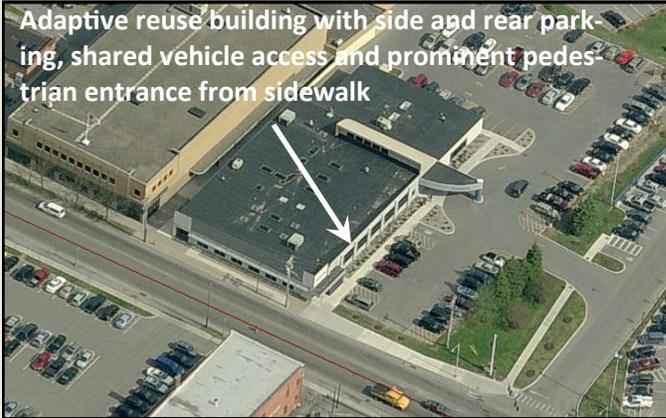


REDEVELOPING IN CONTEXT

Compatible Infill Project Design and Adaptive Reuse

New construction in developed areas or within existing buildings to be reused should be compatible with the community context and nearby distinctive historic buildings and street pattern while adding interest and variety to the streetscape. Except for landmark structures meant to be prominently displayed, new buildings in older areas should relate to the surrounding context to form a unified sense of streetscape. However, repetition of design in multiple buildings or false historic reproductions should be avoided.



TRADITIONAL CONTEXT AND COMPATIBILITY ELEMENTS

To compare existing neighborhood buildings with proposed projects:

- **Heights** should be within range of district norm, with one-story structures discouraged in central areas
- **Front setbacks** should form a continuous streetscape, leaving no big gaps or front yard parking
- **Roof shapes, slopes and cornices** should be consistent with prevalent types in the area
- **Rhythm of building spacing along the street and overall scale** should not be interrupted
- **Proportions of facades and window openings** should be in harmony with historic types
- **Materials, textures, and colors** similar, with natural and traditional bldg materials preferred
- **Site details** (porches, entrances, signs, landscaping, lighting, screened parking and mechanical systems) should complement traditional buildings

Adaptive reuse rear parking area and prevailing front yard setback examples

In this neighborhood, several Victorian homes have been converted to offices, while maintaining rear-yard parking with a traditional green front yard. In one case, however, a ranch home with a large setback was constructed which could be considered a less compatible pattern in the vicinity.



“Development should enhance and build upon community character, be compatible with and build upon the area’s unique historic and cultural assets.”

Growth and Development Guidelines, Jefferson County Planning Board - 2005

Franchises Can Respect Local Identity

The prototypical commercial designs of certain chain retail and drug stores, convenience gas stations, franchise restaurants and supermarkets often visually dominate many business areas. To maintain appeal and continue to be a magnet for business from nearby residents and visitors, commercial structures and sites should reflect distinctive local or regional character. This identity must be discussed and part of a dialogue early in the development review process, and communities must be willing to request certain priorities or functionality to be addressed as commercial areas evolve. Otherwise, prototypical designs are built which often disregard local character and/or priorities.



In the convenience store example to the left, the store has a peaked roof and dormers similar to nearby houses and barn like rooflines with an overhang. The fuel pump canopy is to the side of the building to be less visually dominant from the street. The example to the right has a canopy that has a peaked roof and shingles more visually compatible with the area. Other canopy types commonly include brightly colored canopy designs that serve a dual



purpose as signage and shelter. Such extensive signage often contrasts with neighboring structures and rural character. There are many examples of prototypical layouts with redundant signage on canopies, freestanding poles, and on buildings that often require an area variance to be permitted.

REVIEW PROCESS AND DESIGN GUIDELINE TIPS

- Invite the public to help define local identity during the zoning code update process so the community will clearly support demands for distinctive building and site design
- Be prepared by designating local landmarks and historic districts to be protected from demolition or incompatible changes
- Use illustrated guidelines or an exemplary building photo file to positively depict what types of buildings the community values
- Offer pre-application meetings, rather than just reacting to prepared site plans, so applicants do not waste time and money having to revise standard or unacceptable designs
- Ask applicants to graphically demonstrate how new buildings will reflect existing or local precedents in the area
- Consider making uses like gas stations, fast food restaurants, and drive-thru businesses special permit uses with specific conditions that help new structures fit-in with existing neighborhoods

Two Recent Chain Drug Store Infill Examples



In the drug store franchise example to the left, four rows of parking and two traffic aisles reside in the front yard. While the drug store example to the right has two rows of parking and one aisle in front with more parking spaces to the side of the building.



PLANNING PRIMERS: compiled by the Jefferson County Planning Office - modeled with permission after the set of *Greenway Guides*, developed by the Dutchess County Department of Planning and Development - 2001
Also based on the Jefferson County Planning Board *Growth and Development Guidelines* - 2005
Oblique Aerial Imagery - Provided by Pictometry Inc.- 2009