

East Norwalk Village TOD Design Guidelines

1 Purpose and Intent

The East Norwalk Village TOD Design Guidelines (Guidelines) seek to protect and enhance the distinctive historic design character, landscape, historic structures, density and development pattern within the East Avenue neighborhood, and to ensure that the unique character of this district is maintained for future generations. This is consistent with the purpose of the East Norwalk Village TOD Zone (EVTZ) of the Norwalk Building Zone regulations, in accordance with Connecticut General Statutes (CGS) Section 8-2j Village Districts.

The general purpose of these guidelines is to recommend design principles, patterns and materials that will preserve and enhance the local historic character, where appropriate, based on the particular design features that distinguish the architecture of the existing historic buildings and the neighborhood landscape.

1.1 Applicability

Zoning Commission approval is required for any new construction, substantial reconstruction or rehabilitation of properties, and alterations to building façades visible from public vantage points within the Village District.

2. Peer Review Process

Design Review and recommendation by the Village District Consultant is mandatory for all projects to which these guidelines are applicable as indicated in §118-XX. East Norwalk Village TOD Zone under the authority of the Commission. The Commission shall hire a Third Party Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, to review the design of new construction and substantial rehabilitation of all properties within the district.

2.1 Village District Consultant

The Village District Consultant will issue a recommendation for approval if the project meets the Village District Review Standards on §118-XX.B and all other applicable design principles, guidelines and requirements, including these East Norwalk Village TOD Zone Design Guidelines.

The Village District Consultant shall submit a report and recommendation to the Commission within thirty-five days from their receipt of the application. Any delay in the submission of the report will not alter any other time limit imposed by the

regulations. The report of such consultant shall be entered into the public record and considered by the Commission as part of their deliberations in making their decision.

The basis for the recommendation of the Village District Consultant shall be the compliance of the application with the Village District Review Standards in §118-XX.B and all other applicable design principles, guidelines and requirements, including these East Norwalk Village TOD Zone Design Guidelines.

2.2 Peer Review Guidance

The consultant's design review and recommendation will be based on the design principles and guidelines herein contained.

In particular, the Village District design review and recommendations will cover and address the following:

- 1) The design and placement of buildings.
- 2) The maintenance of public views.
- 3) The design, paving materials, and placement of public roadways, sidewalks, bike lanes, and other associated infrastructure.
- 4) Site and landscape treatments and features.
- 5) Other elements that the Commission deems appropriate to maintain and protect the character of the Village District (in this case, design standards and guidelines).

In addition to the report of the Village District Consultant, the Commission may also seek recommendations from any relevant city agency, regional agency, or outside specialist, including, but not limited to, the following:

- Norwalk Historical Commission
- Norwalk Arts Commission
- State Historic Preservation Office
- Connecticut Trust for Historic Preservation

2.3 Peer Review Requirements

At a minimum, the following items shall accompany a Design Review Application:

- 1) An aerial map showing the property location.
- 2) A landscape plan and engineered site plan.
- 3) Color photos of the building and site existing conditions of the subject site and adjacent properties, including properties across the street.
- 4) Building plans and elevations, etc. for both new and existing buildings to be retained.
- 5) Shop drawings for any proposed fixtures, and swatches and color chips for all

proposed fabric, materials, and colors.

2.4 Additional Materials for an Application Related to Existing Historic Buildings

The Applicant must supply documentation of the original style of the building and a narrative of how improvements are consistent with the style or how the improvements vary. For the purposes of these guidelines, historic buildings are herein defined as those constructed on or before 1965 and all buildings within the ETVZ listed in the City's Historic Resources Inventory.

The Applicant must supply pictures of the original building(s) (if applicable), the buildings to either side of the proposed project and the view from across the street. The narrative should indicate how the proposed building change or addition is consistent with the context and describe the treatments of façades facing public streets or public parking areas.

a) Design Principles and Guidelines

These principles and guidelines are aimed at realizing the vision of the Plan, while protecting the character of the surrounding neighborhoods by ensuring compatibility of new construction, substantial reconstruction and rehabilitation of properties within the district and in view from the public roadway, consistent with the maritime character of the neighborhood.

While East Norwalk has two buildings listed on the Historic Buildings of Connecticut website: the East Avenue United Methodist Church (1891) at 244 East Avenue and the East Norwalk Association Library (1917) at 51 Van Zandt Street, neither are suitable models for the commercial and mixed-use development anticipated by the proposed ETVZ. Guidance from the community process indicates that the preferred maritime identity of the area is captured in the development pattern of walkable neighborhood streets and mixed-use clusters and their relationship to the Norwalk River and Mill Pond. In general, the existing commercial buildings along the major streets of East Avenue and Van Zandt Street are not considered desirable architectural models for future development. The purpose of these design guidelines is to ensure that future development respects and reinforces a walkable, pedestrian and bicyclist-friendly, mixed-use village in which residential neighborhoods are served by jobs, goods, and services clustered around the East Norwalk train station and the main commercial streets.

The photographs below capture some of the elements found in coastal communities that could be incorporated into new buildings. These include pitched roofs, building massing that ensures larger buildings fit the existing context, and traditional New England materials such as wood clapboards, brick, and stone. Additional images are provided in the Appendix.



a.1 Design Principles

The following design principles shall apply to new construction, substantial reconstruction and rehabilitation of properties within the district and in view from public roadways. These principles are consistent with the legislative requirements of CGS Section 8-2j.

Additional guidance may be found in the *Secretary of the Interior's Standards for Rehabilitation* (36 CFR 67), which are regulatory for the Historic Preservation Tax Incentives program, and the Guidelines for Rehabilitating Historic Buildings, which assist in applying the Standards to historic rehabilitation projects.

- 3.1.1. Proposed buildings or modifications to existing buildings shall be consistent with the scale and maritime theme of the area as indicated in the Appendix that have a functional or visual relationship to a proposed building or modification.
- 3.1.2. All spaces, structures and related site improvements visible from public roadways shall be designed to be compatible with the relevant examples in the Appendix and the elements of the area of the Village District in and around the proposed building or modification.
- 3.1.3. The color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property, and any proposed signs and lighting shall be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping, and with the relevant examples in the Appendix.

- 3.1.4. The removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
- 3.1.5. The design and layout of buildings and included site improvements shall reinforce existing buildings, when appropriate and realize the vision of the Plan, ensuring streetscape patterns, and the placement of buildings and included site improvements shall assure there is no adverse impact on the district.
- 3.1.6. Proposed streets and travel ways shall be connected to the existing district road network, wherever possible.
- 3.1.7. Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting.
- 3.1.8. Locally significant features of the site such as distinctive buildings, sight lines or vistas from within the district shall be integrated into the site design.
- 3.1.9. The landscape design shall complement the district's landscape patterns.
- 3.1.10. The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings.
- 3.1.11. The scale, proportions, massing, and detailing of any proposed building shall be in proportion to the scale, proportion, massing, and detailing in the district.

a.2 Design Guidelines

The following Design Guidelines have been established in furtherance of the implementation of the Design Principles and shall apply to all new construction, substantial reconstruction and rehabilitation of properties that are within the Village District and in view from public roadways, provided that such Design Guidelines are intended to supplement the Design Principles in view from the public roadways.

a.2.1. Building Placement and Orientation

(1) Building Placement

- a) The placement of new buildings shall be consistent with the bulk and height standards for the zone and define the edges of streets and public spaces.
- b) The individuality of the building shall be subordinated to the overall continuity of the streets and public spaces.
- c) Buildings shall be placed to conceal parking at the interior or rear of building lots.

(2) Building Setbacks

New development and infill buildings shall comply with all yard requirements as indicated in Bulk and Height Standards for the EVTZ.

(3) Building Orientation

- a) Buildings shall be oriented with the primary building façade(s) facing the primary street frontage(s) of the site.
- b) Building massing and façades shall be designed to frame streets and public spaces, to provide a sense of spatial enclosure and to define streetedges.
- c) Building entrances, doors and windows shall be oriented to the primary street(s)
- d) Storefronts in commercial and mixed-use buildings shall be oriented to the primary street(s) with transparency to streets and public spaces.

(4) Design Treatment of Edges

- a. Buildings that are not physically adjoined to abutters shall treat side yardsand the spaces between buildings in a manner consistent with existing, permitted, patterns of use.
- b. Landscaping shall be used to define street edges and to buffer and screen edges that may have a negative visual impact.

a.2.2. Building Massing and Form

(1) Relationship to Existing Context

- a) Building massing, form, and scale shall be complementary to and respectful of the patterns of traditional maritime village architecture as shown in the Appendix.

(2) Building Form

- a) The shape and massing of new and renovated buildings shall provide a balance among building height, story-height, building width, and bay width that is compatible with the examples in the Appendix.
- b) The shape and massing of the building shall complement the abutting structures and define the edges of streets and open spaces.
- c) Residential buildings shall incorporate massing and façade design elements such as front porches, front-gable roofs, cross-gables, or hippedroofs with dormers that help relate their building massing to that of the examples in the Appendix.
- d) Commercial and mixed-use buildings shall incorporate massing and façade design elements such as storefronts, cornices and parapets that help relate their building massing to that of the examples in the Appendix.

(3) Scale and Proportion

- a) The scale of proposed new or substantially rehabilitated buildings shall be compatible with traditional maritime village architecture and landscape

context as shown in the Appendix.

- b) The scale and proportions of building elements shall be generally compatible with those in the Appendix and the features and components of the façade.
- c) Elements shall include the following: articulated building bases through a change in material or treatment; placement of windows in a regular pattern; articulation of building entries with porches or awnings, and façade and roof projections such as gabled roofs.

(4) Height

- a) All buildings shall comply with height requirements as indicated in Bulk and Height Standards for the EVTZ.
- b) Where there is a discrepancy greater than ten (10) feet between the proposed building height and the height patterns of adjacent existing buildings, the Village District Consultant shall review design proposals with the applicant for contextual sensitivity based upon the following: articulation of façade; building mass, scale, bulk and proportion; or other building massing considerations.

(5) Building Roofs

- a) Roofing materials visible from public sidewalks or streets shall be of high quality and durable materials, including, but not limited to, the following: slate, copper, ceramic slate tile or architectural asphalt shingle.
- b) Roofing materials shall not call undue attention to the roof itself with bright or contrasting colors, unless historically documented.
- c) Building mechanical equipment located on building roofs, sites, or other locations shall not be visible and screened as required.

a.2.3. Building Façades

(1) Façade Design and Relationship to Existing Context

- a) The façade or primary building elevation of new construction or substantial rehabilitation shall be compatible with the façade design of traditional maritime village architecture as shown in the Appendix, so as to create continuity across projects and the street edge.
- b) Primary building façades with frontage along the street shall be sensitive to the existing context of building façades along that street.
- c) At least two of the following design elements shall be repeated in adjacent buildings, constructed after the adoption of these regulations: design treatment at the ground level, front porch with ornate post elements, front gabled-roof, relative location and size of doors and windows, window style and proportions, location of signs, dominant façade material, dominant color, and dominant roof form.
- d) There shall be a direct vertical correspondence between the design of the

façade of the upper floors and the ground level retail façades in mixed- use buildings.

(2) Placement and Treatment of Entries

- a) Entrances shall be oriented to the primary street frontage and address the street with an active and welcoming entry composition that is integrated into the overall massing and configuration of the building.
- b) Building entries may add components to the building façade such as porches, canopies, glazed areas and stoops.
- c) Building and shop entrances shall be recessed to a minimum depth equal to the width of the door to prevent doors from swinging into the sidewalk.

(3) Façade Materials

- a) Building façade exterior materials, including architectural trim and cladding, shall be of high quality and durable, including but not limited to, the following: stone, brick, wood shingles or clapboard, wood trim, metal, glass, sustainable cement masonry board products, and integrated or textured masonry.
- b) Exterior material shall not include vinyl or aluminum siding; nor shall they include other materials that are subject to deterioration such as plywood or plastic. These materials shall be removed and replaced with more durable materials (wood shingles, clapboard, brick or metal).
- c) Wood lattice or perforated metal panels shall not be used to screen front porches and windows due to lack of precedent in historic New England architecture. Operable window shutters or blinds are recommended as substitutes.
- d) Uninterrupted, multi-level glazing shall not be used as a façade design treatment.
- e) Repairs and alterations shall not damage or destroy materials, features or finishes that are important in defining the building's historic character.
- f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
- g) Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- h) Efforts shall be made to preserve or replicate the historical wood trim around windows, doors and building corners.

(4) Roof Parapet and Cornice Lines

- a) Building cornice lines shall be maintained, preserved, or recreated to define

building façades and create façade components consistent with historic parapet or cornice lines as originally designed and built in the Village District commercial areas.

(5) Proportion and Pattern of Windows

- a) Original window patterns and openings shall be preserved or restored in the redevelopment of existing structures, including conservation and repair to preserve historical trim and details.
- b) New construction shall acknowledge and respond to existing window patterns of examples in the Appendix in proportion, scale, rhythm and number of openings.

(6) Transparency

- a) Street activating Use frontages shall have at least 70% of the ground floor façade in transparent windows and storefronts.
- b) Along the secondary façades that face pedestrian alleys or connections, façades must achieve at least 15% transparency.
- c) Windows on the ground floor of the primary façade of commercial buildings shall not be mirrored or use tinted glass or be obstructed by curtains, shades, or blinds.

(7) Signs

- a) Signage shall be appropriate for the scale and character of the building and the area.
- b) Provide consistency and uniformity of signage through the zone.
- c) Comply with signage standards as permitted by the regulations.**

(8) Awnings

- a) Awnings shall not obscure important architectural details by crossing over pilasters or covering the view of windows.
- b) Multiple awnings and signs on a single building shall be consistent in size, profile, location, material, color and design.
- c) Only the business name may appear on an awning.-

a.2.4. Landscape

(1) Landscape Use and Orientation

- a) In the absence of a building that frames a street, landscape features shall define edges, and frame streets and public spaces, while shielding negative views such as dumpsters or loading areas.
- b) Plantings shall be native and tolerant of a marine and urban environment.
- c) Plantings shall not obscure site entrances and exit drives, access ways, or road intersections.

- d) Site and landscape features shall be integrated with the design of new construction, substantial reconstruction and rehabilitation of properties within the district and in view from public roadways, in order to reflect a coordinated site and building design.

(2) Open Spaces

- a) Public and private open spaces shall be designed, landscaped, and furnished to be compatible with or complementary to the overall character of the Village District.

(3) Rain Gardens

- a) Rain gardens should be provided as a contributing element of the site drainage and integrated into the overall site landscaping.
- b) Plantings for rain gardens shall be well adapted to wetland edge environments, including grasses, sedges, shrubs, or trees that tolerate intermittent wet conditions and extended dry periods.

(4) Stone Walls

- a) The existing stone walls that characterize the neighborhood landscaping shall be preserved, repaired and maintained.
- b) New development on sloping terrain shall incorporate the design and construction of stone walls into the site plan and landscaping, in ways consistent with the historic design patterns visible in the neighborhood.

(5) Trees and Other Plantings

- a) Existing trees, and in particular healthy and mature trees that characterize portions of the neighborhood shall be preserved to the greatest extent possible, and they shall be incorporated into the proposed site plan. Trees that must be removed because of health or location shall be inspected by a certified arborist and replaced on-site with a species and caliper recommended by the arborist.
- b) Existing trees shall be protected from damage during site construction and staging, according to best management practices.
- c) New trees and shrubs shall be selected from indigenous species native to the region or species adapted to the area. Species identified as invasive by the Connecticut Invasive Plant Working Group of the University of Connecticut shall not be allowed.
- d) Tree species shall be selected to maintain adequate height clearances for sidewalk circulation and visibility of commercial storefronts. Species shall also be native or adapted to this area and tolerant of a marine and urban environment.

a.2.5. Lighting

(1) Glare and Overspill

- a) All lighting shall not cast glare or spill over onto streets, public ways, the sky, or onto adjacent properties.
- b) All lighting should be Dark Sky compliant.

(2) Light Fixtures (examples are provided in the Appendix)

- a) Site lighting shall be set at a low luminaire height (bottom of fixture not higher than 12-14 feet for pedestrian areas, and 18-20 feet for parking lots).
- b) Light fixtures shall be the “cut-off” variety, projecting all light down towards the pavement (less than 90 degrees from the vertical line).
- c) Decorative fixtures do not need to be the cut-off variety but shall be equipped with interior reflectors or shields to direct light at the desired target.
- d) LED fixtures and solar-powered lights shall be used wherever possible.
- e) Flood and area lighting are not permitted unless specifically required through City or State code.

a.2.6. Parking

(1) Parking Placement

- a) Parking areas shall be located on the interior of blocks, behind buildings, or at the rear of sites.

(2) Screening and Landscaping

- a) Parking areas shall be separated from residential properties by landscaped buffers of between five (5) feet and eight (8) feet in width.
- b) Parking areas shall be screened from street view by fences, gates, walls, permanent planters, or hedges.
- c) Fences and landscaping in the buffer along the street must allow transparency above 3.5 feet. For example, a hedge shall not be greater than 3.5 in height; trees spaced evenly along the border may be taller. A solid fence shall not be more than 3.5 feet high.
- d) If fencing is required to buffer abutting a residential property, it must be at an appropriate height as determined by the Commission. Shrubs and trees must be maintained so as not to encroach upon the residential property.

(3) Curb Cuts

- a) Curb cuts shall be reduced and combined whenever possible into one main access point per property, subject to the requirements of the Department of Public Works.
- b) Curb cuts and driveways of adjacent properties may be combined into one shared access point following provisions of the Department of Public Works.

a.2.7. Streetscape and Sidewalks

(1) Pedestrian Access

- a) New construction, substantial reconstruction and rehabilitation of properties within the district and in view from public roadways and streetscape shall reinforce a network of continuous, convenient and safe pedestrian connections along sidewalks to and from all pedestrian entrances.
- b) Sidewalks and pedestrian paths shall incorporate appropriate lighting, street furniture, landscaping, and signage consistent with the Village District design character. Standards are provided in the Appendix.
- c) The pedestrian network shall not include streets or spaces that are primarily used for vehicular connections, deliveries and services.

(2) Sidewalk Configuration

- a)** All new or rehabilitated development within the EVTZ shall provide sidewalks with a minimum width of eight (8) feet, which includes a three (3) foot amenity zone for tree planting and other green space located between the road surface and sidewalk, and a minimum of a five (5) foot sidewalk, which always maintains clearance from any obstruction. Permanent obstructing features, including utilities, shall be limited and approved by the Commission. Unless impossible to locate otherwise, utilities shall be placed underground. Any sidewalk area constructed on private property may be counted toward the required public realm.
- b)** When allowed by street dimensions, sidewalks shall be widened to accommodate street trees, landscaping, and outdoor seating and other amenities.
- c)** Sidewalks shall be continuous and uninterrupted at driveways and curb cuts to strengthen priority for pedestrians.
- d)** Appropriate sidewalk materials shall be as shown in the Appendix and include concrete with contrasting trim of brick, stamped concrete, pavers, or stone.

(1) Special Paving

- a) Unit pavers may be used to enhance the character of sidewalks, pathways, and outdoor sitting areas.
- b) When employed, unit pavers shall be selected and set in a manner that limits uneven surfaces or joints that would become an impediment to accessibility.

(2) Street Furniture

- a) Street furniture, such as benches, bike racks, public trash and public recycling receptacles, shall be clustered at convenient locations that are plainly visible and accessible. Examples are provided in the Appendix.

Appendix

Building Form and Massing



Note: Parking in front of the building is not permissible.

Figure 1: Multifamily in Saugatuck, CT.

Source: City of Norwalk

Pitched roofs and dormers break up the massing of the building. Buildings lower in height at the front of the lot help to break up the massing of taller building in the rear. This treatment would be appropriate for parcels of greater depth or those that back onto the rail right-of-way.

Alternatively, a taller building along East Avenue could step down to the adjacent neighborhoods.



Figure 2: 3.5 Story, mixed use building, Portland ME.

Source: Bing Images

Building Form and Massing



Figure 3: State Street, Newburyport MA.
Source: Google Street View

Similar materials, a continuous horizontal sign band, and vertical divisions break massing and provide a sense of human-related scale.



Figure 3a: Newburyport MA.
Source: Bing Images



Figure 4: Rockport, MA.
Source: Google Street View

The public plaza to the right of this building sets the mass of the building back from the street corner.



Figure 4a: Rockport, MA.
Source: Google Street View

This is a single building that uses a change in height, rooflines, and ground floor treatments to break the larger mass into components that are smaller in scale.

Building Form and Massing



Figure 4C: Rockport, MA.
Source: Google Street View

Although these buildings are individual buildings, they could be easily linked to form a larger structure that still has a pedestrian-oriented relationship with the street.

Note, streetscape does not meet the requirements as stated in the guidelines.

The following examples provide a variety of architectural elements, both traditional and contemporary, that would be suitable for a maritime neighborhood.

- Traditional pitched roof form is broken by gables and a tower (4) and dormers (7).
- Windows are in proportion to each other and to the façade of the building.
- All façades are treated with equal care.
- Materials are traditional but used in contemporary ways (5,6).
- Retail storefronts are clearly identified (6,8).
- The massing of larger structures is broken by porches (4), balconies (5), decks (6); the articulation of the façade (7,10); or a change in materials (9).



Figure 5: Residential
Source: Unknown, provided by the City of Norwalk

Building Form and Massing



Figure 6: Office
Source: Unknown, provided by the City of Norwalk



Figure 7: Retail
Source: Unknown, provided by the City of Norwalk



Figure 8: Residential
Source: Unknown, provided by the City of Norwalk



Figure 9: Mixed-Use
Source: Unknown, provided by the City of Norwalk

Building Form and Massing



Figure 10: Residential
Source: Unknown, provided by the City of Norwalk



Figure 11: Residential
Source: Unknown, provided by the City of Norwalk. *Note, pedestrian way not indicative of the streetscape as stated in the guidelines.*

Storefronts



Figure 12: Storefront
Source: chandlercafe.com

The storefront has an inset entry, minimal window signage to increase transparency, and the typical three-part arrangement of base, window, and sign band (in this case, the sign band is replaced by an awning sheltering the main window and the entry).

Storefronts



Figure 13: Contemporary Storefront

Source: Skywindowsnj.com

This storefront is a more contemporary version with greater transparency, but still follows the three-part rule of base, window, and sign band (just visible at the top of the picture). Again, the window signage does not block the interior of the space. The entrance is stepped back from the windows to provide shelter to those entering and leaving the business.

Landscape adjacent to Parking



Figure 14: Elk Grove Rain Garden Plaza

Source: City of Elk Grove, elkgrovecity.org

The components of this plaza could be replicated at a smaller scale, and include shaded public seating, pervious paving, and a rain garden with informational signage.

Signage



Figure 15: Portsmouth NH

A combination of wall signs, pendant signs and awnings, allow the businesses to be properly advertised, while the inclusion of the projecting signs and awnings compliment and lessen the massing and compliment this 4-story building.



Figure 16: Newburyport MA

While each façade on these row rowhouses has a unique façade, they each compliment each other, while the signage is also unique to each façade, there is cohesion and a connection between signage size.

The use of gooseneck down-lighting provides visibility at night, without detracting from the visual environment.

Street Furniture



Figure 17: Contemporary Bench
Source: Larkin Engineering Street Products

The combination of wood and metal is appropriate for the maritime heritage of the East Norwalk neighborhood, but the sleeker lines provide a contemporary update to these traditional materials. Other street furniture, such as waste and recycling bins and lighting, should be coordinated with the choice of benches.



Figure 18: Recycling Bins
Source: Larkin Engineering Street Products

The streamlined three-bin recycling bin is an appropriate choice for the proposed public/private plazas and seating areas in this district.



Figure 19: Solar-Powered Recycling Bins
Source: BigBelly.com

Solar powered bins provide additional trash-collecting capacity, reducing operating costs. Some can also indicate when they are full, reducing the likelihood of waste piling up outside the bin.



Figure 20: Another contemporary need is a dog waste bin that reminds residents and visitors to clean up after their dogs and prevent waste from entering the stormwater system, particularly important near surface water.

Street Furniture cont.



Figure 21

Bike racks can be playful and tied to community identity as is the fish in the top photo, or simple and unobtrusive, as shown in the bottom photo.



Figure 22

Standards for Sidewalks, Crosswalks, Lighting and Bus Shelters

Lighting	Yorktown Luminaires	(see attached)
Curbs	Granite	
Bus Shelter	Brasco Eclipse	(see attached)

Crosswalk Pattern



Figure 23: Impressed Surface System Crosswalk with Preformed Thermoplastic

Source:

Stuart Avenue and Steven Street, Norwalk, CT; Norwalk TMP (2025)

Sidewalk Pattern



Figure 24: Concrete pavers in brick to edge the granite curb (three solid rows) and planting area. Dark grey concrete pavers to indicate building entrance.

Source:

https://mediad.publicbroadcasting.net/wjct/files/styles/x_large/public/201509/laura_street.jpg

On-Street Parking

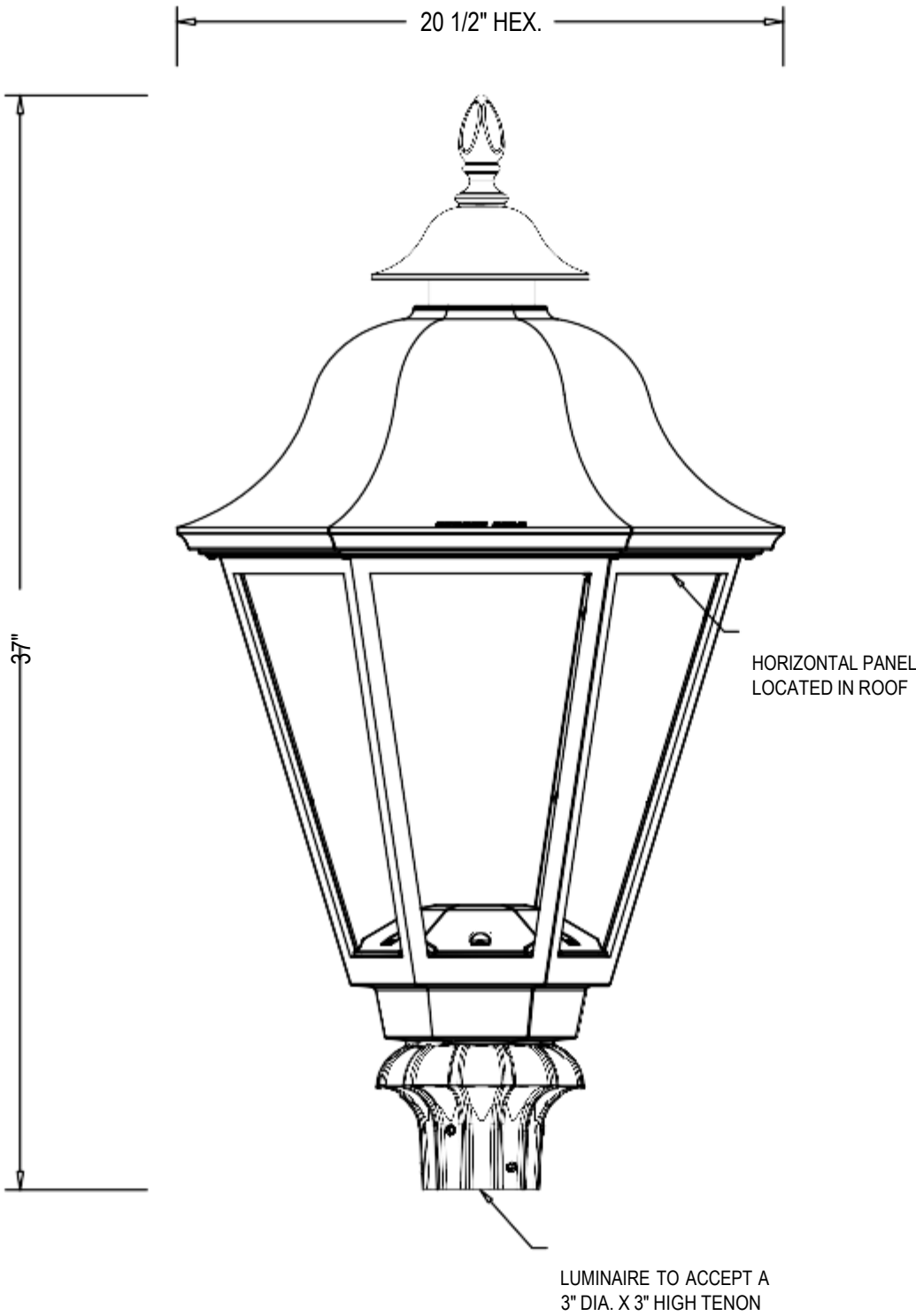


Figure 25: Permeable paving is used for parking. The sidewalk is defined by a permeable paved edge, planters for trees, and a change in surface from the sidewalk to the parking area.

Source: City of Ventura, CA, National Association of City Transportation Officials

Note: All streetscape improvements must comply with the Department of Public Works Streetscape Manual for East Norwalk.

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LUMINAIRE SPECIFICATIONS

STYLE: YORKTOWN (M2) LED LUMINAIRE WITH OPEN CAGE
HEIGHT: 37"
WIDTH: 20 1/2" HEXAGONAL
MATERIAL: CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
HORIZONTAL PANEL: PLEASE SELECT PANEL BELOW
FINISH: POWDER COAT - **PLEASE ADVISE**
LAMPING: PLEASE SELECT WATTAGE BELOW
VOLTAGE: ELECTRICALLY WIRE AT 120-277 VOLTS
COLOR TEMP: PLEASE SELECT COLOR TEMPERATURE BELOW
OPTICAL SYSTEM: PLEASE SELECT DISTRIBUTION BELOW
SURGE: 10kV

CATALOG NO.: ALMYRK-M2-LE -EVX-2F2-----FBR-CU

CAT. NO.	LED WATTAGE	
LE020	20 WATTS	
LE040	40 WATTS	
LE060	60 WATTS	
LE080	80 WATTS	
LE100	100 WATTS	

CAT. NO.	PANEL MATERIAL	
Y	ACRYLIC	
P	POLYCARB.	
_PLO	CLEAR	
_PLF	FROSTED	

CAT. NO.	COLOR TEMP.	
22	2200K	
27	2700K	
30	3000K	
40	4000K	
45	4500K	
50	5000K	
60	6000K	

CAT. NO.	DISTRIBUTION	
CR3	TYPE III	
CR4	TYPE IV	
CN5	TYPE V	
FM3	TYPE III (FROSTED)	
FM4	TYPE IV (FROSTED)	



Spring City Electrical Mfg. Co.

HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION THE YORKTOWN (M2) LED LUMINAIRE WITH OPEN CAGE



THE ECLIPSE

BOLD, URBAN ELEGANCE



The Eclipse Series in arch or sloped roof delivers an urban edge to any streetscape with its bold round columns and sharp blade rafters.

This design features pocketed columns and header to conceal hardware and provide unparalleled structural integrity. Available in either cantilevered or full-sided walls in a variety of wall glazing, all of which can be tailored with custom branding elements.

Standard elements include powder coat painted finish and aluminum, acrylic, or structured polycarbonate roof glazing. The Eclipse Series is ideal for Brasco's low profile flex solar panel and header mounted battery box lighting package, front windscreen, or ad box.

Brasco's engineering team calculates all shelters to meet local wind, snow & seismic load requirements.

Below: Aluminum arch cantilever roof with partial side walls, custom ceramic frit walls.



Standard Specifications

WIDTH

5'

LENGTH

8', 10', 12', 16', 20'

COLUMNS

4.5" or 6" Round Pocketed Channel Extrusion

STANDARD ROOF GLAZING

Aluminum

Structured Polycarbonate

Acrylic

STANDARD WALL GLAZING

Tempered Safety Glass

Perforated Aluminum

WALL CONFIGURATION

Full Side Walls

Cantilever Roof / Partial Side Walls

Front Windscreen

INCLUDED

Pocketed Columns Conceal Hardware

Concrete Mounting Hardware

Powder Coat Painted Aluminum Finish

1 Year Manufacturer's Warranty

Aluminum Will Never Rust

Made in America, Buy America Compliant

POPULAR ADD-ONS

Escutcheon Covers

Eclipse Bench

Wall-mounted Display Case

Solar Powered Lighting Package

2-Sided Ad Box

USB Charging Ports

Column Accent Lighting