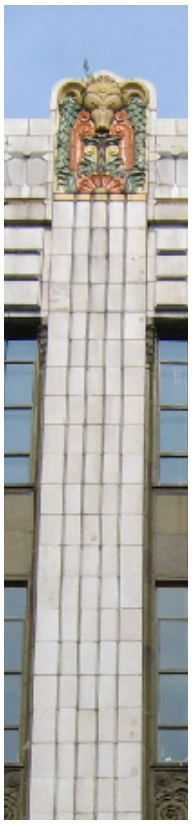

Downtown Greensboro Design Manual - Appendices

Adopted September 7, 2010

Adopted September 7, 2010

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DOWNTOWN GREENSBORO

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Streetscape

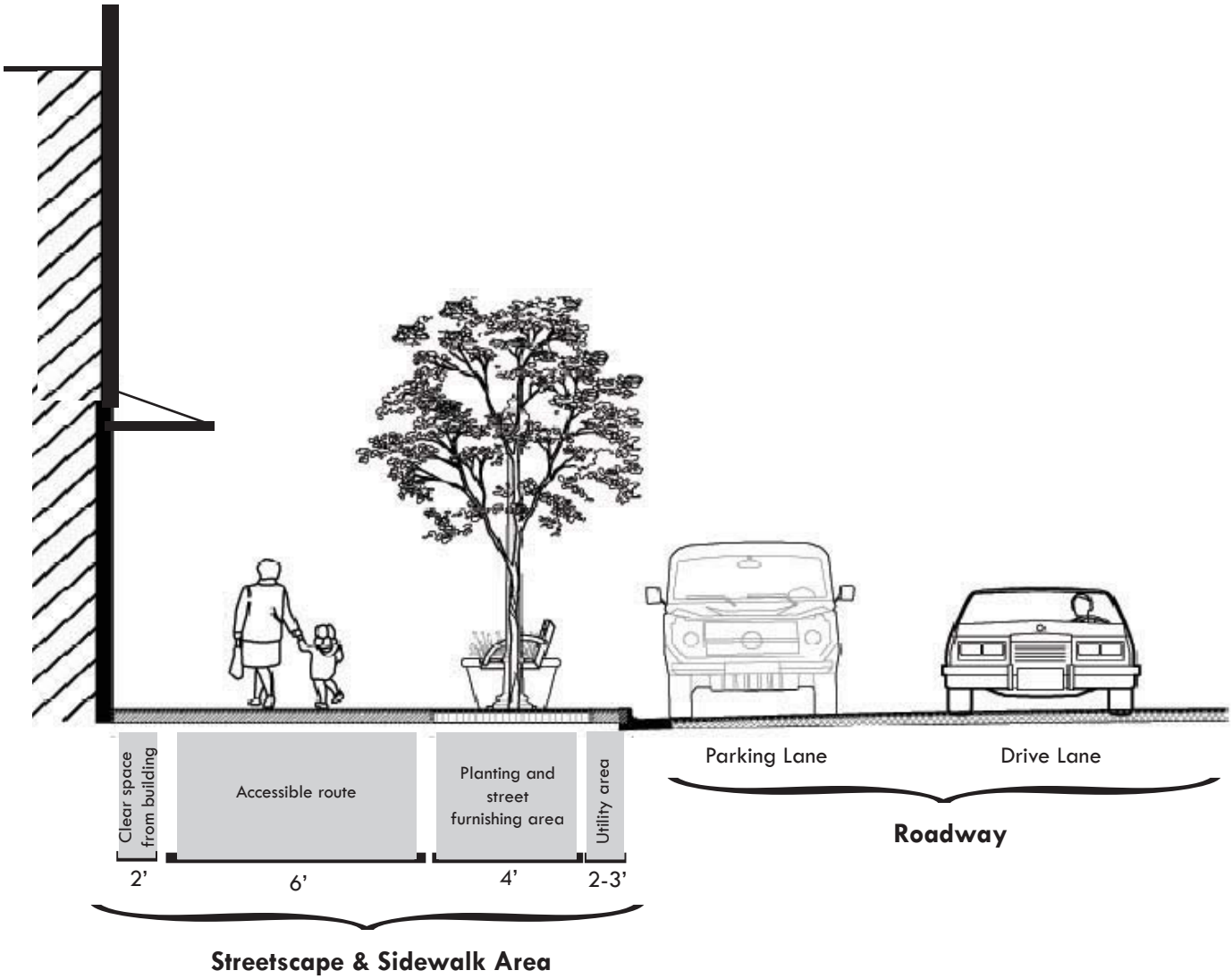
Appendix A

Area Description
A tradition of beautiful streets can be seen in Greensboro's neighborhoods and all over the city. Commercial areas also have a tradition of thoughtfully designed and appointed streets as well. Streets like South Elm Street encourage people to enter the area with wide sidewalks, street trees and a variety of visual interests at the street level. With growing interest in Downtown, other areas have been improved with similar features such as Greene Street.

A streetscape, through thoughtful design and with consistent arrangement of elements can complement the scale and character of the area. By connecting the roadway with buildings and ground floor activities the streetscape can be one of the most engaging areas of the City with thoughtful design. Thoughtful design also increases pedestrian activity by adding an increased sense of security and comfort. Good streetscape design can improve the overall image of an area and give it a distinct character by unifying unlike buildings with like streetscape elements, creating a harmonious pattern.

S t e e t s c a p e

The area between a building face or a property's edge and the curb is generally referred to as the streetscape area. While many objects in this area are parts of infrastructure and maintained by the City, there also exists space for private improvements such as plantings or public art. The diagram below illustrates the many items that comprise the streetscape and recommended measurements for the elements that are part of the streetscape.



Different pavement treatments such as applied brick rendering (above) and combining brick and concrete help to identify pedestrian crossings and distinguish between pedestrian and motorist zones.

SIDEWALKS

Goal: Provide sidewalks that are safe, attractive and provide ample space for pedestrian activity.

Guidelines:

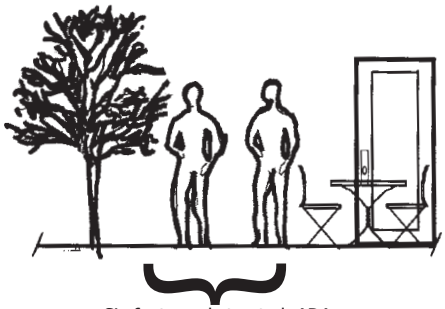
1. Maintain sidewalks that are pedestrian friendly and accessible to all members of the community. There should be enough unobstructed space so that people have adequate space to walk and pass others without dodging obstacles such as light posts, trash receptacles, newspaper racks, etc.

2. Incorporate accessible design standards into all sidewalks, curb ramps and street crossings.

3. Provide a visual or physical buffer between the acessible route and the street to add a sense of security. Using design elements like brick pavers or landscaping to help define this area.

4. Ensure that only paving materials specifically designed for sidewalk use are employed according to industry standards.

5. All curb ramps should be in compliance with ADA standards. Ramps located at the 45 degree point of the curve of street corners are the least desirable. Locate curb ramps that front on each street of the intersection to allow for safe crossings.



Six foot, unobstructed, ADA compliant, acessible route.

STREET TREES

Goal: Establish a consistent placement of trees that buffer pedestrians from traffic while providing canopies, shade, and green space throughout the built environment.

Guidelines:

1. When selecting trees ensure that species are varied throughout Downtown to protect against species specific diseases. Trees should also be selected to fit in places that they will be able to mature. Smaller varieties like ornamentals or dwarf cultivars are often good choices where space is limited so they won't outgrow their site and cause damage to the built environment.

2. Plant trees approximately 30-45 feet on center for most species. Reduced spacing may be appropriate for some species that have smaller crowns or provide less shade. Consult with the City of Greensboro Urban Forester for recommendations on tree species and spacing.

3. Consider planting trees that require minimal water and maintenance. Irrigation techniques should also require little water with easily adjustable, automatic irrigation controls.

4. Plant trees with regular spacing to enforce a continuous street edge. Spacing should be increased or decreased only to accommodate for driveways, curb cuts, doors, marquees, building overhangs or lighting.

5. Newly planted trees shall be a minimum of two and a half inch caliper with porous surrounding surfaces that allow water to reach the roots of the tree.

6. Trees planted near walkways should be thornless and fruitless to reduce pedestrian hazards and minimize maintenance.

7. Maintain sight distance triangles at all intersections. Keep trees trimmed so that they do not interfere with traffic devices while avoiding harmful activities such as tree topping. Trees that extend into accessible routes should be limbed to no less than 80" above grade. Follow ISA recommendations for pruning.

8. Install tree grates such as the Ironsmith Model #6018 Starburst (or similar), low fencing or low walls to protect trees planted within the sidewalk.

9. For new construction that fronts on a public street, street trees shall be planted at a rate of three canopy trees for every 100 linear feet, or four understory trees for every 100 linear feet where there are overhead obstructions. A planting bed of at least 4x6 feet with proper irrigation should accompany all new street trees with a tree grate. A continuous planting pit is preferred to maintain the life and health of trees.

Street trees help to enliven the streetscape providing greenery, shade and pedestrian scale to a dense, urban street.

STREET FURNISHINGS

Goal: Incorporate street furnishings throughout Downtown to enliven the streetscape while providing necessary accommodations.

Guidelines:

1. Streetscape amenities such as benches, planters, tables, etc. should be designed and sited to be accessible.

2. Locate street furnishings that allow for added surveillance of highly active areas.

3. Street furnishings should be made of durable, high quality, sustainable materials that will require little maintenance.

4. Benches should be located to provide seating opportunities throughout Downtown. In heavily trafficked areas, providing at least two benches per blockface is desirable. For a unified look throughout Downtown consider Victor Stanley CBF-12 (or similar).

5. Planters should be located close to buildings and building entrances or close to curb lines so as not to interfere with the pedestrian area and be easily viewed by building inhabitants for surveillance and regular maintenance. Ensure that all planters are designed for irrigation or xeriscape-type landscaping. Window boxes should extend to the ground or not extend from the building face so that they are not hazards to the visually impaired.

6. Consider street furnishings as opportunities for public art. Incorporating art with everyday items like benches can enliven the streetscape and add interest at the street level.

7. Newspaper racks should not block accessible routes, or parking spaces and are encouraged to be grouped in an organized manner and complement the streetscape. Further, newspaper racks should not be chained to each other, lightposts or other street furnishings.

The planters and benches on this streetscape add color and interest to the area, while providing safe places for people to rest that do not interfere with pedestrian traffic.

As part of a public art project in Zurich Switzerland this bench lends visual interest and identity to the streetscape. It combines whimsy, function and public interaction.

TRASH & RECYCLING RECEPTACLES

Goal: Provide and maintain trash receptacles throughout Downtown that complement the area's character and other streetscape furnishings.

Guidelines:
1. Trash and recycling receptacles should be located in all areas of heavy pedestrian and public use. Placing receptacles in areas close to restaurants, bus stops, parks, etc. is highly encouraged. Receptacles should be clearly visible, but visually unobstrusive so as to complement, not distract from other Downtown amenities.

2. Receptacles that are made of durable materials, that control odors, protect against rain and animals are preferred. Each receptacle should be labeled as trash. Where space allows, provide recycling receptacles adjecent to trash receptacles.

3. Provide ash urns to reduce the amount of cigarette butts and clutter on the ground.

4. Use Victor Stanley S-42 (or similar) receptacles throughout Downtown for a unified, complementary appearance.

The Ironsites model trash receptacle has been recently installed in Downtown. It's clean, traditional design complements many of the streetscape amenities in the area.

LANDSCAPE DESIGN & COMPOSITION

Goal: Utilize landscaping to enhance the visual and climatic quality of Downtown with thoughtful placement and selection of vegetation.

Guidelines:

1. Select plant species in regard to their performance year round, including sun and shade patterns. Plants that provide significant shade in the summer and create sun pockets in the winter are most advantageous. Further, selecting plant materials that retain color throughout the year can complement the built environment.

2. Flowering plant material is encouraged to add color and variety to the streetsacpe, but care should be taken to ensure that species bearing fruit and berries are not located in areas of heavy traffic to minimize negative impacts on people, cars, and streetscape.

3. To protect urban plantings, utilize ground cover or mulching materials that add to the variety, texture and form of the streetscape.

5. Avoid planting species with varying water or soil requirements in the same planting area. Consider planting trees that require minimal water and maintenance. Irrigation techniques should also require little water with easily adjustable, automatic irrigation controls.

6. All plant materials should meet or exceed the standards set by the American Association of Nurserymen, Inc.

7. Plantings should not interfere with pedestrian or bicycle movement in the area. Ensure that visibility is not restricted with shrubs limited to 24" in height and trees maintaining a clearance of at least seven feet from the ground.

The variety of landscaping provided by the building development adds scale to the building and are placed so as to not interrupt sidewalk traffic or damage the building. Plantings that surround the street trees add to the variety of the streetscape as well.

LIGHTING

Goal: Provide illumination and security with lighting that relates to human scale.

Guidelines:

1. Light sources should illuminate the roadway and sidewalk with enough intensity to avoid dark spaces which compromise one's sense of safety.

2. Lighting closer to the ground should be softer and illuminate the pedestrian realm while taller lighting should serve to illuminate larger spaces and vehicular traffic areas.

3. Consider employing energy efficient luminaires for streetscape lighting. While many "green" products have a higher initial cost, their long term benefits are significant for both cost, energy usage and maintenance.

4. Poles should be well articulated and detailed to create added interest and visual quality to the streetscape. Details that are more traditional such as fluting and scrollwork are most appropriate in historic areas while modern interpretations of details are appropriate for new development outside of historic areas.

5. Provide electrical outlets and hardware for special event banners on all light poles as needed.

6. Employ full cut off fixtures where possible to minimize light trespass on the dark sky and glare into upper story windows and nearby buildings.

7. For the Downtown Greensboro National Register Historic District use the Washingtonian style pedestrian lights. All lightpole styles should be selected from the Duke Energy standard list. For pedestrian scaled lighting or other questions regarding lighting in Downtown, contact the City of Greensboro's Street Light Program within the Transportation Department.

The light posts on South Elm Street complement the historic character of the area and defer to the pedestrian in terms of scale and illumination.

BICYCLE RACKS

Incorporating public art into bicycle racks can be a fun and interesting way to accommodate bicycles while enlivening the streetscape.

Goal: Provide bicycle racks throughout Downtown that are safe, easily accessible and attractive places when not in use for storing bicycles.

Guidelines:
1. Locate bicycle racks close to building entrances and in areas of high activity to provide opportunities for surveillance that will help prevent theft while providing cyclists with easy access to their bicycles.

2. Investigate opportunities to incorporate public art into bicycle racks. Where a traditional rack is most appropriate consider an inverted U-shaped rack. Wall mounted racks may be appropriate when adjacent to sidewalks of limited width.

3. When locating bicycle racks, ensure that the racks and bicycles do not obstruct pedestrian space on sidewalks or in plazas when in use.

**Scooters should be parked only in approved locations.

TRANSIT SHELTERS

Safe and attractive transit shelters are amenities to the streetscape when thoughtfully designed and help to encourage ridership.

Goal: Provide attractive places for riders to stay while waiting on transit that shields them from the elements and complement the streetscape.

Guidelines:
1. Incorporate public art in to transit shelter designs where appropriate.

2. Locate transit shelters near activity areas, especially those areas that have significant daytime use such as institutional, high intensity office and commercial areas.

3. Transit shelters should include a weather shelter, seating, lighting, and be designed with good visibility for easy surveillance and comply with ADA standards.

Civic Spaces & Places

Appendix B

Area Description

Located throughout downtown Greensboro's civic buildings and sites are largely comprised of governmental and cultural institutions. Because of their complex programming needs, the buildings are often large and situated on generous lots, creating public spaces both inside the buildings and outside on the buildings' grounds. The sites commonly welcome visitors with clearly defined pedestrian routes, detailed landscaping and a high level of design.

DESIGN REVIEW PROCESS

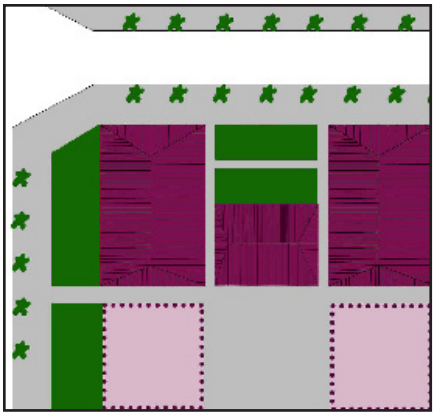
As symbols of the larger community, Downtown Greensboro's civic facilities should strive to be leaders in terms of design, preservation, sustainability and become landmarks for the community. New projects in the downtown area are expected to follow the guidelines and standards of the respective character areas where the project is to be located- Urban Residential Mixed Use, Historic Core or Pedestrian Mixed Use. Further guidance is provided in the following section, Civic Spaces and Places, specific to the unique characteristics and features of civic projects. Also, civic projects are encouraged to engage in a higher level of design discussion and integration as described below because of the importance to the community of these unique projects. When planning new civic facilities, the design team for the project is expected to meet at least once early in the schematic design phase with local stakeholders of the county and city government as well as any other pertinent institutions and surrounding landowners. This meeting should be used to establish both the goals of the project and the goals of the community for the project. Stakeholders should be ready to provide feedback on the project in terms of community expectations and provide comments on how the project meets the design standards of this Manual.

Because of the pivotal role of civic spaces and places, an integrated design approach is encouraged to ensure a high quality project that exemplifies the comprehensive goals of the community. Integrated design involves bringing a design team together at the very beginnings of project development. By integrating designers, engineers, landscape specialists, etc. early in the process, goals and objectives can be easily identified. With this approach potential problems and inconsistencies can be worked through early on, limiting time and financial impacts of design inconsistencies.

The "integrated design" approach involves gathering each member of the design team to examine project goals and limitations early on in the design process. The approach allows each member of the team to understand the challenges each design professional may face and how those challenges affect the comprehensive design process. This process diverges from the traditional model in which each professional designs their portion of the project somewhat isolated from one another. The integrated design approach allows for all team members to evaluate costs, quality of life issues, efficiency, productivity, environmental impacts, and future flexibility and make decisions as an informed group. The process draws from the collective knowledge of the group anticipating needs and patterns in advanced phase of the process.

A design team or design leads are encouraged to meet with representatives of departments and entities who will be using the building as well as a design review team to be formed for each project. This group should consist of representatives of building users, administrative managers, and those professionals who understand both the needs of building users and the complex systems that are part of building projects. For projects that incorporate public art, the design team is encouraged to seek guidance from either the United Art Council or publicly appointed representatives of the arts community. Both project designers and reviewers should pay special attention to how the building will be experienced by pedestrians, especially at ground level, the impact of public open spaces and how it may complement or improve its surrounding context. In addition to reviewing a project at the aforementioned schematic design phase, the review group should also consider reviewing the project once during the design development phase and again for a final review of the construction documents.

The entrance to this cultural center is directly accessible from the street with distinct features that acknowledge the principle entrance such as the use of glass, multi-level canopies, and signage.



The illustration exemplifies a layout for a multiple building site where there is a building presence brought up to the street, green space, multiple pedestrian routes to approach the buildings, parking and siting for future expansion.

Incorporating public art into infrastructure and the built environment can be an engaging way to stimulate activity, conversation and general interest in the area.

PUBLIC DOMAIN

Goal: Emphasize the public nature of civic buildings to promote them as landmarks of the community.

Guidelines:

1. Locate civic buildings to be welcoming to the public by increasing their visibility from public rights-of-way and to frame public space. Siting buildings to highlight prominent corners or to terminate major vistas allows passersby to increase their familiarity with civic facilities, creating an effective marker for the community. Direct paths to the building from streets and sidewalks that include visually interesting paving and landscaping treatments help to welcome and orient visitors to the buildings.

2. Readily identifiable entrances that welcome guests and workers alike provide visual clues to the civic nature of the facility and should be celebrated as focal points of the facility. These spaces, both internally and externally, are natural gathering spaces and should be designed to encourage and accommodate spaces for interaction.

3. Civic facilities are large generators of a variety of pedestrian traffic and their adjacent sidewalks should be wide enough to accommodate such traffic while acting as an extension of the civic building's space. Civic buildings' adjacent sidewalks should generally have widths between, 10'-20' and include room for street trees, bollards, landscaping features, and other site and sidewalk furnishings.

4. Incorporating public art into the design of the building or integrating it into the site design of the facility encourages public dialogue, enhances the visual character of the area and enhances our sense of place. Public art projects should be incorporated into new projects and reflect local community values and strive to advance the ways in which people think about the community.

5. As the needs of civic entities grow and change they should look to existing resources in downtown to house these new functions prior to examining new construction. The historic and existing built resources of Greensboro's downtown help to define it as one of the most unique in the Southeast and every effort should be made to explore the feasibility of reusing these resources for new purposes. There can be cost savings by employing this approach, but there can also be intangible benefits as well, such as reviving a historic landmark or treasured place in the community

OPEN SPACE

Goal: Integrate public open space with the built environment to allow for pedestrian congregation and movement through the area.

Guidelines:

1. Where possible, buildings should be located to permit a generous development of the landscape. Providing public open space on the site provides opportunities for engagement in areas where many residents don't frequent regularly- providing spaces to eat lunch, gather, etc. Integrating park or plaza like open space into the building and site design softens the hardscape of the built environment and enables further community use. Furthermore, this space can be programmed for a variety of uses, increasing the amount of people who use the space and making it accessible to a broader audience.

This public plaza incorporates a variety of seating, landscaping and design treatments that provide for many programming options and a green change to the built environment.

2. Where possible open spaces should be connected to other amenities in Downtown through pedestrian routes, uninterrupted vistas and the like. Surrounding public open space with active, pedestrian oriented uses like restaurants, sidewalk cafes, retail, gallery spaces, etc. stimulates interest and use in the space.

3. When designing open spaces, every effort should be made to make spaces accessible and engaging to all members of the community. Incorporating seating opportunities such as outdoor furniture, low ledges, various natural features and man-made features like artwork and fountains make the space usable and comfortable to a variety of people. All of the space should be designed to meet or exceed the accessibility standards of the American with Disabilities Act (ADA).

4. Open space that is readily accessible and visible from public rights of way should be encouraged. Locating open space close to sidewalks and the street encourages greater use. Also, proximity to the sidewalk increases natural surveillance of the area, heightening the feeling of safety on the site.

5. Where campus style development occurs, highlight the connections among buildings and facilities and encourage the use of shared parking, open space and like amenities.

The siting of these buildings provided for ample plaza space which, while simply designed, is an active, usable space.

BUILDING FACADE

Facade Design

Goal: Civic buildings should strive to embody the ideals of the community in terms of scale and design. As publicly owned spaces, these places should provide efficient and economical facilities for the use of public entities and be a physical symbol of the highest community ideals and vision.

This fire station takes advantage of its urban location in terms of siting and design with contemporary features.

Guidelines:

1. As a symbol of the entire community, the design of civic buildings should set the highest example of community standards and be a leader in terms of design and innovation. Because of their ability to inspire the level of design excellence, great care should be taken to select design teams and building designs that exceed minimum standards and become respected landmarks.

2. Specific attention should be given to designs, motifs and materials that reflect local architectural traditions as well as being an example of the leading architectural thought of the time. Government entities should be willing to set a high standard to avoid excessive uniformity and be a leader of design excellence for the community.

3. Create facades and building designs that exhibit a unified and compatible architectural expression that promotes pedestrian activity and enhances the design and character of downtown. While civic buildings are often very large due to their complex programming needs, their design should be just as engaging to pedestrians as other buildings located in Downtown. Massing that defers to human scale, building details at the ground or base floor, articulated entrances, and high quality, durable materials are strongly encouraged to help buildings better relate to pedestrians.

This transportation center uses traditional monumental forms in a contemporary design to welcome visitors to a mixed use civic building with a significant amount of ground level windows, highly articulated entrance and significant amount of landscaping.

4. As physical examples of community ideals, civic buildings should strive to be lasting structures that serve the community for many years. Buildings designed and constructed for a long life span and continued utility, while sometimes requiring greater up front costs, are often the most sustainable and economical over time. To this end, buildings should be designed to be functional, sustainable and attractive for multiple generations.

Entrances & Fenestration

Goal: Design windows, doors and their placement to promote pedestrian activity and visual interest in the area.

Guidelines:
1. A building's entrance embodies the design concept for the entire building and great care should be taken to design it to be welcoming, inviting and easily identifiable to visitors. Architectural elements that frame building entrances, the application of different materials, increased glazing and incorporating artistic motifs can help to distinguish building entrances.

2. As public facilities, civic buildings should have abundant windows and entrances that face the street and principal sidewalks to give a welcoming appearance and provide visual clues to passersby about the work taking place inside. Light from windows and entrances allows for illumination of internal offices and gathering spaces. Security issues should be addressed in ways so as to not compromise the building by becoming uninviting or an unpleasant place to be in or walk by.

3. Large expanses of blank walls are not appropriate, especially on street-facing facades. Buildings should have a significant level of detail, decoration , or fenestration to provide visual interest, stimulate pedestrian activity and be easily identifiable to pedestrians.

The substantial amount of glass denotes the building's entrance as does a swooping asymmetrical canopy and decorative column feature topped with public sculpture.

Exterior Materials

Goal: Use building materials that enhance the character of the area and the building's design concept.

Guidelines:
1. Materials can greatly affect the visual quality of any building, especially at the ground level where people will have the most contact and interaction with the exterior of the building. Compromising material choices may give highly designed facilities a cheap or worn appearance. Great care should be given to selecting materials that are durable, sustainable and complement the overall building design.

2. Utilizing locally sourced materials for a building's facade can be a physical symbol of a building's unique time and place. Local materials limit transportation impacts on building construction and support the use of indigenous resources.

This government office building has a high level of transparency on the ground floor with the building sited directly on the sidewalk, providing human scale and visual interest at the street level.

PARKING

Goal: Promote pedestrian appropriate parking design to limit the visibility of parking areas so pedestrian safety and activity are prioritized.

This parking garage was screened with a facade composed of book bindings to articulate the sidewalk, add visual interest and incorporate public art.

Guidelines:

1. Reducing the space needed for parking lots can lead to significant benefits for future development patterns in urban areas. Minimizing a site's parking footprint sets aside more space for natural areas or greater development densities. Consider providing parking that does not exceed the minimum parking needed for the site and other ways to mitigate surface parking such as shared parking and off-site parking.

2. Provide secure bicycle parking and priority parking spaces for carpool vehicles, or low-emitting, fuel efficient and alternative energy vehicles.

3. Public parking facilities, while serving a utilitarian function, can also exhibit high quality design and become community landmarks and opportunities for integrated public art. Structured parking should have active ground floor uses with openings on the ground floor reserved only for automobile ingress and egress. Parking decks should not front on public streets without screening such as "wrapping" the deck in retail or housing or using extensive public art.

For parking levels above the ground floor, parking should also be screened in a manner that allows natural light to illuminate the interior, but screens cars from the street. Consider incorporating public art into the facades of the structure to provide screening.

Locating bicycle parking close to the building can help provide user friendly spaces for cyclists that allow for safe, easy access to the building and does not interfere with pedestrian or automotive paths.

4. Surface parking that fronts streets and sidewalks can deter pedestrian activity, creating "dead" spaces in Downtown that aren't welcoming to visitors and residents of the area. When it is necessary to locate parking in these areas, limit the parking to a few spaces on the interior of the block rather than at corners and maintain the streetwall with decorative low walls or landscaping to help buffer the parking areas from the sidewalks.

5. Physically separate vehicular access points from pedestrians to promote safety.

SUSTAINABILITY

Goal: Design buildings as efficient users of natural resources and healthy places for users and visitors.

Guidelines:

1. Use alternative roof and paving surfaces and nonstructural techniques to reduce impervious cover and promote infiltration, reducing stormwater runoff and pollutant stresses.

2. Incorporate vegetation and surfaces that reflect solar heat to reduce urban heat islands for public open space.

3. Limit the need for the use of potable water for landscaping and irrigation with water-wise landscaping , captured rainwater, or recycled water.

4. Initiate a recycling program and provide for designated recycling areas during building construction and for building occupants post construction.

5. During renovation projects, retain and reuse all applicable materials and resources to retain cultural resources, reduce waste and reduce environmental impacts of new building supplies.

6. Utilize new building materials that are rapidly renewable, locally sourced and sourced in environmentally responsible ways.

7. Limit the space needed for surface parking areas. Where appropriate, locate parking in structured facilities or underground, allowing for the highest and best use of property while limiting the development footprint.

8. Lighting can enhance a building's design concept with architecturally compatible lighting features, but great care should be taken so as not to add to light pollution or infringe on adjacent or nearby property. Employing full cut-off fixtures for all exterior lighting fixtures and shielding them so as to prevent glare for pedestrians, motorists, cyclists, and adjacent occupants is preferred.

9. Install bicycle storage or lockers for easy use of bicycles for employees and visitors.

10. Design and construct civic buildings to meet or exceed LEED certification criteria or other third party green building criteria.

11. Reuse and rehabilitate buildings when possible rather than constructing new. Reusing and rehabiltating structures saves embodied energy, materials and resources while maintaining phyiscal ties to our historical and cultural legacy.

The vegetated roof on this structure limits its impact on heat islands, reduces its energy usage for heating and cooling and provides for an alternative green space within the urban environment.

Porous paving systems allow for infiltration, can reduce stormwater runoff and provide open, green space while providing alternatives for parking paving systems.

SIGNAGE & LIGHTING

Signage & Awnings

Goal: Complement the architectural character of a building and the area with creative signage and lighting that thoughtfully integrate into the building's overall design concept.

Guidelines:
1. Providing distinct and regular signage can help orient visitors and provide wayfinding opportunities to civic facilities. Incorporating organization-identifying signage and logos on civic facilities such as the 'Leafy G' logo and using common fonts throughout Downtown helps identify civic facilities as unique and complementary to the area. Further, establishing a hierarchy in signage can help orient visitors and building users with principal building signage identifying the building name and civic entity and directional or accessory signage limited in size and scope as a supportive element.

Greensboro's 'Leafy G' logo should be incorporated into all City facility signage to help orient visitors.

2. Similar signage types and sizes throughout Downtown helps to unify the different areas and create a more cohesive landscape. Because of this, civic facilities should have similar signage to the Pedestrian Mixed Use, Historic Core and Urban Residential Mixed Use Areas dependent on location.

Lighting

Goal: Use lighting to highlight design features, illuminate structures and promote safety in the public realm.

Guidelines:
1. Lighting can enhance a building's design concept with architecturally compatible lighting features, but great care should be taken so as not to add to light pollution or infringe on adjacent or nearby property. Employing full cut-off fixtures for all exterior lighting fixtures and shielding them so as to prevent glare for pedestrians, motorists, cyclists, and adjacent occupants is preferred.

2. All light fixtures should be vandal and weather resistant as possible.

3. Consider employing internal illumination for buildings adjacent to sidewalks rather than providing lighting on the building facade.

Approved Street Trees

Appendix C

Scientific Name	Common Name	Ht (Feet)	Exposure	Comments
Acer rubrum	Red maple	40 to 60	Sun, partial shade	Overused
Acer saccharum	Sugar maple	50 to 75	Sun, partial shade	
Acer x freemanii	Freeman maple	50 to 65	Sun	
Betula nigra	River birch	40 to 70	Sun, partial shade	
Carpinus betulus	European hornbeam	40 to 60	Sun, partial shade	
Carpinus betulus 'fastigiata'	Upright European hornbean	40 to 60	Sun, partial shade	
Carpinus caroliniana	American hornbeam, Ironwood	20 to 30	Sun, partial shade	
Celtis laevigata	Hackberry	60 to 80	Sun	
Celtis occidentalis	Hackberry	40 to 60	Sun	
Fraxinus americana	White ash	60 to 80	Sun	
Fraxinus pennsylvanica	Green ash	50 to 60	Sun	
Ginkgo biloba (male)	Ginkgo	40 to 70	Sun	Slow growing
Gleditsia triacanthos inermis	Thornless honeylocust	30 to 70	Sun	
Liquidambar styraciflua	Sweetgum	60 to 100	Sun, partial shade	
Liriodendron tulipifera	Tuliptree, Yellow poplar	40 to 100	Sun	
Nyssa sylvatica	Black gum	40 to 60	Sun, partial shade	
Platanus acerifolia	London plane tree	60 to 80	Sun	
Platanus occidentalis	Sycamore	70 to 100	Sun, partial shade	
Quercus acutissima	Sawtooth oak	30 to 45	Sun, light shade	
Quercus alba	White oak	60 to 100	Sun	
Quercus bicolor	Swamp white oak	50 to 60	Sun, partial shade	
Quercus coccinea	Scarlet oak	50 to 80	Sun	
Quercus falcata	Southern red oak	70 to 90	Sun	
Quercus imbricaria	Shingle oak	50 to 60	Sun	
Quercus lyrata	Overcup oak	35 to 45	Sun	
Quercus macrocarpa	Bur oak	70 to 80	Sun	
Quercus nigra	Water oak	50 to 75	Sun, partial shade	
Quercus nuttalii	Nuttall oak	40 to 60	Sun	
Quercus palustris	Pin oak	60 to 80	Sun	
Quercus phellos	Willow oak	60 to 80	Sun	
Quercus prinus	Chestnut oak	60 to 70	Sun	
Quercus rubra	Red oak	60 to 75	Sun	
Quercus shumardii	Shumard oak	40 to 60	Sun	
Quercus stellata	Post oak	40 to 50	Sun	
Quercus virginiana	Live oak	30 to 50	Sun	
Taxodium distichum	Baldcypress	50 to 100	Sun	
Tilia cordata	Littleleaf linden	30 to 50	Sun	
Ulmus americana	Liberty Elm, Valley Forge Elm	75 to 125	Sun, partial shade	Disease resistance unknown
Ulmus parvifolia	Lacebark elm	40 to 50	Sun	Susceptible to ice damage
Zelkova serrata	Zelkova	50 to 80	Sun, partial shade	

DOWNTOWN GREENSBORO

DESIGN MANUAL - APPENDICES

Adopted September 7, 2010

CPTED
Crime Prevention through Environmental Design
A p p e n d i x D

"CPTED is the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life."

- National Crime Prevention Institute

Crime Prevention Through Environmental Design - or CPTED is a design approach that strives to eliminate or reduce criminal behavior and at the same time encourages people to "keep an eye out" for each other. The principles of CPTED can be applied to building or remodeling, and have been implemented in communities across the nation.

-CPTED Watch

Five Key Strategies of CPTED:

1. Natural Surveillance -
   A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.

2. Territorial Reinforcement -
   Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and "CPTED" fences.

3. Natural Access Control -
   A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating a perception of risk in offenders. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.

4. Target Hardening -
   Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.

5. Physical Maintenance -
   Includes repair and general upkeep of space. Example: Removing graffiti in restrooms in a timely manner and making the necessary repairs to restrooms, light fixtures, and stairways to maintain safety and comfort.

C P T E D

APPROACHES

CPTED

Natural Access Control

- Public entrances should be regularly maintained and clearly defined by walkways and signage
- Building entrances should be accentuated through architectural elements, lighting, landscaping and/or paving stones
- Exterior doors and windows should be well lit and be visible from the street or by neighbors
- Parking garages should be attended or monitored openly with cameras and sound monitors indicated with signs
- Pedestrian entrances should be adjacent to vehicle entrances
- Stairwells should be visible without solid walls
- Elevators should be close to the main entrance with the entire interior of the elevator in view when the doors are open
- Ground floor should be design to provide a view of the garage using wire mesh or stretch cable
- Access should be limited to no more than two designated, monitored entrances
- Rear access to shops should be provided from rear parking lots

Natural Surveillance

- Retaining walls should be replaced with stretched cable railings for maximum visibility
- Parking areas and driving lanes should be well lit and visible from windows and doors; side parking areas should be visible from the street
- Dumpsters and loading areas should not create blind spots or hiding areas
- Elevators and stairwells should be clearly visible from windows and doors
- Shrubbery should be no more than three feet high for clear visibility and the lower branches of existing trees should be kept at least seven feet off the ground
- Windows should face rear parking lots for increased visibility
- Window signs should cover no more than 15% of windows
- Interior shelving and displays should be no higher than five feet for increased visibility

APPROACHES

Territorial Reinforcement

- Hours of use should reflect that of local businesses, with secure closing during non-use hours
- Perimeters and property boundaries should be defined by landscaping or fencing
- Fences should be designed to maintain visibility from street
- Exterior private areas should be easily distinguishable from public areas
- Security and/or reception area should be positioned to screen all entrances
- Private areas should be easily distinguishable from public areas
- Street address should be clearly visible from the street

Target Hardening

- Case hardened dead bolt locks should be installed on all exterior doors with a minimum of one-inch throw
- Door hinges should be located on the interior side of the door or tamper proof hinges used
- Exterior door knobs should be a minimum of 40 inches from adjacent windows
- Operating hours should coincide with those of similar neighboring businesses
- All windows should have locks

Physical Maintenance

- Repair breaks in windows or other broken elements as soon as possible
- Remove graffiti
- Use low maintenance or maintenance-free building products in your construction.
- Consider using long life bulbs to minimize frequently burned out exterior lighting.
- Install dusk to dawn sensors on lighting fixtures. Remember: Lighting is the least expensive crime prevention method.
- Remove inoperable vehicles, trash, and debris regularly.

DOWNTOWN GREENSBORO

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Adopted September 7, 2010

Secretary of the Interior's Standards for Rehabilitation

Appendix E

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*For more detailed information, or if you are considering undertaking a rehabiliation or rennovation project, please contact the Planning Department's Urban Designer for recommendations on material identification, protection,preservation, maintenance, repair and replacement.

DOWNTOWN GREENSBORO

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Adopted September 7, 2010

GLOSSARY

Appendix F

Accessible Route: A continuous and unobstructed walkway within a pedestrian circulation path that provides full accessibility (in accordance with ADA).

Accessory Structure: A detached subordinate structure, the use of which is customarily incidental to that of the principal structure and which is located on the same zone lot as the principal structure. Also referred to as an 'auxiliary structure.'

Alley: A roadway set aside primarily for vehicular service access to the back or side of properties otherwise abutting on a street. An alley is designed to have a pavement width narrower than that required for a street with no parking allowed.

Architectural Trade: Building design or elements of building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature.

Articulation: Emphasizing parts or distinct areas into a comprehensive design.

Auxiliary Structure: A detached subordinate structure, the use of which is customarily incidental to that of the principal structure and which is located on the same zone lot as the principal structure. Also referred to as an 'accessory structure.'

Awning: An architectural projection that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight, rigid skeleton structure over which a covering is attached.

Balcony: A platform that projects from the wall of a building and is surrounded by a railing or parapet.

Bay: A part of a building marked off by vertical elements, such as columns or pilasters.

Belt Course: A molding or projecting course running horizontally along the face of a building. Also referred to as a stringcourse or band course.

Block Face: One side of a street between two consecutive features intersecting that street. The features can be other streets, boundaries of standard geographic areas.

Building Projecting Sign: See 'Projecting Sign.'

Bulkhead: A horizontal portion of a storefront between the ground plane and the sill of the window. Also referred to as a kickplate.

Carrara Glass: A pigmented structural glass, commonly used as wall surfacing, and common architectural element on commercial storefronts of the 1920s and 1930s. Also known as Vitrolite glass.

Canopy Tree: A species of tree which normally grows to a mature height of 40 feet or more with a minimum mature crown width of 30 feet.

Caricature: Deliberate exaggeration or distortion of architectural forms, massing and/ or scale so that built forms do not have a harmonious visual relationship.

Cement Plaster: An exterior finish consisting of Portland cement-based materials and sand, mixed with water to form a workable plaster. Cement plaster should not be confused with Exterior Insulation and Finish Systems (EIFS) or synthetic stucco systems.

Channel Set Lettering: Individually cut out letters which are set into prominent or sunken bands.

Clapboard: A long narrow board with one edge thicker than the other, overlapped horizontally to cover the outer walls of frame structures. Also called weatherboard.

Clerestory: An upper portion of a wall containing windows for supplying natural light to a building.

Comparable Rate: In reference to the planting of street trees- the regular rate at which trees have been planted or pits have been provided for the planting of trees.

Cornice: A horizontal molded projection that crowns or completes a building or wall.

Corner Lot: A lot abutting two or more streets at their intersection.

Curb Cut: A small ramp built into the curb of a sidewalk to ease passage to the street.

Door Yard: The yard or landscaped area surrounding the front entrance of a building.

Drive-thru: A separate structure, window or door allowing motorists to access business services without leaving their vehicle.

EIFS (Exterior Insulation & Finishing System): A thick, synthetic stucco applied in a single layer that includes insulation, coatings and adhesives.

Egress: A means or place of going out; an exit.

Electronic Changeable Copy Sign: A sign or portion thereof that has a reader board for the display of text or graphic information which is defined by a small number of elements using different combinations light emitting diodes, fiber optics, light bulbs, or other illumination devices within the display area.

Facade: The front or principal face of a building; any side of a building that faces a street or other open space.

Fascia: A flat horizontal band or member between moldings.

Fenestration: The design and disposition of windows and other exterior openings of a building.

Fiber Cement Siding: Building material used to cover the exterior of a building that is a composite material made of sand, cement and cellulose fibers.

Franchised Signage: Signage design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature.

Fretwork: Ornamental work consisting of interlacing parts, especially work in which the design is formed by perforation.

Front yard setback: The area measured between the property line abutting a street and the principal building line.

Full Cut Off Fixture: Lighting fixtures which have been designed so that the light output from the fixture is only directed downward, rather than sideways or upward. The window to emit the light is flat and flush with the fixture. The source of light is completely enclosed in the fixture, thus preventing light from escaping in the unwanted directions.

Glazing: Panes or sheets of glass set or made to be set in frames, as in windows, doors, or mirrors.

Ground Floor: The first habitable floor of a building above grade or the street level.

Hand Painted Mural Sign: Any sign which is applied to the facade of a building through the use of hand painting or staining techniques. These signs are only allowed when lettering styles are legible, contain only a simple message and are fabricated with quality materials and professional craftsmanship. All hand painted mural signs should be characteristic of the building's period and style.

Hierarchal Composition: Horizontal layering of building materials from the weightiest at the ground floor to the lightest at the top of the building.

Historic Property: A property that exhibits significance in American history, architecture, archaeology, or culture. Historic properties possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: A. are associated with events that have made significant contribution to the broad patterns of our history; or B. are associated with the lives of persons significant in our past; or C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or D. have yielded, or may be likely to yield, information important in prehistory or history.

Human Scale: Design that considers certain building elements to encourage relationship between people and buildings. Such elements may be, but are not limited to: avoiding long, monotonous uninterrupted walls or planes, arcades, awnings, ground floor retail with storefronts having heavy glazing, entrances facing the street, visible public spaces, porches and balconies, and rear vehicle access.

Impervious Material: Materials or paving systems that do not allow for water infiltration through the material.

Ingress: A means or place of entering; entryway.

Internally Illuminated Box Sign: Opaque box containing signage which has a light source contained from within the box.

Kickplate: A horizontal portion of a storefront between the ground plane and the sill of the window. Also referred to as the bulkhead.

Light Pollution: Excess or obtrusive light emitted from exterior and interior lighting.

Marquee: A permanent roofed structure attached to and supported by the building and that projects into the public right-of-way.

Massing: The overall physical size of a structure and its components.

Median: The number which is in the exact middle of the data set.

Monument Sign: Any monolithic sign in which the bottom of the sign is flush with the ground.

Muntin: Any short or light bar, either vertical or horizontal, used to separate glass in a sash into multiple lights. Also called a windowpane divider or a grille.

Non-Invasive Species: Species that are native to a habitat or environment and do not tend to spread widely.

Normal Standard: The minimum standard number as described in Greensboro's Development Ordinance.

Outdoor Storage: The storage of any item outside of an enclosed building or structure. This includes but is not limited to building supplies, non-functioning equipment & appliances, materials stored in crates, boxes or shipping containers; lumber yards; pipe; wrecking; junk and salvage yards; vehicle storage yards; and other similar uses.

Parapet: A wall-like barrier at the edge of a roof or structure.

Parking Lot: Paved area whose main purpose is temporary car storage that is at least 400 square feet or contains three or more parking spaces.

Pedestrian Oriented Uses: Uses that promote and are promoted by the greater use of public area and sidewalks. These include spaces that sell merchandise, personal and business services, restaurants, galleries, retail banking and similar uses.

Pedestrian Scale: Used to describe the quality of a building that includes structural or architectural components of a size and proportion that relate to the human form and/ or that exhibits through its structural or architectural components the human functions contained within.

Pediment: An architectural element consisting of a triangular section found above a horizontal structure, typically supported by columns.

Pilaster: A slightly-projecting flattened column built into or applied to the face of a wall.

Planting Yard: A screen intended to separate uses, block or partially block visual contact, provide vegetation and enhance the appearance of individual properties,

Primary Facade: The main or principle elevation of a building. Typically the elevation with the highest amount of detail and fronting on a public roadway.

Projecting Bay Foundation: A bay which projects from the facade of a building and extends to the ground.

Projecting Sign: A sign that is end-mounted or otherwise attached to an exterior wall of a building which forms an angle with said wall, is located in the area between the storefront cornice and the building roofline and depicts the building name or principal use.

Public Art: Works of art in any media that have been planned and executed with the specific intention of being sited or staged in the public domain, usually outside and accessible to all. The term also refers to a particular working practice, often with implications of site specificity, community involvement and collaboration. The term is sometimes also applied to include any art which is exhibited in a public space including publicly accessible buildings.

Public Right of Way: A piece of land over which the public has the right to pass. Most regularly this refers to sidewalks and streets.

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Retaining Wall: A structure that holds back soil or rock from a building, structure or area. Retaining walls prevent downslope movement or erosion and provide support for vertical or near-vertical grade changes.

Reveal: The part of the jamb of a window or door opening between the outer wall surface and the window or door frame or the whole jamb of an opening between the outer and inner surfaces of a wall.

Rhythm: A patterned repetition of a motif, formal element, etc., at regular or irregular intervals in the same or a modified form.

Ribbon Driveway: Driveway made of two parallel strips of pavement with grass or stone in between.

Sandwich Board Sign: Advertisement composed of two boards (holding a message or graphic) and set up (for example next to a store advertising its goods) in a triangle shape, hinged along the top.

Scale: A certain relative or proportionate size or extent.

Security Lights: Lighting which is used as a preventative and corrective measure against intrusions or other criminal activity on a physical piece of property. Security lighting may be provided to aid in the detection of intruders, to deter intruders, or in some cases simply to increase the feeling of safety.

Setback: The horizontal distance from the property line, street right of way line, or street centerline to the nearest part of the applicable building, structure, sign, or activity, measured perpendicularly.

Sidelight: A long, vertically oriented window located to the side of a door; often found in pairs.

Signage: A sign, wording, logo, or other representation that, directly, or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Sill: The lowest horizontal member in a frame or opening for a window or door.

Simulated Divided Light: A method of constructing windows in which muntins are affixed to the inside and outside of a panel of insulating glass to simulate the look of true divided light. These windows use gray foam spacers between the exterior and interior muntins to enhance the authentic look.

Solar Orientation: Placing a building on the site in such a way that the building takes full advantage of the sun's natural heat.

Stacking Spaces: An area with direct forward access to a service window of a drive-through facility.

Street Trees: Trees which are planted directly in the public right of way or very close to the public right of way (typically within 5-10 feet). Most street trees are located between the curb and building face planted underneath the sidewalk.

Street Wall: The apparent total mass of individual building facades on a street.

Storefront Projecting Sign: Any sign that is end-mounted or otherwise attached to an exterior wall of a building which forms an angle with said wall and is located in the area between the ground and the storefront cornice.

String Course: A molding or projecting course running horizontally along the face of a building. Also referred to as a belt course or band course.

Terra Cotta: A hard, fired clay, brownish-red in color when unglazed, that is used for architectural ornaments and facings, structural units, pottery, and as a material for sculpture.

Transom: A small window above a door or another window.

True Divided Light: A term which refers to windows in which multiple individual panes of glass or lights are assembled in the sash using muntins.

Understory Tree: A species of tree which normally grows to a mature height of 15 to 35 feet in height.

Urban Heat Island Effect: Occurs when city temperatures run higher than those in suburban and rural areas, primarily because growing numbers of buildings have supplanted vegetation and trees. Moreover, human activity itself generates heat.

Water Wise: Water-wise landscape design and management focus on working with nature and natural forces (such as rainfall) to create an aesthetically pleasing, livable landscape, while using less water from the local supply. Water-wise landscaping is also known as xeriscaping.

Wayfinding: The user experience of orientation and choosing a path within the built environment, and it also refers to the set of architectural and/or design elements that aid orientation. Urban planner Kevin A. Lynch coined the term in his 1960 book Image of the City, where he defined wayfinding as "a consistent use and organization of definite sensory cues from the external environment".

DOWNTOWN GREENSBORO

DESIGN MANUAL - APPENDICES

Adopted September 7, 2010

NonConforming Outdoor Advertising Signs

Appendix G

NonConforming Outdoor Advertising Signs

(A) General

1) Outdoor advertising signs must be brought into compliance or removed if the damage to the sign exceeds 50% of its current value.
2) Outdoor advertising signs that would otherwise be required to be removed or replaced with conforming signs in accordance with nonconforming sign regulations may be replaced with signs that comply with the standards of this section. Outdoor advertising signs constructed in compliance with these standards will be deemed conforming outdoor advertising signs and the nonconforming sign regulations will no longer apply to such signs.

B) Location

The replacement sign may be located in the same place on the property, unless another location within 200 feet is shown to have equal or better performance in fitting with the current or proposed site development and to have no greater visual impact from surrounding streets. Such relocation may be approved by the Technical Review Committee in accordance with Modification procedures.

C) Sign Placement

When a replacement signs is attached to or near a building, it must be sized and located so as not to cover or substantially block the view of architectural building elements or active windows and doors and not to overhang edges of the building. Also, no digital or electronic display may be placed within 1,000 feet of another outdoor advertising sign with a digital or electronic display facing the same direction.

D) Compatible Sign Frame

Replacement signs must have a frame on all four sides of any new sign face. The frame must have a width of at least 12 inches and be made of materials that match or are clearly compatible with materials, styles, and colors or nearby buildings and structures. The Technical Review Committee is authorized to determine compatibility of materials. The TRC may also grant a Type 2 modification for equal or better performance.

E) Reduced Visual Impact

To offset the construction of the replacement sign, the new sign must reduce visual impacts as follows:

1) Existing outdoor advertising signs with a sign face of 14' x 48' may be replaced by signs no larger than 11' 36.' Existing outdoor advertising signs smaller than 11' x 36' may not be enlarged;

2) Replacement outdoor advertising signs may not exceed 35' in height.

3) Existing outdoor advertising signs with multiple faces visible from a single direction may not be replaced with stacked or side-by-side sign faces visible from the same direction. If existing "side-by-side" or stacked signs whose individual sign areas are smaller than 11' x 36.' both signs may be removed and replaced by one 11' x 36' sign face.

4) Replacement outdoor advertising signs may be applied directly to the building as hand painted mural sign, meeting the aforementioned standards of A-E.

F) Landscaping

To offset the construction of a permanent new sign, landscaping shall be provided on site, either below the sign face or next to the sign in a visible location. If plantings are judged by TRC to not be feasible to be placed on site, a modification of equal or "payment in lieu of" landscaping may be made ti GBI/ City tree planting fund. On-site plantings shall not obscure the view of the sign, shall be primarily evergreen materials and shall fit with Type C (10' wide) planting standards for the distance of the sign width. Public art installations may be provided in place of up to 50% of the landscaping requirement, in consultation with the United Arts Council or appointed public art commission.

Replacement and Relocation in CB Overlay District

Nonconforming outdoor advertising signs within the boundaries of the CB Overlay district that are attached to or within 2' of a building or other improvements being demolished as part of a redevelopment of the site may be relocated subject to the following requirements:

1) Location
   a) The outdoor advertising sign must be located along the same street that the original outdoor advertising faces or any other street, except South Elm Street;
   b) Relocating the outdoor advertising sign into any residential, office or Public and Institutional zoning district shall be prohibited; and
   c) The outdoor adverting sign must be located within 2,000 feet of the original outdoor advertising sign but not within 200 feet of another outdoor advertising sign facing the same direction on the same street.
2) Size and Design

   The outdoor advertising sign may not be increased in size or height above the ground, must contain the same type (or less) of illumination as the original advertising sign, and must be as flush with the wall surface as possible.
3) Compatibility

   The outdoor advertising sign must be sized, scaled, located, and framed so as to be compatible with the nearby building on which the sign is located. Consideration shall be given to outdoor advertising signs that do not cover wall openings while fitting the available space on the wall, the use of framing materials similar to the wall and the building on which the outdoor advertising sign is to be mounted and other relevant design features.
4) Modifications

   The Technical Review Committee may grant a Type 2 Modification in accordance with Sec. 30-4-11 if the alternate standards portrayed on the sign permit demonstrate equal or better performance related to the general impact of the sign as viewed from the street.
5) Status

   Outdoor advertising signs relocated in compliance with these standards shall be deemed conforming subject to the provisions contained within the section.

DOWNTOWN GREENSBORO

DESIGN MANUAL

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Guidelines for Plazas and Public Open Spaces

Appendix H

DOWNTOWN GREENSBORO

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Adopted September 7, 2010

1. The gross majority of the plaza or open space area should be accessible to and visible from the street. The area should not be more than 3' above the adjoining right-of-way.

2. All entryways should be at least 15' wide. Where steps are employed, they should have a rise of 6/12.

3. All open space should conform to the NC Building Code, the disabled section and ADA guidelines.

4. Seating should be provided at a rate of 1 linear foot for each 30. sq. ft. of open space except where open space is larger than 20,000 sq. ft. For open space in excess of 20,000 sq. ft., then provide additional seating at a rate of 1 linear foot per 100 sq. ft. of open space. Seating should be integrated into the overall design of the site. Seating should be between 16-24" in height. Consider incorporating seating into ledges, planters and the like provided ledges are at least 15" in depth.

5. Trees should be planted at a rate of one for every 500 sq. ft. open space up to 2,000 sq. ft. of open space. For open space in excess of 2,000 sq. ft., then provide additional trees at rate of 1 tree per 1000 sq. ft.

6. The building owner, lease, management group or authorized agent is responsible for all maintenance in the plaza or open space area.

7. The provision of food facilities is encouraged. Litter receptacles should be provided at a minimum of 4 cubic feet of receptacle capacity for each 800 sq. ft. of open space.

8. The following amenities are encouraged within an urban open space area; ornamental fountains, stairways, waterfalls, sculptures, arbors, trellises, planted beds, drinking fountains, clock pedestals, public telephones, awnings, canopies, and similar structures.