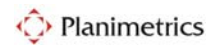


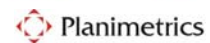
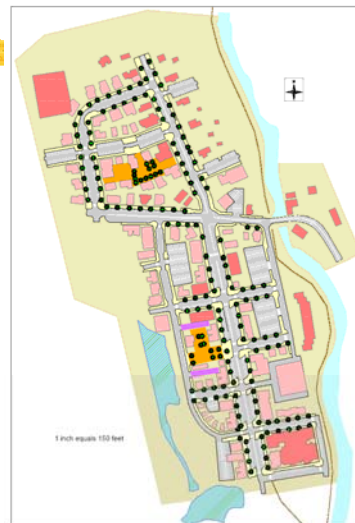
# What Makes a Village?

- ⌘ What is a Village and what makes it different from other places?
- ⌘ Why do some village-type areas exude charm and a sense of place?
- ⌘ What is it about some villages that make people want to work, shop, live and play there?



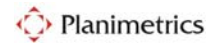
# Village Elements

1. Configuration
2. Use
3. Streetscape Design
4. Building Design
5. Vehicular Configuration
6. Infrastructure Systems
7. Qualitative Considerations



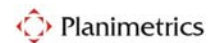
# 1. Configuration

- a. **Location** - A village should be centrally located at or near the intersection of major roads
- b. **Size** - Villages work best when they are “pedestrian-friendly”. People are prepared and willing to walk when destinations are nearby, which for most people is about 1/4 of a mile.
- c. **Market Support** - A village needs to be supported by the market both in terms of sales, investment, and opportunity.
- d. **Traffic** - Traffic volumes and speeds need to support but not overwhelm the village.



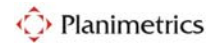
# 2. Appropriate Uses

- a. **Critical Mass** - There must be a critical mass of uses to create a focal point of activity.
- b. **Intensity** - A village needs an appropriate intensity of uses to create a dynamic environment.
- c. **Variety** - There must be a variety of uses in a pedestrian scale, including but not limited to:
  - Shopping, restaurants, offices
  - Residential
  - Recreational
- d. **Complementary** – There must also be complementary activities
  - Social
  - Cultural
  - Civic



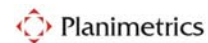
### 3. Streetscape Design

- a. **Pedestrian Friendly** - All parts of a village must contribute to creating a pedestrian friendly environment.
- b. **Building-Street Relationship** - The buildings must be oriented to the sidewalk, rather than the street or the parking lot. A village should have as continuous a façade as possible along the street to maintain the rhythm of the streetscape.
- c. **Focal Point** - A village should contain a compact core area as a focal point - a discernable center or core of higher intensity mixed uses, surrounded by lower intensity uses such as residential and/or open space.
- d. **Streetscape Amenities** - Streetscape amenities help promote the village as a place to congregate and include:
  - street trees / planters / benches / lighting
  - display windows / outdoor dining / awnings/canopies



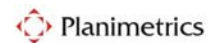
### 4. Building Design

- a. **Scale and Design** - Building scale and design must be appropriate for the Village setting.
- b. **Materials and Details** - Building materials and designs must be:
  - harmonious
  - complement the streetscape
  - inviting with interesting windows, welcoming entrances and sidewalk activities such as dining areas or sidewalk displays.
- c. **Variations on a Basic Form** - A variety of basic patterns should be encouraged to prevent sameness in the village and to promote visual interest.



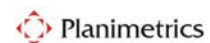
## 5. Vehicular Configuration

- a. **Interconnected Street Systems** - Through streets and a hierarchy of street users, placing the pedestrian at the top of the hierarchy.
- b. **On-Street Parking** - Ample parking, both visible on the street and coordinated to the rear of buildings, is important for villages.
- c. **Rear Parking/Service Areas** - Deliveries and the bulk of the parking should occur at the rear of buildings. Shared parking strategies should be used to place the parking in the rear.
- d. **Parking Standards** - A village must have enough, but not too much, parking for the activities conducted there.



## 6. Infrastructure Systems

- a. **Utilities** - Adequate infrastructure is needed to support the village. Water, sewer, cable, telephone must be available to all property owners and tenants.
- b. **Transit Linkages** - Bus, rail, bicycles, ride-sharing and other forms of transit and transportation should be integrated into the village core.



## 7. Qualitative Considerations

- a. **Personality** - Successful village areas also have a strong personality - a unique "sense of place".
- b. **Organization** - Successful villages often have organizations that help to coordinate activities and maintain the public-private partnership that is critical for the long term success of the Village.