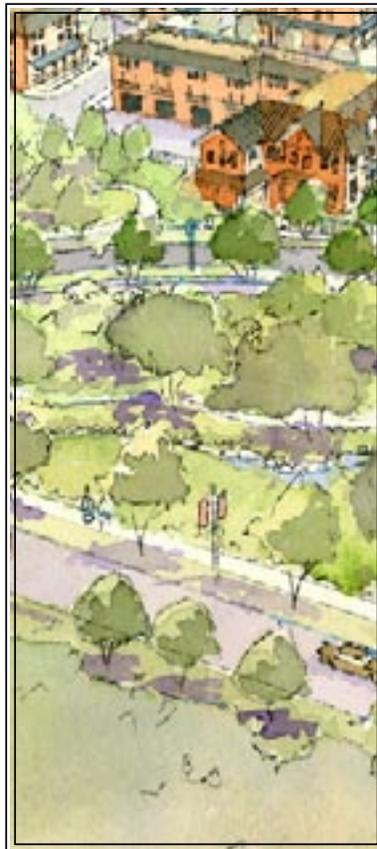
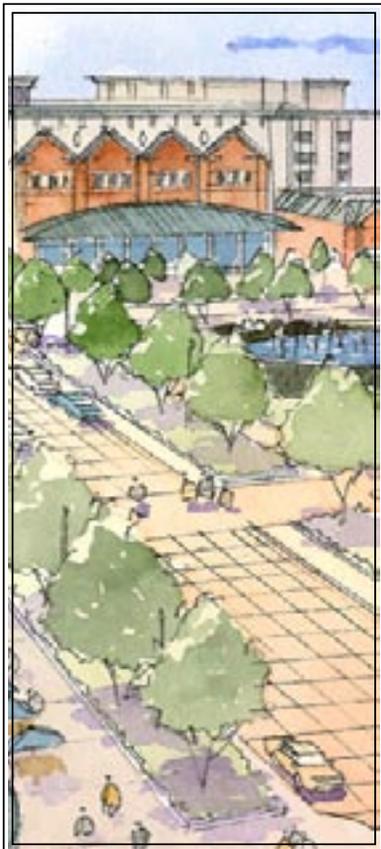




FORT HARRISON REUSE AUTHORITY
LAWRENCE, INDIANA

LAWRENCE VILLAGE AT THE FORT

PRELIMINARY PLAN, COVENANTS and DEVELOPMENT STANDARDS





Fortified Living

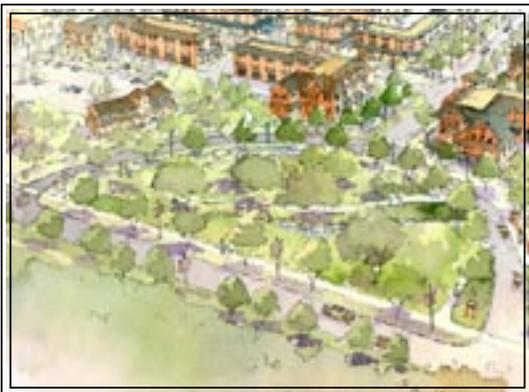
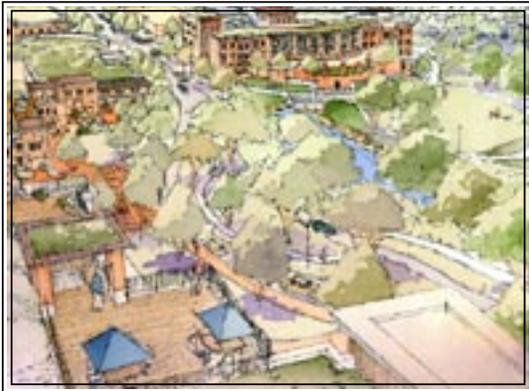
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FORT HARRISON REUSE AUTHORITY
LAWRENCE, INDIANA

LAWRENCE VILLAGE AT THE FORT

PRELIMINARY PLAN, COVENANTS and DEVELOPMENT STANDARDS



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FORT HARRISON
Reuse Authority

LAWRENCE VILLAGE AT THE FORT

PRELIMINARY PLAN, COVENANTS and DEVELOPMENT STANDARDS

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Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

LAWRENCE VILLAGE AT THE FORT MASTER PLAN - ILLUSTRATIVE PLAN

Final Illustrative Concept Plan (May 2006)



NOTES:

- The Lawrence Village at the Fort Master Plan Illustrative Plan illustrates an ideal development scenario based on the principles developed during the master planning process.
- As can be seen, liberties are taken with existing properties (both FHRA and non-FHRA owned) to achieve the overall cohesive urban design vision.
- The Master Plan team produced this illustrative plan to showcase desired building footprints, space configurations and urban design relationships. However, it is clearly understood that this is also just a concept and not a definitive statement of property redevelopment by the Fort Harrison Reuse Authority.
- This Illustrative Plan has been overlaid on the base map that will be utilized for these standards. It should be noted that the base map might include some inaccuracies and should only be utilized for general reference.
- The entire Fort Harrison Reuse Authority Lawrence Village at the Fort Master Plan Document can be downloaded at www.fhra.org or can be obtained at the FHRA offices.

REQUIRED SUBMITTAL:
Narrative of Proposed Project and Level of Master Plan
Compliance

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

The Lawrence Village at the Fort

ES.1 **EXECUTIVE SUMMARY of the Lawrence Village at the Fort MASTER PLANNING PROCESS.** While several “master plans” have been completed in the ten year period between the Fort’s closure in 1995-1996 and present day 2005-2006, it was determined by the FHRA that a reassessment was needed due to changing demographics, shifting real estate market forces, and pending site development issues. Therefore, in October 2005, the FHRA retained the land use planning and development services firm of EDEN Land & Design, Inc. of Indianapolis, Indiana to prepare a 10 Year Master Redevelopment Plan for the area. Included on this team was the firm of Hitchcock Design Group (Landscape Architecture, Land Planning) of Naperville, Illinois and Business Districts, Inc. (Market Analysis) of Evanston, Illinois.

Throughout the course of the project’s eight months (October 2005 - May 2006), the following activities occurred:

- **Steering Committee.** A committee of various community stakeholders was convened by the FHRA as a focused committee with the charge of shaping the master planning activities. This group met monthly throughout the effort and received “briefing books” throughout the process outlining site issues, market opportunities, design principles, and concepts.
- **Public Input Sessions.** In an effort to receive continuous community feedback and input, three large community town hall meetings were held throughout the project. In addition, the FHRA offices were (and continue to be) available for comment at any point during the process.
- **Focused Interviews.** Throughout the process at least 65 individual interviews were conducted. These interviews included community leaders, area property and business owners, residents, and interested development parties.
- **Market Analysis.** Led by Business Districts, Inc. a market analysis was conducted with supporting interviews with area real estate developers, land owners, and community stakeholders.
- **On-going Design Review and Comment.** Throughout the process, the public, FHRA, and Steering Committee were updated on design principles, process and concepts. These updates allowed time for comments, suggestion, and feedback.

ES.2 **EXECUTIVE SUMMARY of the MASTER PLAN’S GUIDING PRINCIPLES.** Since the redevelopment of such a large study area is bound to be affected by numerous factors over the course of several years, it is critical to have in place basic principles which are “attitudes” that must permeate the leadership and public understanding in Lawrence and with the Fort Harrison Reuse Authority. These attitudes will serve as “guiding lights” when decisions must be made to stay true to the master plan or deviate from its recommendations.

- **IDENTIFIABLE.** Build a destination for Lawrence that celebrates its past, present, and future.
- **CONNECTED.** Embrace the community through multiple modes of transportation. (This includes automobile, mass transit, bicycling, walking and the internet)
- **WALKABLE.** Create a community where walking is a viable option for transportation.
- **SUSTAINABLE.** Enhance the built and natural environments through designed systems. (This includes stormwater management, “green” buildings, natural vegetation and energy consumption.)
- **COMFORTABLE.** Utilize built form to create a comfortable environment for users. (As opposed to an environment dominated by automobiles.)
- **INTERESTING.** Balance a mix of land uses with interesting art and architecture. Incorporate variety into the landscape and built environment for human interest.

ES.3 **PHILOSOPHY OF THIS DOCUMENT.** The following development standards have been written to guide development toward a more compact and urban form following the principles and planning directives of the master planning process. While the effects of these standards might, at times, create less convenience for the individual user of the overall development, the overall belief is that this vision of a compact “Village Center” will create a place where pedestrian activity is encouraged and comfortable, where automobiles are welcome yet must share the public realm, and a place where the community of Lawrence can come together in a unique environment.



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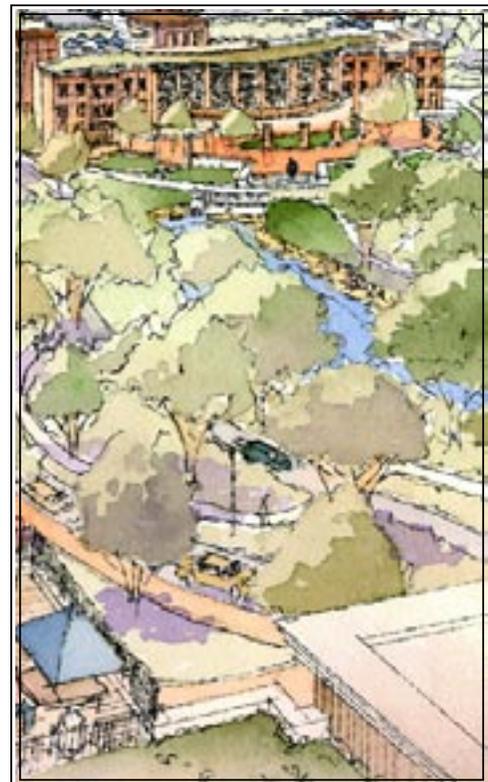
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LAWRENCE, INDIANA

LAWRENCE VILLAGE AT THE FORT
PRELIMINARY PLAN, COVENANTS &
DEVELOPMENT STANDARDS

CHAPTER 1.0:
APPLICABILITY &
PROCESS



Fortified Living



Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

1.1a APPLICABILITY MAP

The Lawrence Village at the Fort Development Standards Boundary Area



NOTES:

- This **Diagram 1.1a** does not constitute an official record of applicability for these Lawrence Village at the Fort Development Standards. Official property applicability can be found in the written description of the boundary area.
- It should be noted that this base map might include some inaccuracies and should be utilized for general reference only. Black shapes are general footprints of existing buildings.

 Lawrence Village Center Development Standards Boundary Area

REQUIRED SUBMITTAL:
General Location Map of Proposed Development

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

1.1 APPLICABILITY

1.1.1. This Lawrence Village at the Fort Preliminary Plan, Covenants and Development Standards (hereinafter, the "Lawrence Village at the Fort DP") serves as the preliminary plan for purposes of Section 731-217 of the Dwelling Districts Zoning Ordinance of Marion County, Indiana. Upon adoption by the City-County Council, the real estate described in Section 1.1.3. below shall be located within the Lawrence Village at the Fort D-P zoning district.

1.1.2. **APPLICABILITY.** With the exception of legally established nonconforming uses, no land, building, structure, premises, or part thereof located with the area described in Section 1.1.3. below shall be used or occupied except in strict conformity with the provisions of this Lawrence Village at the Fort DP. To the extent of any conflict between the terms and provisions of this Lawrence Village at the Fort DP and any provision of the Marion County, Indianapolis Zoning Ordinance (the "Zoning Ordinance"), the terms and provisions of this Lawrence Village at the Fort DP shall apply. Any development requirement, excluding uses, that are not governed, covered or dealt with in this Lawrence Village at the Fort DP shall be governed by the applicable provision of the Zoning Ordinance.

1.1.3. **LEGAL DESCRIPTION. Legal Description of Areas Under the Jurisdiction of the Lawrence Village at the Fort Development Standards.** A part of the Southwest Quarter of Section 5, Township 16 North, Range 5 East of the Second Principal Meridian, in Marion County, Indiana, described as follows:

Commencing at the southwest corner of said quarter section; thence North 00 degrees 21 minutes 13 seconds East (grid bearing based on NAD27 Indiana State Plane Coordinates, East Zone) along the centerline of Post Road (all street names and right-of-way lines recited in this description are based on a Right-of-Way Grant recorded as Instrument No. 96-160709 as amended by Instrument No. 99-196180 in the Office of the Recorder of Marion County, Indiana) a distance of 64.70 feet to intersection of the westerly prolongation of the north right-of-way line of 56th Street and the centerline of Post Road; thence North 88 degrees 15 minutes 25 seconds East along said westerly prolongation and said north right-of-way line a distance of 99.19 feet to the Point of Beginning being on the east right-of-way line of Post Road as described on an exhibit by American Consulting Engineers, Inc. dated November 10, 1998 as parcel 6E (the following four courses are along said east right-of-way line); (1) thence North 45 degrees 41 minutes 11 seconds West a distance of 68.56 feet; (2) thence North 00 degrees 42 minutes 54 seconds West a distance of 328.00 feet; (3) thence North 66 degrees 03 minutes 18 seconds East a distance of 38.04 feet; (4) thence North 00 degrees 43 minutes 19 seconds West a distance of 12.26 feet; thence North 00 degrees 35 minutes 03 seconds East a distance of 50.00 feet to the north right-of-way line of Otis

Avenue per said right-of-way grant; thence North 89 degrees 24 minutes 57 seconds West along said north right-of-way line a distance of 10.32 feet; thence North 88 degrees 58 minutes 31 seconds West along said right-of-way line a distance of 5.86 feet to a point on the right-of-way line of Otis Avenue as described on an exhibit by American Consulting Engineers, Inc. dated November 10, 1998 as parcel 6F; thence North 42 degrees 55 minutes 07 seconds West along said right-of-way line a distance of 39.56 feet to said east right-of-way line of Post Road per said right-of-way grant (the following nine courses are along said east right-of-way line); (1) thence North 00 degrees 21 minutes 13 seconds East a distance of 363.40 feet; (2) thence North 89 degrees 33 minutes 06 seconds East a distance of 9.04 feet; (3) thence North 00 degrees 38 minutes 47 seconds West a distance of 86.00 feet; (4) North 89 degrees 32 minutes 30 seconds East a distance of 10.02 feet; (5) thence North 00 degrees 38 minutes 46 seconds West a distance of 408.47 feet; (6) thence South 89 degrees 33 minutes 33 seconds West a distance of 21.34 feet; (7) thence North 08 degrees 10 minutes 07 seconds West a distance of 41.69 feet; (8) thence North 07 degrees 58 minutes 37 seconds West a distance of 55.16 feet; (9) thence North 00 degrees 42 minutes 14 seconds West a distance of 1118.18 feet to the intersection of the said east right-of-way line and the south right-of-way line of 59th Street; thence North 88 degrees 21 minutes 55 seconds East along said south right-of-way line a distance of 2578.44 feet to the intersection of said south right-of-way line and the west right-of-way line of Lee Road; thence South 01 degrees 27 minutes 59 seconds East along said west right-of-way line a distance of 2038.20 feet to the right-of-way line as described on and exhibit by American Consulting Engineers, Inc. dated November 10, 1998 as parcel 6J (the following three courses are along said right-of-way line); (1) thence South 26 degrees 18 minutes 04 seconds West a distance of 305.45 feet to a point on a non-tangent curve to the left having a radius of 400.00 feet, the radius point of which bears South 64 degrees 00 minutes 30 seconds East; (2) thence southerly along said curve an arc distance of 184.93 feet to a point which bears South 89 degrees 30 minutes 08 seconds West from said radius point; (3) thence South 00 degrees 29 minutes 54 seconds East a distance of 75.79 feet to the north right-of-way line of 56th Street (the following three courses are along said north right-of-way line); (1) thence South 88 degrees 25 minutes 14 seconds West a distance of 667.32 feet; (2) thence South 88 degrees 35 minutes 34 seconds West a distance of 1315.91 feet; (3) thence South 88 degrees 15 minutes 25 seconds West a distance of 377.94 feet to the Point of Beginning, containing 150.28 acres, more or less.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

1.1 APPLICABILITY (Continued from Page 11)

1.1.4. **NONCONFORMING BUILDINGS and STRUCTURES.** For purposes of this Lawrence Village at the Fort DP, the term “legally established nonconforming building or structure” shall mean any continuous, lawfully established building or structure erected or constructed prior to the time of adoption, revision or amendment of this Lawrence Village at the Fort DP, or granted a variance of the terms of this Lawrence Village at the Fort DP, but which fails, by reason of such adoption, revision, amendment or variance, to conform to the present requirements of this Lawrence Village DP. The term “legally established nonconforming use” shall mean any continuous, lawful land use having commenced prior to the time of adoption, revision or amendment of this Lawrence Village at the Fort DP, or granted a variance of the terms of this Lawrence Village at the Fort DP, but which fails, by reason of such adoption, revision, amendment, or variance to conform to the present requirements of this Lawrence Village at the Fort DP. Legally established nonconforming uses and structures or buildings may be restored to their original dimensions and conditions if damaged or partially destroyed by fire or other naturally occurring disaster provided the damage or destruction does not exceed two-thirds (2/3) of the gross floor area of the building or structure affected. The lawful nonconforming use or occupancy of any building, structure or parcel may be continued as a nonconforming use, but if such nonconforming use is discontinued for one (1) year, any future use or occupancy of such building, structure or parcel shall be in conformity with the use provisions of this Lawrence Village at the Fort DP. Any construction, erection, conversion (including, but not limited to, the addition of dwelling units), enlargement, extension, reconstruction or relocation of a legally established nonconforming building or structure or legally established nonconforming use, must be done in conformity with the provisions of this Lawrence Village at the Fort DP. A legally established nonconforming use shall not be enlarged or expanded within any building or structure or on any parcel of real estate.

1.1.5. **ISSUES WITH PAST DEVELOPMENT STANDARDS.** The current development standards in place at Fort Harrison are referred to as the Fort Harrison Master Reuse Plan Implementation Strategy (1996). This document is an official Planned Unit Development (PUD) document and has been approved by the City of Indianapolis, Metropolitan Development Commission. It has been amended several times since the original submission in 1996.

While these standards have served the redevelopment of Fort Harrison well in the past 10 years, it has become clear, after the Lawrence Village at the Fort Master Planning process of October 2005 - May 2006, that the standards which apply to the Lawrence Village at the Fort Master Plan study area do not accommodate the desired forms and style of development outlined in that plan.

1.1.6. **PURPOSE OF THIS DOCUMENT.** This Lawrence Village at the Fort DP serves as the preliminary development plan for purposes of the Dwelling Districts Zoning Ordinance of Marion County, Indiana. It provides the development standards by which the development pattern of the Lawrence Village at the Fort Master Plan will be implemented. It is intended that this Lawrence Village at the Fort DP provide to owners and occupants of real estate within the Lawrence Village at the Fort all of the general development requirements, as that term is used in the 1500 Series Planned Unit Development (IC 36-7-4-1500 et. seq.), necessary to develop, construct, redevelop, reconstruct, rehabilitate or otherwise alter improvements on land within the Lawrence Village at the Fort.

1.1.7. **OTHER GOVERNMENT REGULATIONS.** Compliance with all of the development standards and requirements contained in this Lawrence Village at the Fort DP shall not in any way relieve an owner, tenant or occupant of real estate within the Lawrence Village at the Fort from complying with all other applicable local, state and federal laws, statutes, regulations, ordinances and rules (collectively, “Applicable Regulations”). It is the sole responsibility of the owner, tenant or occupant of real estate within the Lawrence Village at the Fort to comply with all Applicable Regulations, including, but not limited to, all local building codes, the American with Disabilities Act, historic preservation laws, floodplain regulations, all applicable environmental laws, and any original military restrictions on the property.

1.1.8. **DEMONSTRATION OF COMPLIANCE.** Demonstration of Compliance with Other Government Regulations. The Architectural Review Commission (ARC) shall have the authority and discretion from time to time and at any time to determine that the nature of a proposed development, redevelopment, alteration, rehabilitation or any other construction within the Lawrence Village at the Fort implicates important considerations related to Applicable Regulations administered by other local, state or federal governmental agencies. In such an instance, ARC may notify, in writing, anyone that is petitioning for approval of any construction (Continued on next page)

 **REQUIRED SUBMITTAL:**
Narrative of Due Diligence towards Additional Regulatory
Issues

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

1.1 APPLICABILITY (Continued from Page 12)

activity within the Lawrence Village at the Fort that it must first provide to the ARC copies of all permits or approvals listed within the written notice prior to approval of the proposed construction activity by ARC. If the petitioner fails to provide copies of the listed permits and approvals, the ARC shall not approve the petition and the petitioner shall be prohibited from commencing construction until either the requested permits and approvals are provided or the ARC withdraws, in writing, any or all of its requested permits or approvals. Examples of permits or approvals that the ARC might request include, but are not limited to, building permits, drainage permits, and permits from the Indiana Departments of Environmental Management or Natural Resources.

- 1.1.9. **DENSITIES.** The Lawrence Village at the Fort Preliminary Plan, Covenants and Development Standards advocate a wide range of densities to achieve a mixed use environment. Development densities for planned development projects are determined by the building mass and site design guidelines, not by traditional measures such as units per acre.
- 1.1.10. **ADJACENT ZONING.** Most lands adjacent to the area of the Lawrence Village at the Fort Preliminary Plan, Covenants and Development Standards are under the zoning of the current Fort Harrison D-P plan. Some land north of the area are Special Use-9.
- 1.1.11. **ORDER OF DEVELOPMENT.** The order of development is intended to roughly align with the three districts of the plan. First, the Historic Fort District, Second the Village Center District and third the College Park District. Yet this order might change per market conditions. It is intended that the entire plan be complete in approximately 10 years.
- 1.1.12. **PROPOSED PERIMETER TREATMENT.** The perimeter of the Lawrence Village at the Fort Preliminary Plan, Covenants and Development Standards area will be landscaped in a manner appropriate with the character of illustrations shown in this document. Signage, lighting and landscape materials will be coordinated to achieve an overall aesthetic that is consistent with the themes of the overall development.

1.2 PROCESS

- 1.2.1. **ARCHITECTURAL REVIEW COMMISSION.** An Architectural Review Commission ("ARC") is hereby created for the Lawrence Village at the Fort. The ARC shall consist of not less than one member or more than five members. The initial members shall be appointed by the Fort Harrison Reuse Authority ("FHRA"). The FHRA shall also have the right to remove and replace members of the ARC from time to time for any reason, in its sole discretion. If the event of the death, disability, removal or resignation of a member or members, the FHRA is authorized to appoint the successor or successors to fill the vacancies. The ARC may solicit the advise and recommendation of any person or entity with expertise in any discipline it deems appropriate for advise as to matters pending before it. The member(s) of ARC should, but are not required, to collectively or individually represent or have some experience and knowledge in architecture, land planning, real estate development, construction, historic preservation and local government. If the ARC contains more than 1 member, the members shall elect a chairperson and vice-chairperson.
- 1.2.2. **SUCCESSOR TO ARC.** At such time as the existence of the FHRA may be terminated, or it affirmatively relinquishes its authority to appoint members of the ARC, members of ARC shall thereafter be appointed by the Common Council of the City of Lawrence, which shall have the same rights as the FHRA under Section 1.2.1 above. If the FHRA so desires to voluntarily relinquish its authority, it shall do so by written notice sent to both the Common Council of the City of Lawrence and the Department of Metropolitan Development for the City of Indianapolis.
- 1.2.3. **APPROVAL OF ARC.** Prior to the issuance of an improvement location permit and the construction of any structures or other improvements upon real estate located within the Lawrence Village at the Fort, the owner or tenant of the subject parcel of real estate shall petition the ARC for approval. Such petition shall include the following documents:
 - a) All documents required for detailed plan approval under Section 731-217(b)(4) of the Dwelling Districts Zoning Ordinance of Marion County, as amended; (Continued on next page)

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

1.2 PROCESS (Continued from Page 13)

- b) Site plan, drawn to scale that shows the location of the boundary of the parcel, the size and location of all improvements currently located or to be constructed on the parcel, utility easements with route for on-site utilities and the location of all sidewalks, parking areas, fences, curb cuts and drive lanes;
- c) Landscape plan that shows, by size and species, the location of all proposed landscaping, including tree preservation;
- e) Schematic exterior elevations of all improvements that show color and materials to be used drawn to scale;
- f) Sign elevations showing the size and location of any proposed sign along with the materials and colors to be used and how such sign is to be lighted;
- g) Demolition plan, if applicable;
- h) If construction is to occur in phases, then a construction plan that shows construction planning, staging areas and schedule; and
- i) Any other information, plan or document reasonably requested by the ARC.

NOTE: At the top of pages of this document, submissions for information are requested and shall be addressed with the ARC.

No charge shall be made for examination of plans or for giving approval for construction by the ARC. In the event the ARC does not indicate in writing its approval or disapproval of plans submitted for its review within a period of thirty (30) days after a properly completed submission or petition, the ARC shall be deemed to have approved the submission or petition. A majority of the members of the ARC is authorized to determine whether or not the submission or petition is in conformance the intent and requirements of this Lawrence Village at the Fort DP. Action by the ARC need not be at a formal meeting, but may be evidenced informally in writing, signed by a majority of the ARC. The ARC, the FHRA or their successors and assigns shall have the right to enforce each and all of the development requirements and standards of this Lawrence Village at the Fort DP, and each of such development requirements and standards shall be deemed covenants for purposes thereof.

1.2.4. **DETAILED PLAN APPROVAL.** Before any development takes place subsequent to the approval of this Lawrence Village at the Fort DP, the owner, tenant or occupant that desires to develop or redevelop a parcel or parcels of real estate with the Lawrence Village at the Fort shall obtain detailed plan approval as specified in the Dwelling Districts Zoning Ordinance of Marion County, Indiana, as amended. If a parcel is subject to a previously approved detailed plan, development shall not occur that is not in compliance with such detailed plan until a new detailed plan is adopted or the prior detailed plan is amended or modified pursuant to the same procedure for the adoption of a new detailed plan as provided herein.

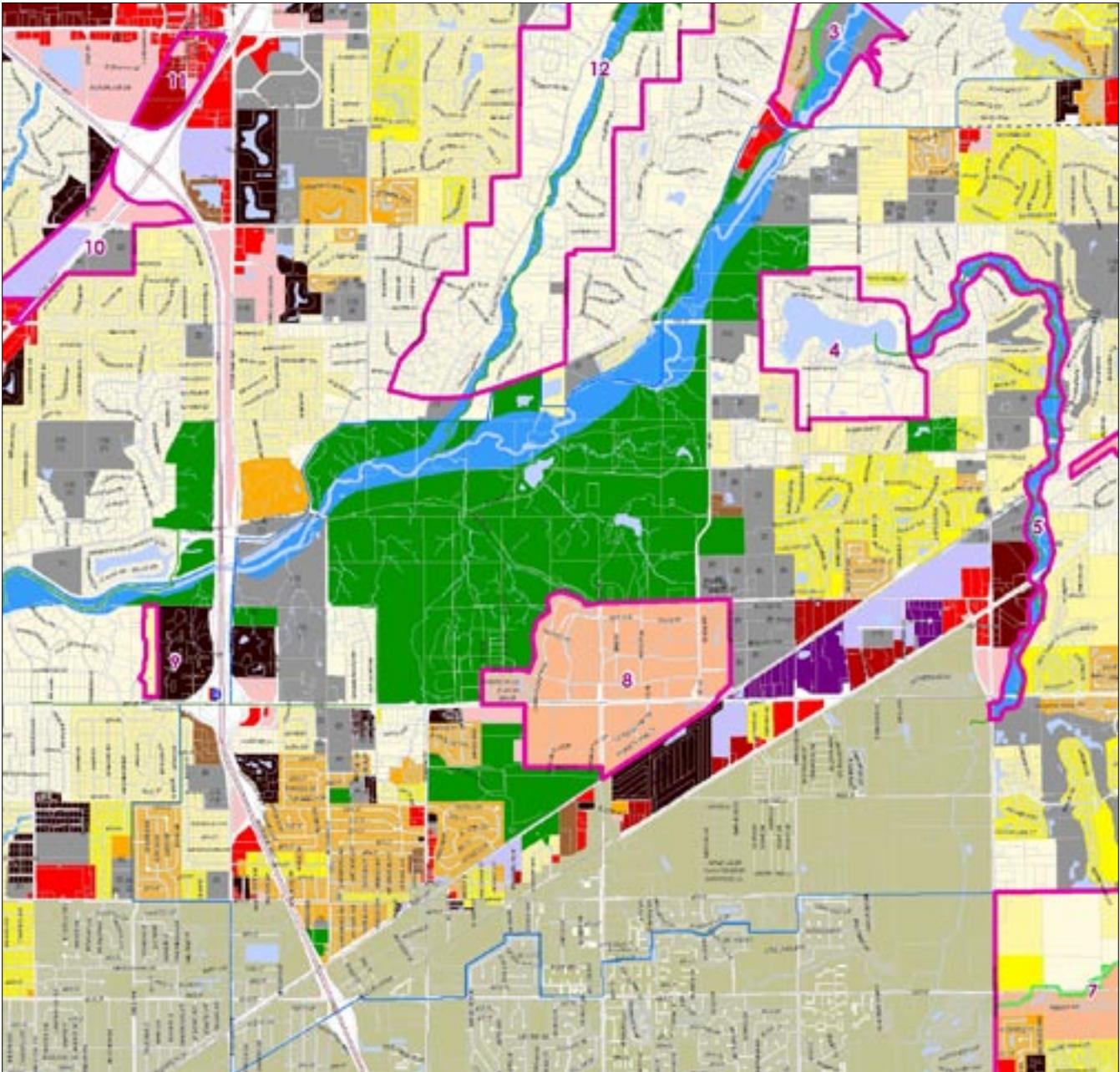
1.2.5. **PLATTING.** Notwithstanding anything in this Lawrence Village at the Fort DP to the contrary, platting shall only be required in compliance with the Dwelling Districts Zoning Ordinance of Marion County, Indiana, as amended, if the proposed use is for more than one single family dwelling on the same parcel.

1.2.6. **IMPROVEMENT LOCATION PERMIT/EXPIRATION.** Prior to the commencement of construction, an Improvement Location Permit shall be obtained from the Department of Metropolitan Development or its successor agency. An Improvement Location Permit shall not be issued until ARC has approved the required plans for such construction. If construction has not commenced in earnest within twelve (12) months of issuance of the Improvement Location Permit, the Improvement Location Permit and the approval of ARC shall terminate.

1.2.7. **AMENDMENT TO THE Lawrence Village at the Fort DP.** Until such time as either the FHRA owns no real estate within the Lawrence Village or voluntarily relinquishes its authority to appoint members to the ARC, this Lawrence Village at the Fort DP shall not be amended without the prior written consent of the FHRA.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standard

1.3a COMPREHENSIVE PLAN of LAWRENCE TOWNSHIP
Adopted by the Indianapolis Metropolitan Development Commission on November 2, 2005



NOTES:

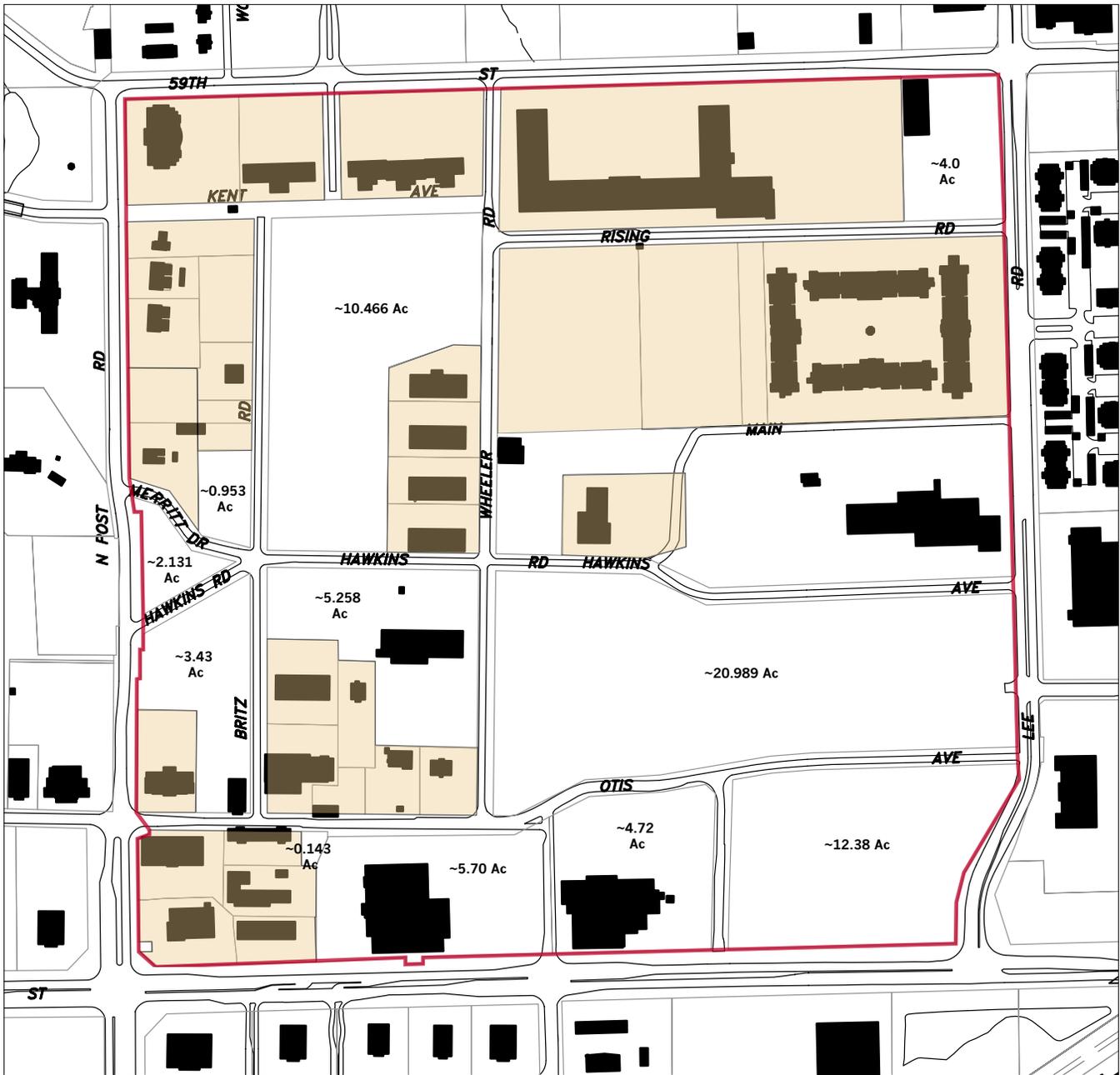
- The Lawrence Village at the Fort falls within Critical Area 8 defined in the Marion County Comprehensive Plan.
- The following is copied from the Marion County Comprehensive Plan:

Why Critical: The former Fort Benjamin Harrison is a decommissioned Army base that has evolved into a mixed-use village. The City of Lawrence is in the process of moving

their city center to this area. To maintain Fort Harrison's identity as a distinct place it has been designated as Village Mixed Use. To retain and enhance the town center character of Fort Harrison, it is critical to protect the current development patterns (mix of land uses; and the size, shape, and location of buildings on their sites). Residents have potentially good connectivity to schools, neighborhood retail, office-oriented businesses, and parks.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

1.4a OWNERSHIP MAP
Current as of the Adoption Date of this Document



NOTES:

- This **Diagram 1.4a** does not constitute an official record of ownership for these Lawrence Village at the Fort Development Standards. According to survey, the entire area encompasses approximately 150.28 Acres.
- It should be noted that this base map might include some inaccuracies and should be utilized for general reference only.

-  Lawrence Village Center Development Standards Boundary Area
-  Property sold by the Fort Harrison Reuse Authority

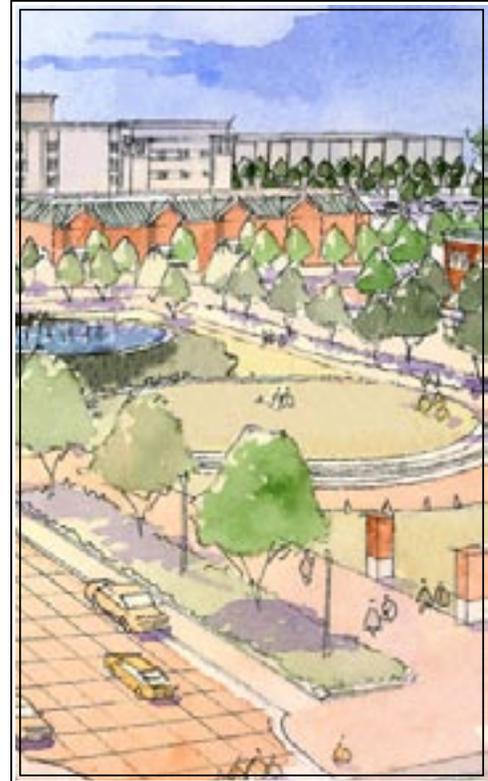
FORT HARRISON REUSE AUTHORITY
LAWRENCE, INDIANA

LAWRENCE VILLAGE AT THE FORT
PRELIMINARY PLAN, COVENANTS &
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CHAPTER 2.0:
GENERAL
DEVELOPMENT
STANDARDS



Fortified Living



Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

2.1a APPLICABILITY MAP

All General Development Standards Apply within the Boundary Area



NOTES:

- All General Development Standards found in Chapter 2: General Development Standards apply to areas within this boundary area. However, as mentioned in *Chapter 1.1: Applicability and Process*, official designation occurs through the written legal description and not this map.

 Lawrence Village Center Development Standards Boundary Area

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

2.1 GENERAL DEVELOPMENT STANDARDS INTRODUCTION

DOCUMENT USAGE NOTES:

- At the beginning of each related set of standards, a short description of the intent of the Lawrence Village at the Fort Master Plan is referenced.
- All diagrams are labeled according to the chapter and section in which they are found. i.e. **Diagram 2.2a** would be located in Chapter 2, Section 2, Diagram a.
- Definitions for all terms appearing in **BOLD** can be found in *Chapter 6: Definitions*.
- Specific cross references to other relevant standards are made in *Italics and are Underlined*.
- General references to other chapters are made in *Italics* at the bottom of each page when applicable.
- The text is always the standard. Graphics are provided as support to the text only.

2.1.1. **PURPOSE and GENERAL INTENT.** The purpose of the **GENERAL DEVELOPMENT STANDARDS** is to illustrate development standards which apply to all areas within the Lawrence Village at the Fort Development Standards Boundary Area as shown in **Diagram 2.1a**. These standards are universal to all the districts of the area and are essential to creating a complete and whole place which is safe, durable and well-designed.

The general intent of the standards is to put in place a series of regulations which assist in designing individual projects as well as protecting land owners from poor design and development in adjacent properties.

2.1.2. **APPLICABILITY.** The general development standards found in Chapter 2 of this document apply to all areas within the boundary indicated in **Diagram 2.1a**.

2.1.3. **LISTING.** The following is a listing of the **GENERAL DEVELOPMENT STANDARDS:**

2.2 STREET GRID STANDARDS

2.3 GENERAL SITE PLANNING STANDARDS

2.4 DRAINAGE AND EROSION STANDARDS

2.5 UTILITIES STANDARDS

2.6 LIGHTING STANDARDS

2.7 PARKING AND LOADING: ON-STREET

2.8 PARKING AND LOADING: OFF-STREET

2.9 PARKING LOT STANDARDS

2.10 ACCESSORY BUILDING STANDARDS

2.11 SERVICE AREA STANDARDS

2.12 LANDSCAPE STANDARDS

2.13 SIGNAGE STANDARDS

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

REQUIRED SUBMITTAL:
Development Parcel Plan addressing issues in 2.2
Street Grid Standards

2.2 STREET GRID STANDARDS
Alleys, Curb Cuts, Lots, Blocks

MASTER PLAN INTENT:

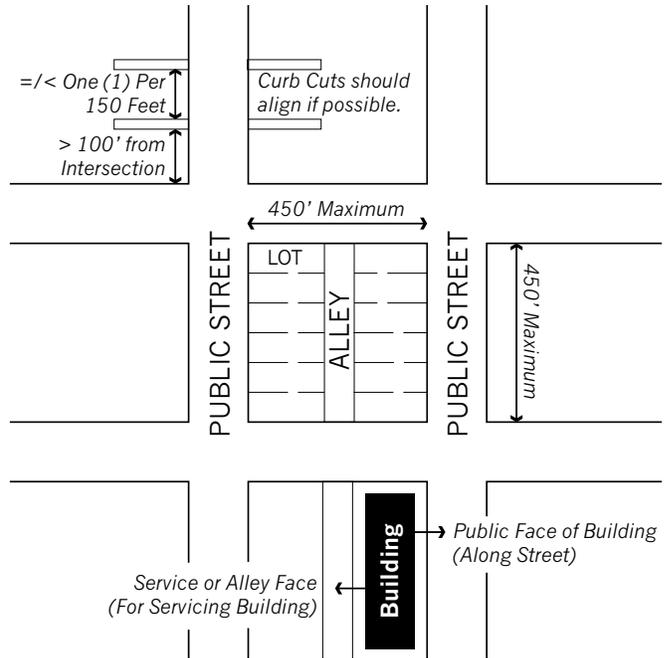
Connectivity and a well defined street pattern are critical to creating a network of streets, pathways and alleys that aid in developing the desired overall character of an urban village. The intent of the Master Plan is to illustrate an increase in the frequency of street, pathway and alley connections, which assist in achieving that character, as well as facilitating increased traffic flow options for the entire development.

STANDARDS:

- 2.2.1. **ALLEYS.** ALLEYS shall provide access to the rear of all lots. In mixed-use or non-residential areas, buildings should generally be serviced from the non-PUBLIC FACE side of the building.
- 2.2.2. **ALLEYS (Maintenance).** All ALLEYS built within a development project shall be maintained by the developer or owner's association. No hazardous waste, stored vehicles or landscape debris can be left in ALLEYS, STREETS or PEDESTRIAN PATHWAYS.
- 2.2.3. **ALLEYS (Other Standards).** All ALLEYS shall be constructed to be suitable for emergency and service vehicle access and are subject to applicable local, state and federal laws.
- 2.2.4. **CURB CUTS (Number and Location).** All CURB CUTS shall be limited to no more than one per 150 feet along a PUBLIC STREET. CURB CUTS on opposite sides of a street (across from each other) should be aligned to maximum extent possible. A minimum of 50 feet between curb cuts is required.
- 2.2.5. **CURB CUTS (Location).** No CURB CUTS shall be located within a distance of 100 feet of a PUBLIC STREET intersection.
- 2.2.6. **LOTS.** All LOTS shall have at least one PUBLIC FACE along a PUBLIC STREET. No interior lots without a PUBLIC FACE along a PUBLIC STREET are allowed.
- 2.2.7. **BLOCKS.** No BLOCK shall have a length greater than 450 feet without a STREET, ALLEY or PEDESTRIAN PATHWAY providing connection to another STREET, ALLEY or PEDESTRIAN PATHWAY. It is most desirable for a PUBLIC STREET to provide this break, building a connected, option-rich transportation environment.

ADDITIONAL REFERENCE:

Chapter 4: Architectural and Building Form Standards
Chapter 5: Street and Streetscape Standards



2.2a Appropriate Street Grid Diagram

This diagram showcases a hypothetical example of an appropriate street grid diagram in plan view. (Not to Scale)



2.2b Pedestrian Pathway Example

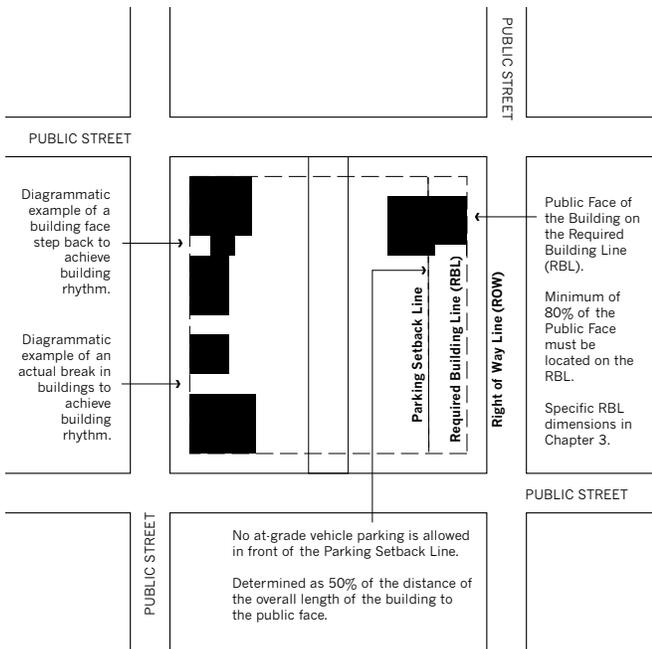
This image illustrates a pedestrian pathway breaking two blocks and creating two blocks as referenced in Standard 2.2.7. Note that in most cases a street (with high quality pedestrian environment) is more desirable than a just a pedestrian pathway to create an option-rich transportation environment.

REQUIRED SUBMITTAL:

Illustrative Site Plan addressing proposed building locations and parking areas as discussed in 2.3 General Site Planning Standards

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

2.3 GENERAL SITE PLANNING STANDARDS
Required Building Line, Parking Setback Line, Building Rhythm, Street Wall



2.3a Site Planning Standards Diagram

This diagram illustrates a hypothetical example of the Required Building Line, Parking Setback Line, and Building Rhythm. (Not to Scale)



2.3b Building Rhythm Example

This photograph illustrates an example of a single building that has acceptable building rhythm through the use of color change, material change, step backs, and architectural detail changes.

MASTER PLAN INTENT:

A suburban-style approach to development places automobile parking in front of buildings, detaching building edges from public streets. The intent of the Master Plan is to bring buildings back into a relationship with the public street edge and demote the role of parking to the rear or sides of buildings. The intent is to create a street edge or wall that provides building and building user's interaction with the street.

STANDARDS:

- 2.3.1. **REQUIRED BUILDING LINE.** All buildings shall locate a **PUBLIC FACE** along the **REQUIRED BUILDING LINE (RBL)**. Each **RBL** is explained for each district in *Chapter 3: District Standards*. A minimum of 80% of the building's **PUBLIC FACE** shall be located on the **REQUIRED BUILDING LINE**.
- 2.3.2. **PARKING SETBACK LINE.** No at-grade automobile parking is allowed in front of the **PARKING SETBACK LINE** as it relates to the street. The **PARKING SETBACK LINE** is determined as one-half the distance calculated from the **PUBLIC FACE** to the **BUILDING REAR**, excluding building projections such as porches. This does not apply to parking garage facilities or underground parking structures. Commercial parking lots are discouraged. If desired these lots would be located at the average of the adjacent buildings' parking setback lines or 20 feet from back of curb, whichever is greater.
- 2.3.3. **BUILDING RHYTHM.** No single building's **PUBLIC FACE** can continue for more than 75 feet without a break that meets at least one of the following criteria:
 - Change in Materials for at least 50% of the **PUBLIC FACE** at the desired point of break.
 - Change in Architectural Detail for at least 50% of the **PUBLIC FACE**. This can include balconies, doors, color, or architectural argumentation, but not just windows.
 - A 10 foot by 10 foot step back of the **PUBLIC FACE**.
 - An actual break between two buildings.
- 2.3.4. **STREET WALL.** No **BUILDING** can continue for more than 450 feet without a complete break. (The maximum block size is outlined in *2.2.7. Blocks*.) **EXCEPTIONS: POST ROAD (East Side):**
 - Buildings shall replicate the rhythm and size of the Old Nurse's Buildings (*Three historical buildings east of and along Post Road and South of the Lawrence Government Center.*)

ADDITIONAL REFERENCE:

Chapter 3: District Standards
Chapter 4: Architectural and Building Form Standards

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

2.4 DRAINAGE and EROSION STANDARDS

MASTER PLAN INTENT:

Proper drainage and erosion control are critical to preserving the land which supports development. According to the Master Plan, however, drainage and erosion control should be seen as resource opportunities and design elements. Therefore, steps should be taken to make drainage and erosion controls value-adding elements of a development plan, not just issues that must be dealt with on the site. Much of the Lawrence Village at the Fort Development area drains through the Fort Harrison State Park and ultimately discharges into Fall Creek. To minimize the impact of development on the park, it is vital that the storm water leaving the Village Center be of a quality and temperature that can continue to support the natural environment. The standards listed below serve as a framework to ensure that the proposed development can coexist with the park and both will thrive.

STANDARDS:

2.4.1. **STORMWATER - OVERALL.** The design of each proposed project shall respond to the overall Site Drainage and Stormwater Master Plan on file with the Fort Harrison Reuse Authority. This response should be made in writing in the application for project approval.

The design shall also meet or exceed the requirements of the City of Indianapolis and/or City of Lawrence as listed in the Indianapolis Stormwater Design and Construction Specifications Manual. A stormwater permit must be obtained from the City of Lawrence.

Additionally, the following Lawrence Village at the Fort Development Standards relating to drainage and erosion must be followed. In cases where there is a conflict of standards, the most stringent shall be followed.

2.4.2. **STORMWATER - QUANTITY.** Detention for the Lawrence Village at the Fort shall be achieved through a variety of means which include: regional detention, storm water infiltration (via rain gardens, bioswales and pervious pavements) and underground detention. The use of detention ponds (wet or dry) serving individual sites is discouraged and requires approval from the **ARCHITECTURAL REVIEW COMMISSION**. Natural drainage systems (NDS) using sustainable design methods are encouraged over the use of underground detention systems.

All developments must employ at least one of the following sustainable stormwater management methods (which can be combined with less sustainable methods) to meet the allowable storm water runoff release rates (as described in the Stormwater Specifications Manual for the City of Indianapolis):

- **Rain Gardens.** Rain gardens are areas where stormwater is allowed to collect so that it will have time to infiltrate the soil. The soil in these areas is typically amended to produce a certain infiltration rate. The plants chosen for these areas are typically native to the region, are naturally drought tolerant and may help clean the water through infiltration, plant uptake and other biological processes.
- **Bio-Swales.** A bio-swale is a grass-lined swale whose purpose is to improve water quality by filtering surface water flow through the grass. Where wet conditions exist, the grass may be replaced by wetland vegetation for additional benefit.
- **Stormwater Planters.** Stormwater planters are structures that accept stormwater flow (as from roof downspouts), can detain runoff and convey it through perforated pipe(s) located in the bottom of the planter. This is most appropriate for smaller drainage areas.
- **Porous Pavement.** Grass Paving, Pervious Concrete and other porous paving materials are regarded as Porous Pavement. Grass pavers are to be used only in emergency access lanes in lawn areas unless otherwise approved.

2.4.3. **STORMWATER - ROOF RUN-OFF RATES.** It is highly recommended that roof stormwater volume rates be reduced using one or more of the following methods:

- Diverting the roof water from the downspout to a grassed area that is not directly connected to the stormwater system (Rain Garden, Bio-Swale, etc.)
- Capturing the water in a cistern to utilize for irrigation or greywater reuse for toilets.
- Minimizing the runoff from the roof by using a green roof or vegetated roof.

2.4.4. **STORMWATER - QUALITY.** The City of Indianapolis/ Marion County has adopted a policy that the control of stormwater runoff quality be based on the management of Total Suspended Solids (TSS). The target TSS removal rate is 80%. The TSS rate is met through the use of Best Management Practices (BMP's). The proposed project shall meet the City of Indianapolis' Stormwater Quality Requirements as listed in Chapter 700 of the Indianapolis Stormwater Specifications Manual. Innovative BMP's (BMP's not in the pre-approved list) must be approved by the **ARCHITECTURAL REVIEW COMMISSION**.

2.4.5. **EROSION.** For reference to erosion standards see the requirements of the Stormwater Pollution Prevention Plan (SWPPP) as noted in the following pages.

REQUIRED SUBMITTAL:
Stormwater Pollution Prevention Plan (SWPPP) as outlined in 2.4 Drainage and Erosion Standards

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

2.4 DRAINAGE and EROSION STANDARDS
Stormwater Pollution Prevention Plan (SWPPP) Checklist

MASTER PLAN INTENT:

The design standards and construction methods required for a complete erosion and sediment control practice are indicated in this Stormwater Pollution Prevention Plan (SWPPP) Standards Section. The following information is required to ensure that the designer has considered the construction methods and sequencing to achieve a level of performance that will minimize potential damage due to erosion and sediment transport during the establishment period for the construction site.

STANDARDS:

2.4.6. **SWPPP SUBMITTAL.** A SWPPP submittal is required on all projects (regardless of size) and shall include at a minimum the following: Erosion and Sediment Control plans, site map, details and SWPPP Narrative. The plans shall include the **REVIEW ELEMENTS** and plan requirements listed in the following sections. The SWPPP Narrative shall include information pertaining to construction and post-construction activities and may be listed on the plans.

2.4.7. **PERMIT REQUIREMENTS - PROJECT BOUNDARY.** For the purpose of permits, each construction site shall be considered an individual project, although it is located within the overall development area known as The Lawrence Village at the Fort.

2.4.8. **PERMIT REQUIREMENTS - NOTIFICATION.** A NOTICE OF INTENT (NOI) must be filed with the Indiana Department of Environmental Management (IDEM) (this includes the public notice required to make this submittal to IDEM). Within 48 hours prior to starting construction activities, the project site owner must notify IDEM of the actual project start date. (This requirement should be verified by the petitioner based on property size.)

The following must be posted at the entrance to the site: A copy of the IDEM NOI, NPDES permit number, contact information of the site owner or contact person responsible, location of construction plans.

When construction is complete, a NOTICE OF TERMINATION (NOT) must be filed with IDEM.

2.4.9. **REVIEW ELEMENTS.** The following REVIEW ELEMENTS must be located on the submitted plans:

1. **PLAN INDEX.** The plan index should include a list of the items required by the IDEM Rule and the sheet number on which they occur in the plan.

2. **11x17 inch PLAT.** The reduced size drawing of the project is primarily used as an aid for reviewers when conducting an inspection of the project site. The following items should be shown at a minimum: building lot boundaries, lot numbers, road names and layouts. This drawing is to be a basic representation of the project layout and is not intended to be a complete representation of the construction plans. The plat must be legible and can be presented on multiple sheets if necessary.
3. **VICINITY MAP.** The plans should include a map which shows the project site in relation to other areas in the city or county. Acceptable map types include: USGS topographic maps, county road maps, city street maps or custom drawn maps (provided they adequately depict the site in a way such that someone unfamiliar with the area could find the project site location).
4. **LEGAL DESCRIPTION.** The legal description of the project site should be provided in the plans or specifications. The legal description shall identify the site to the nearest quarter section and include township and range coordinates and the Civil Township name. Latitude and Longitude coordinates are also required.
5. **HYDROLOGIC UNIT CODE.** The hydrologic unit code (HUC) should be identified to the 14 digit code. The code identified in the plan should represent the watershed(s) in which the project is located. The FHRA has a map of HUC's for the Village Center development. Contact the FHRA for information.
6. **PROJECT NARRATIVE.** The plan should include notes indicating the nature and purpose of the project. (ex: commercial mixed-use, residential, etc.).
7. **LOT LOCATION & SITE IMPROVEMENTS.** The lot boundaries and numbers are required elements that must be shown on the plan. The plan should also show all site improvements proposed including at a minimum: utilities, roads and road names (if available), structures and common areas.
8. **NOTATION OF WATER QUALITY PERMITS.** The plan should note any permits required for State or Federal jurisdictions that pertain to water quality. Examples of these are: IDNR Construction in a Floodway, IDEM 401 Water Quality Certification, and US Army Corps of Engineers 404 permit. It is not necessary for the project site owner to possess permits applicable to the site in order to obtain SWPPP approval.
9. **STORMWATER DISCHARGE LOCATION.** The plan should clearly identify the locations where stormwater will exit the site.
10. **RECEIVING WATERS.** The plans shall clearly indicate all of the named streams or other water bodies that will potentially receive runoff from the project site. If the discharge is to a municipal storm sewer, the plan should indicate the owner of the storm drain system as well as the ultimate receiving water for the storm drain system.

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

2.4 DRAINAGE and EROSION STANDARDS

Stormwater Pollution Prevention Plan (SWPPP) Checklist (Continued from Page 21)

11. GROUNDWATER. The plan shall indicate the location of all areas where stormwater may potentially be discharged to groundwater. Note that this could include infiltration practices such as drywells which may be planned as part of the project. These areas need to be clearly located in the plan with adequate protection measures to prevent contaminated runoff from entering the groundwater.
 12. WATER BODIES. The plan shall indicate the location and name of all wetlands, lakes and water courses on and adjacent to the site. If such features exist proper erosion control methods must be incorporated to protect them from contaminated runoff resulting from the construction project.
 13. 100-YEAR FLOODPLAINS, FLOODWAYS & FLOOD FRINGES. If a project contains any of these features, as indicated on the applicable FEMA maps, the limits shall be shown on the plan.
 14. DISCHARGE. Pre-construction and Post-Construction estimates of peak discharge shall be provided on the plans. The information shall be validated through drainage calculations.
 15. ADJACENT LAND USE. This information is included to identify the types of land use adjacent to the project such as: single-family residential, multi-family residential, commercial, agricultural, wooded, etc. The types of adjacent land use help to provide a basis of understanding of the impact the project could have on the surrounding properties as well as the potential effect on the project site from adjacent properties upstream.
 16. CONSTRUCTION LIMITS. The limits of disturbance on the project site should be clearly indicated on the plan. If phased construction is used, the phased construction limits should also be shown.
 17. EXISTING CONDITION. The boundaries of the existing vegetative cover and use of the site should be labeled on the plan. Examples are: grass, brush, trees, pavement type, buildings and other structures.
 18. SOILS MAP. A soil map shall be provided for the project site along with descriptions of the soil types present on the site. A legible copy of the USDA soil survey for the county is sufficient. In addition, the plan should include a discussion of the soil characteristics and limitations as they pertain to the project site. The measures that will be integrated into the project to overcome the soil limitations shall also be discussed where applicable.
 19. PROPOSED STORMWATER SYSTEM. All proposed stormwater systems should be clearly indicated on the plan. This includes rain gardens, swales, channels, piping, culverts, etc. In addition to the location, the plan should also include the size and dimensions of the specific stormwater systems.
 20. OFF-SITE CONSTRUCTION. Any off-site services (such as utilities, roads, etc.) which are off the proposed project site but are necessary to be constructed to provide service to the project must be included in the plan if the site owner is responsible for paying for the off-site service. If no off-site construction is to occur then note this on the plan.
 21. SOIL STOCKPILES. The location of soil stockpiles and borrow/disposal areas needs to be shown on the plan. If these areas are to occur off-site, then they need to be submitted as part of the plan submittal. If there are none, then note this on the plan.
 22. TOPOGRAPHY – EXISTING SITE. The existing site topography must be shown at an interval that is appropriate to show detailed drainage patterns.
 23. TOPOGRAPHY – PROPOSED SITE. The proposed site topography must be shown at an interval that is appropriate to show detailed drainage patterns. Flow direction arrows shall be included on the proposed grading plan and shall indicate the slope along the flow direction.
 24. RESPONSIBLE PERSON. The name and telephone number of the person responsible for the maintenance of the site erosion control shall be listed on the plan. The Developer/ Owner contact information shall also be listed.
 25. MISCELLANEOUS. The following items shall also appear on the SWPPP:
 - General Erosion Notes
 - Erosion Control Measure maintenance notes
 - Legend
 - North arrow and scale
- 2.4.10. **PLAN REQUIREMENTS - DURING CONSTRUCTION PHASE.** The potential pollution that could occur during construction of the proposed site must be listed on the plan. The following are categories which should be listed at a minimum:
- Description of potential pollutant sources associated with construction.
 - Stable construction entrance location(s) and specifications.
 - Stormwater quality measure description including:
 - o Sequence of construction / placement relative to land disturbing activities
 - o Storm water quality measure type
 - o Location, dimensions, specifications and construction details of each storm water quality measure
 - o Monitoring and Maintenance guidelines
 - o Material handling & spill prevention plan
 - o Sediment control measures for sheet flow areas
 - o Sediment control measures for concentrated flow areas
 - o Storm sewer inlet & outlet protection
 - o Temporary & permanent surface stabilization specifications

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

2.4 DRAINAGE and EROSION STANDARDS

Examples



2.4a Rain Garden Example

This photograph illustrates an example of a rain garden along a street edge. Notice also that the street surface is a porous material with a non-porous flat concrete curb.



2.4b Green Roof Example

This photograph illustrates an example of a green roof. Green roofs have many benefits beyond just drainage control. Some benefits include more durable roof surfaces and better air quality.



2.4c Bio-Swale Example

This photograph illustrates an example of a recently installed bio-swale.



2.4d Porous Pavement Example

This photograph illustrates an example of a porous pavement material used as a roadway surface.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

 **REQUIRED SUBMITTAL:**
Utilities Management Plan addressing issues outlined in
2.5 Utilities Standards

2.5 UTILITIES STANDARDS

Storm Sewers, Sanitary Sewers, Water, Gas, Electric, Communications, Industrial Utilities, Sustainability

MASTER PLAN INTENT:

Utilities are the lifeblood of a community, providing needed energy, communications, and quality of life services. Yet, the placement and design of utilities and the elements which provide them (poles, valves, etc.) can often detract from the character and quality of a community. It is the intent of the Master Plan to create an environment which has intentionally-designed utility systems, which remain generally unnoticed.

STANDARDS:

- 2.5.1. **UNDER STREET UTILITIES.** See Chapter 5: *Street and Streetscape Standards*.
- 2.5.2. **STORM SEWERS.** See Chapter 5: *Street and Streetscape Standards*. Also see 2.4. Drainage and Erosion Standards.
- 2.5.3. **SANITARY SEWERS.** All developments must connect to the local municipal sanitary sewer system. Septic Fields and/or tanks are not permitted. All connections must follow applicable codes. For further detail, refer to the City of Lawrence Public Works Department.
- 2.5.4. **WATER.** All developments must connect to the local municipal water system. On-Site potable water tanks are not permitted. (Rain barrels and on-site rainwater/greywater collection/treatment systems however, are encouraged.) Fire hydrant installation spacing and required sprinkler shall follow current City of Lawrence Standards.
- 2.5.5. **GAS.** All developments must have access to the local gas system. LP tanks are not permitted.
- 2.5.6. **ELECTRIC.** All developments must have access to the local electrical system. New overhead powerlines (pole to pole) are not permitted within a development.
- 2.5.7. **COMMUNICATIONS. SATELLITES.** Satellites will be permitted, however, they must be less than one meter (1) in diameter and must be located away from the **PUBLIC FACE** of a building and at no point can be attached to a building in the space from ground level up to 20 feet.
- 2.5.8. **COMMUNICATIONS. TELEPHONE.** All developments must have access to a local telephone system. Overhead telephone lines (pole to pole) are not permitted within a development. Cell towers are not permitted. Wireless Internet communication devices up to 5 feet in height are allowed, provided that they are not located on the **PUBLIC FACE** of a building. Proposals for transmitting wireless communications from buildings is subject to review by the **ARCHITECTURAL REVIEW COMMISSION**.
- 2.5.9. **COMMUNICATIONS. BILLBOARDS and SIGNS.** See 2.13 Signage
- 2.5.10. **INDUSTRIAL UTILITIES.** Any and all industrial utilities (gas tanks, hazardous waste containers) are generally not permitted. However, petition for variance can be made within the submittal of the Utilities Plan to the **ARCHITECTURAL REVIEW COMMISSION**.
- 2.5.11. **SUSTAINABILITY.** Utilities not specifically outlined, such as solar panels, localized wind turbines and other sustainable utilities, are encouraged. Proposals to include such elements in a development can be made within the submittal of the Utilities Management Plan to the **ARCHITECTURAL REVIEW COMMISSION**.
- 2.5.12. **UTILITIES NOT MENTIONED.** All utilities not mentioned herein can be proposed through the Utilities Plan to the **ARCHITECTURAL REVIEW COMMISSION** for review and approval/disapproval.
- 2.5.13. **UTILITIES (Location of).** Metering and equipment for utilities should not be located on the **PUBLIC FACE** of any building or development. When metering and equipment is located on the side or rear of the building or development, it must be screened with appropriate landscaping. Any utilities located on the roof of a building must be screened from view from the **PUBLIC FACE** with a wall or landscape element.
- 2.5.14. **UTILITIES (During Construction Period).** Temporary overhead powerline connections are allowed during construction only. Care should be taken with Construction Period utilities as the visual appearance of the community will be important for marketing and development perception.

- REQUIRED SUBMITTAL:
General Lighting Plan addressing issues outlined in 2.6
Lighting Standards

Lawrence Village at the Fort Preliminary Plan, Covenants and Development Standards

2.6 LIGHTING STANDARDS

Street Lights, Building Lighting, Landscape Lighting, Utilities Screening



2.6a Standard Street Light Example

The standard street light shall be the Washington Standard style as shown in this illustration. Note that this example lacks accommodation for banner holders, plant hanging, or solar power.



2.6b Building Lighting Example (Appropriate and Inappropriate)

This photograph illustrates an example of appropriate and inappropriate building lighting. Uplighting in mixed-use buildings such as this is not encouraged, especially with residential uses. Down-facing lamps illustrate appropriate shielding.

MASTER PLAN INTENT:

Well-designed lighting is key to creating a safe, comfortable environment for pedestrians and automobile traffic. It is the intent of the Master Plan to acknowledge that lighting is functional, yet also has the ability to highlight, excite and create a special place and character.

STANDARDS:

- 2.6.1. **STREET LIGHTS.** The standard street light shall be the Washington Standard as installed in several areas at Fort Harrison. Consideration should be given towards well-designed solar powering, banner holders, and planting hangers. Variations can be proposed to the **ARCHITECTURAL REVIEW COMMISSION.**
- 2.6.2. **BUILDING LIGHTING (Entrances).** All buildings shall include a minimum of one exterior light which indicates the entrance to the building and address. Site address on the building must be lit for 911 emergency access.
- 2.6.3. **BUILDING LIGHTING (General).** Lighting may be provided to light building facades, signs, architectural details, storefronts and other key elements that provide interest, safety and comfort for both pedestrians and vehicles. Care should be taken to ensure that lighting is shielded towards the building itself. Light shielding should be implemented to reduce the amount of night sky lighting. In cases of mixed-land use, lights from commercial activities should be shielded from residential activities.
- 2.6.4. **BUILDING LIGHTING (Output).** Interior Lighting shall be designed and installed such that the angle of maximum candela from each interior luminaire shall not exit through the windows. The interior lighting not necessary for emergency use shall be turned off each night after the business has closed and been vacated. After hours illumination is allowed for building entryways only.

Luminaires: No unshielded fixtures are allowed (ex: floodlights). Use full-cutoff luminaires when using lamps with initial output greater than 3500 lumens. Use shielding for lamps with initial output greater than 1000 lumens. Use shielding to limit the glare & light trespass from a site. Luminaires shall be selected so that the minimum amount of light necessary is provided.

Signs: Signs with lighted interiors shall have a dark background. Signs without interior lighting shall be lit from the top down.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

REQUIRED SUBMITTAL:
Parking and Loading Plan addressing issues outlined in 2.7, 2.8 and 2.9: Parking and Loading (combined on-street/off-street plan)

2.7 PARKING and LOADING: ON-STREET
Location, Size, Disabled Persons, Counting, Loading, Other Vehicles

MASTER PLAN INTENT:

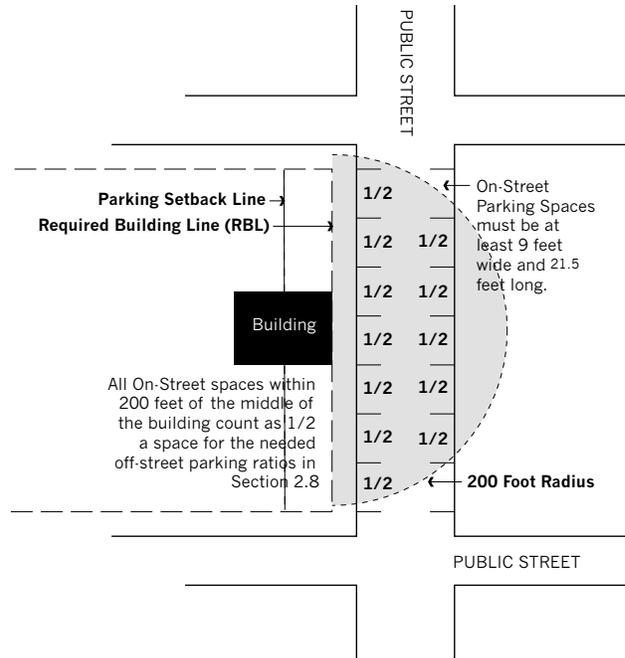
In an urban condition, the street is a place to be utilized for more than just vehicle traffic. On-street parking is a critical element of the urban character of an area, providing accessibility for quick parking, buffering for pedestrians and activity on the street. The intent of the Master Plan is to create an urban environment for active streets.

STANDARDS:

- 2.7.1. **ON-STREET PARKING (Location of and Orientation).** **ON-STREET PARKING SPACES** must be located within the street right of way. All **ON-STREET PARKING** is preferred to be parallel or angle parking. On-street parking within the public **RIGHT OF WAY** shall not have spaces reserved for individual businesses or residences. **ON-STREET PARKING** may be metered.
- 2.7.2. **ON-STREET PARKING (Space Size).** All **ON-STREET PARKING SPACES** must be at least 9 feet wide by 21.5 feet long.
- 2.7.3. **ON-STREET PARKING (Disabled Persons).** On-street parking for disabled persons shall follow ADA guidelines and City of Lawrence/City of Indianapolis standards and be located in proximity to appropriate sidewalk ramps.
- 2.7.4. **ON-STREET PARKING (Acceptability in count as OFF-STREET PARKING).** All **ON-STREET PARKING SPACES** (with fractions rounded up if .5 or above and down if .49 and below) within 200 feet of the middle of a building's **PUBLIC FACE** on the **REQUIRED BUILDING LINE** can be multiplied by .50 and applied to the required minimum number of parking spaces as discussed in 2.8: Off-Street Parking.
- 2.7.5. **ON-STREET PARKING (Loading).** The loading/unloading of vehicles is allowed in on-street parking spaces, yet should not exceed one hour in duration.
- 2.7.6. **OTHER VEHICLES.** A maximum of two non-automobile type vehicles can park in one **ON-STREET PARKING SPACE** provided they both fit completely within the 9x21.5 boundary. (i.e. two motorcycles or two golf carts can locate in one space.)

ADDITIONAL REFERENCE:

Related standards are also addressed in Chapter 5: Street and Streetscape Standards.



2.7a On-Street Parking Proximity Diagram

This diagram illustrates a hypothetical example of Standard 2.7.4.



2.7b On-Street Parking Example

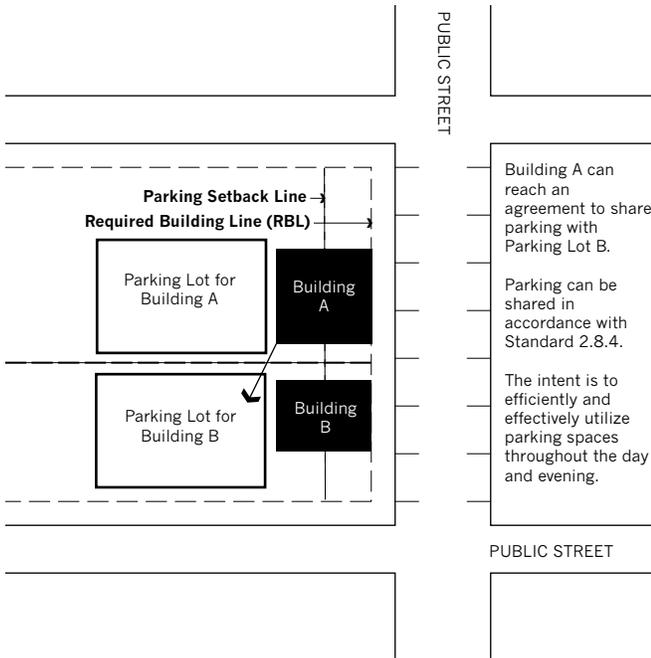
This photograph illustrates an example of on-street parking. Notice how the on-street parking protects pedestrians from street traffic, creates a “pubic zone” between the building face and the parking, and obviously provides the benefit of a parking space.

REQUIRED SUBMITTAL:

Parking and Loading Plan addressing issues outlined in 2.7, 2.8 and 2.9: Parking and Loading (combined on-street/off-street plan)

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

2.8 PARKING and LOADING: OFF-STREET
Requirements, Computation, Shared Parking, Size, Material, Bicycles



2.8a Off-Street Parking Diagram

This diagram illustrates Standard 2.8.4. Shared Parking



2.8b Off-Street Parking - Character/Sharing

Off-Street Parking areas do not need to be void of character. This photograph illustrates a good environment for parking as well as people. Also, note that the parking lot serves several buildings.

MASTER PLAN INTENT:

Parking is a requirement of modern city-building and design. However, it cannot be the only factor in determining the site planning, layout and form of buildings and public spaces. Therefore, the intent of the Master Plan is to accommodate parking, yet not give parking the position of first priority in the public realm.

STANDARDS:

- 2.8.1. **REQUIRED (Residential).** Two (2) **PARKING SPACES** are required for each residential unit of two bedrooms or more. One (1) **PARKING SPACE** is required for each residential unit of one bedroom or less. One (1) **PUBLIC BICYCLE SPACE** is required for every five (5) residential units.
- 2.8.2. **REQUIRED (Non-residential).** A minimum of two (2) and a maximum of five (5) **PARKING SPACES** are required for each 1,000 GSF of **NON-RESIDENTIAL BUILDING**. Five (5) **PUBLIC BICYCLE SPACES** are required for every 100 automobile parking spaces in non-residential projects and shall be prorated if less than 100 total spaces.
- 2.8.3. **DISABLED PERSONS.** All off-street parking spaces must meet ADA and City of Lawrence/City of Indianapolis requirements for quantity, quality and location.
- 2.8.4. **SHARED PARKING. SHARED PARKING** is allowed. To share parking, a building must be adjacent to a parking lot on which the proposed shared parking will reside. Each **SHARED PARKING SPACE** will count towards 1/2 (.5) a required space (in 2.8.1. and 2.8.2.) if the development proposal, in writing and site plan, indicates that a formal agreement has been reached with the adjacent parking lot and that the agreement justifies that the space will be utilized at different times during the day. All shared parking agreements are between current owners and will need to be renewed should ownership change. All shared parking agreements must be approved by the **ARCHITECTURAL REVIEW COMMISSION**.
- 2.8.5. **SIZE. OFF-STREET PARKING SPACES** are to measure at least 9 feet by 18 feet in size and must be marked with painted lines or signs/markers. Compact space designs can be submitted for review at a size less than 9x18.

ADDITIONAL REFERENCE:

2.9 Parking Lot Standards

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

2.9 PARKING LOT STANDARDS

Layout, Aisle Widths, Landscaped Areas

MASTER PLAN INTENT:

Parking lot design encompasses many areas which include: pedestrian safety, vehicle access and circulation, lighting and landscaping. The intent of the Master Plan is to accommodate parking while creating a safe and pleasing pedestrian environment.

STANDARDS:

- 2.9.1 **LAYOUT.** Innovative designs are encouraged. See [2.8.5 Parking Space Size](#) for parking stall size and required number of parking spaces. The following are the minimum requirements for off-street parking lot design.
- 2.9.2 **AISE WIDTHS.** Aisle width is based on angle of parking and number of travel lanes. Minimum aisle width for two-way traffic in a parking lot is 22'. Minimum aisle width for one-way traffic in a parking lot is 13'.
- 2.9.3. **LANDSCAPED AREAS.** Landscaped areas are required within parking lots in order to minimize heat island effect, reduce surface runoff, and improve site appearance. No part of a landscaped area shall be less than six (6) feet in dimension except those parts created by turning radii or angles of parking spaces.

To minimize the need for irrigation, native plants should be used. A current list of approved plant material can be found at the Fort Harrison Reuse Authority Offices.

The area of landscaping required is based on the total number of parking spaces provided and type of parking surface used. Landscape area requirements may be reduced on the interior of the lot only (not exterior screening) by using porous pavement material. See [Section 2.9.8. Porous Pavement](#) for more information.

The following standards shall be met:

Total # of Parking Spaces	Required Landscape Area
20 to 50	15 sf x parking spaces
51 to 99	25 sf x parking spaces
100 or more	35 sf x parking spaces

REQUIRED SUBMITTAL:

Parking and Loading Plan addressing issues outlined in 2.7, 2.8 and 2.9: Parking and Loading (combined on-street/off-street plan)



2.9a Bio-Swale Parking Lot Example

This photograph shows an example of a BioSwale in a parking lot area.



2.9b Pervious Concrete Example

This photograph illustrates Pervious Concrete, showing that water can filter through the material.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

2.9 PARKING LOT STANDARDS

Circulation, Carpool Spaces, Accessibility, Green Parking Lot Design, Porous Pavement, Lighting

2.9.4. **CIRCULATION.** Where truck traffic is expected, the designer shall show, using templates or computer programs, that the parking layout is adequate for the turning radius of the truck. The design vehicle (truck) size (ex: WB-60) shall be listed on the plan.

2.9.5. **CARPOOL SPACES.** To encourage carpooling, a minimum of one carpool space or 5% of the total provided parking spaces (whichever is greater) shall be provided and shall be located closest to the main entrance of the building (exclusive of spaces designed for disabled parking). The carpool spaces shall be labeled as such by painting or signage.

2.9.6. **ACCESSIBILITY.** To allow for safe pedestrian movement through the parking lot, pedestrian circulation shall be considered. Sidewalks and designated paths shall be used, where feasible, to connect public spaces. Crosswalks shall be marked where necessary. Landscape material shall be less than or equal to 36" in height (at maturity) in all areas considered to be high pedestrian crossing areas to maintain an unobstructed line of sight.

2.9.7. **GREEN PARKING LOT DESIGN.** Using innovative design methods to increase the pervious area of parking lots is encouraged. At least one (1) of the following items is strongly encouraged be used in the off-street parking lot:

- Porous Pavement
- Natural Drainage Swale
- Rain Garden

2.9.8. **POROUS PAVEMENT.** See the following table for the reduction in landscaped area allowed where porous pavements are used for parking lot material.

Parking Surface	Parking Area Covered	% Reduction Allowed
Porous	0 – 30%	0
Porous	31- 49%	5 %
Porous	50- 80%	8 %
Porous	81 – 100%	10 %

To be considered a porous surface for this reduction of landscaped area, the pavement must be approved by the **ARCHITECTURAL REVIEW COMMISSION.**

2.9.9. **PARKING LOT LIGHTING.** A site lighting plan shall be submitted for review with the overall Parking and Loading Plan. The Site Lighting Plan shall include the following items at a minimum: cut sheets, light standard type, mounting height, layout, spread & intensity of all site lighting. The site areas and uses for which the above lighting information shall be provided include: parking lot, architectural & display, signs, security, pedestrian & bicycle ways, landscape and service/storage areas.

A key evaluation of the site lighting plan will be coverage for safety of pedestrians.

All site lighting shall be designed to produce an initial illuminance value no greater than 0.2 footcandles at the site property line and no greater than 0.01 horizontal footcandles at a distance of 15 feet beyond the site property line.

To reduce glare and prevent light trespass onto streets and adjacent properties, all lighting shall be fully shielded with opaque material.

No lighting shall be directed into the sky. Use of search lights for advertising or any other non-emergency use is prohibited.

2.9.10. **MAINTENANCE.** All parking lot maintenance and management is the responsibility of the owner of the property.

ADDITIONAL REFERENCE:

2.8 Off-Street Parking

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Preliminary Plan, Covenants and Development Standards

 **REQUIRED SUBMITTAL:**
Accessory Building / Service Area Plan addressing issues outlined in 2.10 and 2.11.

2.10 ACCESSORY BUILDING STANDARDS
Residential, Commercial, Bus Stops, Garbage Facilities

MASTER PLAN INTENT:

Garage and storage buildings are necessary facilities of a place where people live. However, when poorly designed, they detract from the overall quality of space and the created environment. Therefore, the Master Plan intends for the area to be free of most accessory buildings that stand alone and do not contribute to an overall environment which meets the principles of the Master Plan.

STANDARDS:

- 2.10.1. **RESIDENTIAL GARAGES.** It is desired that garages be attached to the main building which they serve. This occurs when the garage and main building share an actual building wall. However, stand alone residential garages are allowed, yet should maintain the same architectural character of the building to which the accessory building serves.
- 2.10.2. **RESIDENTIAL STORAGE.** Residential storage spaces can only be located in structures which share a common wall with the main building which they serve. Therefore, no stand alone residential storage buildings are allowed other than garages (i.e no storage sheds).
- 2.10.3. **NON-RESIDENTIAL STORAGE.** While storage of inventory is essential for many non-residential activities, it is encouraged that storage facilities be attached to the main buildings which they serve, rather than having stand alone warehouse or storage facilities. Garages for more than 4 fleet vehicles is prohibited. Also storage in parked semi-trailers is prohibited.
- 2.10.4. **BUS STOPS and KIOSKS.** All bus stops and kiosks shall be designed to resemble the original Fort Harrison Bus Stops. (Illustrated in **2.10a Original Bus Stop Example**.) This is achieved by matching materials, roof styles and overall architectural features.
- 2.10.5. **GARBAGE FACILITIES.** Stand alone buildings which house waste and recycling activities are allowed. However, they must enclose the waste receptacle and recycling areas and be vented. Also, all garbage facilities shall be designed and screened in a way that contributes to the blending into of surroundings. This is achieved by matching materials, roof styles and overall architectural features.



2.10a Original Bus Stop Example

This photograph illustrates an original bus stop design from Fort Harrison.



2.10b Inappropriate Residential Storage

This photograph illustrates an example of Residential Storage facilities which are inappropriate in the Lawrence Village at the Fort.

REQUIRED SUBMITTAL:
Accessory Building / Service Area Plan addressing issues outlined in 2.10 and 2.11.

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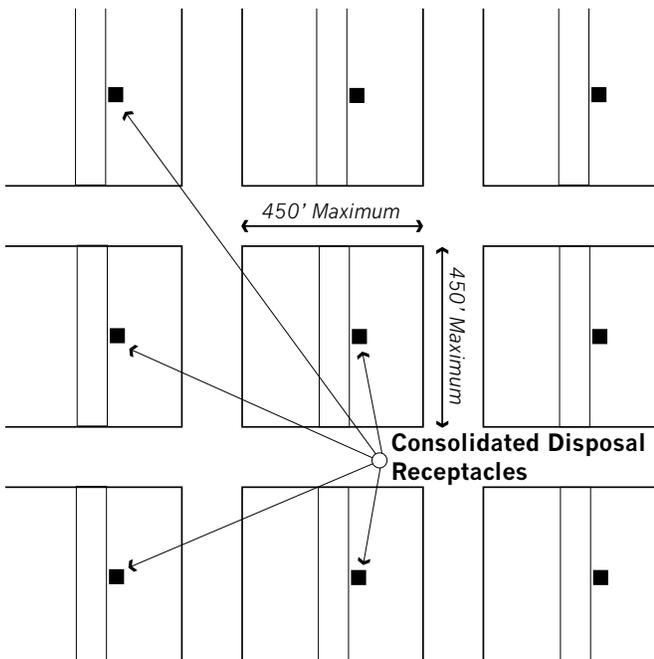
2.11 SERVICE AREA STANDARDS

Service Area Facilities, Waste Disposal, Consolidation, Loading, Drive Through Lanes, Storage



2.11a Recycling Example

This photograph illustrates an example of a multiple part recycling station.



2.11b Consolidation of Service Areas Diagram

This diagram illustrates a hypothetical example of appropriate distances for the consolidation of service areas.

MASTER PLAN INTENT:

Similar to utilities, service areas are critical to a community, providing needed quality of life functions. Yet, the placement and design of service areas and their elements (dumpsters, etc.) can often detract from the character and quality of a community. It is the intent of the Master Plan to create an environment which has the best in service areas, yet they remain generally unnoticed.

STANDARDS:

- 2.11.1. **SERVICE AREA FACILITIES.** Solid waste facilities (dumpsters), recycling facilities and loading docks shall be placed at the rear or side of buildings in visually unobtrusive locations. Screening shall prevent direct views of such areas from adjacent properties or the public right-of-way.
- 2.11.2. **WASTE DISPOSAL.** At no time shall garbage bags full of refuse be placed in a stand alone fashion in a development. All garbage must be placed in an appropriately-sized receptacle. It is also the responsibility of the owner or owner's association to ensure that no garbage overflows the containers.
- 2.11.3. **RECYCLING.** Every development project must have access to a central recycling receptacle.
- 2.11.4. **CONSOLIDATION of SERVICE AREAS.** Consolidation of service areas in urban conditions is a desirable condition. At no time, however, shall garbage or recycled materials be transported more than 450 feet (maximum allowable block size) to the first community disposal receptacle.
- 2.11.5. **LOADING.** Care should be taken to design loading/un-loading areas of service area locations to avoid pedestrian/truck conflict. It is understood that in an urban condition, this is a possible scenario. Therefore, loading/unloading is encouraged during low pedestrian activity periods.
- 2.11.6. **DRIVE THROUGH LANES.** Drive through lanes attached to buildings are only allowed on buildings located along 56th Street. Drive through lanes for waste disposal are not allowed. ATM's must be walk up only unless attached to primary buildings.
- 2.11.7. **STORAGE.** Storage (greater than 1 week) or sale of personal equipment or vehicles (such as automobiles and boats) is not allowed unless approved by the ARCHITECTURAL REVIEW COMMISSION.

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

2.12 LANDSCAPE STANDARDS

Preservation, General, Screening, Materials

MASTER PLAN INTENT:

The natural environment is as critical as the built environment. The intent of the Master Plan is to create a "Village in a Garden" where vegetation creates spaces and atmospheres which are valued by the users and contribute to an appropriate impact on the land.

STANDARDS:

- 2.12.1. **PRESERVATION.** Prior to any development a full tree inventory must be conducted and submitted with the site plan for review by the **ARCHITECTURAL REVIEW COMMISSION**. Indications must be made about trees that are currently present, trees that will remain in the development and trees that will be removed. It is encouraged that where reasonable, healthy trees on-site should not be removed.
- 2.12.2. **GENERAL.** All areas of a development not occupied by buildings, parking, or other improvement shall be intensively planted with trees, shrubs, ground cover and/or turf. A plain dirt surface is not allowed at any point in a development other than during construction.
- 2.12.3. **TURF.** All turf grass must be solidly sodded at installation of the building. No seeding, hydro-seeding or plugging is allowed.
- 2.12.4. **GROUNDCOVER.** Vegetative groundcovers may be used in place of turf grass.
- 2.12.5. **SCREENING.** All allowed accessory buildings and utilities facilities must be screened with a combination of trees and shrubs. Plans for such screening shall be submitted as part of the Landscape Plan.
- 2.12.6. **MATERIALS.** Shade trees shall be at least three inches (3) in caliper when planted. Ornamental trees shall be at least one and a half inch (1.5) in caliper when planted and least 6 feet in height in clump form. Evergreen trees shall be at least six feet (6) in height when planted. Shrubs shall be at least twenty-four inches (24) in height when planted.

All landscape materials must be selected from a list of plant materials on file with the Fort Harrison Reuse Authority. Petitioners will notice that approved landscape material is intentionally native and requires little to no watering for survival during normal conditions. This approach relates to the overall desire to make the Lawrence Village at the Fort a good steward of the environment.



2.12a Tree Preservation

All development proposals must submit a tree inventory plan. It is encouraged that no more than 50% of the healthy trees on site should be removed. It is ideal that no healthy trees be removed.



2.12b Sodding

This photograph illustrates lawn sodding. Sodding is required unless groundcovers cover an area. A plain dirt surface is not allowed at any point unless during construction.

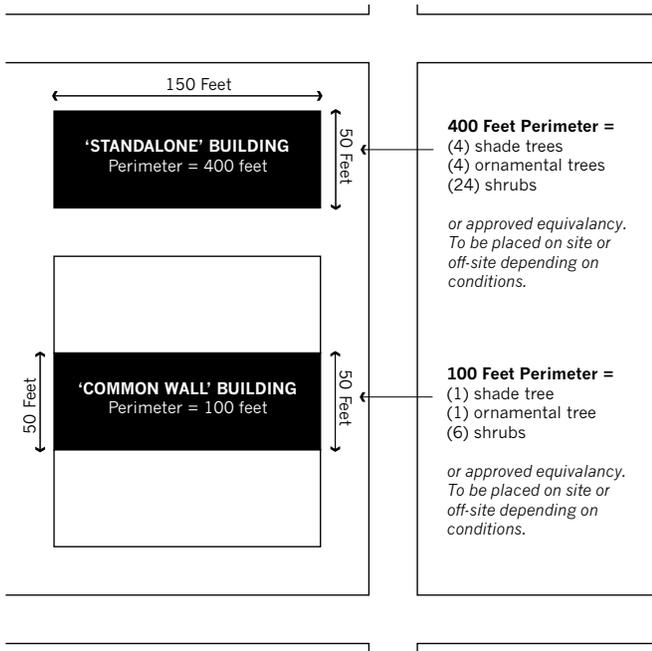
REQUIRED SUBMITTAL:
Landscape and Tree Inventory Plan addressing issues outlined in 2.12 Landscape Standards

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

2.12 LANDSCAPE STANDARDS
Street Trees, Building Landscaping, Landscape Lighting, Maintenance



2.12c Landscape along 'Hardscape' Example
This photograph illustrates an example of planters and window boxes that create a high quality landscape, even when abutting the 'hardscape' of the sidewalk area.



2.12d Landscape Material Requirements Diagram

This diagram illustrates a hypothetical example of the minimum landscape material requirements as indicated in Standard 2.12.7.

2.12.7. BUILDING LANDSCAPING. Building base landscaping shall be provided at the base of all building elevations that do not directly abut **HARDSCAPES** such as sidewalks or plazas. Window boxes for flowers, planters on front stoops and sidewalks, and hanging baskets are encouraged in areas where landscaping cannot be installed because of proximity to a **HARDSCAPE** element.

Building base landscaping shall contain a minimum of 1 shade tree, 1 ornamental tree, and 6 shrubs per 100 feet of standalone building perimeter. (Other landscape material configurations of equal quality can be submitted for approval by the **ARCHITECTURAL REVIEW COMMISSION**.) If building base landscaping cannot be installed due to a building's proximity to a **HARDSCAPE**, then the landscaping may be installed elsewhere to fulfill the building base requirements. Appropriate alternate locations include but are not limited to: interior courtyards, sidewalks (as additional street trees), public parks, plazas, parking lots, alleys, and roof gardens/green roofs.

Landscaped interior courtyards are encouraged within larger blocks.

Deciduous trees should be planted in locations to the south and west of buildings to allow for shade in the summer months and greater sun exposure in the winter months. Evergreen trees should be used as windbreaks to buffer northwest winds.

2.12.8. LANDSCAPE LIGHTING. Landscape "up-lighting" or low landscape lighting is allowed, yet special care must be taken to ensure that the lighting is shielded appropriately. In an effort to ensure sustainability and energy efficiency, landscape lighting is recommended to be off from 12 midnight through 6 am. It is also encouraged that these lighting elements be powered through solar energy.

2.12.9. MAINTENANCE. (Materials Used) The maintenance of landscape elements (including lawns) is strongly encouraged to utilize organic lawn and plant care materials.

2.12.10. MAINTENANCE. (Responsibility) The maintenance and care of all landscape elements is the responsibility of the owner of the property.

ADDITIONAL REFERENCE:

Related standards are also addressed in Chapter 5: Street and Streetscape Standards.

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

2.13 SIGNAGE STANDARDS

Overall Design, Signage Standards

MASTER PLAN INTENT:

Signage is critical to the wayfinding of users within a development. Additionally, signage is an opportunity to showcase creativity and art. The Master Plan intent is to allow freedoms of speech, yet bring the aesthetic value of a system of standards which creates a unique and unified "place" for users.

STANDARDS:

- 2.13.1. **OVERALL DESIGN.** Signage shall be seen as a part of the overall composition of the building's architecture and blend in with the context of the development area. All signage is subject to review by the **ARCHITECTURAL REVIEW COMMISSION.**

Wayfinding and General Street and Identification Signage for the overall development of the Lawrence Village at the Fort will be coordinated by the Fort Harrison Reuse Authority. For more information about this overall signage and wayfinding plan contact the Fort Harrison Reuse Authority or its successor.

- 2.13.2. **SIGNS.** The following is a listing of signage standards:

ADDRESS SIGNAGE must be developed for residential units. Each must be illuminated in some fashion to accommodate night emergency access.

Signage can be connected to the building in the form of a **WALL SIGN.** The size of all wall signs shall be limited and shall not project more than six inches (6") beyond the canopy fascia area. Wall signs are the preferred mode of signage for the Lawrence Village at the Fort.

MONUMENT SIGNS are allowed (exception below). Yet, these types of signs are generally not consistent with the desired urban character of the Lawrence Village at the Fort and are not encouraged.

No **MONUMENT SIGNS** can be erected to signify that an area is a part of a 'named' residential development or subdivision. All development should be seen as a part of the overall Lawrence Village at the Fort.

All other monument signs shall be under the overall signage and wayfinding coordination of the Fort Harrison Reuse Authority as discussed in 2.13.1.

PYLON OR LARGE POLE SIGNS shall not be permitted in the Lawrence Village at the Fort.

BILLBOARD SIGNS are not permitted in the Lawrence Village at the Fort.

REQUIRED SUBMITTAL:

Signage Plan addressing issues outlined in 2.13 Signage Standards

All **PROJECTING SIGNS** shall be of the material approved by the **ARCHITECTURAL REVIEW COMMISSION.** Each tenant or owner's customary signature, hallmark, insignia or other trade identification will be respected. The color and style of the copy will not be restricted. Projecting signs shall not project more than 3 feet beyond the canopy fascia area.

POLITICAL AND REAL ESTATE SIGNS are allowed. No more than one real estate sign is allowed per building and cannot be located in the public right of way. It is encouraged that owners maintain these signs and any no longer needed or current sign shall be immediately removed.

Incidental signs and **DIRECTIONAL SIGNS** are allowed, yet must be uniform in appearance and placed on property owned by the sign owner.

All **STOREFRONT SIGNS** signs on the glass of the storefront are subject to written approval by the **ARCHITECTURAL REVIEW COMMISSION** for architectural quality not content.

No exposed raceways, ballast boxes or electrical transformers will be permitted on signs affixed to other than masonry facades. Raceways used on signs affixed to masonry facades shall be of the same color of said masonry.

Painted or printed signs on the exterior surface of any building, including paper signs, stickers or banners, are not permitted, except for grand openings. An exception to this standard is the painting of murals or large art pieces.

EVMS (Electronic Variable Message Signs) are not permitted.

Owner (applicant) shall lawfully erect sign at its own risk and expense, including final electrical connections.

Care should be taken to ensure that lighting of signage does not adversely affect adjacent development. Lighting should be shielded to avoid sending light into the sky.

All signs, including installation, shall comply with all local building and electrical codes and shall bear the UL label. No off-premise signs are allowed.

Owner (applicant) shall maintain signs in good repair at all times and is responsible for timely removal. Final determination of timely removal can be made by the **ARCHITECTURAL REVIEW COMMISSION.**

For examples of sign types see [Chapter 6, Definitions.](#)

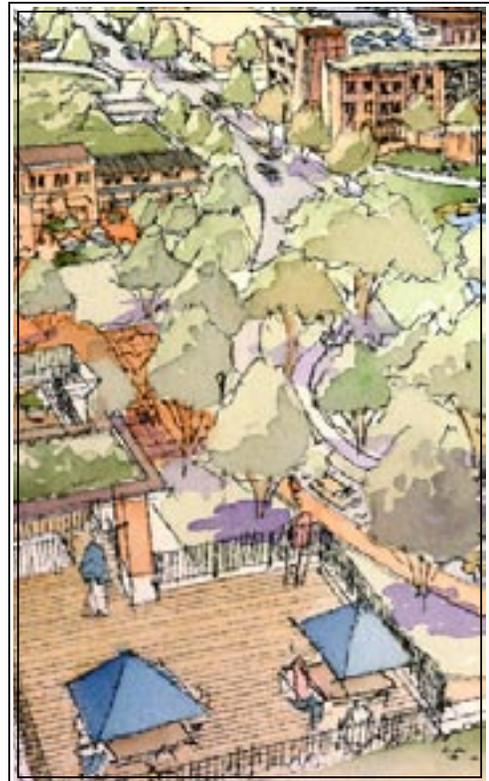
FORT HARRISON REUSE AUTHORITY
LAWRENCE, INDIANA

LAWRENCE VILLAGE AT THE FORT
PRELIMINARY PLAN, COVENANTS &
DEVELOPMENT STANDARDS

CHAPTER 3.0:
DISTRICT
DEVELOPMENT
STANDARDS



Fortified Living

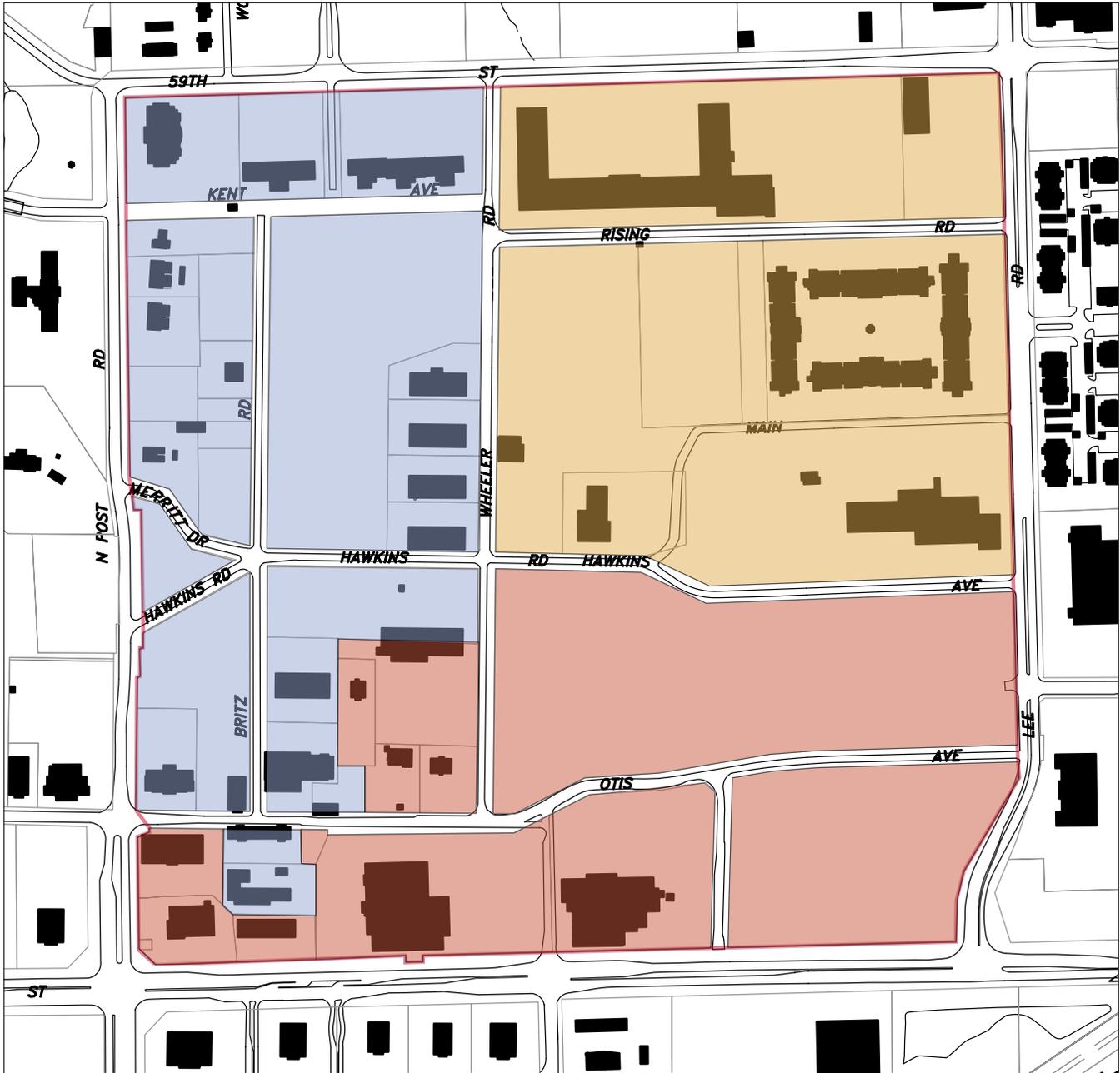


Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

3.1a DISTRICTS MAP

Historic Fort Urban Residential/Office, Village Center, College Park Urban Mixed-Use



NOTES:

- Each individual district is described in Chapter 3: District Standards.

-  **DISTRICT:**
Historic Fort Urban Residential/Office
-  **DISTRICT:**
Village Center
-  **DISTRICT:**
College Park Urban Mixed-Use

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

3.1 DISTRICT STANDARDS INTRODUCTION

NOTE:

- All diagrams are labeled according to the chapter and section in which they are found. i.e. **Diagram 2.2a** would be located in Chapter 2, Section 2, Diagram a.
- Definitions for all terms appearing in **BOLD** can be found in *Chapter 6: Definitions*.
- Specific cross references to other relevant standards are made in *Italics and are Underlined*.
- General references to other Chapters are made in *Italics* at the bottom of each page when applicable.
- The text is always the standard. Graphics are provided as support to the text only.

3.1.1. **PURPOSE and GENERAL INTENT.** The purpose of the **DISTRICT STANDARDS** is to illustrate development standards which apply to specific districts within the Lawrence Village at the Fort Development Standards Boundary Area as shown in **Diagram 3.1a**.

The general intent of the district standards is to put in place a series of regulations which assist in creating unique character in specific districts, which were conceptually designed in the Lawrence Village at the Fort Master Plan.

3.1.2. **APPLICABILITY.** The district development standards found in Chapter 3 of this document apply to land areas within the individual district's boundaries as indicated in **Diagram 3.1a**.

3.1.3. **LISTING.** The following is a listing of the **DISTRICT DEVELOPMENT STANDARDS:**

3.2 HISTORIC FORT DISTRICT STANDARDS

3.3 VILLAGE CENTER DISTRICT STANDARDS

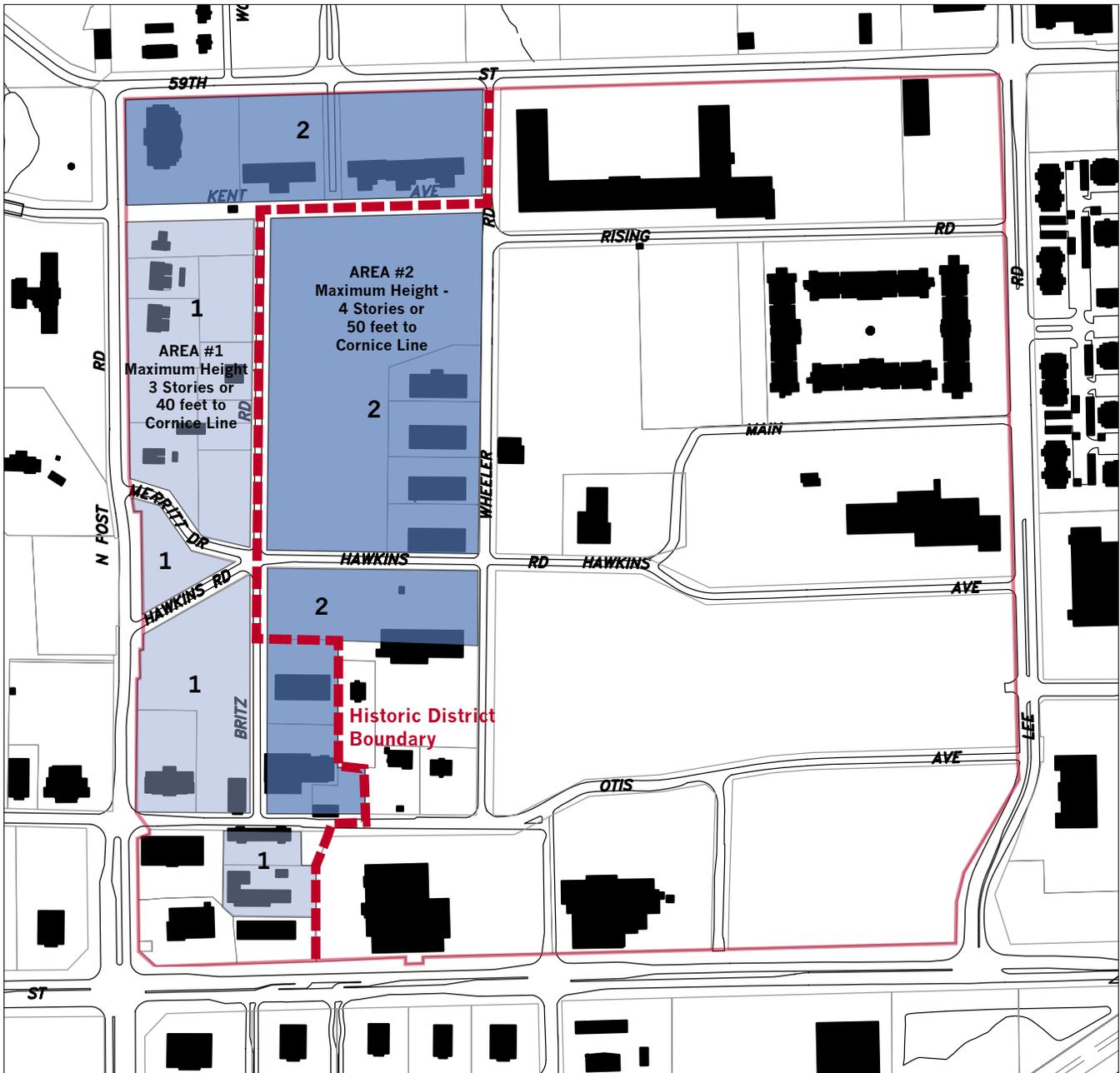
3.4 COLLEGE PARK DISTRICT STANDARDS

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

3.2a HISTORIC FORT DISTRICT MAP

Location, Height Zones, Historic District Boundary, Character Intent



AREA #1: MASTER PLAN CHARACTER INTENT

The area along Post Road has historical precedent of the old nurse's buildings which are set back from the roadway with wide front yards. The intent of the Master Plan is to maintain this form along Post, moving to a more dense form along Britz Road, as the overall development character builds towards the Village Center Area. Small offices, live/work units and historical architecture are key design intents for this area.

AREA #2: MASTER PLAN CHARACTER INTENT

East of Britz Road, the Master Plan character indicates a dense, urban residential form along with existing buildings and other mixed-use development opportunities. This would primarily be achieved through the use of townhomes or other similarly scaled residential structures. Along 59th Street, buildings should complement the existing structures in height. The Master Plan process indicated that this area might be suitable for residential uses in the future given proximity to the golf course and park.

REQUIRED SUBMITTAL:

District Character Plan (if the proposed project applies to this district) addressing issues outlined in 3.2 Historic Fort District Standards.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

3.2 HISTORIC FORT DISTRICT STANDARDS
Building Form, Land Use, Height, Required Building Line, Building Footprint

BUILDING FORM & LAND USE STANDARDS:

- 3.2.1. The following **BUILDING FORMS** are encouraged in the Historic Fort District:
- Office
 - Mixed-Use Office (Live/Work)
 - Multi-Family Residential
 - Townhome
 - Institutional

See Chapter 4: Architectural and Building Form Standards for further detail on each building form.

- 3.2.2. The following **PROHIBITED LAND USES** are not allowed anywhere in the Historic Fort District:
- Uses having drive-through service
 - Sexually oriented business, massage parlors, tattoo parlors, amusement arcade, or similar amusement, and Methadone Clinic or Treatment Facility.
 - Commercial Motor vehicle sales and repair
 - Gasoline service stations and car washes
 - Industrial and manufacturing use of any kind
 - Warehousing

- 3.2.3. The following **LAND USES are PERMITTED with a SPECIAL PERMIT from the ARCHITECTURAL REVIEW COMMISSION** in the Historic Fort District:
- Public Food/Antiques Market
 - Hotel or Boarding House
 - Any commercial activity which requires regular truck parking/loading/unloading of more than 5 vehicles.

BUILDING HEIGHT STANDARDS:

- 3.2.4. In Area #1 as shown in **Diagram 3.2a**, **BUILDING HEIGHT** shall not exceed a height of 3 stories or 40 feet as measured to the building **CORNICE LINE**.
- 3.2.5. In Area #2 as shown in **Diagram 3.2a**, **BUILDING HEIGHT** shall not exceed a height of 4 stories or 50 feet as measured to the building **CORNICE LINE**. **BUILDING HEIGHT** shall also not be less than 2 stories or 24 feet as measured to the building **CORNICE LINE**.
- 3.2.6. In both Area #1 and Area #2 as shown in **Diagram 3.2a**, **FLOOR TO FLOOR HEIGHT** of all floors shall not exceed 12 feet.

REQUIRED BUILDING LINE STANDARDS:

- 3.2.7. All buildings shall locate at least 80% of its **PUBLIC FACE** on the described **REQUIRED BUILDING LINE (2.3: General Site Planning Standards)** as written below. It is noted that care should be taken to respect historical building setbacks when applicable. Special conditions might warrant variations from these standards. If so, application can be made to the **ARCHITECTURAL REVIEW COMMISSION**.

POST ROAD (East Side):

- Average of Setback Distance of Old Nurse’s Buildings. (*Three historical buildings east of and along Post Road and South of the Lawrence Government Center.*)

BRITZ ROAD (West Side):

- 20 Feet from the **BACK OF THE STREET CURB**.

BRITZ ROAD (East Side):

- 20 Feet from the **BACK OF THE STREET CURB**.

WHEELER ROAD (West Side):

- Average of Setback Distance of Old Mule Barn Buildings.

59th STREET (South Side):

- 20 Feet from the **BACK OF THE STREET CURB**.

HAWKINS/MERRITT ROAD (Both Sides):

- 20 Feet from the **BACK OF THE STREET CURB**.

OTIS AVENUE (Both Sides):

- Average of Setback Distance of Existing Otis Avenue Buildings in this District (excluding Blacksmith Shop)

NEW INTERNAL OR RECONFIGURED STREETS (Both Sides):

- 20 Feet from the **BACK OF THE STREET CURB**.

BUILDING FOOTPRINT STANDARDS:

- 3.2.8 The maximum **BUILDING GROUND FLOOR** is 15,000 **GROSS SQUARE FOOTAGE (GSF)**.

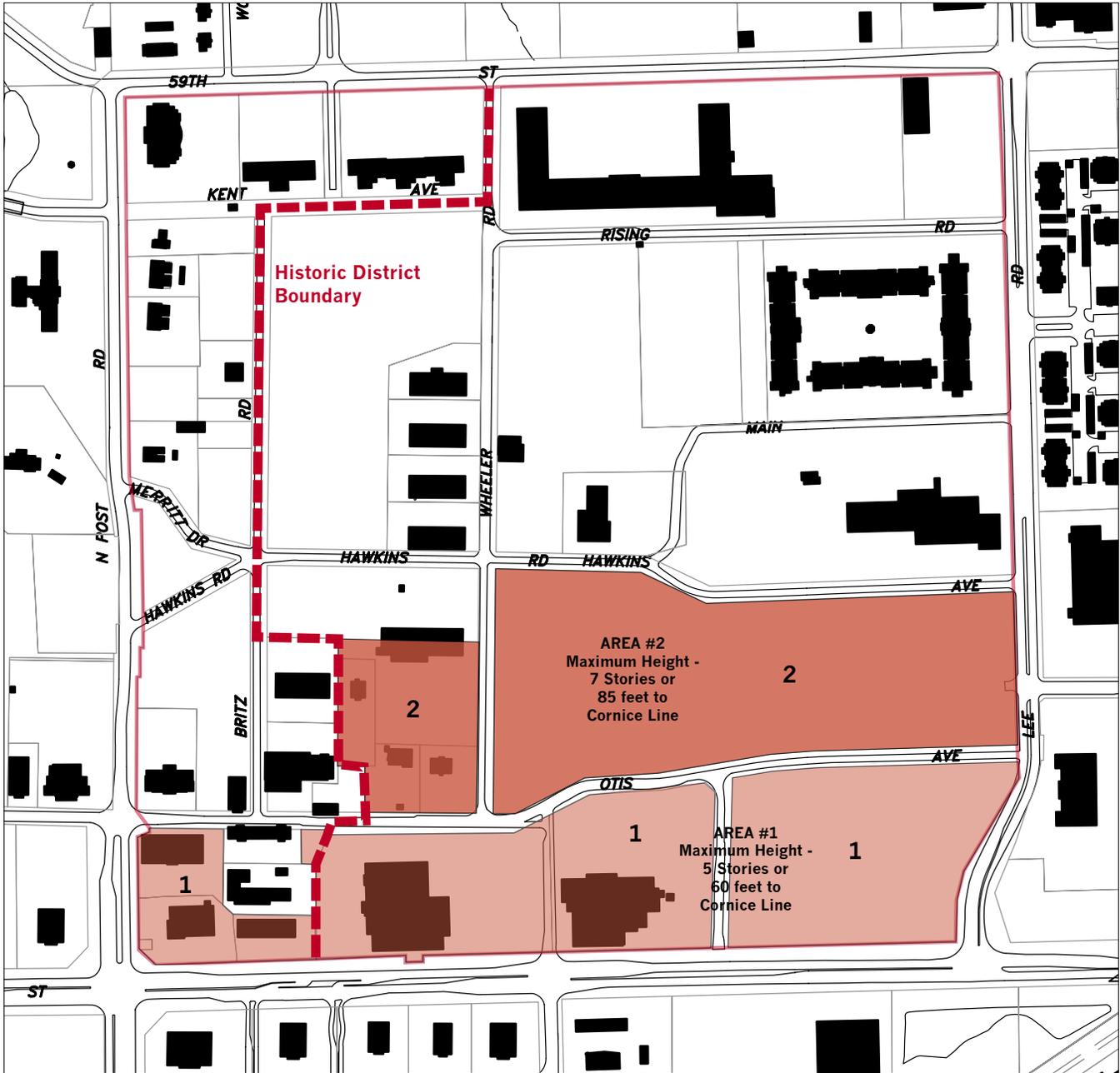
ADDITIONAL REFERENCE:

Chapter 4: Architectural and Building Form Standards

NOTE: Some of the Historic Fort District shown here lies in a Federal National Historic District, and is therefore subject to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings (Which can be obtained through the State Historic Preservation Office.) These National Historic District Boundaries are shown on Diagram 3.2a for illustrative purposes only. Official standing as a National Historic District property shall be checked with the Fort Harrison Reuse Authority or successor.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

3.3a VILLAGE CENTER DISTRICT MAP
Location, Height Zones, Historic District Boundary, Character Intent



AREA #1: MASTER PLAN CHARACTER INTENT
The area along 56th Street is intended to be a mixed use district with heavy emphasis on retail activities. Because of its nature as a major transportation corridor, 56th Street is a very large street system. To make this area more comfortable for pedestrians, development should orient to the street edge with consideration for on-street parking. Care to balance the needs of auto-oriented retail and pedestrian activity will be critical.

AREA #2: MASTER PLAN CHARACTER INTENT
This area is the heart of the Lawrence Village at the Fort Master Plan. It is a place where an “urban” feel is present through a mix of larger buildings which accommodate a variety of land uses including retail, office, residential and institutional. Two large open spaces are planned in the Master Plan including the Military Memorial Park and the Lawrence Civic Plaza.

REQUIRED SUBMITTAL:
District Character Plan (if the proposed project applies to this district) addressing issues outlined in 3.3 Village Center District Standards.

Lawrence Village at the Fort
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3.3 VILLAGE CENTER DISTRICT STANDARDS
Building Form, Land Use, Height, Required Building Line, Building Footprint

BUILDING FORM & LAND USE STANDARDS:

- 3.3.1. The following **BUILDING FORMS** are encouraged in the Village Center District:
- Office
 - Mixed-Use Office (Live/Work)
 - Mixed-Use Urban
 - Multi-Family Residential
 - Townhome
 - Retail
 - Institutional/Parking Facility

See Chapter 4: Architectural and Building Form Standards for further detail on each building form.

- 3.3.2. The following **PROHIBITED LAND USES** are not allowed anywhere in the Village Center District:
- Sexually oriented business, massage parlors, tattoo parlors, amusement arcade, or similar amusement, and Methadone Clinic or Treatment Facility.
 - Commercial Motor vehicle sales and repair
 - Gasoline service stations and car washes
 - Industrial and manufacturing use of any kind
 - Warehousing

- 3.3.3. The following **LAND USES** are **PERMITTED** with a **SPECIAL PERMIT** from the **ARCHITECTURAL REVIEW COMMISSION** in the Village Center District:
- Public Food/Antiques Market
 - Any commercial activity which requires regular truck parking/loading/unloading of more than 5 vehicles.

BUILDING HEIGHT STANDARDS:

- 3.3.4. In Area #1 as shown in **Diagram 3.3a**, **BUILDING HEIGHT** shall not exceed a height of 5 stories or 60 feet as measured to the building **CORNICE LINE**. **BUILDING HEIGHT** shall also not be less than 2 stories or 24 feet as measured to the building **CORNICE LINE**.
- 3.3.5. In Area #2 as shown in **Diagram 3.3a**, **BUILDING HEIGHT** shall not exceed a height of 7 stories or 85 feet as measured to the building **CORNICE LINE**. **BUILDING HEIGHT** shall also not be less than 2 stories or 24 feet as measured to the building **CORNICE LINE**.
- 3.3.6. In both Area #1 and Area #2 as shown in **Diagram 3.2a**, **FLOOR TO FLOOR HEIGHT** of all floors shall not exceed 14 feet, except the ground floor, which can be up to a maximum of 18 feet. Atrium proposals can be submitted to the **ARCHITECTURAL REVIEW COMMISSION** for approval.

REQUIRED BUILDING LINE STANDARDS:

- 3.2.7. All buildings shall locate at least 80% of its **PUBLIC FACE** on the described **REQUIRED BUILDING LINE** (2.3: *General Site Planning Standards*) as written below. It is noted that care should be taken to respect historical building setbacks when applicable. Special conditions might warrant variations from these standards. If so, application can be made to the **ARCHITECTURAL REVIEW COMMISSION**.

POST ROAD (East Side):

- 15 Feet from the **BACK OF THE STREET CURB**.

56th STREET (North Side):

- 15 Feet from the **BACK OF THE STREET CURB**.

WHEELER ROAD (Both Sides):

- 15 Feet from the **BACK OF THE STREET CURB**.

OTIS AVENUE (Both Sides):

- 15 Feet from the **BACK OF THE STREET CURB**.

HAWKINS ROAD (South Side):

- 15 Feet from the **BACK OF THE STREET CURB**.

LEE ROAD (West Side):

- 15 Feet from the **BACK OF THE STREET CURB**.

NEW ROADWAYS:

NEW INTERNAL STREETS (Both Sides):

- 15 Feet from the **BACK OF THE STREET CURB**.

BUILDING FOOTPRINT STANDARDS:

- 3.3.8 The maximum **BUILDING GROUND FLOOR** is 45,000 **GROSS SQUARE FOOTAGE (GSF)**.

ADDITIONAL REFERENCE:

Chapter 4: Architectural and Building Form Standards

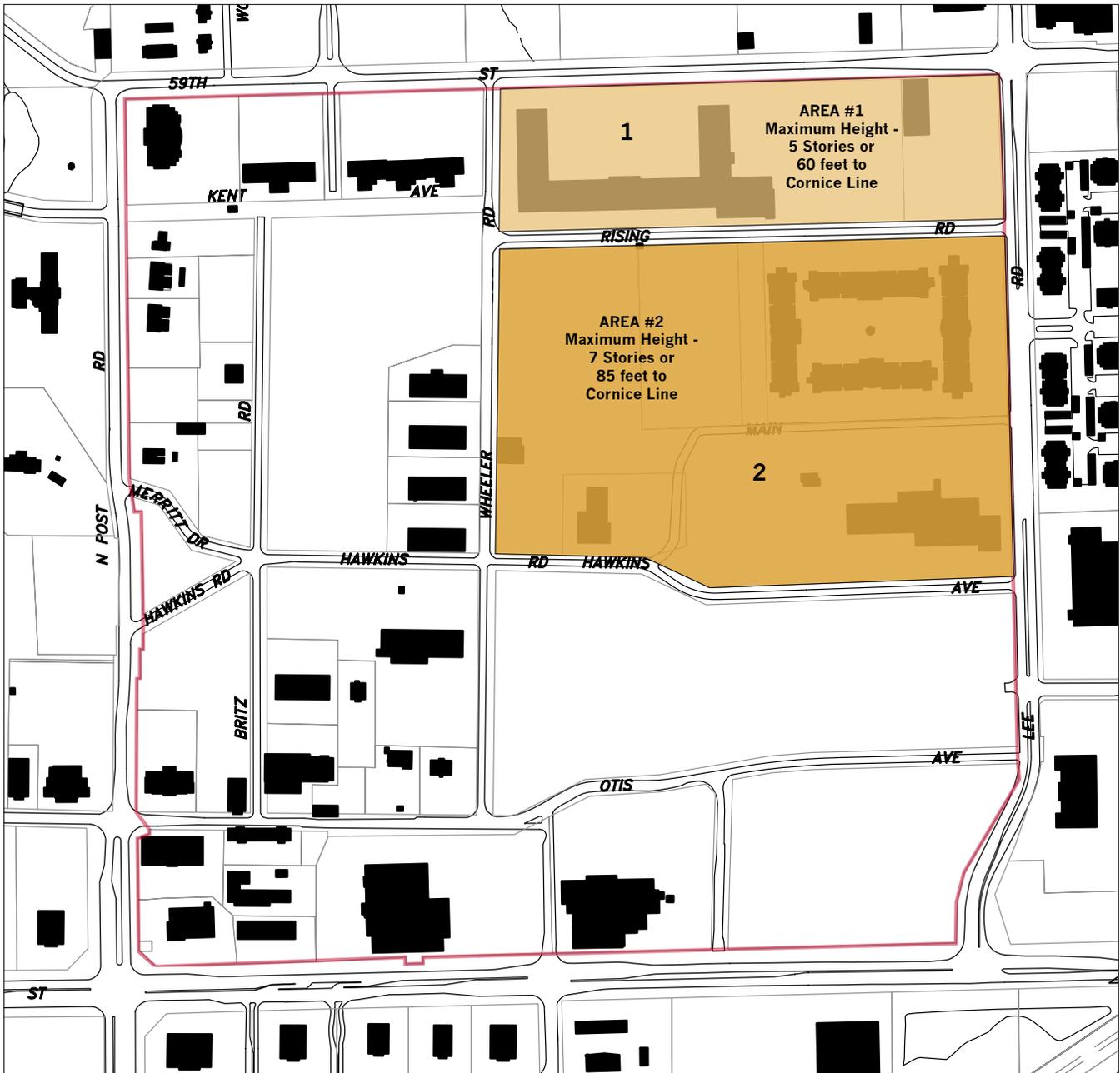
NOTE: Some of the Village Center District shown here lies in a Federal National Historic District, and is therefore subject to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings (Which can be obtained through the State Historic Preservation Office.) These National Historic District Boundaries are shown on Diagram 3.2a for illustrative purposes only. Official standing as a National Historic District property shall be checked with the Fort Harrison Reuse Authority or successor.

Lawrence Village at the Fort

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3.4a COLLEGE PARK DISTRICT MAP

Location, Height Zones, Character Intent



AREA #1: MASTER PLAN CHARACTER INTENT

The area along 59th Street is intended to be the Ivy Tech “Campus”. At the time of the Master Plan, Ivy Tech was planning a substantial development at the southeast corner of its current building. The Master Plan indicated that the corner of 59th and Lee Road would be a well-design park/parking lot that would showcase this new development. Over time, this area might be replaced by a large parking garage with active uses in the building including retail, office, etc.

AREA #2: MASTER PLAN CHARACTER INTENT

This area, which includes the senior housing facility and YMCA, is intended to be a high density area of residential and office space. The height of this area accommodates the excellent views to the park and golf course. The density of the area allows for residential activity to support the Village Center area as well.

REQUIRED SUBMITTAL:

District Character Plan (if the proposed project applies to this district) addressing issues outlined in 3.4 College Park District Standards.

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3.4 COLLEGE PARK DISTRICT STANDARDS
Building Form, Land Use, Height, Required Building Line, Building Footprint

BUILDING FORM & LAND USE STANDARDS:

3.4.1. The following **BUILDING FORMS** are encouraged in the College Park District:

- Office
- Mixed-Use Office (Live/Work)
- Mixed-Use Urban
- Multi-Family Residential
- Retail
- Institutional/Parking Facility

See Chapter 4: Architectural and Building Form Standards for further detail on each building form.

3.4.2. The following **PROHIBITED LAND USES** are not allowed anywhere in the College Park District:

- Uses having drive-through service
- Sexually oriented business, massage parlors, tattoo parlors, amusement arcade, or similar amusement, and Methadone Clinic or Treatment Facility.
- Commercial Motor vehicle sales and repair
- Gasoline service stations and car washes
- Establishments selling used goods or merchandise
- Industrial and manufacturing use of any kind
- Warehousing

3.4.3. The following **LAND USES** are **PERMITTED with a SPECIAL PERMIT from the ARCHITECTURAL REVIEW COMMISSION** in the College Park District:

- Hotel or Boarding House
- Public Food/Antiques Market
- Any commercial activity which requires regular truck parking/loading/unloading of more than 5 vehicles.

BUILDING HEIGHT STANDARDS:

3.4.4. In Area #1 as shown in Diagram 3.4a, **BUILDING HEIGHT** shall not exceed a height of 5 stories or 60 feet as measured to the building **CORNICE LINE**. **BUILDING HEIGHT** shall also not be less than 2 stories or 24 feet as measured to the building **CORNICE LINE**.

3.4.5. In Area #2 as shown in Diagram 3.4a, **BUILDING HEIGHT** shall not exceed a height of 7 stories or 85 feet as measured to the building **CORNICE LINE**. **BUILDING HEIGHT** shall also not be less than 2 stories or 24 feet as measured to the building **CORNICE LINE**.

3.4.6. In both Area #1 and Area #2 as shown in Diagram 3.4a, **FLOOR TO FLOOR HEIGHT** of all floors shall not exceed 14 feet, except the ground floor, which can be up to a maximum of 18 feet.

REQUIRED BUILDING LINE STANDARDS:

3.4.7. All buildings shall locate at least 80% of its **PUBLIC FACE** on the described **REQUIRED BUILDING LINE (2.3: General Site Planning Standards)** as written below. It is noted that care should be taken to respect historical building setbacks when applicable. Special conditions might warrant variations from these standards. If so, application can be made to the **ARCHITECTURAL REVIEW COMMISSION**.

HAWKINS ROAD (North Side):

- 20 Feet from the **BACK OF THE STREET CURB**.

LEE ROAD (West Side):

- 20 Feet from the **BACK OF THE STREET CURB**.

RISING ROAD (Both Sides):

- 20 Feet from the **BACK OF THE STREET CURB**.

59th STREET (South Side):

- 20 Feet from the **BACK OF THE STREET CURB**.

WHEELER ROAD (East Side):

- 20 Feet from the **BACK OF THE STREET CURB**.

NEW ROADWAYS:

NEW INTERNAL STREETS (Both Sides):

- 20 Feet from the **BACK OF THE STREET CURB**.

BUILDING FOOTPRINT STANDARDS:

3.4.8 The maximum **BUILDING GROUND FLOOR** is 35,000 **GROSS SQUARE FOOTAGE (GSF)**.

Exception: Current and Future Ground Floors of the Ivy Tech Building, Senior Housing Buildings, and the YMCA are exempt from this standard.

ADDITIONAL REFERENCE:

Chapter 4: Architectural and Building Form Standards



FORT HARRISON
Reuse Authority

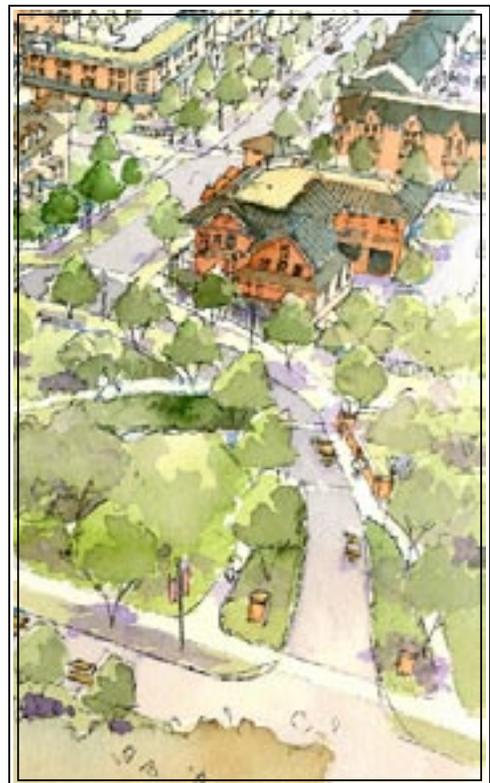
FORT HARRISON REUSE AUTHORITY
LAWRENCE, INDIANA

Lawrence Village at the Fort
PRELIMINARY PLAN, COVENANTS &
DEVELOPMENT STANDARDS

CHAPTER 4.0:
ARCHITECTURAL
AND BUILDING
FORM STANDARDS



Fortified Living

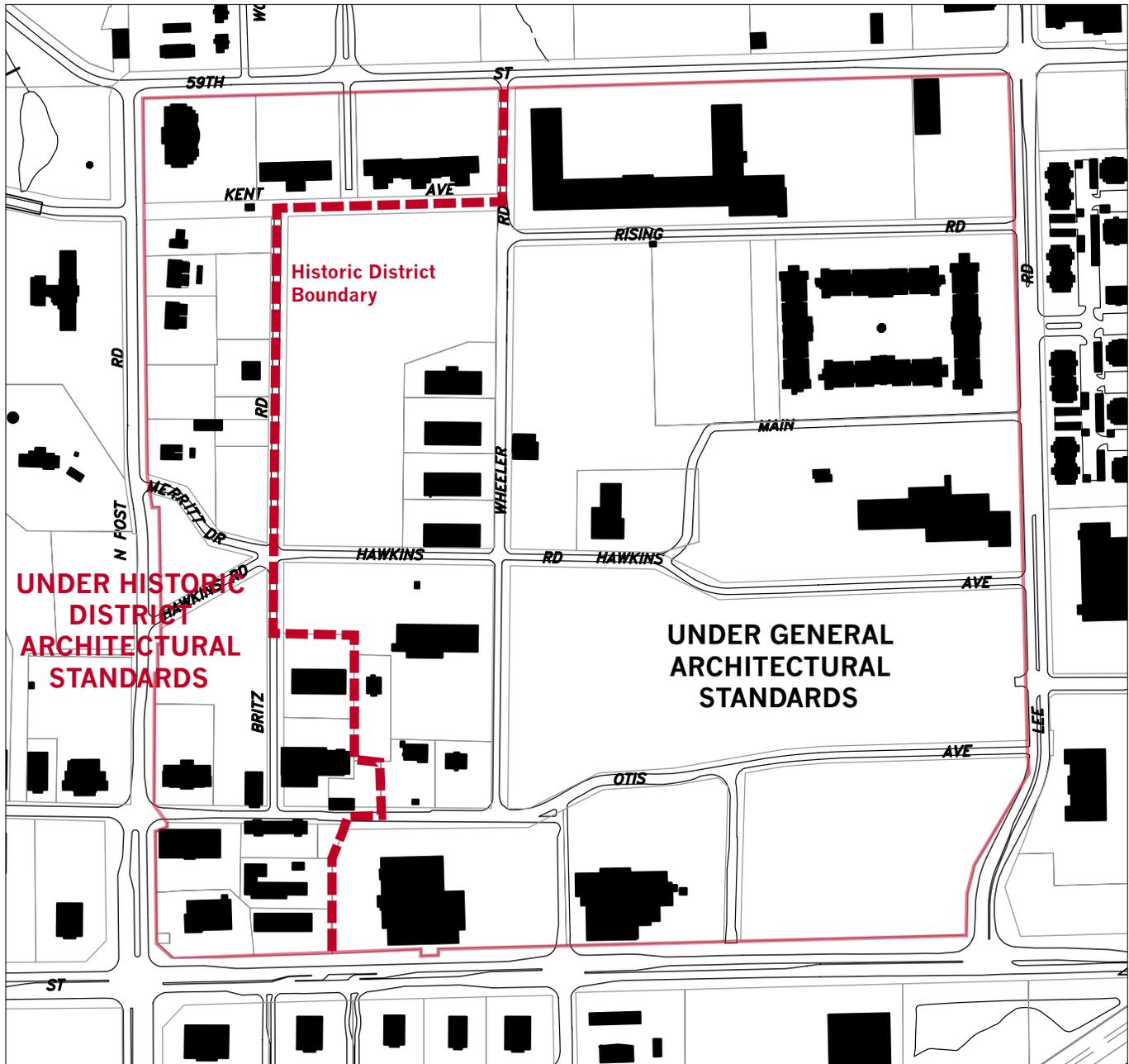


Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

4.1a ARCHITECTURAL REVIEW ZONE MAP

Federal Historic District, Architectural Zones



NOTES:

- These Historic District Boundaries shown on **Diagram 4.1a** are for illustrative purposes only. Official standing as a Federal Historic District property shall be checked with the Fort Harrison Reuse Authority or successor.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

4.1 ARCHITECTURAL AND BUILDING FORM INTRODUCTION

NOTE:

- All diagrams are labeled according to the chapter and section in which they are found. i.e. **Diagram 2.2a** would be located in Chapter 2, Section 2, Diagram a.
- Definitions for all terms appearing in **BOLD** can be found in *Chapter 6: Definitions*.
- Specific cross references to other relevant standards are made in *Italics and are Underlined*.
- General references to other Chapters are made in *Italics* at the bottom of each page when applicable.
- The text is always the standard. Graphics are provided as support to the text only.

4.1.1. **PURPOSE and GENERAL INTENT.** The purpose of the **ARCHITECTURAL and BUILDING FORM STANDARDS** is to illustrate development standards which apply to specific areas within the Lawrence Village at the Fort Development Standards Boundary Area as shown in **Diagram 4.1a**.

The general intent of the district standards is to put in place a series of regulations which assist in creating unique character in specific areas, which were conceptually designed in the Lawrence Village at the Fort Master Plan and areas which have a historic nature and have been designated as a National Historic District.

4.1.2. **APPLICABILITY.** The architectural development standards found in Chapter 4 of this document apply to all areas within the individual area's boundaries as indicated in **Diagram 4.1a**.

The building form development standards found in Chapter 4 of this document apply to specific districts as indicated in Chapter 3: Sections 2,3, and 4 of this document. These districts can be found in **Diagram 3.1a**. Refer to 3.2.1, 3.3.1, and 3.4.1 for further information.

4.1.3. **LISTING.** The following is a listing of the **ARCHITECTURAL and BUILDING FORM DEVELOPMENT STANDARDS:**

4.2 HISTORIC DISTRICT STANDARDS

4.3 GENERAL ARCHITECTURAL STANDARDS: INTRODUCTION

4.4 BUILDING WALLS

4.5 WINDOWS

4.6 DOORS and ENTRANCES

4.7 ROOFS

4.8 PROJECTIONS

4.9 BUILDING FORM STANDARDS: INTRO

4.10 MIXED-USE OFFICE (Live/Work)

4.11 OFFICE

4.12 MIXED-USE URBAN

4.13 RETAIL

4.14 MULTI-FAMILY RESIDENTIAL

4.15 TOWNHOME

4.16 INSTITUTIONAL

4.17 PARKING FACILITIES

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

4.2 HISTORIC DISTRICT ARCHITECTURAL REVIEW
Historic District Introduction

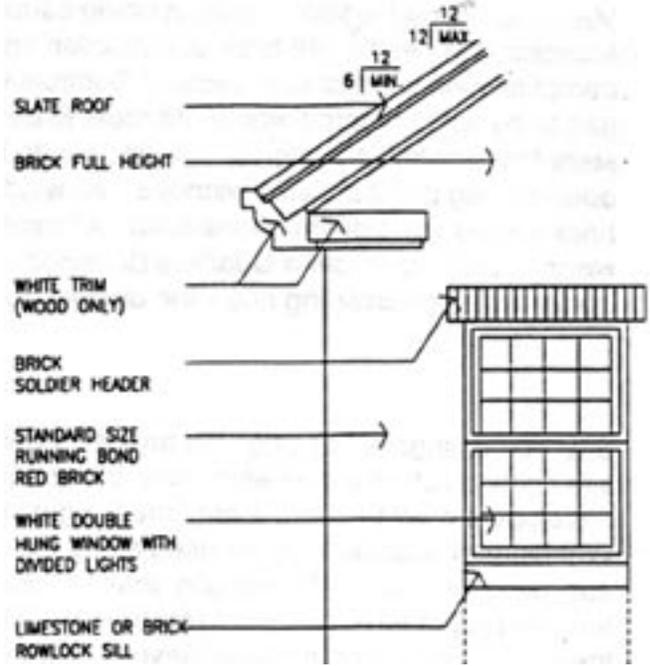
MASTER PLAN INTENT:

It is clear that there is a historic character at the former Fort Harrison. Understanding this, the Master Plan intends to have the historic nature of the old Fort “bleed” into the new Lawrence Village at the Fort, especially on the west side of the Lawrence Village at the Fort area.

BACKGROUND:

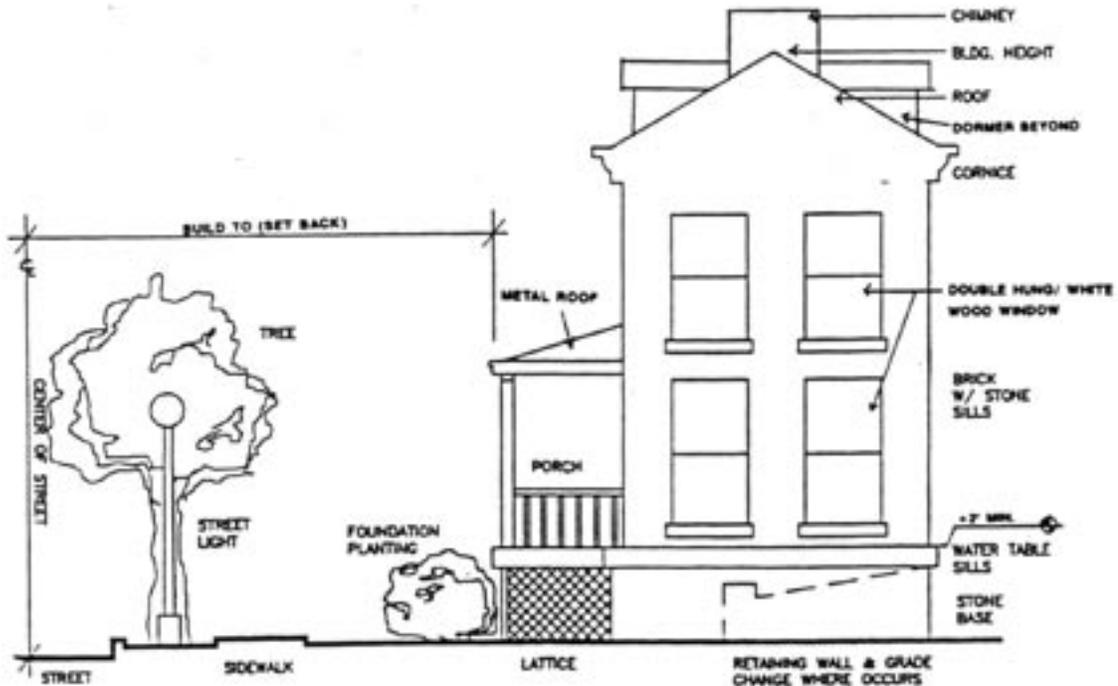
The Historic District Architectural Standards (applying only to the Historic District area represented on **Diagram 4.1a**) presented in this document are taken in most part from the Fort Harrison Master Reuse Plan Implementation Strategy (1996). It is accepted that these 1996 standards achieve the goal of maintaining the quality and character of the Historic Fort Harrison. While most of the 1996 standards have been included in this section, some additional standards (as documented in other sections of this document) now apply as well and should be referenced.

*NOTE: The Historic District Architectural Standards (4.2) apply only in the area designated “Historic District” in **Diagram 4.1a**. All areas outside the boundary of this Historic District shall adhere to Architectural Standards presented in 4.3: General Architectural Standards*



4.2a Historic Building Profile

From the Fort Harrison Master Reuse Plan Implementation Strategy (1996) - Figure 5.



4.2b Historic Building Profile

From the Fort Harrison Master Reuse Plan Implementation Strategy (1996) - Figure 6.

REQUIRED SUBMITTAL:

Historic District Plan (if the proposed project applies to this district) addressing issues outlined in 4.2. Historic District Architectural Standards.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

4.2 HISTORIC DISTRICT ARCHITECTURAL REVIEW
APPLYING ONLY TO THE AREA DESIGNATED "HISTORIC DISTRICT" IN DIAGRAM 4.1a



4.2c Existing Condition Photograph

This photograph shows the former Fort Nurse's Buildings in September 2006.



4.2d Existing Condition Photograph

This photograph shows 9120 Otis Avenue in September 2006.

- 4.2.1. **GENERAL.** Any work on an existing structure within this district shall be per the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Any proposed site or building work shall be issued to the Department of Natural Resources, Historic Preservation and Archeology Division for review. Approved building additions to existing historic structures must match the architecture of the existing structure.
- 4.2.2. **BUILDING MASS.** Repetitive openings (windows/doors) required in all buildings. Symmetrical arranged facades and plans only. Gable & Hip roofs only for buildings two stories or less. Field stone retaining walls shall be used where necessary to accommodate grade changes on site. Buildings shall have square corners only. Windows and/or doors shall occur at maximum 16 feet on-center spacing and shall be aligned vertically. No single wall shall extend over 40 feet uninterrupted by a vertical planar change without minimum of 4'-0" offset. (See 4.2a - "Figure 5")
- 4.2.3. **MATERIALS.** Only traditional size, running bond "Red" Brick at all facades - full height. All brick construction shall have planned brick samples submitted for **ARCHITECTURAL REVIEW COMMISSION** approval. All trim to be white painted wood. All roofs to be slate, imitation slate or slate-look asphaltic shingles. All windows to be white, multiple light, double hung standard size windows. All window and door heads to be brick soldier vault or limestone lintel. All railings shall be white painted wood (as on the officer's Quarters Buildings of Lawton Loop) or black iron pipe (as on Building 600 - Kendall Inn). (See 4.2b - "Figure 6")

ADDITIONAL REFERENCE:

- Chapter 2: General Development Standards*
- Chapter 3: District Standards*
- Chapter 4: Architectural and Building Form Standards*
- Chapter 5: Street and Streetscape Standards*

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

4.3 GENERAL ARCHITECTURAL REVIEW

Introduction

MASTER PLAN INTENT:

The architecture and materials of a place are a critical element in creating an overall sense of character. Clearly, Fort Harrison has strong historic tones of style and character. Yet, the intent of the Master Plan is to allow variation from that historic aesthetic to permit the creation of an interesting place, not one that is simply a “museum to the past.” It should be understood, that variation in style is not an allowable excuse for reduced quality. The expectation of the community as well as the standards of this document indicate that all development must be of the highest quality.

NOTE:

Users should note that there has been a nomenclature or “wording” issue with the phrase “Architectural Standards” in many communities. In this document, many of the standards that are often included as “Architecture” have been included in other sections of the document. Users are encouraged to read the entire document to understand other development standards.

NOTE:

Architecture style, taste and appearance is a highly subjective field. Understanding this, these guidelines are drafted to promote timeless ways of building village center environments and are based on best practices in developing buildings which engage people, generate interest, are durable, and are built for the long-term. It is hoped that individual buildings would be designed so as to contribute to the overall character of the district and community, yet have unique elements which bring distinction and interest to this specific place.

Also, because sustainability has been listed as a stated goal of the Master Plan, specific elements of sustainable design have been integrated into these standards.

KEY INTENTS:

The following are key intents of these General Architectural Standards:

- All building materials to be used shall express their specific properties. For example, stronger and heavier materials (masonry) may support lighter materials (wood), not the reverse.
- While some materials have been prescribed in these standards, the option for presenting an equivalent or better material exists due to the changing nature of building materials. These requests must be made to the **ARCHITECTURAL REVIEW COMMISSION**.
- While all parts of a building are critical and important, those that comprise the **PUBLIC FACE** are deemed to be the most critical.

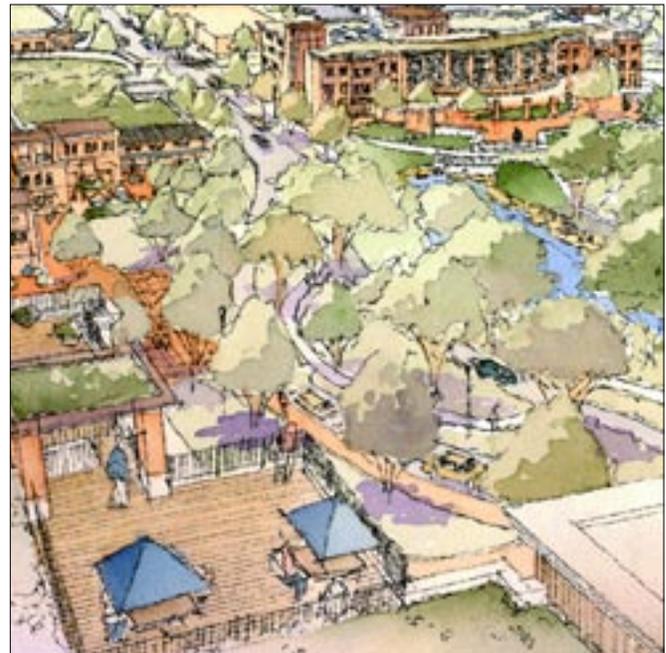
REQUIRED SUBMITTAL:

Basic Architectural Documentation including: Front, Side, and Rear Elevations which address issues outlined in the General Architectural Standards. As well as material samples relating to each of the General Architectural Standards presented in this document.



4.3a Master Plan Illustration

This rendering shows an artist’s conceptualization of the Civic Plaza area in the Village Center District. It is shown for illustrative purposes only.



4.3b Master Plan Illustration

This rendering shows an artist’s conceptualization of the Military Memorial Park/Library in the Village Center District. It is shown for illustrative purposes only.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

4.4 GENERAL ARCHITECTURAL REVIEW: BUILDING WALLS
Form, Materials, Color



4.4a Building Wall (Material) Example

This photograph illustrates an example of a building wall where a mix of materials (brick, metal, glass) has been used to create a quality building appearance.



4.4b Building Wall (Material) Example

This photograph illustrates an example of a building wall where a mix of brick styles and colors have been utilized to create a unique and interesting facade.

STANDARDS:

- 4.4.1. **BUILDING WALLS (Form).** Exterior building walls shall represent the basic architectural structure of the building. Walls should not extend beyond the basic structure.
- 4.4.2. **BUILDING WALLS (Materials).** A minimum of 20% of each exposed building facade shall be brick. The color, shape, and size of the chosen brick must be approved by the **ARCHITECTURAL REVIEW COMMISSION**. The intent of this standard is to allow other materials, yet pay homage to the brick character of the original Fort Harrison.

The materials for the remaining 80% of the exposed building facade can be submitted for consideration and must be approved by the **ARCHITECTURAL REVIEW COMMISSION**. It is recommended that interested parties schedule a meeting with the **ARCHITECTURAL REVIEW COMMISSION** early in the development process. A list of recommended materials are as follows:

- Native Stone (or high-quality synthetic)
- Hardie-Plank wood equivalent or better
- Brick (as mentioned above)
- Autoclaved aerated concrete siding
- Glass (Low E, no to little tint)
- Metal or Steel
- Textured Pre-Cast Concrete
- High-Quality Stucco

The following materials are not allowed at any time:

- Vinyl Siding
- Aluminum Siding
- Exposed Plywood
- Highly Reflective Glass (unless for security purposes)

- 4.4.3. **BUILDING WALLS (Color).** The color of building wall materials should be of a rich color palette which harmonizes with natural color schemes found in the historic buildings and unique landscape of Fort Harrison. Submission of desired material colors must be made to the **ARCHITECTURAL REVIEW COMMISSION** for approval.

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

4.5 GENERAL ARCHITECTURAL REVIEW: WINDOWS

General, Type, Material, Coverage

- 4.5.1. **WINDOWS (General).** All windows shall be architecturally compatible with the style, materials, color and proportion of the building. All windows shall show commitment to energy efficiency in their placement and material composition.

Windows shall be provided on all facades and at no time can a stretch of uninterrupted wall continue for longer than 30 feet without a window.

Windows shall be vertically proportioned, unless acting as bay windows or storefront windows.

Windows shall be recessed in their openings and not flush mounted with the wall, unless a part of a large glass curtain wall. Bars are not allowed on windows.

Window openings shall be repetitive and have rhythmical spacing. In cases where buildings are located across from each other, care should be taken to complement the adjacent building's window rhythm.

- 4.5.2. **WINDOWS (Type).** All windows must be double-hung, single-hung or casement type, unless a bay window, storefront window, or glass curtain wall.

Speciality windows are allowed (ovals, hexagons, etc.) as accents.

Fixed windows are permitted only when other windows are operable in the same wall system. It is especially critical that the east and west facade windows be operable. The intent is to have operable windows which accommodate and encourage natural ventilation.

- 4.5.3. **WINDOWS (Material).** Windows shall be of anodized aluminum, wood, clad wood, vinyl, or steel. Glass material should not be reflective or heavily tinted at the ground level to allow for pedestrian interaction.

- 4.5.4. **WINDOWS (Coverage-Mixed Use).** For buildings intended to be mixed-use in nature with commercial uses at the ground level, at least 60% of the total area of the ground floor facade must be transparent vision glass.

- 4.5.5. **WINDOWS (Expression).** Each window must have some form of architectural expression such as a brick soldier row, limestone lintel, etc. This expression is subject to approval by the **ARCHITECTURAL REVIEW COMMISSION**. Shutters are allowed but cannot be plastic.



4.5a Appropriate Window Example

This photograph illustrates an example of a window design that is architecturally compatible with the rest of the building.



4.5b Appropriate Window Example

This photograph illustrates an example of an appropriate window treatment with regular spacing, greater than 60% coverage at the ground floor for retail and stone lintels (2nd Floor) and awnings (1st Floor) for window expression.

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4.6 GENERAL ARCHITECTURAL REVIEW: DOORS and ENTRANCES
General, Materials, Location



4.6a Entrance Example (Commercial)

This photograph illustrates an example of an appropriate building entrance in a commercial area.



4.6b Entrance Example (Residential)

This photograph illustrates an example of an appropriate residential building entrance where the entrance is raised from the sidewalk level for a separation of public and private spaces.

STANDARDS:

4.6.1. **ENTRANCES (General).** All primary entrances shall be defined and articulated by elements such as lintels, pediments, pilasters, columns, porticos, porches, awnings, canopies and other design elements appropriate to the architectural style and details of the building as a whole.

Entrances to secondary uses or upper level uses, shall be clearly distinguished between the main entrance. Yet, detailing and elements of the main entrance shall be carried into the design of the secondary entrance from the primary entrance.

All entrances must have a light feature. See 2.6 Lighting.

4.6.2. **ENTRANCES and DOORS (Materials).** Exterior walks, steps, stoops and paving shall be masonry or stone pavers, or poured or precast concrete. Care should be taken to ensure that materials are durable for long-term use and accommodate any ADA regulations and standards.

Doors shall be of wood, clad wood, aluminum, or steel and may include glass panes. In areas of mixed-use commercial activities, glass cannot be opaque or heavily tinted.

All doors must be submitted to the **ARCHITECTURAL REVIEW COMMISSION** for approval.

4.6.3. **ENTRANCES (Location).** All entrances in a commercial area must be located at or near the sidewalk level. No “garden” or elevated entrances.

In residential areas adjacent to commercial activities, entrances should have a finished floor level that is at least two (2) feet above the sidewalk level. The intent is to provide a separation of public and private space to allow for residential privacy.

Handicap access shall be allowed to all buildings per requirements of the American’s with Disabilities Act. The materials of such access points shall be consistent with the materials of the building to which the access is attached.

Lawrence Village at the Fort

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4.7 GENERAL ARCHITECTURAL REVIEW: ROOFS

General, Type, Material, Coverage, Color, Mechanical

- 4.7.1. **ROOFS (General).** Roofs and any parapet walls should demonstrate a common-sense recognition of the midwestern climate.

There should be articulation and detailing where the roof meets the wall, otherwise known as the **CORNICE LINE**. This can be achieved through the use of a variety of materials including moulding. In general the detailing of the **CORNICE LINE** should align with adjacent buildings of similar height to create a unified street scale appearance and feel.

Flat roofs shall have a parapet wall or similar feature on the front and sides that are nearest the **PUBLIC FACE** of the building.

- 4.7.2. **ROOFS (Type).** Flat roofs are only allowed on buildings greater than 20 feet to the **CORNICE LINE**.

Hip and Gable Roofs are allowed on all buildings and should have a pitch between 4/12 and 10/12.

- 4.7.3. **ROOF (Sloped Roof Material).** The following are permitted sloped roof materials:

- Slate (Or Synthetic)
- Metal (Standing Seam Only)
- Dimensional Asphalt Shingles which represent a slate-like or shake-like profile

- 4.7.4. **ROOF (Flat Roof Material).** The following are permitted flat roof materials:

- Asphalt or Rubber Membrane or stone of a reflective nature to avoid heat island and heat absorption.
- Green Vegetation Materials (Sedum Plant Varieties Preferred for roofs not to be utilized for outdoor activities)
- Roof Deck Structures are allowed

- 4.7.5. **ROOF (Coverage).** A sloped roof shall not be taller than the building wall that supports the roof.

- 4.7.6. **ROOF (Color).** Visible roof materials should be muted in color. Bright and white roofs are not allowed unless on a flat roof in an effort to assist in energy efficiency.

- 4.7.7. **ROOF (Mechanical).** Architectural features such as a parapet wall must be utilized to screen roof mechanical functions from the public view on streets and sidewalks.



4.7a Appropriate Roof Example

This photograph illustrates an example of an appropriate roof design with an appropriately-scaled hip roof and shingles that represent a slate-like appearance.



4.7b Simple 'Green' Roof Example

This photograph illustrates an example of a simple 'green' roof which has many benefits including reduced stormwater run-off, reduction in the heat emitted from the roof area, and improvement of air quality, to name just a few.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

4.8 GENERAL ARCHITECTURAL REVIEW: PROJECTIONS
Form, Materials, Color



4.8a Appropriate Awning Example

This photograph illustrates an example of an appropriate building awning that provides pedestrian protection from the elements, yet does not completely cover the sidewalk area.



4.6b Appropriate Balcony Example

This photograph illustrates appropriate balconies that are usable by inhabitants of the interior space.

4.8.1. **BAYS and PROJECTIONS.** Bay windows and storefronts are permitted to project up to three (3) feet from the Required Building Line.

Overhangs and eaves shall be shallower than the main roof form and be consistent on all sides.

4.8.2. **AWNINGS.** Awnings and canopies are allowed, but at no time may they extend beyond the width of the sidewalk.

Awnings must be designed as a integral part of the overall architectural character of the building.

Awnings shall be cloth or decorative, high-quality metal. No vinyl awnings are allowed.

4.8.3. **BALCONIES.** The use of flower boxes and plantings is encouraged on balconies and windows.

Deeper balconies that are intended to be usable may have simple awnings.

Balconies cannot extend more than 5 feet from any building wall.

4.8.4. **FENCING.** No fencing is allowed along the PUBLIC FACE of a building. Any fencing that is proposed on other parts of a site is subject to approval by the **ARCHITECTURAL REVIEW COMMISSION**. No chain link or split-rail wood fencing is allowed.

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

4.9 BUILDING FORM STANDARDS

Introduction

MASTER PLAN INTENT:

In the Master Plan, there is a difference between architecture and building form. While much emphasis is often placed on architecture and materials, it is the intent of the Master Plan to also address building form. In addressing the topic of form, the Master Plan hopes to have a focus of the Village Center Master Plan be the creation of unique environments where buildings “communicate” with each other and have strong relationships to the public realm (streets, plazas, etc.).

NOTE:

Users should note that there has been a nomenclature or “wording” issue with the phrase “Architectural Standards” in many communities. In this document, many of the standards that are often included as “Architecture” have been included in other sections of the document. Users are encouraged to read the entire document to understand other development standards.

NOTE:

These building forms are intended to showcase desirable building forms based on regionally accepted nomenclature. As time continues, there will clearly be changes in societal preferences and therefore, these building form standards are seen to be “broad-brush” standards to reduce the chance that building forms implemented in the Lawrence Village at the Fort study area do not contribute to the overall desired character.

KEY INTENTS:

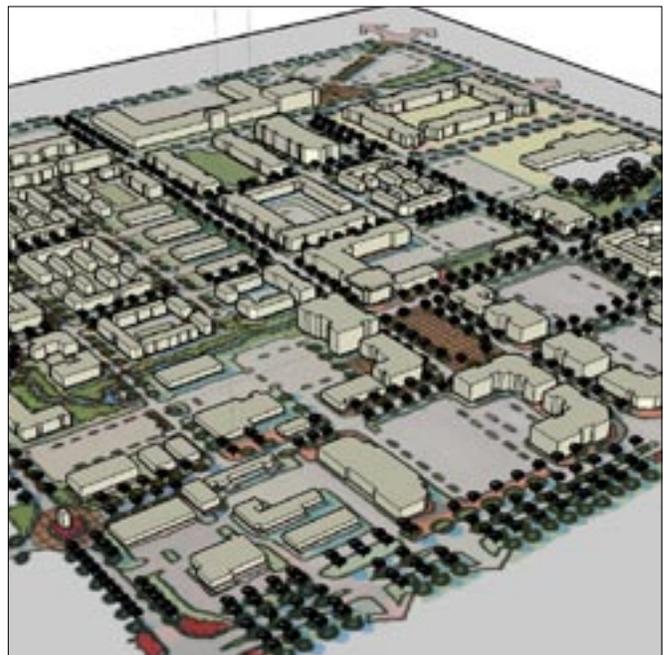
The following are key intents of these Building Form Standards:

- Showcase desired building orientations, relationships to public areas, and basic building forms.
- Clarify and illustrate possible building forms which have had several definitions in the past.
- Provide education about possible building form types to potential developers and builders.



4.9a Master Plan Illustration

This rendering shows an artist’s conceptualization of the Hawkins Circle Drive area in the Village Center District. It is shown for illustrative purposes only.



4.9b Master Plan Massing Illustration

This image illustrates a conceptual massing diagram for the Lawrence Village at the Fort. It is shown for illustrative purposes only.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

4.10/4.11 BUILDING FORM STANDARDS
Mixed-Use Office (Live/Work), Office



4.10a Mixed-Use Office (Live/Work) Form Example

This photograph illustrates a mixed-use office (live/work) building form with lower level public uses below residential uses.



4.11a Office Form Example

This photograph illustrates an office form above retail. Notice the clear entry in the middle of the structure that 'addresses' the public realm of the street edge.

4.10.1 **MIXED-USE OFFICE (LIVE/WORK) (Intent).** As working from home becomes a more desirable activity in modern society, the possibility of having an office with a public role combined with a private residential space has become a realistic option for development.

By offering the option for the Mixed-Use Office (Live/Work) Building Form, the Master Plan intends to acknowledge this societal change and the possibility of Fort Harrison being a desirable location for such a building form.

4.10.2 **MIXED-USE OFFICE (LIVE/WORK) (General).** In general, Mixed-Use Office (Live/Work) building forms have a public lower floor with private upper floors for residential use. It is not required that the building owner reside in either office or residential use at the building.

4.10.3 **MIXED-USE OFFICE (LIVE/WORK) (Siting).** Mixed-Use Office (Live/Work) building forms are to be sited in areas where the public use on the lower level can be oriented to a pedestrian-friendly streetscape. It is encouraged that on-street parking be accommodated in front of these building forms.

4.11.1 **OFFICE (Intent).** The Master Plan sees office users as providing an active, full day cycle of human activity. Therefore, office buildings provide an essential opportunity for development in the Village Center. However, where office building forms are desired, they should follow the recommended building form for offices.

4.11.2 **OFFICE (General).** Office building forms should contribute to the overall character of the area. This means that Office buildings should not be seen as completely private space, on par with a residential space. Therefore, office building forms should make gesture to the public realm of the street through the use of lobbies, porches and other building elements which invite users.

4.11.3 **OFFICE (Siting).** Office environments should be sited to orient to pedestrian areas. If the office users do not have public functions, care should be taken to design interesting and engaging elements along the **PUBLIC FACE** of the building.

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

4.12/4.13 BUILDING FORM STANDARDS

Mixed-Use Urban, Retail

4.12.1 **MIXED-USE URBAN (Intent).** It is currently a best practice of “village” or “town center” development that buildings have multiple uses to encourage a vitality of users and afford opportunities for transportation efficiencies (walking to another use in the same building). Therefore, the Master Plan desires the use of Mixed-Use Urban building forms as a technique for achieving this outcome.

4.12.2 **MIXED-USE URBAN (General).** Vertical mixed-use development combines different uses in the same building. The lower floors generally have more public uses, with private uses on the upper floors.

Examples include residential space over commercial retail establishments, street-level retail with offices above, residential and hotel uses in the same building, and residential and office uses in or along the side of a parking facility.

4.12.3 **MIXED-USE URBAN (Siting).** Mixed-Use Urban building forms should be sited along heavily used pedestrian corridors and must have on-street automobile parking along the **PUBLIC FACE**.

4.13.1 **RETAIL (Intent).** Retail uses increase the vitality and activity in an area. Therefore, the Master Plan intends for retail activities to be a part of the overall building forms for the Village Center. While stand-alone retail building forms are allowed, it is desired that they be integrated with additional uses such as residential and office uses.

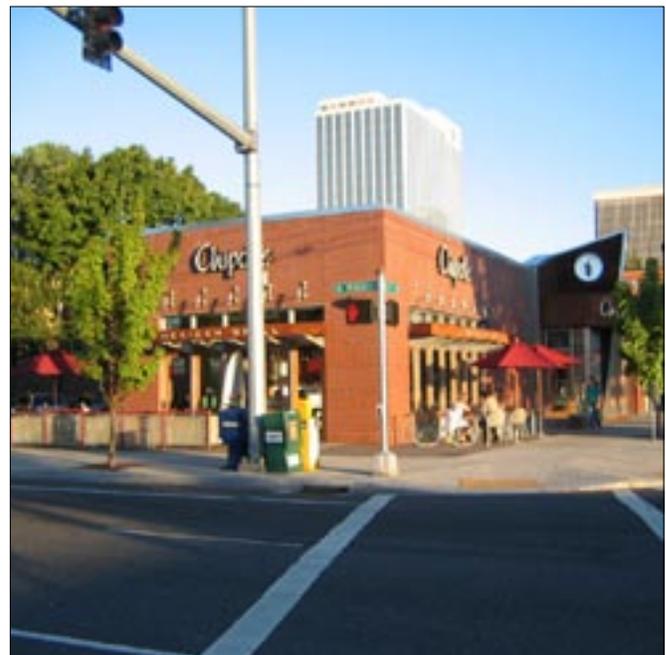
4.13.2 **RETAIL (General).** Basic retail building forms should be designed to accommodate the possible change of their inhabitants over time. Therefore, retail buildings should be designed to be flexible space should market conditions change the possible “pool” of potential users of the originally designed retail space.

4.13.3 **RETAIL (Siting).** Retail environment success is tied to its access to people. This includes pedestrian traffic as well as automobile traffic. Retail building forms should always offer a **PUBLIC FACE** to the public realm of the street. The only locations which might have drive-through functions are those buildings that are located on 56th Street.



4.12a Mixed-Use Urban Form Example

This photograph shows an example of a building that has multiple uses and has a strong public face that allows interaction with pedestrians.



4.13a Retail Form Example

Although it is desirable for retail activities to locate in a building with a mix of land uses, this photograph illustrates an example of a retail use that addresses the public realm of the street.

Lawrence Village at the Fort
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4.14/4.15 BUILDING FORM STANDARDS
Multi-Family Residential, Townhome



4.14a Multi-Family Residential Form Example

This photograph illustrates an example of a multifamily residential building with an adjacent courtyard area.

4.14.1 **MULTI-FAMILY RESIDENTIAL (Intent).** A best practice of creating a unique and dynamic “village” is to have people living in the space in a fashion which is more dense than single-family housing. Therefore, the Master Plan intends for Multi-Family building forms to be allowed to accommodate this need for additional residential opportunities.

4.14.2 **MULTI-FAMILY RESIDENTIAL (General).** Multi-Family Residential building forms can include few or many units. In general, the goal is to provide high-quality residential opportunities in an urban form that brings people and living close to opportunities for work, recreation and shopping. If feasible, Multi-Family Residential building forms should accommodate parking either below grade or in-structure.

4.14.3 **MULTI-FAMILY RESIDENTIAL (Siting).** Multi-Family Residential building forms should be sited in ways that protect the privacy of the lower floors of buildings, yet still “present” the building to the public realm of the street. Privacy can be achieved through the use of landscaping, building elevation change, or window orientation.



4.15a Townhome Form Example

This photograph illustrates an example of a series of townhomes. Notice how the townhomes can have similar form yet different architectural character and variety.

4.15.1 **TOWNHOME (Intent).** Great urban environments include the rhythm and “texture” of smaller buildings mingled with larger buildings. To this end, the Master Plan intends for townhome building forms to provide the needed density for vitality and life, yet the scale that provides interest and residential choice.

4.15.2 **TOWNHOME (General).** Townhome building forms are single user residential types which allow users to own a complete building as a unit for residential living. Townhomes should be near retail and office activities so that users can take advantage of the ability to walk to work, walk to shop, and walk to parks and recreation opportunities.

4.15.3 **TOWNHOME (Siting).** Townhome building forms should be sited in ways that protect the privacy of the lower floors of buildings, yet still “present” the building to the public realm of the street. Privacy can be achieved through the use of landscaping, building elevation change, or window orientation.

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4.16/4.17 BUILDING FORM STANDARDS Institutional, Parking Facilities

- 4.16.1 **INSTITUTIONAL (Intent).** While institutional users are not always found in “village” or urban centers, it has become clear in recent years that the activity and interaction that institutional users (when their buildings are well-designed to interact with the public) provide is a great asset to a community. The intent of the Master Plan is to include some institutional users in the Village Center, especially a library.
- 4.16.2 **INSTITUTIONAL (General).** Too often institutional building forms are out of scale with the desired pedestrian scale of their surroundings. And, because they often are large buildings, many times the parking requirements of institutional building forms also eliminate high-quality pedestrian environments.
- 4.16.3 **INSTITUTIONAL (Siting).** Institutional building forms, especially a library, should be oriented to high-quality public spaces. In the case of a library, this institutional building form should be sited along an open space or park to afford quality views and opportunities for learning and interaction with the open space.
- 4.17.1 **PARKING FACILITIES (Intent).** As environments become more dense and the value of land increases, the need to move parking away from surface lots to structured parking becomes more prevalent. It is the intent of the Master Plan to recognize this fact and allow for structured parking facilities (garages) should the demand arise.
- 4.17.2 **PARKING FACILITIES (General).** Traditionally, parking facilities have been single-use buildings, in that they only provide for parking. In this development, parking facilities should be mixed use in nature and be integrated with other uses such as residential or office uses. This often occurs with the parking facility being the central core of the building and residential and office uses lining or “ringing” the parking structure.
- 4.17.3 **PARKING FACILITIES (Siting).** Ingress and egress are clearly major issues with all parking facilities. Therefore, care must be taken to locate parking facilities in areas that accommodate a smooth flow of traffic. Yet, this flow of traffic should be integrated into the public realm design and streetscape, as to avoid creating a “dead zone” where pedestrian traffic is unsafe or discouraged.



4.16a Institutional Form Example

This photograph shows an example of an institutional use (Community Recreation and Government Center) which has strong architecture and urban design qualities.



4.17a Parking Garage Form Example

This photograph illustrates a parking facility (garage) that is lined with residential units.

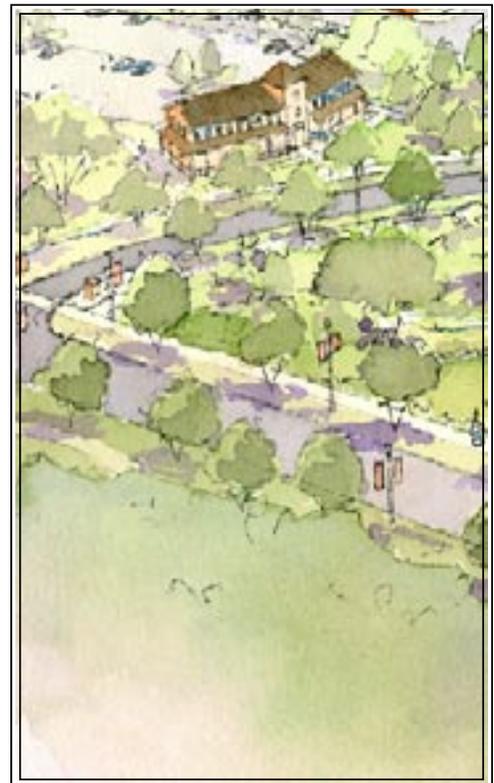
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LAWRENCE VILLAGE AT THE FORT
PRELIMINARY PLAN, COVENANTS &
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CHAPTER 5.0:
STREET AND
STREETScape
STANDARDS



Fortified Living



Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

Lawrence Village at the Fort MASTER PLAN - ILLUSTRATIVE PLAN

Showing planned street and access connections



NOTES:

- The Lawrence Village at the Fort Master Plan Illustrative Plan illustrates an ideal development scenario based on the principles developed during the master planning process.
- As can be seen, liberties are taken with existing properties (both FHRA and non-FHRA owned) to achieve the overall cohesive urban design vision.
- The Master Plan team produced this illustrative plan to showcase desired building footprints, space configurations and urban design relationships. However, it was clearly

understood that this was also just a concept and not a definitive statement of property redevelopment by the Fort Harrison Reuse Authority.

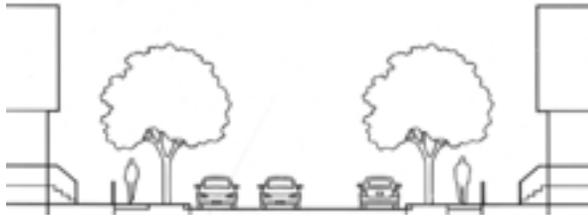
- This Illustrative Plan has been overlaid on the base map that will be utilized for these standards. It should be noted that the base map might include some inaccuracies and should only be utilized for general reference.
- The entire Fort Harrison Reuse Authority Lawrence Village at the Fort Master Plan Document can be downloaded at www.fhra.org or can be obtained at the FHRA offices.

REQUIRED SUBMITTAL:

Street Plan addressing issues presented in Section 5.1 Street Standards and 5.2 Streetscape Standards.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

5.1 STREET STANDARDS
Transfer Of, Material, Section, Utilities



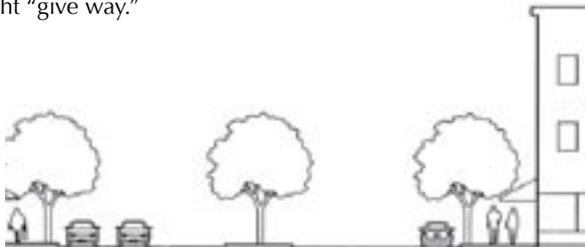
Generalized Street Section

This street section is a general suggestion for streets in the Lawrence Village at the Fort development area. Parking is accommodated on both sides of the street.



Generalized Residential Development Street Section

This street section is a general suggestion for the interior of the Urban Residential area. Parking is accommodated on both sides of the street with a larger central drive lane requiring a slight "give way."



Generalized 56th Street Section

This street section is a general suggestion for 56th Street to create a memorable motorist experience as well as a comfortable pedestrian environment.



Generalized Village Center Street Section

This street section is a general suggestion for the interior of the Village Center area.

MASTER PLAN INTENT:

Streets are the 'public realm' of our cities. Therefore, the streets in the Lawrence Village at the Fort must be exciting places where the requirements of automobile traffic are balanced with the needs of pedestrians, bicyclists and other users. The street standards outlined in this document provide a framework in which the Fort Harrison Reuse Authority, the City of Lawrence, and private developers can work from to create dynamic environments.

STANDARDS:

5.1.1. **STREETS (Transfer Of).** All streets shall be designed and constructed in a manner that meets all the requirements of the City of Lawrence in order to be dedicated to the City of Lawrence at completion of the roadway project.

All streets within the Lawrence Village at the Fort shall be deemed public streets. No private or gated streets are permitted.

5.1.2. **STREETS (Material).** It is required that the streets be constructed from concrete or asphalt and meet the design requirements for the roadway classification and transfer. Porous paving materials should be considered for the street materials where applicable. Careful attention should be paid to the sustainable qualities of the paving material for qualities of durability, water quality, recycled content, maintenance and usability (snow plow usage, etc.).

At no time can streets be dirt or paved with gravel or "chip n' seal" type paving.

5.1.3. **STREETS (Section).** In general, streets should be designed to accommodate automobile travel lanes, on-street parking, a planting or bio-swale buffer and sidewalk. The grading of the street shall be such as is accepted by the City of Lawrence for proper drainage.

If Right-of-Way land permits, bicycle lanes should be added to accommodate bicycle traffic.

5.1.4. **STREETS (Utilities).** Utilities should be installed underground and as a part of the street system where possible. An adjacent 10 foot easement for utilities shall be created along all street Rights-of-Way.

DRAWING NOT TO SCALE
Illustration Credit:
Planning and Urban Design Standards,
American Planning Association

Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

5.2 STREETScape STANDARDS

Street Trees, Street Lights, Street Furniture, Parkway Buffer Area, Sidewalks, Maintenance

MASTER PLAN INTENT:

The quality of the streetscape area (between curb edge to building wall) is one of the most important aspects of creating an active, livable community. The Master Plan intends for the streetscape of the Lawrence Village at the Fort to be a high quality streetscape that enhances the user experience as well as adds to the value of adjacent properties.

STANDARDS:

5.2.1. **STREET TREES.** Each street shall have street trees (selected from a list maintained at the Fort Harrison Reuse Authority offices). The average spacing of these trees shall not be greater than 30 feet on center.

Street trees shall be at least 3 inches in diameter (6 feet above grade).

Care should be taken to ensure that limbs do not extend lower than 7 feet over the sidewalk area and 14 feet over any travel (not parking) lanes in the street itself.

5.2.2. **STREET LIGHTS.** *See Section 2.6 Lighting.*

5.2.3. **STREET FURNITURE.** Street furniture such as benches, trash receptacles, newspaper racks, etc. are permitted. Outdoor cafes are permitted. All proposals for street furniture must be made to the **ARCHITECTURAL REVIEW COMMISSION** for approval for placement, style and color.

5.2.4. **PARKWAY BUFFER AREA.** The area between the back of the street curb and the sidewalk shall be planted with grass, ground cover, plant material or hardscape elements (tree grates, pavers, etc.). Plain dirt surfaces are not permitted.

5.2.5. **SIDEWALKS.** Sidewalks must be installed on each street. The placement of a sidewalk adjacent to the street curb is discouraged, rather a parkway buffer area is preferred. Sidewalks shall be a minimum of 5 feet in width. Innovative materials are encouraged (porous, pavers, etc.) and must be approved by the **ARCHITECTURAL REVIEW COMMISSION**.

5.2.6. **MAINTENANCE.** All landscaping and streetscape elements shall be maintained by the owner of the property. If private property is placed in the Right-of-Way, it must be maintained by the private owner. The City of Lawrence is responsible for the maintenance of the Right of Way area.



5.2a Streetscape Example

This photograph illustrates an example of a appropriate streetscape.



5.2b Sidewalk Cafe Example

This photograph illustrates an example of a sidewalk cafe. Notice in this case, the furniture is temporary and can be removed.

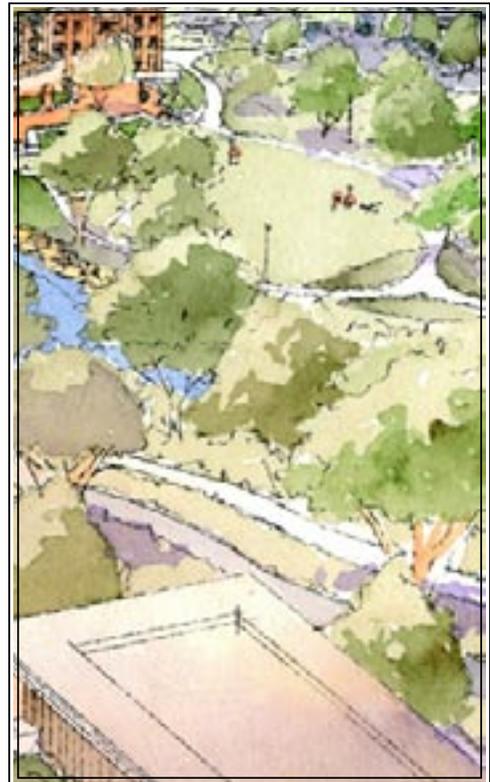
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CHAPTER 6.0:
DEFINITIONS



Fortified Living



Lawrence Village at the Fort

Preliminary Plan, Covenants and Development Standards

6.1 DEFINITIONS

As found in BOLD in the text of the Lawrence Village at the Fort Development Standards

ALLEY. The public right of way for automobiles and pedestrians within a BLOCK that provides access to the BUILDING REAR, parking, and service areas (garbage, recycling, etc.).

ARCHITECTURAL REVIEW COMMISSION. Formal review commission established by these development standards to guide the implementation of the Lawrence Village at the Fort Master Plan vision. See formal definition in Chapter 1: Process and Applicability.

BACK OF STREET CURB. The point farthest from the middle of the STREET on the top of the curb along said STREET.

BUILDING. A structure that can be inhabited for use by people.

BUILDING FORMS. The general set of recognized principles of a building type that creates the appropriate massing and orientation for said building.

BUILDING GROUND FLOOR. The floor level of a building that is closest to the grade level of land surrounding the building.

BUILDING HEIGHT. A measure of distance beginning at the grade level where it meets the building and extending upwards. The Lawrence Village at the Fort Development Standards are most concerned with BUILDING HEIGHT to the CORNICE LINE.

BUILDING REAR. The elevation of a building that is the opposite of the PUBLIC FACE.

CORNICE LINE. The point where the vertical plane of a building's elevation transitions to a roof structure, either pitched or flat.

CURB CUT. A separation in continuous curbing along a STREET to allow for automobile access to a LOT.

FLOOR TO FLOOR HEIGHT. The distance determined between the top of flooring material and the top of flooring material on the next building level above.

LOT. A parcel of real property that has been legally platted and recorded.

HARDSCAPE. The use of materials between a building and STREET that are not natural vegetation as their primary material. Examples of hardscape include brick pavers, concrete flower pots, sidewalks and stoops.

GROSS SQUARE FOOTAGE (GSF). The calculation of square footage determined by using the perimeter of the building including building walls.

PARKING SETBACK LINE. A line that is parallel to the PUBLIC STREET that is drawn at the point that is equal to 50% of the overall length of the building as calculated from the PUBLIC FACE to the BUILDING REAR, excluding projections such as porches. No at-grade automobile parking is allowed in the front of the PARKING SETBACK LINE as it relates to the PUBLIC STREET.

PARKING SPACE. A space allocated for the stopping of automobiles and/or other vehicles.

PEDESTRIAN PATHWAY. Pathway, either public or private, that allows for pedestrian use between STREETS.

PUBLIC BICYCLE SPACE. A space allocated for the stopping of a bicycle or like device that affords an opportunity for locking. Spaces can be formed through a variety of techniques and proposed racks shall be submitted for review by the ARCHITECTURAL REVIEW COMMISSION and provided by owner.

PUBLIC FACE. The building elevation or LOT edge that is facing a STREET. In some cases a building or LOT might have multiple PUBLIC FACES. Building elevations that face ALLEYS, common lot lines, and courtyards are not PUBLIC FACES.

PROHIBITED LAND USES. Those uses of property that have been deemed to not be consistent with the desired character of the Lawrence Village at the Fort.

ON-STREET PARKING (SPACE). A space allocated for the stopping of automobiles and/or other vehicles through the use of painted striping or other markers and is located in the RIGHT OF WAY.

REQUIRED BUILDING LINE (RBL). A line indicated by distance from the BACK OF THE CURB as prescribed in Chapter 3: Districts. A minimum of 80% of a PUBLIC FACE of building must be built on the REQUIRED BUILDING LINE.

RIGHT OF WAY. The legal description of property that is public in nature and contains the STREET and/or ALLEYS as well as other elements depending on location.

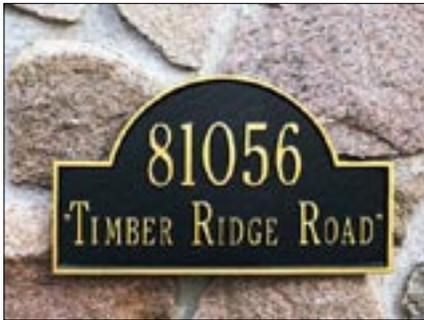
SHARED PARKING (SPACE). A space allocated for the stopping of automobiles and/or other vehicles that is located on property that has formal agreement for other users other than those in connection with the property owner itself.

SPECIAL PERMIT LAND USES. Those uses of property that have generally not been deemed to be consistent with the desired character of the Lawrence Village at the Fort, yet could be appropriate in special situations and with review by the ARCHITECTURAL REVIEW COMMISSION.

STREET (Also PUBLIC STREET). The public right of way for vehicles and pedestrians. Does not include driveways or ALLEYS. All STREETS are public streets and shall be open for use by the general public.

Lawrence Village at the Fort
Preliminary Plan, Covenants and Development Standards

6.1 DEFINITIONS
Signage Examples



ADDRESS SIGNAGE

This photograph illustrates an example of appropriate address signage. Address signage should be attached to the development unit which it identifies.



WALL SIGNAGE

This photograph illustrates an example of appropriate wall signage. Wall signage should be attached to the development unit which it identifies.



MONUMENT SIGNAGE

This photograph illustrates an example of a monument sign. Monument signage, unless designating a residential development, is allowed, yet not encouraged due to the desired urban character of the Village Center.



PYLON OR LARGE POLE SIGNS

This photograph illustrates an example of an inappropriate pylon sign. The intent of the master plan is to avoid signage that is geared to attracting attention of motorists from areas of considerable distance from the Village Center.



BILLBOARD SIGNAGE

This photograph illustrates an example of inappropriate billboard signage. Billboard signage is not permitted at the Lawrence Village at the Fort.



PROJECTING SIGNAGE

This photograph illustrates an example of appropriate projecting signage. The intent of the master plan is that projecting signage can be both for identification and wayfinding as well as pieces of art.



POLITICAL/REAL ESTATE SIGNAGE

This photograph illustrates an example of inappropriate political/real estate signage. See 2.13 Signage Standards. Only one real estate sign per building.



DIRECTIONAL SIGNAGE

This photograph illustrates an example of appropriate directional signage.



STOREFRONT SIGNAGE

This photograph illustrates an example of appropriate storefront signage.



Fortified Living

