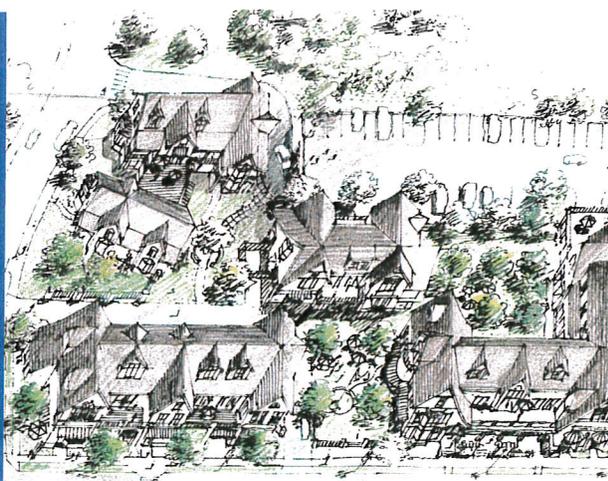




zimmerman

Hartland
Village Center
Revitalization Plan



May, 2007

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**also available at 11x17*

Summary

Introduction, purpose of Master Plan

This master plan provides a framework for the incremental enhancement of the aesthetic quality and economic vitality of Hartland's Village Center.

The plan complements and supplements the adopted Village master plan.

Several key ideas provide the foundation for the approach:

- **The plan builds on the strengths and existing character of Hartland**, while allowing and guiding incremental change and improvement over time.
- **The plan seeks to strike a complementary balance between public and private interest.** By providing a strong but flexible framework and establishing a common vocabulary, many individuals seeking to improve their properties can do so in a way that contributes to the common good and creates a whole that is greater than the sum of the parts. Similarly, improvements in the public infrastructure (streets, parks, and pathways, etc.) enhance the overall desirability of the village center and its properties.
- **The plan is primarily form-based, rather than exclusively use-based.** It establishes guidelines for the size, location and character of structures somewhat independent of their uses. Mixed uses are encouraged.
- **The plan identifies desirable “patterns” to create a common vocabulary for Village Center design.** These patterns embody specific design principles and characteristics to be encouraged in the village center. The intent is to provide a flexible framework that will result in a high quality environment, rather than providing a highly prescriptive plan. For any given site, a number of alternative proposals could satisfy the intent of the pattern language and the form-based guidelines.
- **The Village is always “complete”.** In an ideal realization, each development realizes its “patterns” in the context of its already extant neighbors, resulting in a compatible whole. The contrary situation would be a master plan that requires all pieces to be finished for the plan to be complete. In the meantime, the first buildings built would look out of place with the previous buildings. This is not such a plan. (In a few cases where the current situation is far from the desired condition, this ideal realization of “always complete” may not be possible.)
- **The plan encourages shared parking and access.** Excessive individual parking requirements form one of the key impediments to small-scale developments in traditional village centers such as Hartland, given the relatively inflexible geometry of parking. In order to allow improvements in the spirit and character of the historic center, the plan proposes an innovative mechanism to foster the sharing of parking. As does the Village Master Plan, it encourages shared access drives and interconnecting traffic aisles.
- **The plan encourages more complete pedestrian and bicycle networks.**

Key Planning Principles

Several key planning principles help to realize the above ideas.

- **Positively Shape Public Spaces.** The outdoor spaces of the village are not just what is left over after the buildings are built. Instead, buildings, street trees and street lighting work together to shape a coherent and positively designed network of public spaces.
 - A “building edge” or “street edge” formed by the grouping of buildings defines the experience of the street. A “build-within” range is defined for each street in order to establish a thick zone at the building edge. This more flexible variant of a “build-to” line encourages richness and variety within a consistent spatial framework.
 - The nature of the main street space varies by location, with three main types:
 - retail / commercial (buildings with storefronts aligned along and level with the public sidewalk),
 - dooryard (buildings set back behind a relatively small landscaped front yard, normally with a change of level for visual privacy), and
 - common front yard (or lawn) (the classic residential pattern of a tree-lined street with front lawns that run together without separation).
 - These three types can be defined more precisely with the concept of public and private frontages. The “public frontage” consists of the space from the street right-of-way line to the curb, and includes sidewalks, street trees, street lights, terrace, etc. The private frontage is the space from the right-of-way line up to and including the build-within range.
 - Meaningful variations from the build-to line and build-within range are allowed in support of the pattern-making goals and to shape public space. For example, a portion of a building could be set back beyond the build-within range to create a well-formed, sunny courtyard.
- **Pedestrian and Bicycle Friendly.** Good planning strikes a balance between the needs of pedestrians, bicyclists and drivers. That balance changes according to location. For the village center, that balance should generally be tilted in favor of the pedestrian. Corollary principles
 - Tie goes to the pedestrian, then bicyclist.
 - Place parking lots behind buildings, not in front.
 - Provide a continuous network of pathways, sidewalks and bikeways.
 - Provide paths, sidewalks and/or bikeways at *all* streets in the village center
 - Allow for multiple routes over a varied and fine-grained network of walkways, paths, and routes.
- **Shared Parking and access**, as mentioned above, supports fine-grained, small-scale development and improvements.
- **Variety within Consistency**
 - Create interest that is sustained at a pedestrian scale.
 - Encourage fine-grained development. “Fine-grained” is similar but not identical in meaning to “small-scaled”—it generally consists of small-scaled pieces without excessive repetition, and thus creates more variety

- over a shorter space than otherwise. [For example, a block-long office building with one entrance would not be fine-grained; a series of smaller buildings or storefronts with entrances and/or shopfronts every 25 feet or so would be fine grained. A series of townhouses could be fine grained if they contain a variety of design conditions and the opportunities for residents to personalize aspects of the landscape or accessories; a similar series of town homes would not be fine-grained if they consisted of the excess repetition of identical units and landscape features. This concept is illustrated in the “Patterns”.]
- Ideally, this variety is the result of many individual decisions accrued over a long period of time (as is already the case in Hartland), and results from unique responses to local conditions. [Examples: responding to a corner condition, a neighboring building, or a vista termination; capturing a desirable view or pleasant solar orientation.]
 - “Inhabited”: Buildings and spaces that imply habitation, even when unoccupied, help create this variety. For instance, a porch, flower boxes, and a furnished balcony all add interest and imply the presence of people.
 - **Mixed Use:** Encourage a variety of compatible and complementary uses, including residences, office, retail, entertainment, and services in order to support activity and vitality throughout the day.

Elements of the plan

The plan contains several key elements, which are more fully described in the subsequent text and graphics.

- **Patterns.**
 - The description of each key pattern contains a brief statement of the main idea or goal of the pattern, a listing of techniques and sub-goals to realize the pattern, a listing of related patterns, and photographs and / or sketches that illustrate the pattern. Some patterns may also include an observation that informs the pattern. Most key patterns are described on a single page.
 - Some secondary patterns are more briefly described in this text document.
 - The intent is that as the village utilizes these patterns, they can be modified in accord with shared experience and judgment. Patterns may be added or altered over time.
 - The pattern language is not primarily about “style”, although well-done traditional architecture embodies many desirable patterns. Well-done architecture in a more contemporary style may also embody the desirable patterns, while poorly done traditional architecture might not. Hartland’s diversity of architecture is a strength. The patterns identify the desirable characteristics, but do not seek to impose a single style. Having said that, at the public planning sessions, attending Hartland residents preferred images of traditional looking buildings over more modernist structures.

- **Street character, cross-section and build-within ranges.**
 - The plan proposes improvements in the character of the various streets in the district, and establishes the basic cross-sectional characteristics of the street and its adjacent buildings. In this case “street” refers not just to the paving, but to the character of the “streetscaping”—the space from building face to building face, including the street itself, street trees, paths or sidewalks—and the relationship of the building to the street.
 - Deviations from the build-to lines and build-within ranges are allowed if they better create the desired patterns.
 - In some cases, plan for the transition to higher quality development (especially South Cottonwood, Pawling)
- **Pathway / Bikeway / Sidewalk continuity**
 - The goal is to provide a well-connected pedestrian network that provides options for walkers. Currently, some gaps exist. The “Pathways and Pedestrian Shed” drawing identifies those gaps and suggests where walks or paths could be added.
 - In addition, the plan seeks to improve the character of the connections from the river path system (Ice Age Trail) as it traverses Haight Drive, crosses Capitol Drive, and rejoins the Bark River to the north.
 - The plan supports the bikeway recommendations in the adopted Village master plan.
- **Wayfinding.**
 - Hartland grew up at a significant crossroad. The relocation of highway 16 means that many people pass near the village center without seeing it or even being aware of it. A plan identifies the key locations for signage to increase the public’s awareness of the village center location.
- **Illustrative sketches of potential redevelopment.**
 - Finally, several sketches illustrate the way these guidelines and patterns could inform the redevelopment of several sites.

Street Frontages (text description)

As mentioned in the summary, the plan proposes improvements in the character of the various streets in the district, and establishes the basic cross-sectional characteristics of the street and its adjacent buildings. In this case “street” refers not just to the paving, but to the character of the space from building face to building face, including the street itself, street trees, paths or sidewalks, and the relationship of the building to the street.

In most cases, the plan basically accepts and promotes the continuation or completion of current desirable patterns of development. In implementing these changes, infill developments should follow the principle mentioned in the introduction that the village is “always complete”. In other cases, especially South Cottonwood and Pawling Avenue, the plan facilitates a transition to higher quality development and more pedestrian friendly configuration. Given the significant change involved, the “always complete” principle might not apply to an initial small-scale development.

The street character is the result of two frontages: the public frontage from the right-of-way line to the street center, and the private frontage from the right-of-way line to the building edge. The public frontage includes the sidewalk, street trees, tree-planters and / or terrace, curb and street. The private frontage includes the “front yard”, including any paving, walks, plantings, steps, fences, etc.

The plan proposes three main street frontage types: retail/commercial, dooryard, and common front yard. These are defined and illustrated on the graphic page that follows the patterns and precedes SF1-8.

The placement of new buildings to define these frontages is governed in part by build-to lines. The village currently has a somewhat informal character that results in part from variations in the building placement. To recognize and encourage this, the build-to lines are modified by build-within ranges or zones (terms used interchangeably.)

Variations from the proposed build-to lines and build-within zones are allowed if they better create desirable “patterns”.

The main streets are described below and in Table 1, and are illustrated graphically in the street frontage plans (SF1-8).

- **South Cottonwood** from the wetlands to the railroad right of way. Front Yard frontage. Create a grand tree-lined street as an approach to the village center. On the west side, future redevelopment should face the street with a front yard condition, with no parking in front. Somewhat larger scale buildings may be appropriate here. Allow for a gradual transition to somewhat denser development on the east side (facing the river). If this occurs, maintain a fine-grain by encouraging relatively small building frontages and frequent gaps through to the river. *Public Frontage: sidewalk, street trees in terrace planting area. Private Frontage: Common front yard.*
- **Pawling Avenue.** Establish an asymmetrical tree-lined street. On the north side, allow somewhat larger scaled buildings (such as apartments, office buildings, townhouses, or live-work units) facing south across front lawns / dooryards to a

public sidewalk. *Public Frontage: sidewalk, street trees in terrace planting area. Private Frontage: Dooryard.* On the south side, provide additional municipal parking through angled parking bays interrupted by street trees. Between Pawling and the railroad tracks provide an informally landscaped area. Design paths and walks in such a way as to allow occasional use as an outdoor market. Encourage creative reuse of the historic depot.

- **South Cottonwood** north of the railroad right of way. A more constrained right of way presents challenges here, as does the limited lot depth to the Bark River. Where possible, establish a pattern of street trees and a “dooryard” character—a smaller setback than farther south, but larger than the primarily retail/commercial sidewalk frontage of Capitol. Allow continuation of the front yard character on the west side, but transition to a dooryard condition as redevelopment occurs. *Public Frontage: sidewalk, street trees in terrace planting area. Toward north end and at retail uses, transition to paved terrace and trees in grates. Private Frontage: Door yard; existing front yard conditions may remain.*
- **Haight / Goodwin.** Haight is only a half-sized right-of way, with an alley-like character. Ideally, expand the right of way to provide a better pedestrian experience. This stretch connects the southern portion of the Ice Age Trail to East Capitol Drive and to Cottonwood. Add street trees and improve the sidewalk character. Will need careful design due to limited right of way. *Public frontage: street trees in terrace or tree grates, as space allows. Private frontage: Atypical—a landscaped parking edge on Haight, side of retail buildings at Goodwin near Capitol. Alternative design requiring less right of way adjacent to parking lots: landscaped buffer including shade trees in private frontage, sidewalk immediately adjacent to street. Alternative design requiring more right of way: landscaped buffer on private frontage, expanded right of way allows for terrace and sidewalk in public frontage.*
- **East Capitol Drive:** reinforce the best characteristics of the existing retail street. For that portion to be redeveloped, move the build within zone back to create a deeper retail frontage (similar to the black and white image from Athens Georgia—see patterns). *Public frontage: street trees in tree grates; Private frontage: retail / commercial abutting sidewalk.*
- **Oak Street Extension:** Extend Oak Street south to Capitol Drive. We recommend a public right of way with on-street parking, extending the current alignment. Create an appropriate alignment with the parking access across Capitol Drive. Frontage conditions: southern 80’ (approximately) retail/commercial frontage as at Capitol Drive, to Dooryard condition on remainder of east side of Oak Street extension (across from the river).
- **Other residential streets.** Maintain the classic shared yard landscape of the traditional American residential neighborhood. Where missing (e.g., Zion Street), add a sidewalk to at least one side. *Public frontage: trees in terrace, sidewalk. Private frontage: common front yard.*

| Table 1: Street Frontages, Build-to lines, and Build-within zones/ranges by street | | | | | | | | |
|--|------|--|---------------------|---|-------------|---------------|---|---------|
| <i>See SF 1-8 drawings for graphic representation, transitions, and special conditions</i> | | | | | | | | |
| Street | Side | Frontage | | | | | | Notes |
| | | Public | | | Private | | | |
| From | | Parking (if allowed) | Terrace | Walk | Type | Build-to line | Build-within range | |
| to | | | | | | | | |
| North Avenue (SF3) | | | | | | | | |
| Lawn to mid-block A | W | Parallel | Planted | | Lawn | Existing | 12' / Avg. | 1 |
| | E | Parallel | Planted | | Lawn | Existing | 12' / Avg. | 1 |
| Mid-block A to B | W | Parallel | Planted | | Dooryard | 10' | 8' | |
| | E | Parallel | Planted | | Dooryard | 10' | 8' | |
| Mid-block B to Hill / E Capitol | W | Parallel | Paved / Tree Grates | | Ret/Comm. | 0 | 6' | |
| | E | Parallel | Paved / Tree Grates | | Ret/Comm. | 0 | 6' | |
| East Capitol (SF4) | | | | | | | | |
| North Avenue to C (Crosswalk) | N | Parallel | Paved / Tree Grates | | Ret/Comm. | 0 | 6' | 1 |
| | S | Parallel | Paved / Tree Grates | | Ret/Comm. | 0 | 6' | 1 |
| C (Crosswalk) to D (Drive) | N | Parallel | Paved / Tree Grates | | Ret/Comm. | 6' | 6' | 1, 2, 3 |
| | S | Parallel | Paved / Tree Grates | DrYd or Ret/Comm. | | 6'/10' | 6'/8' | 4 |
| D to Maple | N | Parallel | Paved / Tree Grates | | Lawn/Trans. | 25/10/6 | 12/8/6 | 4 |
| | S | Parallel | Paved / Tree Grates | | Lawn/Trans. | 25/10/6 | 12/8/6 | 4 |
| East of Maple | N | Parallel | Planted | | Lawn | Existing | 12'/avg. | 1 |
| | S | Parallel | Planted | | Lawn | Existing | 12'/avg. | 1 |
| Haight Drive (SF5) | | | | | | | | |
| Cottonwood to E | N | Existing | n/a | | | | | |
| | S | Perpend. | n/a | | | | | |
| E to Bark River | N | n/a | Special | Improve sidewalk, add parking buffer, and trees. Expand right of way if needed. | | | Screened parking lots OK. If building is proposed, establish Ret/Comm. or Dooryard frontage adjusted for adequate right of way. | |
| | S | n/a | Existing Special | | | | | |
| Bark River to Goodwin | | n/a | Special | | | | | |
| | | n/a | Special | | | | | |
| Goodwin (SF5) | | | | | | | | |
| Haight north to Mid-block | E | Parallel | Special | See notes for Haight Drive (Above) | | | | |
| | W | Parallel | Special | | | | | |
| East Capitol south to Mid-Block | E | Parallel | Paved / Tree Grates | | Ret/Comm. | 0 | 6 | |
| | W | Parallel | Paved / Tree Grates | | Ret/Comm. | 0 | 6 | |
| South Cottonwood (SF6,8) | | | | | | | | |
| Hill to W. Capitol | W | Parallel | Paved / Tree Grates | | Ret/Comm. | 6 | 6 | 5 |
| E Capitol to Haight | E | Parallel | Paved / Tree Grates | | Ret/Comm. | 6 | 6 | 5 |
| W. Capitol/Haight to Park Avenue | W | Parallel | Paved / Tree Grates | | Dooryard | 8 | 8 | |
| | E | Parallel | Paved / Tree Grates | DrYd or Ret/Comm. | | 8 | 8 | |
| Park Avenue to Pawling | W | Parallel | Planted | | Dooryard | 8 | 8 | |
| | E | Parallel | Planted | | Dooryard | 8 | 8 | |
| Park Ave to Pawling Mid-Block | W | Parallel | Planted | | Lawn/Trans | 25/10 | Ex / Avg. | 4 |
| | | Setbacks should not be greater than existing in mid-block. | | | | | | |
| Railroad to Cardinal Lane | W | Parallel | Planted | | Lawn | 25 | 12 | |
| | E | Parallel | Planted | | Lawn | 20 | 12 / Avg. | 1 |
| Pawling Avenue (SF7) | | | | | | | | |
| | N | Parallel | Planted | | Dooryard | 10 | 8 | |
| | S | Angled/90 | Peninsulas | Path | n/a / depot | n/a | n/a | |

Parking Strategy

Adequate parking is an important aspect of the Village Center's vitality, but providing parking has significant design implications that affect the character of the Village. The following observations apply:

1. There appears to be more than enough parking both on and off-street to meet the needs of both current and additional uses in the Village Center.
2. Some proposed new uses (including additions) have been denied because there is insufficient off-street parking on-site to meet the requirements of the zoning code for off-street parking. These uses would otherwise have been permitted.
3. Successful districts similar in scale and varied historic pattern to Hartland often rely on off-site parking, as has Hartland historically. Conversely, requiring all parking to be provided on-site, without counting available on-street and public parking, will often work against other desirable design objectives.
4. One objective of downtown revitalization is to increase and enhance utilization of the Village Center, i.e. increase both pedestrian, bicyclist and motor vehicle traffic (give people more reasons to be downtown).

With these observations in mind, Hartland should develop an off-street parking system for the Village Center that would make it possible for some uses to expand, even if they don't have sufficient off-street parking to meet the existing requirements.

Such a system is embodied in new code language in the proposed Section 46-923 (9). In essence, this allows the plan commission to adjust parking and loading requirements if a petitioner provides sufficient evidence and documentation to convince the commission that such a change is justified. It also provides for a system of "payment in lieu of providing off street parking for non-residential uses" that takes advantage of public parking located nearby. All new residential uses would be required to provide on-site off-street parking per the code.

Please refer to the proposed language for a fuller description of the system.

Patterns

This section describes desired patterns. After a bulleted recap of the purpose of the master plan and its key planning and design principles, the primary patterns are listed, followed by a glossary of additional patterns / pattern language with brief descriptions. The primary patterns are then described on separate sheets.

The concept of a pattern language is taken directly from the 1977 book A Pattern Language by Christopher Alexander and five collaborators. This book is still available. It proposes a comprehensive set of 253 patterns to order the built environment, ranging from the regional scale to the smallest detail. These were derived from personal observation and judgment of places that work well in the authors' considered opinion. The authors' stated intent was that individuals would use these as an example, select patterns that seemed appropriate, and develop others to assist them in designing their own environments. Although some aspects of the approach and some of the patterns would strike many as utopian, the approach itself seems very useful and most of the patterns ring true as having continuing validity.

The "primary patterns" listed below and described and illustrated on separate graphic pages were developed to embody the key characteristics desired for Hartland's Village Center. The "Additional Patterns", some of which come from Alexander, inform this vision and provide an additional vocabulary (pattern language) that can be shared by those seeking to improve the village center of Hartland.

Purpose:

Provide a framework for the incremental enhancement of the aesthetic quality and economic vitality of Hartland's Village Center.

- Build on Hartland's strengths and existing character
- Balance public and private interest so that the whole is greater than the sum of the parts
- Provide "form-based" guidelines for the physical shape of the village center, able to accommodate various uses.

Key principles

- Positively shaped public space
- Pedestrian and bicyclist friendly
- Shared parking and access
- Variety within consistency
- Vibrant mix of compatible uses

Primary patterns (see separate sheets):

- Fine grain
- What's around the corner?
- Interest at eye level
- Thick wall / building edge
- Diminished (less conspicuous) upper story
- Outdoor room / hidden garden
- View terminus / focus
- Keep it real (or authentic).

Additional Patterns

(patterns indicated (PL#) are from A Pattern Language)

South Facing Outdoor Space

Provide outdoor spaces such as courtyards, terraces, porches, and sidewalk cafes that face in so far as possible face south. This orientation fosters a relatively warm micro-climate, since it is sunny and protected from the cold northwest winds. Therefore it is usable even on cool days in spring and fall.

Providing shade (trees, porches, umbrellas, awnings) is desirable for hot weather.

Positive micro-climate.

This more general goal is the intent of "south facing outdoor space." In particular cases, other orientations or features may create the desired result.

Activity pockets (PL 124)

"The life of a public square forms naturally around its edge. ...Therefore, Surround public gathering places with pockets of activity—small, partly enclosed areas at the edges, which jut forward into the open space between the paths, and contain activities which make it natural for people to pause and get involved."

Places to Sit

Provide places to sit. These need not be benches—for instance planters or other low walls at the appropriate width and height can provide gathering places that do not appear empty if unoccupied.

Covered entry (recessed entry, projected canopy) / Well defined entry

Provide cover at entrances. A recessed entry is one way of doing this. Providing cover at entrances makes the entry more apparent and better defined, provides shelter as people enter the building, contributes to a 'real' fine-grain pattern, and contributes to the gradual mediation of inside and outside space. In retail storefronts, the recess can make the shop interior more visible to passersby, who see the store obliquely.

Related patterns: Interest at eye level, thick wall / building edge, uncluttered shopfronts.

Window on the street (PL 164)

Street frontages should have ample windows with vision glass, including on the upper floor(s). Ideally, these include operable windows and the possibility that people inside can interact with people outside. For retail frontages, avoid heavily tinted or reflective glass.

Related patterns: Inhabited, six-foot balconies, thick wall / building edge.

Base-Middle-Top

Buildings should have a base that meets the ground and a top that gracefully meets the sky. While this is true of traditional building designs, it is also true of good contemporary designs. By providing a well-designed base and interesting top, the middle zone can be simpler. The differentiated base in particular acknowledges the presence of people, and humanizes the built environment.

Related patterns: interest at eye level, diminished upper story.

Inhabited

More a concept than a specific physical pattern, this refers to any design elements that indicate the presence, care and ownership of the space by people. These include elements such as flower planters or window boxes, balconies, furnished porches, small gardens.

The contrary condition would be uninhabited / uncared for, sterile, impersonal, or anonymous, indicated at the extreme by blank walls, sealed windows, and unvarying, monotonous repetition.

Six-foot balcony (PL 167)

A balcony needs to be at least six feet deep, according to Alexander, to be usable.

Partially screened balcony / porch

Successful balcony designs provide at least partial visual privacy and a sense of enclosure for occupants. Low walls or railings with closely spaced balusters can provide this privacy, as can a partially recessed location. Minimally code-complying metal railings (with relatively slender verticals and wide gaps) are too transparent, leaving the balcony's occupant and clutter uncomfortably exposed.

Hidden Garages

Garages should be located inconspicuously (underground or on the back half of the site.)

Seasonal variety / year-long interest

Features that change with the seasons are encouraged, as are features that add interest in the winter. Obvious examples are permanent landscape plants (spring blooms, fall colors, winter evergreens), portable public art, seasonal planters, and portable outdoor furniture for warmer weather.

Light and Shadow

Design buildings so that at both the large and small scale there is a play of light and shadow. The building should respond differently to different lighting conditions.

Light on two sides (PL159)

According to Alexander, *“When they have a choice, people will always gravitate to those rooms which have light on two sides, and leave the rooms which are lit only from one side unused and empty. ...in short, this one pattern alone, is able to distinguish good rooms from unpleasant ones.”*

While this pattern deals with interiors, and does not really operate at the level of planning, it has implications for the scale of development. Buildings that achieve this goal will tend to have a finer grain and more visual interest than those that do not.

“Common Yard”, or “Common Front Yard” (“Space is the American Mediator”)

This describes the classic American residential pattern of street trees, sidewalks, and unfenced front and side yards that flow into each other. (James Smithson, an English architect, wrote an article pointing out that Americans mediated between buildings with this common space and interval, rather than the European techniques of walls, fences, and hedges.) An important aspect of this pattern at its best is that garages are located in the back half of the lot, whether served by driveways or by alleys or lanes, and the front of the house faces the street. Back yards may be enclosed by fences or hedges.

More public / formal front, less public / formal back. (observation, optional)

In traditional settings, buildings put their best foot forward, so to speak. Fronts are carefully designed to help shape the public space. Backs tend to be less formal, more incidental. Sides were somewhere in between. While it is desirable to have all four facades carefully composed, and it is certainly desirable to have a coherent building design, the distinction between the two conditions can add richness and interest to the village.

This pattern reinforces the idea of shaping the public space. However, a building that is carefully composed on all sides should be encouraged. Similarly, coherent and well-integrated designs should be encouraged.

Related patterns: Common yard, positive public space.