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Site Design Program – Alt 4

A Municipality plans to build a Courthouse, a City Hall, and a Town Square on the site, with parking to serve the new buildings.

1. Locate the 2-story, 40 ft high City Hall close to the Monument.
 - The main entrance shall be visible from Bently Ave.
2. Locate the 1-story, 20 ft high Court House close to the City Hall.
3. Draw a 8,000 ft² Town Square.
 - Locate the Town Square within the building limit lines so that the drop off entrance to the Court House and City Hall are blocked from the Town Square.
4. The drop offs may be blocked with trees or buildings as appropriate.
5. The City Hall shall have a view of the Monument.
6. The Town Square shall receive noonday summer shade.
 - Assume a 45° solar altitude angle.
7. The Town Square shall be blocked from the prevailing winter winds.
 - The wind shall be blocked by buildings and/or trees, as appropriate.
8. Draw a total of 39 parking spaces.
 - 36 standard (9 ft x 18 ft) parking spaces are required.
 - 3 universally accessible (12 ft x 18 ft) parking spaces are required.
 - Locate the universally accessible parking spaces within 100 ft of the main entrance of the Courthouse.
 - All parking spaces shall be perpendicular to the traffic aisles.
 - No parallel parking is permitted.
9. Draw all traffic aisles and drives required to connect parking to the street.
 - Drive-through circulation is required.
 - Dead-end parking is prohibited.
 - Parking along the service drive is prohibited.
 - All drives and traffic aisles are automatically drawn at a width of 24 ft.
 - The intersection of the access drive with the street must be perpendicular to the street for at least the first 20 ft of the drive.
10. Provide only one 24 ft wide curb cut located no closer than 120 ft from the intersection of the centerlines of the two existing public streets.

11. Draw vehicular circulation to access the parking and the two Drop off Entrances.
 - A drive shall attach to the drop off entrances of both buildings.
 - A turnaround or drive-through circulation is not required for the drop off drives.

12. Connect the Town Square, the universally accessible parking spaces, and the main entrances of the two buildings to each other and to the existing public walk with a continuous walkway system.
 - The Town Square shall not be considered part of the walkway system.

13. Adhere to the following general conditions:
 - Paving on the site shall be minimized.
 - Drives, traffic aisles, and parking spaces shall be no closer than 5 ft to a building.
 - Buildings must be separated by a minimum of 20 ft.
 - Provide a 15 ft setback from the Monument for all construction or built improvements.
 - No more than 12 existing trees may be removed or disturbed.
 - No construction or built improvements of any kind shall occur over any other existing site feature.
 - No construction or built improvements of any kind shall occur outside the building limit line except for direct vehicular and pedestrian access.
 - Buildings shall not overlap the Town Square or parking.