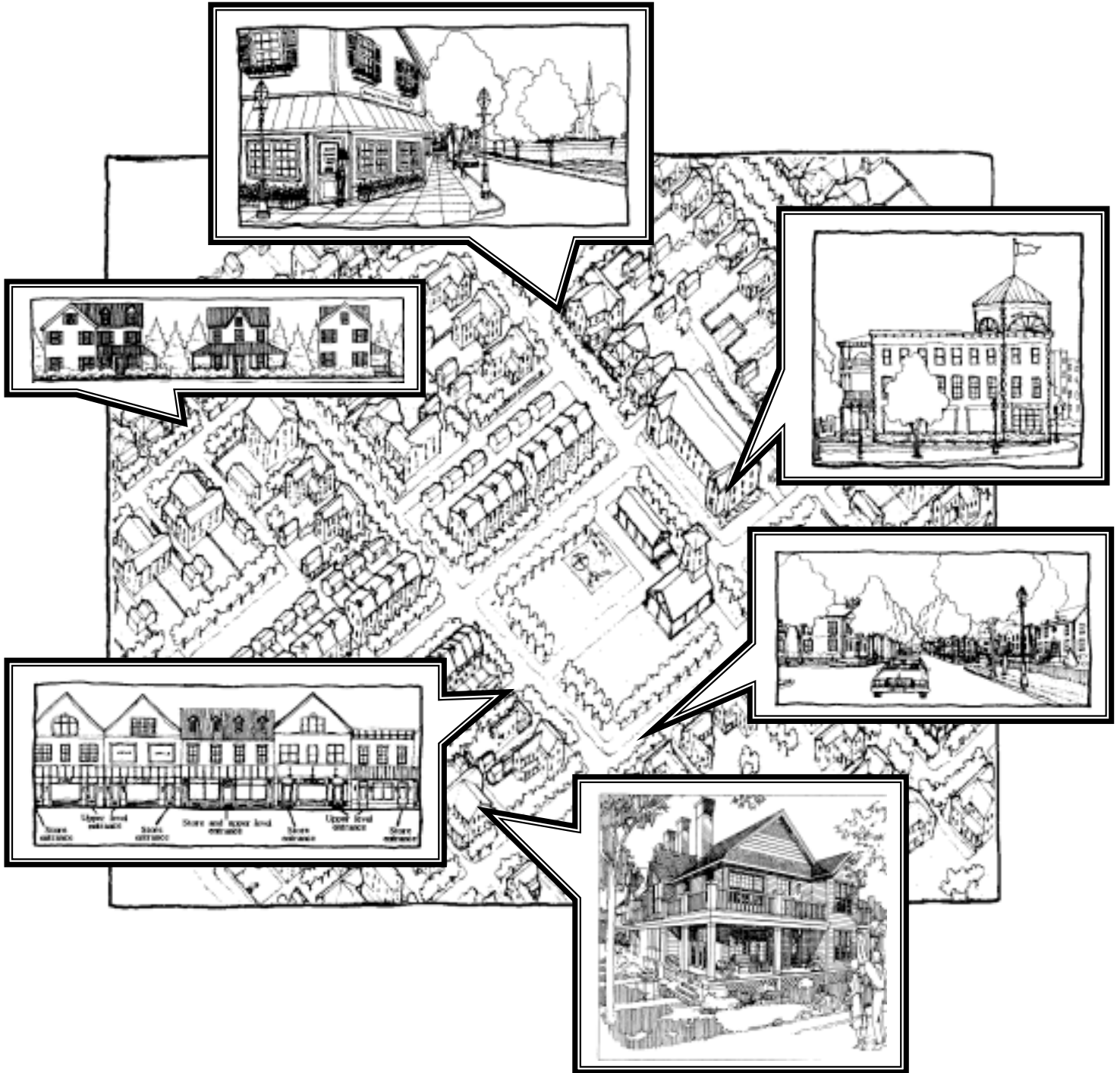


TRADITIONAL NEIGHBORHOOD



DESIGN MANUAL

CITY OF OLATHE, KANSAS

TRADITIONAL NEIGHBORHOOD DESIGN MANUAL

ACKNOWLEDGEMENTS

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GRAPHICS

A special "Thank You" to Brian B. Hamilton for providing the graphics found on pages 8, 9, 12, 13, 32 - 34, 38 (top 2 illustrations), 40 - 43, and the bottom illustrations found on pages 45 - 50. The illustration found on page 35 was drawn by Dale Crawford. The remainder of the graphics were copied with permission from "Visions For A New American Dream," Copyright 1994, Anton Clarence Nelessen.

This *Traditional Neighborhood Design Manual* was approved by the Planning Commission on June 8, 1998 (Resolution Number 02-98) and adopted by the Governing Body on July 21, 1998 (Resolution Number 98-1126).

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TRADITIONAL NEIGHBORHOOD DESIGN MANUAL

CHAPTER 1 – INTRODUCTION

1.1 PURPOSE OF TN CRITERIA MANUAL

The Traditional Neighborhood (TN) is intended to encourage innovative mixed-use developments as an alternative to conventional, modern, use-segregated developments. Its design adopts the urban conventions that were the norm in the United States from colonial times until the 1940's. A TN is a planned residential zoning district that diversifies and integrates land uses within close proximity to each other and offers a greater variety in type, design, and layout of residential and nonresidential uses. The purpose of this district seeks to connect people to places by combining alternative housing types with limited office, retail, and civic uses into a pedestrian-friendly walkable cluster.

This criteria manual contains design guidelines, illustrations, and standards for a TN district. This information is intended to be used for planning, architectural design, streets and streetscapes, open space and landscaping, as well as the locations of utilities and drainage. While these standards are not absolute, they are intended to guide the review and approval of a TN development plan, subdivision plats, and infrastructure construction plans.

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CHAPTER 2 – DEVELOPMENT GUIDELINES

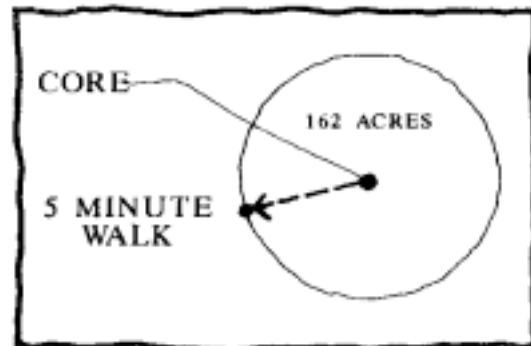
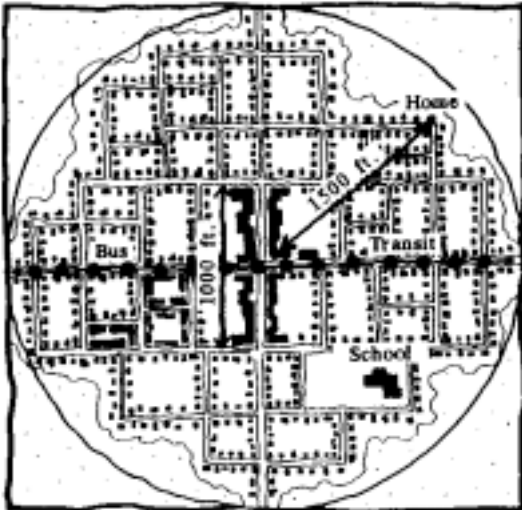
2.1 SUMMARY

A Traditional Neighborhood (TN) is designed to result in a compact, mixed-use, pedestrian-oriented community. This chapter describes and illustrates the characteristics of such a design.

2.2 TN DEVELOPMENT CHARACTERISTICS

Objective 2.2(A) Neighborhood Size

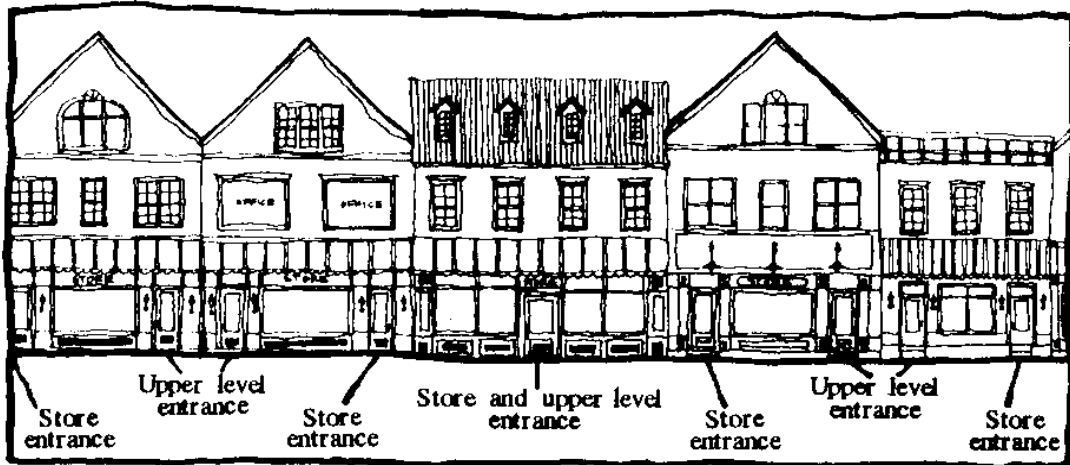
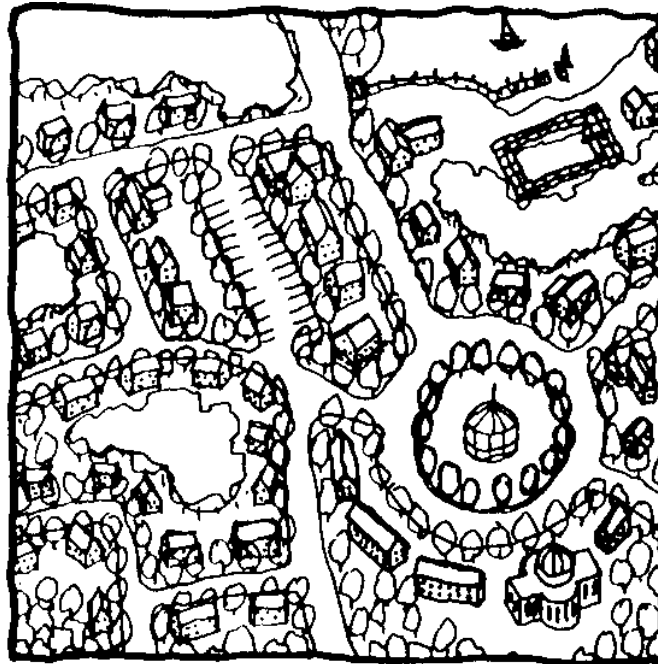
TN residential districts are limited in size and oriented toward pedestrian activity. The majority of the population is within a 5-minute walking distance (approximately 1/4 mile) of the neighborhood center. Residents should be able to walk from housing to schools and recreation, to a community center and retail center, to places of employment, and to some form of a linked transit. If destinations are located more than 1,500 feet apart, people will drive.



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Objective 2.2(B) Mixed Land Uses and Diverse Housing Types

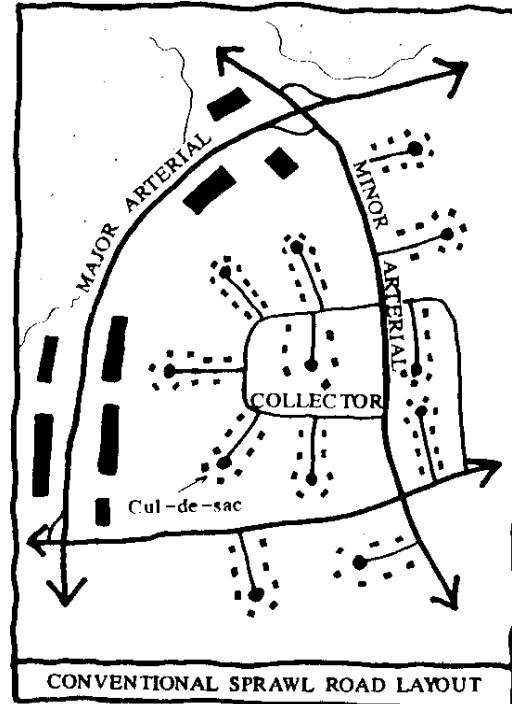
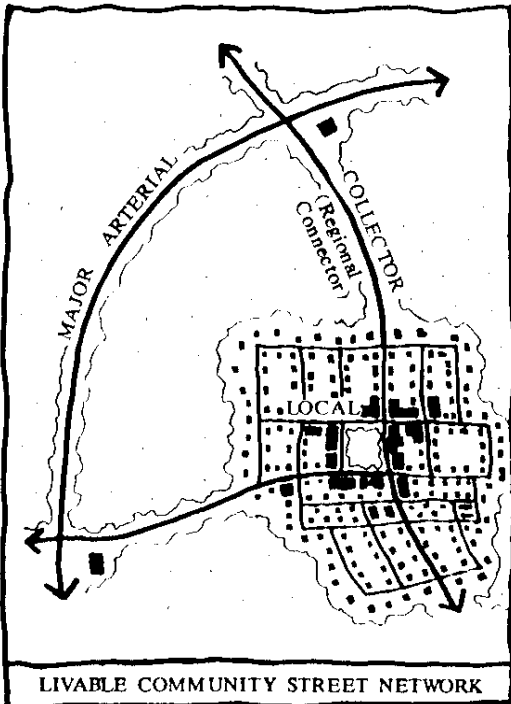
A Traditional Neighborhood (TN) includes a mixture of housing choices (large and small), outbuildings, small apartment buildings, shops, offices, public services and civic buildings, and other nearby employment opportunities interwoven within the neighborhood, all within close proximity. Buildings are diverse in function, but compatible in size and character. A variety of housing types, including single-family residential, duplex, townhomes, condominiums, and apartments, are mixed throughout the neighborhood to meet the needs of diverse residents with varied ages and incomes.



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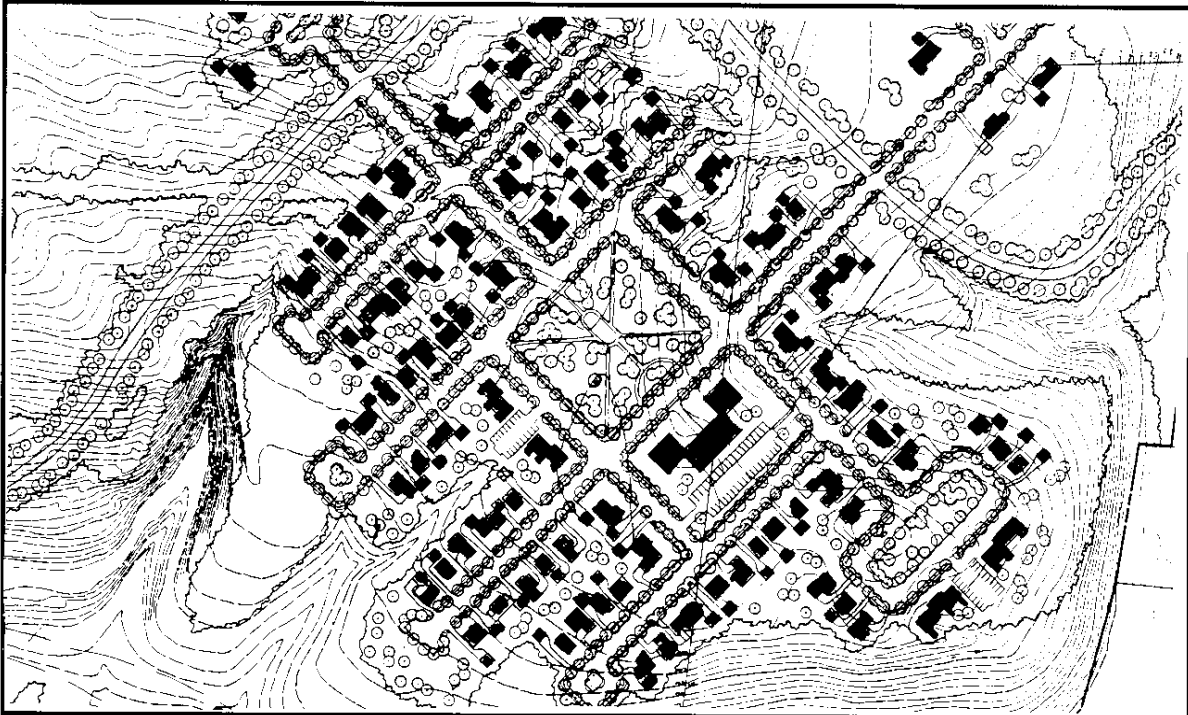
Objective 2.2(C) Multi-Modal Transportation System and Street Pattern

The transportation network is equitable for both pedestrians and vehicles, and is designed to accommodate all modes of transportation. A Traditional Neighborhood (TN) consists of a network of interconnecting streets and blocks with respect for the natural landscape. A variety of street designs are laid out in a grid-like network with smaller blocks to provide alternate routes to every destination. This layout diffuses automobile traffic and shortens walking distances. This permits most streets to be narrower with slower traffic, as well as having on-street parking, trees, sidewalks and buildings close by with increased pedestrian activity.



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 2.2(D) Public Open Space**

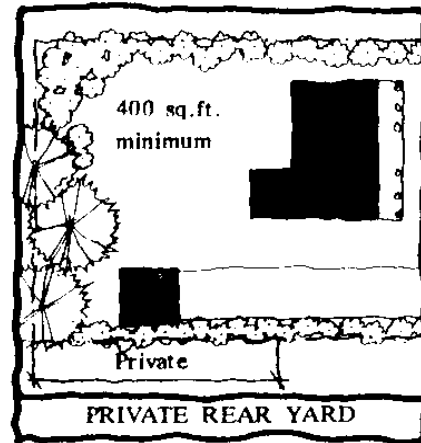
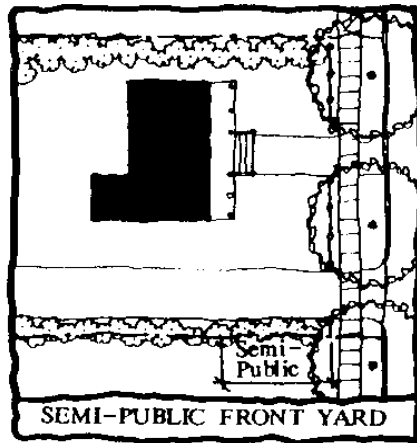
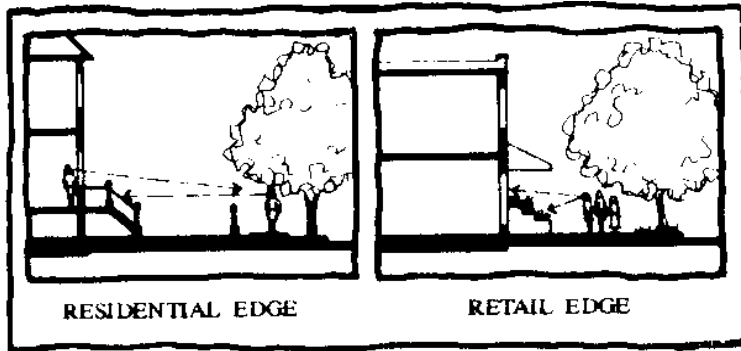
Well-configured public spaces such as squares, plazas, greens, landscaped streets, greenways, and parks are woven into the pattern of the Traditional Neighborhood (TN) and dedicated to the social activity, recreation, and visual enjoyment of the residents. The neighborhood design creates a hierarchy of useful open spaces: a formal square in the Neighborhood Center Area (NCA); parks and playgrounds throughout the neighborhood; and street environments designed to promote walking and casual meetings between residents.



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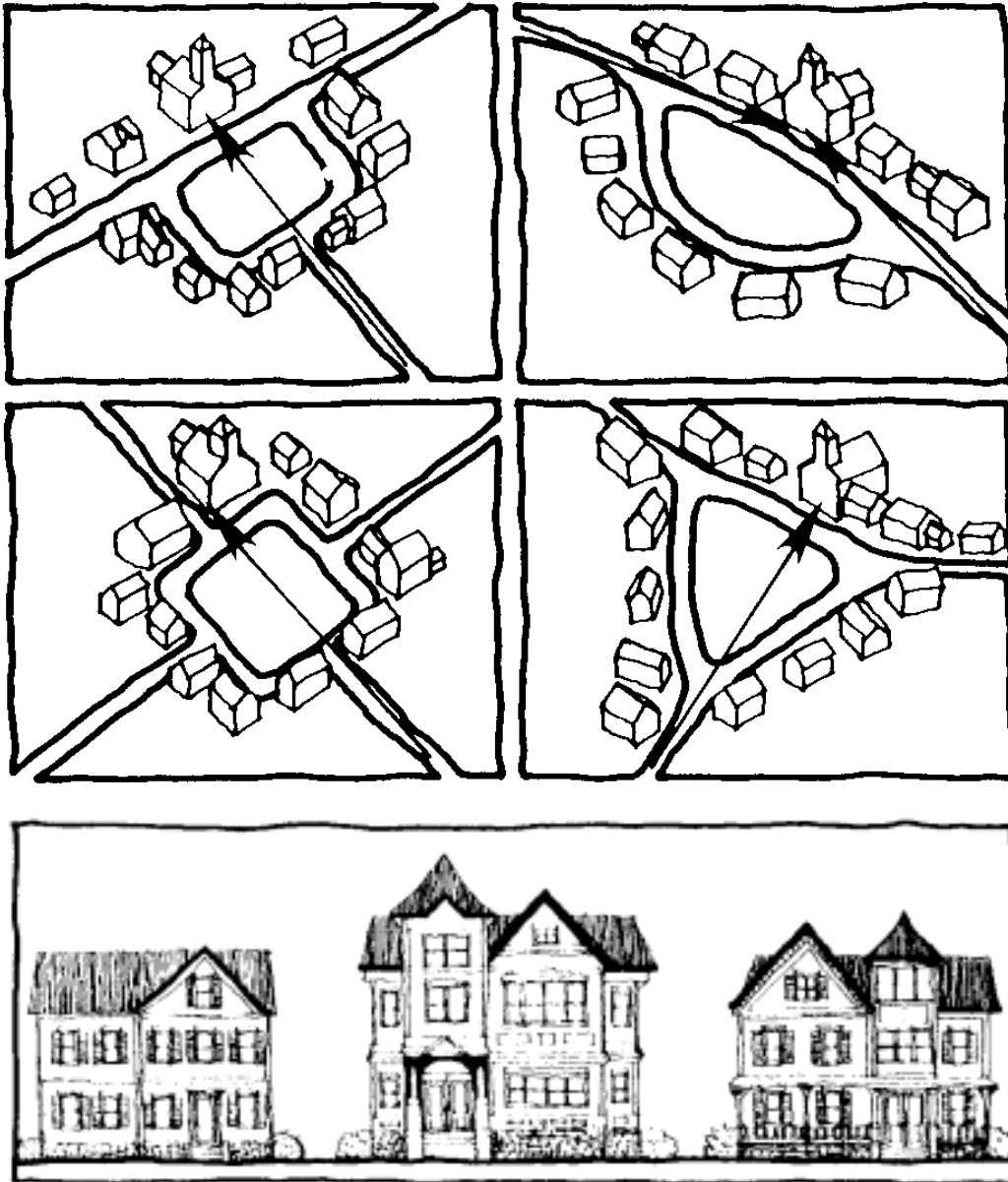
Objective 2.2(E) Private or Semi-Private Space

It is important to maintain some form of outdoor private or semi-private space for all households. These spaces should be partially enclosed with a low fence, hedge, or wall to form a space where residents can relax and have a feeling of being in their private domain, such as a courtyard or backyard. A building can form a distinct edge between the public space (streets and alleys) and the private space of each individual lot.



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 2.2(F) Relationship Between Buildings and Landmarks**

The compatibility of buildings in the Traditional Neighborhood (TN) is determined by their arrangement, bulk, form, character, and landscaping with common architectural elements. Streets should be visually terminated with important buildings, vistas of open space, water, or other distinct topographic features. Civic buildings (schools, churches, museums, government offices, theaters, meeting halls, etc.) should be located on prominent sites within the neighborhood, such as on squares or at the termination of street vistas.

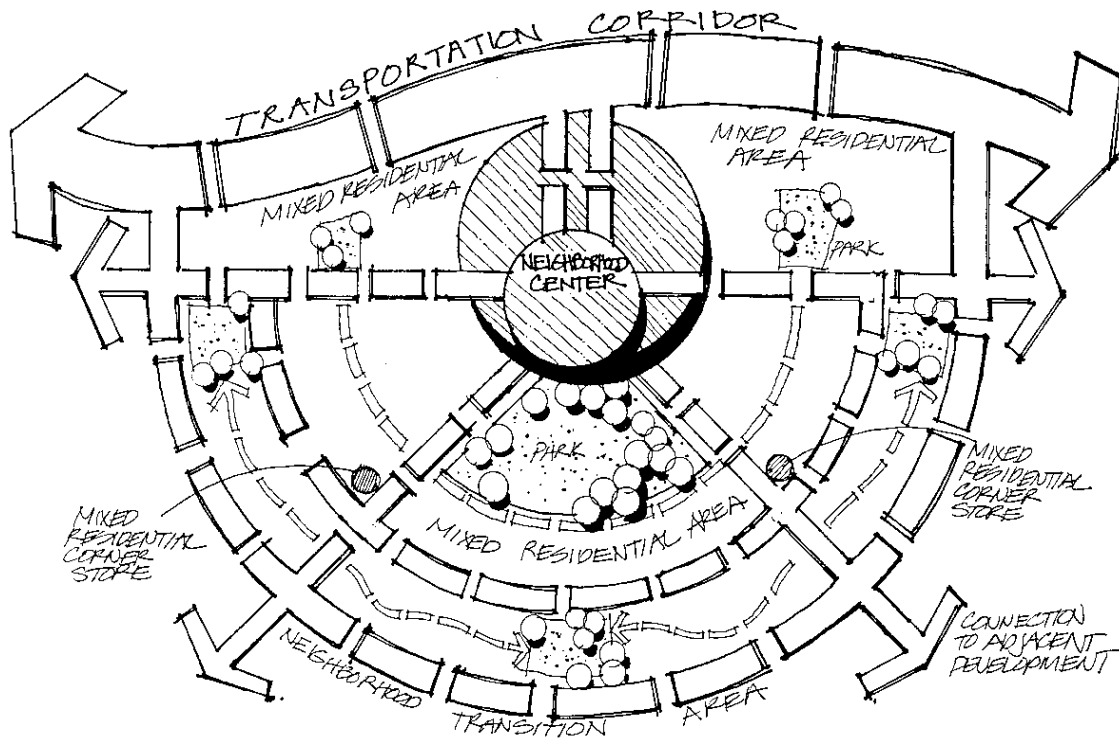


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2.3 TN DEVELOPMENT PATTERNS

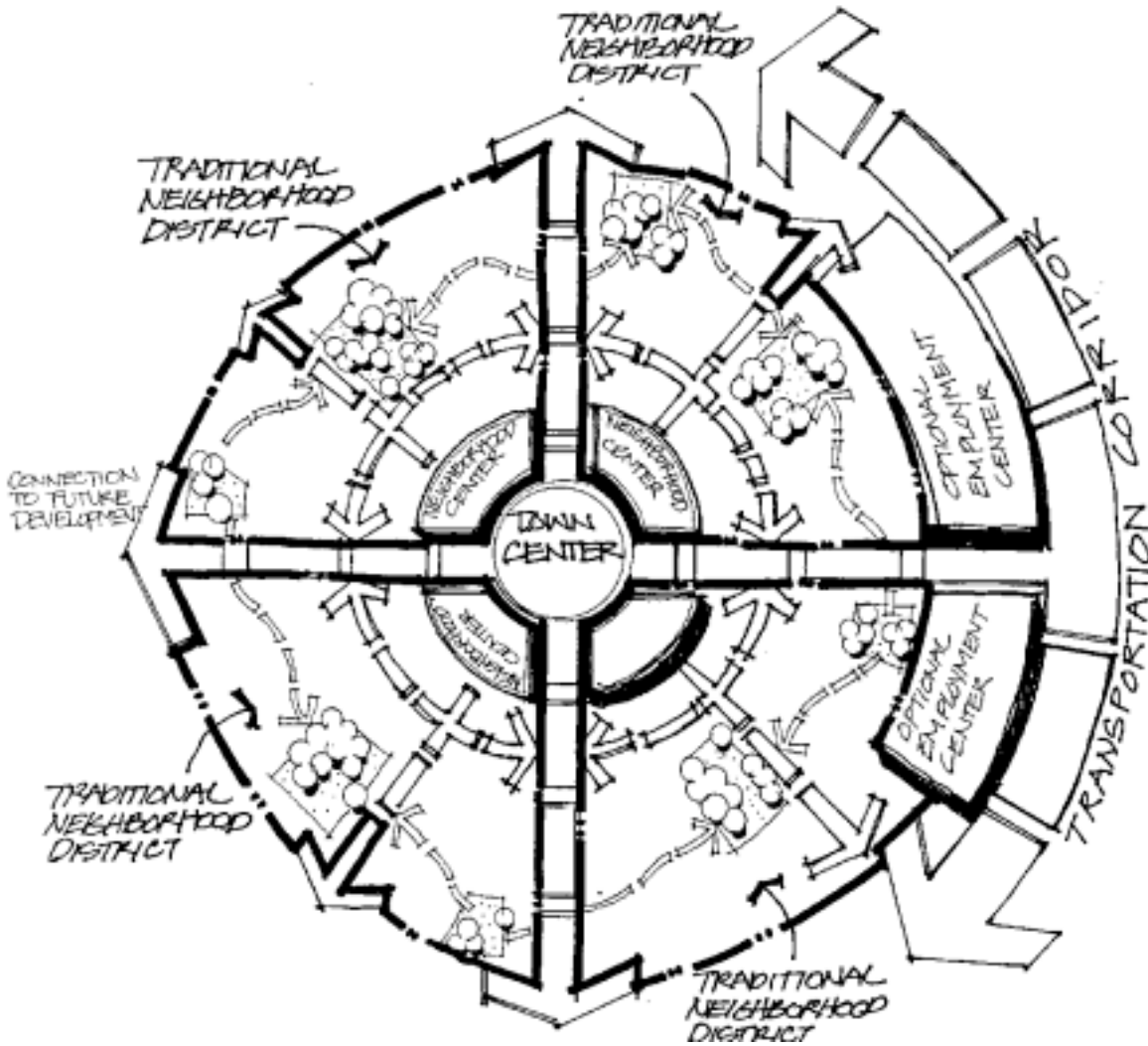
Objective 2.3(A) Traditional Neighborhood Design

A Traditional Neighborhood (TN) is divided into at least two types of areas and each type has different land use and site development regulations. A TN district must have one Neighborhood Center Area (NCA) and at least one Mixed Residential Area (MRA). A TN district may also have a Neighborhood Edge Area (NEA), a Workshop Area, or an Employment Center Area.



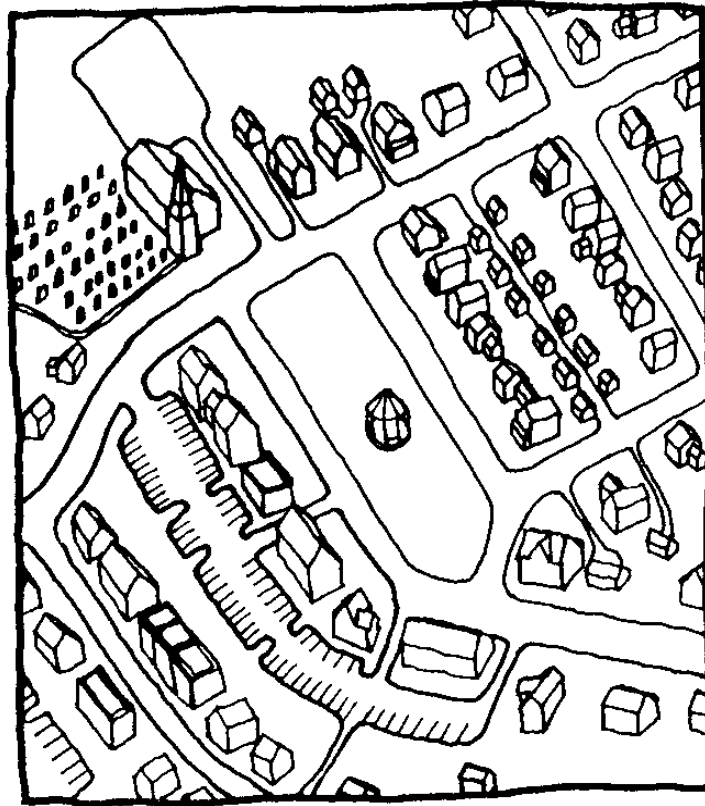
TRADITIONAL NEIGHBORHOOD DESIGN MANUAL

Objective 2.3(B) Group of Traditional Neighborhoods



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 2.3(C) MRA, Mixed Residential Area**

A Mixed Residential Area (MRA) includes a variety of intermixed residential uses including single-family residential, two-family residential, condominium, townhouse, and multiple-family residences. A limited amount of commercial uses with strict architectural and land use controls are also permitted. Such uses blend into the residential character of the neighborhood and may include offices, restaurants, neighborhood scale retail, and civic uses. The entire residential area is arranged in a manner to encourage pedestrian activity through well-designed and varied streetscapes that also provide for safe and efficient movement of vehicular traffic. In addition, convenient access is provided to public open spaces including small squares, pocket parks, community parks, and greenways.



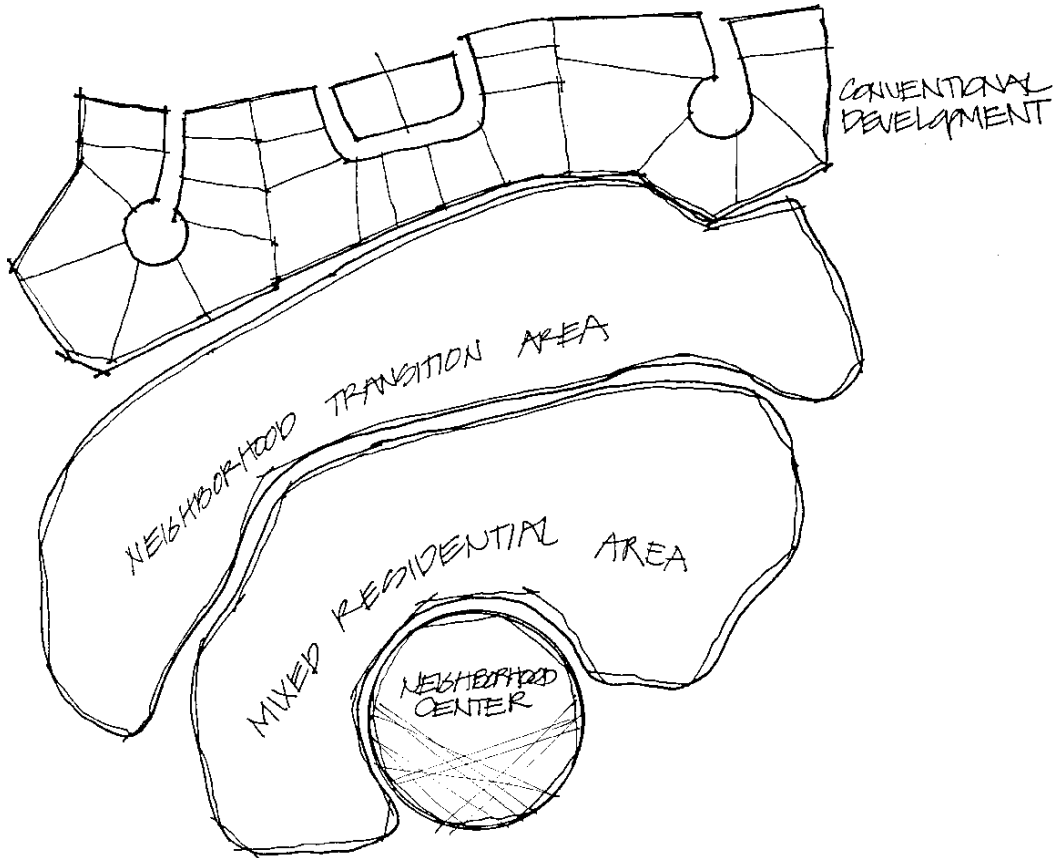
TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 2.3(D) NCA, Neighborhood Center Area**

A Neighborhood Center Area (NCA) serves as the focal point of a Traditional Neighborhood (TN) containing retail, commercial, civic, and public services to meet the daily needs of community residents. A NCA is pedestrian-oriented and is designed to encourage pedestrian movement between a Mixed Residential Area (MRA) and a NCA. Retail and commercial uses should generally be located adjacent to a square. NCA uses include small-scale retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings.



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 2.3(E) NTA, Neighborhood Transition Area**

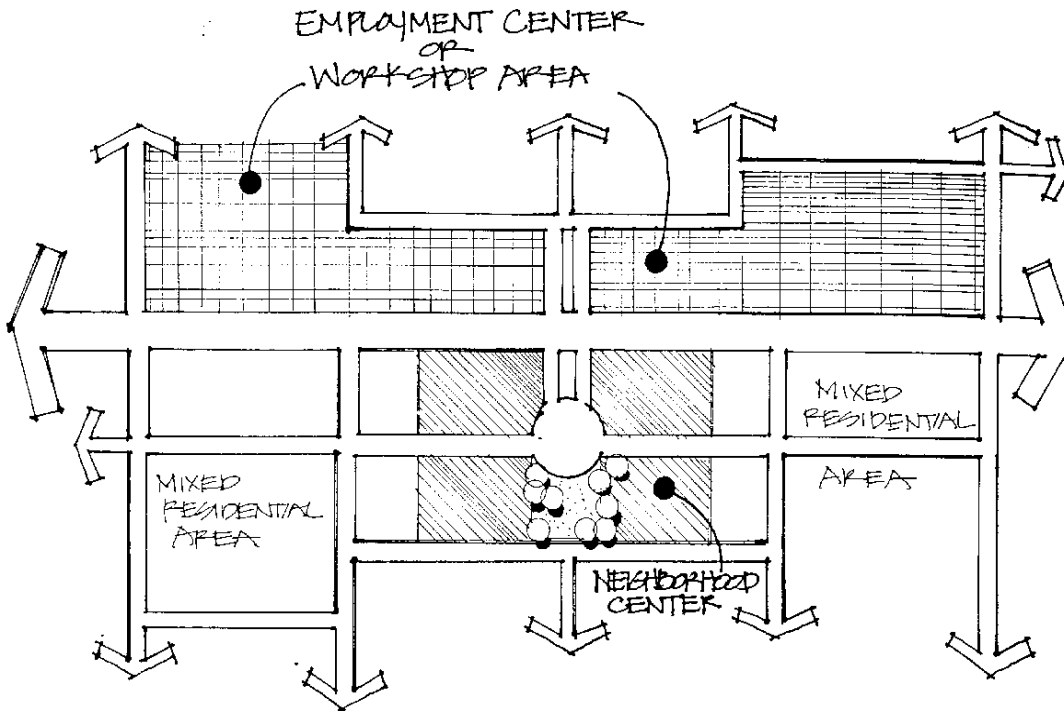
A Neighborhood Transition Area (NTA) is the least dense portion of a Traditional Neighborhood (TN) with larger lots and greater setbacks than the rest of the district. A NTA is required along the perimeter of the neighborhood where it abuts an existing or platted conventional residential development.



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Objective 2.3(F) Workshop and Employment Center Areas

A Traditional Neighborhood (TN) may have a Workshop Area or Employment Center Area, or both. A Workshop Area includes commercial and light industrial uses which serve the local residents, but which are not appropriate for a Neighborhood Center Area (NCA) or a Mixed Residential Area (MRA). An Employment Center Area includes large office and low impact manufacturing uses. The size, scale and architectural conventions of a TN district apply to both a Workshop Area and an Employment Center Area.



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CHAPTER 3 – ARCHITECTURAL DESIGN GUIDELINES

3.1 SUMMARY

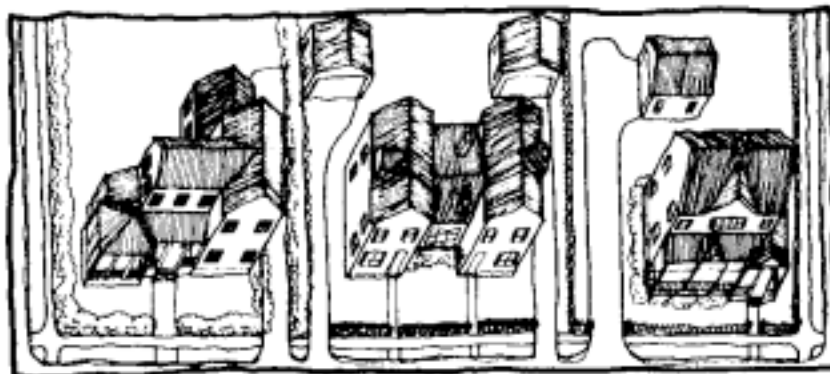
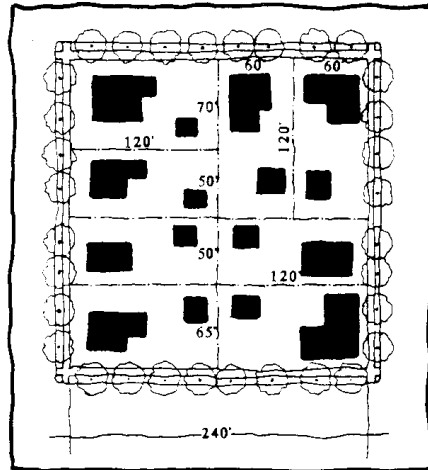
A Traditional Neighborhood (TN) is required to have covenants, conditions, and restrictions that include architectural standards. Such standards must be in conformance with the objectives stated in Section 18.29.120, Architectural Standards of the *Unified Development Ordinance (UDO)*.

This chapter describes and illustrates the architectural design objectives of a TN district. These guidelines are intended for purposes of drafting the architectural standards required as part of zoning and development plan approval of the TN district.

3.2 TN ARCHITECTURAL GUIDELINES

Objective 3.2(A): Architectural Compatibility

Guideline 3.2(A1): As a general rule, buildings must reflect a continuity between building scale and front yard setbacks at the building line.



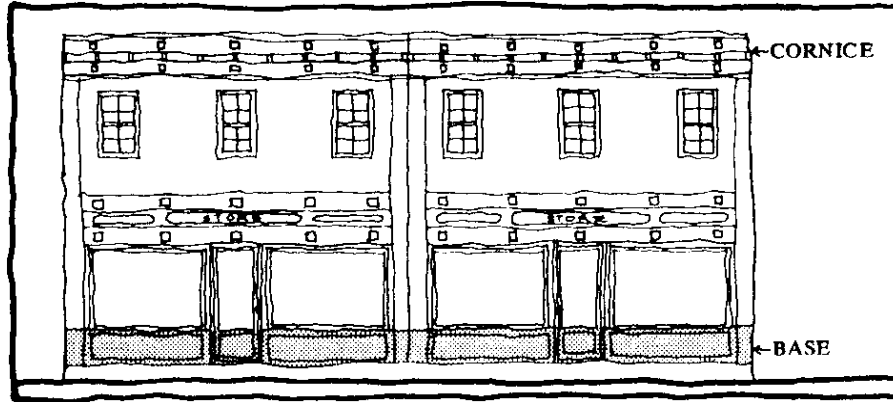
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Guideline 3.2(A2) A building must incorporate architectural styles and design features, building materials, and colors complimentary to those used in surrounding buildings. Buildings should maintain base courses, incorporate the continuous use of front porches on residential buildings, maintain cornice lines in buildings of the same height, and extend horizontal lines of windows.

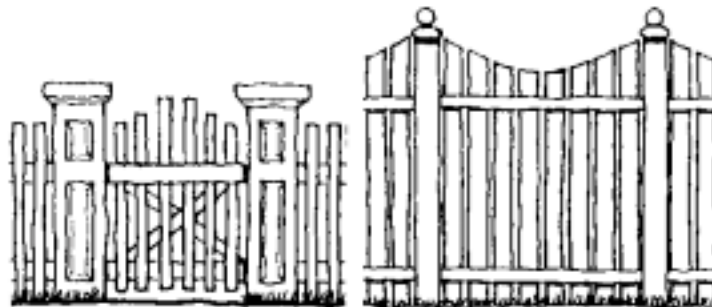


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Guideline 3.2(A3) Attached buildings within the same block must contain consistent cornice lines.

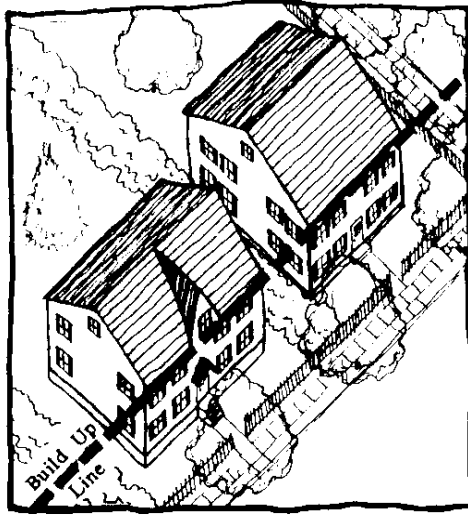


Guideline 3.2(A4) Architectural embellishments that add visual interest to roofs, such as dormers, belveders, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged.



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Guideline 3.2(A5) Buildings greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing. Structures may vary in height to add variety, with taller buildings placed at corners or points of visual termination. However, a consistent “build up line” should be maintained.



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Guideline 3.2(A6) In Mixed Residential Areas (MRA) the height and massing of a building are not more than twice the height and massing of structures adjacent to, or across the street from, the building.

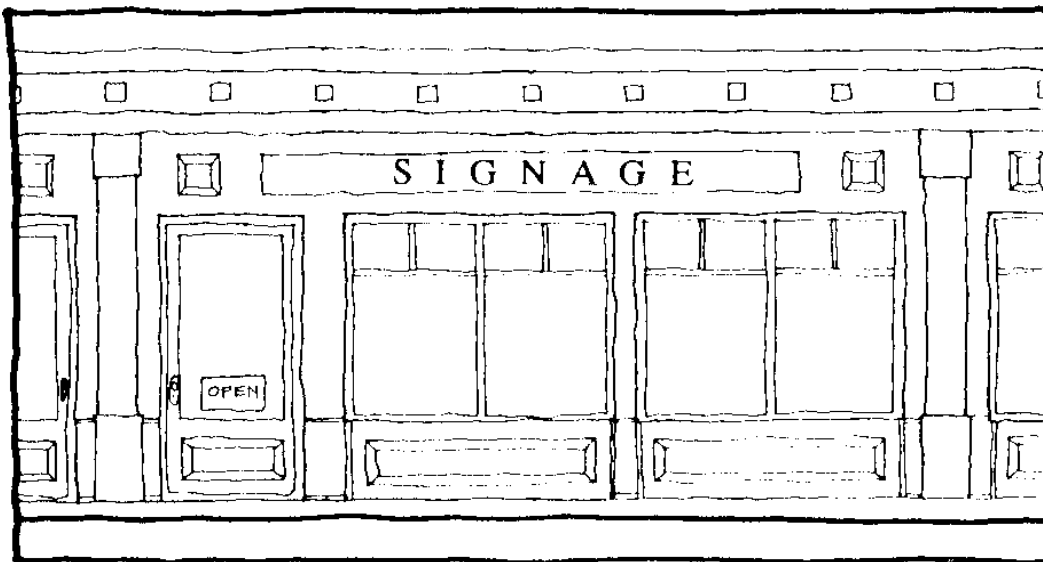
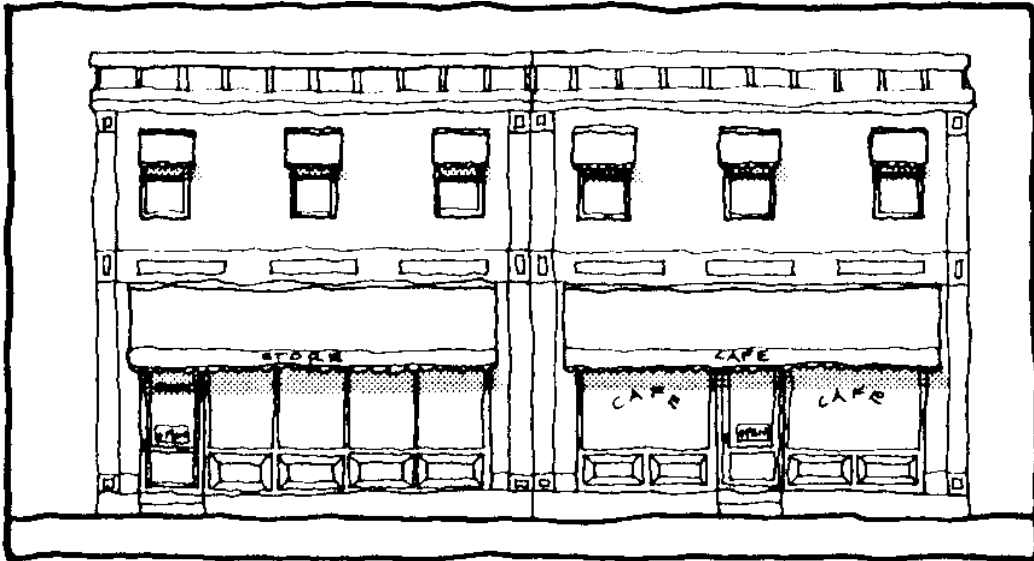


Guideline 3.2(A7) A commercial or mixed-use building, such as a corner store, located in a Mixed Residential Area (MRA) must integrate its appearance with the area and should not exceed twice the height and massing of adjacent buildings.



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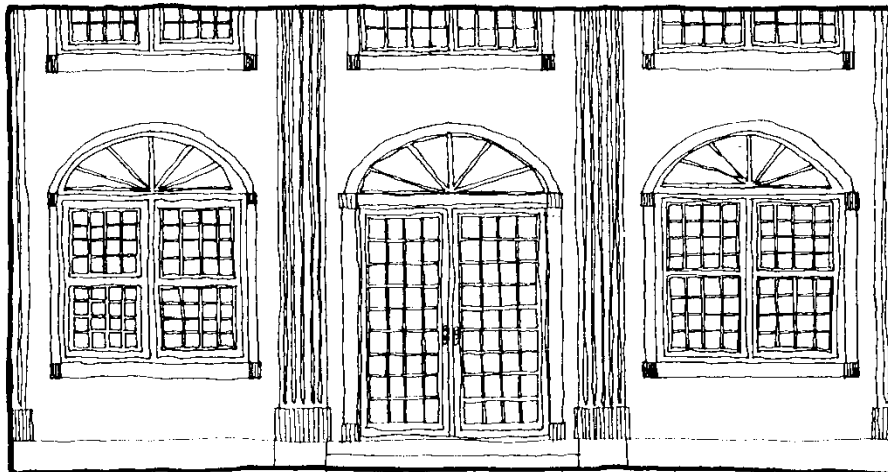
Guideline 3.2(A8) Signs are limited to wall, awning, hanging signs, or other similar accessory signs of low scale and low visual impact. The signs must compliment the building's architectural style.



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Objective 3.2(B) Human Scale Design

Guideline 3.2(B1) Buildings must be designed to create street level interest and pedestrian comfort. Doorways, covered walkways, windows, and other street level ornamentation should be incorporated to create pedestrian scale and inviting spaces.

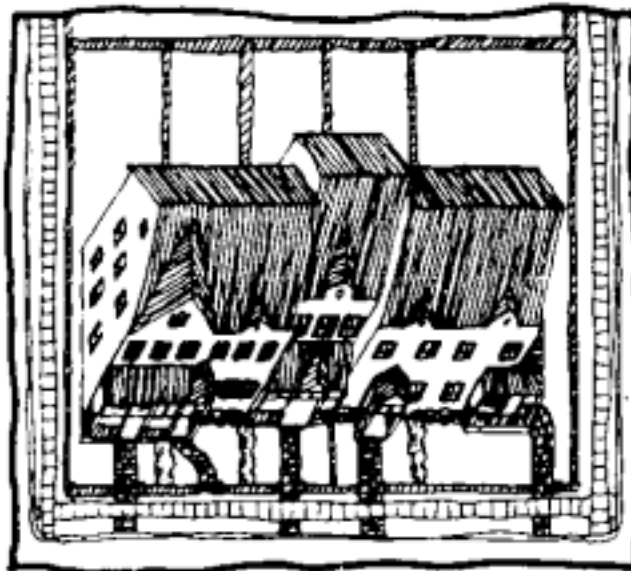


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Guideline 3.2(B2) Buildings must avoid long, monotonous, uninterrupted walls or roof planes. Blank, windowless walls are discouraged. Where solid walls are required by building codes, the wall should be articulated by the provision of blank window openings trimmed with frames, sills, lintels, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases.



Guideline 3.2(B3) Roofline offsets and building wall offsets, including projections, recesses, and changes in floor level should be used to add architectural interest and variety.

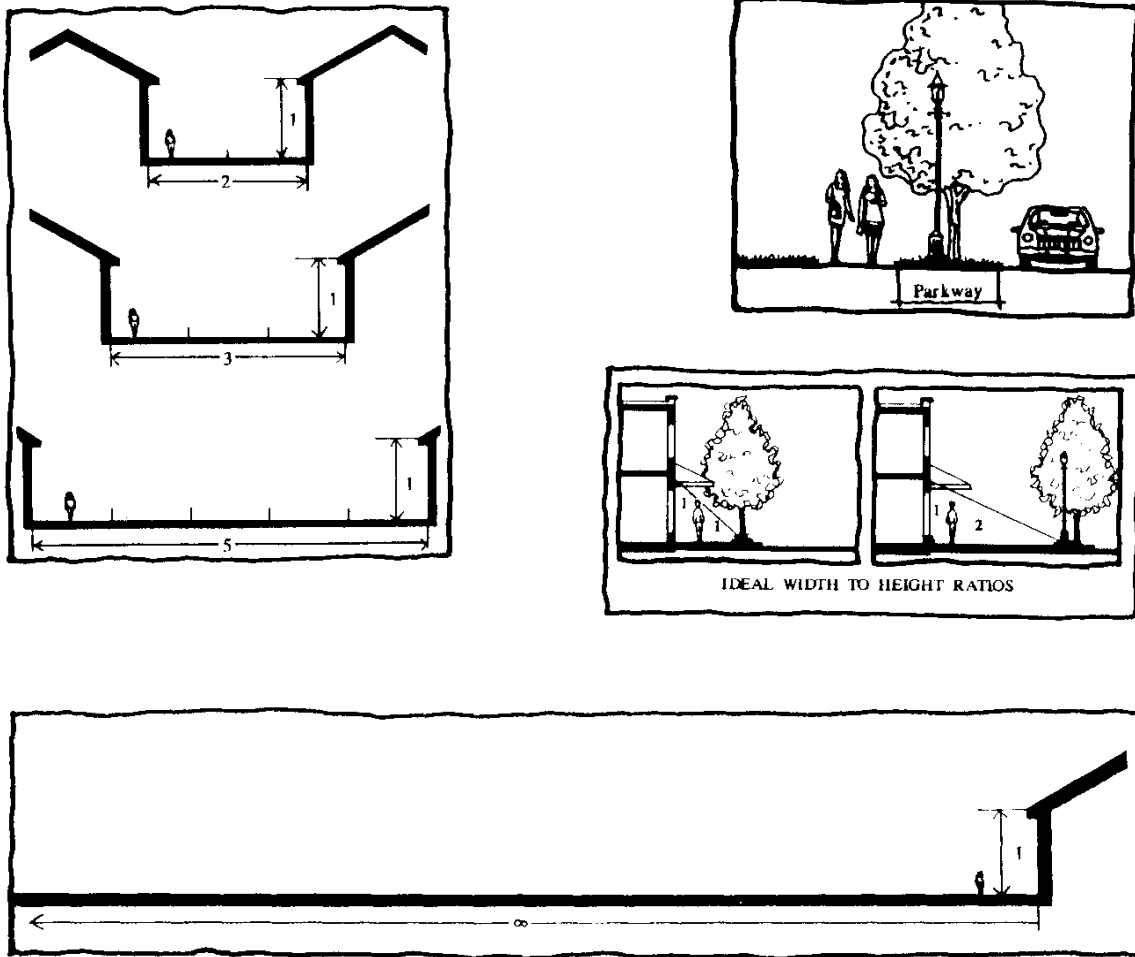


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Objective 3.2(C) Encouraging Pedestrian Activity

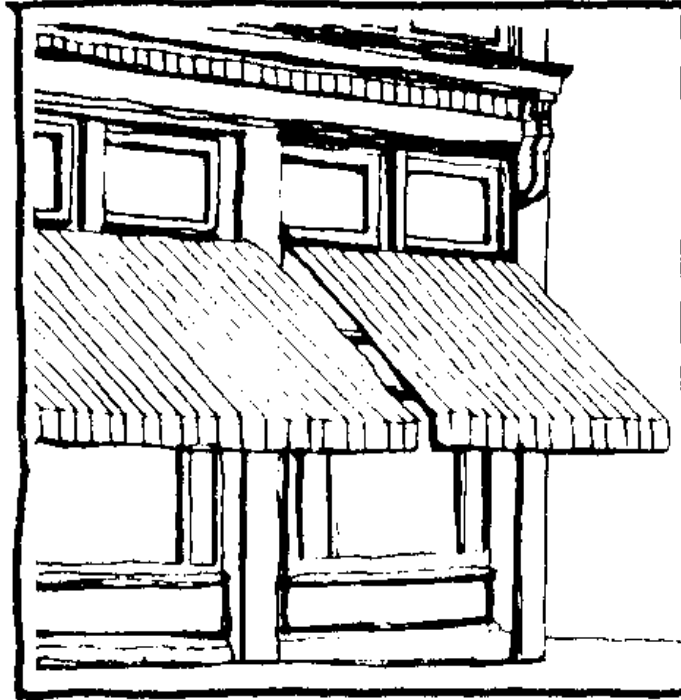
The proportion between the width of the sidewalk and the height of edges, walls, and surfaces is important to create a positive walking experience. A ratio of 1:1 to 1:2 (building wall height: street width) is most ideal. Spaces 1:5 and beyond have little sense of enclosure. In such a case, large trees are needed to correct proportions.

Guideline 3.2(C1) Pedestrian comfort can be enhanced by careful attention to building design, location, setbacks, and orientation.

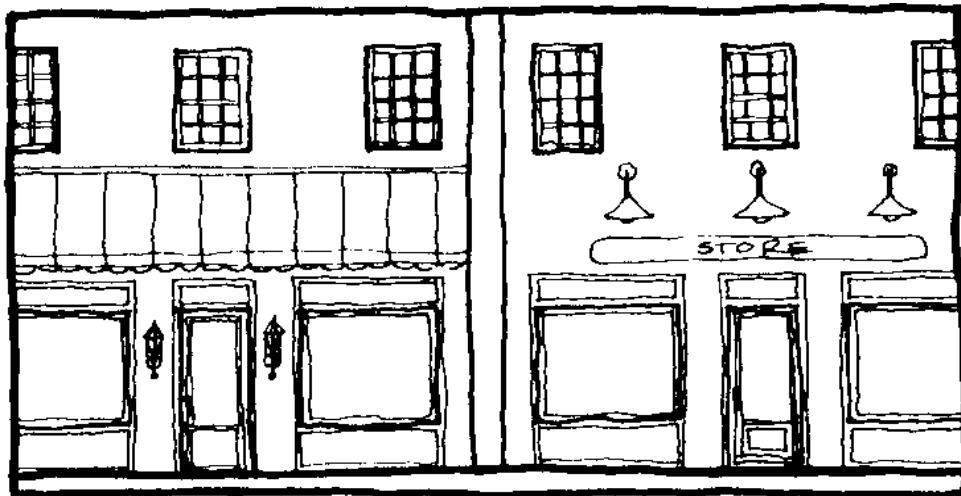


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Guideline 3.2(C2) Commercial structures should provide awnings, covered walkways, colonnades, or other weather protection.



Guideline 3.2(C3) Ground floor retail, service, restaurant, and other commercial uses must provide large pane display windows on a minimum of 50 percent of the front facade to provide views into the interior of buildings.

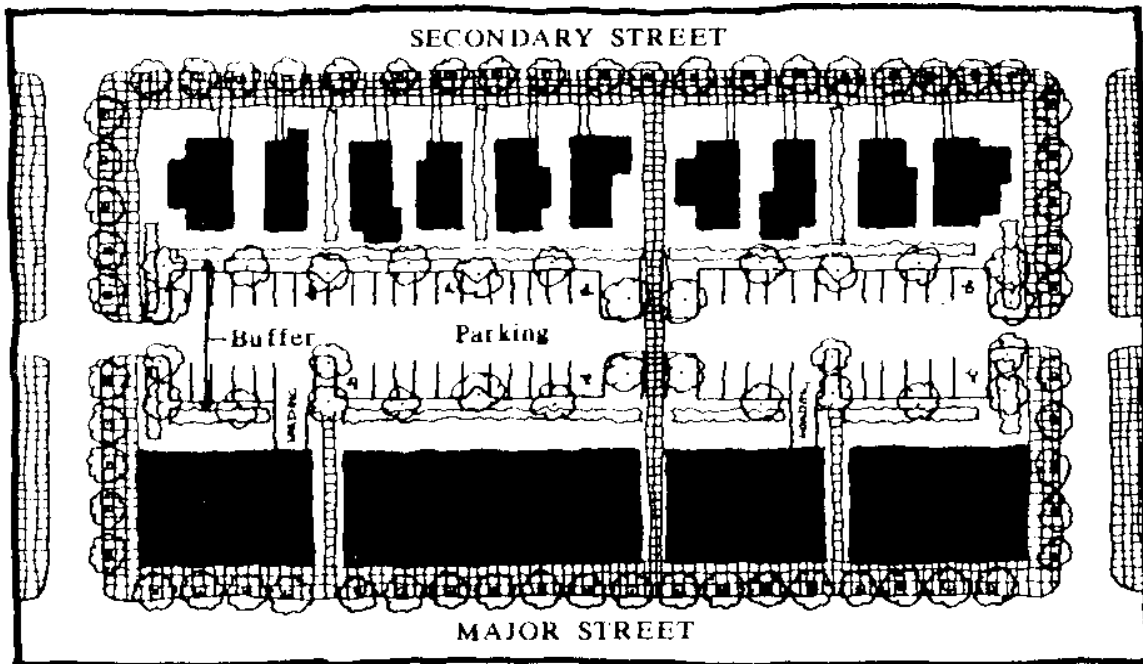


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Guideline 3.2(C4) Residential structures with front setbacks must have a front porch or stoop.



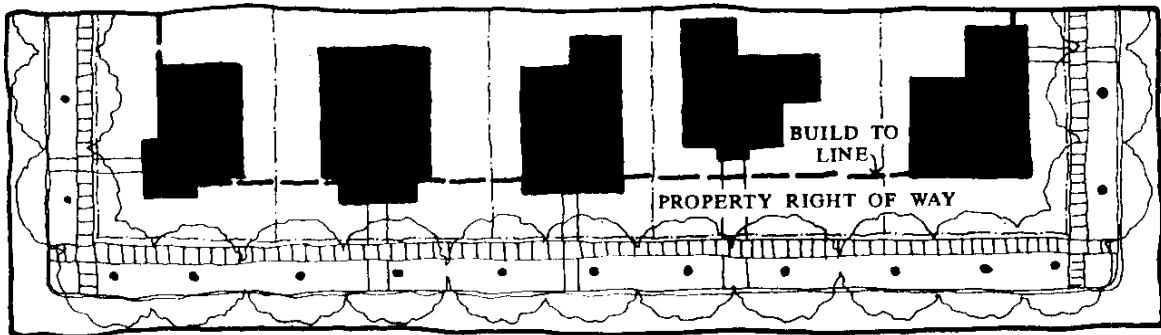
Guideline 3.2(C5) Parking lots must be located behind or along the side of buildings. When located along the side of a structure, the parking lot must be screened with landscaping or with streetwalls not to exceed 4 feet in height.



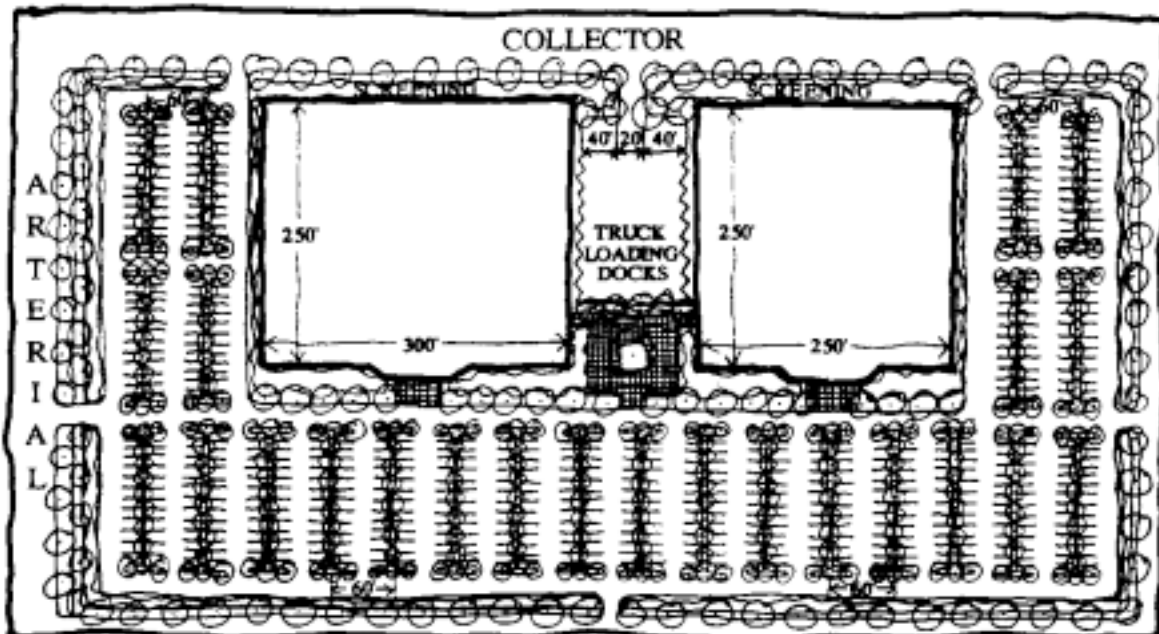
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Objective 3.2(D) Buildings Related Toward The Street

Guideline 3.2(D1) A consistent building line should be maintained at the setback line along the street. However, projections of porches, bay windows, stoops, and their minor building masses into the building line are encouraged to create an interesting streetscape.

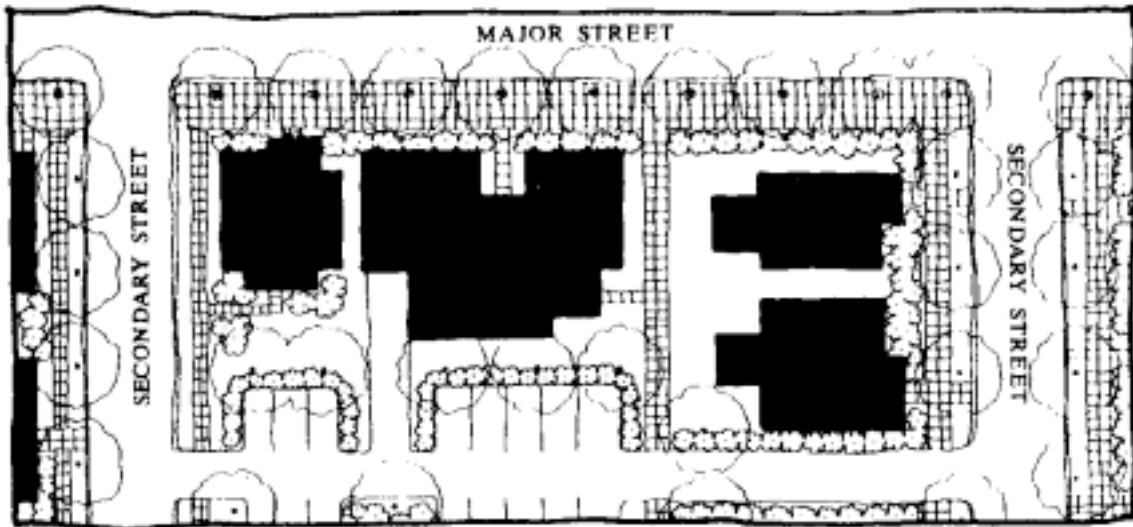
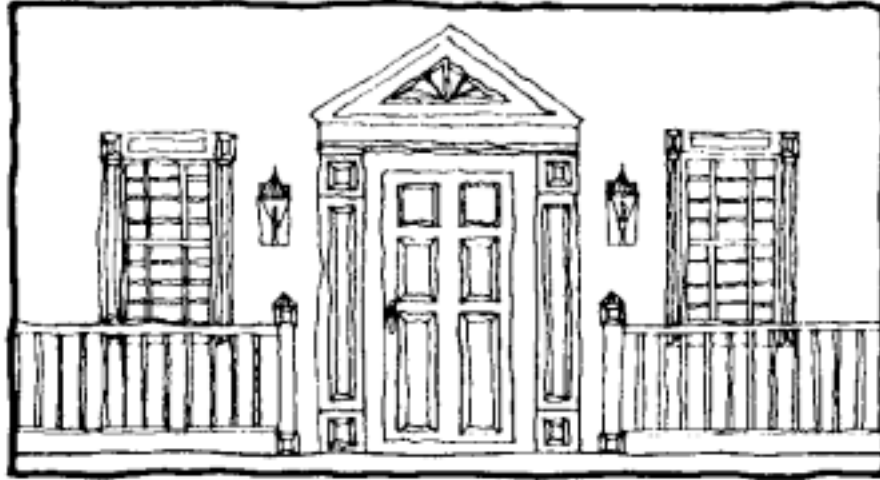


Large setbacks to accommodate parking lots in front of a building are prohibited. The buildings illustrated below do not relate to the street.



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Guideline 3.2(D2) Entrances and storefronts must face the street. All entrances to a building must be defined and articulated by architectural elements such as columns, porticoes, porches, overhangs, railings, balustrades, and other similar elements.



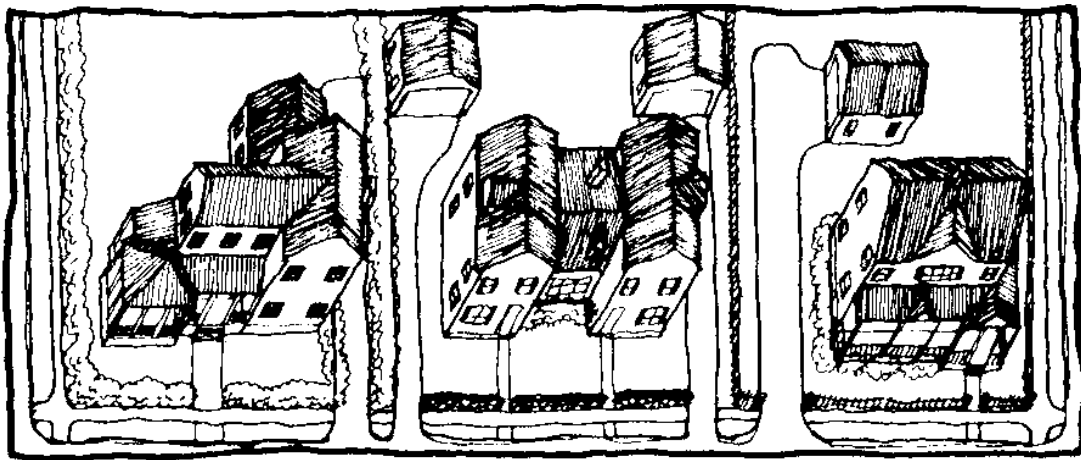
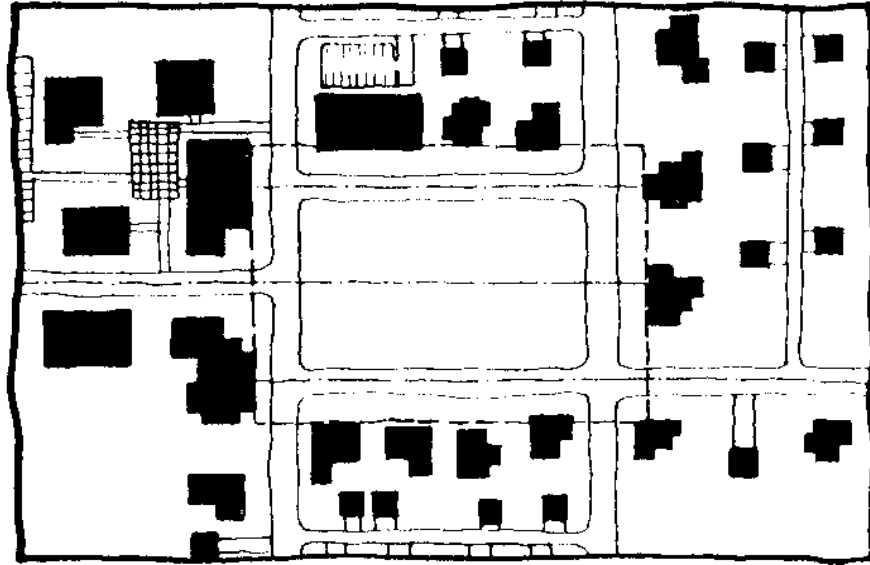
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Guideline 3.2(D3) Doors, windows, balconies, porches, and roof decks should be oriented toward the street and other public spaces to encourage social interaction.



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Guideline 3.2(D4) Rear vehicular access from an alley is permitted and preferred. However, if a garage is oriented toward the street, it must be located a minimum of 20 feet behind the front facade of the principal structure. Mixed Residential Areas (MRA) must include a variety of garage orientations, setbacks, etc., such as a mixture of rear and side loaded garages, detached garages, carports, and porte cocheres. Freestanding garages and carport structures for multiple dwelling unit buildings must be integrated with the building design or sited so as to avoid long monotonous rows of garage doors and building walls.

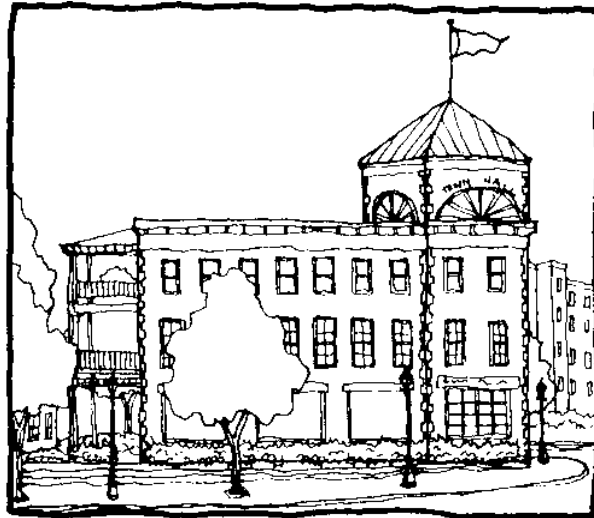


TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 3.2(E) NCA, Neighborhood Center Area**

Guideline 3.2(E1) Buildings on corner lots, at the intersection of major streets, or at the entrance to the Neighborhood Center Area (NCA) shall be considered significant structures. Such buildings should incorporate special architectural embellishments, such as corner towers, clock towers, cupolas, spires, or other similar features to emphasize their location and importance.



Guideline 3.2(E2) All building structures located around a Neighborhood Square are required to be a minimum of 2 stories in height.



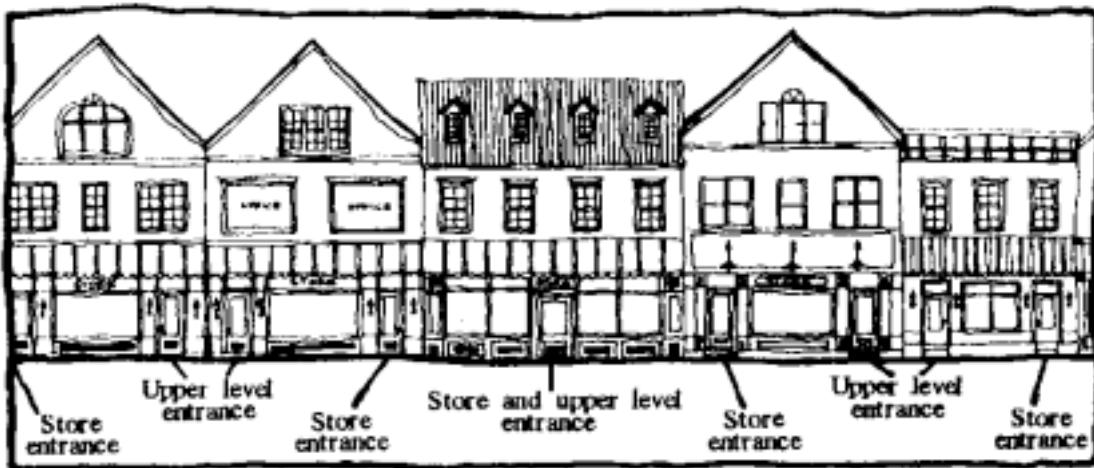
Guideline 3.2(E3) A building located on the perimeter of a Neighborhood Center Area (NCA) should not exceed twice the height and massing of adjacent structures in a Mixed Residential Area (MRA).

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Guideline 3.2(E4) In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses must be reflected by differences in facade treatment. Storefronts and other ground floor entrances should be accentuated through cornice lines.

Guideline 3.2(E5) Storefronts should be integrally designed as part of the entire facade. Buildings with multiple storefronts should be unified through the use of architecturally compatible materials, colors, and details. Canvas or other similar waterproofed fabrics are preferred.

Guideline 3.2(E6) Fixed or retractable awnings are permitted at ground level and on upper levels where appropriate. Awnings should complement the architectural style, materials, colors, and details. Canvas or other similar waterproofed fabrics are preferred.



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**CHAPTER 4 - OPEN SPACE & LANDSCAPE DESIGN CRITERIA****4.1 SUMMARY**

Landscape and open space is one of the most important features in a TN, Traditional Neighborhood. Open space, both public and private, is distributed throughout the district and provides not only aesthetic qualities, but recreational and civic functions as well. A variety of open space should always be conveniently accessible to all residents and provide physical linkages throughout the neighborhood. It should also provide gathering places for residents and places for social interaction.

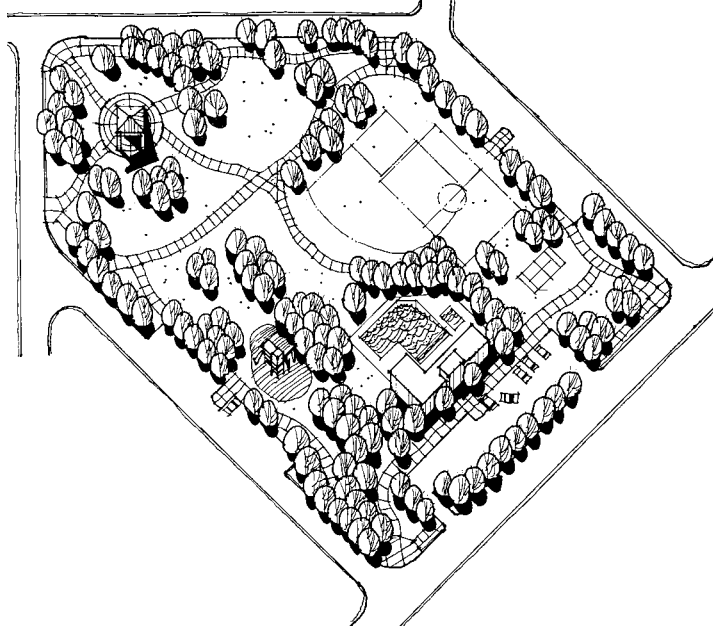
This section defines and illustrates the various types of open spaces and general location and design guidelines. Open space ranges from public and semi-public areas such as neighborhood parks, squares, plazas, greenways, parkways, and other community common areas to private areas such as rear yards and courtyards. In a neighborhood area with small lot sizes or higher density buildings, public open spaces are critical components. Open space can be dedicated to the city, dedicated to and maintained by a homes association, or maintained under private ownership.

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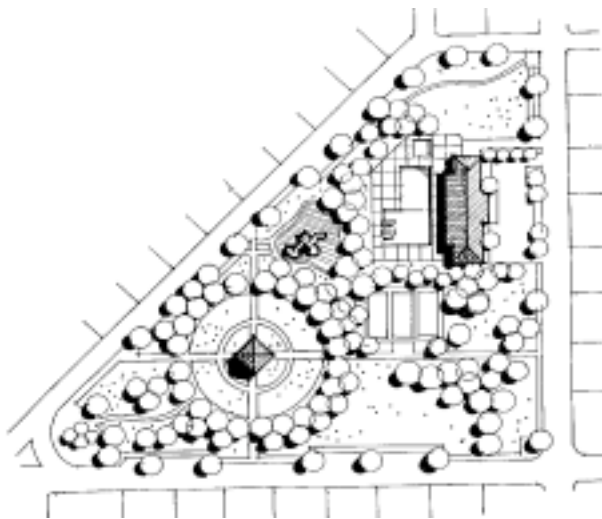
4.2 TN OPEN SPACE CHARACTERISTICS

Objective 4.2(A) Neighborhood Park

The central neighborhood park is the focal point and foundation of the community. It provides an area for recreation and play, as well as social activities such as community picnics, bazaars, holiday displays and activities for all ages to meet and gather together. The park is best located where it is accessible to the highest possible number of residents within walking distance and adjacent to any mixed-use core, elementary school, greenway or trail.



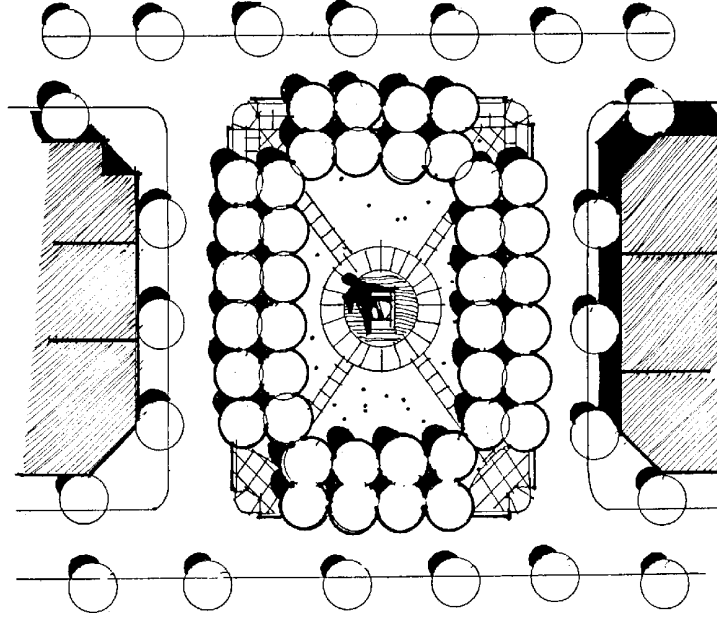
Freestanding neighborhood parks with street access on all sides are encouraged. In addition, the parks should be accessible by pedestrians, bicycles and vehicles. Desirable views into and out of the park should have a unique character or experience and provide visibility of facilities for security purposes.



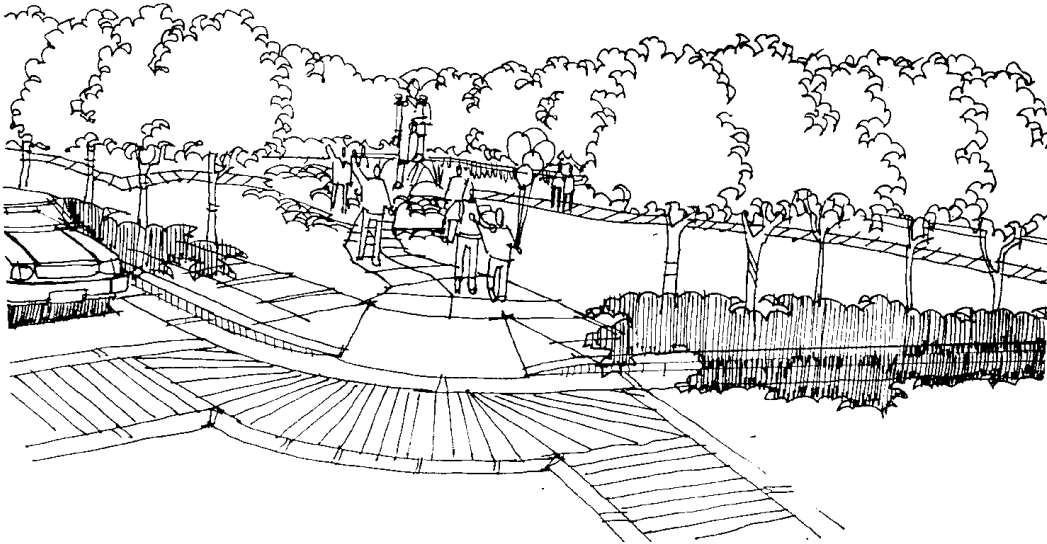
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Objective 4.2(B) Squares

A square is a type of open space or neighborhood park that may encompass an entire block. It is located at the intersection of important streets or in the Neighborhood Center Area (NCA) and is intended for civic purposes. The square is typically developed in a formal manner consisting of paved walks, lawns, trees, fountains, and may include civic buildings. Civic buildings may also be located across the street from the square.

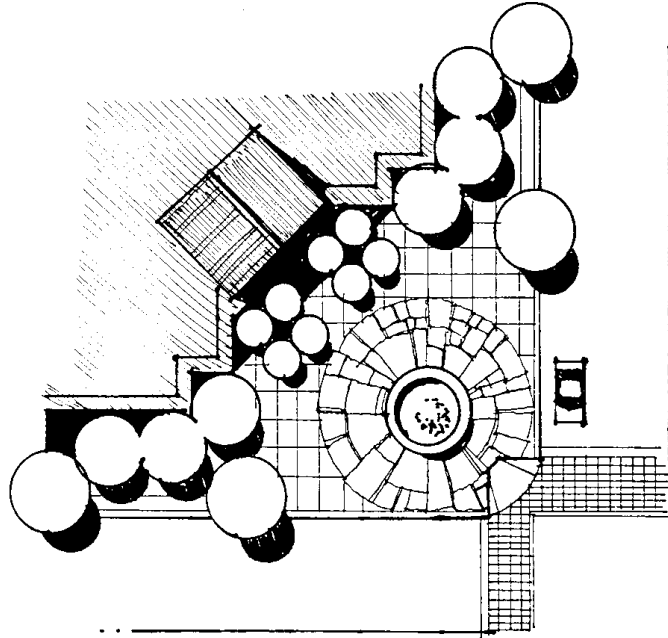


This area is intended as a central gathering space for the community and should be designed to accommodate a wide variety of gatherings.

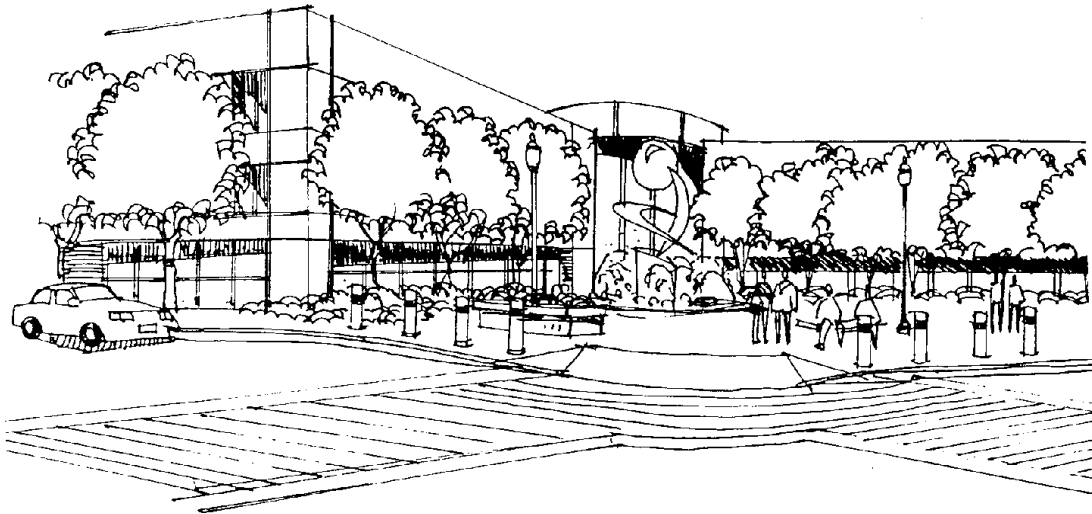


TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 4.2(C) Plazas**

A plaza is a form of open space that is typically more urban in nature and occupies a smaller portion of a block than a square. Plazas are typically located at the intersection of major streets. They are bordered by civic uses, commercial activities, private buildings, and may include parking. These spaces may range from highly interactive areas with adjacent commercial uses, such as retail shops and sidewalk cafes, to quiet passive areas for sitting, reading and relaxation.



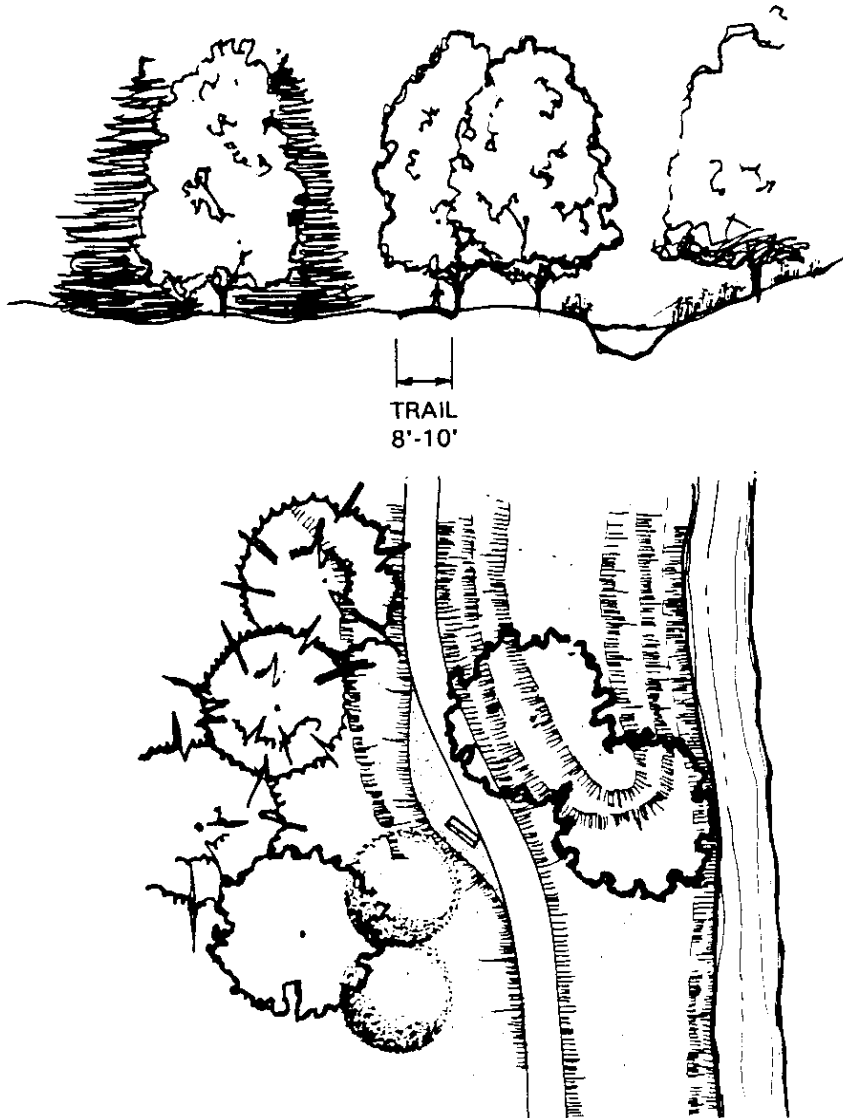
Plazas are designed in a formal manner with landscaping, seating and other amenities such as fountains and public art.



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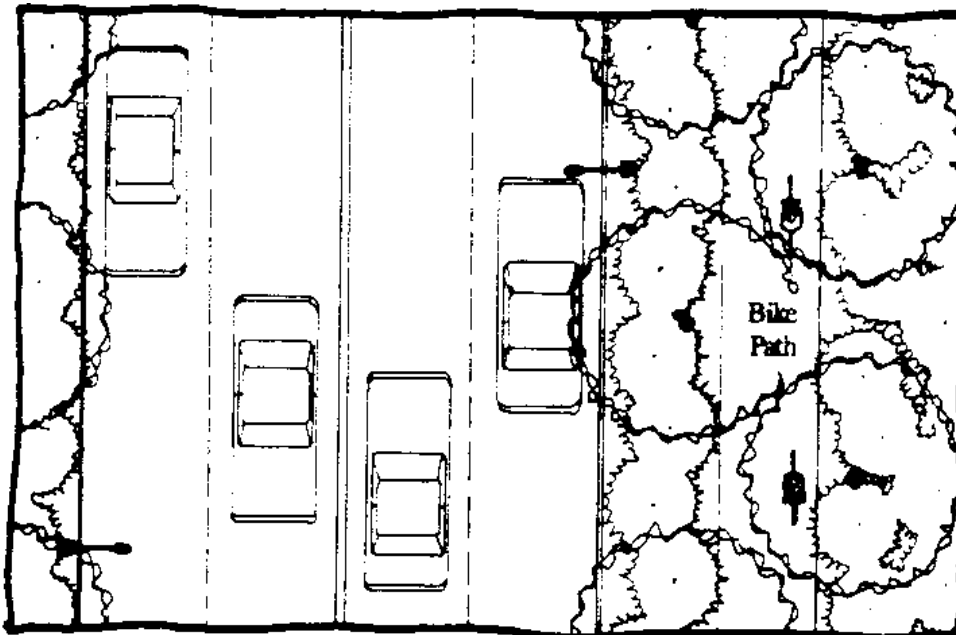
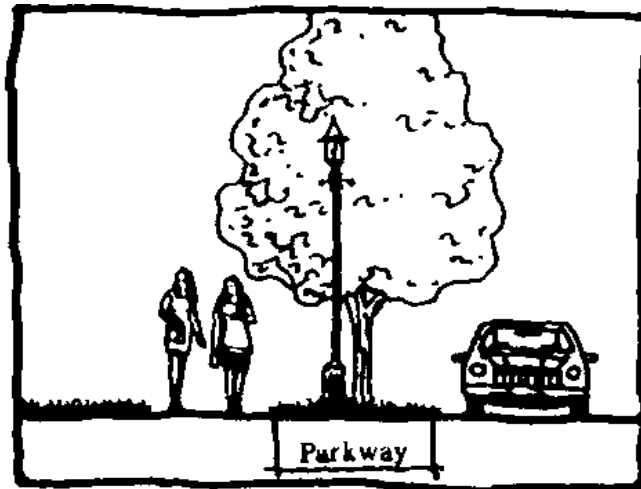
Objective 4.2(D) Greenways

A greenway is a series of connected natural areas where recreation and conversation of nature are among the primary values. They are fingers of green in varying shapes that follow natural features such as ravines, creeks, streams, and other water courses. Greenways can consist of a combination of natural vegetation and man-made linkages that provide connections to many areas of the neighborhood which are not in close proximity to natural linkages. Greenways should be used to provide access to schools, parks, neighborhood shops and employment centers, as well as provide connections between neighborhood parks and other open space areas. Perimeter roads along one or both sides of a greenway are encouraged to provide easy access; public observation into the greenway for security; and to provide motorists with an aesthetic contrast to the built environment. Greenway design standards are detailed in the *Trails and Greenway Plan*.



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 4.2(E) The Parkway**

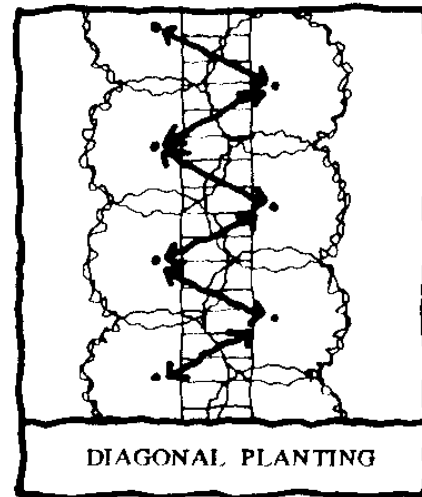
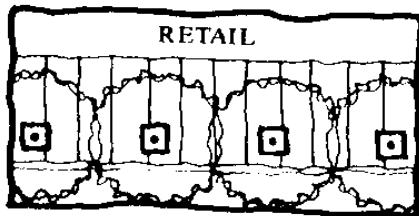
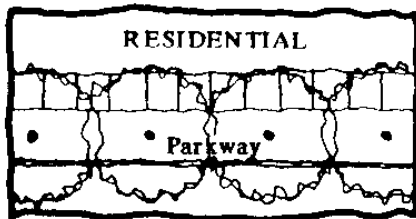
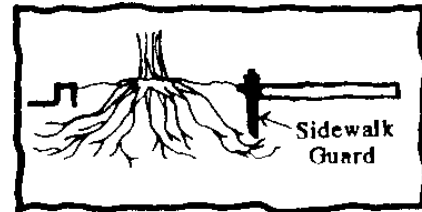
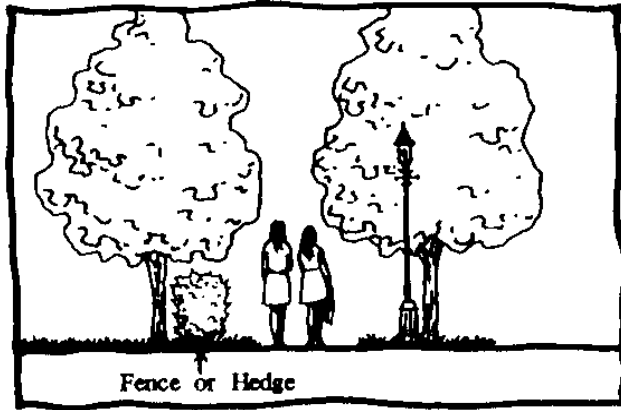
The parkway is public open space or a planting strip, located between the sidewalk and the street. It is important in defining the pedestrian realm by separating it from the street and creating a feeling of safety and comfort. The parkway provides a visual link between open space areas and the street network, as well as, separates and defines roadways and sidewalks. The width of a parkway varies from four to fifteen feet depending on the type of street and adjoining land uses. Grass, shrubs, flowers, street trees, and street lighting are located within the parkway. Utilities will very rarely be located within this area.



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Objective 4.2(F) Street Trees

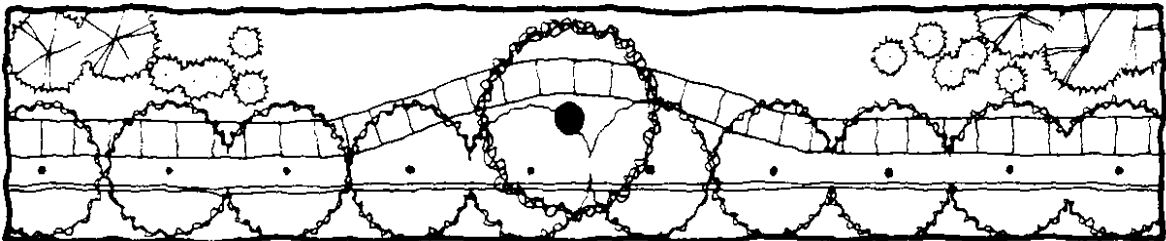
Street trees are required in a Traditional Neighborhood (TN) to create a frame around and improve the appearance of the street, as well as, separate vehicles from pedestrians. The existence of trees on the street side of the pedestrian sidewalk is critical. Whenever possible, the placement of trees on both sides of a sidewalk creates an exceptional pedestrian environment. In a Mixed Residential Area (MRA) street trees shall be located in the parkway within the street right-of-way and spaced approximately 30 feet on center. However, it may be necessary to group trees in some locations to avoid obstructions and create views to retail shops. Preferred species for street trees are listed in Section 18.62.045, Street Trees of the *Unified Development Ordinance (UDO)*.



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL

Objective 4.2(G) Sidewalks

The sidewalk is a key element in a Traditional Neighborhood (TN) as it allows and encourages pedestrian movement. The design and layout of the pedestrian network needs to be considered with the same degree of importance as the street network. In a TN, sidewalks are required on both sides of all streets and must connect residential buildings to retail areas, civic buildings, and recreational areas. The width of a sidewalk changes throughout a neighborhood depending upon its location and the type of adjacent land uses. Sidewalks in retail areas require a minimum width of 6-16 feet to allow for adequate room for pedestrians, as well as trees, lights, outside displays, and awnings. Sidewalks in Mixed Residential Areas (MRA), typically range from 5-6 feet depending upon the intensity of pedestrian traffic. Sidewalks should be placed to accommodate changes in topography and existing trees and vegetation.



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**CHAPTER 5 - STREET & STREETScape CRITERIA****5.1 SUMMARY**

In a Traditional Neighborhood (TN) there are numerous street types that serve multiple purposes with a variety of transportation modes, all of which are joined to form an interconnected street system. Part of the excitement and character of a TN district is the variation of pavement widths, sidewalk, and building locations that contrast to the rigid engineering standards imposed upon conventional subdivision development. Instead of the conventional “one size fits all” standard, street designs within a TN district are determined by the type of adjacent uses, the location of the street within the community, the street’s carrying capacity, and the desired vehicular speed.

In addition, street designs always create a balance between the movement of automobiles and transit vehicles with the needs of pedestrian and bicycle pathways, areas of public interaction, and areas for placement of street trees and landscaping. The goal of a TN district street system is to create “traffic calm streets” and to create an environment where drivers realize that driving too fast or too aggressively is inappropriate. With appropriate design, drivers will more automatically choose lower speeds and less aggressive behaviors.

This chapter describes and illustrates the common street and streetscape standards within a TN district. These standards are not absolute, since there can be a wide variety of street types created with various land uses of adjoining properties. Streets should be designed to meet the needs of anticipated land uses, anticipated traffic volumes, and the desired character of the area. Special consideration must be given to the street layout in order to minimize the amount of through traffic and the potential for inappropriate vehicle speeds. Such layouts should include limiting the length of through streets and incorporating rotary or traffic circles, T-intersections, or other similar techniques. Innovative street types and designs should always be considered.

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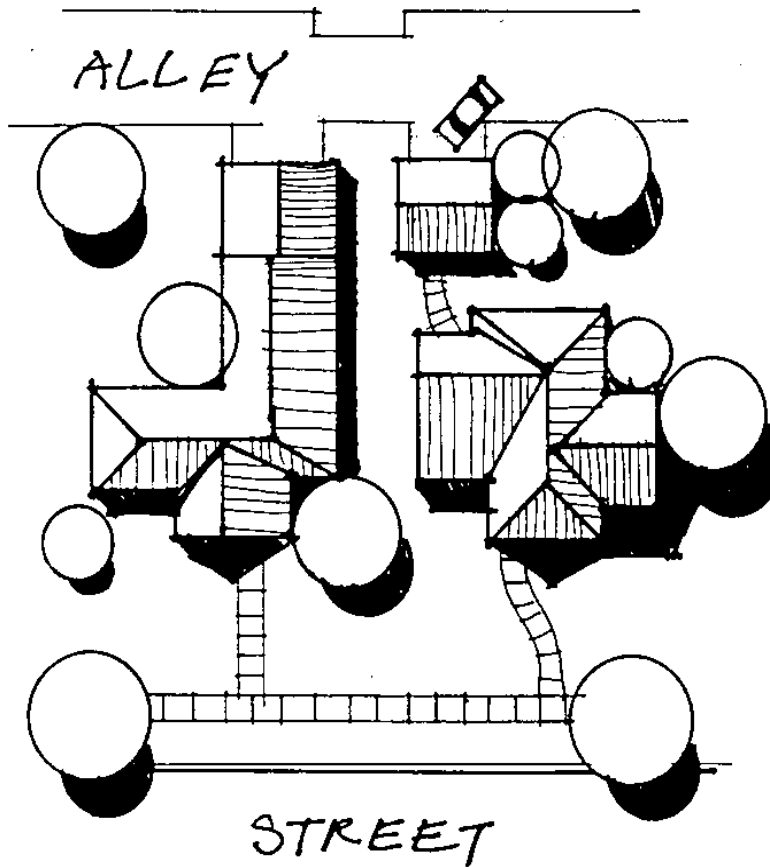
5.2 TN STREET CHARACTERISTICS

Objective 5.2(A) Dense Network of Streets

A dense network of interconnecting, narrow streets laid out in a grid-like system characterizes a Traditional Neighborhood (TN). The network requires that every street connect to at least two other streets. Cul-de-sacs and dead-end streets should be used only in areas where environmental constraints impede connections to other streets. The dense street network encourages a tighter mix of land uses and creates a walkable neighborhood with more connections between uses.

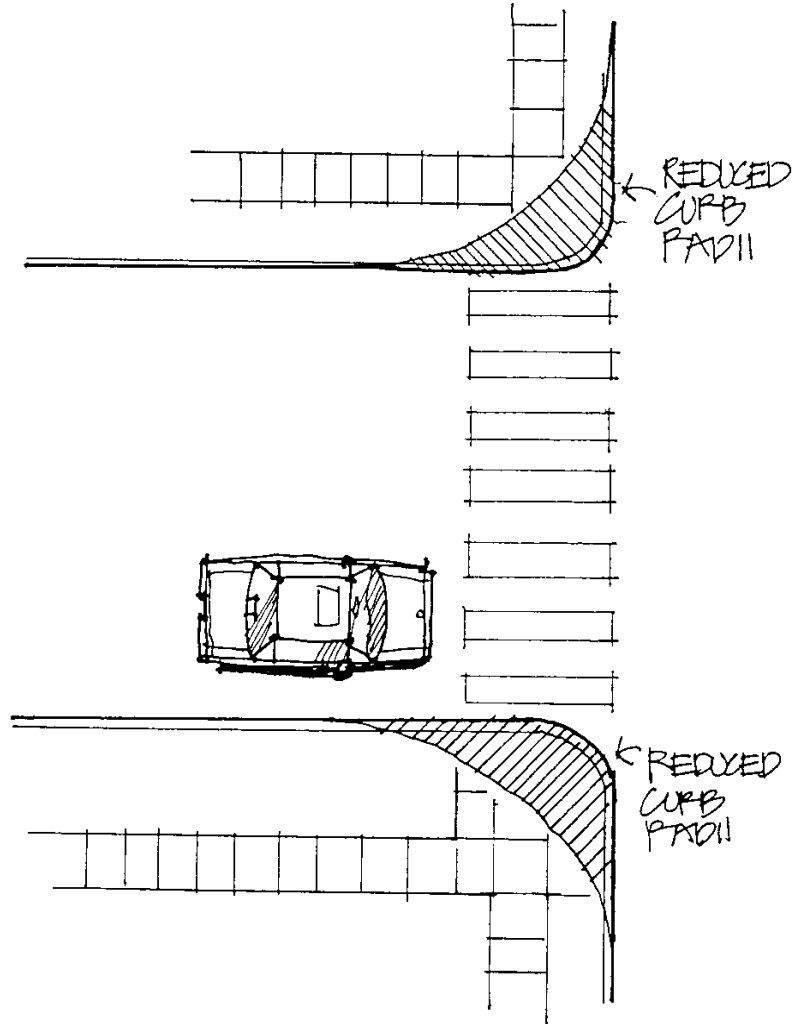
Objective 5.2(B) Alleys

In a Traditional Neighborhood (TN) alleys are permitted and are highly encouraged. Alleys eliminate the need for driveways and the visual dominance of garages from the street. Garage entrances can be perpendicular or parallel to the alley and should be setback a minimum of three feet from the alley right-of-way.



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 5.2(D) Reduced Curb Radius**

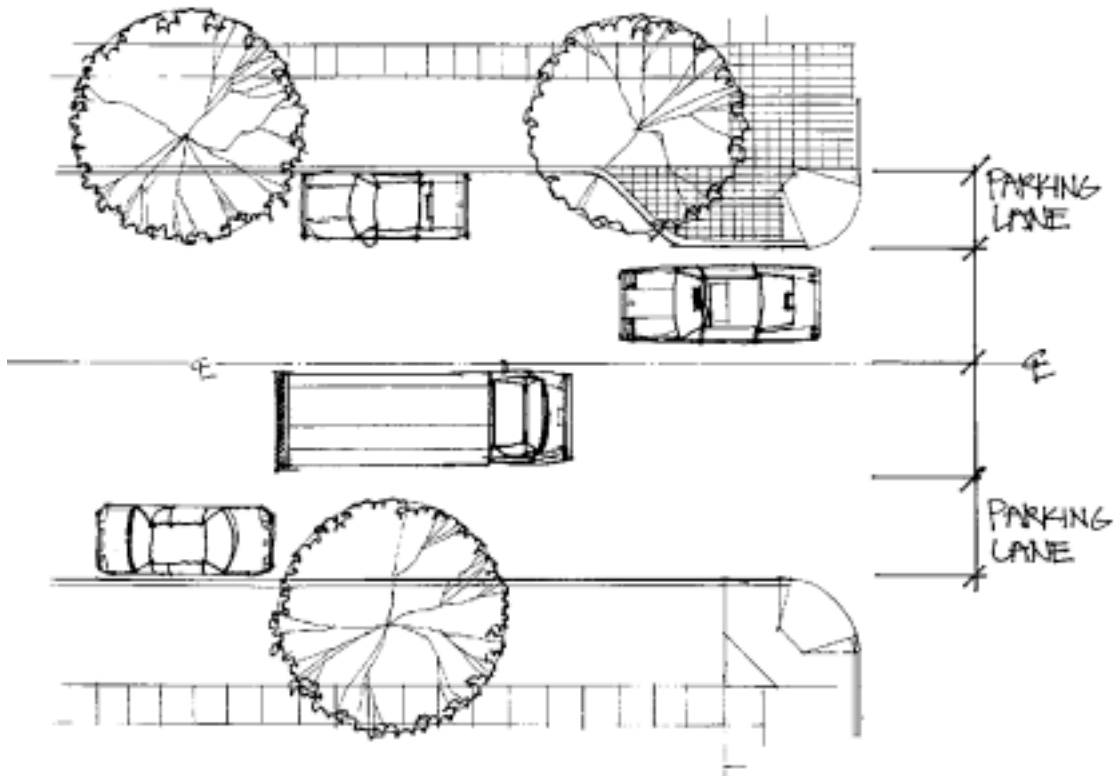
Smaller curb radii are required within a Traditional Neighborhood (TN). The larger curb radii of a conventional street system encourage turning movement at higher speeds and increases crossing distances for pedestrians. Smaller radii result in slower vehicular speeds at intersections and enhances pedestrian movements by having a shorter street crossing distance.



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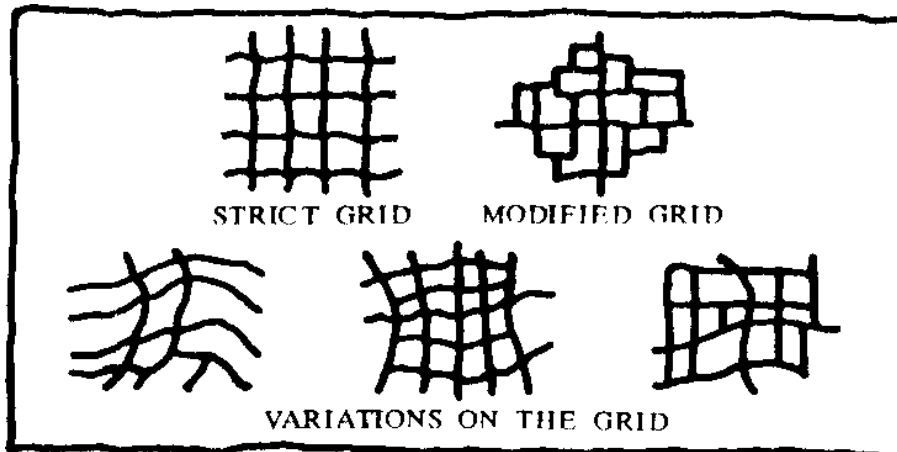
Objective 5.2(E) On-Street Parking

Most streets within a Traditional Neighborhood (TN) allow on-street parking. The existence of on-street parking slows passing vehicular traffic, and parked vehicles create a buffer between moving vehicles and pedestrians. In addition, on-street parking reduces the need for and the size of off-street parking lots in the Neighborhood Center Area (NCA) and for commercial uses in Mixed Residential Areas (MRA). Parallel parking is the recommended method of on-street parking. However, other on-street parking methods, including diagonal and head-in parking may be appropriate under certain circumstances in the NCA.



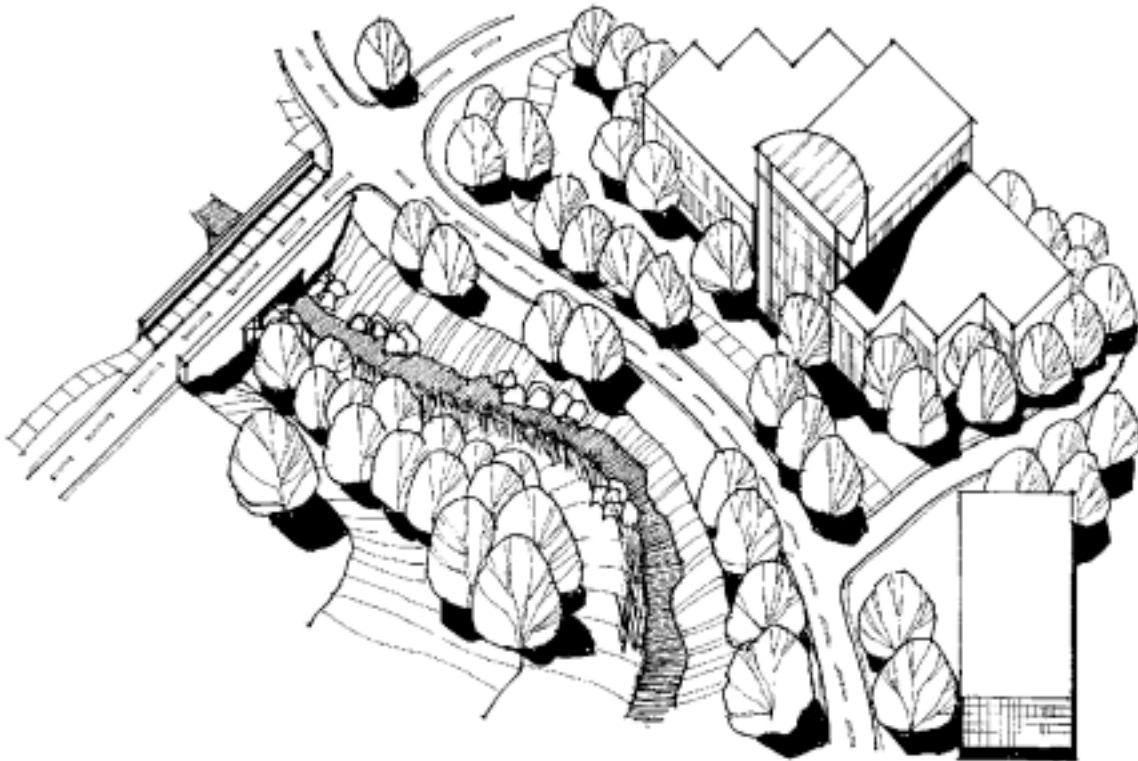
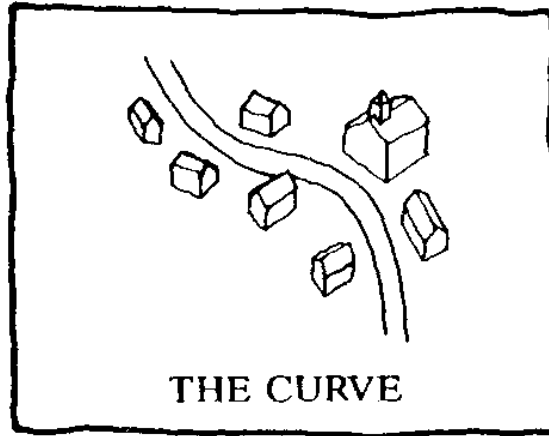
TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**5.3 TN STREET FORMS**

Traditional Neighborhoods (TN) are designed with a grid like street layout. However, the street layout does not necessarily result in a strict grid system. Street layouts must always respond to local conditions such as topography, water courses, greenways, and the existing street systems of neighboring conventional developments. This section describes the six basic types in a TN district.



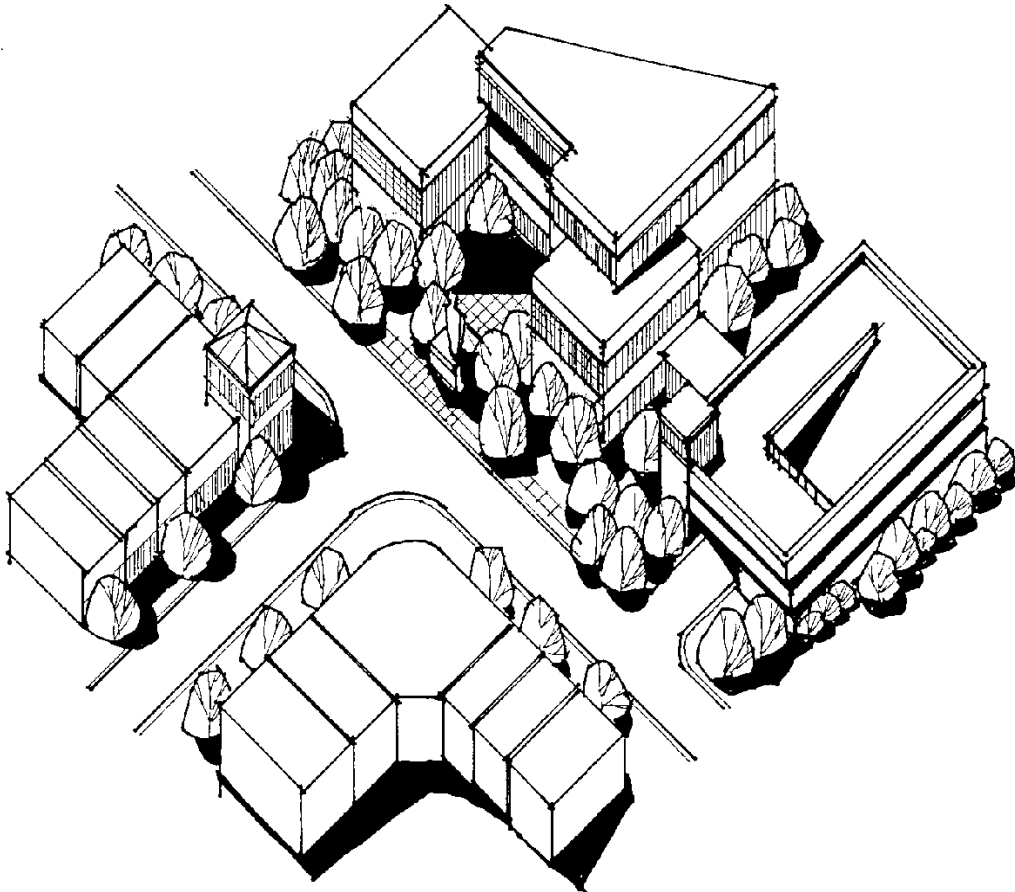
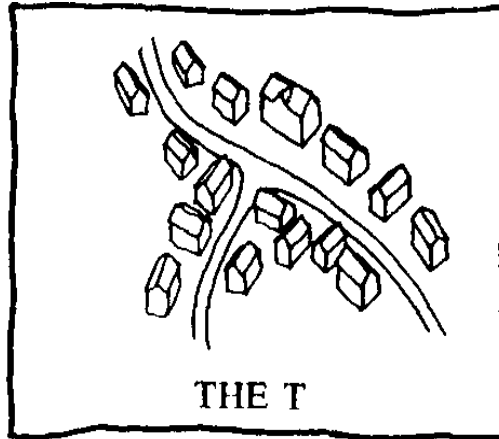
TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 5.3(A) The Curved Street Form**

A curved street may be necessary in many instances to respond to and preserve existing natural features. A bend in a curved street can be used to create a positive street environment with a focus on visually prominent sites for civic, mixed use, or taller buildings. The placement of buildings along a curved street can define the street with a sense of enclosure.



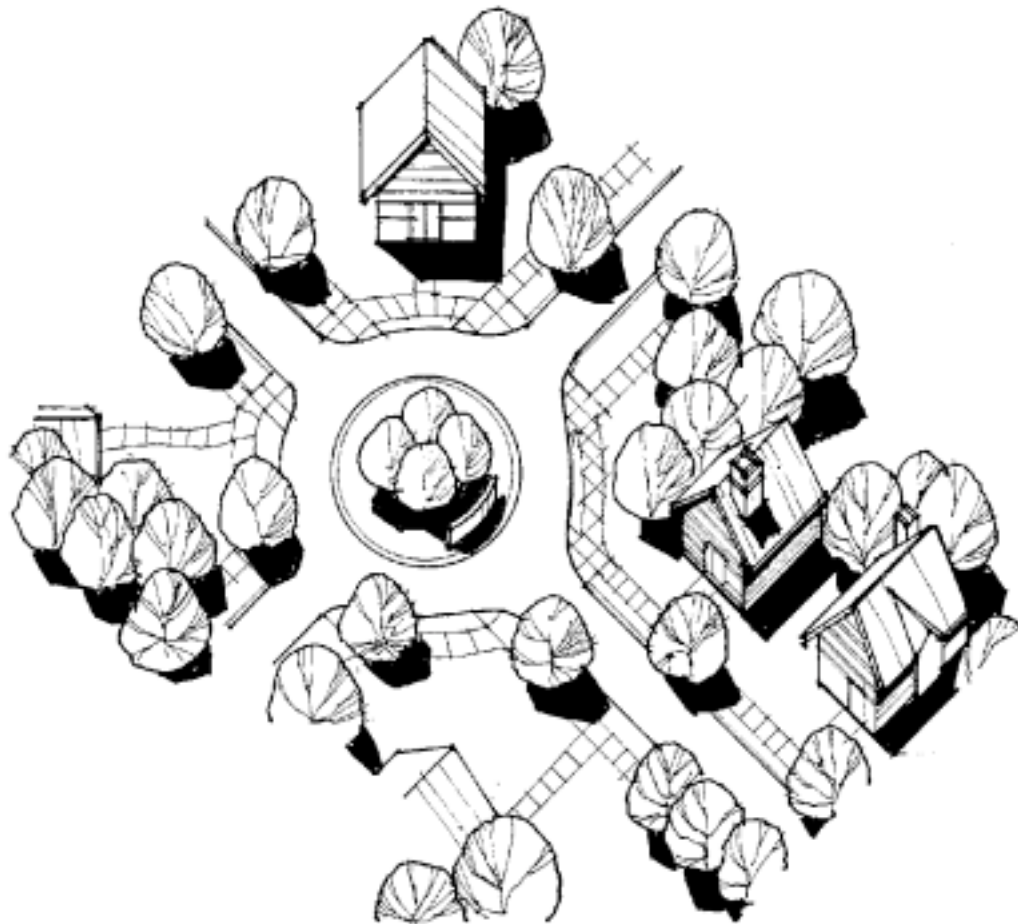
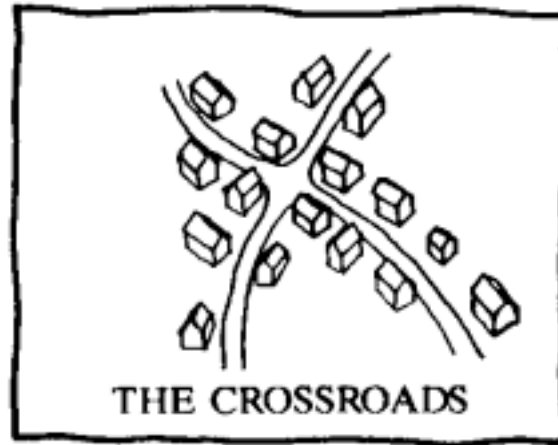
TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 5.3(B) The “T” Street Form**

A “T” street creates a termination of the street and provides a site with dramatic visibility for prominent buildings. “T” streets can also be used to slow traffic through neighborhoods by reducing the length of through-streets and keeping blocks short.



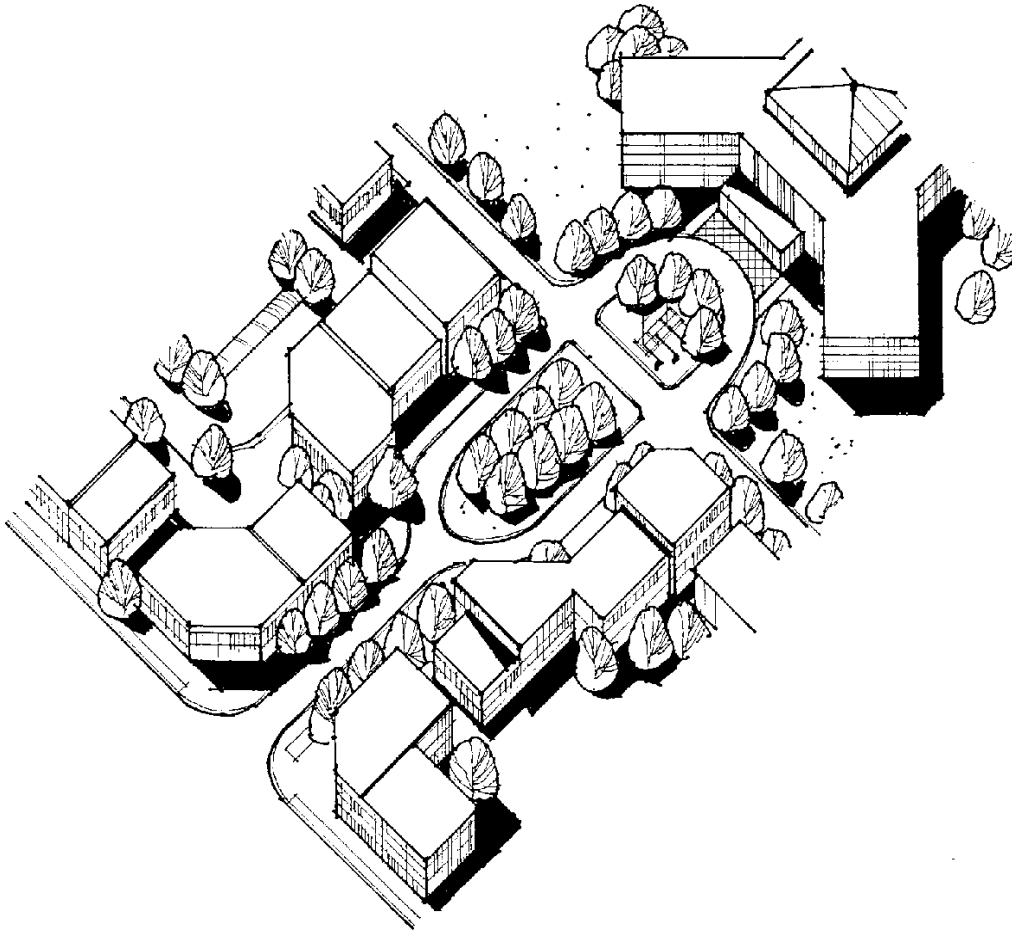
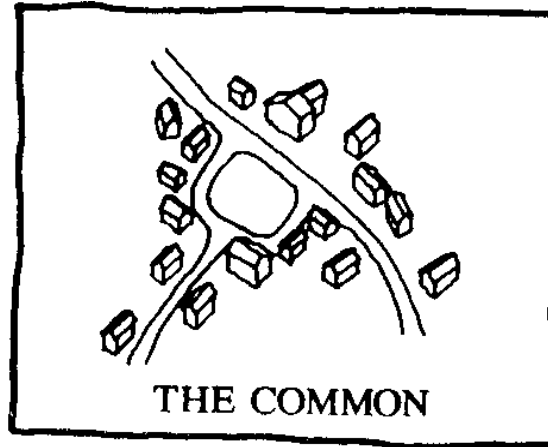
TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 5.3(C) The Crossroads Street Form**

This street form is typically the intersection of two perpendicular streets. Such street arrangements result in opportunities for landscaped circles or islands in low traffic areas, or a traffic circle in areas with higher traffic areas.



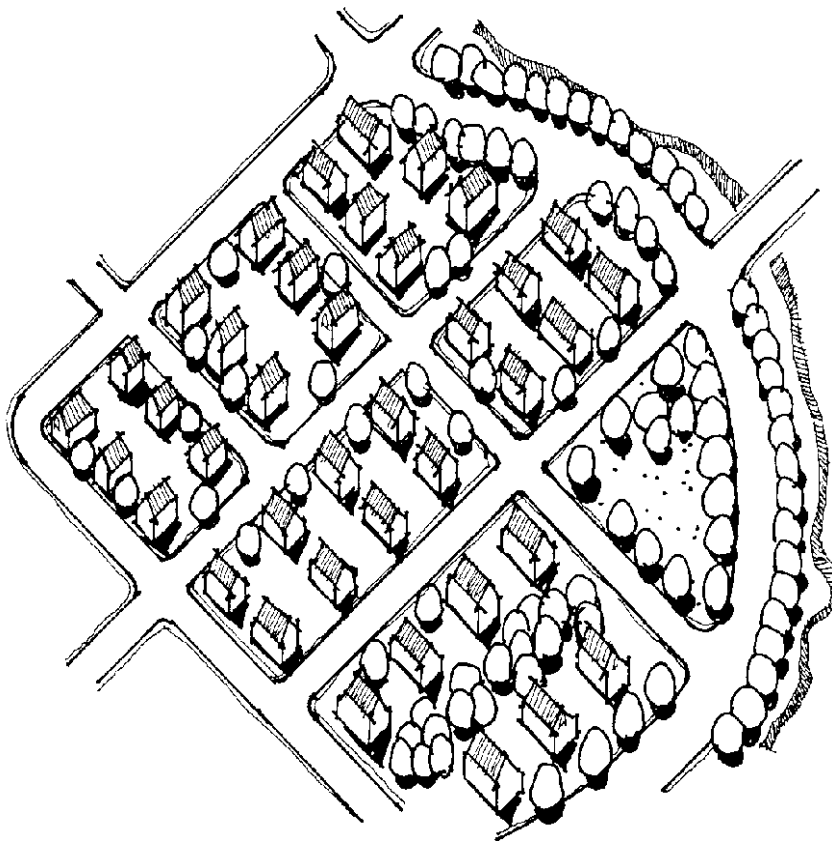
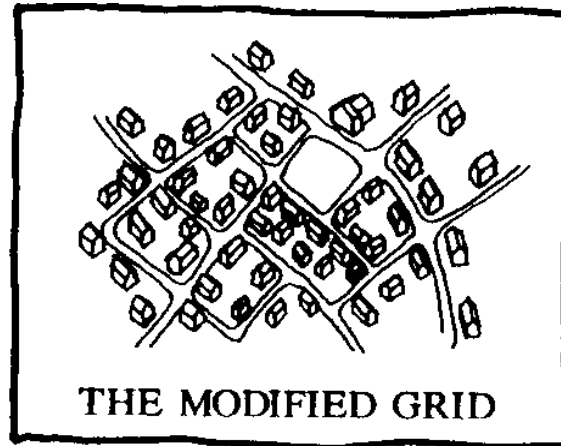
TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 5.3(D) The Common Street Form**

This street form creates a common area or community green as a focus point. Larger community buildings, civic buildings, mixed-use, or commercial buildings are often located around these common areas.



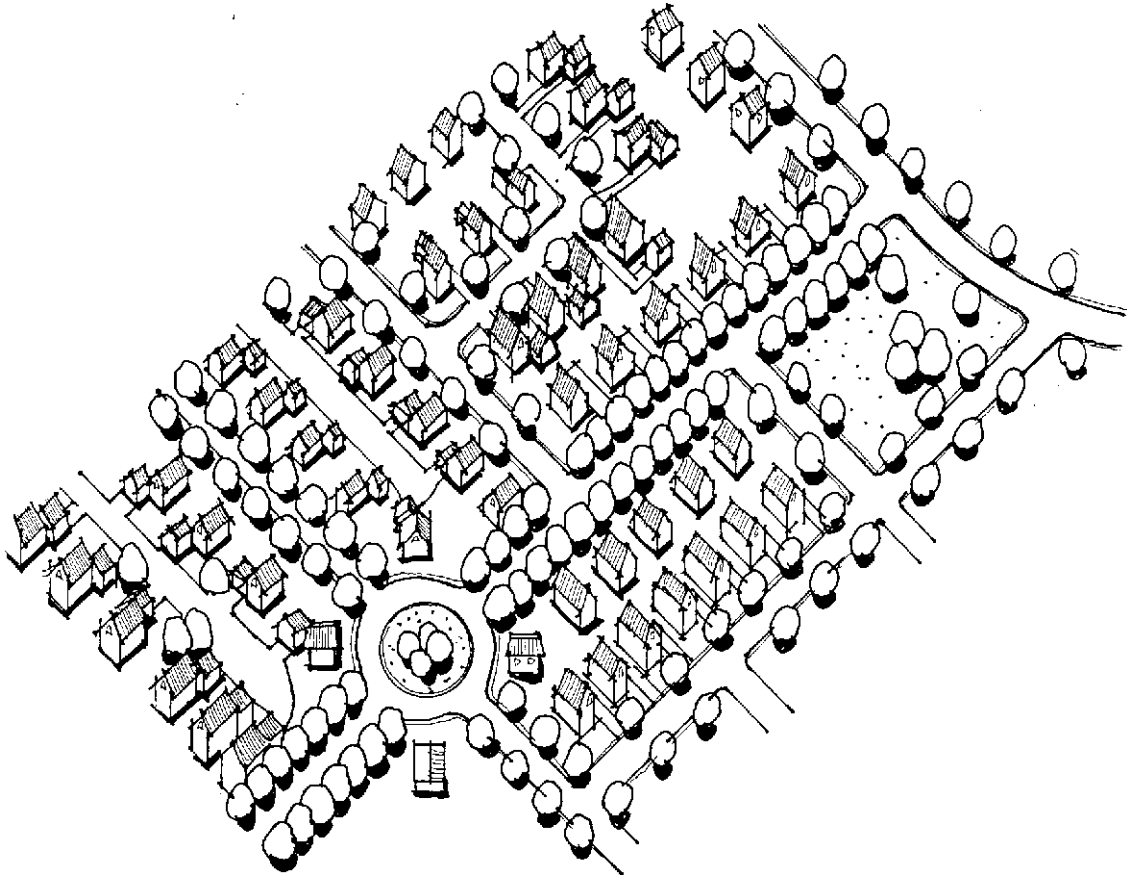
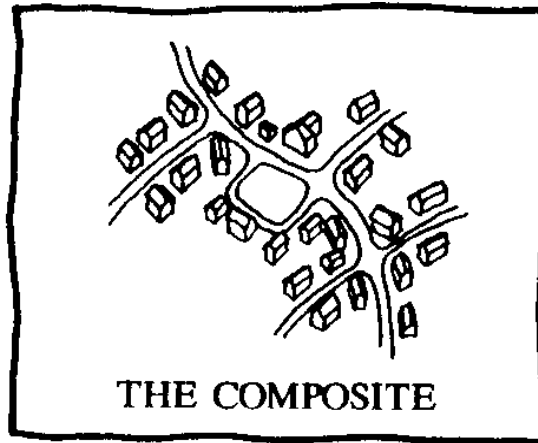
TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 5.3(E) The Modified Grid Street Form**

This street layout uses the combination of "T" streets and the crossroad intersection to produce an irregular grid with a large amount of variety. The modified grid system is often used to respond to the natural environment and preserve existing natural features. In addition, it creates numerous sites with high visibility that can be used as focal points to terminate a street.



TRADITIONAL NEIGHBORHOOD DESIGN MANUAL**Objective 5.3(F) The Composite Street Form**

The composite street system is a modified grid that incorporates all of the various street forms in a unified interconnected manner. This street layout provides for a wide variety of experiences, while maintaining the “connected” nature of the Traditional Neighborhood (TN) with multiple routes to every destination.





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