

MAIN STREET DESIGN GUIDELINES CONTEXT

VISION

“The re-imagining of Main Street offers an unparalleled opportunity to strengthen and link Fredericton North through the integration of local neighbourhoods, trails, parks, waterfront and open spaces. The Urban Design Plan will reflect the highest order of city building principles, and will be a model for balanced, ecologically sensitive, and walkable urban development, providing residents with a place to shop, dine, visit and live for generations to come.”

Following the Fredericton Main Street Urban Design Plan, the City of Fredericton is preparing two Design Guidelines for Main Street:

A PUBLIC REALM DESIGN MANUAL that will guide municipal investment within the right-of-way. The Manual will establish a vision for the street, how it should look and feel, including for the roadway, sidewalks, crosswalks, planting, street trees, benches, lights, and utilities.

BUILT FORM DESIGN GUIDELINES that will set out performance standards for new private development adjacent to Main Street. The Guidelines will establish where buildings should be built, how they look, and where driveways, parking and servicing should occur.

Together, they are intended to shape the character of Main Street as it continues to evolve in the coming years.

PUBLIC REALM DESIGN MANUAL

KEY OBJECTIVES

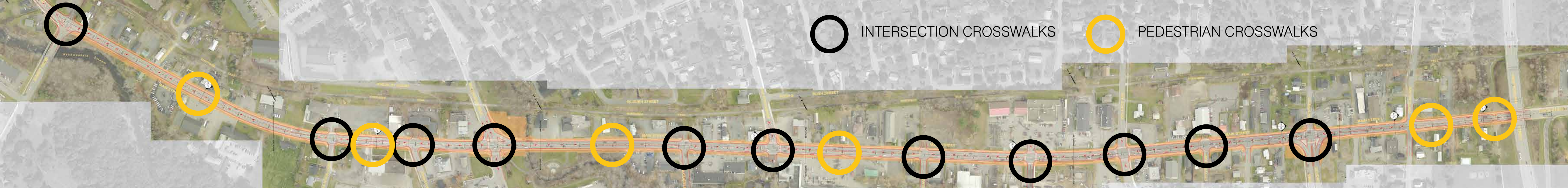
- To maintain the narrow profile and intimate character
- To introduce beautiful street trees and riparian planting to create a lush, green corridor
- To introduce on-street parking
- To provide adequate pedestrian zones along the sidewalk, supported by street furniture and lighting
- To provide flexible zones for adjacent retail and restaurant uses to animate the sidewalk
- To feature contemporary use and expression of wood in the street furniture, as a link to the importance of the lumber industry in Fredericton’s evolution

BUILT FORM DESIGN GUIDELINES

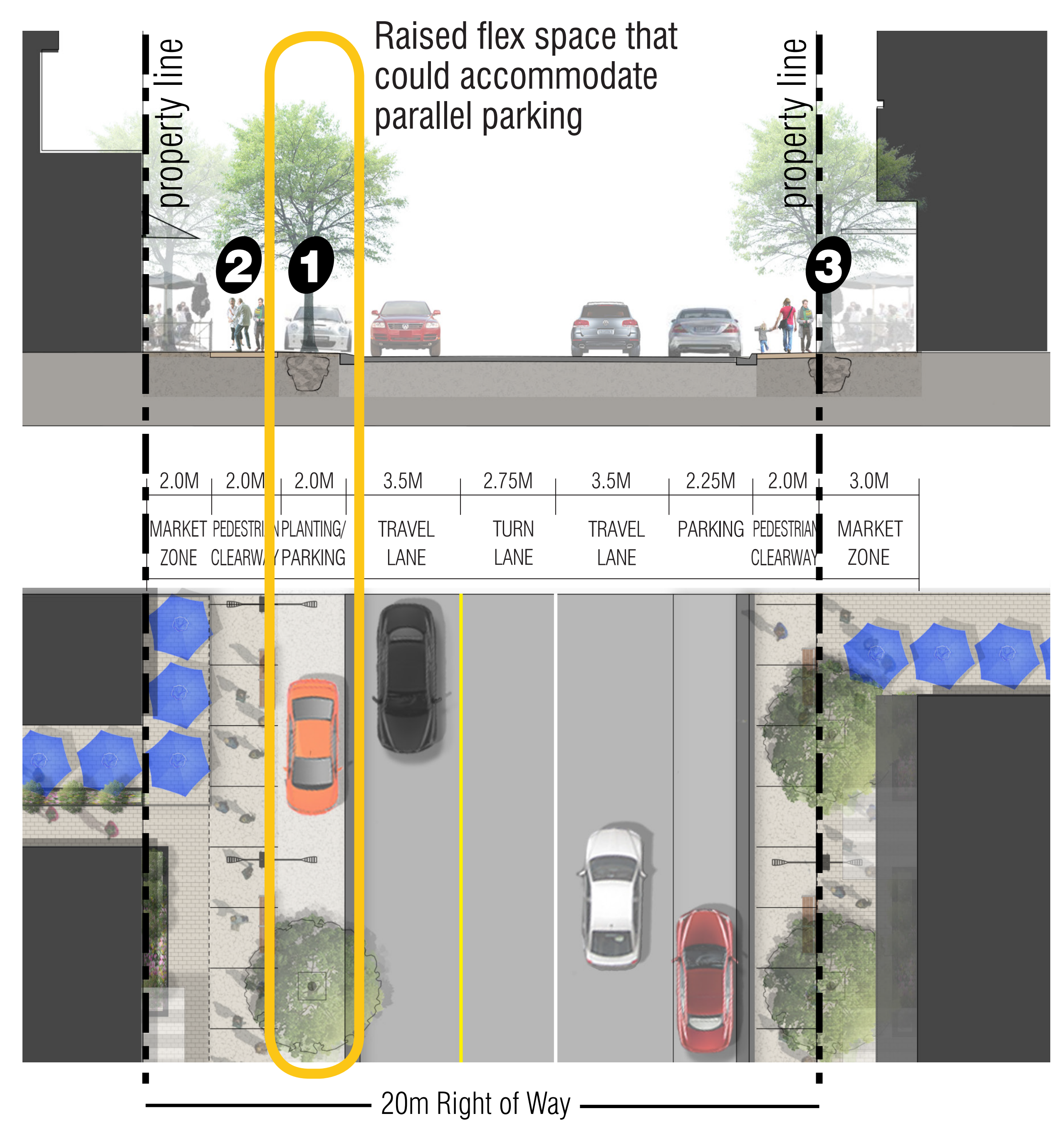
KEY OBJECTIVES

- To promote new development that attractively defines the street edge with active uses and comfortable human scale
- To ensure buildings face the street with quality architectural expression, main entrances, and large windows at ground level
- To encourage buildings at the most visible locations to be memorable and unique
- To create a “front porch” to the Northside Trail by ensuring buildings face the trail in the same way they will face the street
- To distinguish Main Street from the rest of Fredericton, with more contemporary and innovative architectural expression
- To reinforce the theme of wood in the architecture and signs



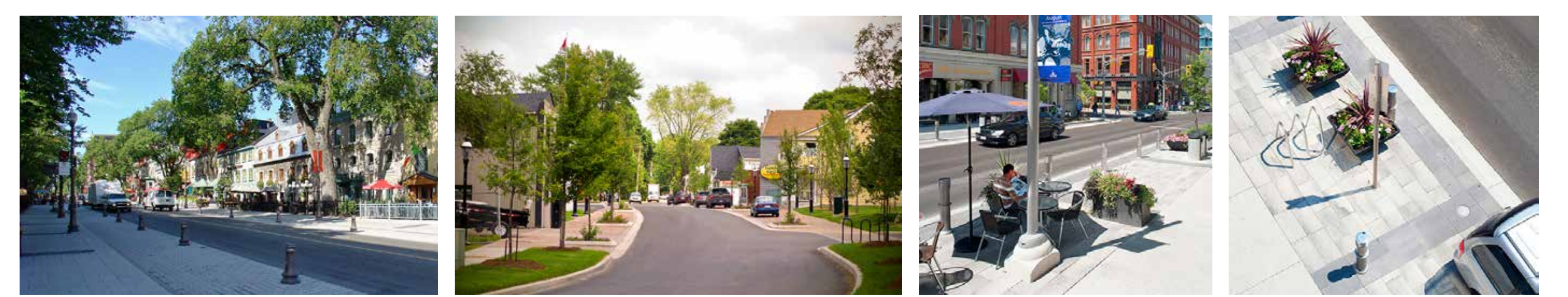


STREETSCAPE ELEMENTS



MAIN STREET PUBLIC REALM DESIGN SECTION

1 FLEX PARKING SPACE



2 PEDESTRIAN CLEARWAY



3 LANDSCAPE ZONE



4 STREET FURNITURE



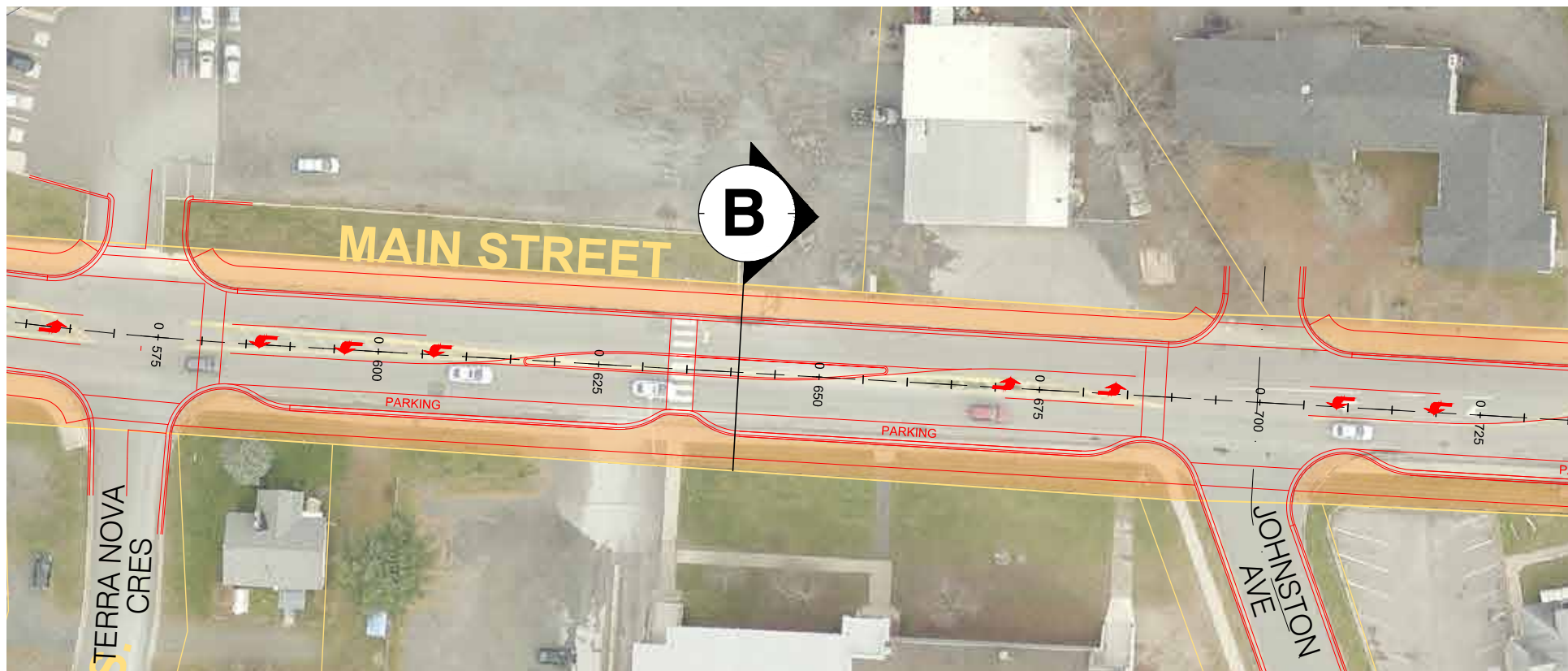
5 CROSSWALK



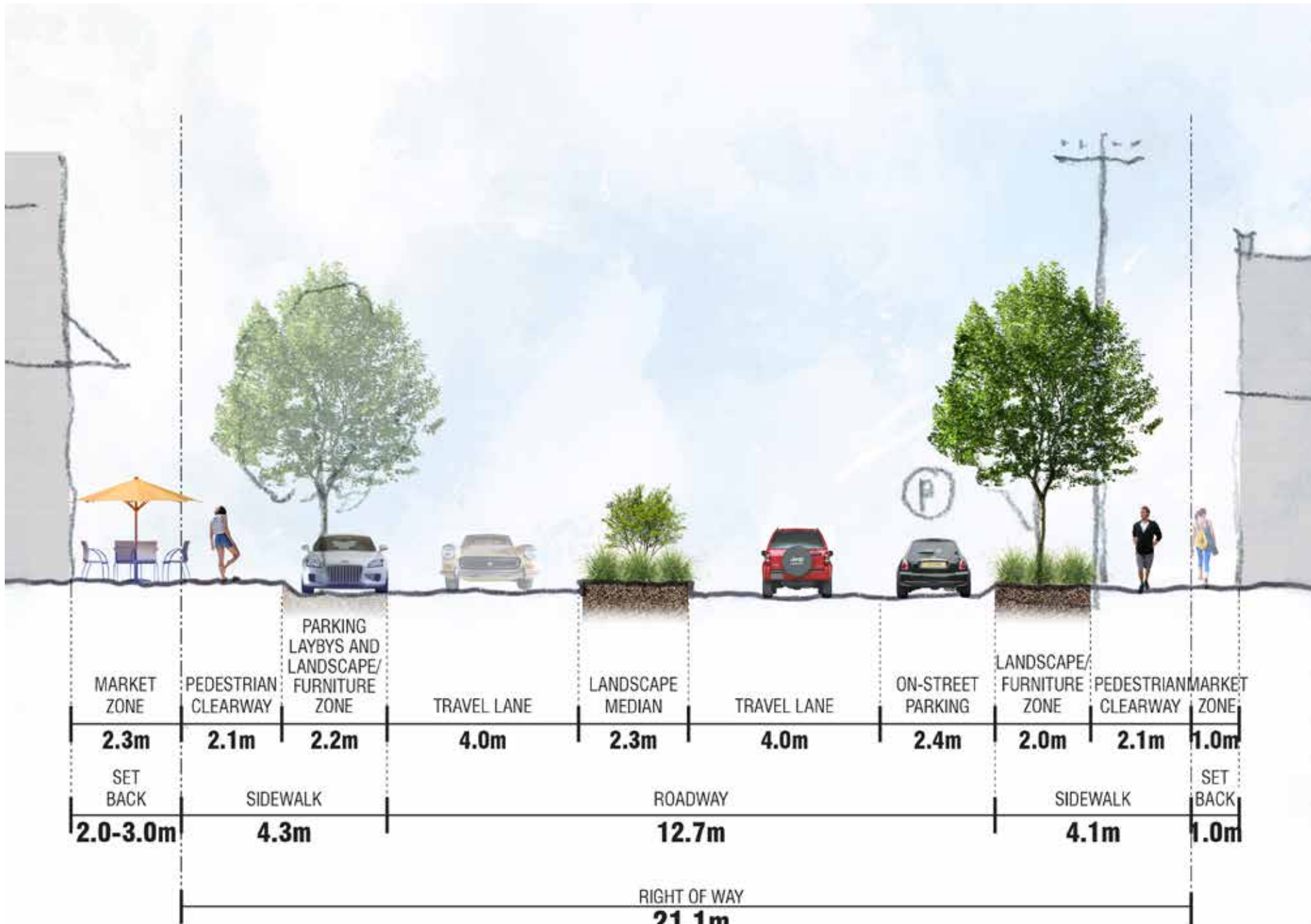
6 VERTICAL ELEMENTS



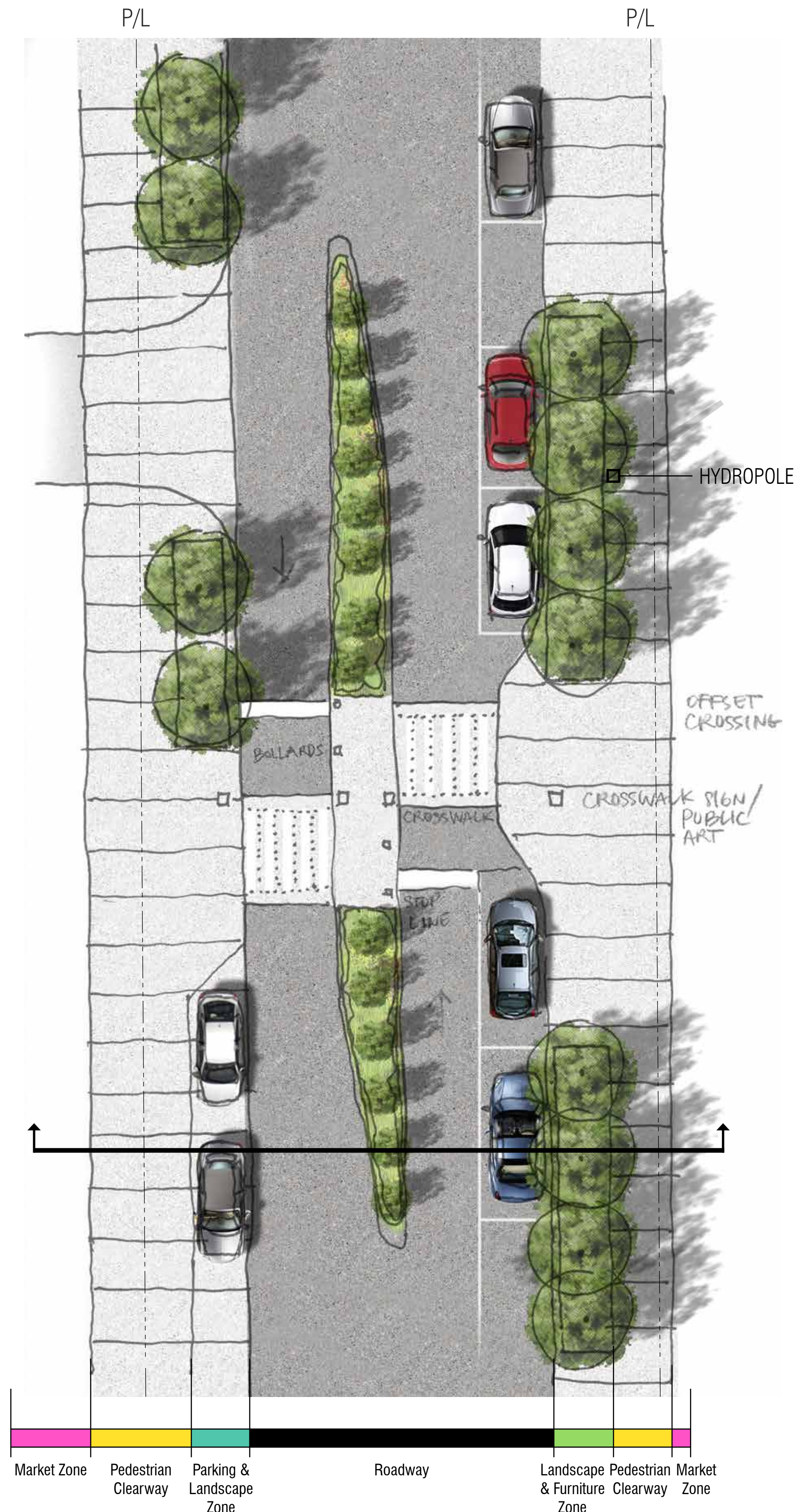
STREET CONFIGURATION: TYPICAL MID-BLOCK CROSSWALK



STREET ALIGNMENT PLAN



DEMONSTRATION SECTION



DEMONSTRATION PLAN



EXISTING CONDITION

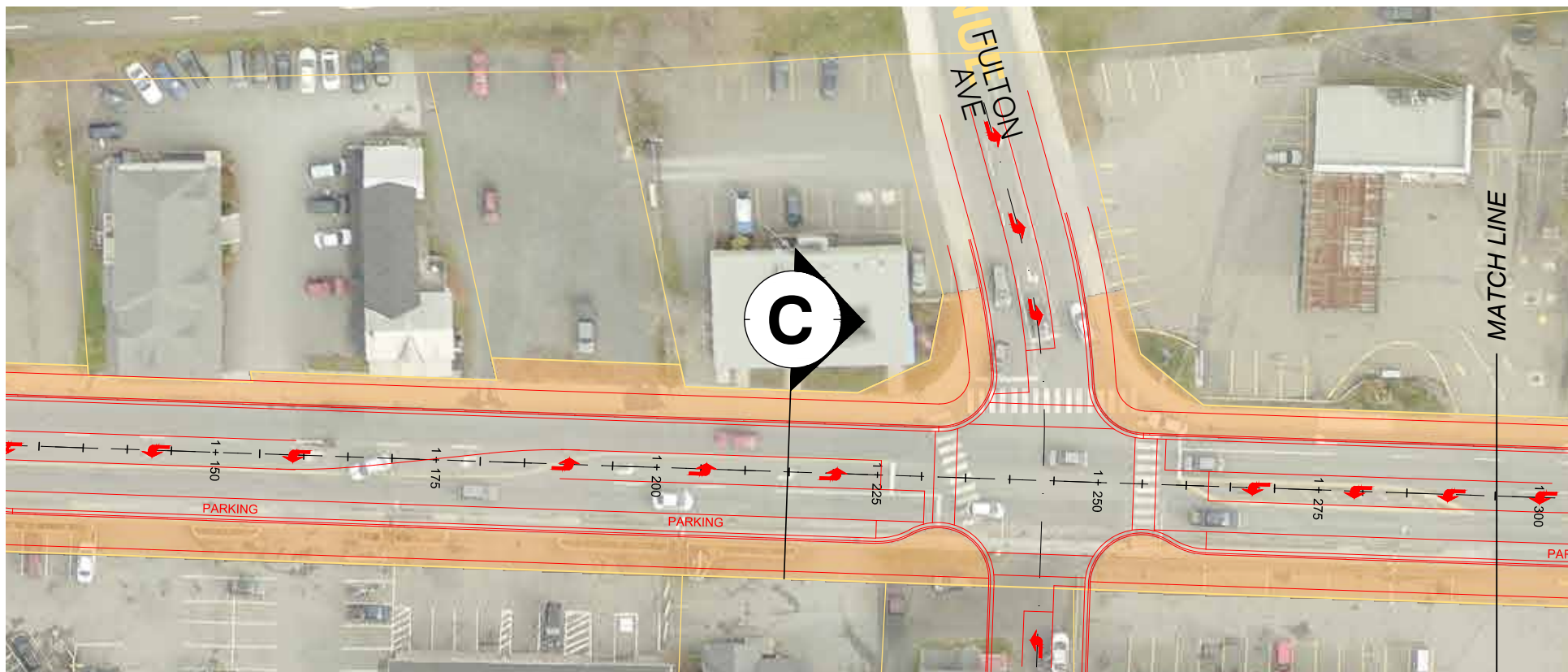


SHORT TERM VISION

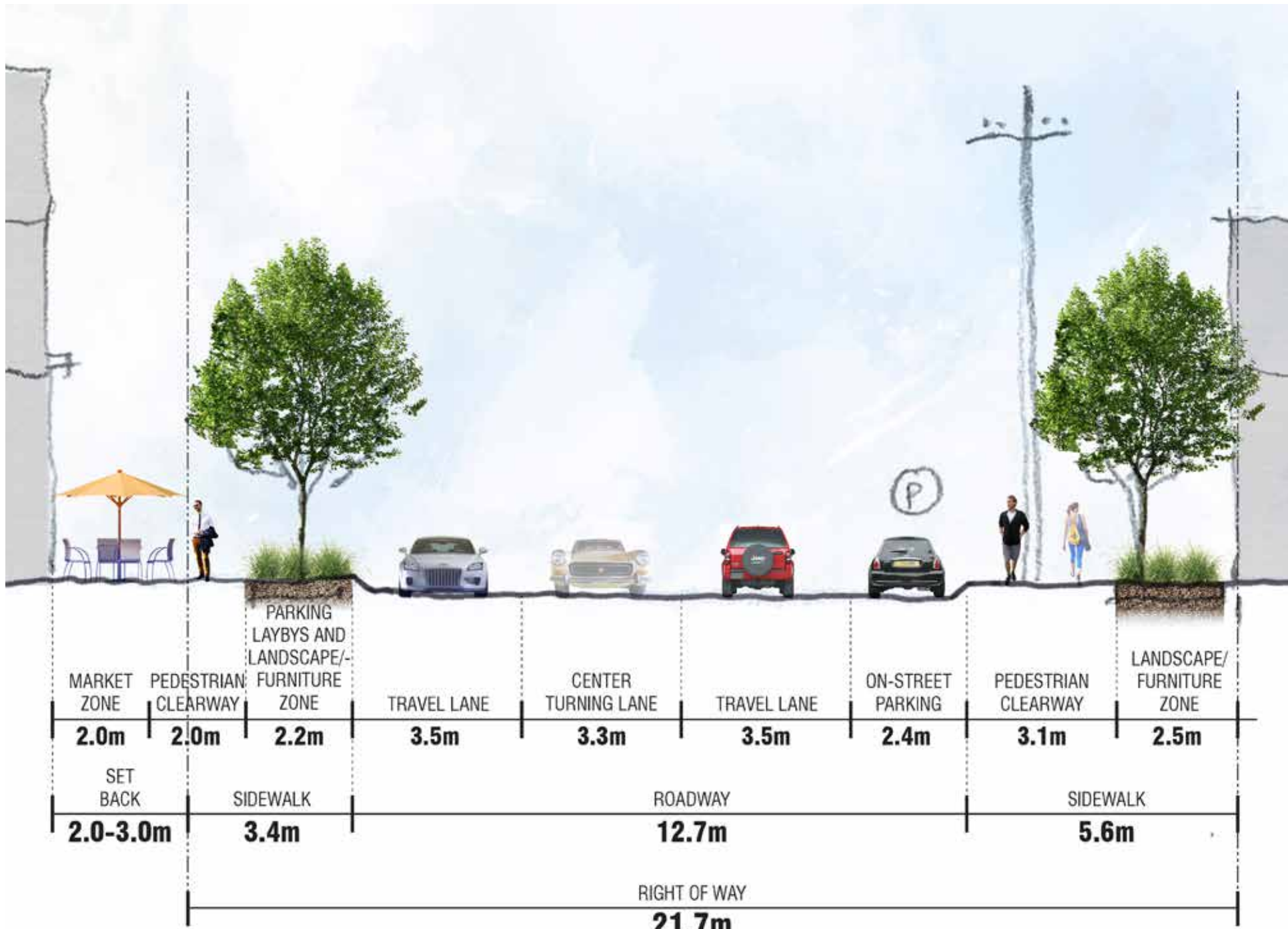


LONG TERM VISION

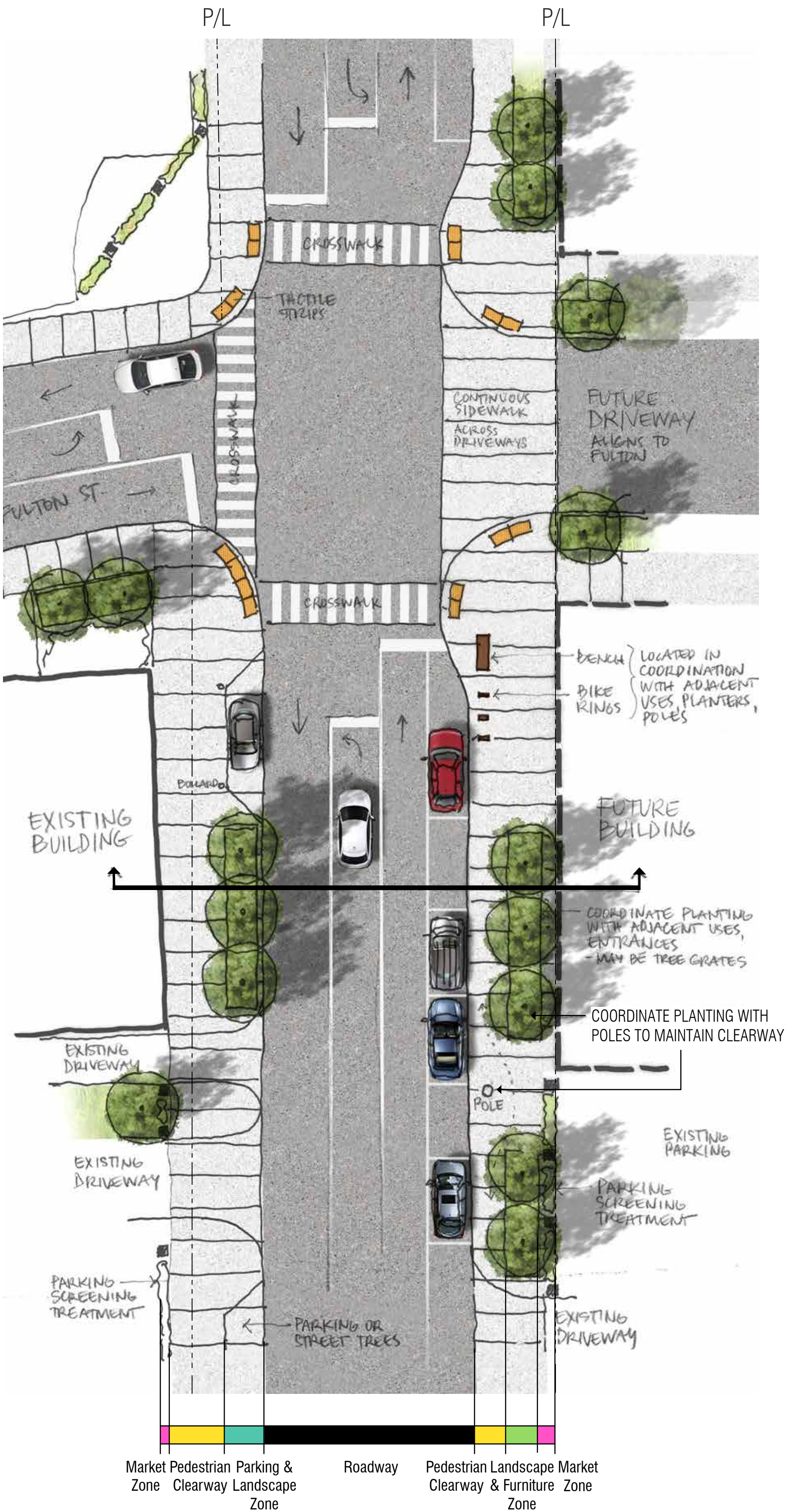
STREET CONFIGURATION: HYDRO POLE IN CENTER OF SIDEWALK ASYMMETRICAL LANDSCAPE/FURNITURE ZONE



STREET ALIGNMENT PLAN

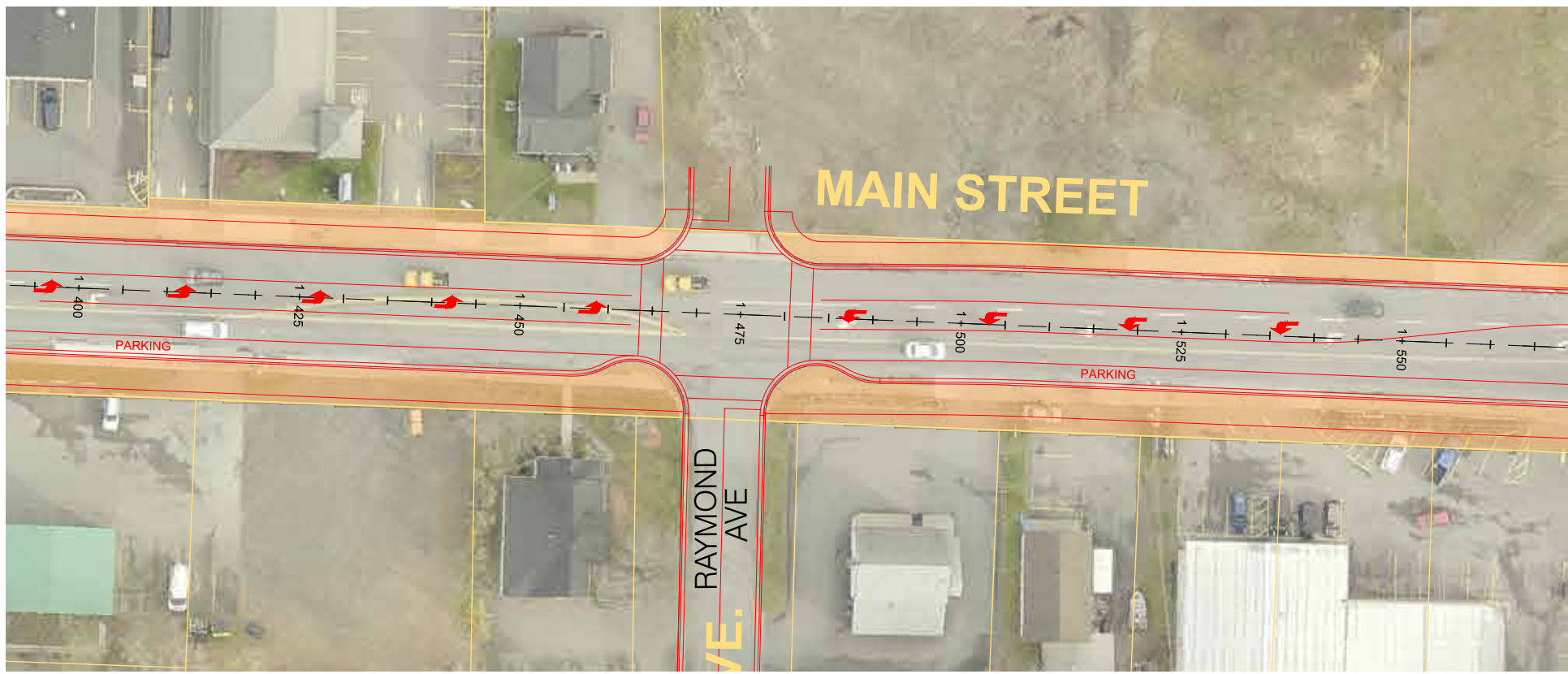


DEMONSTRATION SECTION

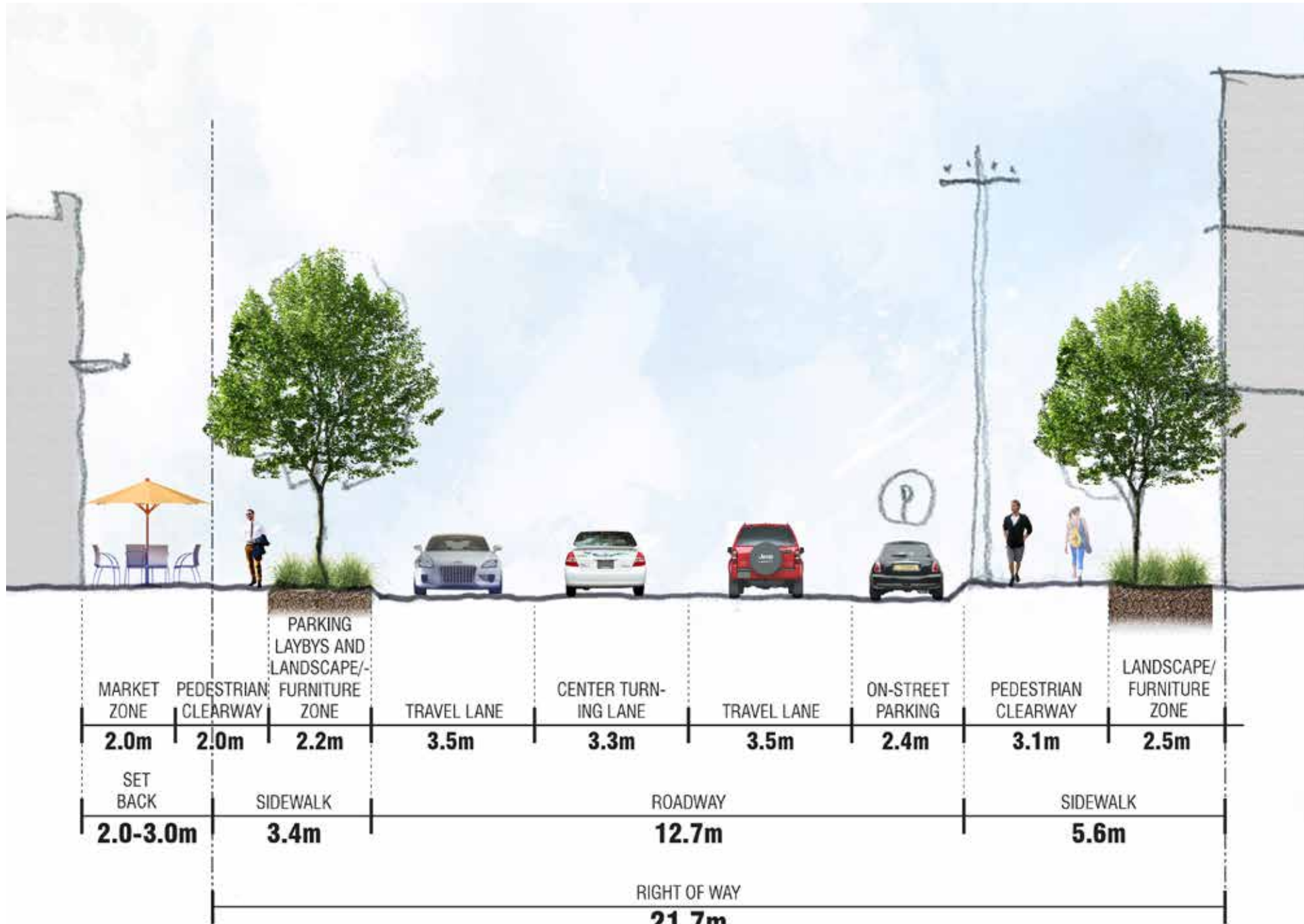


DEMONSTRATION PLAN

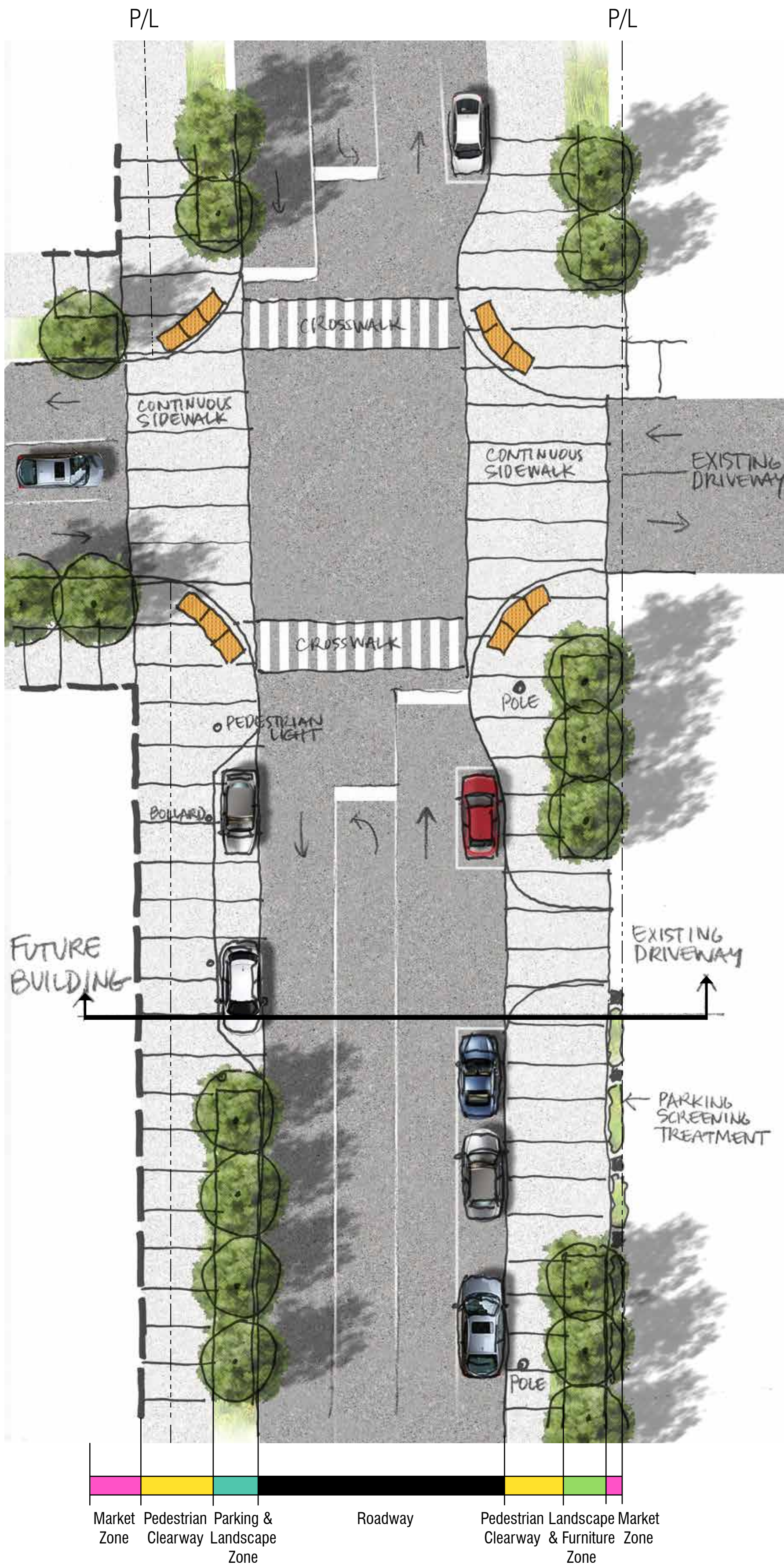
STREET CONFIGURATION: HYDRO POLE AT EDGE OF CURB SYMMETRICAL LANDSCAPE/FURNITURE ZONE



STREET ALIGNMENT PLAN



DEMONSTRATION SECTION



DEMONSTRATION PLAN



EXISTING CONDITION

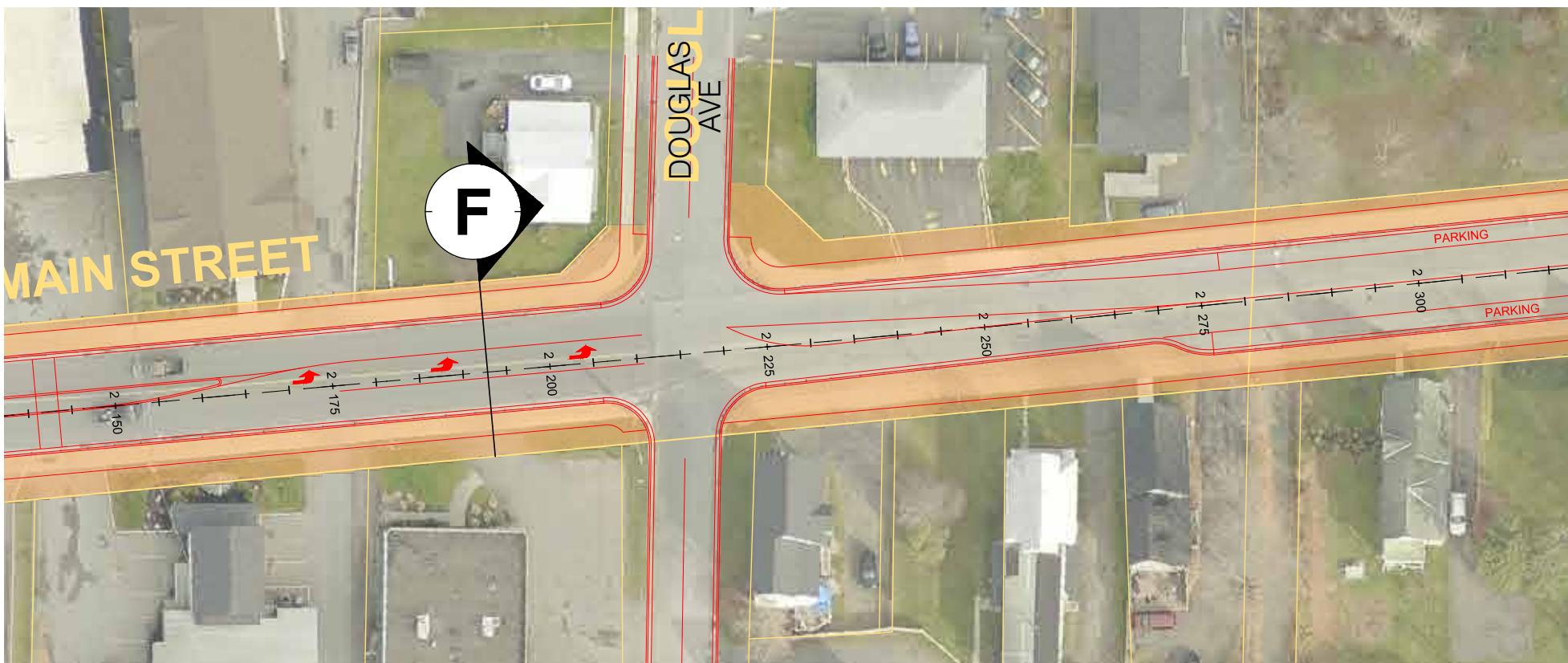


SHORT TERM VISION

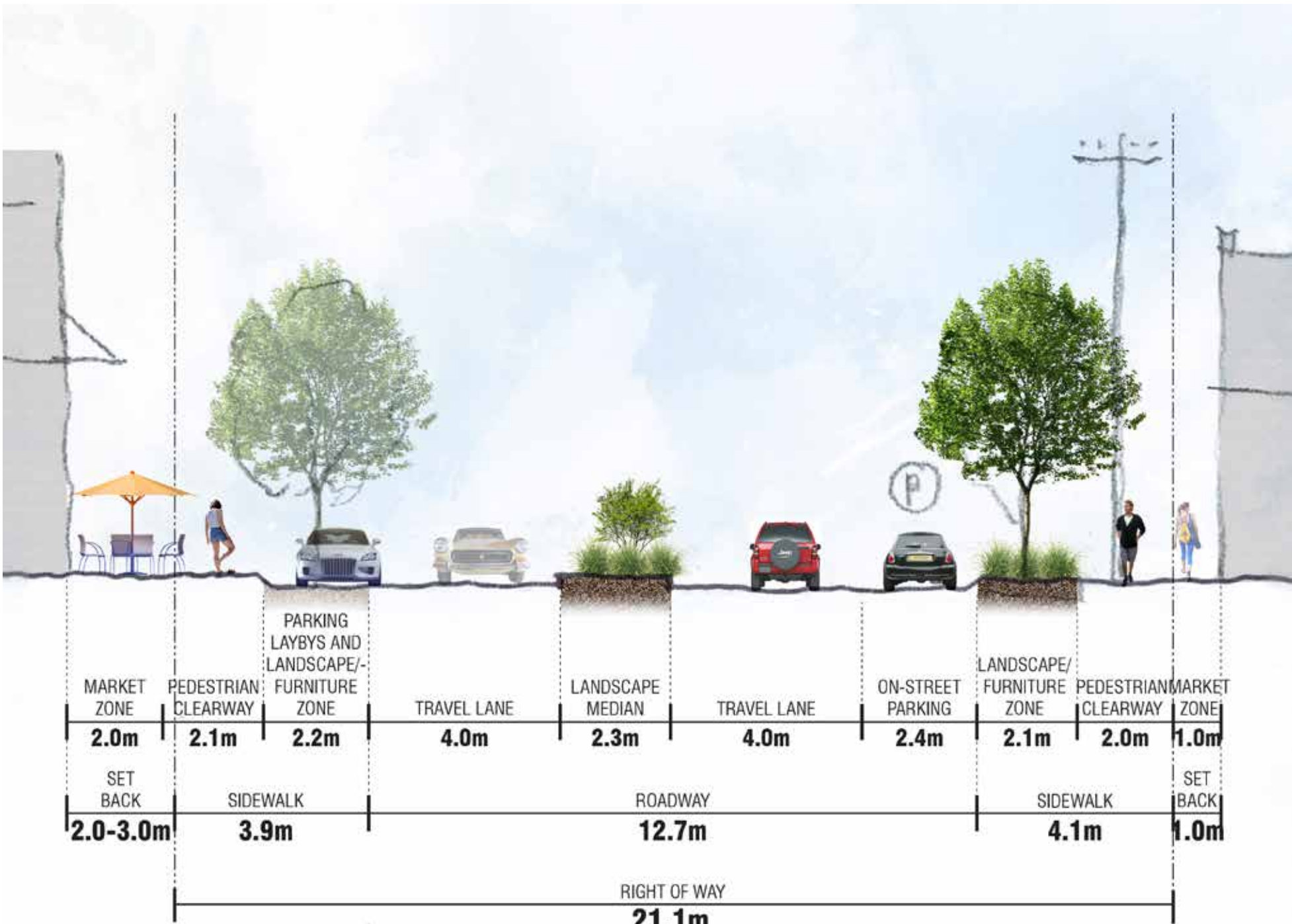


LONG TERM VISION

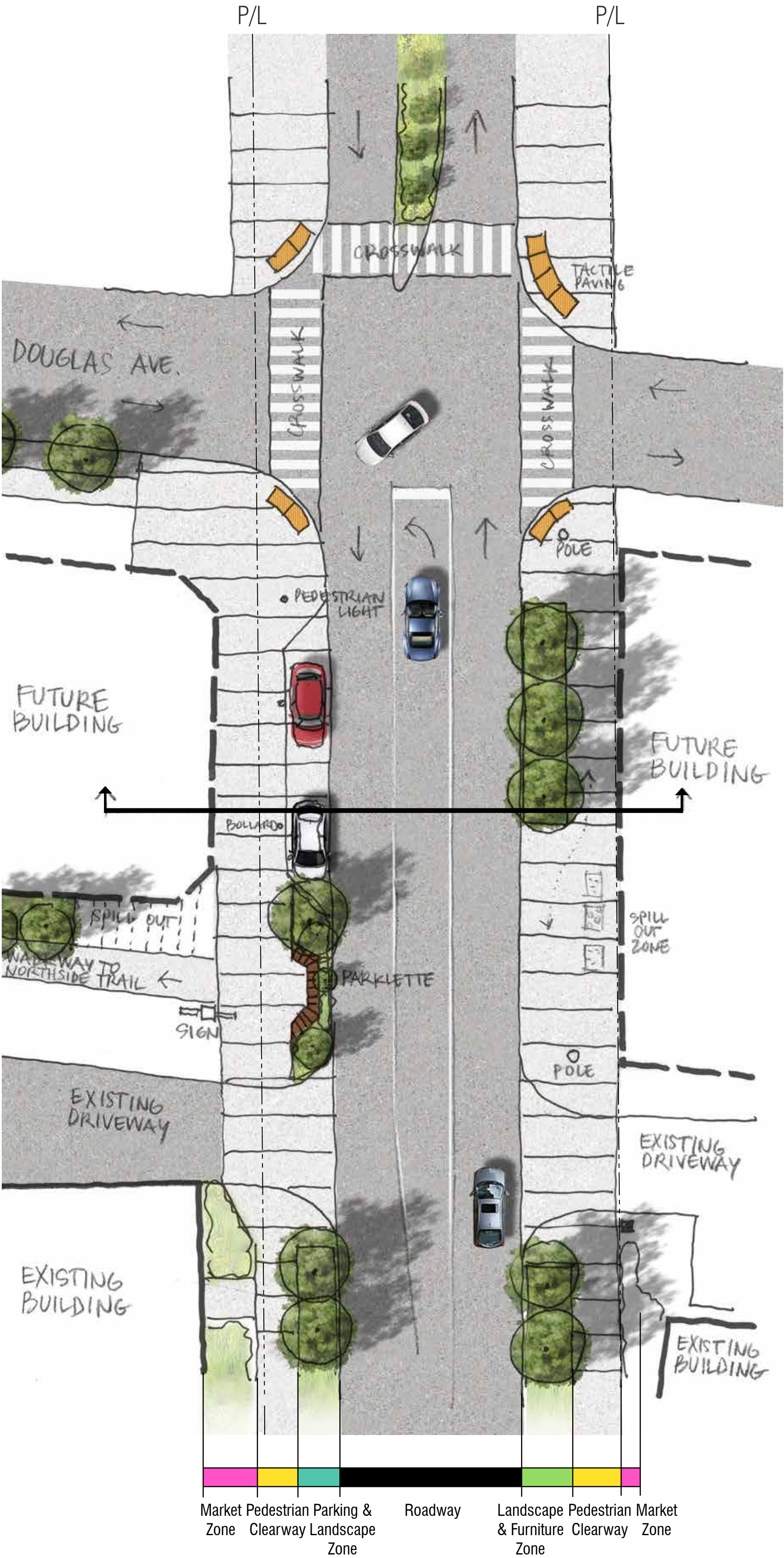
STREET CONFIGURATION: HYDRO POLE IN CENTER OF SIDEWALK SYMMETRICAL LANDSCAPE/FURNITURE ZONE



STREET ALIGNMENT PLAN



DEMONSTRATION SECTION



DEMONSTRATION PLAN

VERTICAL ELEMENTS

GATEWAYS



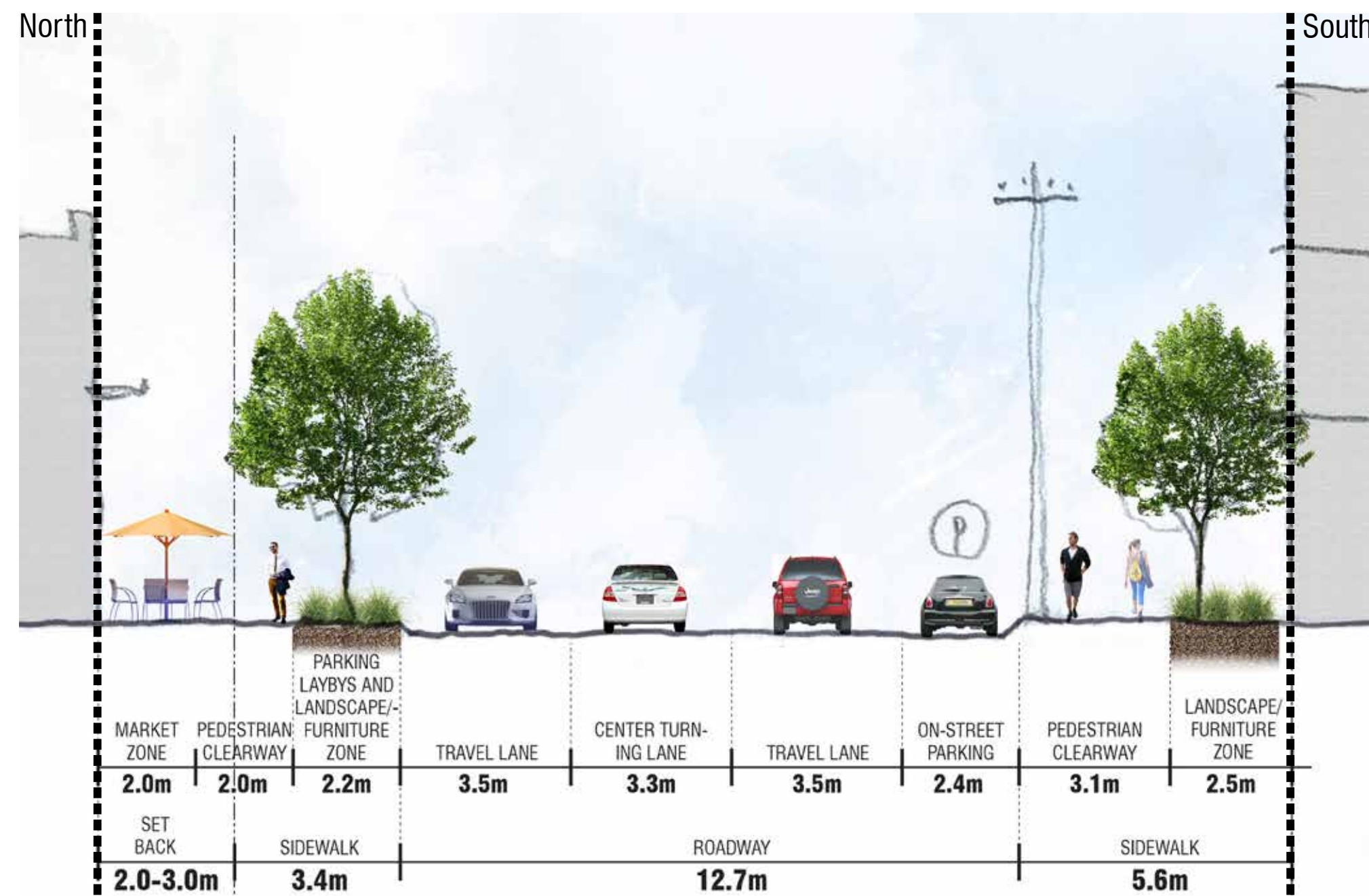
EXISTING CONDITION



SHORT TERM VISION FOR GATEWAY

SITING

- Mandatory build-to line at 0 to 3m from property line along Main Street and intersecting streets (corners)
- 40% built frontage for large sites (1ha+)
- 60% built frontage for small sites



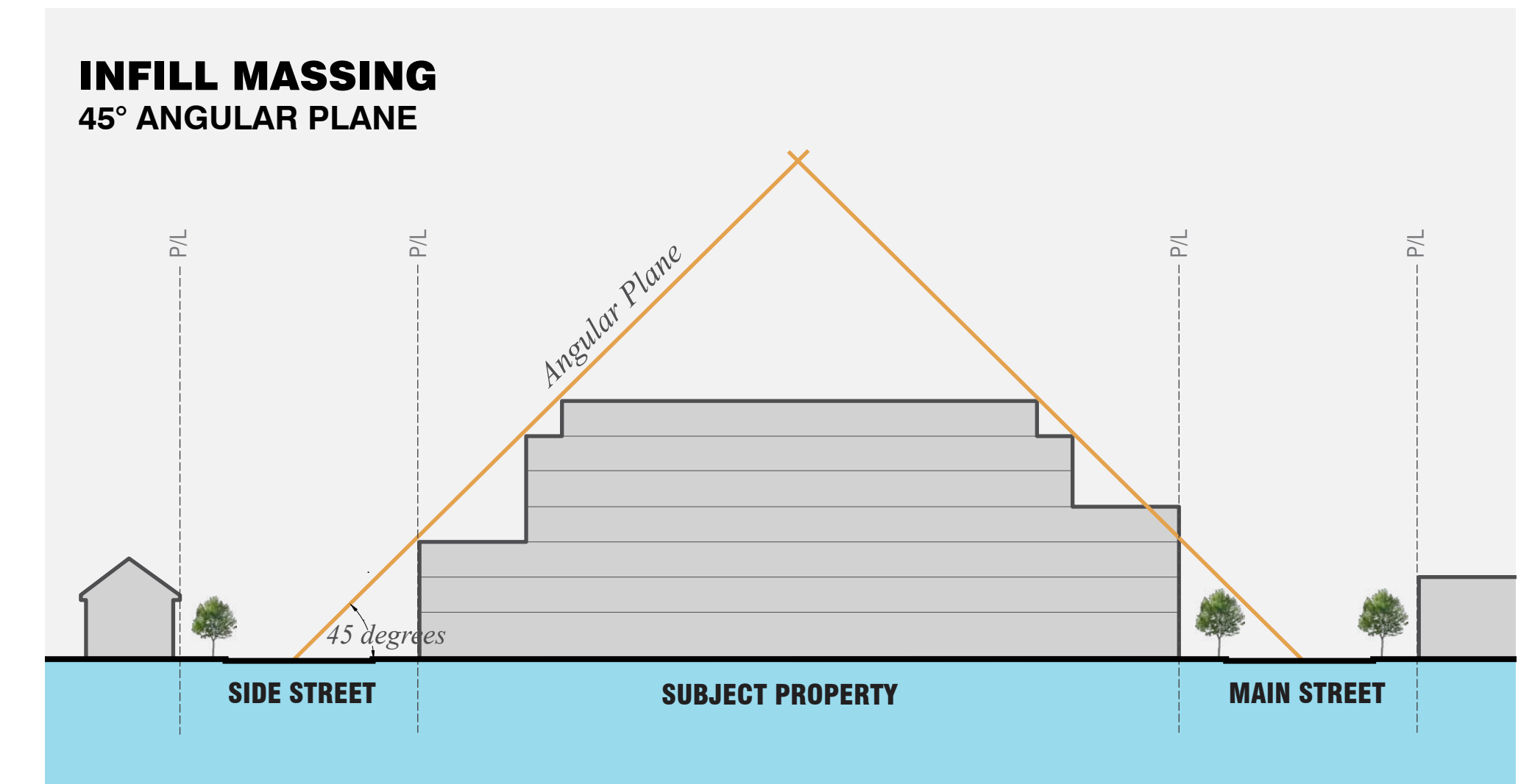
GROUND LEVEL

- Active uses at the street edge
- Tall ground floor heights (4.5m)
- Main front entrances must face Main Street, be emphasized in design
- 75% transparency at ground level



HEIGHT & MASS

- Street wall min. 2 storeys, max. 4 storeys
- May be 6 storeys at intersections
- Angular plane for surrounding streets and residential lots
- Taller buildings must provide public realm benefits



Street wall height should be 2-4 storeys. Taller portions of the building are stepped back.

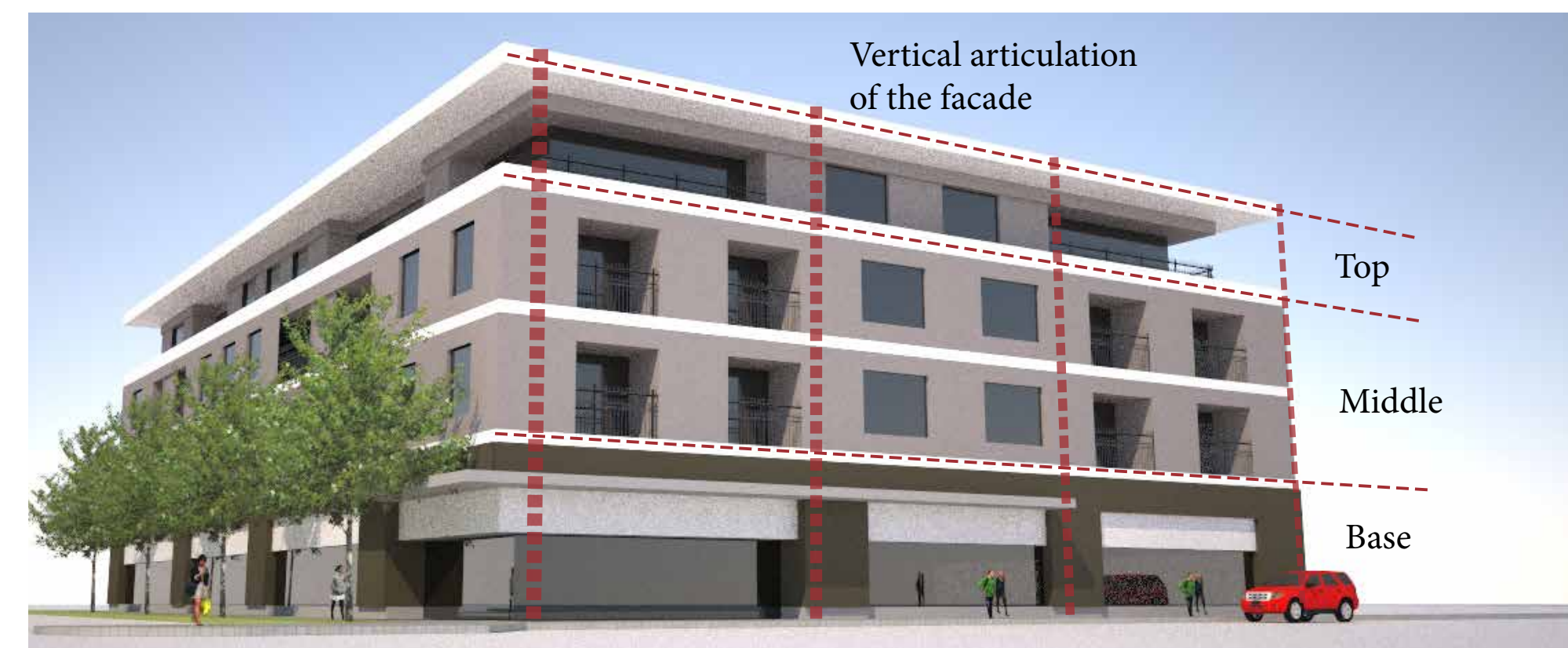
GATEWAYS, CORNERS, VIEW TERMINUS

- Modest height exceptions for architectural elements (tower features, entrances)
- Corner buildings must address both street frontages with good design



FACADE DESIGN

- Base-middle-top expression
- Fine grain rhythm of vertical articulation
- Emphasize entrances, provide sheltered entries, barrier free & accessible



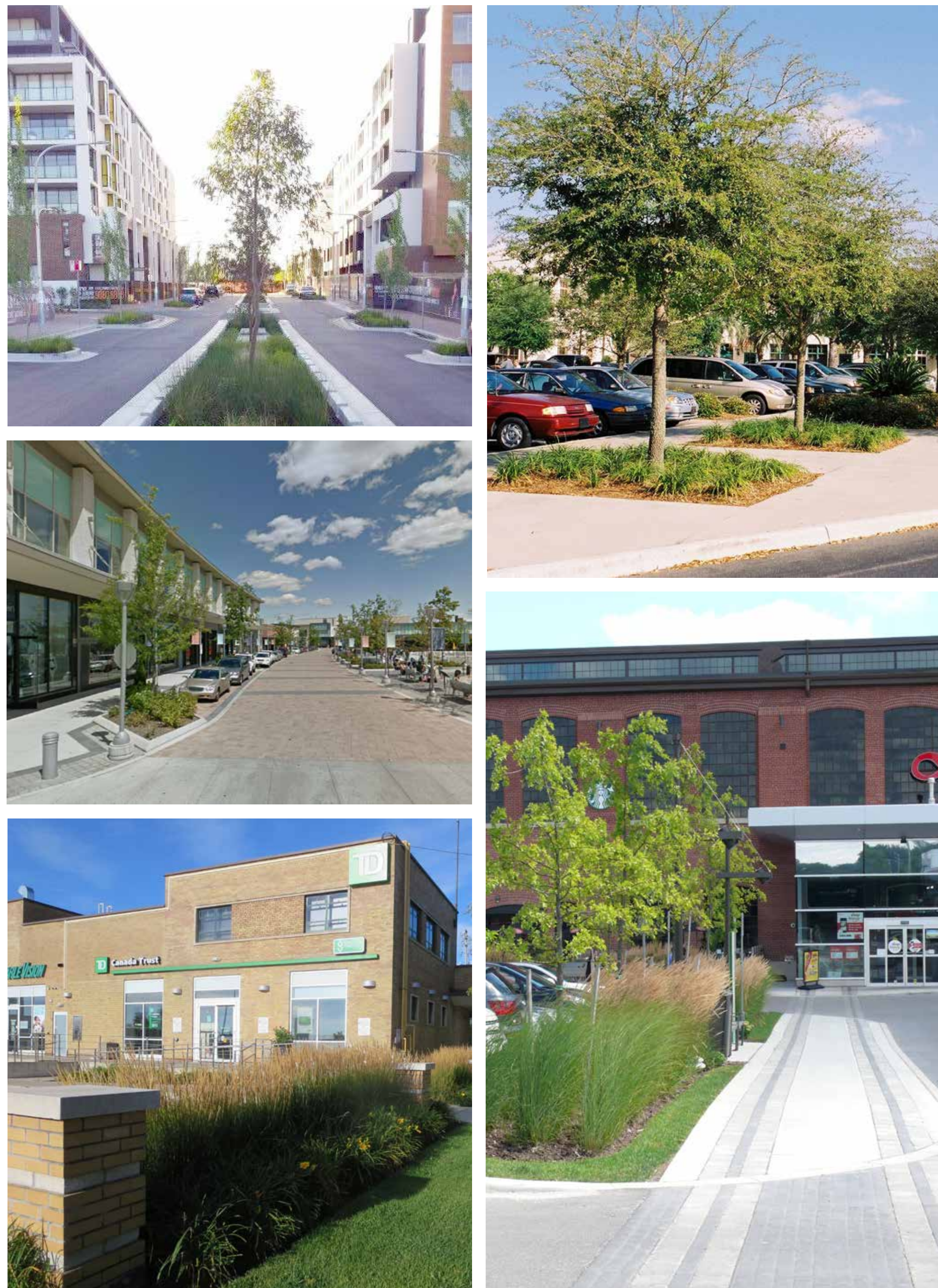
MATERIALS

- Quality and durability - wood, brick, stone, concrete, glass
- No vinyl, tinted glass/mirrors
- Don't mimic other materials
- Wood encouraged in material palette



SERVICING/PARKING

- Consolidate and coordinate driveways
- Promote a connected rear laneway system
- Parking and servicing at rear (away from view of Main Street)
- Parking in smaller pods, landscaped, screened



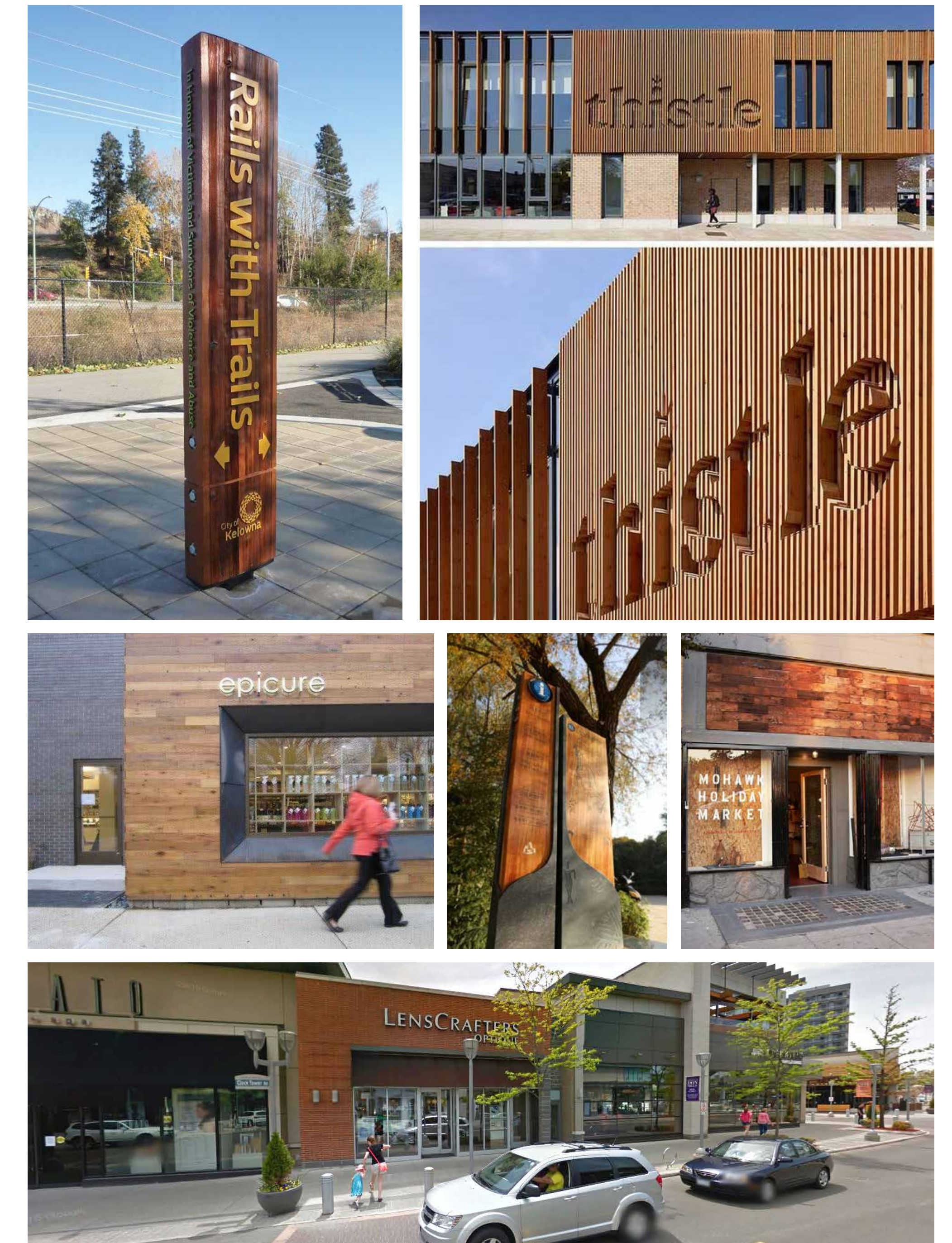
ROOFS/MECHANICAL

- Express the roof line
- Hide mechanical equipment from view, screen with same materials as building
- Encourage green roofs



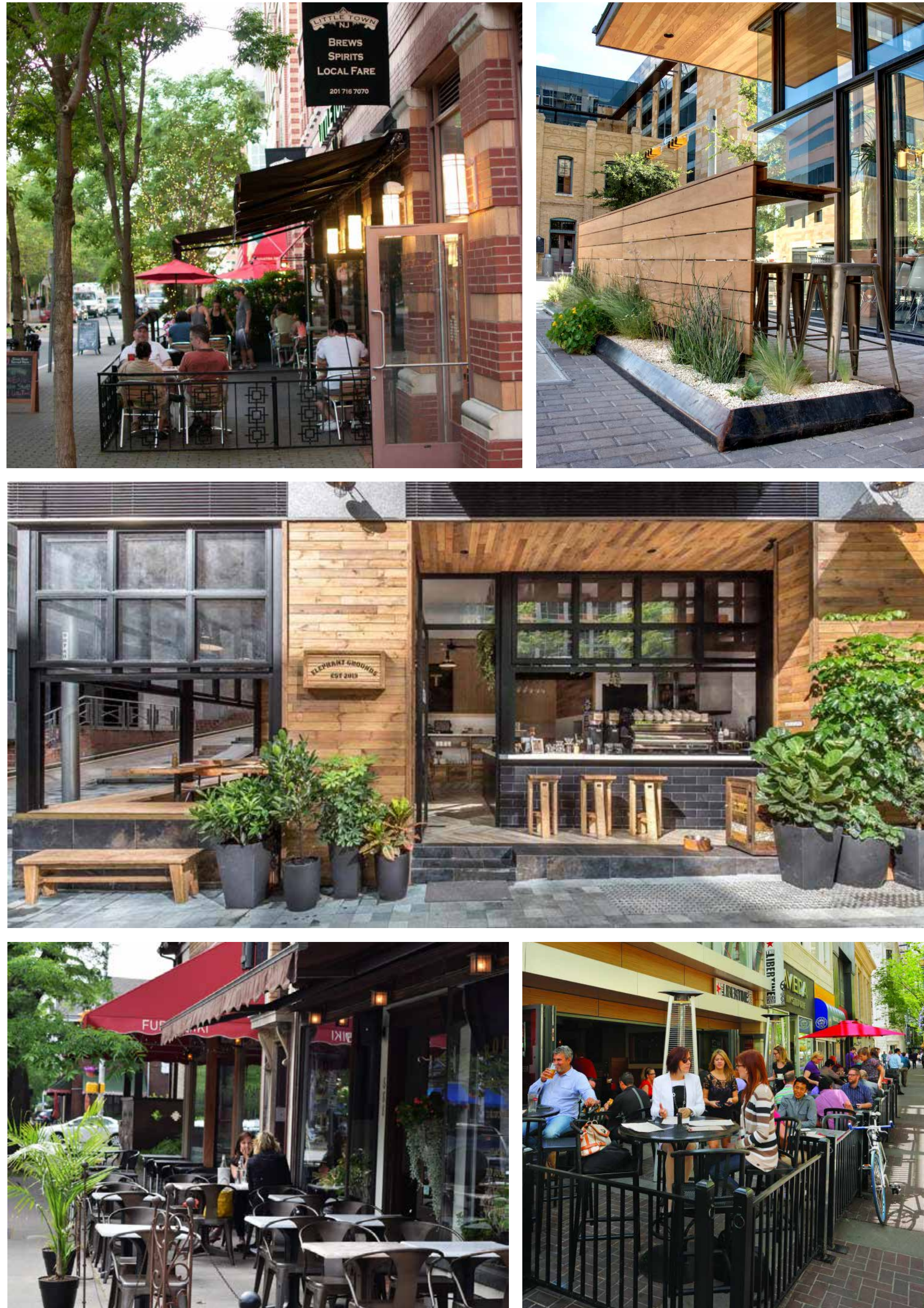
SIGNS

- Integrate signs into architectural expression (sign bands, bays, datum lines)
- Prefer three dimensional lettering
- Discourage pylons, billboards, back-lit rectangular sign boxes
- Durable, high quality



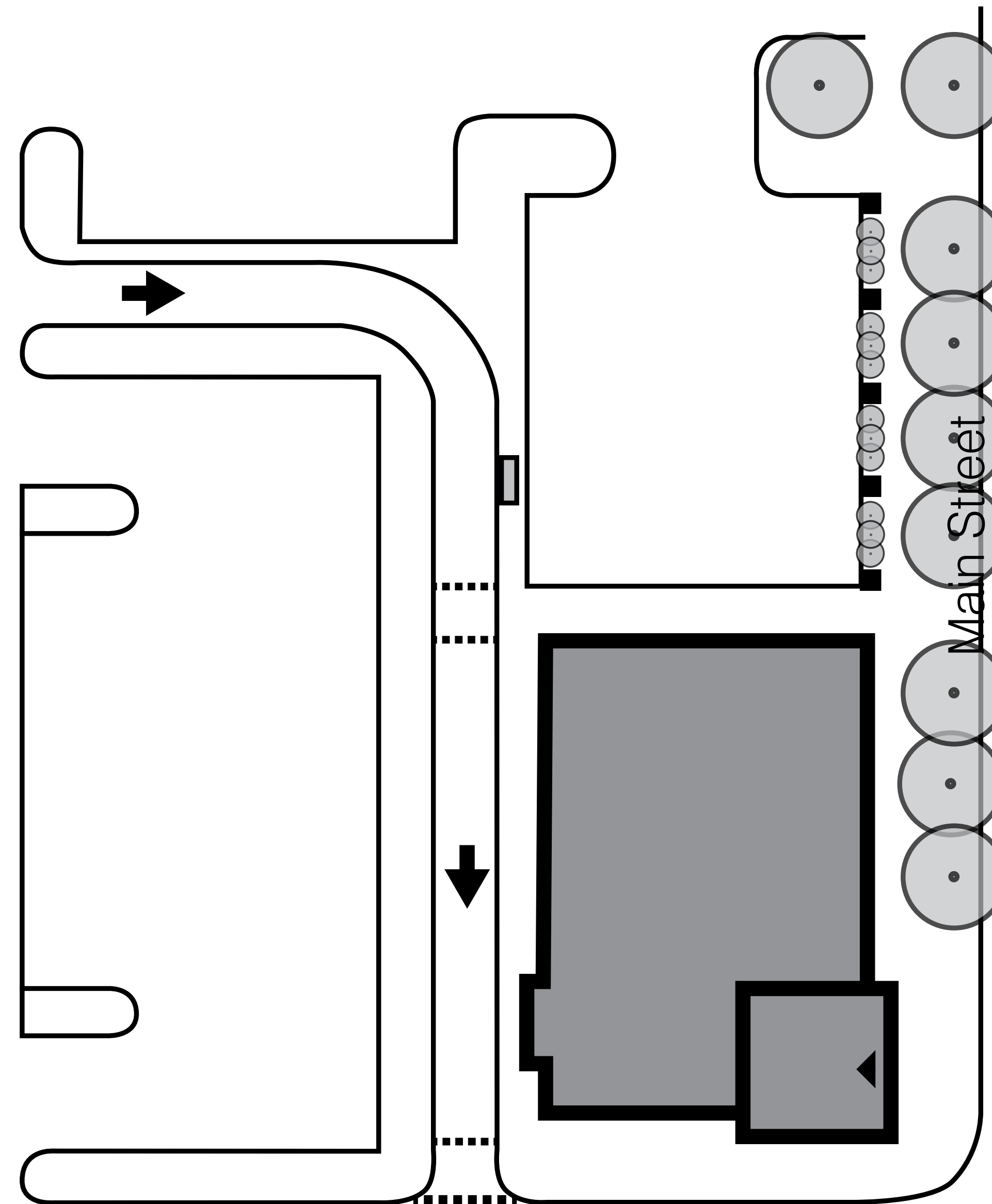
MARKET ZONE

- Market Zone is private property located between the building edge and the right of way (usually about 2-3m in width)
- Seamless continuation of public realm
- Encourage spill out and retail display



DRIVE THRU

- Strongly preferred to be at rear of property, if required
- No drive aisles between buildings and public streets
- No entrance/exit to Main Street
- Locate drive aisle behind building, screen from view



NORTHSIDE TRAIL

- Buildings address trail with windows, entrances - no blank walls
- Encourage residential facing trail
- Provide walkway connections to main street
- Provide directional signs

