

# CHESTNUT HILL VILLAGE DESIGN GUIDELINES

(Hammond/Heath Street area)

The following guidelines supplement the standards outlined in the Zoning By-law under Section 5.09, Community and Environmental Impact and Design Review

*Main goal: minimize impacts on existing residential areas and enhance and improve the residential environment*

## A. VEHICULAR ACCESS AND PARKING

1. commuter cut-through traffic shall be eliminated as much as possible
2. bus and truck traffic shall be limited
3. curb cuts to new developments shall be limited in number and shall be discouraged from Heath and Sheafe Streets
4. surface parking shall be screened from abutting properties and the street by appropriate fencing or landscaping
5. parking shall not be allowed in the front yard of a building

## B. STREETScape

1. pedestrian-friendly streetscape improvements shall be created on Heath, Sheafe and Hammond Streets through methods such as street tree planting, sidewalk widening, or attractive lighting, etc.
2. traffic calming techniques shall be implemented for Heath, Sheafe, and Hammond Streets
3. commercial uses shall provide landscaping to enhance the visual transition to residential uses

## C. USES

1. local neighborhood service businesses should be limited to the four corners of the Heath and Hammond Street intersection
2. commercial use more than 200' from Boylston or Hammond Streets should be prohibited

## **D. RELATIONSHIP OF BUILDINGS TO SURROUNDING AREA**

1. new buildings should be set back at least 25' from Heath and Hammond Streets property lines
2. commercial buildings should be set back at least 40' from abutting residential properties
3. high quality façade materials shall be used and shall complement surrounding buildings
4. visual impact on Soule and Baldwin School playgrounds shall be limited
5. buildings should not be higher than the majority of surrounding structures, in particular the three decker housing in the area