

Governor's Design Team

Sandstone

October, 1990

- **Introduction**
- **Community Development Framework**
- **Image**
 - Pride of place
 - Dynamic interplay between man and nature
 - Sandstone as Quarry City
 - Sandstone as environmental center with Main Street as a hub
- **Signage**
- **Approaches to town**
 - Overall circulation problems
- **Regional linkages/connections to park systems**
 - to Banning
 - to KREEC
 - Potential
- **Local linkages/connections to park systems**
 - Hub
 - Trail head
 - Walking loop
- **Mainstreet**
 - Overview
 - Focal points
 - Circulation
 - Density
 - Infill/growth patterns
 - "Sidewalk-scape"
 - Pick up usable pedestrian space
 - Downtown park/greenbelt
 - Design guidelines
 - Why they are important
- **Implementation**
 - Shared vision
 - Coordination
 - Resources
 - S.A.Y.— Sandstone Alliance for Youth
 - Quarry Days 1991

"The future depends far more on what we do between now and then, than on what happened up until now."

CITY OF SANDSTONE

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TOURISM / VISITORS

- ** Summer residents should be viewed as part of the year round resident base in terms of providing retail and service needs.
- ** Summer residents are a major source of tourism revenue bringing outside dollars into the community.
- ** In order to capture the summer resident trade and realize the potential economic impact, Sandstone needs to provide the type of environment that will make summer residents think of Sandstone as the place they do business.
- ** Sandstone is not considered a primary tourism destination, but relies on pass through traffic, day trip traffic and people visiting Banning State Park. A major objective should be to extend the stay of this market.

- * * Banning State Park can be thought of as at least a partial tourism destination and Sandstone can take advantage of that status to provide goods and services to people staying longer term in the park as well as day trippers.
- * * To the extent that Sandstone develops a "Pride of Place", the community will be more successful in developing an increased tourist trade.
- * * By presenting a community that the residents are proud of, visitors will be attracted and will have a tendency to return.
- * * There is a need to position Sandstone and expand on its uniqueness. What makes Sandstone different than Hinckley?
- * * With the development of the Fond Du Lac Reservation complex at I-35 & Hwy 210, there will be increased competition for the "rest stop" type of travel business as well as the overnight business. This development makes it more imperative for Sandstone to develop and exploit its own unique niche.
- * * Pride of Place, physical image, a sense of direction come first. Tourism will tend to follow.

- ** Think in terms of continually improving an already excellent product!
- ** The future depends far more on what we do between now and then than on what has happened up until now.

◦ COMMUNITY DEVELOPMENT FRAMEWORK

◦ IMAGE

◦ SIGNAGE

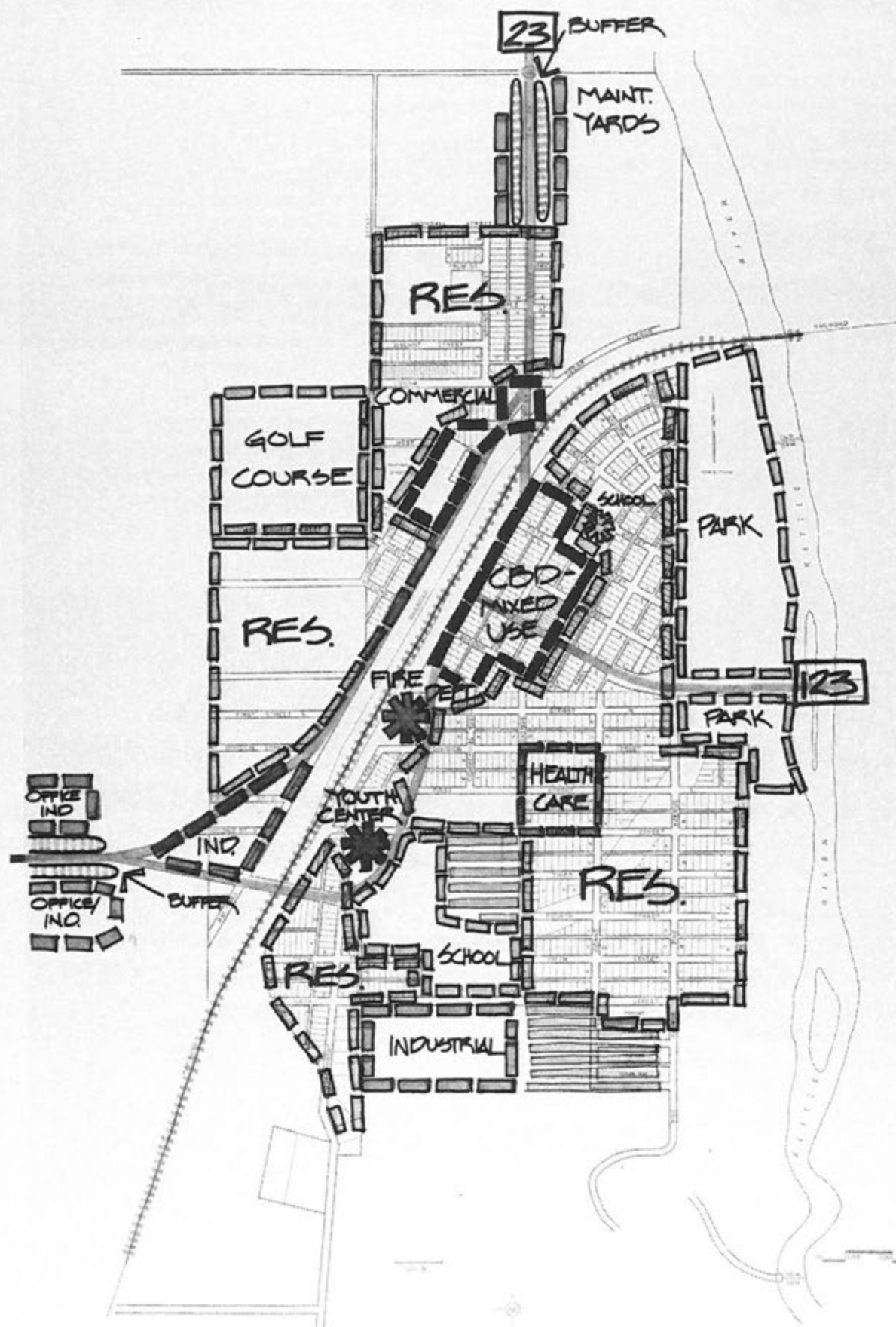
◦ APPROACHES TO TOWN

◦ PARK SYSTEM - REGIONAL LINKS

◦ PARK SYSTEM - LOCAL LINKAGE

◦ MAIN STREET

◦ IMPLEMENTATION



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COMMUNITY DEVELOPMENT
FRAMEWORK

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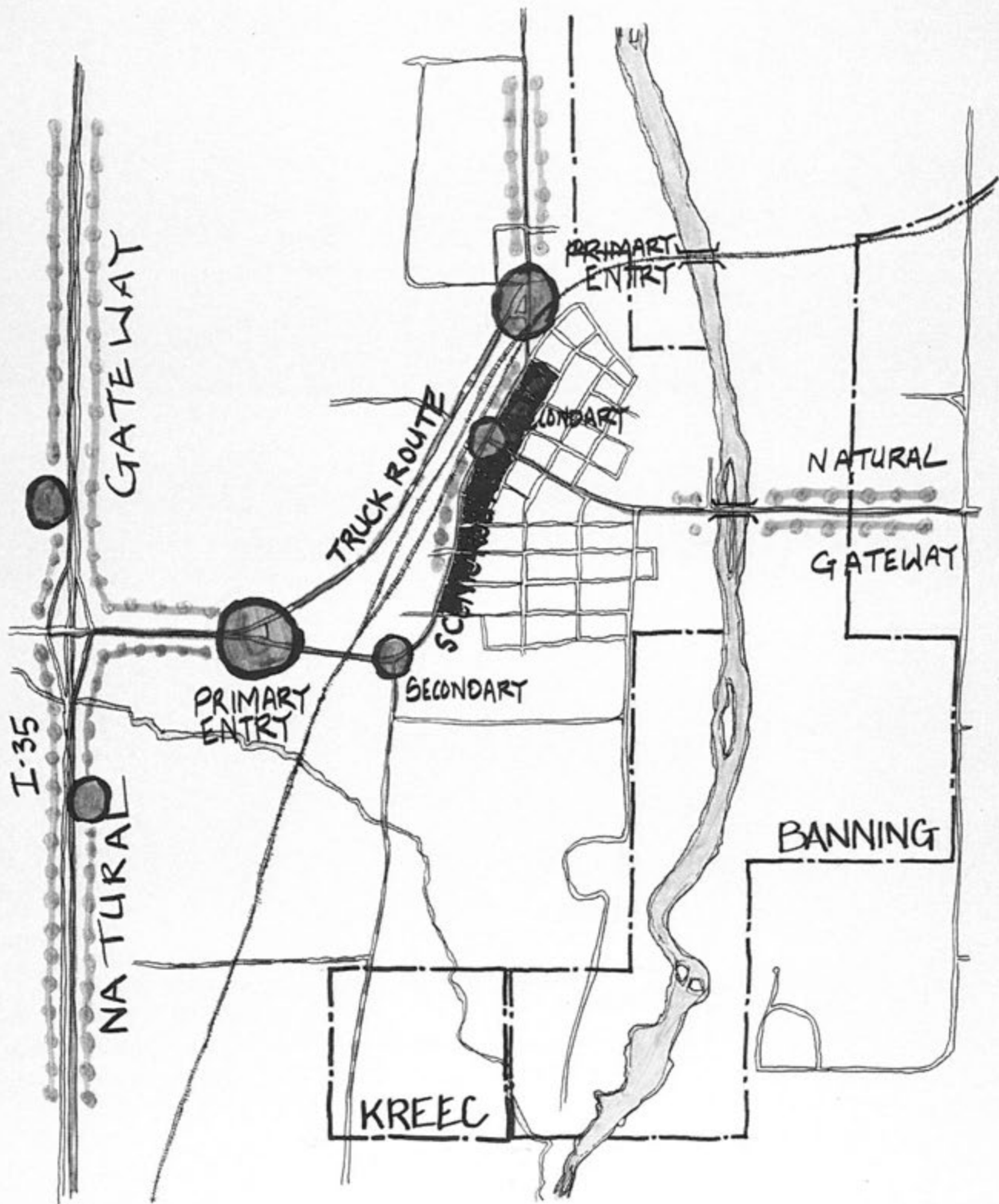
IMAGE

- PRIDE OF PLACE
- HISTORICAL SIGNIFICANCE
- ENVIRONMENTAL ASPECTS
- ESTABLISH - WORK TOWARD
COMMUNITY GOALS
- IDENTIFIES WHO
WE ARE!

TOURISM/VISITORS

- SUMMER RESIDENTS AS PERMANENT RESIDENTS
- SUMMER RESIDENTS HAVE MAJOR ECONOMIC IMPACT
- CREATE AN ENVIRONMENT TO CAPTURE SUMMER RESIDENTS
- LIMITATIONS AS DESTINATION AREA
- COMPETITION FOR TRANSIENT VISITORS
- POSITION SANDSTONE AS UNIQUE
- "PRIDE OF PLACE" FIRST, THEN TOURISM

"THE FUTURE DEPENDS
FAR MORE ON WHAT
WE DO BETWEEN NOW
AND THEN THAN ON
WHAT HAS HAPPENED
UP UNTIL NOW."



- | | | |
|-------------|--------------|---------------|
| ■ SANDSTONE | ■ SIGNAGE | ■ LIGHTING |
| ■ WELCOME | ■ VEGETATION | ■ CONNECTIONS |

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APPROACHES TO TOWN

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WEST ENTRY



NORTH ENTRY

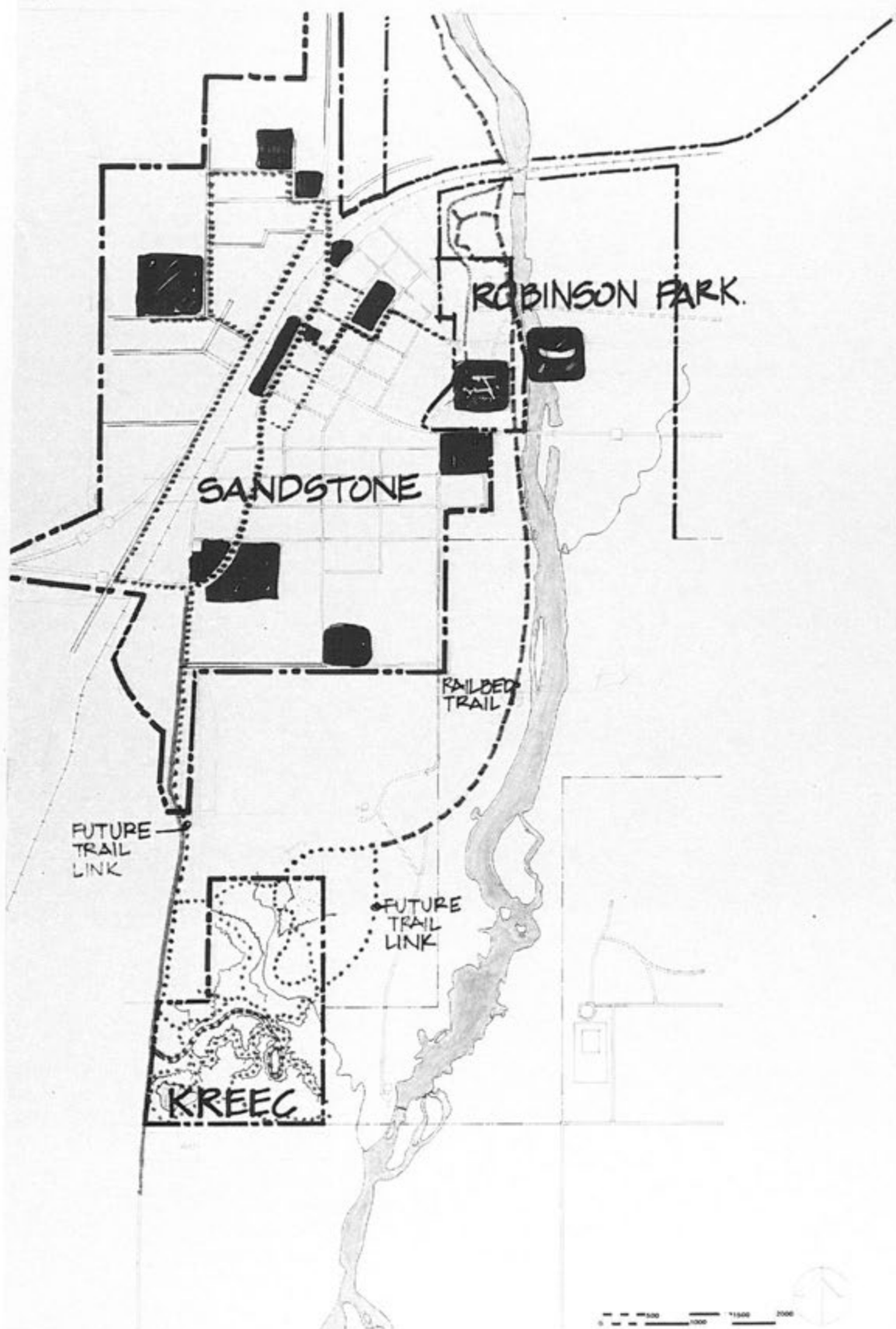
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IMAGE / SIGNAGE





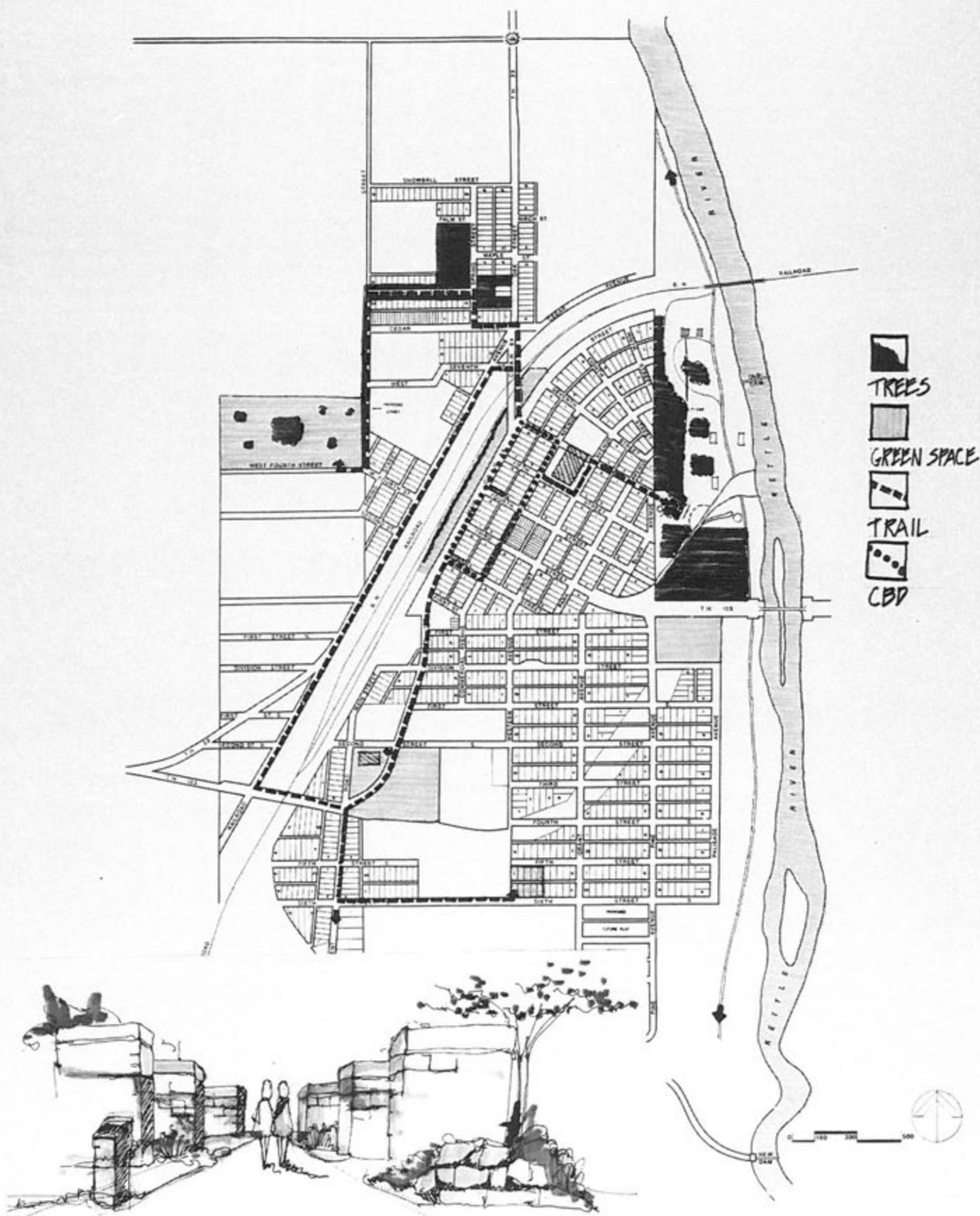


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PARK SYSTEM - REGIONAL LINKS

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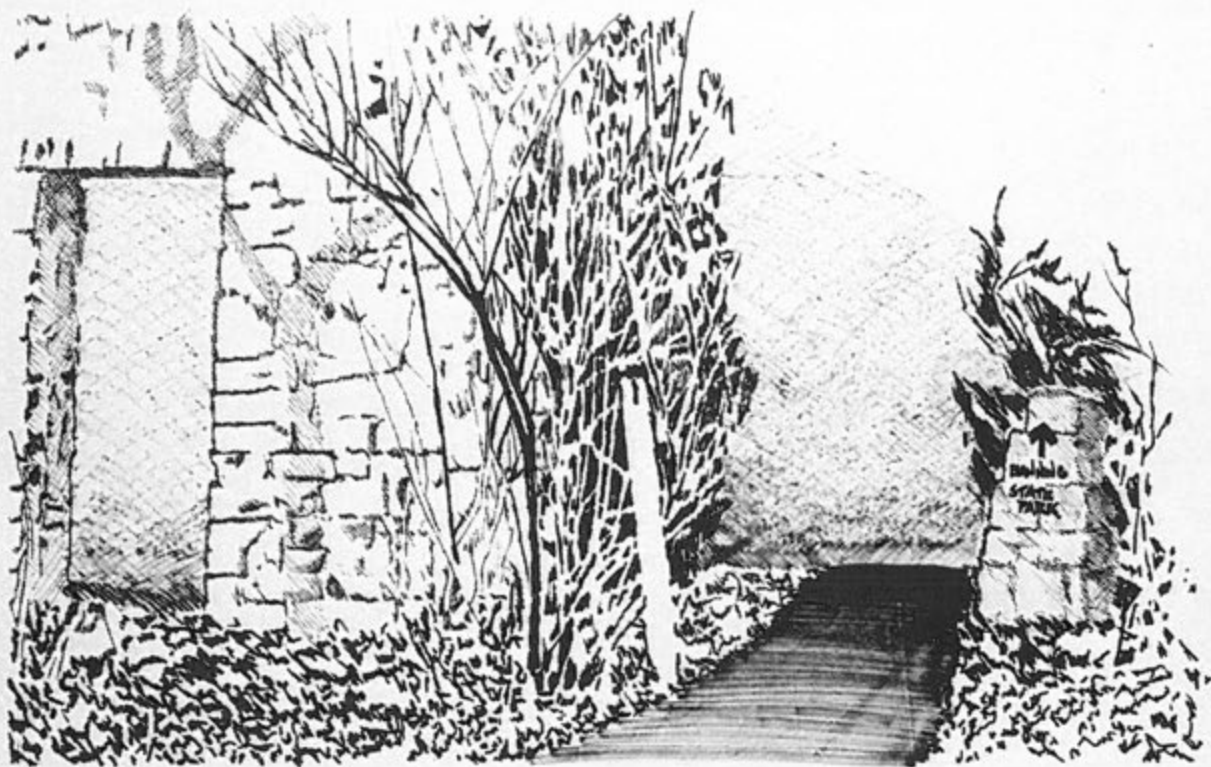


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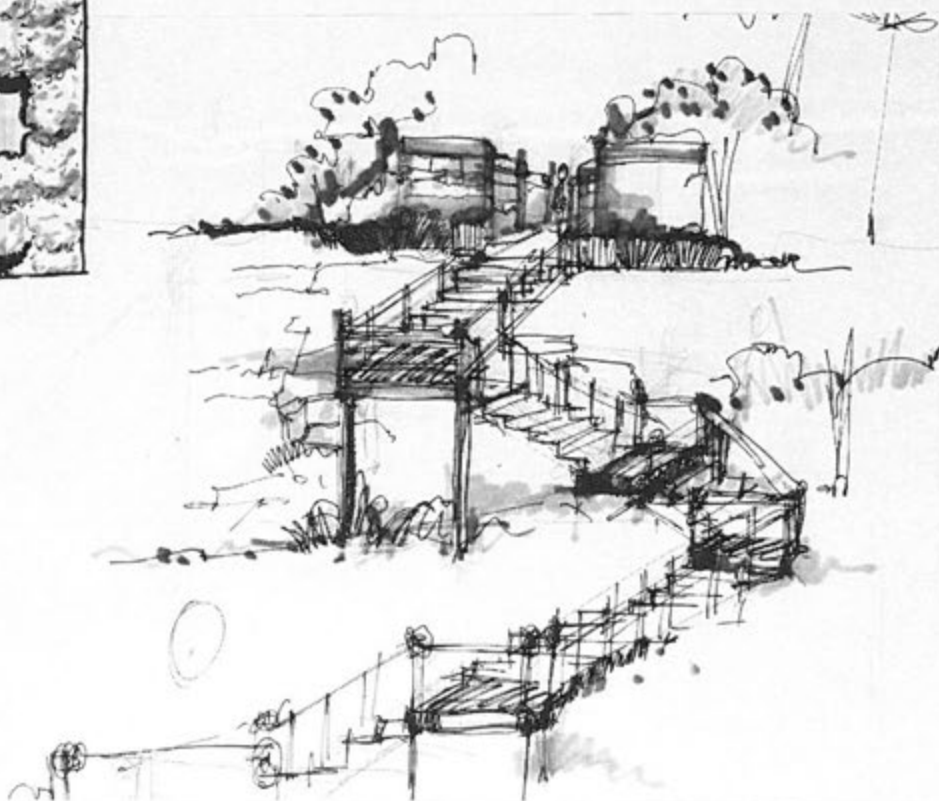
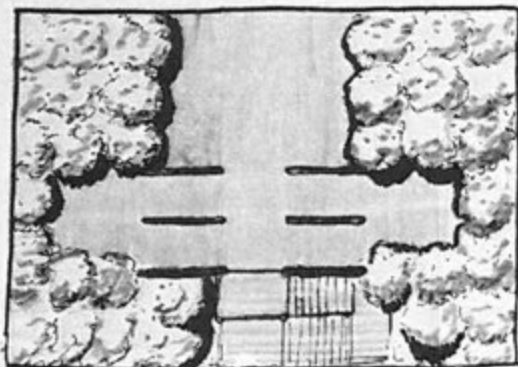
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PARK SYSTEM- LOCAL LINKAGE

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ROBINSON PARK TRAIL

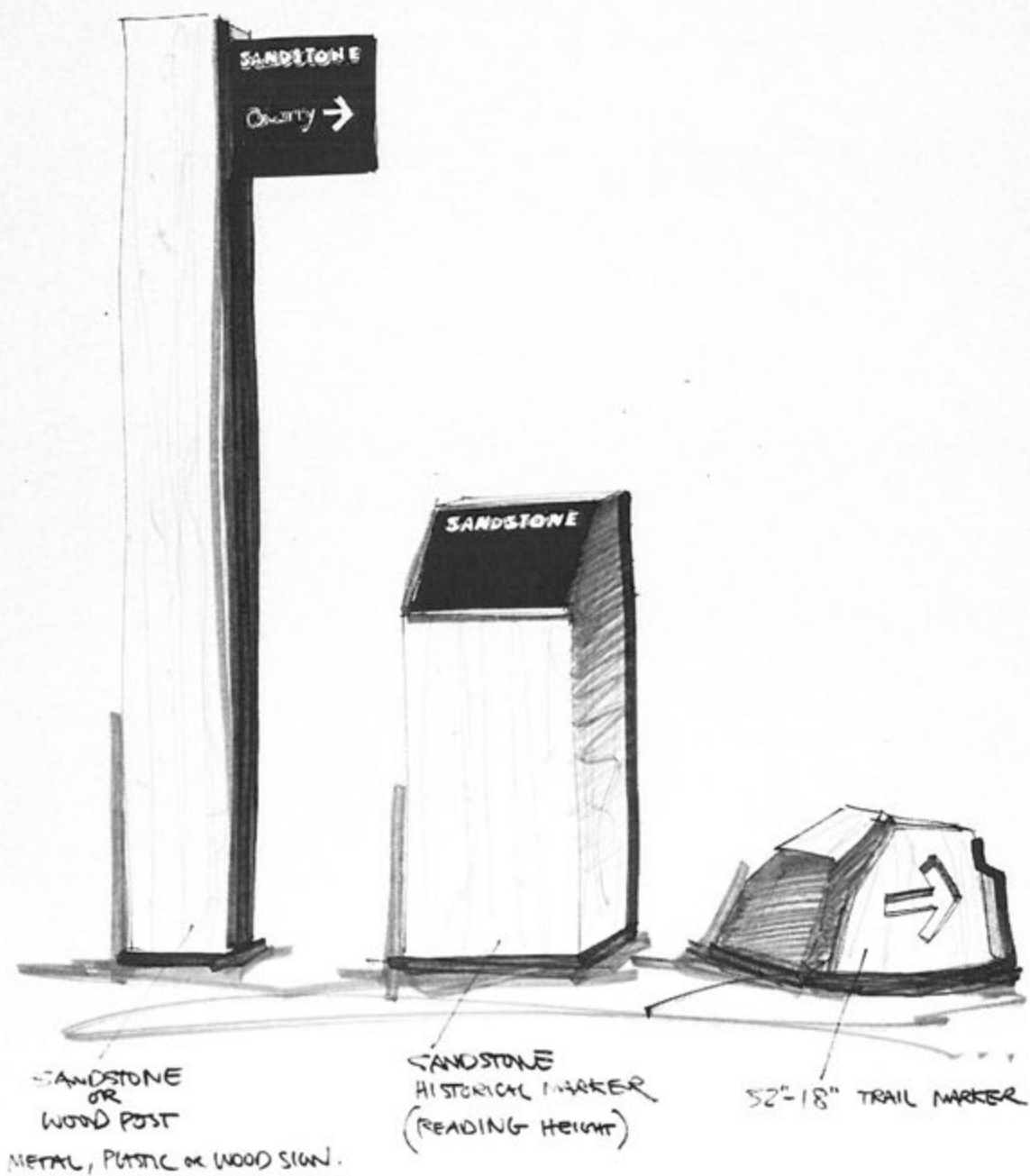


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PARK SYSTEM - IMAGES

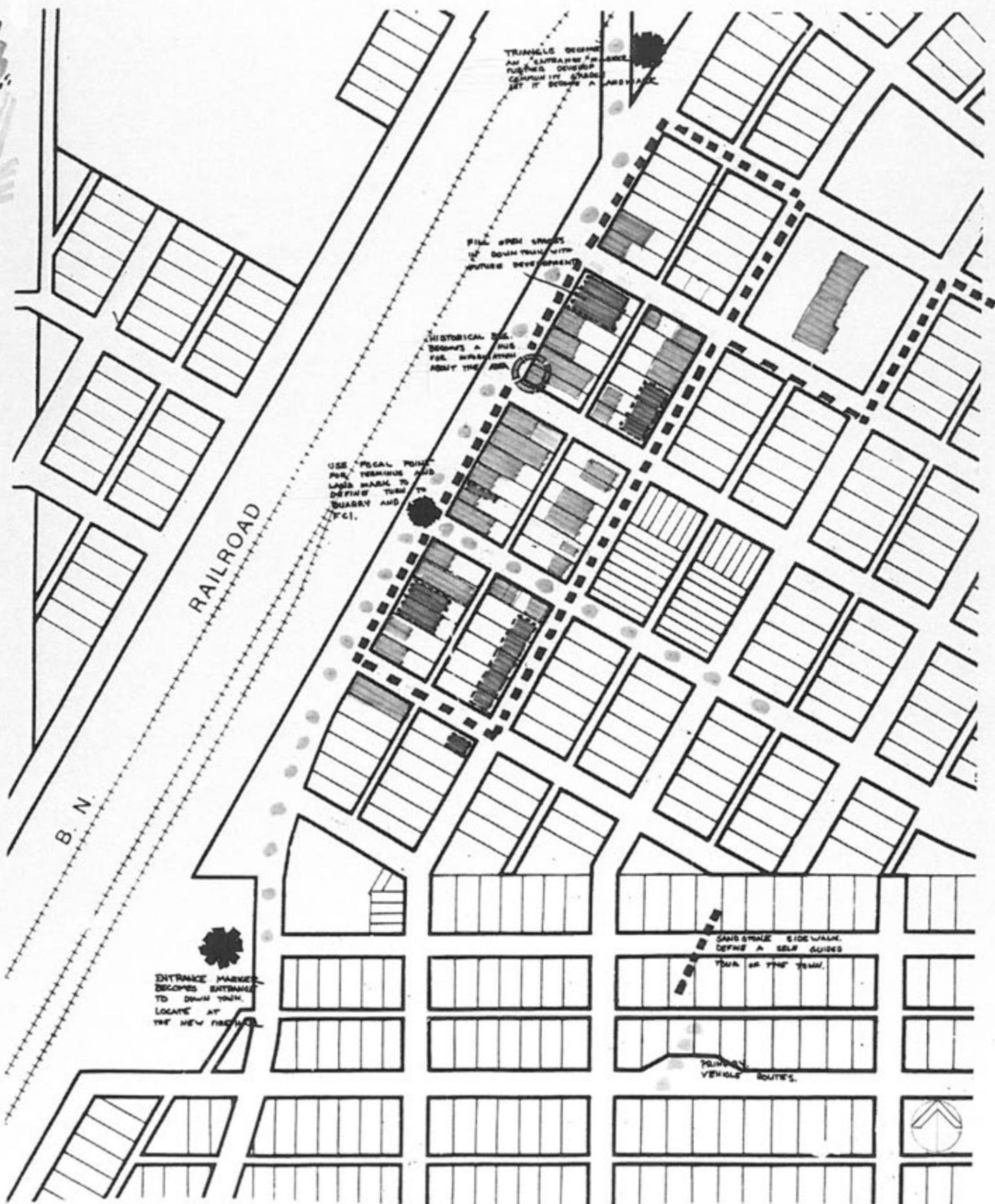
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PARK SYSTEM-SIGNAGE



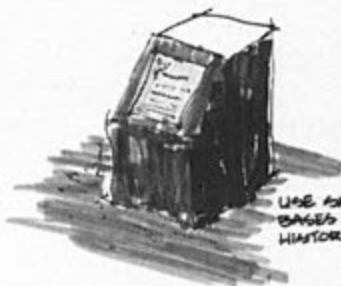
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FOCAL POINTS
MAINSTREET - CIRCULATION
DENSITY

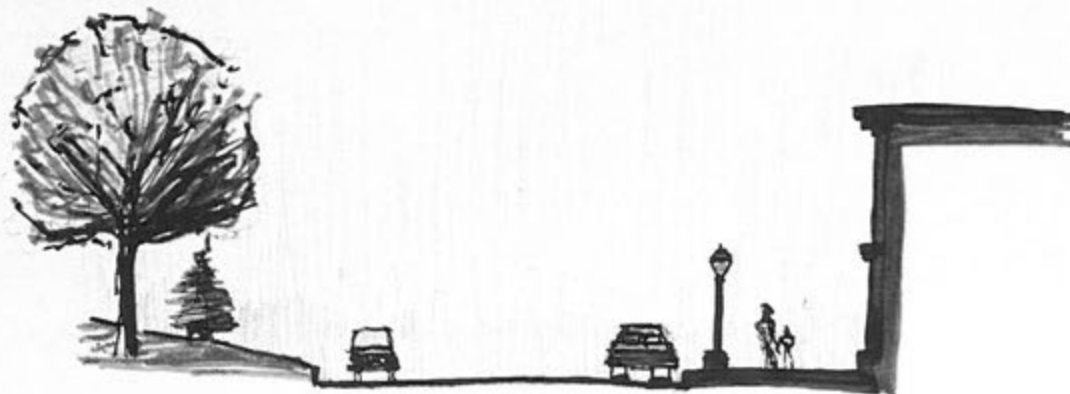


SANDSTONE SIDEWALKS
USED THROUGHOUT TOWN
COULD BE CONCENTRATED
IN DOWNTOWN AREA

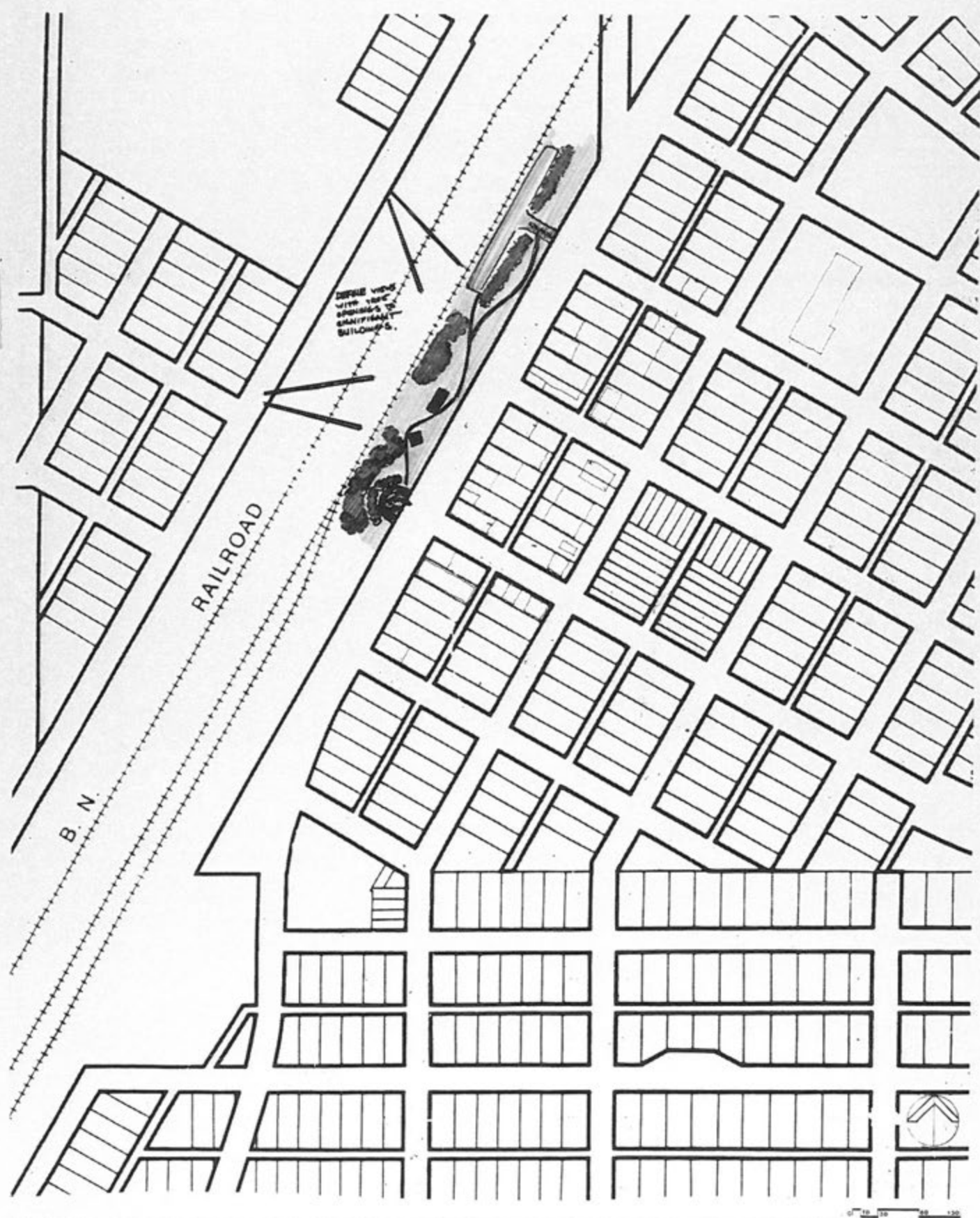


USE SANDSTONE
BASES FOR
HISTORICAL MARKERS

THE USE OF SANDSTONE AS A BUILDING
MATERIAL MORE EXTENSIVELY THROUGH THE TOWN
CAN FURTHER ESTABLISH AN IDENTITY AND
A CHARACTER



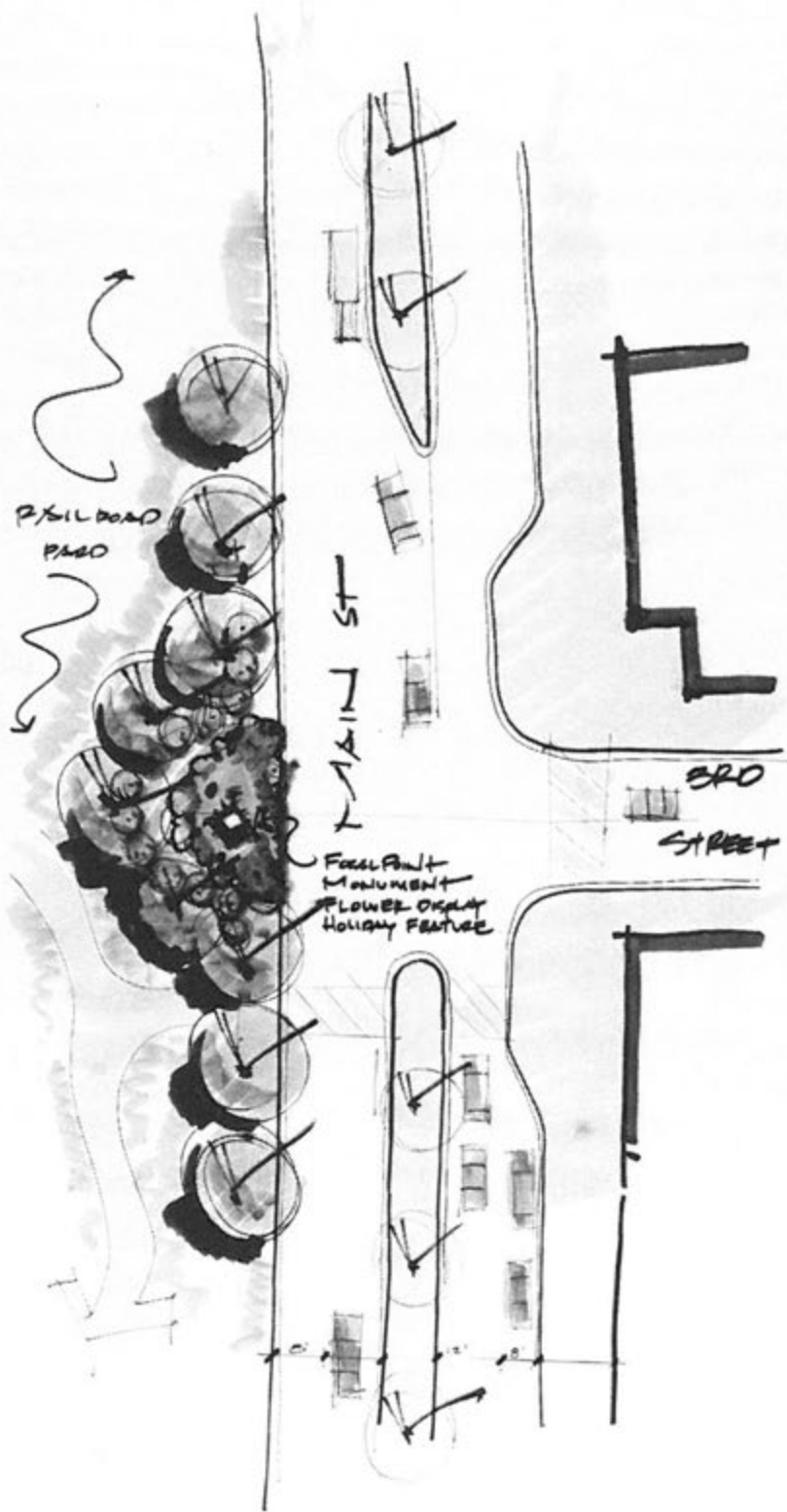
SANDSTONE HAS A UNIQUE CHARACTER
WITH BUILDINGS ON ONE SIDE AND A
PARKLIKE CONDITION ON THE OTHER

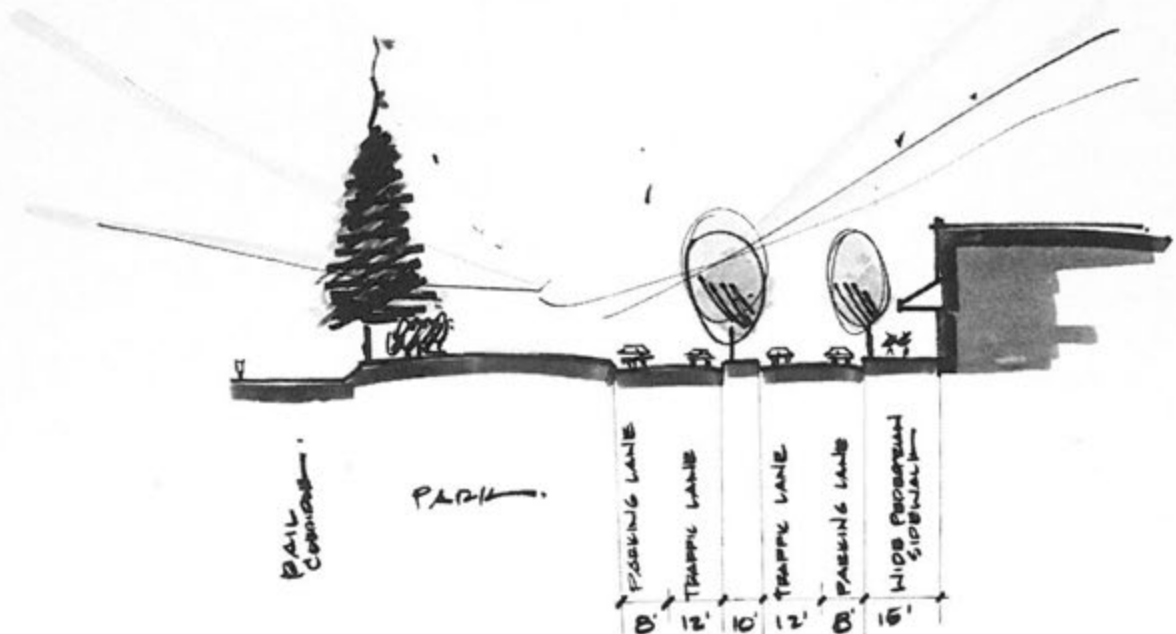


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MAINSTREET - GREEN BELT

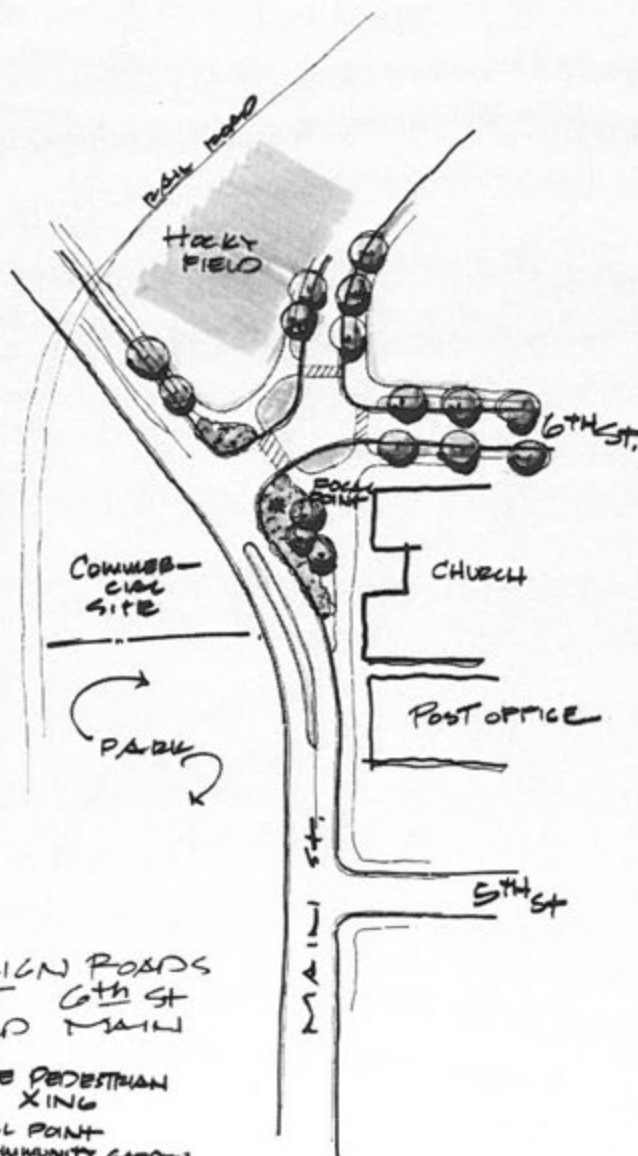




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MAIN STREET



REALIGN ROADS
AT 6th ST
AND MAIN

- * SAFE PEDESTRIAN
XING
- * FOCAL POINT
COMMUNITY GARDEN
- * PLAZA IN FRONT OF
CHURCH & POST OFFICE.
- * SAFE TRAFFIC INTERSECTION

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MAIN STREET - NORTH ENTRY

16

UNIFY DOWNTOWN DESIGN

THIS



NOT THIS



STOREFRONT, GLASS, SIGN
AWNING, COLOR CONSISTENCY

RELATE TO NEIGHBORS



SET BACK

SIZE
HEIGHT



TRADITIONAL STOREFRONT

TYPICAL STOREFRONTS



Early to Mid 1800s

- PORT AND BEAM FRAME
- DIVIDED DISPLAY WINDOWS
- SIMPLE DECORATION



Mid to Late 1800s

- BOLDLY DECORATED CORNICES
- CAST IRON COLUMNS
- LARGE DISPLAY WINDOWS



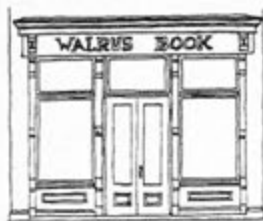
Late 1800s to Early 1900s

- SIMPLE CORNICES
- TRANSOM WINDOWS
- RECESSED ENTRANCES



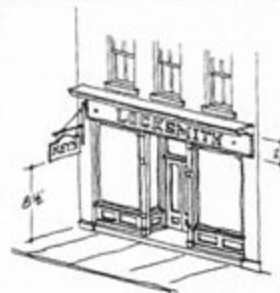
Late 1900s to 1930s

- METAL WINDOW FRAMES
- RECTANGULAR GLASS
- RECESSED ENTRANCES



- VERTICAL
- LOTS OF GLASS

SIGNAGE



- SIZE
- PLACEMENT
- MATERIALS
- COLORS
- TYPE FACE

THIS



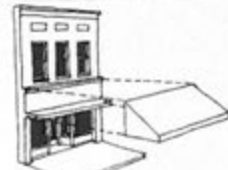
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AWNINGS



THIS A NOT THIS A

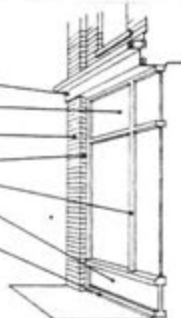


COSMETIC

REPLACEMENT

STOREFRONT WITH CONTEMPORARY MATERIALS

- A cornice is made with sheet metal over a wooden frame
- Optional transoms can be stained glass, clear glass or opaque
- Masonry piers are uncovered and match the upper facade
- The storefront is recessed in relation to the opening
- The storefront and windows are treated with dark anodized aluminum or painted aluminum
- Bulkheads are constructed of aluminum framing and a plywood panel clad with aluminum
- The storefront rests on a masonry or concrete base



COLORS

MINOR TRIM

- WINDOW SASH
- DOORS
- STOREFRONT FRAMES
- SMALL DETAILS ON CORNICES, WINDOW HOODS AND BELIEVABLES



MAJOR TRIM

- CORNICE
- WINDOW CASES
- WINDOW FRAMES
- STOREFRONT CORNICE
- STOREFRONT COLUMNS
- BELIEVABLES

BASE COLOR

- WALL SURFACES
- STOREFRONT PIER

CLEANING

HIGH PRESSURE WATER CLEANING



ABRASIVE CLEANING



DRAWINGS: KEEPING UP APPEARANCES, NAT. TRUST '83.

THIS, NOT THIS A

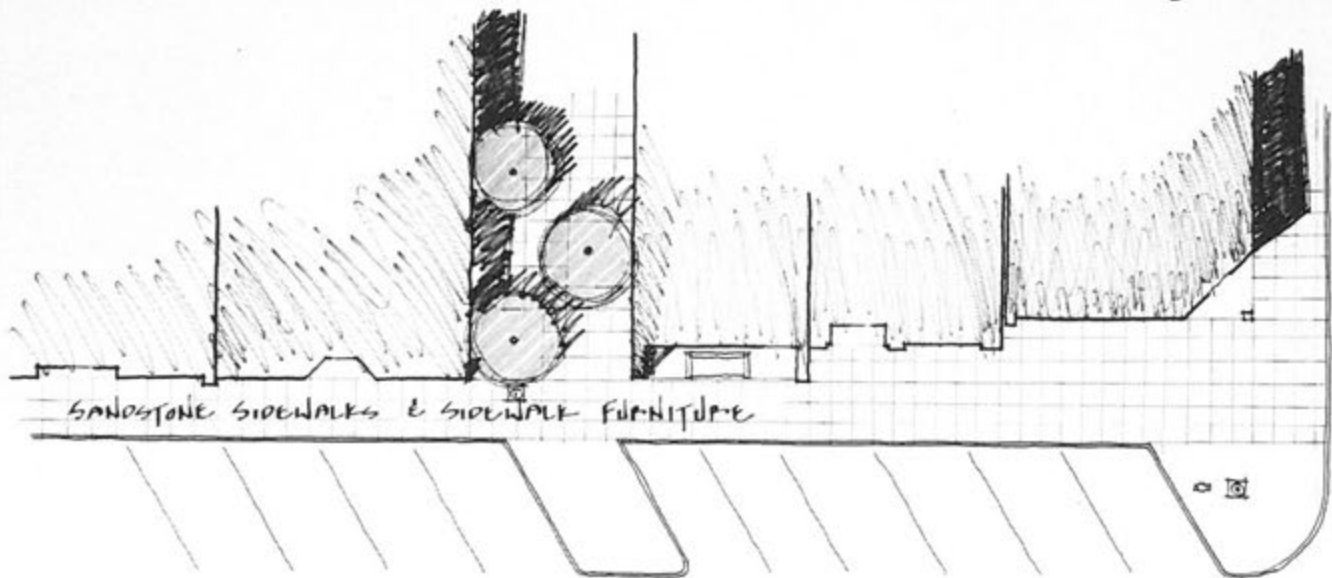
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DESIGN GUIDELINES

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1. REMOVE WOOD OVER STORE. REMOVE SHINGLES AND SHUTTERS. REPAINT WOOD.
2. LAW: CHEMICALLY CLEAN STONE; ADD AWNING OVER WINDOW.
3. TELEPHONE: ADD AWNING WITH SIGN; SANDSTONE DETAILS, BENCH
4. ADD PATH, TREES, GARDEN.
5. ~~HOUSE~~ ^{HOUSE}: REPLACE GLASS IN WINDOWS, NEW FLOODLIT SIGN, AWNING.
6. FORD: (1) NEW SIGN OVER WINDOW, CLEAN BRICK.
(2) NEW AWNING OVER WINDOW, REMOVE PLASTIC LETTERS
7. LOT: TREES & WALL ALONG SIDEWALK
8. STREETLIGHTS: TRADITIONAL ACORN STYLE



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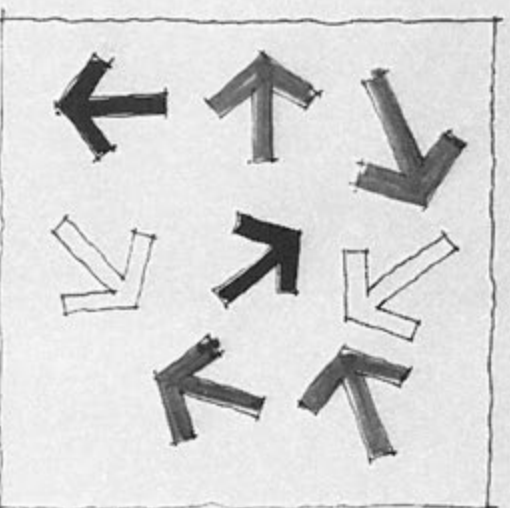
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MAINSTREET-IMAGE

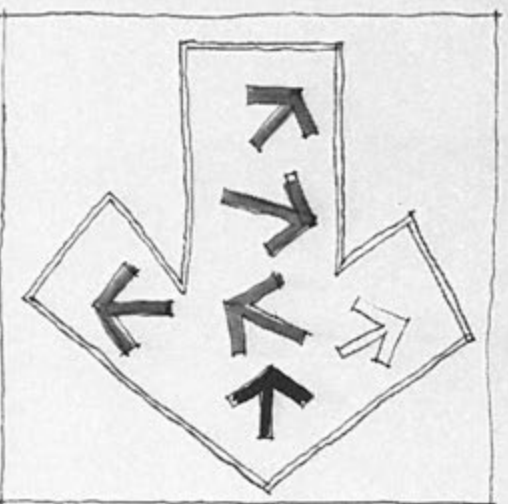
IMPLEMENTATION

WEBSTER DEFINES
SANDSTONE AS
"A SEDIMENTARY ROCK
CONSISTING OF UNUSUAL
QUARTZ SAND UNITED BY
SOME CEMENT"

— NO VISION —



— IMPOSED VISION —



— SHARED VISION —



□ GROUPS MOVE IN
VARIOUS DIRECTIONS

□ NO PLAN OR
COORDINATION

□ PLAN W/OUT COMMUNITY
INVOLVEMENT

□ LOTS OF ENERGY
EXPENDED

□ NO FORWARD
MOVEMENT

□ COMMUNITY PLANNING

□ ALL GROUPS ACTING
IN CONCERT

□ FORWARD MOVEMENT

□ PLANS BECOME
REALITY

