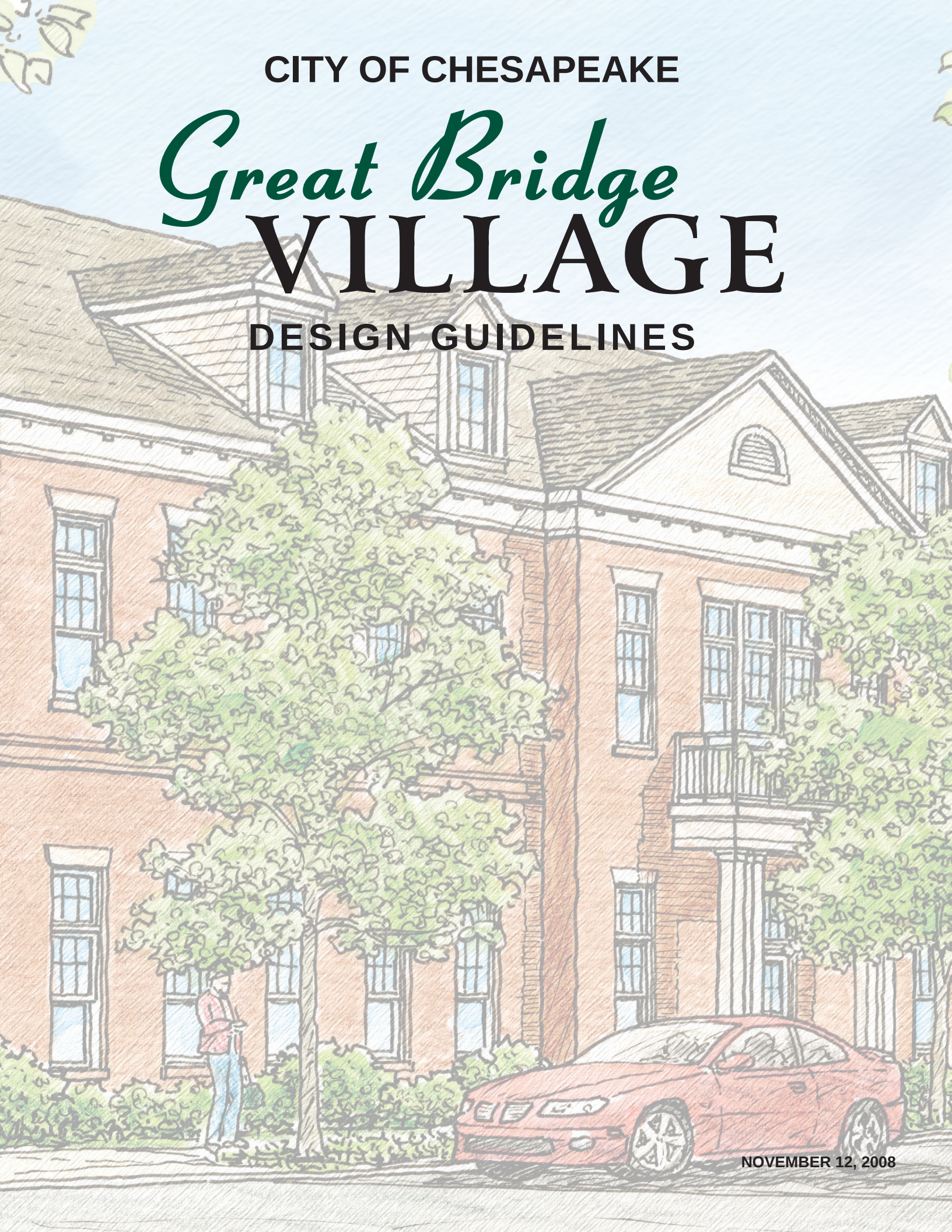
CITY OF CHESAPEAKE

Great Bridge VILLAGE

DESIGN GUIDELINES



NOVEMBER 12, 2008

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Great Bridge VILLAGE

DESIGN GUIDELINES

NOVEMBER 12, 2008
Prepared by
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INTRODUCTION

The replacement of the Great Bridge bridge in 2001 began the realization by the City of Chesapeake of the numerous development and redevelopment opportunities Great Bridge Village had to offer.

From its rich history, to its water accessibility, to its identity as a destination, and to its strong sense of community and diverse demographics, Great Bridge Village can and should be a growing and vibrant neighborhood in which to live, work, play and experience the excitement of the urban village and maritime environment.

The City of Chesapeake, with the aforementioned elements in mind, had a Master Plan of Great Bridge Village prepared for the development of the area. The objectives of the Plan were to:

- Provide protection and recognition of the Great Bridge Battlefield of 1775;
- Incorporate plans for a visitor center;
- Provide compatible economic development opportunities;
- Protect and enhance the area's natural resources;
- Capitalize on the waterways;
- Identify strengths, weaknesses, opportunities and threats to the Great Bridge Village neighborhood;
- Establish design and land use guidelines.

The revised and updated Master Plan responded to the listed objectives by establishing a series of land use "nodes" and the creation of five (5) themed districts (from north to south): the Oak Grove Gateway District, the Causeway District, the Historic Battlefield District, the Business District, and the Southern Gateway District. The Oak Grove Gateway District and the South Gateway District will be developed in accordance with the design guideline element of the previously adopted Transportation Corridor Overlay District Guidelines. The Historic Battlefield District is to be developed as an historic park and recreation area, in accordance with the current plans. The focus of the parameters of these design guidelines is for the Great Bridge Business District and the Causeway District. The Causeway District, north of the canal, is in the City's urban overlay planning area, while the Business District is in the City's suburban overlay planning area. Consequently, the allowable heights and densities will be higher in the Causeway District.

The 2005 Great Bridge Village districts reflect the historic composition of our earliest towns and villages. Each district includes a variety of commercial, institutional and residential land uses. It is this variety of development and commingling of land uses which contributes to the "sense of place" character for the Village.

The character of each district is further expressed by its architectural vocabulary, its streetscape scale and treatment, and its "walkability." Mature plantings, park space, and natural "blue-green" zones contribute yet another layer of character to the development of "place" for each district.

The "sense of place" ties each District with the past and plays a significant role in defining development in the future.

The guidelines have been written to maintain the Village character of the area through observation of its architectural character, its district and street structure, and the preservation of natural features and landscape elements.

By respecting and preserving these Village elements, the spiritual character of each district, and Great Bridge as a whole, is maintained and built upon for today's, as well as tomorrow's, residents and visitors.

These design guidelines are not intended as a forced restrictive policy, but rather are intended to guide future redevelopment of existing properties and are strongly recommended to be followed for new projects. Where the zoning ordinance and design guidelines conflict, the zoning ordinance shall prevail.

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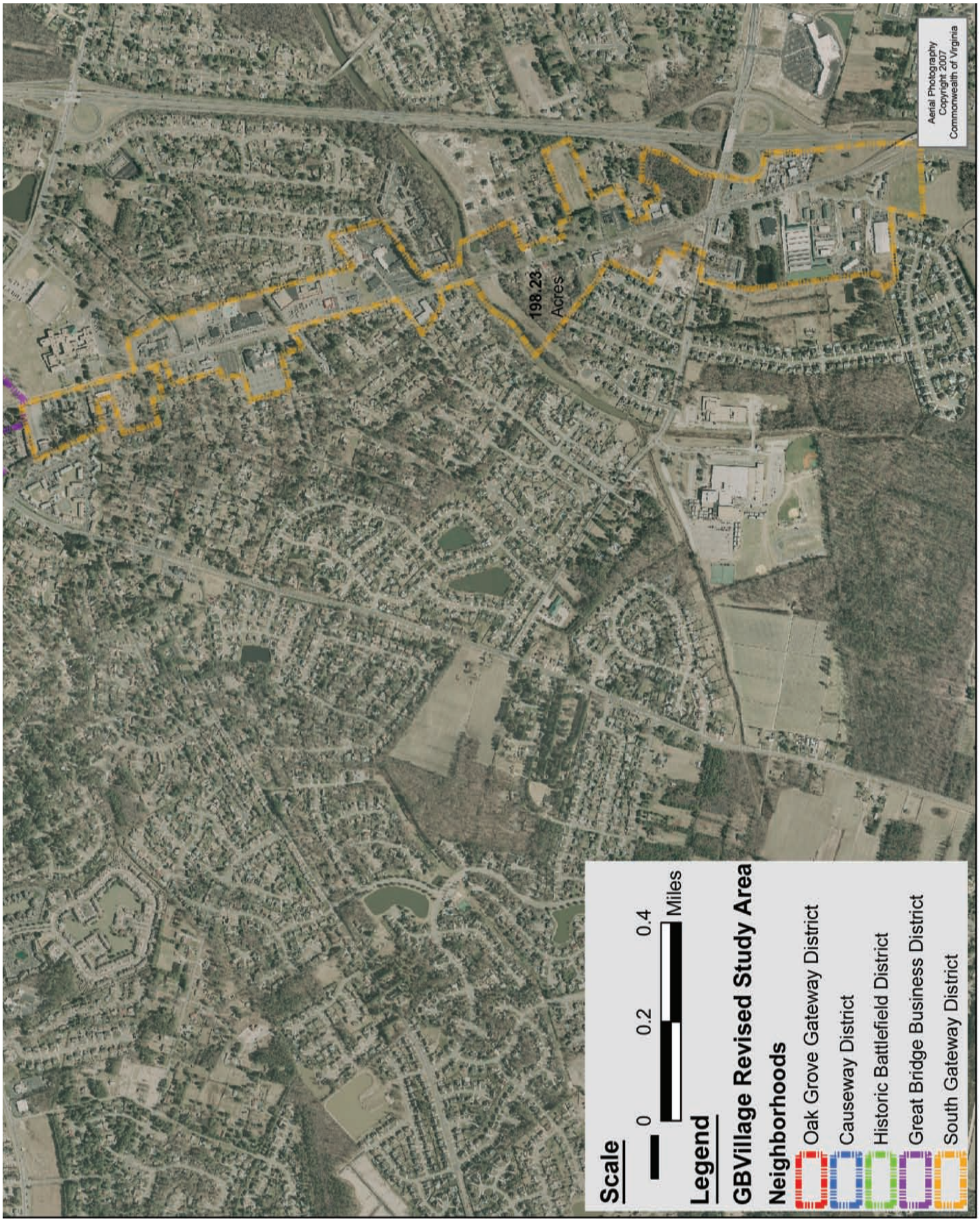

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ARCHITECTURAL DESIGN GUIDELINES

I. BUSINESS DISTRICT & CAUSEWAY DISTRICT

A. Statements of Intent

1. Create a well designed "village environment" with buildings fronting on Battlefield Boulevard and other streets. A village is defined as a medium density development with an emphasis on pedestrian orientation and sensitive coordination of vehicular access and parking. As a whole, it integrates residential, retail, office, hospitality uses and public spaces. It creates a sense of place and identity.

2. Ensure the plan is viable and attractive for the marketplace.

3. Improve traffic flow on Battlefield Boulevard by reducing the number of vehicle entrances and exits along Battlefield Boulevard.

4. One- and two-story buildings are acceptable in the Business District.

5. Up to four-story buildings are acceptable in the Causeway District. Taller buildings may be allowed through a conditional use permit.

6. Promote sufficient levels of massing and density to achieve an intensified level of pedestrian activity.

7. Provide adequate parking throughout the District.

8. Respect the scale of residential neighborhoods which abut property.

9. The design of the buildings shall follow historic precedents for proportions, materials, and form in the Business District. Southern Colonial, historic, coastal, and nautical precedents shall be used in the Causeway District. Slavish copies of existing buildings is discouraged, well designed urban interpretations of these precedents are encouraged.

10. Site plans should contribute to improvements of traffic flow, both pedestrian and vehicular.

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B. Narrative

Building site placement is a critical element in determining how people will use the public space to get from one place to another. Its development follows from the layout of streets and blocks, in this case a grid framework of pedestrian-oriented blocks. Building site placement is essential in framing the space of a street and providing a sense of enclosure. Yet the siting of buildings also determines how accessible private spaces are from the public realm, encouraging frequent exchange between inside and outside, and enhancing pedestrian activity.

Building site placement is also one of the initiating factors of the character of a place. A consistent placement of adjoining buildings at the edge of the right-of-way gives the public realm a pedestrian sensibility. Street-walls (the vertical plane resulting from a contiguous line of buildings) are created, providing a more intimate urban form. Places are more easily accessible to pedestians, and crossing the street feels safer because vehicles move more predictably in a well designed, well orchestrated environment that brings pedestrians and vehicles closer together. The details of everyday objects take on greater significance in this environment, as they are more readily observed. In other words, pedestrian oriented environments establish public space as the backdrop of daily human activity and experience.

The Business District potentially unites commercial, retail, cultural, and residential uses within a single district. Street-walls and building frontages should be designed to invite pedestrian use of the plazas and sidewalks. Framed streets and plazas will convey a sense of protection, safety, and security while providing spaces for public enjoyment.

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C. Guidelines

1. Building frontages should tend to align along the street at the property line. Of course, building setbacks are required to accommodate outdoor dining, plazas, landscaping and other amenities.

2. Consider the placement and form of buildings at corners and how both factors may promote pedestrian activity.

3. Improve traffic flow on Battlefield Boulevard by reducing the number of vehicle entrances and exits along Battlefield Boulevard.

4. Distinguish major buildings and parking structures within the district as destination points within from the more pedestrian-oriented walking environment.

Buildings located close to the street and close to each other enclose the street – space is well-defined.

5. For long blocks or buildings with open interior courts, coordinate the location of openings with regard to climatic conditions; sunlight, prevailing winds, etc.

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II. ARCHITECTURAL MASSING

A. Statements of Intent

1. Present a unified form of the Business District at both vehicular cityscape and human pedestrian scales.

2. Create interesting destination "places."

3. Provide for greater densities while safeguarding the provision of light, air, and views at the street.

4. Locate buildings to utilize views of the water, from various locations on the site or from other buildings.

5. Respect scale of residential neighborhoods which abut property.

B. Narrative

A coherent and legible city form results from the orchestrated placement of building masses throughout an area. Building massing simultaneously presents an overall image of a district when viewed from a distance, and involves an orderly arrangement of buildings within the district, one that allows for sun, air, and light to filtrate to the street level. Building masses derive not only from the programmed use of the spaces within, but also from the physical constraints of the site (zoned height limitations and required setbacks). Implicit massing relationships suggested by the adjoining context may also influence the massing of buildings.

The corner can offer one of the best opportunities for an establishment to gain the attention of passersby. How the building meets the corner is critical.

The overall visual impression of building masses is further refined and brought into human scale through articulations of the building façade. The articulation of the façade transforms buildings from abstract volumes into backdrops for human activity. The greatest level of detail is both required and provided at the building's ground level. For it is here, at the street level, where the conduct of daily life is experienced.

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C. Guidelines

1. Develop a coherent system of coordinated building masses. Integrate differing volumes by using similar and/or complementary materials and coordinating with the horizontal design elements of adjacent buildings. Provide building forms that step down to the street within a block. Conversely, massing should step back from the build-to line with increasing heights.

Coordinating with the horizontal design elements of adjacent buildings can help integrate differing volumes.

2. Create a well designed "village environment" with buildings fronting on Battlefield Boulevard and other streets.

3. Relate building massing both to frame and reinforce view corridors and to establish gateways. Design forms for each block that create a coherent mass which presents the area as unified when viewed from a distance.

4. Maintain an adequate provision of light, air, and views at the street. Consider the relationship of building heights at the block to the impact of solar access at the street. Consider daylight factors and access to light for businesses and stores located at or near the ground level.

5. Organize buildings to control the impact of shadows both on the other buildings and on the street, as well as to mitigate against the impact of wind currents and downdrafts.

Coordinated massing within the block can provide a monumental scale while also stepping down to a pedestrian scale.

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6. Buildings, regardless of use(s), may be defined in terms of their height:

   a. A low-rise building is any building 2-stories or less in height.

   b. A mid-rise building is any building between 3- and 4-stories in height.

7. Building heights in the Business District are limited to two stories in height. However, through the conditional use permit process, a higher building for may be allowed, up to three (3) stories in height.

   In the Causeway District, building heights are allowed up to four (4) stories. Through the conditional use permit process, additional stories may be permitted.

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III. FAÇADE TREATMENT

A. Narrative

Building façades frame a street. In so doing, they put shops and architectural elements directly adjacent to the pedestrian's path, and well within the street level cone of vision. As such, additional features and greater detailing of the façade should be provided at the street level for the interest and comfort of the pedestrian. In addition, buildings should provide a visual, and perhaps structural, framework for the orderly presentation of street level businesses and shops. This sense of rhythm will both modulate and syncopate pedestrian travel along the street, providing discrete visual fields of focus. Modulate façades with breaks, setbacks, and other elements in building façades.

In general, if a street's built environment is to remain of interest to the pedestrian, architectural forms and features need to be clear enough to make the whole building easily comprehensible. Within the close view the pedestrian has from the street, however, the provision of detail and the layering of its presentation is essential to invite repeated daily viewings from passersby.

These standards are meant to encourage conservative building designs which are sympathetic to the buildings of the Village of Great Bridge. Toward this end, overall façade proportions as well as the proportions of individual elements (doors, windows, columns, and moldings, belt courses, frieze panels, cornices, etc.) and the character and texture of materials will need to be considered. In the Business District, the intent is to provide building designs which are only narrowly "interpretive" variations of "colonial" architectural styles. Elsewhere, notably, in the Causeway District, wider, more general, "interpretations" of the local architectural styles are encouraged, but buildings should more closely resemble historical reproductions rather than a set of divergent buildings on generally (e.g., through an acknowledgement of general massing, horizontal datum lines, etc.) related to the historic fabric of the original settlement. Still, it should be emphasized, buildings in the Causeway District should not be "reproductions" but rather only limited in the number of variations expressed in any given building.

Façade design should not be overly complicated or monotonous and should respect the functions of the Village and the region. Designs reflecting traditional proportions and elements are encouraged. False façades typical of "themed buildings" and movie sets are not acceptable.

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Building façades shall be predominantly brick veneer walls with certain elements of the buildings to be architectural precast, cementitous, siding, accent elements with cedar shakes, stucco, or stucco-like materials, such as correctly used EIFS. Ranges of acceptable masonry coverage are as follows:

- Commercial (office, retail, and hospitality uses) - 70% to 100%
- Residential (including ground floor retail) - 30% to 100%
- Finishes on all elevations must be approximately the same percentage (within ±5%), unless variations are proposed as a design feature (ie. corner tower).

Windows shall follow historic guidelines for proportions, i.e., shall be vertical in form. Windows on the ground floor shall be larger than windows on the upper floors. Where muntins are used, they shall be on the exterior and interior sides of the glass, or true divided.

30% - 100% brick.

70% - 100% brick.

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B. Guidelines

1. Provide coordinated building compositions that use a very readable system of building divisions. The ease with which a consistent human scale can be seen or sensed along the urban sidewalk will determine the comfort level and sense of security for the pedestrian at the street.

2. Provide designs that expresses a base, middle, and top. This provides a visual order to the building. These simple divisions allow the pedestrian to understand the building scale in relation to himself/herself – a component of human comfort.

3. Provide façade designs that allow the base to visually anchor the building to the ground. The expressed height of the base should be proportional to the overall height of the building. The vertical extent of the base lets the pedestrian understand the relative heights of the buildings along the street.

4. Horizontal projections (base, belt courses, frieze panels, cornices) and other linear elements should continue visually from one adjoining building to another. This will provide the greatest sense of enclosure and comfort to the pedestrian.

5. Linear bands need not align precisely; variation can occur - coursings can step up or down, projecting elements can be reversed, and even new lines can be added. Variations will occur, within the field of a single building or along the span of a street block, though the sense of continuity should be maintained.

A three-part ordering of the building face is achieved at grade with the careful application of building finishes. Note the greater sense of weight the darker finishes provide at the base.

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6. Provide façade treatments with the greatest amount of detail and refinement at the street. A variety of the following features should be incorporated into each building façade design:

   - Recesses or projections
   - Overhangs
   - Peaked or articulated roof forms
   - Raised corniced parapets.
   - Fine Architectural detailing at the building's grade level
   - Arcades
   - Arches
   - Canopies or porticos
   - Parapets over entryways
   - Display windows
   - Integrated landscaping, including the use of planters, and/or seating at recessed areas

7. Façade design should vary along the street block, as opposed to presenting a single face for the block along all or great extents of the street.

8. Building corners should address their street corners with principal entrances, chamfered or curved building corners, or other means that distinguish the building at the corner from the field of the building façade. Towers, turrets, bay windows, or other devices are encouraged as a means of articulating street corners. However, it is not the intention of the guidelines that every corner have a strong "attention-getting" device.

9. Buildings should have their principal pedestrian entrances along the streets.

10. Dominant exterior building materials (exposed to view on public rights-of-way) should be brick, natural stone, architectural metal, architectural concrete, glass, and cementitious siding (lap or shakes) for some residential buildings. Cedar shakes or siding are acceptable for residential buildings. Accent exterior building elements may be anodized aluminum, stainless steel, copper, bronze, brass or factory painted metal. Mortar and caulking colors should be compatible with the predominant material. Provide durable materials at the ground floor to ensure and maintain a high quality built environment.

11. The maximum amount of glazing should be provided at the first and second levels to provide a sense of continuous human presence and of ongoing habitation and activity.

12. Integrate rooflines and articulate prominent rooftops. The tops of flat-roofed buildings should be visually articulated, with projections providing visual interest and shadow lines.

13. Rooftop equipment should be screened or concealed from public view. Rooftop amenities such as garden terraces, outdoor eating areas, or recreational courts and pools that also conceal mechanical and other equipment are encouraged. Rooftop equipment should be neatly organized, taking into account views onto the roof from the other adjacent structures. The roof should be considered as the "fifth façade."

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IV. STOREFRONTS AND GRADE-LEVEL SPACES

A. Statements of Intent

1. Provide the pedestrian with an inviting urban environment that encourages daily movement, evening activities, social gatherings at the street, and the viewing of shops and businesses.

2. Emphasize the importance of the pedestrian by providing direct access and multiple primary entryways from the sidewalk to the street level and at above-grade businesses.

3. Provide the pedestrian with a sense of safety and security along the full length of the street with transparent glass storefronts, particularly at the first two or three stories.

Building transparency is a "no pressure" way to welcome pedestrians into their business establishments.

B. Narrative

Grade-level businesses have a reciprocal relationship with pedestrians – each needs the other. Transparent storefronts and direct access at grade makes them both aware of each other's existence and also signals that there is a constant opportunity for meeting and exchange between them. With transparency, communication is easy; without it, products cannot be seen and spontaneous interest cannot develop. Ideally, glazing at the street forms a continuous rhythm of openings and entrances that maintain the interest of the pedestrian. When that transparent line becomes opaque, however, it should be of limited extent and designed to maintain a sense of rhythm.

When storefronts and grade level spaces provide opportunities for pedestrians to view interesting merchandise, or to view daily commercial and business activity, the public will explore the street.

Provide a maximum line of transparency at the street level. Keep opaque building walls to a minimum.

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C. Guidelines

1. Customer entrances should be clearly defined and highly visible. Provide primary entry from the street into businesses at grade, and provide additional secondary entries into the building from the street where appropriate.

2. Portions of the storefront at the building line may be set back to further articulate grade-level spaces and to provide opportunities for additional pedestrian amenities. Seats, landscaping, and other pedestrian conveniences must remain out of the clear movement zone of the sidewalk. Building setbacks offer possible locations for these amenities as well as for bicycle racks.

3. Provide a pattern of transparent glazing at both grade and second floor levels to increase visual communication between inside and outside and to increase the pedestrian's sense of safety. Consider integrating transparency into building entryways located near storefronts.

4. To the greatest extent possible, maintain glazing at the street level as an uninterrupted pattern. Where it must be broken, minimize the amount of opaque wall surface between window segments.

5. Grade level businesses should provide loading and trash collection accessways placed between storefronts. However, trash collection, service, and loading areas should be, to the greatest extent possible, screened from public view.

6. Grade-level businesses and storefronts should provide features and pedestrian-oriented amenities at the street, such as display windows, awnings, etc.

7. Exterior lighting at the storefront or grade-level business along its full length is encouraged. Where lighting is provided, fixtures should be attached to the façade with the bottom of the fixture at no less than 8 feet above finished grade.

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V. RESIDENTIAL BUILDINGS AND FRONTAGES

(Primarily for buildings in the Causeway District)

A. Statements of Intent

1. Building forms and façades that are both urban and residential are encouraged. Likewise, mixed-use residential buildings, with retail space below residential units, are encouraged.

2. Building frontages and entrances are encouraged to be at or near the sidewalk.

3. The use of intermediate spaces between the public and private realms, such as porches and balconies, is recommended.

4. Encourage design that provides the resident with a sense of privacy and the pedestrian with a sense of security resulting from visual oversight of the street by residents.

B. Narrative

Villages require residents to bring them to life and then to keep them active on a 24-hour basis. The continuous use of the streets, shops, restaurants, walks, and bike trails by residents - and by those who visit – creates a comfort and interest that attracts newcomers and assures return visitors. Nothing draws people to a place like an active community. Continuous use communicates that a place has already established itself as a safe environment, as well as one that invites repeated exploration and promises new features to discover.

The residential portions of the village should be designed to feel like a neighborhood that is safe and secure, yet has access to all the amenities and features that an urban environment makes possible. Porches and balconies serve as "transition" elements between the private residences and the public street. Off-street parking, in parking structures or hidden from view behind surrounding buildings, reinforce the pedestrian-oriented character of the street.

In addition, small landscaped plazas may be provided at principal entrances and corners where people can relax and observe in comfort and shade. All of these features reaffirm that residents belong in an urban environment, and that their homes can be inviting, safe and comfortable, with an urban sensibility.

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C. Guidelines

1. The design and scale of the architectural façade and the provision of its details and features, particularly at grade and second levels, should be residential. Where retail or office uses are on the ground level, with residential above, the first floor building articulation should follow section for that portion of the building. Provide a select combination of features, including porches, balconies, recessed entries, bay windows, trim and window detailing, brick patterning and belt courses, articulated corners, and cornice detailing.

2. Provide an ordered, human-scaled system of architectural elements on the building's face. Windows and doors should tend to align, and a sense of rhythm and pattern should be present.

3. Principal residential building entrances should be highlighted and made distinct from any adjoining store and business fronts.

4. The ground floor should be elevated above finished grade to achieve a greater sense of privacy and security from the street for the resident.

5. Consider articulating or emphasizing building corners with quoins, medallions, patterned brick, or stonework.

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6. Parking for residents may be made available in the parking courts enclosed by residential perimeter block apartment buildings, in the inner-court parking lots throughout the Causeway District, or as is available on the street. Parking on the first level may be considered, provided that other residential or retail use faces the street.

7. Where the ground level of a building consists of residential units, provide for entries into units from street to these ground level units.

8. Provide adequate acoustic isolation between ground floor retail and upper levels of residential.

With parking placed behind the buildings, the building front can again adjoin the sidewalk.

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VI. CANOPIES AND AWNINGS

(Note: See Outdoor Dining Guidelines for Additional Information)

A. Statements of Intent

1. Protect the pedestrian from rain, wind, glare, direct sunlight, and reflections. Utilize systems that are multi-functional and multi-seasonal.

2. Incorporate architectural design elements to the street that serve as visual cues to the pedestrian about nearby shops and business services.

Awnings provide protection from the elements and draws the attention of passersby to the establishment.

3. Ensure that awnings and canopies complement their architectural context and are appropriate for both the individual building and the entire street, while still providing establishments with the opportunity for individual expression.

A building canopy can serve as a visual amenity as well as shelter for building occupants and pedestrian.

B. Narrative

The architecture along the street frames the public domain, while its detailing acknowledges those who walk along its length. The optimal street environment allows continuous communication to occur between the inside and outside, and its detailing encourages such exchanges. Awnings and canopies are accents or exclamation points to architectural statements, and mark thresholds between inside and outside and the transition from public to private. They therefore should communicate on two levels: as a definer of the public realm, and as an expression of the establishment's individuality. They dramatize the context of the urban space as well as entice passersby into the shops and businesses they enhance.

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C. Guidelines

1. Weather-protection features such as awnings, canopies, porticos and entry elements should be provided at building entrances. Canopies typically refer to elements extending perpendicular from a main building entry towards the street. Awnings typically refer to elements which extend over and shade storefront windows of commercial businesses. Awnings may also be used as decorative architectural features, such as in the mid-height floor windows of a hotel.

2. Canopies should frame entrances. Posts which support a canopy should not interfere with the clear movement zone of the sidewalk. Consider the design of other methods of structural support, such as cables or rods attached to the building and extended out to hold the canopy from above.

3. A series of awnings provided along an establishment's façade should maintain a consistent or compatible design.

4. Awnings may be located at grade- and second-level windows. The width of an awning would typically match the width of the building's opening for the window. Other locations for awnings may be considered, but are subject to review and approval.

5. Canopies and awnings shall be of fire-resistant material, or of metal and/or glass treated to withstand oxidation, corrosion, and deterioration from airborne salts. Awning fabrics will vary, and the basis for selection should include color retention and durability.

6. Awnings can be of various forms and sizes, but should not extend more than 4 feet from the face of the building and should not be lower than 8 feet above finished grade.

7. The design, placement, and color of canopies and awnings are subject to design review and approval.

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VII. FENCING AND RAILINGS (AND TEMPORARY BARRICADES)

A. Narrative

Fencing in urban contexts should work with the spatial definition of the street as well as complement the adjacent architecture. It can also be used to conceal service and loading areas as well as reduce the negative impact of noise and wind on an important open space. Fencing can also convey a sense of protection and privacy.

A railing should express the character of the architectural façade to which it is attached. Railings may be located at parapets, at balconies, or act as accents over fenestration. Metal railings should be appropriately protected from deterioration, with colors and finishes that complement the architectural façade. Railing design brings scale and detailing to the building's façade and establishes a finer visual amenity at the street.

In the Business District, fencing may be of metal, masonry, a combination of both non-plastic or composite materials, or any other approved materials. Metal fencing design is developed through a selection of picket styles and their repetition between posts, as well as through the detailing of the posts and various connection points. Its overall height, the thickness of the pickets, and their regular spacing will convey its particular sense of enclosure.

The design of a masonry screenwall, is articulated through the choice of its brick patterning and the coordination of its colors and textures. The location and emphasis of shadow lines can also be used as a design element when the placement of brick projections is considered.

Temporary barricades, on the other hand, are used at street entrances to allow only short-term alterations of its function as a vehicular passageway. They play no permanent role in the routine life of the street, but they are critical in allowing the community to periodically claim their public realm for certain special or festive occasions.

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B. Guidelines

1. Railing design is typically the manipulation of metal bars into traditional forms that are then applied as features of the architectural façade. When placed in succession along a length of a façade, they create a pattern. In the Business District, those forms and patterns may be innovative or traditional, as well as referential to the area's historical importance.

2. Railing design may use metal bars that vary from 3/4 of an inch to 2 inches or greater. Bar thickness should be determined by the level of refinement desired in the design and the distance or height from which it will be viewed. For any continuous fencing, metal color finishes shall be coordinated and complementary to their architectural context.

3. Exposed metal should be treated to withstand oxidation, corrosion, and deterioration from airborne salts in coastal environments. Fencing may be of metal, stone, masonry, or an approved combination thereof. Metals should be bronze, brass, stainless steel, steel painted of a color or colors which are compatible with finishes of adjacent buildings, or other approved materials.

4. Metal fencing and gates typically are made up of horizontal rails that attach to thicker metal posts. This basic framework provides an adequate structure that can then easily support a variety of picket designs and panels.

5. Metal fence posts may be 1"-4" thick of square or round tubing that may be steel or aluminum. They are typically set in concrete footings. Metal fence rails may be 3/4"-1" thick of square or round tubing or solid bars that may be steel or aluminum.

6. Consider maintenance access when selecting the location or placement of fencing and railings. It should remain easy to reach all sides that require periodic paint or coating applications, mortar replacement, anchoring, inspection, and cleaning.

7. Drainage along the bases of metal fencing and screenwalls should be provided so that unintended surface water does not collect behind these elements.

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VIII. LOADING, TRASH AND RECYCLING COLLECTION AREAS

A. Statements of Intent

1. The visual screening of loading and trash collection will assist to maintain the street space as an environment for pedestrian comfort and safety.

2. Building service areas should be concealed from public view while maintaining interior docks and trash collection points as functional and accessible spaces.

3. Minimize curb cuts and service access points along building frontages.

4. Minimize the linear frontage of service areas along the street and maximize the amount of storefront space.

B. Narrative

Locating loading, trash, and recycling collection areas within the block should be done to maintain a high quality public realm for pedestrians in the Business District. In addition, distributing the minimum number of service access areas around the perimeter of the block should help to maintain the storefront line as continuous and unbroken at the street. The less separated one store, one office, one entrance or glazed window is from another, the more continuous will be the pedestrian experience.

A single service area located within the block should be accessible to the commercial, retail, and residential tenants. Loading, trash, and recycling collection areas in a building that are linked to each other through corridors and service elevators allow the best use of shared service facilities. The streetscape remains hospitable and the most efficient use is made of the building's total square footage.

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C. Guidelines

1. Conceal loading, trash, and recycling collection areas within the building or within the interior of the block.

2. Disperse or consolidate service areas as deemed best to minimize service area frontage along the street.

3. Avoid or minimize service access into buildings from primary pedestrian streets within the district. Where exceptions must occur, provide screen walls or other devices to minimize the impact of the service court along the street.

4. Link internal service areas to each other with corridors and to the floors above with service elevators.

5. Provide recessed, automatic roll-up service door systems with unobtrusive materials or subdued, durable paint finishes on the exterior face. Metal surfaces should be coated or otherwise treated to withstand oxidation, corrosion, and other deterioration from airborne salts.

6. The loading, trash, and recycling collection spaces within the building should be arranged so that no maneuvering directly incidental to entering or leaving a loading space will be on any public street, alley, or walkway.

7. Each loading, trash, and recycling collection space should have maneuvering areas with adequate and direct access to the street and adequate vertical clearance.

8. Loading, trash, and recycling collection areas and entrances should be provided and maintained with a concrete surface.

9. Loading and service areas should be provided with drains and wash-down facilities.

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IX. BUILDING MATERIALS

A. Statement of Intent

1. Maintain a high level of quality materials used in the façades. The desire is to use quality materials while being conscious of maintenance, durability, and sustainability.

2. Use complementary building colors which not only work for a single building but relate to other buildings within the area. While the desire is to have various materials and colors used that create diversity, it is also necessary that each building's materials and colors relate to other buildings within the area.

B. Narrative

The characteristics of building materials, i.e. durability, texture, finish, composition, and color work to convey quality and define style. Showy or glossy materials imply plasticity and are discouraged. Natural materials with texture, and earth tone colors, are highly encouraged. Use of recycled content (>20% post-consumer), material from local/regional sources, and low VOC (Volatile Organic Compounds) emitting sources are also encouraged as appropriate. Wood certified by the Forest Stewardship Council (FSC) is encouraged.

C. Guidelines

1. Architectural Elements

a. Walls

- Wood siding should be horizontal with approximately 6 inches exposed. Cedar shingles may be used on particular elements of a building. In general, shingles may be combined with wood siding when the material change occurs horizontally, typically at a floor line or gable end. Trim should be made of trim-grade lumber, not to exceed 2 inches in actual thickness, 6 inches in width at corners and 4 inches around openings — except for the entry door which can be of any size or configuration.

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- No wall should have more than two materials.
- Buildings with siding shall have foundations of finished brick. These walls shall be between 24 inches and 36 inches in height unless grade changes dictate more.
- Retaining walls at frontages and in front yards should be built of brick. Tops of walls may be architectural precast concrete, or brick.
- All openings in walls shall be vertically proportioned.

b. Acceptable Materials for Exterior Walls

- Clapboard wood siding (painted or solid stain). Beaded siding is encouraged.
- Board batten wood siding (painted).
- Wood shingles (painted or semi-transparent stained).
- A synthetic siding such as "Hardieplank" is acceptable for sidings.

- Brick veneer that is earth-toned. Brick that is bright red, pink, or light red, generally are not acceptable. Mortar shall be red to light brown in color. Grey and white mortar colors are not acceptable.
- Stucco and EIFS (as long as they are used as accents or limited surfaces).

c. Unacceptable Materials for Exterior Walls

- Metal siding that is exposed, galvanized, aluminum, or other shiny metal materials.
- Tile-faced or ceramic-faced masonry units.
- Varnished, epoxy-finished or otherwise shiny materials.
- White mortar.
- Vinyl siding and trim.
- Vinyl or metal covered wood trim.

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d. Roofs

- All buildings up to 3-stories shall have sloped roofs. Buildings 4-stories and over may have flat roofs, as long as all rooftop equipment is concealed from view by parapet walls.

- The types of roofs typically fall into categories of symmetrical gables, gambrels, or hip roofs. Gables are the most prevalent. Primary roofs should have slopes no less than 6:12. Secondary roofs may have slopes less than 6:12 depending on the material used (i.e. metal roof over porches can be less than 6:12, whereas a shingled roof should not be less than 6:12). On residential structures, flat roofs should be used only as occupiable areas directly accessible from outdoors. These must have appropriate parapets or railings.

- Single plane pitched roofs for residential buildings shall not be used.

- Dormers should have gabled, hipped, or shed roofs.

- Roof materials should be architectural grade fiberglass shingles, standing seam metal roofing, or cementitious shingles. (Note: copper roofs, gutters, and flashing should not be painted or sealed but should be permitted to age naturally). All roofs over porches shall be metal roofs. Bay windows shall have metal roofing. Gutters and downspouts should be made of copper or prefinished aluminum and may be half-round or ogee. Where gutters are not used, it is recommended that brick or gravel be placed at the drip line.

- Gable roof ends shall have a minimum overhang of 12 inches.

- Roof penetrations should be on the rear slope of roofs and painted to match the color of the roof. Skylights should be flat and mounted on the rear slope of the roof and should not be visible from any public area.

e. Porches and Balconies

- Porches are another common element on residential buildings.

- In general, porches with a narrow frontage should be no less than 6 feet deep, while porches with a wide frontage should be at least 8 feet deep. Screened porches must be framed with painted wood and located on the side or rear of structures. Lighting on porches should be discrete.

- French balconies may be used on upper levels. They shall be a minimum of 14" deep from the face of the exterior wall.

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f. Columns, Posts

- When used, columns should have correct proportions and profiles as described in *The American Vignola*. Nothing should be attached to columns. Columns should be made of wood, although certain grades of fiberglass columns are acceptable.
- All posts shall be no less than 5 x 5 inches and have chamfered corners.
- Columns and posts should be sealed with paint or opaque stain.

g. Decks

- Decks are to be located in rear yards only.
- Decks must be painted or stained to match the main building.

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STREETSCAPE DESIGN GUIDELINES

I. GENERAL (ALL DISTRICTS)

A. Statement of Intent

Streets, sidewalks, and parking areas play an important part in establishing Great Bridge Village's built environment. Although the physical appearance of these elements has changed with time, their earlier character can still be found throughout the Villages.

The guidelines provide a means by which to maintain the physical and spiritual integrity of each district and the "sense of place" of Great Bridge Village. They also seek to re-establish the street as a public domain which can and should accommodate both pedestrian and vehicular movement in comfort and safety.

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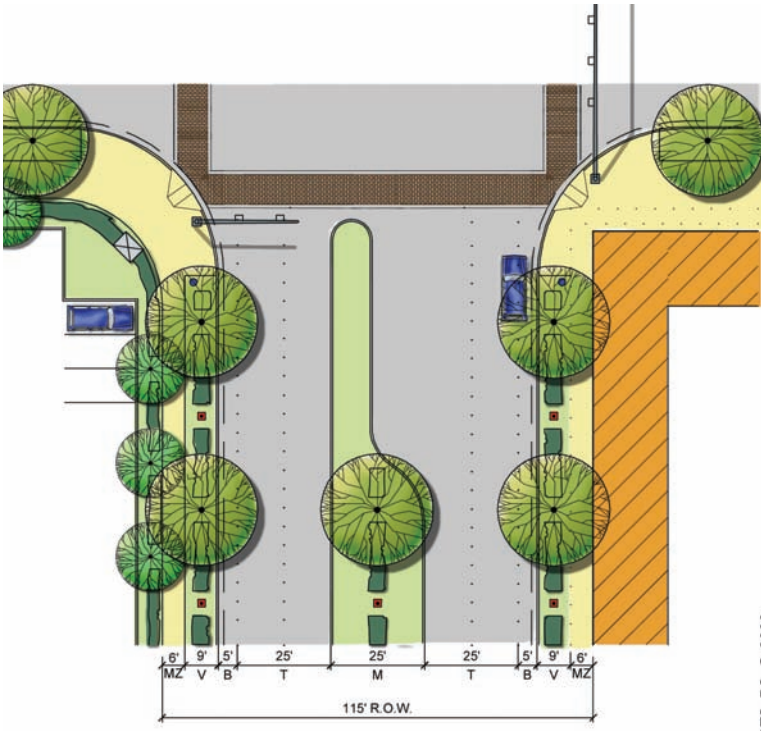
II. STREETS

A. Statement of Intent

Streets should provide the following:

- Improve traffic flow on Battlefield Boulevard by reducing the number of vehicle entrances and exits along Battlefield Boulevard.
- Efficient access to and from main and local streets within the District.
- Make the area more "pedestrian friendly."
- Provide adequate parking throughout the District.
- Use landscaping to screen parking areas from residential/business areas.



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B. Narrative

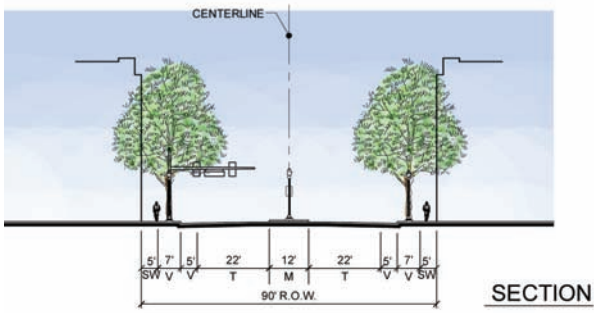
Battlefield Boulevard, Great Bridge Boulevard, Cedar Road, and Albemarle Drive carry the heaviest traffic volume within the Village area. Their low height (building) to great width (roadway) proportion does not create a strong sense of place nor does it convey a feeling of entering a special place. The physical treatment of these major boulevards as processional and of a grand scale would do much to heighten the Village's 'spirit'.

The boulevard sections and plans show the elements which comprise their Village and urban character.

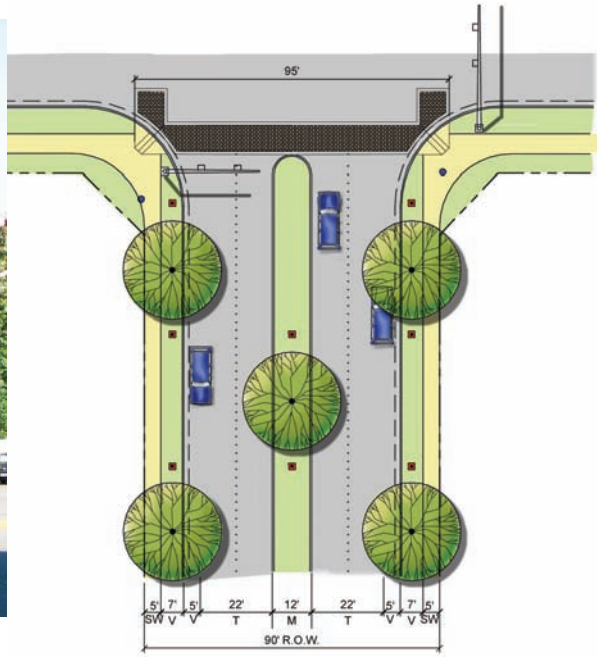
Main streets (collectors) within the Village provide heightened opportunities for pedestrian activity. Vehicular movement remains, but more visual features and sidewalk amenities encourage pedestrians to traverse and shop within the Village area. The collector streets act as links between the boulevards and the numerous local streets.

While the boulevards also provide retail and commercial opportunities, business and service enterprises along main and local streets should place a greater emphasis on the pedestrian's role in these streetscape domains.

To provide for more effective vehicular movement on Battlefield Boulevard, individual vehicular access points should be limited; appropriately spaced traffic signals, and the use of right-in and right-out movements to streets. Provide vehicular access by way of arterial streets.



Local and cul-de-sac streets within the Village encourage pedestrian crossings over their width. Their curb-to-curb width may be the same as a main street, but its posted vehicular speeds are less. These streets are not meant to deter vehicular traffic, but to highlight the safety and significance of the pedestrian.



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III. UTILITIES

A. Narrative

Overhead utility lines are a visual distraction. In addition to the visual clutter they create, the lines and poles detract from the streetscape quality and the free flow movement of pedestrians.

As resources permit, the overhead lines should be relocated or placed underground if feasible. New cable and wire utilities planned for the Village should be placed underground. Transformer boxes and other related equipment placed in the public realm should be screened or inconspicuously sited as possible.

Utility line placement underground should follow accepted urban standards for safety and construction.

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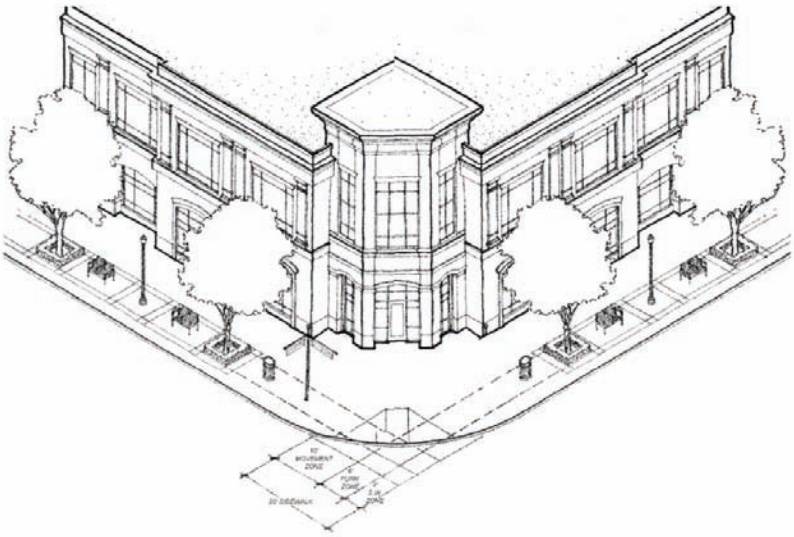
IV. SIDEWALKS AND PATHWAYS

A. Narrative

The success of the Great Bridge Village will lie in part to the constant use of its sidewalks by residents and visitors. The sidewalks will establish pedestrian patterns of use and connection that will contribute to the District's and Great Bridge Village's "sense of place" and community.

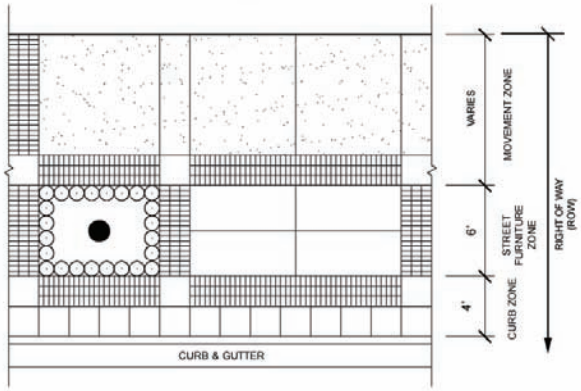


B. Guidelines

1. Finished surfaces of the sidewalks should be concrete, molded brick, stone, or concrete pavers. Paving patterns should emphasize the spatial elements of the walkway.

2. The finish materials and pattern of the sidewalk should be maintained through driveways, alleyways, and curb ramps.

3. Sidewalk corners should be referenced as a transitional space for a change in paving pattern and material where appropriate.



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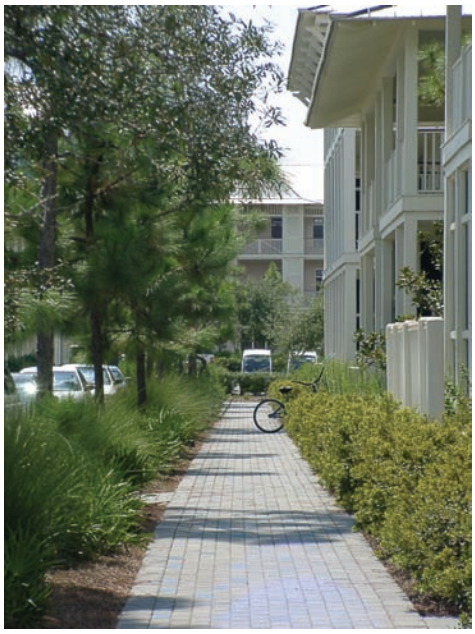

4. A single brick type and color should be considered for all brick paving patterns developed throughout the Village.

5. Pathways should connect parks and plazas to other public ways.

6. Where pathways must be segmented, provide visual cues – material, pattern, and finish – to tie the segments together.

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V. CROSSWALKS

A. Statement of Intent

Crosswalks are intended for the purposes of

- Encouraging pedestrian access within and from adjoining districts;
- Slow vehicular traffic at intersections;
- Providing an additional sense of safety and comfort for pedestrians at intersections;
- Marking and extending the pedestrian sidewalk amenity across vehicular travel lanes.

B. Narrative

Crosswalks should span the full width of the street and terminate at the sidewalk curb ramp.

Crosswalks should convey the Village character in materials and finishes. Crosswalks leading into the area should be of the same character or finish materials as the Village's crosswalks.

Crosswalk widths should vary throughout the Village. Local and main street crosswalks should be a minimum of six feet wide, boulevard crosswalks should have a minimum width of twelve feet, and gateway crosswalks should be ten feet wide.

Where crosswalks are used at major boulevards on streets with two or more lanes of vehicular traffic each way, use island medians, to provide safe pedestrian crossing. Use pedestrian signal lights to increase pedestrian safety and effective overall traffic flow.

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VI. STREET FURNISHINGS

A. Narrative

Street furniture makes our urban spaces habitable. It participates in the place making of the Village as a whole. They are the elements which help establish the quality of streets and plazas within the Village. In their own right, they become the street.

Attention to the design and detailing of street furniture objects is as important to the Village's aesthetics as is its architecture. If not well designed or related to the total streetscape, they can add to the visual chaos of the street and to confusion in pedestrian movement.

B. Guidelines

1. Street furniture should be located in the street furniture/landscape zone of the sidewalk.

2. Street furniture consists of seating, pedestrian lighting, bollards, trash receptacles, bicycle racks, postal boxes, newspaper boxes, telephone booths.

3. Street furniture should be placed in a coherent composition. It should have a fairly regular pattern of placement to let pedestrians know they can expect places of rest or cover every so often.

4. Style, materials and color of the street furniture shall form a cohesive design and complement each other.

C. Seating

1. Consider weather, sunlight shadow and views in the placement of seating.

2. Seating may be backless or with a back. The backless bench is popular for architectural composition reasons. The backed benches are favorites for lingering and relaxation by pedestrians.

3. Moveable chairs may be considered for plazas and gardens.

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D. Bicycle Racks

1. Bicycle racks should be provided at parks and plazas and in the street furniture/landscape zone on the sidewalk.

2. Bicycle racks should coordinate with other street furniture elements.

E. Bollards

1. Bollards are used to channel both vehicular and pedestrian movement

2. Bollards may be metal, concrete, stone or a combination of these materials.

3. Bollards should be permanent installations, but may be removable, in some instances for vehicular accessibility.

4. Bollards may be lighted, but shall coordinate with the context of their setting.

5. Bollard spacing will vary with the design intent. Barrier-free passage between bollards will require a minimum clear zone of 3'.

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VII. OUTDOOR DINING

A. Narrative

Outdoor dining areas can be a major venue within the Village and its Districts to activate and energize the street. The success of these spaces promotes business for adjoining shops and businesses, while enhancing the sense of place for the Village.

B. Guidelines

1. Design of the Outdoor Dining areas shall complement the architecture of the building and its streetscape context.

2. Place Outdoor Dining to take advantage of views toward off-site features and larger pedestrian movement zones.

3. Provide canopies, awnings or table umbrellas for sun protection, when necessary.

4. Outdoor Dining areas for any one existing establishment may have a maximum of 1,000 square feet. The area may setback from the build-to-line of the building a maximum of 20 feet.

5. Outdoor Dining areas may extend into the sidewalk area no more than 5 feet, as long as an 8 foot pedestrian movement zone is maintained.

6. The length of the Outdoor Dining area should coordinate with the restaurant's façade width it serves.

7. Outdoor Dining areas set behind the build-to-line may use paving material different from the established streetscape zone.

8. Perimeter railings should be considered for the outdoor dining where it adjoins the sidewalk. They should add to the aesthetic qualities of the architecture and the street.

9. Perimeter railings may be constructed for permanent or seasonal installation. Seasonal railings should be removed with other outdoor dining furnishings at the appropriate time.

10. Railings and posts may be of metal, or masonry. Landscape hedges may be used instead of fencing when design program goals and intent suggest such use. Plastic posts and rails may not be used.

11. Where outdoor dining is contemplated in a plaza area, serving multiple restaurants, area restrictions may be modified, based on the quality of the plan and materials.

12. Storage of outdoor dining furnishings should be concealed from public view.

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VIII. MAJOR & MINOR PLAZAS

A. Narrative

Major and minor plazas can become civic symbols of Great Bridge Village, not only through their design, but because of the varied uses and events which take place in them.

Major plazas of the past have had as their focus outdoor dining, shopping, concerts, festivals, people watching, and bird feeding. Minor plazas are often small spaces nestled between buildings or found at the confluence of streets. These small plazas, too, can accommodate a variety of functions and activities more intimate in scale and focus.

B. Guidelines

1. Scale of the plazas is such that views within and from outside the space allow all parts of the plazas to be seen by users of the space and passersby.

2. The major plazas, which are part of the public realm, should be expressive and unique. They should connect with the popular imagination.

3. The minor plaza – closed and inner courts – is no larger than it has to be. The spatial definition of these plazas is determined by building placement and a disciplined build-to-line.

4. Locate plazas near cafés and storefronts where they will be used.

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IX. PARKS

A. Narrative

Within Great Bridge Village, parks and other open spaces can be used to connect the different districts.

Parks can provide each district, and the Village, as well, with a special character. The features and activities found in the parks provide each with its own meaning within the individual districts.

Parks support Village life, and the celebration of community, and residents' universal link with nature.

B. Guidelines

1. Large parks and green spaces should relate to the street networks of the Village.
2. Parks within neighborhoods should relate to the design of the whole neighborhood.
3. Small parks should relate to the design of the block.
4. Employ features – a memorial, a water fountain, a monument, etc. to provide each park with a distinct place marker.
5. Parks, squares and village greens should be placed within a 10 minute walk of District edges, i.e. near the center.
6. Integrate landscape and plazas into streetscapes.

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X. ORNAMENTAL STRUCTURES AND PUBLIC ART

A. Narrative

Ornamental structures and public art enrich the life of village residents and visitors and encourages continuous exploration of neighborhoods, districts and corridors. These elements create additional visual interest and accentuate the human scale of the street, plaza, square or park.

Installations of ornamental structures and public art should be located so they are highly visible, located along developed sight lines and coordinated with other village features, both man-made and natural.

The structures and art displays may be permanent or temporary. They may be themed or coordinated with various Village or District events. If temporary, the displays should be removed after a set time frame. It would be the responsibility of the artist/gallery to place and remove the piece.

B. Guidelines

1. Incorporate ornamental structures, public art or other special design features into plazas, parks, entrance corridors, gateways and street furniture zones.

2. Displays should coordinate with the architecture and street furniture pieces adjoining them.

3. All structures, art and special features for public display should be consistent with Sections 2-576 through 2-600 of the Chesapeake City Code, and coordinated with the Public Art Committee.

4. Consider a plinth, pedestal, or other means to designate art locations within the sidewalk zones. They can define the dimensional limitations of any art to be displayed there.

5. Consider water features where appropriate and as terminal points to sight lines in plazas, parks, squares or corridors.

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XI. TRANSIT STOPS

A. Narrative

Transit stops are an element of the urban fabric which make a community function. They allow residents and visitors to experience Great Bridge Village and the community beyond at their own inclination and not because of its closeness.

B. Guidelines

1. Transit stops should be located near the center of neighborhood stops and institutions.

2. The pedestrian sheds for transit stops should be a 1/4 mile radius from each other.

3. Place transit stops within walking distance of each other and in convenient proximity to parking areas.

4. The design of transit stops, including bus shelters, shall be urbane, well designed shelters. Standard, prefab shelters are not desired.

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XII. OUTDOOR LIGHTING

A. Narrative

1. Lighting extends the use of a district beyond the daylight hours and into the evening, providing for the continued use of the streets and public spaces throughout the diurnal cycle. Lighting provides a sense of security and safety for the pedestrian, giving a sense of continuous habitation and oversight. This makes it a prerequisite to consistent pedestrian activity throughout the evening hours. A well-lit environment establishes the basis for the vitality of evening activities promoting public attendance, whether they are theatrical performances, concerts, dining, or late-night shopping. Lighting reactivates urban spaces for evening use, and allows the district to be a nighttime destination point. The adequacy of outdoor lighting is vital to securing the ongoing vibrancy of a mixed-use district. Street lighting practices which minimize the use of energy and reduce glare are encouraged.

B. Standards

1. Provide lighting for the pedestrian along the street at the sidewalk, within plazas, and along pedestrian ways and access routes within parks, as well as in landscaped gardens and natural areas. Provide signalized traffic lighting in conjunction with the development of vehicular routes and traffic patterns. Develop the design and selection of building-mounted decorative fixtures in coordination with both the street lighting and the individual buildings. Provide lighting that both enhances the character of the district and subtly reinforces the distinct aspects of its neighborhoods.

2. Maintain outdoor lighting at a pedestrian scale that supplies adequate illumination for both pedestrian use of the sidewalk and street, and vehicular use of the street.

3. Lighting at the sidewalk along local streets in the district should maintain a pedestrian scale. A total height (pole and light fixture) of 12'-0" is preferred. Pole and fixture design should be complementary. A consistent street fixture should be provided throughout the district.

4. Building mounted fixtures will vary from building to building, but should be complementary to the overall character of the district as well as its individual buildings.

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5. The lighting of selected building facades should contribute and reinforce the overall sense of building organization, massing, and façade treatment throughout the district. The light sources which illuminate building facades shall be located, aimed, and shielded such that light is directed only onto the building façade and not onto adjoining properties. Light fixtures shall not be directed toward adjacent streets or roads. The use of shields and baffles are recommended to help mitigate light spread.

6. In plazas, pocket parks, and along pedestrian pathways, consider the use of low-level outdoor lighting integrated into plaza walls, stair side-walls and/or risers, and even seat- walls. The lighting levels provided should illuminate changes in elevation such as steps, ramps, and steep embankments.

7. Bollards may also be internally lit, reinforcing the visual separation of vehicular and pedestrian routes.

8. All light fixtures throughout the district must minimize off-site lighting and night sky pollution (dark sky compliant outdoor lighting fixtures). Full "cut-off fixtures" to prevent "light pollution" should be used. All exterior light fixtures are to be metal halide or LED.

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LANDSCAPE DESIGN GUIDELINES

I. GENERAL

A. Narrative

Trees and plantings are vital elements in the fabric of the village. They allow people to continue their connection with nature, can moderate seasonal climate effects, can soften hard urban surfaces, and can provide a physical buffer between the pedestrian and vehicular traffic.

A quick glance at the trees and plants lining an urban street reveals the variety of purposes they serve. Some act as buffers, keeping pedestrians at a safe distance from traffic. Others provide much desired shade on hot summer days. Still others frame points of interest along the streetscape, or call attention to a particular entrance to a building. Some may even provide a pleasant place to sit while enjoying a lunch from a neighborhood deli. In general, plants and trees enhance the street environment, reinforcing the public realm of the street as a place for the pedestrian, and as a place for social interaction within an urban setting.

The urban landscape can be treated architectonically or in a soft, naturalistic manner. Plant materials can be employed formally to carefully delineate spaces or organically to simulate natural woodlands. Either design strategy may be employed to Great Bridge Village's urban experience and its "sense of place".

The use of native plants is strongly encouraged. Water efficient landscaping techniques and rain water harvesting is also encouraged.

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II. STREET LANDSCAPES

A. Guidelines

1. Select trees and plant material appropriate for the urban conditions they are placed within.

2. Consider varying street tree types based on their sun/shadow exposure and the scale of the street, i.e. spatial definition.

3. Provide trees spaced at regular intervals in tree wells within the street furniture zone, in continuous strips behind the curb zone, or in grand verges. Use linear planting beds whenever possible.

4. Tree spacing along streets may vary from 15 feet to 60 feet on center. Tree species, habit, streetscape spatial definition, and design intent should all be considered when implementing the tree spacing interval.

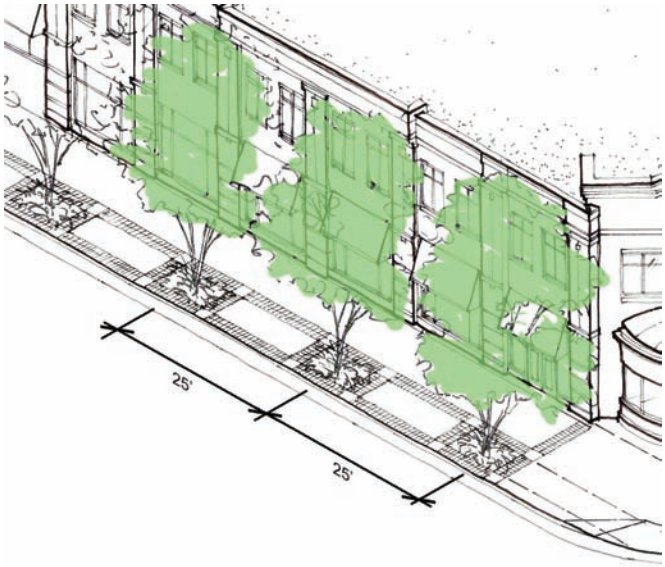
5. Coordinate tree alignment on both sides of the street and maintain the alignment as much as possible when planting trees in rows or bosques.

6. Tree grates should be used in commercial, retail and office area sidewalks with narrow pedestrian movement zones. If using tree grates, use appropriate size trees (small canopy). The use of structured soils is highly encouraged as per Cornell University recommendations.

7. Careful consideration should be given to tree placement at intersections. Tree placement should announce the intersection and add to the definition of the space, but should not obstruct motorist's vision at intersections.

8. Where street tree plantings create narrow pedestrian movement zones, within commercial, retail, and office areas, tree grates should be used to extend the width of the pedestrian zone.

9. Use landscaping to screen parking from adjacent residential uses.



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III. STREET SHRUBS, GROUNDCOVER AND FLOWERS

A. Guidelines

1. Shrubs, groundcovers, flowers and other ornamental plantings may be used in place of trees where design opportunities permit or tree spacing is interrupted by utility placement.

2. Low plantings may also be used in conjunction with tree plantings to further buffer pedestrians along high-volume traffic ways, restrict mid-block crossing of pedestrians, or to change the spatial definition of the streetscape.

3. Shrubs, groundcovers and flowers may be used to define outdoor dining areas or pedestrian nodes.

4. Low-growing shrubs or groundcovers should be considered for use in the tree wells where tree grates are not used.

Street trees add to the pedestrian comfort level.

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IV. PLANTERS

A. Narrative

Planters can bring another layer of aesthetic to the Village. They allow splashes of color to highlight entryways, special features, seating areas, and outdoor dining areas.

Planters add sculptural elements to the streetscape as well as the quality of seasonal change and liveliness.

B. Guidelines

1. Planter design, material and size should complement their context.
2. Plastic planters should be prohibited from use.
3. Planters should be properly sized for the plants they contain.
4. Planters may be provided by individual business owners. Each owner is responsible for the appearance and proper maintenance of the plants they contain.
5. Planters are inappropriate for trees. Only consider annuals, groundcovers, herbs, ornamental grasses, perennials and shrubs.

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V. PUBLIC REALM LANDSCAPES

A. Narrative

Great Bridge Village is an excellent example of the varied landscapes one sees in the Tidewater area. The Village is characterized by a fairly level topography accentuated by creeks and the Intracoastal Waterway.

A variety of nature plants are present in the Village. The waterways foster distinct plant communities of wetland and riparian plants, which differ from the plants found in the developed area of the Village.

The landscape heritage of Great Bridge Village should be used to structure development and redevelopment in the Village.

The existing wetlands and waterways of the Village are an invaluable educational resource. Linking these spaces to the urban fabric of the Village and the surrounding communities, provides all residents with an exceptional recreational resource.

Plants should be used to establish a hierarchy of spaces in the Village and to teach about the relationship of architecture and landscape architecture.

A continuous public way should be maintained along the waterfront.

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VI. RESIDENTIAL LANDSCAPES

A. Narrative

Residential areas typically are noted by grassy front lawns, shade trees, hedges, and other ornamental buildings.

Mature trees lend a sense of history and longevity to the residential areas. They are a valued characteristic of this District. Fences and walls in the Residential District provide a sense of scale and rhythm along residential streets.

B. Guidelines

1. When choosing locations for new trees and other plantings, select locations that will not interfere with utility lines, block driveways and sidewalks, or obstruct motorist's vision at intersections.

2. Edge planting beds with brick, slate or stone. A spaded edge may also be used.

3. Consider gardens, garden paths, trellises, arbors, and garden ornaments for adding character to residential landscapes.

4. Avoid grading which adversely affects existing trees or natural drainways.

5. Protect existing trees during any new construction or site work. Barriers should be placed at, if not beyond, the tree canopy dripline.

6. Fence and wall design and material selection shall relate to the architectural style of the residence.

7. Front yard fences should not exceed 36 inches in height.

8. Trash receptacles shall be adequately screened from the public right-of-way and adjoining residences.

9. Woven wire or chain link fencing shall be installed in rear yards only. Where visible from the street, screen with vines or shrubbery.

10. Privacy fencing or walls should be introduced in rear yards only. They should not exceed 6 feet in height.

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C. Generic Native Plants (Only Partial Listing)

TREES	
LARGE AND MEDIUM	
Scientific Name	Common Name
Betula Nigra	River Birch
Carya Ovata	Shagbark Hickory
Fagus Grandifolia	American Beech
Fraxinus Americana	White Ash
Juglans Nigra	Black Walnut
Juniperus Virginiana	Red Cedar (Eastern)
Liquidambar Styraciflua	Sweetgum
Liriodendron Tulipifera	Tulip-Tree, Tulip Poplar
Nyssa Aquatica	Water Tupelo
Nyssa Sylvatica	Black Gum
Oxydendrum Arboreum	Sourwood
Pinus Echinata	Shortleaf Pine
Pinus Serotina	Pond Pine
Pinus Strobus	White Pine
Pinus Taeda	Loblolly Pine
Pinus Virginiana	Virginia Pine
Plantanus Occidentalis	Sycamore
Quercus Bicolor	Swamp White Oak
Quercus Coccinea	Scarlet Oak
Quercus Laurifolia	Swamp Laurel Oak
Quercus Nigra	Water Oak
Quercus Palustris	Pin Oak
Quercus Phellos	Willow Oak
Sassafras Alibidum	Sassafras
Taxodium Distichum	Bald Cypress
Tilia Americana	American Basswood

Sycamore tree.

Scarlet Oak tree.

Water Oak tree.

Close-up of a Virginia Pine tree.

Branches of a Pin Oak tree.

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Close-up of the berries of an American Holly tree.

ORNAMENTAL TREES	
Scientific Name	**Common Name**
Amelanchier Canadensis	Serviceberry
Cercis Canadensis	Redbud (Eastern)
Chionanthus Virginicus	Fringetree
Cornus Amomum	Silky Dogwood
Cornus Florida	Flowering Dogwood
Crateagus Crus-galli	Cockspur Hawthorne
Ilex Opaca	American Holly
Magnolia Virginiana	Sweetbay Magnolia
Ostrya Virginiana	Eastern Hophornbeam
Persea Borbonia	Redbay, Sweet Bay
Salix Nigra	Black Willow
Quercus Palustris	Pin Oak
Quercus Phellos	Willow Oak
Sassafras Alibidum	Sassafras
Taxodium Distichum	Bald Cypress
Tilia Americana	American Basswood

Fringe Tree.

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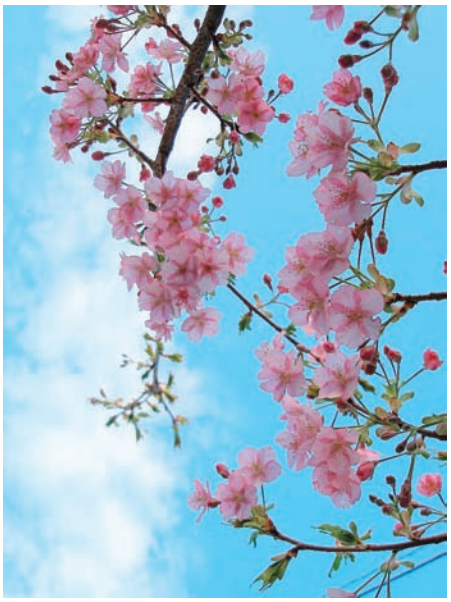
SHRUBS

Scientific Name	Common Name
Aronia	Chokeberry
Baccharis Halmifolia	High Tide Bush
Callicarpa Americana	American Beautyberry
Cephalanthus Occidentalis	Button Bush
Clethra Alnifolia	Sweet Pepperbush
Gaultheria Procumbens	Wintergreen
Hamamelis Virginiana	Witch Hazel
Hydrangea Arborescens	Wild Hydrangea
Ilex Decidua	Deciduous Holly, Possumhaw
Ilex Verticillata	Winterberry
Kalmia Latifolia	Mountain Laurel
Leucothoe Axillaris	Coastal Doghobble
Lindera Benzoin	Spicebush
Rhododendron Atlanticum	Dwarf Azalea
Rhododendron Periclymenoi-des	Pinxter Flower
Rhododendron Viscosum (R. Serrulata)	Swamp Azalea
Rosa Carolina	Pasture Rose
Salix Humilis	Prairie Willow
Salix Sericea	Silky Willow
Sambucus Canadensis	Common Elderberry
Stewartia Malacondendron	Silky Camelia
Vaccinium Corymbosum (V. Virgata, Formosa)	Highbush Blueberry
Viburnum Detatum	Southern Arrow-Wood Viburnum
Viburnum Nudum	Possum-Haw Viburnum
Viburnum Prunifolium	Black-Haw Virburnum



The blossoms of a Chokeberry shrub.

A Sweet Pepperbush shrub.

Pasture Rose.

Pinxter Flower.

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A Southern Lady fern.

An American Bur-Reed.

FERNS, GRASSES & VINES

Scientific Name	Common Name
FERNS	
Adiantum Pedatum	Maidenhair Fern
Athyrium Asplenioides (A. Filix-Femina)	Southern Lady Fern
Dennstaedtia Punctilobula	Hay-Scented Fern
Osmunda Cinnamomea	Cinnamon Fern
Osmunda Regalis	Royal Fern
Polystichium Acrostichoides	Christmas Fern
Thelypteris Palustris	Marsh Fern
Woodwardia Virginica	Virginia Chain Fern
GRASSES & REEDS	
Andropogon Virginicus	Broomsedge
Carex Var. Crinita	Sedge
Dichanthelium Commutatum	Variable Panicgrass
Juncus Canadensis	Canada Rush
Juncus Effusus	Soft Rush
Panicum Amarum	Coastal Panic Grass
Panicum Virgatum	Switch Grass
Sparganium Americanum	American Burreed
Typha Latifolia	Broad-Leaved Cattail
VINES	
Celastrus Scandens	Climbing Bittersweet
Clematis Virginiana	Virgin's Bower
Gelsemium Sempervirens	Carolina Jessamine
Lonicera Sempervirens	Trumpet Honeysuckle
Parthenocissus Quinquefolia	Virginia Creeper

A Carolina Jessamine reed.

A Broomsedge grass.

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RIPARIAN PLANTS

HERBACEOUS

Scientific Name	Common Name
Acorus Americanus (A. Calamus)	Sweet Flag
Arisaema Triphyllum	Jack-in-the-Pulpit
Asarum Canadense	Wild Ginger
Aster Novi-Belgii	New York Aster
Coreopsis Tripteris	Tall Coreopsis
Equisetum Hyemale	Horsetail, Scouring Rush
Eupatorium Fistulosum	Joe Pye Weed
Helianthus Decapetalus	Ten-Petaled Sunflower
Helipsis Helianthoides	Oxeye Sunflower
Hibiscus Moscheutos	Eastern Rosemallow
Iris Virginica	Virginia Blue Flag
Lobelia Cardinalis	Cardinal Flower
Lobelia Siphilitica	Great Blue Lobelia
Mertensia Virginica	Virginia Bluebells
Oenothera Fruticosa	Sundrops
Peltandra Virginica	Arrow Arum
Phlox Paniculata	Summer Phlox
Pelemonium Reptans	Jacob's Ladder
Pontederia Cordata	Pickerel Weed
Rudbeckia Laciniata	Cut-Leaved Coneflower
Sagittaria Latifolia	Broadleaf Arrowhead
Senecio Aureus	Golden Ragwort
Solidago Rugosa	Rough-Stemmed Goldenrod
Vernonia Noveboracensis	New York Ironweed
Viola Cucullata	March Blue Violet

A Cardinal Flower.

A Great Blue Lobelia.

An Eastern Rosemallow.

A Ten-Petaled Sunflower.

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C. Parking Lots

Create parking "rooms" through the use of plants, fencing, and walls. Break large parking areas into smaller "rooms" to reduce their scale and visually soften. Plant 1 tree for every 4 parking spaces.

Plant: Platanus x acerifolia (London Planetree), Quercus acutissima (Sawtooth Oak), Quercus phellos (Willow Oak).

Pattern & Spacing: Row at 20' o.c.

The use of Willow Oak (above) and other tree varieties are ideal for softening parking areas.

D. Parking Lot Edges

Plant: Carpinus betulus (European Hornbeam), Ilex spp. (Holly), Ligustrum obtusifolium (Border Privet), Myrica cerifera (Southern Wax Myrtle), Rhamnus spp. (Buckthorn), Thuja occidentalis spp (Arborvitae).

Pattern & Spacing: Hedge at 3'-6' o.c.

Eauropean Hornbeam (above) or Common Buckthorn (right) trees can be planted at the edges of parking areas.

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SIGNAGE DESIGN GUIDELINES AND STANDARDS

I. COMMERCIAL SIGNAGE

A. Statement and Intent

The intent of these guidelines is to ensure that the signage throughout Great Bridge Village is of an appropriate size and scale to its location on the individual buildings and serves to create a pleasant and harmonious environment. It is also the intent of these guidelines to provide order and to avoid visual clutter in the area by requiring consistency in the placement and arrangement of various types of signage.

Signage can either disrupt or reinforce a district's character. Erratic placements, uncoordinated colors, unsuitable shapes and sizes, and lighting that is too brilliant or intense for the context – all these and more can impair the cohesion underlying the urban context. However, coordinated signage can make an area understandable and easy to maneuver through. Clarity also strengthens a district's identity.

Signage has hierarchies vertically and horizontally on a building's face. Generally, the higher a sign goes on a building's façade, the more monumental in scale it becomes. Signage must be exact in size, shape, lighting, color, and placement. The lower or closer to the street level, the more pedestrian in scale a sign becomes. Between these two points, signage may exist as the design of a building's façade permits. The following guidelines clarify what types of signage may exist where and what parameters each type must follow. The basic building classifications of mid-rise (between 35'-0" and 55'-0") and low-rise (less than 35'-0") serve as the basis for the signage criteria and allotments.

(Note: "Box" type signage is not permitted in Great Bridge Village.)

B. Definitions

A-Frame Sign: A sign which, typically, folds open to be self-supporting, and which is typically placed along a pathway to serve as a form of advertisement.

Awning Sign: A sign painted on, printed on, or attached flat against the surface of a shelter projecting from, and supported by, the exterior wall of a building constructed of nonrigid material on a supporting framework.

Blade Sign: A sign physically inscribed upon, or attached to, a panel which is suspended from, or supported on, brackets running perpendicular to the face of the building to which they are attached.

Box Sign: A three-dimensional container with four sides perpendicular to the base and with a face plate which displays the names, marks, emblems, logos, or other characters.

Building Frontage: The length or width of each side of a building which side either faces a right-of-way or provides public access into the building.

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Building Identification Sign: A sign, the purpose of which is to identify, name, or provide other form of distinction to a particular building, though not to an owner or tenant of the building.

Building Sign: A sign physically inscribed upon, affixed to, or supported by a building including, without limitation, awning signs, nameplate signs, and wall signs, but excluding window signs. A sign painted on, or attached to and erected parallel to, the face of an outside wall of a building, and not projecting more than 18 inches from the wall.

Commercial/Office Directories: A non-advertising sign, attached to a wall, that lists the building occupants. No directory shall be greater than 16 square feet in depth.

Marquee: Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather. No electronic message boards are permitted.

Name Plate: Professional name plates and signs denoting the name and, perhaps, address of the occupants of the premises, which signs shall not exceed one (1) square foot in sign area. Such signs shall also include farm or estate identification signs and signs used by churches, synagogues or civic organizations.

Projecting Sign: A sign attached to a structure wall and extending outward from the wall more than twelve inches (12").

Sign: Any fabricated sign or outdoor display structure consisting of any letter, figure, character, mark, point, plane, marquee sign, design, poster, pictorial, picture, stroke, stripe, line, trademark, reading matter or illuminating device, which is constructed, attached, erected, fastened or manufactured in any manner so that the same shall be used for the attraction of the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise, and displayed in any manner out of doors for recognized advertising purposes. No electronic message boards are permitted.

Wall Sign: Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Window Sign: A sign which is (1) physically affixed to a building window or (2) legible from any right-of-way through a building window, and within 4'-0" of the plane of the window. No window sign shall be greater than 10% of the window area.

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C. Prohibited Signs

1. Discontinued Business Signs - Any sign which advertises or publicizes any activity, business, product or service no longer produced or conducted on the premises upon which the sign is located.

2. Permanent High Intensity Signs - Signs which contain or consist of flags, pennants, ribbons, streamers, spinners, strings of light bulbs, flashing lights, or other similar moving devices, with the exception of special event signs or decorations approved by the Administrator pursuant to the Temporary Use Regulations. These devices, when not part of any sign are similarly prohibited.

3. Snipe Signs - Snipe signs or signs attached to trees, telephone poles, public benches, street lights or placed on any public property or right-of-way. Signs projecting over public property shall be permitted in accordance with the building code only where no setbacks are required.

4. Signs Resembling Official Signs and Signals - Signs imitating or resembling official traffic or government signs or signals except approved private traffic signs.

5. Signs on Vehicles - Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying such sign. This does not apply to allowed temporary signs or to signs or lettering on buses, taxis or vehicles operating during the normal course of business.

6. Illegal Activities - Signs advertising activities which are illegal under federal, state or city laws or regulations.

7. Signs Above Roof Lines - Signs which are mounted so as to be displayed above the roof line or parapet of the building to which they are attached.

8. Portable Signs - Portable signs, with the exception of those approved by the Administrator.

9. Off Premises Signs - Unless specifically authorized by this Section.

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D. General Building Signage Criteria

1. Low-Rise Buildings (Buildings two-stories or less in height)

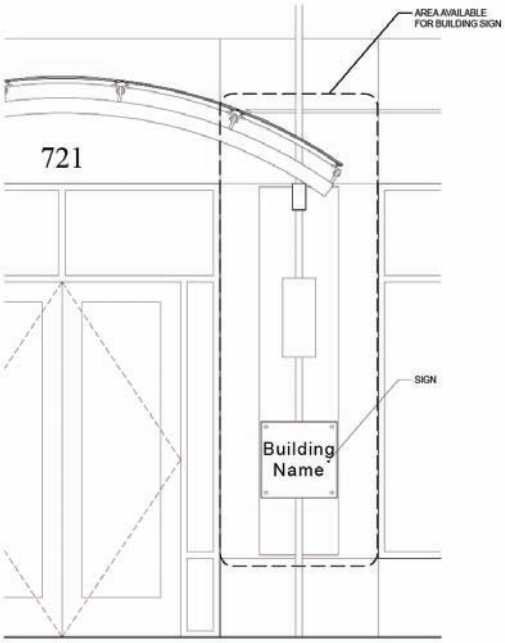
(Note: No commercial or first floor tenant signage shall be permitted to project above the level of a residential floor.)

a. Building Identification Signage

1) A maximum of one (1) building identification sign is permitted per public lobby entrance.

2) The maximum size of each building identification sign is to be 4 square feet.

3) The permitted sign may be located adjacent to the entry doors, between 2'-0" and 8'-0" above the finished floor.



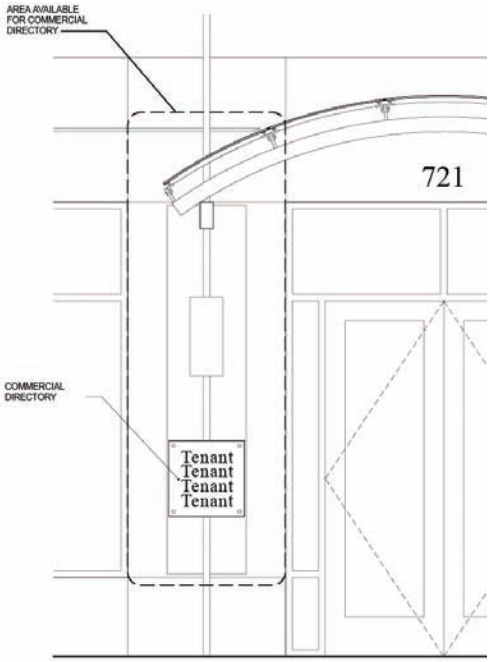
Placement for a building identification sign.

b. Commercial Directories

1) A maximum of one (1) directory sign is permitted per public lobby entrance.

2) The maximum size of each building identification sign is to be 4 square feet.

3) The permitted sign may be located adjacent to the entry doors, between 2'-0" and 8'-0" above the finished floor.



Placement for a commercial directory.

c. Major Tenant Signage (atop building)

1) A maximum of two (2) signs are permitted on each building, representing one (1) major tenant.

2) The maximum size of a major tenant sign shall be 100 square feet.

3) No more than one (1) sign per building façade shall be permitted.

4) A major tenant sign shall be located at the top floor of the building.

5) No portion of any major tenant sign may project above the roof line or parapet wall of the building.

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d. Marquee Signs

1) Two (2) marquee signs allowed per Theater/ Conference Center.

2) A maximum of one (1) marquee sign shall be permitted per building face. No sign shall be greater than four (4) square feet in area.

3) The permitted sign shall maintain a minimum clearance of at least 10 feet over a sidewalk.

4) No marquee sign may be closer than 2 feet, measured in horizontal distance, from the curb line of any street.

5) The sign shall be located at a public entrance to the building.

6) In the event that a marquee sign is located in the right-of-way area, a liability policy naming the City as an additional insured party is required.

Examples of marquee signs for movie theaters.

e. Second Floor Tenant Signage

1) Major tenant signage (atop building on 1- and 2-story buildings, or between second floor window heads and third floor window sills on taller buildings)

a) No more than one (1) second floor major tenant sign shall be permitted per building frontage.

b) The maximum size of a major tenant sign for a second floor tenant shall be 60 square feet, but shall not be greater than one (1) square foot in area for every linear foot of frontage.

c) The permitted sign shall not be located above the roof line or parapet wall of the building or above the third floor window sill line for tenants in taller buildings.

An example of major tenant signage for a second floor tenant.

2) Commercial Directory Signage

a) Second floor tenants are permitted to have identification on the building commercial directories.

b) The permitted identification shall be in conformance with the character of the directory.

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f. First Floor Tenant Signage

(Note: Names, marks, emblems, or logos less than 2 square feet in area shall not be counted against the allotment of permitted signs.)

1) First floor tenants are permitted three (3) signs total.

2) Corner signage which establishes a visual presentation to both streets shall be counted as two (2) signs. Corner signs are only available for tenants that are leasing the corner space.

3) First floor tenants may select from the following sign types: major tenant signage, typical first floor tenant storefront signage, window signage, awning signage, and blade signage.

Typical first floor tenant signage.

g. Major tenant signage (atop building on 1 and 2 story buildings, or between second floor window heads and third floor window sills on taller buildings)

1) Major tenant signage is only permitted for a first floor tenant leasing a minimum of 60'-0" in length of building frontage.

2) The maximum size of a major tenant sign for a first floor tenant shall be 50 square feet.

3) No portion of the sign may project above the roof line or parapet wall on 1 and 2 story buildings

4) On taller buildings, no portion of the sign may project above the third floor window sill line.

h. Typical first floor tenant storefront signage (above tenant entry doors yet beneath the second floor window sill)

1) The maximum size of typical storefront signage shall be 30 square feet.

2) Typical storefront signage shall be located in the signage panel provided above the first floor window head and below the second floor window sill.

An option for first floor tenant signage.

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i. Window Signage

1) A window sign is any sign, emblem, or logo which is affixed to the storefront or suspended within 4'-0" of the front plane of the storefront.

2) The maximum size of any window sign shall be 20 square feet, or 10% of the total area of the window, whichever is less.

3) Window signage may be located anywhere within the fenestration opening.

4) "Open" and "Closed" signs are not permitted.

j. Awning Signage

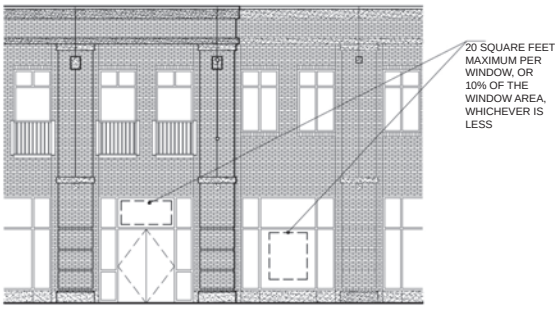
1) The maximum size of an awning sign shall be 9 square feet, but shall not be allowed to be greater than 25% of the size of the awning.

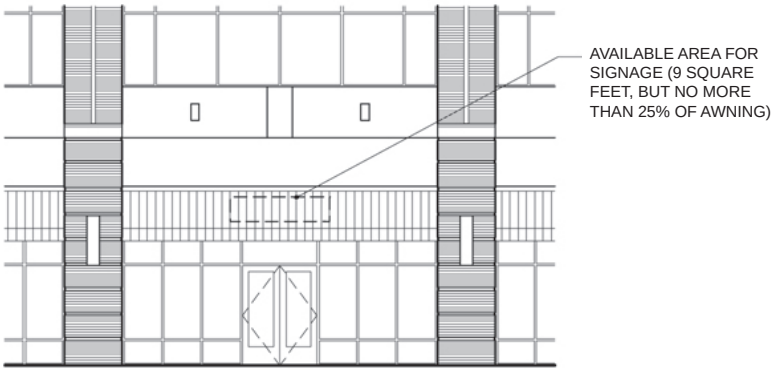
2) A maximum of one (1) name, emblem, logo, or inscription shall be permitted per awning.

3) Awnings shall not be permitted to cover any portion of upper floor windows.

4) The minimum height on an awning sign above the sidewalk shall be 8'-0".

Examples of window signage.





Examples of awning signage.

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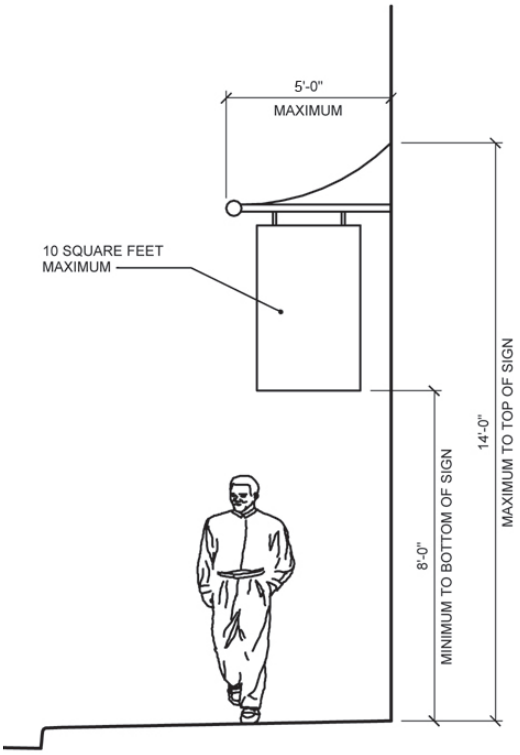

k. Blade Signage

1) The maximum size of any blade signage shall be 10 square feet.

2) A blade sign shall be mounted such that the bottom edge of the sign, or supporting element, is no lower that 8'-0", and the top edge of the sign, or supporting element, is no higher than 14-0" above the finished floor.

3) Blade signs shall not project more than 5'-0" from the face of the building.

4) Blade signs shall not project into the public right-of-way.

l. Eating/Drinking Establishments Menu Display Signs

1) A maximum of one (1) menu display sign is permitted per eating/drinking establishment.

2) The maximum size of any sign shall be 4 square feet.

3) The sign shall be orderly displayed, and compatible with the overall design of the establishment.

4) Menu display signs are subject to the approval of the Design Review Committee.

Menu display signs for eating/drinking establishments.

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2. Mid-Rise Buildings (buildings between three- and four-stories in height)

a. Building Identification Signage (adjacent to entry locations)

1) A maximum of one (1) sign is permitted at each public entry door location.

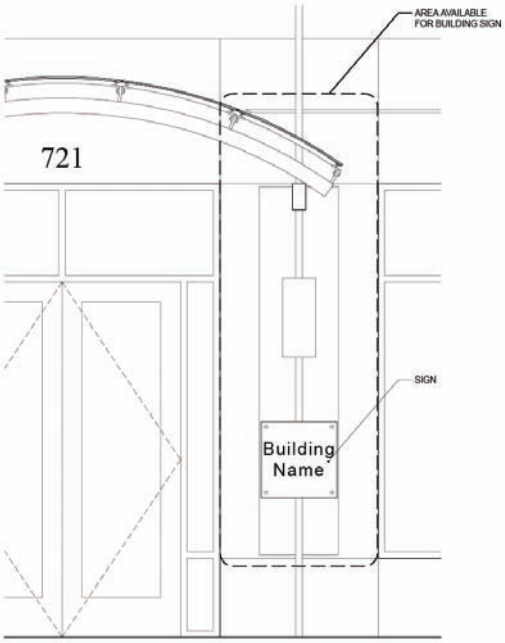
2) The maximum size of each building identification sign is 6 square feet.

3) The permitted sign may be located adjacent to the public entry door location, between 2'-0" and 8'-0" above the finished floor.

4) The permitted sign may be located directly above the public entry door location, between 8'-0" and 15'-0" above the finished floor.

5) For residential buildings, a maximum of one (1) sign per public entry door location shall be permitted. The sign shall be no greater than four (4) square feet in area.

6) The name plate shall be no greater than one (1) square foot in area.



Placement for a building identification sign.

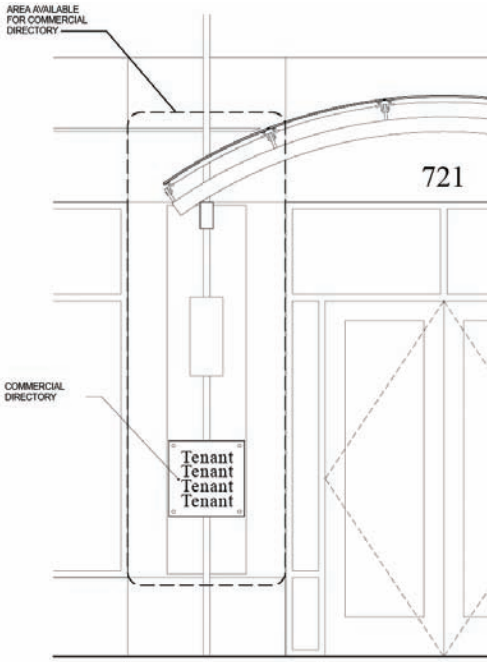
b. Commercial Directories (adjacent to entry locations)

1) A maximum of one (1) directory is permitted per public entry door location.

2) The maximum size of each directory sign shall be four (4) square feet.

3) The permitted signs may be located directly adjacent to the public entry door location, between 2'-0" and 8'-0" above the finished floor.

4) For residential buildings, a maximum of one (1) sign per public entry door location shall be permitted.



Placement for a commercial directory.

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c. Major Tenant Signage (atop building)

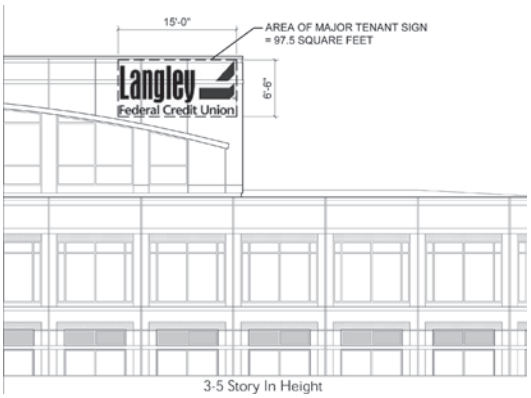
1) A maximum of two (2) signs are permitted on each building, representing one (1) major tenant if the building is on a corner parcel or has double frontage. Otherwise, there will be only one (1) sign permitted on each building.

2) The maximum size of a major tenant sign shall be 150 square feet.

3) No more than one (1) sign per building façade shall be permitted.

4) A major tenant sign shall be located at the top floor of the building.

5) No portion of any major tenant sign may project above the roof line or parapet wall of the building.



An example of major tenant signage on a mid-rise building.

d. Marquee Signs

1) Two (2) marquee signs allowed per Theater/Conference Center.

2) A maximum of one (1) marquee sign shall be permitted per building face. No sign shall be greater than 9 square feet in area.

3) The permitted sign shall maintain a minimum clearance of at least 10 feet over a sidewalk.

4) No marquee sign may be closer than 2 feet, measured in horizontal distance, from the curb line of any street.

5) The sign shall be located at a public entrance to the building.

An example of a marquee sign for a movie theater.

6) In the event that a marquee sign is located in the right-of-way area, a liability policy naming the City as an additional insured party is required.

e. Second Floor Tenant Signage (at lower 2 floors of building)

1) See Signage Standards for Low-Rise Buildings.

f. First Floor Tenant Signage (at lower 2 floors of building)

1) See Signage Standards for Low-Rise Buildings.

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D. Real Estate Signs

1. Undeveloped Sites

a. One (1) free-standing sign shall be permitted on undeveloped sites.

b. The permitted sign shall be no more than 16 square feet in area.

c. The permitted sign shall be no more than 6 feet in height.

d. No more than one (1) sign shall be permitted per site.

2. Developed Properties

(Note: Real estate signs for individual residential units are not permitted in any location.)

a. Only one (1) sign shall be permitted per lease unit (existing demised area) for commercial and retail property; and one (1) sign per each on-site leasing office for each residential property or complex.

b. The permitted sign shall be no more than 6 square feet in area.

c. The permitted sign shall be removed immediately upon signing of a lease or purchase agreement for the advertised space or property.

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E Vendor/Informational Kiosks

1. Narrative

Kiosks help make a community function by providing additional services or information to the pedestrian about the neighborhood, district, or village.

The kiosk should complement the character of its setting, while extending the dining, retail, and advertising services within the Village.

2. Guidelines

a. Place kiosks to maintain pedestrian movement while providing adequate space for sales and services.

b. Kiosks should not obstruct feature site lines. This requirement may be waived for temporary kiosk installations.

c. Power and water service for seasonal/temporary kiosks should be designed into the streetscape and realm.

d. Materials, finishes, and the size of the kiosks should be based on its intended function and placement.

e. All kiosks – seasonal or permanent – should be made to close and lock and should be self contained.

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ECOLOGICALLY SENSITIVE SITE DESIGN

I. GENERAL

A. Narrative

The placement of buildings, parking areas, and other impervious surfaces can dramatically change the hydrology of the development site and can impact local water quality if not designed and laid out appropriately. Integrating natural features, open spaces, and landscape buffers while minimizing impervious surfaces and emphasizing localized infiltration can greatly reduce this impact while adding to the overall quality of the development.

B. Guidelines

1. Reduce the impervious impacts of surface parking by providing compact car spaces, using pervious materials where feasible, and maximizing the use of shared parking between adjacent uses.

2. Integrate stormwater quality treatment in parking areas by including bio-retention areas in required landscape islands.

3. Existing native vegetation and natural features should be preserved and fully integrated into the site design.

4. Integrate techniques that minimize the use of pesticides, fertilizers, and other chemical controls in the management of the onsite landscaping (e.g. Integrated Pest Management).

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LAND USE GUIDELINES

I. GENERAL

Recommended land uses in the Oak Grove Gateway and South Gateway Districts are those recommended by the City of Chesapeake's adopted Land Use Plan.

In order to reflect the lower intensity, community-oriented nature of the Great Bridge Business District, it is recommended land uses correlate to those uses allowed under the Chesapeake Zoning Ordinance for the B-1 Neighborhood Business District. Residential uses may be contemplated if included as an element of a mixed-use building, but should not be considered as stand alone projects.

Land uses within the Causeway District should contribute the creation of an area of economic vitality and sustainability. Land uses within the Causeway District are recommended to adhere to those uses permitted within the Chesapeake Zoning Ordinance's provisions for the MX-U Mixed-Use District.

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THE DESIGN REVIEW PROCESS

The architectural review process for new construction, any additions, alterations or improvements made to an existing structure in the Great Bridge Village Overlay District is as follows:

1. Three (3) copies of the following shall be submitted to the Planning Department:

    a. A letter indicating the location of the project, name of the project, and name and phone number of the contact person;

    b. Site Plan prepared by a certified engineer;

    c. Building Plans, including floor plan and all exterior elevations;

    d. Color Scheme including all exterior building materials and description of all colors in layman's terms. Color samples may be required;

    e. Landscape Plan prepared by a certified landscape architect, an individual with a two or four year degree in ornamental horticulture, a member of the Virginia Society of Landscape Designers, or a certified Virginia Nurseryman;

2. Planning Department staff will review the plans using the following standards:

    a. For properties located in the Causeway and Business Districts use the design criteria from the Great Bridge Village Design Guidelines.

    b. For projects in the Oak Grove or South Gateway, the design criteria from the Transportation Corridor Overlay District.

    c. For Planned Unit Developments, the approved Development Criteria for that Planned Unit Development;

    d. For large retail establishments, including out parcels that are part of a large retail establishment, Section 13-2500 et seq of the Chesapeake Zoning Ordinance and policy document entitled "Design Guidelines for Large Retail Establishments;"

    e. For projects subject to proffers, the proffer language accepted by City Council.

    f. For projects subject to stipulations, the stipulations accepted by City Council.

3. The deadline for submittal is Friday, 5:00 P.M. The Planning Department will make every effort to review the plans within a two week time frame. If the plans are reviewed and approved prior to this time, the Planning Department will notify the contact person that the approved plans are available for pick-up.

4. Architectural plan approval shall take place prior to the submittal of final construction plans to the Department of Public Works. If a preliminary plan is required, architectural approval during review of the preliminary plan is encouraged.

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5. The approved copy of the plans shall be presented to the Department of Neighborhood Services, Office of Code Compliance with the building plans.

Location:
306 Cedar Road, 2nd Floor, P.O. Box 15225, Chesapeake, VA 23328.

Contact:
City of Chesapeake Planning Department
Telephone: (757) 382-6176
Facsimile: (757) 382-8356
mailto: jshea@cityofchesapeake.net

Requirements:
Depending on the nature of the project, the following should be submitted:

- Site plans, floor plans, building elevations with appropriate detail on the design of doors, windows, ornamentation, signs, lighting, visible mechanical equipment, and other details.
- Landscape plans
- Proposed signs
- Samples of colors and materials
- Preliminary engineering plans for streets, paths, parking lots, etc.
- Photographs of the site, building, and/or surrounding properties
- Any other information that would assist the Committee in evaluating the application

Procedure:

- An application is submitted along with 8-1/2" x 11" copies of above items, one week prior to presentation to the Planning Department
- The applicant presents their request to the Planning Department. Their recommendations can be:
  - Disapprove
  - Approve with actions or changes to be taken by Applicant
  - Approve
- If the application effects property in an Overlay District, and is approved by the Planning Department, a Certificate of Appropriateness is issued

Time Frame:
2 Weeks

Fees:
None

Other:
If an appeal to the Planning Department decision is desired, it may be appealed to the Planning Commission.

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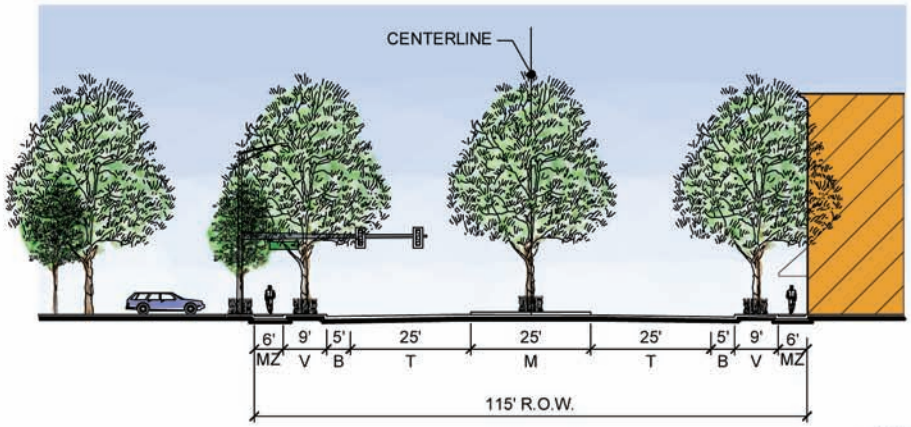
STREETSCAPE, STREET SECTION & PLAN EXHIBITS

LEGEND:

B - BIKE LANE
M - MEDIAN
MZ - MOVEMENT ZONE
ROW - RIGHT-OF-WAY
SW - SIDEWALK
T - VEHICULAR TRAVEL ZONE.
V - VERGE
LIGHTING
TRASH RECEPTACLE

TREES

NOTE: All dimensions for ultimate R.O.W widths are to the face of curb.



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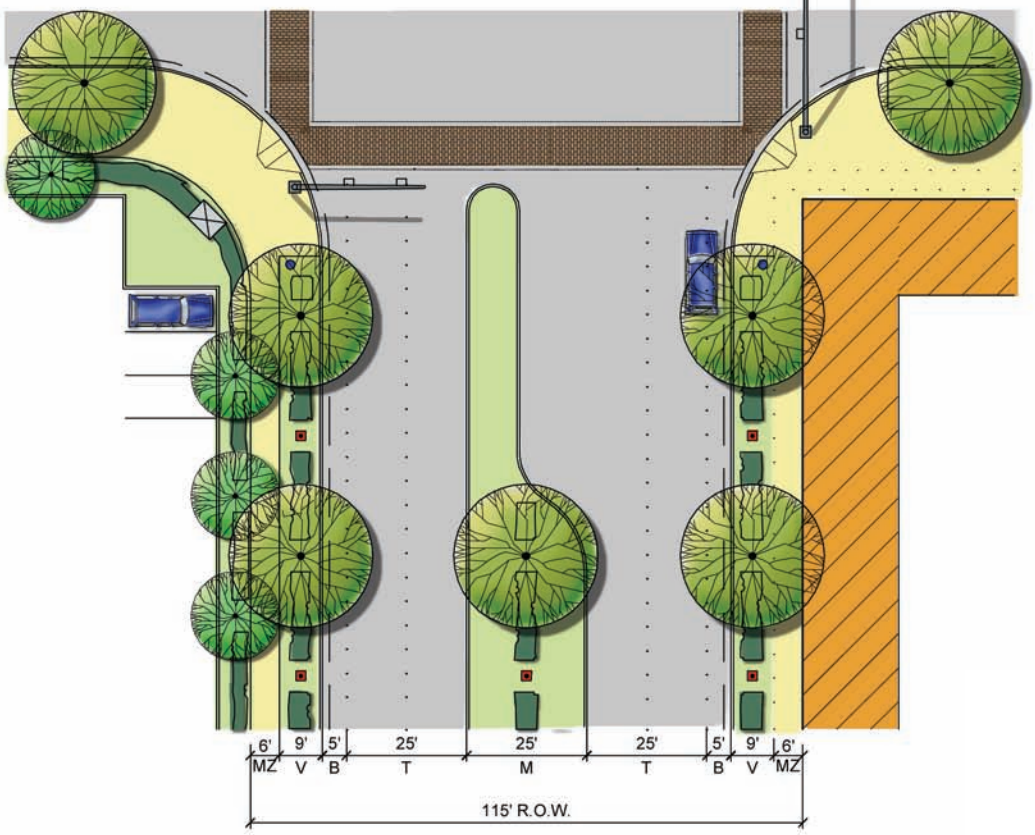

PLAN

4 LANE ARTERIAL ROAD
BATTLEFIELD BOULEVARD

0 5' 10' 20' 40' 80'

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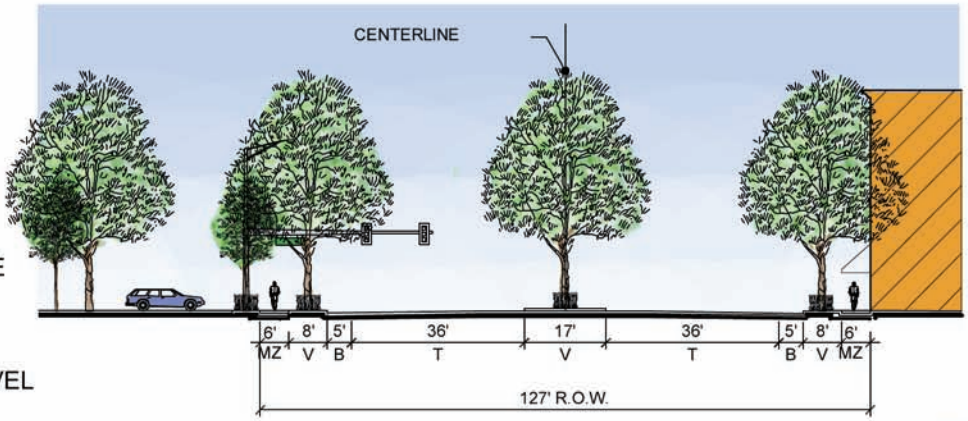
LEGEND:

B - BIKE LANE
M - MEDIAN
MZ - MOVEMENT ZONE
ROW - RIGHT-OF-WAY
SW - SIDEWALK
T - VEHICULAR TRAVEL ZONE.
V - VERGE
LIGHTING
TRASH RECEPTACLE

TREES



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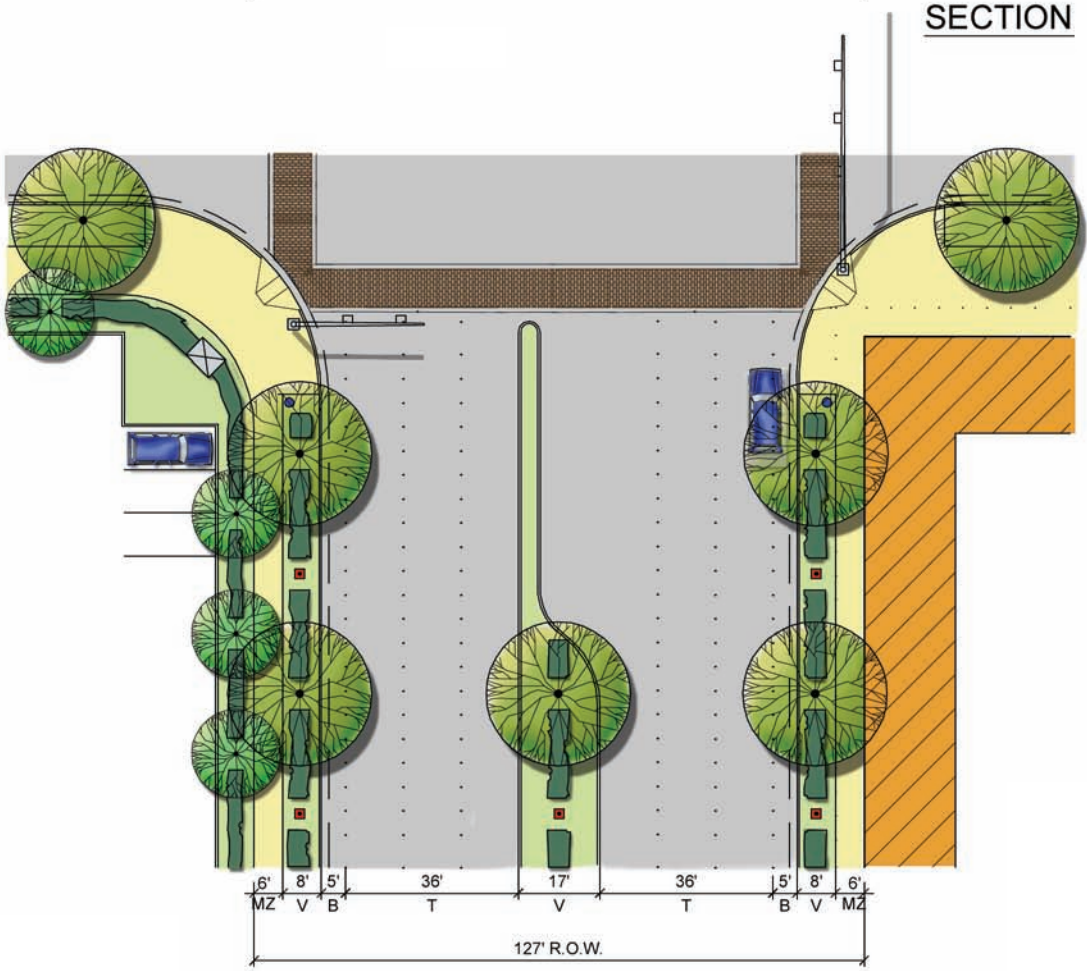

PLAN

6 LANE ARTERIAL ROAD
BATTLEFIELD BOULEVARD

0 5' 10' 20' 40' 80'

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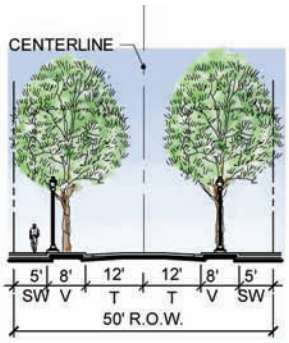


RESIDENTIAL LOCAL STREET

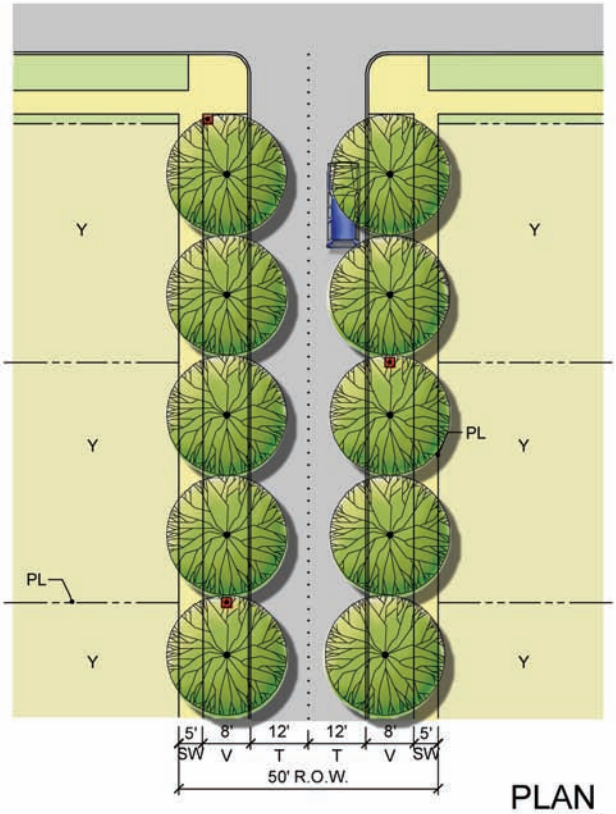
SECTION

LEGEND:

PL - PROPERTY LINE
ROW - RIGHT-OF-WAY
SW - SIDEWALK
T - VEHICULAR TRAVEL ZONE.
TYP - TYPICAL
V - VERGE
Y - YARD
LIGHTING

TREES

NOTE: All dimensions for roadway widths are to the face of curb.



PLAN

ALBEMARLE DRIVE

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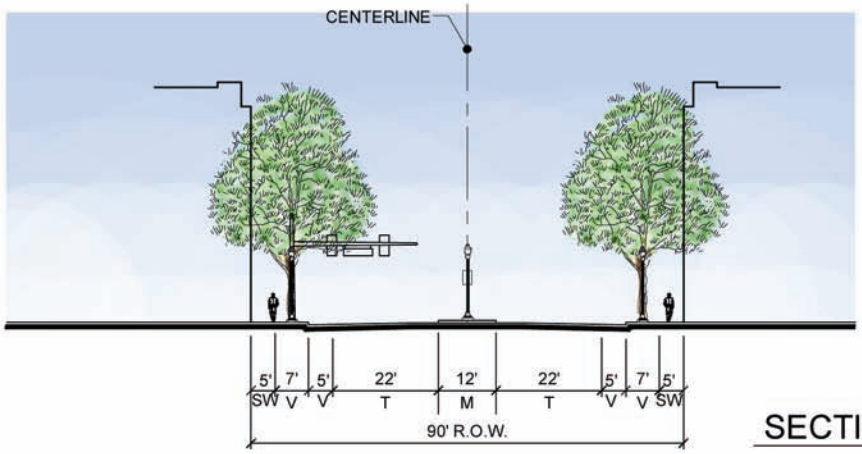
LEGEND:

M - MEDIAN
MAX - MAXIMUM
MIN - MINIMUM
OD - OUTDOOR DINING
P - PARALLEL PARKING LANE.
SW - SIDEWALK
T - VEHICULAR TRAVEL ZONE.
LIGHTING
TRASH RECEPTACLE

TREES



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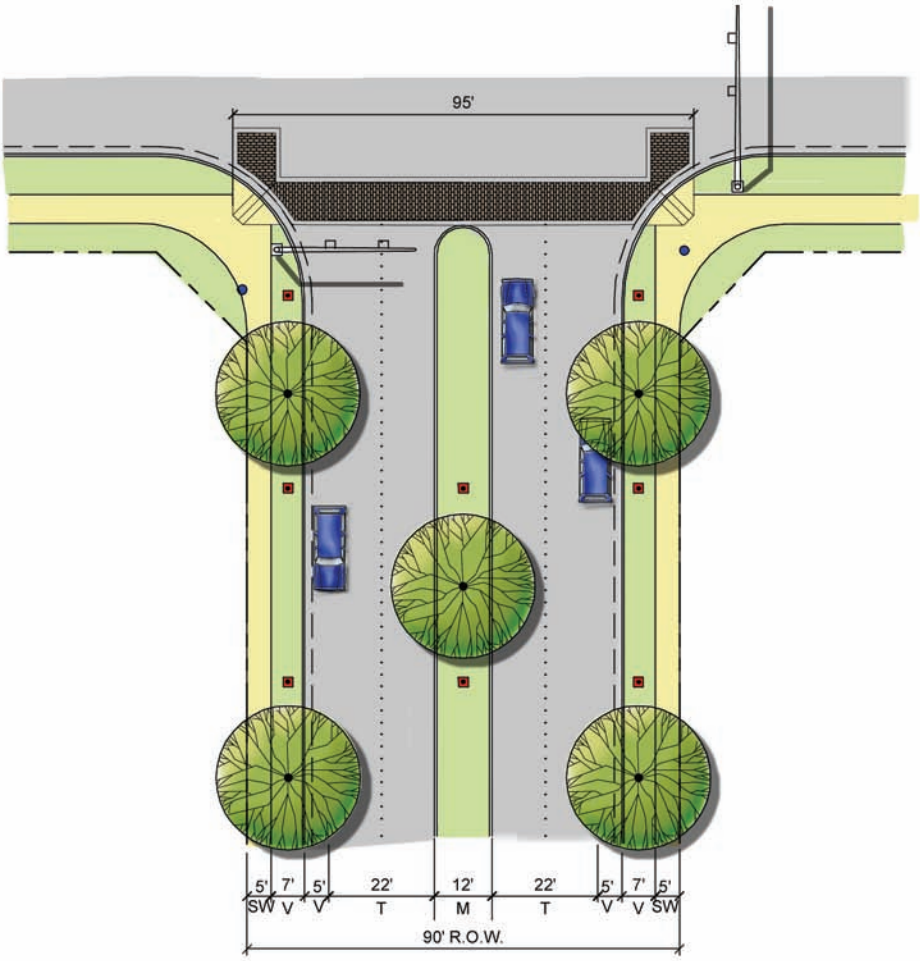

CEDAR ROAD

0 5' 10' 20' 40' 80'

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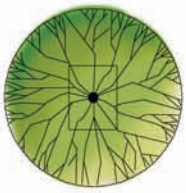
LEGEND:

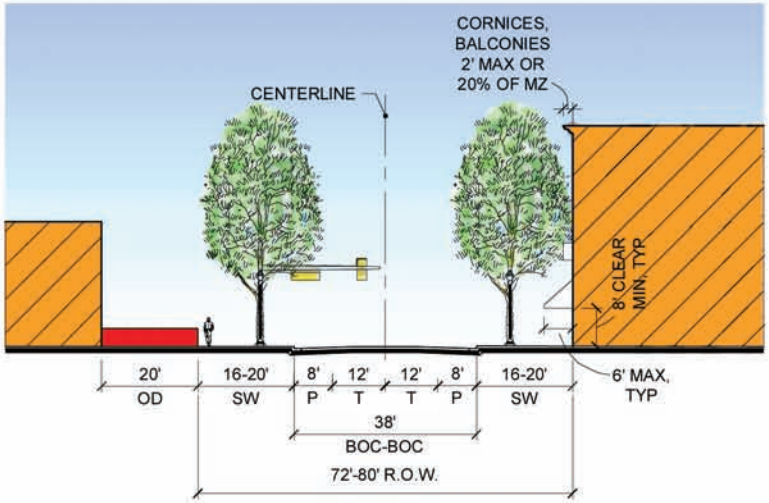
BOC - BACK OF CURB
MAX - MAXIMUM
MIN - MINIMUM
OD - OUTDOOR DINING
P - PARALLEL PARKING LANE.
ROW - RIGHT-OF-WAY
SW - SIDEWALK
T - VEHICULAR TRAVEL ZONE.

CORNICE
AWNING
LIGHTING
TRASH RECEPTACLE

TREES



NOTE: All dimensions for roadway widths are to the face of curb.



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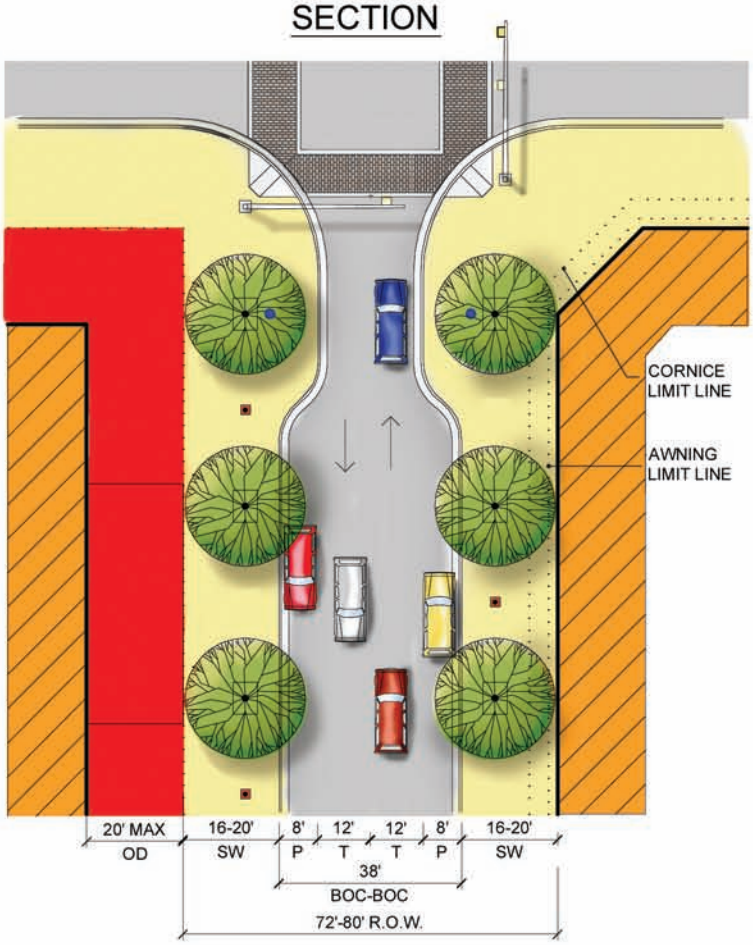

PLAN

DISTRICT MAIN STREET

0 5' 10' 20' 40' 80'

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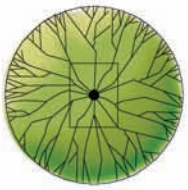
LEGEND:

BOC - BACK OF CURB
MAX - MAXIMUM
OD - OUTDOOR DINING
P - PARALLEL PARKING LANE.
ROW - RIGHT-OF-WAY

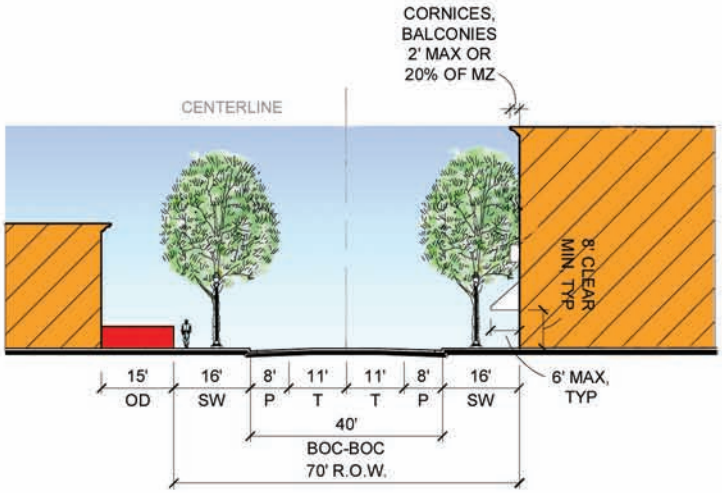
SF - STREET FURNITURE ZONE.
SW - SIDEWALK
T - VEHICULAR TRAVEL ZONE.

CORNICE
AWNING
LIGHTING
TRASH RECEPTACLE

TREES



NOTE: All dimensions for roadway widths are to the face of curb.



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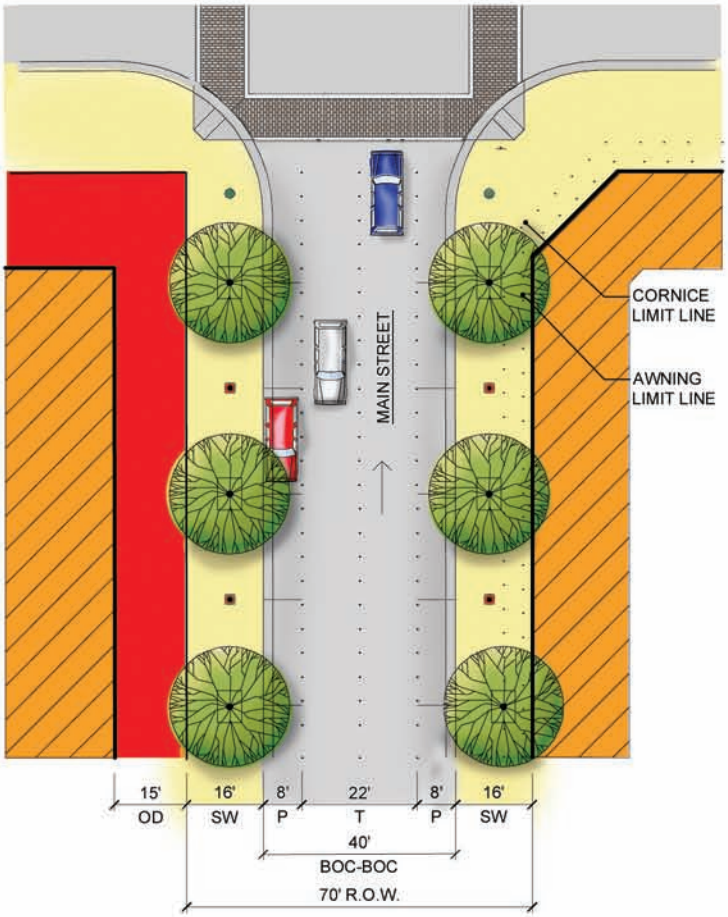

PLAN

RESIDENTIAL & NEIGHBORHOOD COMMERCIAL MAIN STREET

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SUGGESTED VILLAGE CENTER STREET INTERSECTING WITH BATTLEFIELD BOULEVARD

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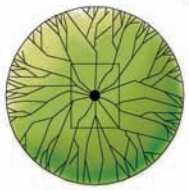
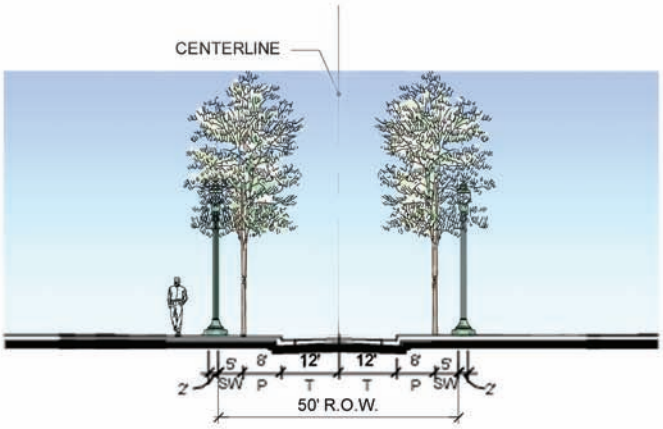
LEGEND:

P - PARALLEL PARKING LANE.
PL - PROPERTY LINE
ROW - RIGHT-OF-WAY
SW - SIDEWALK
T - VEHICULAR TRAVEL ZONE.
Y - YARD
LIGHTING
TREES



NOTE: All dimensions for roadway widths are to the face of curb.



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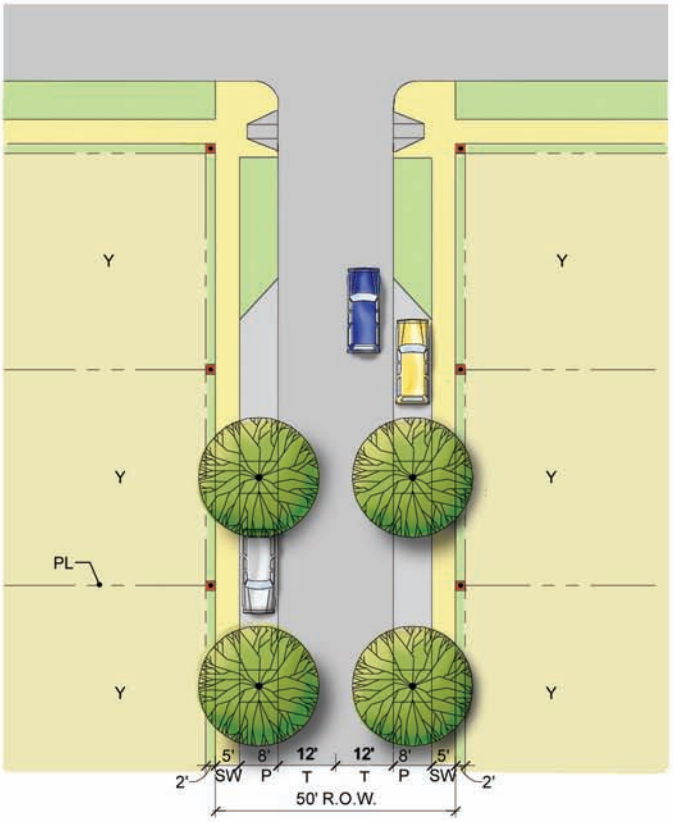


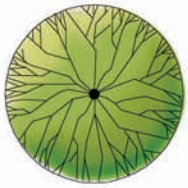
PLAN
RESIDENTIAL LOCAL STREET WITH ON-STREET PARKING

©2008 CMSS Architects, PC

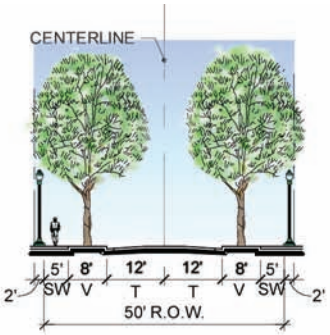
LEGEND:

MAX - MAXIMUM
MIN - MINIMUM
MZ - MOVEMENT ZONE
OD - OUTDOOR DINING
PL - PROPERTY LINE
ROW - RIGHT-OF-WAY
SW - SIDEWALK
T - VEHICULAR TRAVEL ZONE.
TYP - TYPICAL
V - VERGE
Y - YARD
LIGHTING

TREES



NOTE: All dimensions for roadway widths are to the face of curb.



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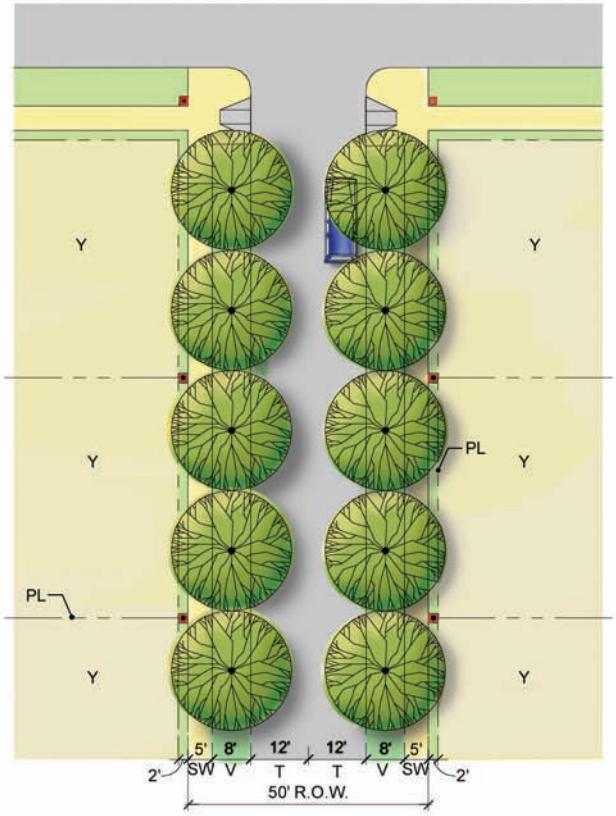

PLAN

RESIDENTIAL LOCAL STREET

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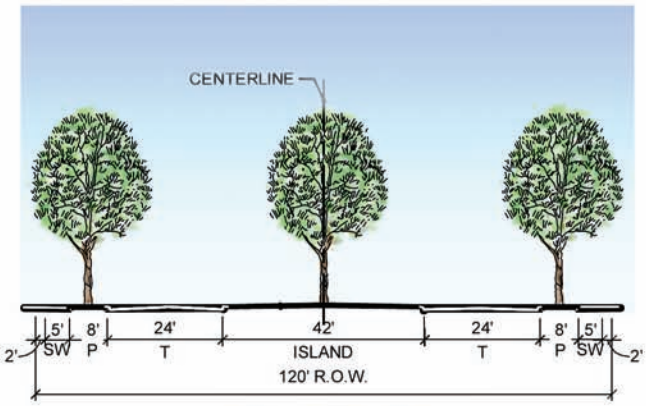


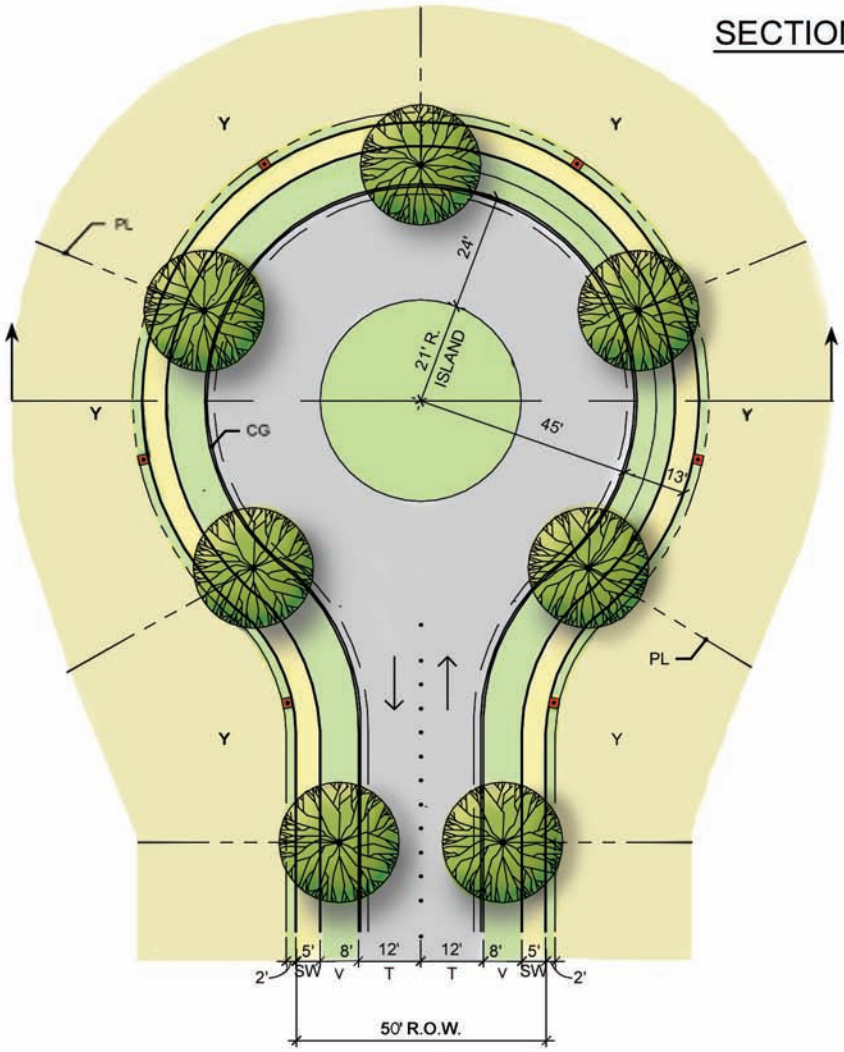
SECTION

LEGEND:

CG - CURB & GUTTER
PL - PROPERTY LINE
ROW - RIGHT-OF-WAY
SW - SIDEWALK
T - VEHICULAR TRAVEL ZONE.
V - VERGE
Y - YARD
LIGHTING

TREES

NOTE: All dimensions for roadway widths are to the face of curb.



PLAN

TYPICAL RESIDENTIAL CUL-DE-SAC

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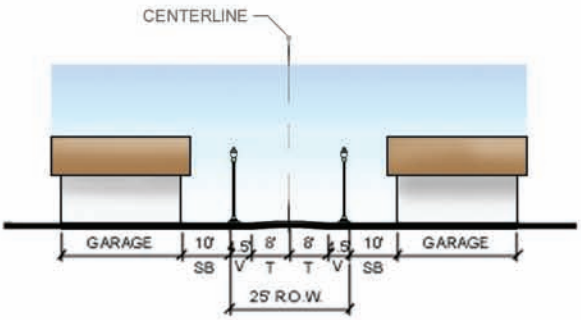
LEGEND:

PL - PROPERTY LINE
ROW - RIGHT-OF-WAY
SB - SETBACK
T - VEHICULAR TRAVEL ZONE.
V - VERGE
Y - YARD
LIGHTING

NOTE: All dimensions for roadway widths are to the face of curb.



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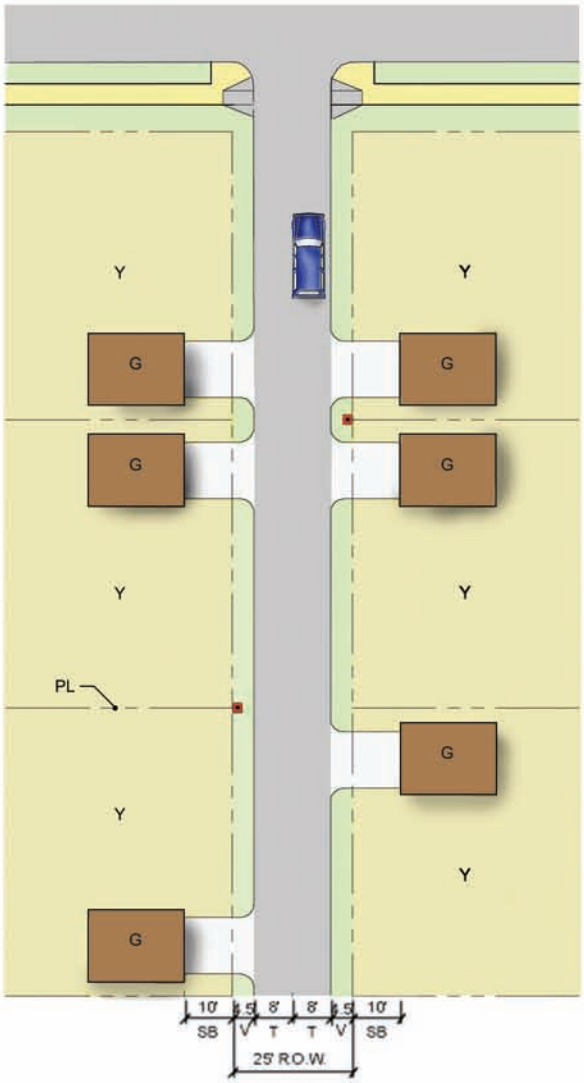

PLAN

TYPICAL RESIDENTIAL ALLEYWAY (PRIVATE)

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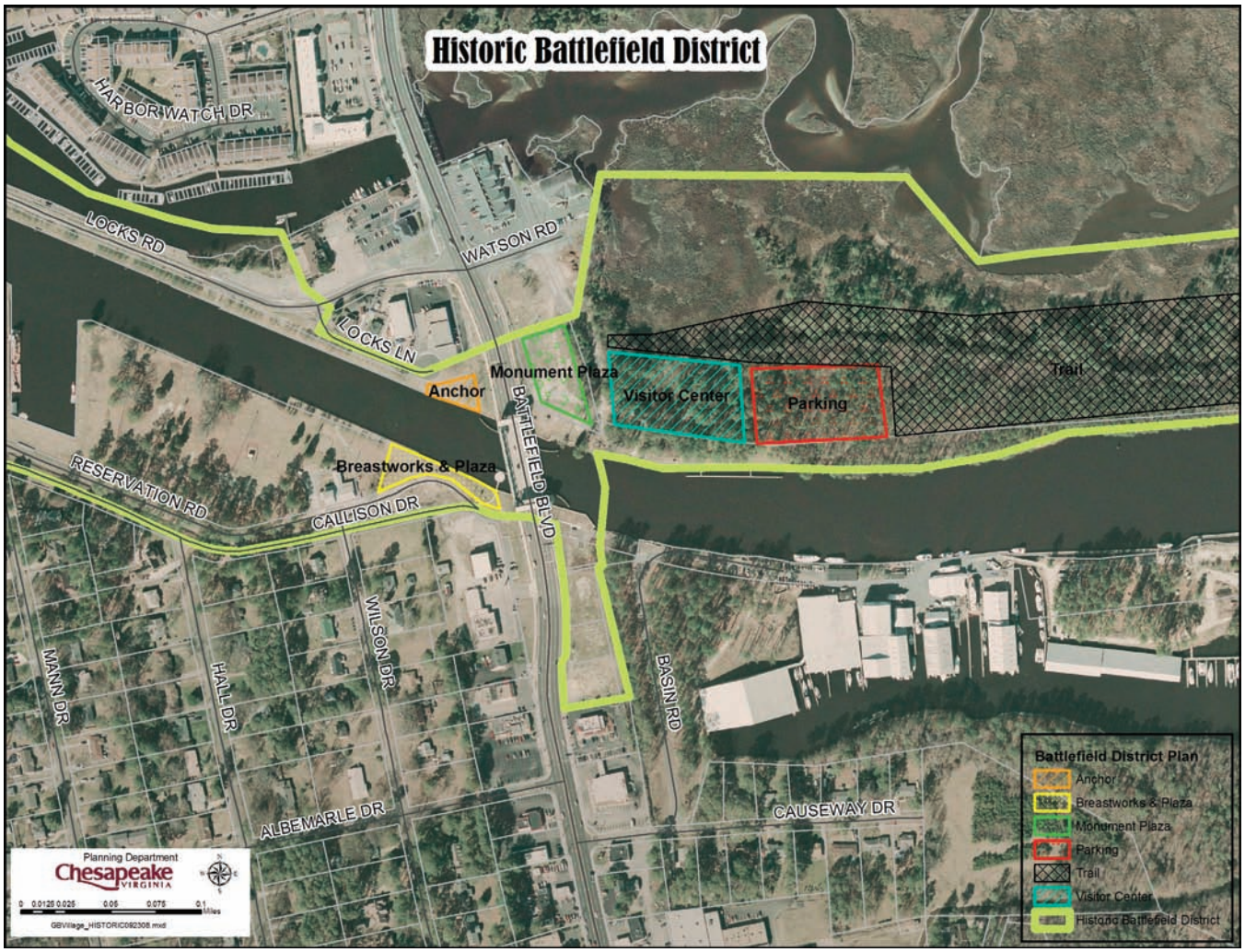
HISTORIC BATTLEFIELD DISTRICT EXHIBITS



CONCEPTUAL LAYOUT OF
GREAT BRIDGE HISTORIC BATTLEFIELD DISTRICT.
FOR ILLUSTRATIVE PURPOSES ONLY.

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PROPOSED RENDERING OF BATTLEFIELD VISITORS CENTER
FOR ILLUSTRATIVE PURPOSES ONLY.

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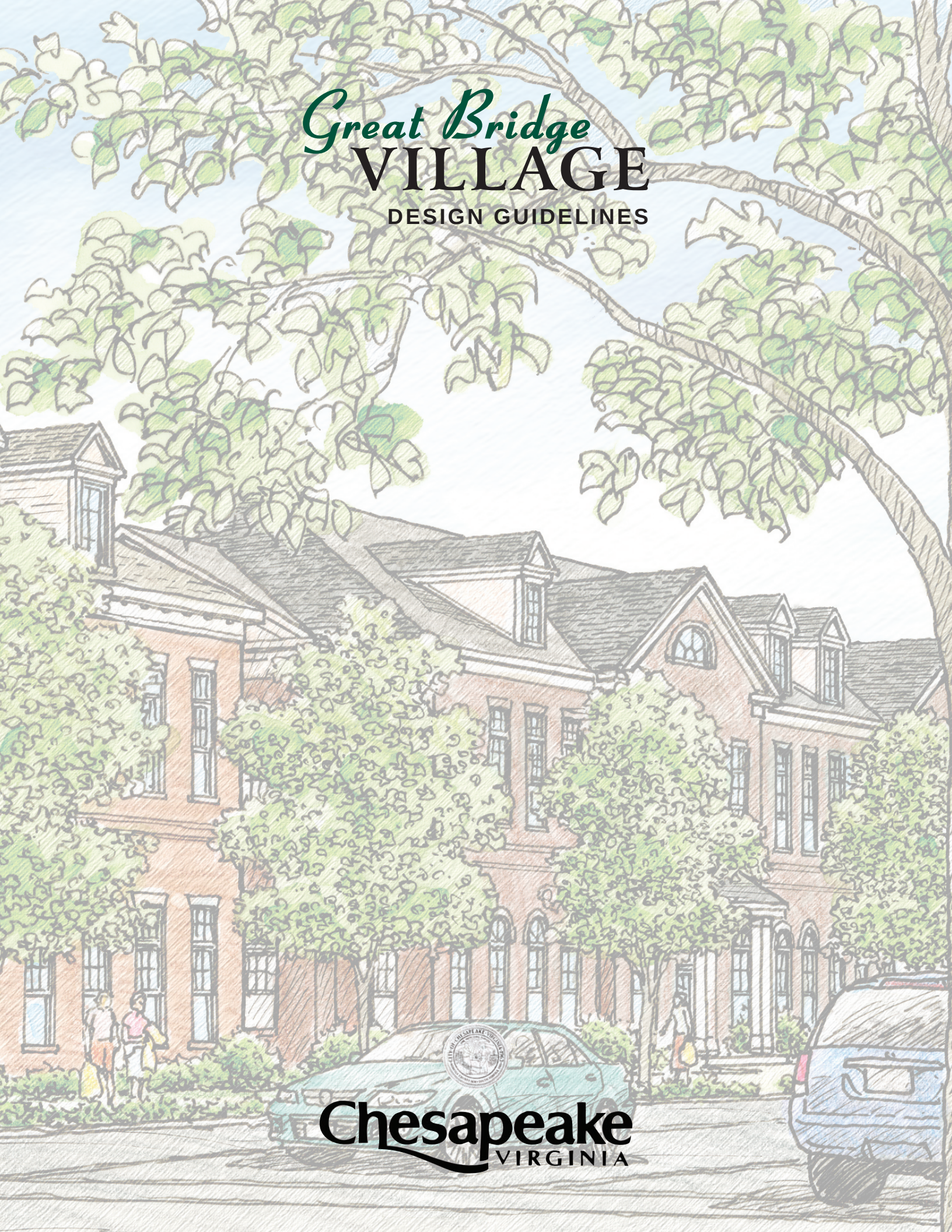
Great Bridge VILLAGE

DESIGN GUIDELINES



Chesapeake
VIRGINIA