

# 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.



