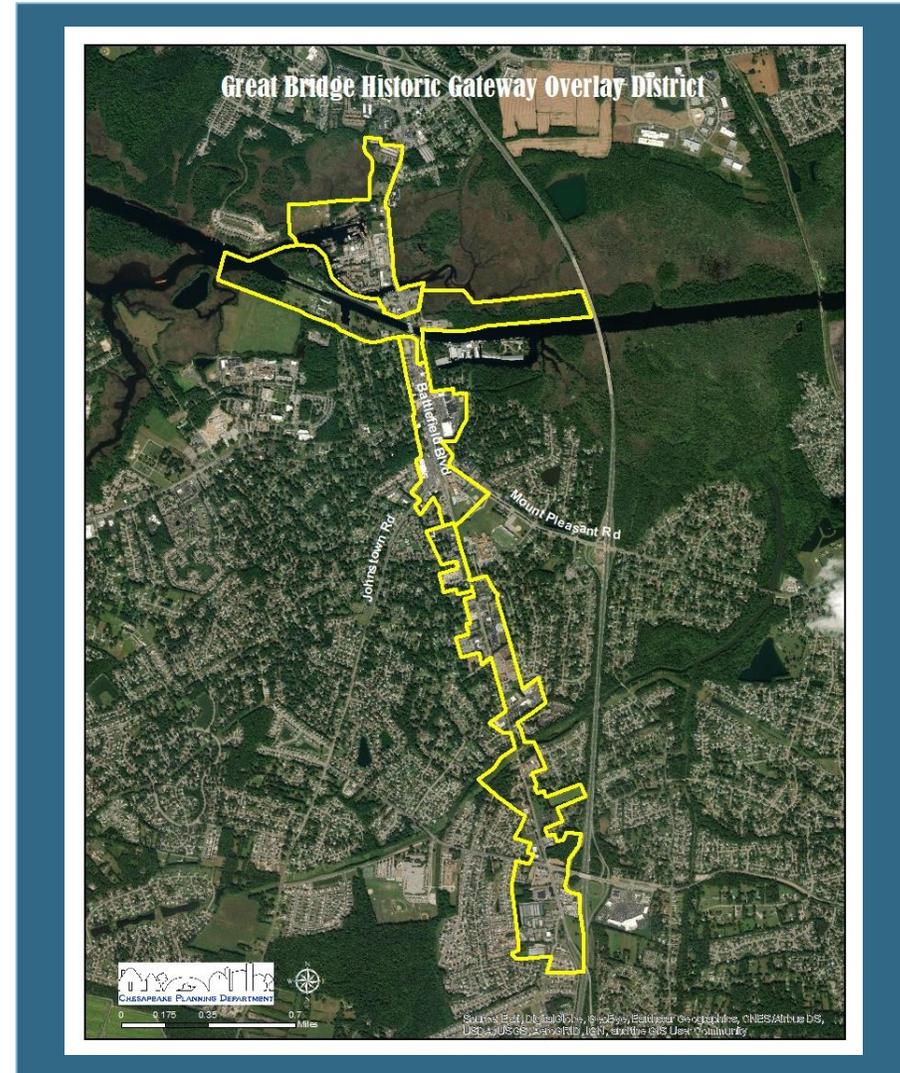
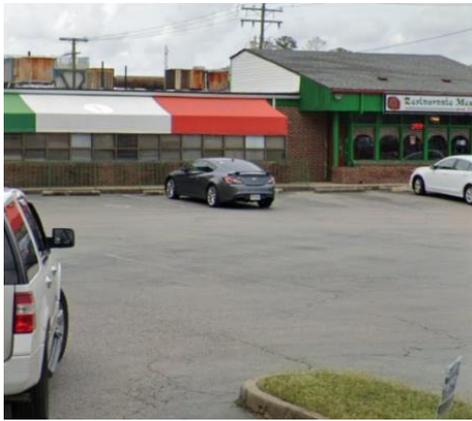
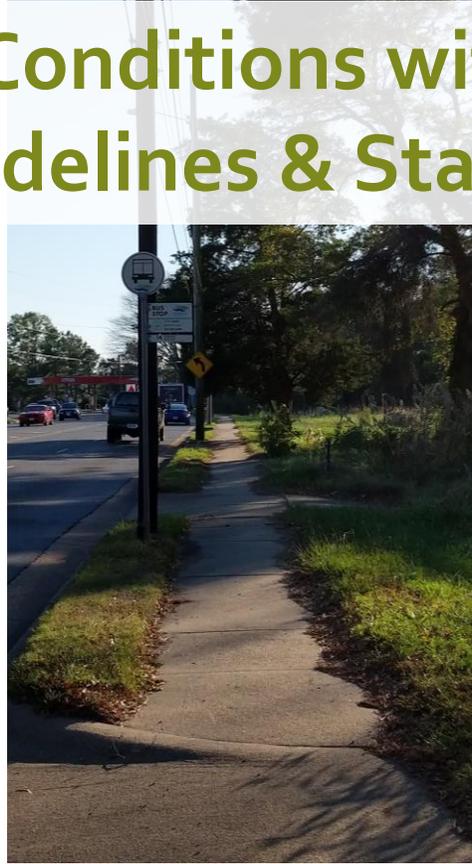


What is the Great Bridge Historic Gateway Overlay?

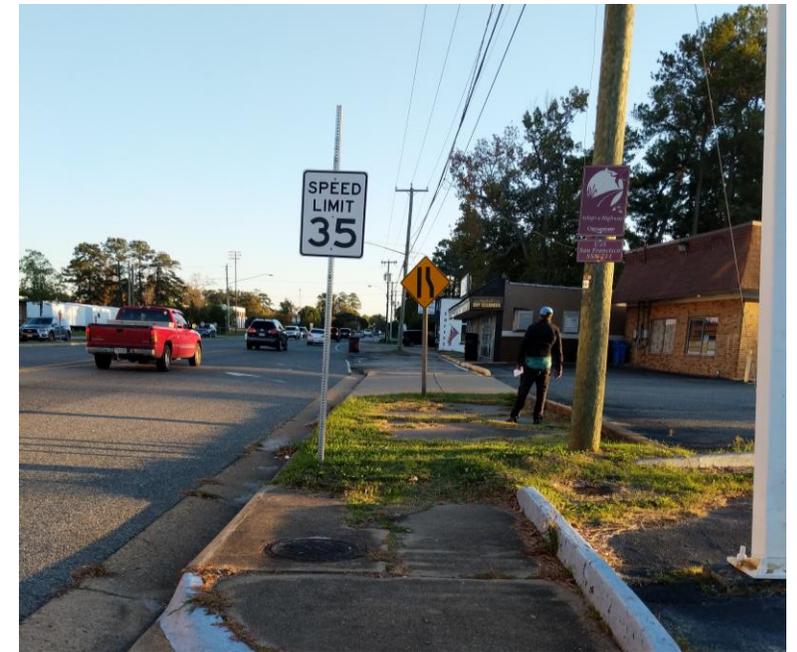
- The Great Bridge Historic Gateway Overlay is a proposed change to the City's Zoning Ordinance to create special development standards for the area.
 - *The Zoning Ordinance contains the City's rules and regulations that govern land development.*
- The purpose is to protect and enhance the historic significance of the Great Bridge community and to take advantage of the community's water-related potential.
 - *The new standards will be inspired by Battle of Great Bridge history and the Albemarle and Chesapeake Canal and based upon the Great Bridge Village Design Guidelines that were adopted in 2008.*
- Compliance is now voluntary with the existing Design Guidelines unless the review is associated with a discretionary development application (e.g. rezoning, conditional use permit, street closure, etc.)
 - *This change would require certain future new development to comply with the standards.*



Existing Conditions without Design Guidelines & Standards



Existing Conditions without Design Guidelines & Standards



Successes with Design Guidelines & Standards



Opportunities



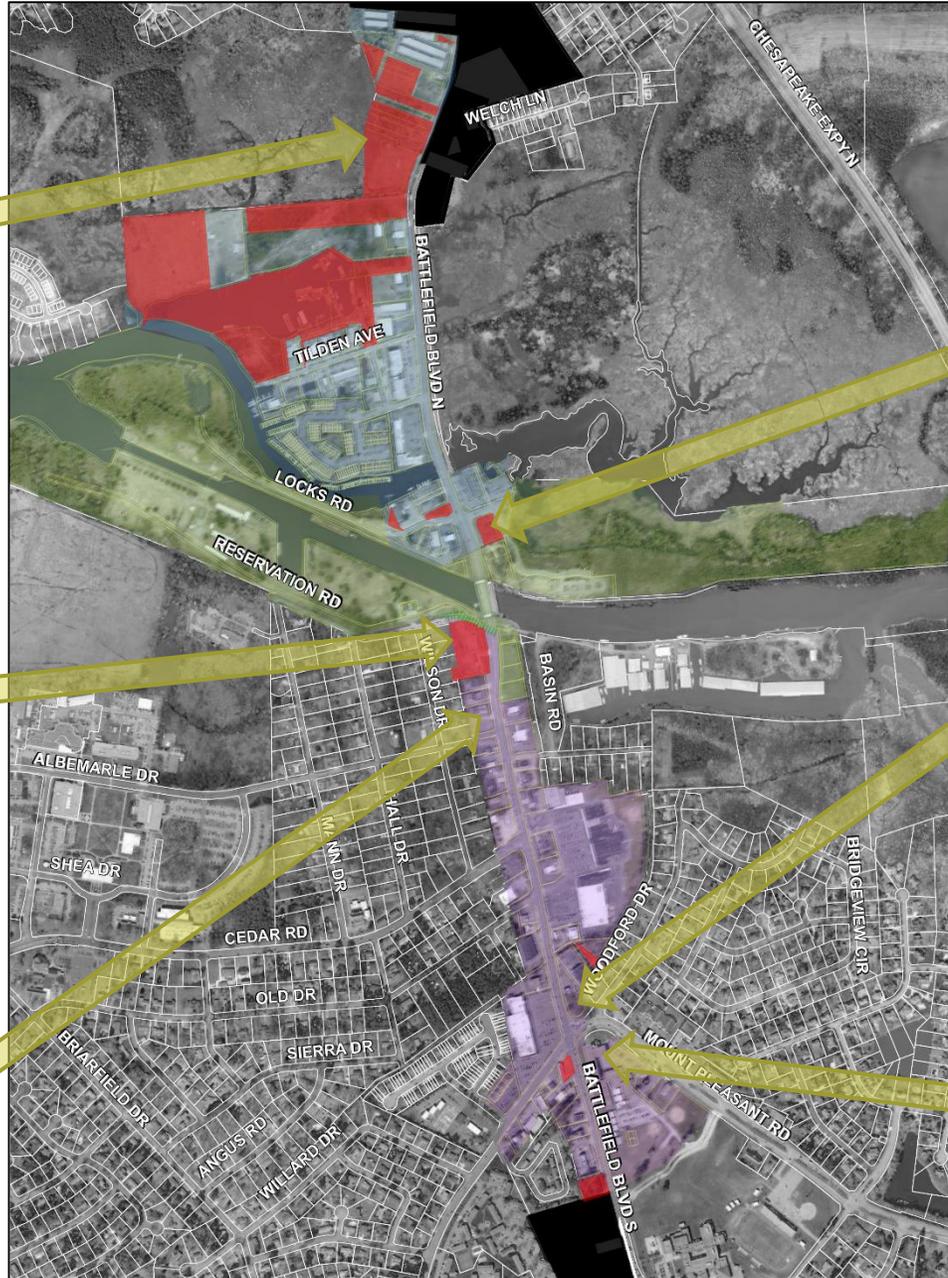
344 BATTLEFIELD BLVD N



VACANT (FORMERLY INTRACOASTAL PLAZA)



146 BATTLEFIELD BLVD S



113 BATTLEFIELD BLVD N



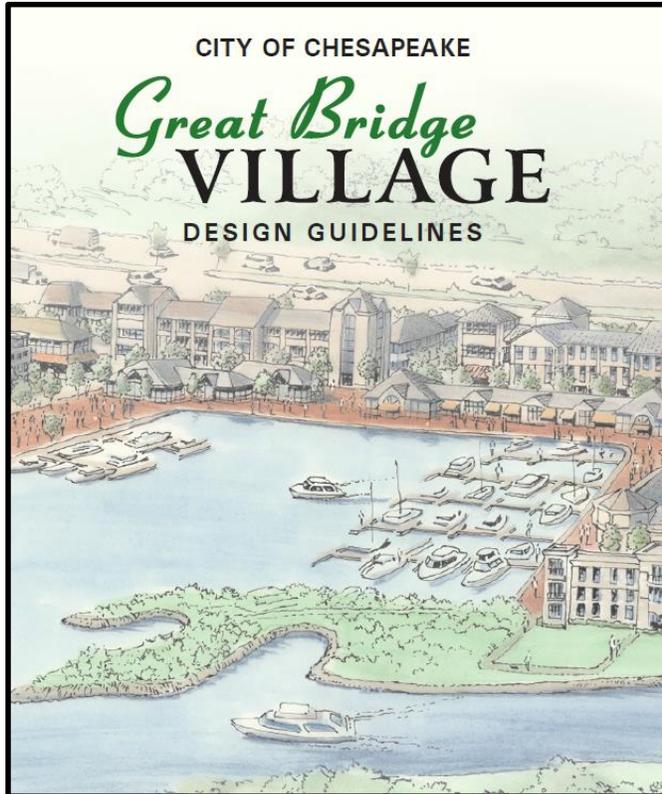
359 BATTLEFIELD BLVD S



360 BATTLEFIELD BLVD S

Great Bridge Village Design Guidelines

Adopted December 2008



What's inside?

- Land Use Guidelines
 - Great Bridge Business District: B-1 Neighborhood Business District, residential permitted if included in a mixed use building
 - Causeway District: MXD-U Mixed Use District
- Architectural Design
 - Coastal/ Colonial village
- Streetscape Design
 - Pedestrian focus
- Landscape Design
 - Enhance the street environment and create a place for people. Native plants and efficient landscaping encouraged.

Compliance is voluntary unless the review is associated with a discretionary development application (e.g. rezoning, conditional use permit, street closure, etc.)

Proposed Great Bridge Historic Gateway Overlay Character Districts

Causeway Character District

Mixed use, water-focused community.
Based on the MXD-U Mixed-Use Zoning District

Historic Battlefield Character District

Historic and recreation-based area on public lands adjacent to the A&C
Canal / Intracoastal Waterway

Great Bridge Business Character District

Community scale commercial village based upon the B-1
Neighborhood Business Zoning District

South Gateway Character District

Transition area between the Great Bridge Historic Gateway Overlay and the
Transportation Corridor Overlay (TCOD)



Causeway Character District

The Causeway Character District is a mixed use urban district that promotes environmentally sensitive design and construction based on the MXD-U Zoning District. New development and construction will comply with the following:

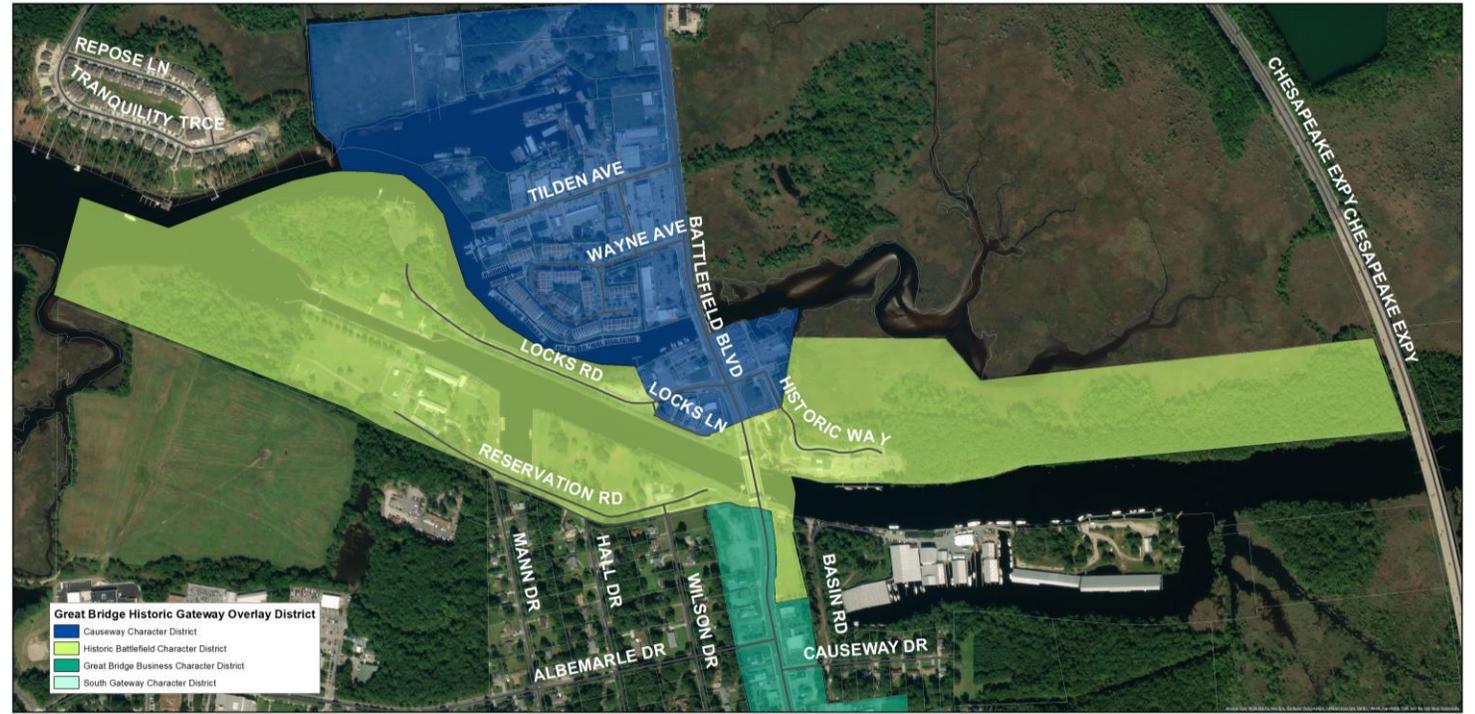
- A build-to line not to exceed 10% of the lot depth with accommodations for outdoor dining, public plazas, landscaping, sidewalks, etc.
- Buildings not to exceed 3 active stories; potential for 4 stories if structured parking is included
- Creation of shared access points along Battlefield Boulevard and the implementation of the Great Bridge Village Access Management Plan to reduce traffic impact
- Orientation of development away from Battlefield Blvd and toward side streets and waterways
- Clean up of sites with new construction sensitive to environmental resources
- Grandfathering provisions for existing business. New construction and alterations to existing structures exceeding 50% of the assessed value will adhere to the Great Bridge Village Design Guidelines
- Adhere to development timing policies such as the Planning and Land Use Policy



Historic Battlefield Character District

The Historic Battlefield Character District consists of only public lands adjacent to the Albemarle and Chesapeake Canal, developed as a historic park and recreation area. Development and new construction will comply with the following:

- Land use and design to be compatible with the Great Bridge Battlefield and Waterways History Foundation Museum and Visitors Center
- Use of colonial architecture and traditional colors
- Gardens and landscaping consisting of native vegetation and historical arrangements
- Recommendations from the Chesapeake Historic Preservation Commission for new construction



Great Bridge Business Character District

The Great Bridge Business Character District will be a community scale village with improved design that relates to the history of the area. Community and neighborhood-oriented businesses, compatible with the B-1 Zoning District, are appropriate for this area. New development and construction in this District will comply with the following:

- New development will be oriented toward Battlefield Boulevard with allowances for outdoor dining, public plazas, landscaping, sidewalks, etc. and parking to the rear.
- Buildings not to exceed 2 active stories
- Creation of shared access points along Battlefield Boulevard and the implementation of the Great Bridge Village Access Management Plan to reduce traffic impact
- Emphasis on improving pedestrian activity by making needed connections and building safer walkways
- Grandfathering provisions for existing business. New construction and alterations to existing structures exceeding 50% of the assessed value will adhere to the Great Bridge Village Design Guidelines
- Adherence to development timing policies such as the Planning and Land Use Policy



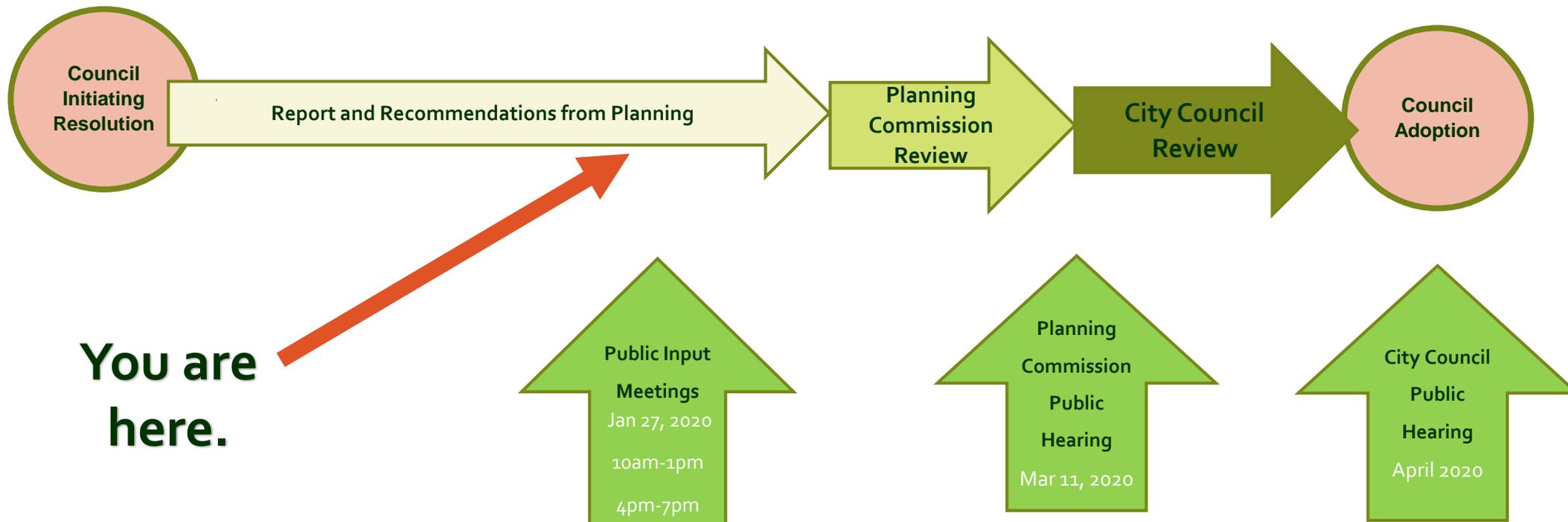
South Gateway Character District

The South Gateway Character District will provide a continuous transition between the Great Bridge Historic Gateway to the north and the Transportation Corridor Overlay District (TCOD) to the south. Land uses will be consistent with the existing zoning and adopted Land Use Plan. New construction and development will comply with the following:

- New construction shall be in conformance with TCOD standards and will include appropriate building materials
- Building setbacks and standards will be based on the underlying zoning
- New development will include well-buffered pedestrian features along Battlefield Boulevard with landscaped verges to create both visual appeal and protection for pedestrians
- Building design will adhere to Colonial, Southern Colonial, or Coastal Colonial architectural styles as recommended by the Great Bridge Village Design Guidelines and the Transportation Corridor Overlay District



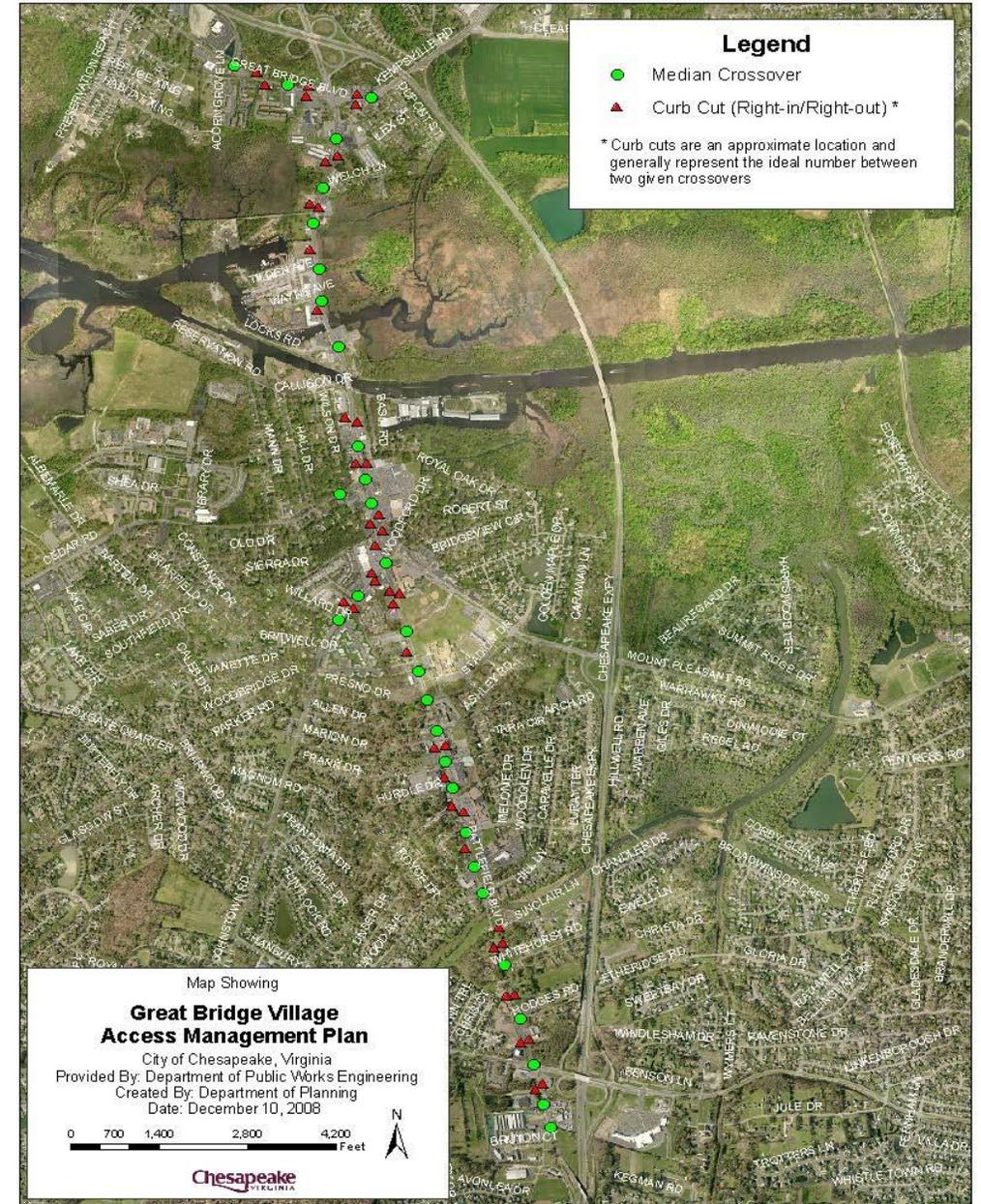
Project Timeline



Track the process on www.cityofchesapeake.net/planning

Access Management Plan

- Managing access points and turning movements along Battlefield Boulevard is vital to creating the desired village setting and to promote safe pedestrian activity.
- Great Bridge Village Access Management Plan was created to help guide traffic improvements in support of the Great Bridge Village Design Guidelines.
- Coordinated median crossovers and curb cuts are recommended to address numerous turning movements and congestion at peak travel times.
- Right-in/right-only vehicular turns and shared driveway access are recommended.



To submit your comments online, please visit:

cityofchesapeake.net/government/city-departments/departments/Planning-Department/Great-Bridge-Historic-Gateway-Overlay-District.htm

Please submit any comments or suggestions by January 31, 2020