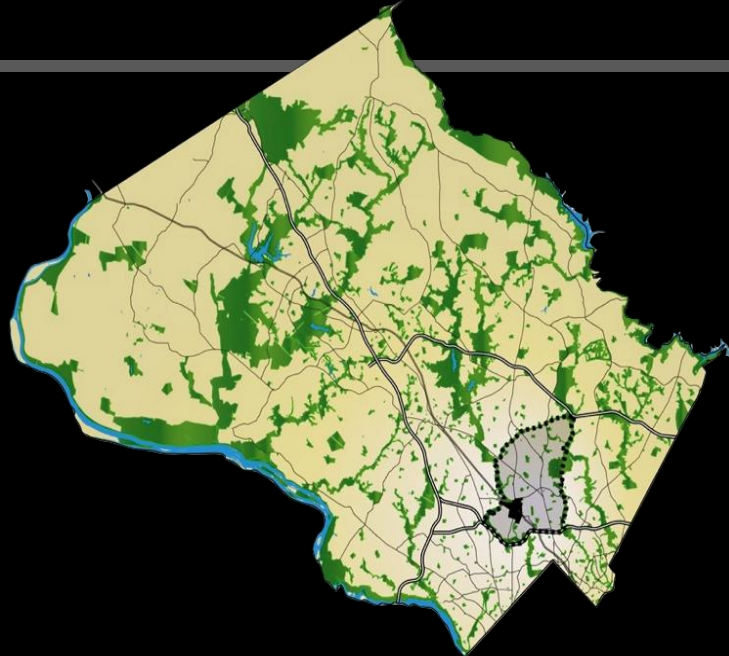




KENSINGTON

URBAN DESIGN GUIDELINES



schedule

MAY 2011	Transmittal of Sector Plan Revisions to Council
JUNE 2011	County Executive Review of Sector Plan
SEPT 2011	Council Review of Sector Plan
DEC 2011	Council Approval of Sector Plan
JAN 2012	Staff Draft Guidelines
JAN/FEB 2012	Planning Board Hearing Draft Guidelines
JAN/FEB 2012	Planning Board Work Sessions Guidelines
APR 2012	Commission Adoption of Sector Plan with Completed SMA
MAY 2012	Planning Board Review and Approval of Guidelines



KENSINGTON

URBAN DESIGN GUIDELINES

Section **ONE**: Introduction

Section **TWO**: Context

Section **THREE**: Guidelines

Section **FOUR**: Resources



PURPOSE

- To illustrate how Sector Plan recommendations and principles might be met
- To inform applicants of design expectations and provide resources to accomplish it
- To provide staff with a framework for review and a basis for obtaining enhanced design and related amenities.



LIMITATIONS

The Urban Design Guidelines:

- **DO NOT** a substitute for zoning code requirements
- **ARE** subordinate to “higher” regulatory mechanisms
- **DO NOT** amend any recommendations of the Sector Plan
- **DOES NOT** set architectural styles
- **ARE ONLY** applicable during discretionary reviews



LIMITATIONS

The Urban Design Guidelines:

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COUNTY CODE

for example

- Zoning Ordinance
- Forest Conservation Law
- Subdivision Regulations
- Signage Ordinance

Sector Plan

Urban Design Guidelines

How to Use:

EXAMPLE



Introduction

How to use this document: Section II South Waterfront Design Guidelines

Each guideline addresses a single issue and has the same structural components:

Where a South Waterfront Design Guideline has not been identified, the Fundamental Design guideline will serve as the approval criteria.

The Central City Fundamental Design Guideline states the broad objective.

The South Waterfront Guideline builds on the fundamental guideline.

Guideline may be accomplished by: Examples of some of the possible methods that can be used to address the guideline.

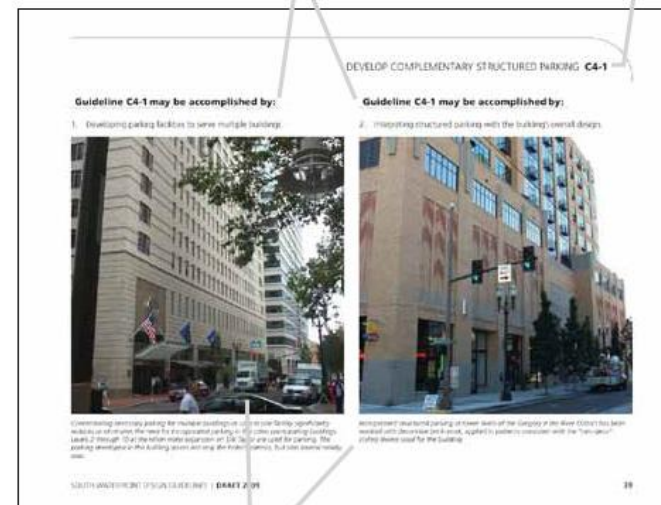
Heading identifies the specific guideline within the page



Background: The background statement describes the design problem or issue necessitating the design guideline.

Images which support the background statement

Guideline: The design guideline language serves as the approval criteria. It is the only part of the design guideline that is adopted by ordinance.



Graphic and written descriptions of the examples. The images provided are intended to illustrate a possible solution for each example, but should not be seen as the *only* solution.



Sector Plan Area

- Historic Preservation District
- West Howard Avenue Urban Design Study
- Single Family Development

Guideline Emphasis:
Areas of zoning changes

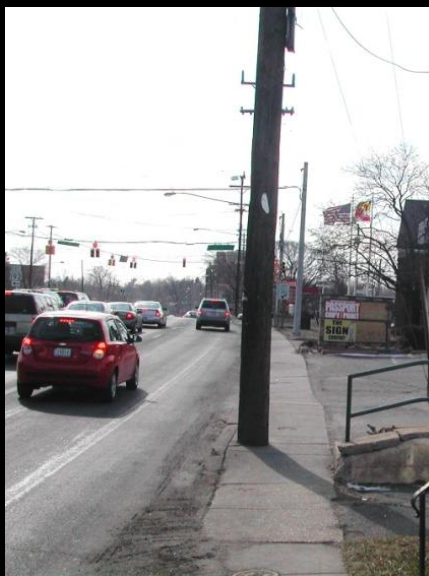


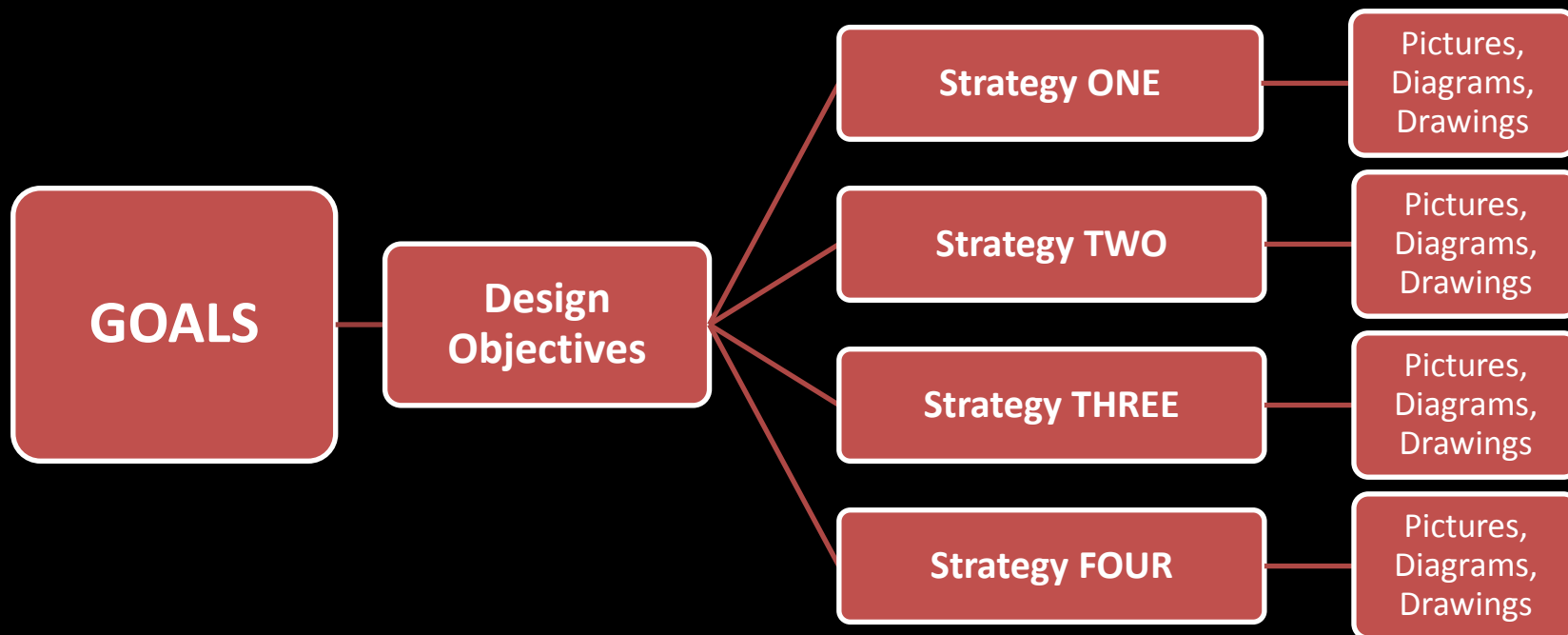
Sector Plan Goals

- Enhance Connecticut Avenue and University Boulevards with mixed uses and provide better safety and function for all modes of transportation
- Develop Howard Avenue as an active, pedestrian-friendly street, generating active street life
- Create a mixed residential and commercial thoroughfare along Metropolitan Avenue.

K

Section TWO: Context



Section Organization



Design Objectives

- Emphasize pedestrian connections
- Relate scale and context of existing residential neighborhoods
- Building forms and layout support public realm
- Build on Kensington's Historic Character

Section **THREE**: Guidelines

EXAMPLE

GOAL: EMPHASIZE PEDESTRIAN CONNECTIONS

OBJECTIVE: Create a high-quality pedestrian network system

STRATEGIES: Provide direct and safe routes for pedestrian travel



Orient building elements such as main entries, lobbies, windows, and balconies to face sidewalk

Design intersections to provide safe crossing for pedestrians and bicyclist

Establish green corridors to connect park, stream valley, and trails neighborhoods and destinations

Develop outdoor public spaces parks that incorporate amenities for pedestrians

Section **THREE**: Guidelines

EXAMPLE

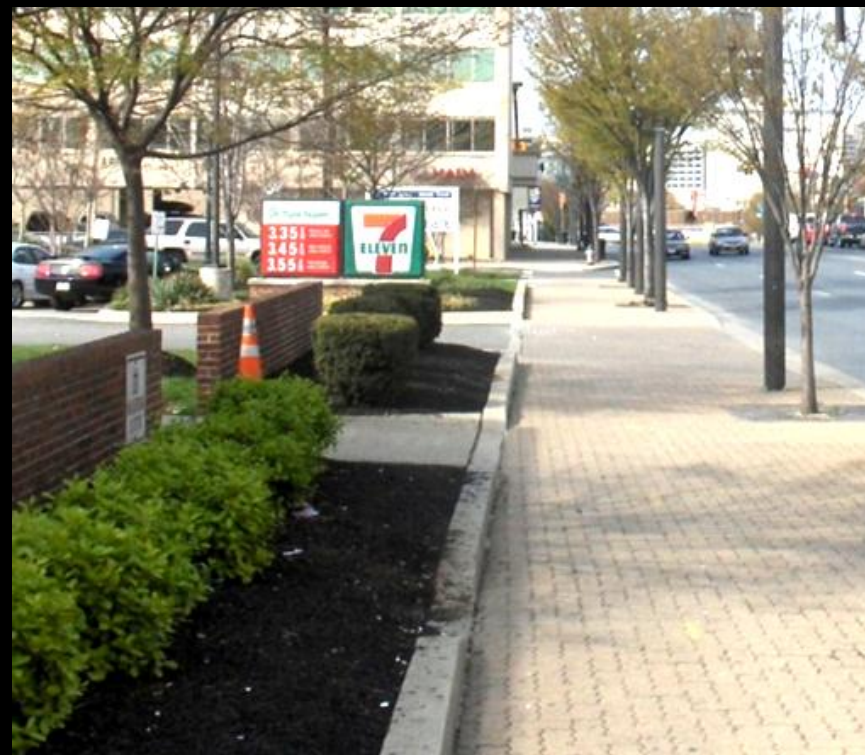
GOAL: EMPHASIZE PEDESTRIAN CONNECTIONS

OBJECTIVE: Create a high-quality pedestrian network system

OBJECTIVE MAY BE ACCOMPLISHED BY:



Develop defined zones of sidewalk: building frontage zone, movement zone, planting/street furniture zone, and curb.



Providing ample landscaping to screen and buffer the vehicular zone from pedestrian zone.

Section THREE: Guidelines

EXAMPLE

GOAL: EMPHASIZE PEDESTRIAN CONNECTIONS

OBJECTIVE: Create a high-quality pedestrian network system

OBJECTIVE MAY BE ACCOMPLISHED BY:



Adding a sidewalk with trees and plantings along West Howard Avenue. This corridor is industrial in character and should clearly define the pedestrian zone through streetscape elements.



Incorporating display windows to encourage stopping and browsing.

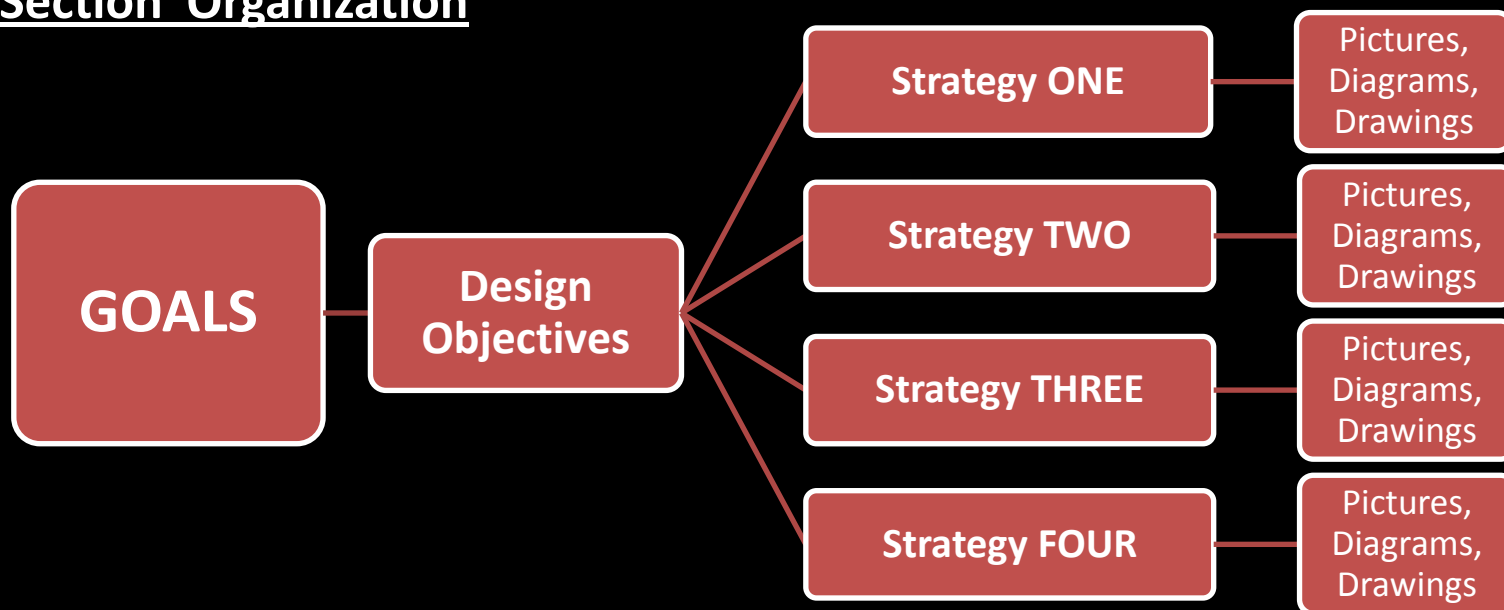
Section **THREE**: Guidelines

RECAP Design Objectives

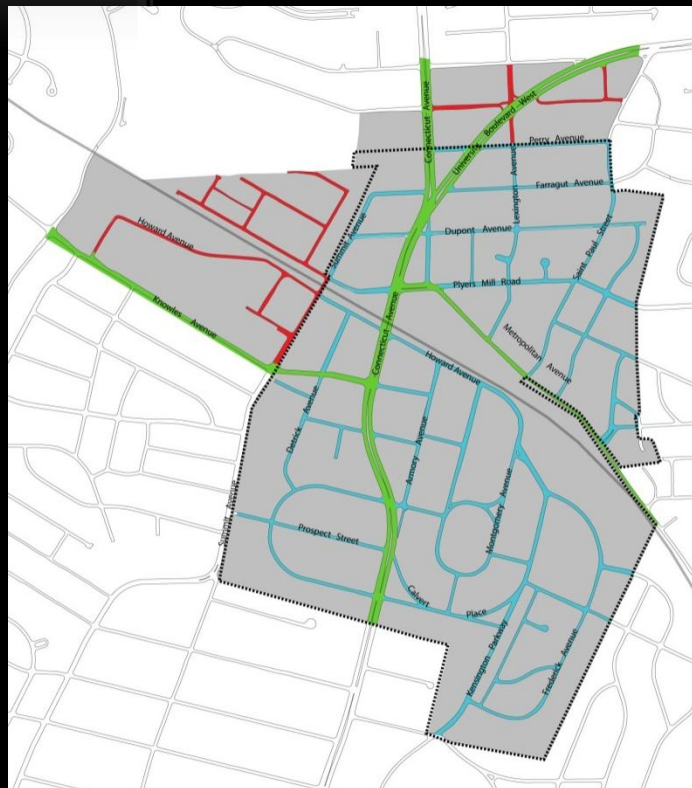
- Emphasize pedestrian connections
- Relate scale and context of existing residential neighborhoods
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- Build on Kensington's Character



Section Organization



STREETS - Agency Jurisdiction



TOK – Town of Kensington
MSHA – State Highway Administration
MC DOT – Department of Transportation

Street Lighting;
Light Poles &
Banners

PEPCO

PAMR
LATR
Mitigation

MNCPPC

Street Trees

TOK
MSHA
MC DOT



Sidewalk
Maintenance
& Repair

TOK
MSHA
MC DOT

Traffic Controls;
Roadway Repairs

TOK
MSHA
MC DOT

Water main &
Sewer

WSSC

Section **FOUR**: Resources

Town of Kensington Streetscape Furniture

Street lighting:
Spring City Washington
Series in Federal Green
or approved other



Bike Storage:
BK 4 and BKR 35
Victor Stanley in
Federal Green or
approved other



Benches:
C10 Victor Stanley in
Federal Green or
approved other



Waste Receptacles:
PRS 36 (24 Gallon) Victor
Stanley in Federal Green or
approved other



Section FOUR: Resources

EXAMPLE

APPENDICES

C. Legal & Design Guidance References

Legal & Design Guidance References

The following are laws, rules, regulations, and design guidance documents that may be relevant to the design of streets. This list is provided as a reference tool, for informational purposes only, and is not an exhaustive list. All public and private actions must comply with all applicable laws, rules, and regulations, not solely those listed below.

Federal Laws and Regulations

Code of Federal Regulations (CFR)
www.gpoaccess.gov/cfr/

Manual on Uniform Traffic Control Devices (MUTCD)
www.mutcd.fhwa.dot.gov/

United States Code (USC)
uscode.house.gov

Americans with Disabilities Act (ADA)
www.ada.gov/stdspdf.htm

Clean Air Act (CAA)
www.epa.gov/air/caa/

Clean Water Act (CWA)
www.epa.gov/ocsa/cwa.html

National Environmental Policy Act (NEPA)
www.epa.gov/Compliance/nepa/

State Laws and Regulations

New York State Code of Rules and Regulations
www.das.state.ny.us/info/nyocr.htm

New York State Department of Environmental Conservation (Title 6)
www.das.state.ny.us/info/nyocr.htm

New York State Environmental Quality Review Act (SEQRA)
www.dec.ny.gov/public/357.html

New York State Department of Transportation (Title 17)
www.das.state.ny.us/info/nyocr.htm

New York State Environmental Conservation Law (ECL)
public.leginfo.state.ny.us/

New York State Highway Law
public.leginfo.state.ny.us/

New York State Transportation Law
public.leginfo.state.ny.us/

New York State Vehicle and Traffic Law (VTL)
public.leginfo.state.ny.us/

Local Laws and Regulations

New York City Charter (2004)
www.nyc.gov/html/charter/

City Planning (Chapter 8)

Department of Buildings (Chapter 26)

Department of Citywide Administrative Services (Chapter 35)

Department of Consumer Affairs (Chapter 64)

Department of Design and Construction (Chapter 55)

Department of Environmental Protection (Chapter 57)

Department of Health (Chapter 22)

Department of Parks and Recreation (Chapter 21)

Department of Sanitation (Chapter 31)

Department of Small Business Services (Chapter 56)

Department of Transportation (Chapter 71)

Fire Department (Chapter 19)

Franchises, Revocable Consents and Concessions (Chapter 14)

Landmarks Preservation Commission (Chapter 74)

Police Department (Chapter 16)

Public Design Commission/Art Commission (Chapter 37)

Administrative Code of the City of New York
 24.97.137.100/nyc/AdCode/entered.htm

Budget, Capital Projects (Title 5)
 NYC Traffic Rules

Construction and Maintenance (Title 27)

Consumer Affairs (Title 20)

Contracts, Purchases and Franchises (Title 6)

Environmental Protection and Utilities (Title 24)

APPENDICES

C. Legal & Design Guidance References

Local Design Guidance Sources

NYC DCP
www.nyc.gov/planning

New York City Bicycle Master Plan
 (NYC DCP & NYC DOT: 1997;
www.nyc.gov/html/dcp/html/bike/mp.shtml)

NYC DDC
www.nyc.gov/ddc

Active Design Guidelines: Promoting Physical Activity and Health in Design
 (NYC DDC, DOHMH, DOT, DCP & OMB: Estimated publication 2009)

High Performance Infrastructure Guidelines: Best Practices for the Public Right-of-Way (NYC DDC & Design Trust for Public Space: 2005)

Sustainable Urban Sites Design Manual (DDC: 2009; www.nyc.gov/html/ddc/html/design/reports.shtml)

NYC DOT
www.nyc.gov/dot

Standard Specifications
 (NYC DOT: 1986; www.nyc.gov/html/dot/html/about/dotlibrary.shtml#spec)

Standard Details of Construction
 (NYC DOT: 1999; www.nyc.gov/html/dot/html/about/dotlibrary.shtml#spec)

Street Lighting Specifications and Standard Drawings
 (NYC DOT: 1992; www.nyc.gov/html/dot/html/about/dotlibrary.shtml#spec)

Instructions for Filing Plans and Guidelines for the Design of Sidewalks, Curbs, Roadways and Other Infrastructure Components
www.nyc.gov/html/dot/html/permits/permits.shtml#instructions

Specifications for Furnishing All Labor and Material Necessary and Required for the Installation, Removal or Relocation of Street Lighting Equipment in the City of New York
 (NYC DOT: 1992; www.nyc.gov/html/dot/html/about/dotlibrary.shtml#spec)

Specifications for Furnishing All Labor and Material Necessary and Required for the Installation or Removal of Electrical Traffic Signal Equipment to Control Traffic in the City of New York
 (NYC DOT: 1995; www.nyc.gov/html/dot/html/about/dotlibrary.shtml#spec)

School Safety Engineering Project: General Mitigation Measures Final Report (NYC DOT: 2004; www.nyc.gov/html/dot/downloads/pdf/schoolsafetymitigation.pdf)

NYC DPR
www.nyc.gov/parks

Tree Planting Standards
 (NYC DPR: 2008; www.nycgovparks.org/sub_permits_and_applications/images_and_pdfs/TreePlantingStandards.pdf)

Park Design for the 21st Century: High Performance Landscape Guidelines (NYC DPR & the Design Trust for Public Space: Estimated publication July 2009)



KENSINGTON

URBAN DESIGN GUIDELINES

NEXT STEP:
DEVELOP STORYBOARD PRESENTATION

Community/Stakeholder Outreach

TOK Representatives

Public Meeting

Web interactions

Inter-Agency Coordination

DOT

DPS

DEP

SHA

Staff Draft to Board: **JANUARY 2012**

