<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>MAY 2011</td>
<td>Transmittal of <strong>Sector Plan</strong> Revisions to Council</td>
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<tr>
<td>JUNE 2011</td>
<td>County Executive Review of <strong>Sector Plan</strong></td>
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<td>SEPT 2011</td>
<td>Council Review of <strong>Sector Plan</strong></td>
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<tr>
<td>DEC 2011</td>
<td>Council Approval of <strong>Sector Plan</strong></td>
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<tr>
<td>JAN 2012</td>
<td>Staff Draft <strong>Guidelines</strong></td>
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<td>JAN/FEB 2012</td>
<td>Planning Board Hearing Draft <strong>Guidelines</strong></td>
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<td>JAN/FEB 2012</td>
<td>Planning Board  Work Sessions <strong>Guidelines</strong></td>
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<td>APR 2012</td>
<td>Commission Adoption of <strong>Sector Plan</strong> with Completed SMA</td>
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<td>MAY 2012</td>
<td>Planning Board Review and Approval of <strong>Guidelines</strong></td>
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</table>
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

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Section One: Introduction

How to Use:

**EXAMPLE**

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.**

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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.
Section TWO: Context

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.
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

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

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

GOAL: PROVIDING AMPLE LANDSCAPING TO SCREEN AND BUFFER THE VEHICULAR ZONE FROM PEDESTRIAN ZONE.

EXAMPLE: Create a high-quality pedestrian network system

OBJECTIVE MAY BE ACCOMPLISHED BY:

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

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

RECAP Design Objectives

• Emphasize pedestrian connections

• Relate scale and context of existing residential neighborhoods

• Building forms and layout support public realm

• Build on Kensington’s Character

Section Organization

GOALS

Design Objectives

Strategy ONE

Strategy TWO

Strategy THREE

Strategy FOUR
STREETS - Agency Jurisdiction

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

Town of Kensington
Streetscape Furniture

Street lightning:
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
Legal & Design Guidance References

The following state 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
- Americans with Disabilities Act (ADA) www.access Board.gov
- CleanAir Act (CAA) www.epa.gov/clean-air
- Clean Water Act (CWA) www.epa.gov/cwaw
- National Environmental Policy Act (NEPA) www.epa.gov/compliance/nea/NEPA

State Laws and Regulations
- New York State Code of Rules and Regulations www.doc.state.ny.us/info/nychrmt
- New York State Department of Environmental Conservation (DEC) www.dec.ny.gov/public/03417.htm
- New York State Environmental Quality Review Act (SEQRA) www.dec.ny.gov/envirofile/07317.htm
- New York State Department of Transportation (NYSDOT) www.doc.state.ny.us/info/nychrmt
- New York State Environmental Conservation Law (ECL) public.logininfo.state.ny.us
- New York State Highway Law public.logininfo.state.ny.us
- New York State Transportation Law public.logininfo.state.ny.us
- New York State Vehicle and Traffic Law (VTL) public.logininfo.state.ny.us

Local Laws and Regulations
- City Planning (Chapter 19)
- Department of Buildings (Chapter 25)
- 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 50)
- Department of Transportation (Chapter 71)
- Fire Department (Chapter 19)
- Franchise, Revocable Consents and Concessions (Chapter 14)
- Landmarks Preservation Commission (Chapter 74)
- Police Department (Chapter 18)
- Public Design Commission (Chapter 37)
- Administrative Code of the City of New York 24.97-127.00 (www.nydoj.gov/admin/ed)
- Budget, Capital/Projects (Title 5)
- NYC Tort Rules
- Construction and Maintenance (Title 27)
- Consumer Affairs (Title 2.0)
- Contracts, Purchases and Franchises (Title 6)
- Environmental Protection and Utilities (Title 24)

- ITE www.ite.org
- MUTCD www.mutcd.fhwa.dot.gov
- U.S. Access Board www.access-board.gov

Local Design Guidance Sources
- NYC DOT www.nyc.gov/dot
- NYC DDC www.nyc.gov/ddc
- Active Design Guidelines: Promoting Physical Activity and Health in Design (NYC DOT 2010), DOT DEP (NYC2010) MEA Estimation publication 2009)
- NYC DOT www.nyc.gov/dot
- NYC DDC www.nyc.gov/ddc
- Park Design for the 21st Century: High Performance Landscape Guidelines by NYC DPR 8 the Design Trust for Public Space Estimation of publication on July 2009

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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