



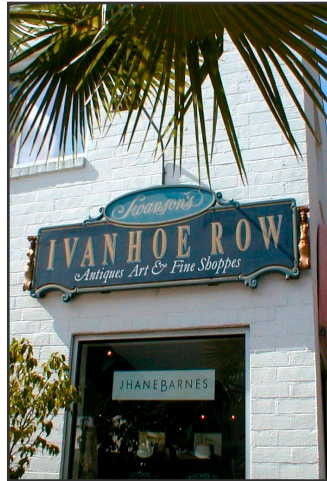
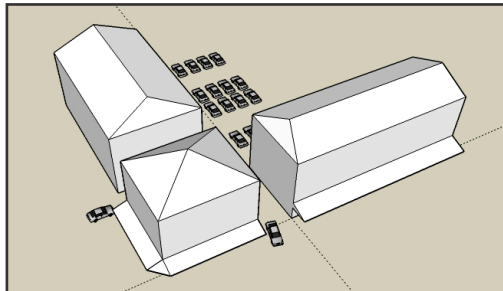
BARRANCAS REDEVELOPMENT AREA

Design Guidelines Handbook



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INTRODUCTION

The Barrancas Redevelopment Area was created in 2002 by Escambia County as an outgrowth of the Bayou Chico Small Area Study which recommended the creation of a redevelopment district. As part of the creation of the redevelopment district, a Barrancas Redevelopment Plan was adopted in September 2002 that identified steps to be taken to reach the objectives of both the redevelopment plan and recommendations of the Bayou Chico Small Area Study. One of those recommendations was to establish a zoning framework that would provide an enhanced level of protection for land uses located in the Barrancas Redevelopment Area and to protect the unique environmental resources of Bayou Chico. As such, the Barrancas Redevelopment Area Overlay District was established. This handbook provides illustrative and general descriptions of the land development regulations established for the overlay district. The purpose of the handbook is to provide residents and prospective developers a document that clearly explains the intent of these regulations in an easy to use format.

“VISION”

“The vision for the Barrancas Redevelopment Area Overlay District is that of a unique waterfront community with a thriving mix of residential, commercial, and water oriented uses. The community is pedestrian and bike friendly with interesting architecture and human-scaled design elements.”

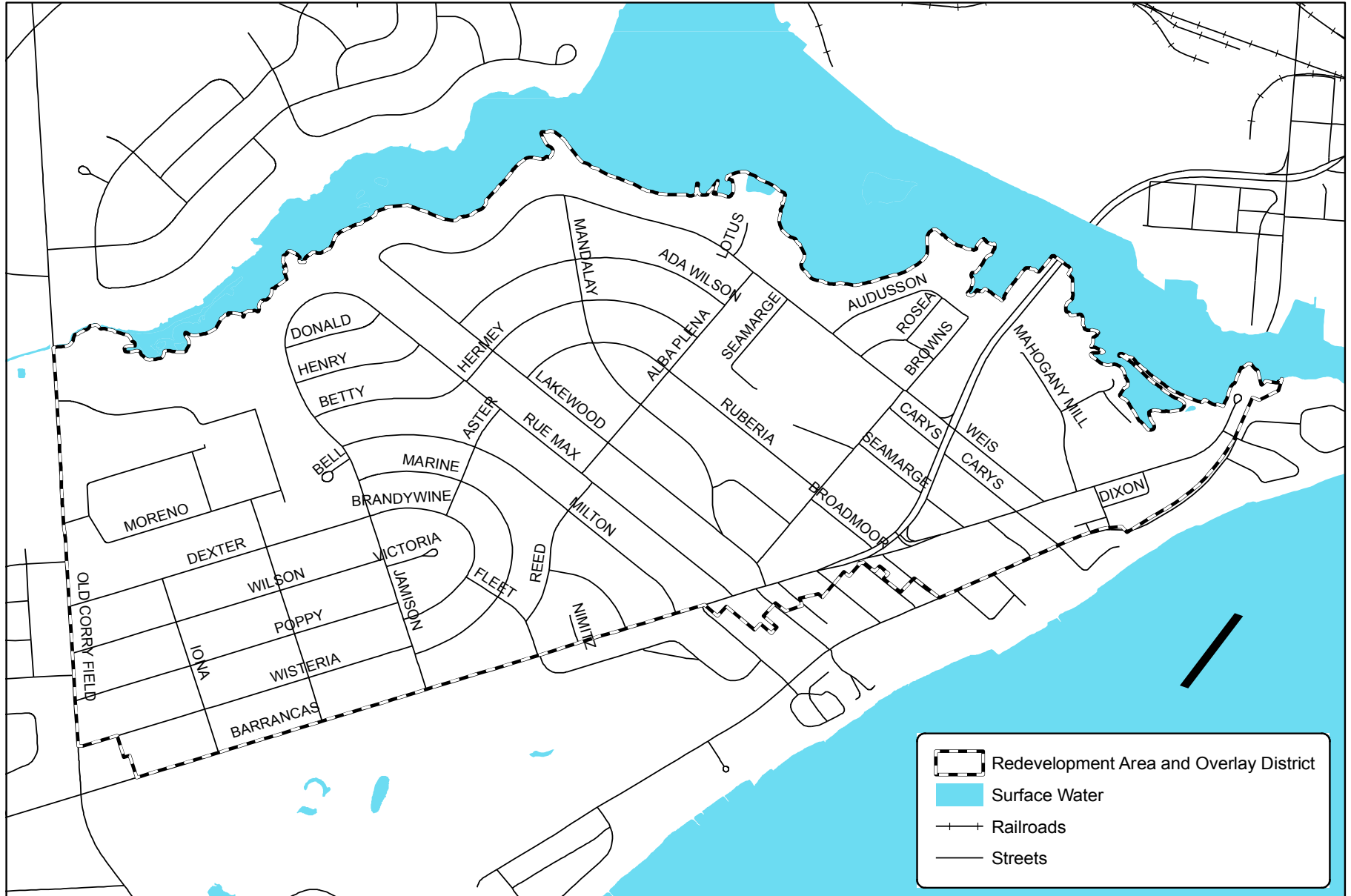
OVERVIEW OF HANDBOOK

This handbook is an illustrative interpretation of the Barrancas Redevelopment Area Overlay Ordinance (Ord. No. 2006-16) drafted to accomplish the previously mentioned vision. In principle, the guidelines and standards outlined in this handbook encourage pedestrian-oriented and innovative architecture through the use of design, materials, and colors that are consistent with the unique mix of waterfront and residential uses of the area. Additionally, this handbook has been created to foster a more unified and harmonious look that builds on the history and culture of the area.

APPLICABILITY

This overlay district applies to all R-1, R-2, R-3, R-4, R-6, C-1 and WMU zoned properties indicated on “Exhibit 1, RA-1 (OL) Barrancas Redevelopment Area Overlay District” zoning map, which is incorporated herein and is reflected in the official zoning maps. It should be noted that these guidelines primarily affect properties zoned R-3 and above. A generalized map of the RA-1 (OL) District is depicted on the following page and attached to Ordinance No. 2006-16; however it is not the official zoning map and should be used only for preliminary determination of the application of the overlay zone.

Exhibit 1. RA-1 (OL) Barrancas Redevelopment Area Overlay District



Source: Escambia County Redevelopment Agency "This map is provided for information purposes and is not to be used for the development of construction plans or any type of engineering services based on the information depicted herein. It is maintained for the function of this office only. These data are not guaranteed accurate." Created May 16, 2005.

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GENERAL DESIGN

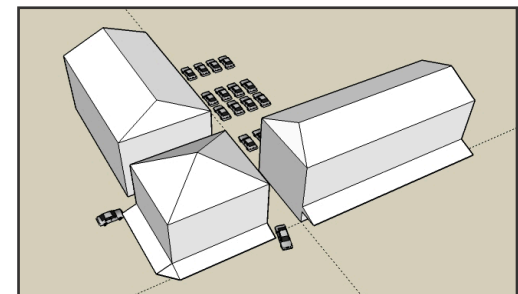
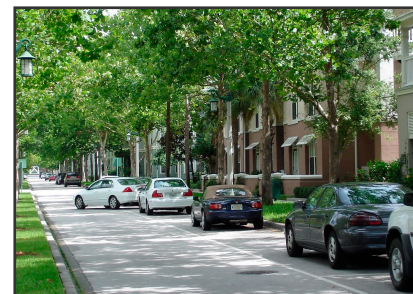
The guidelines and standards shall apply to new buildings or structures, renovations to existing buildings or structures, and related site improvements as defined in the Ordinance. The architectural design of structures and their materials and colors should be visually harmonious with the overall appearance, history, and cultural heritage of the Barrancas Redevelopment Area. The focus and intent of these standards is to encourage architectural diversity and innovative architecture and design which supports the creation of an aesthetically pleasing environment that preserves and promotes the integrity of this waterfront character. Site design and architectural features, such as differentiation of floors and providing for the appearance of separate but connected buildings, should be used to reduce the appearance of excessively large or massive buildings.

The design guidelines are separated into three sections, Private Property Design Criteria (mandatory), Voluntary Commercial Guidelines (incentive based), and Public Property Design Guidelines.

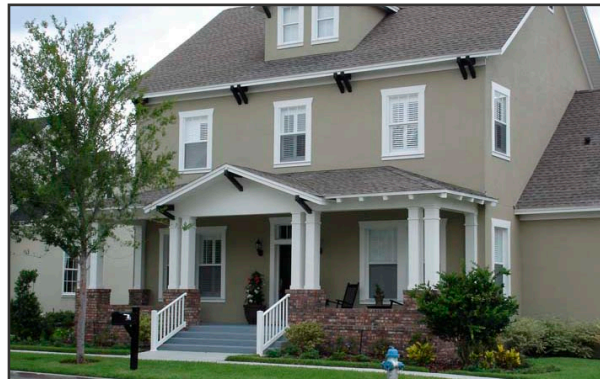
PRIVATE PROPERTY DESIGN CRITERIA

The site development criteria will further the theme and vision envisioned for the Barrancas Redevelopment Area. The intent is to create an interesting mix of architectural styles while maintaining a pedestrian friendly human-scaled environment. Waterfront uses are protected as well as the unique environmental resources of Bayou Chico.

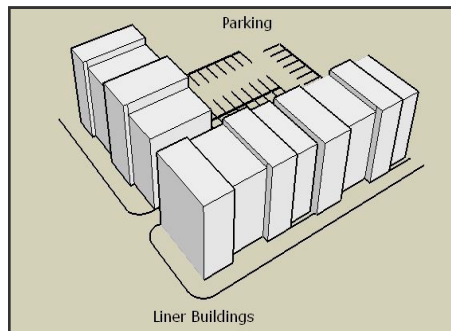
Element	R-1	R-2	R-3, R-4	R-6, C-1	WMU
Building Placement	Per LDC	Per LDC	<ul style="list-style-type: none"> • Street oriented • Side or rear entry garages • Prominent front entry • Porches and stoops 	<ul style="list-style-type: none"> • Street oriented and human-scaled • Side or rear entry garages • Prominent front entry • Porches and stoops • Parking to the rear • Build to within 10' of property line or same as adjacent structures 	<ul style="list-style-type: none"> • Street oriented • Side or rear entry garages • Prominent front entry • Porches and stoops • Parking to the rear • Mixed use is encouraged • Build to within 10' of property line or same as adjacent structures • 10' side setback plus additional 5' for every 10' in height above 35' in building height



Element	R-1	R-2	R-3, R-4	R-6, C-1	WMU
Garages	N/A	N/A	<ul style="list-style-type: none"> • Side or rear entry garages preferred • No front facing garages unless they are setback an additional 10' from front building façade and do not exceed 25% of street facing building façade. Lots 40' wide or less do not have to meet the 25% requirement 	<p>For Residential uses:</p> <ul style="list-style-type: none"> • Side or rear entry garages preferred • No front facing garages unless they are setback an additional 10' from front building façade and do not exceed 25% of street facing building façade. Lots 40' wide or less do not have to meet the 25% requirement. 	<p>For Residential uses:</p> <ul style="list-style-type: none"> • Side or rear entry garages preferred • No front facing garages unless they are setback an additional 10' from front building façade and do not exceed 25% of street facing building façade. Lots 40' wide or less do not have to meet the 25% requirement
Front Entry	N/A	N/A	<ul style="list-style-type: none"> • Prominent front entry should include primary entry door, porch and/or stoop. • Front porches shall be min. 6' deep and 10' wide and scaled with the primary facade • Stoops shall be a minimum of 5' wide 	<ul style="list-style-type: none"> • Walkways lead to front doors • Entrances shall be well lit and visible from the street • Principal building façade is parallel or nearly parallel to the streets they face • On corner sites, buildings shall occupy the corner • Walkways that lead to front doors, separate from the driveway are encouraged 	<ul style="list-style-type: none"> • Walkways lead to front doors • Entrances shall be well lit and visible from the street • Principal building facade is parallel or nearly parallel to the streets they face • On corner sites, buildings shall occupy the corner • Walkways that lead to front doors, separate from the driveway are encouraged • Front porches, stoops and balconies that extend beyond the primary building plane may encroach to within 5' of property line
Building Height	35'	35'	45'	45'	100' <ul style="list-style-type: none"> • Non-residential uses are encouraged on first 2 floors



Element	R-1	R-2	R-3, R-4	R-6, C-1	WMU
Off-Street Parking	N/A	N/A	<ul style="list-style-type: none"> All off street parking shall be located in the rear of the building that faces the public street or within a garage. For single-family detached housing, off street parking can be located in a carport, driveway or garage 	<ul style="list-style-type: none"> For residential uses, all off street parking shall be located in the rear of the building that faces the public street or within a garage For single-family detached housing off street parking can be located in a carport, driveway or garage For commercial uses off street parking areas shall be located on the side or rear of the building unless a shared central parking facility is developed through easements or common ownership among contiguous properties Walkways shall be included in off street parking areas 	<ul style="list-style-type: none"> Parking structures and non-living areas may comprise the first two floors of a mixed use structure Entrance to parking structures shall be from the side or rear Street facades shall consist of liner buildings or shall be properly screened so as to provide the appearance of being an occupied use



Street Oriented Design



Single Family Attached

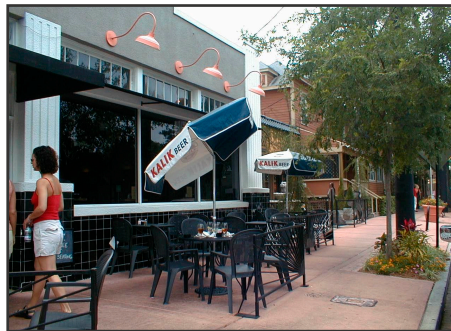


Parking in Rear of Buildings



Mixed - Use

Element	R-1	R-2	R-3, R-4	R-6, C-1	WMU
Public Spaces/Outdoor Dining	N/A	N/A	N/A	<ul style="list-style-type: none"> Outdoor dining and seating shall be permitted Dining areas shall be properly designated using attractive materials such as railings, opaque wrought iron fences, landscaping or other suitable material Dining areas shall allow a minimum unobstructed sidewalk of 6' along public rights of way Sidewalk sales and/or tent sales shall be permitted immediately adjacent to the business Sidewalk sales shall be for no more than 14 days in any one calendar year provided all required permits are obtained including traffic management and parking 	N/A



Outdoor Dining, Active Streets, Courtyards, Pedestrian Friendly

Element		
Landscaping (applies to all areas)	Native plant species are required. Water conservation through proper plant selection, installation and maintenance is encouraged.	
Buffers & Screening	R-1 thru R-4 Zoning Districts	R-6, C-1, & WMU Zoning Districts
	<ul style="list-style-type: none"> Only fencing or walls made of concrete or stucco may supplement buffers. Old garage doors and pieces of tin do not qualify for fencing or wall materials Opaque fencing shall mean chain link fence with slats, privacy wooden fence, or privacy pvc/vinyl fence A 6' concrete or stucco wall may also be used to screen outdoor storage 	<ul style="list-style-type: none"> All service and loading areas shall be entirely screened from view Only fencing or walls made of concrete or stucco may supplement buffers. Old garage doors and pieces of tin do not qualify for fencing or wall materials Opaque fencing shall mean chain link fence with slats, privacy wooden fence, or privacy pvc/vinyl fence A 6' concrete or stucco wall may also be used to screen outdoor storage
Natural Features (applies to all areas)	Natural features shall be protected and integrated into site design and development where possible. The applicant shall demonstrate how the development protects and incorporates existing vegetation.	
Crime Prevention Through Environmental Design (applies to all areas)	<ul style="list-style-type: none"> Territoriality Building entrances, parking areas, pathways and other elements should incorporate appropriate features that express ownership. The use of these features shall not conflict with the need for natural surveillance Natural Surveillance The site layout, building and landscape design shall promote the principles of natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. Activity Support The site layout and building design should encourage legitimate activity in public spaces Access Control To discourage crime, entrances and exits should be located and designed in a manner that incorporates natural surveillance techniques and area control measures 	
Signage (applies to all areas)	<p>The overall impression of a place is significantly impacted by the collective image of signs. In principle, the signs shall be compatible to the architectural style with respect to material and color, oriented to vehicular and pedestrian traffic, professionally designed and may be mounted directly on wall surfaces (where appropriate).</p> <p>Per LDC with the following changes/additions:</p> <ul style="list-style-type: none"> One free standing sign per parcel Up to 100 square feet per sign face Multi-use parcels can have up to 299 square feet 12' max height Freestanding signs limited to monument signs Attached signs or shingles are allowed for multi-use buildings. Can not exceed 20 square feet per sign face 	





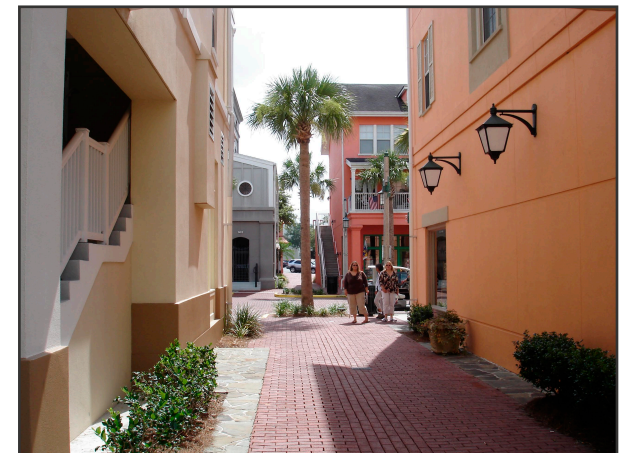
Objectives
(applies to all areas)

Provide:

- Main commercial building entrances on main roadways or via side courtyards
- Corner entrances for buildings on main street corners
- Consistent building design, finishes and detail on all building sides
- Outside pedestrian seating, cafes, and porches
- Pedestrian access through site
- Exterior lighting to encourage outdoor activity
- Streetscape elements that provide for traffic calming, visual interest, pedestrians and bicycles, courtyards, green spaces, and public art

Screen:



- Commercial outdoor storage areas
- Heating, ventilation and air conditioning equipment
- Blank walls facing roadways
- Bright lighting in parking areas
- Work areas, storage doors or open bays on main roadways




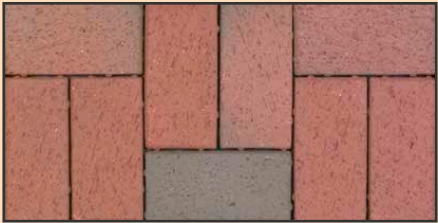


Active Streets, Street Oriented, Prominent Entries, Pedestrian Walkways, Mix of Uses

PUBLIC PROPERTY DESIGN GUIDELINES

The following guidelines are to be used in the development of public projects within the Barrancas Redevelopment Area Overlay District. These guidelines would apply for public right of way, including streetscape projects, public spaces, parks and other public areas.

Street Furniture & Amenities <ul style="list-style-type: none"> • DuMor Site Furnishings • Traditional styling • Readily available 	<p>DuMor Bench 160</p> <ul style="list-style-type: none"> • all-welded, horizontal strap seat assembly • cast iron end supports • stylish flared armrests • Materials: <ul style="list-style-type: none"> Seating Surface: 1/4" x 1-1/2" HR steel bar and 1-15/16" O.D. schedule 40 steel pipe Supports: Cast iron Fasteners: Stainless steel Finish: Shown in Bronze • Location guidelines: should always be paired with trash receptacle and spaced appropriately or where natural stopping/resting points exist; shaded areas, bus stops, adequate space within right of way 	
	<p>DuMor Trash Receptacle 158</p> <ul style="list-style-type: none"> • shipped with 18-gauge internal steel shield heavy-duty design • Materials: <ul style="list-style-type: none"> Top Edge: 5/8"-diameter steel bar Vertical Slats: 5/8"-diameter steel bar Reveal Strips: 1/4" x 3" steel bar Internal Steel Shield: 18-gauge CR steel Cover: 14-gauge spun steel with 10" diameter opening secured with vinyl-coated cable Liner: 22- or 32-gallon plastic Finish: Shown in Bronze. • 158-22 22-gallon, All-Steel Receptacle, 190 lbs. 158-32 32-gallon, All-Steel Receptacle, 265 lbs. • Location guidelines: Can be placed singly. Should be spaced appropriately or where natural gathering points exist, bus stops, benches, outside restaurants, shops, etc. 	

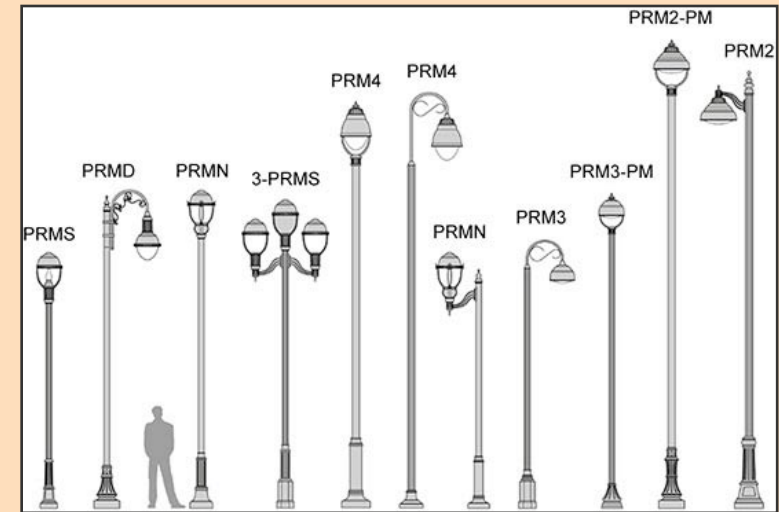
<p>Street Furniture & Amenities (continued)</p> <ul style="list-style-type: none"> • DuMor Site Furnishings • Traditional styling • Readily available 	<p>DuMor Planter 159</p> <ul style="list-style-type: none"> • rugged 5/8"-diameter steel bar construction • heavy-duty polyethylene liner • Materials: <ul style="list-style-type: none"> Top Edge: 5/8"-diameter steel bar Vertical Slats: 5/8"-diameter steel bar Reveal Strips: 1/4" x 3" steel bar Internal Steel Shield: 18-gauge CR steel Liner: Polyethylene • Size: 29-3/4" in diameter x 24-3/16" high • Finish: Shown in Bronze • 159-00 All-Steel Planter, 143 lbs • Location guidelines: Where accents or visual interest is needed. Where plantings are not possible but necessary for buffers, accents, etc • Plants need to be maintained adequately and replaced regularly 	
	<p>DuMor Decorative Bollard 450</p> <ul style="list-style-type: none"> • 36" or 42" high use with optional 8" pipe for extra security • Support Options: <ul style="list-style-type: none"> - S-1 Embedment - S-2 Surface Mount - S-1X Extra Secure w/8" pipe • 450-36 36" high Hex Bollard, 160 lbs • 450-42 42" high Hex Bollard, 170 lbs • Location guidelines: Where barriers are needed to separate various modes of transportation. For accents or to define public space such as outdoor dining areas or sidewalk sales. 	
<p>Hardscape Materials</p>	<p>Pine Hall Brick – English Edge® Pavers Full Range</p> <ul style="list-style-type: none"> • Brick Pavers with traditional styling • Interlocking paver for sand-based applications • Beveled edges on both bed surfaces making it easy to install and to flip over should the need arise • Spacer nibs provide consistent joints with virtually no edge chippage even on driveways • All pavers exceed ASTM standards with high strength (10,000 psi+) and low water absorption (5-6%) 	 



Exterior Lighting

Promenade Series by American Architectural Lighting

- The Promenade series is used to illuminate streets and pedestrian areas where specifiers are looking to achieve a traditional look. The Promenade's state-of-the-art, focused optical systems allow the user to precisely aim the light, resulting in smooth, even illumination of the environment
- Should be consistent with County adopted lighting requirements
- Scale lighting to suit street size and character
- International Dark Sky Association (IDA) approved



Signage

- Banners, wayfinding signs
- Consistency
- Identification
- Logo can be easily modified to suit need



VOLUNTARY COMMERCIAL GUIDELINES

The implementation of these guidelines is viewed as an incentive-based program to improve the overall appearance of the district, and encourage superior design. A variety of styles are encouraged. These guidelines are strictly voluntary and were created based on several visual preference surveys conducted throughout the planning process dating back to 2002. These guidelines will be used together with incentive programs for Community Redevelopment Agency (CRA) programs. Applicable programs the CRA administers include Commercial Facade, Landscape and Infrastructure Grant Program and the Sign Grant program. CRA staff can be reached at (850) 595-3217.







For additional information please go to <http://www.myscambia.com/departments/nesd/communityredevelopment.php>

Architectural Design Elements

Distinctive architecture, signs, window displays, graphics and color create a ‘sense of place’ for the Barrancas Redevelopment Area Overlay District. Bringing visual order without destroying architectural variety is the fundamental focus of the Voluntary Commercial Guidelines and Public Property Design Guidelines. While specific design solutions may vary, the overall theme and design intent remains the same.

The architectural theme is based on “Traditional Main Street Commercial and Residential Design in Florida”, which is mainly eclectic in character. The architectural styles include Florida Vernacular, Southern Coastal and Spanish / Mediterranean, in addition to creative contemporary interpretations of these styles. Establishing a design theme and identity remains a primary objective, however, preventive maintenance and upkeep of all structures is a priority within the Overlay District. Many of the images used below represent contemporary designs as well as various building types, from single family residential to mixed use and commercial buildings.


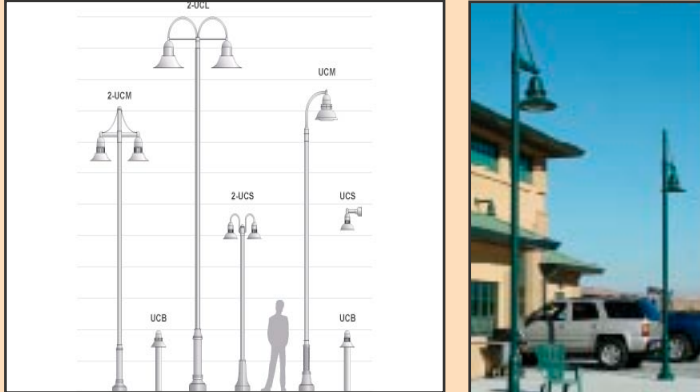
Architectural Style	Florida Vernacular	Southern Coastal/Tidewater	Spanish / Mediterranean
Design and Scale	<p>Simple, modest structures, rectangular in form, with wide porches, and wide overhanging eaves</p> 	<p>Characterized by extensive porches (or “galleries”) sheltered by a broad hipped roof. To prevent flooding the home is often raised and resting on piers</p> 	<p>Spanish influence, modest structures with clean lines, rectangular with little elaboration. Mediterranean influence includes “heavy” construction with archways, turrets and courtyards</p> 

Architectural Style	Florida Vernacular	Southern Coastal/Tidewater	Spanish / Mediterranean
Building Facade	<p>Linear with variations to avoid monotonous facades, wide porches, and windows and doors with shutters</p> 	<p>Square, symmetrical shape, central door, and straight lines of windows on the first and second floor</p> 	<p>Details and style reflecting Spanish, Italian, Italianate, Moorish, Palladian or Greek Revival, use of patios, trellis, archways, arbors and parapets</p> 
Building Materials	<p>Stucco, cement composite wood siding or wood shingle, brick, exterior Insulation and Finishing Systems (EIFS)</p>	<p>Wood, wood siding, plaster with plaster columns and intricate entry door</p>	<p>Masonry and stone with heavy timber, stucco or plaster walls, wrought iron embellishments with tile decorations</p>
Color Scheme	<p>Paints and stains of nature-blending or pastel colors with no more than 3 colors per building, excluding roof (greens, yellows, corals, browns, blues, grays, tans and beiges)</p>	<p>Paints and stains of white or lighter pastel colors with no more than 3 colors per building, excluding roof (browns, blues, grays, tans and beiges)</p>	<p>Earth tone colors including muted light browns, creme, gold, grays and deep yellow</p>
Doors and Windows	<p>Large windows with wood frames and sashes, divided panes with shutters</p>	<p>Straight lines of windows on the first and second floor. Decorative crown above the door and flattened columns to either side. Shutters for windows</p>	<p>Square or arched doorways, square or round glass windows with divided glass panes</p>
Porches, Decks and Balconies	<p>Large covered decks with wood railings, breezeways connecting buildings</p> 	<p>Continuous wrap-around porches, covered decks with wood railings, and columns</p> 	<p>Wrap-around porches, cantilevered decks or balconies, porticos, archways and courtyards</p> 

Architectural Style	Florida Vernacular	Southern Coastal/Tidewater	Spanish / Mediterranean
Roof Design	Sloped hip, gabled roofs, wood or asphalt shingle, metal standing, seam, tile and other non-reflective materials with nature blending texture. Minimum angle of 20 degrees and may incorporate dormers	Characterized by a broad hipped roof providing shelter for the distinctive wrap-around porches of this style. The main roof extends over the porches without interruption. Wood and asphalt shingles, or metal roofs are typically used. May incorporate dormers	Gable or hip roofs with a minimum angle of 20 degrees, wide overhanging eaves and covered walkways may include dormers, tile or cement. Barrel roof tiles distinguish this style

Exterior Furnishings

The following table provides a description of styling choices for new and existing developments including commercial developments, mixed use, and large scale planned developments. A variety of styles are suggested that complement the Public Property Design Guidelines.

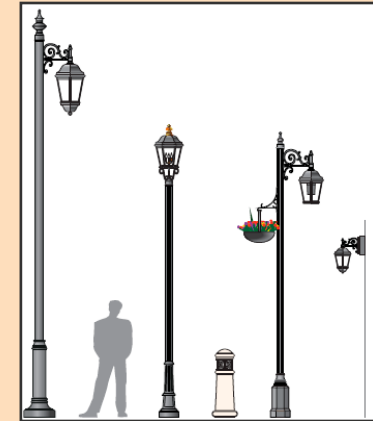
Exterior Lighting	<p>American Architectural Lighting - Promenade Collection (or equivalent)</p> <ul style="list-style-type: none"> • Complements architectural styles • Versatile configurations allow for different looks and styles • Consistent with public design guidelines • Scale lighting to suit architecture and character of buildings/streets • International Dark Sky Association (IDA) approved preferred 	
	<p>American Architectural Lighting - Universe Collection (or equivalent)</p> <ul style="list-style-type: none"> • Complements architectural styles • Maritime feel with contemporary design • Consistent with public design guidelines • Scale lighting to suit architecture and character of buildings/streets • International Dark Sky Association (IDA) approved preferred 	



Exterior Lighting (cont)

American Architectural Lighting - Town Commons Collection (or equivalent)

- Traditional styling
- Complements architectural styles
- Consistent with public design guidelines
- Scale lighting to suit architecture and character of buildings/streets
- International Dark Sky Association (IDA) approved preferred



Site Furnishings

DuMor Collection or equivalent

- Complement architectural styling
- Variety of materials permitted such as wood, steel, or recycled plastic
- Consistent with public design guidelines
- Multiple vendors can be used





Awnings / Canopies

Sensitive to building height, size, materials, color and associated with windows and/or doors, installed at regular intervals incorporating business names and logos providing an additional opportunity to reinforce identity.



Wall Signs

Complement architectural styling and support the pedestrian friendly environment desired. Should be compatible to the scale, size and unique location of the Barrancas Redevelopment Area. Encouraged for multi-use developments and used to create visual interest.





Display Areas

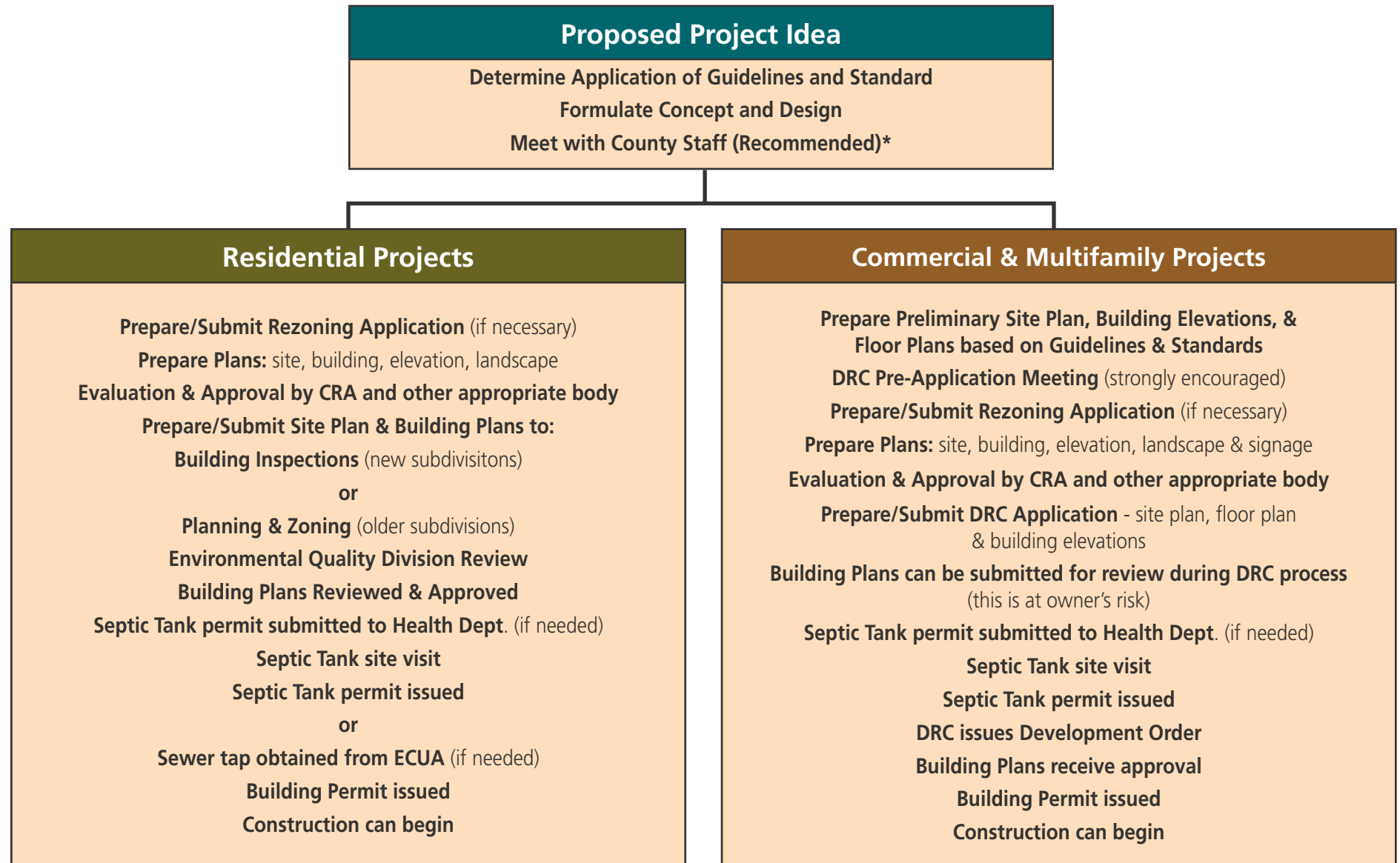
Appropriate size, proportion, placement and style of display areas in conjunction with the solid masses of exterior facade to establish visual character in addition to an attractive arrangement of materials and appropriate lighting



ADMINISTRATIVE PROCESS

The Community Redevelopment Agency (CRA) will determine compliance with the Purpose and Intent of the Barrancas Redevelopment Area Overlay District Design Guidelines and Standards. Applicants are encouraged to meet with CRA staff prior to preparation of formal plans.

The flow chart below summarizes the administrative process:



FOR MORE INFORMATION

For more information regarding the Barrancas Redevelopment Area Overlay District Development Standards Ordinance and Design Guidelines please contact:

Escambia County Community Redevelopment Agency

Neighborhood and Environmental Services Department

1190 W Leonard Street; Pensacola, FL 32501

Phone: 850.595.3217

<http://www.myescambia.com/departments/nesd/communityredevelopment.php>

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