

5. Design Guidelines

The Marina will have a nautical theme and design guidelines. Specific guidelines will be developed by June 2008.

Landscaping

The predominant visual images within the Marina are large expanses of asphalt and dissimilar building types and styles. Upland areas not protected by the jetty from wave action are subjected to saltwater spray and a limited number of plant species can thrive in the environment.



Figure 5-1. Marina Office Building

Master Plan Recommendations

Appropriate landscaping can improve the visual appearance of the Marina, identify and delineate pedestrian areas, enhance views, and minimize the visual impact of the automobile. The Master Plan calls for additional landscaped islands within the parking areas, along the pedestrian paths, and along the east property line. All landscaping recommendations reflect the intent to beautify the Marina without blocking views.

A list of recommended plants appropriate for use within the Marina is included in Appendix C. The Marina Plant List lists specific recommendations for landscape materials at the Marina.

This plan's major planting concepts include:

- **Vehicular Streets.**
 - *Street Trees.* Landscape street edges and median areas with deciduous trees with a round, branching pattern to promote visual appeal and allow views under the tree canopy.
 - *Ground Cover Plantings.* Use low-maintenance ground covers at street edges and medians. (Lawns are not recommended.)
- **Parking Areas.** Trees and ground cover plantings similar to those used for the vehicular streets are recommended. Care should be taken to select small to medium-sized trees for use throughout the Marina to avoid unnecessary view blockage.
- **Pedestrian Pathway at the Water's Edge.** Landscaping in these areas should be primarily shrubs, groundcovers, and flowers. Planting areas may include planting beds at grade and those in pots, planters, and hanging baskets.

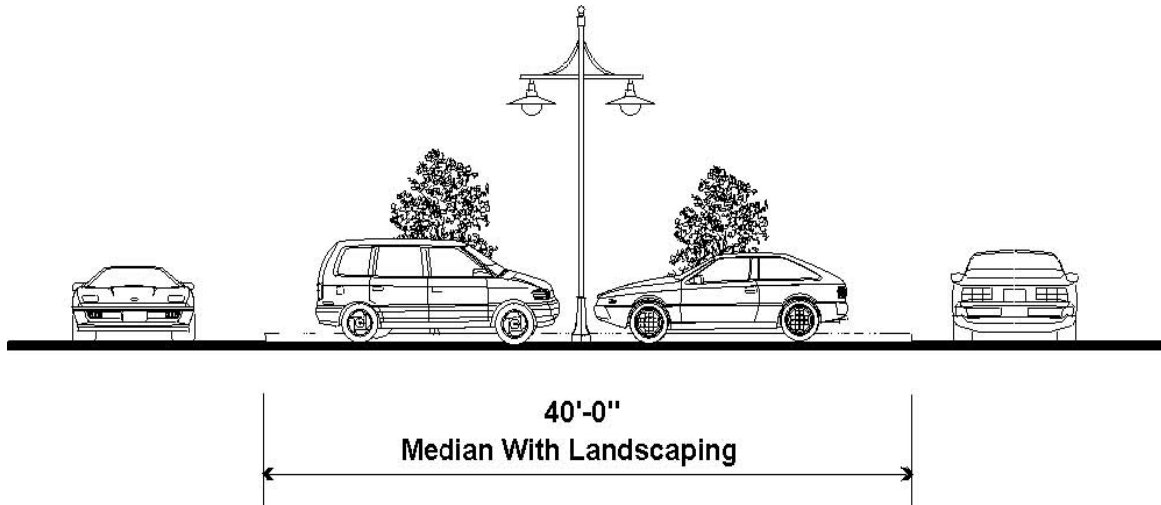


Figure 5-2. Typical Landscape Island Within Parking Area

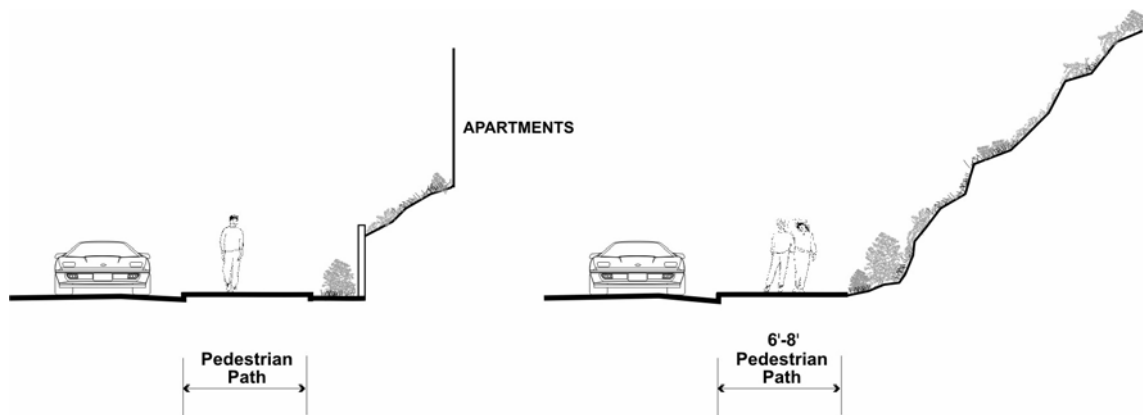


Figure 5-3. Typical Landscaping Along East Property Line

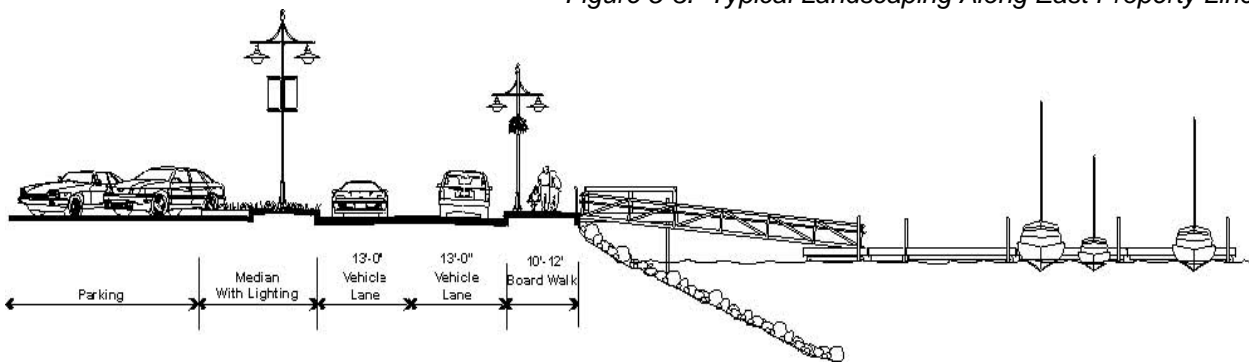


Figure 5-4. Typical Landscaping Along Seawall Promenade