

DESIGN GUIDELINES SERVICES

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VALLEJO, CALIFORNIA



Mare Island includes a diverse range of character areas and building types reflecting over 150 years of military history.

SERVICES:

- » Design guidelines for new construction and historic properties
- » Definition of industrial, institutional, administrative and residential character areas
- » Identification and description of architectural styles
- » Coordination between City and private developer

CLIENT:

City of Vallejo
Lennar Corporation

DATE:

2005

Mare Island Historic District

The closure of the 150-year-old Mare Island Naval Shipyard at the northeastern edge of San Francisco Bay presented the City of Vallejo with challenges and opportunities. The historic naval facility was the largest industrial plant in California and Vallejo's primary employer. Although job losses were significant, the closure created a prime redevelopment opportunity as the navy transferred over 5,000 acres of shipyards, wetlands, open space and historic buildings to the City.

Winter & Company worked with the City and Lennar Development Corporation to protect the integrity of the island's many historic resources while accommodating new uses. Extensive design guidelines for the 980-acre Mare Island Historic District were a key part of the effort.

The design guidelines address:

- » Neighborhood design
- » Infrastructure
- » Site design
- » Landscape design
- » Building design
- » Key features of the island's architectural styles



A framework map identifies key features and character areas on the island.



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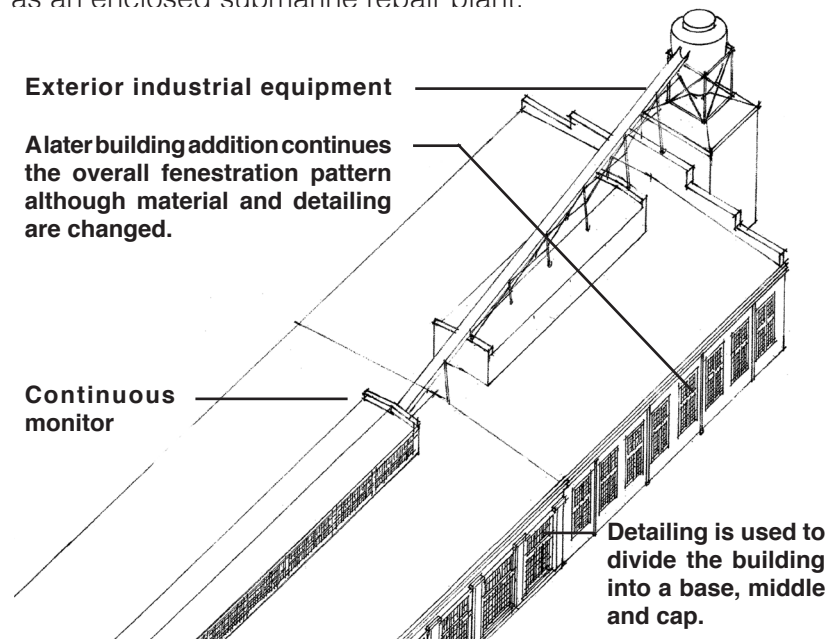
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The Mare Island Historic District Design Guidelines facilitate context-based solutions for a diverse range of building types in several distinct character areas. Summary tables provide an easy-to-use overview of all guidelines.

The island's established character areas distinguish between industrial, institutional and residential contexts, as well as a variety of smaller subareas. Building types addressed include officer's bungalows, hospital buildings, and large industrial facilities such as an enclosed submarine repair plant.



The design guidelines define and provide a range of solutions for the island's diverse building types.



The design guidelines promote re-use of the island's historic industrial buildings.



The design guidelines identify key connections and view corridors to the water.