



City of San Marcos

Joint City Council / Planning and Zoning Commission Workshop

December 10, 2020



Presentation Item 1

Receive a presentation from Staff and project consultants, Winter and Company, on the update to the downtown design standards and guidelines; and provide direction to Staff.

Meeting Objectives

1. Present recommendations of updates to the standards (Development Code) and guidelines (Design Manual)
2. Gather input from City Council members and Commissioners regarding the recommendations
3. Explain ongoing community engagement
4. Explain next steps for the project

Meeting Agenda

- Introductions
- Presentation
 - Project process to-date and ongoing community engagement
 - Recommendations for design topics in the standards and guidelines
 - Discussion Questions
- Open discussion
- Next steps

Meeting Presenters



Andrea Villalobos
Senior Planner
City of San Marcos



Marcia Boyle
Associate Planner/Designer
Winter & Company



Noré Winter
Principal of Winter &
Company

Project Goals

Update to Design Guidelines and Standards

Focus of 2020 update
(as authorized by Council)

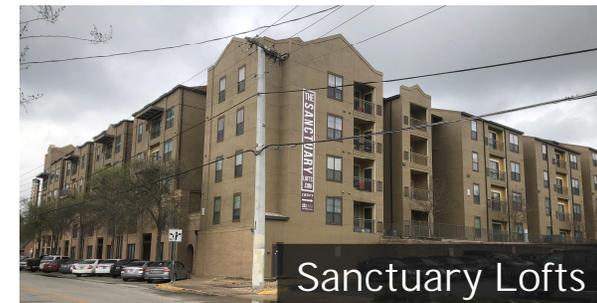
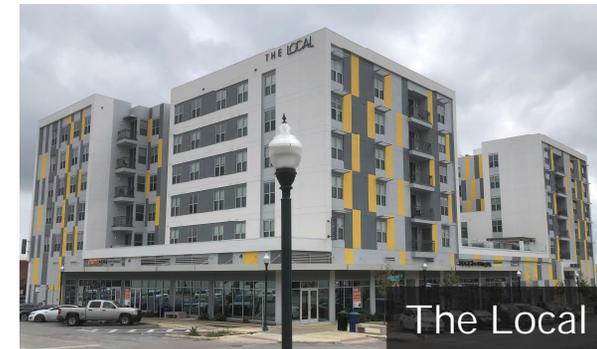
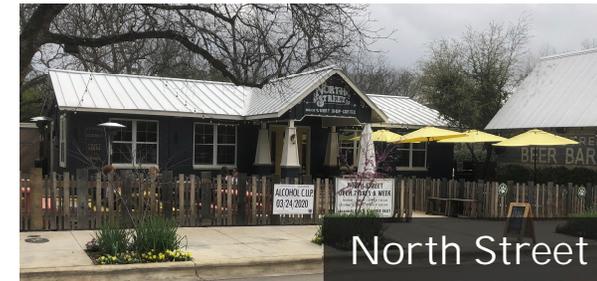
- Include new standards to address design issues identified by the community
- Incorporate new graphics to clearly illustrate the standards and guidelines
- Tailor standards and guidelines to various contexts within downtown



Update to Design Guidelines and Standards

Key topics to be addressed:

- Massing of larger buildings to promote compatibility with traditional downtown scale
- Articulation of facades
- Building materials
- Street level design that promotes a sense of place and activates the public realm
- Transitions from high density zones to sensitive edges



Project Process To-Date

Project Timeline To-Date

April – July

Initial
Outreach

August – mid-November

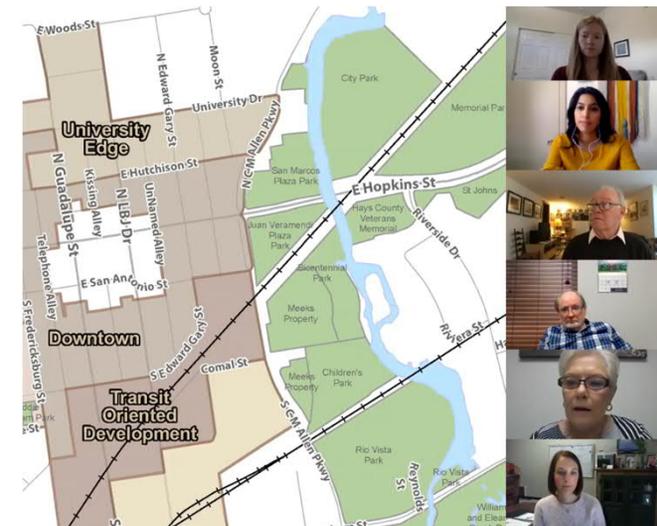
Draft
Recommendation
Development

December

Present Draft
Recommendations

Past Project Outreach

- 3 Virtual Focus Group Meetings (April)
 - Historic Preservation Commission and Heritage Association
 - Main Street Advisory Board and Downtown Design Task Force
 - Downtown Association Board
- Online Community Kickoff Survey (May)
- Virtual Joint PZ/CC Workshop (June)
- Virtual Community Workshop (July)



Topics Outside Project Scope

- Parking
 - Parking requirements
 - High minimums create large buildings
 - Structured parking
 - Building a parking garage is difficult for lots with the maximum 100' width (Neighborhood Transitions section)
- Right-of-Way (ROW)
 - Giving space for cars, not pedestrians
 - Note that we address activation, but not the ROW component of this topic
- Gateways
 - Some discussion of emphasizing gateways as people approach downtown

Public Review Draft Formulation

- Initial Draft 1 submitted Oct. 20
- Reviewed by staff
- Public Review Draft submitted Nov. 16
 - Incorporates staff edits
 - Added new topics (such as topography & connectivity) to the guidelines
 - Updated additional graphics, especially for the standards

Current Outreach

- Virtual Joint Focus Group Meeting (Dec. 8)
- Virtual Community Workshop #2 (Dec. 9)
- Ongoing Community Survey
 - Available Dec. 10th - 21st



Recommendations to Standards (Development Code)

Discussion Question Format

Each recommended change will be presented in a series of groups. We will pause at the end of the grouped topics to ask the following questions:

1. Do you have questions about the standards and how they apply?
2. Do you have any suggested changes for the standards?
3. General Vote
 1. Thumbs up (agree with recommendations)
 2. Thumbs down (disagree with recommendations)

Section 3.8.1.3.B.1 Nonconforming Streetscapes

(Existing Section)

Code Context: New development must install public sidewalks and public planting areas with street trees.

Recommended Change

- Small text change here to ensure that a forecourt can be counted towards the required planting area on a site
 - Note that this is information for the administrative approval process of a nonconforming streetscape

REDLINE

1. Reduce or eliminate planting area or consider counting a forecourt in a new development towards the required planting area.

Section 4.4.3.14 Character District – 5D

(Existing Section)

Code Context: Each zoning district has a “General Description”

Recommended Change

- Update the text to emphasize historical development patterns

REDLINE

GENERAL DESCRIPTION

The CD-5D district is intended to provide for mixed use, pedestrian oriented development in downtown and its five design contexts that reflect historical development patterns.

Section 4.4.6.14 Building Types – Mixed Use Shopfront

(Existing Section)

Code Context: The Mixed Use Shopfront Building Type includes standards for building design

Recommended Changes

1. Transparency: Added new standards for ground and upper story transparency (window) requirements based on historic buildings downtown
2. Ground Story Height: Added a minimum and maximum height based on historic buildings downtown

REDLINE

Ground Story Transparency

- 70% commercial, 30% residential

In CD-5D

- Commercial = Min: 70%; Max: 85%
- Residential = Min: 30%; Max: 40%

Upper Story Transparency

- In CD-5D: Min: 20%; Max: 35%

Ground Story Height

- 10 ft min
- In CD-5D: Min. 12'; Max. 14'

Section 4.3.4.4. Minimum Two-Story Requirement

(Existing Section)

Code Context: CD-5D zoning requires buildings be at least two-story (or that the first floor be 24' in height)

Recommended Change

- Text primarily remains the same
- Alternative Compliance Section
 - Questions added to help staff / Commission determine if allowing a portion of the building to be one-story is appropriate for the context and proposed building use.

REDLINE

Consider the following:

- Is the developer proposing a one-story portion to a new building or a new building that is just one-story?
- If the proposal includes a one-story portion, is this portion being used to transition to a neighborhood context? Does the one-story portion have a specific use that is best served by a one story in height?
- If the proposal is for a one-story building:
 - Is the location appropriate for just one story? A one-story building proposal may be more appropriate with the South Downtown design context than the University Edge Context.

* Discussion Questions

1. Do you have questions about the standards and how they apply?
2. Do you have any suggested changes for the standards?
3. General Vote
 1. Thumbs up (agree with recommendations)
 2. Thumbs down (disagree with recommendations)

Topics Discussed:

- Nonconforming Streetscapes
- Character District-5D Zoning District
- Mixed Use Shopfront Building Type
- Minimum Two-Story Requirement

Section 4.3.4.7 Varied Massing Requirement

(Existing Section)

Code Context: Required in CD-5D zoning for buildings taller than 3 stories and 60 feet in width.

Recommended Changes

- Remove “Upper Floor” in the title
- Updated graphics
- Added language to “Intent” to reference massing of historic buildings and views
- Added additional varied massing option that encourages variation in the full façade height, rather than just over 3 stories as the two existing options provide

REDLINE

Intent:

3. Ensure that a traditional scale at the street level is maintained in order to reflect the design of historic buildings downtown.

4. Views. To preserve views to notable buildings throughout downtown including the Courthouse Square, historic landmarks, and churches, and to areas adjacent to downtown.

Section 4.3.4.7 Varied Massing Requirement Continued

(Existing Section)



REDLINE

General Standards

3. A minimum of forty percent (40%) of the building façade over three (3) stories is stepped back a minimum of fifteen (15) feet from the property line and a minimum of fifty percent (50%) of the building is set back a minimum of ten (10) feet from the property line.

Section 4.3.5.2 Transparency

(Existing Section)

Code Context: This section provides standards for windows.

Recommended Changes

- Remove “Ground Floor” in the title
- Added standards to ensure sight lines are maintained from the street into buildings to see activity and business
- Defined how transparency is measured on upper stories
- Added new graphic

REDLINE

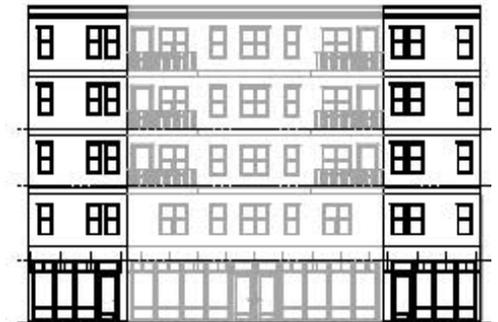
Intent:

These requirements aim to ensure sight lines from the sidewalk to the goods and services provided inside the property.

General Requirements:

The minimum percentage of windows that must cover upper story facades is measured between the top of the floor plate of the upper story and the bottom of the ceiling structure.

Clear glazing must have a visible transmittance rate of 0.5 or greater to count towards the transparency requirements



Section 4.3.5.3 Blank Wall Area

(Existing Section)

Code Context: Building exteriors must incorporate various building elements to reduce the amount of blank walls.

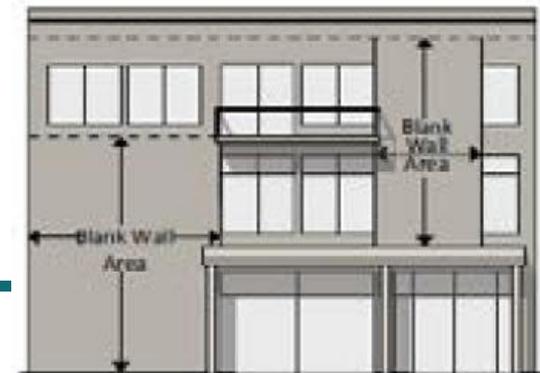
Recommended Changes

- Language added to the Alternative Compliance section that references the importance of guidance and examples provided in the Design Manual related to the following:
 - Ground Level Design
 - Varied Massing Requirements
 - Expression Elements
 - Building Materials
 - Four-Sided Design

REDLINE

Defined:

3. Four-Sided Design: Ensure a pedestrian-oriented environment around all four sides of a building by designing a building to minimize the blank wall space and include architectural detail, although the degree of detail may vary depending on the location of a wall.



Section 4.3.5.4 Expression Elements

(Existing Section)

Code Context: Expression Elements are used to satisfy the blank wall area requirements (cornice, wall notch, expression lines, etc.)

Recommended Changes

- Added requirement for how many Expression Elements must be applied.
 - Increased from one to two (on a primary façade)
- Added language to the Alternative Compliance Section to explain that one Secondary Expression Element (in the Design Manual) can be substituted for one Primary Expression Element
- Diagrams updated (shown on the right)

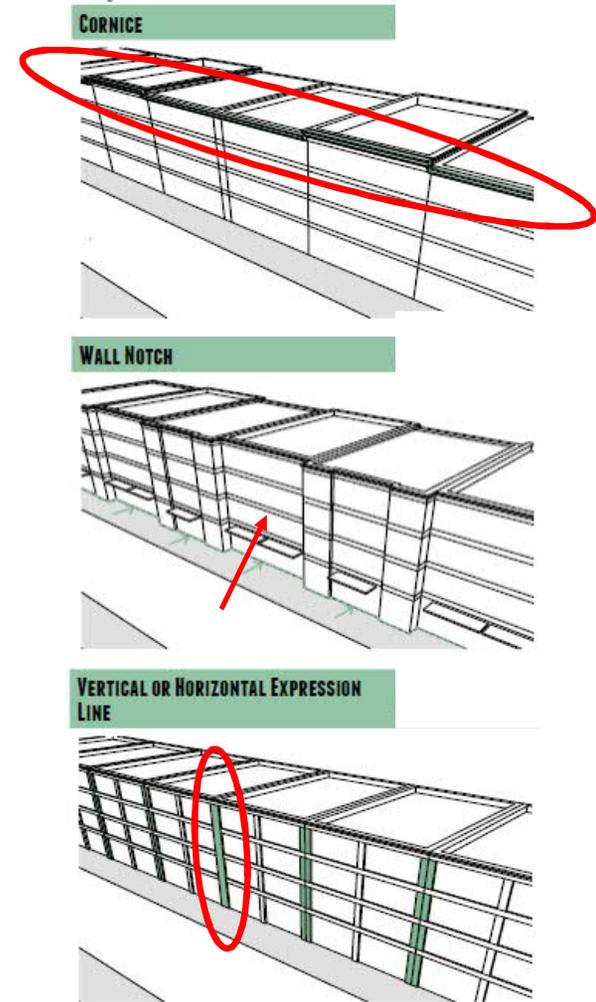


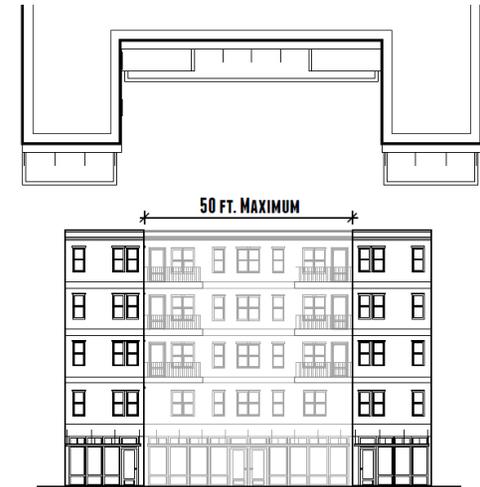
Table 4.13 Building Elements: Forecourt

(Existing Section)

Code Context: Building Elements, such as a forecourt, are also used to satisfy the blank wall area requirements.

Recommended Changes

- Updated definition for this Building Element
- Updated standard based on historic precedent – forecourt can be no more than one-third building length or no more than 50' long
- New model for this Building Element that corresponds with the updated standard
- References to Design Manual models illustrating how to maintain the street wall along a forecourt



REDLINE

A forecourt is designed for pedestrian activity that is often related to the operation of the business(es) with entrances that open into the forecourt and windows that look into the forecourt...

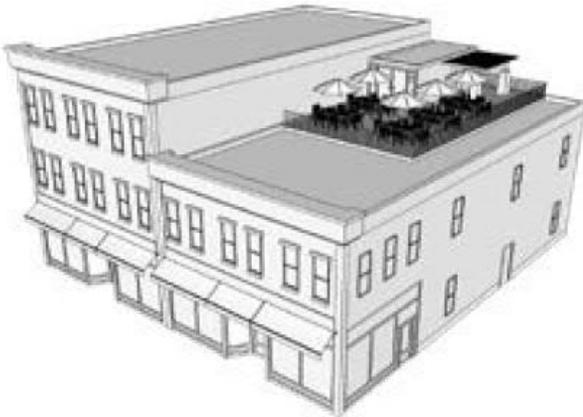
A forecourt must be no less than 10' in depth.

Table 4.13 Building Elements: Rooftop Amenity/Deck

(New Section)

Recommended Changes

- Definition and model added to the Building Elements Table
- Note that standards for this will be left to Building Code



REDLINE

A rooftop amenity/deck is an outdoor area located on the roof of a building although it is not necessarily located on the highest roof plane. For instance, it could be located on the roof of the third story, where the fourth and fifth stories of the building are stepped back from the front façade. A rooftop amenity/deck exists where a developer chooses to utilize this outdoor space. For safety purposes, the rooftop amenity space must be enclosed by railing or partial wall.

The railing of a rooftop deck must be setback from the building walls of the floor beneath it by a minimum of four (4) feet on the outer edges.

Section 4.3.5.6 Durable Building Material Area

(Existing Section)

Code Context: The city can regulate building materials only in certain instances / geographic locations based on the Texas Legislature updates.

Recommended Changes:

- Alternative Compliance language updated to reflect the Building Materials section of the Design Manual
- Design Manual includes visual table of building materials and recommendations

ZONING REGULATIONS 4

glass and steel framework; architectural terra cotta, glazed ceramic architectural siding, a dove, concrete, caststone, and reinforced concrete.

b. Secondary materials include wood, architectural metal, tile, glass block.

c. Prohibited materials include: lifts, sheet metal covering more than 60% of a building.

2. Cement fiber board and similar products may be used in the following locations:

a. Covered balconies, porches, and patios;

b. Facade and soffits;

c. Interior portions of covered stairways and covered stair towers;

d. Breze ways, hallways, corridors and walkways which have a roof covering and

e. Bay windows and box windows that protrude from an exterior wall past the edge of the foundation that do not have a back ledge.

(Ord. No 2019-45, 12-17-19)

E. General Standards

1. Durable building material standards apply to both ground and upper stories.

2. Durable building material standards do not apply to the rear of buildings in the Historic Districts.

3. Primary material changes must occur at inside corners or where they wrap around an outside corner a minimum of two (2) feet.

F. Alternative Compliance Findings. The City Council may in accordance with Section 2.8.4.1 approve a modification of the durable material requirements, subject to the following findings:

1. The proposed item meets the intent of the durable material requirements to an equivalent or better degree than the minimum standards required;

2. The proposed item conforms with the Comprehensive Plans and adopted City plans;

3. The alternative material is based on a unique character of the property, proposed use, or surrounding neighborhood;

4. Financial hardship is not the basis for the modification to the durable building material standards; and

5. Modification of the area requirements is offset by additional architectural treatments, expression tools and increased vertical landscaping.

6. Building materials utilized consider the materials guidance provided in the Design Manual.

FIGURE 4-11 PRIMARY MATERIAL CHANGES

DownTown Design Public Draft, November 2020 San Marcos Development Code 4-41

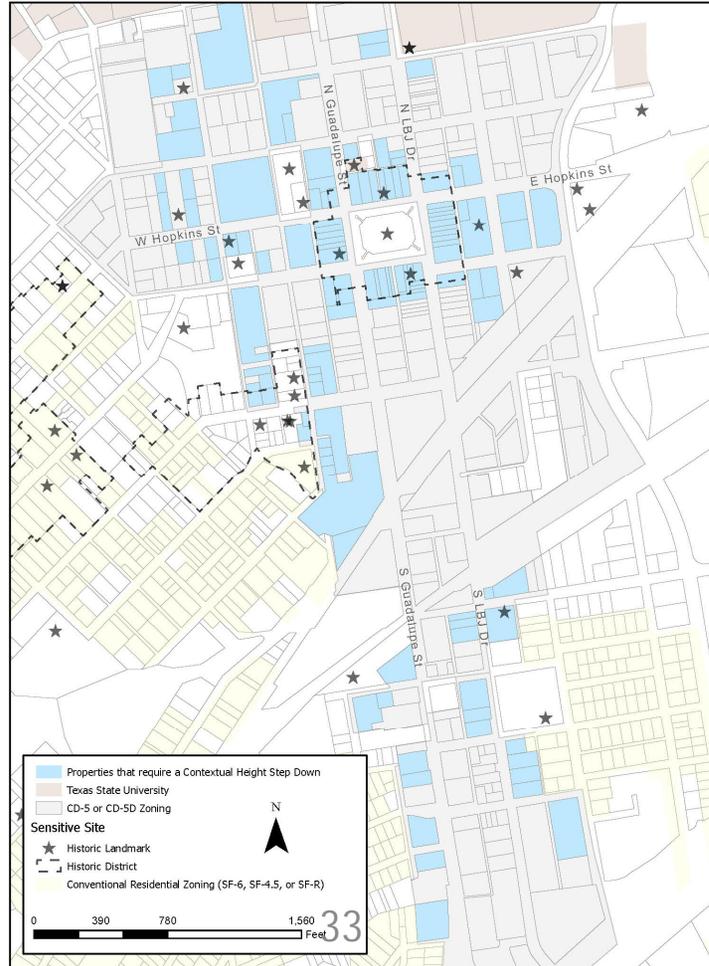
* Discussion Questions

1. Do you have questions about the standards and how they apply?
2. Do you have any suggested changes for the standards?
3. General Vote
 1. Thumbs up (agree with recommendations)
 2. Thumbs down (disagree with recommendations)

Topics Discussed:

- Varied Massing
- Transparency
- Blank Wall Area
- Expression Elements
- Building Elements
- Durable Building Materials

Section 4.3.6.1.C Neighborhood Transitions Standards: Contextual Height Stepdown (Existing Section)



Packet: Page 30-32

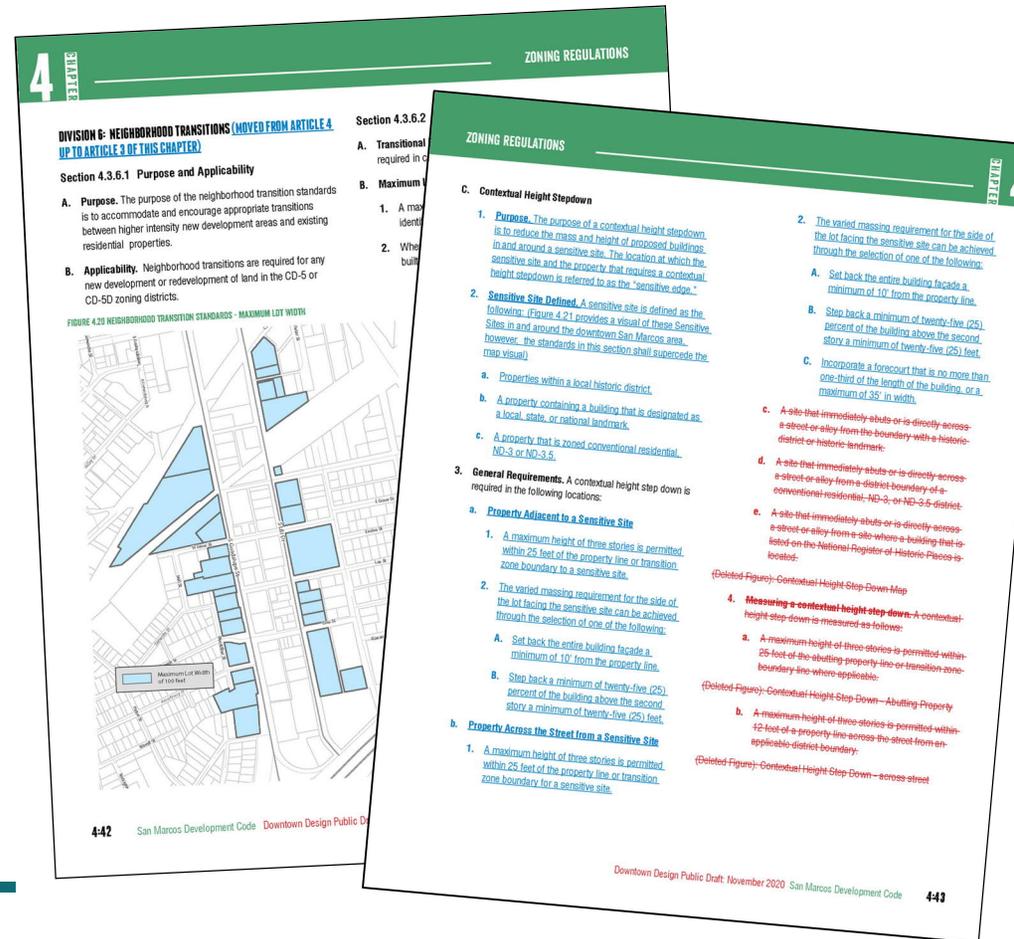
The "Contextual Height Stepdown Map in and around Downtown San Marcos" was expanded.

Section 4.3.6.1.C Neighborhood Transitions Standards: Contextual Height Stepdown (Existing Section)

Code Context: Various “transition” standards are required between higher density new development and existing “sensitive” and/or residential sites.

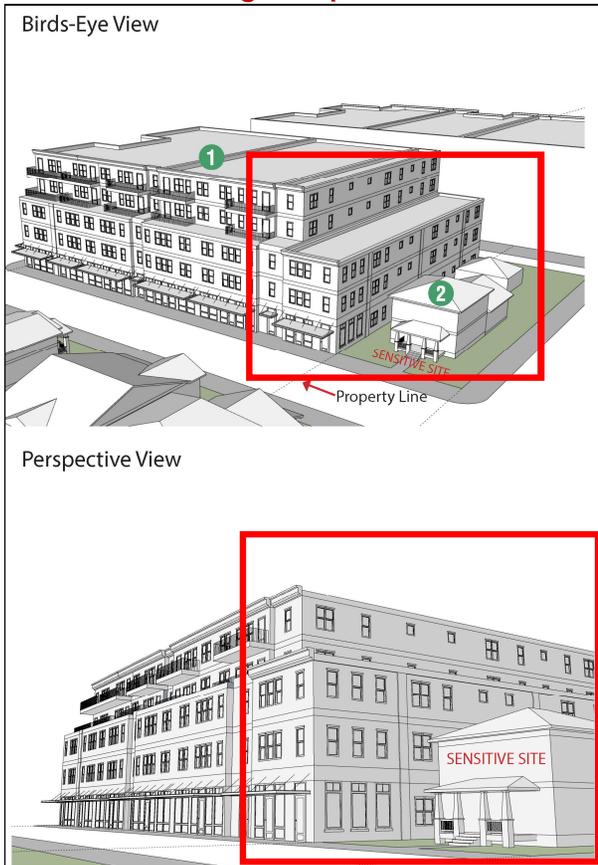
Notes

- This section will move to be right after the “Durable Material Area” section to keep the standards together
- Focus for these recommendations is on the Contextual Height Stepdown standards

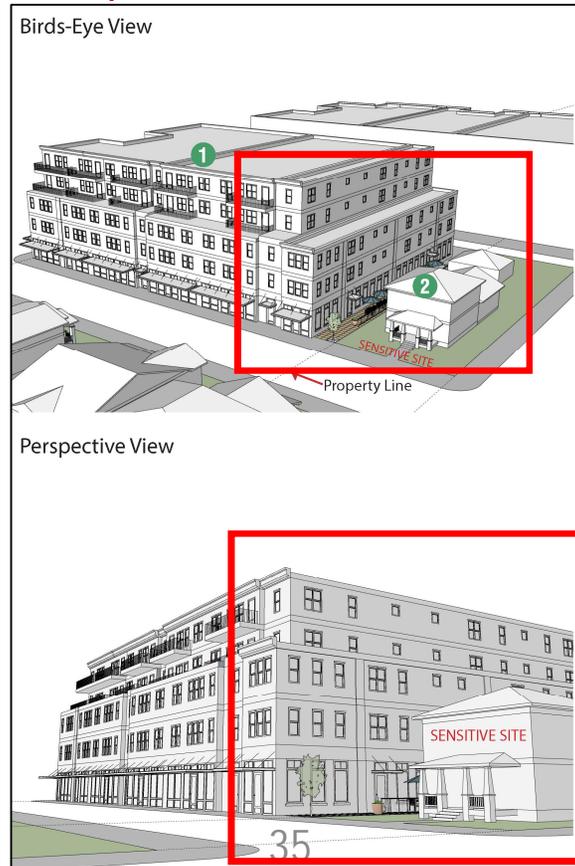


Recommended Change: Updated recommendations for property adjacent to a sensitive site

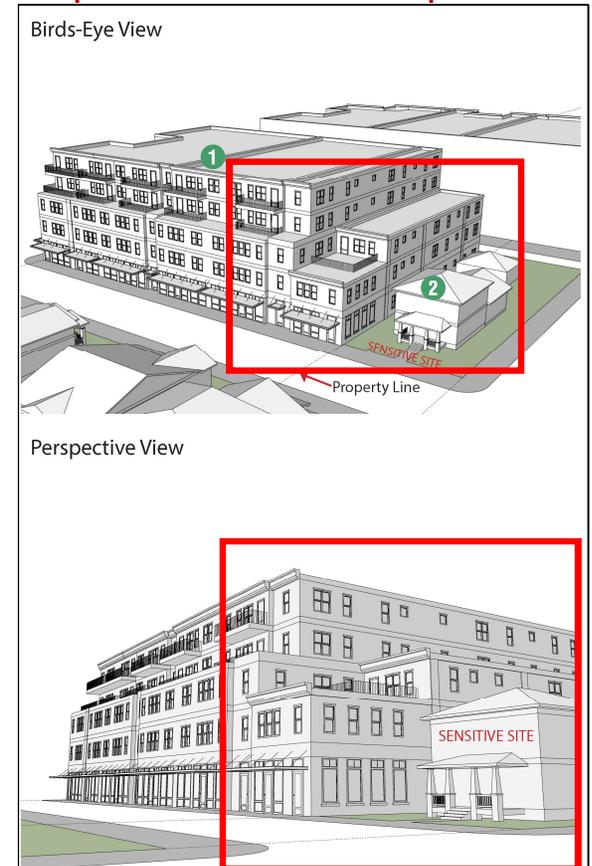
Existing requirement



Option #1: 10' setback

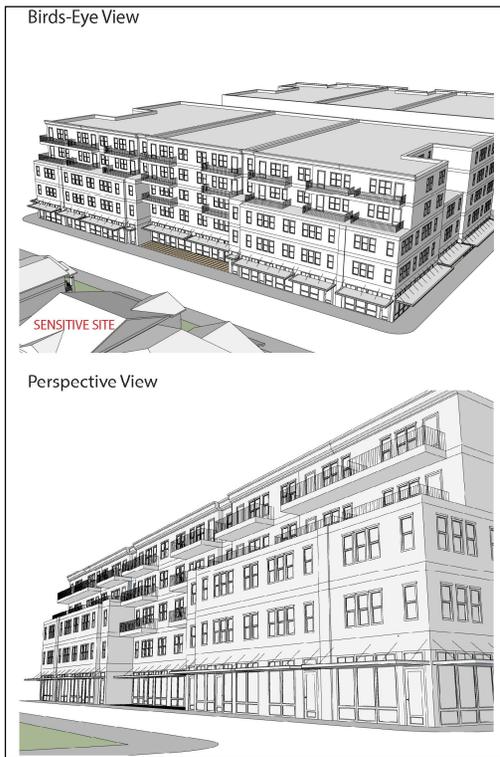


Option #2: 25% stepback

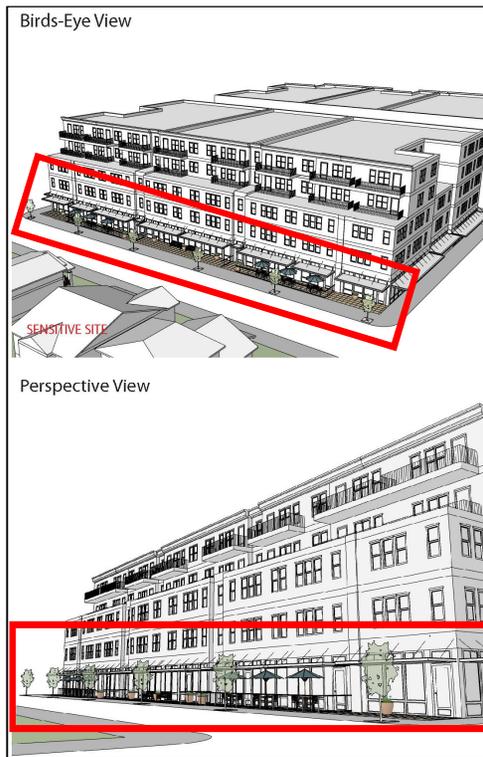


Recommended Change: Updated recommendations for property across the street from a sensitive site

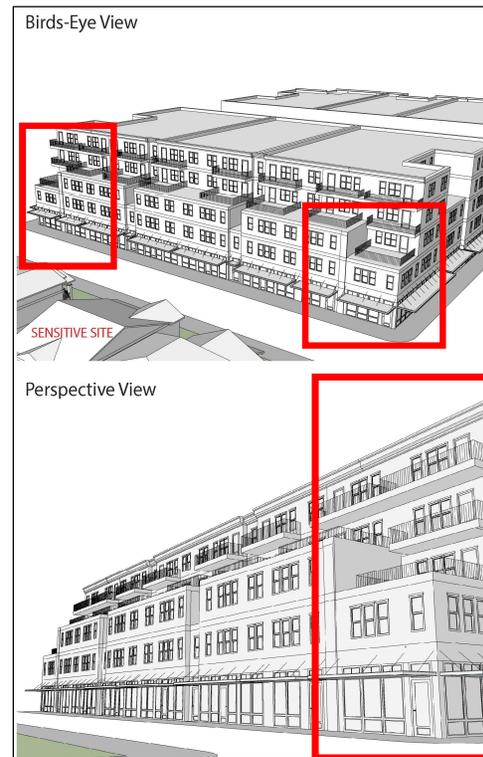
Existing requirement



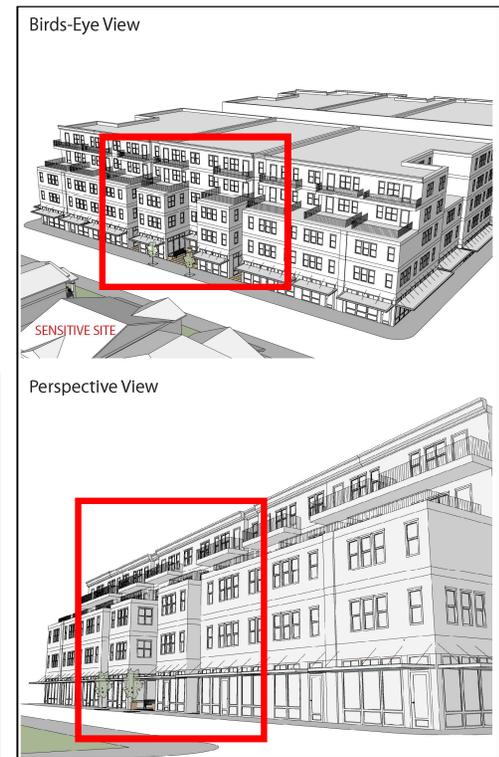
Option 1: 10' setback



Option 2: 25% stepback



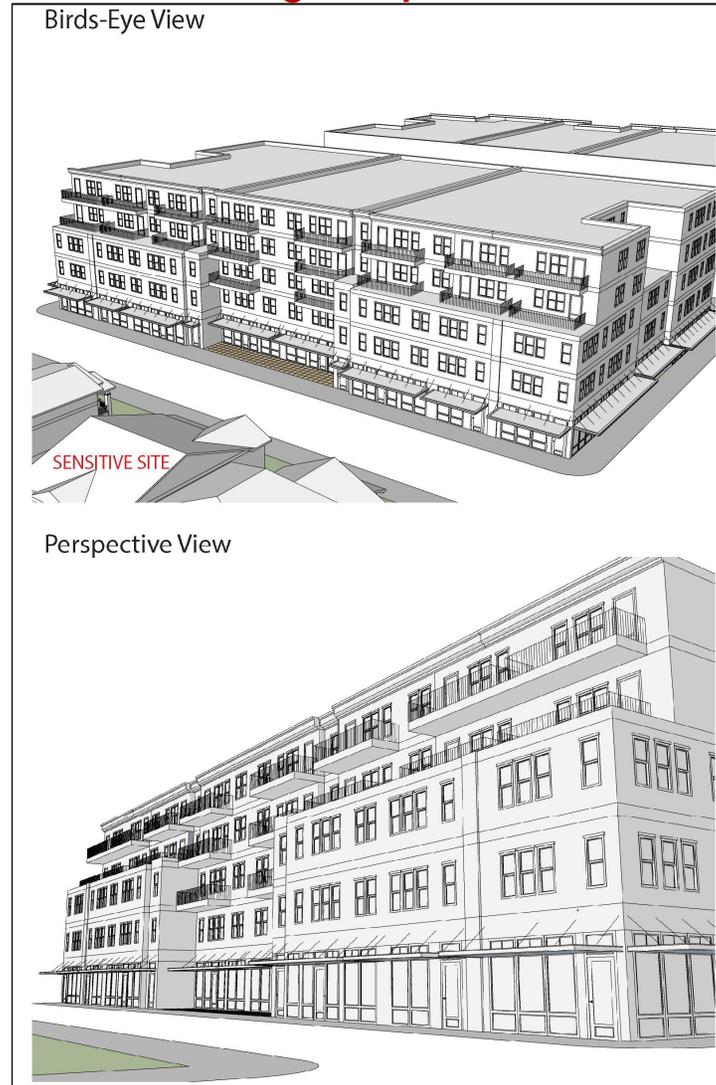
Option 3: Forecourt



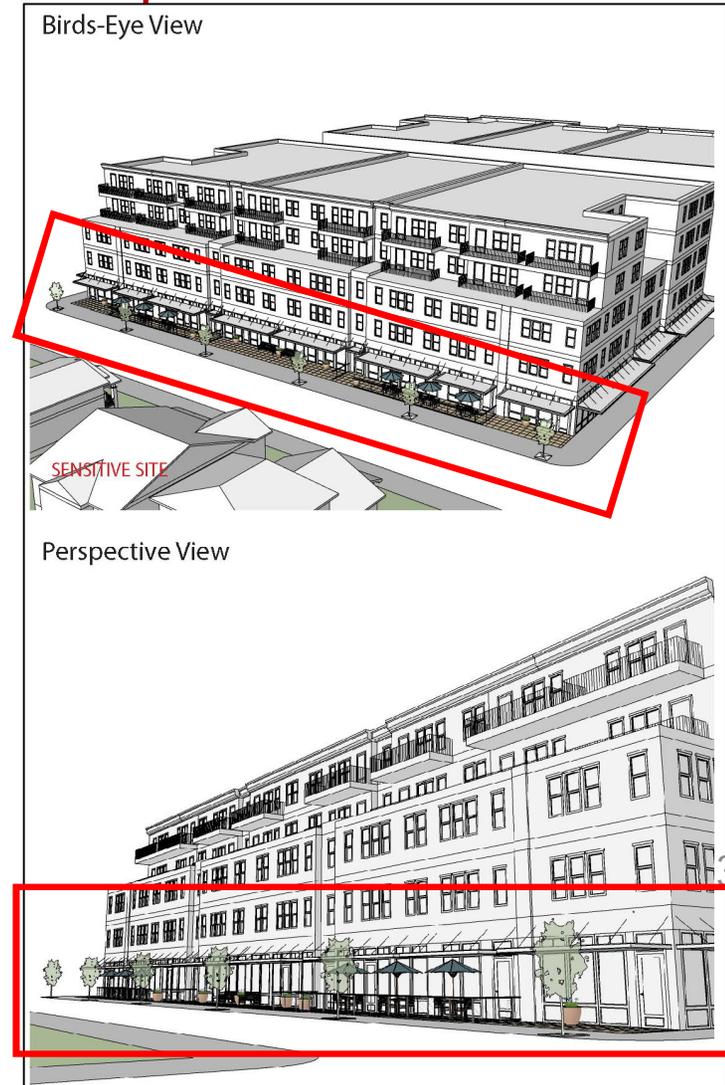
Recommended
Change:

Updated
recommendations
for property
across the street
from a sensitive
site

Existing requirement



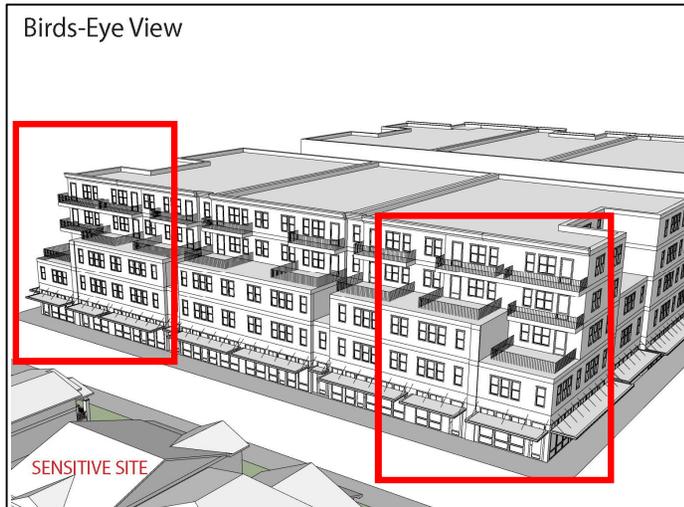
Option 1: 10' setback



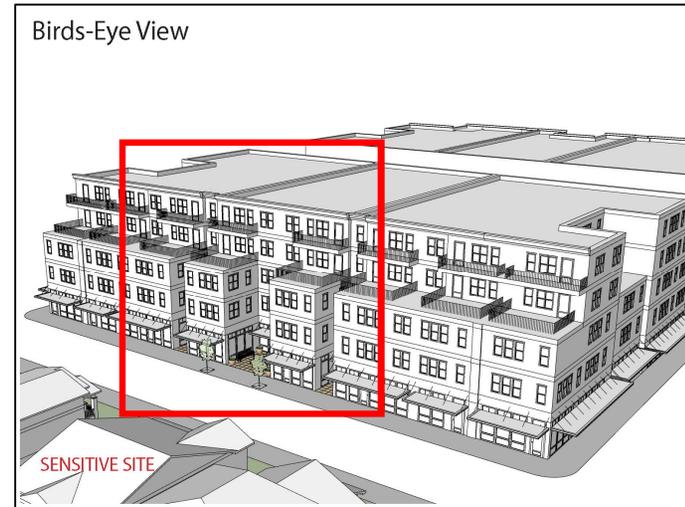
Recommended Change:

Updated recommendations for property across the street from a sensitive site

Option 2: 25% stepback



Option 3: Forecourt



* Discussion Questions

1. Do you have questions about the standards and how they apply?
2. Do you have any suggested changes for the standards?
3. General Vote
 1. Thumbs up (agree with recommendations)
 2. Thumbs down (disagree with recommendations)

Topics Discussed:

- Neighborhood Transitions Standards: Contextual Height Stepdown
 - Adjacent to a Sensitive Site
 - Across the street from a Sensitive Site

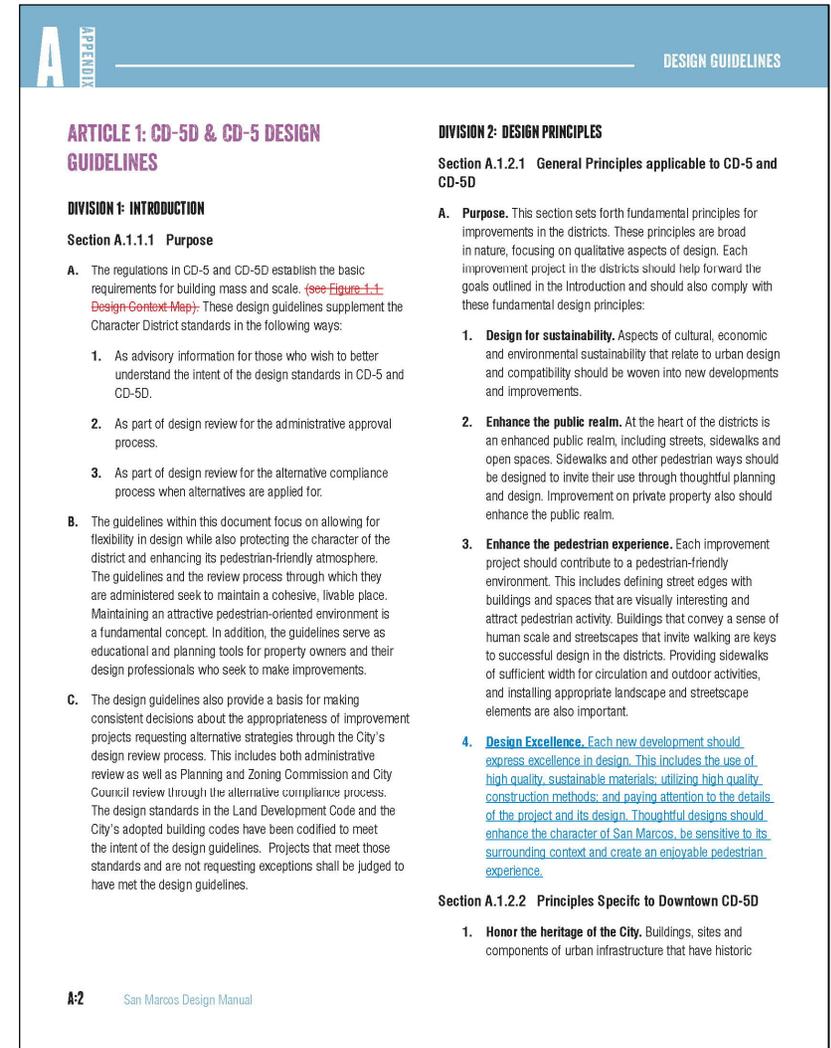
Break



Recommendations to Guidelines (Design Manual)

Introduction to Recommendations

- Edits to existing sections
- Proposed new sections
- Design Manual is used as supplement to the Development Code:
 - Advisory information
 - Part of design / permit review by staff
 - Part of design review for an alternative compliance process by Planning Commission or City Council, as applicable



Sections A.1.2.1 & A.1.2.2 – Design Principles

(Existing Sections)

Section Background: This section outlines fundamental principles for changes/improvements in CD-5 and CD-5D.

Recommended Changes

- Existing design principles are kept
- New principles added, which are taken from the key themes heard during the first round of outreach
 - Design Excellence
 - Contribute to a sense of place
 - Establish a sense of visual continuity
 - Implement appropriate transitions and transition areas

Maintaining the district identity associated with downtown is important as it sets San Marcos apart from other communities in the region. This sense of place is established through a range of factors which should be considered in new developments. These factors include buildings that are smaller in scale that are designed to incorporate components that contribute to the street fronts as pedestrians walk along a downtown street. These buildings are often an eclectic mix of architectural styles and are home to a variety of uses including businesses and offices. In addition to a mix of businesses and uses that invite people downtown, street edges are designed to be inviting and to incorporate storefronts, seating areas and shaded spaces that welcome visitors. Finally, iconic landmarks and views help orient people when they're downtown.

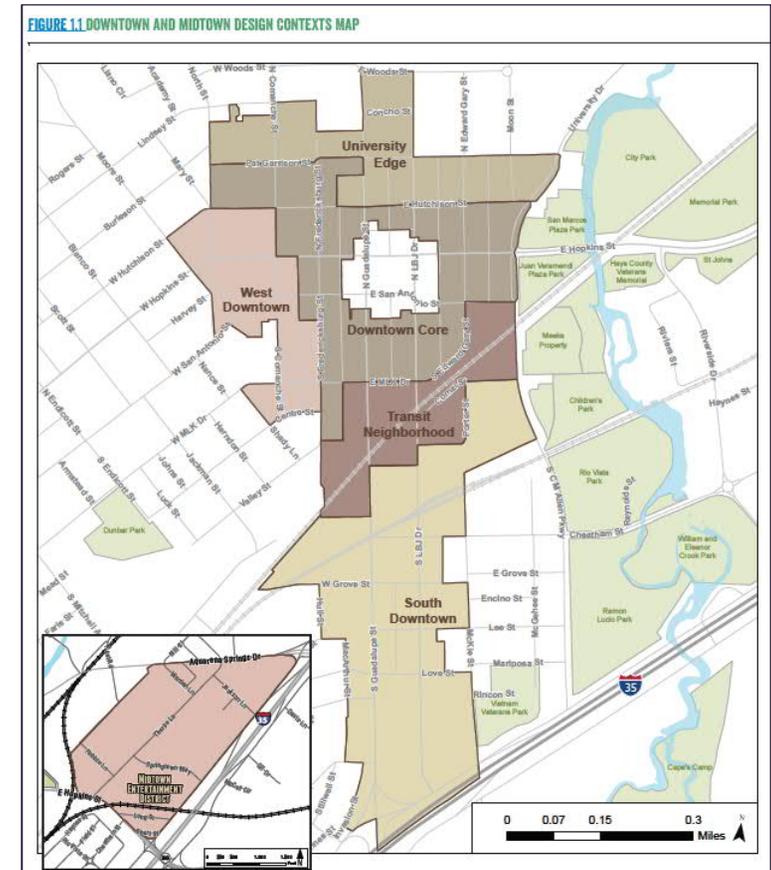
Section A.1.3.1 Description of Context Areas

(Existing Section)

Section Background: This section outlines characteristics of the various “contexts” in downtown.

Recommended Changes

- Edits to the purpose statement
- Replaced design context descriptions with new text, including a “Key Characteristics” bullet list (same topics addressed for each context area)
- Renamed the Design Contexts
- Large Map may be found on Slide 70



Section A.1.3.2 Design Traditions

(New section)

Recommended Changes

- Description added, along with annotated diagrams and images
- Emphasize and provide guidance for new buildings on historical building design downtown



Table 1.1 “Height Strategy by Context” (Section A.1.4.1) (Existing Sections)

Section Background: This table should be used when analyzing requests for additional height through an Alternative Compliance.

Recommended Changes:

- Updates design context names
- Updates to language in some of the contexts
- Edits focus on ensuring compatibility with historic buildings in the Downtown Historic District

REDLINE

University Edge – Ensure a transition to the Downtown Historic District and additional height MAY be considered if it relates to historic building heights.

Downtown Core – Height should be compatible with Downtown Historic buildings and additional height above five stories is discouraged.

~~Residential/Transition Edge~~ West Downtown – Buildings height should be in scale with adjacent residential uses. No additional height is recommended.

Transit Neighborhood: Allow for variety and creativity in design and taller building heights may be appropriate here.

South Downtown: Buildings here should celebrate community heritage and additional building height in the first or second layers is inappropriate.

Section 4.1.4.2 Varied Massing Requirement

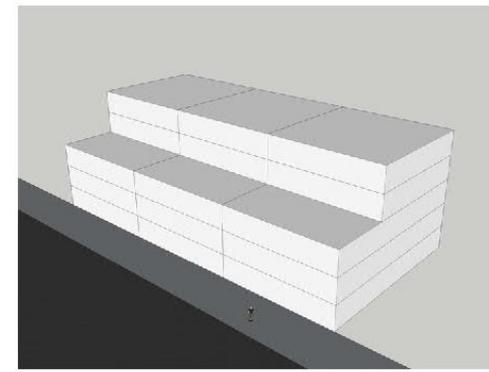
(Existing Sections)

Section Background: This section supplements the Development Code Varied Massing requirements.

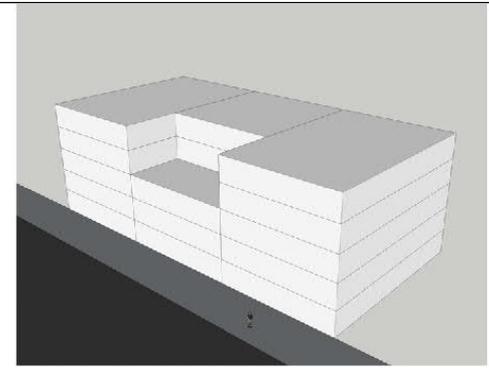
Recommended Changes

- Title changed from “Varied Upper Floor Massing Requirement” to expand the area this addresses
- Provides new illustrations for Varied Massing requirement as well as additional guidelines

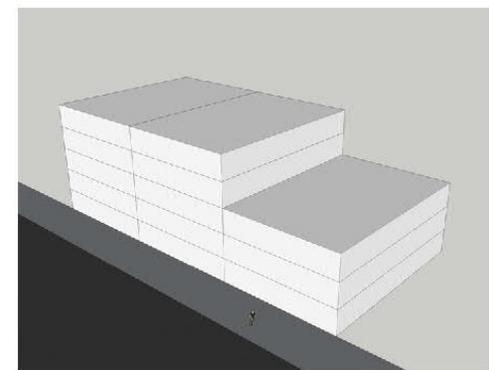
FRONT STEPBACK



MIDDLE STEPBACK



SIDE STEPDOWN



Section A.1.4.3 Expression Elements

(Existing Section)

Section Background: This section supplements the Development Code Expression Elements

Recommended Changes:

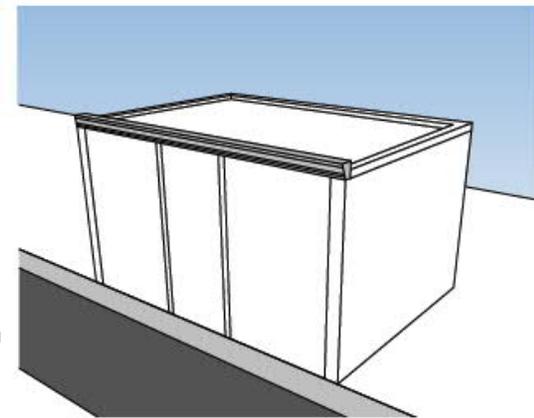
- Provides additional illustrations for the required expression elements in the Development Code (2)
- Also provides alternative compliance options (Secondary Expression Elements) should an applicant choose to use one in place of a required primary element

Example of a cornice expression element which is one of the options for expression elements that can be selected on a building:



CORNICE

A cornice, which projects beyond the building face sufficiently to project a noticeable shadow, establishes a cap to a facade.



Section A.1.4.3 Expression Elements

(Existing Section)

Primary Expression Elements:

- Cornice
- Wall Notch
- Vertical or Horizontal Expression Line
- Wall Offset

Secondary Expression: (these may be considered as an Alternative Compliance)

- Height Variation
- Color Change
- Material Change

CORNICE

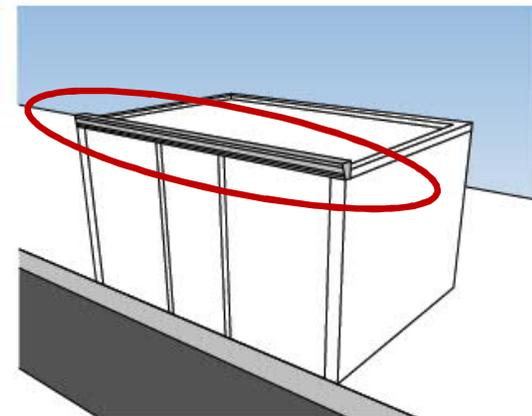
Description:

A cornice, which projects beyond the building face sufficiently to project a noticeable shadow, establishes a cap to a facade.

Example Image:



Model:



* Discussion Questions

1. Do you have questions about the standards and how they apply?
2. Do you have any suggested changes for the standards?
3. General Vote
 1. Thumbs up (agree with recommendations)
 2. Thumbs down (disagree with recommendations)

Topics Discussed:

- Design Principles
- Description of Context Areas
- Design Traditions
- Height Strategy
- Varied Massing
- Expression Elements

Section A.1.4.4 Expression – Four Sided Design (New part of an existing section)

- Provides additional detail about how the varied massing and expression requirements can be applied on each side of a building

WALL TYPE A: HIGH PRIORITY (PRIMARY WALL)



A High Priority wall:

- Faces a public right-of-way and is in relatively close proximity to it
- Will be seen by users on a regular basis
- Contributes to a clustering of buildings that defines a place

Objectives for High Priority walls:

- Convey a sense of human scale in massing and detailing
- Have a high level of visual interest
- Invite pedestrian activity
- Provide views into interior functions

WALL TYPE B: PEDESTRIAN-FRIENDLY (SECONDARY WALL)



A Pedestrian-friendly wall:

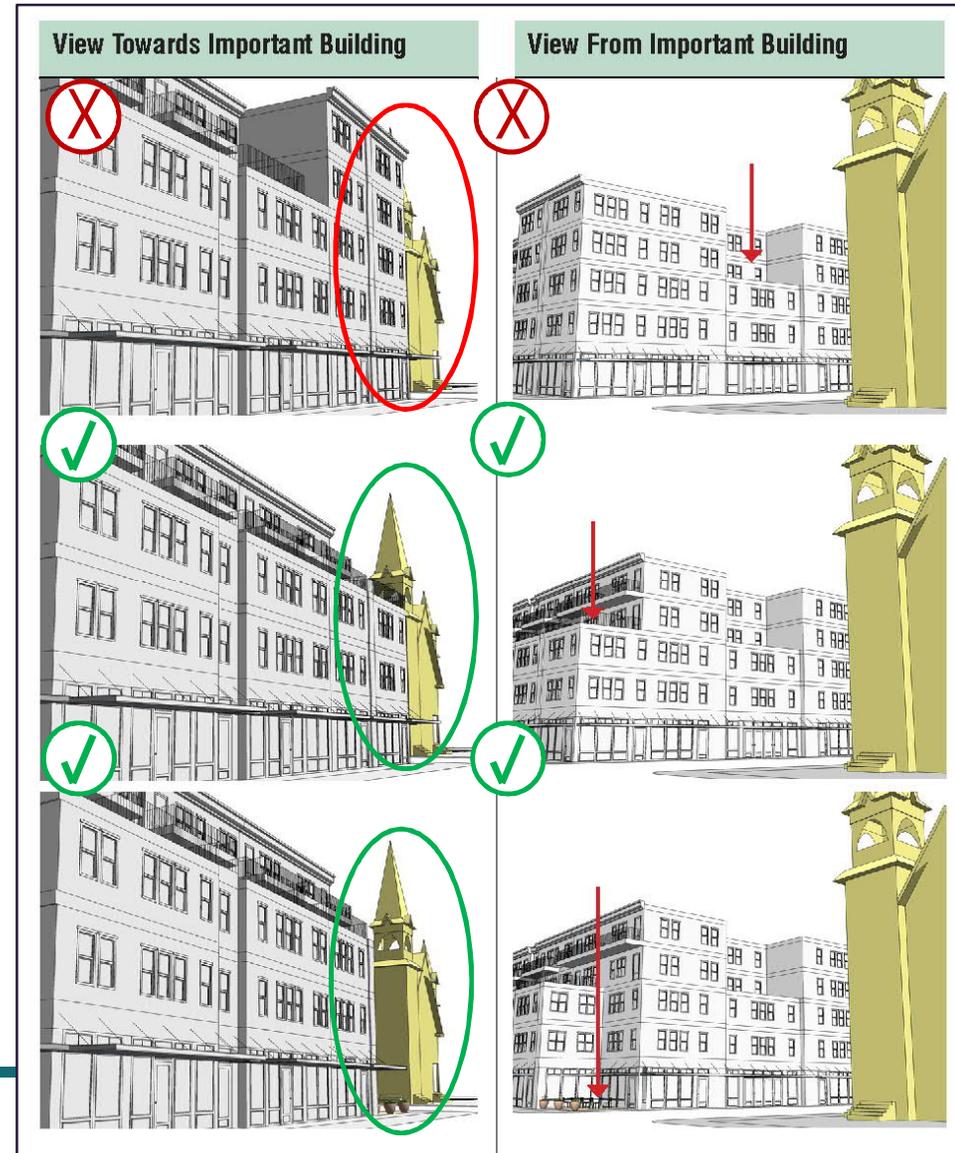
- Faces a pedestrian area
- Will be seen on a regular basis
- Includes some “back of house” or service functions

Objectives for Pedestrian-friendly walls:

- Convey a sense of human scale in massing and detailing
- Have a high level of visual interest
- Be compatible with pedestrian activity in the area

Section A.1.4.5 Views (New Section)

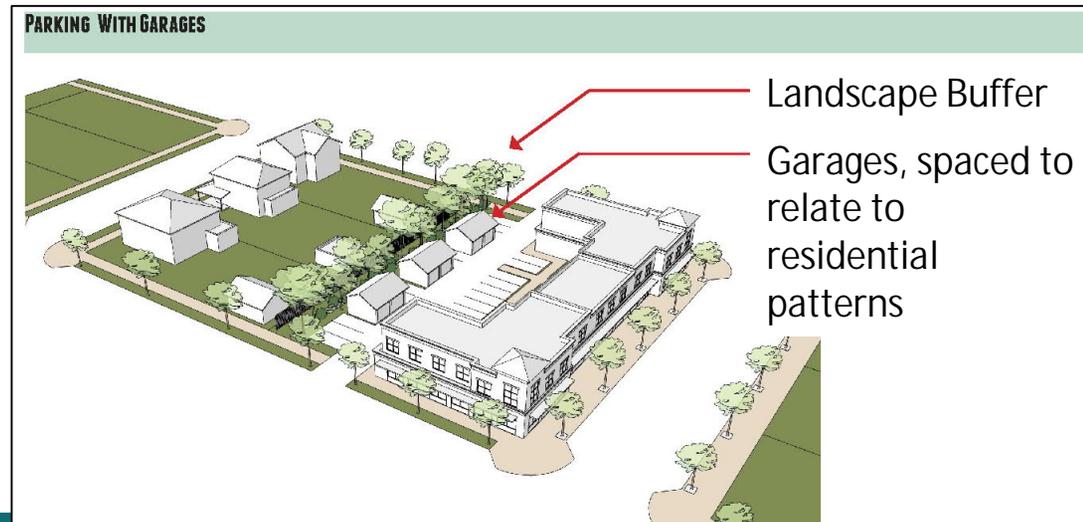
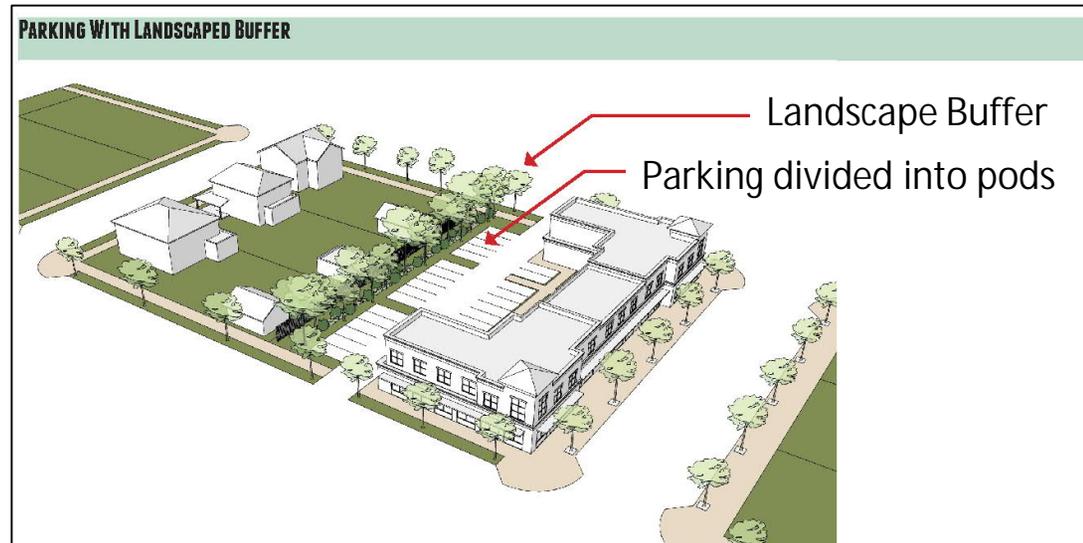
- Supplement to the varied massing requirements
- Illustrates how to design a building to preserve views to important buildings



Section A.1.4.5 Neighborhood Transitions

(New part of existing section)

- Provides considerations (in text and illustrations) for designing a transition from higher density to residential
- Additional information for Neighborhood Transitions section can be found in the Development Code



Section A.1.4.7 Building Materials

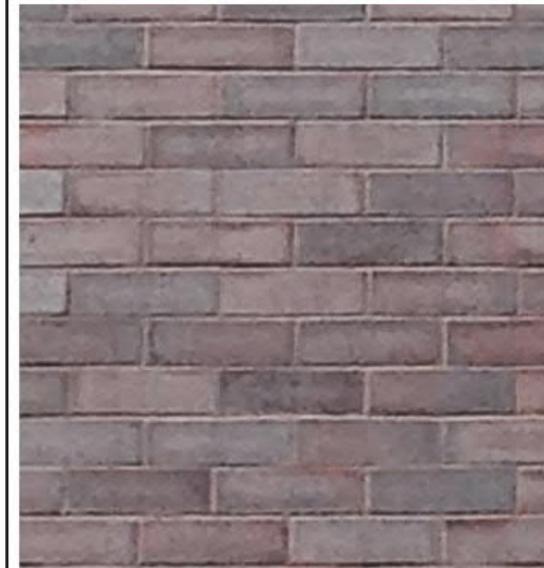
(New Section)

- Guidelines to provide considerations on how to apply building materials, NOT what materials are permitted
- Table provides visual examples of materials that could be used downtown, with suggestions on where they're most appropriate
- Graphics on next slide

TABLE 1.7 BUILDING MATERIALS

BRICK

Appropriate in all contexts as primary and secondary material.



Glazed Brick

Section A.1.4.7 Building Materials (New Section)

Excerpt of materials from Design Manual Table 1.7:

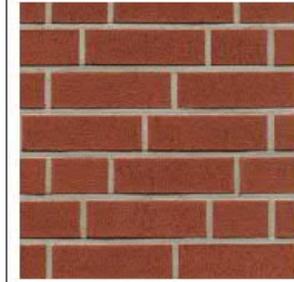
- Brick
- Concrete
- Stone

BRICK

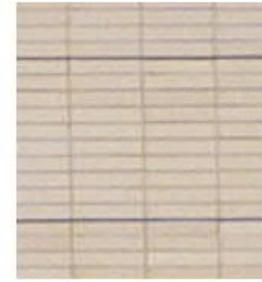
Appropriate in all contexts as primary and secondary material.



[Glazed Brick](#)



[Red Brick](#)



[Yellow Brick](#)

CONCRETE

Appropriate as primary material in:
 - [University Edge](#)
 - [Transit Neighborhood](#)
Appropriate as secondary material in all contexts



[Detailed Concrete](#)



[Detailed Concrete](#)



[Detailed Concrete](#)

STONE

Appropriate in all contexts as primary and secondary material.



[Rusticated Stone Veneer](#)



[Buff Limestone](#)



[Finished Ashlar Stone](#)

Section A.1.4.7 Building Materials (New Section)

Excerpt of materials from Design Manual Table 1.7:

- Stucco
- Special Masonry
- Siding

STUCCO

Appropriate as a secondary material in all contexts



[Detailed Stucco](#)



[Detailed Stucco](#)



[Detailed Synthetic Stucco](#)

SPECIAL MASONRY

Appropriate as a secondary material in all contexts



[Architectural Block](#)



[Architectural Block](#)



[Terra Cotta](#)

SIDING

Appropriate as a primary material and secondary material in West Downtown and along sensitive edges in the South Downtown



Section A.1.4.7 Building Materials (New Section)

Excerpt of materials from Design Manual Table 1.7:

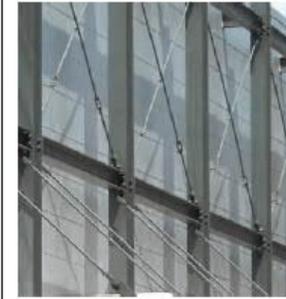
- Glass
- Metal

GLASS

Appropriate as a secondary material in all contexts



[Architectural Glass Blocks](#)



[Glass Paneling](#)



[Glass Curtain Wall](#)

METAL

Appropriate as a secondary material in all contexts



[Metal Framework](#)



[Metal Cladding](#)



[Metal Framework](#)

Section A.1.4.8 Design Options for a Pedestrian-Friendly Ground Floor (New Section)

- Guidelines and illustrations to show how a ground floor should be designed downtown
- To be applied in conjunction with Blank Wall standards in the Development Code
- Design Manual includes 5 Options:
 - Windows
 - Display Areas
 - Canopy/awning
 - Wall Art
 - Planters/landscaping

Example of a Canopy/Awning Design option to create a pedestrian friendly ground floor.



CANOPIES AND AWNINGS

Canopies and awnings help define the street-level pedestrian area and may provide shade or highlight entries and storefront windows.



Section A.1.4.9 Strategies to Define the Street Wall of a Forecourt

(New Section)

- Guidelines and illustrations to show 3 design options for a forecourt edge
- To be applied in conjunction with Forecourt Building Element standards in the Development Code

Colonnade /
Arcade



Site Wall

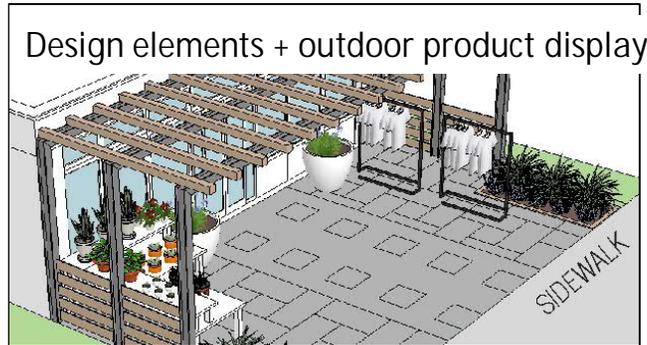
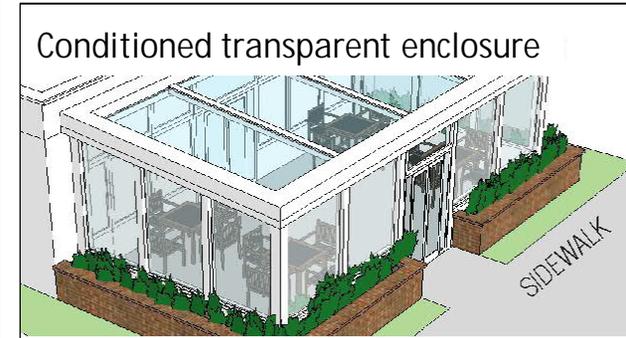


Planters



Section A.1.4.10 Improving an Existing Front Setback (New Section)

- Text and models to provide ideas for existing front setbacks for property owners hoping to utilize their site fully.
- Provides guidance for additions to existing buildings downtown outlined in the "Nonconforming Build-To" Requirements of the Development Code.



Section A.1.4.11 Ways to Create and Activate Outdoor Space (New Section)

- Models to show where outdoor space can be located on a site
- Models to illustrate how existing setbacks and outdoor space can be activated
- Provides guidance for incremental development or additions to existing buildings downtown outlined in the "Nonconforming Build-To" Requirements of the Development Code.



Alley accessed parking and landscape treatments



Corner Forecourt / Plaza Treatments



Pedestrian Pass-Through and Forecourt

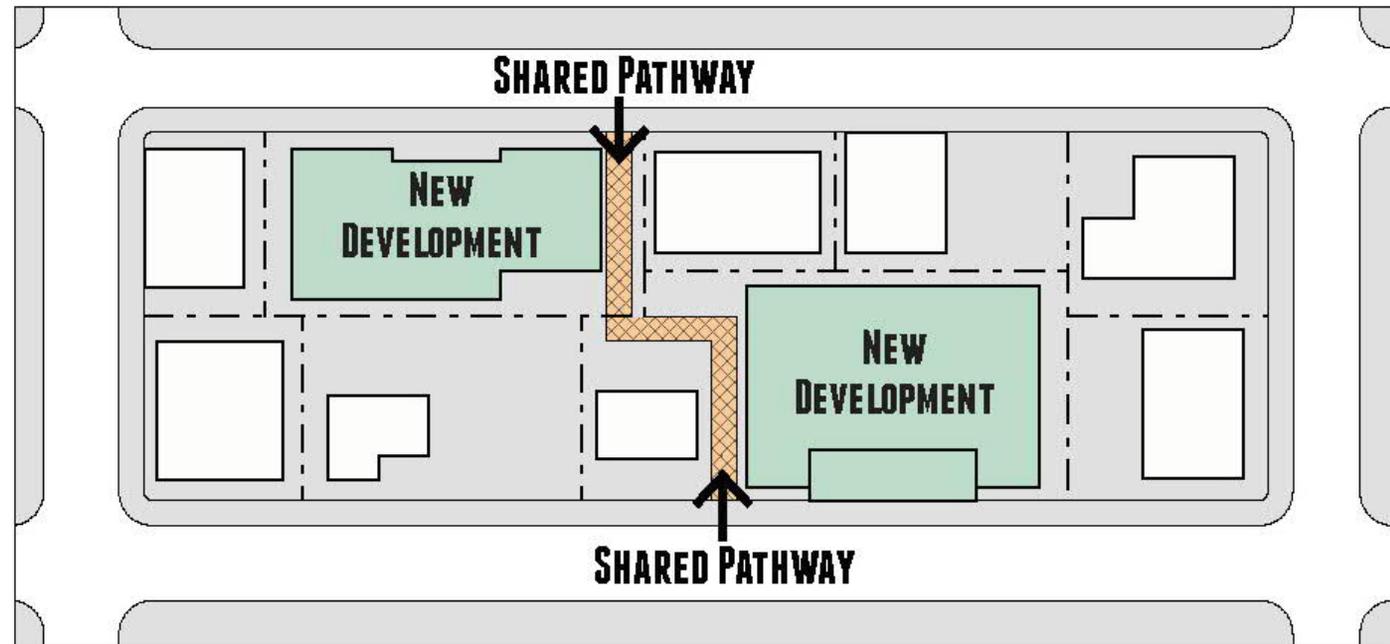


Shared Plaza

Section A.1.4.12 Connectivity (New Section)

- Guidelines (text and model) to provide additional information about providing pedestrian pathways through sites, especially for large new developments

THROUGH-BLOCK CONNECTIVITY



Section A.1.4.13 Working with Topography (New Section)

- Guidelines (text and images) to explain how to design a building to consider the topography and minimize large foundation walls and difficult to navigate building entrances

This image is inappropriate because a pedestrian scale is not maintained



Design a building to step with the existing topography of a site



Integrate the elements of a building facade to respond to the changes in topography



Section A.1.4.14 Strategies for Activating Street Frontages (New Section)

- Provides visual suggestions for how buildings (existing or new) set back from the property line can activate their frontage

Arcade



Landscaping



Outdoor Dining



* Discussion Questions

1. Do you have questions about the standards and how they apply?
2. Do you have any suggested changes for the standards?
3. General Vote
 1. Thumbs up (agree with recommendations)
 2. Thumbs down (disagree with recommendations)

Topics Discussed:

- Four-Sided Design
- Views
- Neighborhood Transitions
- Building Materials
- Pedestrian-Friendly Ground Floor
- Forecourts
- Improving an Existing Front Setback
- Outdoor Space
- Connectivity
- Topography

Open Discussion

Next Steps

Next Steps



Thank you!



Thank you!

