



## Legislation Text

---

**File #:** Res. 2020-13R, **Version:** 1

---

**AGENDA CAPTION:**

Consider approval of Resolution 2020-13R, approving a professional services agreement with Winter & Company to update the architectural design standards for downtown San Marcos in the estimated amount of \$68,160; authorizing the City Manager or his designee to execute the agreement on behalf of the City; and declaring an effective date.

**Meeting date:** January 21, 2020

**Department:** Planning and Development Services, Shannon Mattingly, Director (by Lynda Williams, Purchasing Manager)

**Amount & Source of Funding**

**Funds Required:** \$68,160

**Account Number:** C31

**Funds Available:** \$500,000

**Account Name:** Comprehensive Master Plan

**Fiscal Note:**

**Prior Council Action:** [Click or tap here to enter text.](#)

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

N/A

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.

- Core Services
- Not Applicable

**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

**Background Information:**

In 2012, Winter & Company was selected to develop architectural design standards to enhance the effectiveness of the SmartCode in downtown San Marcos. This request is to award professional services agreement 220-068 to Winter & Company, Boulder, CO, in the amount of \$68,160 to update those design standards.

The update to the design standards and guidelines for downtown San Marcos is intended to include new standards to address design issues, new graphics to clearly illustrate the standards and guidelines, and shall be tailored to the various contexts within downtown. Key topics include:

- Massing of larger buildings to promote compatibility with traditional scale of downtown;
- Variety in articulation of facades to be more in scale with design traditions;
- Treatment of building materials;
- Street level design to provide sense of place and activate the public realm; and
- Transitions from higher density zones to abutting sensitive edges.

**Council Committee, Board/Commission Action:**

At their January 2, 2020 regular Historic Preservation Commission meeting, the Historic Preservation Commission reviewed the proposed scope from Winter and Company for Downtown Design Standards and Guidelines, and provided the following direction to staff.

**The Commission provided direction to include the HPC and ZBOA as part of the joint meeting with City Council and P&Z within the scope of services. The Commission also would like to include a review of previous recommendations from Winter and Company’s prior contract within the scope.**

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Award a professional services agreement to Winter & Company, Boulder, CO, in the estimated amount of \$68,160 to update architectural design standards for downtown San Marcos.