

Entertainment District Design Standards

September 12, 2007



Entertainment District Design Standards - SCHEDULE

September 12	■ Follow-up from last meeting
	■ Bldg Massing and Performance
	■ Mixed Use Incentives
September 26 PUBLIC HEARING	All Sub-districts: Exterior Bldg Appearance and Design

For more details:
www.arlingtontx.gov/planning

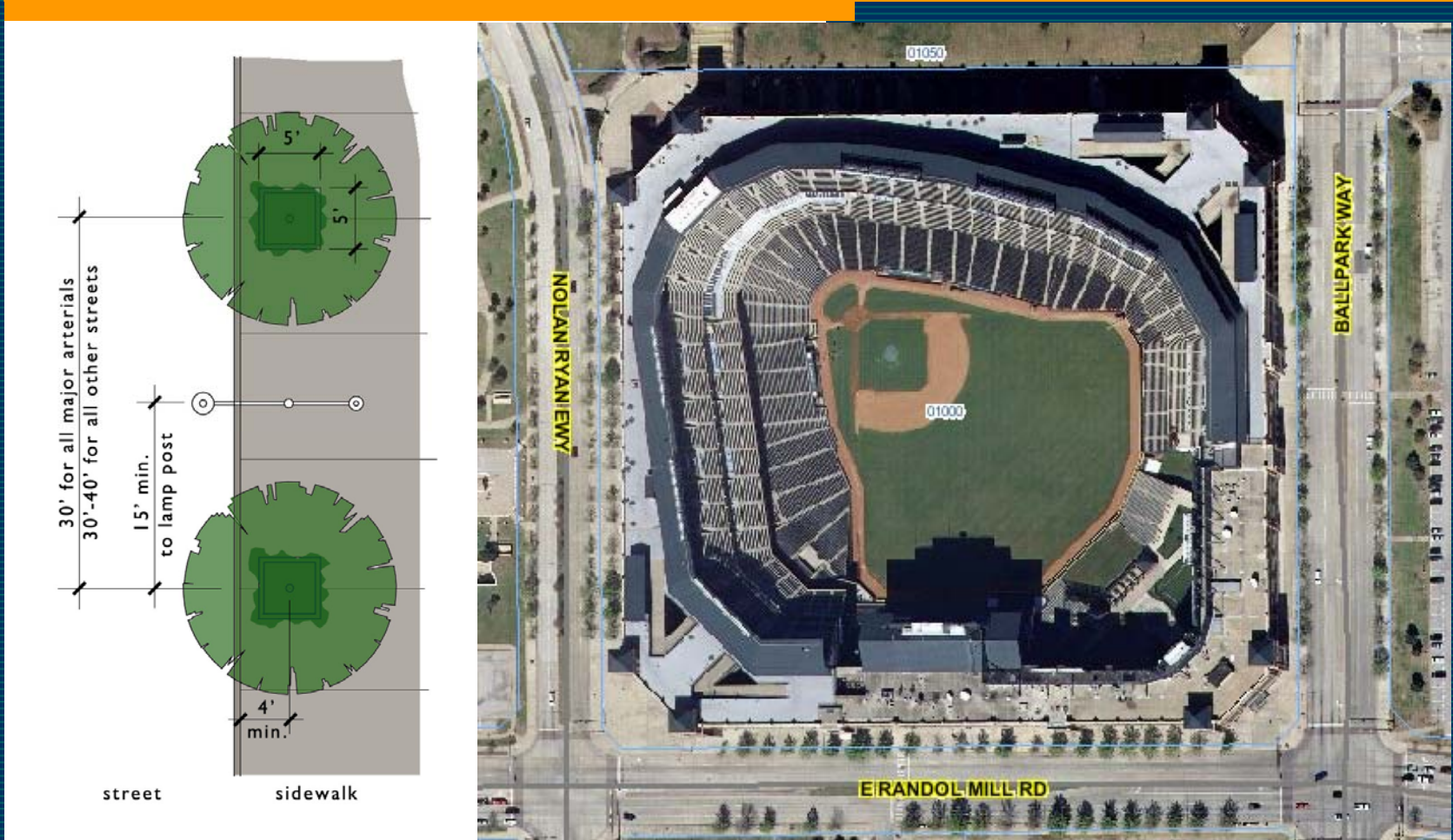
Open Space Requirement

- A maximum of 30% of the required open space may be provided on an enclosed or sheltered ground floor level or rooftop terrace provided the space meets all other required open space amenities.

SF attached (more than 5 units)	200 sq.ft./unit
Multi-family bldgs > 20,000 and up to 50,000 sq.ft.	5% of site area
Multi-family bldgs > 50,000 sq.ft.	8% of site area
Non-residential & Mixed Use bldgs > 10,000 and up to 50,000 sq.ft	3% of site area
Non-residential & Mixed Use bldgs > 50,000 sq.ft	5% of site area

Q. Find out tree spacing and distance from curb near Ameriquest Field?

Street Trees



Parking Areas

National Management Measures Guidance to Control Nonpoint Source Pollution from Urban Areas

- Natural attenuation of contamination
- Does not promote urban heat island effect
- Helps with erosion
- Typically cost 10-40% more than the conventional impervious surfaces.

Q. Where do we want to allow pervious surfaces for parking?



Figure 0.4: Impacts of urbanization on the water cycle (Adapted from FIRSWG, 1998).

Building Massing and Performance

(comparing all sub-districts)

Building Massing & Performance

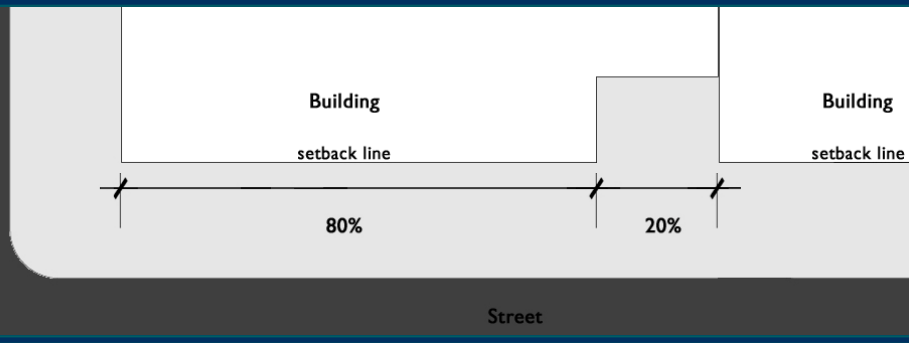
□ Front Building Setback (from future ROW)

Collins Corridor	Brookhollow	Six Flags & Convention Center	Johnson Creek	Rail Corridor	Center Street Neighborhood
All major streets: 5 - 7 ft	Baird Farm: 5.5 – 7.5 ft	Six Flags: 7 - 9 ft	Baird Farm: 5.5 – 7 ft	Baird Farm: 5.5 – 9 ft	Center & Mesquite: 12 – 24 ft
Local Streets: 5 - 11 ft	Local Streets: 5 – 11 ft	Rd to Six Flags: 5 – 7 ft	Rd to Six Flags: 5 – 7 ft	Six Flags: 7 – 9 ft	Local Streets: Min. 20 feet
		Copeland: 5 – 7 ft	Copeland: 5 – 7 ft	Division: 5 – 7 ft	
		Local Streets: 5 – 11 ft	Local Streets: 5 – 11 ft	Local Streets: 5 – 11 ft	

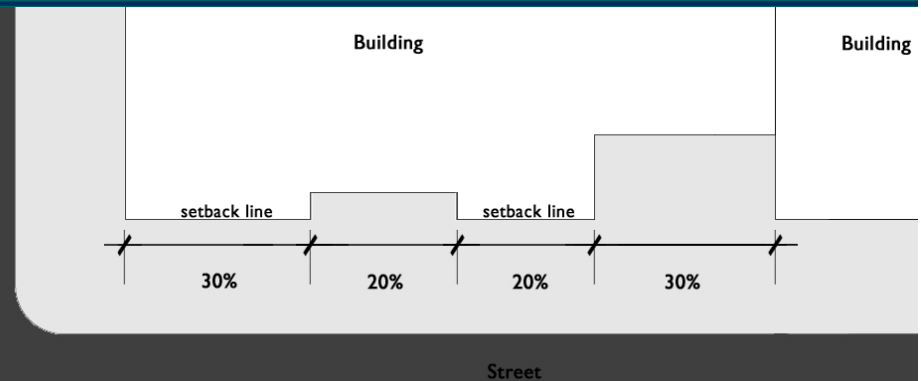
Building Massing & Performance

Minimum Development Street Frontage

Collins Corridor	Brookhollow	Six Flags & Convention Center	Johnson Creek	Rail Corridor	Center Street Neighborhood
80% of total building frontage shall be on build-to line	50% of total building frontage shall be on build-to line	60% of total building frontage shall be on build-to line	60% of total building frontage shall be on build-to line	40% of total building frontage shall be on build-to line	NA



Collins Street Corridor



Brookhollow

Building Massing & Performance

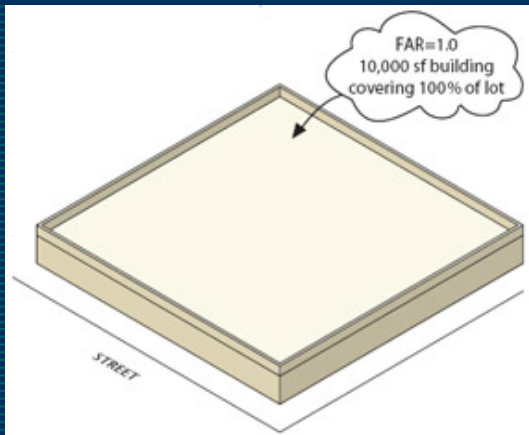
□ Lot Coverage & Floor Area Ratio (FAR)

Collins Corridor	Brookhollow	Six Flags & Convention Center	Johnson Creek	Rail Corridor	Center Street Neighborhood
Lot Coverage: 40 – 80%	Lot Coverage: 40 – 70%	Lot Coverage: 30 – 70%	Lot Coverage: 40 – 70%	NA	Lot Coverage: 20 – 50%
Adjacent to Collins Street: Max. 2.5 FAR	Adjacent to I-30 and key entry points: Max. 2.5 FAR	Adjacent to Six Flags Road: Max. 2.0 FAR	Adjacent to Abram, Randol Mill, Division, Stadium, Baird Farm Max. 1.75 FAR		NA
All remaining blocks: Max. 2.0 FAR	All remaining blocks: Max. 1.5 FAR	All remaining blocks: Max. 1.5 FAR	All remaining blocks: Max. 1.5 FAR	All blocks: Max. 2.0 FAR	NA
Tallest buildings placed closest to Collins St	Tallest buildings placed closest to I-30	Tallest buildings placed closest to I-30 and SH 360	Tallest buildings on all the above streets must be placed closest to those	Tallest buildings placed closest to SH 360 and E. Division	NA

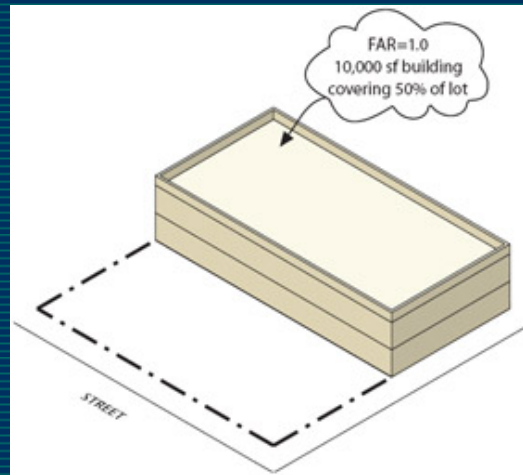
Explanation of terms

Floor Area Ratio (FAR) is the ratio of total building floor area to the lot area.

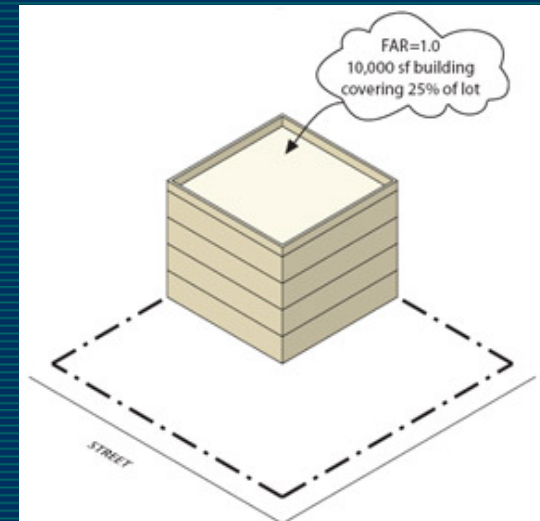
E.g. on a 10,000 square-foot lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



100%



50%

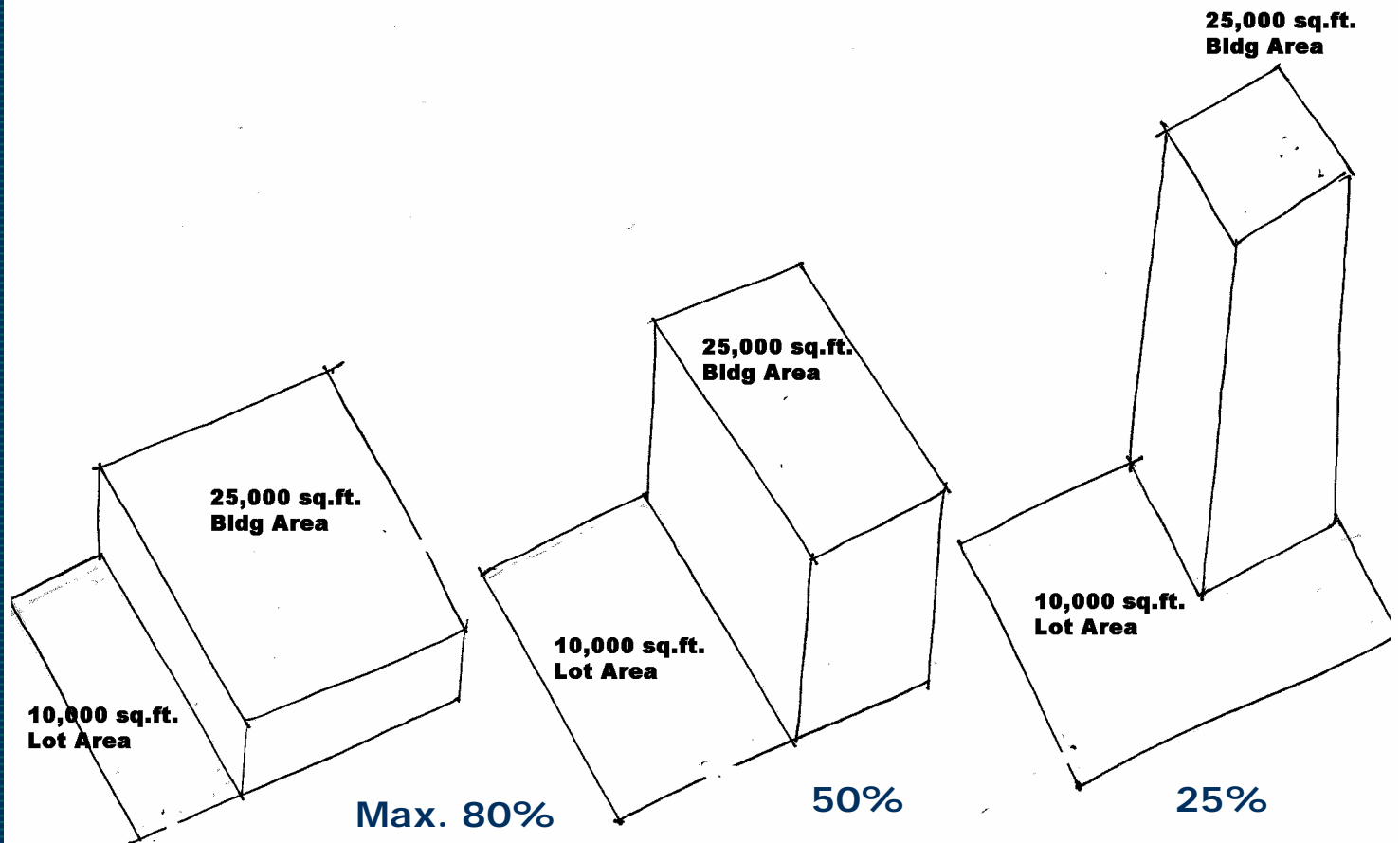


25%

Lot Coverage is the % of lot covered by building footprint.

Explanation of terms (contd.)

Example of Collins Street Corridor:
A 10,000 sq.ft. lot on Collins Street, could have a maximum of 25,000 sq.ft. building (as per max. 2.5 FAR), but it could be done in different ways:



Building Massing & Performance

□ Building Height & Parking Setback

Collins Corridor (pg. 56)	Brookhollow (pg. 64)	Six Flags & Convention Center (pg. 72)	Johnson Creek (pg. 80)	Rail Corridor (pg. 88)	Center Street Neighborhood (pg. 95)
I-30 Zone: Min. 35 ft	I-30 Zone: Min. 35 ft	I-30/ SH 360 Zone: Min. 35 ft	I-30 Zone: Min. 35 ft	SH 360 Zone: Min. 35 ft	Residential areas: Limited to 2 stories
Collins Street: 35 - 120 ft (primary node zones)	E. Lamar Blvd: 35 – 70 ft	Six Flags Rd: 35 – 80 ft	Randol Mill, Division, Stadium, Baird Farm: 25 – 90 ft	Division/ Randol Mill: 25 – 90 ft	Height may be increased to 3 stories if residences to be replaced are 3 stories
20 – 65 ft (secondary node zones)					Along E. Randol Mill: where new development replaces simialr commercial development , 20 – 35 ft

If there is any height setback in a building, the minimum height of building on street frontage (for major arterials and major collectors) before having a setback shall be 20-ft... to get a feeling of enclosure

No parking within setbacks allowed

NA

Mixed Use

- ❑ Mixed Use can be a vertical or horizontal development, or a single building.
- ❑ It shall have two (2) or more different uses such as, but not limited to, residential, office, retail, entertainment, in a compact urban form.
- ❑ Each use shall occupy at least ten percent (10%) of the gross floor area of the building/s or fifteen thousand (15,000) square feet, whichever is less.
- ❑ Mixed-use developments shall have a minimum of 1 acre; for a mixed-use building, there shall be no minimum acreage.
- ❑ Create a Mixed Use Zoning District for the Entertainment District boundary.
- ❑ Development Plan Approval is required for all mixed use developments

Staff is looking at this

Mixed Use Incentives

Collins Corridor	Brookhollow	Six Flags & Convention Center	Johnson Creek	Rail Corridor	Center Street Neighborhood
------------------	-------------	-------------------------------	---------------	---------------	----------------------------

Mixed Use Developments:

No max. lot coverage and FAR requirement

Max. Ht = 200'	Max. Ht = 120'	Max. Ht = 120'	Max. Ht = 150'	Max. Ht = 150'	Max. Ht = 45'
----------------	----------------	----------------	----------------	----------------	---------------

Mixed Use Buildings:

No max. height restrictions; and

a maximum of 50% (increased from 30%) of the required open space may be provided on an enclosed or sheltered ground floor level or rooftop terrace, provided the space meets all requirements for open space amenities

Questions ?

Exterior Building Appearance and Design

(comparing all sub-districts)
