

Entertainment District Design Standards

October 3, 2007



Topics to cover today

- ❑ A recap of P&Z recommendations
- ❑ Discussion on follow-up items
- ❑ Chamber's comments
- ❑ Next steps

For more details:
www.arlingtontx.gov/planning

HIGHLIGHTS – P&Z Recommendations

Building Height	<ul style="list-style-type: none">❑ No max. height limitation; and min. 20-ft Exception: Center Street Neighborhood Sub-district Max. height limited to 3 stories Height may be increased to 4 stories, if it is a redevelopment and the previous development had 4 stories
FAR	No FAR requirements
Lot Coverage	No max. lot coverage limitation; Min. lot coverage still valid
Open Space Requirement	<ul style="list-style-type: none">❑ SF attached with >5 units shall have 200 sq.ft. per unit shall be required as open space.❑ 30% of the required open space may be provided on an enclosed or sheltered ground floor level or rooftop terrace (Downtown Design Standards)

HIGHLIGHTS – P&Z Recommendations

Mixed Use Developments	Changed definition <ul style="list-style-type: none">❑ 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.❑ Add "mixed use" as a use in the use list.❑ Development Plan Approval is required for all mixed use developments
Other Mixed Use Incentives	<ul style="list-style-type: none">❑ No zoning change requirement and a Streamlined process❑ 50% of the required open space may be provided on an enclosed or sheltered ground floor level or rooftop terrace
Architectural Design Element Options	Give flexibility to the architect, by permitting a variety of architectural features such as overhangs, arches, tower elements, water feature, integral planters, public art ...

HIGHLIGHTS – P&Z Recommendations

<p>Ground Level Entries</p>	<p>Eliminated: No more than 40 – 60 ft apart</p> <p>Added language for prominent architecturally defined entrance from street</p>
<p>Pervious Surfaces for Parking will be an option</p>	<p>Interlocking grass pavers</p> <ul style="list-style-type: none">- For each site with more than 30 parking spaces, all overparking may have pervious surfaces- 20% of parking for playgrounds or parks, and other outdoor recreational facilities may be pervious surface- All center rows of parking (face-to-face parking rows) may have pervious surface between the wheel stops, and would not need to have curbs.

Follow Up Items

- Cementitious Fiberboard
 - shall be allowed as a primary exterior building material for single family residential structures, **only with City Council approval.**
- Is façade articulation or number of materials enough? How are we ensuring that the sides and rear of the building are not plain?
 - All structures shall be architecturally finished on all four (4) sides with the same materials and detailing, with the exception of rear facades, not facing a roadway, public park, or residential district.**
 - Structures <=20,000 sq.ft. shall require min. of 2 materials**
 - Structures >20,000 sq.ft. shall require min. of 3 materials**
 - Also add language for administrative relief**
- Bike parking – how much?
 - 5% of the number of required parking spaces**

Chamber Comments

1. Major Sports Complex
 2. Entertainment District Boundary
 3. Screening requirement
 4. Administrative Approval Language
 5. Lot coverage
 - Build-to-line
 - Use limitation
 6. Building Height
 - Min. Lot Coverage
 - Min Bldg Height
 7. Brookhollow sub-district
 - Building Corner
 - Ground level entries
 - Building Materials
 - Awnings
-

NEXT STEPS

October 3	<ul style="list-style-type: none">■ P&Z Work session
October 4	<ul style="list-style-type: none">■ Review by City staff■ Submittal of a revised matrix showing comments and response (including specific change)
October 8	<ul style="list-style-type: none">■ Stakeholder meeting, if necessary
October 10	<ul style="list-style-type: none">■ P&Z Work Session
October 17	<ul style="list-style-type: none">■ P&Z PUBLIC HEARING - vote
October 23	<ul style="list-style-type: none">■ City Council work session briefing
November 6	<ul style="list-style-type: none">■ City Council PUBLIC HEARING

Questions ?
