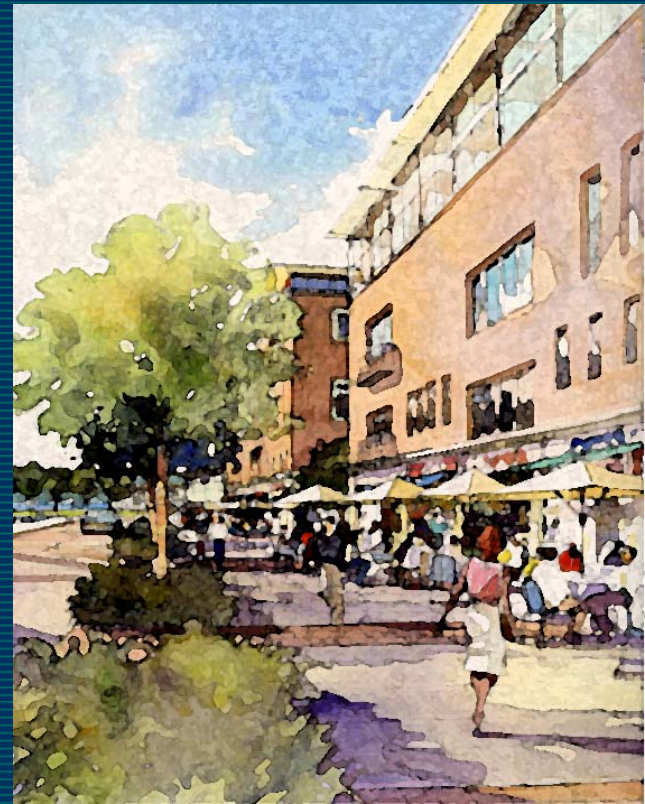


Entertainment District Design Standards

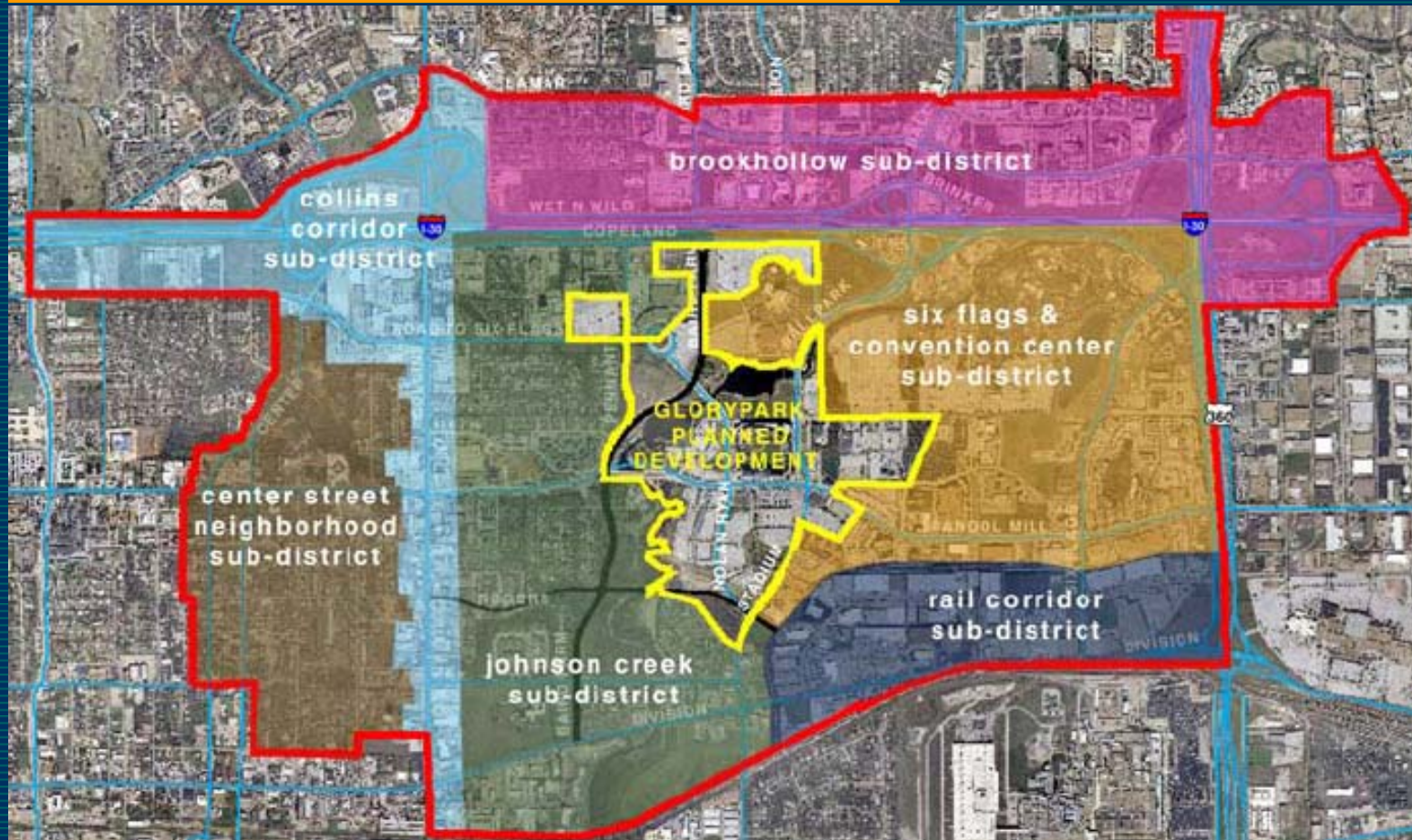
October 24, 2007
Planning & Zoning Commission
Public Hearing



VISION

- ❑ Strong **urban, pedestrian oriented** development / redevelopment pattern
 - ❑ **High quality** development/ redevelopment
 - ❑ Leveraging **City's investment**
 - ❑ Creation of a "**Special**" Place
-

Map of the Entertainment District



What do the Standards apply to?

- New development
 - Redevelopment
 - Expansion of buildings
 - Change of uses
-

What do the Standards **NOT** apply to?

Existing structures or businesses (as long as the structure remains the same size, or continues with the same use)

Permitted uses currently allowed in the underlying zoning districts will still be allowed

Input received from:

- ❑ Citizens (via phone calls and email)
 - ❑ Chamber of Commerce Committees
 - ❑ Developers
-

DEVELOPMENT STANDARDS

□ PUBLIC REALM



□ PRIVATE REALM



Entertainment District Development Standards - PUBLIC REALM

- ❑ Streetscape
(from back of curb to building wall) – landscaping; lighting; fencing; signage

 - ❑ Public Open Spaces
(requirements and amenities)

 - ❑ Other –
Driveways, Paving, Roadside Design, Intersections, Street furniture/accessories
-



Entertainment District Development Standards - PRIVATE REALM

□ Site

- gateways; parking; landscaping; screening of mechanical equipment/outside storage; ground-level transparency; open spaces



□ Building

- setbacks; build-to-line; materials; entry features; architectural elements; façade articulation



How will these Standards differ from what we currently have?

- ❑ Mixed use permitted without the process of zoning change
 - ❑ Front setback reduced, and no side/rear setbacks
 - ❑ Expanded types of Signs
 - ❑ Increased overall available building envelope
 - ❑ Added higher design standards
 - ❑ Added Open Space requirements
 - ❑ Public Realm Standards
 - ❑ Commercial Surface Parking Lots will not be permitted
 - ❑ Will require SUP for full service hotels, and limited service hotels will be prohibited
-

NEXT STEPS

City Council Public Hearing scheduled for
November 6 & November 20

For more details:
www.arlingtontx.gov/planning
