

Requirements for Well-Designed Urban Developments

To qualify for any of the TIRZ #3 Incentives, projects must meet the following requirements. Additional requirements for the Downtown Living Initiative can be found on the ***Downtown Living Initiative Guidelines***.

- **Building Setback.** Zero foot setbacks are preferred. Six foot setback may be allowed if the right of way is insufficient. Additional setback may be allowed for outdoor cafés, balconies, plazas, etc. [See Figure 1].
- **Ground Floor.** The ground floor shall be active, inviting, engaging and easily accessible from the street. For commercial ground floor uses, clear, energy efficient windows are preferred to allow pedestrians to see into the businesses.
- **Canopies/Awnings.** Developments shall have canopies or awnings to provide architectural interest and to shield pedestrians from weather and the elements.



Figure 1: Outdoor Cafe

- **Signage.** Pedestrian oriented designs, like hanging signs, blade signs and signs with channel letter are required. All signs shall incorporate appropriate lighting.
- **Parking.** Off-street parking (structures and lots) must be visually appealing and integrated with the building's design, screened with architectural and landscape elements. Cars must not be visible from the street. For new construction that includes a surface lot, the building frontage must have zero setback adjacent to higher traffic streets, with parking in the rear [See Figure 2]. Access to new lots should be through side-streets or alleyways. All parking areas must be paved, striped and lighted.
- **Sidewalks.** Site owners will be required to install sidewalks in locations that currently do not have any installed. The sidewalk must comply with all standards set by the ADA and should accommodate landscaping, street furniture and sidewalk cafés.

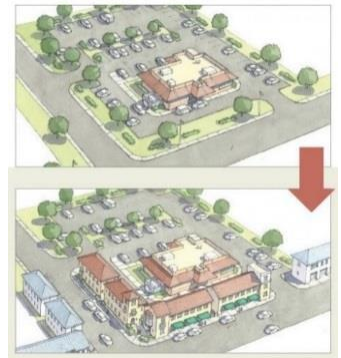


Figure 2: Parking should have minimal visual street presence

- **Landscape.** Planting zones shall include irrigated street trees, other landscaping and street furniture. New buildings must have at least one tree for every 25 ft. of building frontage. Landscape areas should be designed to maximize tree canopy [See Figure 3]. *Note: Palm trees are not considered shade maximizing street trees.*
- **Lighting.** Lamp fixtures shall be installed on street walls to create well-lit sidewalks and ensure the safety of people using the space. Nocturnal architecture is strongly encouraged.
- **Street Wall.** Blank walls cannot extend more than 10 feet. Wall space facing the street must be active, meaning the space should contain a mix of uses that will encourage use both day and night. Alternatives to blank walls include light features, windows, architectural features and public art. Maintaining an active space will ensure livable streets and strengthen the downtown economy.



Figure 3: Streetscape should maximize tree canopy.

- **Underground Utilities.** Where underground utilities exist, they should remain underground. New projects should include underground utilities in design.
- **Exterior Utility Service.** Exterior utility service such as dumpsters, transformers, electrical boxes and other utility elements must be concealed from public view.

The Board retains the ability to alter requirements specified under these standards for individual projects. Applicant can request consideration of alternative design solutions to achieve intended goals. Designs must adhere to the Coding and Zoning requirements from the City of Corpus Christi.