



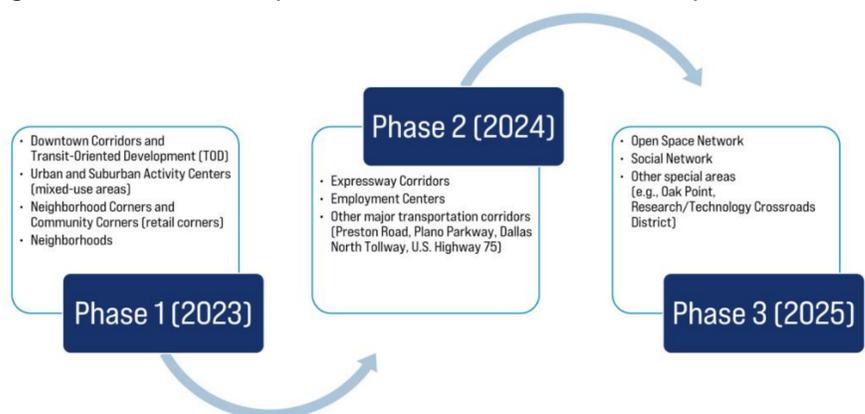
# Community Design Plan

## Welcome!

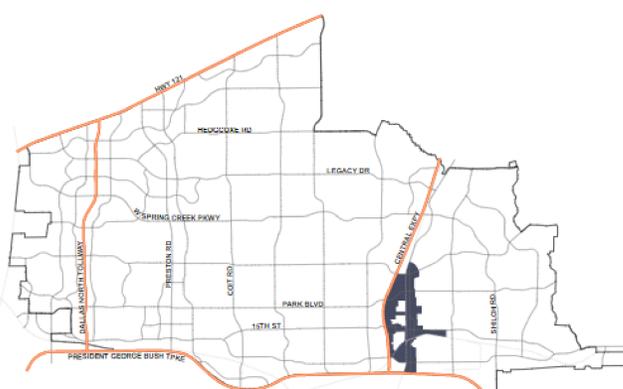
### What is the Community Design Plan?

The Community Design Plan will include flexible design guidelines and review criteria for the desired functional and aesthetic qualities of new development and redevelopment across the city - such as architectural features, landscaping, streetscape, open space and amenities, and general site layout. These will eventually replace standards currently found in the Zoning Ordinance and other specialized design standard documents. The plan will also include policies intended to reflect the community's preferences where public or quasi-public spaces are included as part of a proposed development.

The Community Design Plan is a multi-year, multi-phase project. Staff anticipates developing the plan in phases across several years, incorporating each of the future land use categories of the Comprehensive Plan and other specialized topics.



Tonight's meeting is focused on the **Downtown Corridors** in Phase 1.



BUILDING HEIGHTS	DENSITY	INTENSITY & SCALE	OPEN SPACE
1 to 5 stories	SF: 4 to 22 DUA* MF: 10 to 50 DUA*	Moderate intensity Low to mid-rise scale	TOD Areas: 5% to 10% Other: 10% to 20% Active Open Space
PARKING ORIENTATION		BLOCK PATTERN & STREETScape	
Mix of garages, structured, on-street, surface lots, valet		Short block grid Urban Streets	
MULTIMODAL ACCESS			
AUTOMOBILES	TRANSIT	MICROMOBILITY	PEDESTRIANS
MEDIUM May require short walk to destination	HIGH HIGH Served by rail and bus stations	HIGH Connected to trails and bike routes	HIGH Highly walkable

Downtown Corridors Desirable Character Defining Elements

### How will the Plan be used?

The Community Design Plan (Plan) will be used by residents, property owners, city officials, and design professionals to plan the "look and feel" of new neighborhoods, commercial areas, and mixed-use activity centers. It is intended to set baseline standards, but also fill the gaps and provide guidance where broad zoning standards apply. For example, the Zoning Ordinance requires a percentage of "usable" open space in certain zoning districts, but includes no guidance on what the community's preferences are for these spaces. The Plan will address this by providing examples of open space amenities that are preferred by the community.

### How will public input be used to create the Plan?

- 1 The visual concepts presented today use the **Downtown Corridors** future land use category's Character Defining Elements as a foundation. While the Comprehensive Plan provides high-level direction for development expectations, the Community Design Plan will expand the concepts further by providing detailed standards for applicability.
- 2 Staff will review the public feedback in order to identify what design elements are crucial to implementing the community preferences, then draft design standards with measurable standards that are enforceable, functional, and flexible. The draft standards are intended to be highly visual and include graphics that illustrate the specific standards and guidelines.
- 3 Once finalized, the Community Design Plan will require that new development and redevelopment projects adhere to the design standards outlined within the document as applicable.



Examples of graphics for objective design standards

**C. BUILDING RELATIONSHIP TO THE STREET**

**Front Yards**  
These guidelines ensure that landscaped front yards in residential neighborhoods create an attractive neighborhood character and "curb appeal" along the street to increase the value of homes throughout the neighborhood.

**DESIRABLE**  
The landscaped front yards help provide a pedestrian scale along the street and create an attractive neighborhood character. (Guideline C-1)

**UNDESIRABLE**  
Excessive paving in this front yard creates a barren street frontage. (Guideline C-2)

**DESIRABLE**  
This driveway across uses narrow paved wheel strips to maximize landscaping. (Guideline C-3)

**1. Size Endorse**

DESIGN GUIDELINES FOR RESIDENTIAL PROJECTS | 37

# Community Design Plan

## What are Site Design Standards?

Site design standards for the Downtown Corridors context will promote the design and placement of buildings, parking areas, and the circulation system to create an overall development pattern that is functional, aesthetically pleasing, and pedestrian-oriented. **The following images illustrate the types of elements to be addressed by the Community Design Plan.**

### The Community Design Plan will include site design standards such as:

- Building Orientation & Site Layout
- Architectural Design
- Access, Parking & Circulation
- Structured Parking
- Streetscape Features
- Open Space & Amenities
- Screening & Buffering
- Landscaping
- Adaptive Reuse
- Infill Housing
- Gateway Signage
- District Branding

Locate parking areas to the rear or side of buildings to create a building focused streetscape

Buildings oriented with primary entrances and windows toward the street

Shared driveway for accessing perimeter streets

Building entrance oriented to the street

Covered entrance for shelter and shade

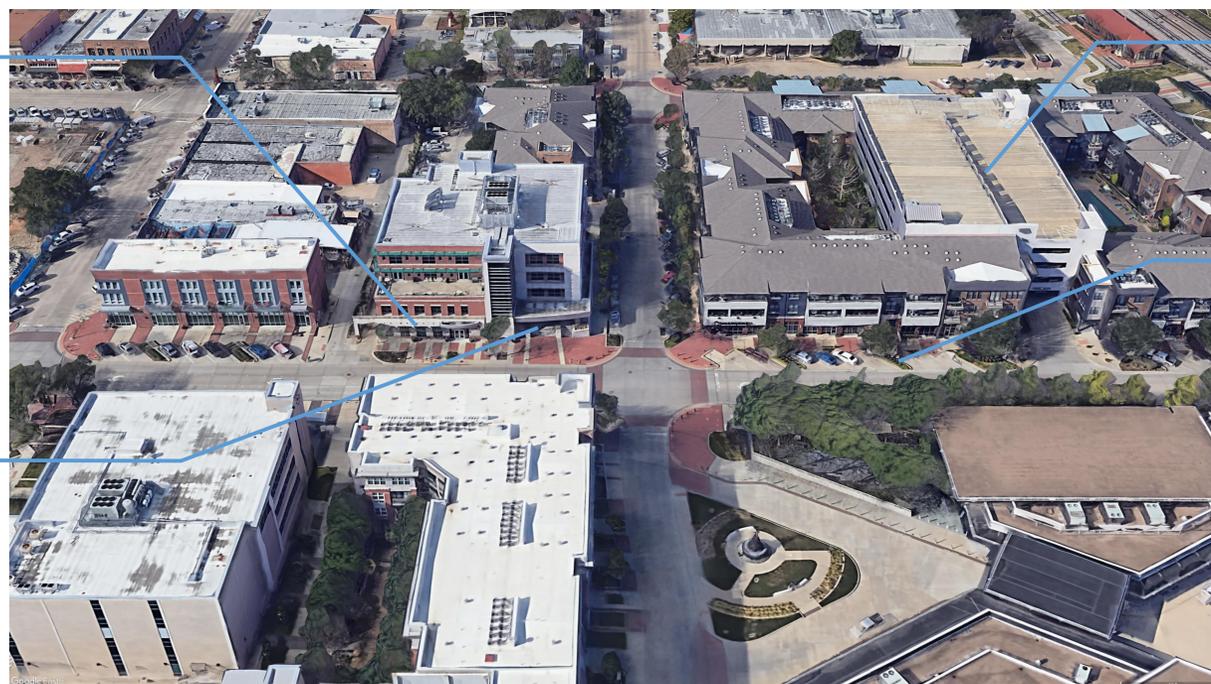


Landscaped islands to break up parking areas

Clearly delineated site circulation

Screening elements (e.g., parking lot, dumpsters, etc.)

Pedestrian circulation between street and parking with minimal conflicts



Structured parking screened from view behind primary structure

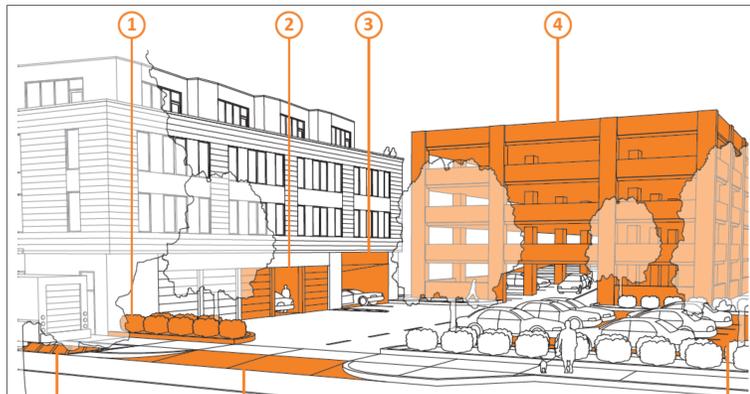
Landscaped curb extensions to break up parking

# Community Design Plan

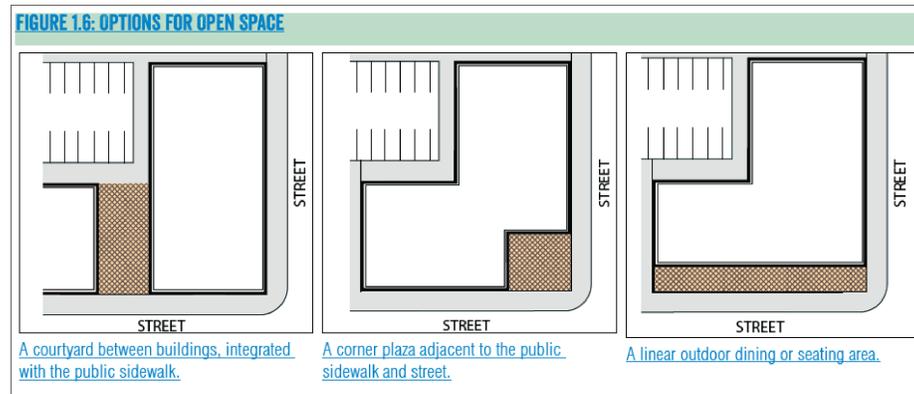
## What are Site Design Standards?

Site design standards for the Downtown Corridors will promote the design and placement of buildings, parking areas, and the site circulation system to create an overall development pattern that is functional, aesthetically pleasing and pedestrian-oriented. **The following images illustrate examples of site design standards from other communities.**

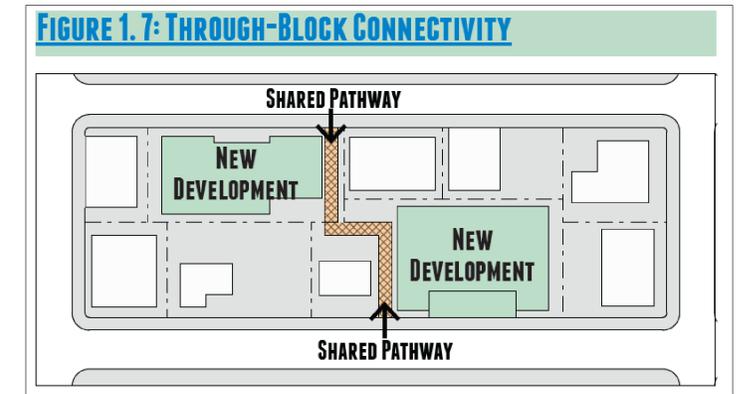
### Off-Street Surface Parking & Structure Parking Design



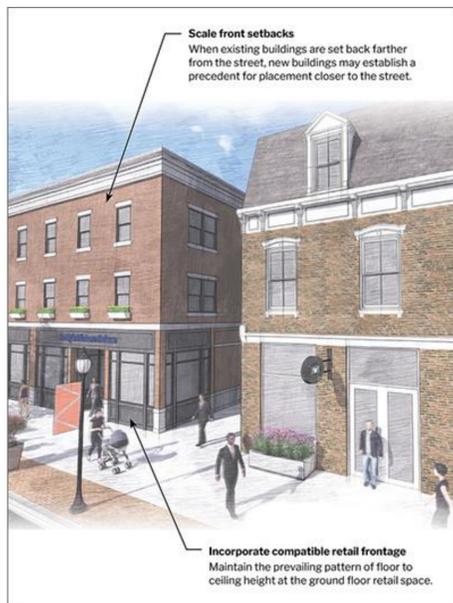
### Open Space and Pedestrian Areas



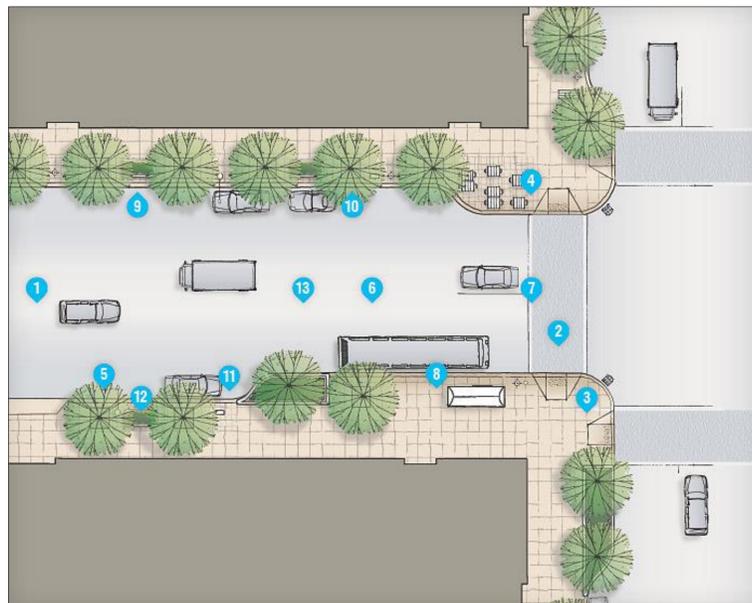
### Site Circulation & Connectivity



### Infill Development & Adaptive Reuse



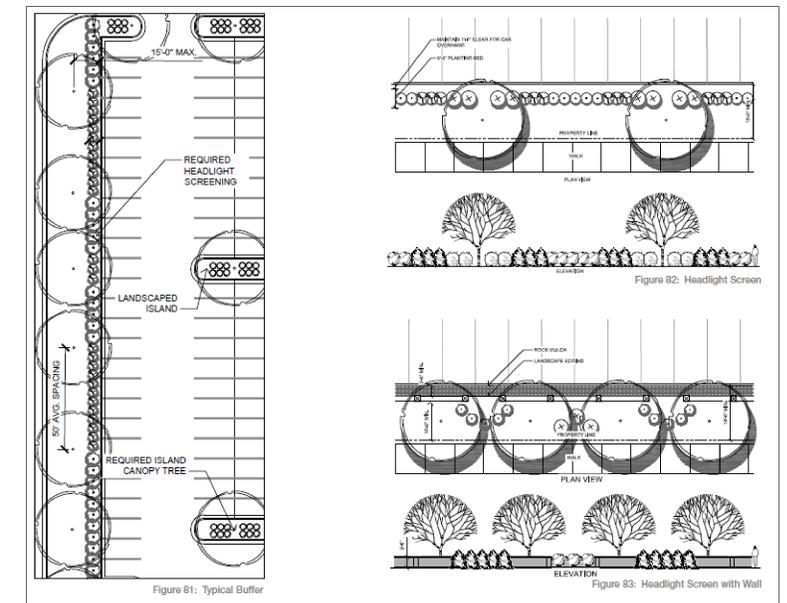
### Streetscape Design



### Building Frontage & Orientation



### Screening & Buffering





# Community Design Plan

## How to Provide Input

### What input is needed from the public?

The purpose of this Public Open House is to introduce the Community Design Plan project as well as learn what the community priorities are for site design and aesthetic qualities of future development and redevelopment in Downtown Plano.

Utilizing the direction given by the Comprehensive Plan 2021, a series of public outreach events will be hosted in-person and virtually in order to learn more specifically what design preferences are desired by the Plano Community. City Staff is requesting input through interactive and visual surveys that will guide the Community Design Plan in a direction that aligns with the information gathered during this public input period.

### How can you provide input?

Each station illustrates a different topic that the Community Design Plan may address to support the development character priorities of the Downtown Corridors future land use category in the Comprehensive Plan 2021:

- Site Design
- Pedestrian-Friendly Design
- Infill Development
- Open Space and Amenities
- Architectural Design and Compatibility
- Adaptive Reuse

Participants can provide feedback, what they like or dislike in the visual examples provided, either using green and red dots or by writing comments on a sticky note and placing it directly on the station's posters. Specific elements or questions have been called out to help guide participants toward what specifically the visual examples were selected to illustrate and can be used as a frame of reference.

### Provide your input!

- Place sticker dots on design elements you think are appropriate or not appropriate for inclusion in the Community Design Plan standards.
- Provide specific comments or ideas using the sticky notes.



### Did we miss something?

The goal of today's open house is to illustrate recommended design concepts that represent desirable Downtown development character. If you have any unique comments or ideas that are not captured in the station's topics, provide them using a sticky note.

### What are the next steps?

Following tonight's in-person Public Open House, a Virtual Open House will be available on our website starting in April and will be open for four weeks. During that time, the public can provide additional feedback on the topics covered tonight. Based on the feedback received, staff will develop draft design standards for the Downtown section of the Community Design Plan. These draft standards will be presented for review later in the project schedule.