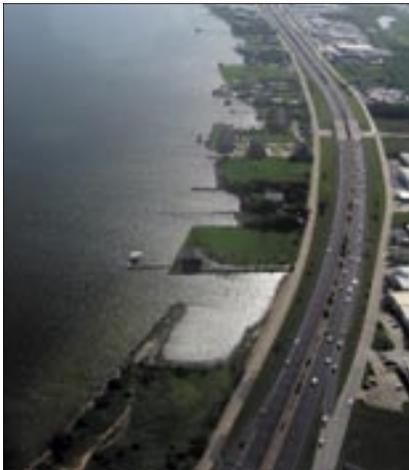




CITY OF GALVESTON DESIGN GUIDELINES

For Height and Density Overlay Zones



March 31, 2008 *revised May 8, 2009*

Page left blank intentionally for double-sided printing



CREDITS

City of Galveston

Wendy O'Donohoe, Planning Director
Lori Schwarz, Planning Division Head
Brax Easterwood, Urban Planner II
Catherine Tinnemeyer, Asst. HPO/ Planner II

Dept. of Planning and Community Development
823 Rosenberg
Galveston, TX 77553
Phone: (409) 797-3660
www.cityofgalveston.org

Winter & Company

Nore Winter
Julie Husband
Abe Barge
Mary Phillips
Mike Rageth

1265 Yellow Pine Avenue
Boulder, CO 80304
Phone: (303) 440-8445
www.winterandcompany.net

Bender Wells Clark Design

Larry Clark

830 N. Alamo Street
San Antonio, TX 78215
www.bwcdesign.com

Code Studio

Lee Einsweiler

2401 E. 6th Street #2020
Austin, TX 78702
Phone: (512) 478-2200
www.code-studio.com

Hoshide Williams Architects

Jack Williams

121 E. Boston Street
Seattle, WA 98102
Phone: (206)325-6441
www.hoshidewilliams.com

Shears Adkins Architects

Chris Shears

1821 Blake Street, Suite 1A
Denver, CO 80202
Phone: (303) 436-9551
www.shearsadkins.com

Urban Advisors

Ed Starkie

1211 NW Glisan Street, Suite 204
Portland, OR 97209
Phone: (503) 248-4030
www.urbanadvisors.com

TABLE OF CONTENTS

Introduction

What are Design Guidelines?	i
Why Have Design Guidelines?	i
Where Do these Design Guidelines Apply?	i
Do Design Guidelines Dictate Taste?	i
Who Uses Design Guidelines?	i
Relation to the Land Use Code	ii
How is Appropriateness Determined?	ii
How Were these Design Guidelines Developed?	ii
The Design Guidelines Format	iii
Organization of This Document	iv
Design Overlays Character & Goals	vi
Character Area Map	xii
Planning and Design Principles for Galveston	xiii
Definitions	xix

I. Neighborhood Level Design Guidelines

1.0 Sustainable Neighborhood Design	2
2.0 Natural Resource Protection	4
3.0 View Corridors and Breezeways	6
4.0 Pedestrian Circulation Systems	10
5.0 Street Closures	12
6.0 Street Types	14
7.0 Historic Resources	18
<i>References</i>	<i>18</i>

II. Site Level Design Guidelines

8.0 Sustainable Site Design	22
9.0 Setbacks and Alignment	24
10.0 Streetfront Character and Façade Treatment	27
11.0 Accessible Public Open Space	32
12.0 Landscaping	34
13.0 Surface Parking, Driveways and Service Areas	36
14.0 Parking Structures	38
<i>References</i>	<i>41</i>

III. Building Massing Design Guidelines

15.0 Green Design in Building Massing	44
<i>16.0</i> Building Orientation	<i>45</i>
17.0 Building Massing and Articulation	46
18.0 Building Height	48
19.0 Human Scale	50
20.0 Roof Form	52
<i>References</i>	<i>52</i>



IV. Building Elements Design Guidelines	53
21.0 Green Design in Building Elements	54
22.0 Materials	56
23.0 Windows	57
24.0 Entries	59
25.0 Canopies, Awnings and Porticos	60
26.0 Balconies	61
<i>References</i>	<i>62</i>
V. Application and Approval Process Guidelines	63
<i>27.0 Resources and Applications</i>	<i>64</i>
<i>22.0 Submittal Requirements and Review Criteria</i>	<i>66</i>
<i>23.0 Guidelines for Projects that Exceed Height or FAR</i>	<i>68</i>
Appendix of Building Types	71

Notes on Photo Examples:

Galveston Images. This document includes a number of images from parts of Galveston that are outside the areas for which the official application of these guidelines is anticipated. This is because they represent other contextual features of city character that are relevant to the design concepts that are put forth.

Images of other communities. The design guidelines also include a number of images from other cities. These images are selected to convey a specific design concept, which is described in the caption. Note that some of the buildings or developments shown in the images may not meet all of the design standards and guidelines for the Seawall and Gateway areas in Galveston.

INTRODUCTION

This document presents design guidelines for specific areas in the city for which special zoning overlays are proposed that regulate height and density. The guidelines provide a direction for good design in future development projects. This section presents a general overview of the Design Guidelines framework, including a description of how to use the document and understand the format of the Design Guidelines.

What are Design Guidelines?

Design Guidelines convey policies about the design of new construction, site work, and alterations to properties located in applicable zoning overlays. The Design Guidelines define a range of appropriate responses to a variety of specific design issues.

Why Have Design Guidelines?

Design Guidelines help establish a common understanding of design principles and standards and provide a basis for making decisions about the appropriateness of new development. They also serve as an educational and planning tool for property owners and their design professionals who seek to make improvements within the applicable areas. While the guidelines are written such that they can be used by the layman to plan improvements, property owners are strongly encouraged to enlist the assistance of qualified design and planning professionals, including architects and landscape architects.

Where Do the Design Guidelines Apply?

Currently the design guidelines apply to the following areas: Gateway, Seawall East, Seawall A, Seawall B, Seawall West, and Seawall West to 11Mile. However, it is anticipated that these guidelines may also be adapted to other areas in the future.

Do Design Guidelines Dictate Taste?

The guidelines reflect basic approaches to design that will help preserve the unique character of the city. They do not dictate style, but they do require compatibility with the neighborhood context and the surrounding natural environment.

Who Uses the Design Guidelines?

These Design Guidelines are primarily for use by property owners considering development projects and by the City's review authority. Property owners are encouraged to review the guidelines when making decisions about proposed new construction projects to assure that the work contemplated will contribute positively to the city character. Owners must comply with the policies, criteria and design guidelines prior to securing a building permit.



Aerial view of the Seawall area.



The guidelines in this document are the result, in part, of property owner and resident's ideas about development in the city, as formulated in a series of public workshops.

Relation to Code

In addition to the design guidelines presented here, any improvements within the district must also comply with the Zoning Standards *and all adopted COG codes*. If a conflict is identified, the more restrictive standard or guideline shall apply.

Other applicable building/development codes for consideration include, but are not limited to Texas Windstorm regulations, FEMA Flood Plain regulations, Texas Open Beaches Act, International Building Code (with amendments), and Energy Codes. All code requirements are available from the Department of Planning and Community Development.

How is Appropriateness Determined?

Each project should comply with all relevant design guidelines to the greatest extent feasible. The degree to which each guideline can be met will vary, depending upon specific conditions of the property and the scope of work that is proposed. All of the material in this document may be used in the decision-making process. The interaction of different design variables that are associated with a project, as well as the related guidelines, will be evaluated by city staff or the appropriate design review body on a case-by-case basis. The overall impact on the city and neighborhood will be considered as well. The City must determine that all of the relevant guidelines have been adequately met in order to approve a project proposal.

How Were these Guidelines Developed?

The guidelines in this document are the result of property owner and resident's ideas about development in the designated areas, as formulated in a series of public workshops, focus group meetings and interviews. The guidelines provide a common basis for making decisions about developments that may affect the appearance of individual properties or the overall character of the city.

The Design Guidelines Format

Each design guideline in this document typically has five components as listed below.

1. Design Guideline Topic describes the design topic that is addressed by the subsequent design guidelines.

2. The Intent Statement describes the desired state or condition of the design element or elements under discussion.

3. The Design Guideline Strategy describes a desired performance-oriented design treatment.

4. Supplemental applications of the design guideline provides an expanded explanation of the guideline, suggestions on how to meet the objective, or additional requirements in the form of a bulleted list.

5. Illustrations may be provided to clarify the intent of the guideline.

Each of the five guideline components is illustrated below.

26.0 Windows

The manner in which windows are used to articulate a building wall is an important consideration in establishing a sense of scale and continuity. Fenestration sizing, placement and patterns help to express the design character and perceived scale of a building. The sizing and placement of windows will also have a significant impact on the buildings environmental performance and efficiency.

Window design and placement should help to establish a sense of scale and provide visual interest. Windows on street level façades should contribute positively to the quality of the streetfront. The design of upper level windows should help to convey a human scale across building masses. Windows should be sized and located to provide for significant natural ventilation and daylighting.

26.1 Establish a sense of scale in upper story windows.

- Size windows to reflect human scale.
- Use window patterns and size to break up the perceived mass of a building façade.

1



2

Window design and placement should help to establish a sense of scale and provide visual interest.

5

3

4

Organization of This Document

This document is organized into an introduction, and four primary chapters of design guidelines.

Introduction: presents a general vision for development in Galveston, describes the purpose and policy base for design guidelines and describes the format of the design guidelines. The introduction should be consulted when considering a project within any applicable area of Galveston.

Chapter 1 Neighborhood Level Design Guidelines: addresses the arrangement of buildings and other features on individual sites and their relation to adjacent properties and the neighborhood as a whole. Topics addressed include the protection of natural resources and view corridors, quality pedestrian circulation systems and street networks. This chapter should be consulted when considering a project within any applicable area of Galveston.

Chapter 2 Site Level Design Guidelines: addresses the arrangement of buildings and other features on individual sites and also the consideration of how a property will relate to its neighbors. Other key considerations for site planning are the continuity of circulation systems and the incorporation of environmental considerations, such as access to light and air. This chapter should be consulted when considering a project within any applicable area of Galveston.

Chapter 3 Building Massing Design Guidelines: addresses the overall size and shape of an individual structure. The *HDDZ* zoning for Galveston addresses elements of building massing including floor area ratio (FAR), footprints, height and wall planes. The design guidelines in this section supplement the *HDDZ* zoning with additional direction on building articulation, height and roof form. This chapter should be consulted when considering a project involving building construction or renovation within any applicable area of Galveston.

Chapter 4 Building Elements Design Guidelines: addresses the more detailed elements and features of individual buildings. Architectural details, materials and other components can be used to convey scale and provide visual interest, and will influence the degree to which a new building contributes to the urban fabric. This chapter should be consulted when considering a project involving building construction or renovation within any applicable area of Galveston.

Chapter 5 Application and Approval Process Guidelines: addresses the requirements and process by which projects within the Height and Density Development Zone (HDDZ) are reviewed. Other important information included within are the processes by which projects that exceed the permitted height and/or density within applicable character areas of the HDDZ are reviewed. This chapter should be consulted when considering a project within any applicable area of Galveston.

Design Overlays Character & Goals

The design guidelines apply to a series of Character Areas, which are defined as zoning overlays in the city's development code. Each of these has a specific objectives.

The settings in which the guidelines apply are varied. Some places are more urban, and reflect the city's traditional development patterns. Others have a more rural and natural character, which are shaped by wetlands and shorelines. For this reason, some of the guidelines in this document will be more important in certain areas than in others. This section highlights key characteristics and objectives for each of the Character Areas, or overlays.

Gateway

This area runs from 59th to 81st between Broadway Boulevard and Offat's Bayou. This area is distinctive in that it is highly visible from Broadway as one arrives on the island from the causeway. At this point, the road is elevated, and curves such that motorists are afforded a view across the Gateway properties, and over the bayou to Moody Gardens. This is a signature experience, and this view corridor should be maintained, while accommodating compatible improvements to properties.

The water-side edge of the Gateway Area is also distinctive. *Because* much of the water's edge is private property, there are limited points of public access, which should be preserved.

Many parcels are established single family blocks, and are likely to remain so, but nonetheless some areas may redevelop in the future. Consideration of how development respects nearby residential uses will be important.

Potential exists for storm related damage, and significant areas being cleared and redeveloped. While much of the Gateway zone is used for residential purpose, base zoning for the majority of parcels allows for a wide range of land uses.

To the extent feasible, buildings in this area should appear to be in a “green” setting, with landscaped open space and views to the water. Landscape designs that incorporate native plant materials that blend with the natural surroundings are preferred. Designs also should be distinctive and of high quality, since this area is one of the first that visitors encounter upon arriving on the island.

Objectives

- To protect natural resource areas, by encouraging development that sets aside portions of property in protected designations
- To strengthen the appeal for pedestrian activity at the street level
- While low-rise building should be the predominant scale, some mid-rise building may be appropriate, where it respects sensitive neighborhood edges and a sense of open space is maintained.
- Views to the bayou are particularly important and should be maintained.
- Retaining public right-of-way that connects to the bayou is also important.

Seawall East

This area runs along Seawall Boulevard, from *Beach Drive* to 6th Street. It serves as a “node” of activity that links the eastern part of the island with the historic core and the rest of the Seawall area. Because several streets intersect in this area, it can be difficult to negotiate for pedestrians. Mitigating this condition, and enhancing connections among properties to stimulate pedestrian activity, is a fundamental principle.

Because the surrounding context has a greater mix of uses, some degree of taller buildings and increased floor area can be accommodated in this area while minimizing negative impacts on adjacent neighborhoods. It also serves as a transition to neighborhoods that are farther east, where a mix of building heights exists.

Objectives:

- To strengthen the appeal for pedestrian activity at the street level.
- Mid-rise building is appropriate, where it respects sensitive neighborhood edges.
- Limited amounts of high-rise building may also be acceptable, under special site review, where other community planning impacts are adequately addressed and a clear community benefit is demonstrated.
- Views to the gulf are particularly important and should be maintained.
- Maintaining views from neighborhoods inland to the gulf is also very important.

Seawall Core A

This area runs along Seawall Boulevard, from 6th Street to 45th Street. It is a key part of the historic recreational corridor that is oriented to the gulf. Long-standing planning policies support a mix of uses, but with a focus on activities that support tourism.

Long-established neighborhoods frame the inland edge of this area. Respecting the character and livability of these areas is important. This means that new development, when it is located close to these neighborhoods, should minimize impacts of mass and scale and should be positioned to maximize opportunities for views to the ocean and to permit breezes from the gulf to reach these residential areas. Furthermore, development in the Seawall Core A should enhance connections from the neighborhoods to the north to the gulf beaches, and encourage access from the neighborhoods to amenities along Seawall Boulevard. While tourist-oriented activities are envisioned as the primary focus, opportunities to provide services that can be used by neighborhood residents is encouraged.

Objectives:

- Strengthening the appeal for pedestrian activity at the street level is important.
- Mid-rise building is appropriate, where it respects sensitive neighborhood edges.
- Views to the gulf are particularly important and should be maintained.
- Maintaining views from neighborhoods inland to the gulf is also very important.

Seawall Core B

This area runs along Seawall Boulevard, from 45th Street to 61st Street. This area also is a key part of the traditional recreational corridor that is oriented to the gulf. Long-standing planning policies support a mix of uses, but with a focus on activities that support tourism.

Long-established neighborhoods frame the inland edge of this area. As with Seawall Core A, respecting the character and livability of these adjoining neighborhoods is important. This means that new development, when it is located close to these neighborhoods should minimize impacts of mass and scale and should be positioned to maximize opportunities for views to the ocean and to permit breezes from the gulf to reach these residential areas.

Furthermore, development in the Seawall Core B should enhance connections from neighborhoods to the gulf beaches, and encourage access to amenities along Seawall Boulevard. And, while tourist-oriented activities are envisioned as the primary focus, opportunities to provide services that can be used by neighborhood residents is encouraged.

Objectives:

- Strengthening the appeal for pedestrian activity at the street level is important.
- Mid-rise building is appropriate, where it respects sensitive neighborhood edges.
- Views to the gulf are particularly important and should be maintained.
- Maintaining views from neighborhoods inland to the gulf is also very important.

Seawall West

This area runs from 61st Street at its eastern boundary to Cove View Boulevard at its western limit. It includes concentrations of commercial services, and some larger parcels of land. On the inland side, this area abuts a mix of uses including some residential neighborhoods, and a mix of other uses. Some portions of Seawall West lie within approaches to the airport, where building heights have additional limits.

This area is a place where establishing a more clearly defined street edge, with buildings at the sidewalk line and landscape buffers, is needed, in order to create a stronger sense of identity and encourage pedestrian activity among properties.

Objectives:

- To strengthen the appeal for pedestrian activity at the street level
- While low-rise building should be the predominant scale, some mid-rise building is appropriate, where it respects sensitive neighborhood edges.
- Limited amounts of high-rise building may also be acceptable, under special site review, where other community planning impacts are adequately addressed and a clear community benefit is demonstrated.
- Views to the gulf are particularly important and should be maintained.
- Maintaining views from neighborhoods inland to the gulf is also very important.

West of Seawall

This area runs from Cove View Boulevard to 11 Mile Road. This part of the gulf edge has more open spaces, and some areas with sensitive environmental conditions, including wetlands. Protection of these natural resources, while accommodating compatible development is a key consideration in this area. And, while this area is presently dependent upon automobile access, promoting alternative modes of transportation, by expanding the network of trails and walkways, is important.

Buildings in this area should appear to be in a “green” setting, with substantial amounts of open space. Landscape designs that incorporate native *and adaptive Gulf Coast* Texas plant materials and that blend with the natural surroundings are preferred.

Minimizing the impact of lighting at night, which is important throughout the island, is especially important in this area along the beach.

Objectives:

- To protect natural resource areas, by encouraging development that sets aside portions of property in protected designations
- To strengthen the appeal for pedestrian activity at the street level
- While low-rise building should be the predominant scale, some mid-rise building may be appropriate, where it respects sensitive neighborhood edges and a sense of open space is maintained.
- Views to the gulf are particularly important and should be maintained.
- Maintaining views from the road and from other neighborhoods inland to the gulf is also very important.

The following Character Areas Diagram locates some areas of unique character that exist on the island.

Placeholder for Character Areas Map

Planning and Design Principles for Galveston

This document is a tool for achieving a vision for sustainable development in Galveston in which high quality design is a cornerstone for other community planning objectives. That vision for the future is based on some basic principles of urban design which are described as follows.

Community-wide Principles

Community-wide design principles address the relationships between developments and neighborhoods as well as over arching principles which benefit the community as a whole. They are:

Existing Character. In many parts of the island, the character of established neighborhoods is an important consideration. How new development relates to these places and affects livability is a part of the discussion. Where a taller building may abut a lower-scale single-family neighborhood, scale impacts will be especially important. This is even more of a concern where historic neighborhoods may be affected. Other places have natural features that should influence what can be developed. Finally, there may be some parts of the island that are less sensitive and may be able to accommodate more development with fewer impacts.

Community Benefit. Where developments at greater height and density occur, they should benefit the community at large. This may take the form of providing inclusionary or workforce housing, improvements to transit stops, public or beach access parking, public restrooms, hotels, *beach renourishment*, additional public parks and plazas or natural resource protection.

Neighborhood Conservation. Maintaining the traditional character of older, established neighborhoods is a goal. This applies to areas that may not be designated as historically significant, but which offer livable places with an attractive sense of scale and character.

Design Compatibility Issues. Many concerns have been raised related to the character of development in terms of its scale, placement on a site, and its perception at the street level. Careful design of building massing, street edges, materials and details can greatly affect compatibility with the neighborhood. If increased height and density is to be accommodated in any part of the island, it is important that the quality of design be improved. Taller buildings can be more compatible, for example, when they step down in scale closer to the street. Some historic precedents exist for this technique. Providing a street edge that is attractive to pedestrians and acknowledges its neighbors is also an important design variable to address.



Appropriate: The character of established neighborhoods is an important consideration, and new development should respect these areas.

Any development proposal in the overlay districts shall comply with these Planning and Design Principles.



Avoiding negative impacts on historic areas is a concern, but it is also important to consider how development in abutting areas can help to support the appeal of these areas.



Appropriate: Protecting wetlands and other natural resource areas is important for developments across the island.

Historic Preservation. Preserving historic neighborhoods is a primary goal for the city. Avoiding negative impacts directly on these areas is a concern, but it is also important to consider how development in abutting areas can help to support the appeal of historic districts. Providing places close by that can serve residents in these districts, for example, would help to sustain them as desirable neighborhoods. Having employment nearby, as well as goods and services, are also examples.

Supporting Downtown. The edges of the island will only be as healthy as the historic downtown. Development should be considered in light of how it will help to stimulate a vital downtown that serves the community at large.

Economic Development. The degree to which development supports the long term economic sustainability of the community is a consideration. This ranges from the short-term benefit of construction jobs, to service, industrial and professional businesses that provide extended employment. Tax revenues received from the sale of goods and services is also part of this equation. Developments which provide a variety of uses are able to provide a variety of economic development opportunities.

Affordable Housing. While the city has a substantial amount of housing stock, it lacks certain types that would appeal to the local work force. Finding ways to enhance options for year-round living on the island for all residents is a goal.

High Quality Design. Promoting excellence in design should be an objective for future development.

Natural Resource Protection. Protecting wetlands and other natural resource areas is important for developments across the island. Projects that demonstrate effective protection of these resources will benefit the community. It may also be important to create buffer zones within a development site in order to limit the ecological disturbances caused by a development project. *All projects should employ Low-Impact Development Standards during design and in construction.*

Sustainable/Green Design. Development should be designed to be more sustainable and reduce its impacts on the environment. This includes the way in which a building itself is designed and functions, as well as the way in which it is located on its site, and how it relates to neighbors. Landscape and other site treatments are also factors.

The Leadership in Energy and Environmental Design (LEED) rating systems developed by the U.S. Green Building Council provides extensive guidance for sustainable and green design. Development projects are encouraged to achieve LEED certification.

Street and Streetscape Networks. The concept of designing streets to fulfill a vision in their own right should be applied to several routes throughout the island. The role of Seawall Boulevard as a “great civic street” is an important concept. Presently, it falls short of this definition, and while there are substantial constraints, infill and redevelopment along Seawall Boulevard should help to set the stage for a great street. Streets that link downtown with Seawall Boulevard should be re-thought as mixed use streets which provide corridors for views and air as well as pedestrian and vehicular circulation between inland neighborhoods and the ocean.

Pedestrian & Bicycle Systems. Developments should provide links in a network of sidewalks, trails and paths that can be used by pedestrians and bicyclists. Providing parks and plazas associated with private development should also be a part of the system.

Transit Systems. The ability for new development to make use of public transit, and even help strengthen the system by providing a higher concentration of users, is also an underlying consideration. For this reason, building where it can make use of existing or potential transit routes may be more appropriate than in other locations.

Neighborhood Level Principles

Neighborhood design principles address the arrangement of buildings and other features on individual sites and their relation to adjacent properties and the neighborhood as a whole. They are:

Pedestrian and Bicycle Access and Connection. In older areas of the city, individual building sites are interconnected with sidewalks and other walkways that provide continuity for pedestrian circulation. This interconnectivity does not exist in some newer areas. This lack of connection can create a sense of isolation for a development, seeming to separate it from the surrounding neighborhood, and it can discourage use of alternative means of transportation. Sidewalks, paths and trails should be incorporated into development to provide and enhance such connections.



Appropriate: Establishing a stronger network of public parks and open space will benefit the community as a whole as well as the individual neighborhoods where the spaces are located.



Appropriate: View corridors along city streets towards the seawall should be maintained.



Appropriate: Projects that support a variety of uses, including neighborhood-serving uses, will more clearly demonstrate benefits to the community.

Parks & Open Space. While the city has several parks, there is no distinctly organized system of green places and plazas that could link neighborhoods. Establishing a stronger network of public parks and open space, as well as pedestrian and bicycle routes, will benefit the community as a whole as well as the individual neighborhoods. This should be considered when thinking of individual development projects, in terms of how their edges may link with such systems, and how open spaces on individual sites may link with others. The establishment of public open spaces is especially important along Seawall Boulevard.

Views. There is also a concern that views to natural features be protected, in particular from the public way. Many view corridors exist along streets that lead to the Seawall, and maintaining these corridors, to the extent feasible, should be an objective. Within individual blocks, there are also ways to provide views through properties by locating structures such that key view corridors are maintained.

Neighborhood “breezeways”. The potential for larger buildings to block the prevailing south east breezes from the gulf to neighborhoods inland is a concern. A solid wall of buildings, may constrict breezes; this problem may increase as the building height grows. Providing space between buildings and orienting them to facilitate the breeze ways is an important design principle.

Neighborhood Serving Uses. Projects that support a variety of uses, including neighborhood-serving uses will more clearly demonstrate benefits to the community.



Appropriate: Respect sensitive edges of residential neighborhoods.

Site Design Principles

Site planning principles address the arrangement of buildings and other features on individual sites as well as how a property will relate to its neighbors *and the surrounding context*. *Urban Design standards for development should connect projects to their environment and contribute to the community at large*. Key site design considerations include:

Residential Neighborhood Edges. Some larger development projects have turned a “blank wall” to abutting neighborhoods, perhaps contributing to a sense of separation. Others are abrupt in the change in scale. Designs that step down in scale and are set back with landscaped edges, will be more compatible along these edges.

Proportion of Open Space. In some contexts, the proportion of open space to the amount of built area is a concern. In more urbanized places, such as downtown, a relatively high percentage of lot coverage may be appropriate, whereas, that may not be true in places that are characterized by wetlands. Projects that include open space that is designed to be enjoyed by the public will provide a greater benefit.

Exposed Parking Areas. Large exposed parking lots, without substantial landscaping, diminish the pedestrian experience and isolate individual buildings from their neighbors. Instead, parking that is screened, either by being located to the interior of a property or by being well-landscaped, will improve compatibility with the context and encourage pedestrian activity.

Parking Structures. When parking is located in a structure, there are also issues related to the perimeter. A blank, inactive wall can be a result, which diminishes the attractiveness for pedestrian activity and can increase the perceived bulk of a building. Framing parking with other uses, such as neighborhood services and townhouses, can help turn a parking structure into a community asset.

Orientation of Building Mass. Some taller buildings that have been located along the coast are “slabs,” which are oriented parallel to the shore. These sometimes create barriers for views and breezes to neighborhoods inland. This orientation also makes the buildings appear even more massive, as seen from neighborhoods behind. Buildings with larger density and height should be oriented to facilitate views and breezes between inland neighborhoods and the ocean.



Appropriate: Galveston's tradition of the corner store can be reinterpreted in new development as a means of connecting it with the neighborhood. This also provides an opportunity to accommodate service businesses that are of benefit to the neighborhood.

Building Design Principles

Building design principles address the overall size and shape of an individual structure as well as architectural details, materials and other building components. These are:

Street Edges. The street edge of a new development should be pedestrian friendly, providing visual interest to passersby and conveying a sense of scale that is compatible with traditional building and pedestrian character. One popular method of providing interest for pedestrians is to install retail space with display windows at the street level. In Galveston, FEMA standards will limit the remaining areas where new development can occur. In such a case, other design treatments that provide a sense of scale and add interest to the street will be important.

Height Next to Single Family. Abrupt changes in scale are a special concern, especially for towers constructed adjacent to single family neighborhoods. Stepping down the height of a building as it approaches these areas is important for mitigating impacts.

Building Massing. A building that is a simple large rectangular solid with one continuous height is more likely to be perceived as “massive.” One that has varied height may be perceived as less so. Buildings should step down in height as they approach lower-scaled residential neighborhoods and orient their taller mass to minimize the frontage exposed to a residential neighborhood.



Appropriate: The street level of a building should be designed to provide interest to pedestrians. While a storefront is often preferred, this may not always be feasible. As an alternative, use architectural details and landscaping.

Definitions

Articulation: Design elements, both horizontal and vertical that add interest to the face of a building. Massing articulation is the way in which a building is broken down into modules, sub-parts, or major elements.

Building Floor Plate: The area of all portions of a building at a specific floor level as calculated using the outside perimeter of the building. For purposes of this ordinance, maximum floor plate requirements limit the dimensions of any mid-rise or high-rise portions of a building.

Building Footprint: The area of the ground floor of a building calculated by multiplying the exterior width of the building at the ground floor by the exterior depth of the building at the ground floor.

Building Module: A sub-part of a larger building that appears as a single façade plane. One large building can incorporate several modules.

Fenestration: The placement of windows on a building's exterior. Also see Transparency.

Floor Area Ratio (FAR): The ratio of the total above-grade floor area of all structures on a lot to the total square footage of the lot. In some cases, not all lot or building areas are considered when calculating Floor Area Ratio.

Floor Plate: See Building Floor Plate.

Footprint: See Building Footprint.

Greenfield: Area of land never previously developed, graded or polluted. Land may have been utilized for agricultural purposes.

Heat Island: The temperature difference between developed and undeveloped areas.

High-rise: For purposes of these design guidelines, a high-rise is defined as a building or structure more than 8 stories or 105 feet in height.

Human scale: A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience.

Horizontal Alignment: Design elements such as moldings and cornices or changes in material and color that produce horizontal lines



I. NEIGHBORHOOD LEVEL DESIGN GUIDELINES

These neighborhood design guidelines address the arrangement of buildings and other features on individual sites and their relation to adjacent properties and the neighborhood as a whole.

The guidelines in this chapter encourage improvements that are coordinated with adjacent properties and which incorporate urban design principles that help to build a sense of continuity throughout the area. The guidelines are "outward-reaching" and promote positive interaction between neighboring properties that will be beneficial to individual property owners, the neighborhood and the community at large. Topics addressed include the protection of natural resources and view corridors, quality pedestrian circulation systems and street networks.



Neighborhood design addresses the arrangement of buildings and other features on individual sites and their relation to adjacent properties and the neighborhood as a whole.

IN THIS CHAPTER

1.0 Sustainable Neighborhood Design	2
2.0 Natural Resource Protection	4
3.0 View Corridors & Breezeways	6
4.0 Pedestrian Circulation Systems	10
5.0 Street Closures	12
6.0 Street Types	16
7.0 Historic Resources	18



Inappropriate: Avoid locating a development on a greenfield site; utilize an infill site whenever possible.

1.0 Sustainable Neighborhood Design

Sustainable design promotes the protection of the environment and vital natural resources, the efficient use of resources and the longevity and quality of development.

Developments should integrate green design strategies starting in the first phase of a project's inception.

1.1 Locate a new development on an appropriate site.

- A development site should have direct access to existing infrastructure such as roads, sewer and water.
- Avoid locating a development on a greenfield site; utilize an infill or reclaimed brownfield site whenever possible.
- Do not locate a development on sensitive natural areas such as critical habitats or wetlands.
- Development sites should be located near existing mass transit systems.

1.2 Integrate flood, wind and stormwater protection strategies across neighborhoods.

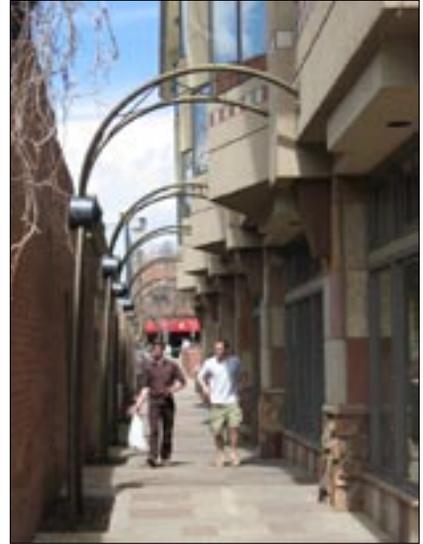
- Integrate on-site stormwater management, flood and wind protection and mitigation planning measures with neighborhood-wide measures.
- Locate neighborhood parks and open spaces such that they may also support neighborhood flood and stormwater management systems.

1.3 Plan a development to support sustainable building principles for both itself and adjoining areas.

- Development on adjacent sites should coordinate to maximize the green design potential.
- A site designs which creates green benefits for multiple properties is encouraged.
- Site design should not greatly reduce an adjacent property's ability to implement environmental design principles, especially in regard to solar access.
- A site design should not greatly reduce access to views, air and sunlight from adjacent and nearby properties.
- Mid-block passages and multi-use alleys which provide both solar access and natural ventilation to secondary portions of structures and neighboring properties are encouraged. Sites should be aligned to allow natural ventilation from the prevailing southeast breezes.

1.4 Provide a walkable pedestrian system within and between developments.

- Create and use sidewalks, internal pathways and local or regional trails to provide a contiguous pedestrian circulation system.
- Design pedestrian systems to encourage activity in the area.
- Connect new development projects to established pedestrian ways.
- Provide convenient access between pedestrian systems and public transit.
- Provide bike racks and storage within a site to encourage pedestrian travel.



Appropriate: Provide walkways through properties to link to public sidewalks.



Appropriate: Pedestrian systems should provide convenient access to public transit.



Inappropriate: Do not build on wetlands or sensitive ecological areas and wildlife habitats.

- Development should avoid the following land types:
- Prime farmlands
- Species habitat
- Near wetlands
- Undeveloped land near a body of water
- Parklands

2.0 Natural Resource Protection

Natural features of the local landscape are key character-defining elements throughout Galveston. Protecting wetlands and other natural resource areas is important to the quality and longevity of the community.

Significant natural features, such as *delineated* wetlands, should be retained where possible. Site drainage systems should be developed as an amenity that enhances the quality of the built environment. This is especially important in the Seawall West Character Area. Buffer zones should be utilized to protect wetlands and other natural resources. It is important to conserve water quality and natural habitat through the conservation of these wetlands and other bodies of water.

2.1 Do not build on wetlands, areas of unstable soils or sensitive ecological and wildlife habitat areas.

- Place a building to minimize negative impacts on abutting natural resource areas *and nearby wildlife habitats*.
- Where development on an infill site may reduce wetland areas, provide protection and restoration where necessary, to a larger contiguous area of wetland on the island.
- *Maintain or restore connectivity and access between wildlife habitat areas.*

2.2 Minimize the impact on natural resources in new developments. This can be achieved through the following methods:

- Application of green design strategies;
- Minimize *and recycle* construction waste;
- Efficient use of water and energy;
- Maintain or reduce site stormwater run off levels; and
- Design run off systems with existing patterns on site.
- *Use low-impact development strategies during site design and construction;*
- *If demolition is necessary, reuse or recycle salvaged materials.*

2.3 Maintain natural site features.

- Incorporate these features as amenities within open areas on site.
- Locate new buildings and design open site areas to frame and protect these areas.
- Locate buildings and surface parking areas such that they will not impact natural features on site or on abutting properties.
- Existing mature trees and vegetation should be preserved.
- Mature trees are 4"-6" in circumference and larger. A replacement ratio of 2:1 is encouraged when they are removed.



Appropriate: Design a drainage way to blend with the natural landscape.

2.4 Design a drainage way to blend with the natural landscape.

- Incorporate established drainage ways in the site drainage design when feasible.
- Use open drainage swales with natural linings when feasible.
- Use local rock and other regional materials to line drainage ways.
- Use native plantings in drainage swales.
- Where there are opportunities to do so, site drainage designs should be coordinated with adjacent properties *in order to share amenities.*
- This is especially important where a property is adjacent to wetlands and other sensitive ecological areas.
- *Where there are opportunities to do so, maintain or restore connectivity between habitats.*



Most neighborhoods have street grids which are oriented along a north-south axis which allows for view corridors and breezeways along the streets leading to the Seawall.

3.0 View Corridors and Breezeways

Most neighborhoods have street grids which are oriented along a north-south axis. This grid allows for view corridors and breezeways along the streets leading to the Seawall as well as views to other features. The potential for larger buildings to block prevailing southeast breezes and views between the gulf and inland neighborhoods is a concern. *Staff will review each project for intent and effort to conform with this and all guidelines on a case by case basis. Application of this guideline is site specific.*

A development should maintain and support existing view corridors along the public *right of way*. Locate a structure on its site in a way that maintains these view corridors as well as provides for views through the site.

Evaluation of views requires consideration of several key concepts, as well as an understanding of the terms used. This section introduces key concepts about design review related to views, which should be considered when applying the guidelines that follow.

Station Point. It is important to establish the point from which a view is perceived in order to consider view opportunities and constraints. The view point from a public site may be the steps of a civic building, a sidewalk or a key outdoor space.

View Subject. A feature that is considered the end point of a view may be termed a “view subject.” Views to the ocean are the most popular view subjects in Galveston; however, other views should be considered such as those to historic landmarks. When evaluating view impacts it is important to clearly define the view subjects in question.



View Cone. Views are framed by buildings, land forms and vegetation. These cones may be quite narrow and confined, or they may be rather broad. Generally, a view cone is established at the station point from which two lines angle outward to define the field of vision. The view may range from a narrow corridor to a panoramic ocean view.



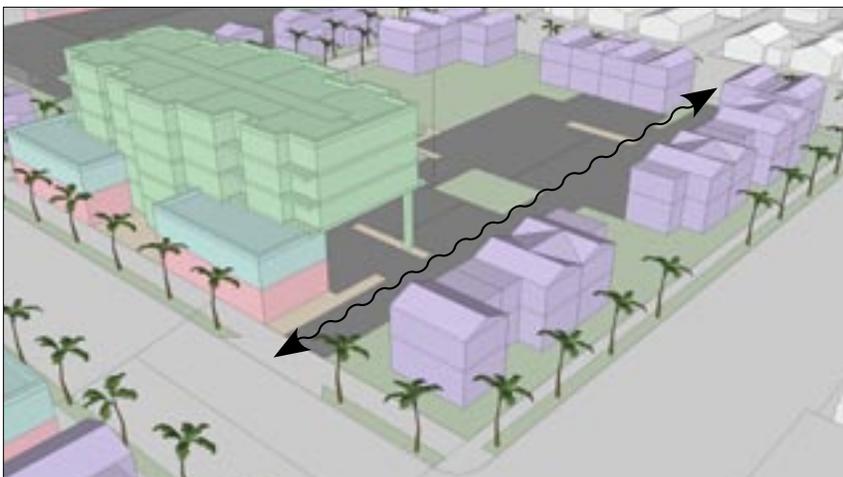
Seawall view

Scope of View. Even within a view cone, there may be interruptions; a tree may partially intrude a portion of a view, or two trees may frame the view. While broad, open views are sometimes considered the preferred type, it is important to recognize that framed views can have a special quality of their own, sometimes focusing a view and providing a sense of scale and even drama. In the design review process it is important to recognize that framed views may be a result of balancing the interests of all properties.

Public Views. Visitors and residents alike enjoy views from public places. This may be the view from a city park along the coast, or one along a public right-of-way. In an effort to protect these views, the city may require adjustments, through the design review process, to proposed projects that may affect these public views.

Changing View Conditions. Views are dynamic. When other properties exist between a view station point and view subject, there is always the potential for change to occur. The degree to which a view may be framed will alter over time, for example, as a tree in the foreground grows in size. Construction of a new building in the view cone will also affect the experience. But, while views may change, finding a balance that respects key public views remains the objective.

With these concepts in mind, the guidelines for views that follow, as well as other guidelines throughout the document, provide criteria for evaluating view impacts and for developing design that will help to maintain views.



Appropriate: Orient building masses to facilitate air circulation through a site.

3.1 Maintain significant views from the public right-of-way to natural features, landmarks *and the Gulf*.

- Views from the public right-of-way to the gulf and other natural features should be preserved.
- Where a view from a public space through a site is important to maintain, vary the location of building masses to maintain and frame the view.
- *Maintain view corridors and breezeways along key streets, especially the numbered streets that run north-south to the Gulf.*

3.2 Maintain and enhance breezeways between inland neighborhoods and the Gulf.

- Orient building masses to facilitate air circulation through a site.
- Maintain open areas along streets; do not build within a closed street corridor.
- Development should not prevent access to breezeways for any future development.



Appropriate: Maintain views along streets to the gulf.



Appropriate: Maintain view corridors and breezeways along key streets, especially the numbered streets that run north-south to the gulf.

3.3 Maintain and enhance views of natural features and landmarks to those entering the island through the Gateway Zone.

- *Maintain views to and across Offats Bayou to the greatest extent possible.*
- *View opportunities exist where road rises provide elevation. Specifically overpasses at Teichman Road, 71st Street and 61st Street offer views over low rise construction.*
- *View corridors exist in the Gateway, through residual, unused Trimble and Lindsey right of ways.*
- *A diagram indicating Gateway views is located at the end of this section.*



Appropriate: Link on-site pedestrian circulation systems with adjoining properties.



Appropriate: Define a walkway with landscaping, site furniture, lighting and other pedestrian amenities.

4.0 Pedestrian Circulation Systems

The pedestrian circulation system is the set of sidewalks, trails, paths and alleys that connect properties. They also provide access to buildings, courtyards, internal paths and plazas within individual properties. This system is the way *most* pedestrians interact with the built environment.

Pedestrians, including visitors, residents and those who work in the area, should have safe, convenient and barrier-free access to the various functions within a site. A coordinated pedestrian circulation system that fits the character of the area should be provided. The way in which buildings and outdoor spaces relate to pedestrian activities is a key consideration of the overall pedestrian circulation system in Galveston.

4.1 Connect new development projects to established pedestrian ways. Appropriate pedestrian connections include:

- Sidewalks
- Internal walkways
- Plazas and courtyards
- Mid-block passages
- Multi-use alleys
- *In larger developments, consider a mix of uses and site layout that locates residents within a 1/4 mile radius of basic services to encourage non-motorized transit.*



Appropriate: Design driveways and service lanes to be visually attractive, using decorative paving and landscaping. This will also invite shared use by pedestrians.

4.2 Locate pedestrian circulation systems to provide continuity with other routes.

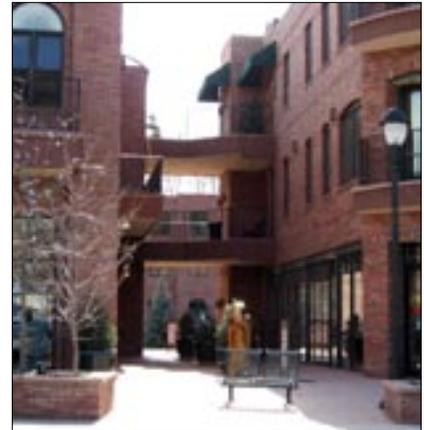
- Link on-site pedestrian circulation systems with adjoining properties and relate them to the block as a whole.
- Provide direct pedestrian access from a public sidewalk to the primary uses and spaces on a property.
- Locate a walkway so that key destination points, such as building entries, are clearly visible.
- Provide mid-block passages or connections to other properties where feasible.



Appropriate: Provide pedestrian connections through new developments to link to public paths and sidewalks.

4.3 Provide pedestrian circulation systems which activate the area.

- Define a walkway with landscaping, site furniture, lighting and other pedestrian amenities.
- Shield lighting and direct *it* to the walkway in order to reduce light pollution.
- Position walkways to encourage their use.
- Site a path in an area that will remain visible from active public spaces.
- Provide a pedestrian way that is adequate in width to satisfy demands relative to the size of the project and proposed use(s).
- Provide bicycle parking near a main building entrance which is protected from vehicle traffic and easily accessed by pedestrian paths.



Appropriate: Provide walkways into a property to invite pedestrian use and convey a sense of connection with the street.



Appropriate: Provide landscaped edges to pedestrian ways.

5.0 Street Closures

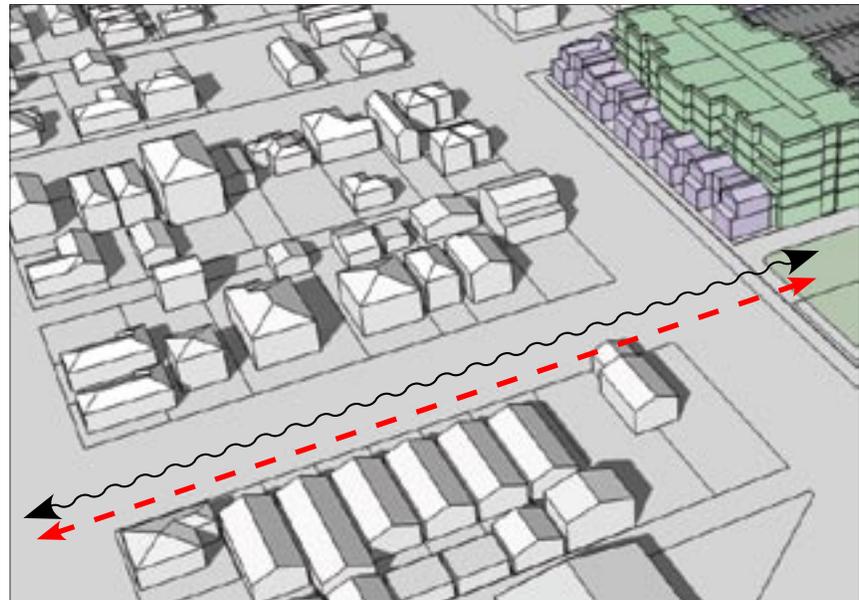
Near the Seawall, when a single development includes multiple blocks, it may sometimes be desirable to close a street to provide additional open space. This may only be considered on a case-by-case basis where such a closure will not significantly impact traffic flow, and where it will provide a high quality space which contributes positively to the overall neighborhood character and pedestrian circulation system. **The HDDZ standards (Section 29-107) provide the base criteria for consideration of street closures on sites near the Seawall. These standards are summarized below.**

5.2 Closure of a **street or avenue** may only be considered where it meets the following:

- There is a demonstrated community benefit;
- The street segment is not a part of a historic district or a potentially eligible historic district;
- No structure is erected within the original right-of-way; and
- **The closure does not negatively impact public safety or traffic.**

5.3 When closing a City street or avenue:

- Maintain existing view corridors and breezeways along the original right-of-way;
- Maintain pedestrian access through the development along the original right-of-way; and
- Provide additional landscaping, including decorative paving in the closed area.



Appropriate: When closing an East-West running street, maintain existing view corridors and breeze ways along the original right-of-way.



Appropriate: Where a street right-of-way is closed to traffic, maintain it as an open space, or as an internal lane for pedestrians and service vehicles.

Seawall Blvd.



Mixed Use



Residential



6.0 Street Types

Streets in the overlay *zone* should develop with buildings and landscapes that reflect the vision for the function, use and character that is expected for the area; each development should be designed to help establish the desired street type character.

The street types are:

- Seawall Boulevard
- Mixed Use
- Residential
- Traditional Commercial Street

The concept of designing streets to fulfill a vision in their own right should be applied to several routes throughout the island. Infill and redevelopment should help to set the stage for great streets throughout Galveston.

Seawall Boulevard - A Great Street

The city's vision for Seawall Boulevard is that it be a "great street," which is shared by visitors and local residents. It should have the appeal of a promenade, for pedestrians to stroll along the gulf side or along the inland side, which should be active with commercial uses. Public amenities, including parks and plazas, should be found along the way.

It is important that any new development anticipate opportunities for an outstanding streetscape design. This means being certain that new buildings have an especially inviting character at the street edge, and that sufficient room for landscaping is provided between buildings.

Maintaining a sufficient width for a grand sidewalk is also important. Typically, this sidewalk will be located in the public right-of-way, but in some limited cases, it may be necessary to provide some of this width on private property. As more specific streetscape designs are adopted, these determinations can be made more easily.

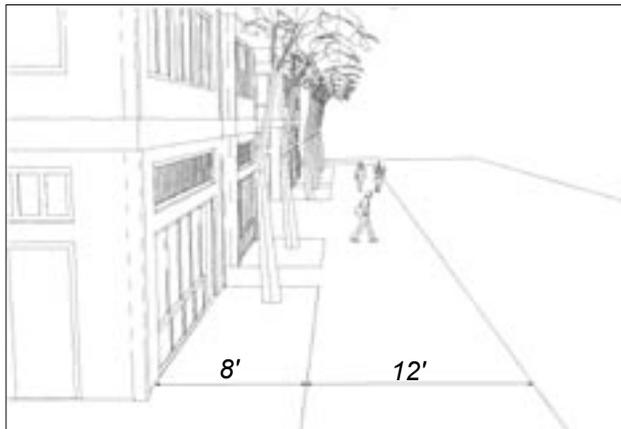
6.1 Provide a wide walkway along the north side of Seawall Boulevard that will invite pedestrian activity.

- The minimum walkway width is established in the standards for the Height and Density *Development* Zone.

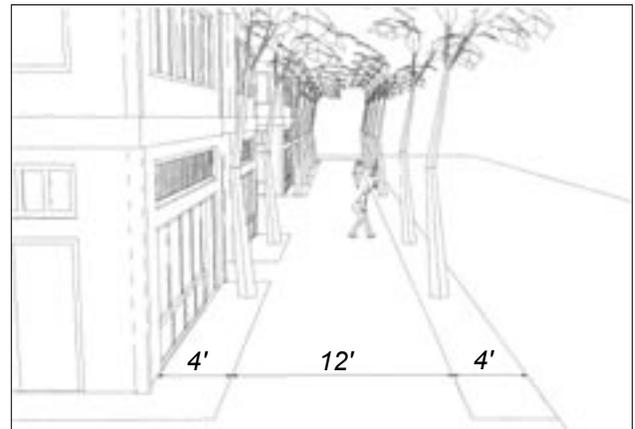
6.2 Combine a continuous, unobstructed walkway in combination with a landscaped edge.

- A sidewalk section that provides a landscape buffer along the outside, street edge is preferred. (See illustration for Option A.)
- Where site conditions would limit the width of landscaping at the street edge, a design that centers the sidewalk between two narrower landscape strips may be considered. (See illustration for Option B.)
- In some limited circumstances, it may be necessary to place the walkway immediately at the street edge, with the landscape strip on the inside edge. (See illustration for Option C.)
- *Finally, in some limited conditions it may be necessary to have a varied layout between the landscape strip and sidewalk.*

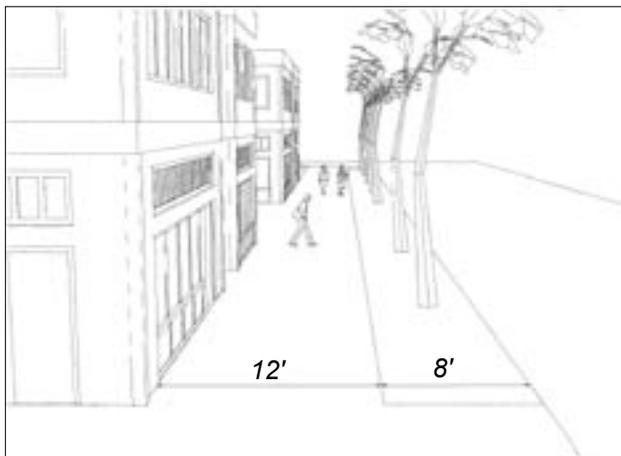
Seawall Blvd. Sidewalk Options



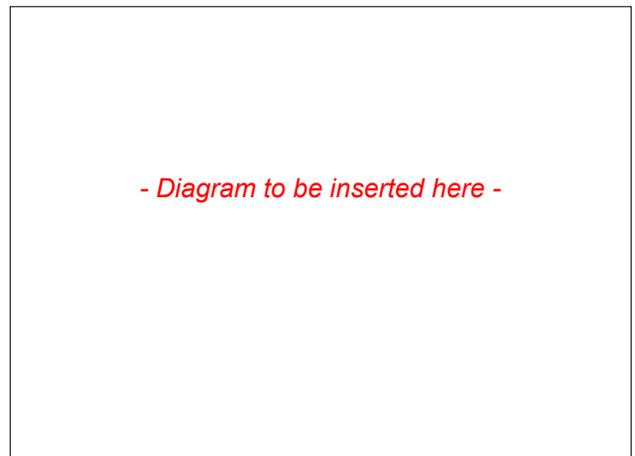
Option A: Sidewalk at street edge.



Option B: Sidewalk centered between two planting strips.



Option C: Planting strip along street edge.



Option D: Varied landscape and Sidewalk.



Appropriate: Varied character of street wall and setbacks along "Mixed Use" street types.

Mixed Use Street

Mixed use frontages combine retail at the street edge with some setbacks for lawns and plazas. A certain percentage of the building should be built out to the sidewalk edge (see the Height and Density Overlay Standards for specific percentage requirements). Where buildings are not built to the sidewalk edge, the provision of accessible public open spaces is encouraged. Streets that link downtown with Seawall Boulevard should be re-thought as mixed-use streets which provide corridors for views and air as well as pedestrian and vehicular circulation between inland neighborhoods and the ocean. See also section 11.0 Accessible Public Open Space for guidelines on open space design.

6.3 Along a Mixed Use street type, provide a sidewalk that combines a continuous, unobstructed walkway with landscaping.

- A variety of landscape treatments is appropriate. This may include a landscape strip at the street edge, as well as small landscaped "pockets" that are a part of front yards.

Residential Street

The Residential Street type includes a lawn, a minimum of 15 feet from the inside sidewalk edge, a clear walking sidewalk width of 10 feet minimum, and a 5 foot planting strip. This street type is required for a street which abuts residential uses.

6.4 Along a Residential Street type, provide a continuous walkway along the edge the front yard setback line.

- A landscape strip should be located at the curb edge. This should include grass and street trees.
- *Take into consideration sight lines and view angles for traffic safety purposes.*

Traditional Commercial Street

A Traditional Commercial Street is defined by a generally continuous line of buildings that are positioned at the sidewalk edge, and in which commercial activities are available to the public. This street type should be pedestrian-oriented, with sufficient sidewalk width to invite walking, and to accommodate landscaping. Some gaps in the street wall may occur, but they should be “accents” and appear as smaller breaks in the continuity of building fronts. These gaps should be plazas and other landscaped places, not exposed parking or service areas.

6.5 Along a Traditional Commercial Street type, provide a continuous sidewalk that abuts the line of storefronts.

- A landscape strip may be located at the curb edge. This should include street trees, which may be located in grates in the paving or in a planting strip.



Appropriate: Variations in wall planes and stepping down height at street edges along "Traditional Commercial" street types.



Galveston's historic resources are important to the City's character and appeal.



Historic neighborhoods

7.0 Historic Resources

Galveston's historic resources are important assets of the city's character and appeal. Preserving these resources and the neighborhoods where they are located are primary goals for the city.

When developing in an area that abuts a historic neighborhood or an individual historic resource, it is important to consider how development can support the appeal of the historic area. Providing places close by that can serve residents in these districts, for example, would help to sustain them as desirable neighborhoods. Having employment nearby, as well as goods and services, are also examples.

7.1 Respect the character of a nearby historic resource or district.

- The edge treatment of a new abutting development should respect the scale and character of the historic district without directly copying it.
- Development should not negatively impact historic resources.

7.2 Preserve natural and cultural resources on site.

- Development should, protect and maintain any natural or cultural resources that exist.

7.3 Increased height and density may not occur at the expense of historic and natural resources.

- This includes historic and natural resources that may be found on the development site as well as those on abutting properties and neighborhoods.

References and Resources for Neighborhood Level Design Guidelines

American Planning Association - www.planning.org
Center for Livable Communities - www.lgc.org
Complete Streets - www.completestreets.org
Congress for New Urbanism - www.cnu.org
Environment Protection Agency Office of Water - www.epa.gov/ow/nps/lid
Erosion Control Technology Council - www.ectec.org
Houston Galveston Area Council - www.h-gac.com
LEED for Neighborhoods, USGBC - www.usgbc.org/resources
Native Plant Society of Texas - www.npsot.org
National Trust for Historic preservation - www.preservationnation.org
Smart Growth - www.smartgrowth.org
Society for Ecological Restoration International - www.ser.org
Texas Water Development Board - www.twdb.state.tx.us
Urban Land Institute - www.washington.uli.org
US Fish and Wildlife Service - www.fws.gov



Generally, a view cone is established at a station point from which two lines angle outward to define the field of vision. The Gateway View Corridors illustrated above protect views towards Offat's Bayou Moody Gardens for vehicles approaching the islands on Interstate 45/Broadway.

II. SITE LEVEL DESIGN GUIDELINES

Site planning addresses the arrangement of buildings and other features on individual sites and also the consideration of how a property will relate to its neighbors. This section focuses on guidelines for the orientation of a building on its site, the location of service and parking areas, and the general organization of open spaces, including plazas and landscape features.

The basic components of site design, including building placement and landscape design, should reinforce the positive assets already established in the area while also enhancing the setting. A site should be planned such that the apparent mass of buildings is minimized and the edges of properties are compatible with their neighbors. Site designs should support and encourage sustainable design strategies both on-site and for adjoining properties. Natural qualities of the environment should be respected and incorporated into the design of open areas on site. Site design should also support continuity of circulation systems and contribute to an active pedestrian environment.



Site planning addresses the arrangement of buildings and other features on individual sites and also the consideration of how a property will relate to its neighbors.



IN THIS CHAPTER

8.0 Sustainable Site Design	22
9.0 Setbacks & Alignment	24
10.0 Streetfront Character	27
11.0 Accessible Public Open Space	32
12.0 Landscaping	34
13.0 Surface Parking, Driveways & Service Areas	36
14.0 Parking Structures	38

Site design guidelines address the arrangement of the building and other features on individual sites.



Appropriate: Walkways, landscaped areas and mid-block passages should be used with setbacks to provide solar access, natural ventilation and access to secondary portions of structures and neighboring properties.

.....
• Reference the International Dark Sky Association (www.darksky.org) or the Illuminating Engineering Society of North America (www.iesna.org) for more information on proper lighting techniques.
.....

8.0 Sustainable Site Design

The arrangement of buildings, planted area and hard surfaces plays a critical role in how a site relates to the environment, and how buildings on that site operate. Site design can affect environmental considerations for both the site itself and neighboring properties. For example, reducing the amount of impervious surfaces coupled with the implementation of an on-site infiltration systems can reduce the harmful effects of stormwater runoff to adjacent sites.

A site design should support sustainable building principles to maximize energy efficiency and renewable energy strategies as well as to limit negative impacts on local ecosystems. These local ecosystems can be supported through the conservation of existing natural areas and restoration of damaged areas within a site. Allocating open space is critical to the success of biodiversity within a site and is encouraged.

A site design should take into account effects on an adjoining property's access to light and air as well as its ability to implement the same environmental design principles. Also, the effects of light pollution to adjoining sites and the neighborhood should be *avoided*.

8.1 Locate site features to maximize green building principles for solar access and energy efficiency.

- Minimize access roads and parking footprints, and share with adjacent properties when feasible.
- Position a new building on its site to optimize energy efficiency, allowing for both passive and active strategies.
- Site a structure to maximize daylighting strategies for all portions of the building.
- Locate a building and site elements to take advantage of prevailing southeast winds for natural ventilation.
- Walkways, landscaped areas and mid-block passages should be used with setbacks to provide solar access, natural ventilation and access to secondary portions of structures and neighboring properties.
- Consider sharing parking facilities with an adjacent site.
- Minimize the use of impervious surface treatments.

8.2 Utilize exterior lighting that minimizes light pollution to adjacent sites and the neighborhood.

- Only light areas as required for safety and comfort purposes.
- Use light fixtures that shield and focus light onto the ground.
- Use light bulbs that have low luminescence levels.

- *Refer to the City of Galveston Lighting Ordinance, located in the Zoning Standards for lighting requirements that apply to all developments.*

8.3 Utilize landscape areas and features to promote energy efficiency.

- Locate open space where it will provide access to light and air for multiple properties.
- Locate deciduous trees and plants to provide summer shade while also allowing for solar access in the winter.
- Locate landscape elements to allow for natural ventilation.
- Maximize the use of native plant species which are best adapted to the climate and require less energy and resources to maintain.
- Use plant species which require low levels of water and maintenance.
- Utilize irrigation systems which have high efficiency or reuse water from site drainage systems.
- *Utilize water catchment from site, roof, and mechanical runoff for use in landscape watering.*
- Maintain existing mature trees and other large-scale vegetation where feasible (4"-6" caliper).



Appropriate: Provide natural stormwater systems and retention basins.

8.4 Provide natural stormwater systems and retention basins.

- Design a retention basin on site to utilize existing runoff patterns and vegetation.
- *Do not* pave a runoff basin.
- Design a landscape *plan and/or* retention basin to *maximize* water absorption, *reduce stormwater runoff*, and serve as a year-round visual amenity for the site.
- Provide soil areas with high water absorption rates where feasible.
- Integrate the site drainage system with bioswales and on-site retention basins into site open spaces.
- Locate water inlets for most direct, positive site drainage.

8.5 Minimize runoff from parking lots and structures.

- Use permeable paving, approved by public works, for surface lots to the extent feasible.
- Direct run off from parking structures into on-site systems for landscaping, or otherwise retain run off on site through the use of bioswales or similar strategies.
- The area of parking lots should be kept to a minimum.



Appropriate: Vary the setbacks and wall planes of different building components along all building faces.



Appropriate: Provide courtyards and plazas that are accessible to the public for their use.



Appropriate: Providing a storefront at the sidewalk edge is preferred treatment.

9.0 Setbacks and Alignment

The prevailing setback and alignment pattern within an area helps define neighborhood character and has a significant impact on the experience of pedestrians. The basic setback and alignment standards for Galveston are established in the *Zoning Standards*. The following guidelines provide additional criteria to ensure that setbacks will be compatible with the surroundings.

The placement of a new building should respect the pattern of setbacks in the surrounding area. A street level building facade should be oriented parallel to the street.

9.1 Building setback and alignment patterns should be compatible with developments on adjacent sites.

- See Setback frontage examples.

9.2 Design a setback area to reduce building scale, enhance public accessibility and accommodate landscaping where appropriate.

- A setback should provide opportunities to create a public plaza, landscape area and other streetscape amenities.
- Vary the setbacks and wall planes of different building components along all building faces.

9.3 Orient a streetfront facade to be parallel to the street.

- The portions of building at the front setback shall be pedestrian oriented and provide for an active streetscape.
- On a corner or through-lot both street facades shall be treated as a primary building frontage.
- Locating an entire building front behind the established setback line is inappropriate.
- Orientation of upper level secondary facades may be offset for improved views, solar access and natural ventilation.
- Alternative orientations may be considered where the overall character of the street edge will still meet objectives for the street frontage character, and alternate orientation will not cause negative impacts to the site's ability to support environmental design principles.

9.4 Orient a tall building mass along an axis that preserves public view corridors and maximizes light and air to abutting neighborhoods.

- Generally, this will mean orienting a slab building type along a north-south axis roughly perpendicular to the coast line.
- Additional guidance for building orientation is provided in Chapter 3: Building Massing Design Guidelines.



Orient taller building masses along an axis that preserves public view corridors and maximizes air and light to abutting neighborhoods. In general, taller building masses should be oriented roughly perpendicular rather than parallel to the Seawall to avoid blocking air and light to neighborhoods just inland as shown above.



New development can create edges that are compatible with adjacent neighborhoods and invite pedestrian activity as shown in the above photographs of a hotel development in Charleston, SC.

Setback Frontage Examples by Frontage Type:

Residential



Seawall Blvd.



Mixed Use



10.0 Streetfront Character

The character of the street edge of a new development should be pedestrian friendly, providing visual interest to passersby and conveying a sense of pedestrian scale. In many areas, a clearly defined street edge, composed of storefronts at the sidewalk, is the preferred pattern. This may be varied to some extent for plazas and courtyards, but the predominant line of storefronts should be maintained. In other places, streetfronts that reflect residential yards are more appropriate.

10.1 Provide for an active, pedestrian oriented streetscape.

- Utilize storefronts, display cases, architectural detailing, landscaping and public art at street level to increase the pedestrian appeal of buildings.



Appropriate: Utilize storefronts, display cases, architectural detailing, landscaping and public art at street level to increase the pedestrian appeal of buildings.

10.2 Orient a primary entrance toward the street or a public plaza adjacent to the street.

- A building should have a clearly defined primary entrance easily accessible from the street front.
- Do not orient a primary entrance to an interior court.
- Secondary public entrances to commercial spaces are encouraged for larger buildings.
- *Use deep overhangs and vestibules for reducing energy transfer at building entries.*



Appropriate: Provide visual interest at the pedestrian level when it is necessary to elevate primary building uses.



Appropriate: Where an active storefront is not feasible at the street edge, use architectural details and landscaping to provide interest.



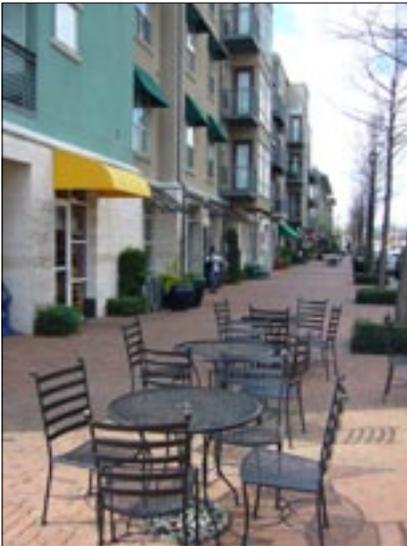
Appropriate: The character of the street edge of a new development should be pedestrian friendly.



Inappropriate: Streetfronts should be active and pedestrian-orientated.

10.3 Streetfront character should be compatible with neighborhood character and setback frontage conditions.

- New development should ensure that local design contexts are respected and enhanced.
- In some areas, *including Gateway and Seawall West*, establishing a new context which is more pedestrian-oriented is desired.



Appropriate: Outdoor seating areas provide for an active, pedestrian-oriented experience.



Appropriate: Providing an active use, such as retail, is preferred for ground level designs (and where flood zone conditions permit).



Appropriate: Where a first floor must be elevated because of flood design requirements, using landscaping in terraced areas to provide an inviting edge is encouraged.

10.4 Provide alternative methods for pedestrian streetfronts in flood zones.

- Incorporate the required elevation for habitable spaces into active streetfront designs.
- Provide visual interest at the pedestrian level.
- See flood zone streetfront character examples that follow.
- *Retaining walls should have a finished material that relates to the site and structure, and should incorporate a landscape strip at the base. Refer to the Zoning Standards 29-68 for retaining wall regulations.*



Appropriate: Building in flood zone: raised foundation with landscaped edge.



Appropriate: Treatment of wall where a storefront is not feasible: architectural details and landscaping provide interest.



Appropriate: Treatment of a building where flood zone requires raised habitable floor; first floor is used for parking.



Appropriate: Architectural screening and landscaping edge along raised floor, which is used for parking. (Detail of photo above.)

Flood Zone Streetfront Character Examples:

These designs illustrate ways in which to provide an attractive storefront along the edge of a property where it is necessary to elevate the first floor.

Raised Storefront



Raised Site



Raised Sidewalk



Raised Arcade



Enhanced Setback





Appropriate: Public open space should be clearly visible from the street.

11.0 Accessible Public Open Space

Open spaces that will provide places for people to gather, engage in activities and enjoy a sense of community are desired throughout Galveston. While some of these will be public spaces, many opportunities exist to include open spaces in private development.

Open spaces should be planned to activate the street and enhance the pedestrian experience. An open space should be provided at the sidewalk level; sunken open spaces are not appropriate. A public space should be integrated with the streetscape.



Appropriate: Design an open space to enhance the quality of the streetscape experience as a whole.

Examples of appropriate open spaces include:

- Courtyards and plazas
- *Designed* mid-block passages (*Not service alleys*)
- Landscaped park/pocket park areas
- Landscaped front and side yard setback areas
- Landscaped patios and terraces along the streetfront

11.1 Design an open space to achieve the following objectives:

- Create an active and interesting public gathering space.
- Design a space that is active and usable throughout the year.
- Maintain a well-defined street edge to ensure that such public space creates an accent within the streetscape.
- Enhance the quality of the streetscape experience as a whole.



Appropriate: Locate a plaza at a key intersection to provide space for pedestrian activity.



Appropriate: Design outdoor spaces for public use. Include landscaping and seating areas, for example.

11.2 Locate and design open space to be activated by pedestrian uses year round.

- Larger open spaces such as public plazas should be located where there is sufficient pedestrian activity to support them.
- The depth and profile of a courtyard should support active use of the space.
- Orient open space to pedestrian activities, circulation paths, views, cultural resources and natural features.
- Create a sense of enclosure for an outdoor use area by positioning buildings to frame the space or define it with landscaping.
- Provide clear connections between usable open space areas, pedestrian circulation routes and building entrances.
- Provide site furnishings, such as benches, shelters and public art as well as landscape features.



Appropriate: Open space along a street edge should be in proportion to the block face, reflecting the desired street edge character.

11.3 Design the frontage of any walkway, through court or plaza with similar attention to articulation, detail and materials accorded primary street facades.

- Open space should provide visual interest and serve as a focal point on the site.
- Design architectural detailing, lighting, signage and landscapes to create a human scale and enhance the pedestrian experience.
- Locate walkways at the sidewalk level.
- Open space along a street edge should be in proportion to the block face, reflecting the desired street edge character.



Appropriate: Include public art.



Appropriate: Open space should be designed to be active year round.



Appropriate: Provide walkways, plazas and other open spaces that invite pedestrian activity.



Appropriate: Incorporate public art in outdoor plazas.



Appropriate: Public art and street furniture at a corner plaza.

• • • • •
• Reference the Native Plant Society of Texas website for information regarding native landscaping materials.
• <http://www.npsot.org/>
• • • • •

12.0 Landscaping

Landscaping includes plant materials, earth forms, paving and structures intended for outdoor use. Well designed landscaping creates a welcoming and attractive character in the city while also providing a connection to the site and neighborhood.

A landscape design should incorporate decorative paving, trees and shrubs as enhancements to the streetscape and to integrate a building with its site.



Appropriate: Landscaping and paving should enhance the street scene.

12.1 Landscaping should have the following characteristics:

- Enhance the street scene.
- Integrate a development with its site.
- Reflect the quality of the architectural materials.
- Utilize natural site features.
- Native *or adaptive* Texas Gulf Coast landscape materials should be used.
- Minimize the use of impervious surfaces.
- Help to minimize heat island effects from paving expanses and other similar areas.

12.2 Landscape enhancements should integrate with pedestrian circulation routes and open spaces.

- Provide clear visual links between public plazas and walkways on site to the sidewalk.
- Design paving enhancements adjacent to sidewalks to integrate with public right-of-way and sidewalk improvements where appropriate.
- Provide decorative paving in plazas and courtyards.
- Landscape areas should be greater than the minimum required on a site.



Appropriate: Landscaping should be integrated with and enhance the public right-of-way.



12.3 Use water-conserving, native or indigenous plant species.

- Incorporate plant materials that are indigenous and which complement those established in the natural surroundings.
- The use of exotic plants is discouraged.
- Limit the use of plants requiring extensive watering to small accents areas.
- The use of Texas Gulf *Coast* native *or adaptive* plants is encouraged.
- *Plant species that do not require frequent fertilization to reduce toxic runoff into habitats and nearby water.*
- *Use turf appropriate to the climate and with salt tolerance such as Paspalum grass.*
- *Utilize drip system irrigation to minimize unnecessary evaporation and lower water consumption.*
- *Whenever possible, utilize renewable water sources from catchment or condensation.*
- *Use rain gardens and landscaping systems to mitigate runoff.*
- *Use automatic lighting timers for landscape lighting to reduce energy use and avoid unnecessary light pollution.*



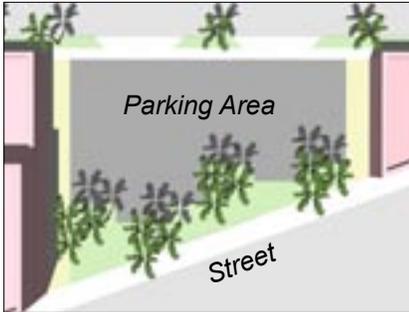
Appropriate: Decorative paving can be an attractive site element.

Some attractive species well adapted to Galveston's climate include:

- Palms*
- Mexican Plum Tree*
- Allee Elm Tree*
- American Beauty*
- Virginia Sweetspire*
- Coral Berry*
- Spice Bush*
- Dwarf Yaupon Holly*
- Switchgrass*



Appropriate: Provide landscaping, including street trees, along public sidewalks.



Appropriate: Surface parking should be buffered with landscaping at the edges, as well as planted internally.

13.0 Surface Parking, Driveways and Service Areas

Using alternative modes of transportation is encouraged. However parking will continue to be necessary throughout Galveston as will associated driveways and delivery or service areas. Parking or service areas that are exposed to the street detract from the visual character of the setting, and can also disrupt the continuity of activity essential for pedestrian-friendly environments. This should be avoided.

When accommodating parking, driveways and vehicular service areas, the primary goal is to maintain the continuity of the street edge, minimize visual impacts and to provide for an active pedestrian-friendly street front.

13.1 Provide an activity at the street edge of a parking lot where feasible.

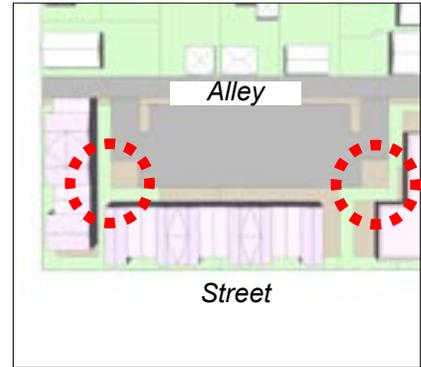
- A parking lot should be located to the rear or the interior of the property.
- Provide features to enliven the street edge such as ATMs, public art, landscaping and other pedestrian amenities.

13.2 Surface parking should be buffered and enhanced with landscaping at the edges, as well as planted internally.

- Landscape elements at the street edge should provide screening between parking area and streetscape.
- Consider the views down to the parking from adjacent tall buildings as well as from the streetscape when designing screening and internal landscaping.
- Landscaping should be provided within surface parking lots to provide relief from large expanses of paving.
- Provide surface shading with trees and other internal planting to offset the heat gain from the pavement.
- Integrate internal landscaping into site runoff and storm-water management systems through the use of bioswales and similar strategies.
- Landscape elements should be designed to shade parking areas in order to reduce the effects of heat islands.
- Pervious paving materials are encouraged.
- Limit the size of the hardscaped areas (sidewalks, roads, courtyards and parking lots).
- *The use of asphalt paving is strongly discouraged.*

13.3 Place parking areas to minimize interruptions to the architectural continuity of the street.

- Utilize shared access when feasible to minimize gaps in the streetwall.
- Use an alley or secondary street as the primary access.
- Limit the number and width of driveways and loading/service areas.
- Limit the number of parking facilities facing the primary street that necessitate a driveway and curb cut.
- Minimize the amount of impermeable surfaces.



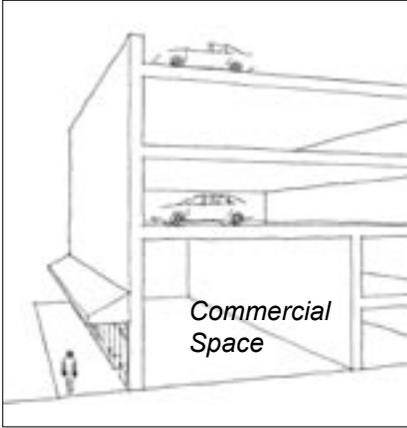
When possible, loading and service areas should be placed at the rear of properties and accessed via an alley or common driveway to minimize visual impacts and pedestrian conflicts.

13.4 Place loading/service areas to minimize visual impacts and pedestrian conflicts.

- Locate loading/service areas to the rear of a property.
- Provide coordinated access to loading/service areas from existing or planned alleys when feasible.



Appropriate: Buffer parking areas from public walkways.



Appropriate: Parking structures should be wrapped by or stacked above retail or other active street edge uses.

14.0 Parking Structures

Parking can be consolidated into structures to minimize the lot area used for vehicles. Decreasing the area of parking at street level helps to support an active pedestrian-friendly environment.

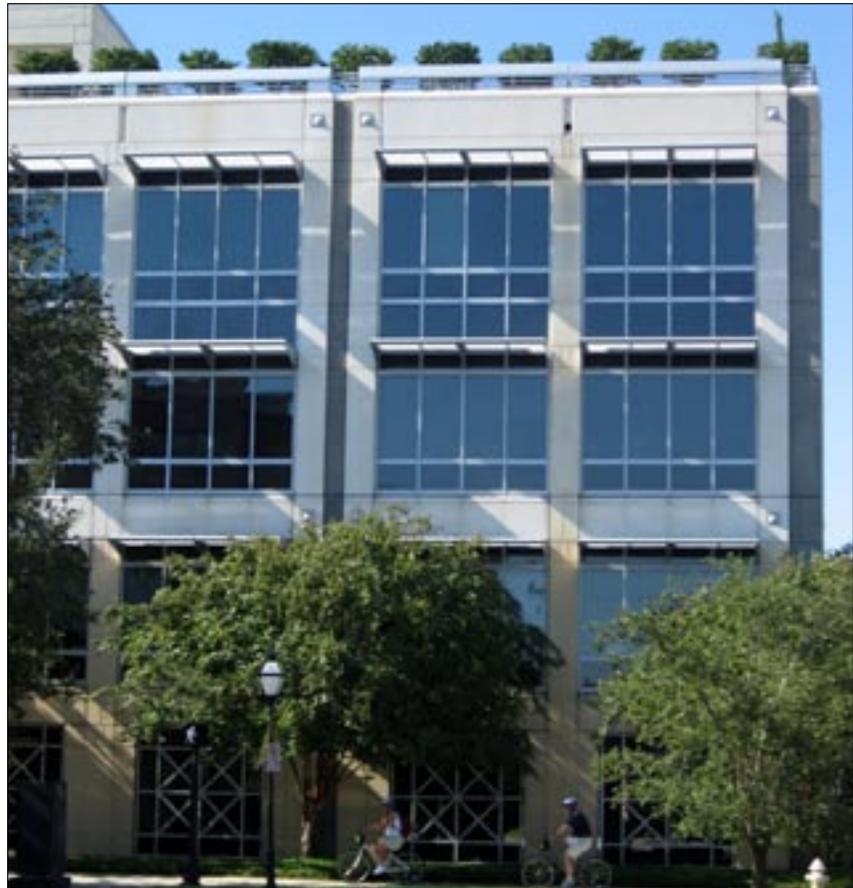
When accommodating a parking structure, primary goals are to maintain a pedestrian-friendly street front and to minimize visual impacts while positively contributing to the quality of the street front.

14.1 Provide for ease of pedestrian use.

- Provide a clearly defined and direct connection between parking structures and supporting businesses.
- Pedestrian equipment such as elevators should be clearly identified and conveniently located.

14.2 Provide an active street edge.

- Parking structures should be wrapped by or stacked above retail or other active uses at the street edge when feasible.
- Utilize storefronts, display cases, architectural detailing, landscaping and public art at street level to increase the pedestrian appeal of structures.



Appropriate: Green building: First floor is parking, with architectural screens and landscaping.



Appropriate: When it is not feasible to include an actual storefront at the street level of structured parking, use other architectural details to provide a sense of scale and convey visual interest.



Providing a storefront at the street level and stacking parking above is appropriate. Note the facade where parking is located is articulated to reflect a traditional commercial front.



Detail of photo above.



Appropriate: A parking structure's facade should be articulated and reflect the pattern and rhythm of the street fronts found in the area.

14.3 Design street front facades to reflect traditional patterns of commercial buildings in the area.

- Street facing facades should be designed with the same attention to detail and material as a primary building facade.
- Street front facade articulation should reflect the pattern and rhythm of street fronts in the area, but should not create a false facade.

14.4 Locate drive access in secondary areas.

- Structures should be accessed by vehicles from secondary streets or alleys.
- Locate service areas away from primary street facades.

14.5 Provide bicycle parking.

- Locate bike parking on the first floor near an entrance and public sidewalk.
- Provide security lighting in bike parking areas.



Appropriate: Parking structure, framed by "wrap" of commercial uses.

References and Resources for Neighborhood Level Design Guidelines

Advanced Transportation Technology Institute - www.att-info.org
American Society of Landscape Architects - www.asla.org
American Concrete Pavement Association - www.pavement.com
American Rainwater Catchment Systems Association - www.arcusa-usa.org
Complete Streets - www.completestreets.org
Congress for New Urbanism - www.cnu.org
Environmental Protection Agency Office of Water- www.epa.gov/ow
EPA Best Management Practices - www.epa.gov/ord/nrmrl
International Dark Sky Association - www.darksky.org
Ladybird Johnson Wildlife Center - www.wildflower.org
LEED for Neighborhoods, USGBC - www.usgbc.org/resources
Native Plant Society of Texas - www.npsot.org
North American Native Plant Society - www.nanps.org
Rocky Mountain Institute - www.rmi.org
Urban Land Institute - www.washington.uli.org

III. BUILDING MASSING DESIGN GUIDELINES

Building massing principles address the overall size and shape of an individual structure. *Zoning Standards for the Height and Density Development Zone* address elements of building massing including floor area ratio (FAR), height, floor plate area and wall plane articulation. The design guidelines in this section supplement the zoning regulations with additional direction on building articulation, height and roof form.

A building mass should convey a sense of human scale and support green design principles. Varying setbacks and heights, articulating façades and stepping a taller building back from the street front as it rises will help promote a pedestrian-scaled street front and present a visually interesting skyline.

.....

IN THIS CHAPTER

15.0 Green Design in Building Massing 44

16.0 Building Orientation 45

17.0 Building Massing & Articulation 46

18.0 Building Height 48

19.0 Human Scale 50

20.0 Roof Form 52

.....



Building massing principles address the overall size and shape of an individual structure. The Hotel Galvez illustrates the use of varied heights to reduce the perceived mass of a building.



Appropriate: A taller portion of a building is screened with lower buildings in front.



15.0 Green Design in Building Massing

Building masses play a crucial role in how a project relates to the environment, and how well a building functions.

Orientation of building massing should take advantage of solar access for both passive and active strategies of daylighting and solar energy collection. A building mass also should be designed to facilitate natural ventilation through a site and its buildings.



Appropriate: Building massing and orientation maintain solar access for adjoining spaces.



Appropriate: Building height causes partial shading of adjoining properties, but this is minimized through orientation of the building mass.

15.1 Design building massing to support passive solar design.

- Orient roofs to support solar collectors and/or natural daylighting strategies.
- The depth of building mass should be sized to allow natural daylighting to reach the maximum amount of actively used, interior spaces feasible.

15.2 Design building massing to support green building principles for both itself and adjoining areas.

- Arrange building masses to facilitate air circulation through a site and its buildings.
- Articulate walls to serve as shading for their own surfaces or other surfaces.
- Use high ceilings to allow hot air to rise above the habitable space.
- Design windows and their placement to maximize interior daylighting of a building. Maximum light penetration to interior spaces is encouraged.
- *Use rectilinear versus proportional building forms to maximize daylighting and ventilation.*

15.3 Arrange building masses to provide weather protection.

- Articulate massing to help protect pedestrian areas from adverse weather effects.

16.0 Building Orientation

Often, a building will have a rectilinear form in plan view, in which one side is substantially longer than another. The manner in which the building is positioned on its site is an important consideration, in terms of how it helps to define a street edge, or alternatively minimize its appearance to the street.

For example, along Seawall Boulevard, an objective is to define the street wall with buildings that are located at the sidewalk edge. When active uses are located at the ground floor of these buildings, they will help to energize the area and invite pedestrian activity. This suggests that, in many cases, orienting the “long” side of a building to be parallel with the street is desirable. This is especially true for buildings that are very low in height.

On the other hand, when the building is taller than those in abutting neighborhoods, orienting the “slab” parallel to Seawall may block views, increase perceived mass and limit sea breeze access. It may also provide opportunities to introduce pedestrian circulation routes through a property, linking the abutting neighborhood with the major street. Therefore, orienting a taller building such that its short end is parallel to a nearby residential avenue (east-west street) is important. Balancing these objectives, of defining street edges, while maintaining views through a property, is a key consideration. Similar considerations apply in other overlay areas as well.

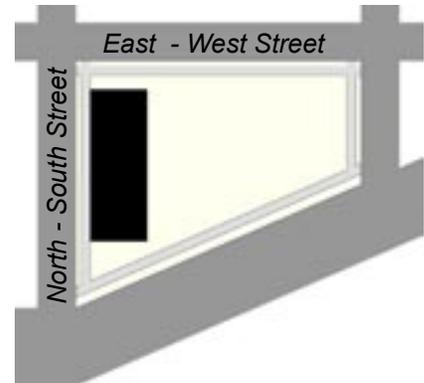
16.1 Each project is site specific regarding the most appropriate building orientation.

16.2 Orient very low-rise portions of a building to be parallel to major streets when feasible.

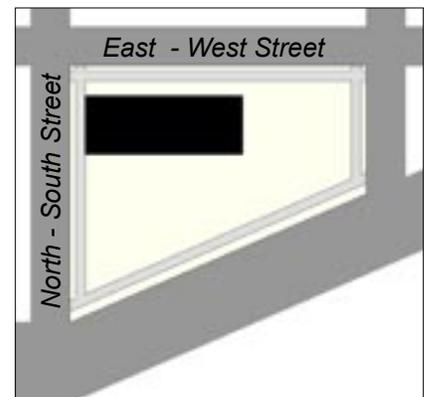
- This will help to define the street edge with active uses as the sidewalk.

16.3 Orient taller portions of a building to be perpendicular to abutting residential streets *when feasible*.

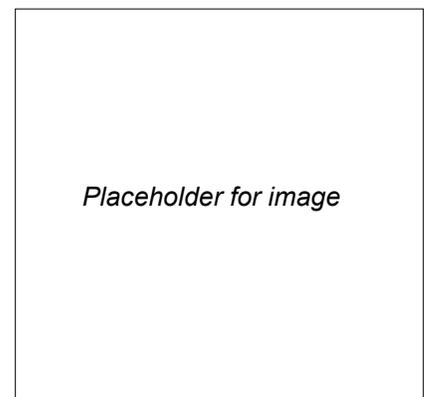
- This will minimize perceived scale, maintain views and permit gulf breezes to move through the site.
- This applies to low-rise and mid-rise building types, as well as high-rise buildings where they *may be* permitted.



Appropriate: A building slab for a mid and/or high rise allows views and breezes through the site.



A building slab for a mid and/or high rise structure blocks views and breezes.



Each project is site specific regarding the most appropriate building orientation. A parallel orientation to the Seawall and abutting residential streets may be appropriate on shallow sites.



Appropriate: Articulate building mass to create visual interest, reflect human scale and reduce the overall perceived scale of a structure.



Appropriate: Organizing a taller building with a base, middle and cap helps to convey a sense of scale.



Appropriate: Using moldings, changes in materials and colors to convey a base, middle and cap.

17.0 Building Massing and Articulation

The articulation of a building mass helps to establish a sense of scale and visual interest across a building.

Varied massing and changes in wall planes should be used to reduce the overall perceived mass and scale of a building. Building massing should be arranged to maximize access to light and air and take advantage of both passive and active strategies for climate control and energy efficiency.

17.1 Articulate building mass to create visual interest, reflect human scale and reduce the overall perceived scale of a structure.

- Use variations in wall plane setbacks and heights, changes in materials and architectural ornament and detail to break up the mass of a building.
- Use a change in design features to suggest smaller building widths. Changes in façade material, window design, façade height or decorative details are examples of techniques that should be used.
- Variations should be expressed across the entire structure, including the roof so that the composition appears to be a collection of smaller building masses.
- Avoid using repetitive elements along a building wall as this begins to read as a single mass rather than an articulated façade.
- Reduce the apparent height of a building as viewed from adjacent properties, buildings and walkways by placing two and three story building elements along all building façades.



Appropriate: Reducing the apparent height of a building as by placing lower building elements along its façade

17.2 Design buildings to reflect the traditional vertical base, middle, and cap façade composition.

- This composition conveys a sense of human scale.
- The base, middle and cap may be defined by creative uses of fenestration pattern, cornice or other horizontal faced elements including changes in color, texture and architectural detailing.



Appropriate: Building articulated into "modules", to provide a sense of scale. Upper floor is set back to reduce perceived height.



Appropriate: Use variations in wall surfaces to break up the mass of a building and to provide visual interest.



Appropriate: Step down the height of a taller building at its edges, especially where it abuts established residential neighborhoods.

18.0 Building Height

Variety in building heights is a key objective. The city's zoning code defines base regulations for building height, and focuses on establishing a lower scale at the street edge, with taller portions of buildings stepping back into the property. This is intended to help provide light and air to street level places and maintain a human scale on the street.

Building height should be varied to create a sense of human scale and reduce the overall perceived mass of the building.

18.1 Provide variety in building heights across all faces of a building.

- This will reduce the perceived mass, provide view opportunities and create visual interest in the building form.
- This is especially important for larger structures.



Appropriate: Step down the height of a building to reduce perceived scale.



Appropriate: Step down the mass of a building as it approaches a street edge or residential neighborhood.

18.2 Step down façade height toward neighboring buildings of lower scale.

- Where permitted by the base zoning, a taller structure should be located where it will minimize looming effects and shading of lower neighbors.
- A building should step down towards lower scaled neighbors, including adjacent historic properties and districts.
- Set back taller portions of a structure toward the center of the overall building mass.



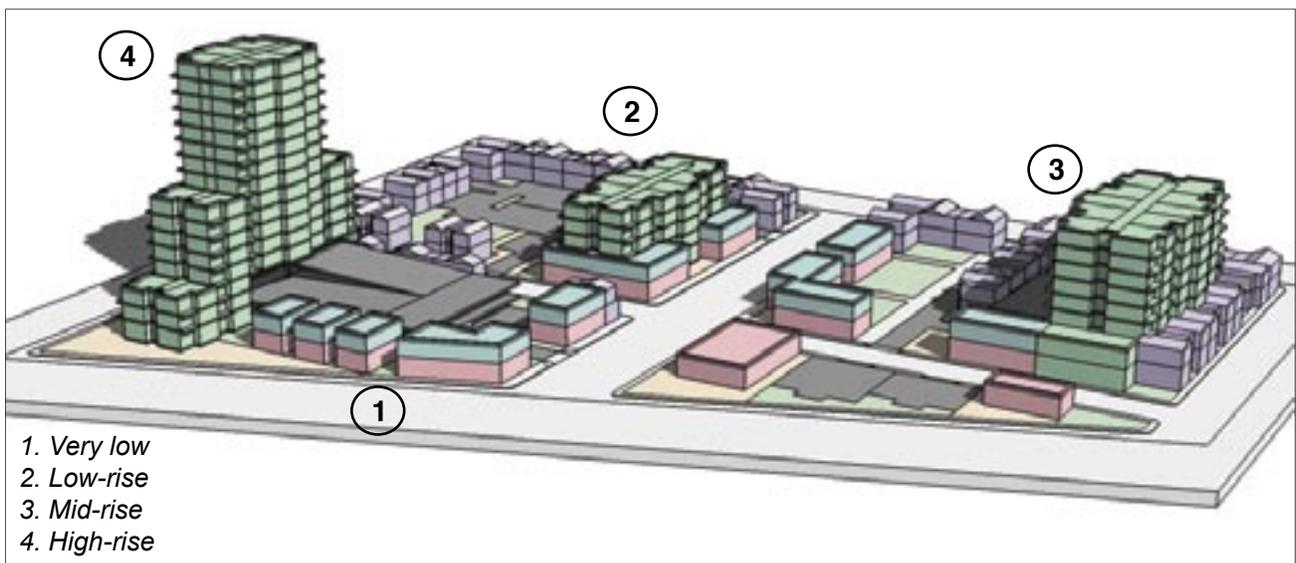
Appropriate: Set back taller portions of a structure toward the center of the overall building mass. (See the code to determine where High Rise buildings may be permitted.)

18.3 Maintain a distinction between the street level and upper floor heights.

- Express a distinction in floor heights between street levels and upper levels through architectural massing, detailing, materials and fenestration patterns.

18.4 Design a low, mid and high-rise structure to:

- Establish an active human-scaled streetfront character.
- Provide variety in massing which conveys a human scale.
- Be oriented to minimize impacts on view corridors from public rights-of-way and to take advantage of prevailing winds for natural ventilation.
- Position building masses away from residential areas (especially important for high-rise structures)



Design low, mid and high-rise structures to establish a human-scaled streetfront character and be oriented to minimize impacts on view corridors from public rights-of-way. It is especially important to position a high-rise building mass away from residential neighborhoods. Note that permitted locations and heights for low, medium and high-rise buildings are established in the zoning code.



Appropriate: Use vertical and horizontal articulation to break up large façades.



Appropriate: Use variations in set-backs of wall planes to organize a design into "modules" that reduce the overall mass of the building.

19.0 Human Scale

A sense of human scale is achieved when one can reasonably interpret the size of a building by comparing features of its design to comparable elements in one's experience. Using a building material of a familiar dimension, such as traditional brick, is an example, as is using windows of similar dimensions.

Maintaining a sense of human scale is a key objective for Galveston. To ensure that human scale is achieved in new development it is important to focus design attention on aspects most directly experienced by pedestrians, such as the scale of buildings and architectural details at the street level.

19.1 Establish a sense of human scale in building designs.

- Use vertical and horizontal articulation to break up large facades.
- Incorporate changes in color, texture and materials in building designs to help define human scale.
- Use architectural details that create visual interest and convey a three dimensional facade.
- Use materials which help to convey scale through their proportions, detailing and form.
- Use a variety of landscape elements such as trees, shrubs and accent plants.
- Size and locate signs to engage pedestrians and help define building entries *rather than using tall detached signs aimed at motorists.*
- Incorporate floor area within sloped roofs to help reduce the perceived scale

19.2 Define the street level facade of commercial and mixed use buildings with clearly distinguishable details.

- Design the first floor facade to provide interest at the street level, using the highest quality of design, detailing and materials.
- Changes in horizontal details and architectural panels may be to help define the first and second floors.
- Changes in material, color, texture, pattern or wall plane may be used to help define the first and second floors.



Appropriate: The first floor façade is a high quality design that has incorporated quality materials.

19.3 Provide building elements which engage pedestrian activity, and provide a sense of human scale and visual interest. Elements to be considered include.

- Storefronts and display windows.
- Architectural detail on primary building facades.
- Display cases.
- Murals and other public art.
- Pedestrian amenities.
- Landscaping.



Appropriate: Building elements such as storefronts help engage pedestrian activity, and provide a sense of human scale and visual interest.



19.4 Define the street level façade of commercial and mixed-use buildings with clearly distinguishable details.

- Use architectural details that create visual interest and convey a three dimensional façade.
- Use a variety of landscape elements such as trees, shrubs and accent plants.
- Size and locate signs to engage pedestrians and help define building entries.



Appropriate: A variation in roof profile reflects both the width and the depth of the roofscape.

20.0 Roof Form

The roof form of a building helps to establish and convey its character and scale.

Roof forms should reinforce the rhythm and scale of the street façade and building articulation patterns and provide a visually appealing and varied skyline in Galveston.

20.1 Provide a variety of roof planes.

- Arrange roof masses to create visual interest and a varied skyline across a block.
- Variation in roof profile should be reflected in both the



Appropriate: Locating some floor area in sloping roof forms helps to reduce the perceived scale of a structure.

References and Resources for Neighborhood Level Design Guidelines

American Planning Association - www.planning.org
Building Green, Inc - www.buildinggreen.org
Center for the Built Environment - www.cbesurvey.org
LEED for Neighborhoods, USGBC - www.usgbc.org/resources
New Buildings Institute - www.newbuildings.org
National Renewable Energy Program - www.nrel.gov
US Department of Energy Office of Energy Efficiency - www.eere.energy.gov

IV. BUILDING ELEMENT DESIGN GUIDELINES

The more detailed elements and features of individual buildings are addressed in this section. These building elements can include architectural details such as windows, doors, moldings, overhangs, balconies, ornamentations, materials and other individual features of a building. Architectural details, materials and other components can be used to convey scale and provide visual interest, and will influence the degree to which a new building contributes to the urban fabric. High quality and creativity are most clearly expressed and experienced at this level of design.

The following Building Element Design Guidelines promote development that is compatible with existing design contexts, but do not dictate a specific style or design theme. Creative, contemporary and environmentally friendly design solutions are encouraged.

IN THIS CHAPTER	
21.0 Green Design in Building Elements	54
22.0 Materials	56
23.0 Windows	57
24.0 Entries	59
25.0 Canopies, Awnings & Porticos	60
26.0 Balconies	61



Architectural details, materials and other components can be used to convey scale and provide visual interest in a structure.



Appropriate: Use exterior or façade integrated (seasonal) sun shading devices at fenestration with direct solar exposures.

21.0 Green Design in Building Elements

Individual building elements and materials play an integral role in the systems (environmental and otherwise) of the building as a whole and of the building with its site.

Building elements should be arranged to maximize the efficiency of the building's performance. Materials and systems should be chosen based on their environmental impacts and their performance as both individual building elements and with the building systems as a whole. *All developments should strive for energy efficiency in excess of minimum standards set in City codes.*

21.1 Refer to the US Green Building Council's, Leadership in Energy and Environmental Design (LEED) standards for guidance on all projects.

- *LEED NC provides industry standard advice on Green Building strategies, techniques, systems and materials.*
- *LEED certification is highly encouraged for all projects.*

21.2 Use sustainable materials to the maximum extent feasible.

- Use materials which have long life spans and require minimal maintenance.
- Use regional, reclaimed, recycled, recyclable and rapidly renewable materials.

21.3 Avoid toxic or otherwise hazardous materials.

- Use *low or no VOC (Volatile Organic Compounds)* adhesives, sealants, paints, carpets and other interior finish materials, which emit no, or low levels of harmful air contaminants.
- *While the use of recycled building materials is encouraged, it is important to consider that some older materials can contain toxins such as lead paint.*

21.4 Use and apply building materials in a manner which supports sustainable building systems and functionality.

- *Minimize and recycle construction waste.*
- *If demolition is necessary, reuse or recycle salvaged materials.*
- *Use layered, shaded and breathable components ventilate building envelopes.*
- *When appropriate, use operable windows to naturally ventilate and capture prevailing breezes.*
- Use materials and components with high thermal mass and insulation values.
- Use low or triple pane insulating glass.

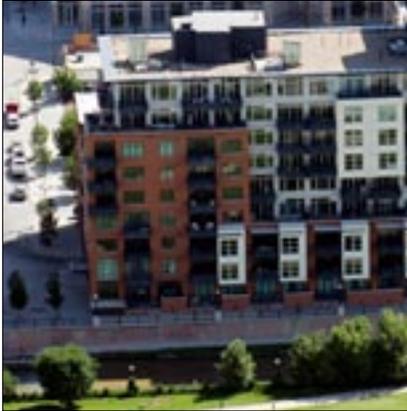
- Use high efficiency lamps, fixtures *and automatic controls*.
- Use lighting fixtures with minimal light pollution to night skies and adjacent sites. *Refer to the City of Galveston Lighting Ordinance for regulations that apply to all projects.*
- Avoid thermal bridges at joints and structural components.
- Avoid large exterior surfaces of dark materials to reduce thermal absorption and expansion, especially on *south*, east and west exposures.

21.4 Use building elements which maximize internal environmental control.

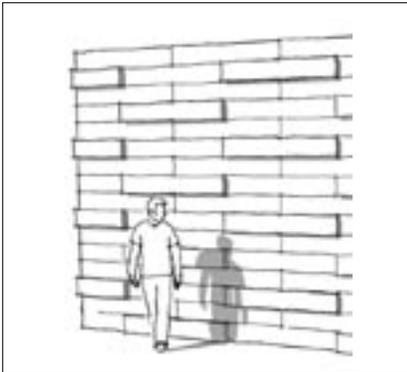
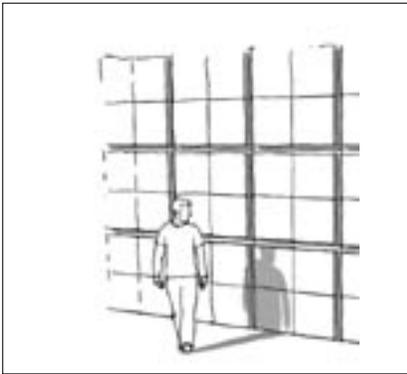
- Use operable windows and other features which facilitate natural ventilation.
- Use low infiltration *door and window* products.
- Use appropriate exterior or façade integrated (seasonal) sun shading devices at fenestration with direct solar exposures.
- Provide building elements which help to circulate air through the building.
- Provide high levels of *automated* control over lighting systems.
- Provide balconies for non air-conditioned spaces.
- *Use automatic doors in series at entry vestibules to lessen heating and cooling loss.*

21.5 The utilization of an *alternative, energy saving* green roof is *highly* encouraged.

- Install a green roof *or garden roof* to reduce the effects of heat islands, *alleviate stormwater runoff and prolong the life of roofs*.
- Use landscape materials native to the Texas Gulf Coast climate.
- *The use of Cool Roofs can significantly reduce energy usage and is highly encouraged for projects where green roofs are not feasible.*



Appropriate: Use materials which convey a sense of human scale and visual interest through texture, finish, detailing and application.



Appropriate: Materials applied in units, panels or modules help to convey a sense of scale, and provide a sense of texture through shadow lines and other attributes which provide visual interest.

22.0 Materials

Exterior building materials can be used to convey high quality design and visual interest in a structure.

The palette of building materials chosen should reinforce massing and architectural concepts for a building and enhance the character of both the building and its context. Building materials that are of high quality and convey human scale and visual interest are appropriate. Materials should be selected in order to minimize negative environmental impacts. New, creative applications of materials are encouraged.

22.1 Use high quality, durable materials.

- Materials should be proven to be durable in the local climate.
- Façade material should maintain an intended finish over time, or acquire a patina which is understood to be an outcome of normal interaction with the elements.
- Use roof materials which minimize heat absorption.
- Attach materials in a manner that will maintain secure connections and closure along surfaces.
- Materials should withstand on-going contact with the public, sustaining impacts without exhibiting substantial change in surface appearance, or be installed in a location where the building is not subject to frequent pedestrian contact.

22.2 Use materials which convey a sense of human scale and visual interest through texture, finish, detailing and application.

- Materials applied in units, panels or modules help to convey a sense of scale, and provide a sense of texture through shadow lines and other attributes which provide visual interest.
- Large panelized products and extensive featureless surfaces are inappropriate.
- Creative, contemporary uses and applications of materials are encouraged.

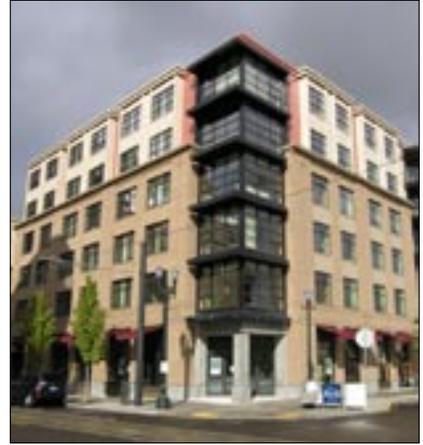
23.0 Windows

The manner in which windows are used to articulate a building wall is an important consideration in establishing a sense of scale and continuity. Fenestration size, placement and spacing patterns help to express the design character and perceived scale of a building. The sizing and placement of windows will also have a significant impact on the buildings environmental performance and efficiency.

Window design and placement should help to establish a sense of scale and provide visual interest. Windows on street level façades should contribute positively to the quality of the streetfront. Upper level windows should help to convey a human scale across a building mass. Windows also should be designed to provide for significant natural ventilation and daylighting. The placement of a window should allow for maximize daylight penetration into an interior space.

23.1 Establish a sense of scale in upper story windows.

- Size windows to reflect human scale.
- Use window patterns and size to break up the perceived mass of a building façade.



Appropriate: Window design should help to establish a sense of scale and provide visual interest.



Appropriate: when in the context of older, historic structures, a new building should reflect traditional horizontal lines, and the rhythm and scale of windows, as this structure does.



Appropriate: Locate and size windows to provide maximum penetration of daylighting to interior spaces.

23.2 Provide pedestrian-friendly first floor windows.

- Provide a storefront window where feasible.
- Use clear glass on first floors; dark tinted glass is inappropriate.
- Break up the mass of large windows to reflect human scale.

23.3 Size and locate windows to provide for significant natural ventilation and daylighting.

- Locate operable windows to provide for cross ventilation wherever feasible.
- Larger areas of transparency may be used on south facing façades when they are sufficiently screened from direct summer sun.
- Double-hung and operable clearstory windows should be used to facilitate natural ventilation.
- Locate and size windows to provide maximum penetration of daylighting to interior spaces.



Appropriate: Break up the mass of large windows to reflect human scale.

24.0 Entries

The repetition of primary building entries along a street contributes to a sense of human scale in the area and invites pedestrian activity. The spacing of entries can activate the streetscape and pedestrian experience.

Creative new entrance designs should enhance the street level experience and help to convey a sense of human scale. Entries should be clearly defined and accessible, and located to express rhythm and visual interest along a street front.

24.1 A primary entrance should be clearly defined and oriented toward the street.

- This can be achieved through the use of a canopy, entrance court, recessed entry, or other means which help to distinguish the entry from the building façade.
- A secondary entry to commercial spaces in larger buildings is encouraged.
- Primary entrances should be located at the street level when feasible.
- *Design entries so that they are protected from prevailing winds or create vestibules to reduce energy loss.*
- Entries to corner buildings may be oriented to either street, however commercial entries are more appropriate for busier streets, while residential entries are more appropriate for side streets.



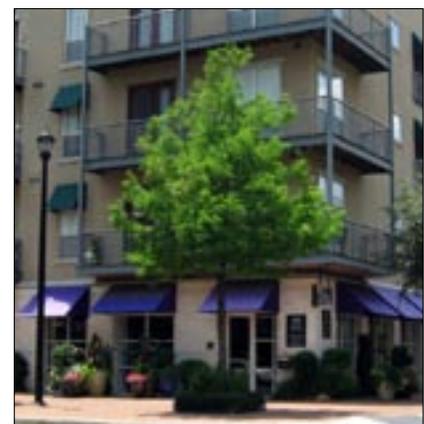
Appropriate: The repetition of entries along a street contributes to a sense of human scale in the area.



Inappropriate: The scale of the entry on this residential building type is out of proportion with the building and the lower level garage doors should not be oriented to the street right-of-way.



Appropriate: Creative new entrance designs in a townhouse wrap enhance the street level experience and help to convey a sense of human scale.



Appropriate: A primary entrance should be clearly defined and oriented toward the street.



25.0 Canopies, Awnings and Porticos

Canopies, awnings and porticos can provide shelter in inclement weather and shade from harsh summer sun. They provide a sense of depth, color and visual interest which enhances the streetscape.

When a canopy or awning is used, it should define a building entry and complement the design and character of a building and its street front.

25.1 Use canopies and awnings to shade sidewalks and open space areas.

- *Use canopies for upper level balconies and roof patios in order to extend their useful timeframe.*

25.2 Locate canopies, awnings and porticos to define ground floor building elements.

- Define building entrances with canopies, awnings or porticos.
- Locate canopies, awnings and porticos primarily on the first floor and on street front façades.

25.3 Canopies, awnings and porticos should be compatible with the overall design of a building.

- Size and position canopies to reflect the rhythm of building modules.
- Materials should reflect the character, materials, and scale of the building.



Use canopies to define the street level of a building and highlight building entries.

26.0 Balconies

A balcony provides a functional outdoor space that can be utilized year round. They should be designed to reduce the scale of a building and provide visual interest.

26.1 Balconies should be designed to be functional and visually interesting.

- Materials should reflect the character, materials, and scale of the building.
- Balconies should be shaded and naturally ventilated to provide a year round functional space.
- Balconies should be designed to naturally ventilate between interior and exterior spaces
- Balconies reduce the perceived scale of a building.
- *Design balconies with living spaces to encourage their use. Expanding the interior to include an outdoor room offers flexibility in favorable weather.*
- *Attachment of satellite dishes or other semi-permanent accessories to balcony rails is discouraged.*



Appropriate: Sidewalk canopies can be used to provide large second floor balconies.



Appropriate: Balconies and porticoes define a human scale and relate to the neighborhood context.



Appropriate: The balconies provide a functional outdoor space that can be utilized year round. They have also been designed to reduce the scale of a building and provide visual interest.

References and Resources for Neighborhood Level Design Guidelines

American Society of Heating, Refrigeration and Air Conditioning Engineers- www.ashrae.org

ASTM International - www.astm.org

Cool Roofs for Healthy Cities - www.coolroofs.org

Construction Materials Recycling Association - www.cdrecycling.org

Energy Star - www.energystar.gov

Forest Stewardship Council - www.fscus.org

Green Roofs for Healthy Cities - www.greenroofs.com

Illuminating Engineers Society of North America - www.iesna.org

LEED for Neighborhoods, USGBC - www.usgbc.org/resources

Reuse Development Organization - www.redo.org

V. APPLICATION AND APPROVAL PROCESS GUIDELINES

These process guidelines address the resources available as well as outline the means through which projects are reviewed and approved.

The codified development standards provide prescriptive regulations for those projects that are permitted within each of the character areas of the Height and Density Development Zone. However, exceptions to the permitted height and density may be possible if those projects provide extraordinary community benefits, and the design excellence expected of all projects within the HDDZ through the Specific Use Permit (SUP). Please note, the SUP process is a case-by-case discretionary approval by Planning Commission and City Council; which requires adherence to the criteria for consideration, including all elements of HDDZ standards (Section 29-107), and Design Guidelines.

IN THIS CHAPTER	
27.0 Resources and Applications	63
28.0 Submittal and Review Criteria	66
29.0 Projects Exceeding Allowable FAR or Height	68

27.0 Resources and Applications

All development within applicable areas of the City of Galveston should follow the regulations set forth in Section 29-107 of the City of Galveston Zoning Standards, as well as the intent of these Design Guidelines. All property owners and developers should ensure that the projects submitted are in conformance with all applicable regulations and guidelines to allow efficient review and approval. While most projects will receive staff approval, staff reserves the right to have Planning Commission review projects for conformance with the intent of these guidelines.

27.1 Review potential projects in relation to adopted regulations and site constraints.

- Copies of the Galveston Zoning Standards and Design Guidelines are available on the City web site (www.cityofgalveston.org) or for purchase from the Department of Planning and Community Development.
- Consider the minimum site area for each of the Development Tiers permitted within applicable areas and ensure unity of title.
- Once a preliminary site plan or project outline is developed, it is strongly encouraged that the development team meets with City Staff in a pre development meeting. These meetings will provide valuable feedback/input from several City departments relating to their particular requirements.
- It should be noted that these meetings do not constitute application or imply approval of any project.
- Review the availability of utilities, services and infrastructure.
- Review the availability of utilities, services and infrastructure to serve more intense development scenarios.

27.2 Use and apply familiar industry standards and practices for achieving quality development and meeting the intent of the Height and Density Development Zone.

- For larger projects, use professionals, such as architects, engineers and designers who are familiar with the language and strategies contained in the Design Standards and Guidelines.
- The Department of Planning and Community Development will provide reference materials, and web site links that provide design guidance related to goals of the HDDZ Design Standards and Guidelines.

27.3 Submit applications for project approval through the permitting process at the Department of Planning and Community Development.

- A building permit is required for all projects within the HDDZ. If the proposal conforms to the allowable height and floor area ratio, staff will review the application for conformance with the HDDZ standards, Design Guidelines and any other applicable Zoning Standards.
- For extraordinary project proposals that exceed the allowable height or floor area ratio, a Specific Use Permit must also be approved by the City. Specific Use Permits are a discretionary site plan approval process that includes noticed, public hearings of the Planning Commission and City Council.

28.0 Submittal Requirements and Review Criteria

In order for the appropriate authority to evaluate a proposal against Section 29-107 of the Zoning Standards and the Design Guidelines, a complete and accurate submittal will be required. All property owners and developers should ensure that the projects submitted are in conformance to allow efficient review and approval. Drawings must be to a scale, and a narrative or checklist of requirements outlined in the development standards is strongly encouraged.

28.1 Detailed drawings will be required for review.

- Staff will require a site plan be submitted that accurately represents property lines, building footprints, lot coverage, parking areas, open space (paved or landscaped), and required transition zones.
- Staff will require a lighting plan be submitted depicting all exterior and site lighting, including fixture types and site illumination levels in footcandles.
- Staff will require a detailed landscaping plan be submitted that provides areas of hardscape, turf and landscaping in square feet. Plant type lists or notes must be included with the landscaping plan.
- Staff will require the applicant to provide a floor area ratio and fully dimensioned drawings of each different floor plate of buildings or structures on the site that contribute to floor area ratio. These drawings will also be used to determine wall plane standards described in Section 29-107.
- Exterior elevations indicating overall heights (including transition zones), roof forms, the placement of balconies, awnings, landscaping and exterior mounted lighting fixtures are required.
- Drawings or animations demonstrating shading of a development proposal on December 21st through June 21st is required for any project within the HDDZ with negative shading potential.
- Phasing or future development plans must be indicated in plan, as approval of projects within the HDDZ is comprehensive. Building permits for phases beyond the initial permit must be submitted for conformance with the approved development plan and all other applicable codes.

28.2 Details regarding Community Benefits will be required for projects that exceed the Low-rise base tier.

- A narrative or checklist describing the community benefits and quantity that will allow for increased height or floor area ratio must be submitted with applications.
- If on-site inclusionary housing is to be considered, the units must be clearly identified in plan, and recorded as affordable or workforce with plat notes or covenants.
- If off-site inclusionary housing is to be considered, ownership of the units must be verified, and recorded as affordable or workforce with plat notes or covenants.
- If natural resource preservation is to be considered, description of parcel size and type of resource, and dedicated managing entity must be recorded with plat notes or covenants.
- If hotel is to be considered, the units must be clearly identified in plan, and maintained as nightly or weekly rentals contributing to the City Hotel Occupancy Tax.
- If public parking is to be considered, site plan approval is required. Location, and conformance with all applicable landscaping and parking standards will be reviewed by staff.
- If public parks, trails, boat launch or restrooms are to be considered approvals by all applicable City Departments will be required.
- If a transit stop is to be considered, approval from Island Transit is required for additional Floor Area Ratio.

28.3 In addition to submittal requirements listed in 28.1 and 28.2, further documentation will be required for projects requiring a Specific Use Permit.

- A Specific Use Permit application and fee must be provided prior to submittal of a building permit for any project that exceeds the allowable height or floor area ratio permitted within any character area of the HDDZ.
- Proof of ownership, signatures and survey documents will also be required for submittal of the Specific Use Permit application.
- A detailed narrative and/or justification for the increased height or density, with the reason for the proposal to be considered beyond permitted standards outlined in Zoning Standards Section 29-107 (e)(4).

29.0 Guidelines for Projects Exceeding Allowable Height or FAR

In order to allow for the exceptional project that provides demonstrated community benefits but exceeds the permitted height or floor area ratio of a character area, consideration will be given with a Specific Use Permit application, per Sections 29-66 and 29-79. Due to the potentially greater impact of larger projects, this process involves public notice, comment, and hearings by the Planning Commission and City Council.

Projects that request a Specific use Permit should demonstrate conformance with the Height and Density Development Zone design standards located in Section 29-107 of the Zoning Standards

29.1 Projects that exceed permitted density of a tier, but conform to permitted overall heights will be considered as the tier to which the floor area ratio corresponds.

- As an example, a low rise project located in Seawall East with a floor area ratio of 2.5 will be considered on the same basis as a mid- rise project. If the same project exceeds the 2.5 floor area ratio, the project will be considered on the same basis as a high-rise project.
- If a proposal meets the permitted height, but exceeds the maximum allowable floor area ratio of a character area, the proposal must be considered through the Specific Use Permit.
- Reference tables that recommend or require standards for density within each of the character areas are included in Section 29-107 of the Galveston Zoning Standards and 29.3 of the Design Guidelines.

29.2 Projects that exceed permitted height of a tier will be considered as the tier to which the height corresponds.

- As an example, a high rise project located in Seawall East with fifteen (15) floors cannot be considered administratively under the Standards prescribed in Section 29-107. Such a proposal will require review through the Specific Use Permit process, conformance with Section 29-107, Section 29-88, the Design Guidelines, and any other applicable plans or codes.
- If a proposal meets the permitted floor area ratio, but exceeds the maximum allowable height of a character area, the proposal must be considered through the Specific Use Permit.
- Projects requiring a Specific Use Permit within the HDDZ should be considered for approval with demonstrated community benefits that conform to the increases and increments permitted in the Section 29-107 (j).

- Reference tables that recommend or require standards for density within each of the character areas are included in Section 29-107 and 29.3 of the Design Guidelines.

29.3 Guidelines for High Rise development in Character Areas not permitted per the height and/or density allowed under Section 29-107.

- All development must conform to the City of Galveston Comprehensive Plan, any adopted applicable plans, and Section 29-88 of the Zoning Standards.
- With regards to building floor plates of high rise projects, the maximum floor plate area for floors 9 and above shall be 10,000 square feet.
- With regards to shading impact, no high-rise structure in the Height and Density Development Zone shall affect development within any adjacent residential zone, public school or public park through substantial shading, as defined in Section 29-107.

Recommended Minimum Site Area for High-rise Tier Development by Character Area¹

	Gateway	Seawall East	Seawall A	Seawall B	Seawall West	Seawall W. to 11 Mi.
High-rise Tier	152,460 SF 3.5 Acres					

¹Refer to Section 29-107 for base zoning standards applicable to Base Tier and Mid-rise Tier projects.

Recommended High-rise Tier Site Development Standards by Character Area

	Gateway	Seawall East	Seawall A	Seawall B	Seawall West	Seawall W. to 11 Mi.
Floor Area Ratio (max.)	2.5	3.0	2.75	2.75	2.5	2.0
Lot Coverage (max.)	60%	75%	75%	75%	60%	50%
Improved Public Open Space (min.)	25%	15%	15%	15%	25%	25%
Height						
Not in Transition Area ¹						
Flat Roof (max. parapet height)	120 feet ²	150 feet ^{2 3}	120 feet ^{2 3}	120 feet ^{2 3}	150 feet ^{2 3}	120 feet ²
Sloped Roof (max. roof peak height)	130 feet ²	160 feet ^{2 3}	130 feet ^{2 3}	130 feet ^{2 3}	160 feet ^{2 3}	130 feet ²
Number of Habitable Floors (max.)	11 stories	13 stories ³	11 stories ³	11 stories ³	13 stories ³	11 stories
Transition Area 1a (max.) ¹	35 feet or 3 stories					
Transition Area 1b (max.) ¹	70 feet or 5 stories					
Transition Area 2 (max.) ¹	--	35 feet or 3 stories	--			
Transition Area 3 (max.) ¹	25 feet or 2 stories	--	--	--	--	--

Special Transition Area height limits are not applicable when rows are columns are marked --

¹ See 29-107 (f) (3)c for description of transition areas.

² Any height above 150 feet shall be contained in a sloping roof structure not including the special height exception for penthouse building elements as described below.

³ Special height exception for penthouse building elements in Seawall East and Seawall West: Up to 20% of the area of the building floor plate at the 150 height limit for a flat-roofed structure may rise an additional one or two-stories to a maximum height of 170 feet at the parapet of a flat roof or 180 feet at the peak of a sloped roof. The standard flat and sloped roof height limits in the table above will apply to the remaining 80% of the building floor plate.