

URBAN PLANNING SERVICES

GALVESTON, TEXAS

1



Height and Density Development Plan and Design Guidelines

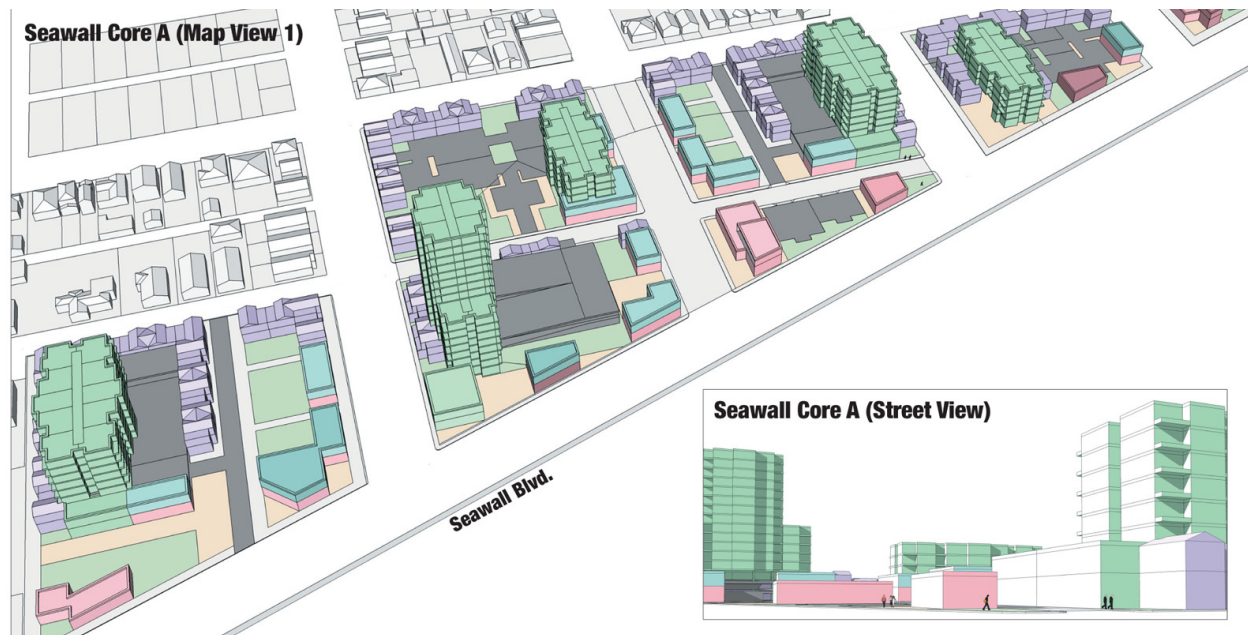
The city of Galveston had been experiencing a significant development boom in waterfront areas and along commercial corridors. While this was helping to revitalize some areas of the island, residents had grown increasingly concerned about the impacts of increased height and density.

A signature of Galveston's character has been its historic context and design traditions. The city sought to update the overall vision for the city in terms of its character, as well as to address specific questions about the appropriate scale of buildings adjacent to historic neighborhoods, impacts on view corridors and community identity in general.



Winter & Company worked with the City to develop a system of standards and guidelines to address the design of taller and higher density development in different waterfront contexts across the island. The new regulations address transitions to nearby neighborhoods and promote pedestrian-friendly design to help revitalize the city's historic Seawall.

The process included active public participation through a series of community charrettes. Participants helped develop a future vision,



Massing models were developed to show the density and scale of potential development under the proposed standards and guidelines.



Winter & Company

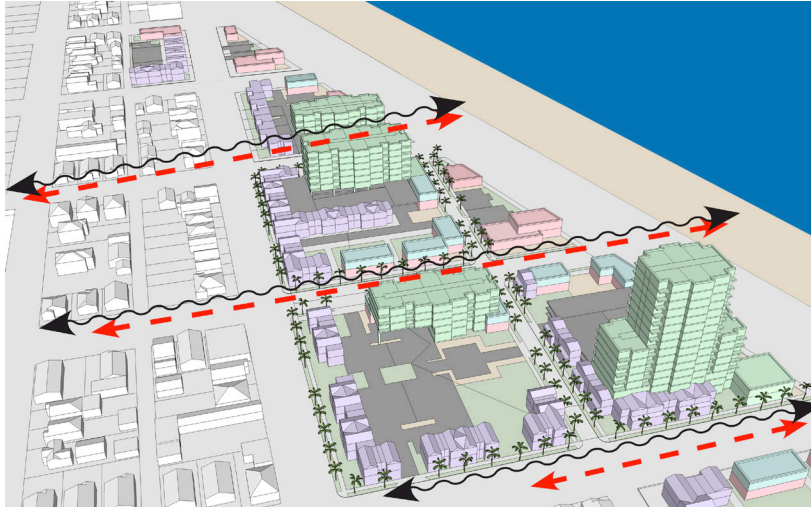
www.winterandcompany.net

URBAN PLANNING SERVICES

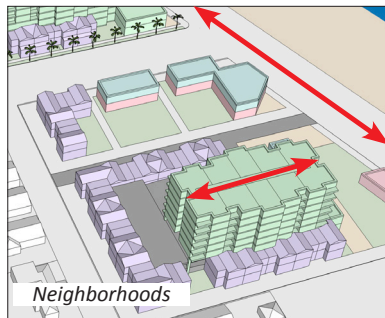
2

GALVESTON, TEXAS

identify issues with current development trends and generate design alternatives. In the final stages of the project, community members, property owners, developers and business owners provided extensive feedback that was used to refine regulatory options.



New policies protect established neighborhoods in terms of maintaining access to sun and air from the Gulf.



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.



SERVICES:

- » Vision for infill
- » Design Guidelines
- » Density Management System
- » Zoning Standards

CLIENT:

City of Galveston
Wendy O'Donohoe
Planning Director

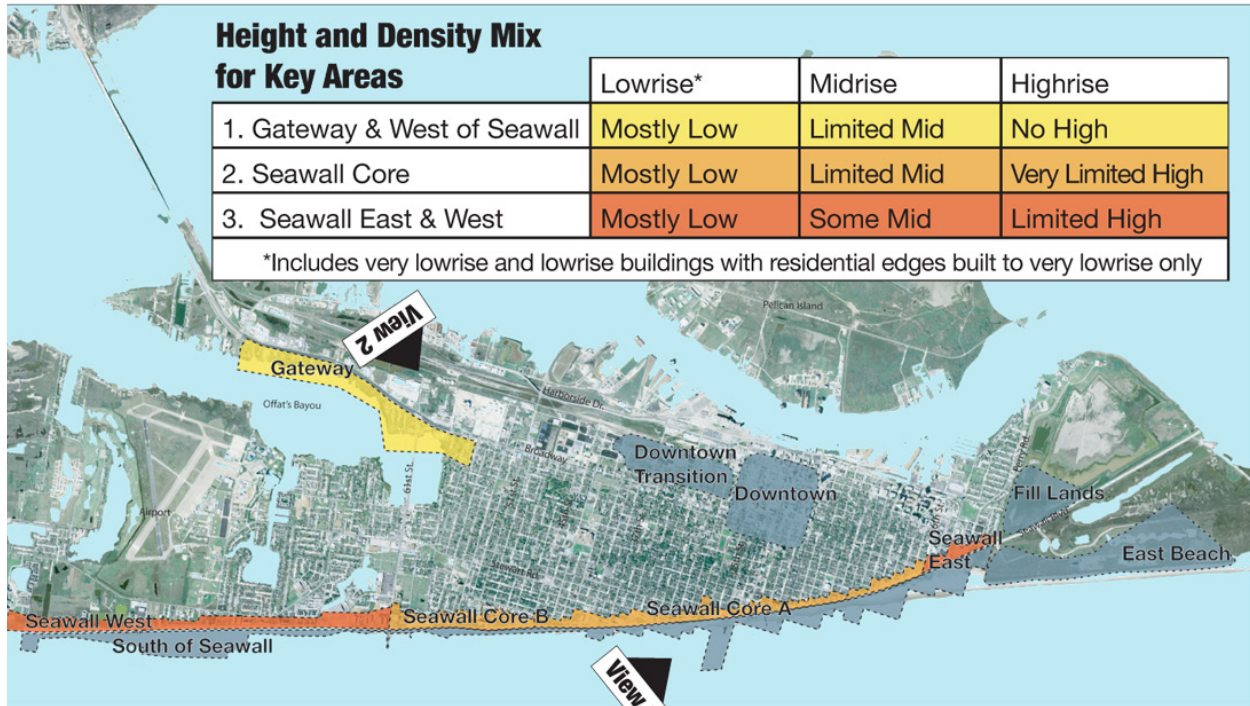
DATE:

2007-2008



Winter & Company

www.winterandcompany.net



Residents mapped the areas for potential infill and rated them in terms of the varied scale and intensity of development that they envisioned.

The Texas chapter of the APA bestowed their Current Planning Award on the Height and Density Development Zone project at their February 2009 meeting.