

DESIGN GUIDELINE SERVICES

PLANO, TEXAS

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Downtown Plano has a vibrant future with an engaging atmosphere. The streetscape is pedestrian friendly, and has potential to generate a significant amount of income for the community.



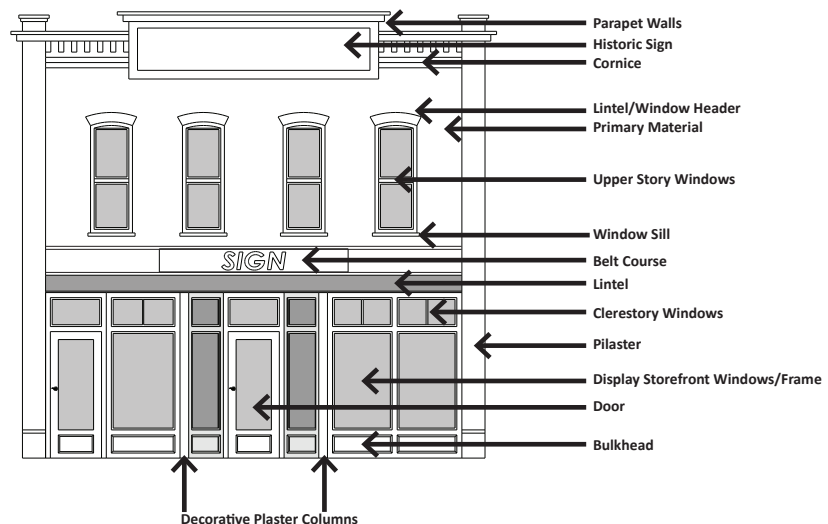
The historic presence of Downtown Plano is still strong throughout the character in each building. This character creates an exciting juxtaposition between the past and present, and is critical in preserving to increase the vitality of the Downtown Heritage District.

Downtown Heritage Resource District Design Standards

Downtown Plano is the heart of the community. It is rich with buildings that serve as links to the city's heritage. These properties symbolize the past and set the stage for a vibrant future.

Winter & Company was tasked with creating historic Design Standards that would address a few issues with preservation in Downtown Plano. Issues such as additions, awnings, storefronts, review process, conducting surveys and others were the primary topics addressed by the community. After hosting a number of public engagement workshops, these issues were addressed and set as a focus to the guidelines. Winter & Company tailored the Design Guidelines to fit the unique design qualities of Downtown Plano.

The Downtown Heritage Resource District Design Standards promote rehabilitation and redevelopment that is sensitive to the surrounding historic context and helps maintain downtown as the center of the community. By preserving existing buildings and guiding compatible redevelopment, the standards also help promote cultural, environmental and economic sustainability. A key goal is to support a downtown that meets the needs of residents, business owners and visitors.



Diagrams and models throughout the document identify key-character defining features of historic buildings in the district. These are important to preserve whenever feasible to keep the charm of Downtown Plano intact.



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The standards, and the review process through which the standards are administered, promote preservation of historic, cultural and architectural heritage in the Downtown Heritage Resource District. The standards seek to maintain downtown as a cohesive, livable place and prevent the inappropriate alteration or demolition of historic properties.

The design standards provide a basis for making consistent decisions about the appropriateness of improvements that are subject to approval in the city's design review process. In addition, the standards serve as educational and planning tools for property owners and design professionals.

SERVICES:

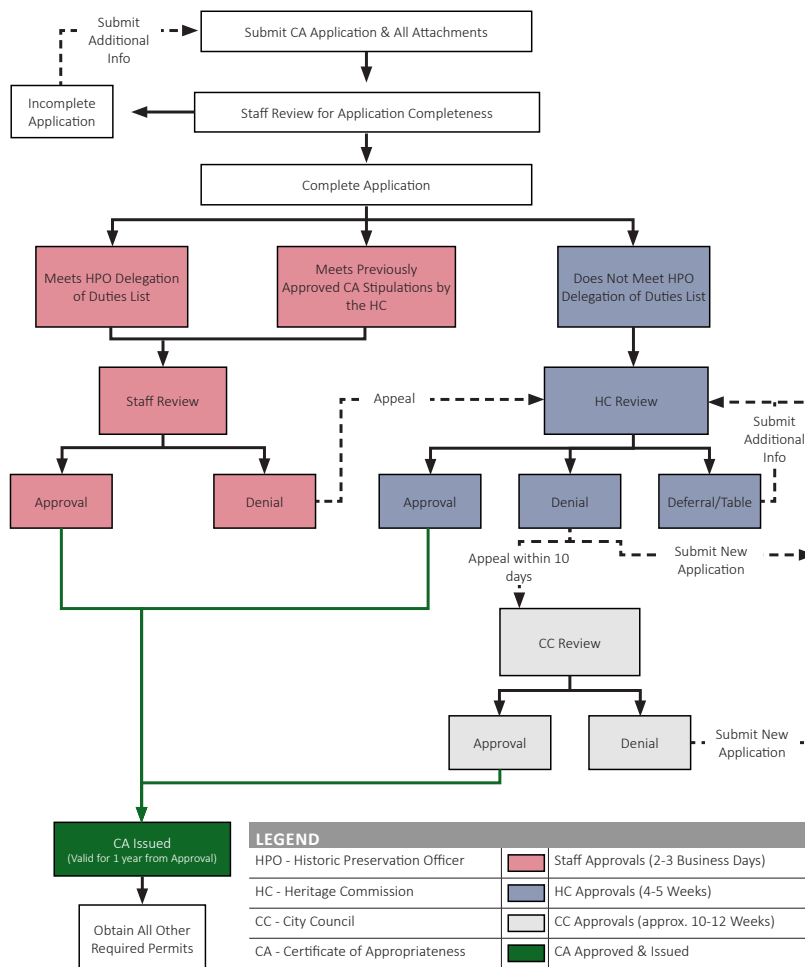
- » Design Standards
- » Preservation Policies
- » Design Review Development
- » Public Process and Community Engagement

CLIENT:

Doug McDonald, AICP
Comprehensive Planning Manager
City of Plano

DATE:

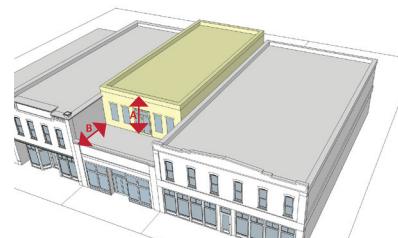
2015-2016



The design review process for the City of Plano is complex. With this redevelopment diagram of the process, a property owner is able to better understand which path to follow for their project.



Concerns and issues from the community were identified in a number of public workshops. This helped shape the design standards to be tailored to the community's needs.



Several roof-top additions scenarios are modeled in the document, and a ratio is explained to define the appropriate height and setback of the addition.



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