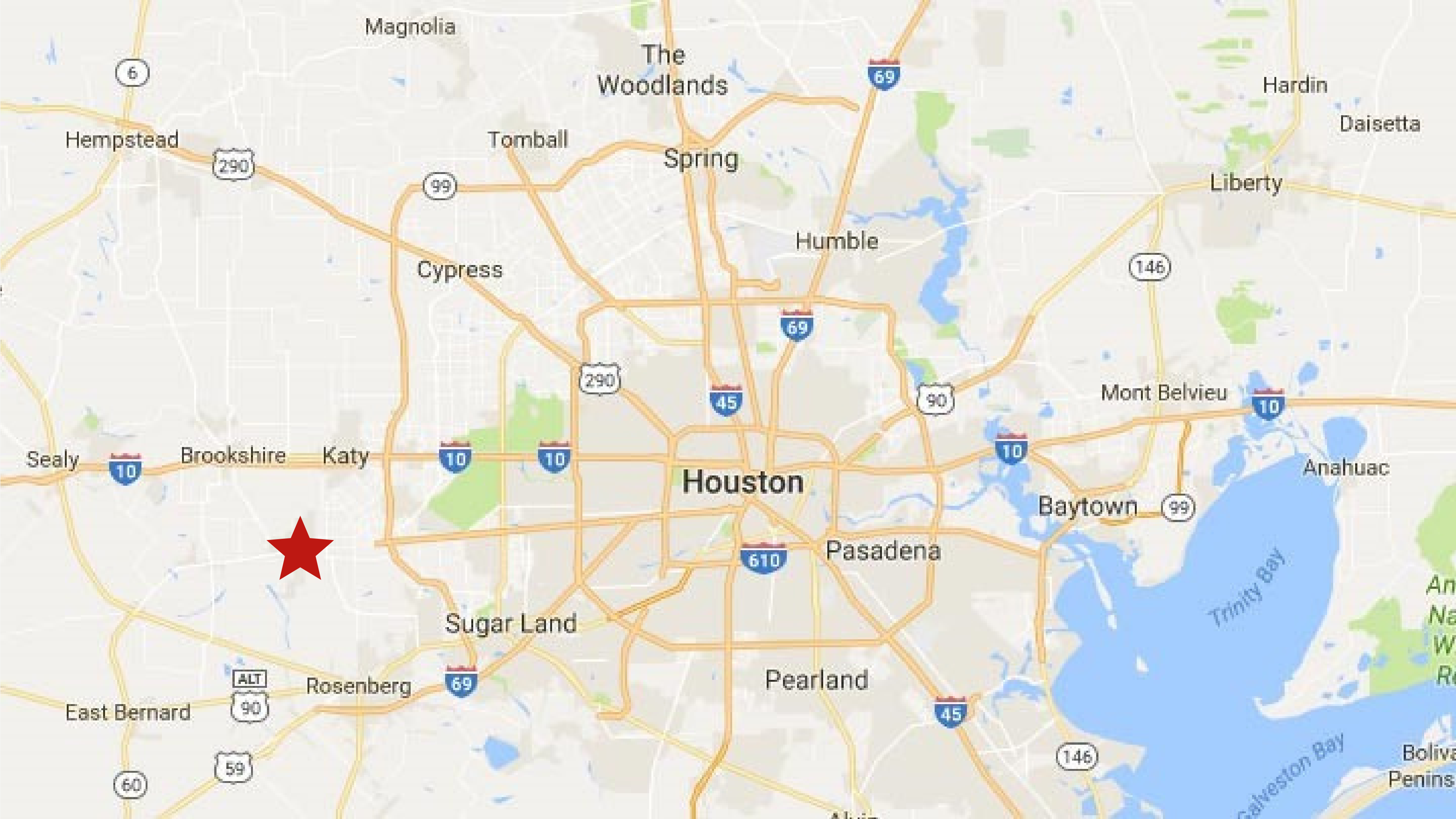


- STREET TYPOLOGIES
WALLIS STREET**
- Pedestrian Zone
 - Parking Zone
 - Amenity Zone
 - Planting Zone
 - Traffic Zone
 - Bicycle Zone

FIGURE 1.5.2 Harris Street Axon



RE-ENERGIZING DOWNTOWN FULSHEAR



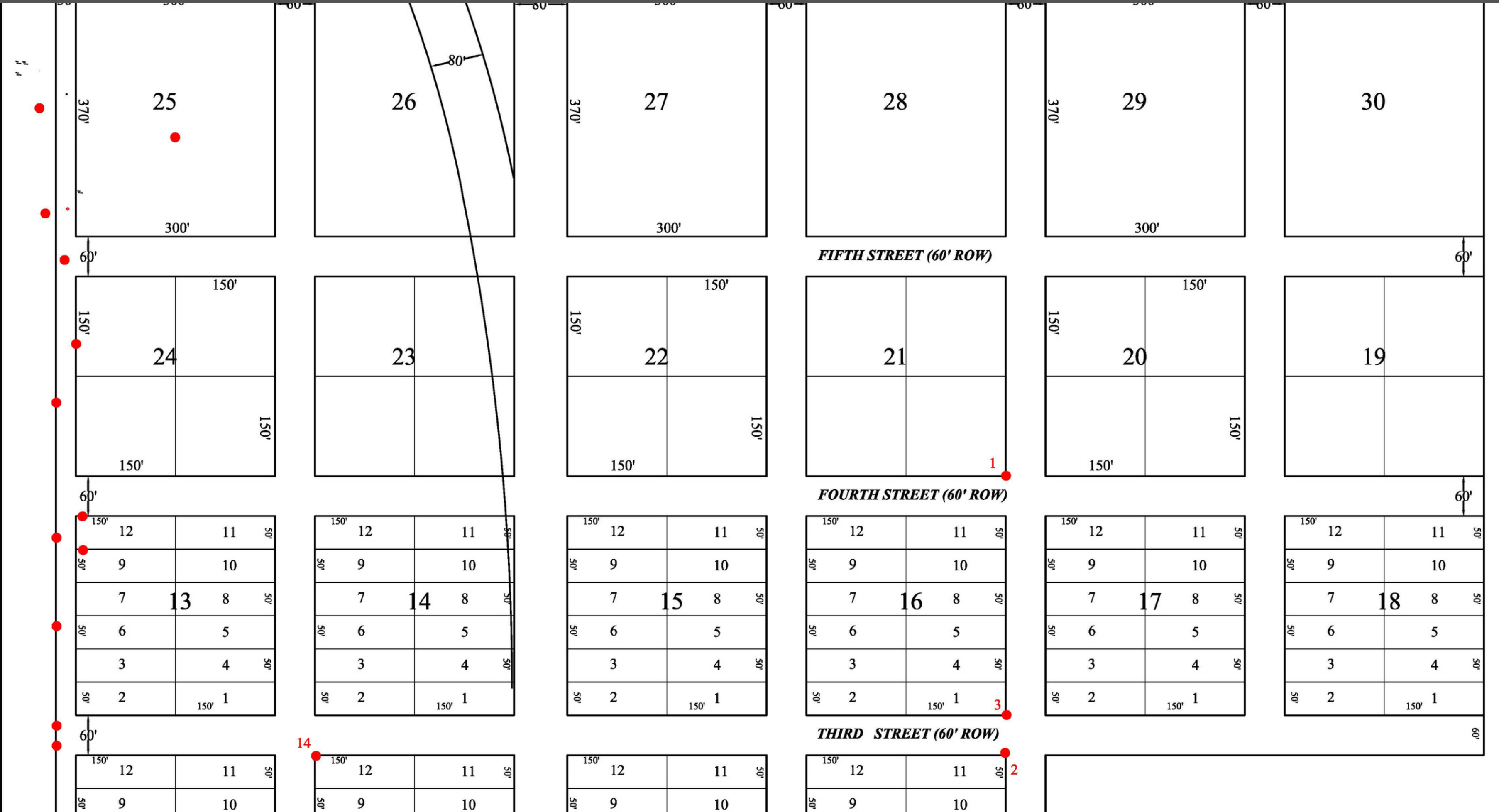


OVER 1000% GROWTH OVER THE LAST 10 YEARS



OVER 1000% GROWTH OVER THE LAST 10 YEARS

1800S STREET GRID



OPPORTUNITIES FOR IMPROVEMENT



UNINTENDED RESULTS

Old ordinances led to car-oriented designs, 25' front setback, unimaginative stormwater detention, exorbitant parking minimums and no sidewalk.



CHANGE IN PHILOSOPHY

Form over function.

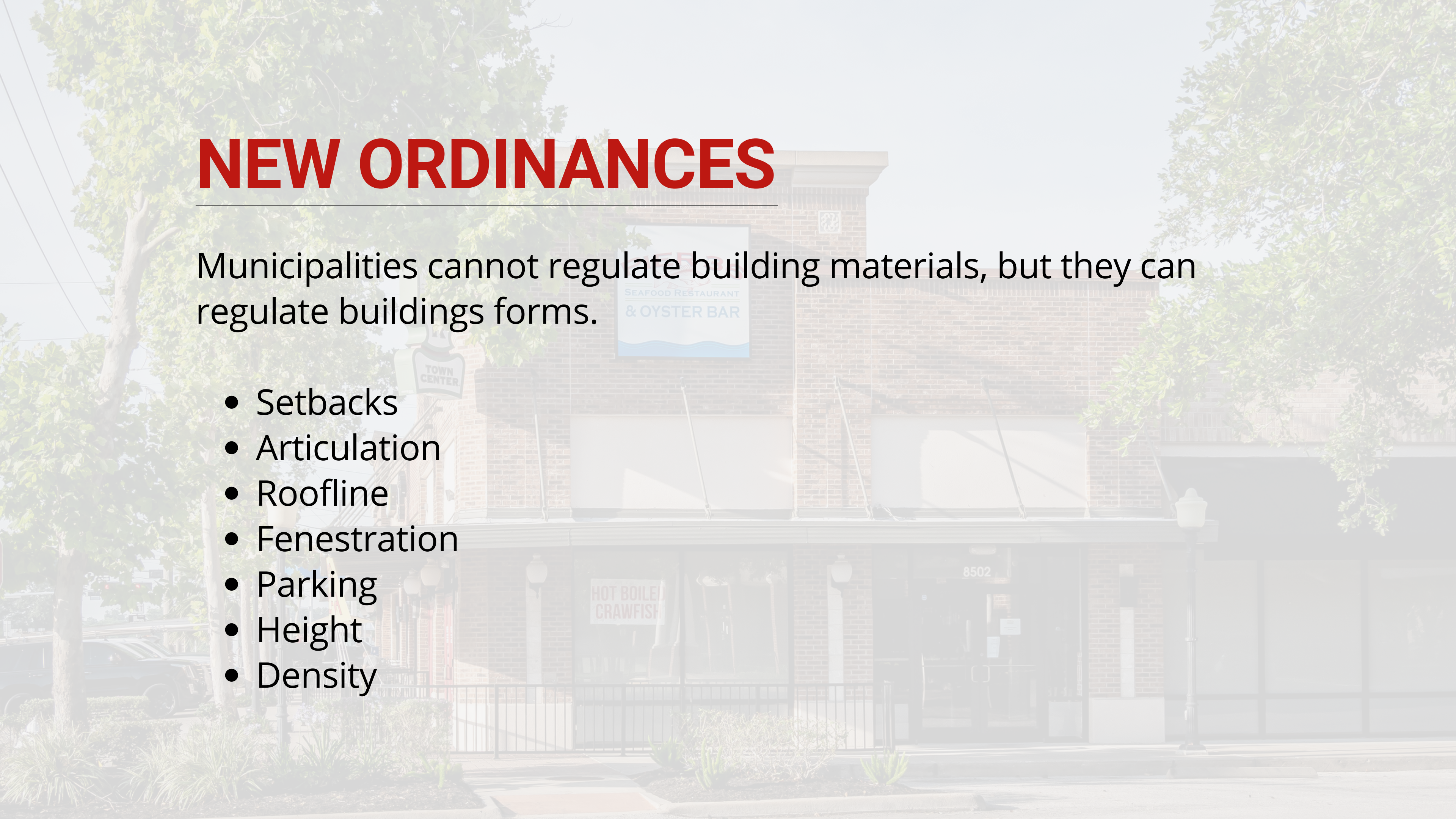
If a building is built for only one use it can quickly become "useless". Meanwhile, a beautiful building will always find use and provide a sense of place.



NEW ORDINANCES

Municipalities cannot regulate building materials, but they can regulate buildings forms.

- Setbacks
- Articulation
- Roofline
- Fenestration
- Parking
- Height
- Density



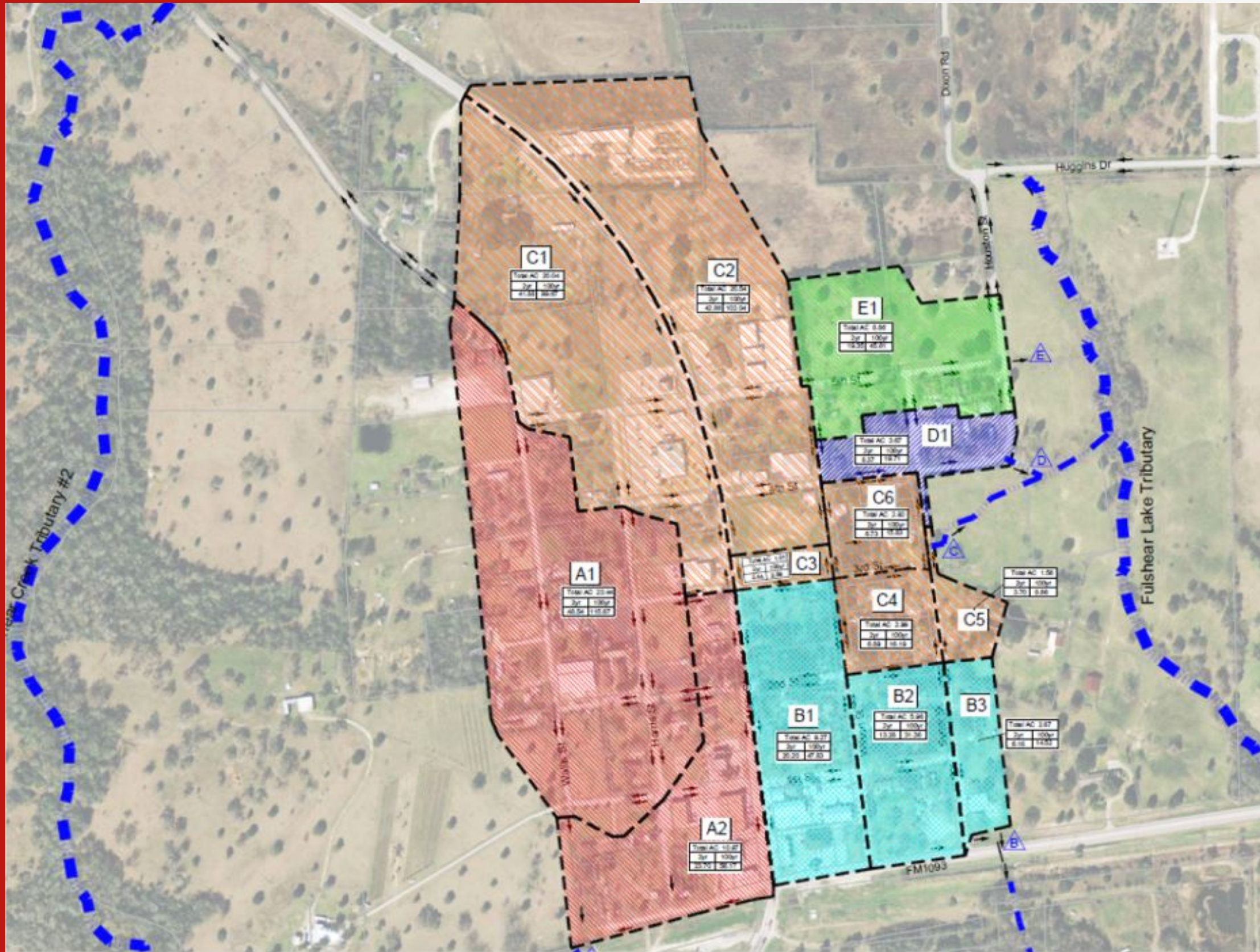


PIER 36
SEAFOOD RESTAURANT
& OYSTER BAR

TOWN CENTER

8502

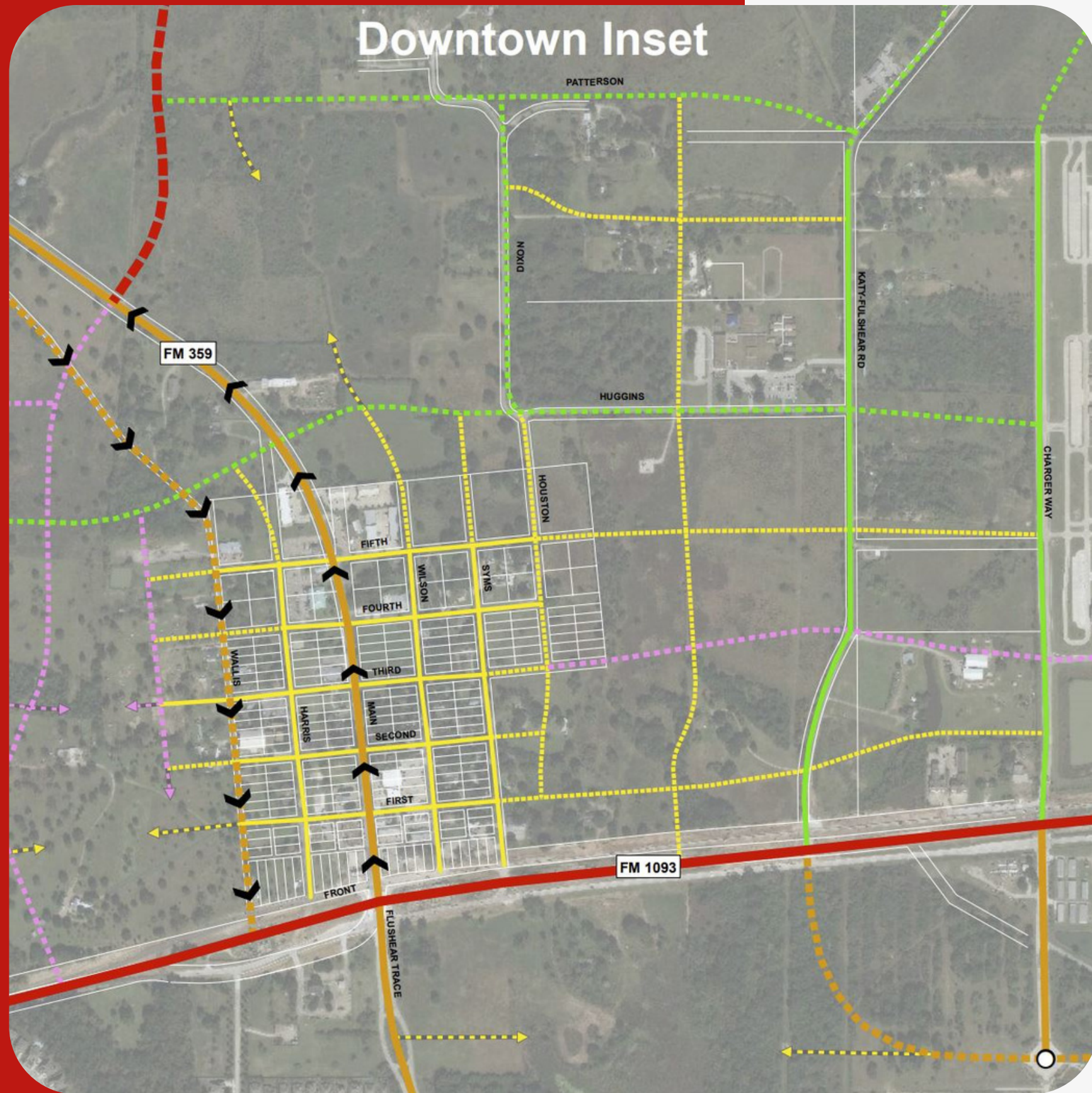
**HOT BOILED
CRAWFISH**



GETTING CREATIVE ABOUT DISTRICT-WIDE STORMWATER SOLUTIONS



INCENTIVIZING OPTIONS



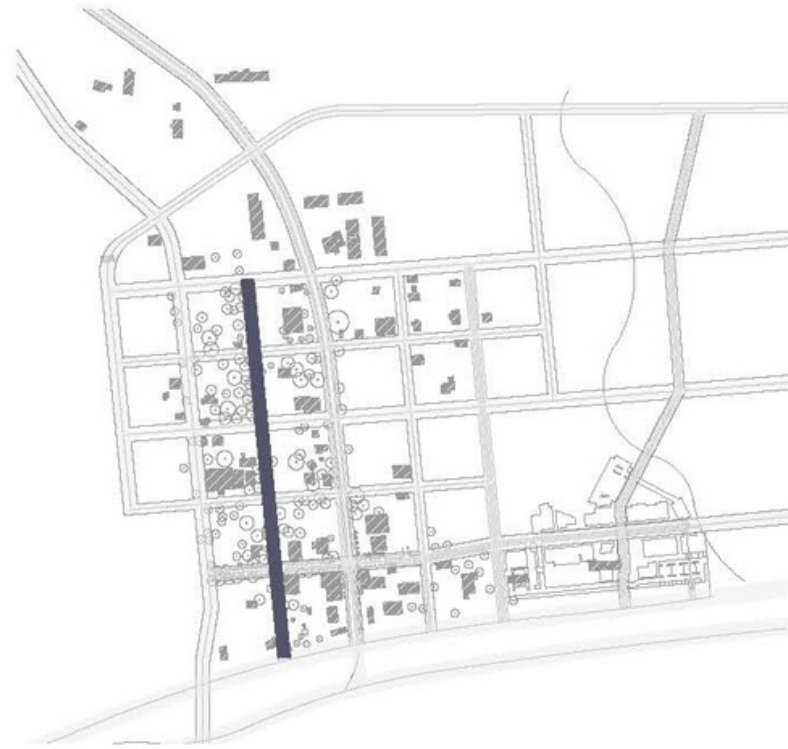
GROWING THE OLD DOWNTOWN CORE

Adjacent properties re-zoning to the "Downtown District"

Major Thoroughfare Plan

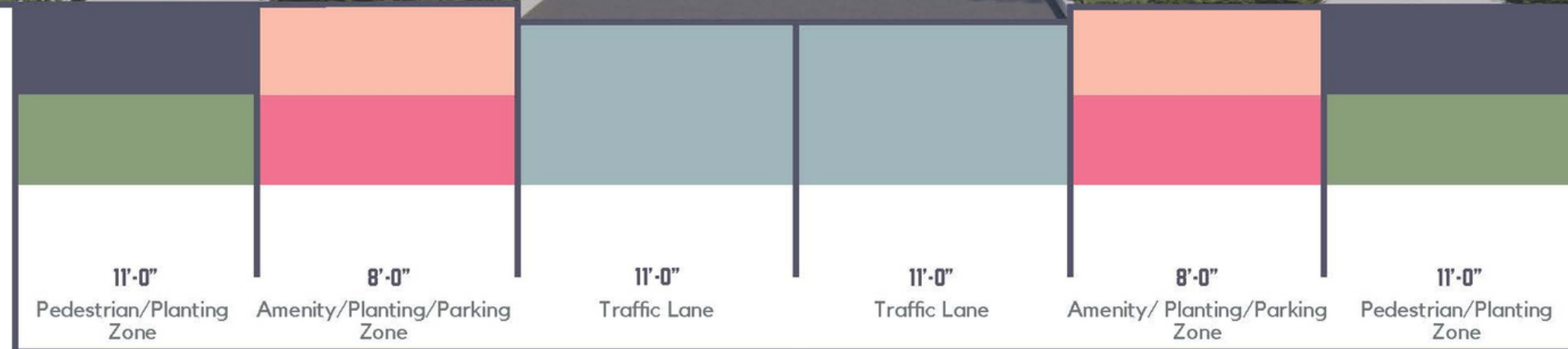
DOWNTOWN STREETSCAPE PLAN

Each year we fund a "Livable Center Implementation" and a big part of that is getting the streetscape right.



STREET TYPOLOGIES WALLIS STREET

- Pedestrian Zone
- Parking Zone
- Amenity Zone
- Planting Zone
- Traffic Zone
- Bicycle Zone



60'-0"
Right-of-Way

FIGURE 1.5.2 Harris Street Axon

ALWAYS A WORK IN PROGRESS

Get creative & find allies!

Zach Goodlander

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