

HORIZON CITY

# TOD Architectural Standards



able.city

ARCHITECTURE. URBANISM. CITY MAKING

# The Team



Mario A. Pena  
Partner & Co-Founder



Aaron Hanley  
Principal



Edna L. Zepeda  
Assoc. & Project  
Manager

THE DRY LAND  
LANDSCAPE ARCHITECTURE



Jonathan Matthews  
Landscape Architect

gallinar  
planning & development



Carlos Gallinar  
Principal & Owner



Saul Fontes  
Planning Associate



## Horizon City TOD Architectural Standards



# Shaping Our Horizon: 2030

Beginning in 2019, citizens and leaders of Horizon City initiated a process to proactively determine the future of their community.

The Town leadership recognized the need for deliberate assessment of current conditions and a thoughtful vision for tomorrow.

One of its goals was to

**“Promote and facilitate the development of a Transit-Supported Town Center”**

## ELEMENTS OF THE PLAN

A comprehensive vision and framework to guide future development.



Community Profile



Vision, Goals, and Objectives



Land Use



Design Concepts and Town Center



Transportation and Mobility



Community Services and Facilities



Parks and Open Space



Economic Development



Community Engagement



Implementation Plan



Horizon City  
TOD Architectural Standards

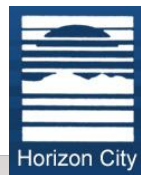


# Transit Oriented Development (TOD)

The purpose of the TOD is to create a “center” that provides settings for active community life, social interaction, and increased economic activity.

It encourages walkable, multi-modal development which is conducive to increased transit usage.

## Shaping our Horizon: 2030



## Horizon City TOD Architectural Standards







Vertical Parking  
to keep active  
uses close by

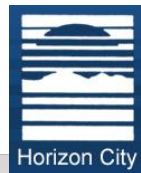
Points of  
interest

Sufficient  
density within  
bus stops

Mix of uses and  
intensities  
(within walking  
distance)

Connected  
streets for  
pedestrian  
access

## TOD Architectural Standards





**Residents  
nearby**

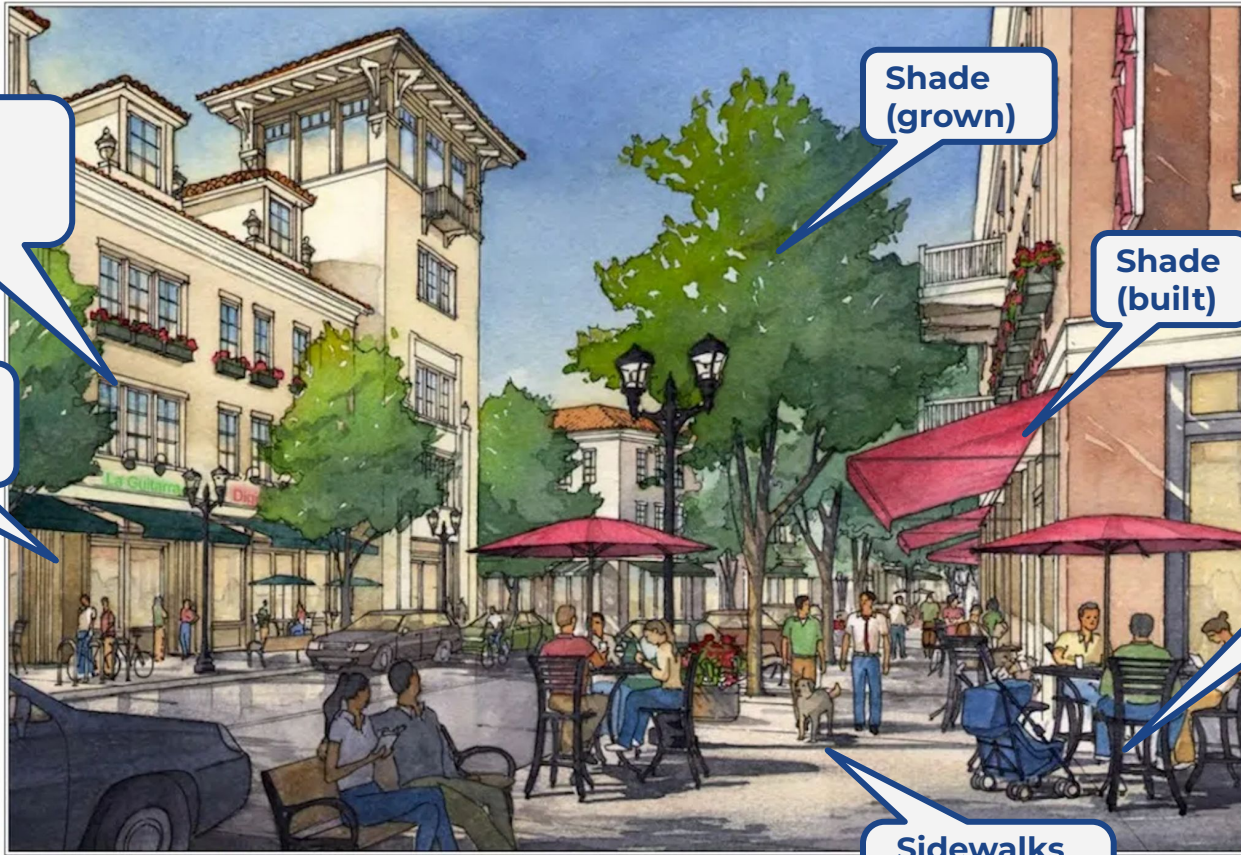
**Active  
Storefronts**

**Shade  
(grown)**

**Shade  
(built)**

**Sidewalks for  
economic  
vitality**

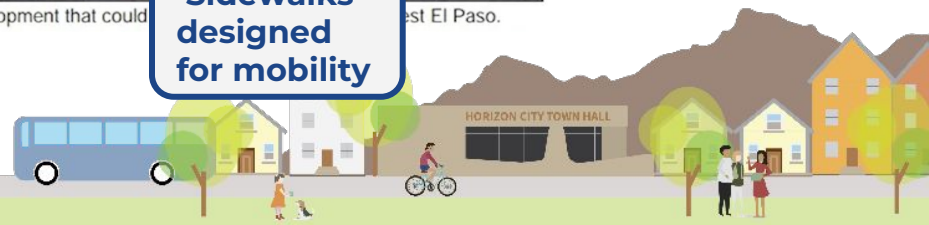
**Sidewalks  
designed  
for mobility**



The Northgate Transit Center is planned to form the core of a transit oriented development that could... West El Paso.



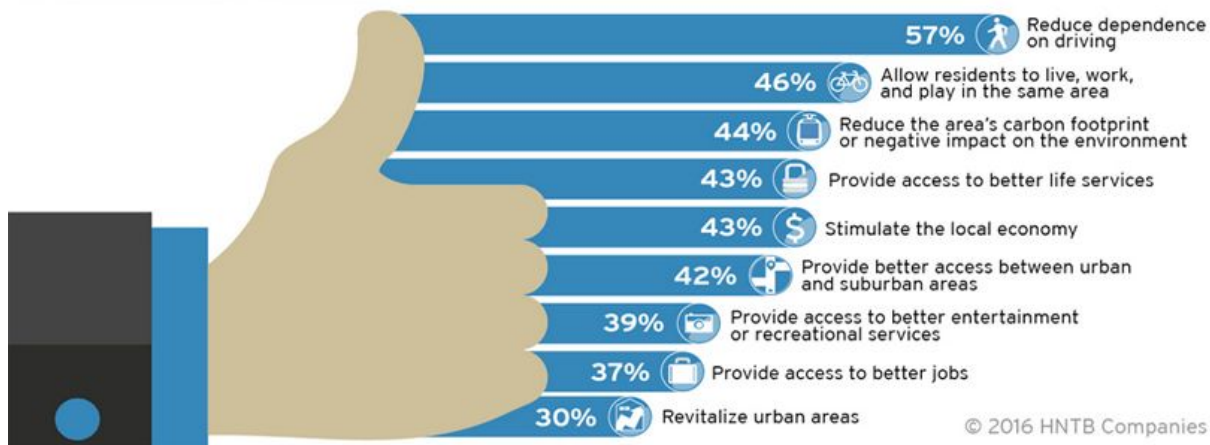
## Horizon City TOD Architectural Standards



# TOD in the Marketplace

## BENEFITS OF TRANSIT ORIENTED DEVELOPMENT

Americans believe transit oriented development provides an array of benefits ranging from lifestyle to environmental to economic.



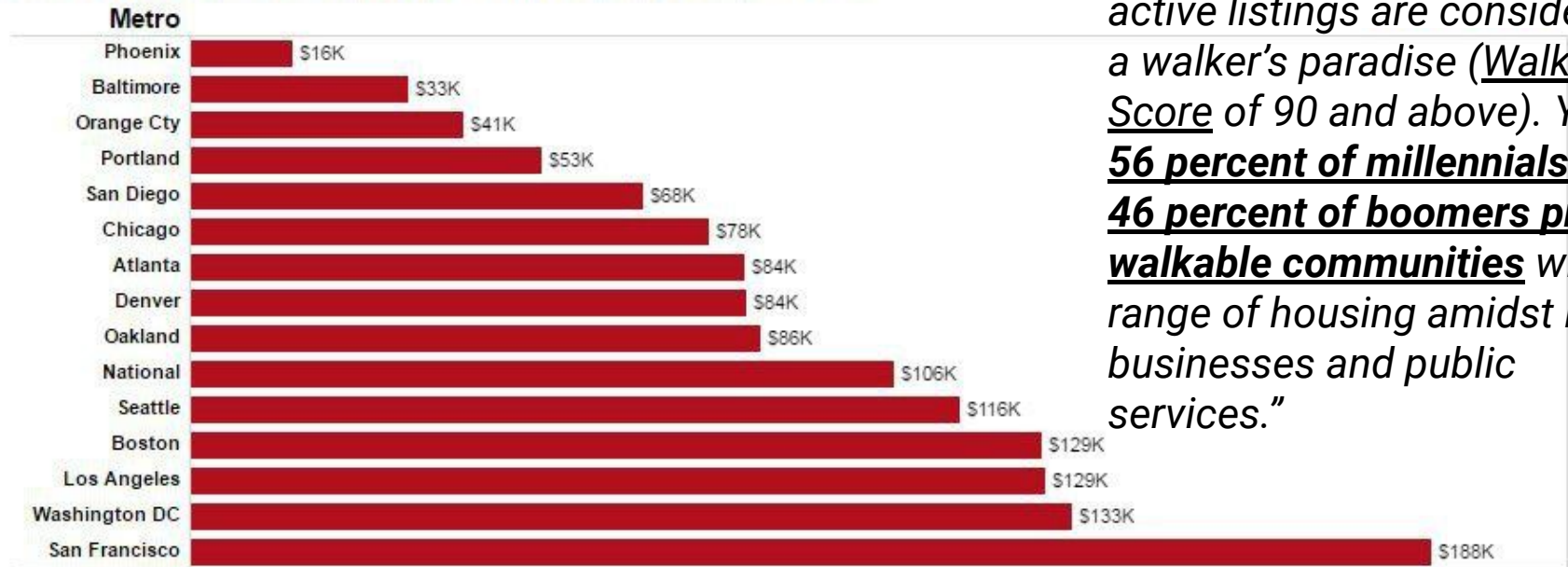
Horizon City  
TOD Architectural Standards





*"We found that **one Walk Score point** can increase the price of a home by an average of **\$3,250 or 0.9 percent.**"*

**Home Price Premiums for Increases in Walk Score from 60 to 80**



- *"Fewer than 2 percent of active listings are considered a walker's paradise (Walk Score of 90 and above). Yet **56 percent of millennials and 46 percent of boomers prefer walkable communities** with a range of housing amidst local businesses and public services."*



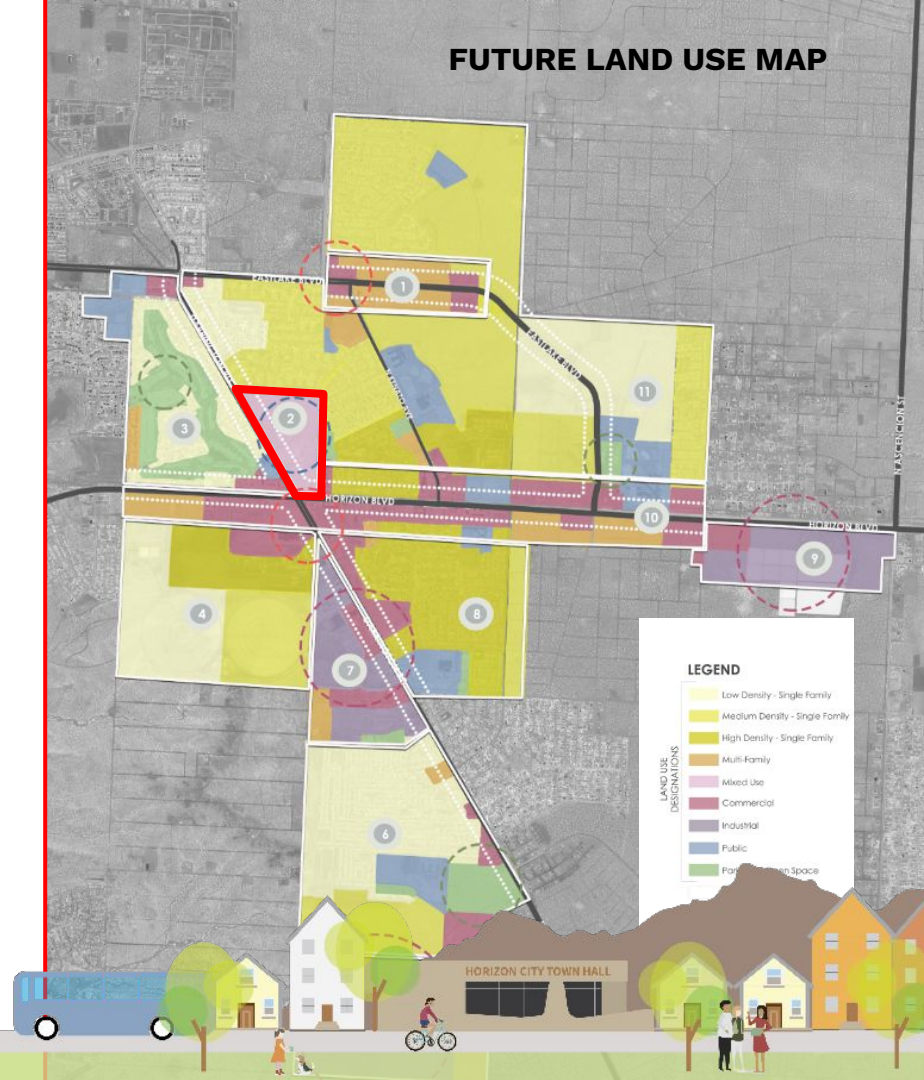
A COMPREHENSIVE & STRATEGIC PLAN

# Shaping Our Horizon: 2030



Horizon City  
TOD Architectural Standards

## FUTURE LAND USE MAP



# Why Have Architectural Standards?

These guidelines are the next step in implementing the vision that began with Council's adoption of the Comprehensive and Strategic Plan in February 2020.

1. They assist developers in creating an active, vibrant, and safe community.
2. They seek to harmonize the design of the built environment by complementing the existing architecture.
3. They help create well-planned communities that integrate comfortable walking paths, gathering places, access to transportation and stimulate economic growth.



Horizon City  
**TOD Architectural Standards**

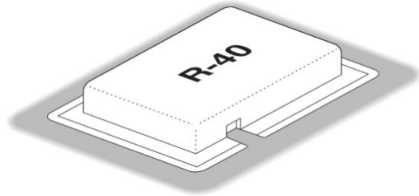


# Types of Design Standards

These guidelines can be developed in different ways to best cater to their community. These are some options:

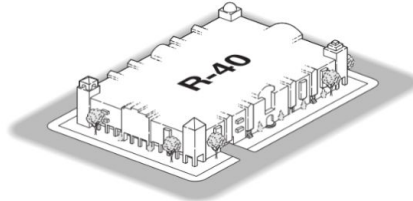
## Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



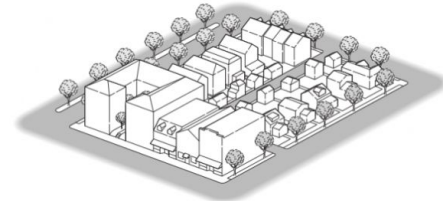
## Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



## Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



Horizon City  
TOD Architectural Standards





# Project Timeline



Horizon City  
TOD Architectural Standards



# What are we doing today?

- Mostly **listening**...
- Getting to know the community
- Determining the different goals of various stakeholder groups
- Creating a network of citizen advocates to participate in this process and help implement the plan.

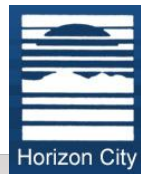


Horizon City  
TOD Architectural Standards



# Week's Agenda

	Wednesday April 27, 2022	Thursday April 28, 2022	Friday April 29, 2022
8 am	Team Travels to Horizon City		Team Departs Horizon City
9 am		Meeting with Developers	
10 am			
11 am			
12 pm		Meeting with City Staff	
1 pm			
2 pm			
3 pm		Site Visit	
4 pm			
5 pm			
6 pm		Public Meeting	
7 pm			
8 pm			
9 pm			



Horizon City  
TOD Architectural Standards





**Residents  
nearby**

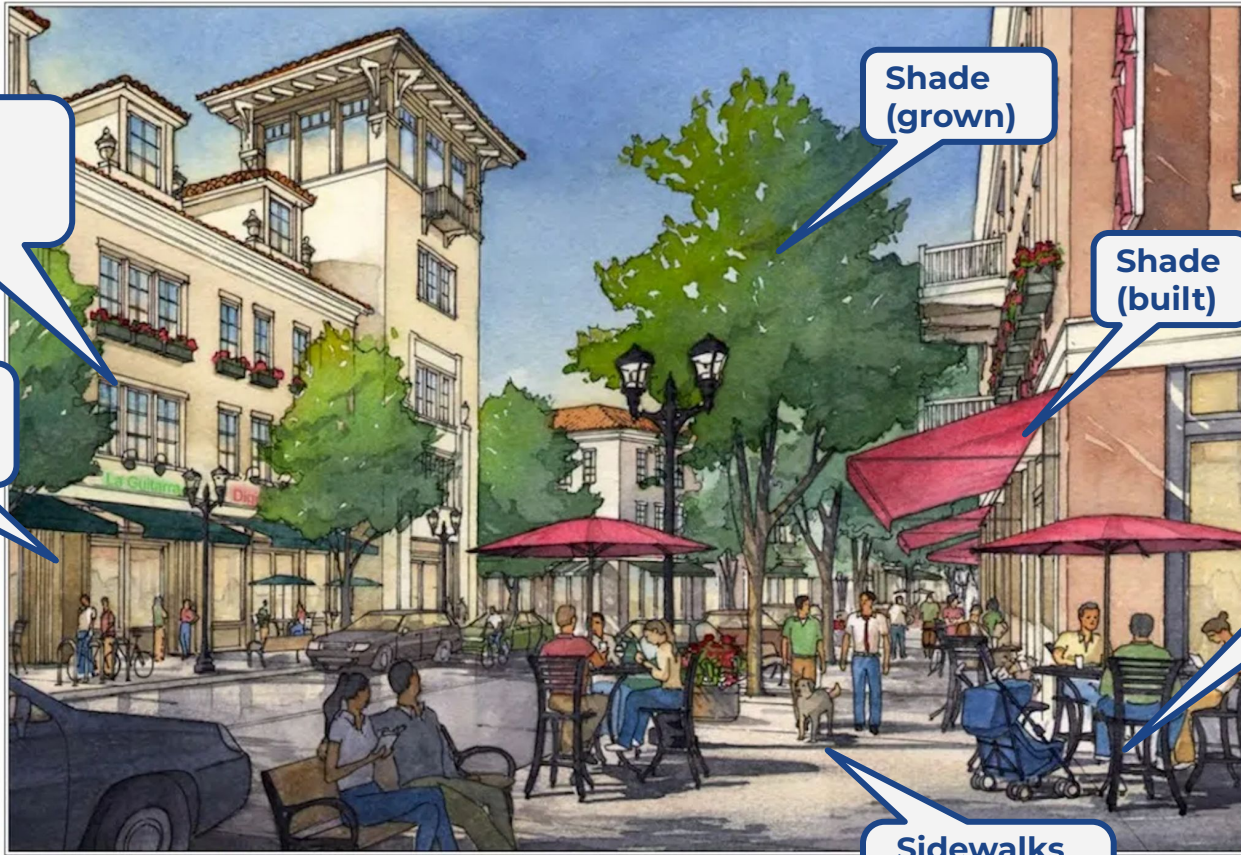
**Active  
Storefronts**

**Shade  
(grown)**

**Shade  
(built)**

**Sidewalks for  
economic  
vitality**

**Sidewalks  
designed  
for mobility**



The Northgate Transit Center is planned to form the core of a transit oriented development that could... West El Paso.



## Horizon City TOD Architectural Standards

