



Northeast Corridor (NEC) Design Guidelines

I. OVERVIEW

The Northeast Corridor (NEC) is one of San Antonio's designated revitalization corridors. One of the main goals of the NEC Revitalization Plan is to improve the design of the corridor in order to make it more attractive to investors and customers. "Design" refers to the appearance and function of buildings, infrastructure, and streetscape.

A common strategy for improving the appearance of reinvestment corridors is the adoption of design guidelines. Design guidelines supplement City zoning and code requirements with the intention of creating unified, complete communities that are inviting for residents, businesses, and customers. Guidelines present a range of options for the design of new buildings and infrastructure as well as for the redevelopment of existing facilities. Common design guidelines address building materials, landscaping, signage, lighting, and buffers.

While there are no formally-adopted design guidelines in place for the NEC at this time, the City can require grant recipients to meet supplemental design standards as a condition of receiving City grant funds.

II. DESIGN STANDARDS

Building Materials, Landscaping, and Signage

Building Materials

- The requirements for building materials apply to all building elevations visible from major NEC thoroughfares (Perrin Beitel, Nacogdoches, Naco-Perrin, Thousand Oaks, etc).
- To the greatest extent possible, building materials, colors, and finishes should be used that are compatible with existing properties in the NEC to support a consistent visual theme.
- All building finishes shall feature earth toned colors.

Permitted Materials

- Finished masonry or equivalent
- Decorative concrete (profiled, sculpted, fluted, textured, or varied in design)
- Native stone (or synthetic equivalent)
- Brick or brick veneer
- Stucco
- Cement fiber board (hardiplank)
- Glass
- Metal may be used on roofs, canopies or awnings; balconies and railings; doors, windows, and their framing
- Window Security Film (used in place of burglar bars)

Prohibited Materials

- Siding made of vinyl, wood fiber hardboard, oriented strand board, plastic or fiberglass panels
- Corrugated, ribbed, galvanized, aluminum, coated, or unpainted metal (prohibition does not apply to metals used on roofs, awnings, or canopies)
- Unfired or underfired clay, sand, or brick
- Unfinished concrete masonry units (cinderblock)
- Smooth or untextured concrete finishes
- Mirrored glass with a reflectance greater than 20%
- Burglar bars

Landscaping	
<ul style="list-style-type: none"> The requirements for landscaping include the use of drought-tolerant, low-water, and native trees, plants, and shrubs for sustainability and conservation of resources. See SAWS approved plant list at http://www.saws.org/conservation/outdoor/plants/ or San Antonio UDC “Recommended Plant List.” All San Antonio regulations concerning utilities and maintaining clear lines of sight apply. 	
Permitted	Prohibited
<ul style="list-style-type: none"> Xesriscaping Screening of parking areas with vegetative buffer Planters and planter boxes Landscaping at base of on-premises signage Plantings in frontage ROW (with appropriate accommodation for utilities and lines of sight) 	<ul style="list-style-type: none"> Trees, plants, and shrubs not on SAWS or San Antonio approved plant list Any feature that inhibits a clear line of sight for vehicular or pedestrian traffic

Signage	
<ul style="list-style-type: none"> All signs (affixed to building or on-premises) must be properly permitted and meet current San Antonio UDC regulations. All signage should contribute to a cohesive, uncluttered aesthetic and enhance the appeal of the NEC 	
Permitted	Prohibited
<ul style="list-style-type: none"> Externally illuminated signage and lettering Internally illuminated signs with opaque field and translucent letters Hanging signs Removal of outdated or abandoned pole signs Walls signs(up to allowed number and surface area) On-premise signage meeting height and area regulations On-premises signage meeting design regulations 	<ul style="list-style-type: none"> Internally illuminated channel letter, flashing, or strobe signs Digital, video or LED signs Temporary signage (e.g. banners)