DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the City's goals and objectives for the improvement of the community in the Subdivision context. These Guidelines include principles, policies, objectives, design standards and materials. The Plan is intended to establish a framework for the development of the Seawalk Subdivisionänner. It will be used by the City of Corpus Christi, Land Development Review Board, and the developer in the planning and development phases of the project. Modifications to this document will be made only by the City of Corpus Christi through a duly authorized and adopted Resolution in accordance with its land development policies and procedures.

ARCHITECTURAL

Siting and Orientation:
- Buildings shall be sited relative to the slope on the site to maintain landscaping, provide good views, and create a pedestrian-friendly environment.
- Buildings shall be sited to take advantage of available views.
- Buildings shall be sited to ensure adequate solar access and shading for both summer and winter.
- Buildings shall be sited to minimize visual impacts on existing views.
- Buildings shall be sited to ensure adequate separation from neighboring properties.

Materials:
- Materials shall be selected to reflect the architectural style and character of the area.
- Materials shall be selected to complement the surrounding environment.
- Materials shall be selected to reflect the architectural style of the area.

Utilities:
- Utilities shall be sited to minimize visual impacts on the surrounding environment.
- Utilities shall be sited to ensure adequate separation from neighboring properties.
- Utilities shall be sited to ensure adequate solar access and shading for both summer and winter.
- Utilities shall be sited to ensure adequate separation from existing views.

PLANT MATERIALS

- Plant materials shall be selected to complement the architectural style and character of the area.
- Plant materials shall be selected to reflect the surrounding environment.
- Plant materials shall be selected to reflect the architectural style of the area.

SUSTAINABILITY

- Buildings shall be designed to minimize energy consumption and environmental impacts.
- Buildings shall be designed to promote healthy indoor environments.
- Buildings shall be designed to enhance the visual and aesthetic qualities of the area.

SITE PLANNING

- Site plans shall be designed to promote pedestrian safety and accessibility.
- Site plans shall be designed to ensure adequate pedestrian access to public spaces.
- Site plans shall be designed to ensure adequate pedestrian access to public transit.

SCREENING / WALLETS AND FENCES

- Fences shall be constructed to provide adequate screening and privacy.
- Fences shall be constructed to ensure adequate pedestrian safety.
- Fences shall be constructed to ensure adequate pedestrian access to public spaces.

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