

The Code SMTX kickoff event, a tactical urbanism invention in downtown, is a 2015 CNU Charter Award recipient.

Code SMTX

San Marcos, Texas

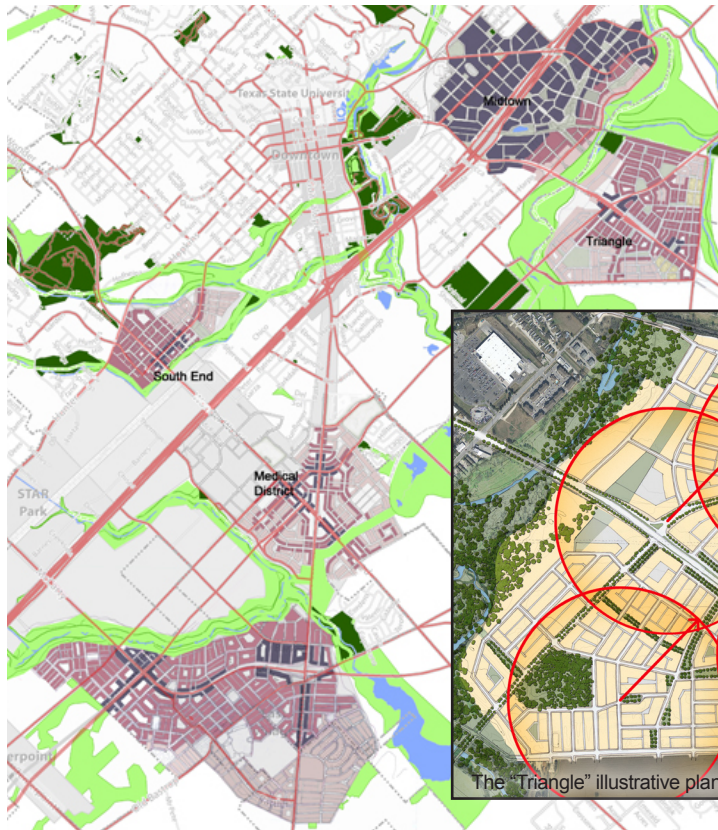
PROJECT DETAILS

Project Area: 18 square miles
Client: City of San Marcos
Year Designed: 2014-2015
Website: sanmarcostx.gov/CodeSMTX

For more information, visit doverkohl.com.



A tactical urbanism intervention in downtown kicked-off Code SMTX with cycle tracks, parklets, and other temporary demonstrations that converted under-utilized areas into vibrant community spaces. This event won a 2015 Congress for the New Urbanism (CNU) Charter Award.



Character Districts are used within the Comprehensive Plan's Intensity Zones in order to respect the existing character in surrounding neighborhoods.

The Project

Code SMTX is the rewrite of the City's Land Development Code. The City of San Marcos' existing Development Code was adopted in December of 2002. Over the years, the code was found to be inadequate to the City's vision, as described by its Comprehensive Plan adopted in April 2013. Code SMTX includes updates to all regulations relating to land development concerning items like building heights, building materials, required landscaping, street design, lot and block size requirements, parkland dedications and stormwater management. Ultimately, Code SMTX expands the portions of the city where walkable urbanism (as opposed to drive-only suburbanism) is the default.

The Process

Dover-Kohl drafted Code SMTX with Town Planning and Urban Design Collaborative (TPUDC) on-site at the Code Rodeo in October 2014, where the team created regulating plans of the Intensity Zones designated by the Comprehensive Plan. Illustrative plans and visualizations of urban design characteristics were also created to demonstrate massing, density and land use, transportation options, open space and recreation, and economic development opportunities. Illustrations, ground level and aerial perspective drawings, and diagrams that presented emerging concepts were created to obtain immediate feedback from City staff and the community.

Status

Code SMTX is currently being finished to start receiving public input. The City of San Marcos Planning Board and City Council plan to start the approval process of the document in November 2015.

Envisioning gradual transformation in San Marcos



Above: Springtown Center Mall, a strip mall in Midtown, can be redeveloped with street-facing buildings on a network of inter-connected streets, complete with sidewalks and crosswalks. A tree-lined green square, creates necessary open space.



Bottom: The existing city hall complex is currently a cluster of small footprint municipal service buildings with more than 50% impervious surface parking lots covering the area. Modifications to the streetscape, improved open spaces, and incremental street-oriented development can transform the site from a car-dominated environment to a new pedestrian-oriented, mixed-use neighborhood.

