

## NEW DEVELOPMENT GUIDELINES

As a body that speaks behalf of the DHNA membership, the Architectural Review Committee (ARC) seeks to represent the interest of the DHNA Board and general membership. Thus, the focus of our concerns may at times be different than the city's regulatory bodies.

The ARC views the existing building stock in the neighborhood as the backbone of the diverse Dignowity Hill community. The scale and the character of the neighborhood is defined by modest single family detached homes of varying architectural and historic styles. This urban form has lead to the evolution of an eclectic, walkable, and unique community. As we consider new development, the ARC is committed to preserving this historic character and scale as a means to maintaining the sense of community and eclecticism that defines Dignowity Hill.

We understand the realities of today's market present new models of development. As a neighborhood, we want to encourage infilling the many vacant lots around us and encourage an increase in density that is appropriate to the historic character of Dignowity Hill. We hope that new development will prioritize new buildings that allow new residents and business owners to participate in our vibrant community.

Below is a list of goals that we have defined for all new infill development projects within the DHNA boundaries. From our experience, site designs that adhere to the minimum setback and open space requirements required by code are typically not successful at achieving our goals. The ARC recommends a maximum density of 16 units per acre for new developments in order to allow for appropriate flexibility in design.

1. Acknowledge the neighborhood character as it relates to open space (off-street parking areas, landscaping, tree-planting, space between building).
2. Acknowledge the massing and voids on adjacent properties and historical patterns of siting buildings on lot to avoid new massings that are unfriendly to neighbors.
3. Follow the Office of Historic Preservation's Historic Preservation Guidelines regarding window to wall ratio; floor, eave, and roof elevations; materials; etc
4. The massing of building, landscaping, and fencing (if any) should create a clear sense of entry and visual access (useable front porches encouraged).
5. Vary the size and shape of buildings across multiple units to avoid "cookie-cutter" repetition.
6. Respect the orientation and established setbacks of the houses on existing street.

Beyond the concerns of the ARC, all new construction within the bounds of the Dignowity Hill Historic District should refer to the following City documents for guidance. Please find links to the appropriate documentation at our website [www.dignowityhill.org](http://www.dignowityhill.org)

- City of San Antonio Comprehensive Master Plan for Future Land Use (2009)
- The Dignowity Hill Neighborhood Plan and the Eastside Reinvestment Plan (2009)
- The Office of Historic Preservation's Historic Design Guidelines (2012); Part 4. Guidelines for New Construction.

The members of the ARC are committed to responsible redevelopment that will enhance the existing historic character of and community within the neighborhood. For additional information about how to proceed with a project in DHNA or about our committee, please contact us at: [archcomm@dignowityhill.org](mailto:archcomm@dignowityhill.org)