

MEMO

TO: Waco Downtown Redevelopment Project Team
City of Waco: Tom Balk, Clint Peters, Laura Wagstaff, Isaac Burchill
Hunt Companies: Rodney Moss, Jerimi Henry, Kirk Benken
Overland Partners: Rich Archer, Alisha Burkman
FROM: Matt Goebel, Andy Rutz (Crescendo), Alex Hoffman (Plan2Code)
DATE: October 17, 2025
RE: Waco Downtown Form-Based Code: Second Installment (Development Standards)

We are pleased to submit for your review the attached partial draft of the Waco Downtown Form-Based Codem, which includes the new second installment (Development Standards) and also carries forward updated versions of all content prepared for Installment 1 (Districts and Use). This memo provides background information and raises initial considerations and questions for discussion.

Overview of the Three Installments

This is the second of three installments:

- **Installment 1 (Districts and Uses):** Introduced the overall zoning framework for the Downtown Redevelopment Area, including the four subareas, dimensional standards, and the consolidated use table.
- **Installment 2 (Development Standards - this draft):** Carries forward and refines that initial material, adding new graphics and supplemental information, while introducing additional development standards addressing parking, connectivity, landscaping, and building design. The entire document now follows a consistent and sequential numbering system to improve usability and cross-referencing.
- **Installment 3 (Administration/Signs – forthcoming):** Will complete the draft code with administrative and procedural provisions, including flexibility tools, roles and responsibilities, and the process for approvals within the Form-Based Code area. Also will include sign regulations.

Key Additions and Updates

This installment includes:

- **Integrated Updates:** All material from Installment 1 has been revised to reflect ongoing feedback and coordinated with new development standards. New illustrative diagrams clarify intent and dimensional relationships throughout the code.
- **New Development Standards:** Preliminary drafts have been added for the following topics:
 - **Landscaping.** The landscaping section has been expanded to address both private frontage areas and the public realm along each street type. These standards build on the City's existing landscaping requirements but are now tailored for the unique downtown context—emphasizing shade trees, pedestrian comfort, and integration with sidewalks and furnishings zones. The new material includes minimum widths for landscaped areas, spacing and caliper requirements for street trees, and expectations for irrigation and

groundcover. Several elements were drawn from current City standards, while others were newly created to align with the form-based approach. Additional refinement is expected as we finalize illustrations for typical street types and confirm maintenance responsibilities for streetscape plantings.

- **Parking.** The parking standards have been reorganized to clarify requirements for location, screening, and shared parking opportunities. Much of this material was adapted from the existing Waco development code, but modified to reflect downtown’s walkable urban setting—where reduced ratios and shared facilities are more appropriate. New graphics and cross-references improve usability and interpretation. Remaining coordination with staff will focus on confirming appropriate minimums and maximums for specific use types and evaluating how these standards will interface with any future downtown parking management strategies.
 - **Access and Connectivity.** The new access and connectivity provisions consolidate and modernize standards from multiple sections of the current Waco code, supplemented with new content drawn from best practices in urban block design. The goal is to ensure that future projects contribute to a cohesive, walkable downtown network of streets, alleys, and pedestrian pathways. Draft standards address block length, mid-block connections, pedestrian crossings, and site access points. These updates were developed collaboratively with the design team to coordinate with the Downtown Redevelopment Project’s planned infrastructure improvements. Further refinement will occur as those improvement plans are finalized and integrated into the code’s connectivity map and cross-section diagrams.
 - **Building Design.** The building design standards represent one of the most significant additions in this installment. Organized using the consistent “Intent + Standards” format, these provisions establish clear expectations for façade composition, transparency, materials, and massing transitions between buildings of different scales. Portions of the current design guidance from the City’s 2008 Downtown Design Guidelines were reviewed and, where appropriate, incorporated as enforceable standards. New material was added to align with contemporary best practices and ensure compatibility with the code’s building type framework. As illustrations are finalized, additional review may focus on glazing requirements, stepback triggers, and detailing standards for corner and primary facades.
- **Unified Numbering System:** The entire document now uses a single, continuous numbering framework to make navigation and references easier as the code expands in future drafts.

Next Steps/Comments

Please review this installment and submit comments by November 20. Feedback can focus on organization and clarity, as well as substantive content. **The easiest way to submit comments is to download and mark up a PDF version and submit to: info@wacodowntownredevelopment.com.**

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