



## Legislation Text

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**File #:** 21-4340, **Version:** 1

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Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Authorizing the City Manager to Execute a Contract with Lew Oliver, Inc. for Professional Architectural Services for an Architectural Pattern Book

Approve the Resolution for professional architectural services contract with Lew Oliver, Inc.

Staff recommends City Council approve the Resolution as presented.

Architectural pattern books have been adopted in many communities throughout North Texas and in other communities across the United States. Architectural pattern books are often accompanied by form-based or frontage-based codes to illustrate a community's desired physical outcomes for certain corridors, districts, and neighborhoods.

The potential use of an architectural pattern book in Mansfield emerged from community engagement related to the implementation of a new zoning district for Historic Downtown Mansfield --- the D, Downtown District --- and conversations with real estate developers and property owners in other areas of the City. The possible adoption and implementation of an architectural pattern book can yield a number of benefits, including:

- (1) A visual resource that draws its inspiration from traditional building practices in Mansfield.
- (2) A visual resource that can be purposefully paired with the future D, Downtown District, and other zoning districts to begin to reinforce Mansfield's distinct architectural heritage.
- (3) A tool for architects, real estate development firms, and others that will influence the vision for development or redevelopment, resulting in building typologies that can be integrated in diverse settings and a development review process that is expedient and predictable.
- (4) A document that can be easily integrated with other strategic plans and policies, such as the Comprehensive Plan.

Towards that end, staff explored and discussed the need for an architectural pattern book for Mansfield with a number of firms within and outside of North Texas, particularly with the momentum and interest generated by the D, Downtown District and other high visibility properties along U.S. Highway 287, Toll Road 360, and other principal thoroughfares.

From those conversations, staff believed that Lew Oliver, Inc., based in Clarkesville, Georgia, offers the experience and expertise most appropriate for the City's vision for the future, particularly with regard to Historic Downtown Mansfield.

As the City moves forward with the implementation of its vision for Historic Downtown Mansfield and other areas, it is vital that the land use regulations be paired with a visually-driven document illustrating diverse building typologies and desired architectural features that will make the community

attractive to investment and visually harmonious.

The professional architectural services offered by Lew Oliver, Inc. will enhance current and future land use planning efforts and decisions. Further, an architectural pattern book will expedite the development review process and create an environment that is more predictable for investment.

General Fund.

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