

Property Owner Meeting Series 2

September 23 & 24, 2014

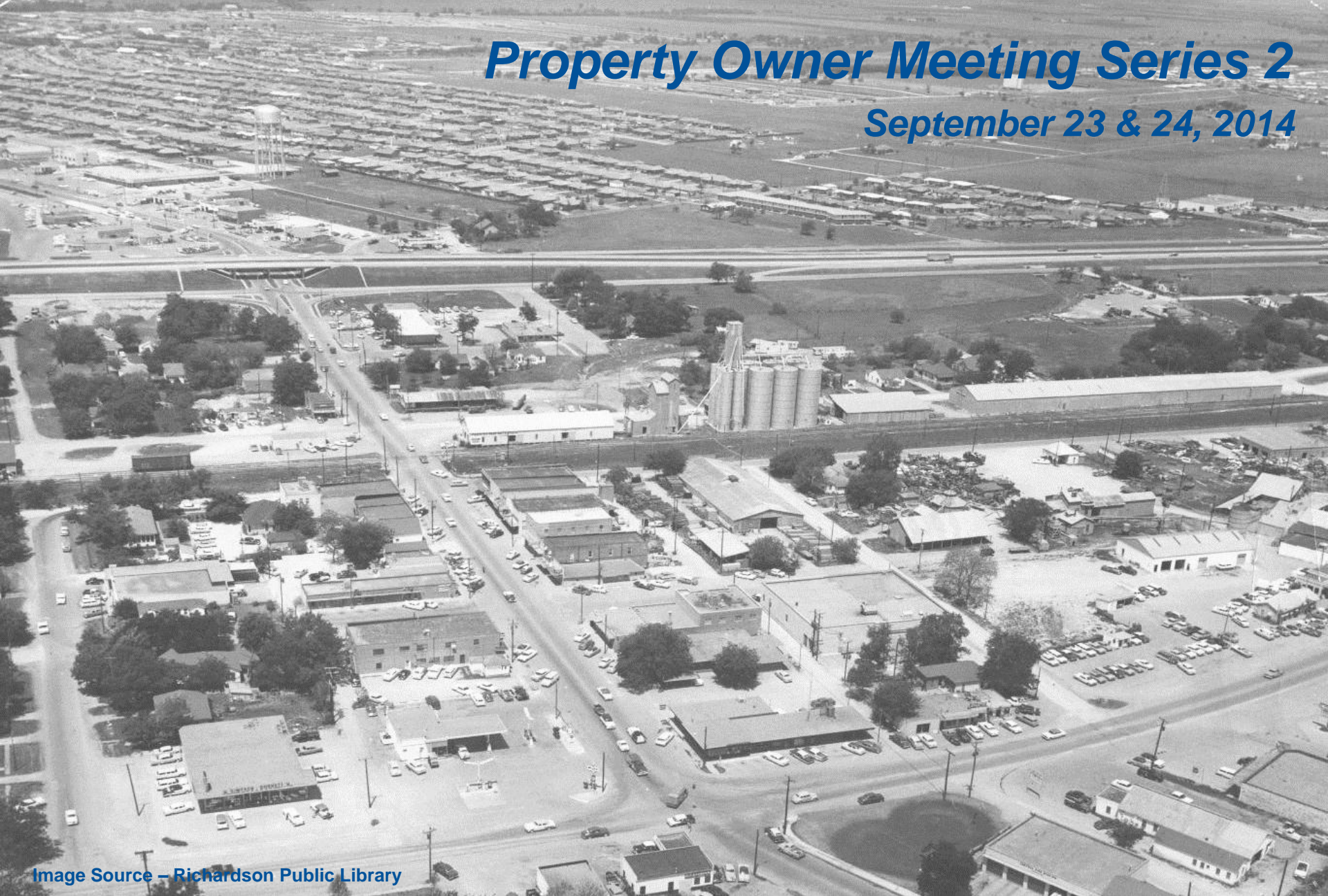


Image Source – Richardson Public Library



MAIN STREET / CENTRAL - REZONING INITIATIVE

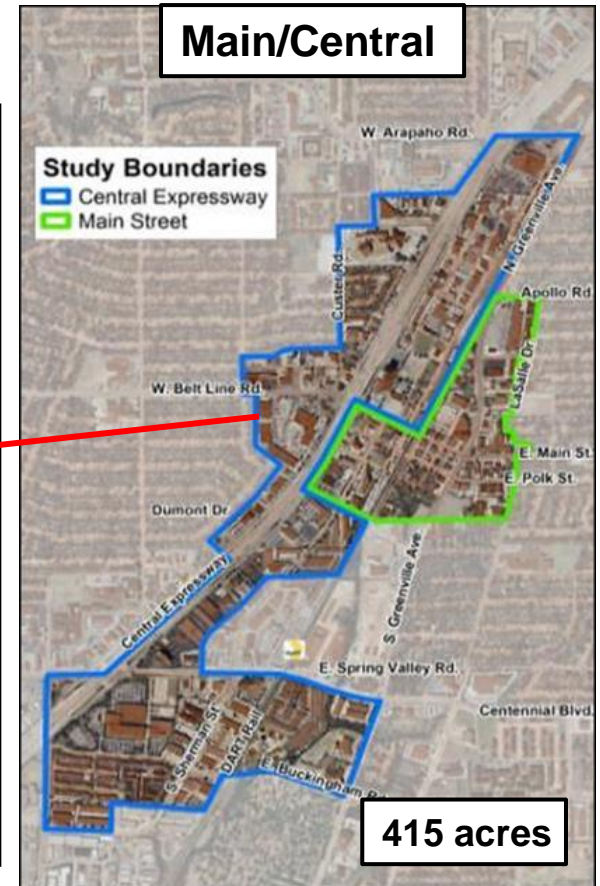
JACOBS
Kimley»Horn

Richardson, Texas

Project Overview

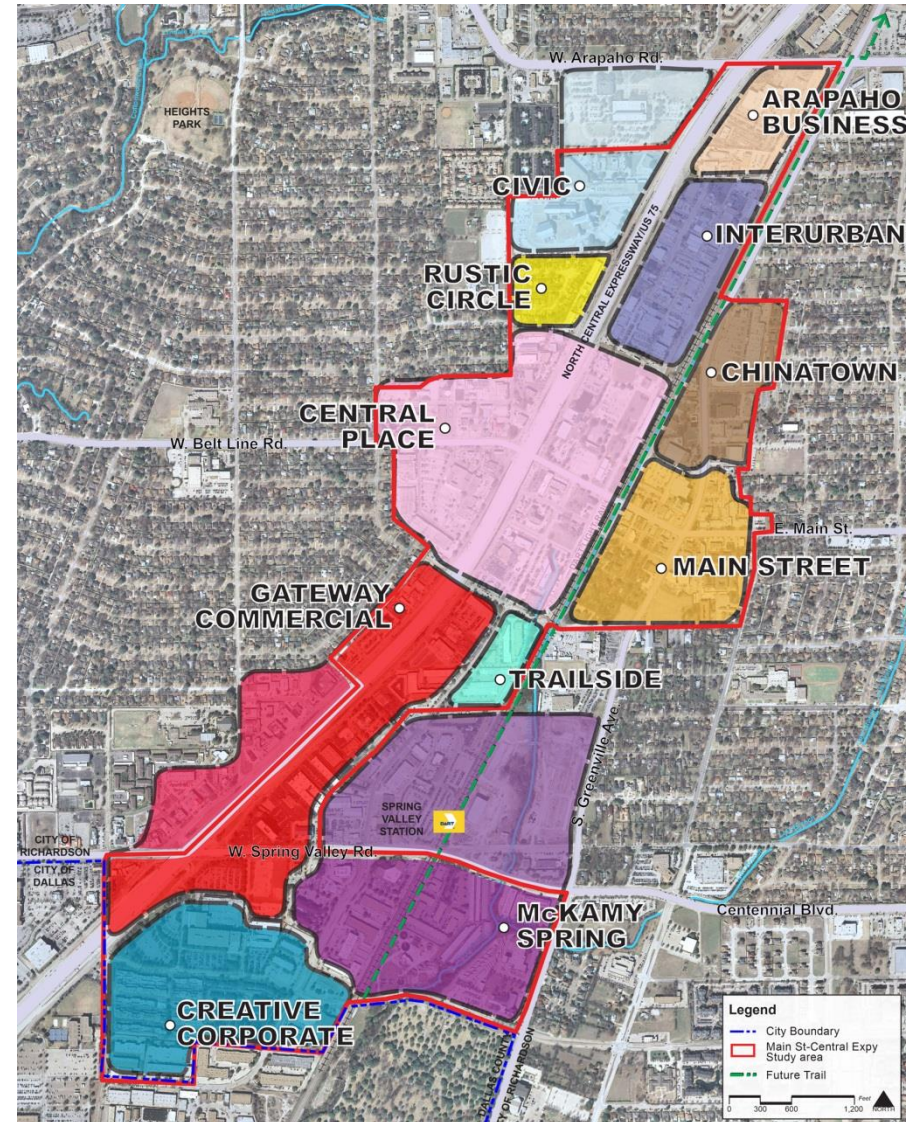
2009 Comprehensive Plan – Six Enhancement Areas

- West Spring Valley (Implementation)
- East Arapaho/Collins (Phase 1)
- West Arapaho
- Coit
- Old Town/Main Street (Phase 1)
- Central (Phase 1)



Phase I – The Vision

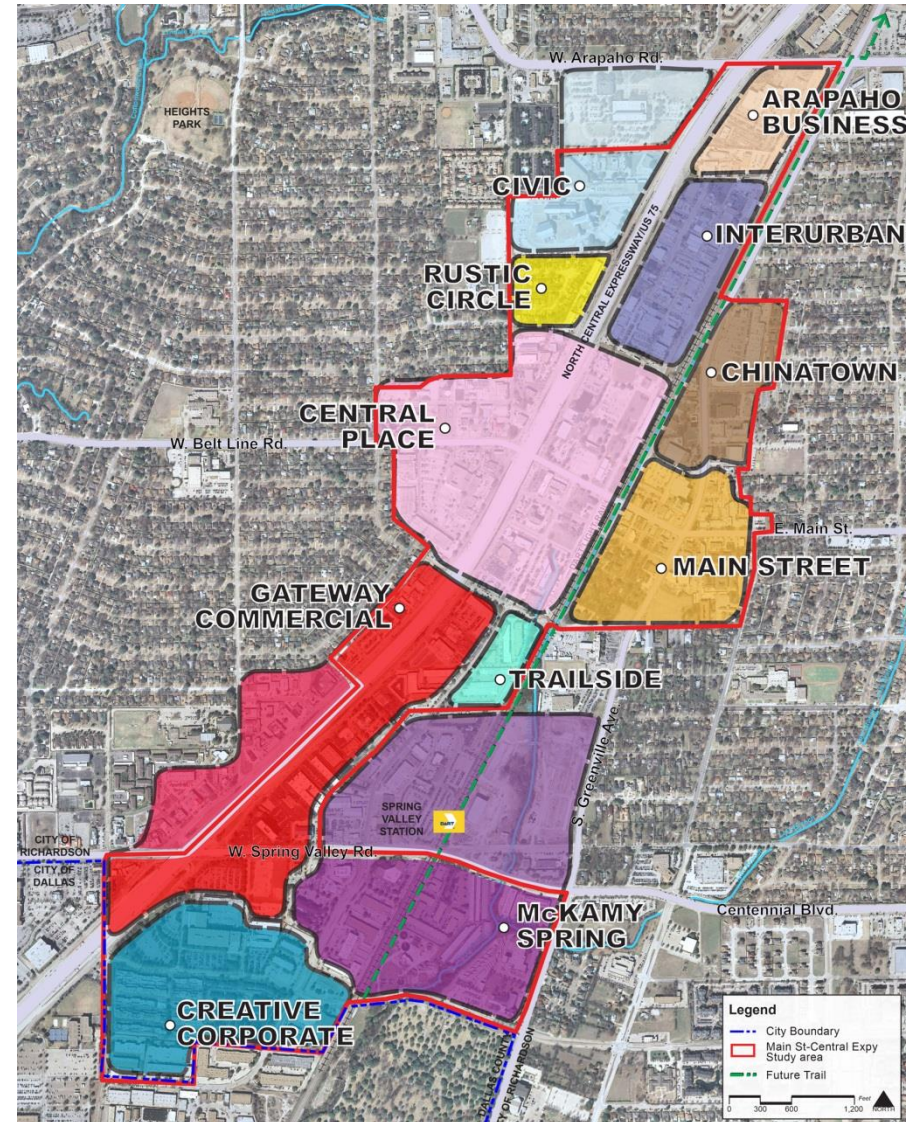
- **Old Town/Main Street and Central Expressway** combined into single study area
- 415 acres – 11 sub-districts



Phase 1 - Vision for the Future

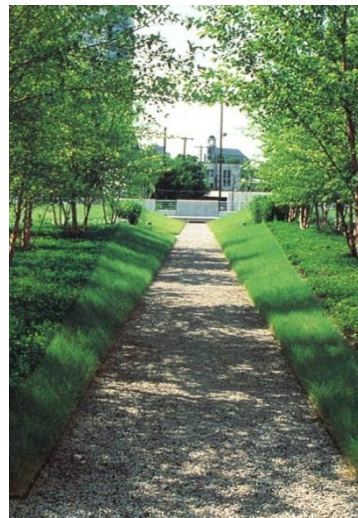
Concept Plan

- The Concept Plan aligns
 - Existing physical conditions
 - Existing opportunities and constraints
 - Anticipated future real estate / market factors
 - Community desires
- The plan also balances
 - Short-term opportunities that can be achieved with minimal investment
 - Longer-term vision elements that will require public and private sector initiatives



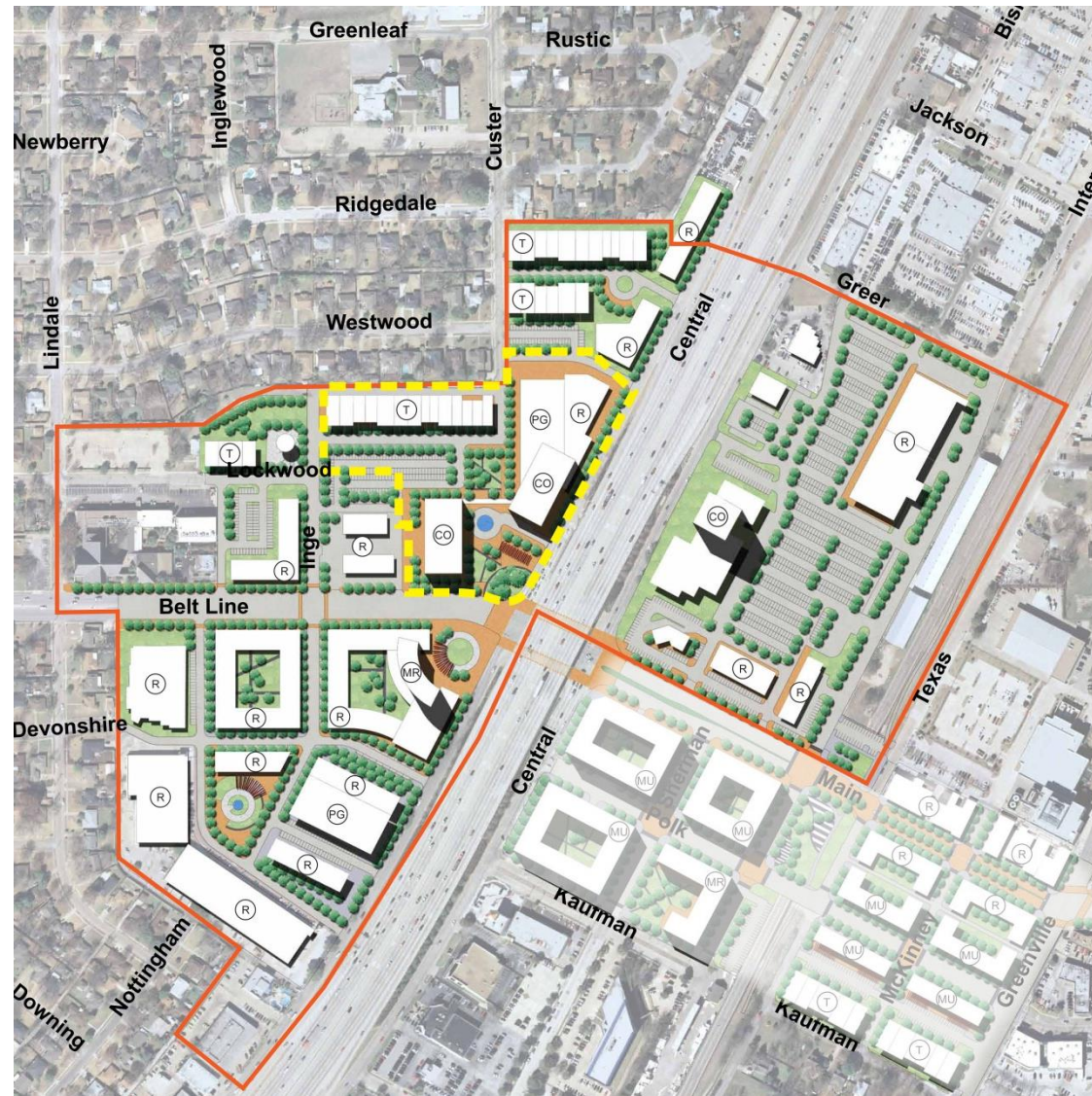
Concept Plan – Central Place

- 78 developable acres
- Creates a vibrant, mixed-use district at the heart of the study area
- Focuses on supporting infill development to create an “address” in the corridor



Central Place - Focus Area B

- Primarily retail focused with some residential and office development
- Catalyst Site 2 is located at the northwest corner of the intersection
- Catalyst is focused on creating a new commercial office and retail development



Central Place - Catalyst Site 2



MAIN STREET / CENTRAL - REZONING INITIATIVE

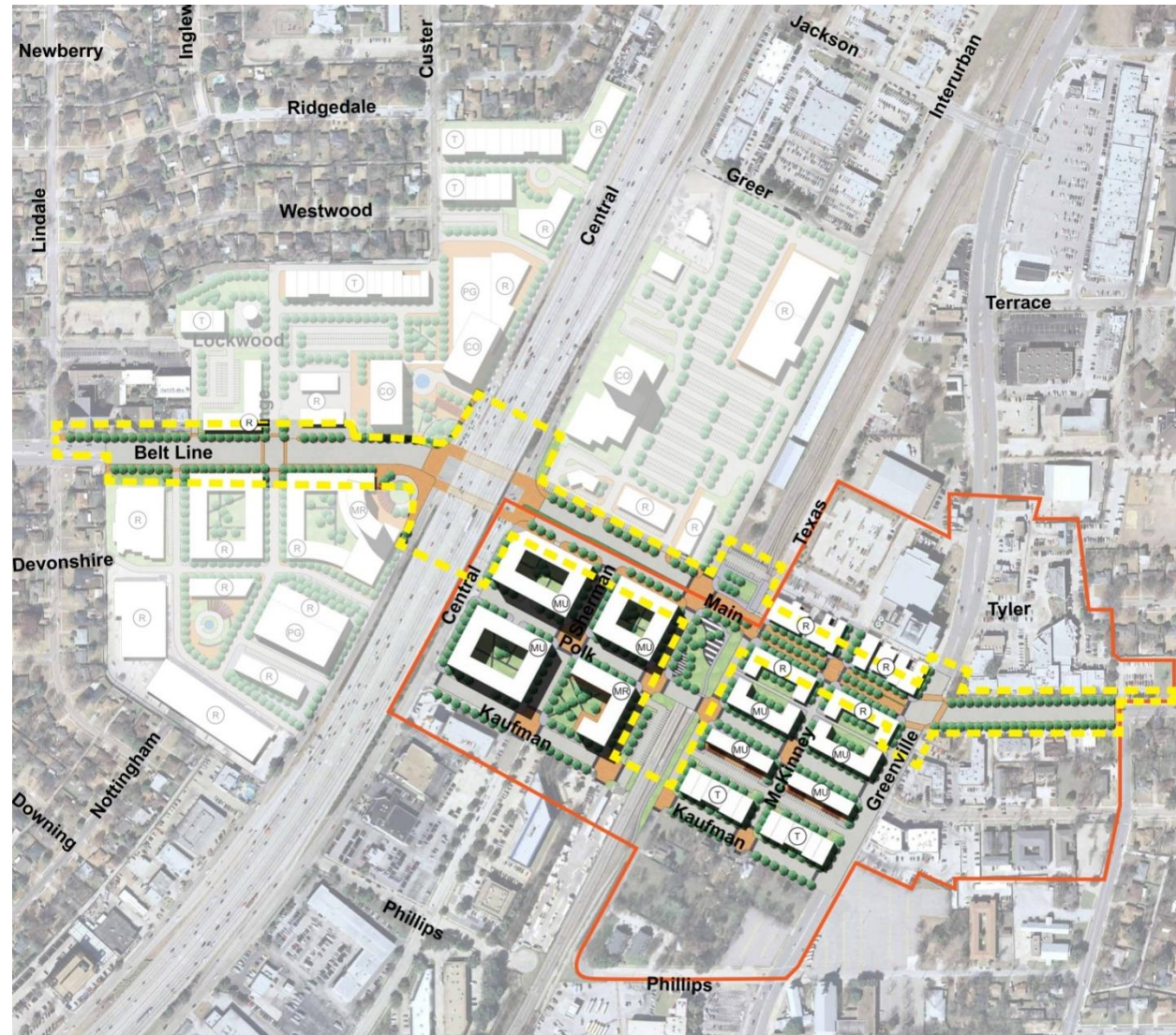
Concept Plan – Main Street District

- 37 developable acres
- Creates a multi-generational, eclectic “heart” for the community based on a mix of uses and cultures, and a mix of old and new
- Provides an additional opportunity for an entertainment destination in the community



Main Street District - Focus Area C

- Mixed-use development type
- Higher density adjacent to U.S. 75, lower density east of DART
- Catalyst Site 3 includes Main Street and the adjacent public realm



Main Street District - Catalyst Site 3



MAIN STREET / CENTRAL - REZONING INITIATIVE

Main Street District - Catalyst Site 4

- Not site-specific - could be developed in several locations
- Could occur on some of the vacant residential lots in the Main Street area
- Prototype could also be applied to small multi-family residential sites



Concept Plan – Chinatown

- 22 developable acres
- Builds a vibrant, mixed-use district within existing infrastructure
- Has potential to evolve as a center for tourism and education related to Chinese culture



Concept Plan – Interurban District

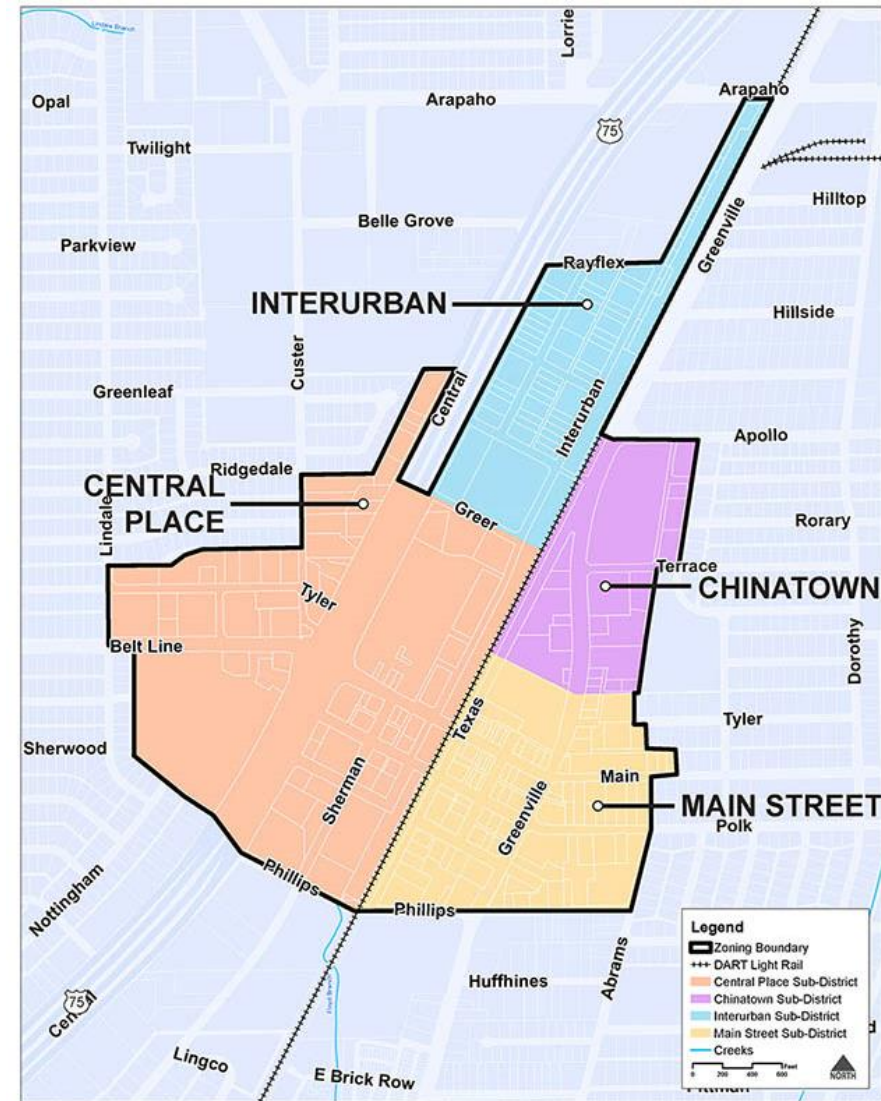
- 25 developable acres
- Creates an edgy, mixed-use district built upon the existing bones of the district
- Focuses on adaptive reuse of existing buildings and targeted infill development



Rezoning Initiative Overview

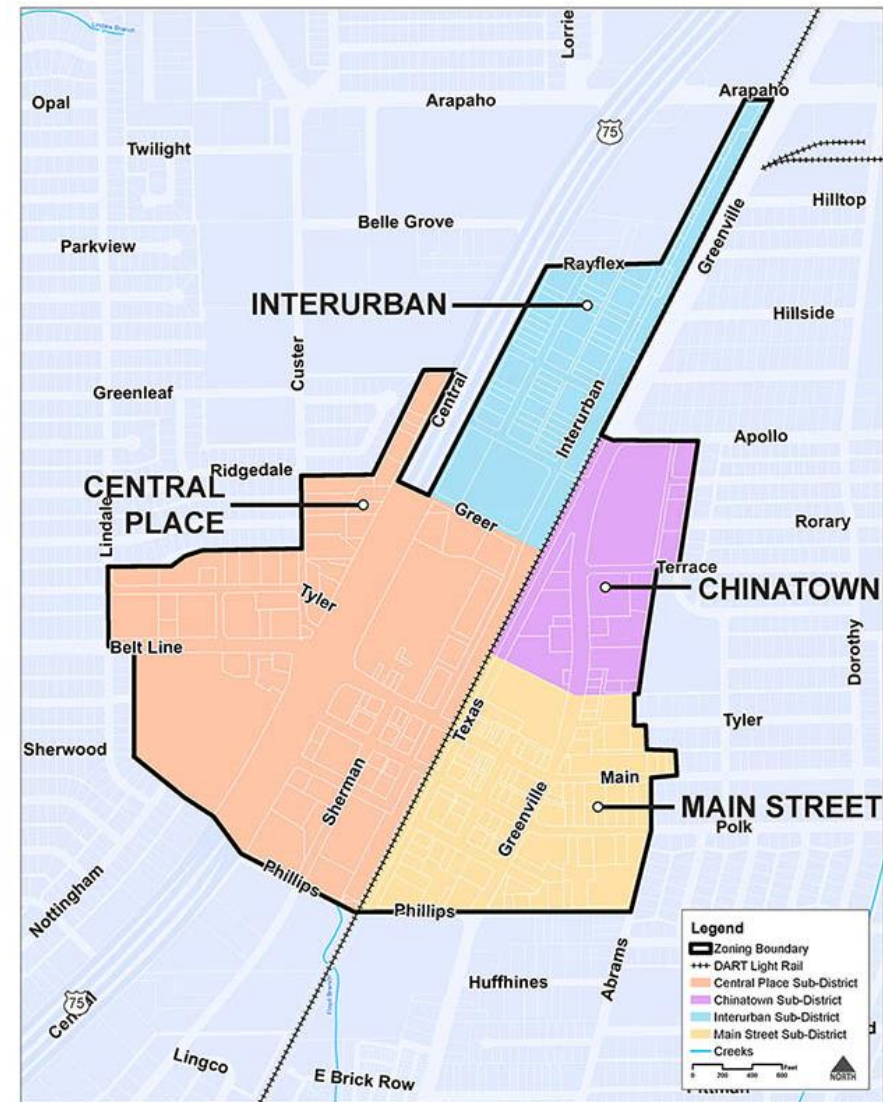
Rezoning Initiative Overview

- Focus of the initiative will be towards implementing the vision
- Efforts will focus on 4 sub-districts
- Zoning Ordinance will include:
 - Regulating Plans
 - Open Space Plans
 - Street Types
 - Streetscape Standards
 - Architectural Standards
 - Signage Standards



Focus of Today's Meeting

- Review and discuss the preliminary regulating plans, street cross sections, allowed uses and proposed methods for dealing with nonconformities
- Receive property / business owner feedback related to preliminary direction



**Preliminary City Council /
CPC Direction**

Preliminary Council Direction (June and July Briefings)

- The cross section of Belt Line Rd./Main St. between Texas Street and Greenville Avenue should create an environment that balances the needs of mobility and local businesses
- 4 through lanes should be maintained in this area to accommodate the existing and future transportation needs
- On-street parking, adequate sidewalks and amenity zones should be provided to support businesses and to encourage a strong pedestrian realm
- The building heights shown in the Vision Study are appropriate for each area with potential to increase heights on the east side of Central
- Building heights should transition to a lower scale adjacent to existing single family neighborhoods

Preliminary Council / CPC Direction (September Worksession)

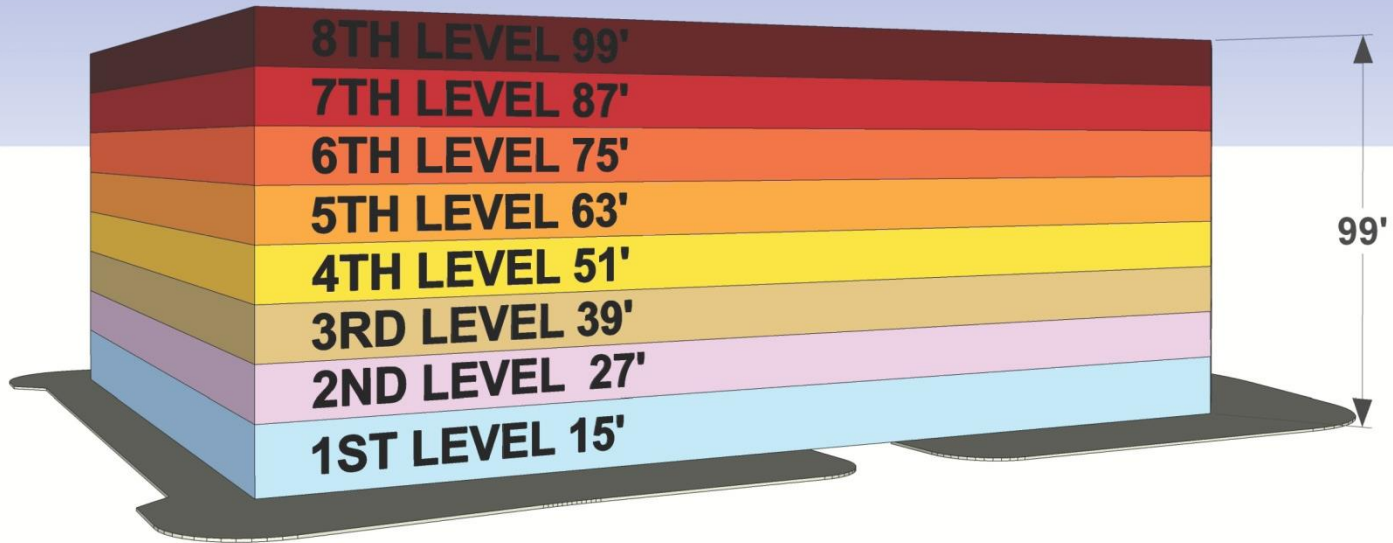
- Additional 20 story buildings should be allowed in the northeast quadrant of US 75 and Main Street adjacent to the Chase Bank tower
- Building heights immediately adjacent to single family lots should not exceed 40' in height
- Consistent design standards in place on parcels with Central Expressway frontage should apply to future development
- The new code should allow a consistent set of uses throughout each sub-district, except where adjacent to existing single family neighborhoods
- Auto related uses should continue to be allowed generally within the constraints that are currently in place under existing zoning
- Single family uses at higher densities should be allowed in all sub-districts

Preliminary Council / CPC Direction (September Worksession)

- Nonconformities in all Sub-Districts should focus on four elements
 - I. Uses
 - II. Structures
 - III. Site elements
 - IV. Signage
- The approach for handling nonconformities may vary sub-district by sub-district depending upon specific conditions encountered
- There should be provisions that allow for some improvements in non-conforming buildings or uses to bring the property up to code for healthy and safety, even if they don't bring the property completely up to zoning code

Preliminary Zoning Direction

Reminder - Building Heights



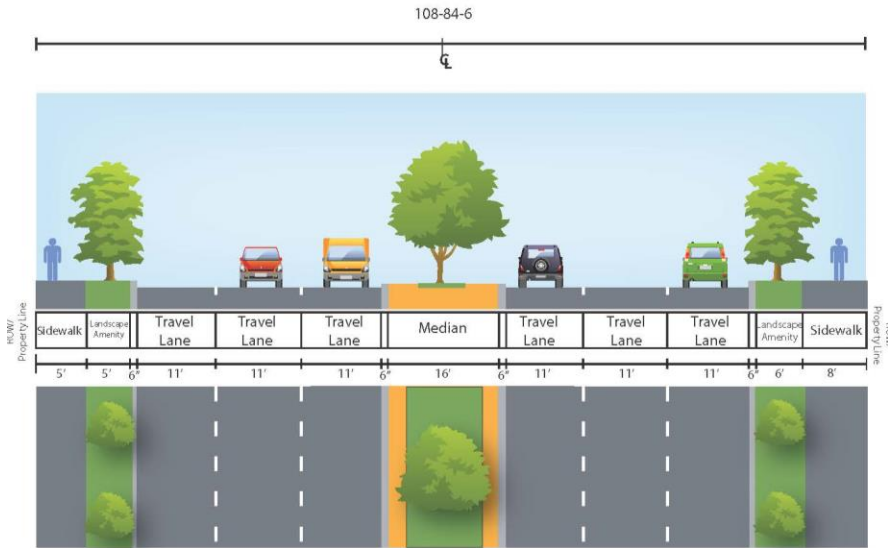
Interurban Framework

- Building and Envelope Standards
 - Possible height range of 4-8 stories
 - Varying “Required Build To Zones” based on street frontage
 - Comprehensive mix of land uses including live/work units, artisanal manufacturing, office, multi-family, commercial, service and limited automotive
 - Incorporate maximum block length
 - Reduction in off-street parking requirements with emphasis on shared, on-street, or centralized parking



Interurban Street Sections

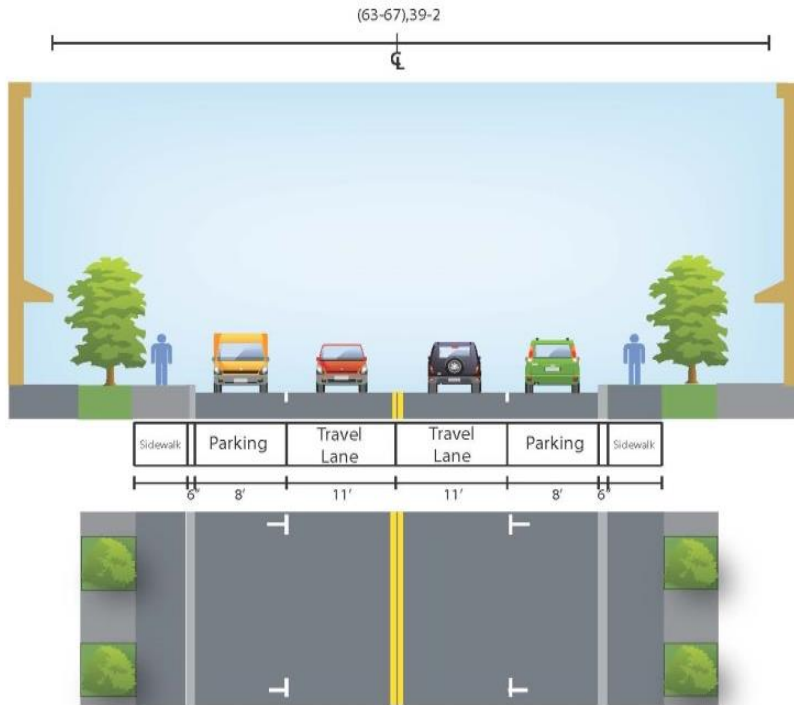
Arapaho Road



Interurban Street Sections

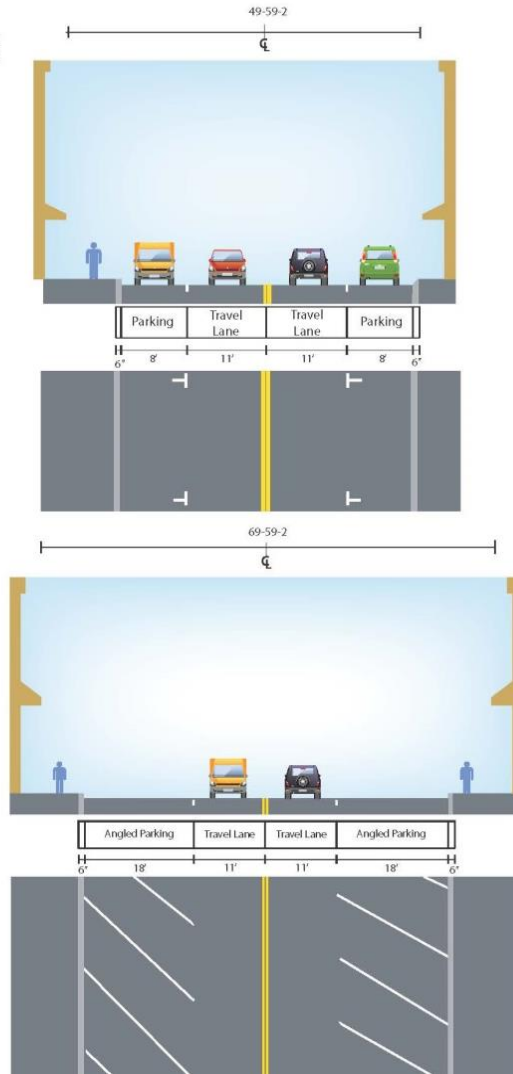
Urban Mixed Use

- * Bishop Avenue
- * Davis Street
- * Rayflex Drive
- * Greer Street



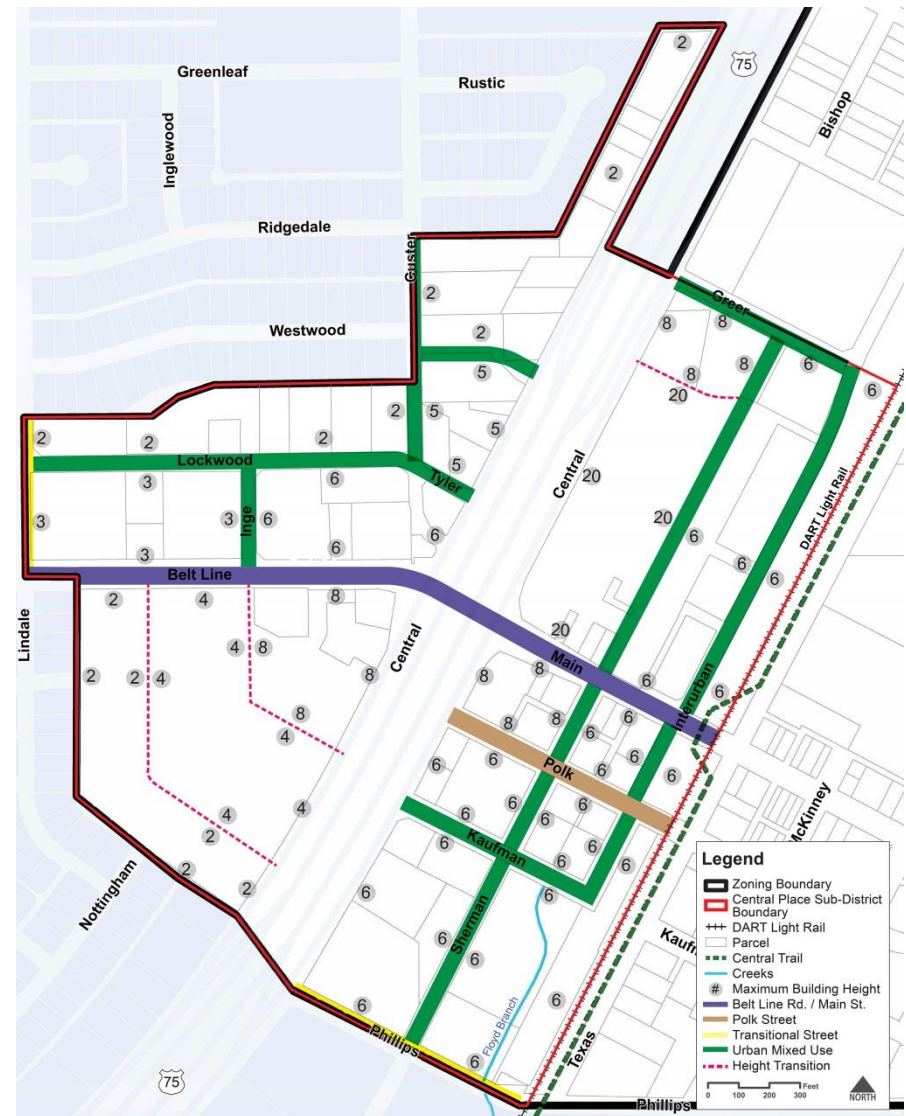
Interurban Street Sections

- Urban Neighborhood
- * Interurban Street
- * Jackson Street



Central Place Framework

- Building and Envelope Standards
 - Possible height range of 2-20 stories; higher buildings at core (Belt Line/Main and Central), lower buildings at edges adjacent to residential
 - On-site height transition on Richardson Heights Shopping Center property
 - Varying “Required Build To Zones” based on street frontage
 - Comprehensive mix of land uses including live/work, commercial, service, multi-family, retail, limited automotive and townhouse
 - Maximum block lengths for pedestrian comfort

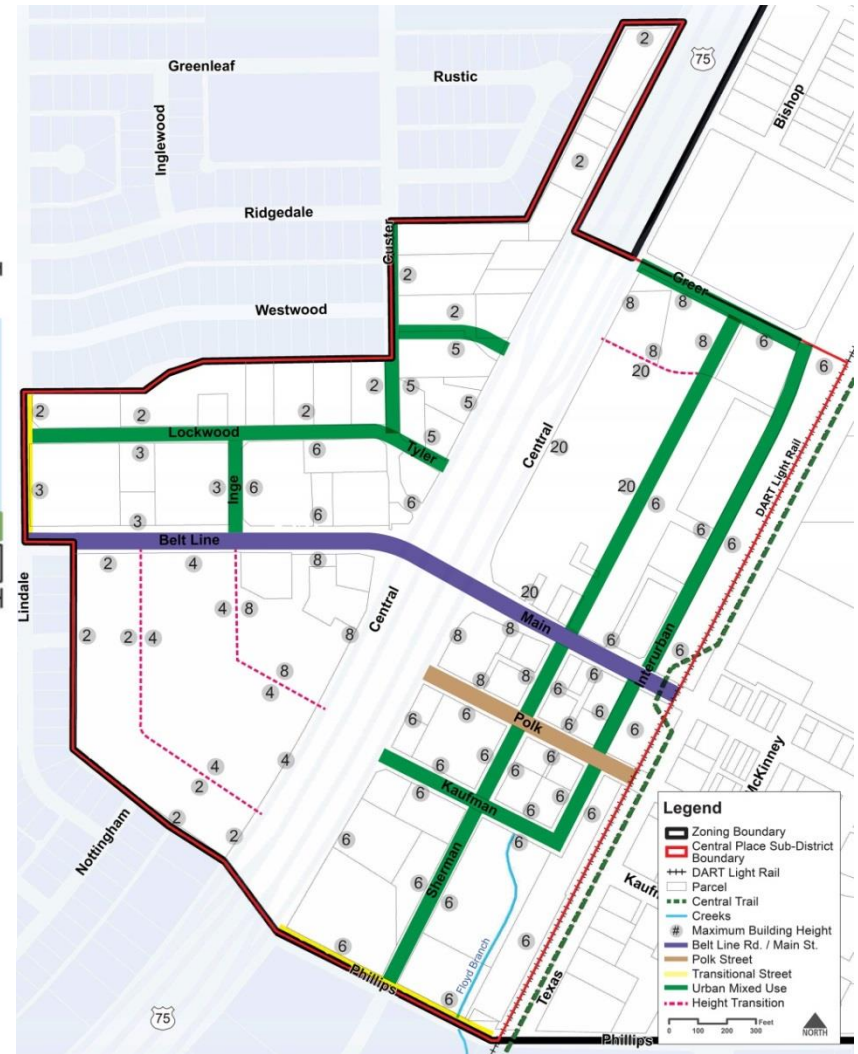
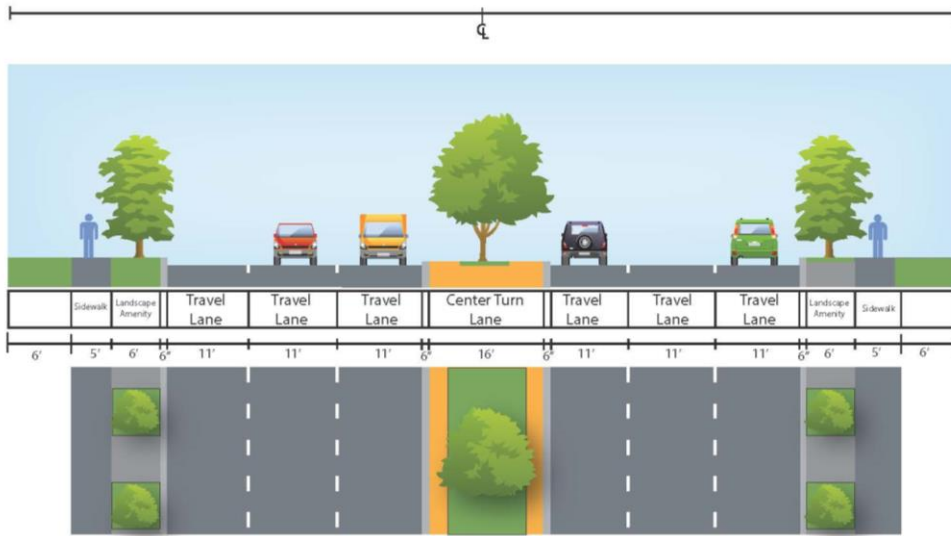


Central Place Street Sections



Beltline Road/Main Street

120-82-6

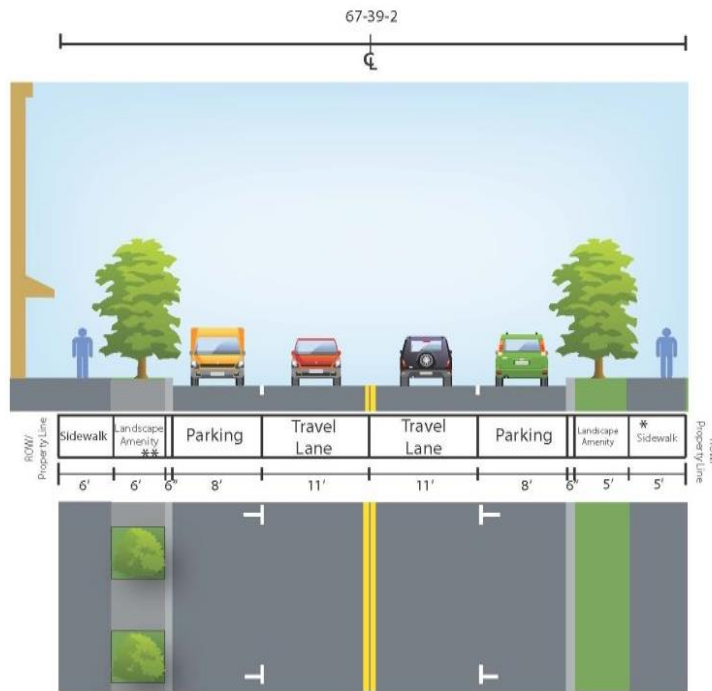


Central Place Street Sections



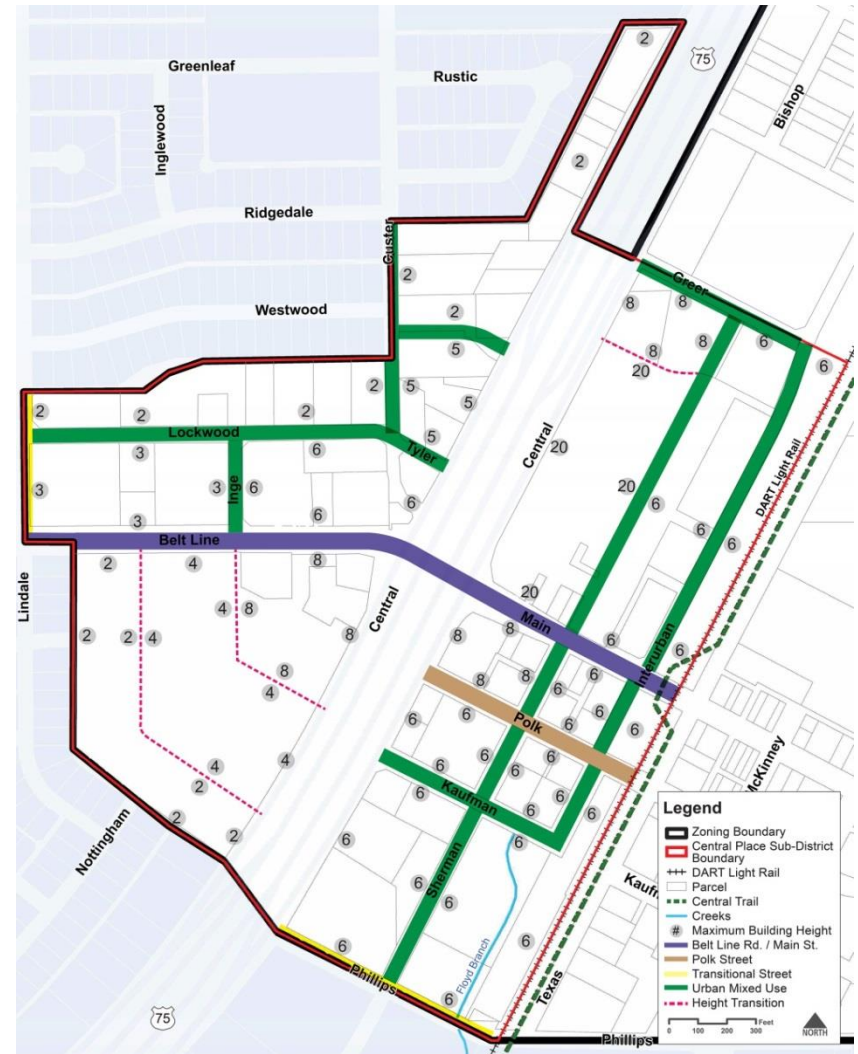
Transitional Street

- * Phillips Street
- * Lindale Lane

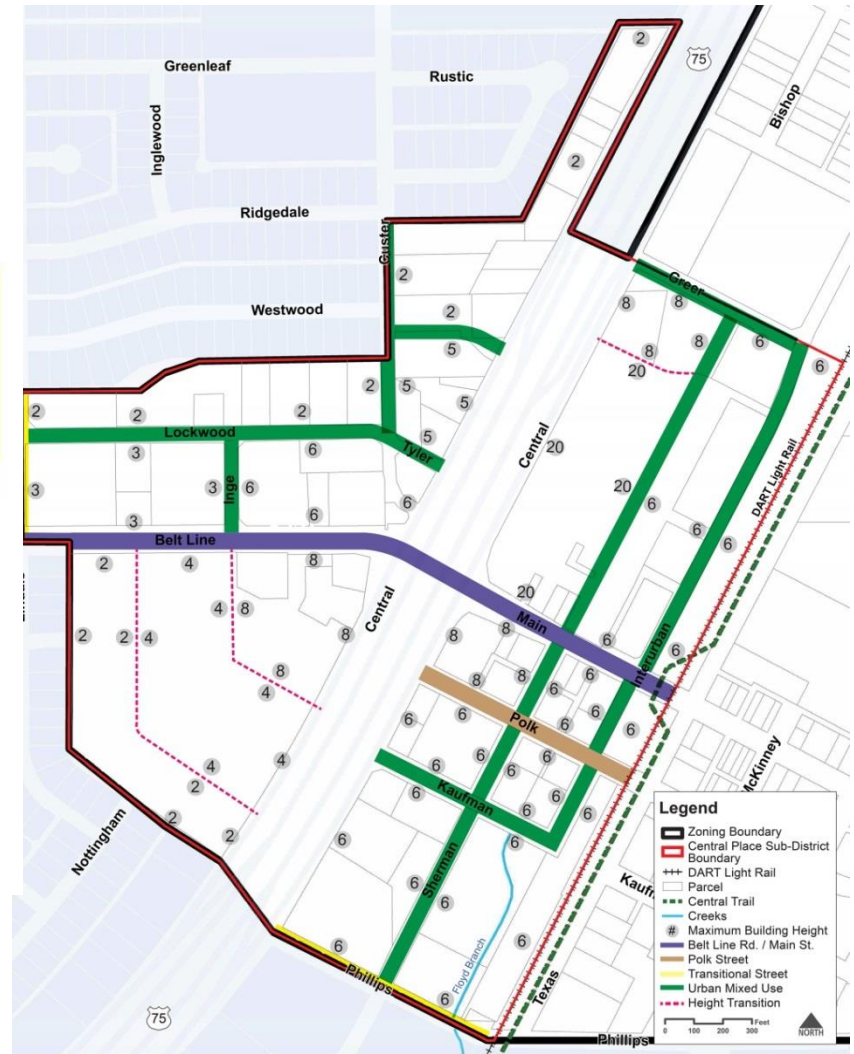
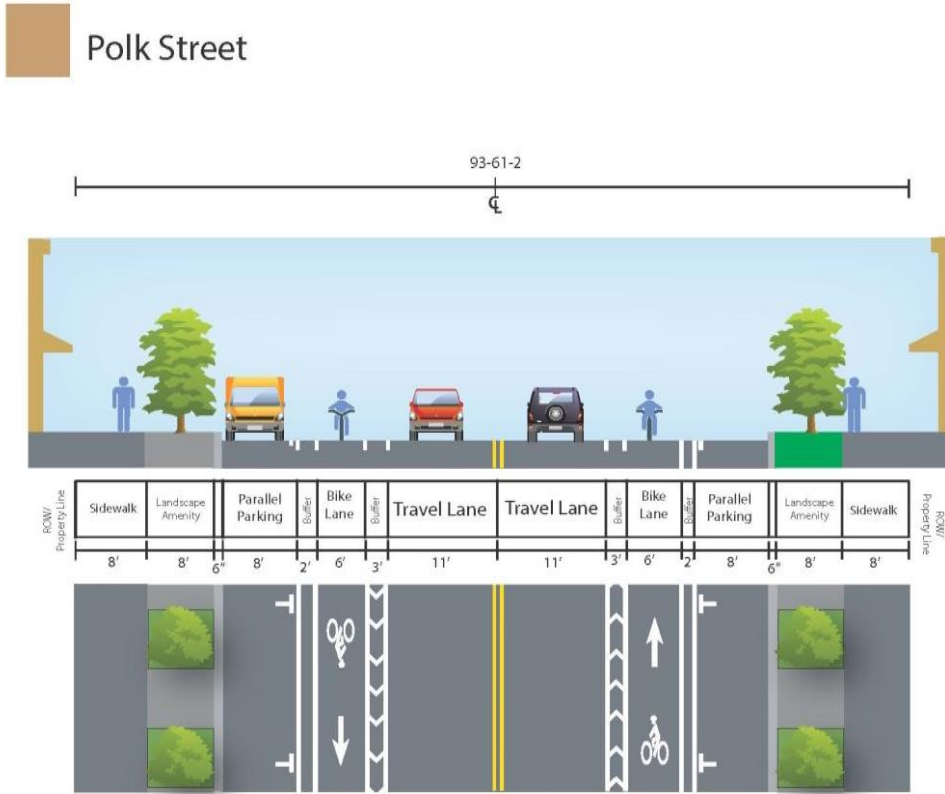


** Minor Modification may be requested to allow continuous landscape parkway

*Sidewalk widths for existing neighborhoods to remain



Central Place Street Sections

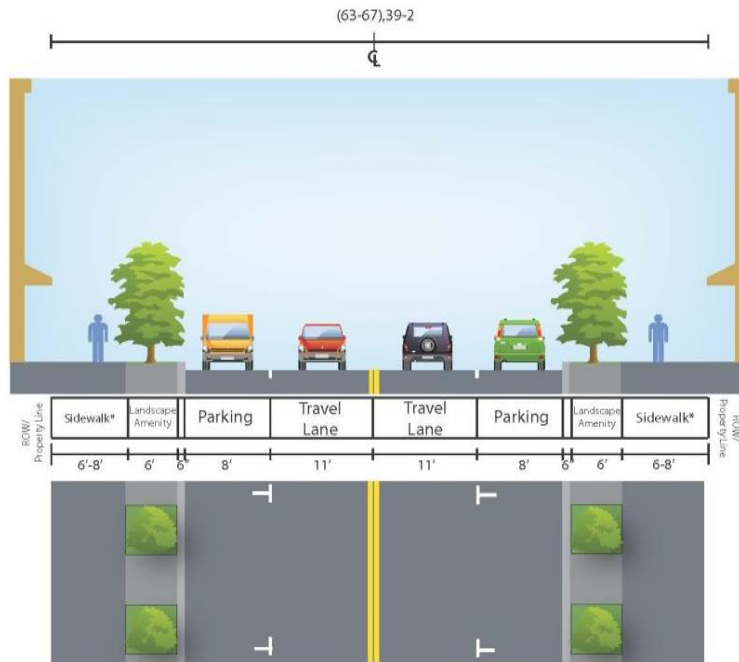


Central Place Street Sections

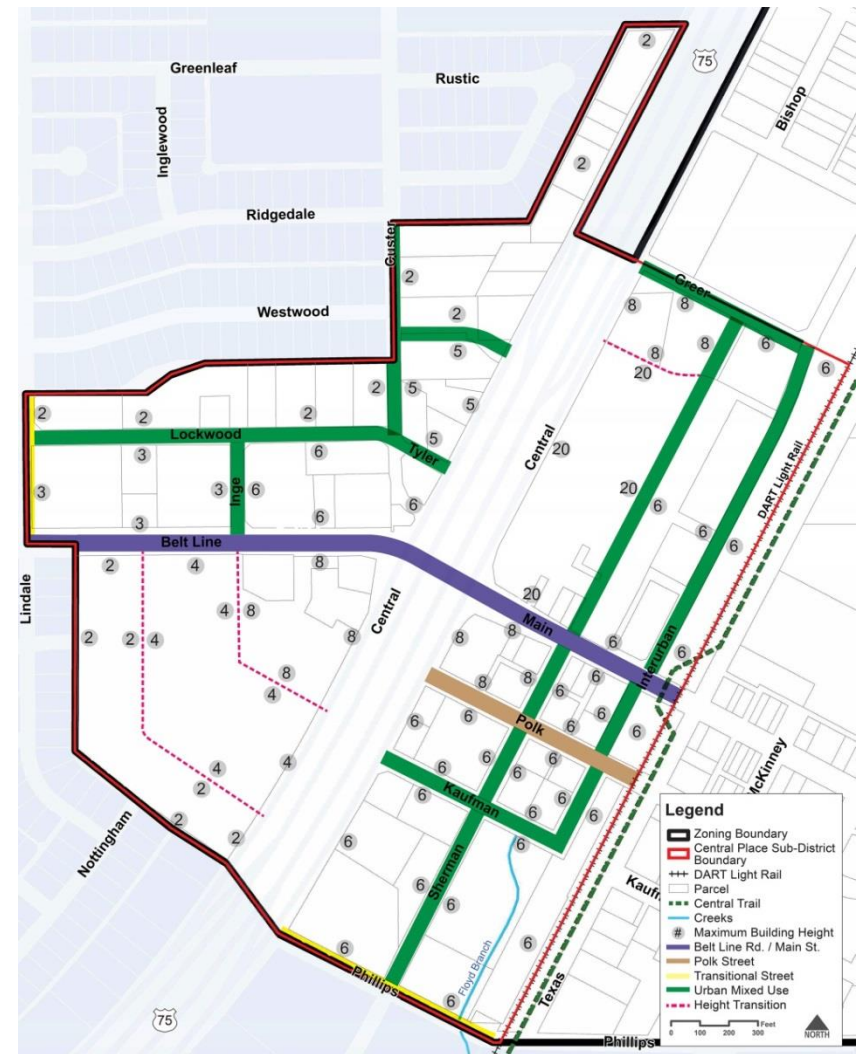


Urban Mixed Use

- * Custer Road
- * Lockwood Drive
- * Inge Drive
- * Tyler Street
- * Greer Street
- * Sherman Street
- * Kaufman Street
- * Interurban Street
- * Future Street

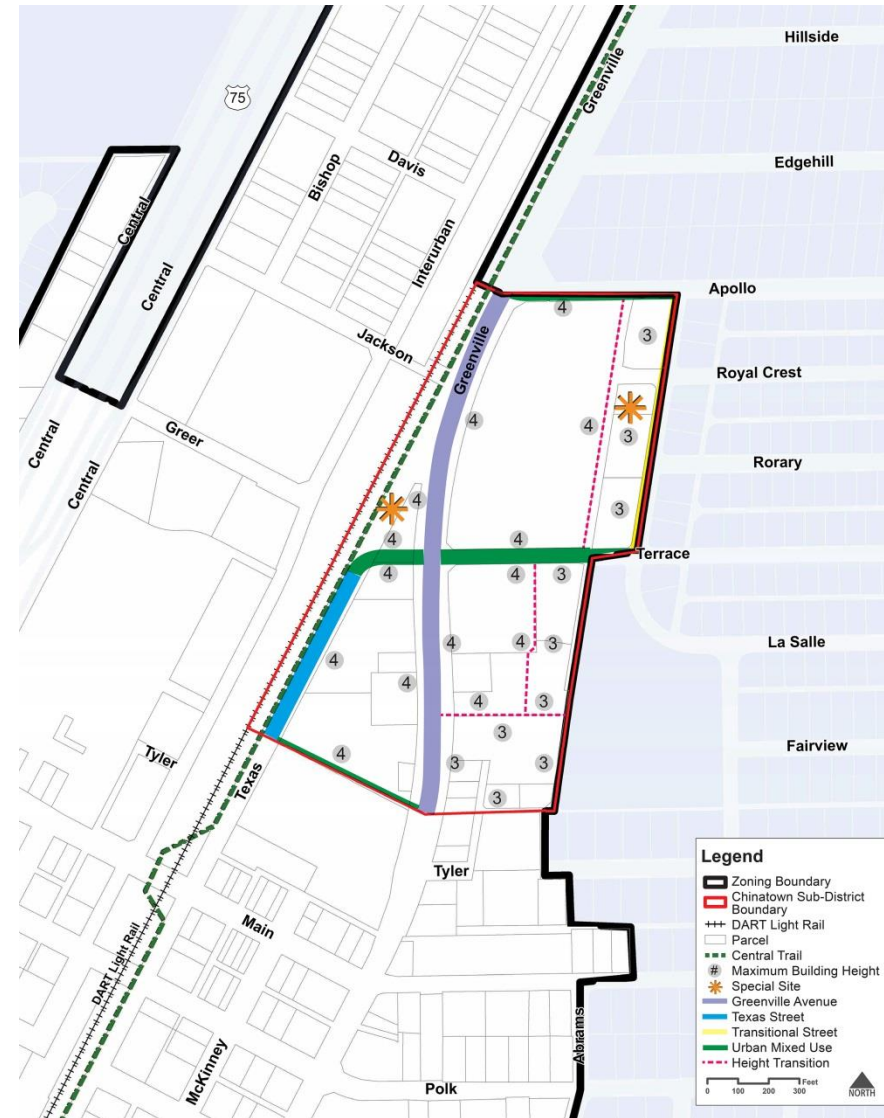


* Sidewalk along Sherman Street, Kaufman Street, Interurban Street, and Greer Street shall have a minimum 8-foot width (unobstructed); all other streets shall have a minimum 6-foot width (unobstructed).



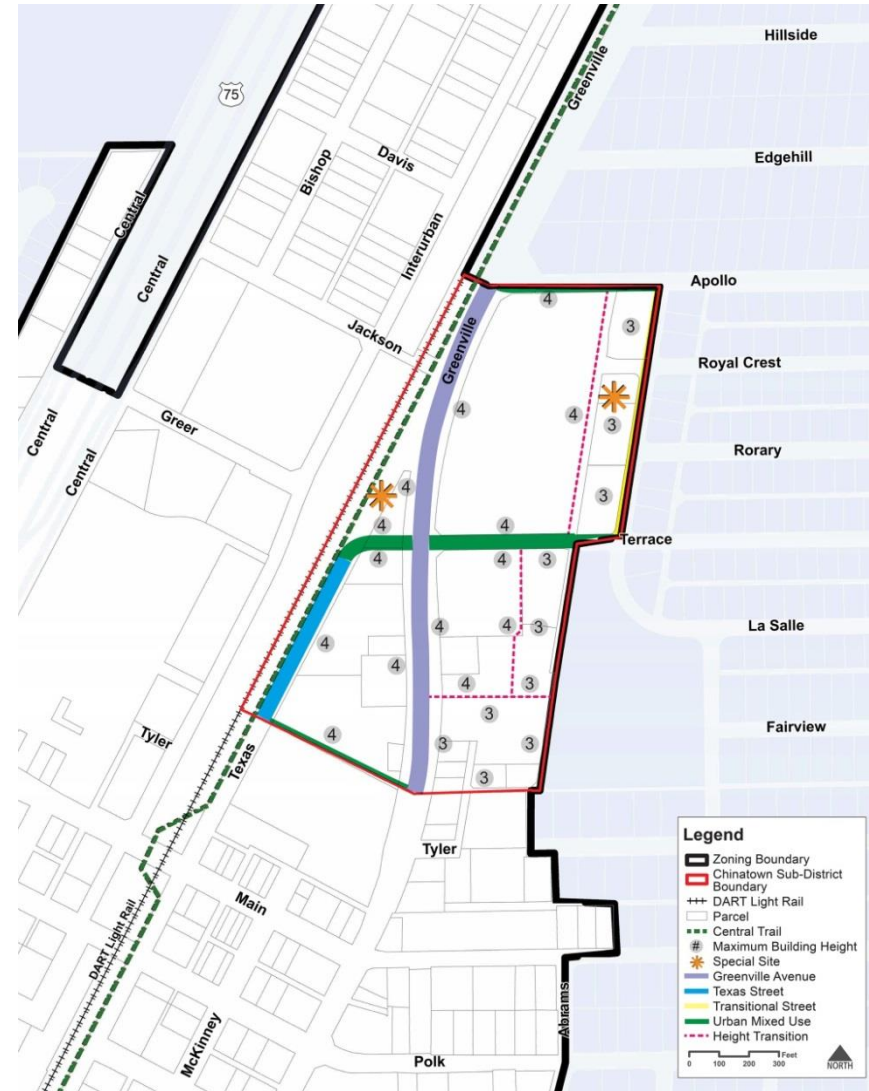
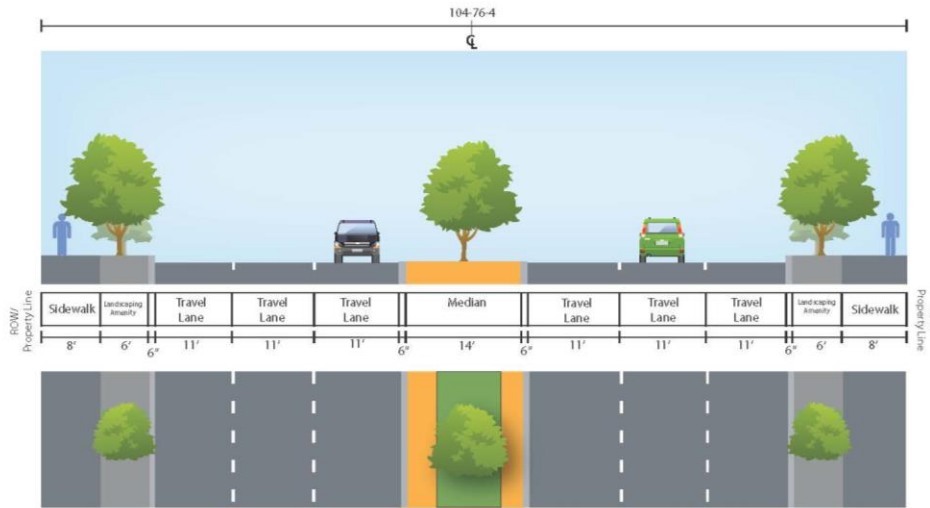
Chinatown Framework

- Building and Envelope Standards
 - Possible height range of 3-4 stories; higher buildings at core (Greenville and Texas), lower buildings at edges adjacent to residential.
 - Pedestrian connectivity to neighborhood to east between Apollo and Terrace
 - Varying “Required Build To Zone” based on street frontage
 - Comprehensive mix of land uses including live/work, commercial, service, community center, multi-family, townhome
 - Maximum block lengths



Chinatown Street Sections

Greenville Avenue

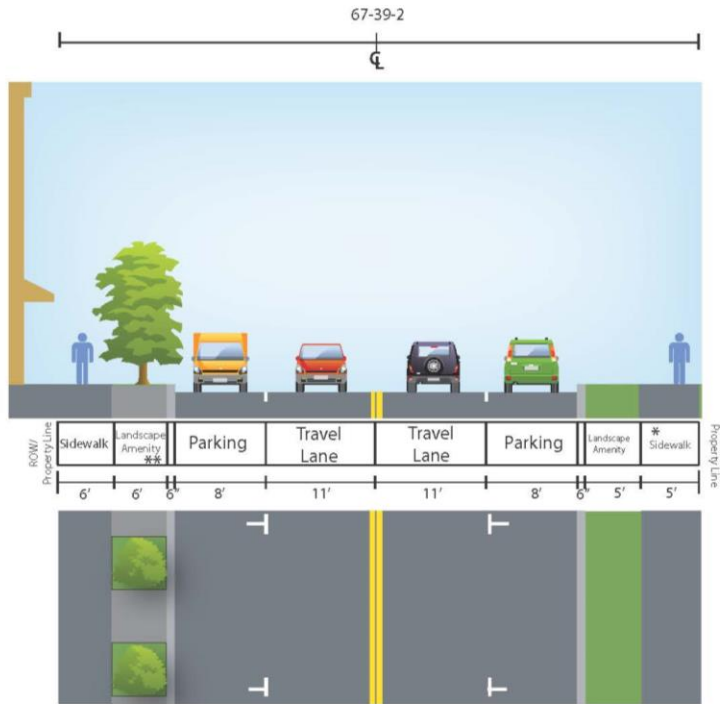


Chinatown Street Sections



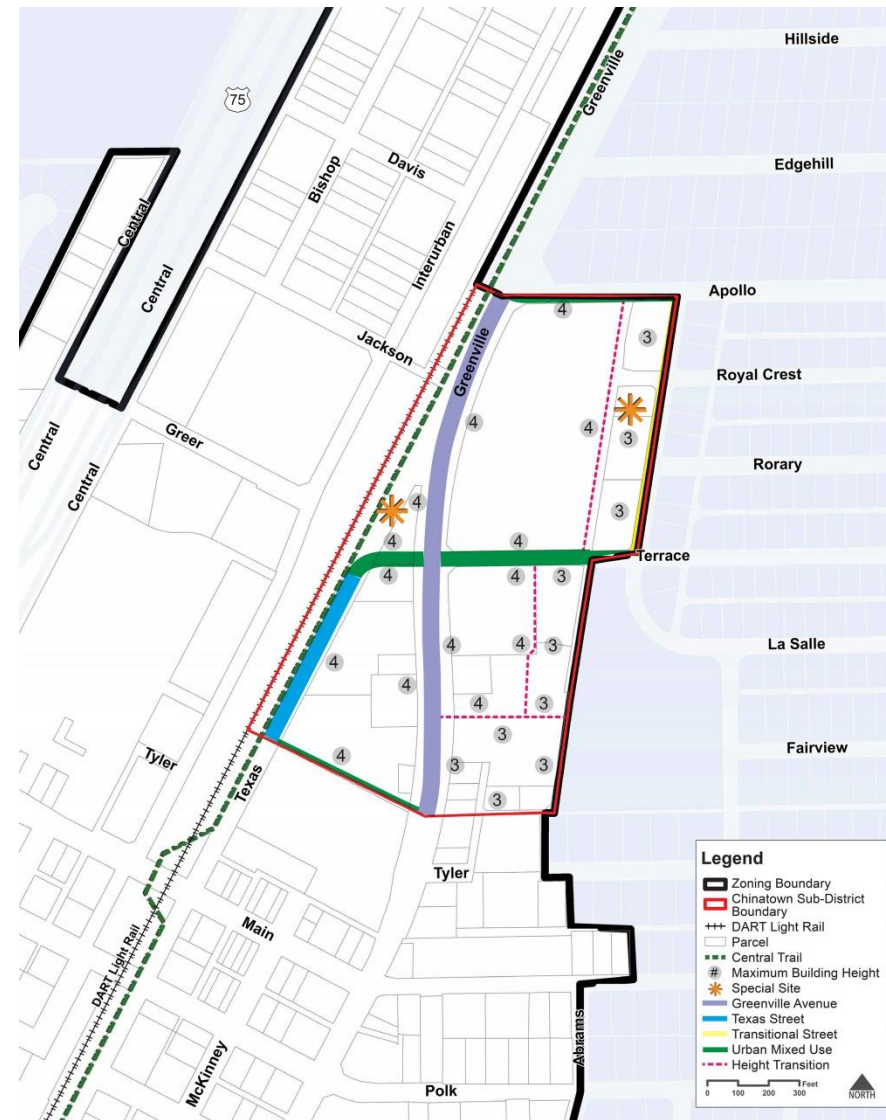
Transitional Street

* LaSalle Drive




** A minor modification may be requested to allow a continuous landscape parkway

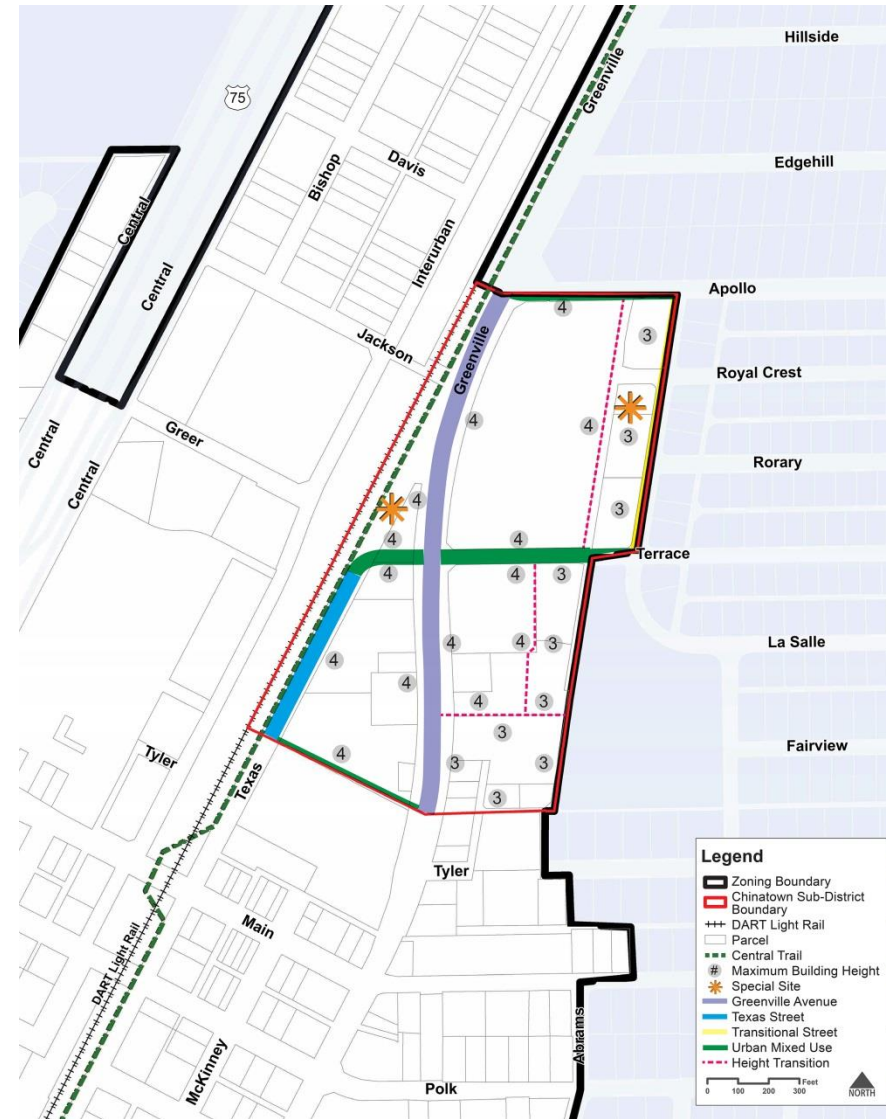
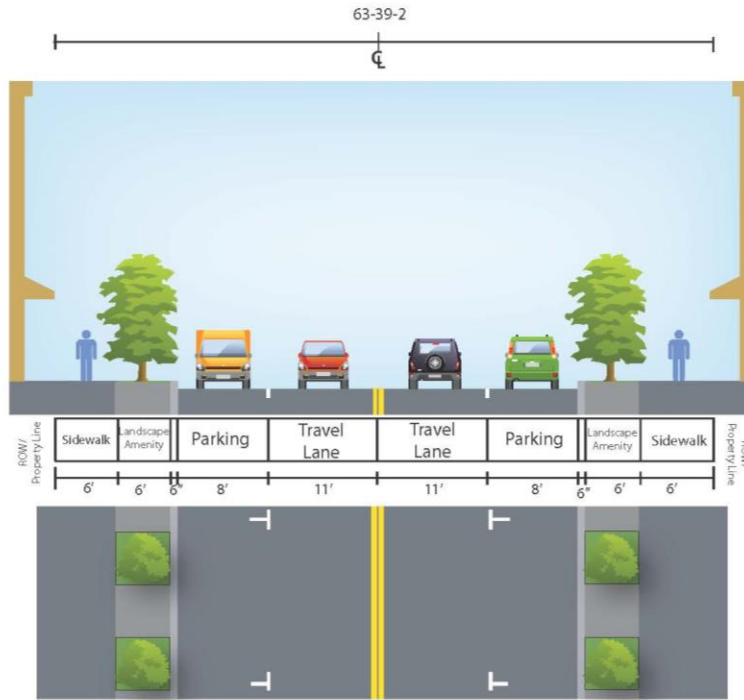
*Sidewalk widths for existing Neighborhoods to remain



Chinatown Street Sections

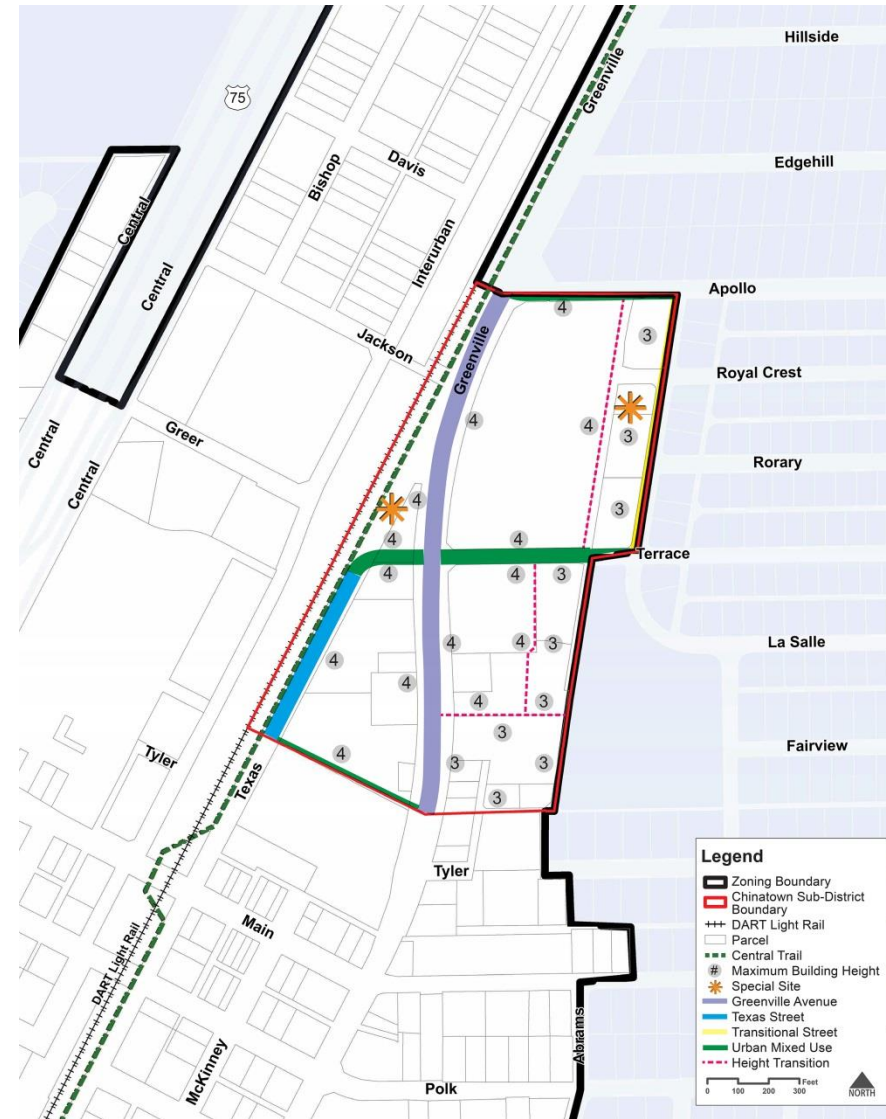
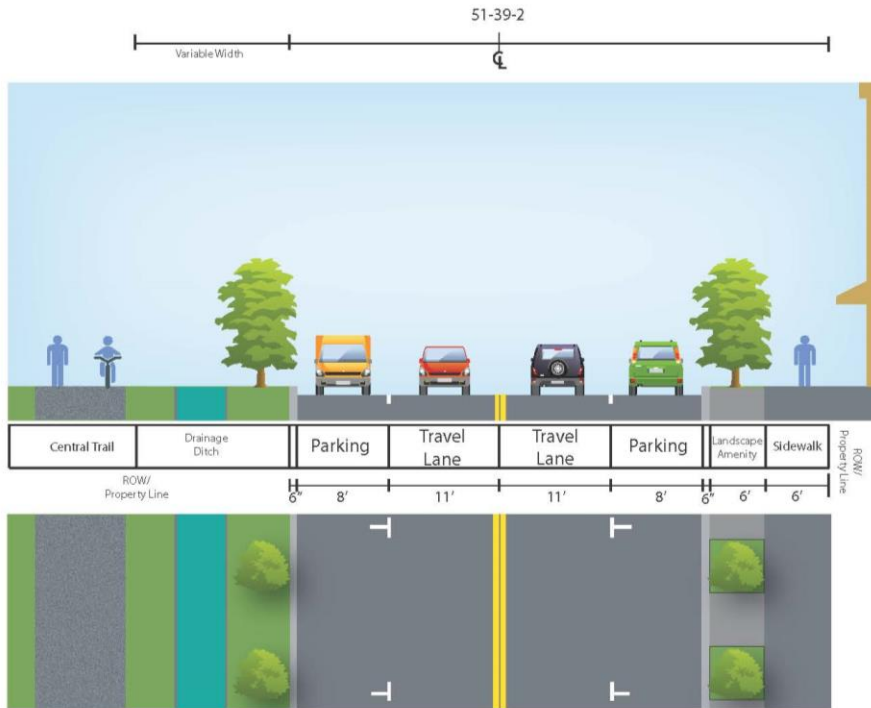
 Urban Mixed Use

* Terrace Drive



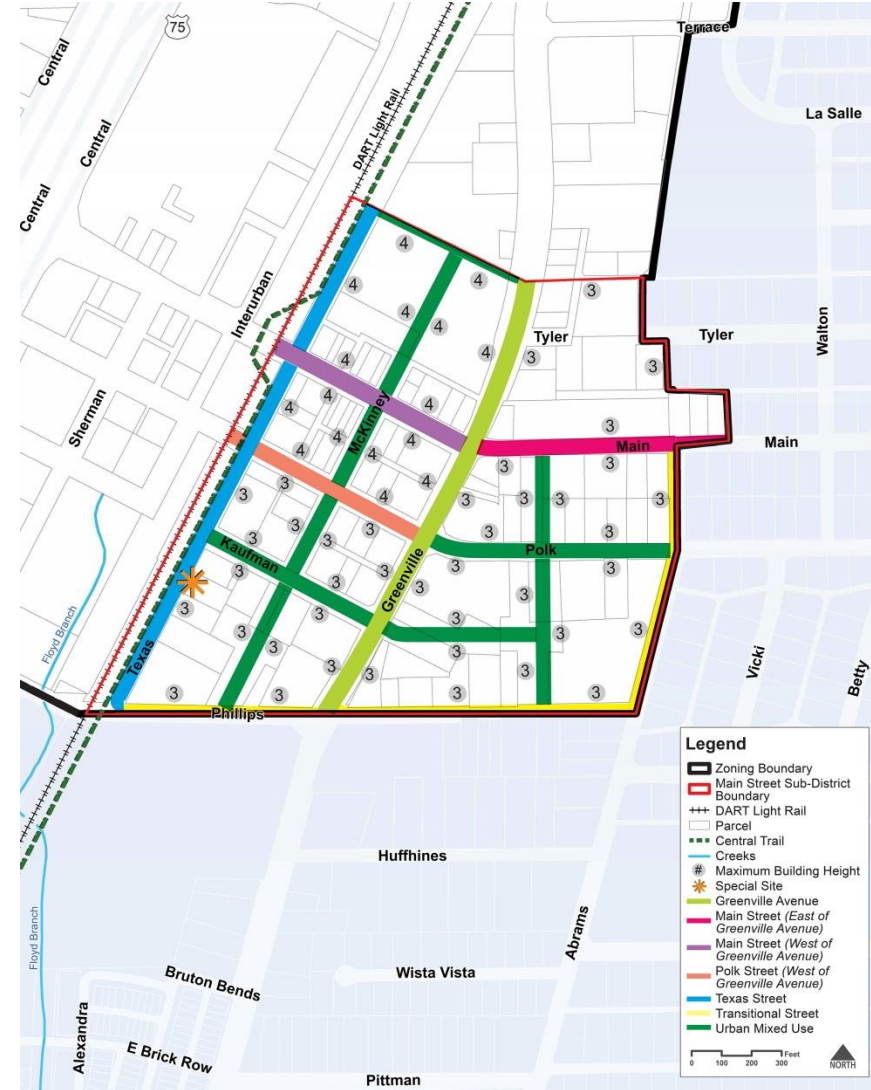
Chinatown Street Sections

Texas Street



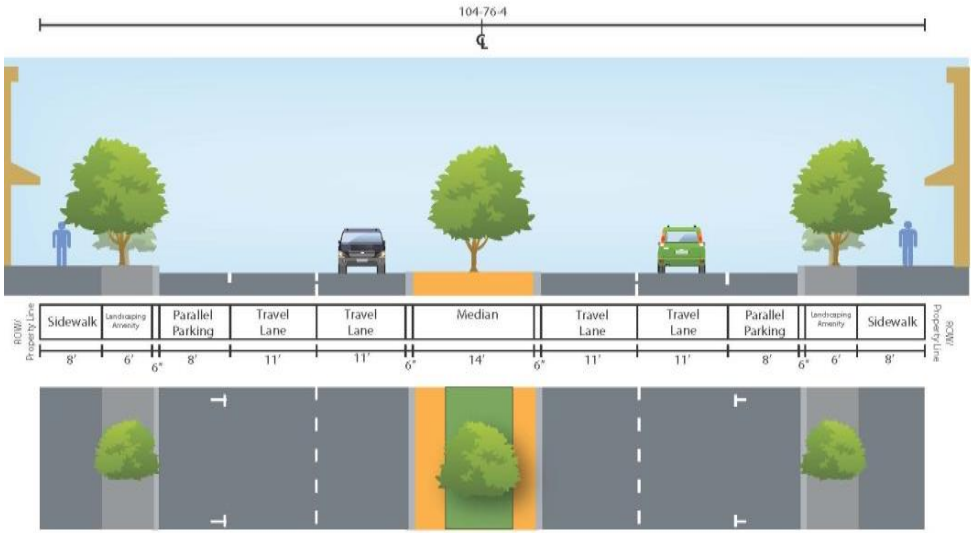
Main Street Framework

- Building and Envelope Standards
 - Possible height range of 3-4 stories; higher buildings at core, lower buildings at edges adjacent to residential
 - Varying “Required Build To Zone” based on street frontage
 - Comprehensive mix of land uses including live/work, service, retail, multi-family, commercial, townhome
 - Maximum block lengths oriented to pedestrian comfort
 - Emphasis on shared, on-street, or centralized parking



Main Street Sections

 Main Street (West of Greenville Avenue)

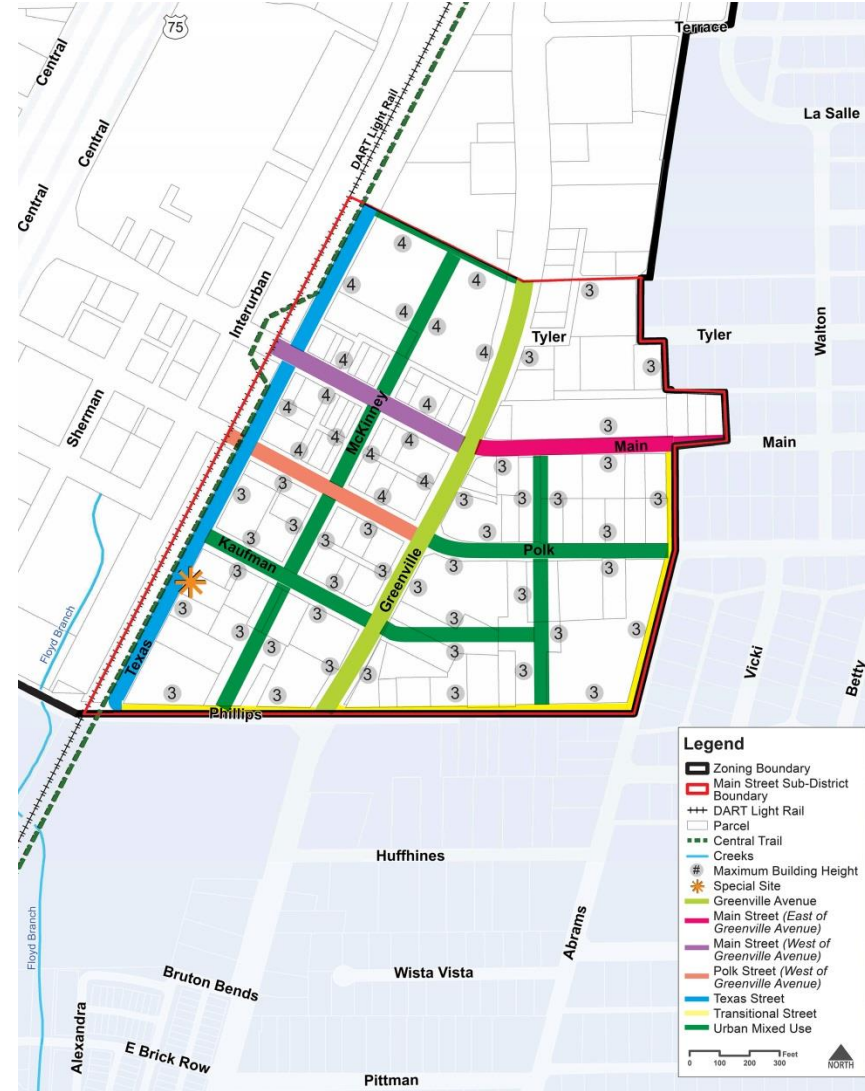
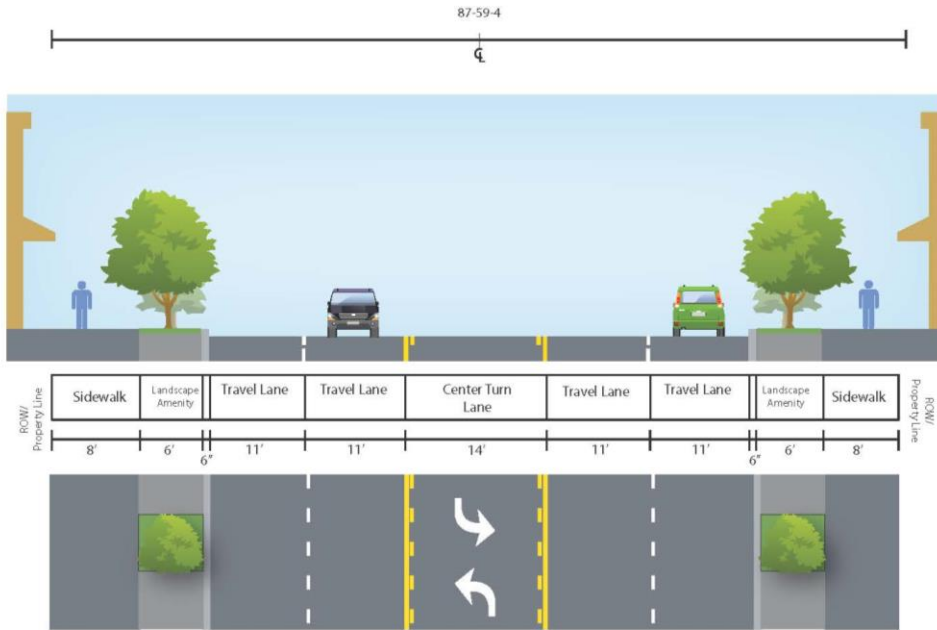


Map showing Main Street sections and surrounding streets. Key streets include Central, Sherman, Tyler, Main, Polk, Kaufman, Greenville, Texas, Phillips, Abrams, Wista Vista, Bruton Bends, E Brick Row, Pittman, Victoria, Betty, Walton, La Salle, and Terrace. The map includes a legend for zoning boundaries, sub-district boundaries, DART Light Rail, parcels, central trails, creeks, maximum building heights, special sites, and various street types. A scale bar indicates 0 to 300 feet.

Main Street Sections



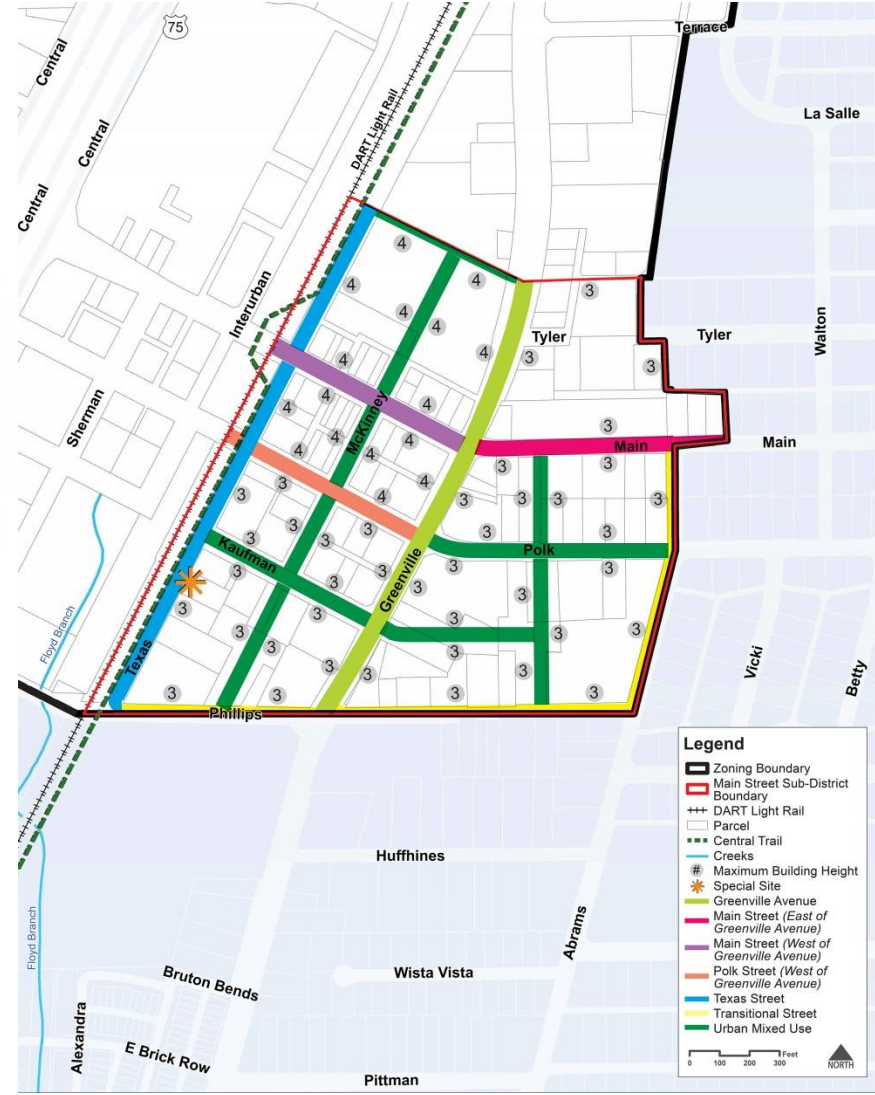
Main Street (East of Greenville Avenue)



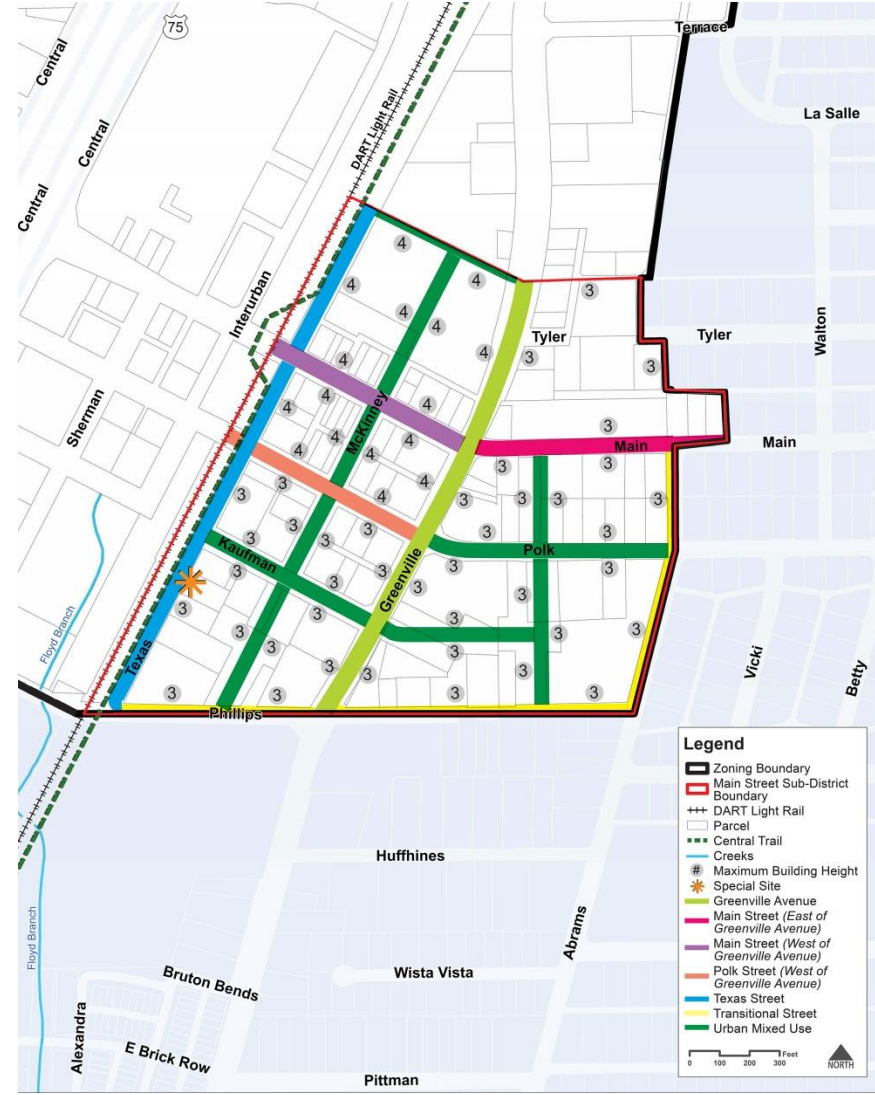
MAIN STREET / CENTRAL - REZONING INITIATIVE

Main Street Sections

Polk Street (West of Greenville Avenue)

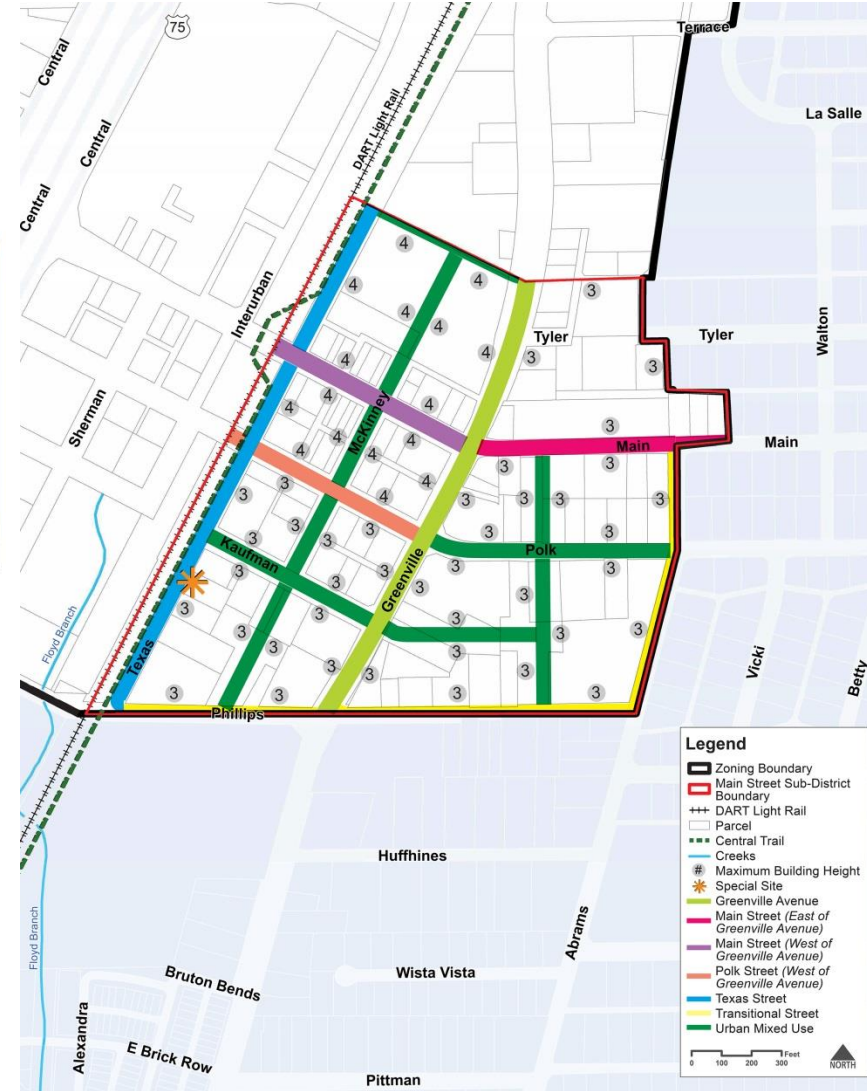
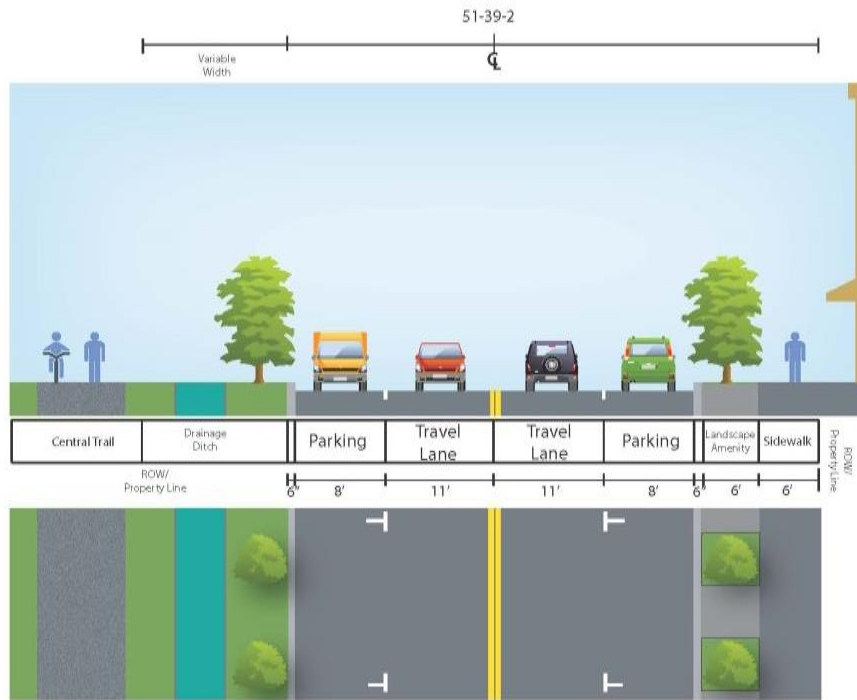


Main Street Sections



Main Street Sections

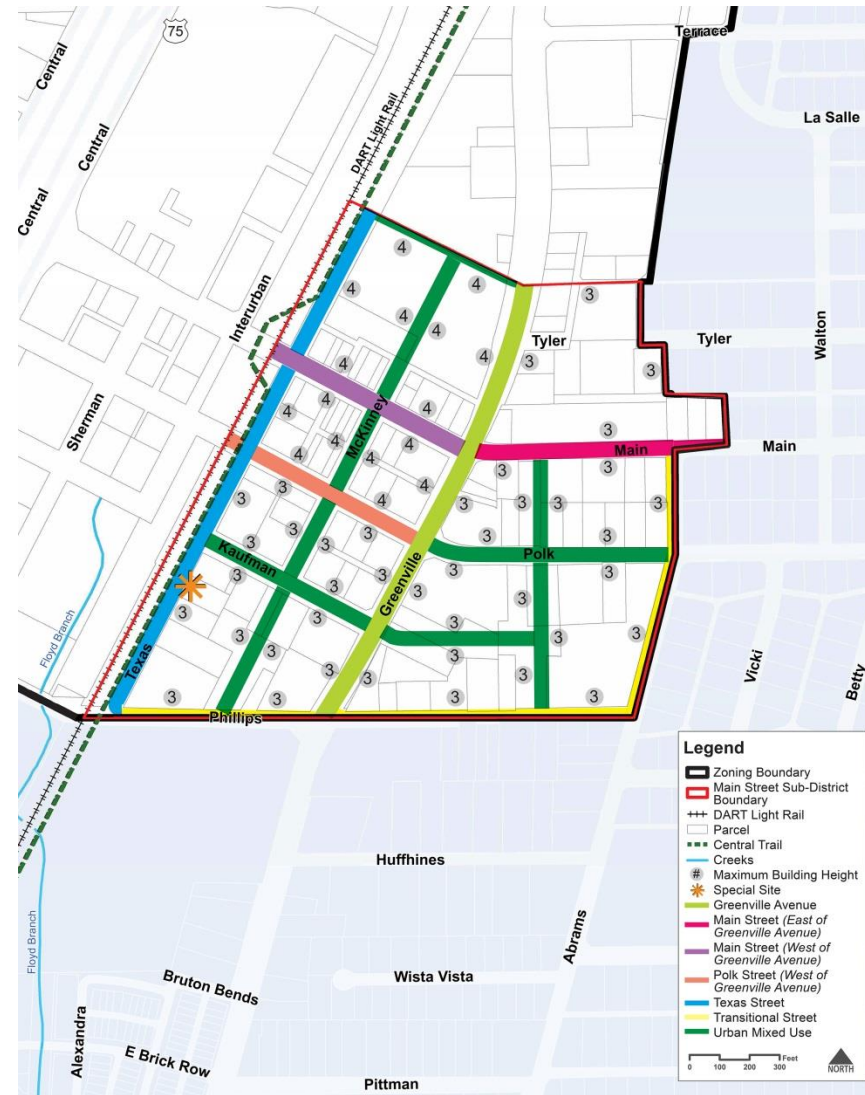
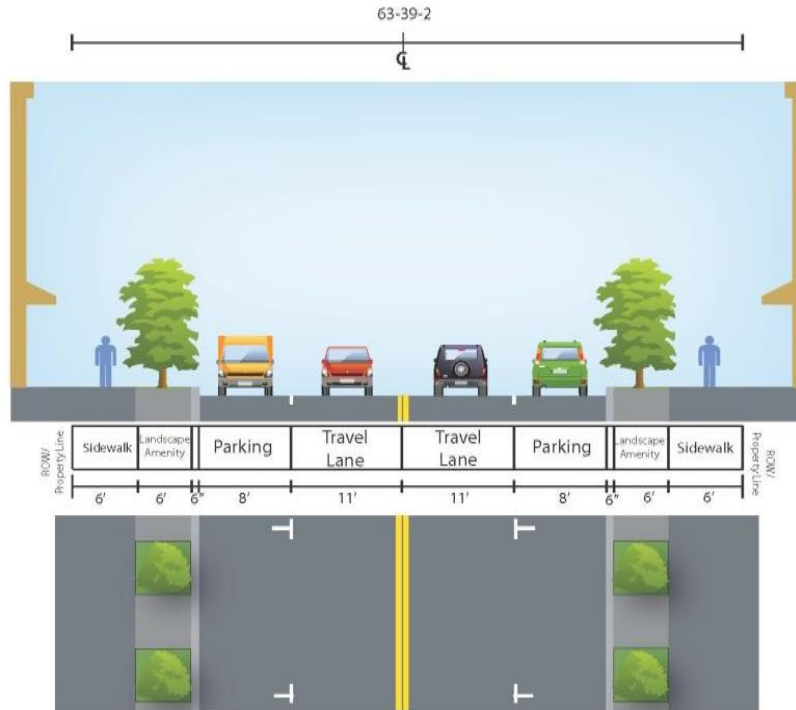
Texas Street



Main Street Sections

Urban Mixed Use

- * Kaufman Street
- * Polk Street (east of Greenville Avenue)
- * McKinney Street
- * Future Street

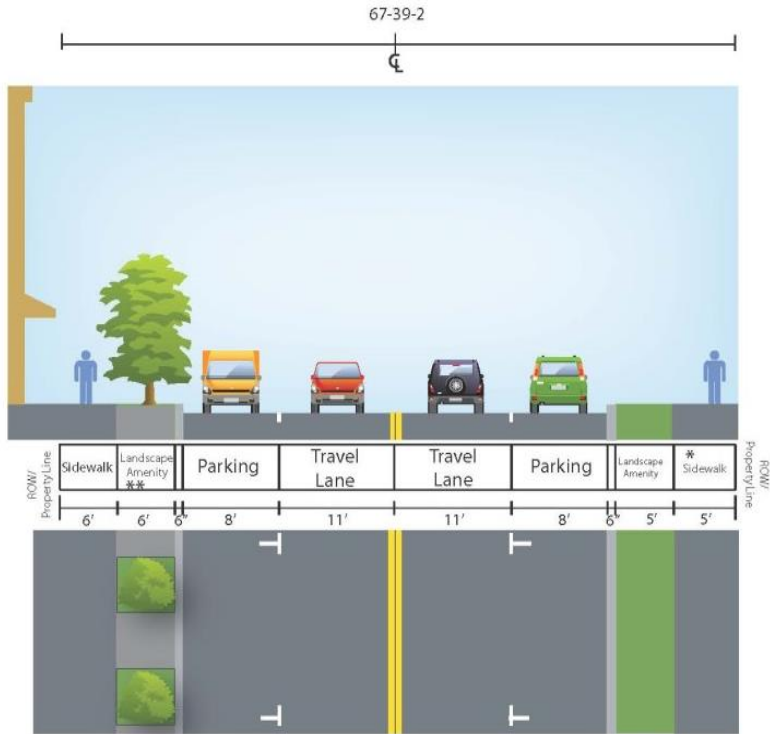


Main Street Sections



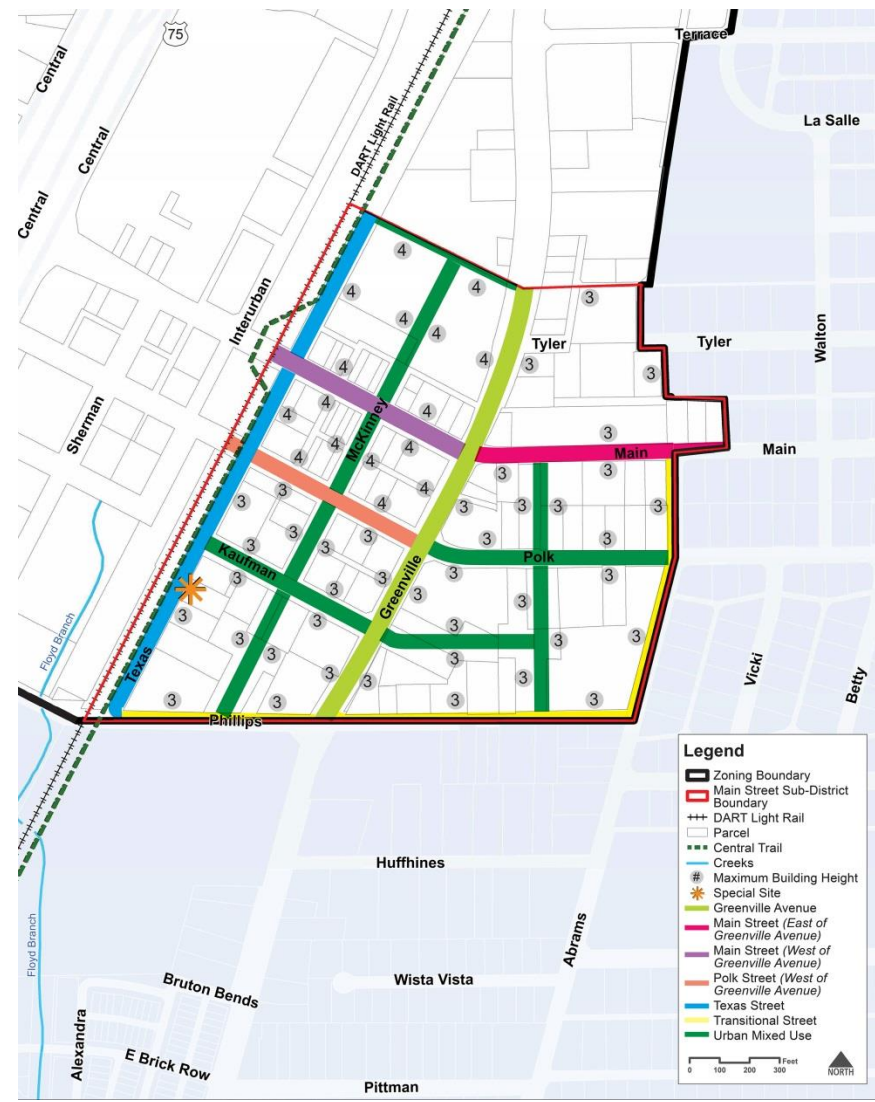
Transitional Street

- * Abrams Road
- * Phillips Street



**A minor modification may be requested to allow continuous landscape parkway

*Sidewalk widths for existing neighborhoods to remain



Next Steps

Next Steps

- Based upon CPC and City Council Feedback, the consultant team will prepare a draft form-based code for the four sub-districts
- The team is currently reviewing the direction of the code with area property and business owners (Sept 23-24)
- Based upon their feedback and feedback received from you tonight, the consultant team will prepare a draft form-based code for the four sub-districts
- The draft code will be presented for consideration by the CPC in October; Council in December

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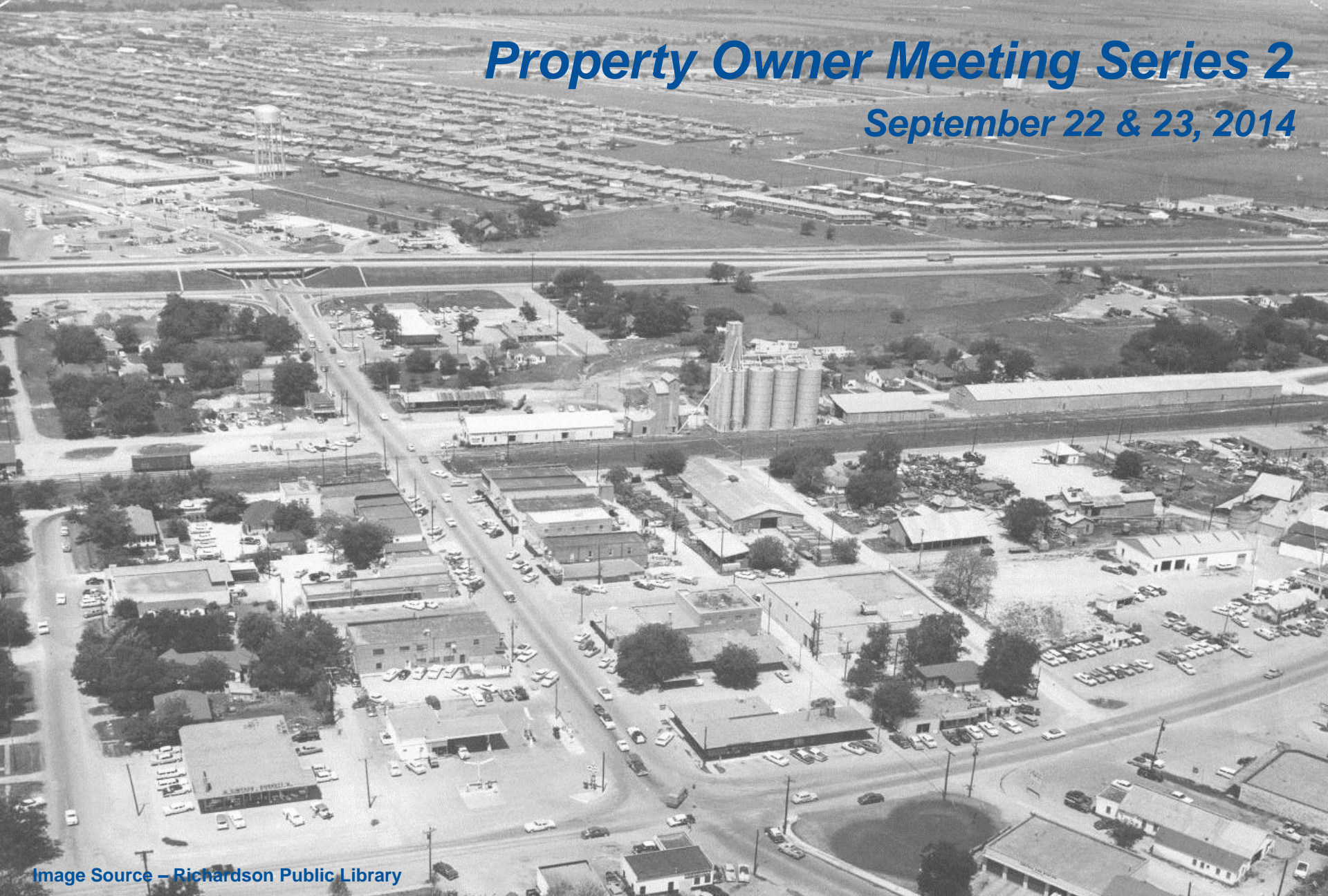


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JACOBS
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