

Property Owner Meeting Series 1

July 23 & 24, 2014

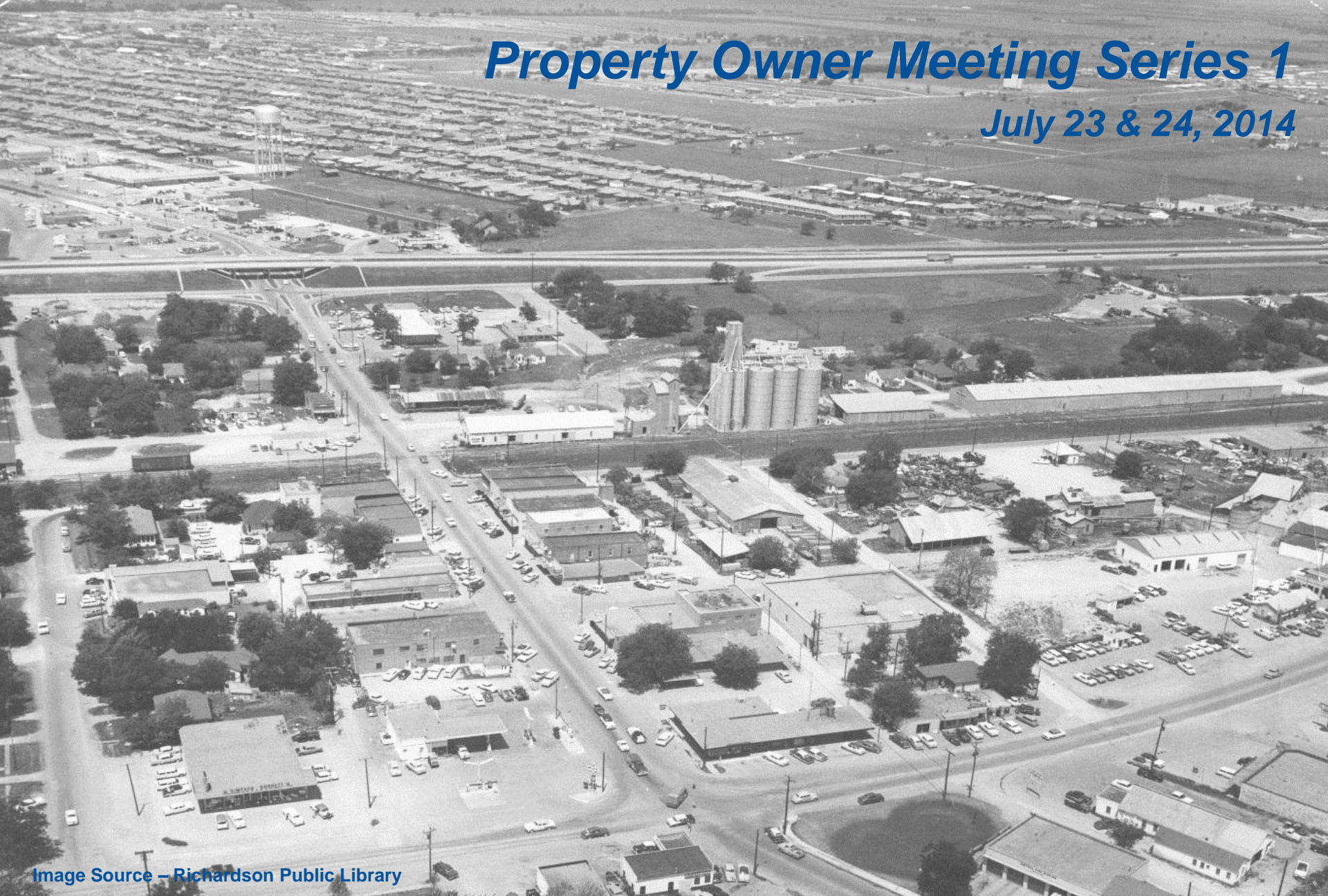


Image Source – Richardson Public Library



MAIN STREET / CENTRAL - REZONING INITIATIVE

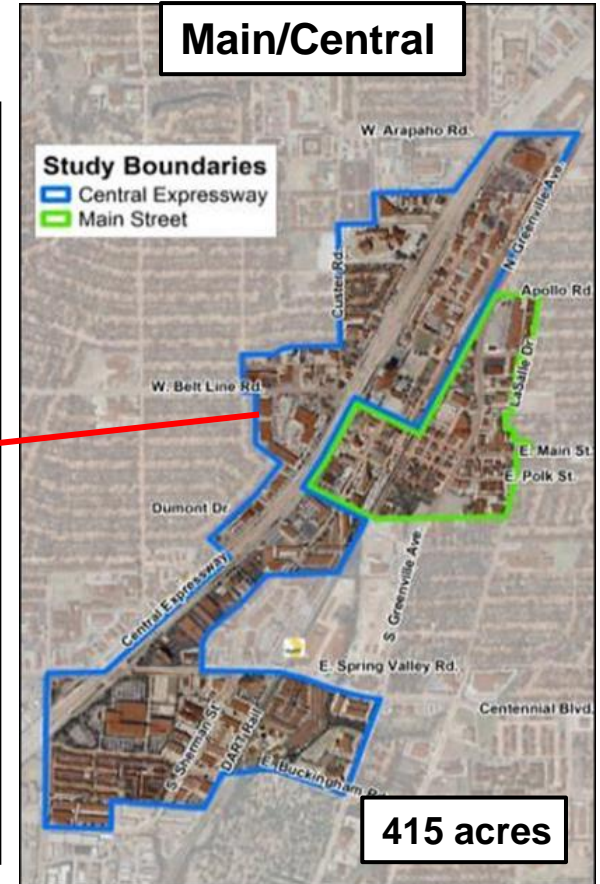
JACOBS
Kimley»Horn
AN IRVING-CLOUD COMPANY

Richardson, Texas

Project Overview

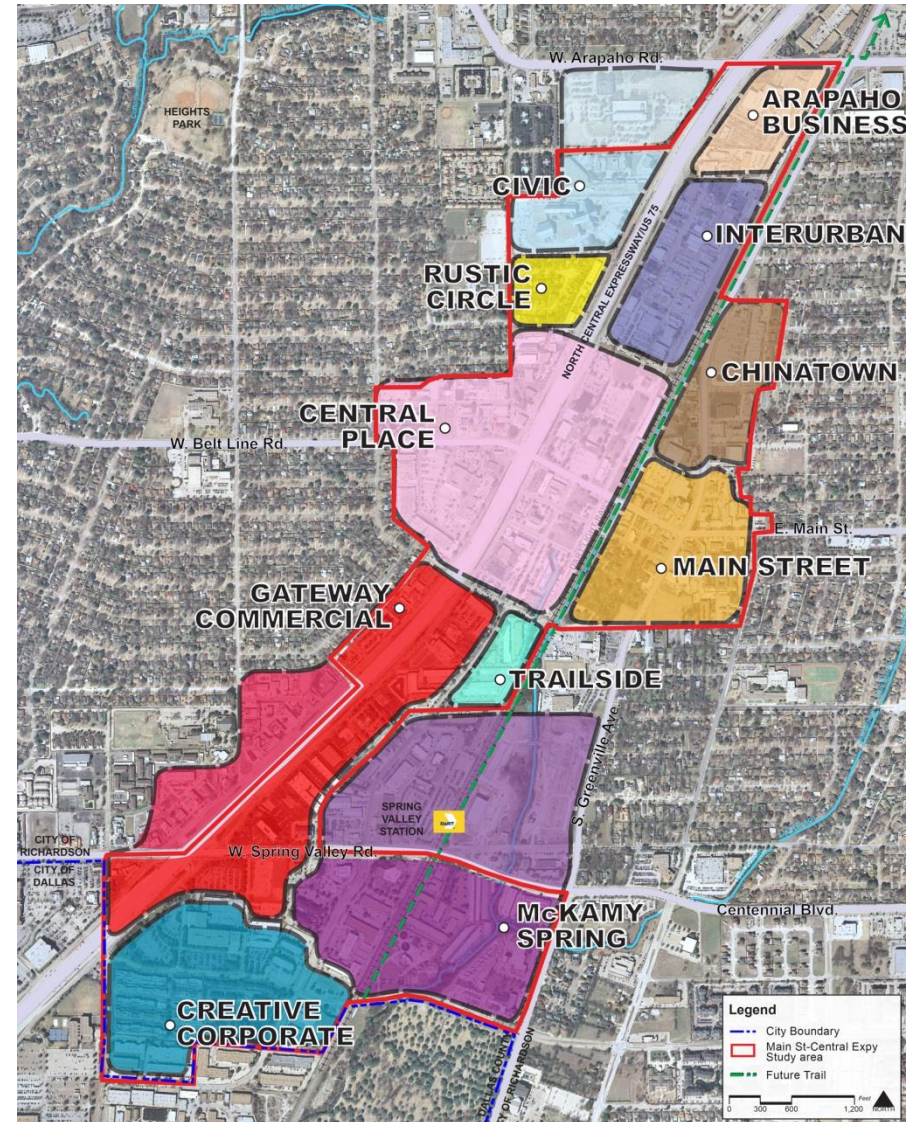
2009 Comprehensive Plan – Six Enhancement Areas

- 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

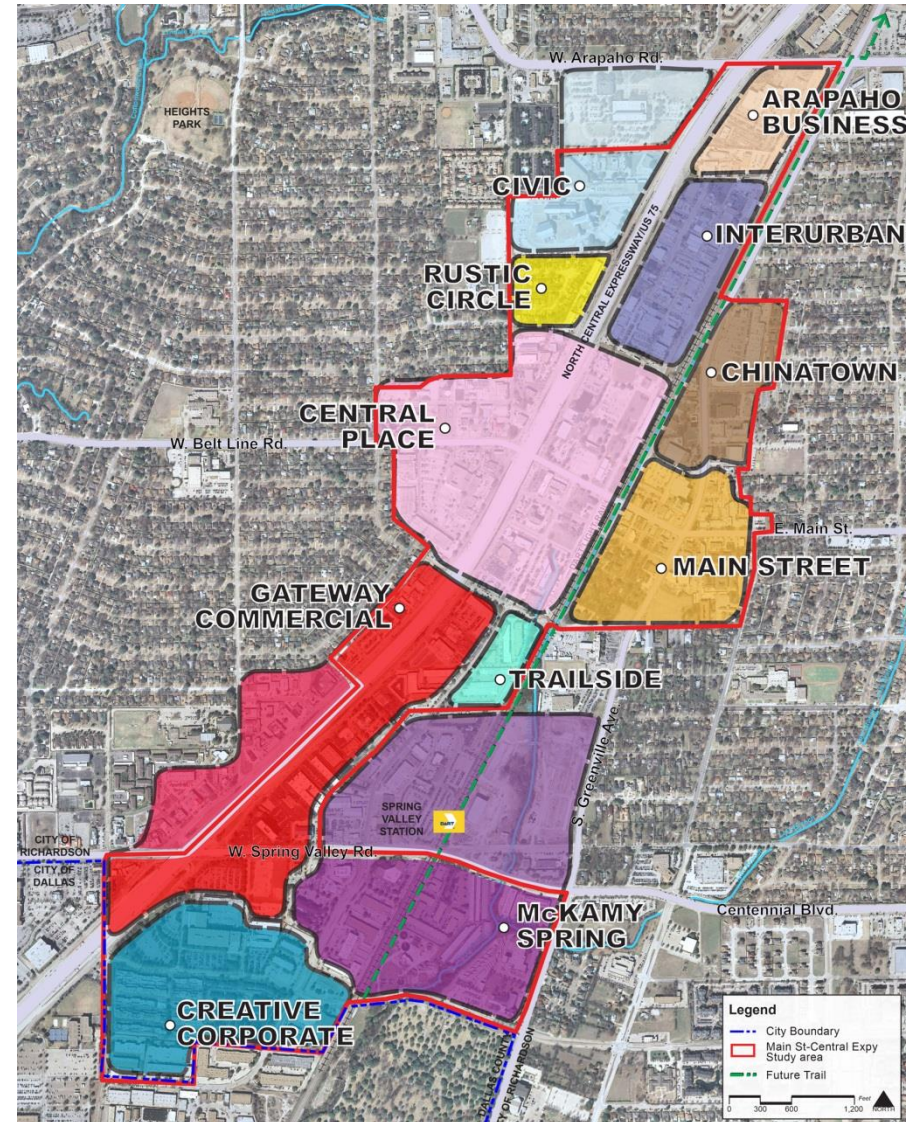
- **Old Town/Main Street and Central Expressway** combined into single study area
- 415 acres – 11 sub-districts



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



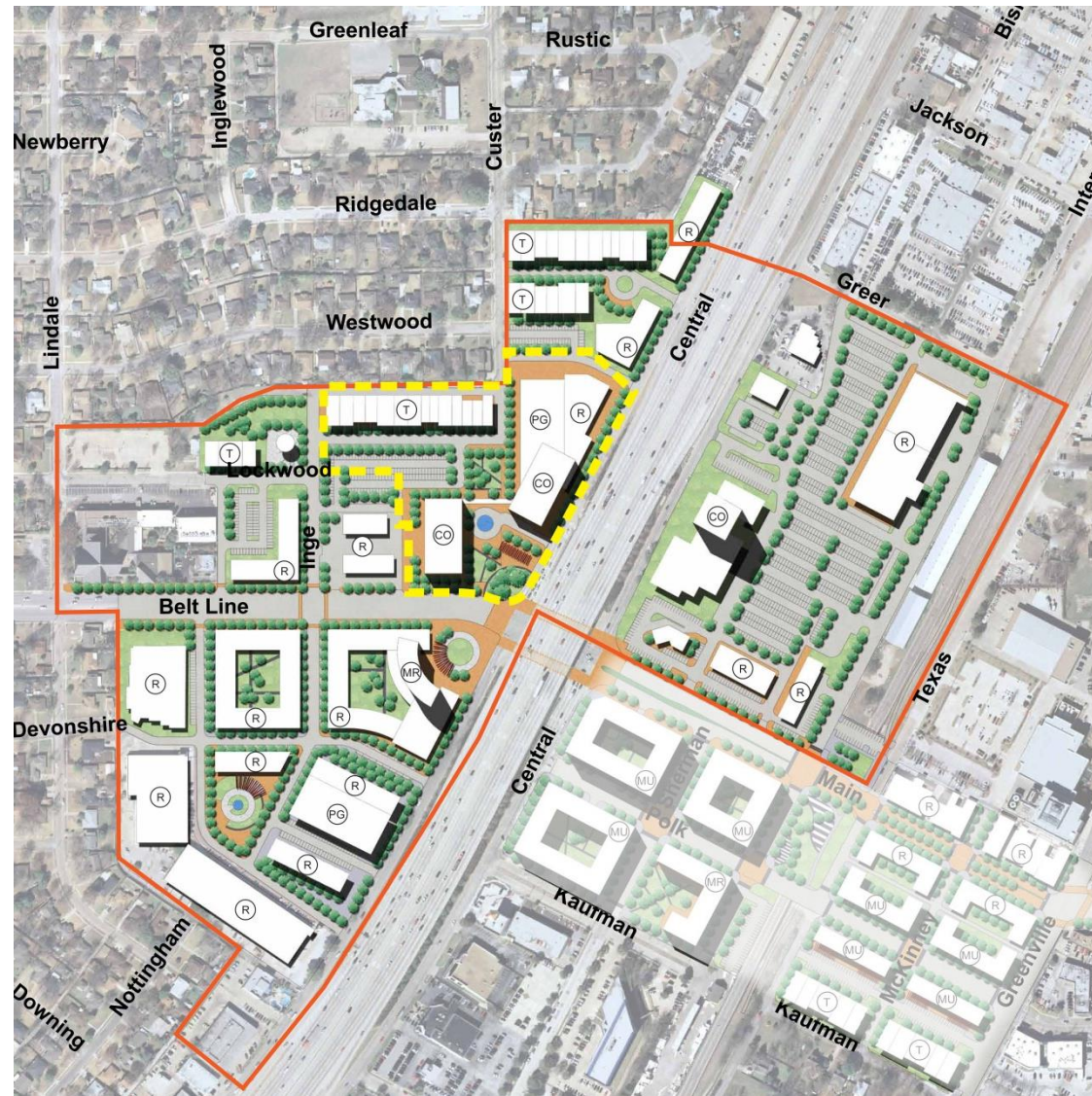
Vision – Central Place Sub-district

- 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 Sub-district - 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 Sub-district - Catalyst Site 2



MAIN STREET / CENTRAL - REZONING INITIATIVE

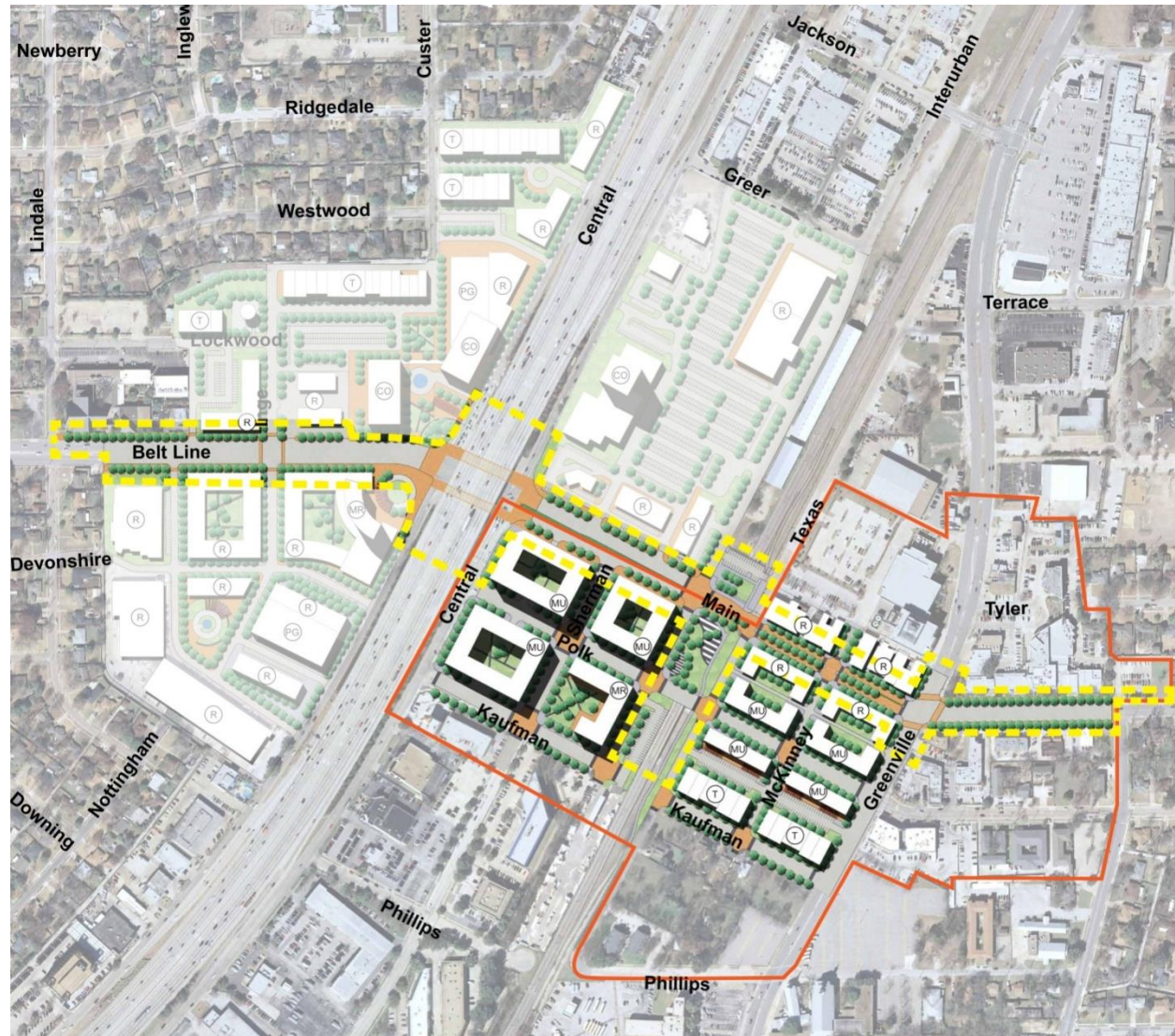
Vision – Main Street Sub-district

- 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 Sub-district - Focus Area C

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



Main Street Sub-district - Catalyst Site 3



MAIN STREET / CENTRAL - REZONING INITIATIVE

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 Sub-district
- Prototype could also be applied to small multi-family residential sites in the Chinatown Sub-district



Vision – Chinatown Sub-district

- 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



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 Sub-district
- Prototype could also be applied to small multi-family residential sites in the Chinatown Sub-district



Vision – Interurban Sub-district

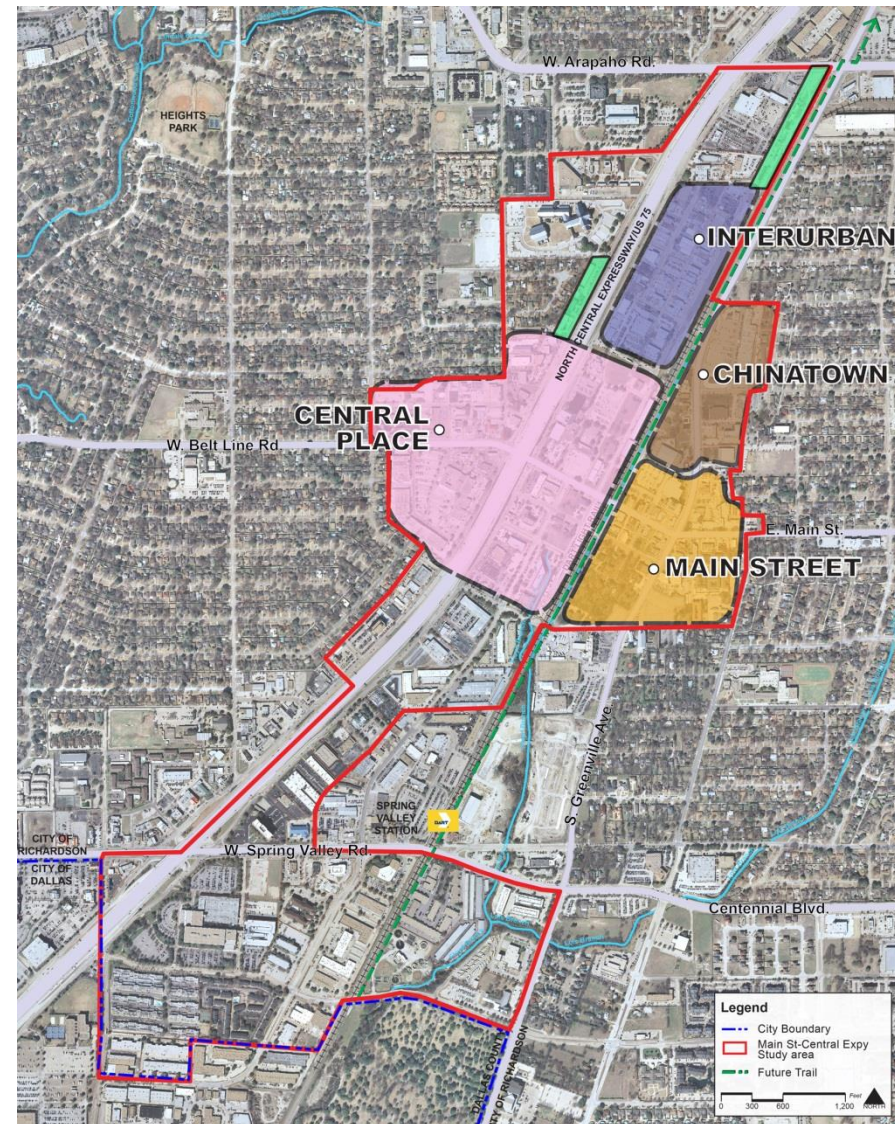
- 25 developable acres
- Creates an edgy, mixed-use district built upon the existing bones of the district
- Focuses on adaptive reuse of existing buildings and targeted infill development



Rezoning Initiative Overview

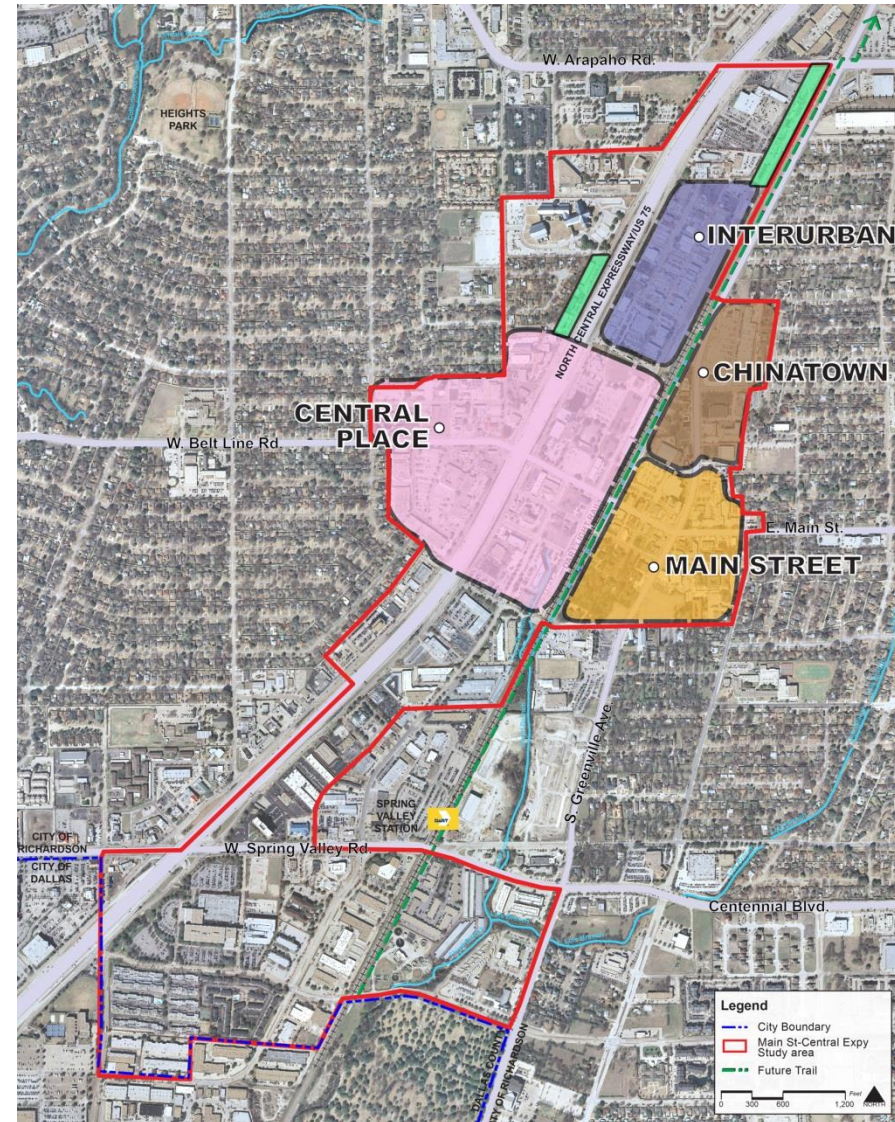
Rezoning Initiative Overview

- Focus of the initiative will be towards implementing the vision
- Efforts will focus on 4 sub-districts
 - Council rationale and consensus
 - Robust interest
 - Multiple catalyst sites
 - Current project momentum
 - Build on existing successes
 - Manageable area



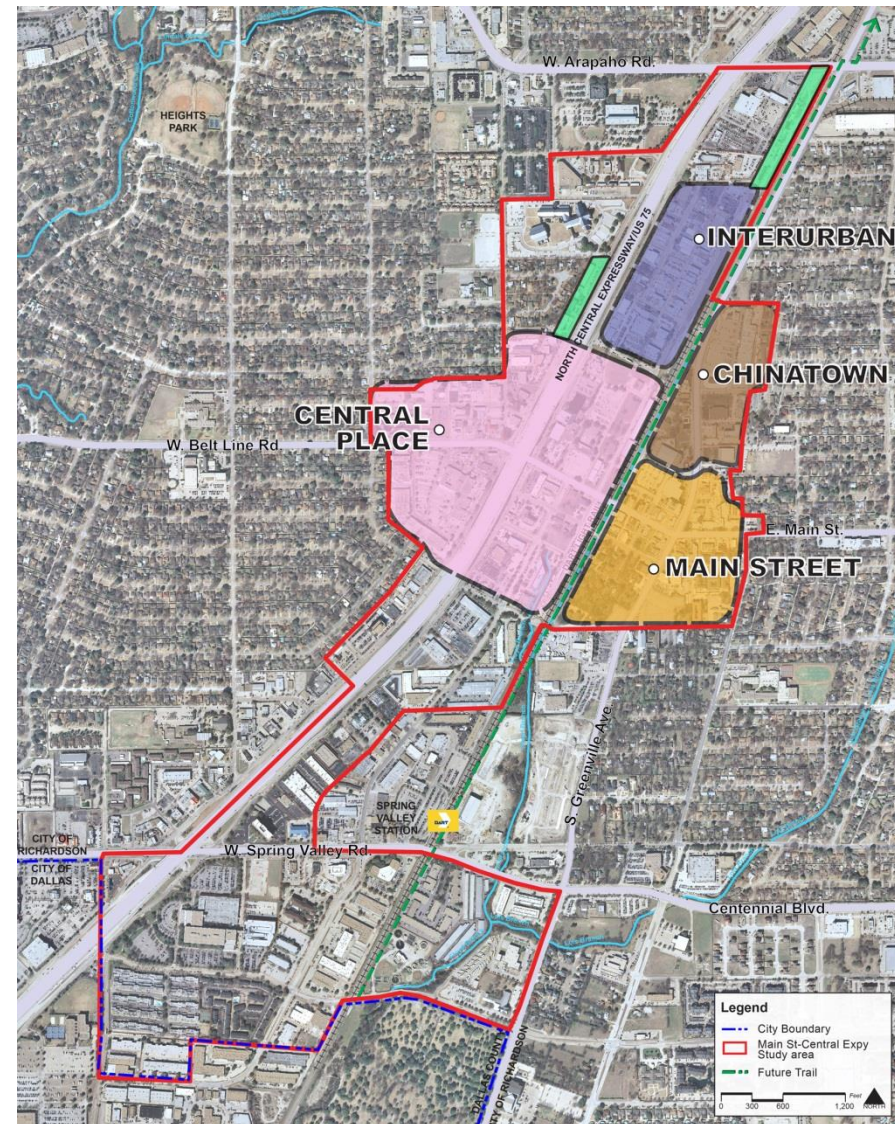
Rezoning Initiative Overview

- Zoning Ordinance will include:
 - Regulating Plans
 - Open Space Plans
 - Street Types
 - Streetscape Standards
 - Architectural Standards
 - Signage Standards



Focus of Today's Meeting

- Discuss the vision for this sub-district
- Discuss desired uses to be considered in this sub-district
- Discuss opportunities for shared parking
- Discuss opportunities for open space
- Discuss desired approaches to non-conforming uses / structures
- Address any concerns



Facilitated Discussions

Next Steps

Next Steps

- The Team will meet with developers in August to discuss the four sub-districts' visions, preliminary ordinance direction, and development feasibility
- Based upon your feedback, the Consultant Team will prepare a draft ordinance for each of the four sub-districts
- The Team will present the initial draft ordinance and provide an ordinance overview to the City Council and City Plan Commission in early September
- The team will then conduct additional property and business owner meetings, developer meetings, and a community-wide meeting in September/October to present the preliminary draft ordinance

Property Owner Meeting Series 1

July 23-24, 2014



Image Source – Richardson Public Library



MAIN STREET / CENTRAL - REZONING INITIATIVE

JACOBS
Kimley»Horn
AN IRVING-CLOUD COMPANY

Richardson, Texas