



# Collins/Arapaho TOD & Innovation District

City of Richardson  
Development Services



# Moving Forward

- ✓ Collins/Arapaho TOD & Innovation District Study Complete
- At the conclusion of the December 3 meeting, we identified numerous next steps to advance the vision related to:
  - Refining strategies and options for implementation
  - Continuing building awareness
  - Continuing discussions with institutional partners (UTD, Richland College, DART, Chamber)
  - Providing assistance to businesses/property owners
  - Beginning zoning entitlement process

# 10 Study Strategies

1. Manage the experience and marketing of the District
2. Support building upgrades and modernization throughout the District
3. **Allow zoning flexibility in industrial zones**
4. Encourage vibrancy through placemaking activities in places with a high concentration of workers
5. Improve the District's edges and gateways
6. Redesign key streets for better mobility
7. Create a shared "innovation space" for new businesses
8. Strengthen partnerships with universities and colleges for programming and marketing
9. Create new open space amenities to attract and retain new and existing businesses
10. **Redevelop key opportunity sites to bring new uses and activities to the District**

# Advancing the Vision – Entitlement Process

- Purpose of tonight’s briefing is to provide a draft schedule for the upcoming zoning entitlement process.
  - Advances 2 of the 10 Strategies identified in Vision
  - Many potential ideas identified in the Vision are dependent on the entitlement process
- In the next few months, staff will provide an update on remaining 8 Strategies.
  - Strategies need further refinement on responsibilities, partnerships, budgets, and staff resources
  - Some actions will be better defined after the entitlement process

# Zoning Entitlement Process

- Begin 1st Quarter of 2019
- Working with Mark Bowers with Kimley-Horn, Karen Walz of Strategic Community Solutions, and Paul Culter of Jacobs
- Continuous feedback loop planned with CPC and City Council throughout the process
- Approximately 12 months to complete

# Zoning Entitlement Process

## 1st Quarter – Background Work

- Project initiation
- Review Study recommendations and research with code writing team
- Ongoing property owner engagement

# Zoning Entitlement Process

## 2nd Quarter – Development of Zoning Ordinance Standards

- Entitlements undertaken as part of one process
- Continued discussion on zoning plan for three opportunity sites
- Existing industrial zoning envisioned to have greater flexibility in:
  - Uses
  - Building Height
  - Signage
  - Setbacks
  - Building Materials
  - Parking
  - Floor-to-Area Ratio

**Intention: Create an additive layer of flexibility with minimum non-conformities in industrial zones**

# Zoning Entitlement Process

## 3rd Quarter– Refinement of Zoning Ordinance Standards and Draft Ordinance Preparation

- Public engagement throughout 2nd and 3rd quarters
  - Property owner engagement
  - Key stakeholders engagement
  - Community workshop(s)

## 4th Quarter– Final Zoning Ordinance Preparation

- Joint City Plan Commission/City Council Worksession
- Public hearings and adoption with City Plan Commission and City Council



# Next Steps

- Project Initiation
- Spring Council Update
  - (Re)introduction of consultant team
  - Project scope and schedule
  - Game plan for concurrent and future strategy implementation related to the Vision

**Project Website: [www.cor.net/collinsarapaho](http://www.cor.net/collinsarapaho)**