

City Council Work Session

January 27, 2014



Image Source – Richardson Public Library

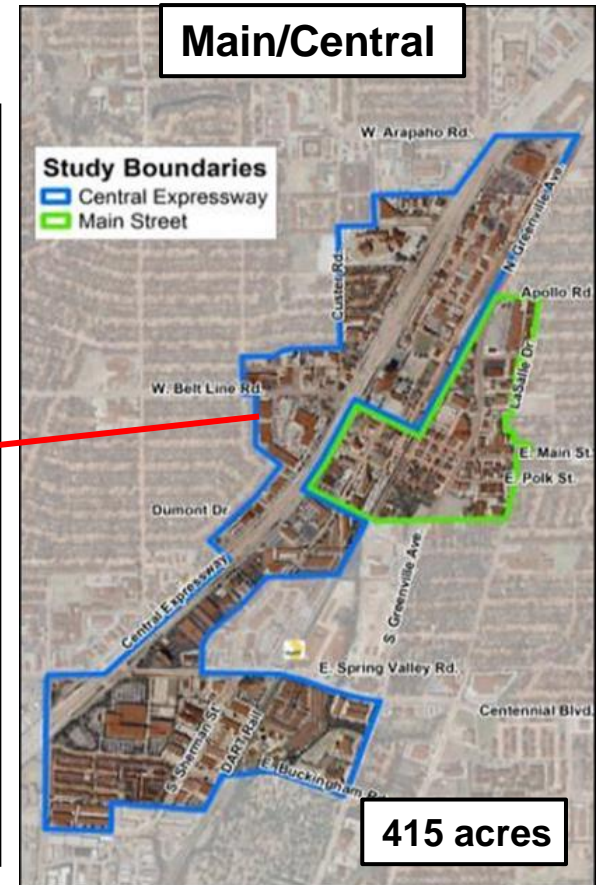
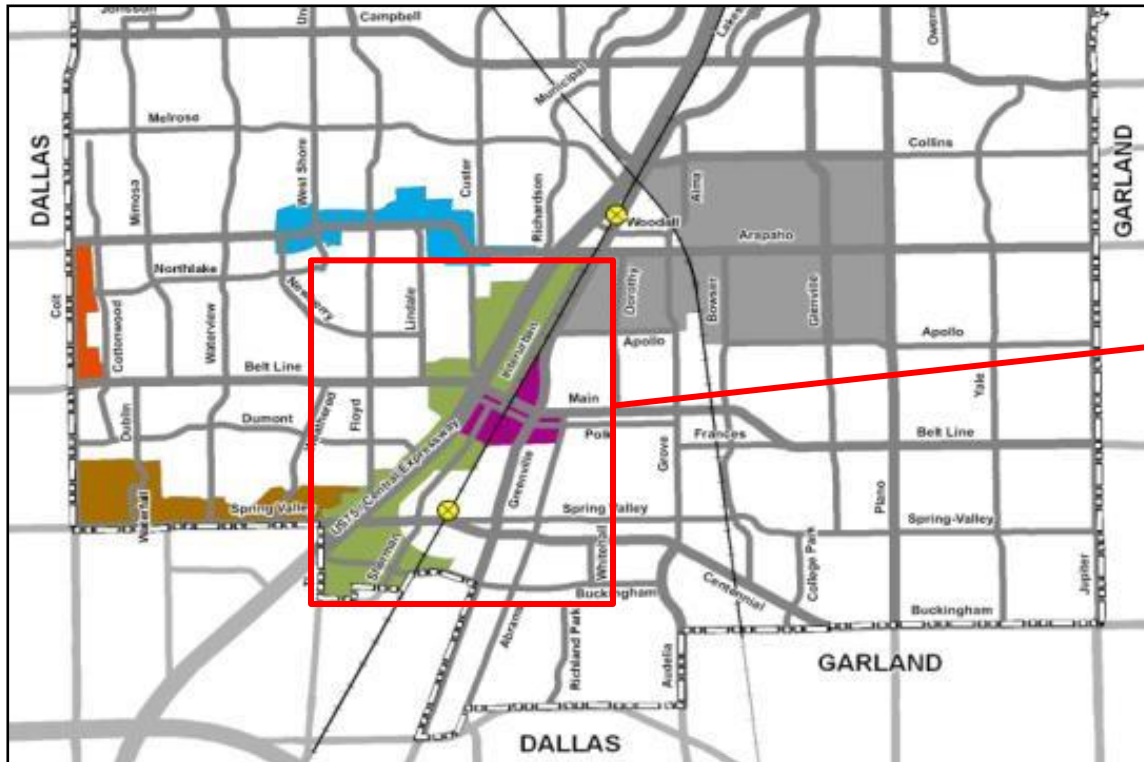
Agenda

- Project Overview
- Coding the Sub-districts
- Proposed Tours
- Project Tentative Timeframe
- Next Steps & Discussion

Project Overview

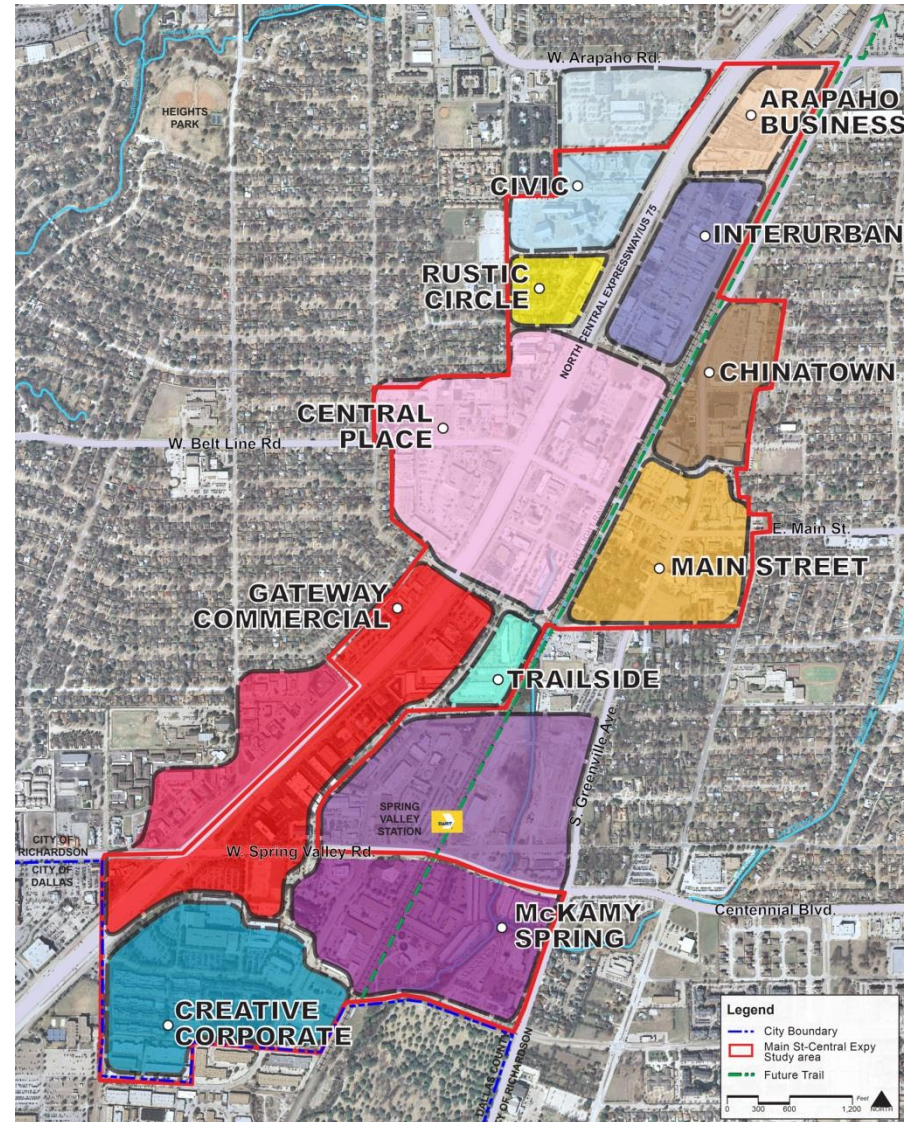
2009 Comprehensive Plan – Six Enhancement Areas

- 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
- Vision aligns:
 - Existing physical conditions
 - Existing opportunities and constraints
 - Anticipated future real estate / market factors
 - Community desires



Interim Phase *(underway)*

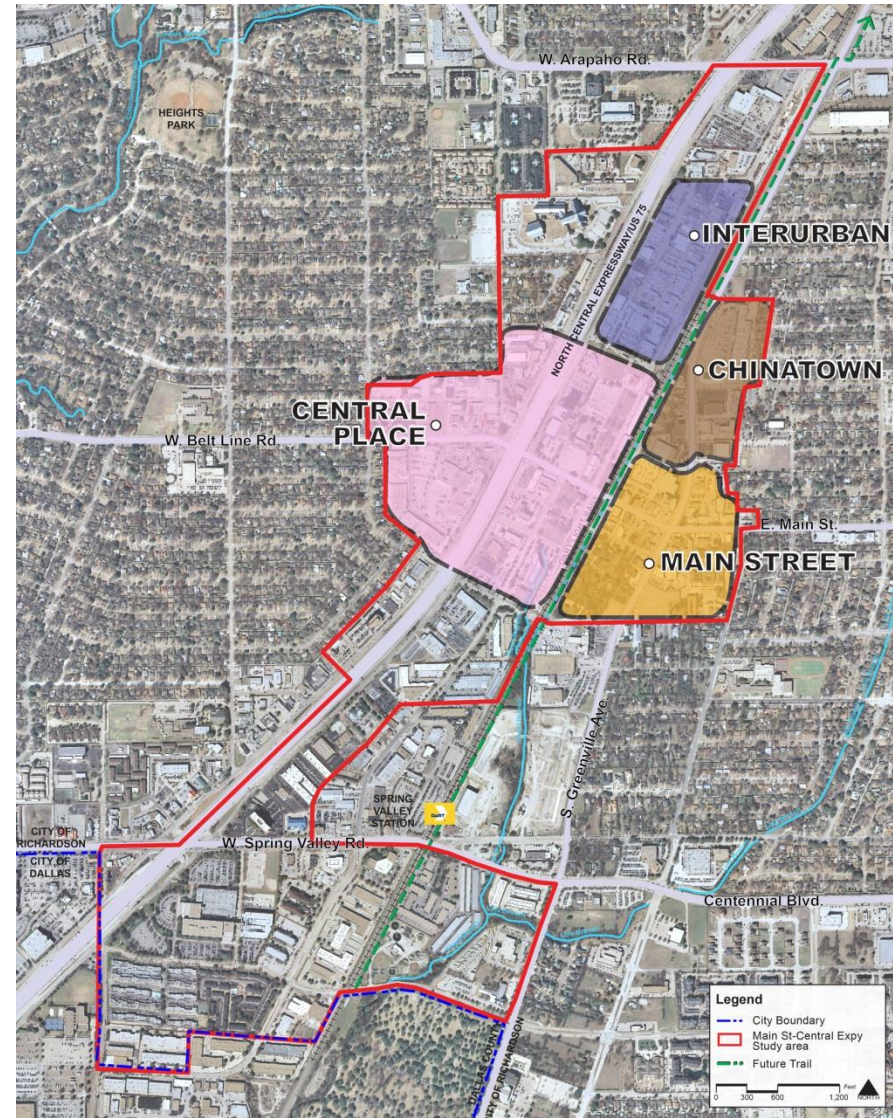
- What is the appropriate future configuration for Main Street east of Central Expressway?
- What are the appropriate maximum heights for future buildings in the Central Place and Main Street Sub-districts?
- Results of analysis to be presented to Council for feedback



Coding the Sub-districts

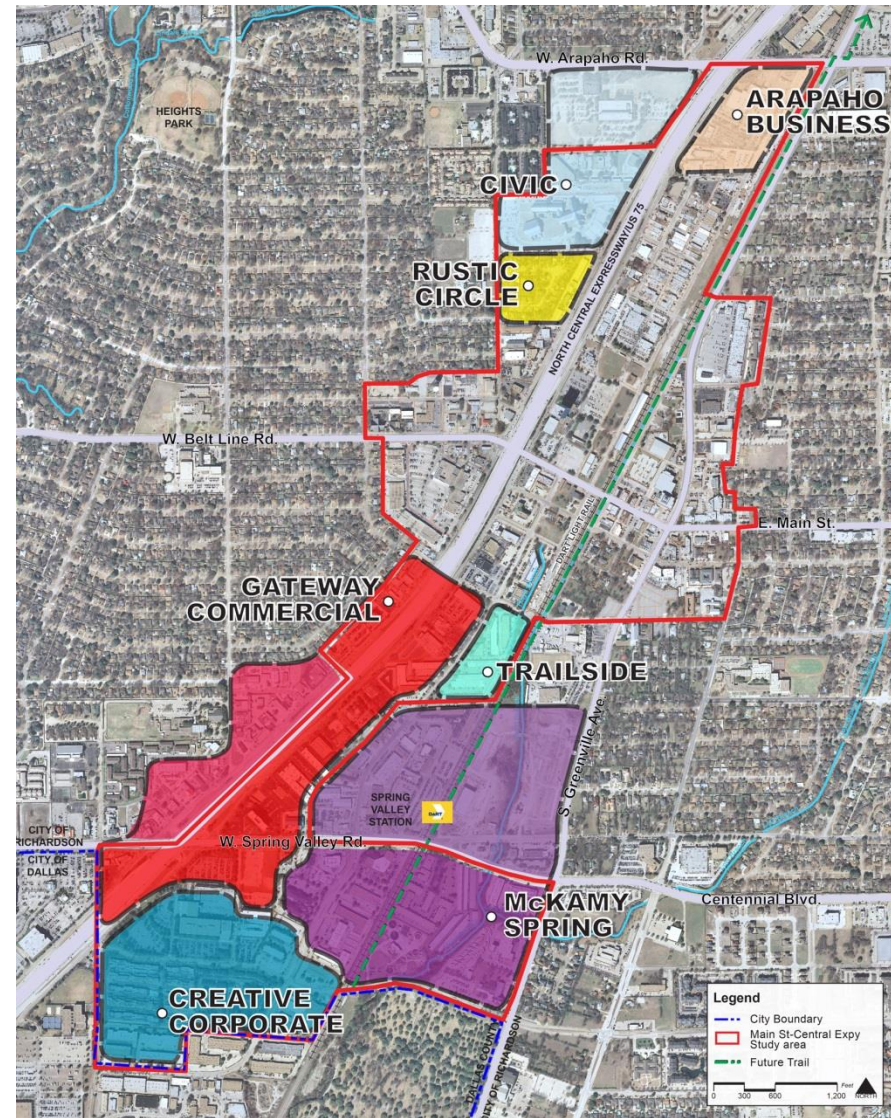
Coding the Sub-districts: Two Components

- New zoning regulations for four sub-districts in the heart of the study area



Coding the Sub-districts: Two Components

- New zoning regulations for four sub-districts in the heart of the study area
- Overlay development standards for the remaining seven sub-districts
- Overlay standards intended to
 - Prevent changes that are largely inconsistent with the Vision
 - Provide guidance during the interim until the other sub-districts can be re-zoned



Coding the Sub-districts

- Craft development regulations for four sub-districts
 - Main Street
 - Central Place
 - Chinatown
 - Interurban
- Council rationale and consensus
 - Robust interest
 - Multiple catalyst sites
 - Current project momentum
 - Build on existing success
 - Manageable area



Coding the Sub-districts

- Phase I produced the Vision for the study area, which serves as the basis for drafting the necessary regulations to establish its regulatory context.
- Prior to drafting these new regulations:
 - Beneficial to see and experience similar, real-world development concepts
 - Reaffirm and clarify understanding of the Vision



Proposed Tours

Local Tour

- Richardson tour – four sub-districts
 - Work session
 - Refamiliarize Council with each sub-district
 - Visit potential catalyst sites



Dallas Area Tour

- Dallas area sites
 - Visit 6-7 sites – conceptually representative of potential development opportunities
 - Saturday
 - Full day tour



Tours Follow-up

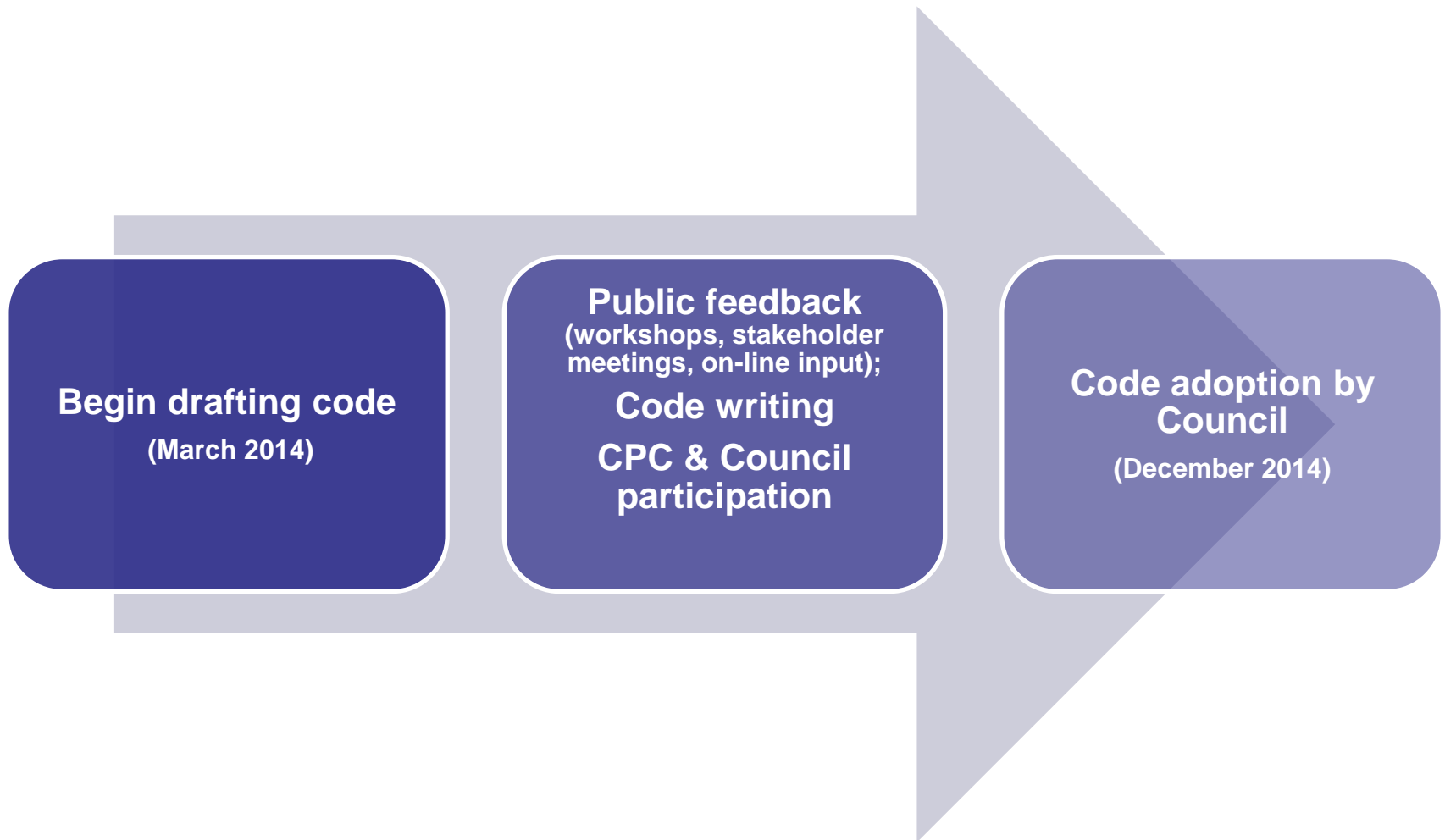
- Follow-up discussion
 - Work session
 - Recap tour
 - Receive comments/ observations from Council – likes/dislikes

- Confirmation from Council – conceptually these types of developments are appropriate for Richardson



Code Development Tentative Timeframe

Tentative Timeframe



Tentative Timeframe

Timeframe	Task
February/March 2014	<p>Tours:</p> <ul style="list-style-type: none">• Local tour (four sub-districts)• Dallas area tour <p>Council feedback</p> <ul style="list-style-type: none">• Tour follow-up discussion• Present Interim Phase findings <p>Initiate code writing</p> <ul style="list-style-type: none">• Develop standards for Main Street, Central Place, Chinatown and Interurban; and• Overlay Standards for remaining corridor sub-districts

Tentative Timeframe

Timeframe	Task
April/May 2014	<ul style="list-style-type: none">• Community workshops• Council/CPC briefings
June/July & September 2014	<ul style="list-style-type: none">• Property owner engagement• Community workshops• Council/CPC briefings
October 2014	CPC code consideration
November/December 2014	Council code consideration and adoption

Next Steps

- Confirm Council schedule availability
 - Local tour
 - Dallas area tour

City Council Work Session

January 27, 2014



Image Source – Richardson Public Library