

# City Plan Commission Work Session

April 15, 2014



Image Source – Richardson Public Library

# Agenda

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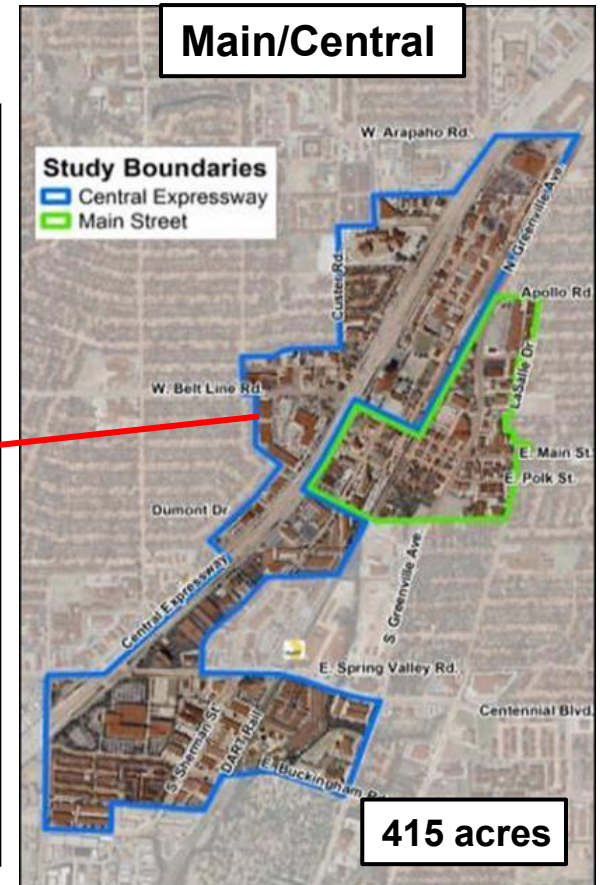
- Project Overview
- Coding the Sub-districts
- Proposed Tours
- Project Tentative Timeframe
- Next Steps & Discussion

# 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 – Study Approach

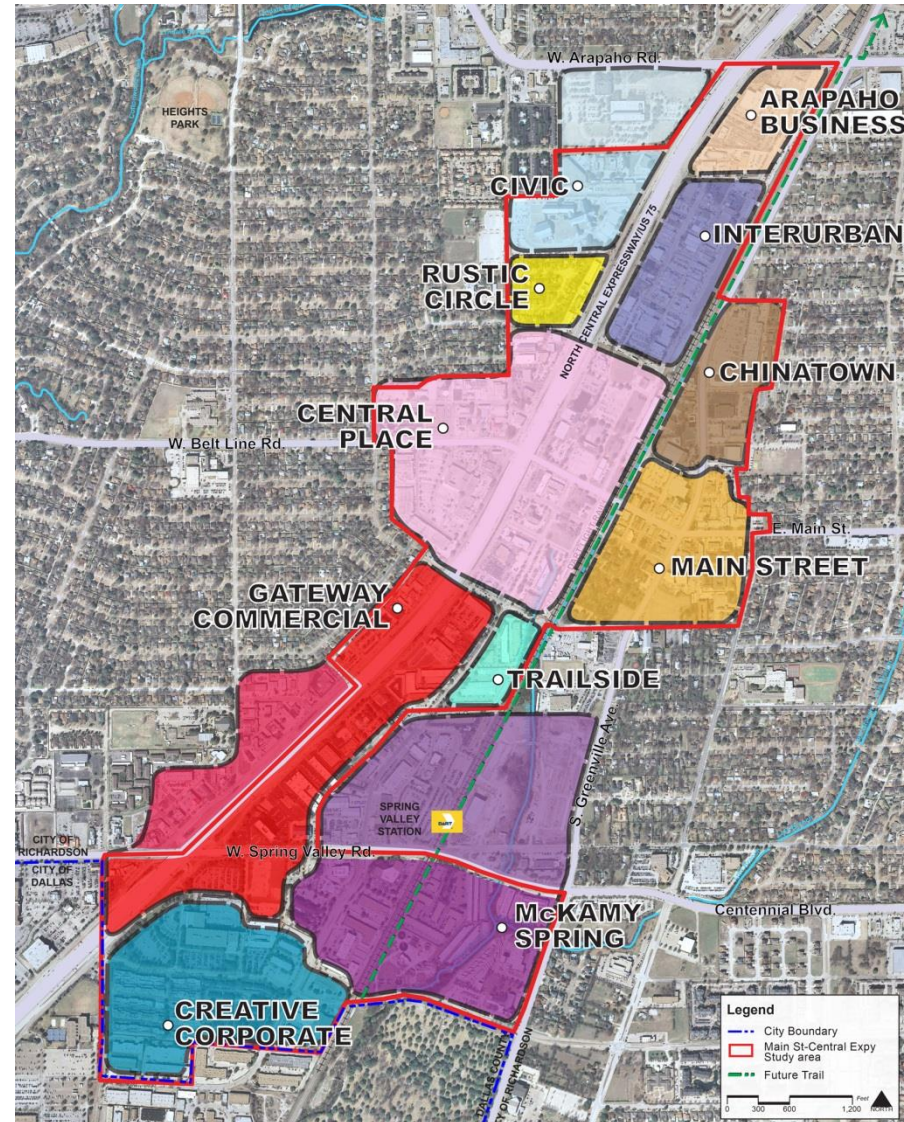
- Inventoried existing conditions
- Analyzed existing market conditions
- Identified barriers to reinvestment
- Gathered stakeholder input
  - Community meetings
  - Individual/small group workshops and discussions
  - Online surveys and questionnaires
  - Facebook page
- Developed **vision** for the study area **based on community goals and market realities**
- Confirmed the concepts with stakeholders
- Developed an implementation strategy





# Phase I – The Vision

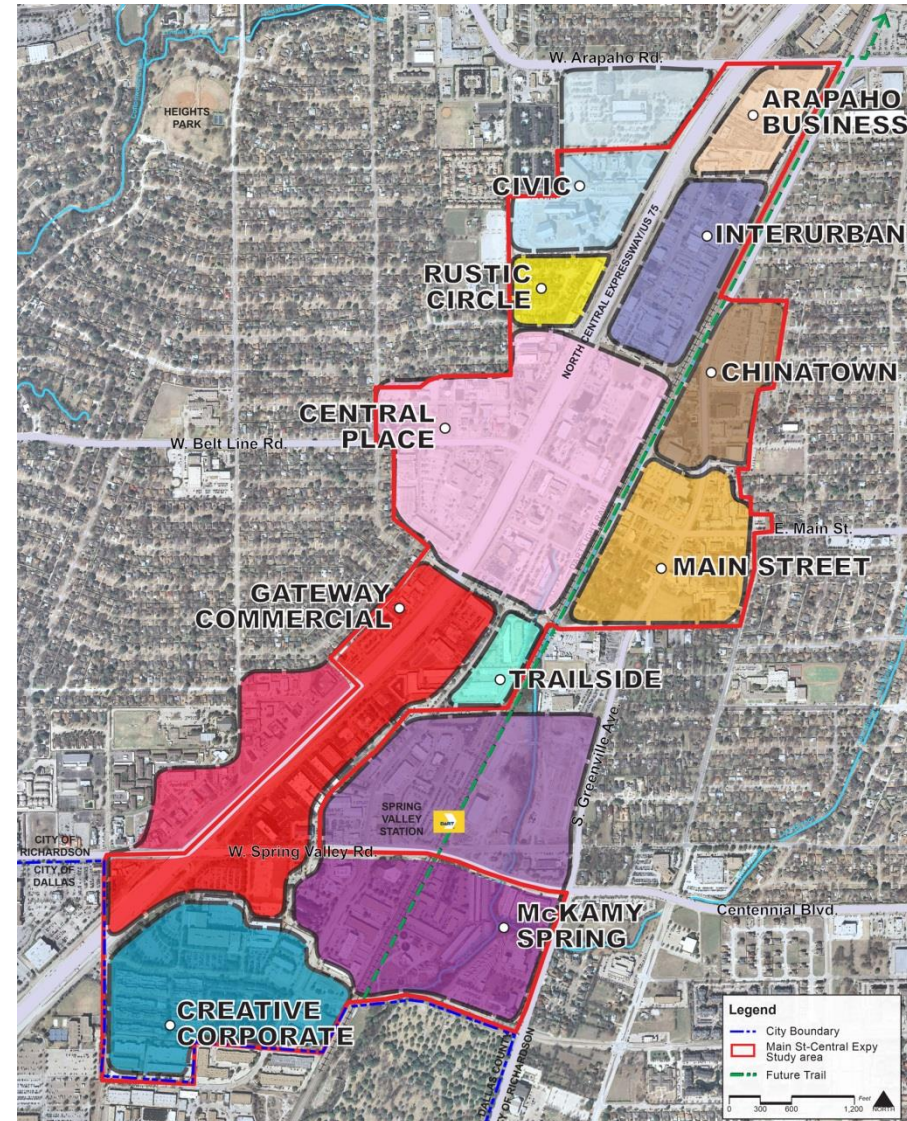
- **Old Town/Main Street and Central Expressway** combined into single study area
- 415 acres – 11 sub-districts
- Vision aligns:
  - Existing physical conditions
  - Existing opportunities and constraints
  - Anticipated future real estate / market factors
  - Community desires





## Phase I – The Vision (continued)

- The Vision also balances
  - Short-term opportunities that can be achieved with minimal investment
  - Longer-term vision elements that will require public and private sector initiatives





# Remaining Questions from Phase 1 (Interim Phase)

- 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 transportation and viewshed analyses presented to Council for feedback on 3/17





# Remaining Questions from Phase 1 (Interim Phase)

- Council feedback:
  - Belt Line Rd./Main St. – 4 lanes
  - Accommodate bicyclists on Polk St.
  - Accepted results of viewshed analysis; requested few adjustments
  - Reaffirmation of visions for four sub-districts
- Present analyses to CPC prior to community open house

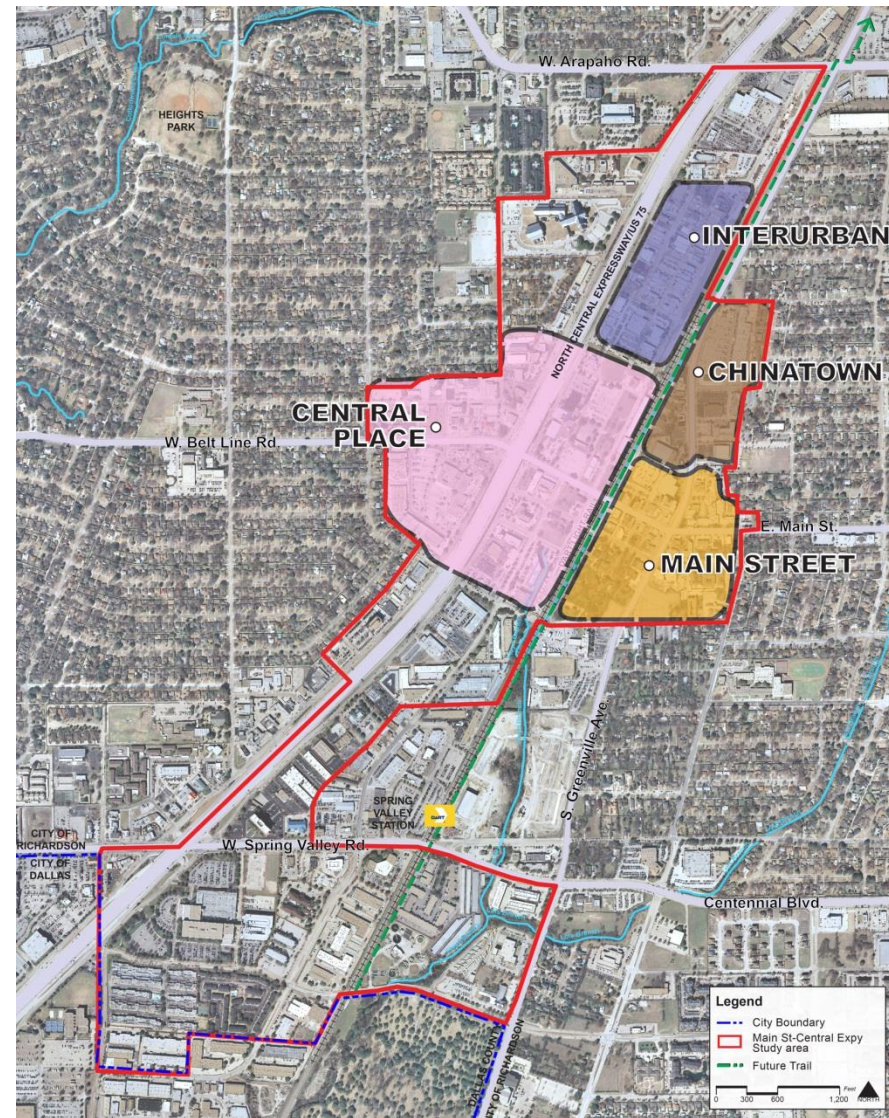


# Coding the Sub-districts



# Coding the Sub-districts: Two Components

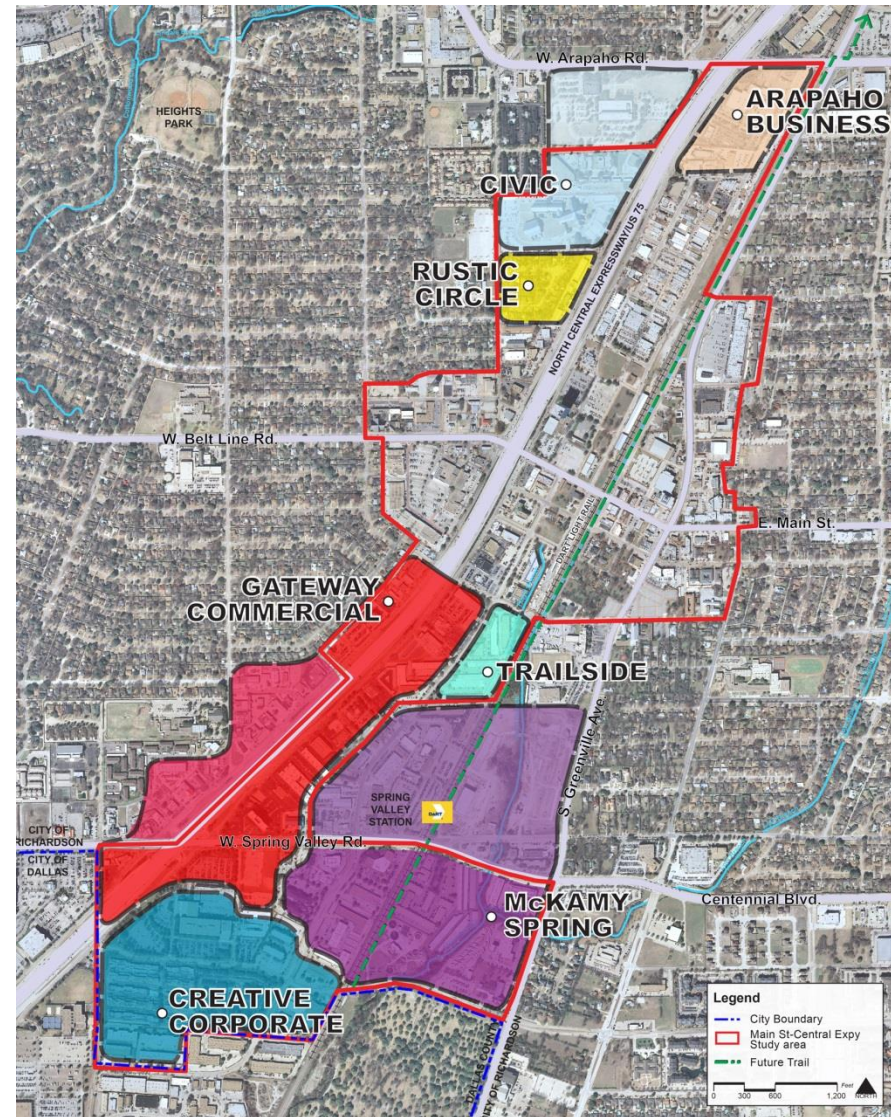
- New zoning regulations for four sub-districts in the heart of the study area





# Coding the Sub-districts: Two Components

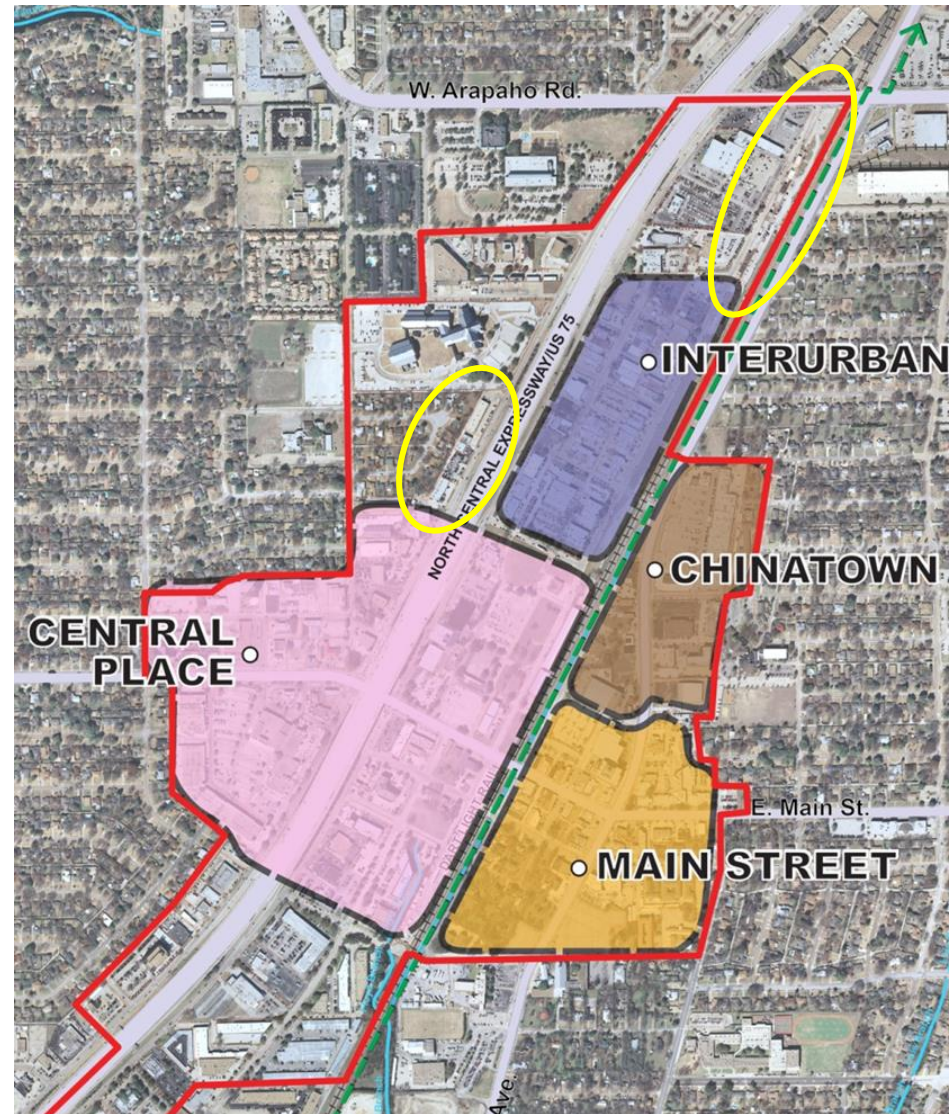
- New zoning regulations for four sub-districts in the heart of the study area
- Overlay development standards for the remaining seven sub-districts
- Overlay standards intended to
  - Prevent changes that are largely inconsistent with the Vision
  - Provide guidance during the interim until the other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





# Coding the Sub-districts

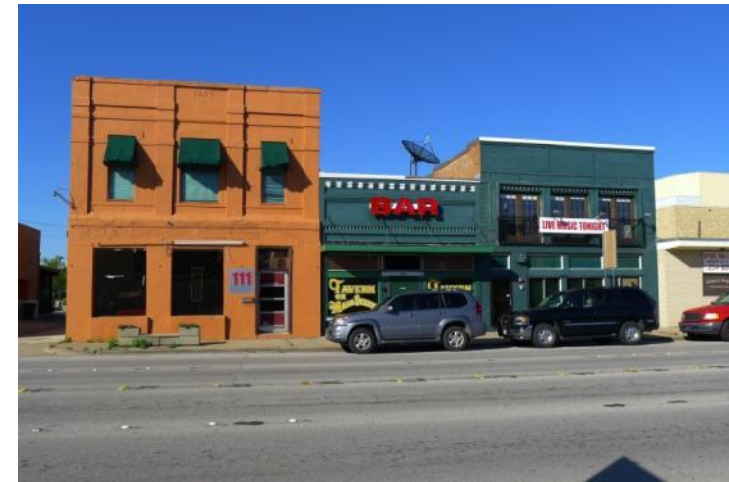
- Craft development regulations for four sub-districts
  - Main Street
  - Central Place
  - Chinatown
  - Interurban
- Council rationale and consensus
  - Robust interest
  - Multiple catalyst sites
  - Current project momentum
  - Build on existing success
  - Manageable area





# Coding the Sub-districts: Main Street

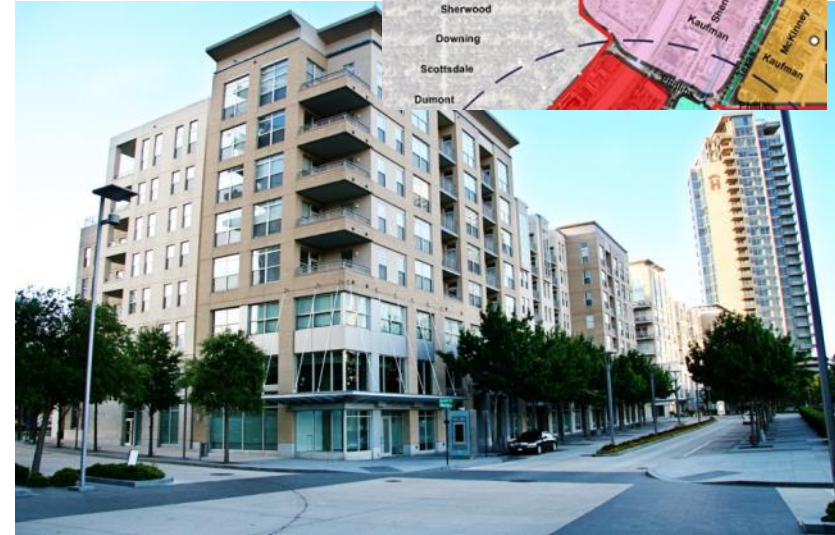
- 37 developable acres
- Creates a multi-generational, eclectic “heart” for the community based on a mix of uses and cultures, and a mix of old and new
- Provides an additional opportunity for an entertainment destination in the community





# Coding the Sub-districts: 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





# Coding the Sub-districts: 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





# Coding the Sub-districts: Interurban

- 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



# 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

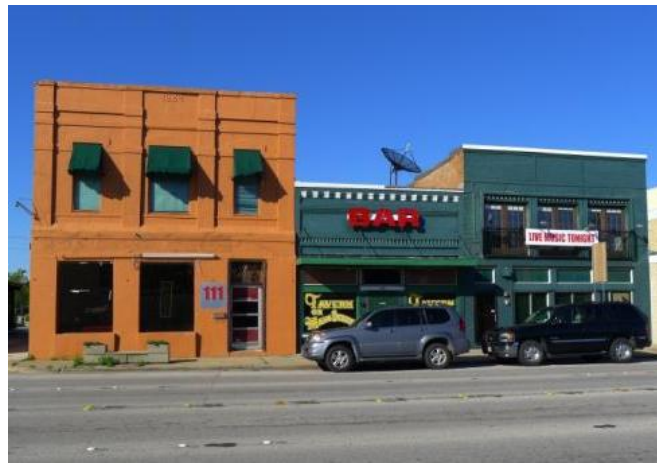




# Proposed Tours

# Local Tour

- Richardson tour – four sub-districts
  - Refamiliarize CPC with each sub-district
  - Visit potential catalyst sites
  - Tuesday 4/22 – 3:15pm





# Dallas Area Tour

- Dallas area sites
  - Visit 6 sites – conceptually representative of potential neighborhood/development opportunities
  - Full day tour
  - Saturday, 4/26 – 8:30am



# Tours Follow-up

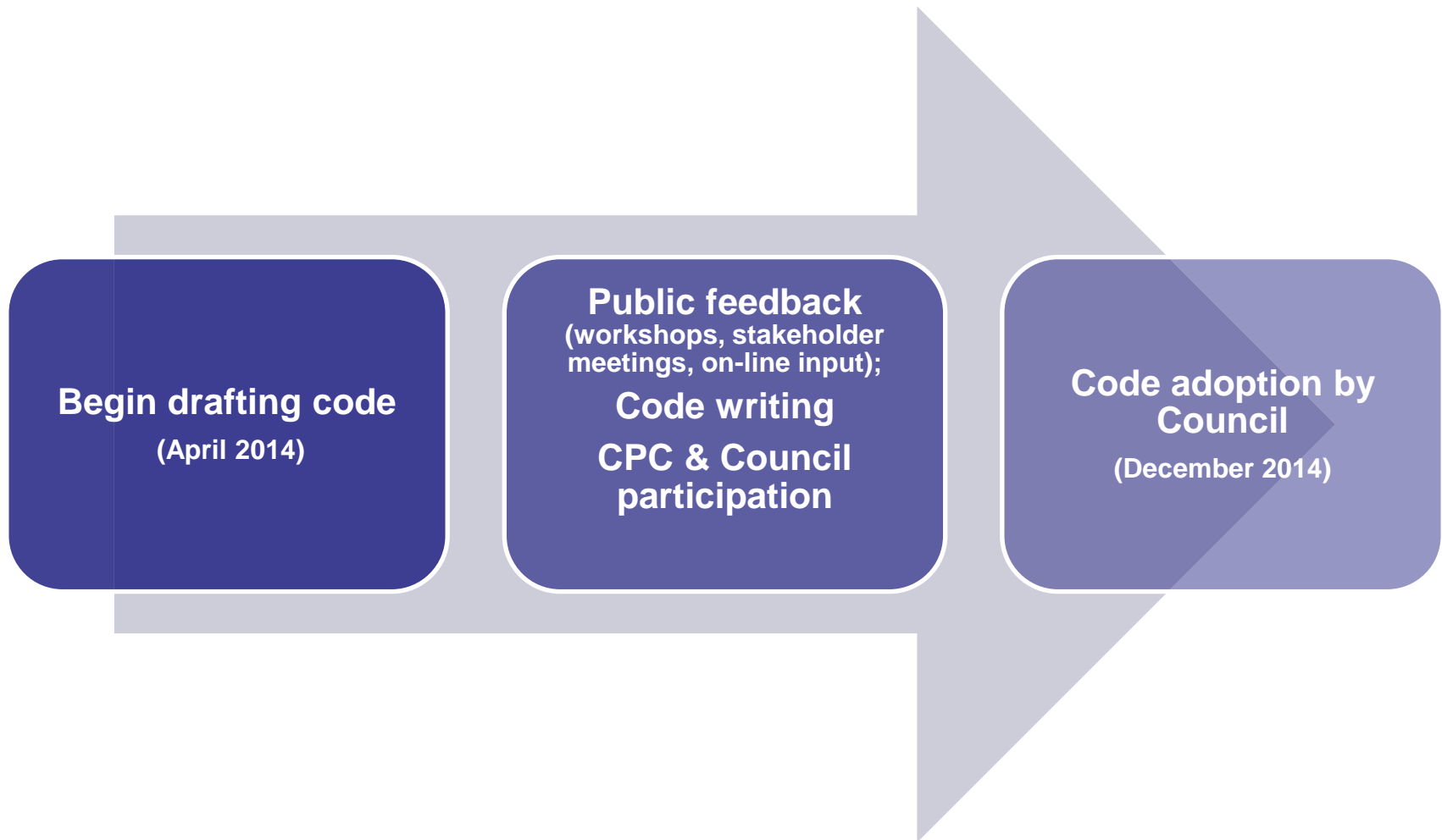
- Follow-up discussion
  - Work session
  - Recap tours
  - Receive comments/ observations from CPC – likes/dislikes
  
- Staff received confirmation from Council on 3/17 that conceptually these types of developments are appropriate for Richardson





# Code Development Tentative Timeframe

# Tentative Timeframe





# Tentative Timeframe

Timeframe	Task
February/March 2014	<p>Council Tours:</p> <ul style="list-style-type: none"><li>• Local tour (four sub-districts) (3/3)</li><li>• Dallas area tour (3/8)</li></ul> <p>Council feedback</p> <ul style="list-style-type: none"><li>• Tour follow-up discussion (3/3 &amp; 3/17)</li><li>• Presented Interim Phase findings (3/17)</li></ul>

# Tentative Timeframe

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



# Tentative Timeframe

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

## Next Steps

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- Tours scheduled
  - Local tour: Tuesday 4/22 – 3:15pm
  - Dallas area tour: Saturday 4/26 – 8:30am
- Tour follow-up discussions
- Present Interim Phase findings



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