# City Council Work Session

## June 2, 2014

Image Source – Richardson Public Library

# MAIN STREET / CENTRAL - REZONING INITIATIVE

JACOBS
Kimley»Horn

Richardson, Texas

# Agenda

- Project Overview
- Community Workshop Overview
- Viewshed Analysis Conclusions
- Main Street Design Components
- Next Steps

# Project Overview

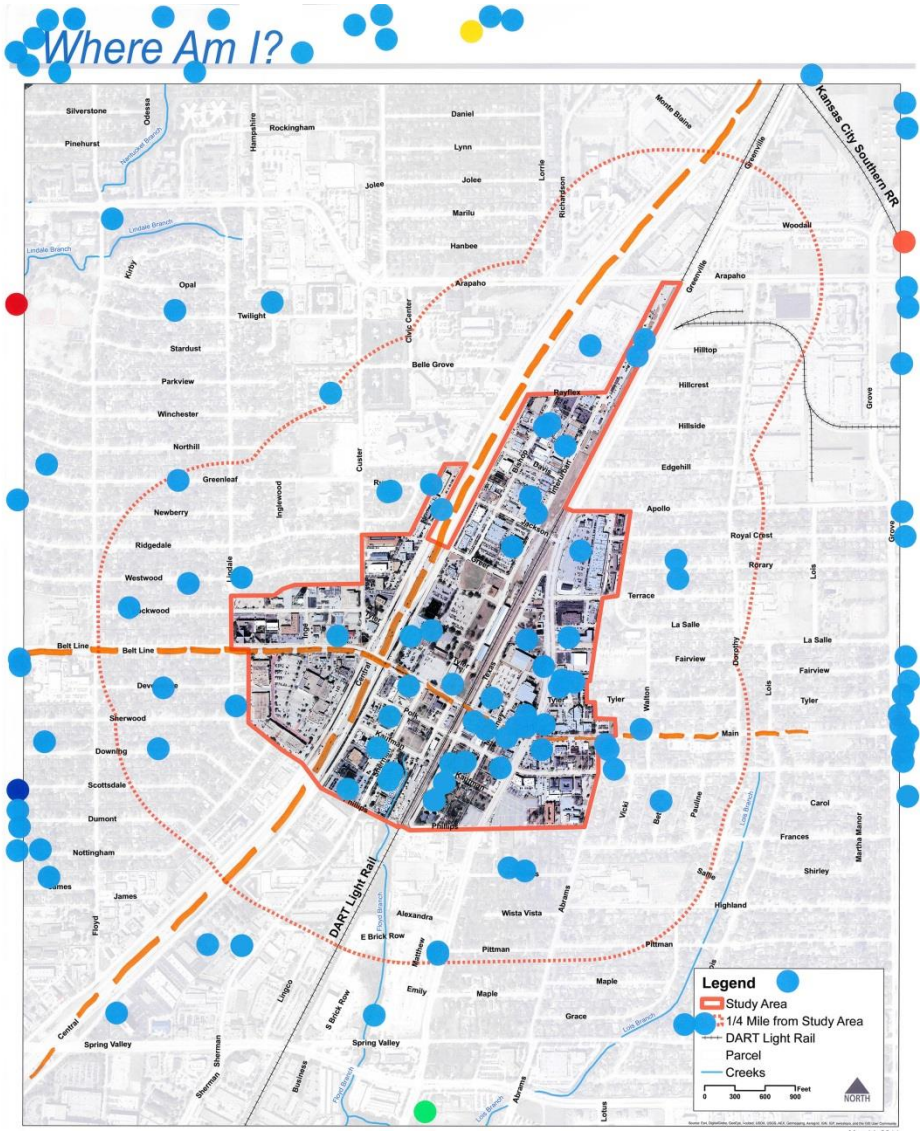
# Next Steps (3-17-14)

- Based upon feedback received tonight, the Jacobs Team will conduct a Community Open House to share the vision direction for the 4 sub-districts, confirm the additional transportation and viewshed analyses results, and share Council's direction
- Following the Community Open House, the Team will prepare alternative cross sections for Belt Line / Main Street
- The Team will brief the City Council in June on the comments received at the Community Open House, present the Belt Line / Main Street cross sections, and will provide recommendations to the City Council related to maximum building heights
- Based upon Council feedback, the Team will refine alternative cross sections, and will prepare draft zoning documents for the four subdistricts for stakeholder and community discussions

# Community Workshop Overview

# Community Workshop - Overview

- A Community Workshop was held at Richardson City Hall on May 14, 2014
- More than 100 residents, business owners and property owners from the corridor and surrounding areas attended
- A brief presentation was made related to the viewshed analysis, then participants shared their opinions at several stations



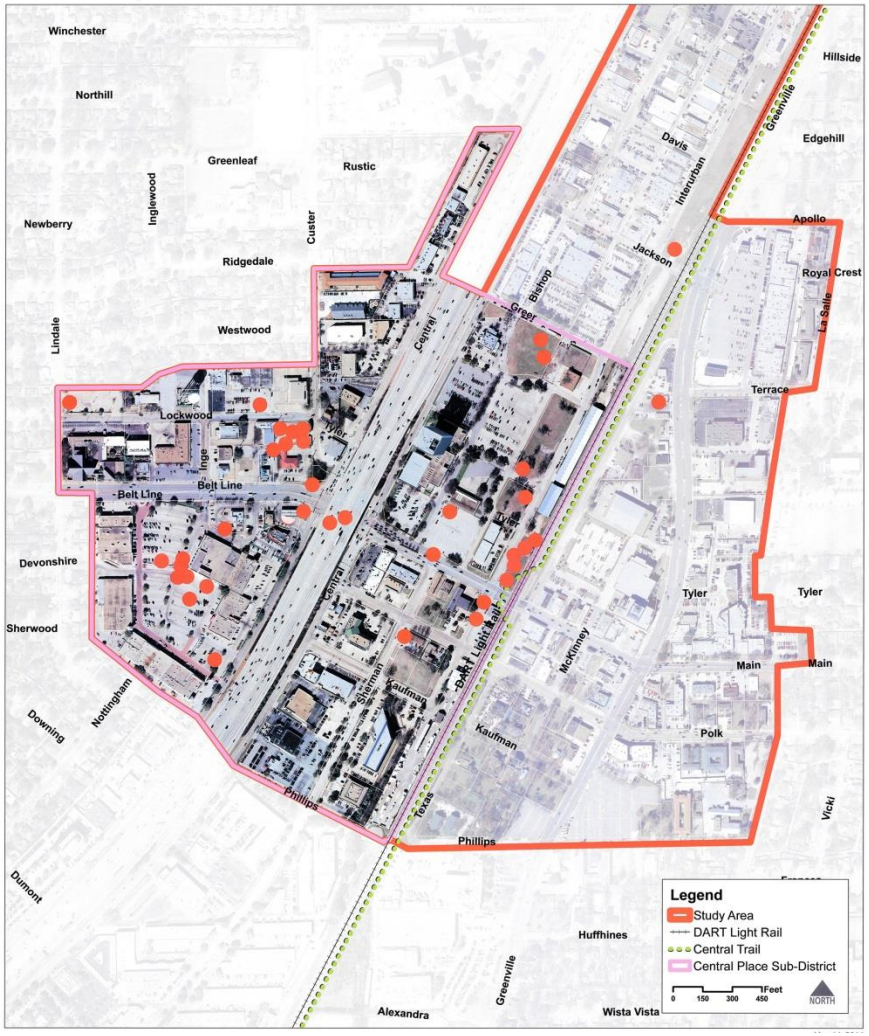
# Community Workshop – Station Activities

- Station Activities allowed participants to share their thoughts related to several topics that will provide additional detail to the rezoning initiative
- Information was gathered related to each sub-area related to parking, public space, connectivity, public art and building heights

# Community Workshop – Central Place Feedback Synopsis

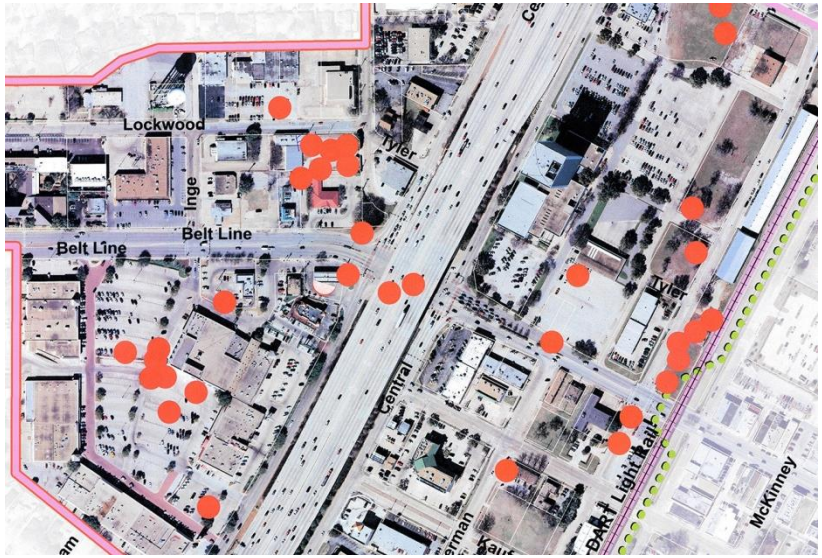
- Which streets provide the most important connections for nearby residents who want to walk or bike to the restaurants and attractions of the Central Place Sub-District?
- ***Where should open spaces and plazas be located within the Central Place Sub-District?***

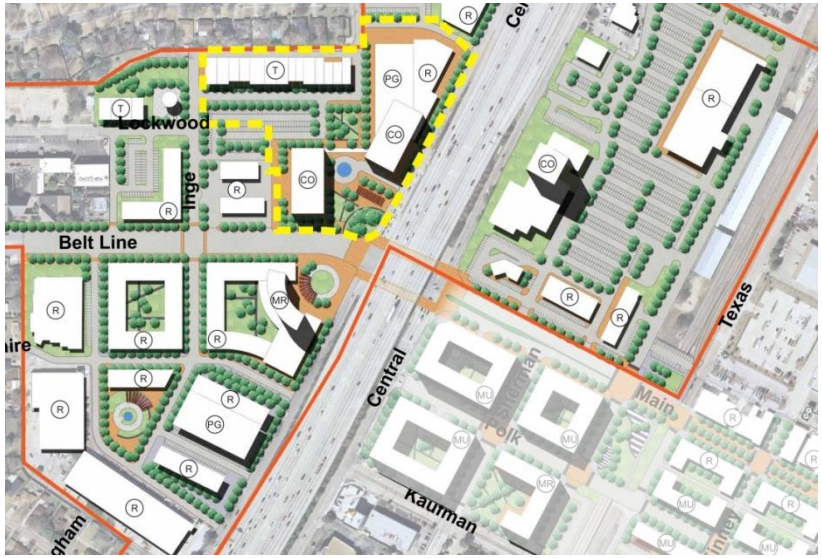
*Central Place Sub-District - Plazas*



# Community Workshop – Central Place Feedback Synopsis

- Which streets provide the most important connections for nearby residents who want to walk or bike to the restaurants and attractions of the Central Place Sub-District?
- ***Where should open spaces and plazas be located within the Central Place Sub-District?***



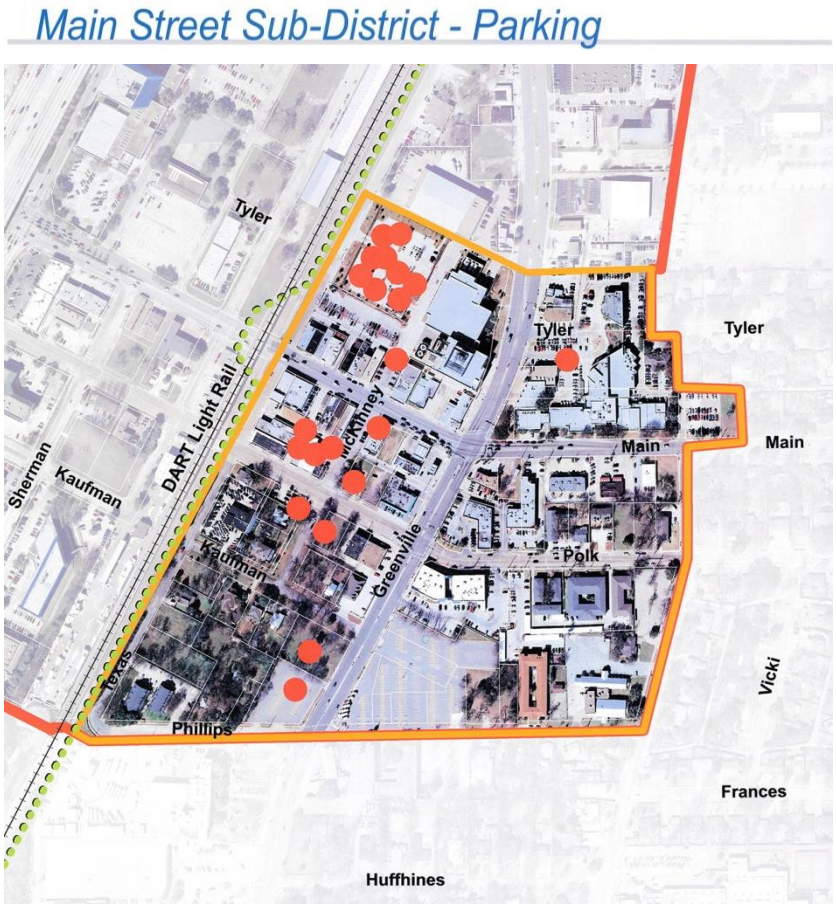



# Community Workshop – Central Place Feedback Synopsis

- The southwest quadrant of the Central Place Sub-District is envisioned as a mixed-use entertainment district. What kinds of entertainment choices should be here?
  - ***Wine bistro***
  - ***No apartments***
  - ***Yes apartments***
- What improvements will make it safer and more appealing for cyclists and pedestrians to cross under U.S.75?
  - ***Put central <u>below grade</u> – create a "mini" Klyde Warren Park!***
  - ***Lighting***

# Community Workshop – Main Street Feedback Synopsis

- Where should a public plaza or other gathering place be located?
- Which streets provide the most important connections for nearby residents who want to walk or bike to the Main Street Sub-District?
- ***Where could shared parking lots or garages be provided in the Main Street Sub-district?***



# Community Workshop – Main Street Feedback Synopsis

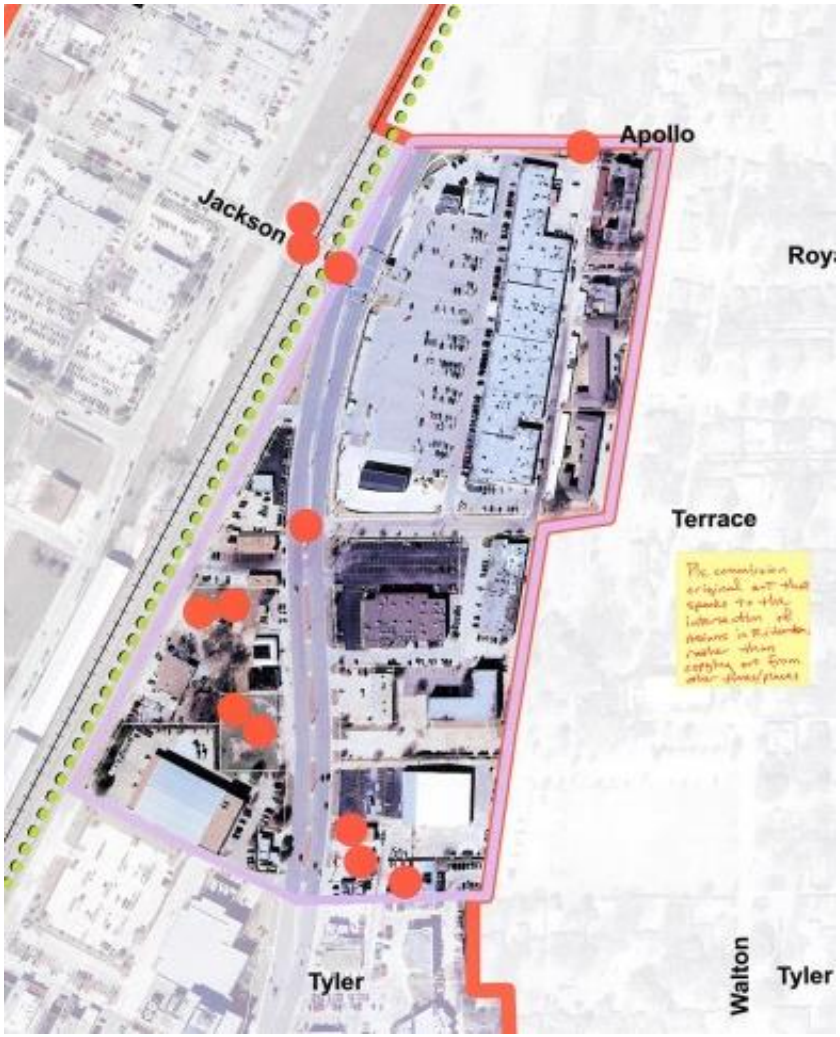
- What sorts of places and activities will make the Main Street Sub-District vibrant and eclectic?
  - ***Independently owned restaurants***
  - ***Ice Creams Shops***
  - ***Variety – less of the same things***

- What other actions beyond this rezoning initiative could help revitalization of the Main Street Sub-District?
  - ***Make direct path to DART from Main Street***
  - ***Connection to both sides of US 75***
  - ***Approach AT&T about donating their parking lot for additional parking***

# Community Workshop – Chinatown Feedback Synopsis

- What locations in the Chinatown Sub-District are most suitable for multi-generational housing?
- Which streets provide the most important connections for nearby residents who want to walk or bike to the Chinatown Sub-District?
- Where should public art be accommodated and how focused should it be on Chinese-influenced art?
  - ***Art that speaks to the intersection of Asians in Richardson***

*Chinatown Sub-District - Public Art*



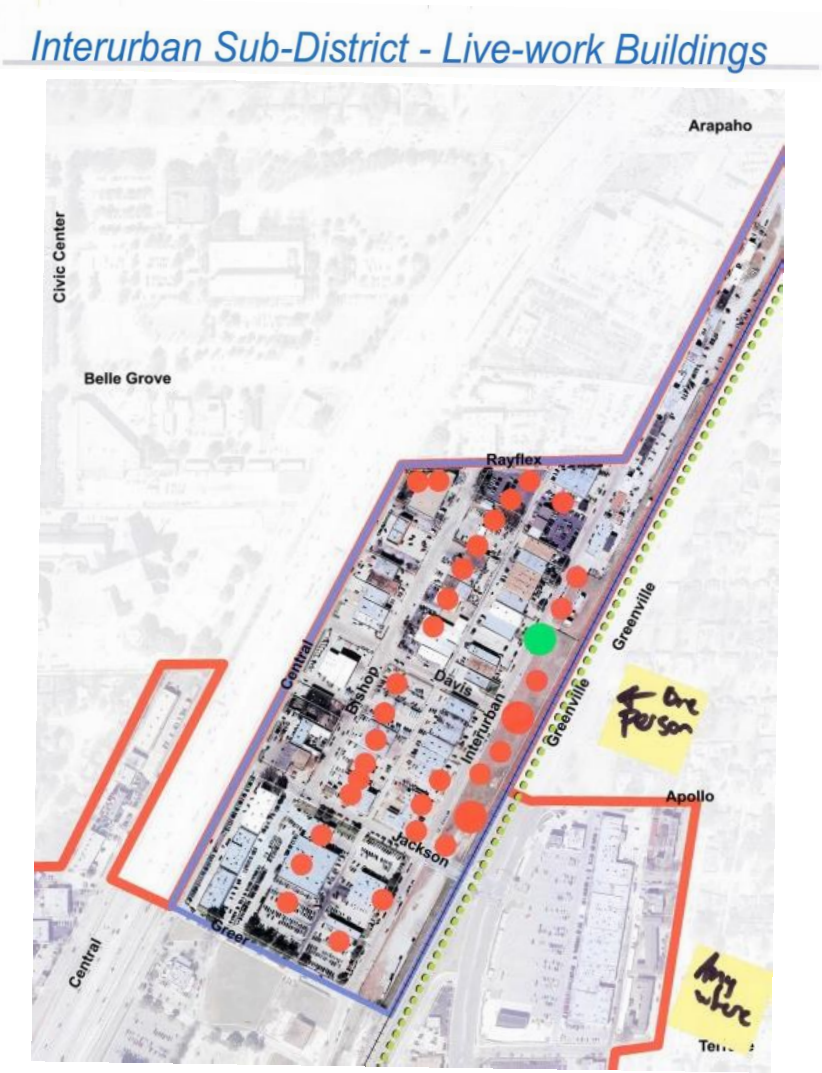
# Community Workshop – Chinatown Feedback Synopsis

- What uses or amenities will strengthen the Chinatown Sub-District as a regional destination?
  - ***Art and cultural events for all***
  - ***Central gathering place (plaza/fountain)***
  - ***Community education and marketing***
  - ***Galleries for Asian art***

- What other actions beyond this rezoning initiative could help revitalization of the Chinatown Sub-District?
  - ***Business Association***
  - ***Change name to reflect all cultures!***

# Community Workshop – Interurban Feedback Synopsis

- ***Where should 'live-work' buildings be located within the Interurban Sub-District – are there certain streets that are most suitable for this?***
- Where could shared parking lots or garages be located?



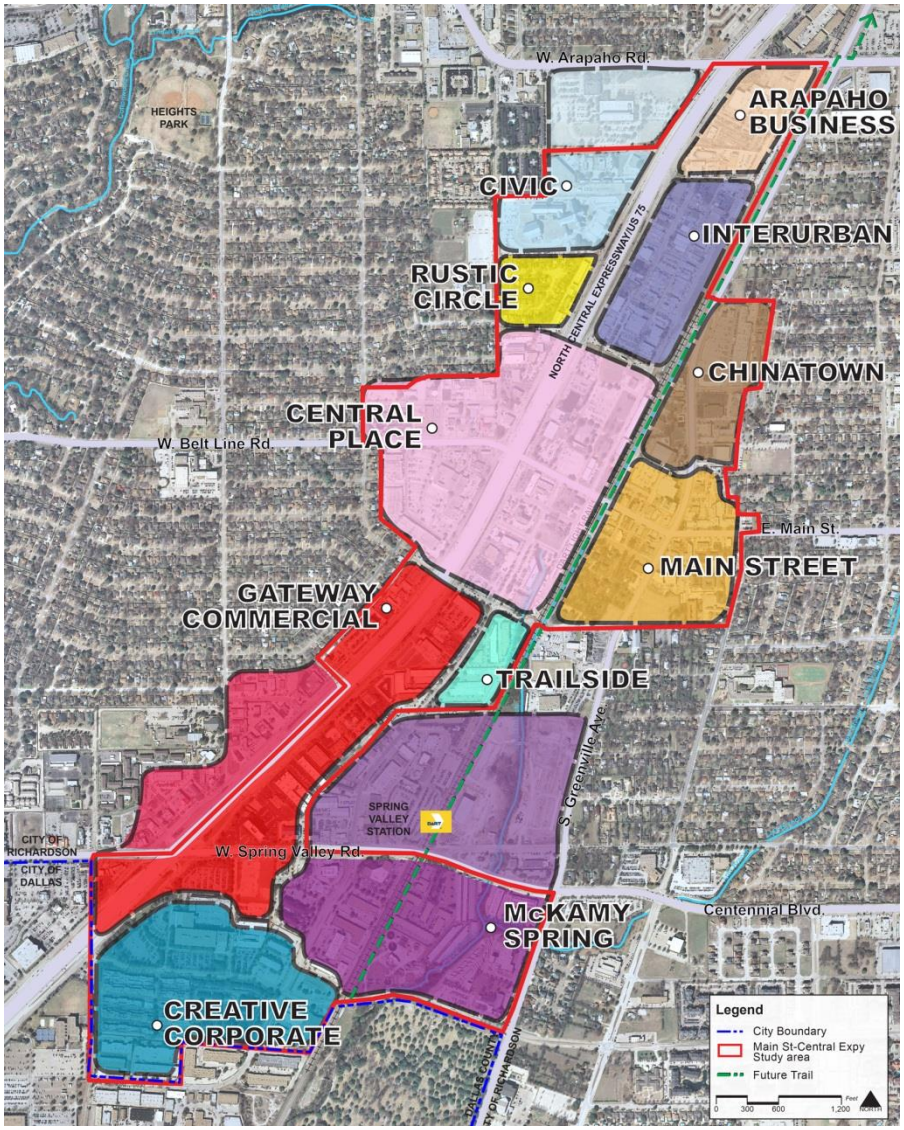
# Community Workshop – Interurban Feedback Synopsis

- What improvements or enhancements will increase the Interurban Sub-District's appeal to artists and entrepreneurs?
  - ***Co-working spaces/ incubators***
  - ***Outdoor mural/graffiti opportunities***
  - ***Allow the market to determine parking needs***
  - ***Keeping rent affordable – attract quality***
- What other actions beyond this rezoning initiative could help revitalization of the Interurban Sub-District?
  - ***Small business grants***
  - ***Tax relief/rebates***
  - ***Development seed money***

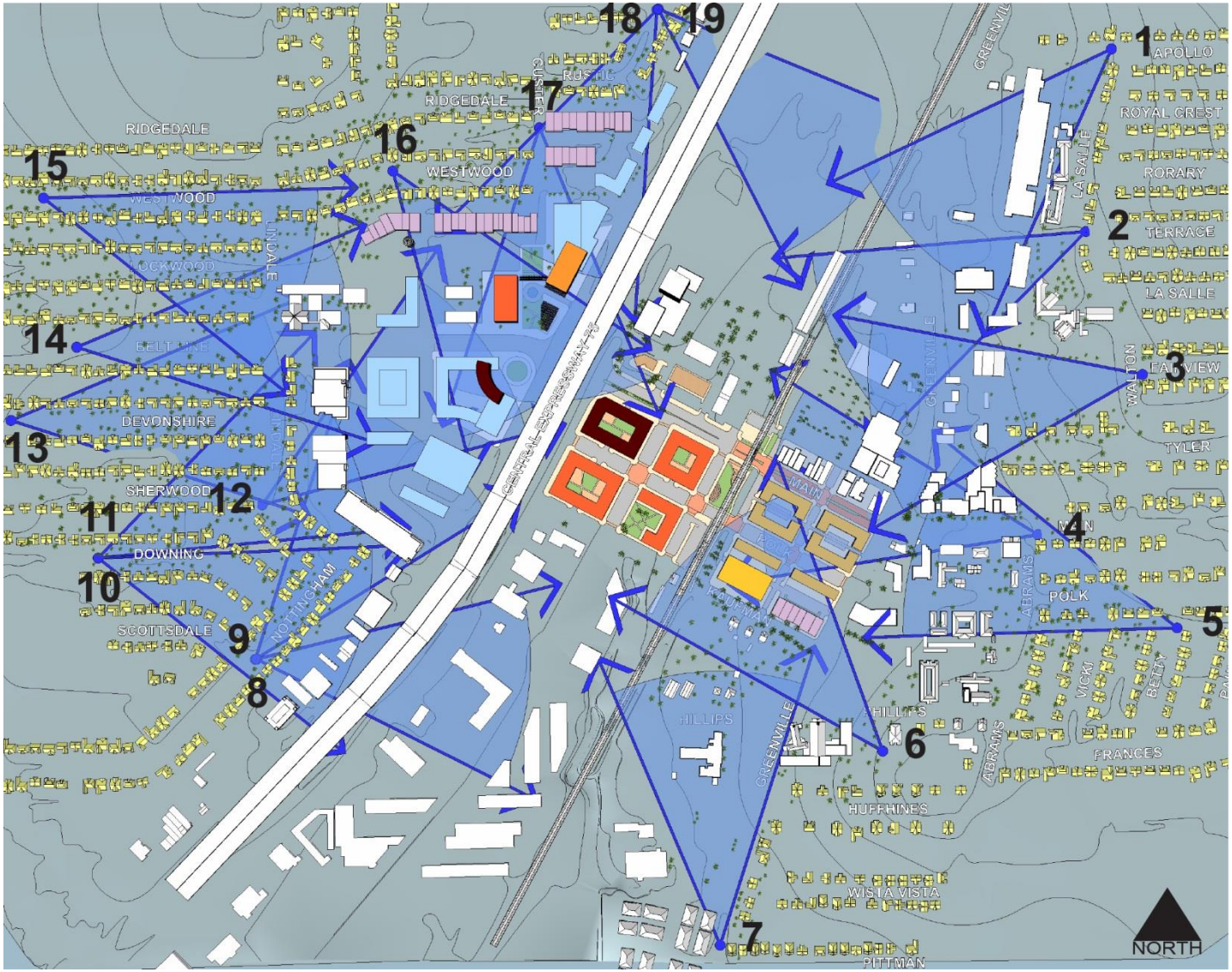
# Viewshed Analysis Conclusions

# Viewshed Analysis - Process / Assumptions

- Existing topography was incorporated into the model
- Locations chosen represent worst-case scenarios
- Views taken were without trees to represent worst-case scenarios
- Building heights were measured in stories *and* feet
- Distance from buildings is a factor in the viewers perception of the buildings



# Locations Studied



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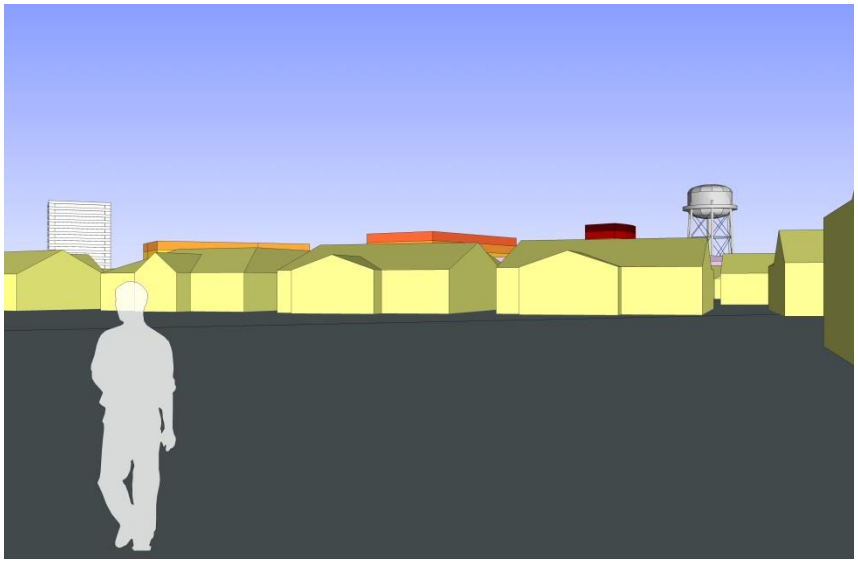
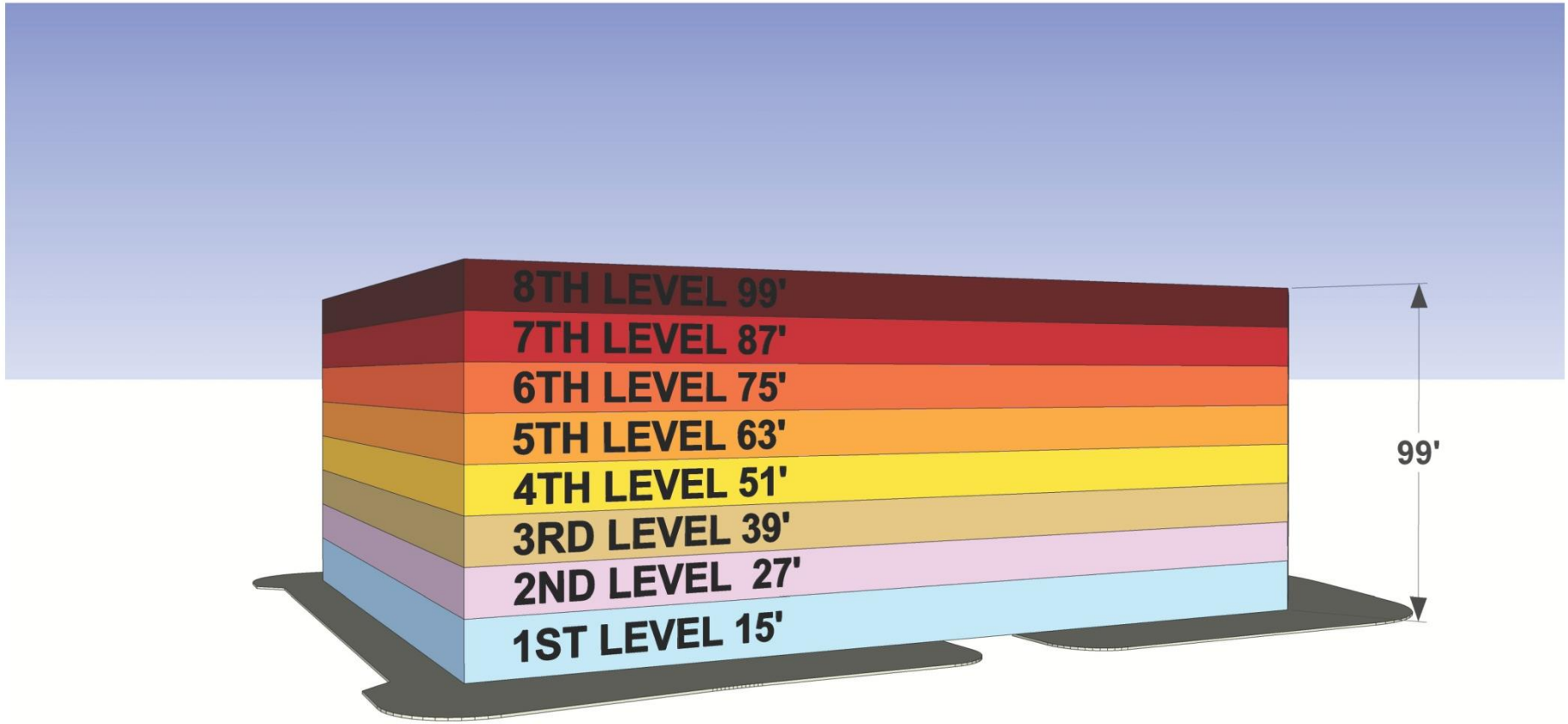
# Trees



# Building Heights



# Distance

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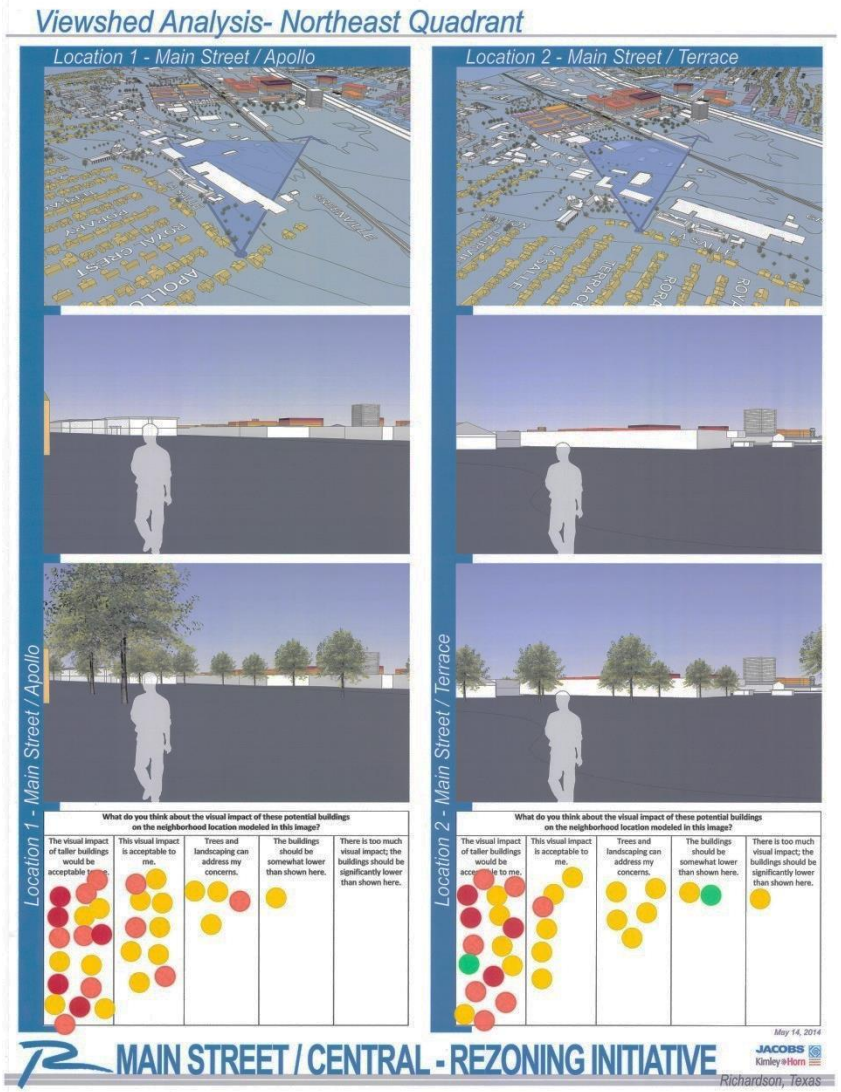
# Community Feedback – Northeast Quadrant *(Orange)*

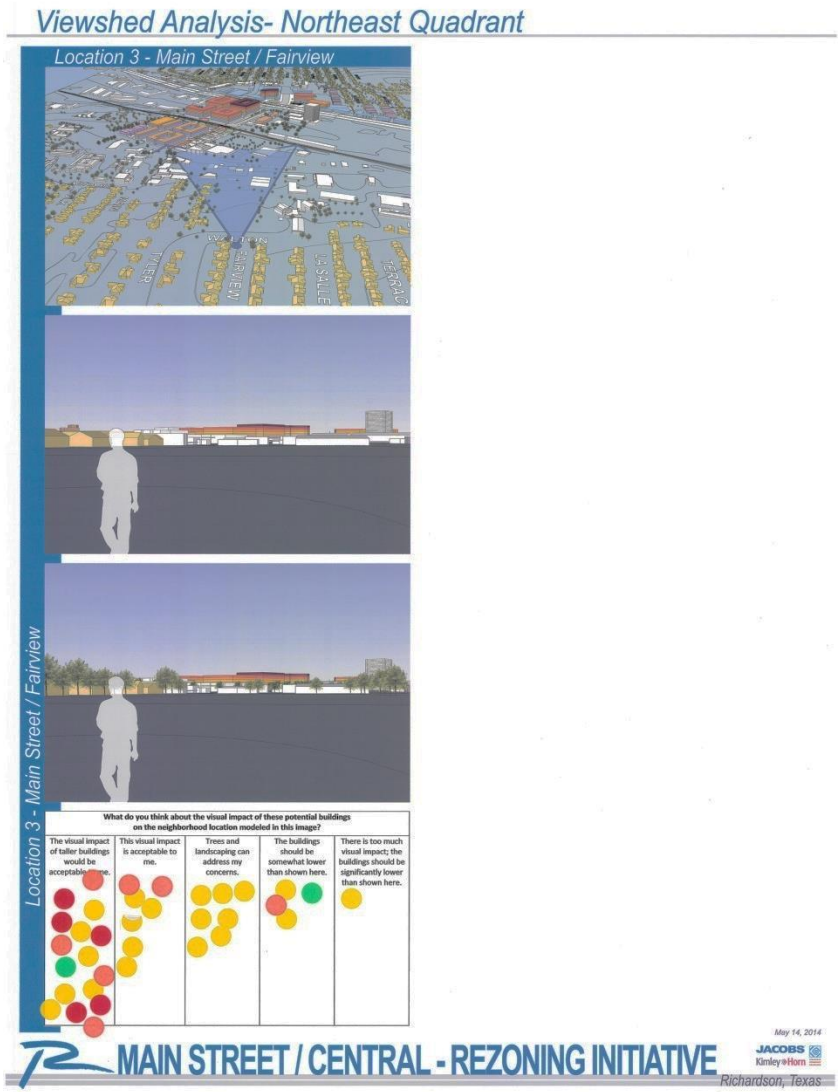
Location 1 -

**What do you think about the visual impact of these potential buildings on the neighborhood location modeled in this image?**

| The visual impact of taller buildings would be acceptable to me. | This visual impact is acceptable to me. | Trees and landscaping can address my concerns. | The buildings should be somewhat lower than shown here. | There is too much visual impact; the buildings should be significantly lower than shown here. |
|---|---|---|---|---|

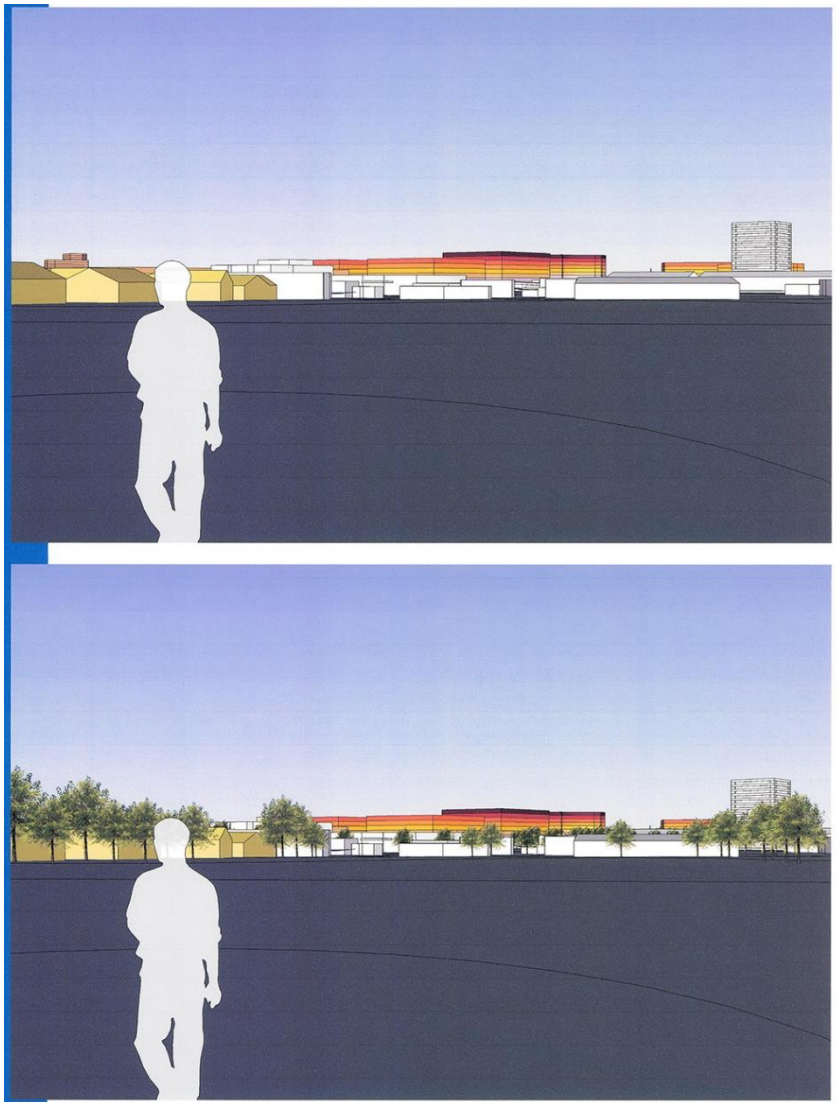
# Community Feedback – Northeast Quadrant *(Orange)*



# Recommendation – Northeast Quadrant *(Orange)*

- One respondent living within ¼ mile of this quadrant indicated a preference for somewhat lower buildings
- Multiple respondents living within ¼ mile of this quadrant indicated that the building heights indicated were acceptable, or that taller buildings could be acceptable
- ***Recommendation – No change to building heights in the northeast quadrant from those indicated in the model***

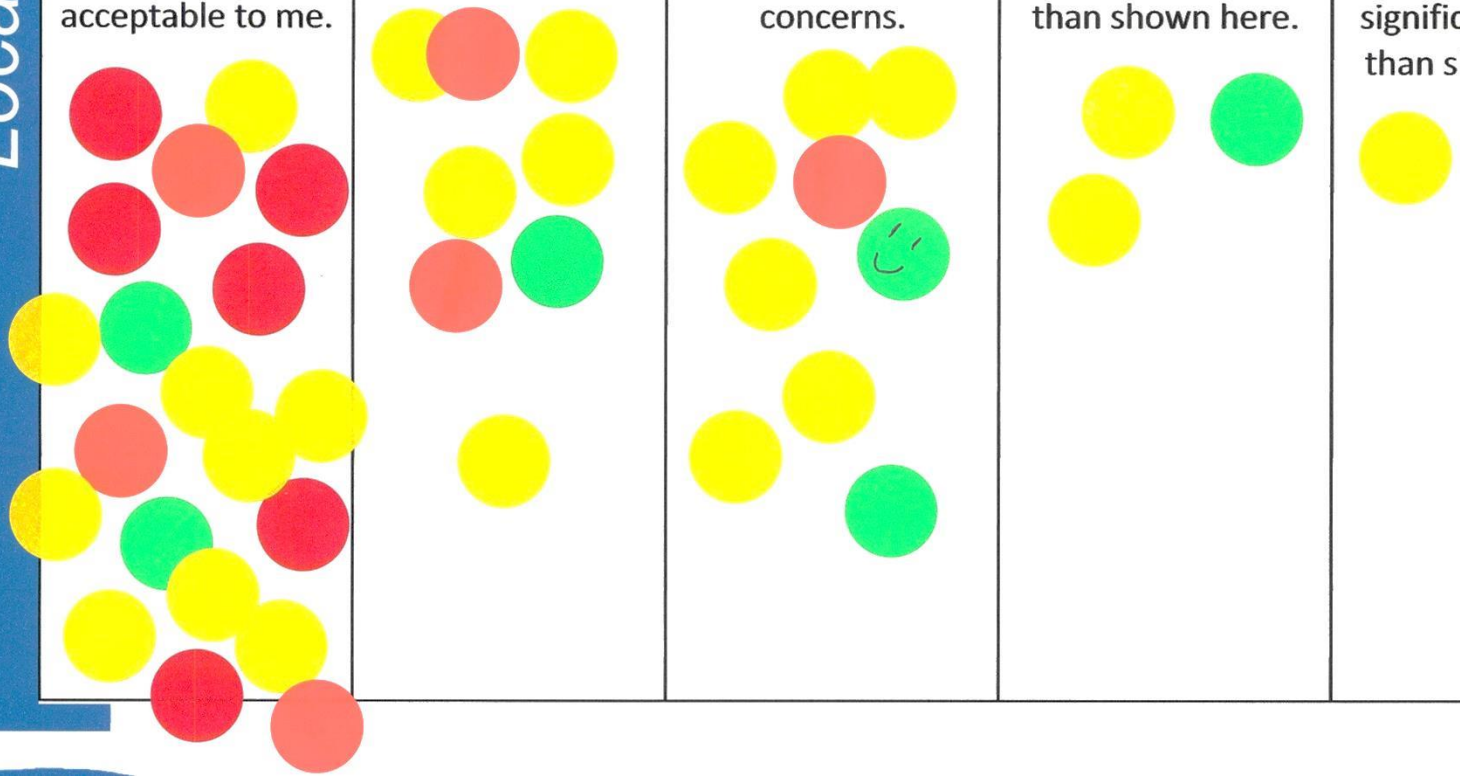


# Community Feedback – Southeast Quadrant *(Green)*

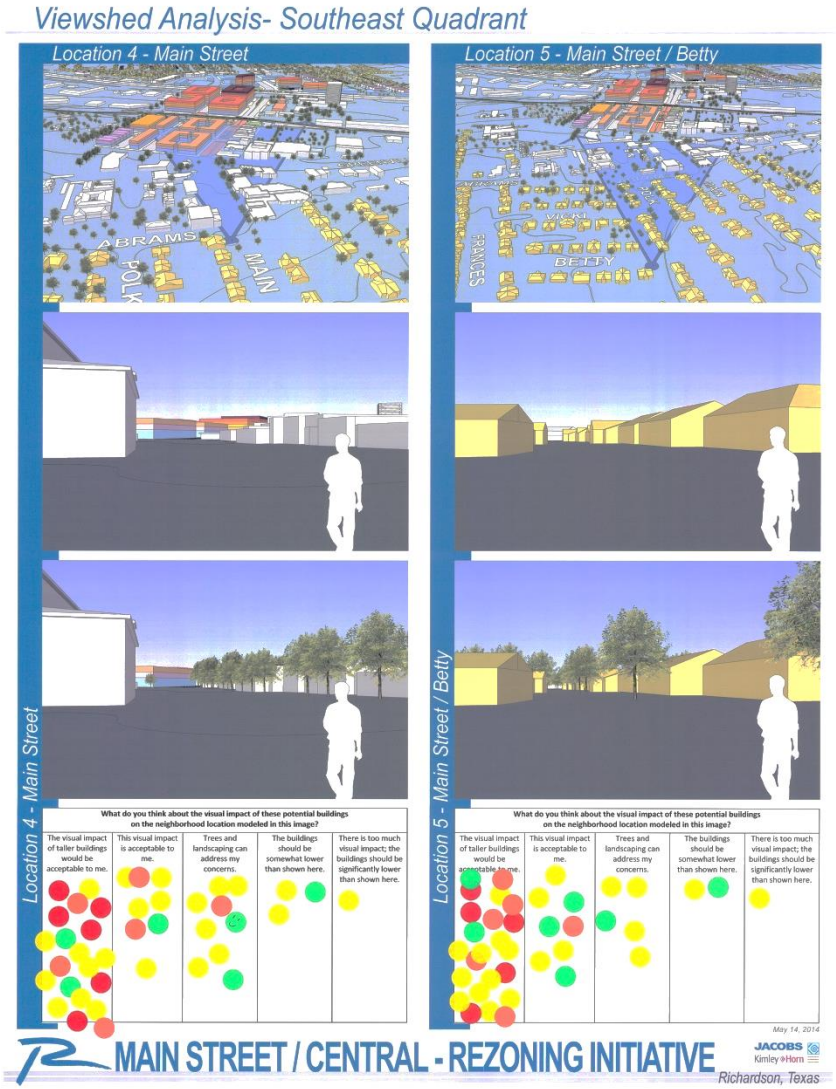
Location 4 -

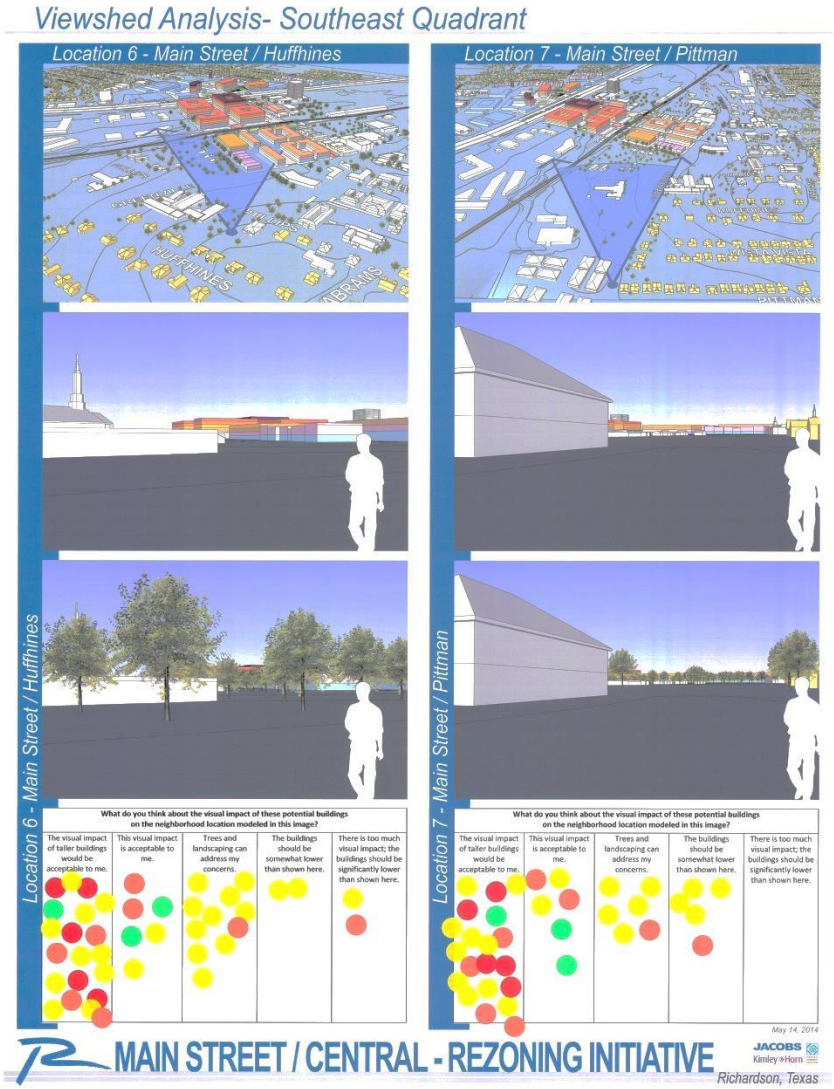
**What do you think about the visual impact of these potential buildings on the neighborhood location modeled in this image?**

| The visual impact of taller buildings would be acceptable to me. | This visual impact is acceptable to me. | Trees and landscaping can address my concerns. | The buildings should be somewhat lower than shown here. | There is too much visual impact; the buildings should be significantly lower than shown here. |
|---|---|---|---|---|



# Community Feedback – Southeast Quadrant *(Green)*



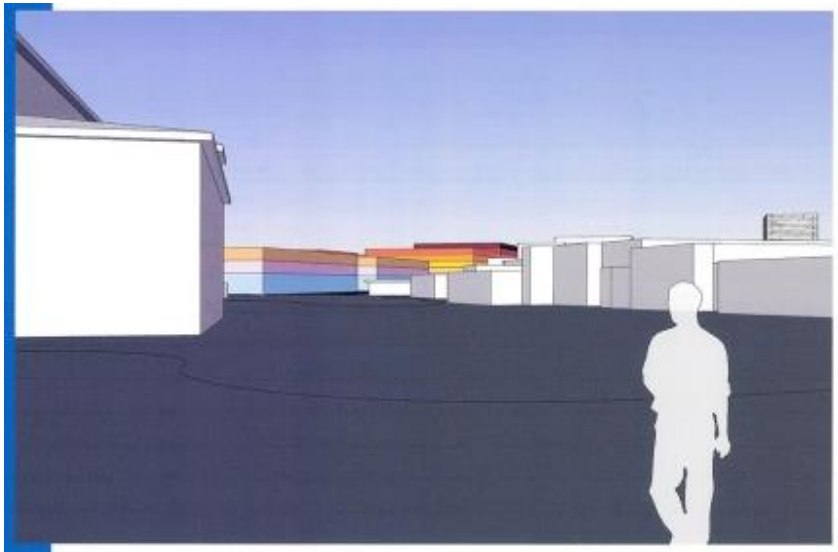



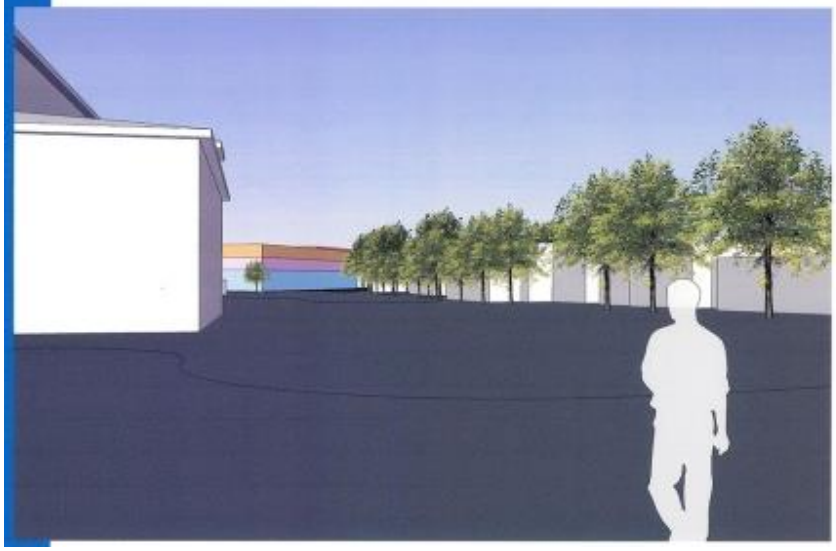
# Recommendation – Southeast Quadrant *(Green)*

- One respondent living within ¼ mile of this quadrant indicated a preference for somewhat lower buildings

- More respondents living within ¼ mile of this quadrant indicated that the building heights indicated were acceptable, or that taller buildings could be acceptable and that landscaping could address their concerns

- ***Recommendation – No change to building heights in the southeast quadrant from those indicated in the model***

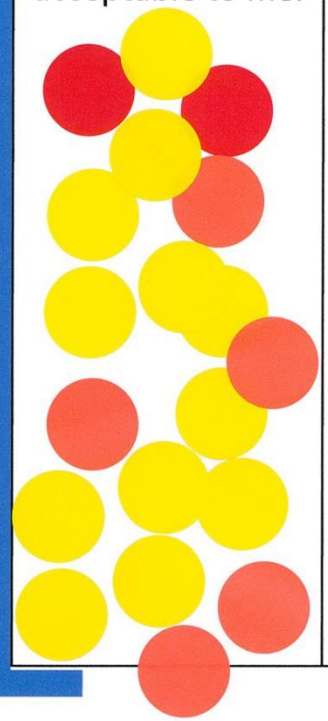
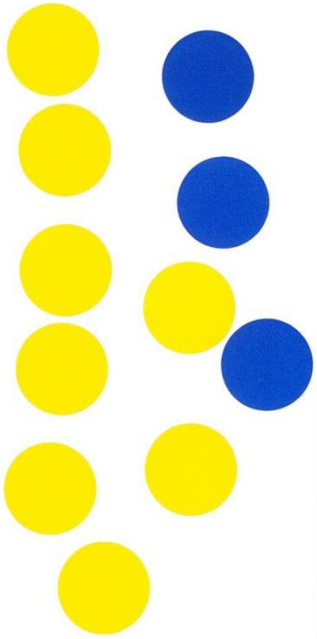
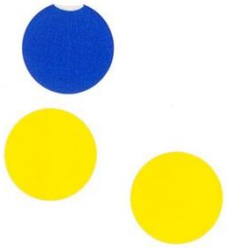




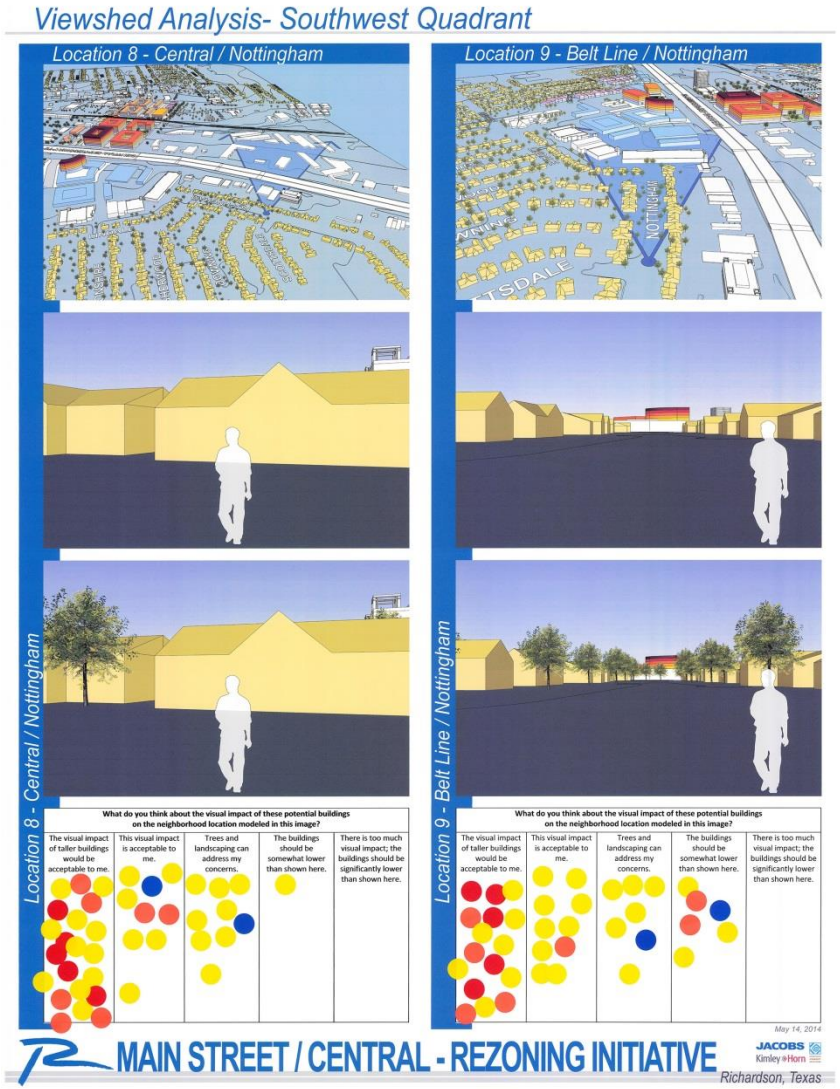
# Community Feedback – Southwest Quadrant *(Blue)*

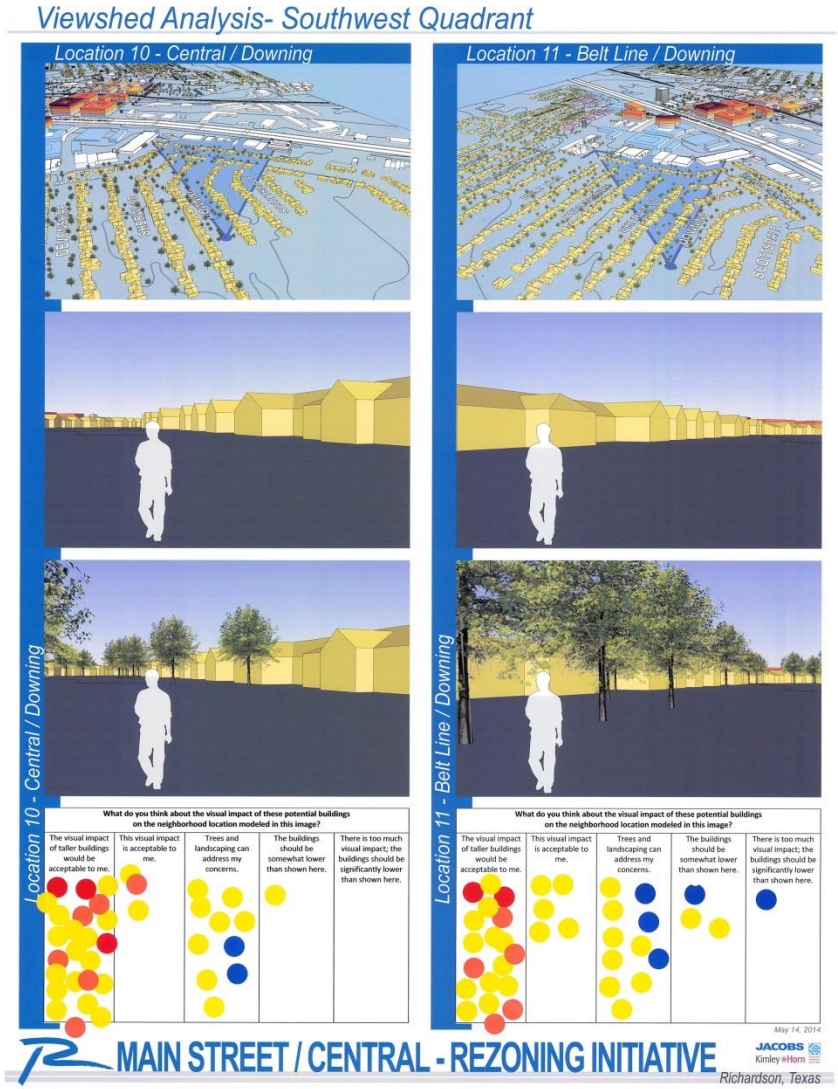
Location 11

**What do you think about the visual impact of these potential buildings on the neighborhood location modeled in this image?**

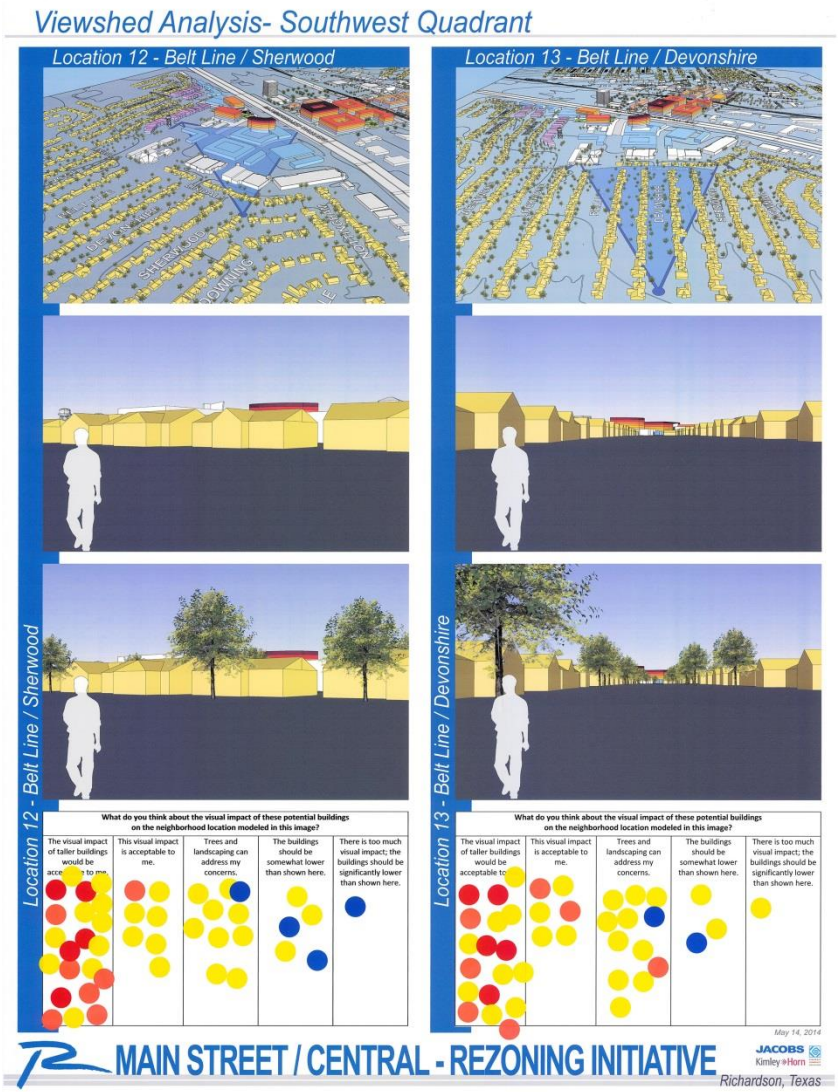
| The visual impact of taller buildings would be acceptable to me. | This visual impact is acceptable to me. | Trees and landscaping can address my concerns. | The buildings should be somewhat lower than shown here. | There is too much visual impact; the buildings should be significantly lower than shown here. |
|---|---|---|---|---|
|  |  |  |  | |

# Community Feedback – Southwest Quadrant *(Blue)*



# Community Feedback – Southwest Quadrant *(Blue)*



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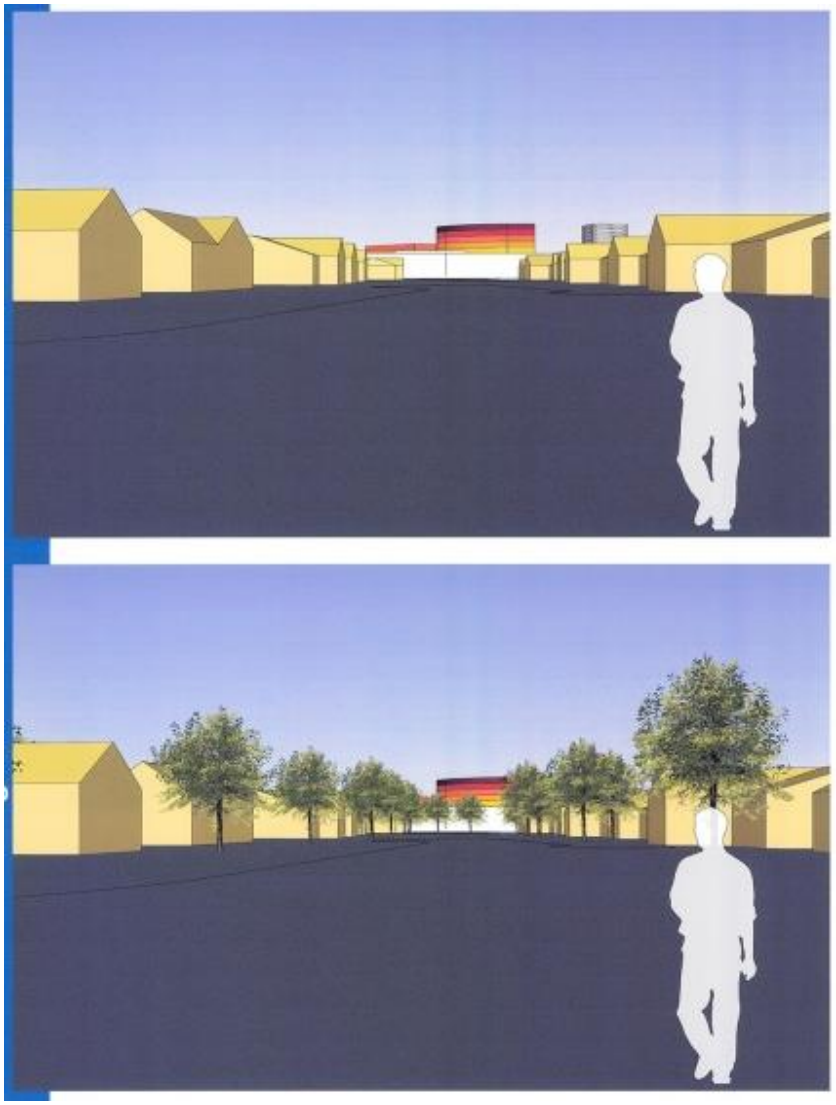
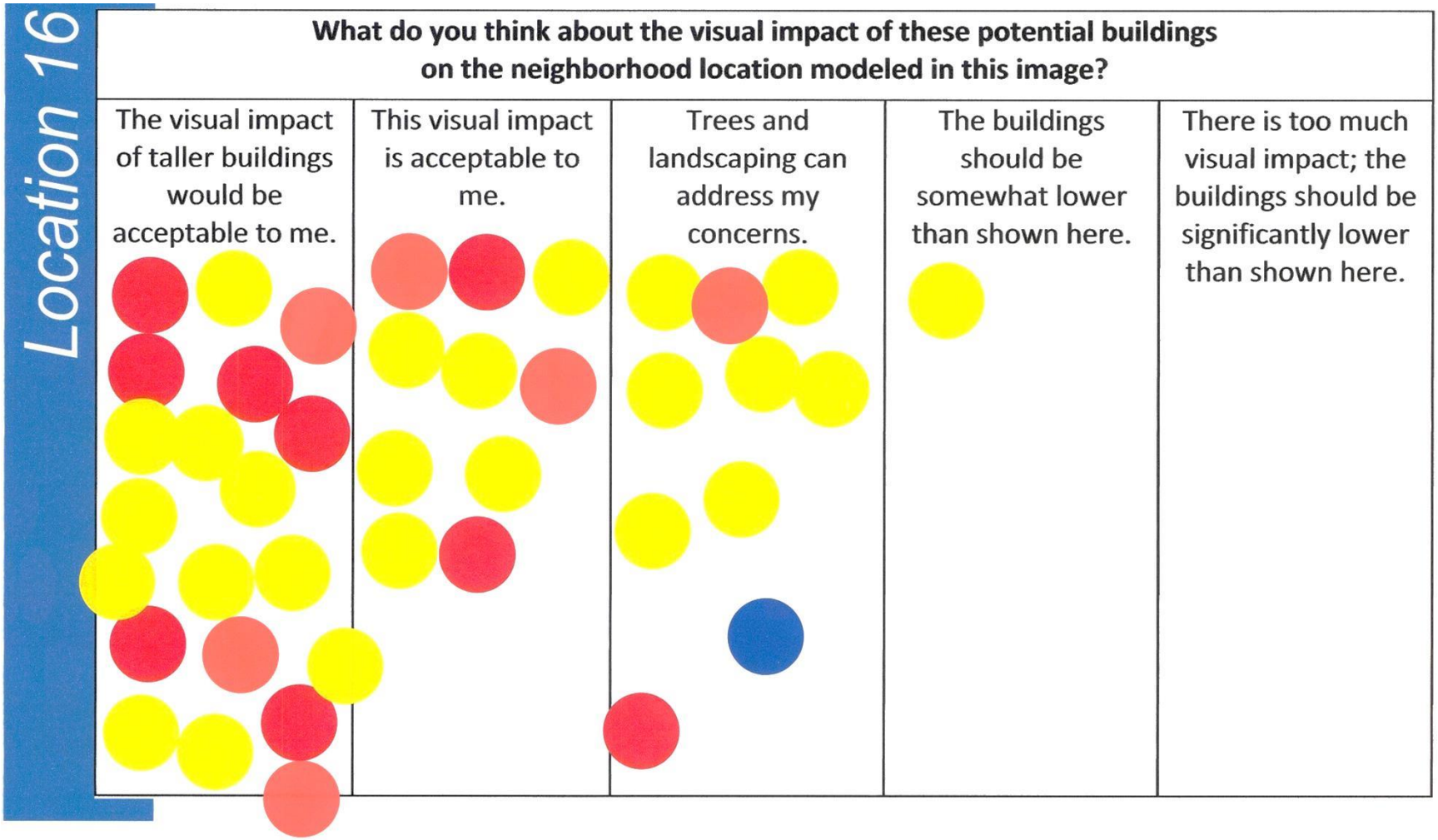
# Recommendation – Southwest Quadrant *(Blue)*

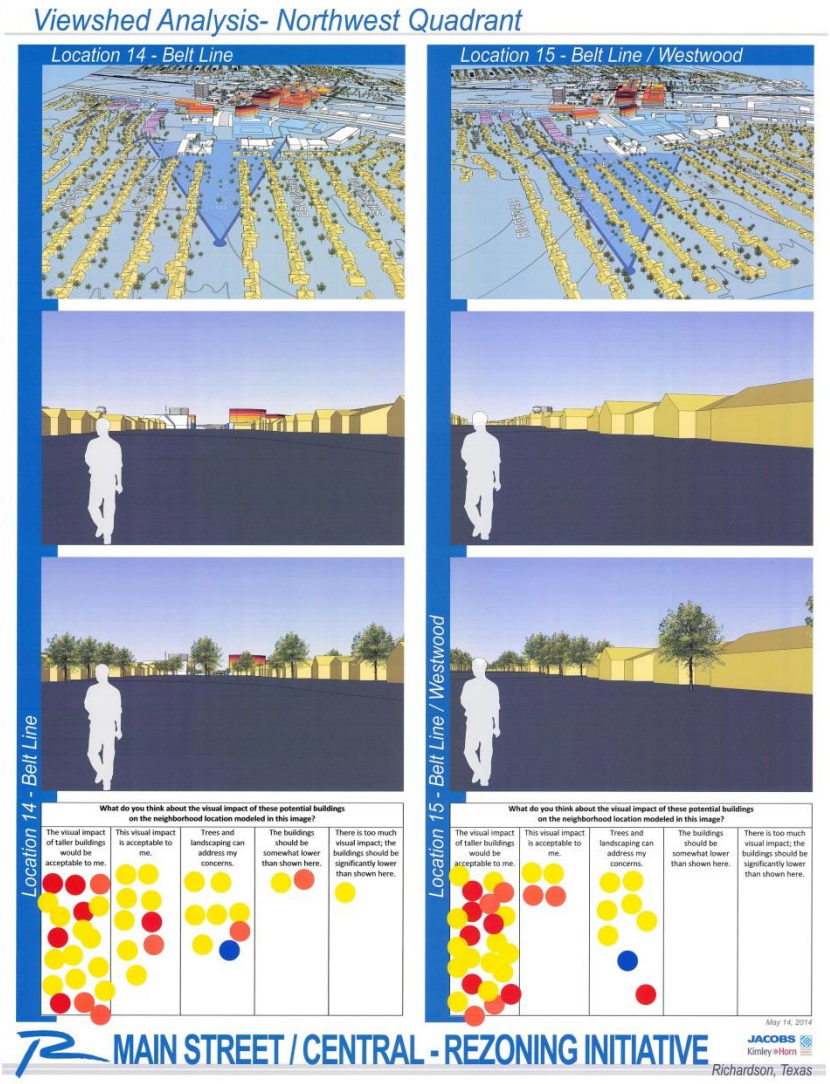
- Several respondents living within ¼ mile of this quadrant indicated a preference for somewhat or significantly lower buildings
- One respondent living within ¼ mile of this quadrant indicated that the building heights indicated were acceptable
- ***Recommendation – Reduce the maximum height for buildings in the southwest quadrant to 75' (6 stories)***

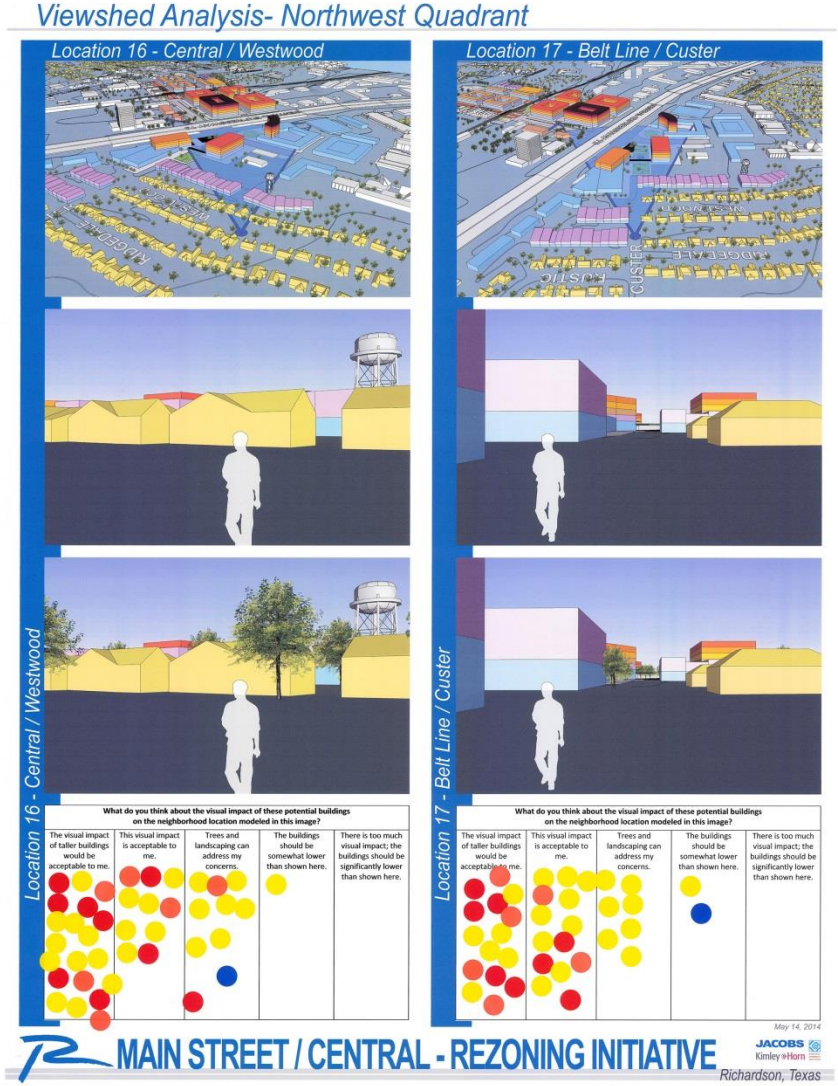


# Community Feedback – Northwest Quadrant *(Red)*



# Community Feedback – Northwest Quadrant *(Red)*



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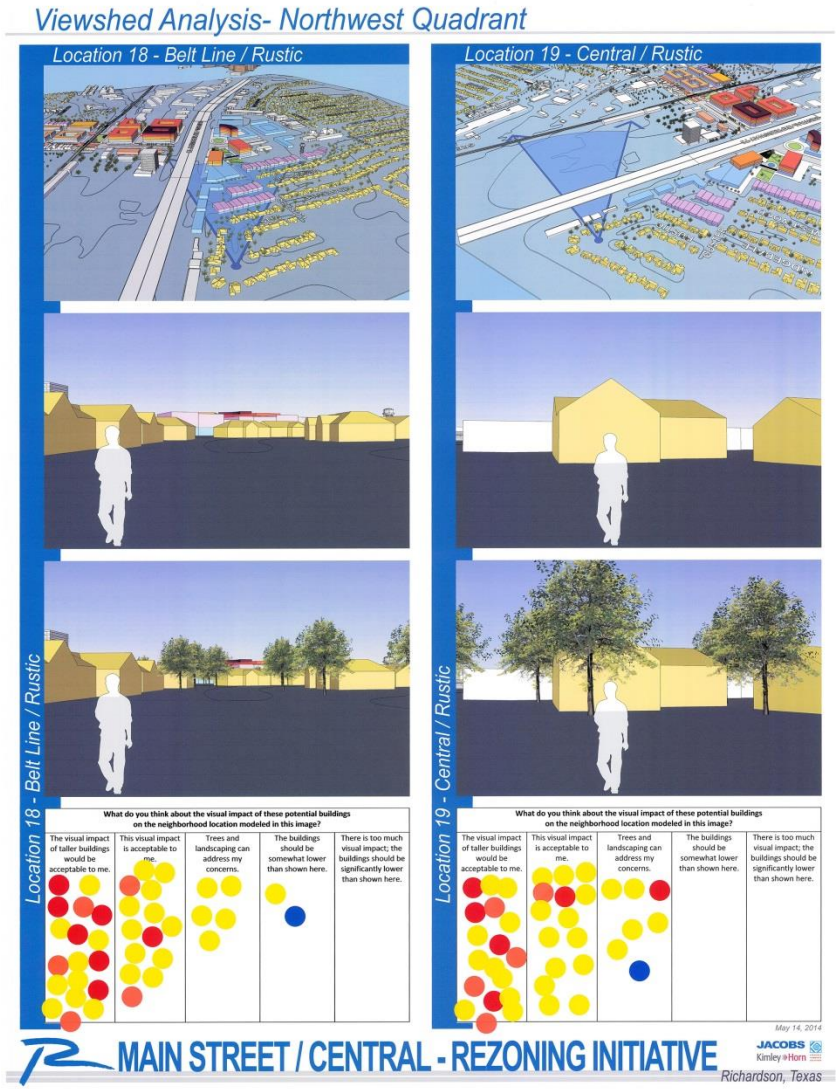
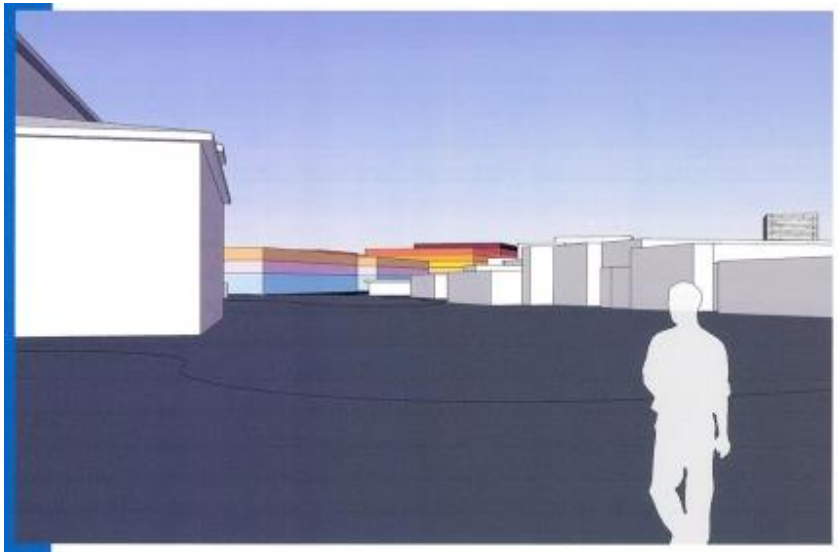
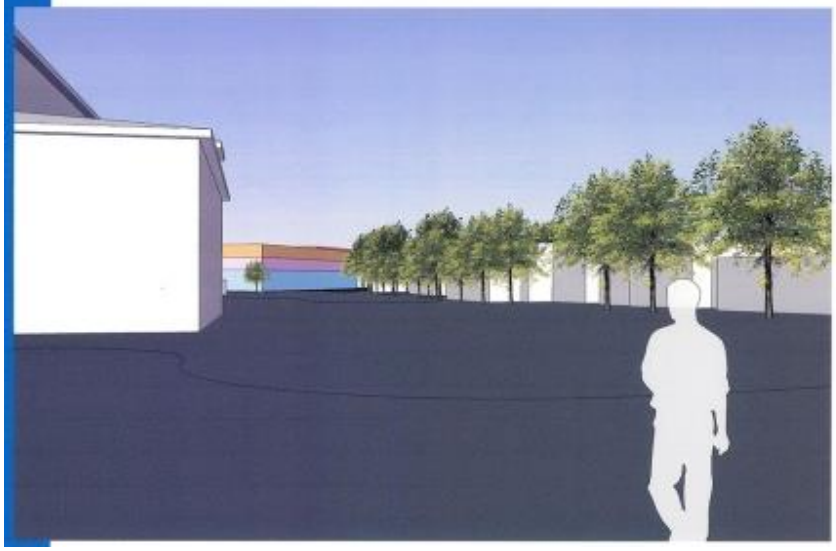
# Community Feedback – Northwest Quadrant *(Red)*



# Recommendation – Northwest Quadrant *(Red)*

- One respondent living within ¼ mile of this quadrant indicated a preference for somewhat lower buildings
- Most respondents living within ¼ mile of this quadrant indicated that trees and landscaping could address their concerns related to the building heights modeled
- ***Recommendation – No change to building heights in the northwest quadrant from those indicated in the model***





# Discussion

# Additional Feedback from Community Workshop

- One individual at the community workshop requested that views be taken from back yards in the southwest quadrant adjacent to The Heights Shopping Center to see if there were additional viewshed impacts from new development

- The following views are taken from those locations

# Location 20 – Belt Line/ Lindale

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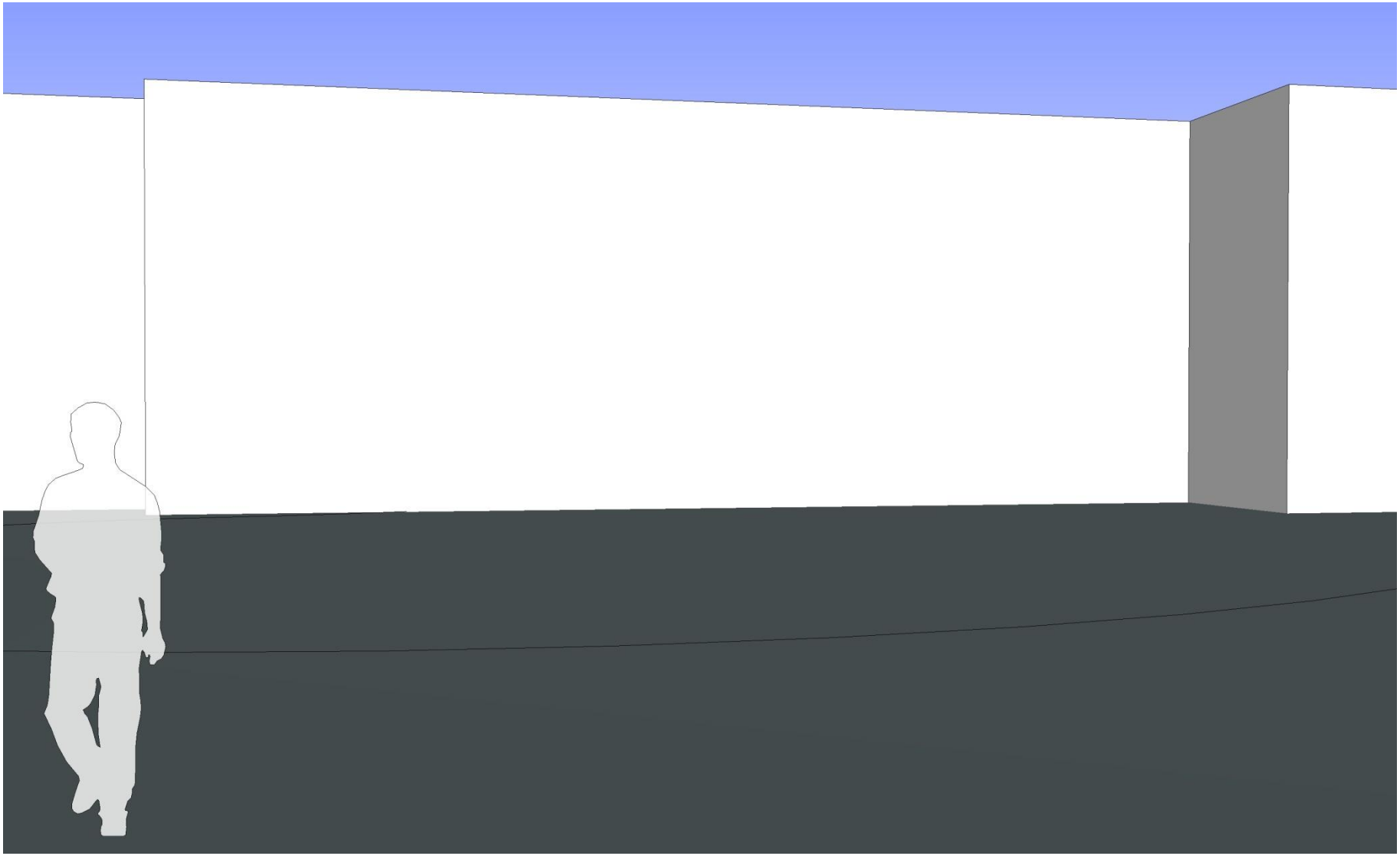

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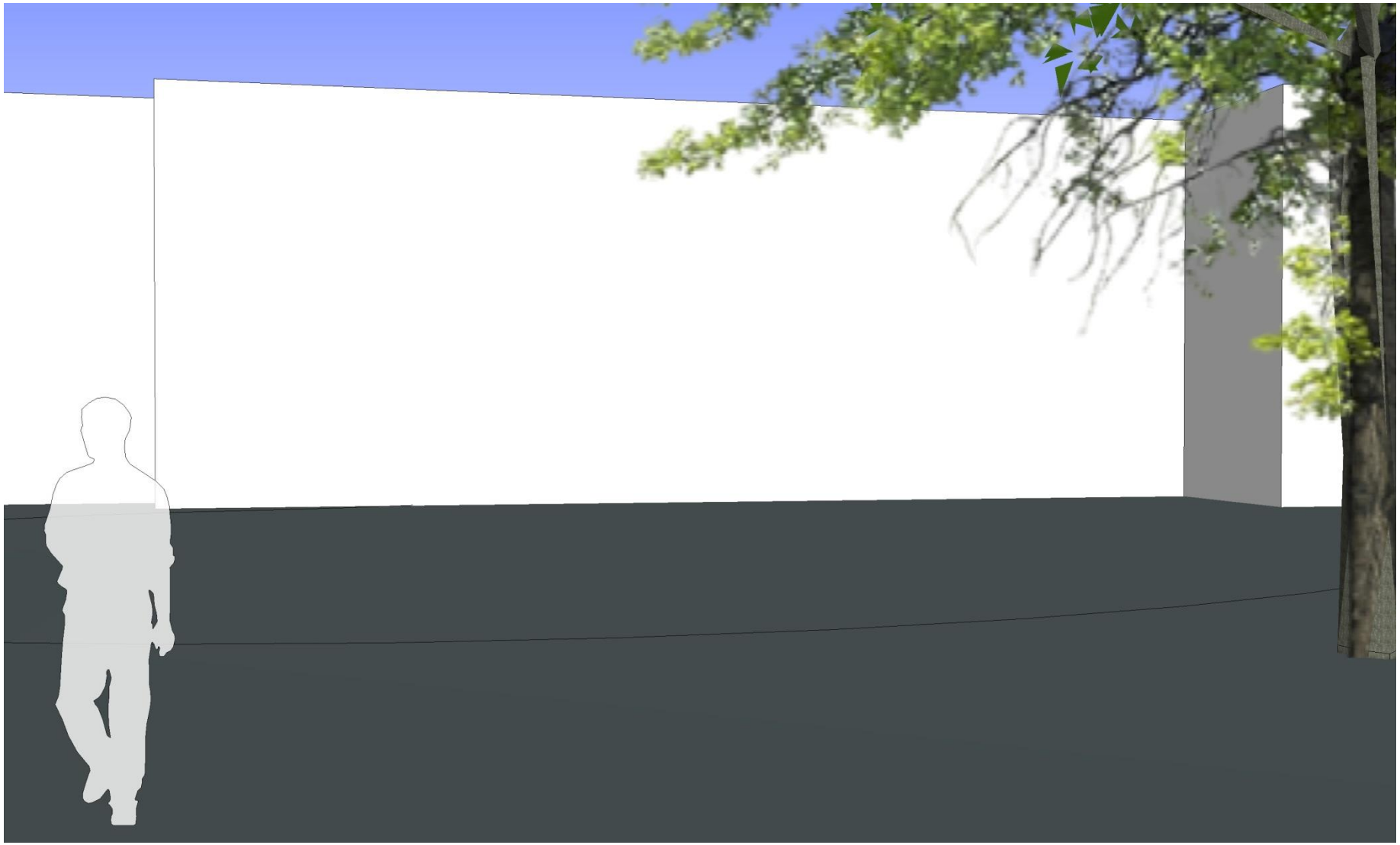
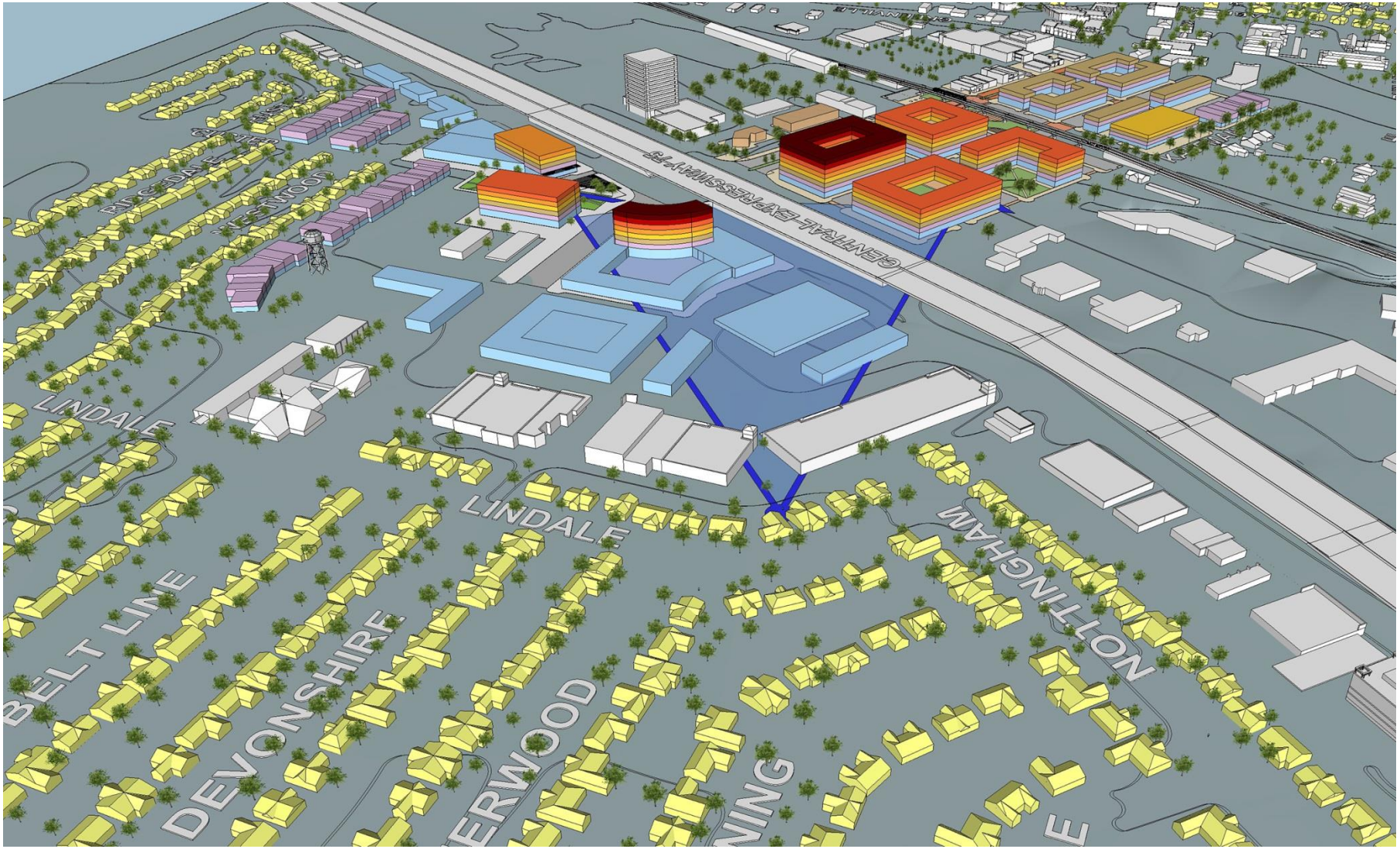


# Location 20 – Belt Line/ Lindale



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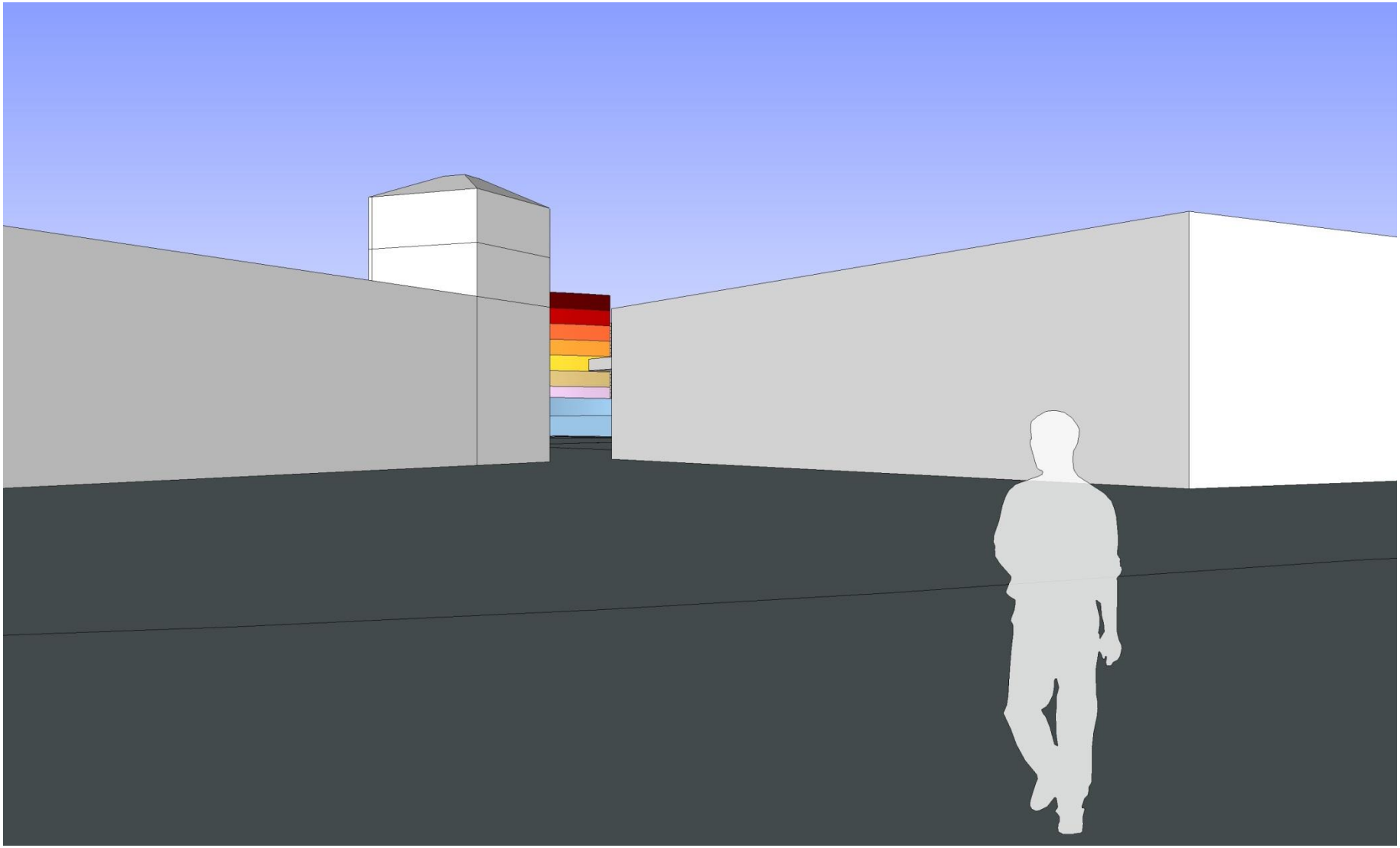
# Location 21 – Belt Line / Lindale



# Location 21 – Belt Line / Lindale

# Additional Council Requested Views

- In the City Council briefing on March 17, the Council requested additional views related to specific locations in the Corridor
- The following views are taken from those locations

# Location 8 – Central / Nottingham

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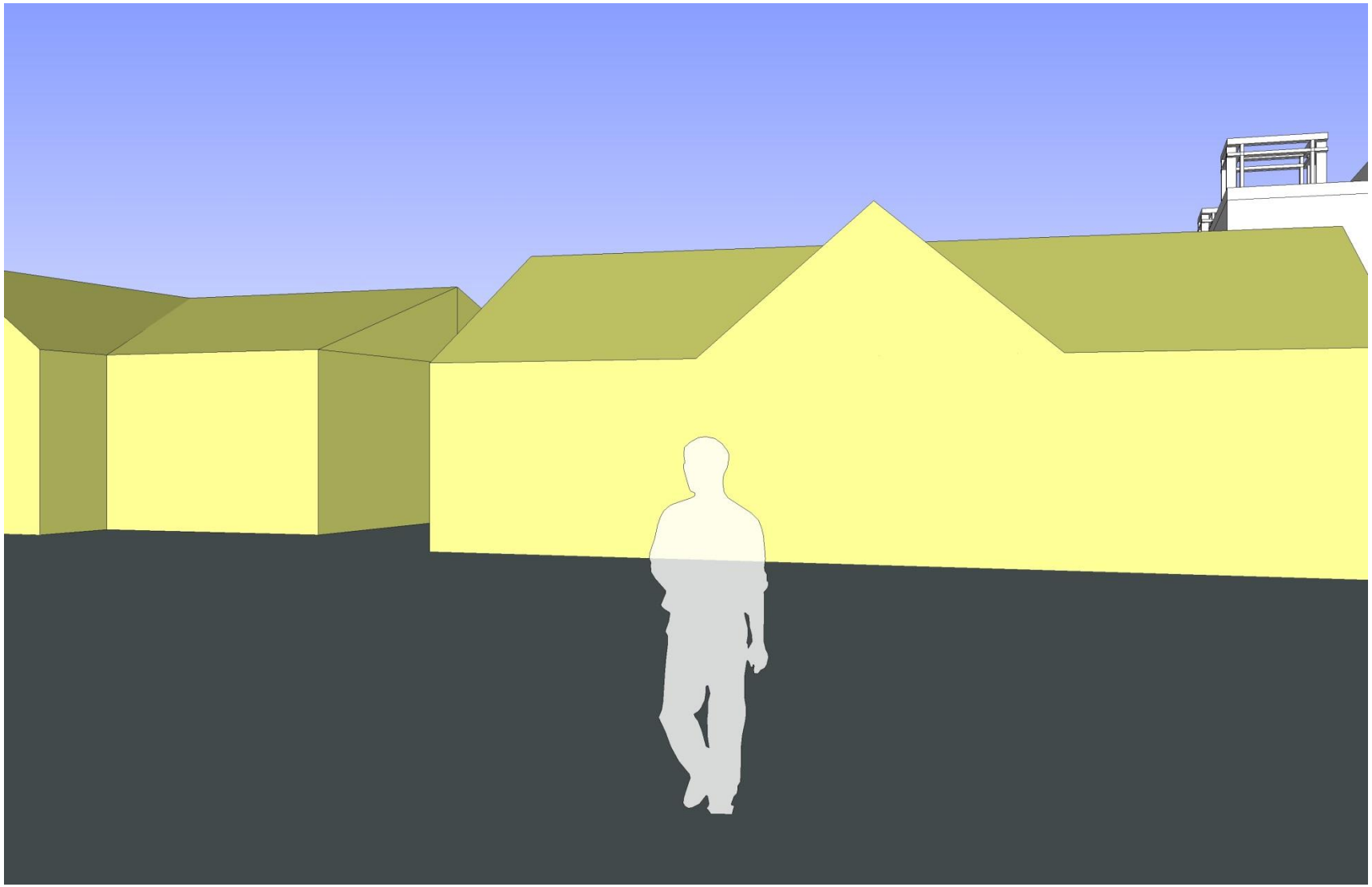
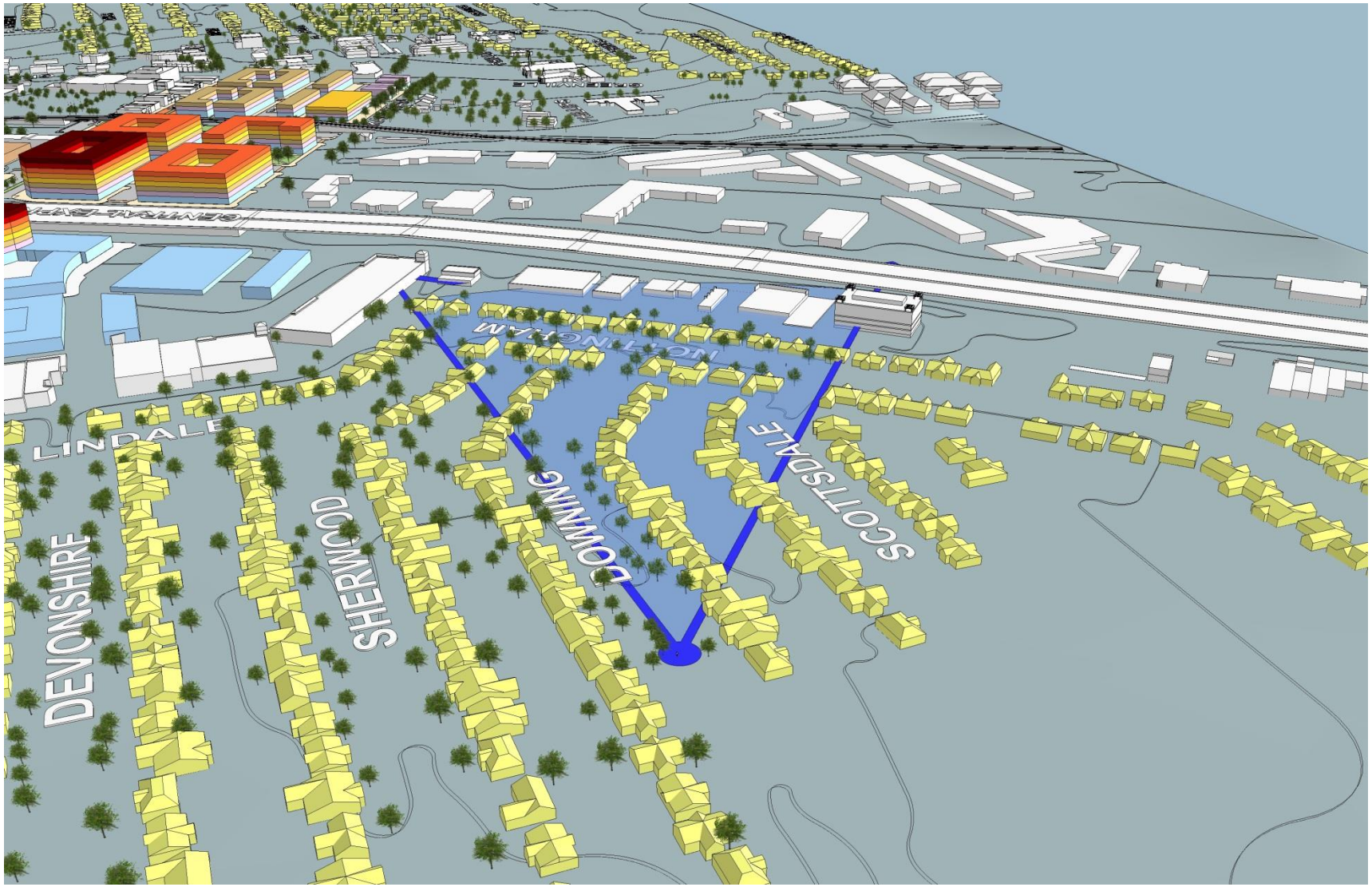


# Location 8 – Central / Nottingham

# Location 10 – Central / Downing



# Location 10 – Central / Downing

# Location 10 – Central / Downing

# Location 19 – Central / Rustic

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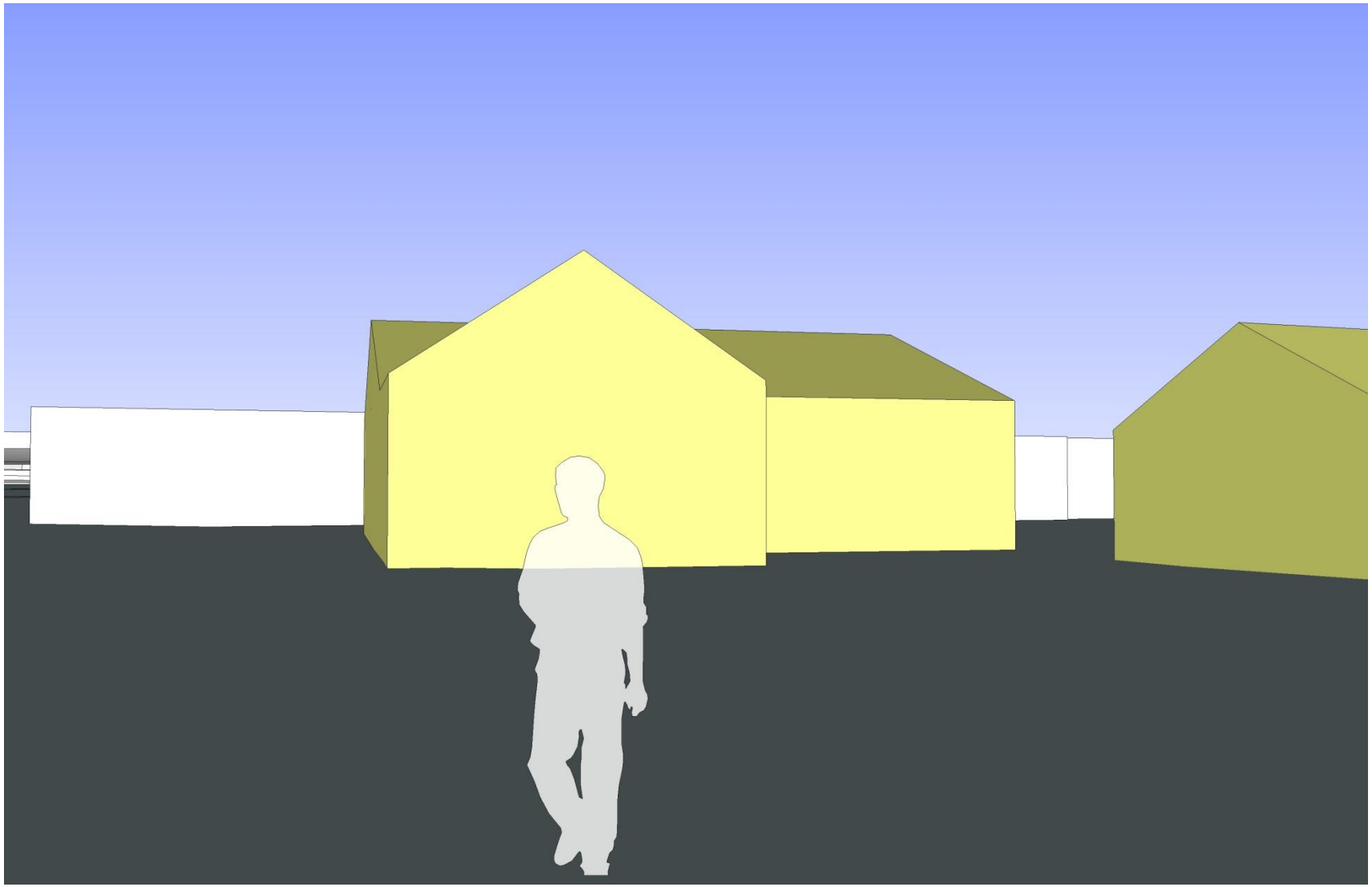
# Location 19 – Central / Rustic



# Location 19 – Central / Rustic

# Location 16 – Central / Westwood

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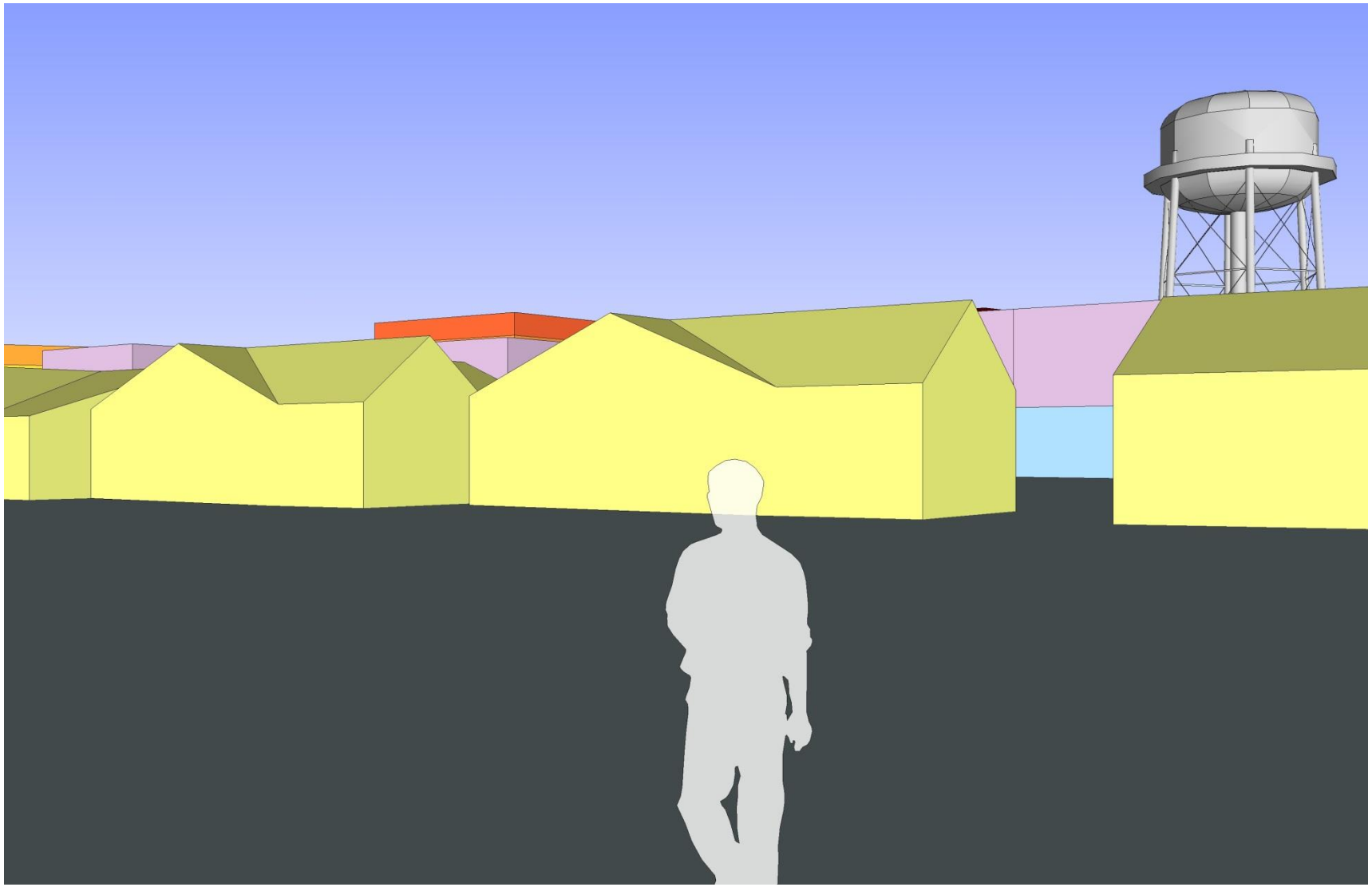
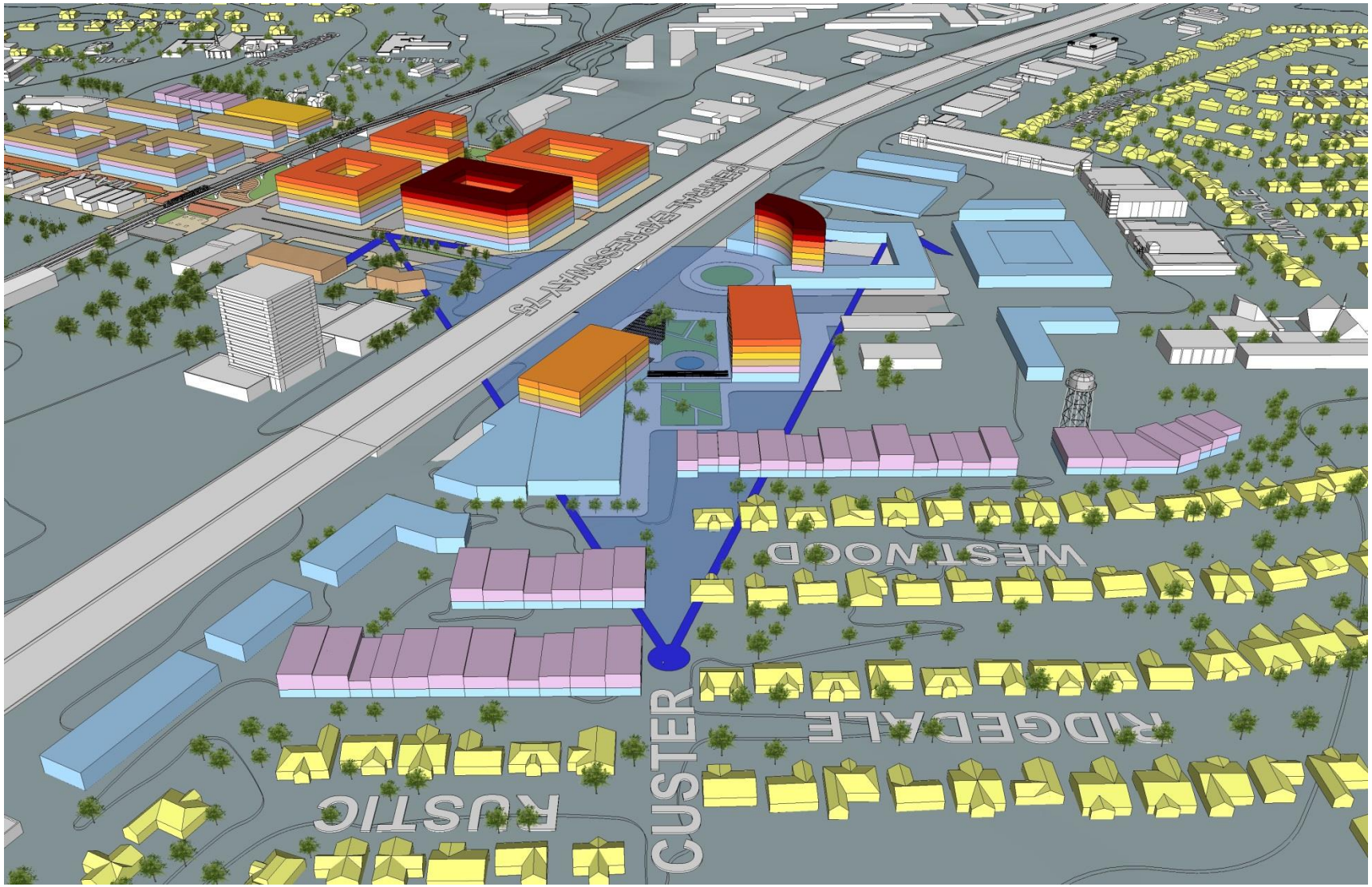
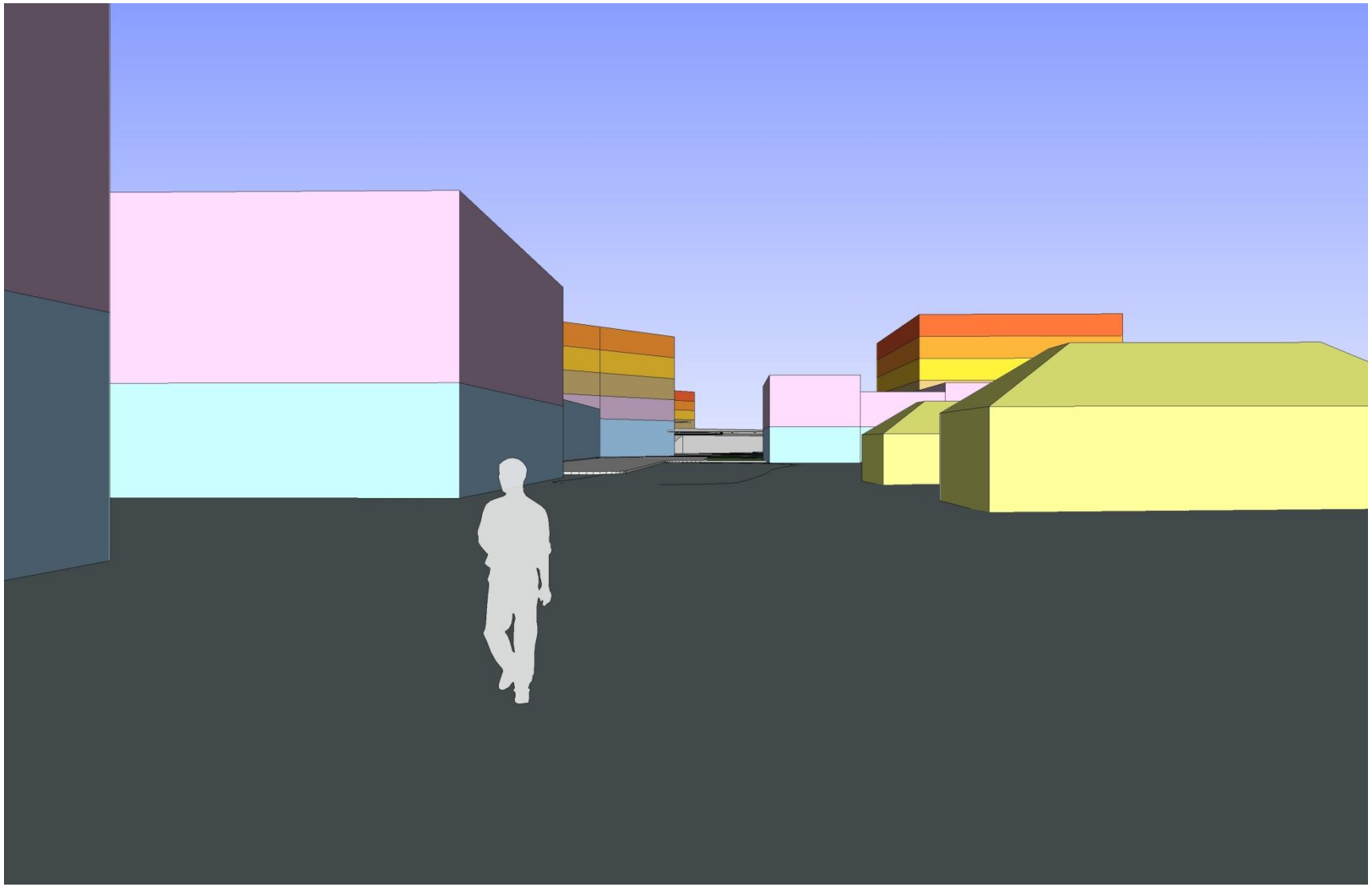


# Location 16 – Central / Westwood

# Location 17 – Belt Line / Custer



# Location 17 – Belt Line / Custer



# Location 17 – Belt Line / Custer

# Main Street Design Components

# Main Street Design Components

- The design of Main Street is proceeding based upon the feedback received from Council at the 3/17/14 worksession
- Several elements will be important to the future design of Main Street
- The following slides summarize some of the key design components to be considered

# Main Street Design Components - Parking

# Main Street Design Components - Parking

# Main Street Design Components - Parking

# Main Street Design Components - Parking

# Main Street Design Components – Medians / Turn Lanes

# Main Street Design Components – Medians / Turn Lanes

# Main Street Design Components – Medians / Turn Lanes

# Main Street Design Components – Medians / Turn Lanes

# Main Street Design Components – Amenity Zone

# Main Street Design Components – Amenity Zone

# Main Street Design Components – Amenity Zone

# Main Street Design Components – Amenity Zone

# Next Steps

# Next Steps

- Based upon Council feedback, the Team will prepare alternative Main Street cross sections, and will prepare draft zoning documents for the four subdistricts for stakeholder and community discussions
- The consultant team will brief Council regarding the Main Street cross sections in June / July
- The consultant team will meet with property owners within the study area to discuss preliminary code direction and property owner desires in late July
- The team will then conduct a community-wide meeting in late July to present the preliminary code
- Staff will update Council in August on the feedback received in the community-wide meeting and property owner meetings held in July

# City Council Work Session

## June 2, 2014

Image Source – Richardson Public Library

# MAIN STREET / CENTRAL - REZONING INITIATIVE

JACOBS
Kimley»Horn

Richardson, Texas