



**NOTICE OF JOINT WORK SESSION AGENDA
LANCASTER CITY COUNCIL; AND
LANCASTER PLANNING AND ZONING COMMISSION
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**



Monday, April 19, 2021 - 7:00 PM

The Mayor, City Councilmembers, and Commissioners will attend via video or audio link due to the COVID-19 emergency situation.

IMPORTANT NOTICE: Due to the COVID-19 (coronavirus) state of emergency and consistent with the Governor's Order regarding modifications to the Texas Open Meetings Act ("TOMA"), and the public will not be admitted to the physical meeting location.

Please click the link below to join the webinar:

<https://us02web.zoom.us/meeting/register/tZ0tc-yupj8iH9YQU3db7ieKoS6-gE3-OmLP>

The meeting will be broadcast live via video at the following address:

<http://www.lancaster-tx.com/324/Watch-Meetings>

7:00 P.M. JOINT WORK SESSION:

CALL TO ORDER:

1. Receive an update on I-35E and Loop 9 Corridor Studies and discuss the two corridors' vision, guiding principles, alternative scenarios, and performance metrics.

ADJOURNMENT

EXECUTIVE SESSION: The City Council reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: Meetings of the City Council are held in municipal facilities and are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

CONFORME A LA SECCION 30.06 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO 411, CODIGO DEL GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO OCULTADA.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

CONFORME A LA SECCION 30.07 DEL CODIGO PENAL (TRASPASAR PORTANDO ARMAS DE FUEGO AL AIRE LIBRE CON LICENCIA) PERSONAS CON LICENCIA BAJO DEL SUB-CAPITULO H, CAPITULO 411, CODIGO DE GOBIERNO (LEY DE PORTAR ARMAS), NO DEBEN ENTRAR A ESTA PROPIEDAD PORTANDO UN ARMA DE FUEGO AL AIRE LIBRE.

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on April 15, 2021, @ 7:00 p.m., and copies thereof were provided to the Mayor, Mayor Pro-Tempore, Deputy Mayor Pro-Tempore, and Council members.



Carey D. Neal, Jr.

Assistant City Manager

CITY OF LANCASTER CITY COUNCIL

City Council Joint Work Session

1.

Meeting Date: 04/19/2021

Policy Statement: This request supports the City Council 2020-2021 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community
Sound Infrastructure
Quality Development

Submitted by: Bester Munyaradzi, Senior Planner

Agenda Caption:

Receive an update on I-35E and Loop 9 Corridor Studies and discuss the two corridors' vision, guiding principles, alternative scenarios, and performance metrics.

Background:

During the FY 2018/2019 and 2019/2020 Strategic Planning Session, the City Council identified an objective to conduct and complete the I-35E and Loop 9 Corridor studies and to make recommendations regarding the City's preferred development scenario.

Operational Considerations:

In February 2020, the City Council received a presentation from Halff Associates regarding the scope of work for the I-35E and Loop 9 Overlay District Corridor Studies.

In June 2020, the City Council approved a resolution accepting the terms and conditions of an agreement with Halff Associates for I-35E and Loop 9 Overlay District Corridor Studies.

In September 2020, Halff Associates led and facilitated a discussion between the City Council and Planning and Zoning Commission and completed the following:

- SWOT(Strengths, Weakness, Opportunities, Threats) discussion for the two corridors
- Corridor vision questions (value statements)
- Visual preference surveys (development type and intensity, building character, streetscape features, roadway features, placemaking strategies)
- Map exercises

During this joint session, Halff will present the following:

1. Study Updates
2. Market Assessment Key Findings
3. Draft Corridor Vision and Guiding Principles
4. Draft Alternative Scenarios & Performance Metrics

Attachments

Presentation



Joint Work Session

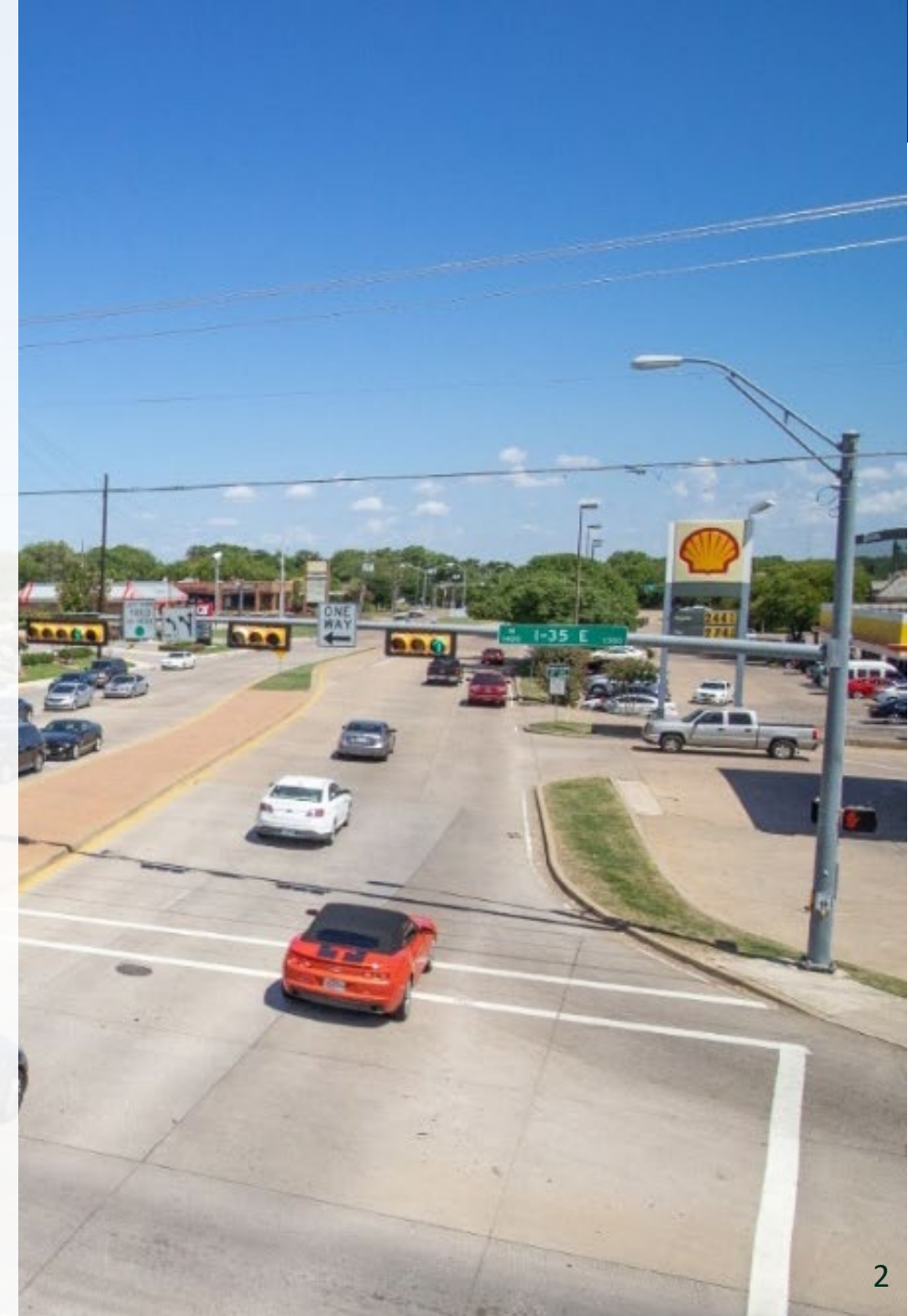
I-35E & Loop 9 Overlay District Corridor Studies

April 19, 2021



AGENDA

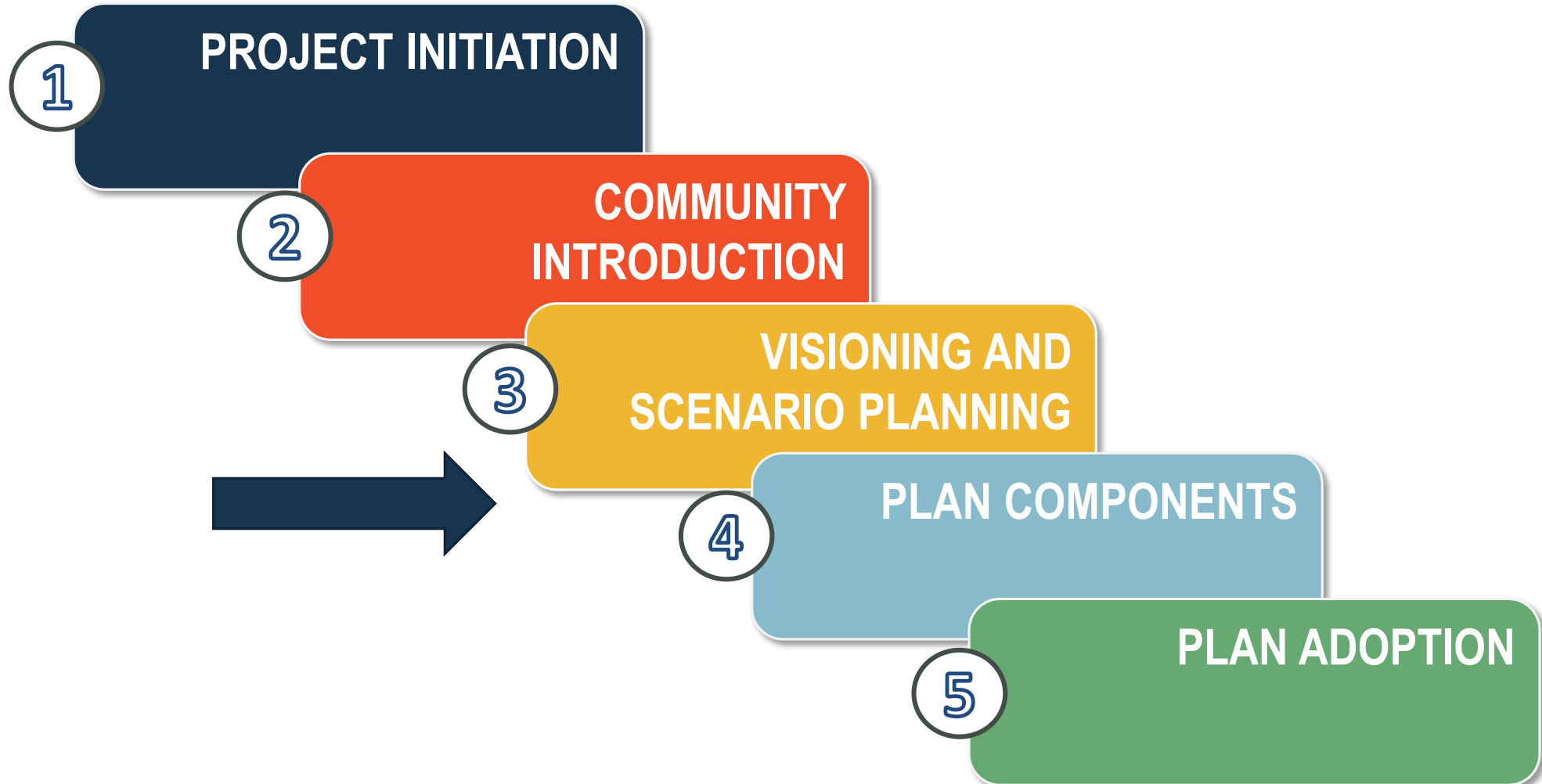
- Study Updates
- Market Assessment Key Findings
- Draft Corridor Vision and Guiding Principles
- Draft Alternative Scenarios & Performance Metrics
- Next Steps





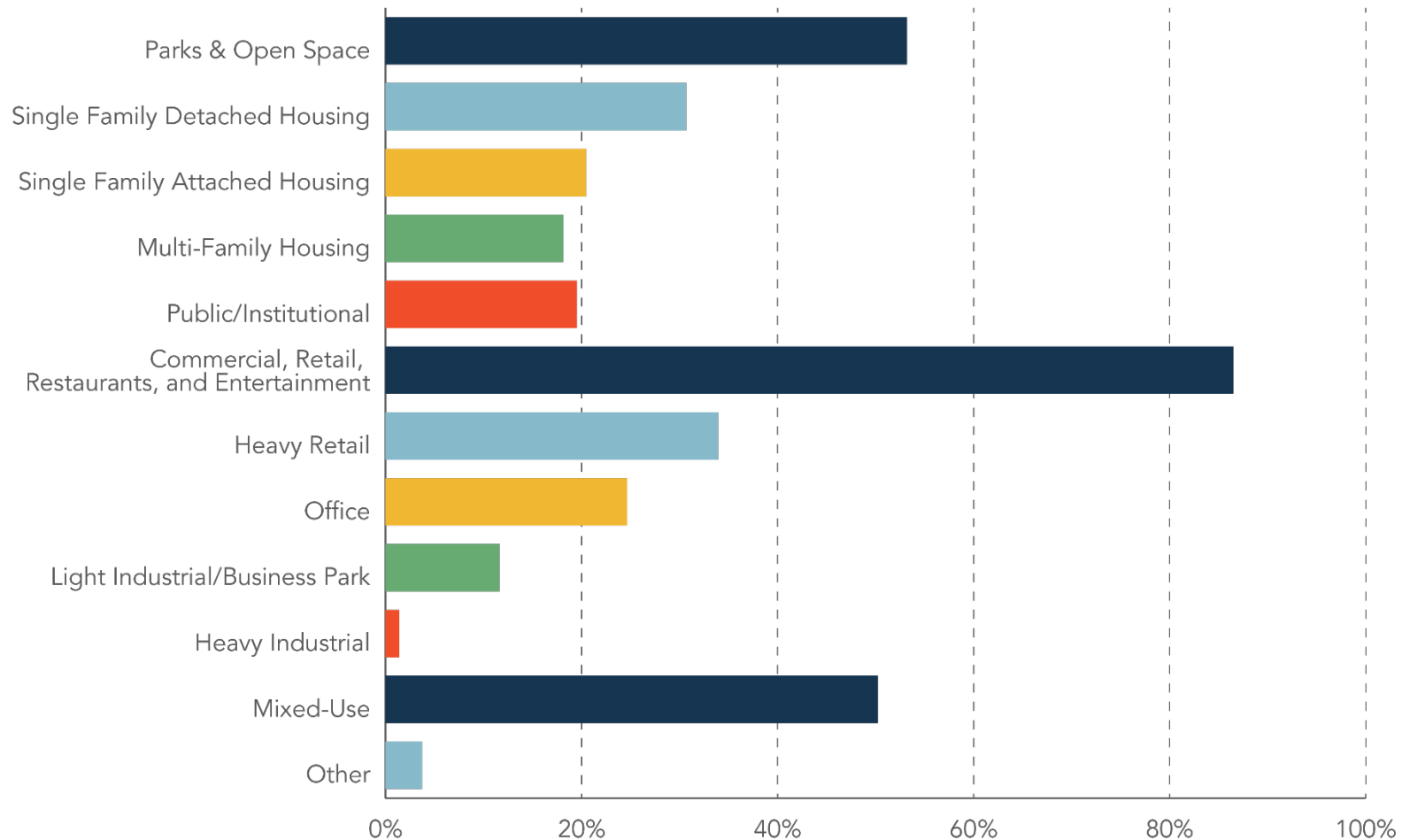
STUDY UPDATES

STUDY PROCESS



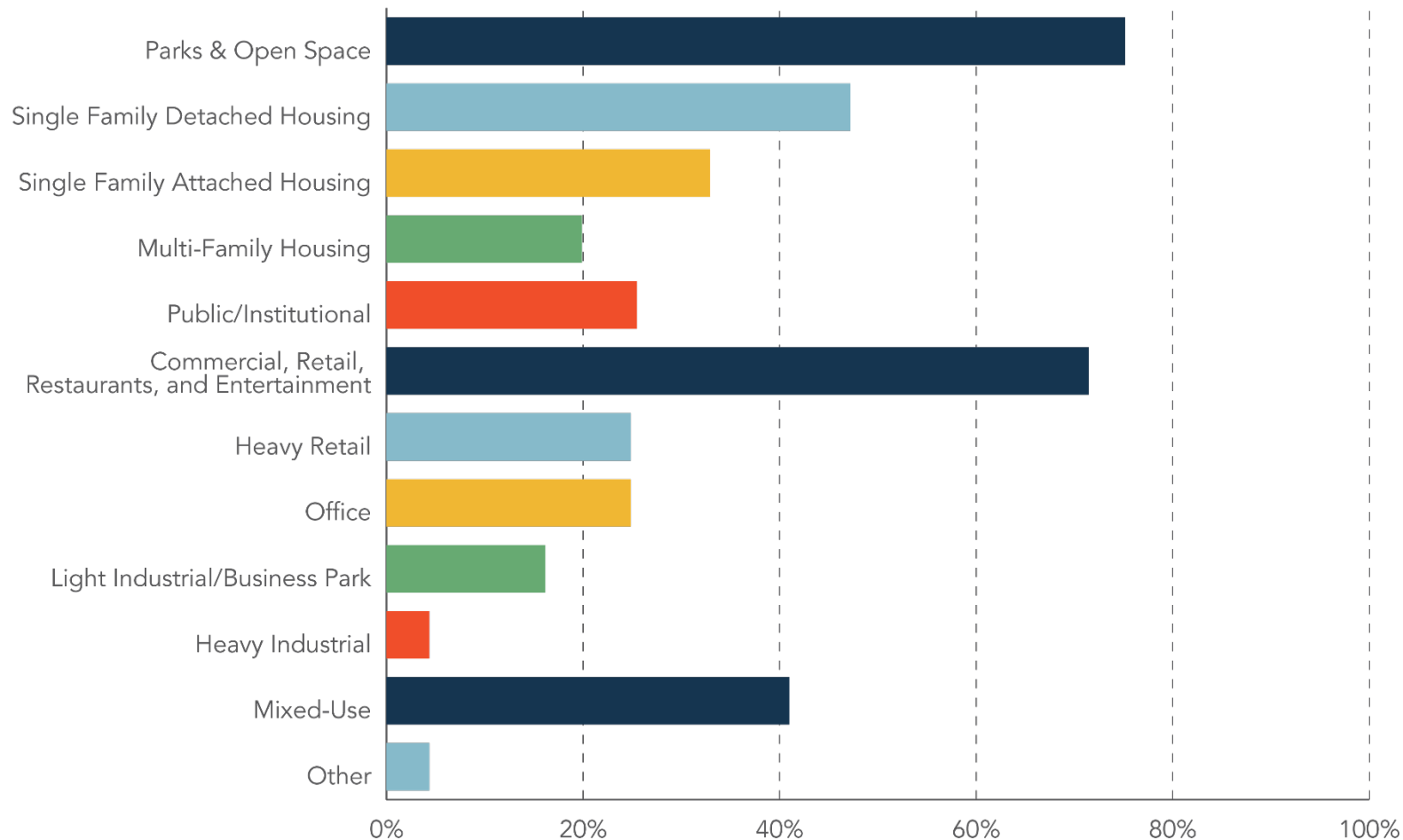
ONLINE SURVEY KEY FINDINGS

What type of uses do you think are needed and appropriate along the I-35E corridor?



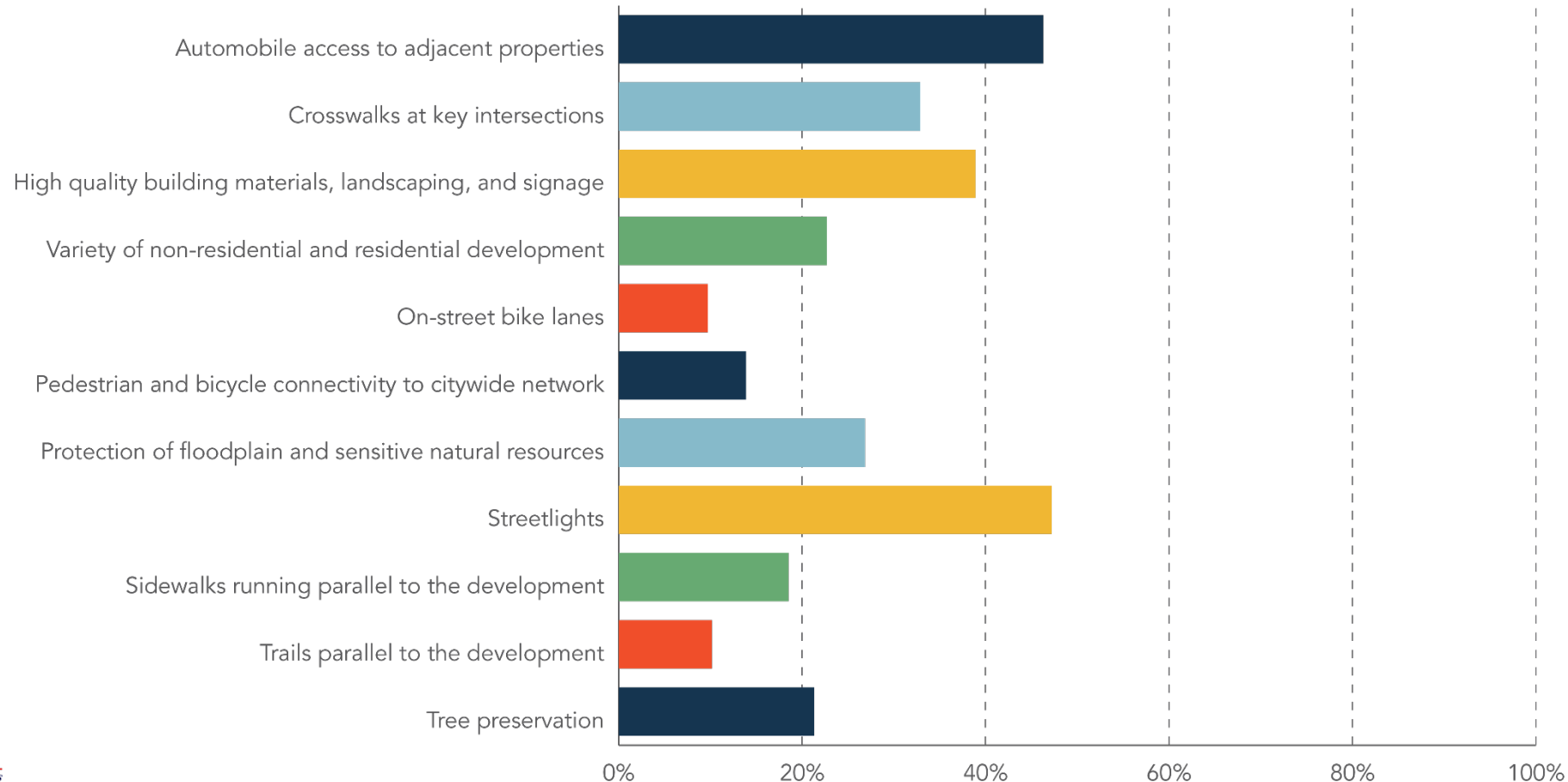
ONLINE SURVEY KEY FINDINGS

What type of uses do you think are needed and appropriate along the Loop 9 corridor?



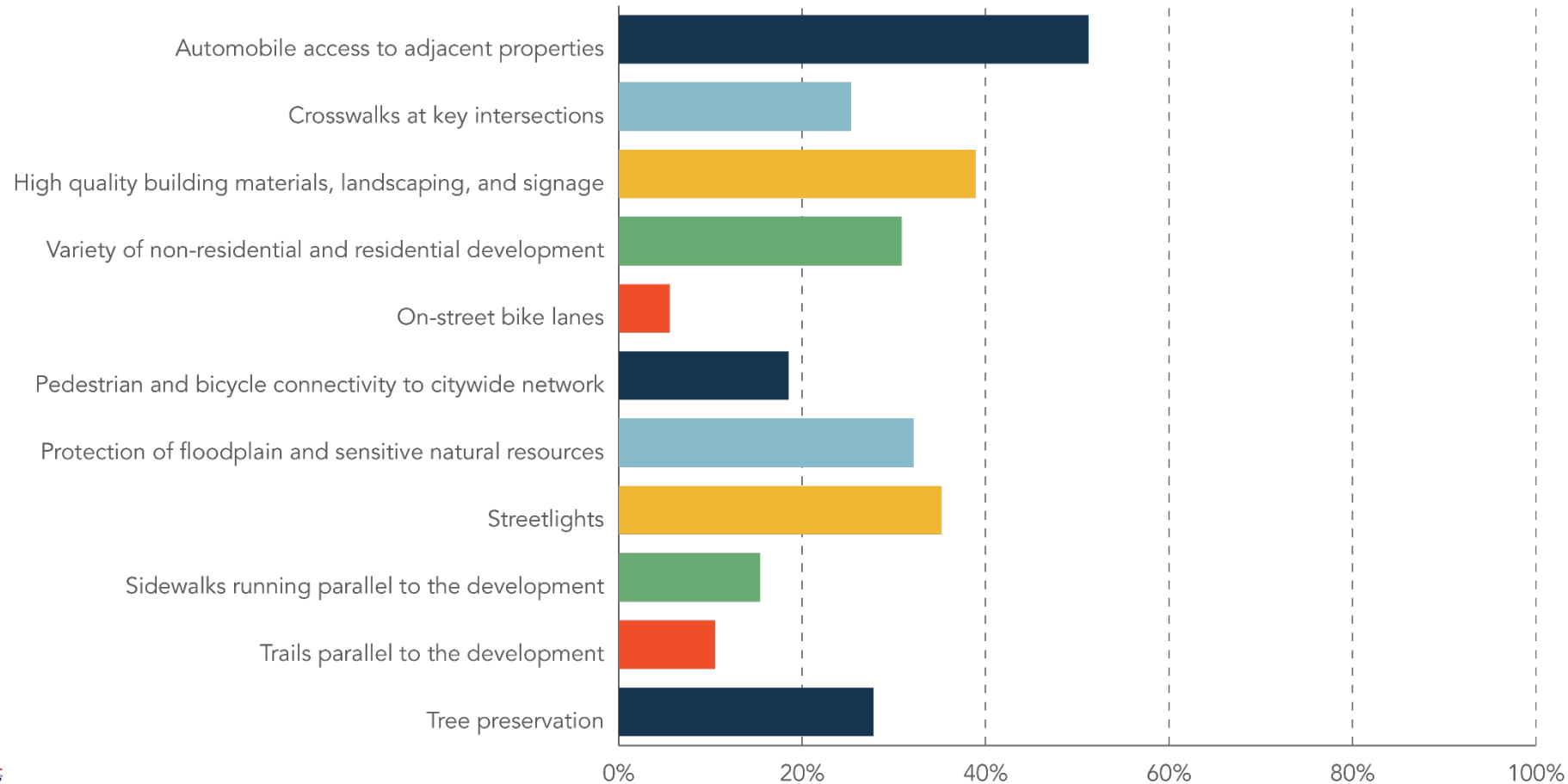
ONLINE SURVEY KEY FINDINGS

Which of the following features are most important when considering new development or redevelopment within 1 mile of the I-35E corridor in Lancaster?



ONLINE SURVEY KEY FINDINGS

Which of the following features are most important when considering new development or redevelopment within 1 mile of the Loop 9 corridor in Lancaster?



VIRTUAL PUBLIC ENGAGEMENT (VPE) ROOM RESULTS

What are the top three priorities for future land use in the I-35E corridor study area?

1. **Mixed-Use with residential | Suburban Retail** (tied)
2. **Commercial Mixed Use**
3. **Big box Commercial | Main Street Retail** (tied)

What are the top three priorities for future land use in the Loop 9 corridor study area?

1. **Open Space | Big Box Commercial** (tied)
2. **Single Family Residential**
3. **Office Park**

VPE ROOM RESULTS

What are the top three priorities for improving aesthetics & character in the I-35E corridor study area?

1. Streetscape
2. Consistent Building Style
3. Entry Features

What are the top three priorities for improving aesthetics & character in the Loop 9 corridor study area?

1. Entry Features | Consistent Building Style (tied)
2. Streetscape
3. Varied Building Scale

VPE ROOM RESULTS

I-35E corridor guiding principles in order of importance:

1. Accessibility
2. Connectivity
3. Character
4. Environment
5. Equitable
6. Gateways
7. Growth
8. Prosperous
9. Innovative
10. Redevelopment
11. Safe

Loop 9 corridor guiding principles in order of importance:




1. Accessibility
2. Connectivity
3. Character
4. Environment
5. Growth
6. Equitable
7. Gateways
8. Innovative
9. Prosperous
10. Nodes
11. Safe

VPE & SCENARIO WORKSHOP RESULTS






LEGEND

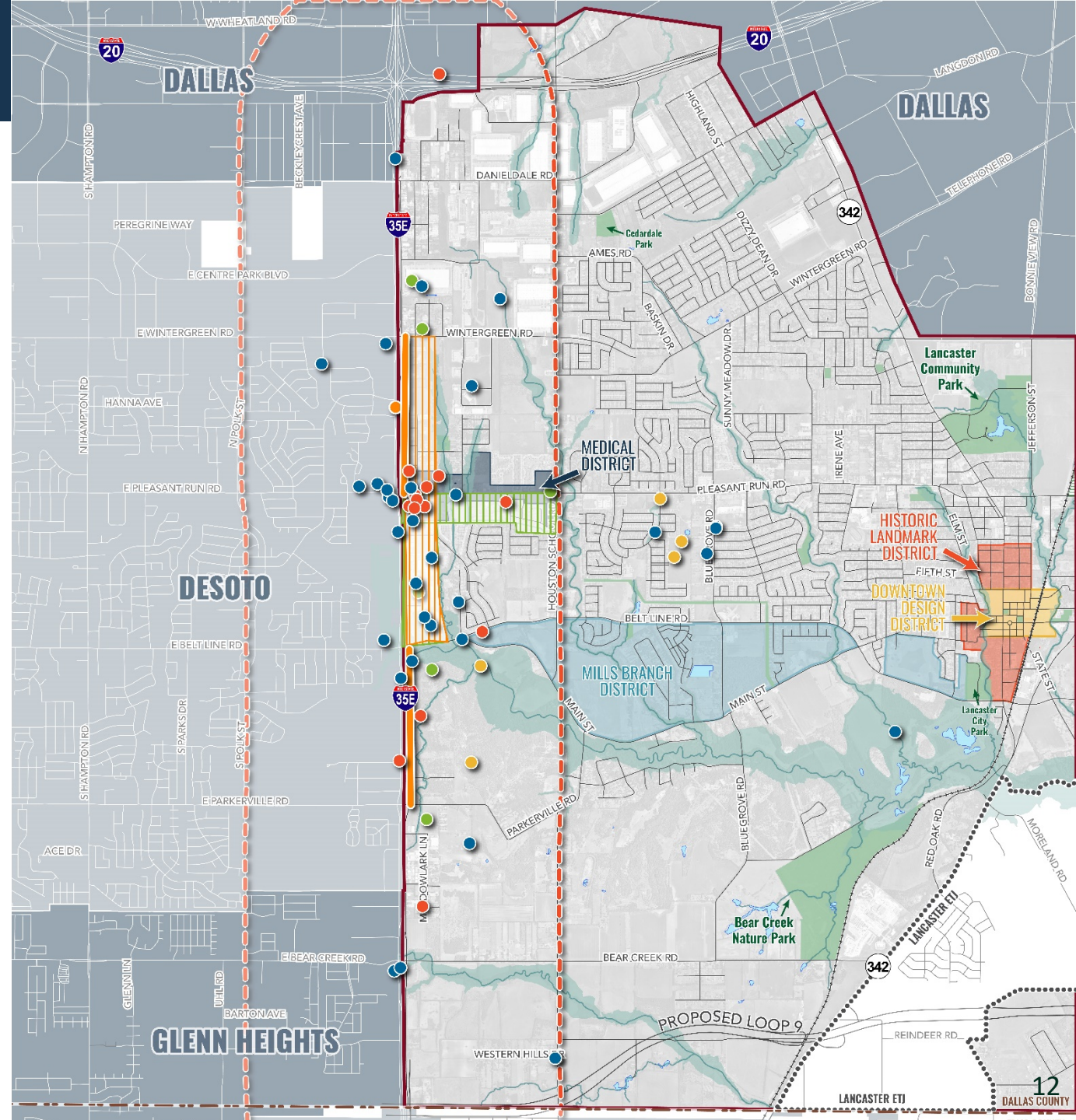
- | | |
|---|--|
|  Lancaster City Limits |  100-Year Floodplain |
|  Lancaster Extraterritorial Jurisdiction (ETJ) |  Creeks |
|  County Boundaries |  Bodies of Water |
|  1 Mile Radius around I-35E |  Parks |
|  Medical Overlay District |  Historic Landmark Overlay District |
|  Mills Branch Overlay District |  Downtown Design Overlay District |

Virtual Engagement Room Mapping Results

-  Places Frequently Visited
-  Areas for New Development
-  Areas for Redevelopment

Scenario Workshop Mapping Results

-  Locations that you like in the I-35E Corridor Today
-  Areas that you like in the I-35E Corridor Today
-  Locations that you dislike in the I-35E Corridor Today
-  Areas that you dislike in the I-35E Corridor Today
-  Corridors that you dislike in the v Corridor Today



VPE & SCENARIO WORKSHOP RESULTS

LEGEND

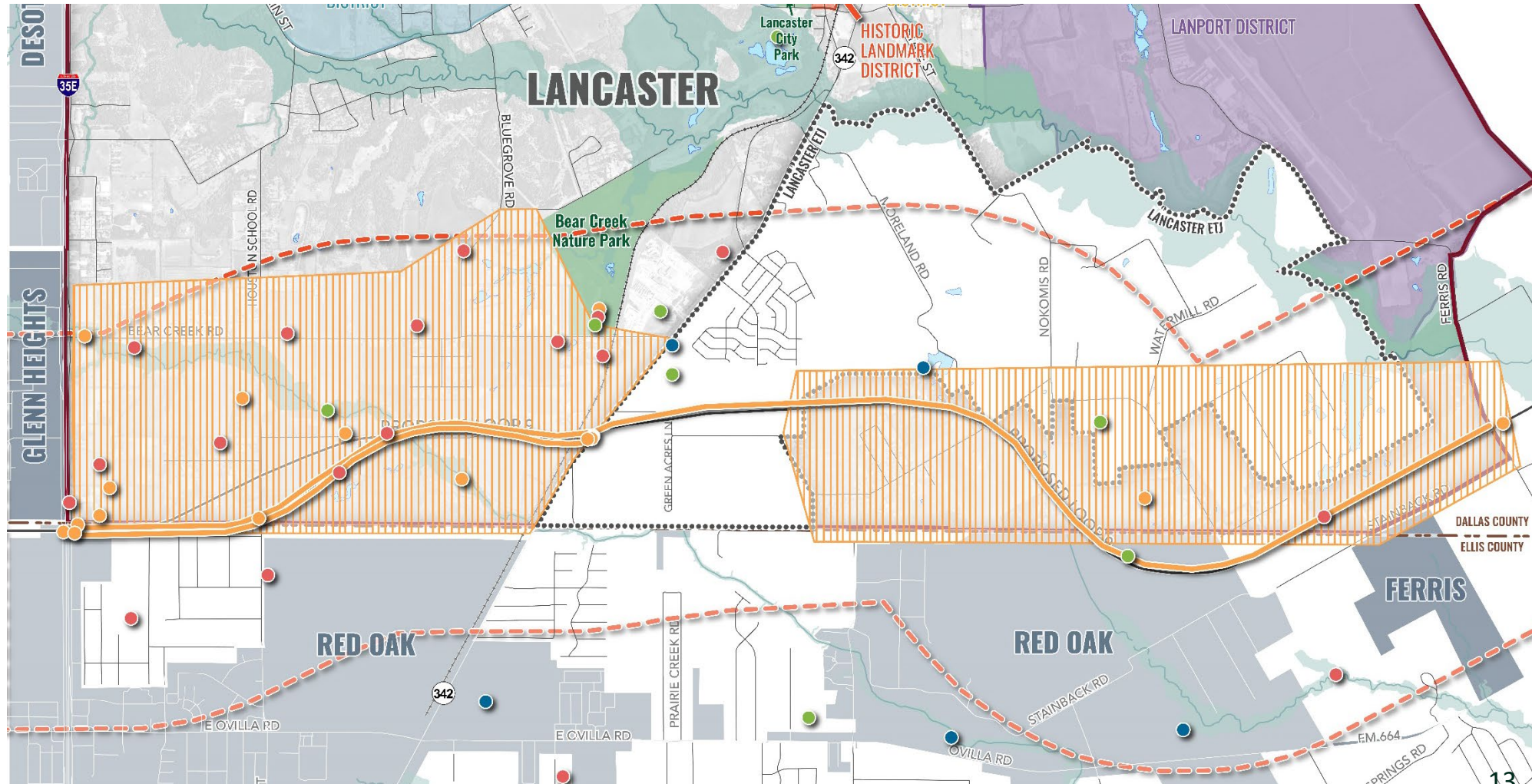
- Lancaster City Limits
- Lancaster Extraterritorial Jurisdiction (ETJ)
- County Boundaries
- 1 Mile Radius around Loop 9
- Mills Branch Overlay District
- Historic Landmark Overlay District
- 100-Year Floodplain
- Bodies of Water
- Creeks
- Existing Trails
- Parks
- Downtown Design Overlay District
- Lanport Overlay District

Virtual Engagement Room Mapping Results

- Roadways & Connections
- Areas for New Development
- Areas for Open Space Preservation

Scenario Workshop Mapping Results

- Locations you think development should be concentrated
- Areas you think development should be concentrated
- Corridors you think development should be concentrated





COMMUNITY ASSESSMENT

PURPOSE AND PROCESS

Balancing physical, market and community goals

- Existing conditions
 - Built environment
 - Demographics/Psychographics

Market Opportunities

- Demand
- Physical opportunities

Aligning the Vision



PURPOSE

Support the program, policies, and activities to improve the economic well-being and quality of life for a community.

Key Thrusts:

- Creating and/or retaining jobs that facilitate growth
- Identify opportunities to improve or expand the tax base
- Assist in prioritizing infrastructure that can facilitate growth
- Increase resiliency and sustainability

POPULATION GROWTH

2000 population – **25,894**

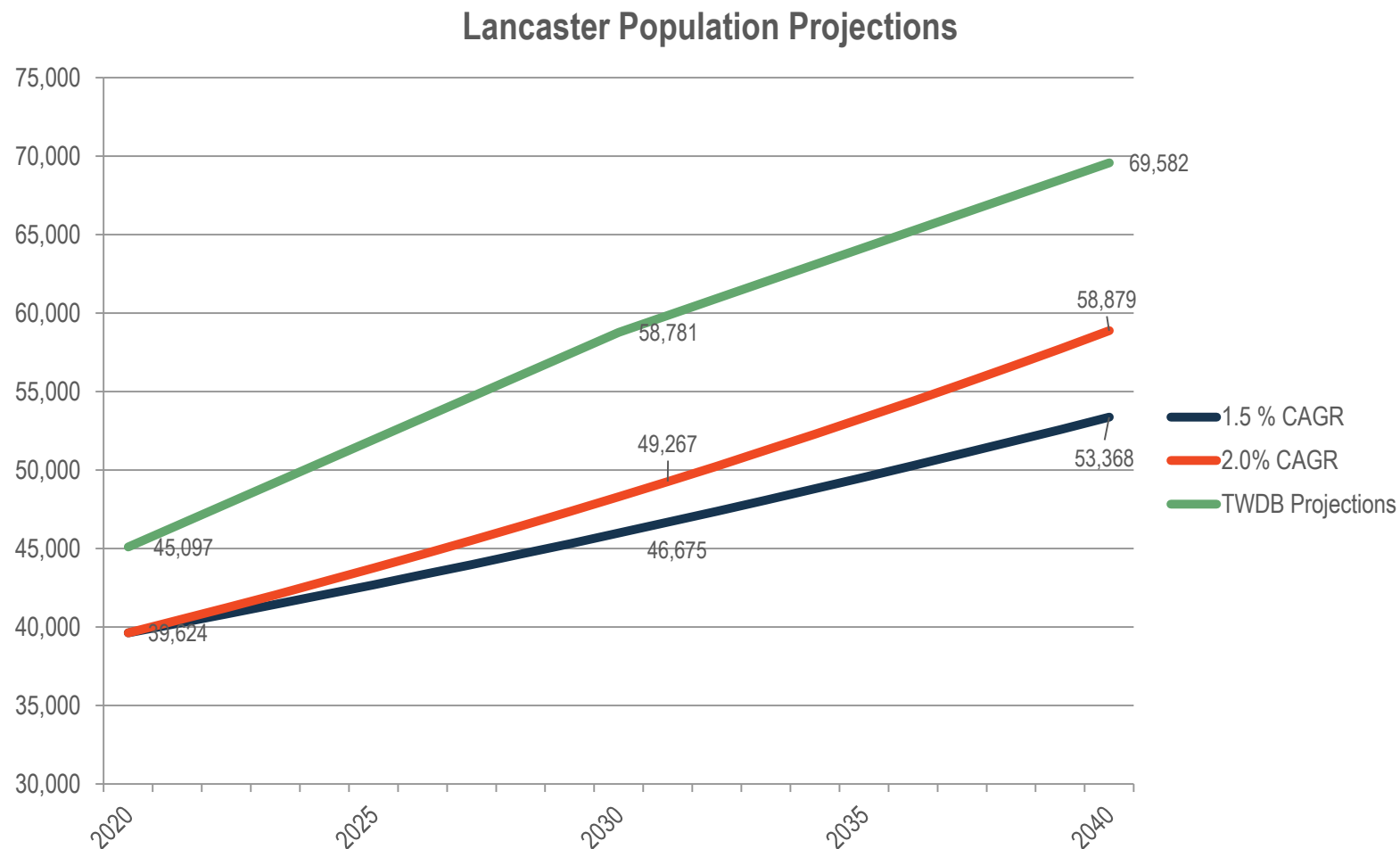
2010 population – **36,361**

2020 population – **39,624**

By 2040, the population could reach nearly **70,000**

Why Lancaster?

- Regional mobility
- Access to dense workforce
- Quality of life
- Affordable housing
- Diversity

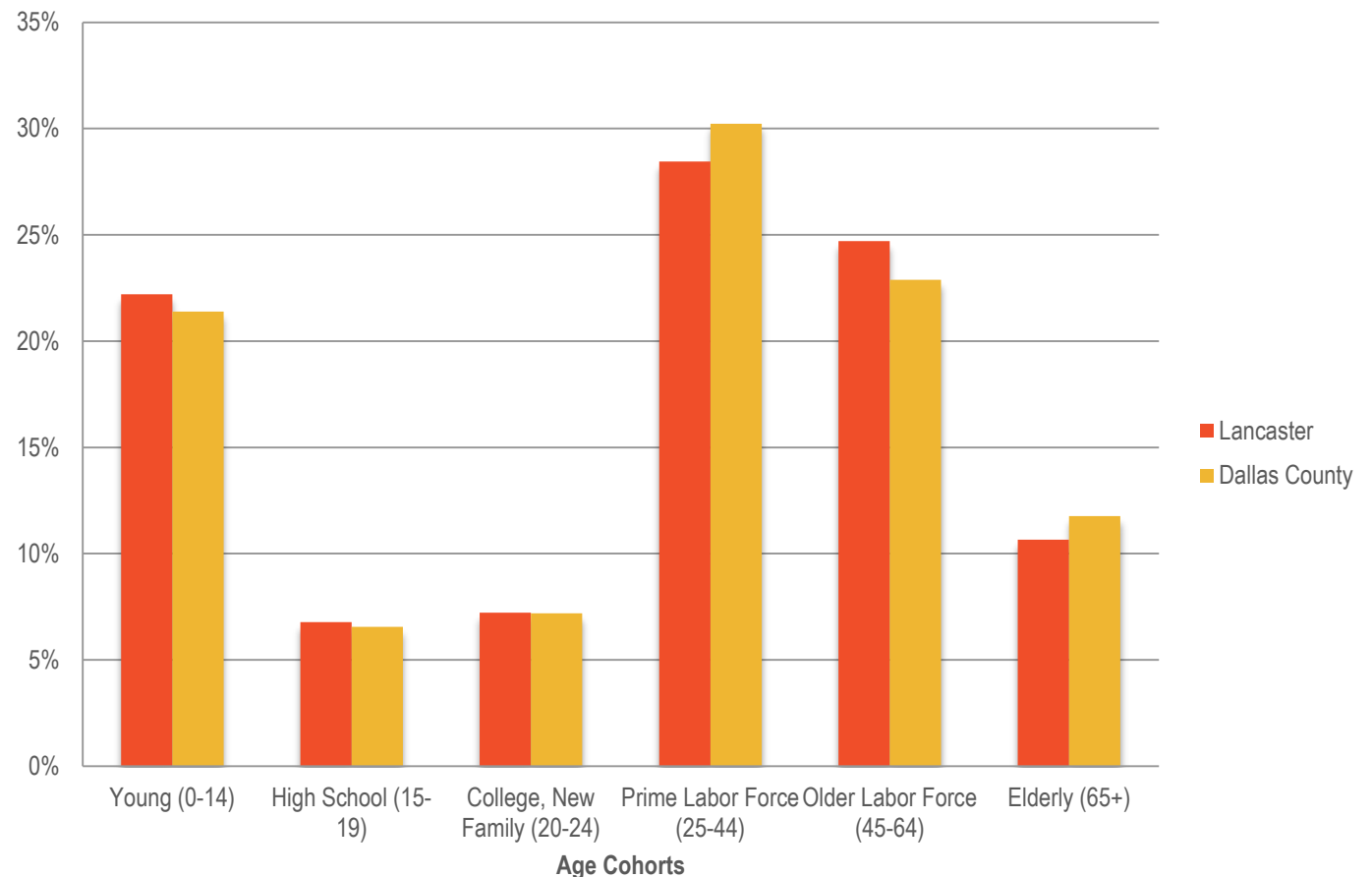


AGE

Compared to Dallas County, Lancaster is

- Generally younger - Median age of 33.6 vs 36.2
- Has a greater portion of population younger than 20 (29% vs 28%)
- Has a greater portion of population ages 45 – 64 (25% vs 23%)

Age Cohort Comparison



INCOME

| | Lancaster | Dallas County | DFW MSA | Texas |
|--------------------------|-----------|---------------|----------|----------|
| Median Household Income | \$56,704 | \$59,749 | \$70,779 | \$60,820 |
| Average Household Income | \$69,544 | \$89,095 | \$99,235 | \$87,674 |
| Per Capita Income | \$23,318 | \$31,942 | \$35,439 | \$31,057 |

Compared to Dallas County, Lancaster has a greater portion of households that earn \$50,000 - \$99,999

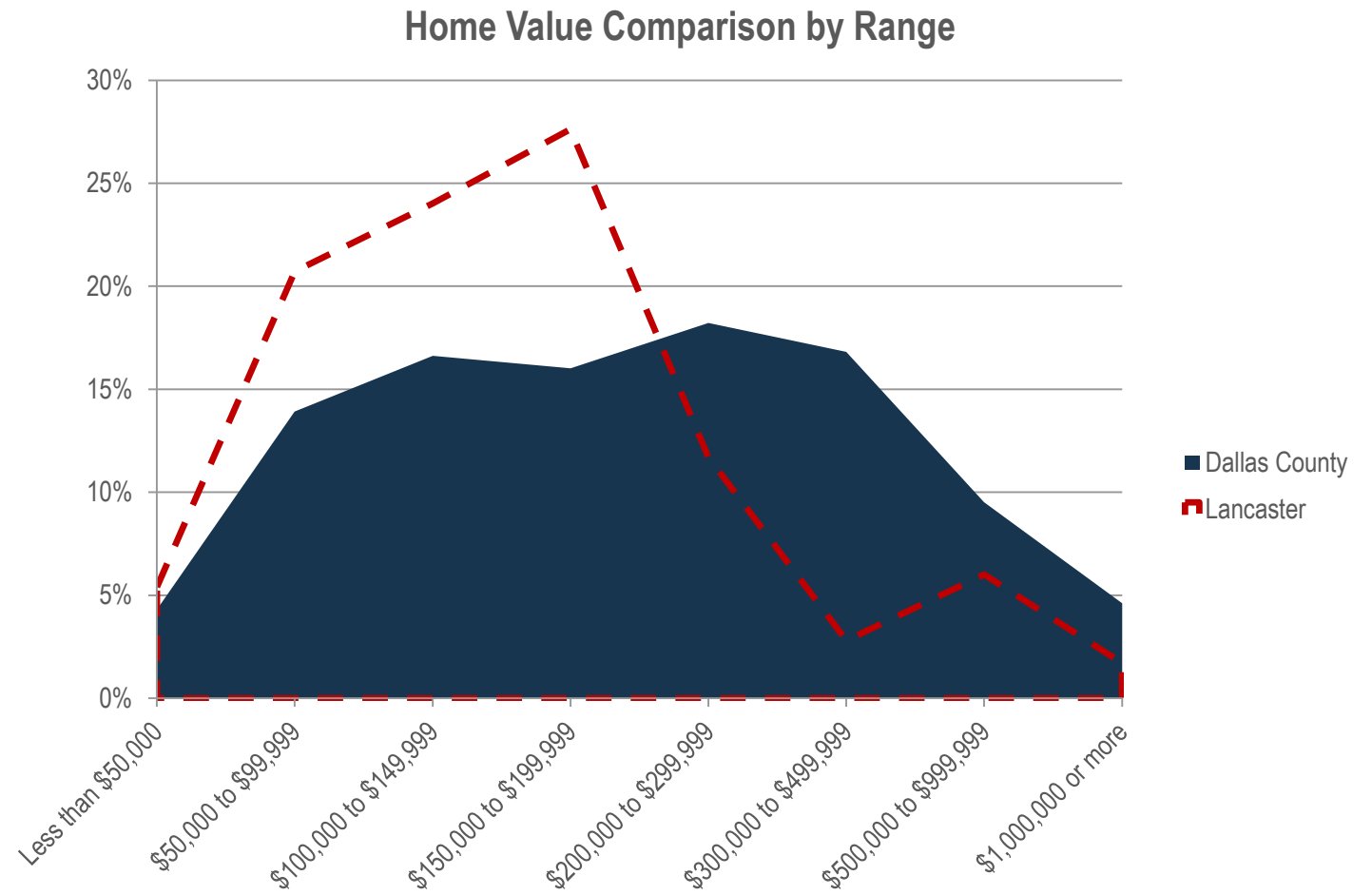
Lancaster is anticipated to grow its Per Capita Income 9% over the next 5-years to reach \$25,410

HOUSEHOLDS

Compared to Dallas County, Lancaster has

- A greater portion of homes valued below \$200,000
- A smaller portion of homes valued greater than \$200,000

Over the next 5-years, the median home value in Lancaster is projected to **appreciate 16%** compared to 12.9% in Dallas County



PSYCHOGRAPHICS

1. **Up and Coming Families (28%)** - Residents are **younger and more mobile and ethnically diverse** than the previous generation. New suburban periphery: new families in new housing subdivisions. The price of affordable housing: longer commute times.
2. **American Dreamers (20%)** - Primarily single-family housing—farther out of the city, where housing is more affordable. Majority of households include **younger married-couple families with children and, frequently, grandparents**. Diversity is high; many residents are foreign-born, of Hispanic origin. Hard work and sacrifice have improved their economic circumstance as they pursue a better life for themselves and their family.
3. **City Strivers (9%)** - Neighborhoods are characterized by a **relatively young foreign-born population** who have embraced the American lifestyle yet retained their cultural integrity. Residents commute long distances to find work in the service, healthcare, or retail industry. Their hard-earned wages and salary income goes toward relatively high rents in older multi-unit buildings, but they've chosen these neighborhoods to maintain ties to their culture.
4. **Front Porches (8%)** - More **young families with children or single households** than average. This group is also more diverse than the US. More than half of householders are renters, and many of the homes are older town homes or duplexes. Just over half the homes are occupied by renters. With limited incomes, these are not adventurous shoppers.
5. **Family Foundations (8%)** - Family and faith are the cornerstones of life in these communities. Older children, still living at home, working toward financial independence, are common within these households. **Neighborhoods are stable: little household growth has occurred for more than a decade**. Many residents work in the health care industry or public administration across all levels of government.





MARKET DEMAND

RETAIL DEMAND

Across all retail categories there is over **171,000 square feet** of unmet retail demand

Key categorical considerations include:

- Full and limited-service restaurants
- Special food services
- Sporting goods stores
- Entertainment

The future population will support an additional 600,000 SF*

**excludes additional capture in Primary Trade Area*



INDUSTRIAL DEMAND

Lancaster is positioned to absorb roughly **970,000 square feet** of industrial development annually, based upon regional development patterns and historical absorption

- Considerations for I-35 corridor include: Infill, transportation, warehousing
- Considerations for Loop 9 corridor include: Advanced manufacturing, data center, warehousing, transportation, high-tech



OFFICE DEMAND

Lancaster has an opportunity to position and capture roughly **10,000 square feet** of office development annually, based upon regional development patterns and historical absorption

- Considerations for I-35 corridor include: Infill office, maker space, incubator space
- Considerations for Loop 9 corridor include: Industrial spin-off (office environment to support local industrial use)



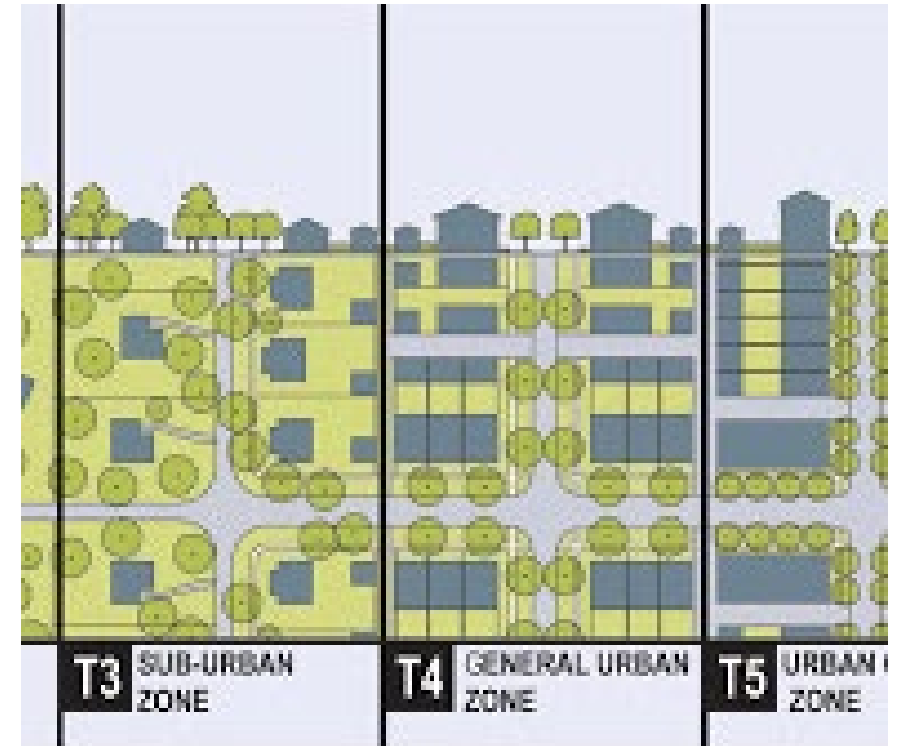
RESIDENTIAL DEMAND

Based on current and anticipated home ownership and rental rates, there is potential annual demand for **1,000+ owner-occupied units.**

- The majority of demand (59%) is anticipated to fall within the \$100,000 - \$250,000 range

Based on current and anticipated home ownership and rental rates, there is potential annual demand for **150 renter-occupied units.**

- 47% of demand is anticipated to support monthly rental rates of \$1,000 +



Demand Program

| Year | 2021 | 10 year | 20 year |
|-----------------------|-----------|------------|------------|
| Single-family (units) | 1,000 | 11,000 | 21,000 |
| Multifamily (units) | 150 | 1,650 | 3,150 |
| Retail (SF) | 170,000 | 266,960 | 363,920 |
| Industrial (SF) | 1,000,000 | 11,000,000 | 21,000,000 |
| Office (SF) | 20,000 | 220,000 | 420,000 |

MARKET PROJECTIONS

ACTIVATION STRATEGIES

- Strengthen the **identity** of each corridor
- Encourage **mixed-use** development
- Integrate **natural and open space** into development patterns
- Create **connections** to existing neighborhoods
- Accommodate a variety of **transportation options** to enhance the pedestrian feel
- Develop standards and landscaping for each corridor to **maintain aesthetics**
- Create **gateways** that introduce you to the corridor



CORRIDOR VISION & GUIDING PRINCIPLES

IH-35E: VISION STATEMENT

The IH-35E corridor in Lancaster will be a vital transportation corridor with a mix of employment, commercial, housing, and entertainment uses with a cohesive aesthetic character to serve Lancaster residents and to welcome visitors to the region.

IH-35E: GUIDING PRINCIPLES

ACCESSIBILITY: There will be convenient and safe access to the businesses, services, and residences located along IH-35E for all modes of transportation.

CHARACTER: The IH-35E corridor in Lancaster will have a cohesive identity, achieved through quality building materials, consistent landscaping, gateways, and signage that is legible and attractive.

ENVIRONMENT: Natural areas and sensitive lands will be preserved along the corridor and open space for passive recreation will be incorporated.

PROSPEROUS: There will be a variety of job opportunities and housing types along the IH-35E corridor so the community continues to be prosperous for all residents.

REDEVELOPMENT: Incremental redevelopment and infill will occur where feasible along the IH-35E corridor to provide new opportunities and establish a cohesive identity.

LOOP 9: VISION STATEMENT

The Loop 9 corridor in Lancaster will serve as an important regional route and allow for new development opportunities in the area that serve the needs of Lancaster residents and that is context-sensitive to the existing rural character of the corridor area.

LOOP 9: GUIDING PRINCIPLES

CHARACTER: The Loop 9 corridor in Lancaster will have a cohesive identity that maintains the rural character that exists in the area today.

CONNECTIVITY: Residents will be able to safely navigate the corridor area to reach destinations and services through a well-connected arterial roadway and active transportation network.

ENVIRONMENT: Natural areas and sensitive lands will be preserved along the corridor and open space for passive recreation will be incorporated.

GATEWAYS: Attractive gateway features will be incorporated that promote community identity and welcome residents and visitors to the City from the east and west.

NODAL DEVELOPMENT: New development will be concentrated at interchange nodes with a mix of residential, commercial, and office uses where appropriate.

DISCUSSION

Q1: What, if any, adjustments would you like to see for the I-35E corridor vision and guiding principles?

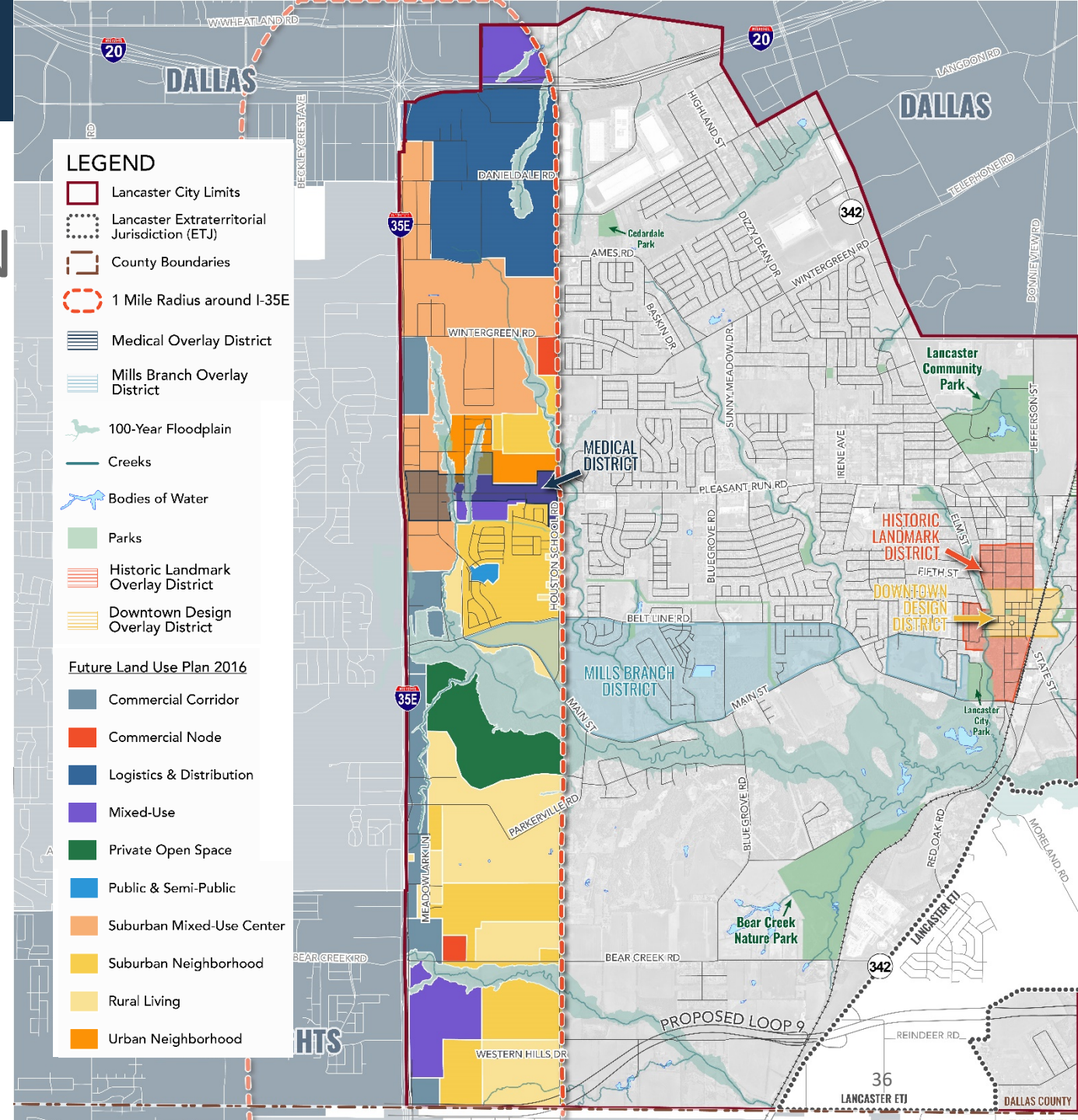
Q2: What, if any, adjustments would you like to see for the Loop 9 corridor vision and guiding principles?



DRAFT ALTERNATIVE SCENARIOS: IH-35E

CONNECTION TO COMPREHENSIVE PLAN

- 2016 Future Land Use Plan served as one of the inputs for the draft scenarios
- Adjustments made to reflect market opportunities
- I-35E Scenarios maintain industrial focus at north, mixed-use node at Pleasant Run, residential closer to Houston School Rd.



SCENARIO 1: MIXED-USE FOCUS

Primary Focus

Older development is phased out over time replaced primarily by mixed-use (retail, office, entertainment, residential, etc.).











SCENARIO 1: MIXED-USE FOCUS

Character Sub-Districts

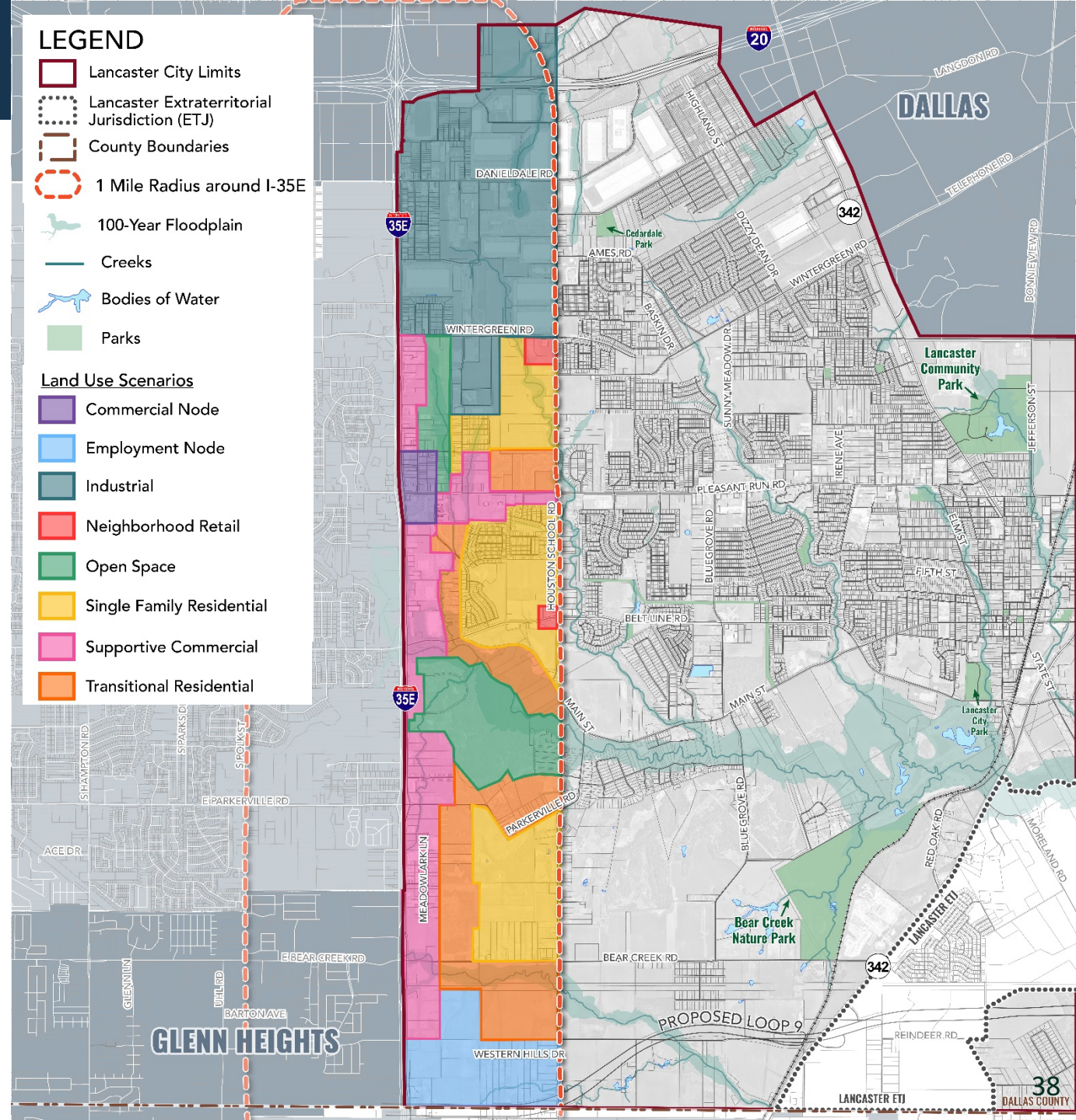
-  **Industrial:** Build upon existing industrial uses.
-  **Commercial Node:** Mixed-use regional serving commercial node.
-  **Supportive Commercial:** Retail and office that serves residents and visitors.
-  **Neighborhood Retail:** Small-scale retail adjacent to residential.
-  **Employment Node:** Office/technology park opportunity.
-  **Single-Family Residential:** Build upon existing neighborhoods.
-  **Transitional Residential:** Townhomes, small-scale apartments, and cottage style neighborhoods.
-  **Open Space:** Natural areas and park space.

LEGEND

-  Lancaster City Limits
-  Lancaster Extraterritorial Jurisdiction (ETJ)
-  County Boundaries
-  1 Mile Radius around I-35E
-  100-Year Floodplain
-  Creeks
-  Bodies of Water
-  Parks

Land Use Scenarios

-  Commercial Node
-  Employment Node
-  Industrial
-  Neighborhood Retail
-  Open Space
-  Single Family Residential
-  Supportive Commercial
-  Transitional Residential



SCENARIO 1: MIXED-USE FOCUS

INDUSTRIAL CHARACTER SUB-DISTRICT

COMMERCIAL NODE CHARACTER SUB-DISTRICT

SUPPORTIVE COMMERCIAL CHARACTER SUB-DISTRICT



SCENARIO 1: MIXED-USE FOCUS

INDUSTRIAL CHARACTER
SUB-DISTRICT

COMMERCIAL NODE
CHARACTER SUB-DISTRICT

SUPPORTIVE COMMERCIAL
CHARACTER SUB-DISTRICT



SCENARIO 1: MIXED-USE FOCUS

INDUSTRIAL CHARACTER
SUB-DISTRICT

COMMERCIAL NODE
CHARACTER SUB-DISTRICT

**SUPPORTIVE COMMERCIAL
CHARACTER SUB-DISTRICT**



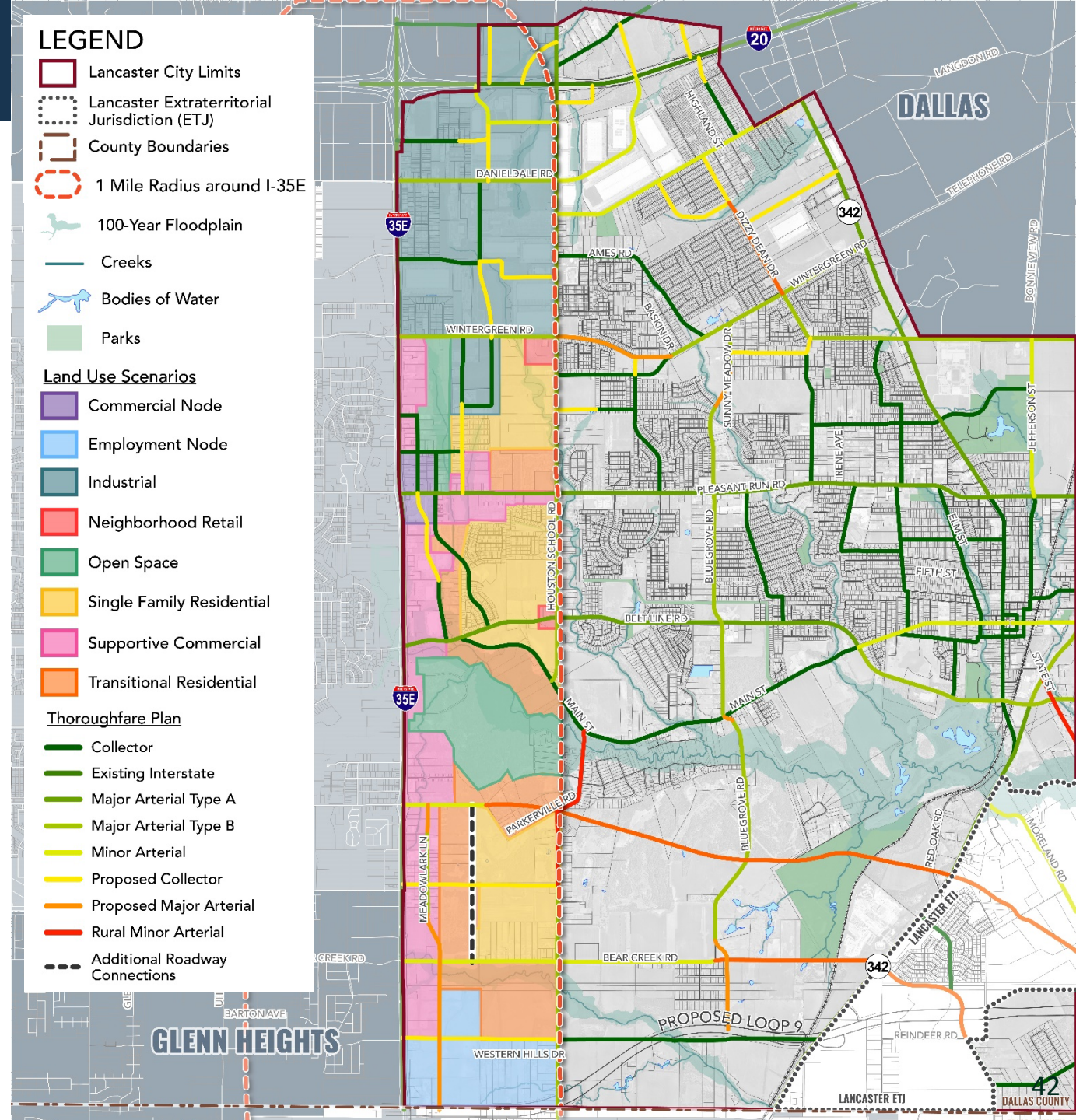
SCENARIO 1: MIXED-USE FOCUS

Connectivity & Mobility

- Implement thoroughfare plan recommendations
- Additional roadway connection to buffer transitional residential and single-family residential

LEGEND

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-  Bodies of Water
-  Parks
- Land Use Scenarios**
 -  Commercial Node
 -  Employment Node
 -  Industrial
 -  Neighborhood Retail
 -  Open Space
 -  Single Family Residential
 -  Supportive Commercial
 -  Transitional Residential
- Thoroughfare Plan**
 -  Collector
 -  Existing Interstate
 -  Major Arterial Type A
 -  Major Arterial Type B
 -  Minor Arterial
 -  Proposed Collector
 -  Proposed Major Arterial
 -  Rural Minor Arterial
 -  Additional Roadway Connections



SCENARIO 1: MIXED-USE FOCUS

Parks & Natural Features

- Linear park opportunity between Wintergreen and Pleasant Run
- Maintain Texas Land Conservancy property
- Interjurisdictional trail connections to DeSoto
- Continuous sidewalks along the frontage roads

LEGEND

- Lancaster City Limits
- Lancaster Extraterritorial Jurisdiction (ETJ)
- County Boundaries
- 1 Mile Radius around I-35E

- 100-Year Floodplain
- Creeks
- Bodies of Water
- Parks

Land Use Scenarios

- Commercial Node
- Employment Node
- Industrial
- Neighborhood Retail
- Open Space
- Single Family Residential
- Supportive Commercial
- Transitional Residential

Southern Dallas County Veloweb Study

- Proposed Sidepaths
- Proposed Shared-Use Paths
- Proposed Lane Reduction

Dallas County MCIP Funded Projects

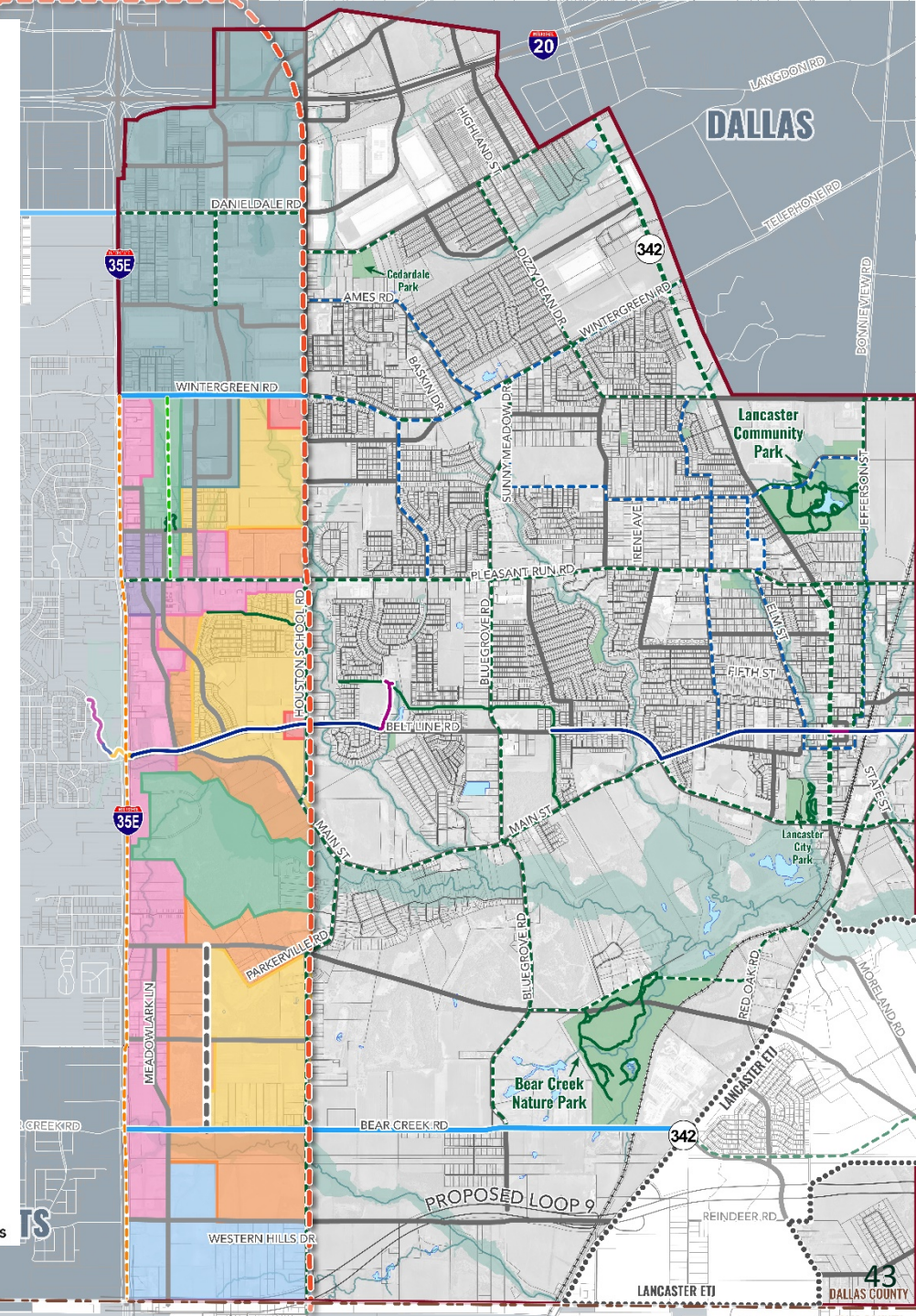
- Funded Bikeway Facilities

Lancaster Trails Master Plan

- Existing Trails
- Proposed Trails
- Proposed Bikeways

Additional Connectivity Opportunities

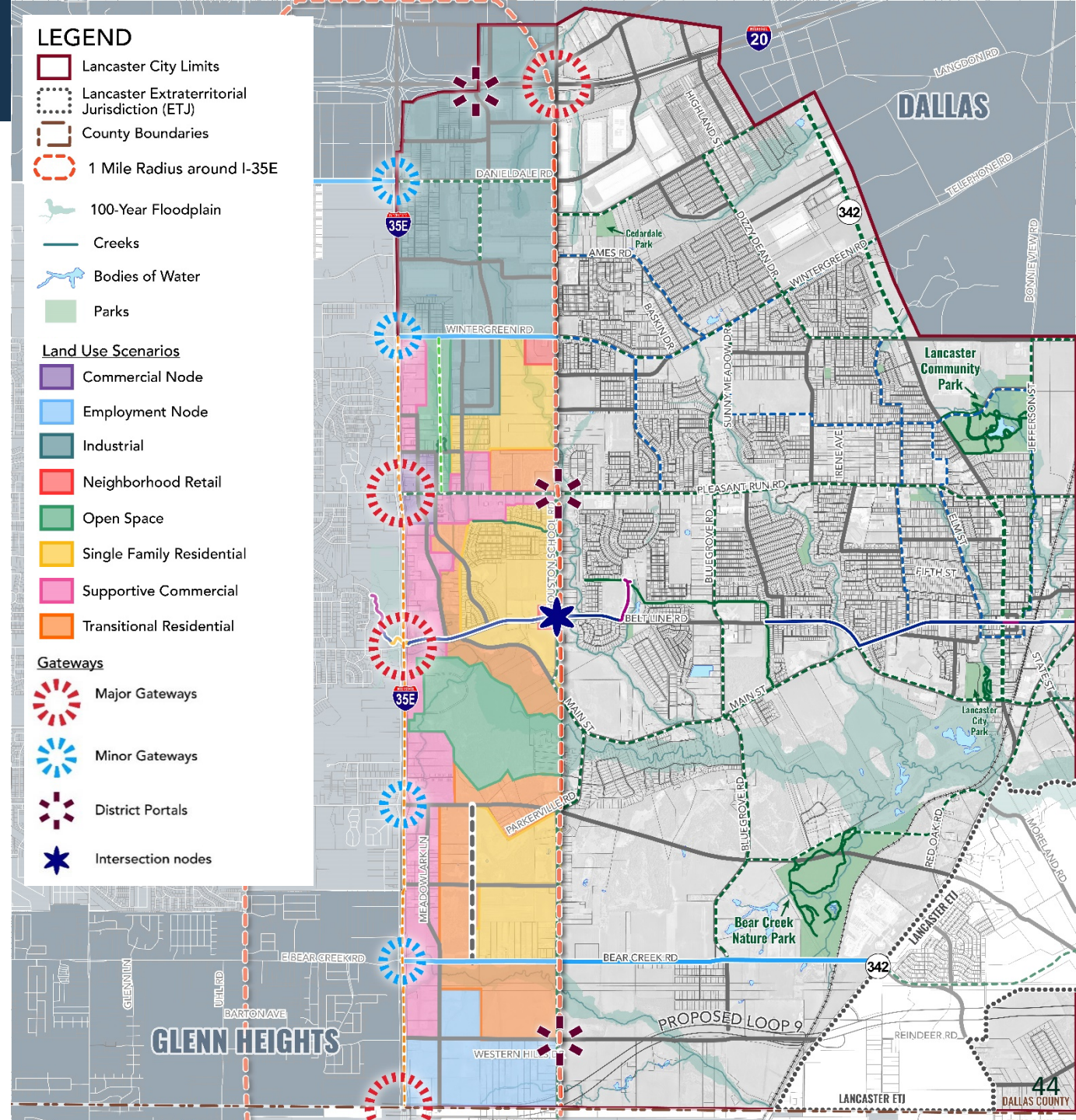
- Proposed Off-Street Trail
- Proposed Continuous Sidewalks



SCENARIO 1: MIXED-USE FOCUS

Gateways

- Major Gateways at Loop 9, Belt Line, and Pleasant Run
- Minor Gateways at Daniieldale, Wintergreen, Parkerville, and Bear Creek
- Additional district portal at new employment node at southern end of corridor area



DRAFT

SCENARIO 1: MIXED-USE FOCUS

Full Scenario

Q3: What comments do you have on IH-35E
Scenario 1?

LEGEND

Thoroughfare Plan

- Collector
- Existing Interstate
- Major Arterial Type A
- Major Arterial Type B
- Minor Arterial
- Proposed Collector
- Proposed Major Arterial
- Rural Minor Arterial
- Additional Roadway Connections

Southern Dallas County Veloweb Study

- Proposed Sidepaths
- Proposed Shared-Use Paths
- Proposed Lane Reduction

Dallas County MCIP Funded Projects

- Funded Bikeway Facilities

Lancaster Trails Master Plan

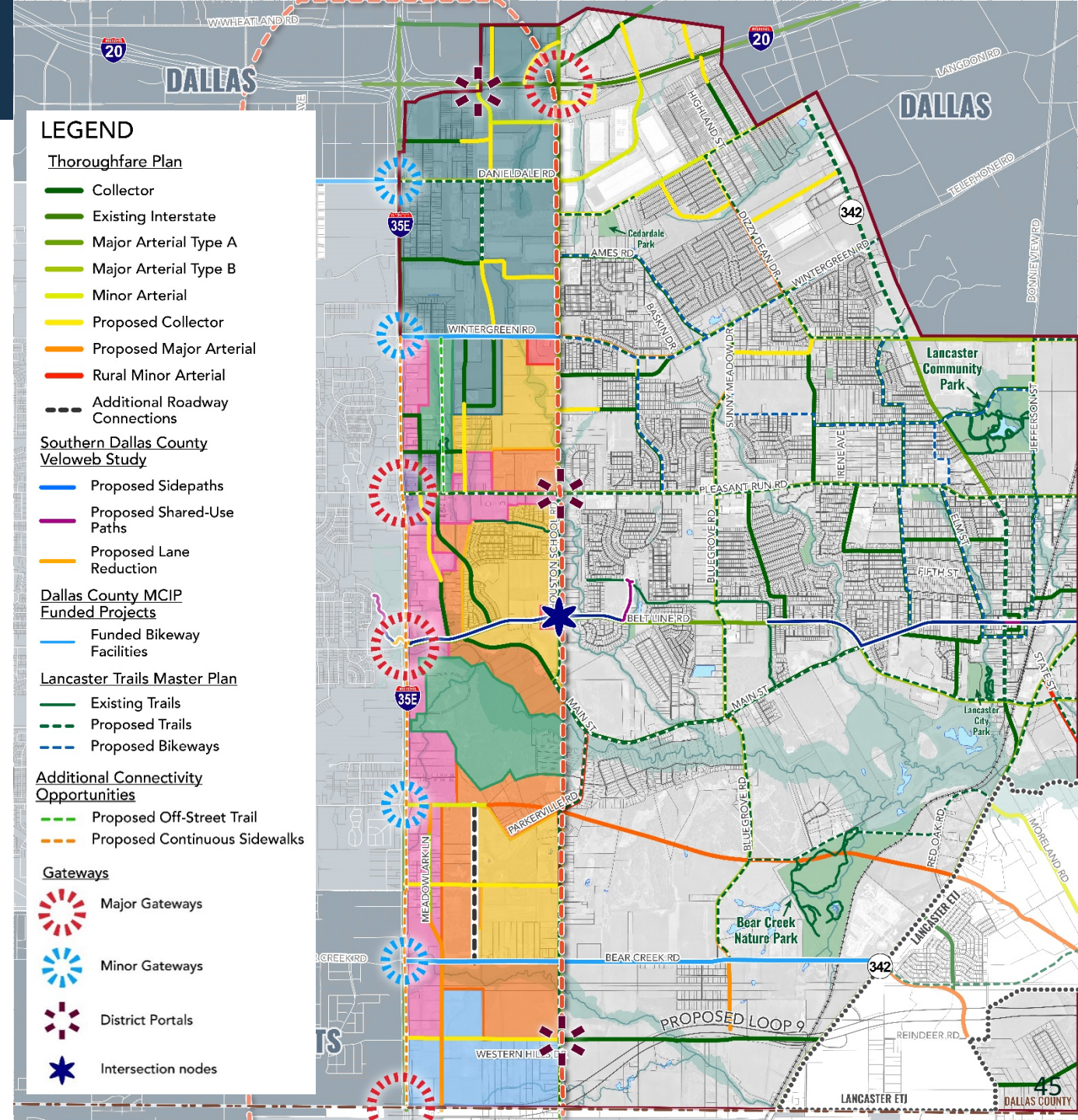
- Existing Trails
- Proposed Trails
- Proposed Bikeways

Additional Connectivity Opportunities

- Proposed Off-Street Trail
- Proposed Continuous Sidewalks

Gateways

- Major Gateways
- Minor Gateways
- District Portals
- Intersection nodes



SCENARIO 2: INCREMENTAL/INFILL DEVELOPMENT

Primary Focus

Older development is replaced with retail/office uses; open space areas are generally preserved; new residential is primarily multi-family to minimize infrastructure costs.



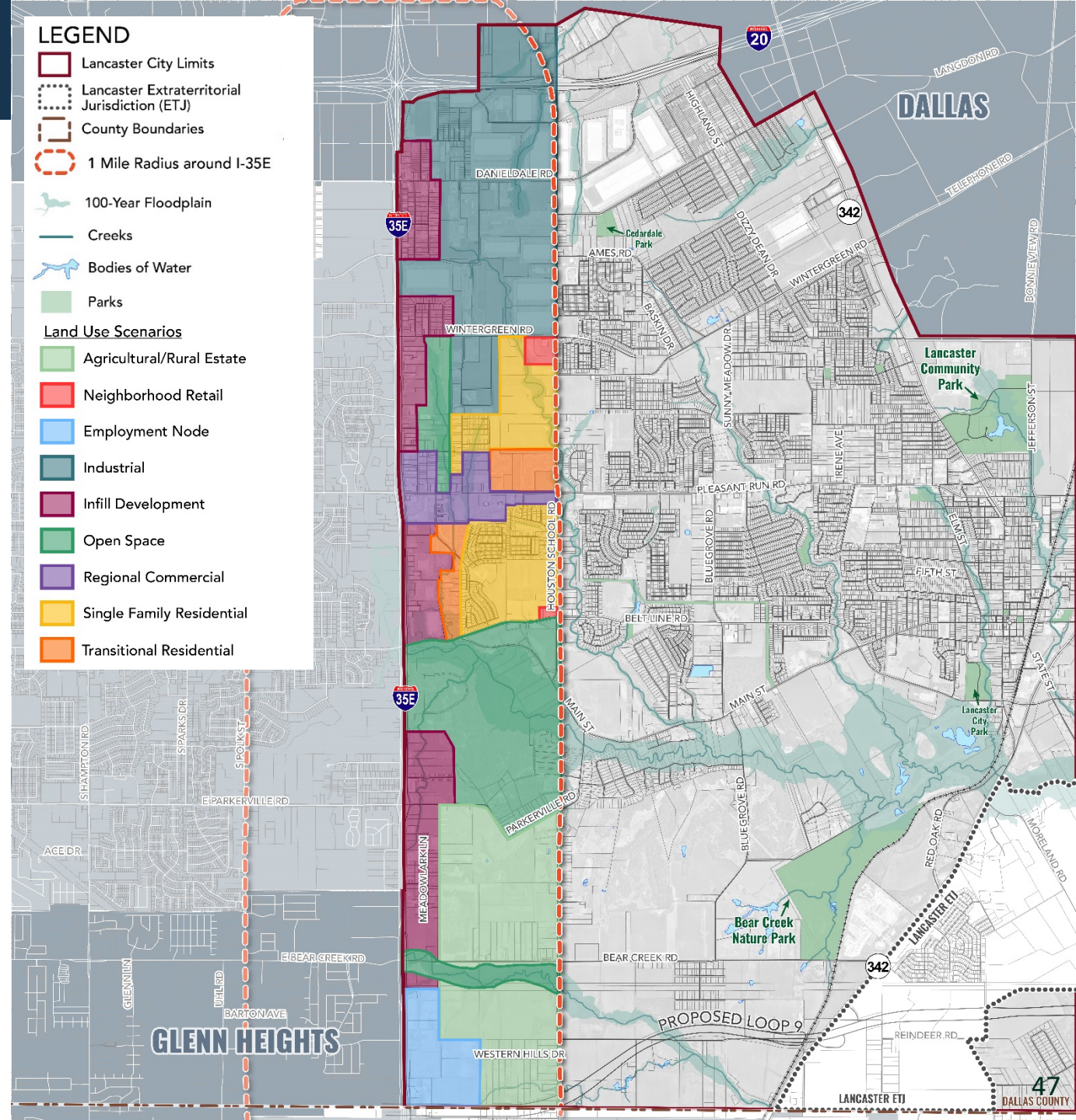
SCENARIO 2: INCREMENTAL/INFILL

Character Sub-Districts

-  **Industrial:** Build upon existing industrial uses.
-  **Regional Commercial:** Regional-serving commercial and office uses, not as dense as Scenario 1.
-  **Infill Development:** Commercial/office that fills in over time.
-  **Neighborhood Retail:** Small-scale retail adjacent to residential.
-  **Employment Node:** Office/technology park opportunity.
-  **Single-Family Residential:** Build upon existing neighborhoods.
-  **Transitional Residential:** Townhomes, small-scale apartments, cottage style neighborhoods.
-  **Open Space:** Natural areas and park space.
-  **Agricultural/ Rural Estate:** Farm or ranchland.

LEGEND

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-  100-Year Floodplain
-  Creeks
-  Bodies of Water
-  Parks
- Land Use Scenarios**
-  Agricultural/Rural Estate
-  Neighborhood Retail
-  Employment Node
-  Industrial
-  Infill Development
-  Open Space
-  Regional Commercial
-  Single Family Residential
-  Transitional Residential



SCENARIO 2: INCREMENTAL/INFILL

INFILL DEVELOPMENT CHARACTER SUB-DISTRICT

TRANSITIONAL RESIDENTIAL CHARACTER SUB-DISTRICT

OPEN SPACE CHARACTER SUB-DISTRICT



SCENARIO 2: INCREMENTAL/INFILL

INFILL DEVELOPMENT
CHARACTER SUB-DISTRICT

**TRANSITIONAL
RESIDENTIAL CHARACTER
SUB-DISTRICT**

OPEN SPACE CHARACTER
SUB-DISTRICT

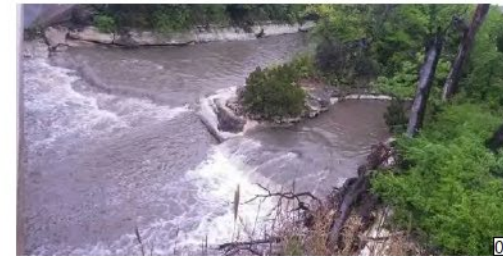


SCENARIO 2: INCREMENTAL/INFILL

INFILL DEVELOPMENT
CHARACTER SUB-DISTRICT

TRANSITIONAL
RESIDENTIAL CHARACTER
SUB-DISTRICT

**OPEN SPACE CHARACTER
SUB-DISTRICT**



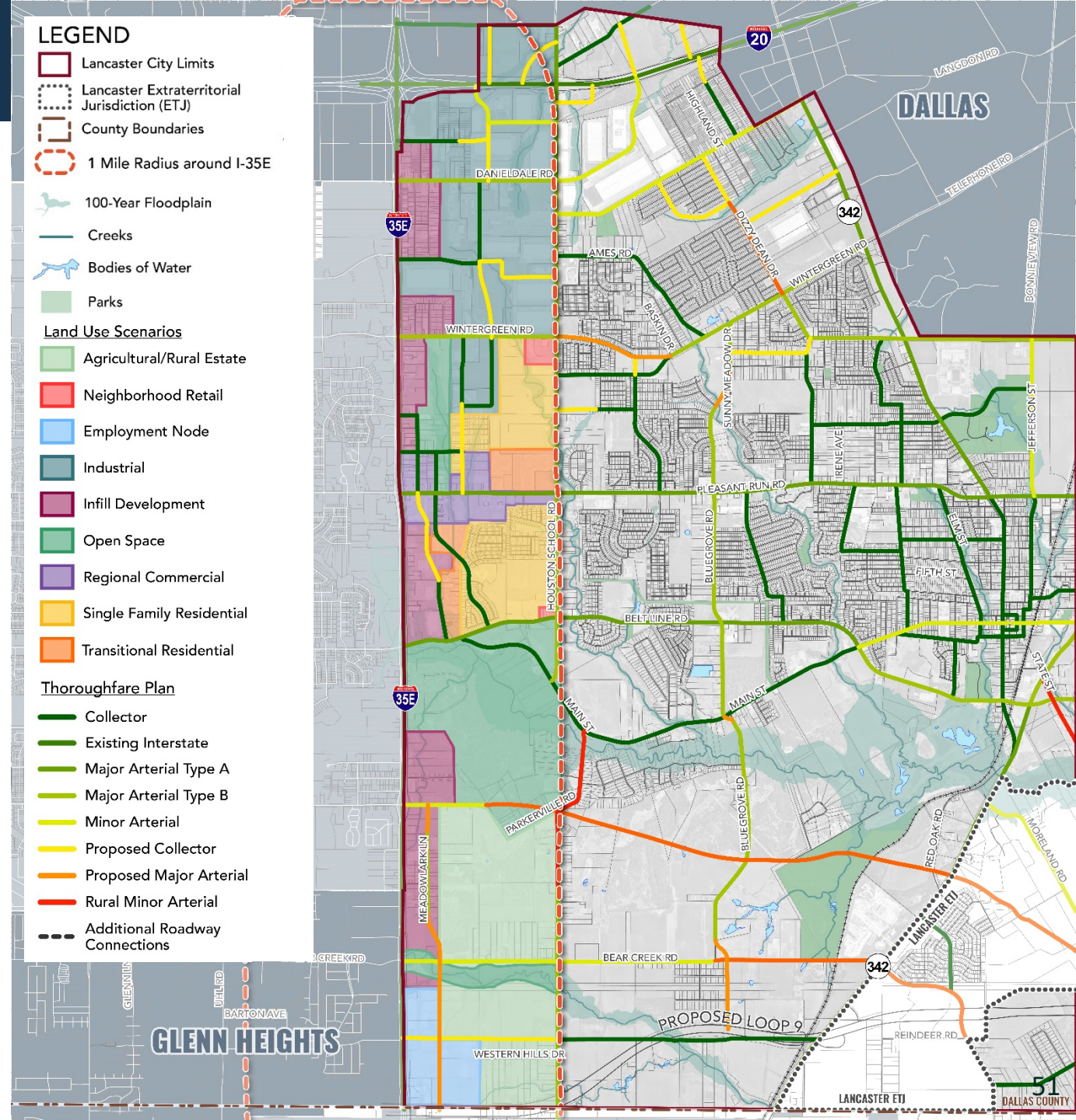
SCENARIO 2: INCREMENTAL/INFILL

Connectivity & Mobility

- Implement thoroughfare plan recommendations
- Remove proposed collector connecting I-35E to Houston School Road south of Parkerville Road
- No additional roadway connections proposed

LEGEND

-  Lancaster City Limits
-  Lancaster Extraterritorial Jurisdiction (ETJ)
-  County Boundaries
-  1 Mile Radius around I-35E
-  100-Year Floodplain
-  Creeks
-  Bodies of Water
-  Parks
- Land Use Scenarios**
 -  Agricultural/Rural Estate
 -  Neighborhood Retail
 -  Employment Node
 -  Industrial
 -  Infill Development
 -  Open Space
 -  Regional Commercial
 -  Single Family Residential
 -  Transitional Residential
- Thoroughfare Plan**
 -  Collector
 -  Existing Interstate
 -  Major Arterial Type A
 -  Major Arterial Type B
 -  Minor Arterial
 -  Proposed Collector
 -  Proposed Major Arterial
 -  Rural Minor Arterial
 -  Additional Roadway Connections



SCENARIO 2: INCREMENTAL/INFILL

Parks & Natural Features

- Expanded open space around Texas Land Conservancy property
- Additional linear parks anchored around trails
- Interjurisdictional trail connections to DeSoto
- Sidewalks along frontage road near neighborhood center

LEGEND

- Lancaster City Limits
- Lancaster Extraterritorial Jurisdiction (ETJ)
- County Boundaries
- 1 Mile Radius around I-35E

- 100-Year Floodplain
- Creeks
- Bodies of Water
- Parks

Land Use Scenarios

- Agricultural/Rural Estate
- Neighborhood Retail
- Employment Node
- Industrial
- Infill Development
- Open Space
- Regional Commercial
- Single Family Residential
- Transitional Residential

Southern Dallas County Veloweb Study

- Proposed Sidepaths
- Proposed Shared-Use Paths
- Proposed Lane Reduction

Dallas County MCIP Funded Projects

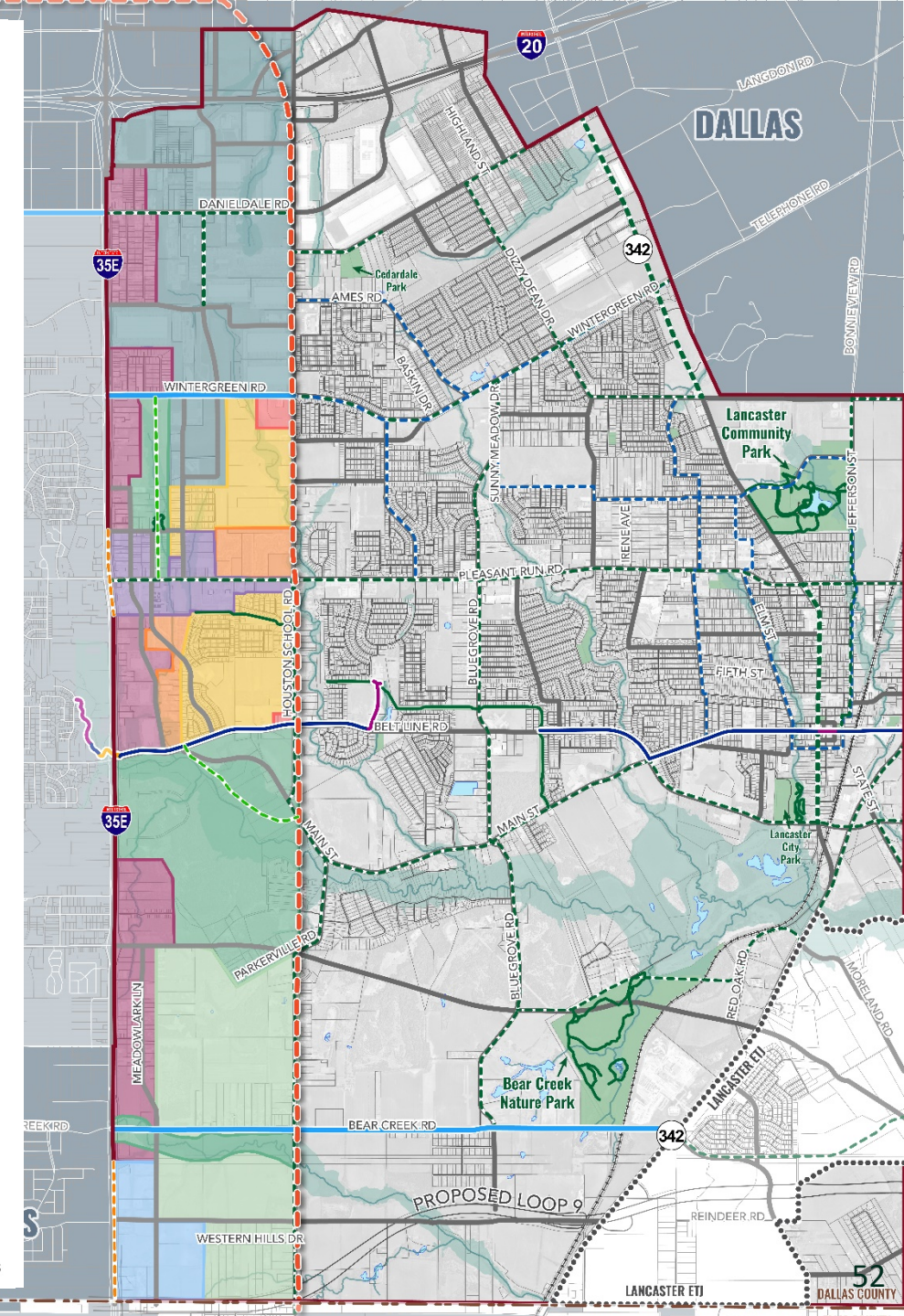
- Funded Bikeway Facilities

Lancaster Trails Master Plan

- Existing Trails
- Proposed Trails
- Proposed Bikeways

Additional Connectivity Opportunities

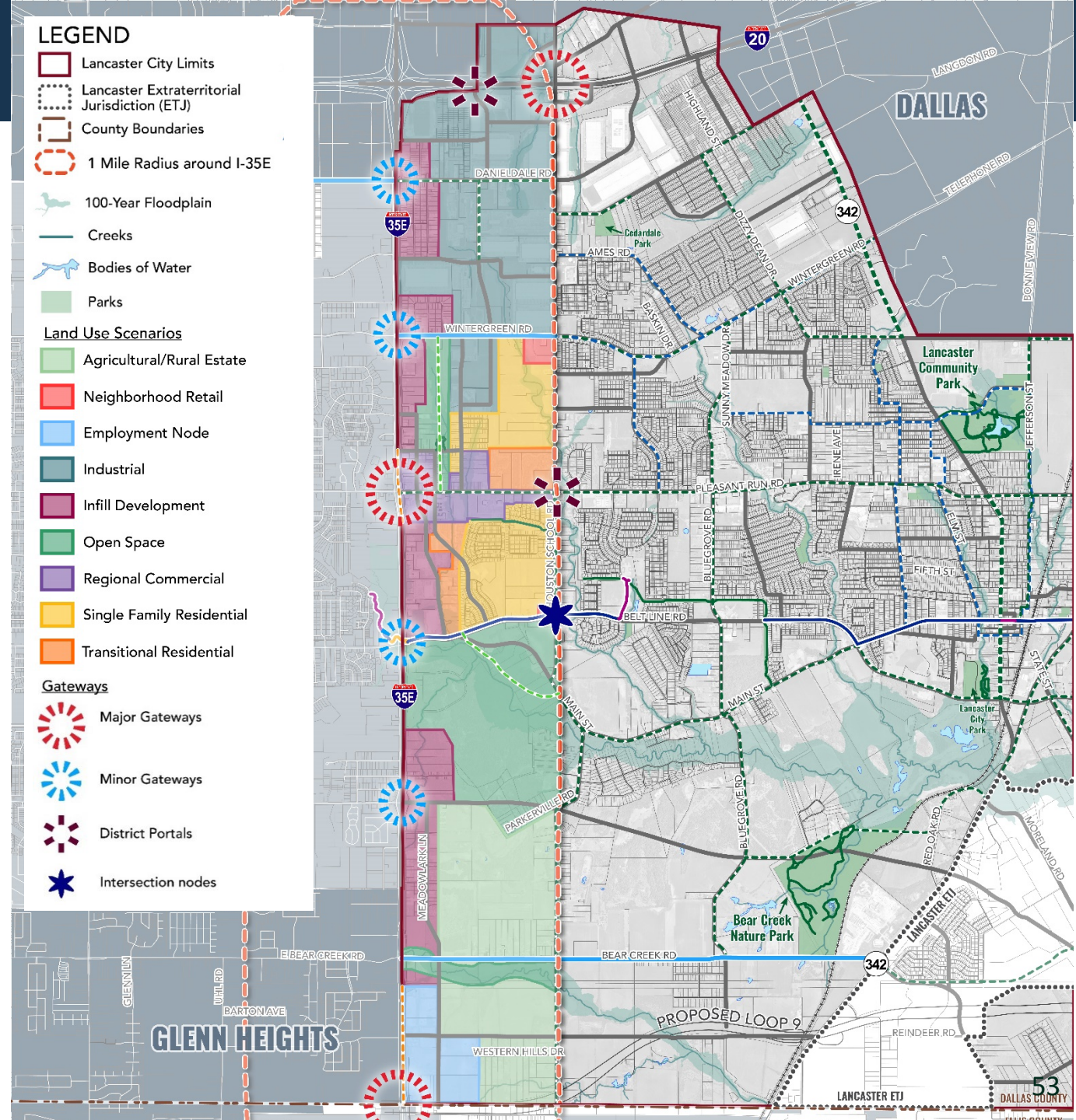
- Proposed Off-Street Trail
- Proposed Continuous Sidewalks



SCENARIO 2: INCREMENTAL/INFILL

Gateways

- Major Gateways at Loop 9 and Pleasant Run
- Minor Gateways at Daniieldale, Wintergreen, Belt Line, and Parkerville



DRAFT

SCENARIO 2: INCREMENTAL/INFILL

Full Scenario

Q4: What comments do you have on IH-35E
Scenario 2?

LEGEND

Thoroughfare Plan

- Collector
- Existing Interstate
- Major Arterial Type A
- Major Arterial Type B
- Minor Arterial
- Proposed Collector
- Proposed Major Arterial
- Rural Minor Arterial
- Additional Roadway Connections

Southern Dallas County Veloweb Study

- Proposed Sidepaths
- Proposed Shared-Use Paths
- Proposed Lane Reduction

Dallas County MCIP Funded Projects

- Funded Bikeway Facilities

Lancaster Trails Master Plan

- Existing Trails
- Proposed Trails
- Proposed Bikeways

Additional Connectivity Opportunities

- Proposed Off-Street Trail
- Proposed Continuous Sidewalks

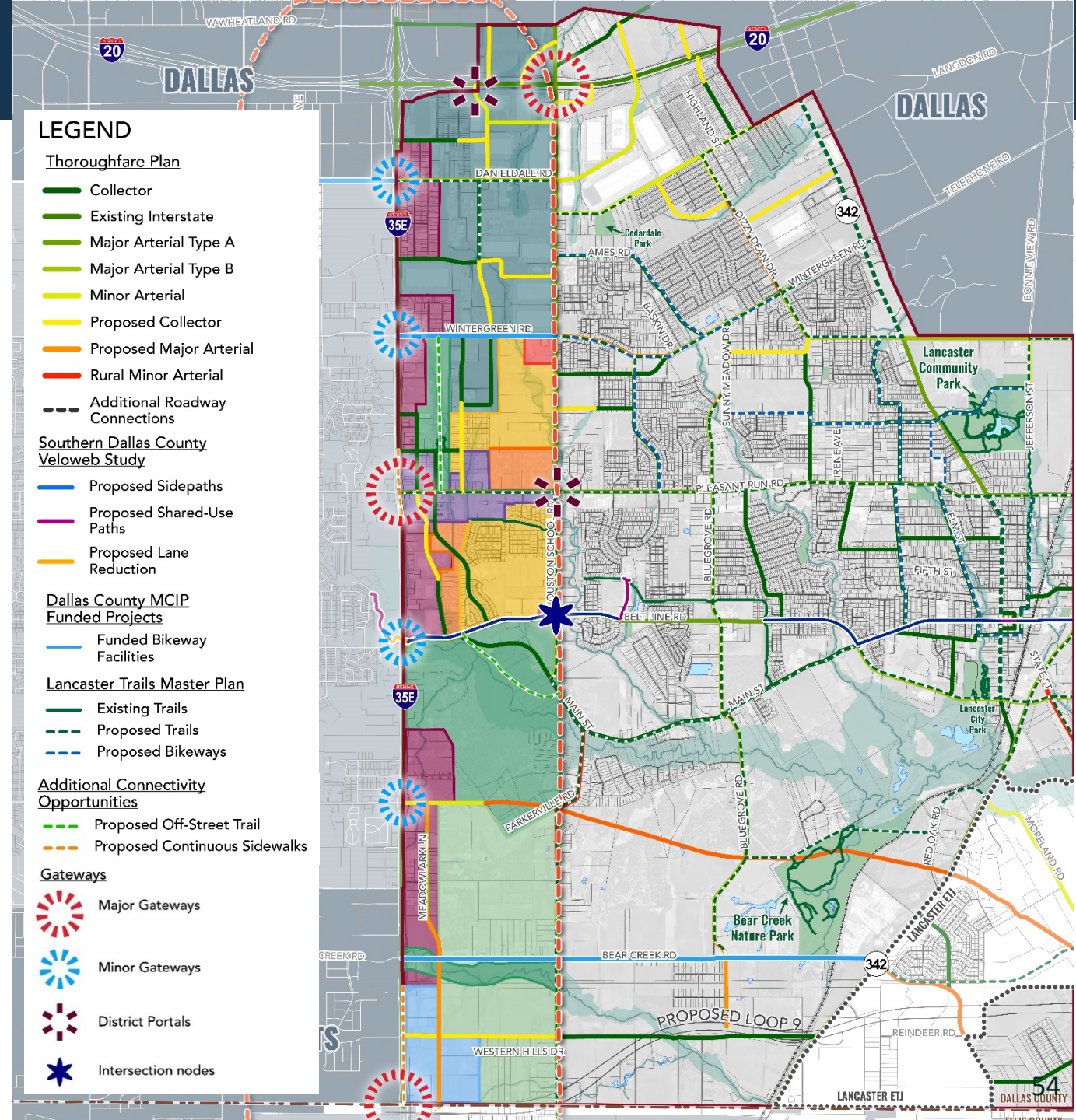
Gateways

- Major Gateways

- Minor Gateways

- District Portals

- Intersection nodes



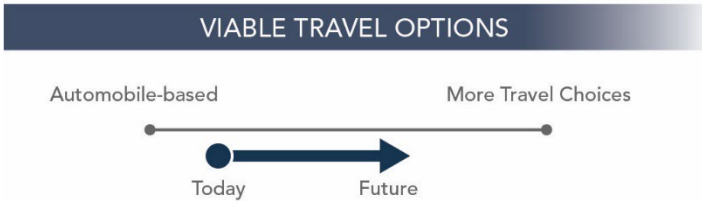
PERFORMANCE METRICS

Accessibility

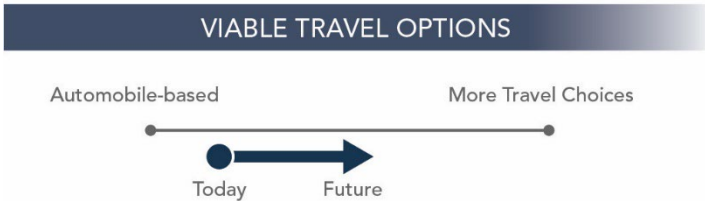
Performance Metric: Viable Travel Options

Access to different transportation modes (driving, walking, cycling, transit).

SCENARIO 1



SCENARIO 2



Character

Performance Metric: Activity Centers

Opportunities to establish character with new mixed-use and neighborhood centers.

SCENARIO 1



SCENARIO 2



PERFORMANCE METRICS

Environment

Performance Metric: Environmental Stewardship

Amount of vacant land developed or preserved.

SCENARIO 1



SCENARIO 2



SCENARIO 1



SCENARIO 2



Prosperous

Performance Metric: Job-Housing Proximity

Proximity of residential areas to employment and commercial nodes.

PERFORMANCE METRICS

Redevelopment

Performance Metric: Public Infrastructure

Amount of new public infrastructure (roadways, utilities, etc.) that is needed to support development.

SCENARIO 1



SCENARIO 2



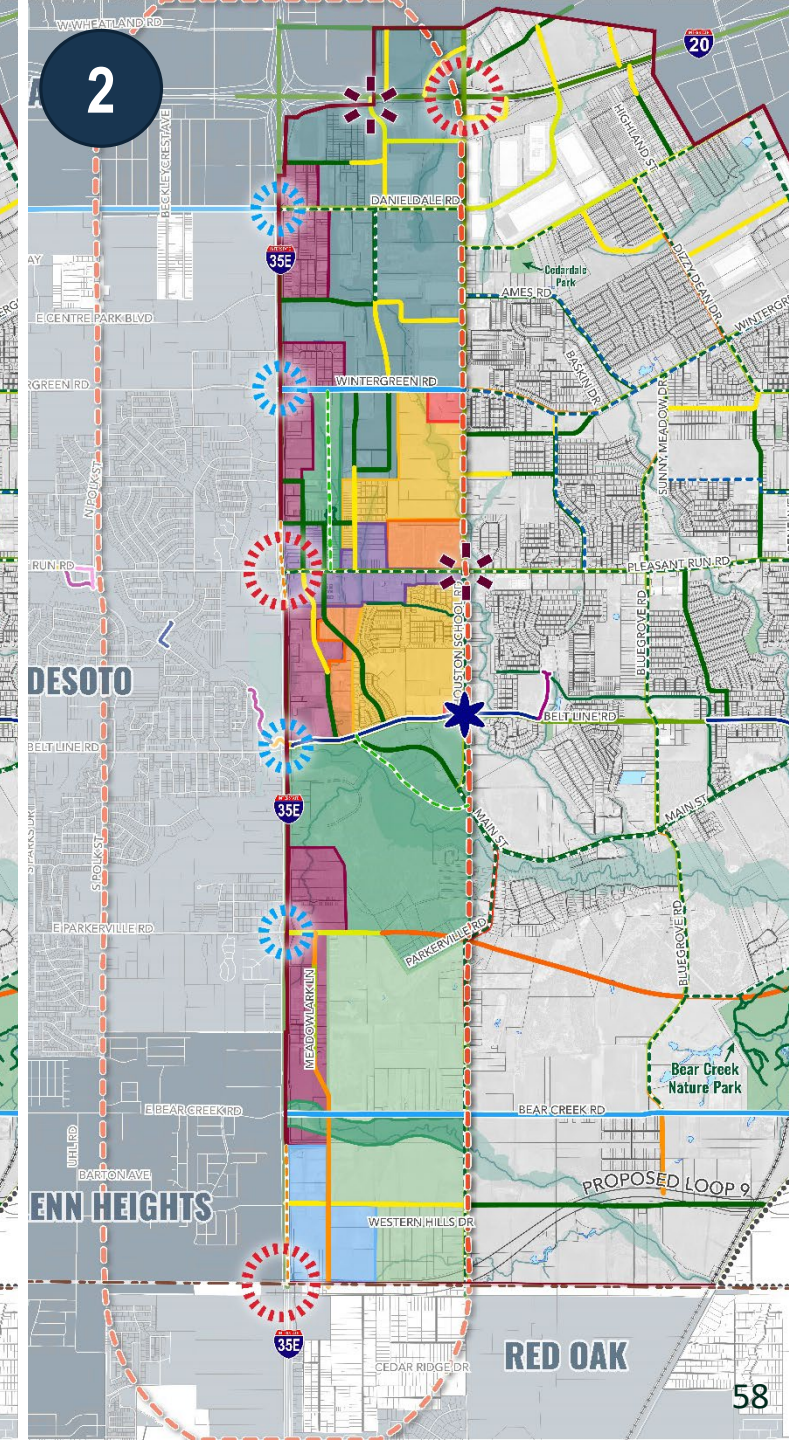
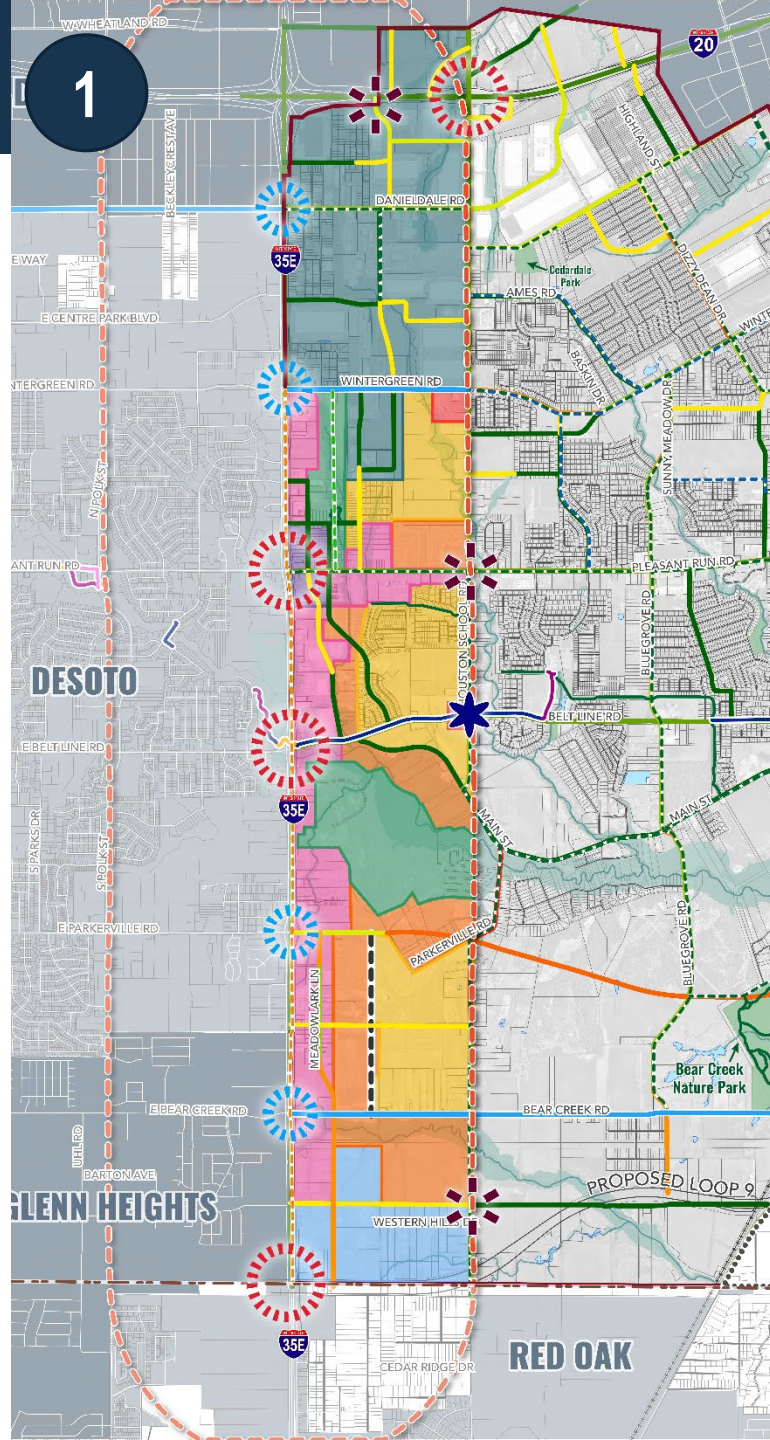
OVERALL COMPARISON

Scenario 1: Mixed-Use Focus

- Greater pedestrian accessibility
- More activity centers
- Less land preserved
- More potential jobs in proximity to housing
- More public infrastructure needed

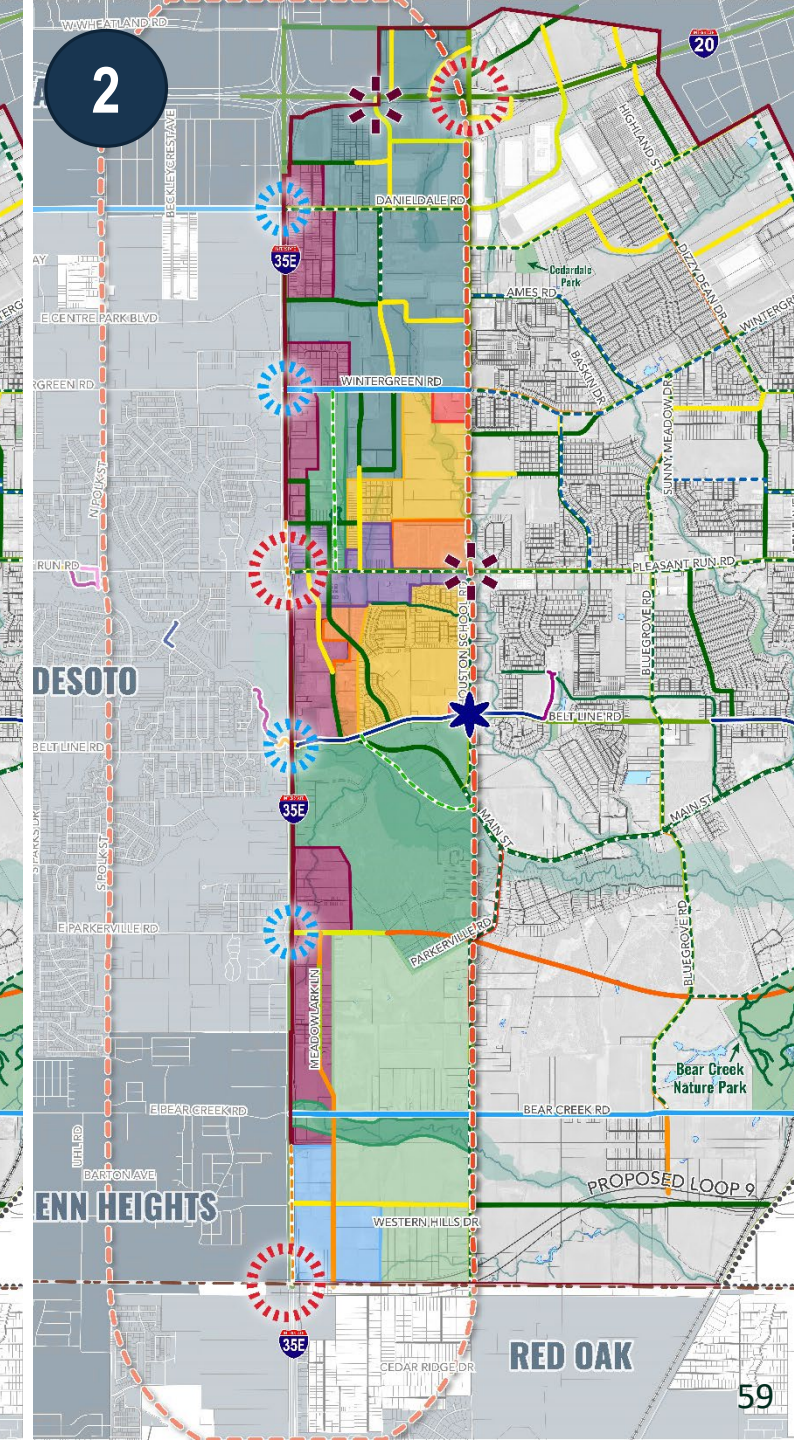
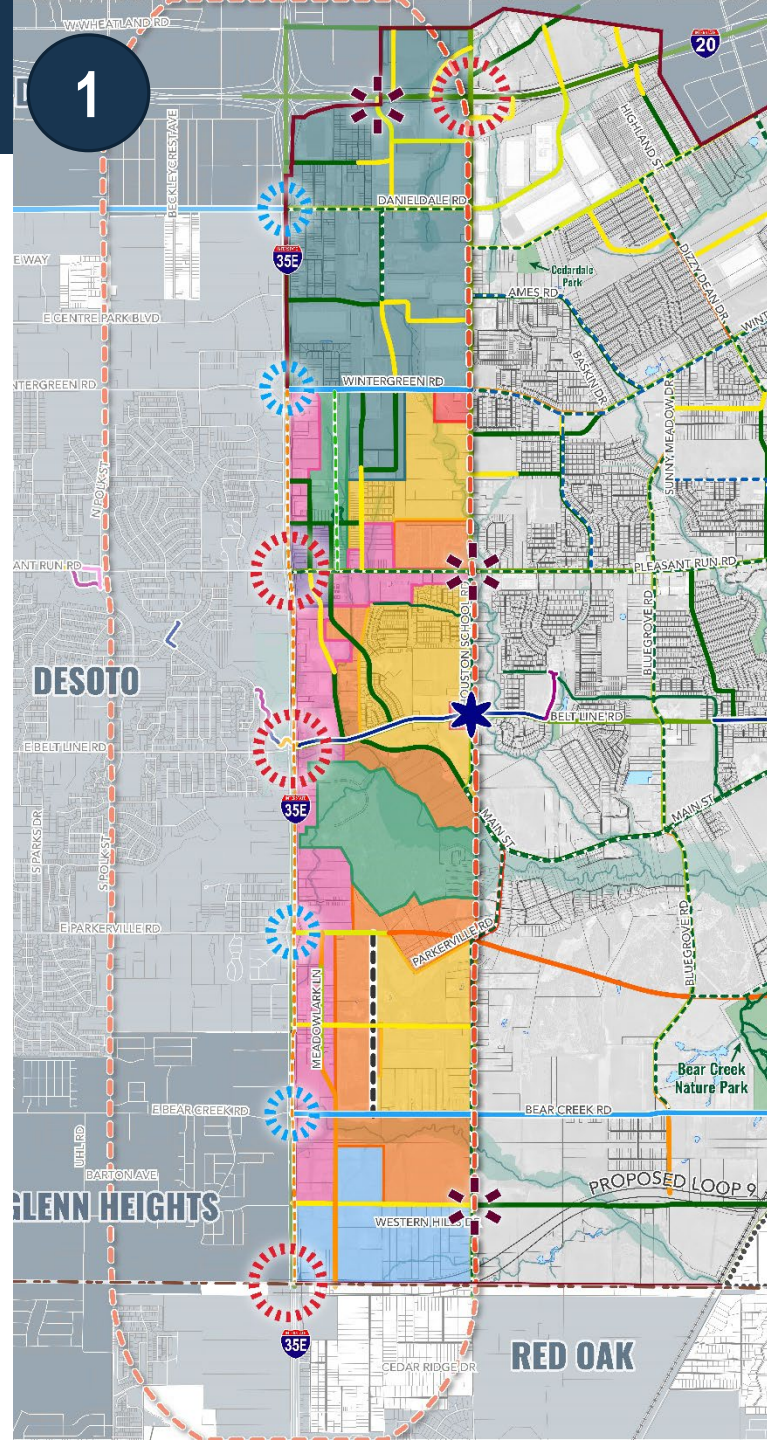
Scenario 2: Incremental/Infill

- Less pedestrian accessibility
- Fewer activity centers
- More land preserved
- Less potential jobs in proximity to housing
- Less public infrastructure needed



OVERALL COMPARISON

Q5: Is there a corridor scenario for IH-35E that you prefer? Why?

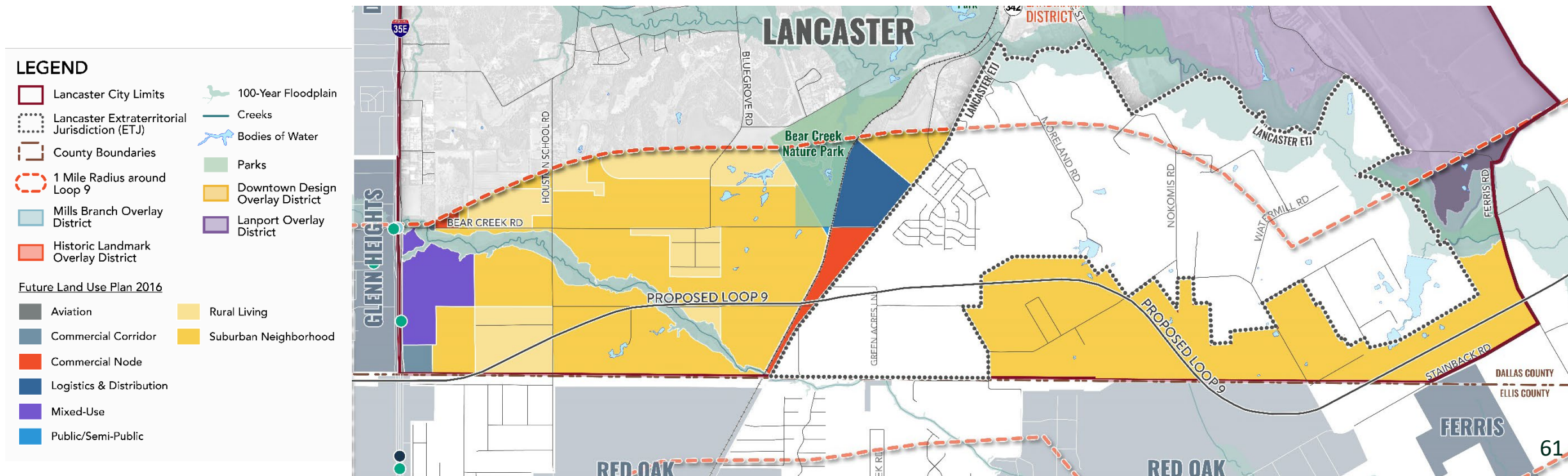




DRAFT ALTERNATIVE SCENARIOS: LOOP 9

CONNECTION TO COMPREHENSIVE PLAN

- 2016 FLUP served as one of the inputs for the draft scenarios
- Adjustments made to reflect market opportunities
- Maintains rural living, commercial opportunities



SCENARIO 1: MAJOR NODE

Primary Focus

Development at major node only (SH 342); keep rural character elsewhere.




















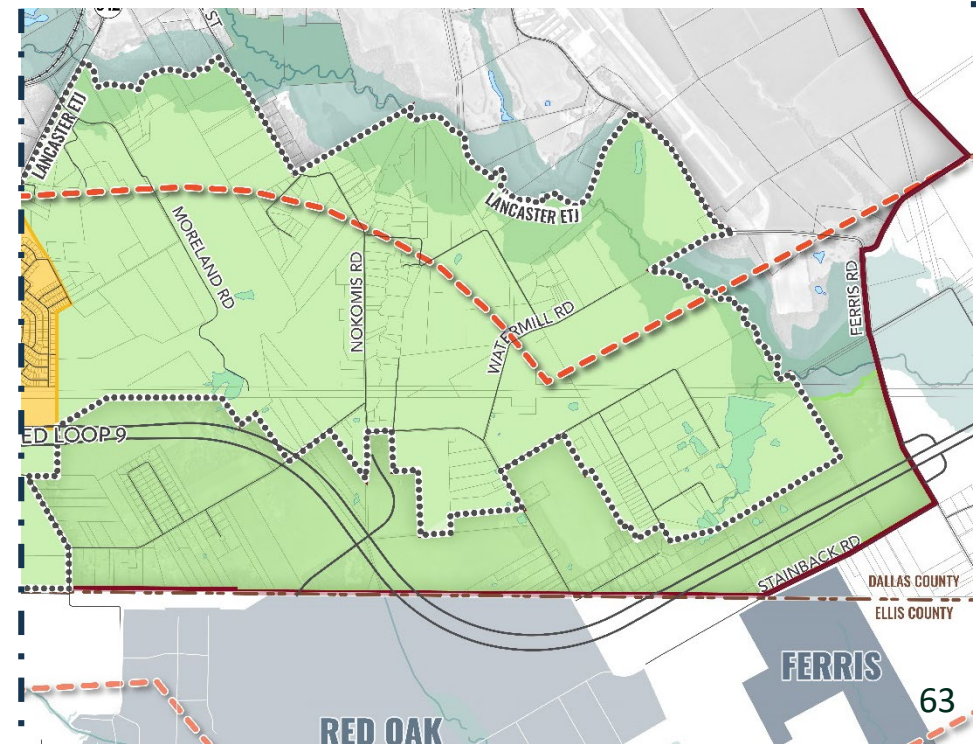
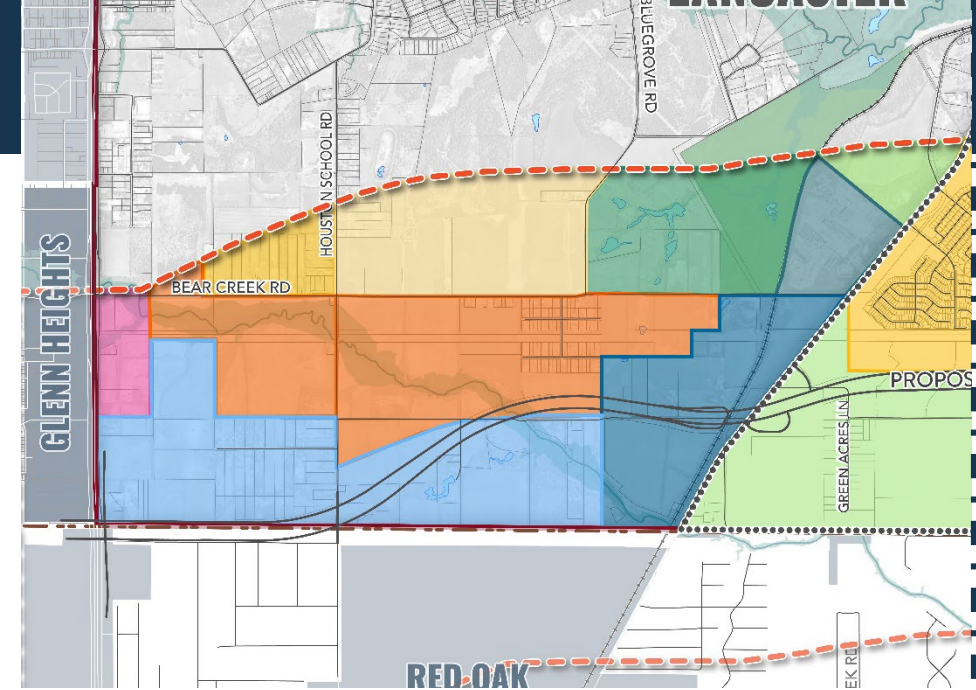
SCENARIO 1: MAJOR NODE

Character Sub-Districts

-  **Industrial:** Accounts for existing industrial use.
-  **Transit-Oriented Development:** Mixed-use development surrounding future rail stop.
-  **Supportive Commercial:** Retail and office that serves residents and visitors.
-  **Employment Node:** Office/technology park opportunity.
-  **Single-Family Residential:** Build upon existing neighborhoods.
-  **Large Lot SF Residential:** Single-family homes on large lots or estates.
-  **Multi-Family Residential:** Slightly denser residential choices.
-  **Open Space:** Natural areas and park space.
-  **Rural Reserve:** Primarily agricultural lands to preserve rural character.

LEGEND

-  Lancaster City Limits
-  Lancaster Extraterritorial Jurisdiction (ETJ)
-  County Boundaries
-  1 Mile Radius around Loop 9
-  100-Year Floodplain
-  Creeks
-  Bodies of Water
-  Parks
- Land Use Scenarios**
-  Employment Node
-  Industrial
-  Large Lot Single Family Residential
-  Multi-Family Residential
-  Supportive Commercial
-  Open Space
-  Rural Reserve
-  Single Family Residential
-  Transit Oriented Development (TOD)

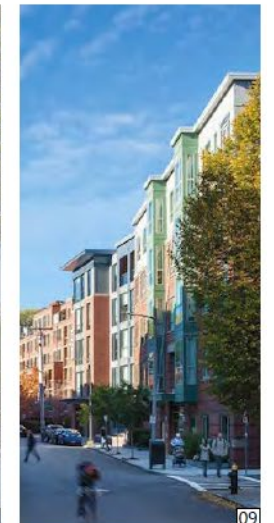
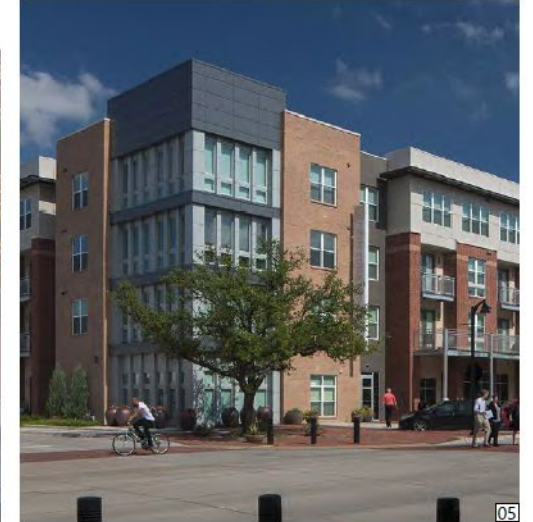
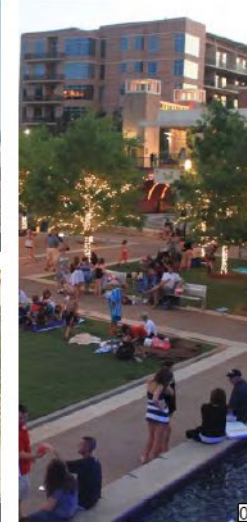


SCENARIO 1: MAJOR NODE

**TRANSIT-ORIENTED
DEVELOPMENT
CHARACTER SUB-DISTRICT**

SINGLE FAMILY
RESIDENTIAL CHARACTER
SUB-DISTRICT

RURAL RESERVE
CHARACTER SUB-DISTRICT



SCENARIO 1: MAJOR NODE

TRANSIT-ORIENTED
DEVELOPMENT
CHARACTER SUB-DISTRICT

**SINGLE-FAMILY
RESIDENTIAL CHARACTER
SUB-DISTRICT**

RURAL RESERVE
CHARACTER SUB-DISTRICT



SCENARIO 1: MAJOR NODE

TRANSIT-ORIENTED
DEVELOPMENT
CHARACTER SUB-DISTRICT

SINGLE-FAMILY
RESIDENTIAL CHARACTER
SUB-DISTRICT

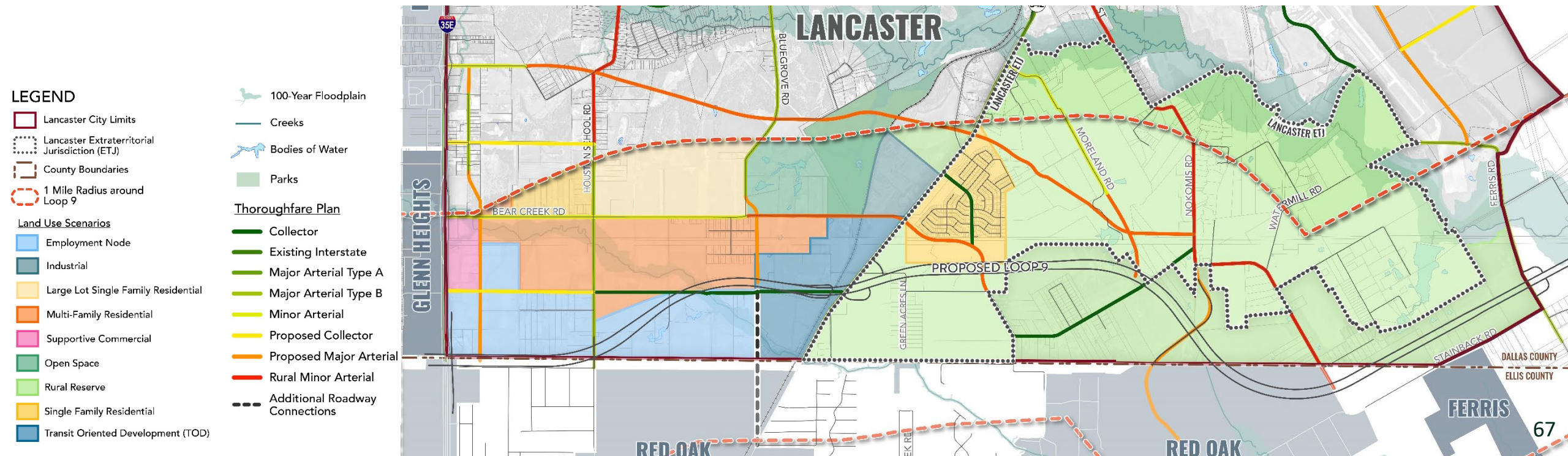
**RURAL RESERVE
CHARACTER SUB-DISTRICT**



SCENARIO 1: MAJOR NODE

Connectivity & Mobility

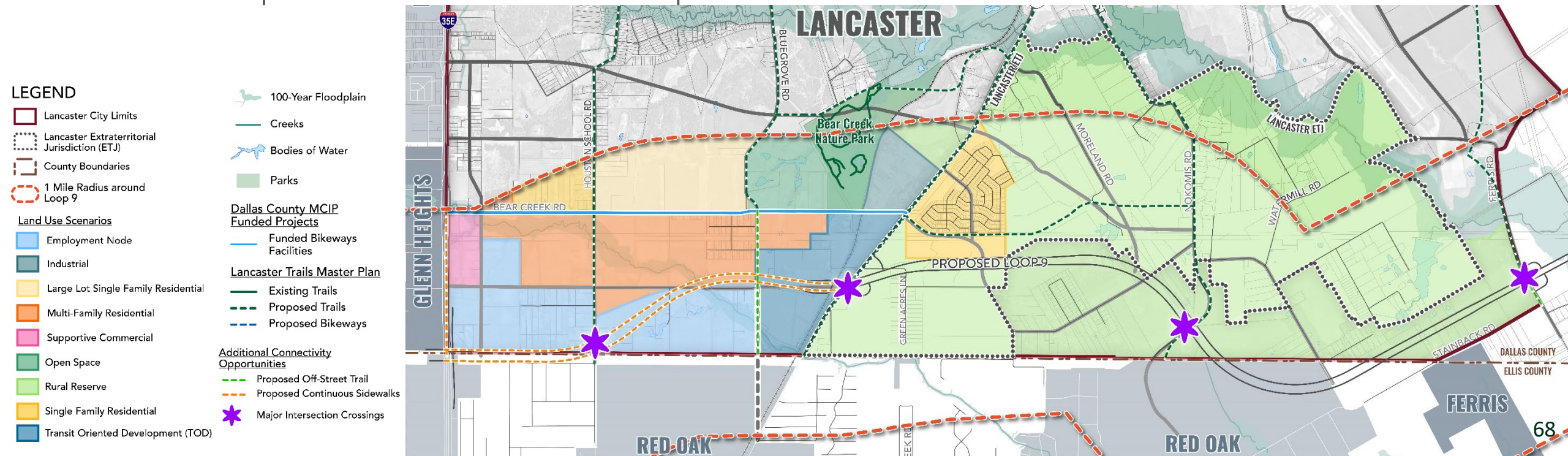
- Implement thoroughfare plan recommendations
- Additional roadway to connect employment node to employment area in Red Oak



SCENARIO 1: MAJOR NODE

Parks & Natural Features

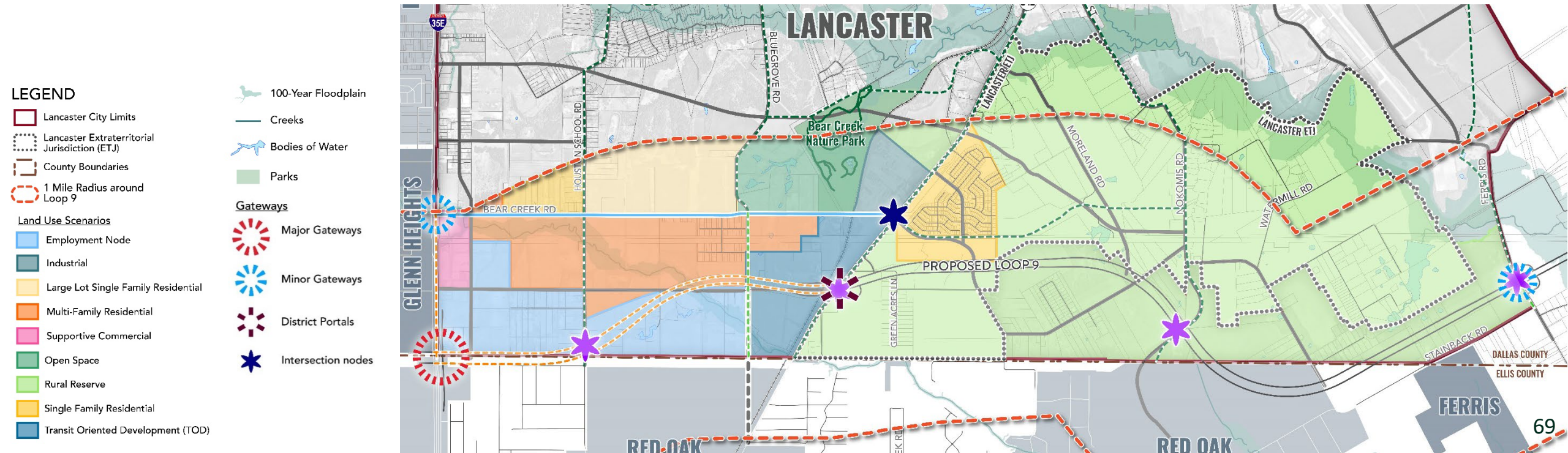
- Expands open space area around Bear Creek Nature Park
- Additional pedestrian connections across Loop 9
- Sidewalks along Loop 9 frontage roads west of SH 342
- Proposed trail along railroad to connect from TOD to downtown Lancaster



SCENARIO 1: MAJOR NODE

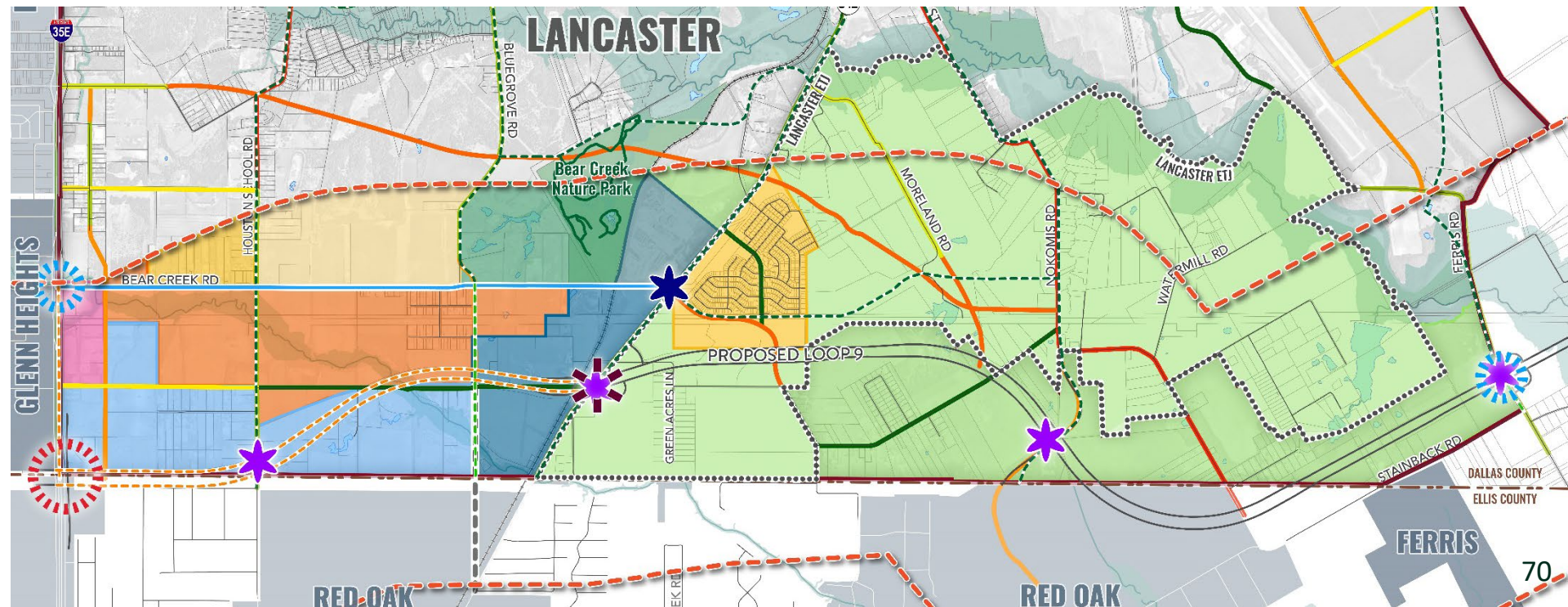
Gateways

- Major Gateway at Loop 9/IH-35E interchange
- Minor Gateway at eastern city boundary
- Additional district portal at TOD site



SCENARIO 1: MAJOR NODE

Full Scenario



LEGEND

Thoroughfare Plan

- Collector
- Existing Interstate
- Major Arterial Type A
- Major Arterial Type B
- Minor Arterial
- Proposed Collector
- Proposed Major Arterial
- Rural Minor Arterial
- Additional Roadway Connections

Additional Connectivity Opportunities

- Proposed Off-Street Trail
- Proposed Continuous Sidewalks
- Major Intersection Crossings

Dallas County MCIP Funded Projects

- Funded Bikeways Facilities

Lancaster Trails Master Plan

- Existing Trails
- Proposed Trails
- Proposed Bikeways

Gateways

- Major Gateways
- Minor Gateways
- District Portals
- Intersection nodes

SCENARIO 1: MAJOR NODE

Full Scenario

Q6: What comments do you have on Loop 9 Scenario 1?

LEGEND

Thoroughfare Plan

- Collector
- Existing Interstate
- Major Arterial Type A
- Major Arterial Type B
- Minor Arterial
- Proposed Collector
- Proposed Major Arterial
- Rural Minor Arterial
- Additional Roadway Connections

Additional Connectivity Opportunities

- Proposed Off-Street Trail
- Proposed Continuous Sidewalks
- Major Intersection Crossings

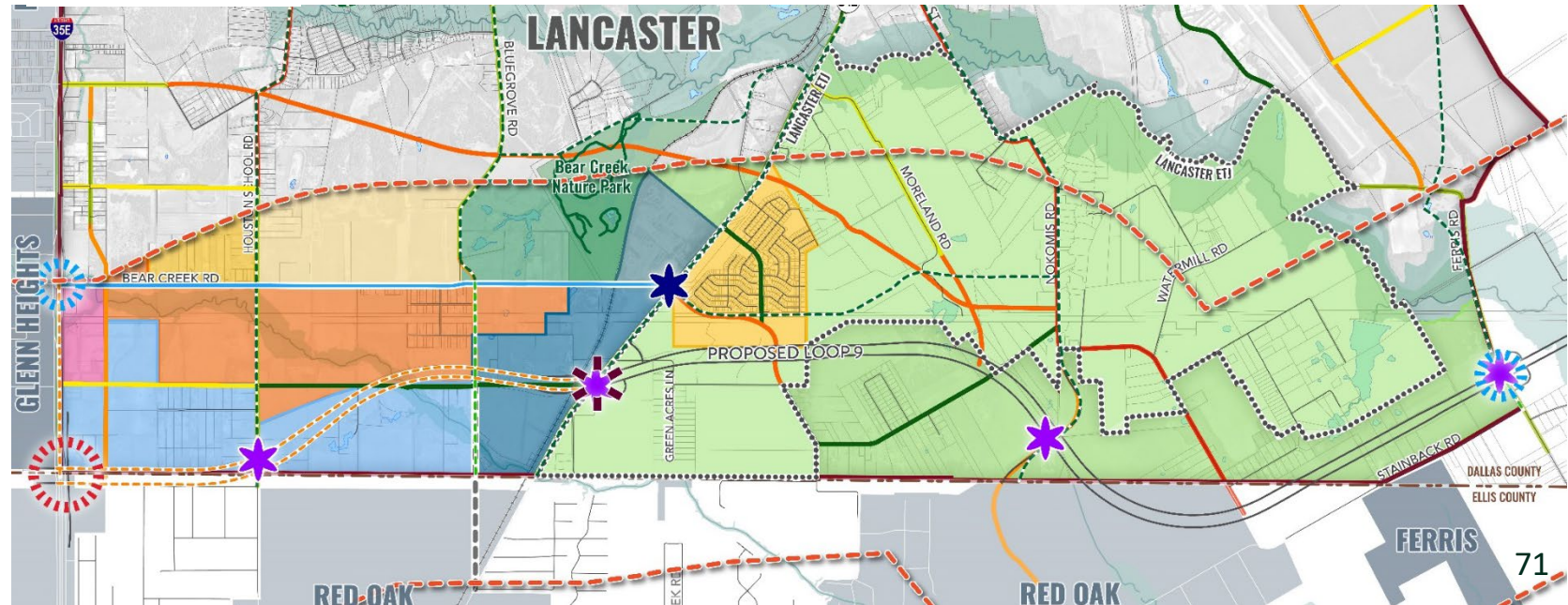
Dallas County MCIP Funded Projects

- Funded Bikeway Facilities
- Existing Trails
- Proposed Trails
- Proposed Bikeways

Lancaster Trails Master Plan

Gateways

- Major Gateways
- Minor Gateways
- District Portals
- Intersection nodes



SCENARIO 2: NEIGHBORHOOD NODES










Primary Focus

Suburban residential density continues with some neighborhood support services at minor commercial nodes.











SCENARIO 2: NEIGHBORHOOD NODES





Character Sub-Districts

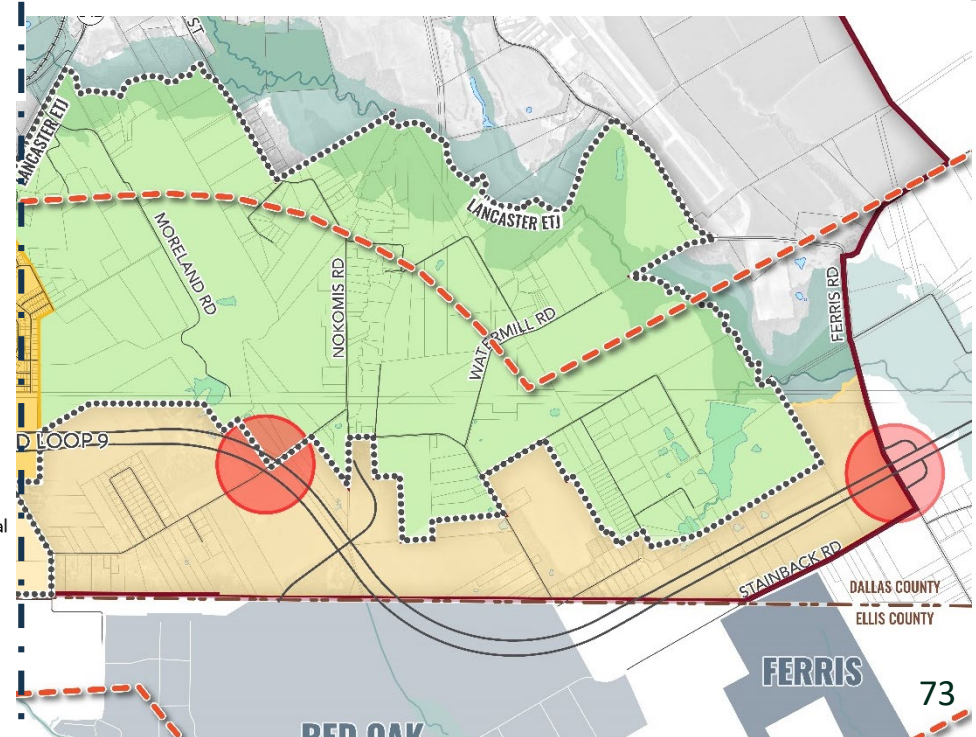
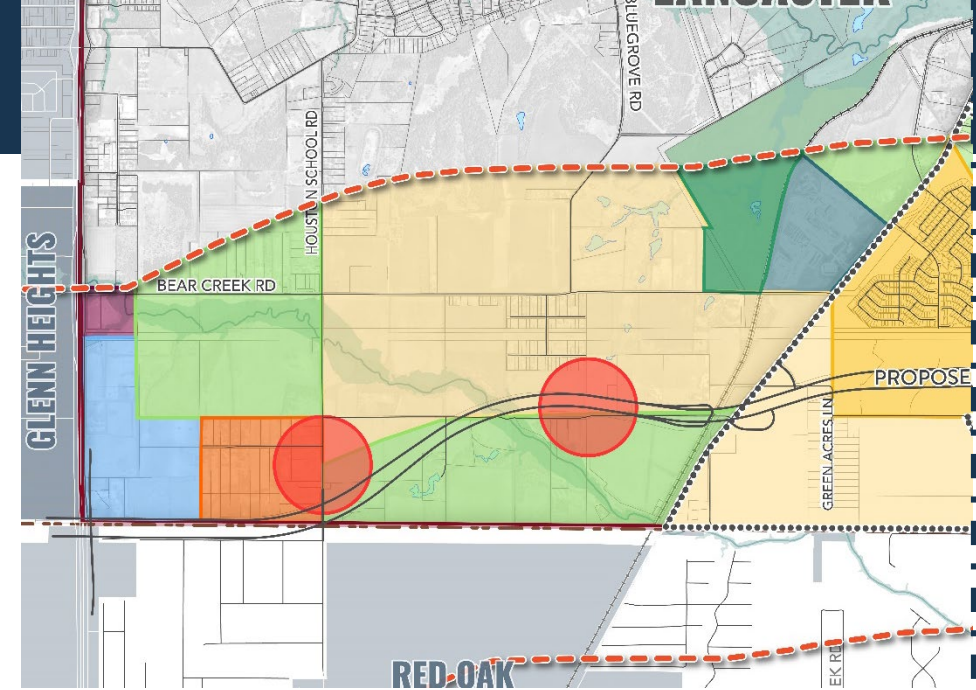
-  **Commercial Node:** Concentration of neighborhood commercial at future intersections with Loop 9.
-  **Industrial:** Accounts for existing industrial use.
-  **Infill Development:** Commercial/office that fills in over time.
-  **Employment Node:** Office/technology park opportunity.
-  **Single-Family Residential:** Build upon existing neighborhoods.
-  **Large Lot SF Residential:** Single-family homes on large lots or estates.
-  **Transitional Residential:** Townhomes, small-scale apartments, cottage style neighborhoods.
-  **Open Space:** Natural areas and park space.
-  **Rural Reserve:** Primarily agricultural lands to preserve rural character.

LEGEND

-  Lancaster City Limits
-  Lancaster Extraterritorial Jurisdiction (ETJ)
-  County Boundaries
-  1 Mile Radius around Loop 9
-  100-Year Floodplain
-  Creeks
-  Bodies of Water
-  Parks

Land Use Scenarios

-  Commercial Node
-  Employment Node
-  Industrial
-  Infill Development
-  Large Lot Single Family Residential
-  Open Space
-  Rural Reserve
-  Single Family Residential
-  Transitional Residential



SCENARIO 2: NEIGHBORHOOD NODES

**COMMERCIAL NODE
CHARACTER SUB-DISTRICT**

EMPLOYMENT NODE
CHARACTER SUB-DISTRICT

RURAL RESERVE
CHARACTER SUB-DISTRICT



SCENARIO 2: NEIGHBORHOOD NODES

COMMERCIAL NODE
CHARACTER SUB-DISTRICT

EMPLOYMENT NODE
CHARACTER SUB-DISTRICT

RURAL RESERVE
CHARACTER SUB-DISTRICT

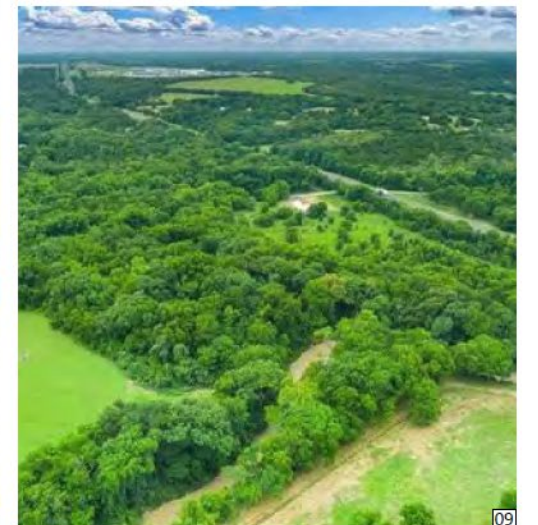


SCENARIO 2: NEIGHBORHOOD NODES

COMMERCIAL NODE
CHARACTER SUB-DISTRICT

EMPLOYMENT NODE
CHARACTER SUB-DISTRICT

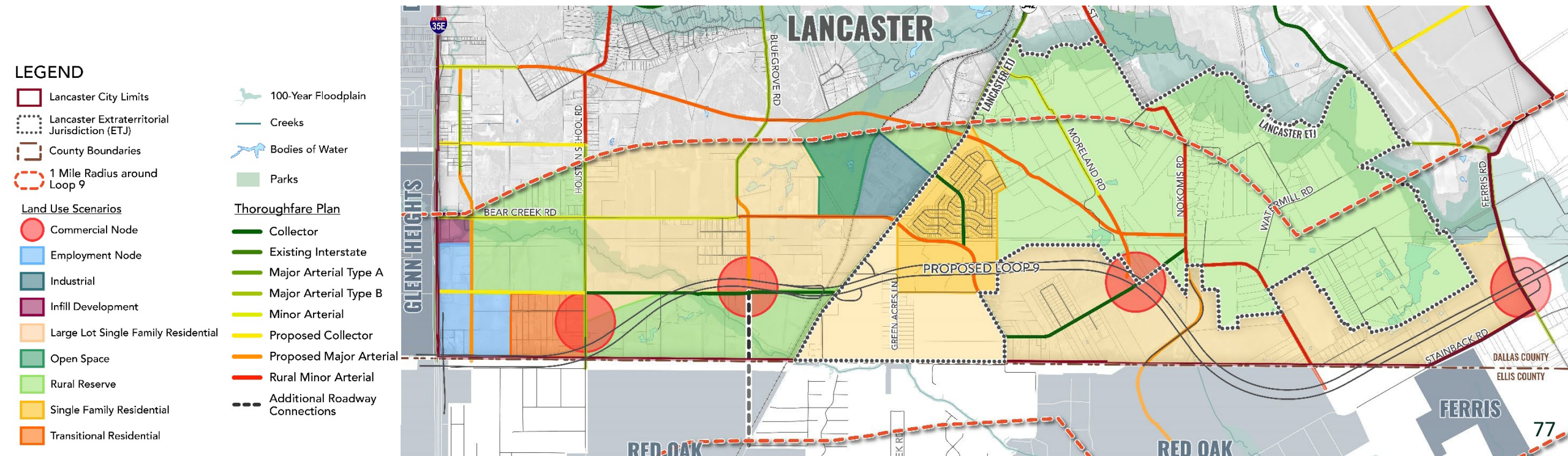
**RURAL RESERVE
CHARACTER SUB-DISTRICT**



SCENARIO 2: NEIGHBORHOOD NODES

Connectivity & Mobility

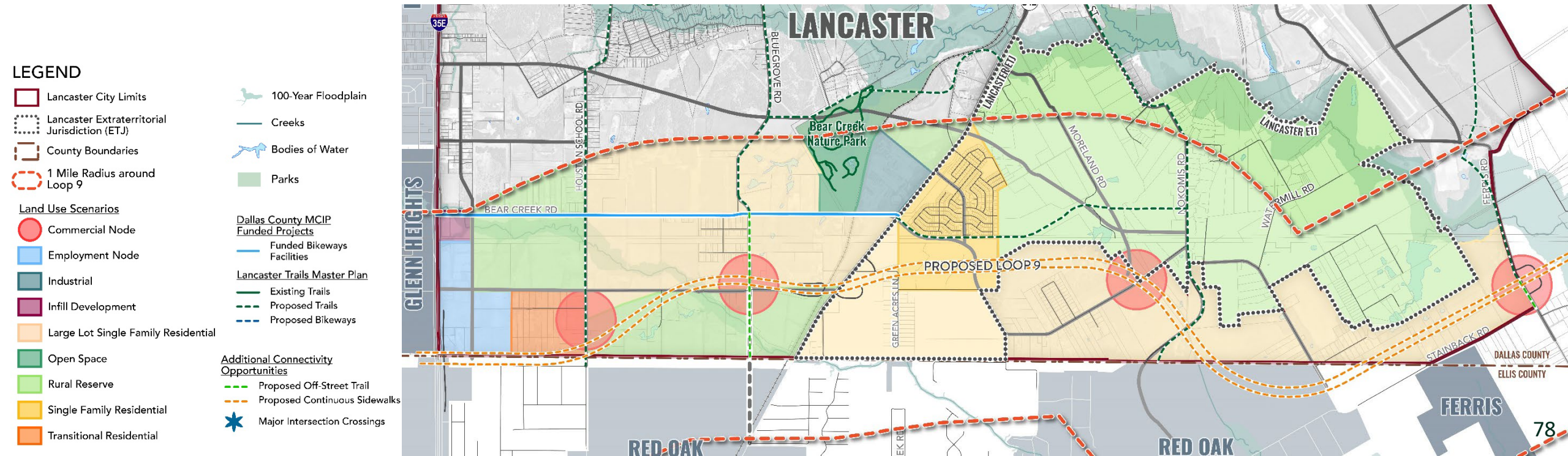
- Implement thoroughfare plan recommendations
- Additional roadway to connect employment node to employment area in Red Oak



SCENARIO 2: NEIGHBORHOOD NODES

Parks & Natural Features

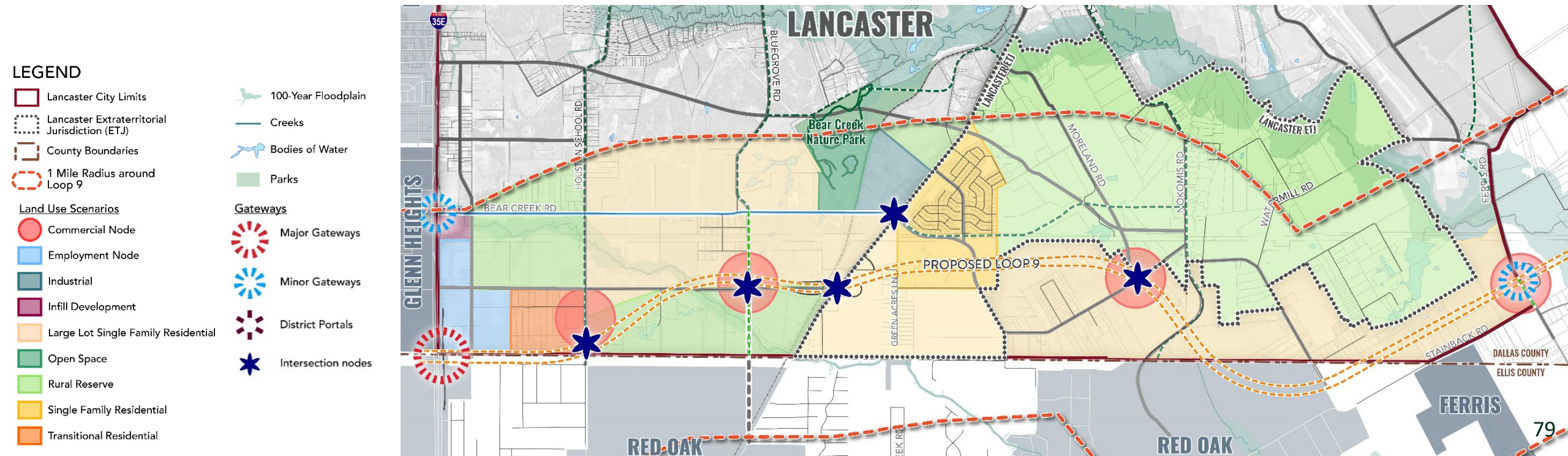
- Additional pedestrian connections across Loop 9
- Sidewalks along both sides of Loop 9 frontage roads
- Sidepaths along major roadways



SCENARIO 2: NEIGHBORHOOD NODES

Gateways

- Major Gateway at Loop 9/IH-35E interchange
- Minor Gateway at eastern city boundary
- Additional intersection nodes at commercial nodes



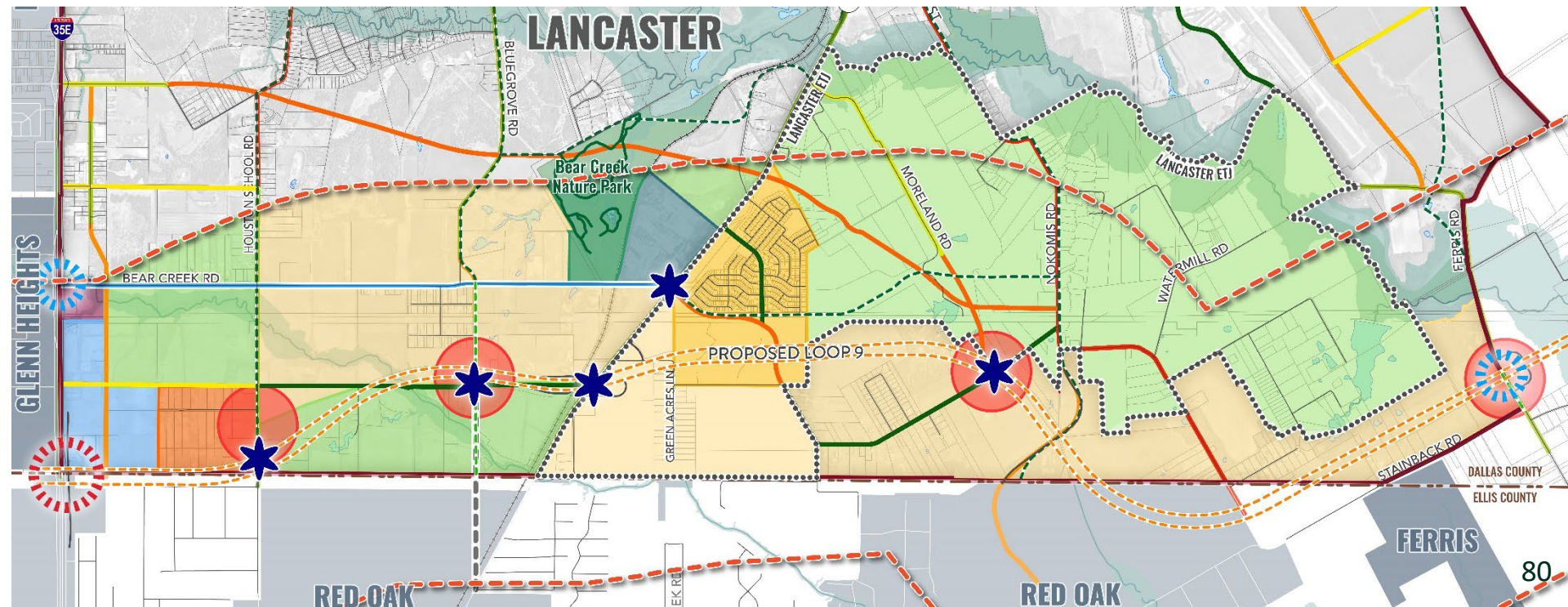
SCENARIO 2: NEIGHBORHOOD NODES

Full Scenario

LEGEND

- Thoroughfare Plan**
- Collector
 - Existing Interstate
 - Major Arterial Type A
 - Major Arterial Type B
 - Minor Arterial
 - Proposed Collector
 - Proposed Major Arterial
 - Rural Minor Arterial
 - Additional Roadway Connections
- Additional Connectivity Opportunities**
- Proposed Off-Street Trail
 - Proposed Continuous Sidewalks

- Dallas County MCIP Funded Projects**
- Funded Bikeways Facilities
- Lancaster Trails Master Plan**
- Existing Trails
 - Proposed Trails
 - Proposed Bikeways
- Gateways**
- Major Gateways
 - Minor Gateways
 - District Portals
 - Intersection nodes



SCENARIO 2: NEIGHBORHOOD NODES

Full Scenario

Q7: What comments do you have on Loop 9 Scenario 2?

LEGEND

Thoroughfare Plan

- Collector
- Existing Interstate
- Major Arterial Type A
- Major Arterial Type B
- Minor Arterial
- Proposed Collector
- Proposed Major Arterial
- Rural Minor Arterial
- Additional Roadway Connections

Additional Connectivity Opportunities

- Proposed Off-Street Trail
- Proposed Continuous Sidewalks

Dallas County MCIP Funded Projects

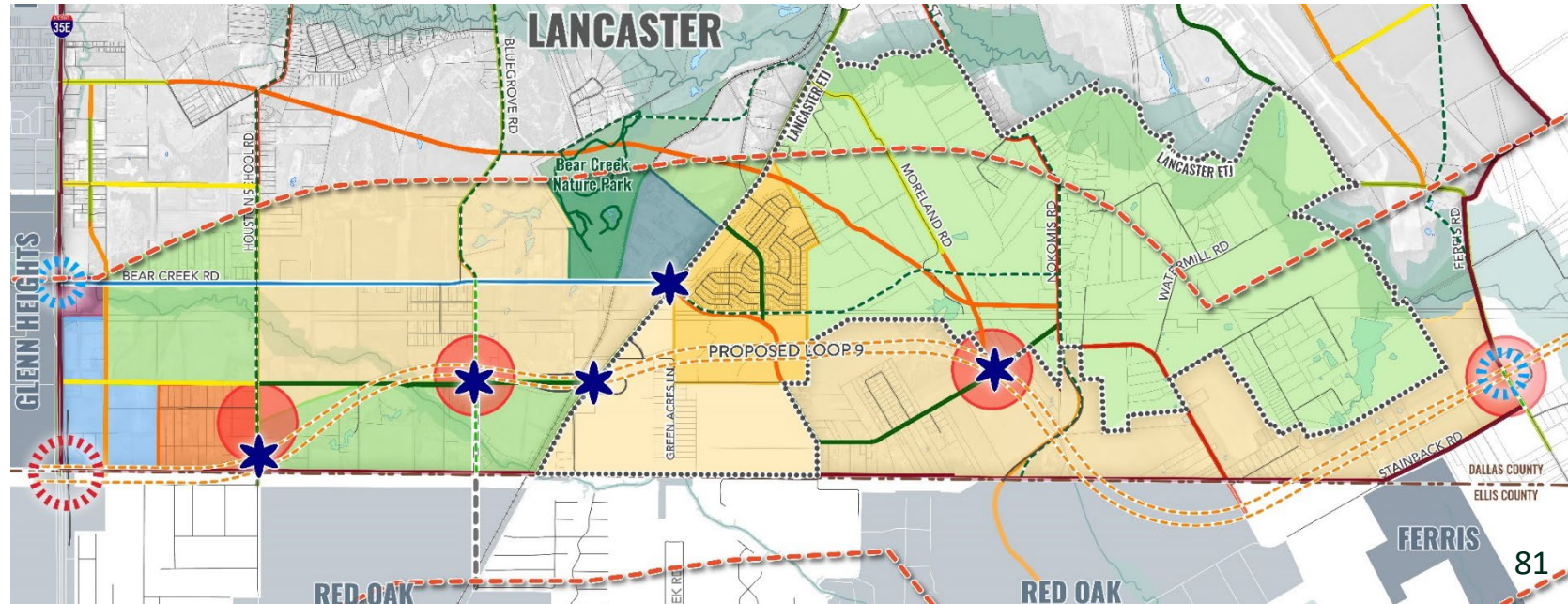
- Funded Bikeway Facilities

Lancaster Trails Master Plan

- Existing Trails
- Proposed Trails
- Proposed Bikeways

Gateways

- Major Gateways
- Minor Gateways
- District Portals
- Intersection nodes



PERFORMANCE METRICS

Character

Performance Metric: Activity Centers

Opportunities to establish character with new mixed-use and neighborhood centers.

SCENARIO 1



SCENARIO 2



Connectivity

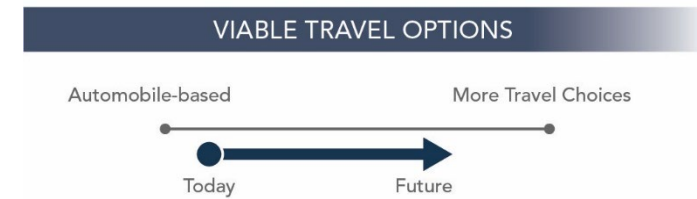
Performance Metric: Viable Travel Options

Connections to different transportation modes (driving, walking, cycling, transit).

SCENARIO 1



SCENARIO 2



PERFORMANCE METRICS

Environment

Performance Metric: Environmental Stewardship

Amount of vacant land developed or preserved.

SCENARIO 1



SCENARIO 2

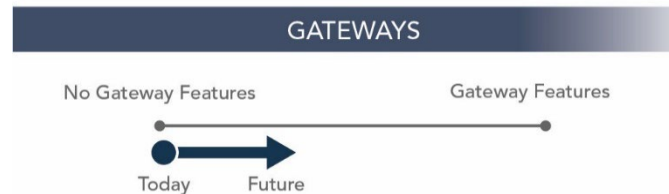


Gateways

Performance Metric: Gateways

Number of gateways implemented at key locations.

SCENARIO 1



SCENARIO 2



PERFORMANCE METRICS

Nodal Development

Performance Metric: Public Infrastructure

Amount of new public infrastructure (roadways, utilities, etc.) that is needed to support development.

SCENARIO 1



SCENARIO 2



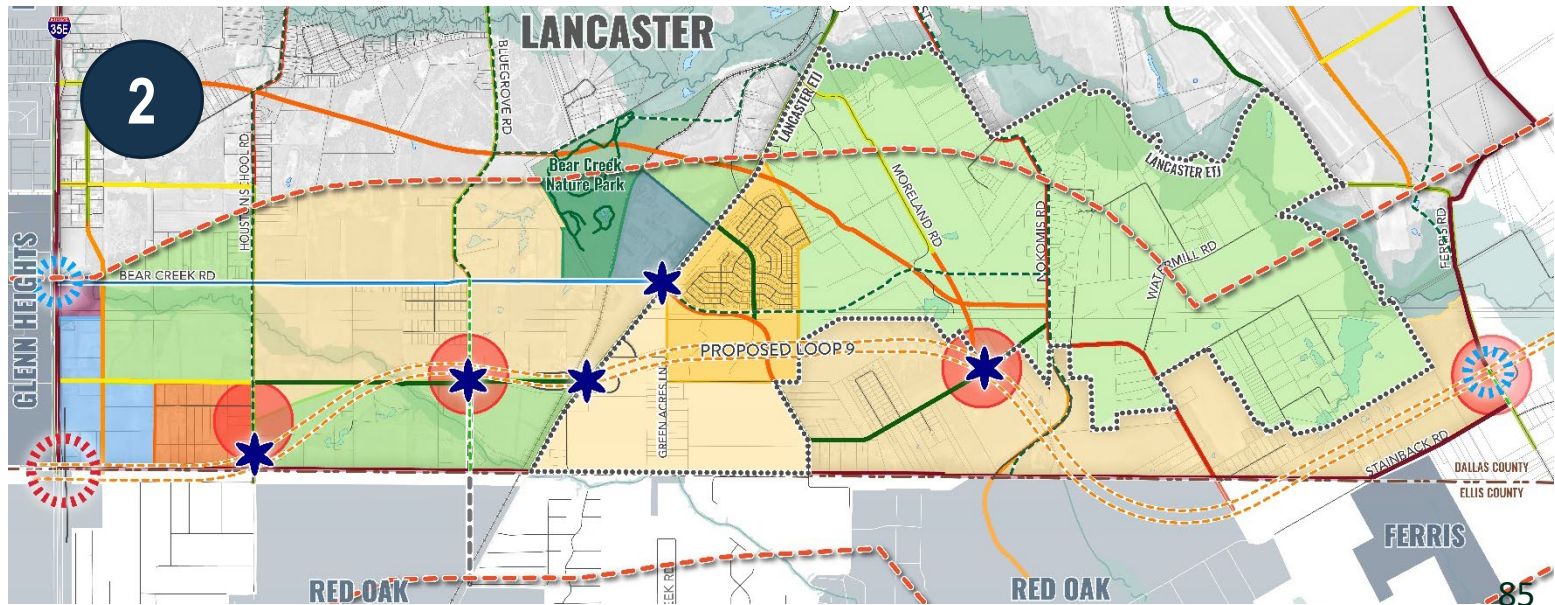
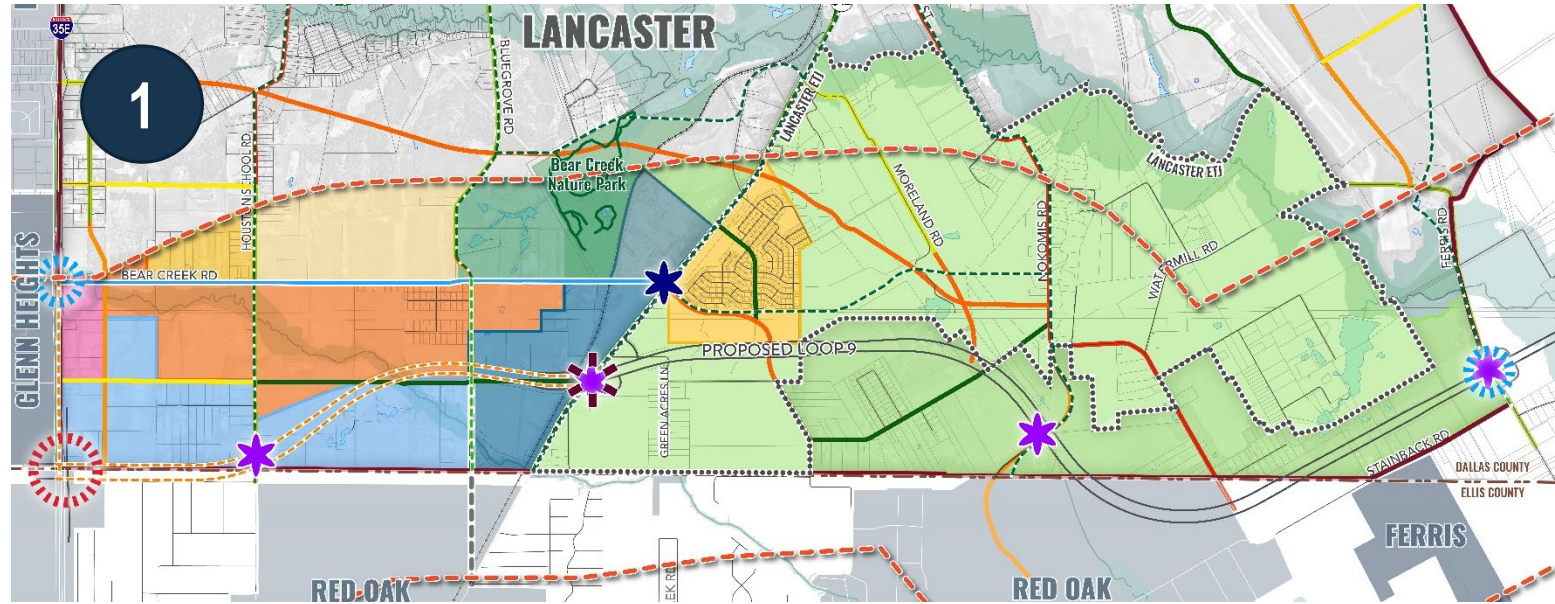
OVERALL COMPARISON

Scenario 1: Major Node

- One major activity center
- Somewhat increased connectivity
- Land east of SH 342 kept primarily rural
- Significant multi-modal gateway
- Infrastructure investments kept west of SH 342

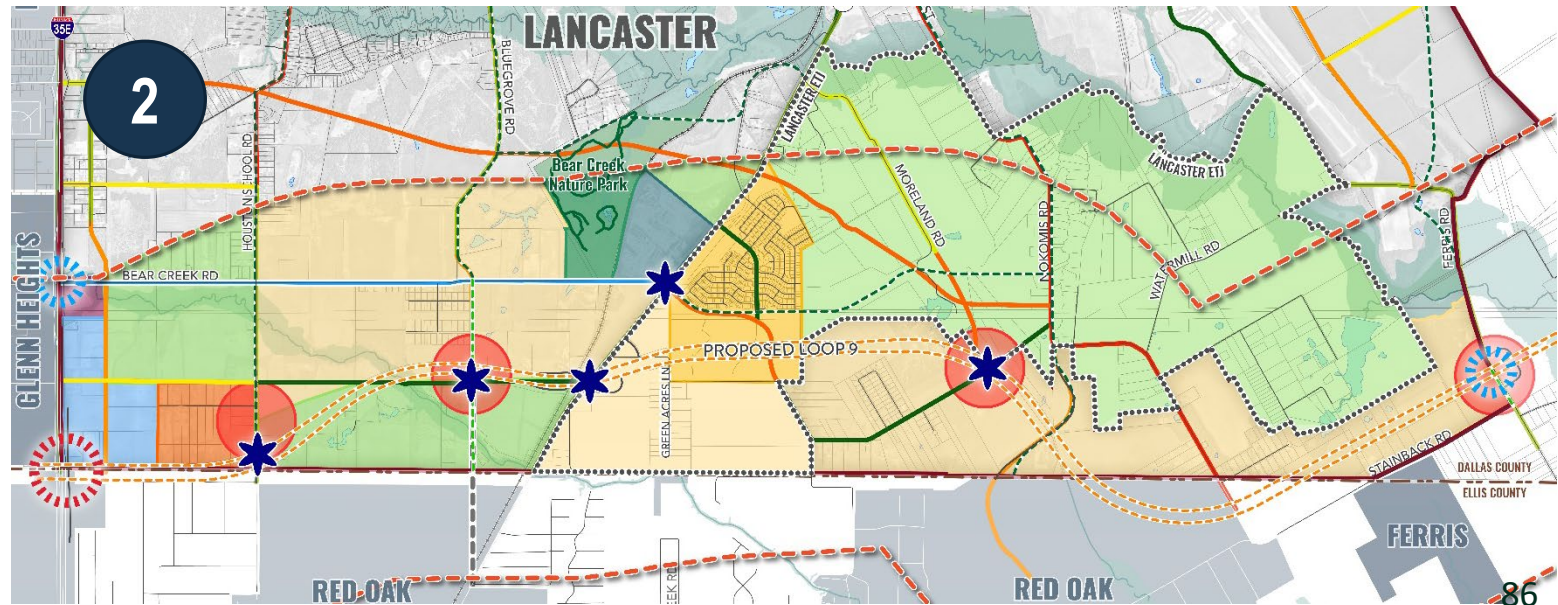
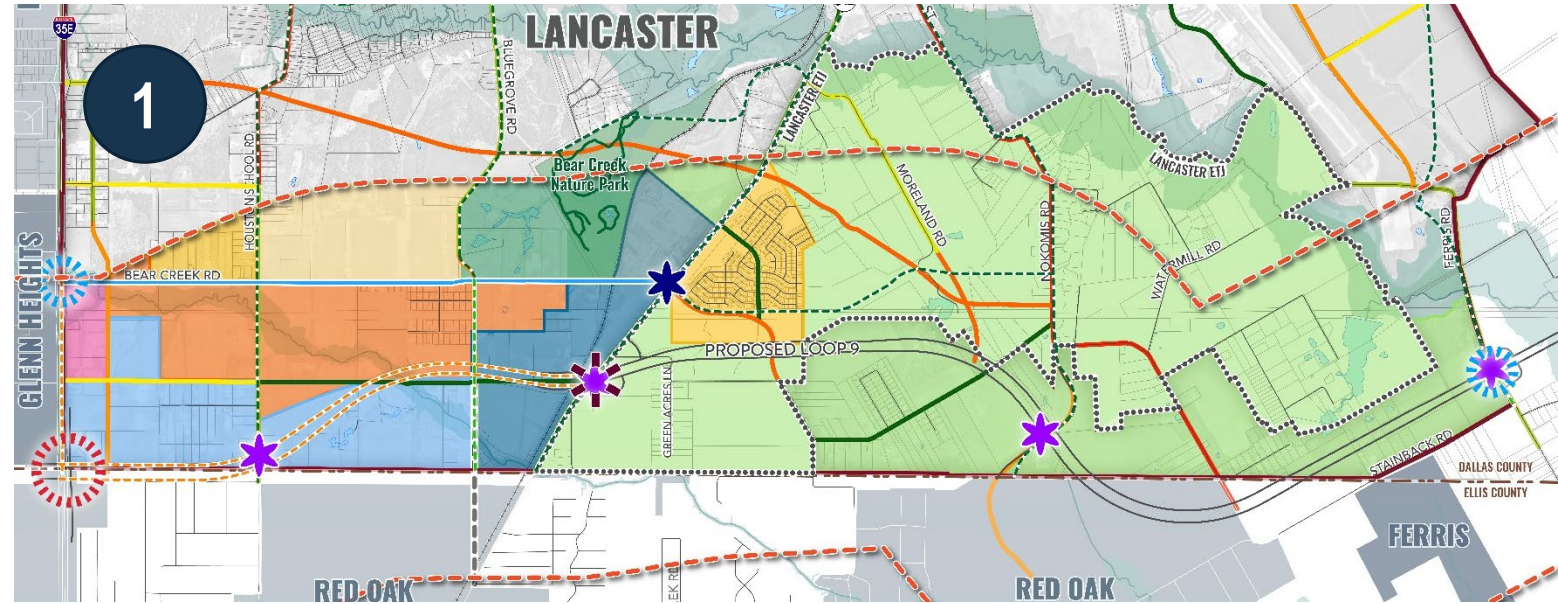
Scenario 2: Neighborhood Nodes

- Many smaller activity centers
- Greater increased connectivity
- Limited development east of SH 342
- Roadway gateways
- Infrastructure investments throughout corridor area



OVERALL COMPARISON

Q8: Is there a corridor scenario for Loop 9 that you prefer? Why?



GENERAL DISCUSSION

Do you have any additional questions or comments regarding the draft scenarios for the two corridors?



NEXT STEPS

NEXT STEPS

- Prepare preferred scenario for both corridors
- Prepare draft design guidelines
- Continue final report
- Review draft recommendations
 - Joint Work Session: Summer TBD
 - Public Open House No. 02: Summer TBD

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