

City Center Concept Plan

CEDAR HILL, TEXAS



Creating the *Premier Place* for a Premier City

TOD Advisory Committee Meeting # 4
January 21, 2010

Meeting Agenda

- Welcome & Introductions
- Concept Plan Report Overview
- NCTCOG Application Status
- “Downtown Omaha 2030”
 - Video Presentation
- Concept Plan Adoption
- Next Steps



The Cedar Hill Opportunity



- Comprehensive Plan
 - Completed in 2008
- Regional Transit Plan
 - Commuter rail line and *two* stations in Cedar Hill
- Recent Development
 - Government Center
 - Uptown Village
- Unique Funding Window
 - EECBG
 - NCTCOG Sustainable Development

Understanding the Big Picture

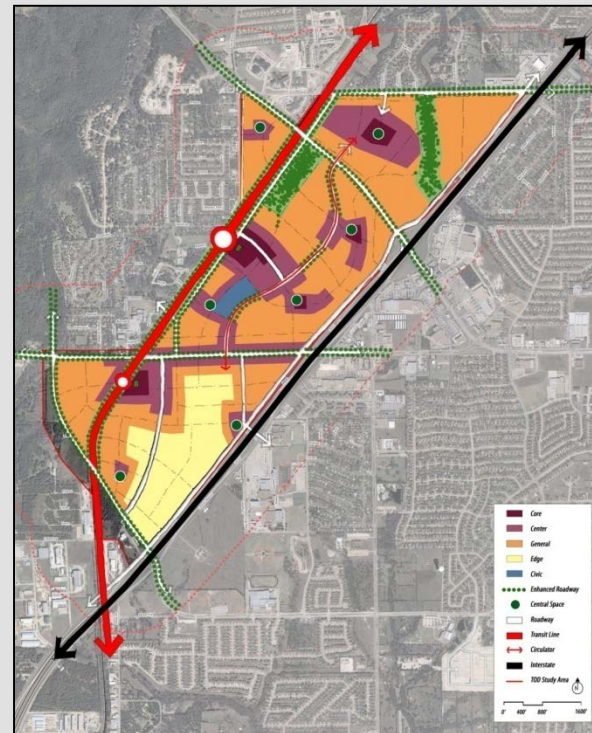


- Comprehensive Plan
 - Groundwork for transit-oriented development future
- Visioning Process
 - Vision, Goals & Objectives
- Concept Plan
 - Expand vision to concept(s)
 - Position for additional funding
- Public Involvement, Development Planning & Financing

Vision, Goals & Concept Diagram



*We envision the **City Center** as a **premier transit oriented destination**, building upon **unique local character**, promoting **safe community interaction**, and expanding local opportunities for a **sustainable future***



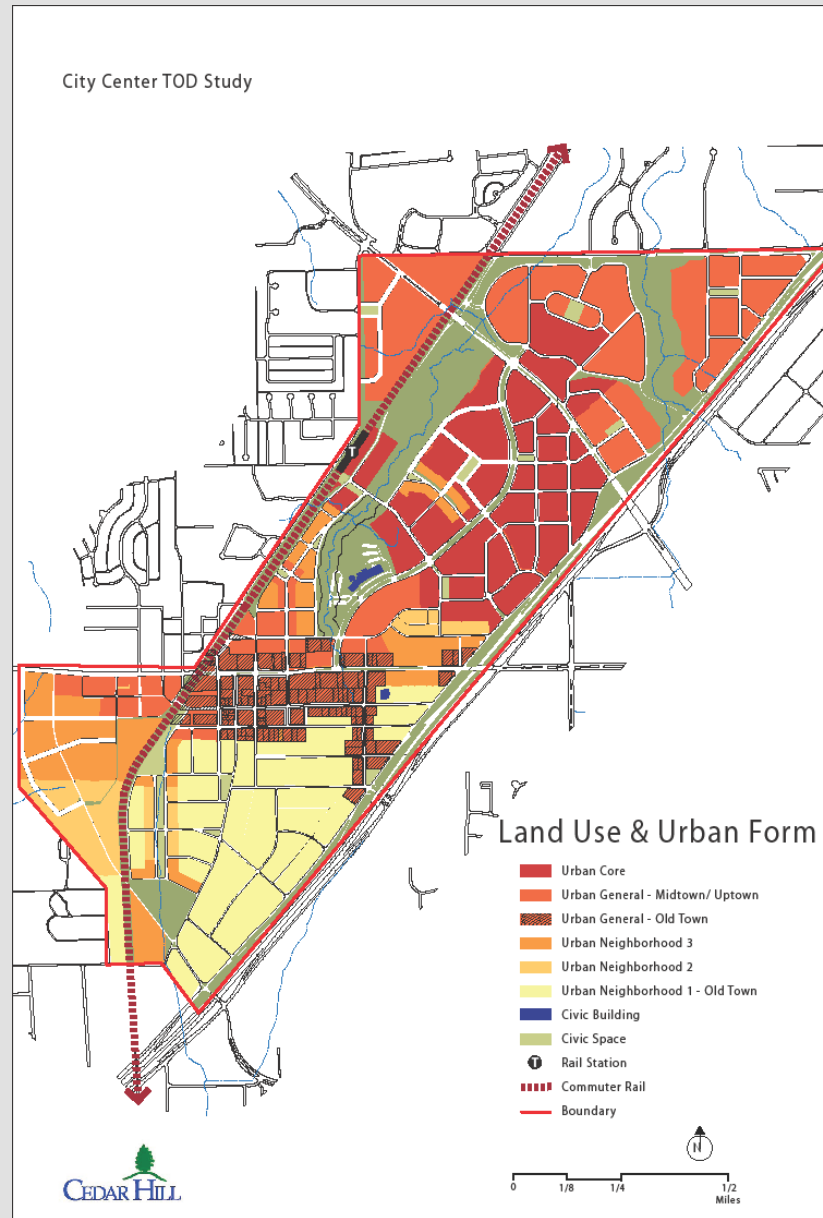
City Center Concept Diagram

Rail Station Location



- Goal was to identify location that best fit the vision and goals
- Two options reviewed
 - Midtown
 - Old Town
- Pro/Con analysis
- Midtown selected as the preferred location

Land Use and Urban Form



Land Use and Urban Form



- Not intended to replace existing planning policies or zoning provisions
- Provides platform to further discuss and refine District Definitions
 - Zoning & Code impacts
 - Infrastructure impacts
- Detailed Development Sketches
 - End product of development plan process

Detailed Development Sketches

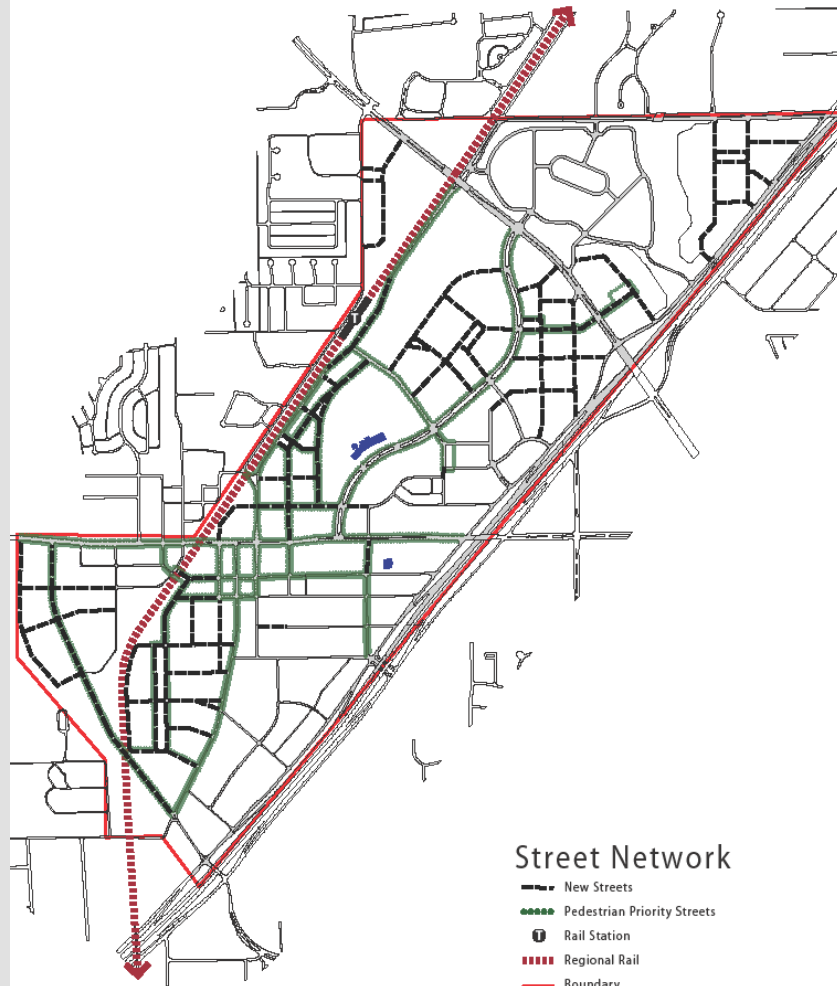
- Will be done for specific, high-priority development areas



Streets and Blocks

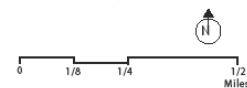


City Center TOD Study



Street Network

- New Streets
- Pedestrian Priority Streets
- i Rail Station
- ⋯ Regional Rail
- Boundary



Streets and Blocks

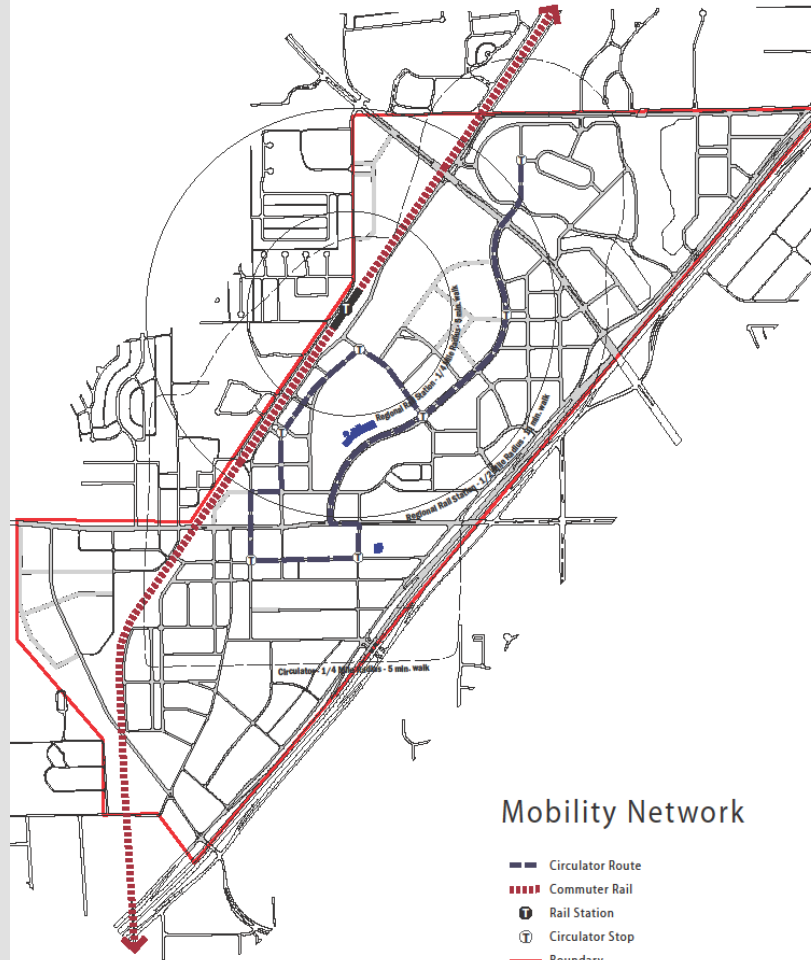


- Breaks down auto-based mobility patterns into more pedestrian friendly patterns
- Create a more walkable pattern, connecting major destinations and the station location
- Methods:
 - High quality streetscapes
 - On-street parking
 - Building faces adjacent to sidewalks

Mobility Network

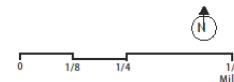


City Center TOD Study



Mobility Network

- Circulator Route
- - - Commuter Rail
- Rail Station
- ⊕ Circulator Stop
- Boundary

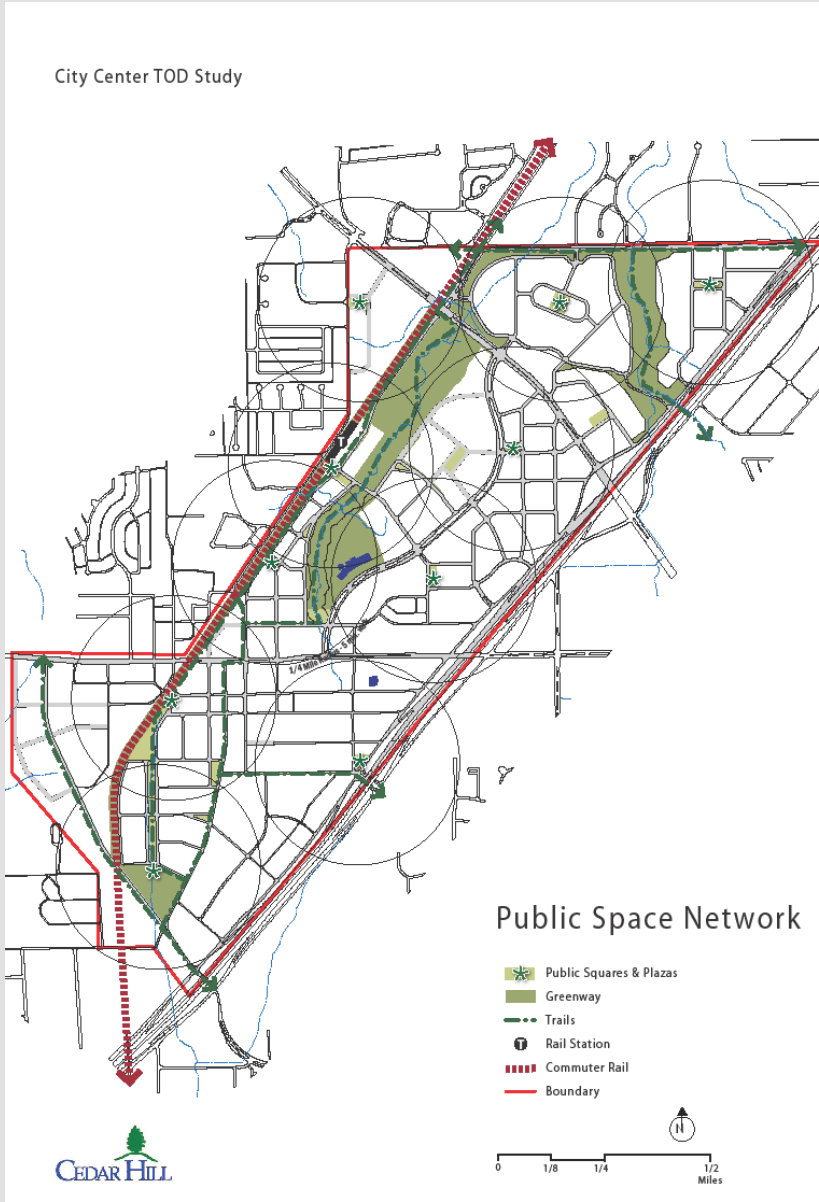


Mobility Network



- “Completing the last mile of the trip”
- Station area must have strong sense of place and destination
- Circulator will serve as pedestrian accelerator
- Additional study work
 - Circulator Type
 - Route and Stop Locations
 - Phasing
 - Operating Plan

Public Space Network



Public Space Network



- Type, size and location
 - Events
 - Relaxation and play
 - Culture
 - Safety
 - Natural environment
 - Frequency of use
- Connectivity
- Concepts to be refined in development planning

Implementation Strategies: Step 1



- Public Engagement and Outreach
 - Minimal involvement to date
 - Charrette process
- Market Study
 - Determines developer priorities
 - Allows for economic evaluation of alternatives
- Design Studies for Key Sites
 - Sites determined by results of public input and market research

Implementation Strategies: Step 1



- Economic Development and Financing Strategy
- Infrastructure Planning
 - Cedar Hill Road realignment & design
 - Downtown streets & utilities
 - Rail Station Design
 - Circulator Study
- Parking & Traffic Management Planning

Implementation Strategies: Step 2



- Policy and Regulatory Actions
 - Comp Plan amendments
 - Zoning ordinance revisions
 - Design standards
- Economic Development Actions
 - Public-Private Partnerships (P3)
 - TIF Districts
 - Grant funding
- Capital Investments
 - CIP revisions

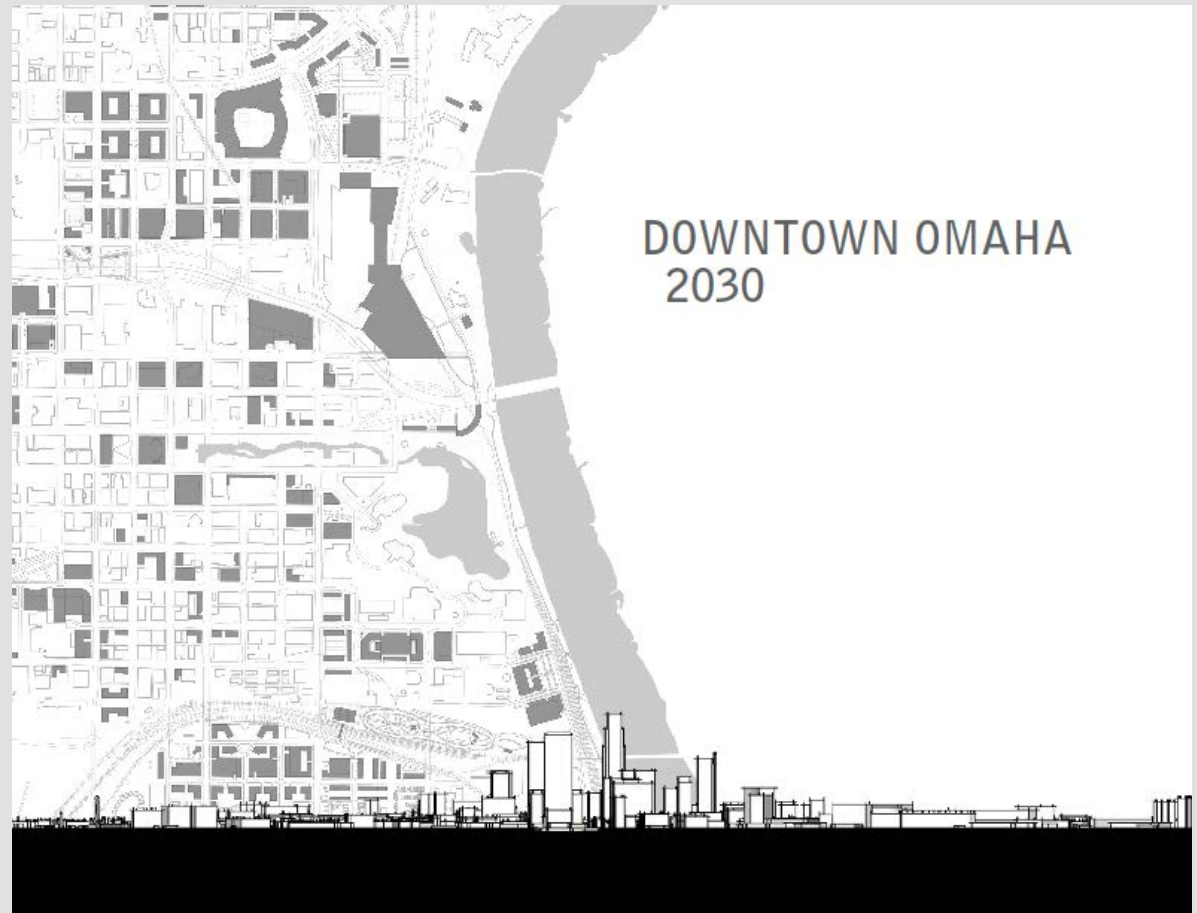
Update on NCTCOG Grant



- Submitted application on October 2, 2009
- 28 Applications submitted
- Cedar Hill was one of nine projects selected to receive funding
- \$125K grant award
 - contingent on 20% City match (\$31,250)
 - June timeframe

Downtown Omaha 2030

- Case Study for Charrette Process



Adoption of Concept Plan

- Follow-up to Video
- Questions
- Official Committee Vote



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