

R

ENVISION
RICHARDSON

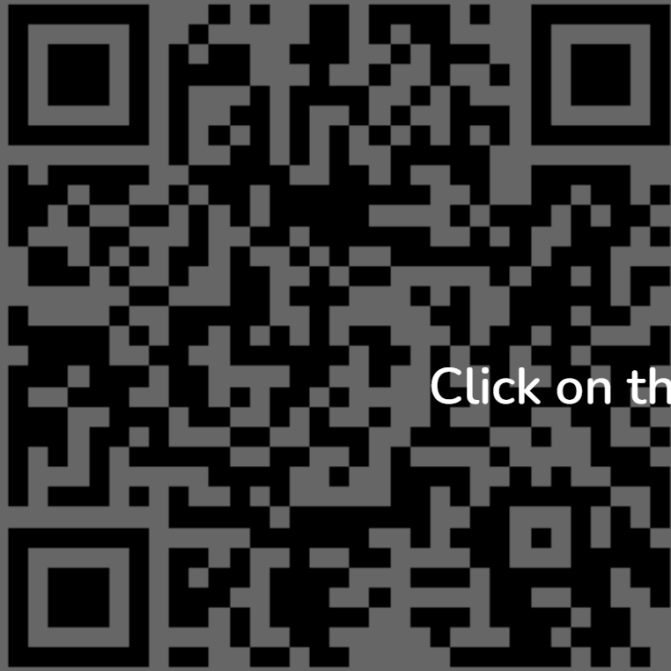
COMPREHENSIVE PLAN UPDATE

Presentation Outline

- Comprehensive Plan Purpose and History
- Changes and Growth In Richardson Since 2009
- Comprehensive Plans Today
- Comprehensive Plan Update Components
- Project Process and Schedule
- Community Summit 1
- Questions



How to participate?



Click on the projected screen to start the question



1

Go to **wooclap.com**

2

Enter the event code in the top banner

Event code
GSFMUE



1

Send **@GSFMUE** to **(855) 910-9662**

2

You can participate

 [Copy participation link](#)



What's your relationship to Richardson?

- 1** I live in Richardson 0% 0
- 2** I work in Richardson 0% 0
- 3** I live AND work in Richardson 0% 0
- 4** I'm just here for the coffee 0% 0



Go to **wooclap.com** and use the code **GSFMUE**



What's a word (or two) that describes Richardson to you TODAY?



Let's vote!

Click on the projected screen to start the question

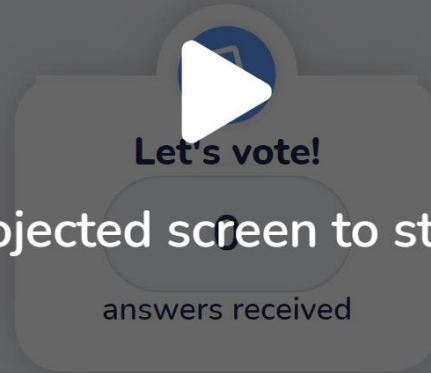
0
answers received



Go to **wooclap.com** and use the code **GSEFMUE**



What's a word (or two) that describes your vision of Richardson in the FUTURE?



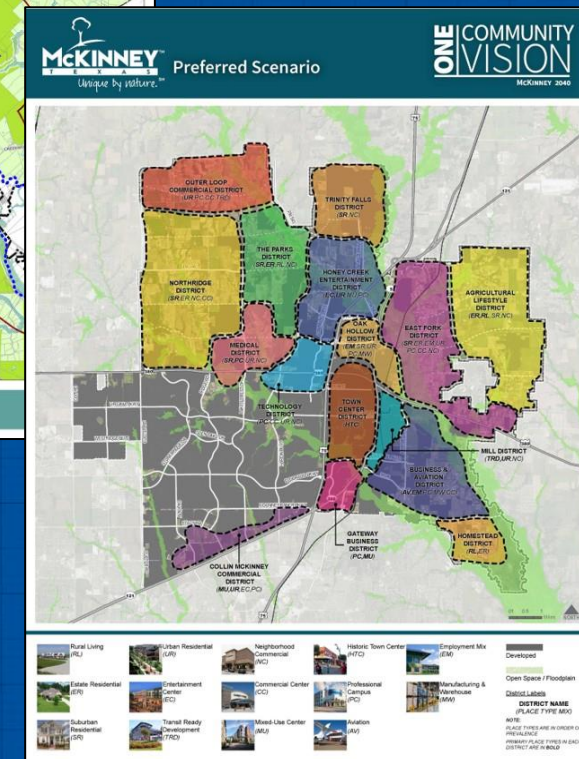
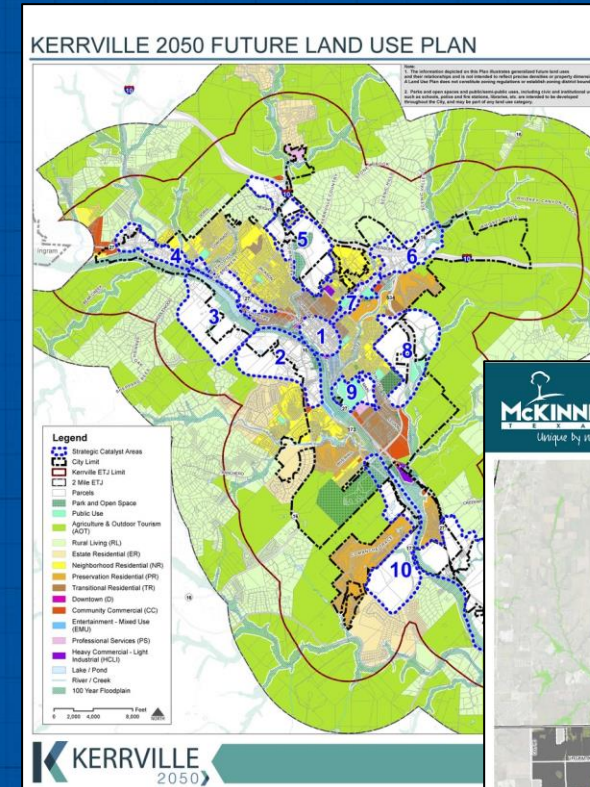
Click on the projected screen to start the question



Comprehensive Plan Purpose and History

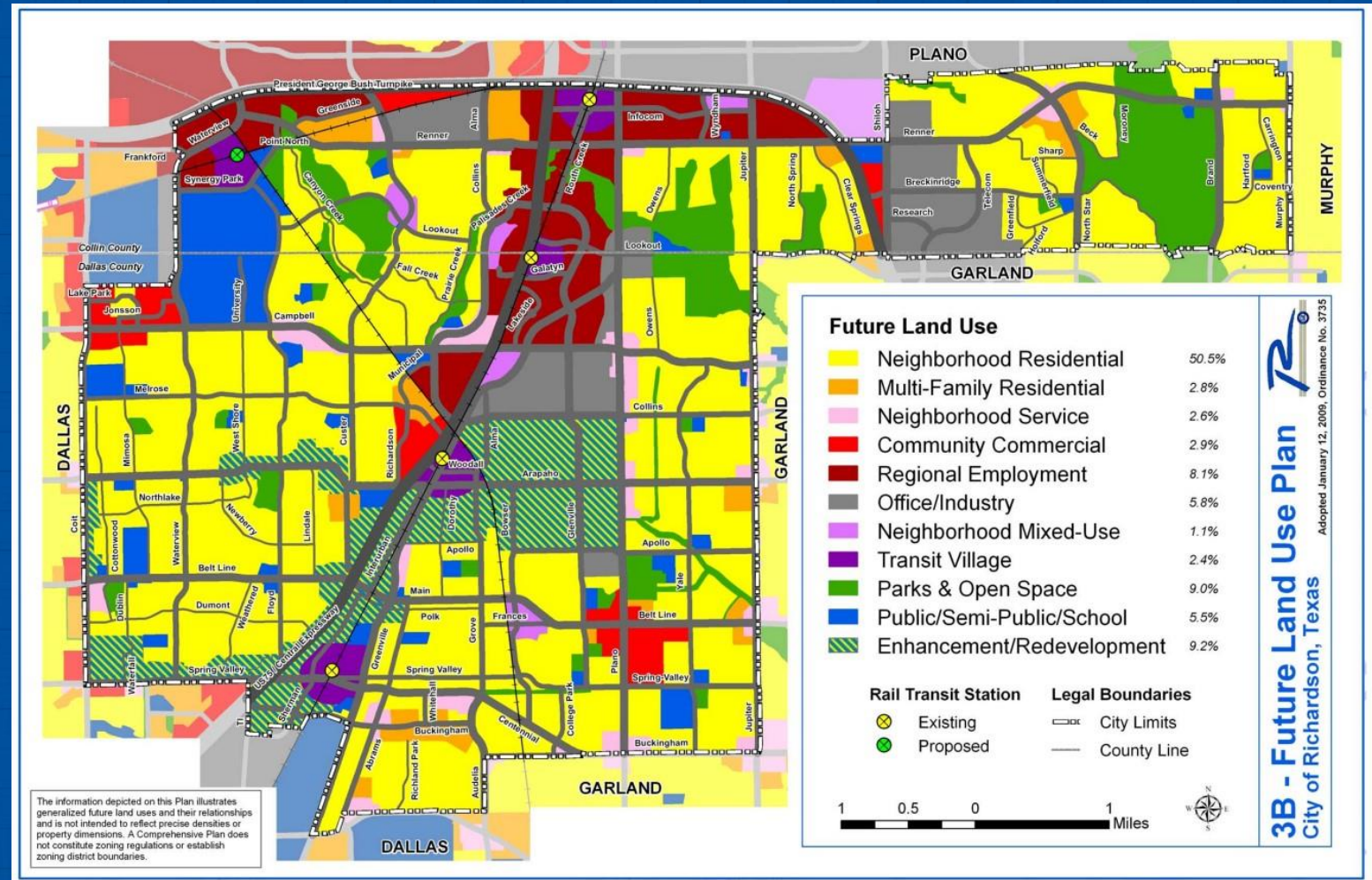
What is a Comprehensive Plan?

- A comprehensive plan is a document that states a community's desired vision for the future.
- It consists of a single plan or coordinated set of plans organized by subject, or sometimes geographic area.
- While a comprehensive plan states the community's vision for the future, it does not constitute zoning regulations or establish zoning district boundaries.



Why Prepare a Comprehensive Plan?

- Texas Local Government Code requires zoning regulations to be adopted in accordance with a comprehensive plan.
- The current plan was prepared in 2009, and there have been significant changes in Richardson since that time.



Comprehensive Planning Guide

- Originally published in 1988
 - Notebook and poster (executive summary)
- Updated in 1993, 1997, and 2000 (poster only)
- Milestones:
 - 1993 – addition of Spring Creek Nature Area, Breckinridge Park, and Renner greenbelt
 - 1997 – potential rail transit stations noted, Buckingham annexation
 - 2000 – addition of Transit Oriented Development area overlays, Breckinridge area updates, removal of Lookout Drive extension through Sherrill Park

2009 Comprehensive Plan

- 4 major themes

- Diversification

- First-Ring Suburb

- Sustainability

- Livability

- 10 elements

- Background

- Demographics

- Land Use

- Transportation

- Urban Design

- Neighborhoods

- Community Facilities

- Parks and Recreation

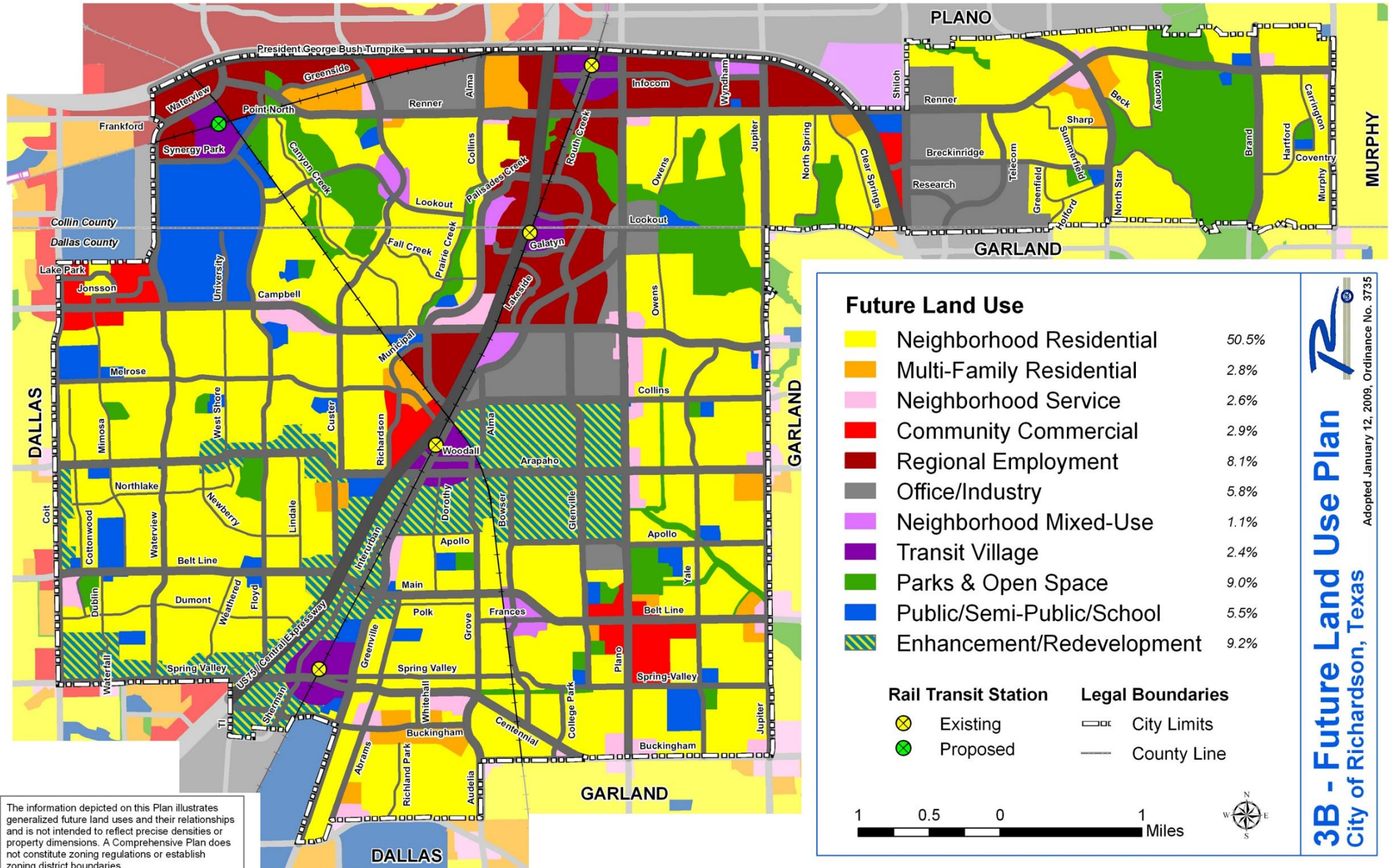
- Environment

- Economic Development

- Revised Future Land Use classifications

- Identified 6 enhancement/redevelopment districts for further study

- Designated functional transportation plan roadway classifications



Future Land Use

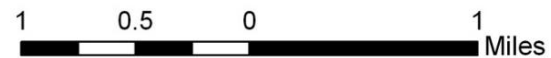
	Neighborhood Residential	50.5%
	Multi-Family Residential	2.8%
	Neighborhood Service	2.6%
	Community Commercial	2.9%
	Regional Employment	8.1%
	Office/Industry	5.8%
	Neighborhood Mixed-Use	1.1%
	Transit Village	2.4%
	Parks & Open Space	9.0%
	Public/Semi-Public/School	5.5%
	Enhancement/Redevelopment	9.2%

Rail Transit Station

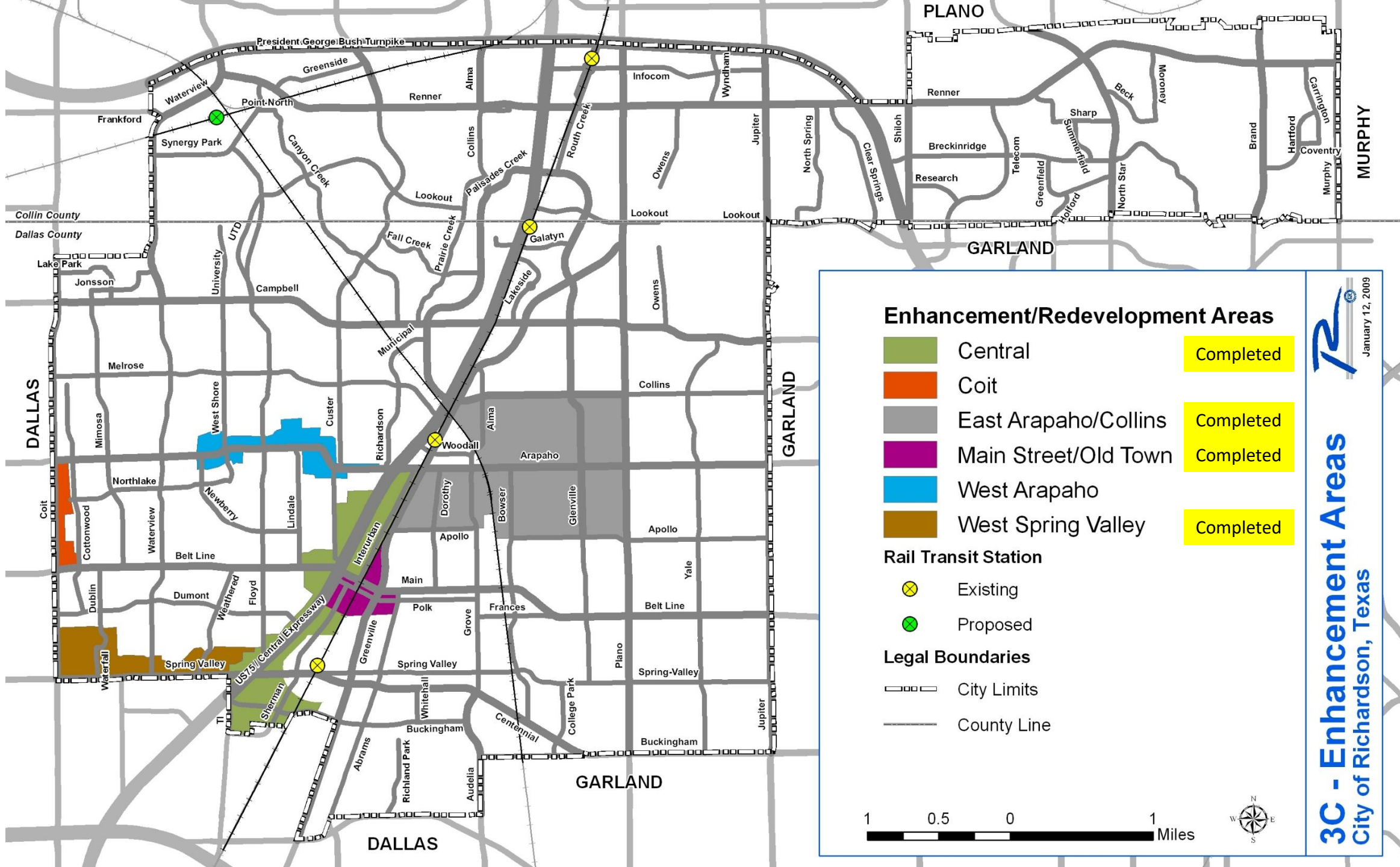
- Existing
- Proposed

Legal Boundaries

- City Limits
- County Line



The information depicted on this Plan illustrates generalized future land uses and their relationships and is not intended to reflect precise densities or property dimensions. A Comprehensive Plan does not constitute zoning regulations or establish zoning district boundaries.



Enhancement/Redevelopment Areas

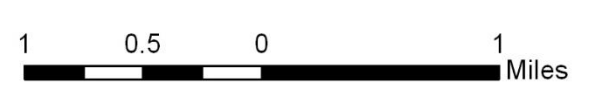
- Central Completed
- Coit Completed
- East Arapaho/Collins Completed
- Main Street/Old Town Completed
- West Arapaho Completed
- West Spring Valley Completed

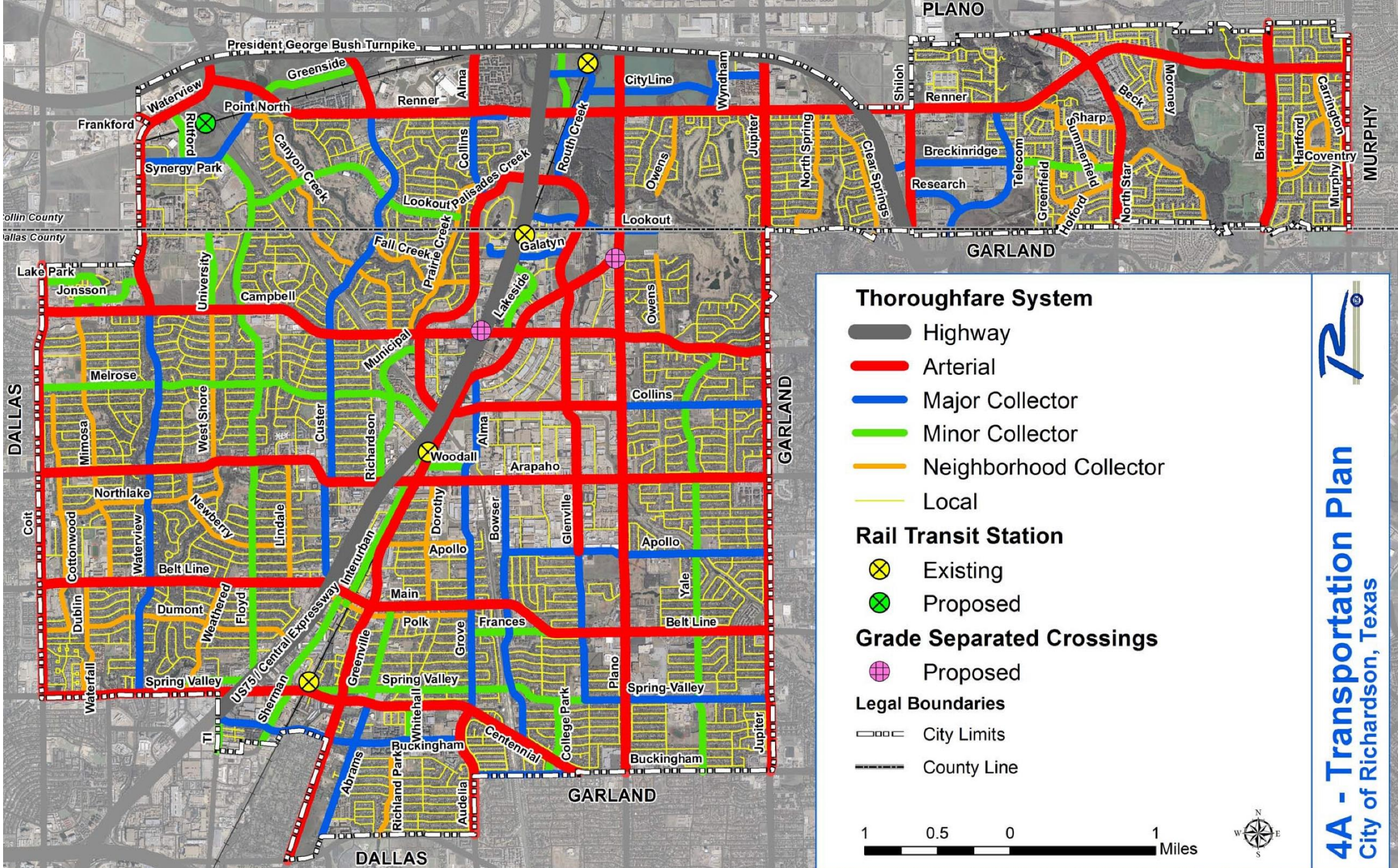
Rail Transit Station

- Existing
- Proposed

Legal Boundaries

- City Limits
- County Line





Thoroughfare System

- Highway
- Arterial
- Major Collector
- Minor Collector
- Neighborhood Collector
- Local

Rail Transit Station

- Existing
- Proposed

Grade Separated Crossings

- Proposed

Legal Boundaries

- City Limits
- County Line

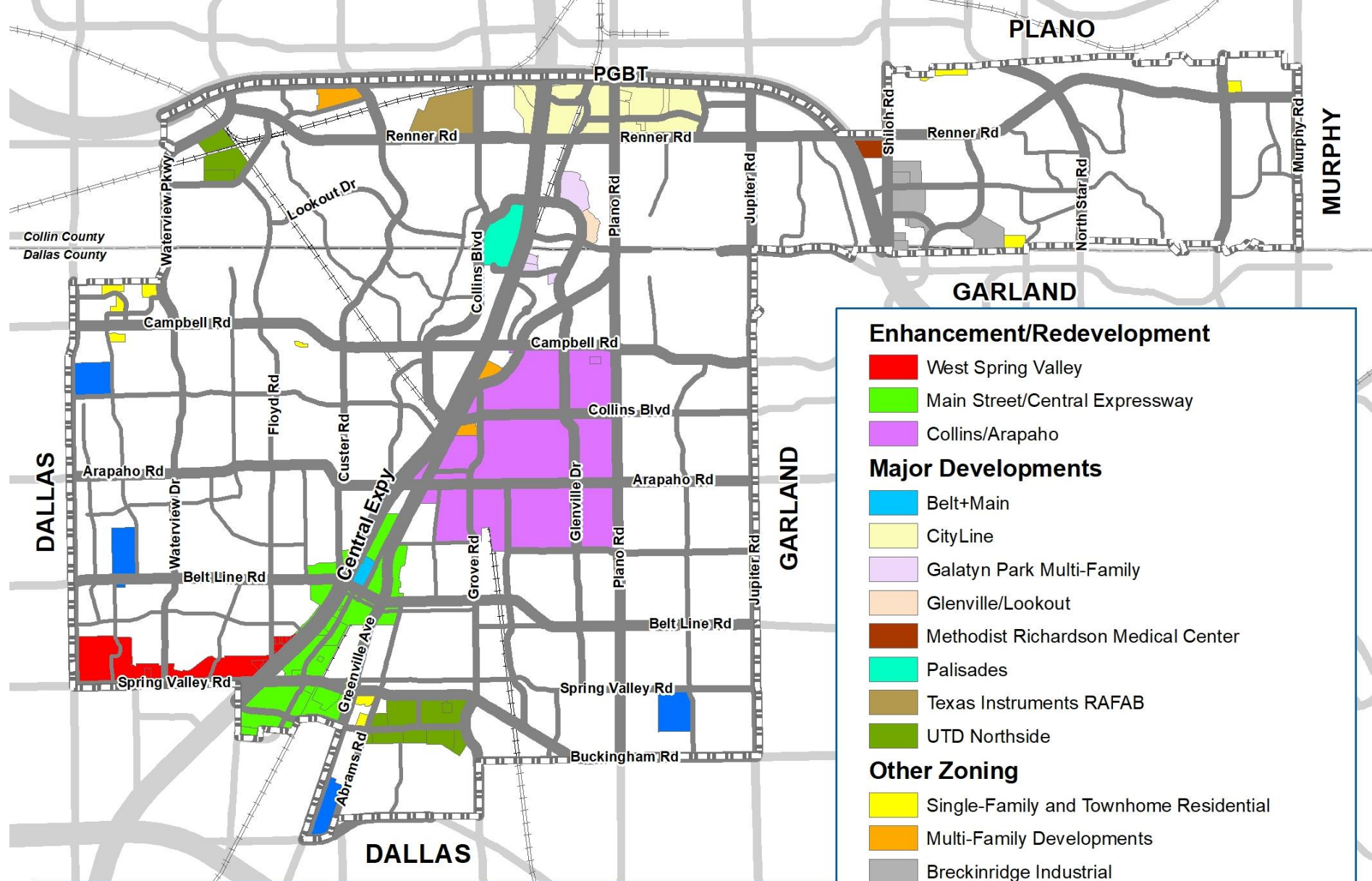
1 0.5 0 1 Miles

4A - Transportation Plan
City of Richardson, Texas

Changes and Growth In Richardson Since 2009

Changes and Growth Since 2009

	2009	2022	% Change
Population (NCTCOG Estimate)	97,448	122,570	25%
Undeveloped Land	Approx. 1,225 acres	Approx. 494 acres	-60%
Bike Lanes	0 miles	24.9 miles	
Parks and Open Space	Approx. 836 acres	Approx. 865 acres	3.5%
Trails	Approx. 73 miles	Approx. 87 miles	20%
Median Age	35.8 years old	35.1 years old	



Major Zoning Approvals 2009-2022

Enhancement/Redevelopment

- West Spring Valley
- Main Street/Central Expressway
- Collins/Arapaho

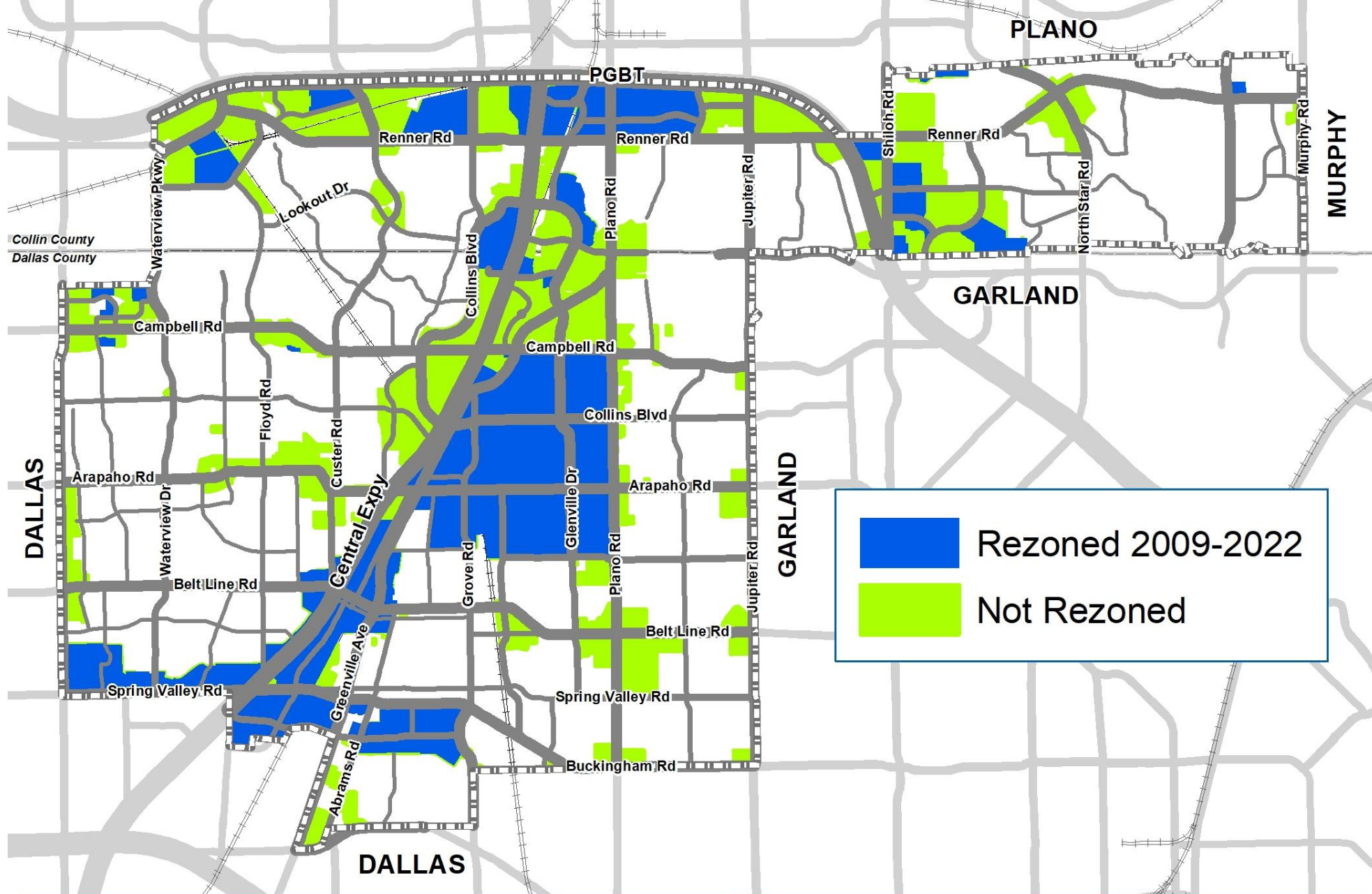
Major Developments



- Belt+Main
- CityLine
- Galatyn Park Multi-Family
- Glenville/Lookout
- Methodist Richardson Medical Center
- Palisades
- Texas Instruments RAFAB
- UTD Northside

Other Zoning

- Single-Family and Townhome Residential
- Multi-Family Developments
- Breckinridge Industrial
- Richardson Independent School District
- Town of Buckingham Zoning Regulation Update

Total Land Area = over 3,100 acres



	Rezoned 2009-2022
	Not Rezoned

Commercial and Multi-Family Land Uses

New Development



TI RFAB



UTD Northside



CityLine



Methodist Medical Center



Palisades

New and Renovated City Facilities

Senior Center



Fire Station 3



Fire Station 1



Police Headquarters



Comprehensive Plans Today

Changes in Comprehensive Planning Practices since 2009 Comprehensive Plan

- First ring suburbs in North Texas are focused on reinvestment and are becoming more urban
 - CityLine Development
 - Core District Development
- PlaceTypes in lieu of Land Uses
 - PlaceTypes provide staff and Council more flexibility to make good recommendations and decisions
 - Focus on establishing great places rather than specific land uses

PLACETYPES FOR MCKINNEY'S FUTURE

Placetypes represent the various categories of land use permitted in the city. Placetypes are assigned to general areas of the City that are expected to exhibit characteristics similar to those outlined below and consistent with the overarching policies and land planning policies which have been developed. The Preferred Scenario builds upon 14 different placetypes which are identified and described on the following pages.

TRANSIT READY DEVELOPMENT

Transit Ready Developments (TRD) are regional-serving areas of economic, entertainment, and community activity. The size of TRD makes it an employment center and shopping destination for surrounding areas. Its focus on being a transit hub makes it a regional destination. The design and scale of the development in a TRD area encourages active living, with a comprehensive and interconnected network of walkable streets. TRD areas should feature a higher density development to utilize the limited space surrounding transit centers.

IDENTIFYING FEATURES

1. Transit-Oriented Developments (TODs)
2. Mix of Land Uses
3. High Density
4. Walkable Streets



ENTERTAINMENT CENTER

Entertainment Centers are emerging commercial centers planned or developed with large-scale master plans. These centers include a horizontal mix of uses including destination retail, restaurants, employment opportunities, and commercial uses that serve a regional scale. Residential uses support these destination developments and offer a variety of urban housing products. The master plan for a regional entertainment center reinforces the interdependence of uses to create an experience for visitors in the development. The Entertainment Center may have a shopping center, lifestyle area, or something similar as a prominent feature.

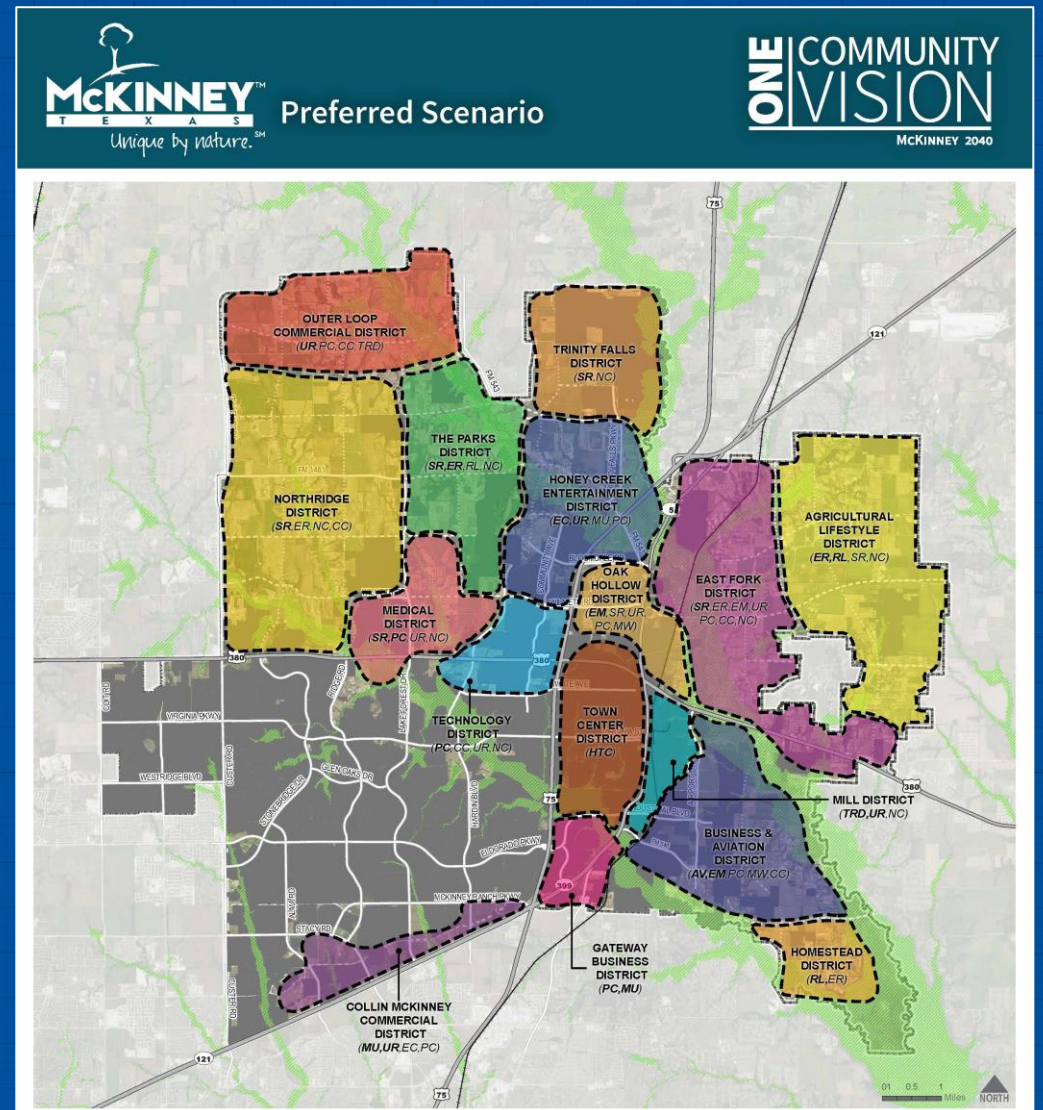
IDENTIFYING FEATURES

1. Interdependent Land Uses
2. Master Planned Areas
3. Regional Destinations
4. Cultural & Community Amenities



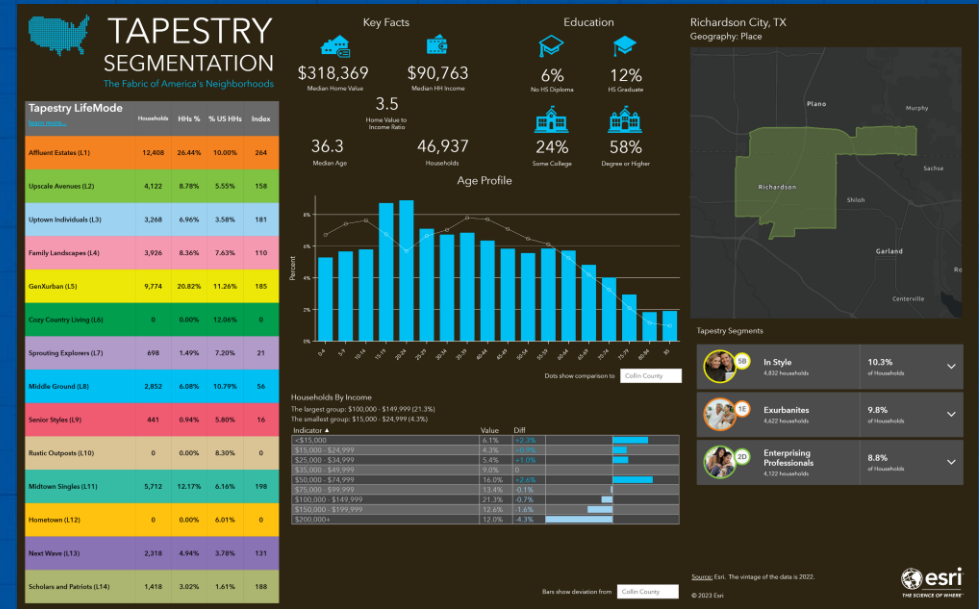
Changes in Comprehensive Planning Practices since 2009 Comprehensive Plan

- Strategic Assets/Districts Approach
 - Focus on creating districts around strategic assets
 - Each district has a unique market and unique housing focused on specific psychographic or workforce needs
 - Allows a variety of experiences in a community to help assure that developments are not competing against each other



Changes in Comprehensive Planning Practices since 2009 Comprehensive Plan

- Focus on Psychographics in addition to Demographics
 - Psychographics put a face to demographics
 - Identify preferences in housing, shopping and entertainment as well as cultural influences



LifeMode Group: GenXurban In Style

Households: 2,764,500

Average Household Size: 2.35

Median Age: 42.0

Median Household Income: \$73,000

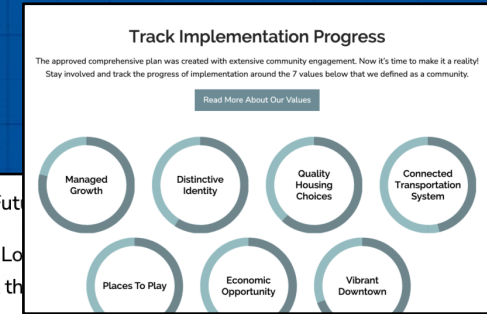
Changes in Comprehensive Planning Practices since 2009 Comprehensive Plan

- Focus on Mobility rather than Thoroughfares
 - Thoroughfare Master Plan +
 - Active Transportation Plan
 - Transit
 - Multi Modal Street Design
 - Mobility Hubs
- Missing Middle Housing
 - Looking beyond single family detached and multi family
 - Aligning housing choices with psychographic preferences
 - Identifying attainable housing to allow workforce to live in the community in which they work



Changes in Comprehensive Planning Practices since 2009 Comprehensive Plan

- Real Estate Market / Fiscal Analysis
 - Establishing a fiscal model for future development
 - Provides understanding of fiscal implications of day-to-day zoning decisions
- Focus on Implementation and tracking
 - Align implementation plans with ongoing initiatives and processes
 - Track progress and maintain accountability
 - Review the plan periodically for potential updates



S = Short-Term (1-3 years), M = Mid-Term (3-5 years), L = Long-Term (5+ years)
O = Ongoing, strategies that should continue throughout the plan

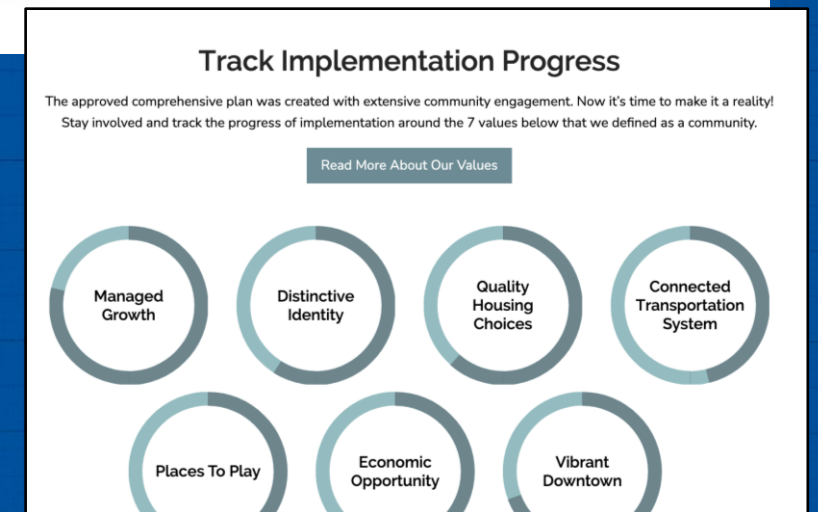
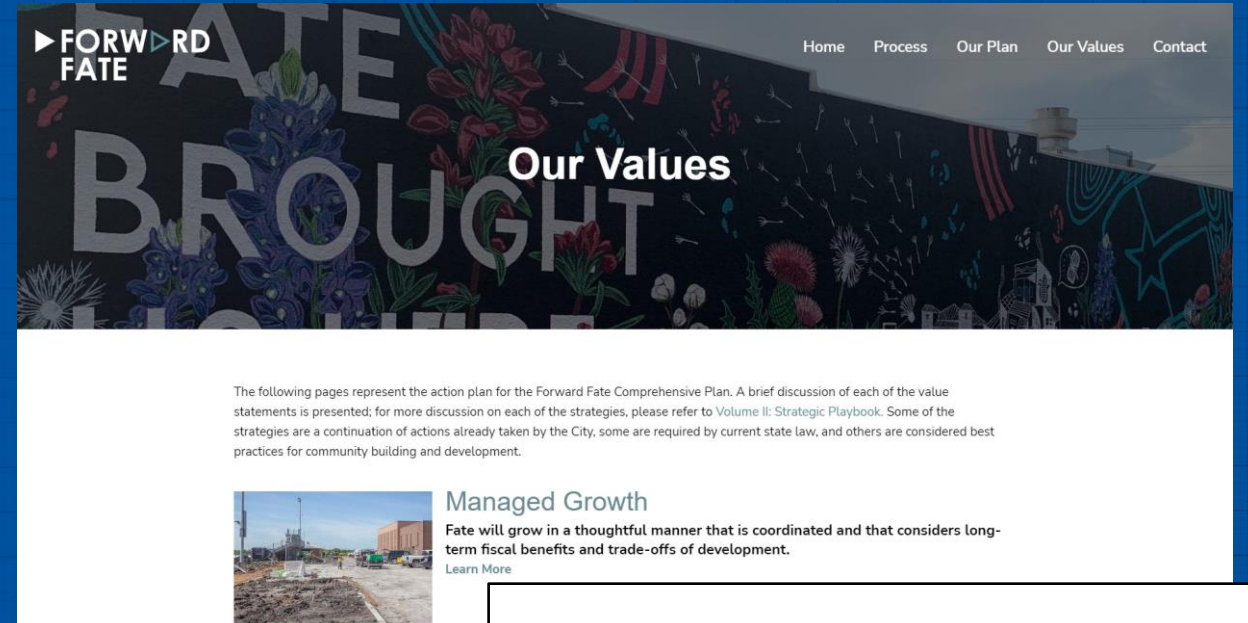
Goal HC-1

Support initiatives for the preservation of neighborhood quality and longevity.

Stage	Reference Number	Strategy	Type of Strategy	Timeframe	High Priority	Implementing Agency
Future	HC-1.1	Establish a neighborhood forum with HOAs and neighborhood organizations to discuss issues and opportunities.	Operations	L		City Manager
In-Progress	HC-1.2	Continue administering the rental registration program within the city.	Operations	O		Property Standards
Future	HC-1.3	Support efficient code enforcement efforts by increasing the number of inspectors as the number of residential units increase.	Operations	M		Property Standards
In-Progress	HC-1.4	Ensure appropriate transitions or buffers between residential areas and other uses.	Policy	O		Planning & Development
In-Progress	HC-1.5	Continue coordination with the school districts to plan for new school locations where needed due to growth.	Operations	O		City Manager
In-Progress	HC-1.6	Discourage future creation of MUDs or PIDs for future single-family residential.	Policy	O	✓	Planning & Development

Changes in Comprehensive Planning Practices since 2009 Comprehensive Plan

- Digital Plans / Online Dashboards
 - Providing online plans in lieu or in addition to printed versions
 - Providing online dashboards for public to track implementation progress
- Focus on Resiliency
 - Population growth, social equity, impacts to air and water quality
 - Extreme weather events
 - Aging/deteriorating infrastructure
 - Emergency response/recovery
 - Protection of historic/cultural assets



Comprehensive Plan Components

Comprehensive Plan Components

- Envision Richardson will include:
 - Future land use (major component)
 - Mobility / Transportation (major component)
 - Neighborhoods and Housing (major component)
 - *Community Facilities (policy direction/summary)*
 - *Parks, Trails and Open Space (coordination)*
 - *Infrastructure (policy direction/summary)*
 - *Natural Environment (policy direction/summary)*
 - Economic Development (major component)
 - Enhancement / Reinvestment areas (major component)
 - Fiscal Impact Analysis (major component)

Major Plan Components

- **Future Land Use**

- Incorporation of Land Use changes since 2009
- Updated population growth/capacity
- Updated demographics/psychographics
- New PlaceTypes approach
- Updated Future Land Use Plan

- **Mobility**

- Evaluation of planned mobility projects (Richardson and others)
- Capacity analysis and updated street cross-sections
- Validation and mark-up of existing NCTCOG model
- Potential changes to street cross sections based on updates
- Identification of safety concerns
- Updated Master Thoroughfare Plan

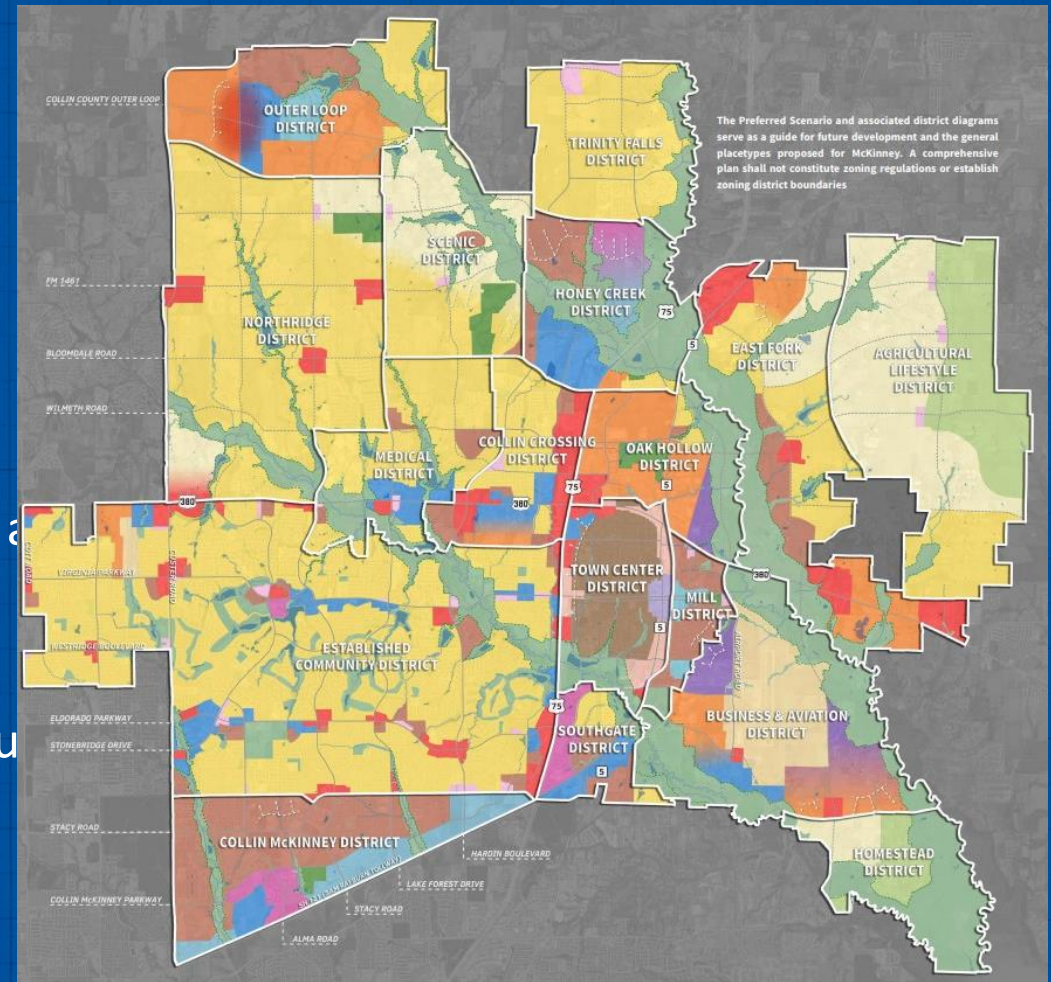
- **Neighborhoods and Housing**

- Prepare housing market assessment

ENVISION
RICHARDSON

- Strategies for new residential

- Strategies for stabilizing deteriorating housing and preserving older neighborhoods



Major Plan Components

- **Economic Development**
 - Focused on non-residential development
 - Expand on *Richardson Economic Development Strategic Plan*
 - Prepare commercial market assessment
 - Recommendations for non-residential building typologies and uses supporting Richardson’s goals
 - Focus on new development and rehabilitation/stabilization of existing non-residential space
- **Fiscal Impact Analysis**
 - Review Richardson Budget and Comprehensive Annual Financial Report
 - Interviews with department heads
 - Develop fiscal impact model (Excel-based) for staff

Figure 6.2. Potential Annual Fiscal Revenues

PRODUCT TYPE	ADDED TAXABLE VALUE @ 2040	ADDED PROPERTY TAX REVENUE
Residential (Units):		
Low-Density	\$10,200,000,000	\$55,100,298
Medium-Density	\$2,910,000,000	\$15,719,791
High-Density	\$1,455,000,000	\$7,859,895
Non-Residential (Sq Ft):		
Retail/Service	\$1,330,000,000	\$7,184,647
Employment (Office/Industrial)	\$3,491,250,000	\$18,859,698
	Property Tax*	\$104,724,329
	Sales Tax**	\$16,625,000
	Total Tax Revenues	\$121,349,329
	Other Revenues***	\$14,714,648
	Total Revenues	\$136,063,977

*Based on City .540199 property tax rate.

**Based on estimated retail sales of \$250 per square foot and 1% sales tax rate.

***Based on 2017-2018 general fund revenues from permits, fees, licenses, fines, etc. -- per capita of \$168.

Source: Ricker|Cunningham.

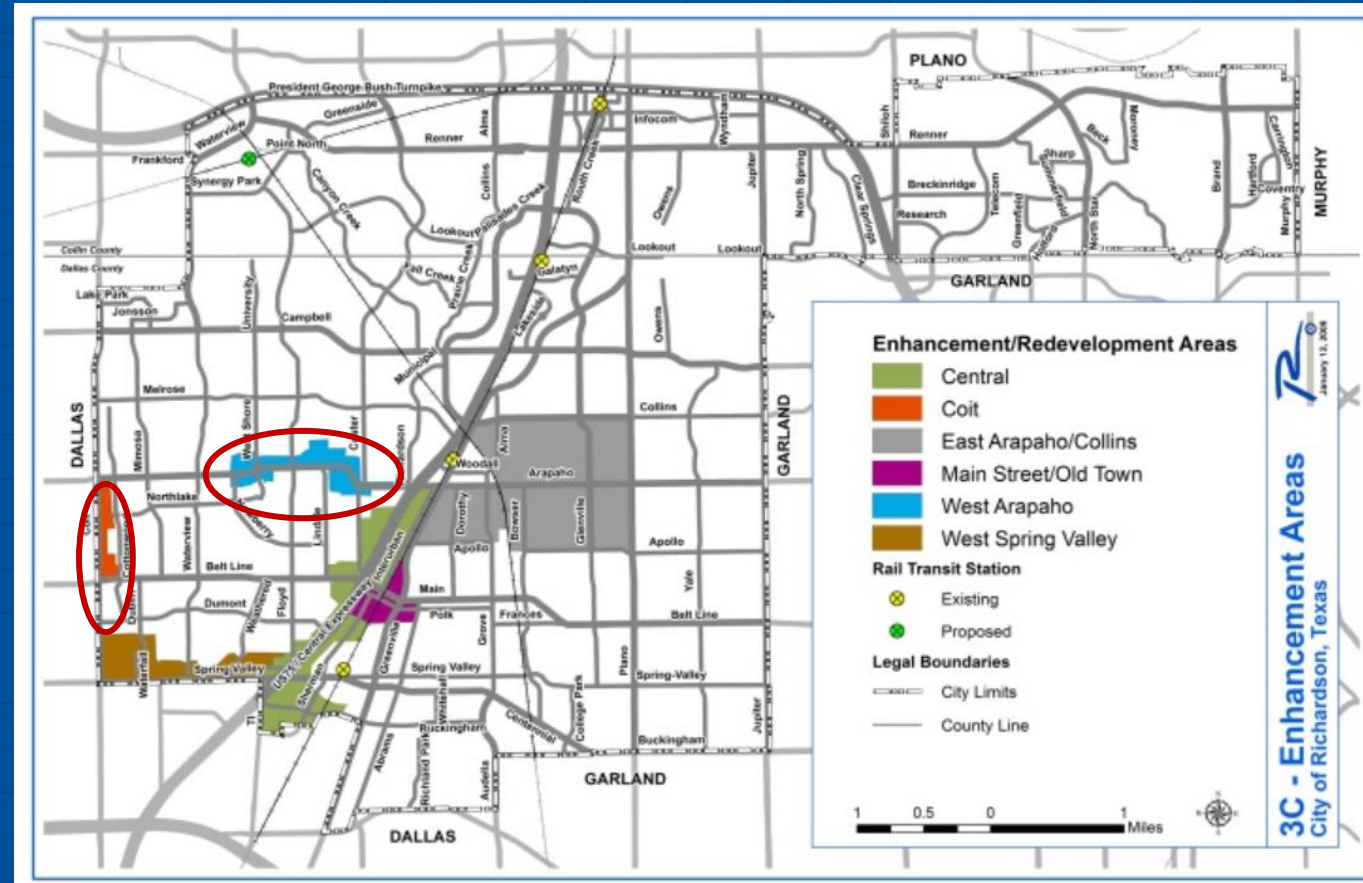
Figure 6.3 Potential Annual Fiscal Expenditures

PRODUCT TYPE	ADDED RESIDENTS /EMPLOYEES	ADDED ANNUAL SERVICE COSTS*
Residents	120,150	\$105,597,101
Retail Employees	4,117	\$3,618,045
Office/Industrial Employees	8,645	\$7,597,894
	Total Service Costs	\$116,813,039
	Total Revenues	\$136,063,944
	Total Surplus/Deficit	\$19,250,937
	% Surplus/Deficit	16%

*Based on 2017-2018 general fund expenditures per capita of \$879 (includes debt service).

Major Plan Components

- Enhancement / Reinvestment areas
 - Property analysis for 6 potential reinvestment areas (4 identified by staff and 2 identified by community)
 - Re-evaluate remaining areas from 2009 Comprehensive Plan
 - Identification of 4 preferred areas through input by staff, Council, and the community
 - Preparation of land use, mobility and open space vision for each area
 - Development of implementation actions for each area

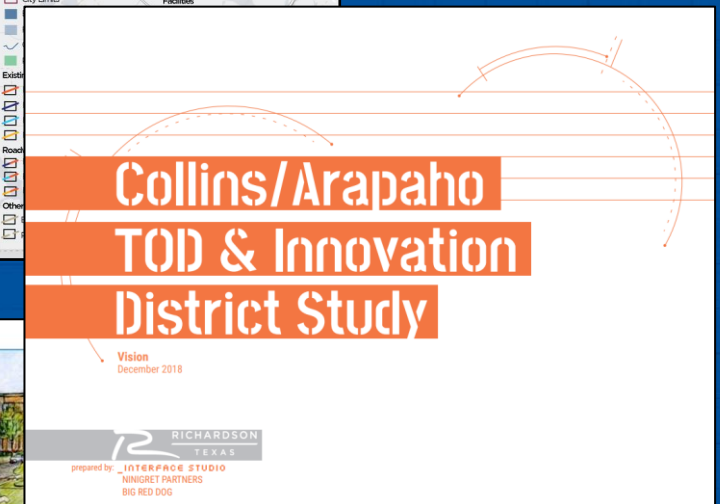
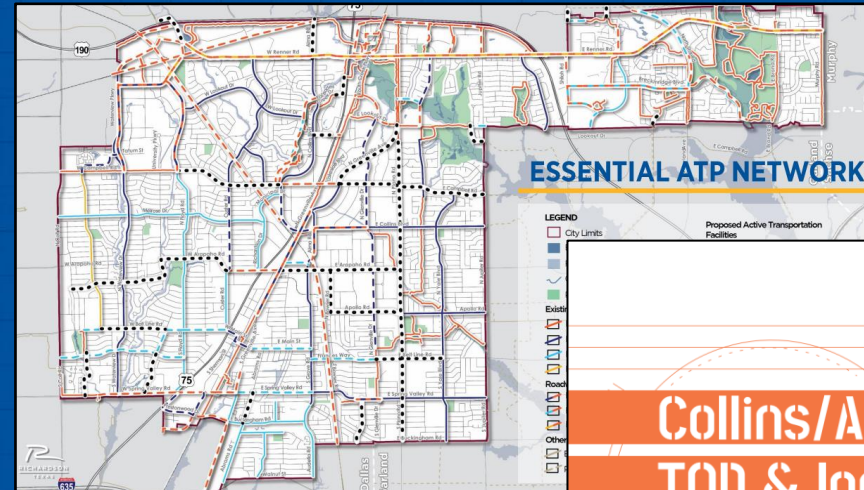


Other Plan Components (*Policy Direction/Coordination*)

- **Community Facilities**
 - Overview of existing/planned facilities
 - Guiding principles and recommended actions
- **Parks, Trails and Open Space**
 - Coordination with new Parks, Trails and Open Space Plan
 - Guiding principles and recommended actions
- **Infrastructure**
 - Overview of existing infrastructure plans/initiatives
 - Guiding principles and recommended actions
- **Natural Environment**
 - Overview of *Solid Waste Master Plan* and existing initiatives focused on water conservation, air quality, tree canopy expansion, and floodplain and waterway protection
 - Guiding principles and recommended actions

Incorporating Other Plans

- **Incorporate/Update Small Area Plans**
 - West Spring Valley
 - Main Street/Central
 - Collins/Arapaho
- **Recent Planning Efforts**
 - Active Transportation Plan
 - Parks, Recreation and Open Space Master Plan
 - Economic Development Strategy
- **Future Planning Efforts**
 - Fire Department Master Plan
 - Solid Waste Master Plan
 - Utility Master Plans (Water/Wastewater)



Project Process and Schedule

Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024
----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

Data Collection/Strategic Direction *(February 2023 to December 2023)*



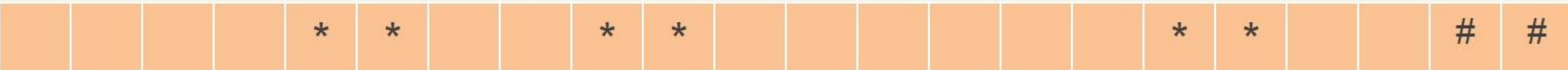
Plan Drafts and Recommendations *(January 2024 to August 2024)*



Implementation *(February 2024 to November 2024)*



Branding/Promotion/Community Engagement *(February 2023 to November 2024)*



* Potential engagement periods

Public hearings

Project Process and Schedule

Comprehensive Plan Update Roles



Public Engagement Toolkit

- First step - Public Involvement Plan
- Continually throughout the process – engagement checkpoints
- Recognizable branding strategy

TARGETED
STAKEHOLDER
ENGAGEMENT

ONLINE
PRESENCE

PROMOTING
THE PLAN

COMMUNITY
EVENTS

Community Summit 1

June 19th through July 9th

Community Summit 1 – Open Houses & Public Events

- **June 24th – 10:00 AM to 2:00 PM**
Richardson Sesquicentennial Celebration – Main Street Plaza
- **June 27th – 6:30 PM to 8:30 PM**
Open House #1 – Heights Recreation Center
- **July 4th – 6:00 PM to 9:30 PM**
Richardson Family 4th – Breckinridge Park
- **July 8th – 10:00 AM to Noon**
Open House #2 – Huffhines Recreation Center

Community Summit 1 – Ongoing Input Opportunities

- Online virtual rooms – mirror open house material
- Online community survey
- Pop-up stations
 - Input station
 - Promotional banner with background information and link to input
- Ambassador-led “meeting in a box”

Questions?



Scan the QR
code to visit the
project website

EnvisionRichardson.com

Comprehensive Plan Purpose

Provide clear goals, objectives and policies to guide the City's development and redevelopment for the next 20 years by:

- Defining the City's goals and objectives through community outreach and consensus.
- Integrating all aspects of urban development including demographics, land use, parks, public facilities, infrastructure, transportation, environmental considerations and development trends.
- Guiding City Council, City Plan Commission, City staff, developers, property owners, and residents on appropriate growth and redevelopment.

How is a Comprehensive Plan Used?

- A comprehensive plan is used to coordinate and guide the future establishment of development regulations.
- It is used to provide a basis for future zoning decisions.
- It also helps to guide public investments in transportation and other infrastructure improvements to aid in guiding future development.
- It is a policy document that includes an implementation plan for use by City staff, and this plan will also provide fiscal impact analysis