

Livability Planning Overview

**Integrating Livability Components into Planning
Benefits of Planning for Livability**

**Planning for Livability Workshop
H-GAC**

Friday November 13, 2009



Craig Farmer, FAICP

Creating a Sense of Place

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graph TD; A[Creating Places Where People Want to Be] --> B[Encourages Reinvestment]; B --> C[Keeps Taxes Low]; C --> D[Supports a Strong Sense of Community]; D --> A;
```

Creating Places
Where People Want to Be

Supports a Strong Sense of
Community

Encourages Reinvestment

Keeps Taxes Low

Intangibles which make a community unique,
desirable, attractive, and sustainable.



Dancing
Building
(Prague,
Czech
Republic)



Habitat 67 (Montreal, Canada)

nestled between sky and earth, between city and river, between greenery and light.

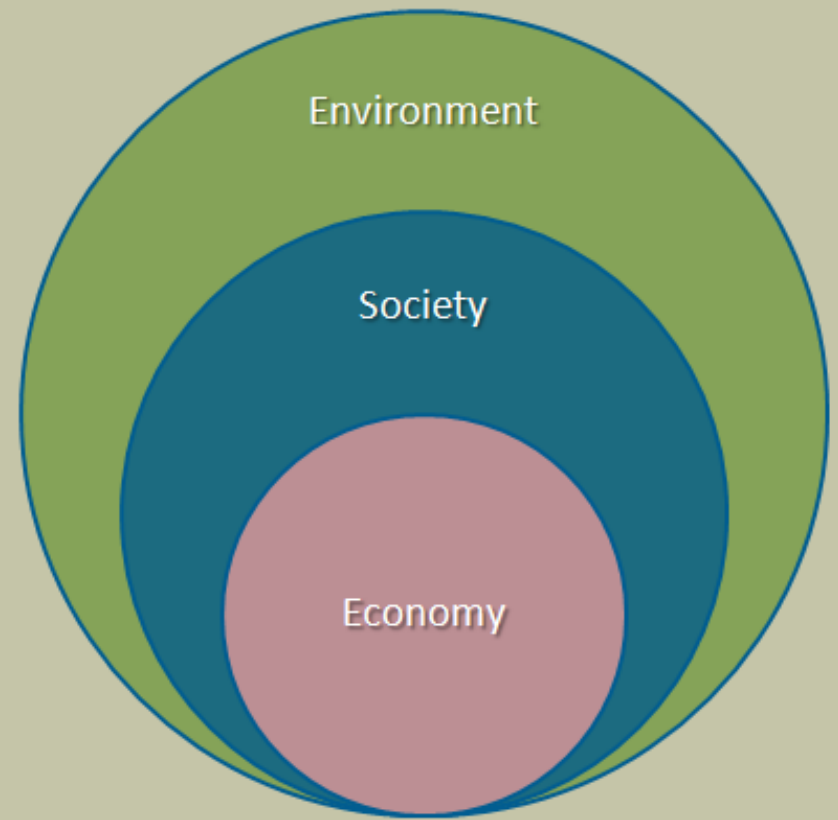
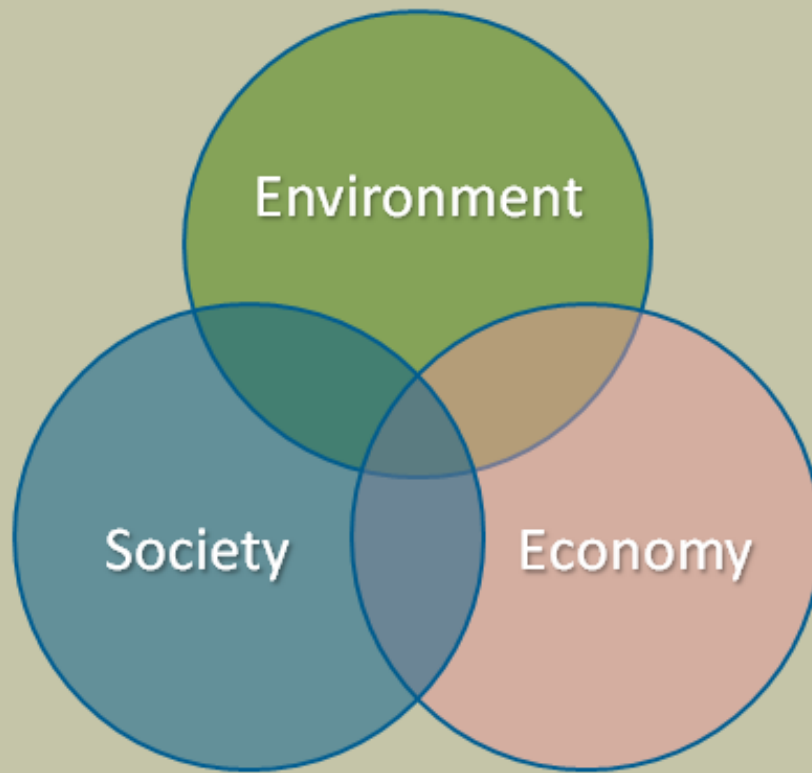


Kettle House (Texas, United States)





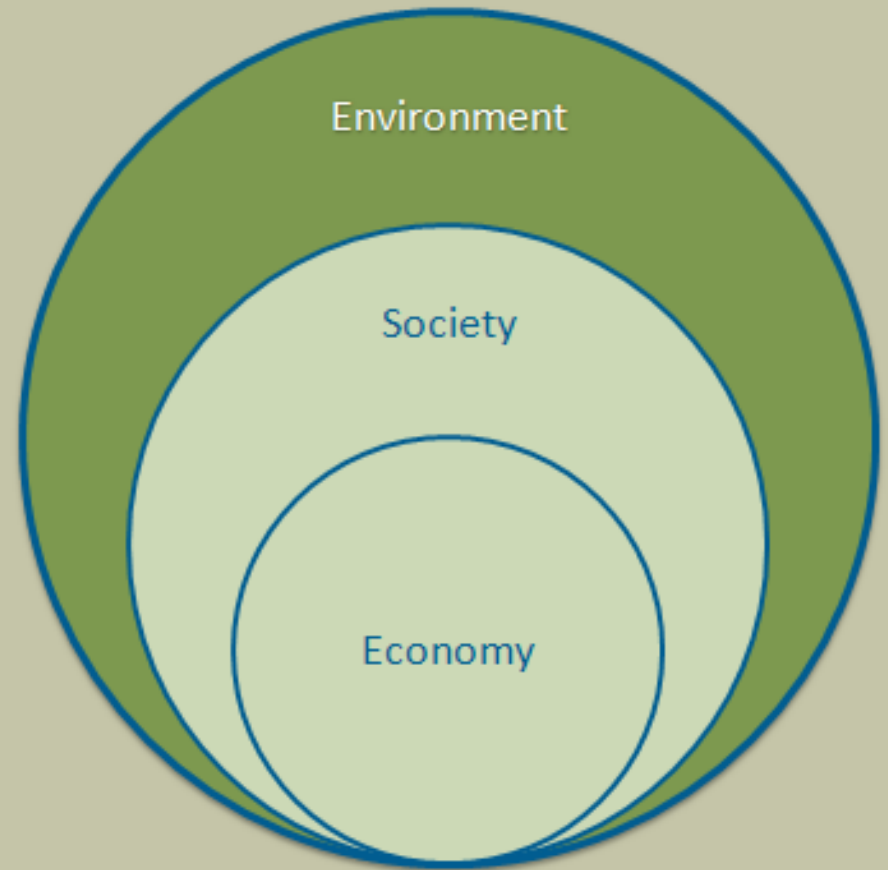
LIVABILITY: SUSTAINABILITY



Thinking about Sustainability

Focus upon the urban systems and their role and impact on our lives, and the greater natural environment.

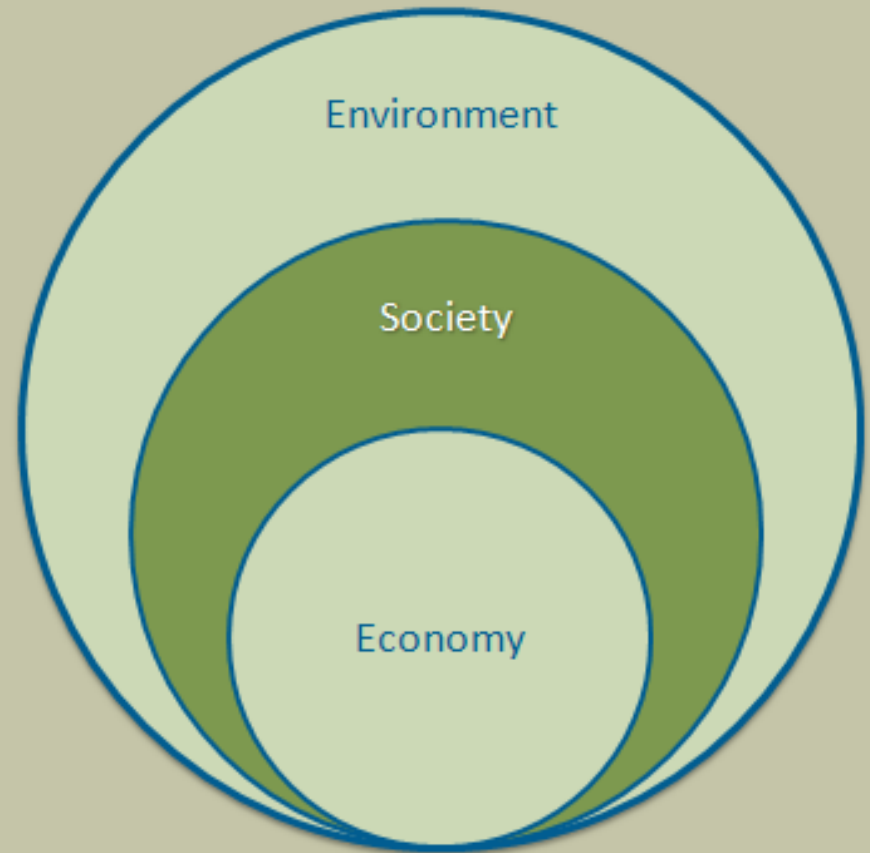
- Land
- Air
- Water
- Waste Disposal
- Transportation
- Natural Space
- Food
- Energy
- Communications



Urban Environment

Focus on the interactions within the natural and built environments and how those particular environments shape the community's culture.

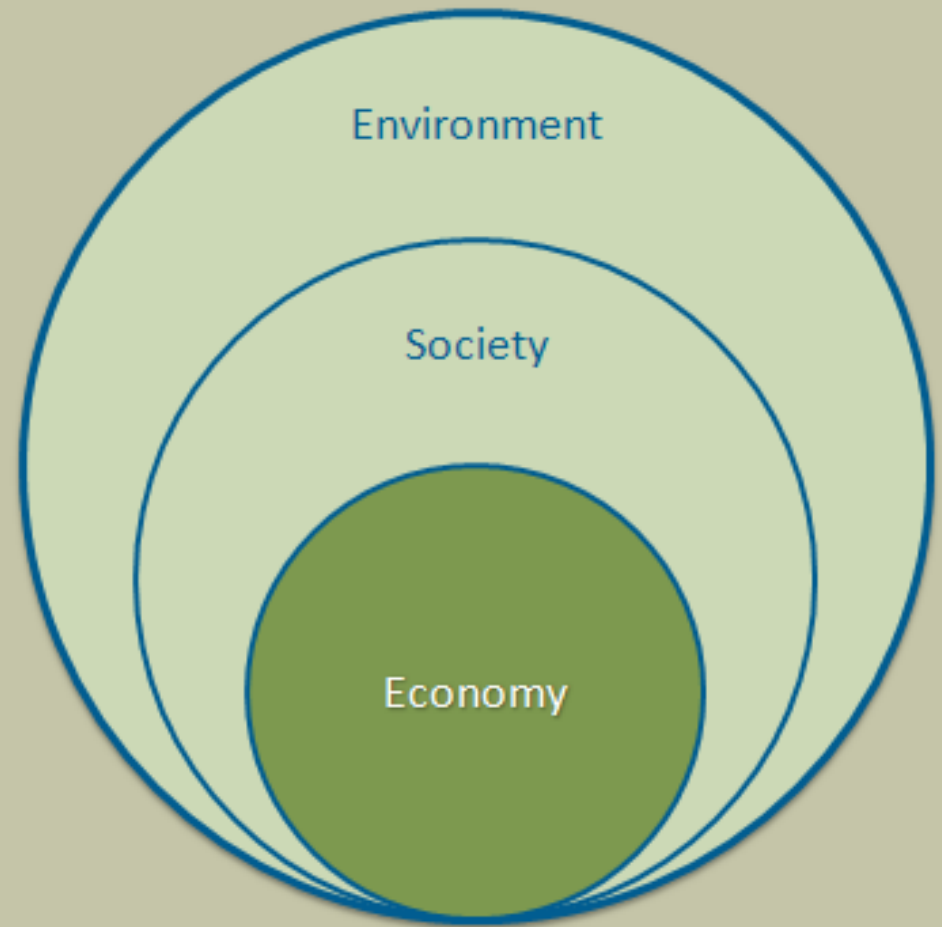
- Strong/supportive community
- Clean/safe environment
- Meets basic needs for all
- Culturally rich/diverse
- Promotes participation
- Vital/innovative economy
- Provides forums to connect
- Political stability



Healthy Society

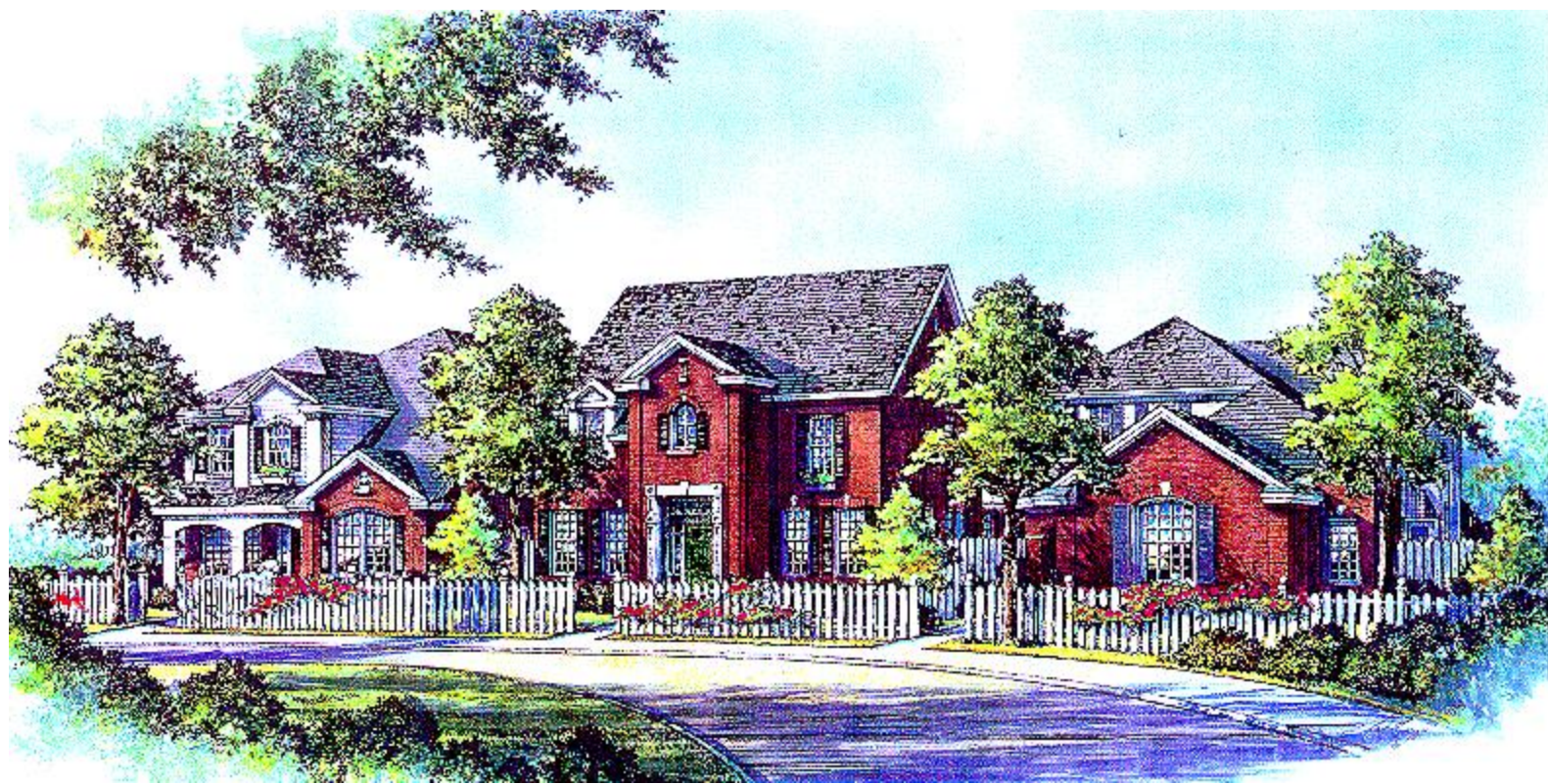
Focus the availability of resources within the community, is an essential component to sustainability:

- A diverse and viable economic base
- Local reinvestment
- Local ownership
- Meaningful employment
- Training/Education
- Healthy environment
- Efficient use of resources



Green Economy

- “livability” means environments which are “people-centric” not “auto-centric”
- places where people want to be, that contribute to interaction and discourse with others, and are personally fulfilling.
- has implications for design of neighborhoods, retail areas and civic spaces, and
- how we design routes between them









Livable and sustainable – 4 case studies

- DuPont Circle, Washington DC
- Frisco, Texas
- Lubbock, Texas
- Unnamed bad example









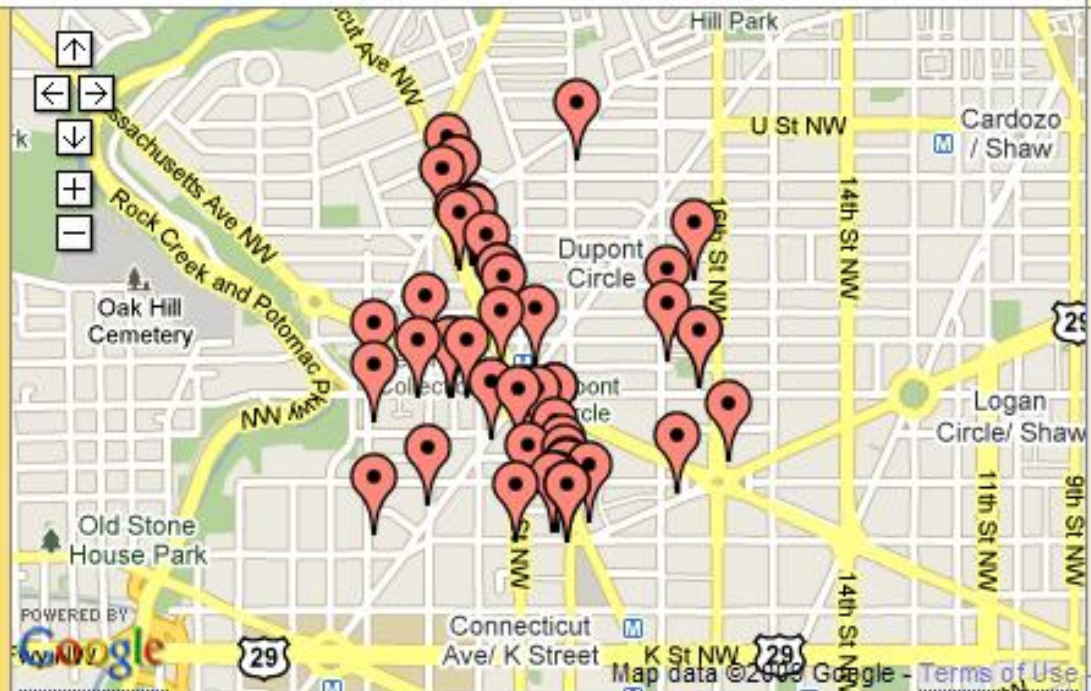


Dupont Circle Restaurants

Best in Dupont Circle

The best Dupont Circle Restaurants.

1. [Bistrot Du Coin](#)
2. [Lauriol Plaza](#)
3. [Kramerbooks...](#)
4. [Tabard Inn](#)
5. [Hank's Oyster Bar](#)
6. [Sushi Taro](#)
7. [Pizzeria Paradiso...](#)
8. [Zorba's Cafe](#)
9. [Vapiano M Street](#)
10. [Circa](#)









“ I say that living in the country makes a man happy. You say the city. Small wonder, that one discontent with his own lot prefers another's. Each is absurd to pretend the place is at fault; it's innocent. The mind is to blame. It has to live with itself.”

Horace – 31 B.C.

“There is not a village in America, however badly planned at first, or ill built afterwards, that may not be redeemed, in a great measure, by the aid of shade trees in the streets and, a little shrubbery in the front yards, and it is never too late or too early to project improvements of this kind.”

Andrew Jackson Downing - 1840

“Venice would be a fine city if it were only drained.”

Ulysses S. Grant - 1878

Residential Neighborhoods



Visual Character Survey (VCS)

Wednesday, April 15th, 2009





Average Score: 4.5



Average Score: 4.5

VCS – Residential Highest Rank



Average Score: 3.0



Average Score: 3.2

VCS – Residential Lowest Rank



Average Score: 4.4



Average Score: 4.4

VCS – Retail Highest Rank



Average Score: 3.2



Average Score: 3.3

VCS – Retail Lowest Rank



City of Frisco, Texas
2006 COMPREHENSIVE PLAN

*Chapter 5:
Livability Strategy*

APRIL 18, 2006

Submitted By:

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[http://www.friscotexas.gov/
departments/
planningdevelopment/
comprehensive/
pages/
comprehensiveplan.aspx](http://www.friscotexas.gov/departments/planningdevelopment/comprehensive/pages/comprehensiveplan.aspx)

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General Policies

1. UTILIZE ACCEPTED PRINCIPLES FOR GOOD COMMUNITY DESIGN TO INCREASE ATTRACTIVENESS & SUSTAINABILITY

- ❖ Utilize all available building blocks and tools that can result in good community design, whenever possible. (See Box on page 5.3, *Accepted Principles for Good Community Design*.)
- ❖ Build for the long-term by ensuring that all new development contributes to creating a City of enduring value and charm.
 - Seek to build an infrastructure of buildings that do not have to be torn down to be re-used
 - Strive for buildings and development that relate to the principles for creating pedestrian districts and blending with neighboring development that are expressed elsewhere in these policies.
 - Ensure that buildings are constructed of high quality materials, especially in high use areas and at the pedestrian level; such materials include brick, stone, man-made stone, architectural metal, fine woods and other similar materials.

Tools to Enhance a Sense of Place

Axial Design, in its classic form, arranges elements of a landscape or townscape along a strong linear sightline, or axis. It can create a very strong sense of order, even over great distances, as is usually associated with symmetry and formalism. A well-known example is the Capitol Mall in Washington, D.C., where the Capitol dome, the Washington Memorial, its reflecting pool, and the Lincoln Memorial are centered on a single straight sightline. Closer to home, the Southlake Town Center uses axial design to lend order to the town square, where the central point between two historic trees is the origin of an axis that links the bandstand, the public fountain and the centerline of the City Hall façade



Example – Axial Design

Hierarchy utilizes a variety of sizes of exterior spaces (or outdoor rooms) to create a variety of experiences in the landscape. It also helps clearly differentiate more important “rooms” from the minor support areas. This technique can greatly aid in reducing a grandly scaled space to a smaller, more comfortable human scale, and vice versa. The drama and excitement of an area can be enhanced greatly through hierarchical design.



Example – Hierarchy

Transition elements provide a perceivable link between adjacent spaces. Exterior spaces can seem endless and filled with a tremendous variety of separate objects, structures and planted areas. However, these spaces and objects can be linked or blended by the use of transition elements, which can be a crucial aid to unity, way-finding and “sense of place”. Repetition of a design element, coloring of architectural features, repeated use of a particular tree species—even the continuation of a distinctive paving pattern from one exterior space to the next—are all examples of transitional elements.



Example – Transition Elements

Dominant features create contrast and emphasis. Just as music crescendos to a climax and art generally needs a focus, outdoor spaces and communities are more effective and complete if a dominant element is discernable. An important feature for orientation, this focal point gives a place clarity and purpose, and creates unity in the space. The single church spire of a medieval village, the clock tower in the plaza, and the statue or fountain feature usually found in civic spaces, all create a center that all other elements of the space relate to.



Example – Dominant Feature

Sense of enclosure is perhaps the single most important feature in the design of community spaces. A satisfactory sense of enclosure occurs when the relationship of the ground plane or “floor” of an exterior space and enclosing vertical “walls” (formed by building facades, rows of trees, or other vertical elements) form a comfortable feeling of containment akin to an “outdoor room.” Sizes of such “rooms” vary dramatically, but the skillful design of the horizontal to vertical ratio shapes spaces appropriate for the activity, moods and emotions intended for the place. The activities or emotions that result from a walk down a friendly main street, a quiet conversation in an intimate townhouse garden, or a coin toss at a sports stadium are all quite different, yet these activities or emotions are at home in their respective spaces.



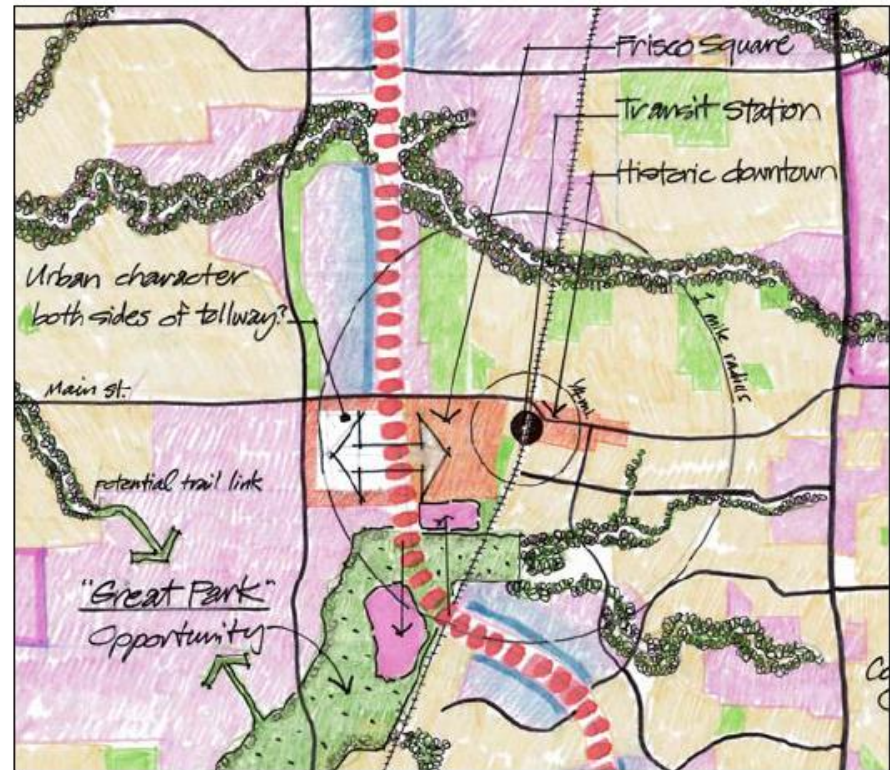
Example – Sense of Enclosure

2. ESTABLISH FRISCO AS A CENTER FOR ARTS, EDUCATION & ENTERTAINMENT

- ❖ **Increase cultural opportunities and choices through initiatives** including more public and private art venues, such as the new joint Performing Arts Facility (that Frisco is completing with Allen and Plano). The City should continue funding for public art.
- ❖ **Pursue additional higher-education opportunities** including a four-year university, a private university, a university center (where various schools of higher education provide classes in one facility or area), or a satellite university.
- ❖ **Enhance the role of Downtown as the cultural and social center of the City.** Support local efforts to create business awareness, promote social events, and create community ties. (Also see Policy #3 below.)

3. REINFORCE & STRENGTHEN DOWNTOWN AS THE HEART OF FRISCO

- ❖ **Promote the adaptive re-use of historic structures** to preserve the City's architectural heritage and sense of authenticity; ensure that new development contributes to the evolution of a strong, pedestrian-oriented mixed use district.
- ❖ **Encourage a diversity of housing including mixed use in the Downtown** to enliven the district, support retail and provide opportunities for pedestrian-oriented young professional and "empty-nester" living.
- ❖ **Create open spaces and plazas to serve as focal points, landmarks and gathering places** for socializing and celebrations.
- ❖ **Increase recreation and entertainment opportunities in the Downtown** through the use of mixed use development and cultural events.
- ❖ **Connect the Downtown with retail, entertainment and residential districts** through the use of trails and transit.



The Challenges & Opportunities Diagram (from the Visioning chapter, Plate 2-1) Shows Downtown Frisco as an Opportunity

4. INCREASE CONNECTIONS BETWEEN VARIOUS DISTRICTS & NEIGHBORHOODS

- ❖ Interconnectedness needs to be created by requiring convenient pedestrian, bicycle and automobile access—as development occurs, within the development itself and to adjacent developed areas. Further, pedestrian and bicycle connectivity to schools, retail areas, parks, and places of employment should be required. If adjacent areas are not yet developed, provisions for pedestrian, bicycle and automobile access should be established with consideration for future connections/access. Development tends to occur autonomously, primarily due to the fact that areas develop at different times. The challenge is to connect these different developments to not only allow for access in between, but to actually encourage people to walk or bike in between (instead of driving). Such connections would not only further a positive neighborhood and community feel, but would also help to address current major concerns about the nation's lack of fitness and rising energy costs.
- ❖ For the purposes of these *Livability* policies, unless otherwise specified the term “neighborhood open space” means the following or has the following characteristics:
 - At least one acre in size, except for areas specifically designed as village greens or trail links.
 - Usable and contiguous and does not impede the function of natural systems. If the open space is not



Source: glenwoodpark.com

Central Village Green Area (Glenwood Park Concept – Atlanta, Georgia)

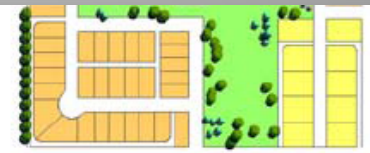
- ❖ Main stream channels are protected from the encroachment of development by the City's Major Creek Ordinance. Buffer areas required by the Ordinance provide prime locations for trails. **When a major creek or tributary is present, trails should be required adjacent to the creek** in accordance with the *Hike & Bike Trail Master Plan*.
- ❖ The concept of Grand Park is being pursued by the City. **Grand Park should continue to be aggressively pursued** because it would:
 - Help create a feeling of open space in the City,
 - Provide an attraction for high quality development (like Turtle Creek in Dallas),
 - Provide a range of unique recreational amenities to the entire community,
 - Provide a link from the Downtown and Frisco Center to a major recreation area,
 - Add another unique feature to the City's collection of large sports/recreation venues, such as Pizza Hut Park, the Superdome, and Frisco Commons, and
 - Create a strong City identity to Tollway users.



Concept of Grand Park as Presented to the City by
the Urban Land Institute
(Presentation in January 2005)

5. PROVIDE FOR CLUSTERING OF DEVELOPMENT TO PRESERVE ADDITIONAL OPEN SPACE

- ❖ Clustered developments should place special focus on preserving terrain features, drainage areas and tree groupings.
- ❖ Preserved open space should not be just left-over space, but should contribute significantly to the surrounding neighborhoods and the City as a whole.
- ❖ Adopt gross density (units per acre) standards without minimum lot sizes instead of using minimum lot size to address density. This will help to achieve a mix of unit types within neighborhoods while preserving large amounts of parkland and minimizing road and utility costs.
- ❖ Many citizens have voiced concern that the environment of Frisco in general will suffer as development continues and more vacant land area is lost. In response to these concerns, **the City should encourage clustered development such that environmentally sensitive areas, such as floodplains, slopes and habitats, are protected and that**



Alternative solutions to preserving open space while maintaining the same number of lots

6. CREATE ATTRACTIVE STREETS WITH VIEWS & WALKABILITY

- ❖ Maximize the visibility of architecturally distinctive cultural and civic facilities and open space area corridors.
- ❖ Maximize visibility of open space areas by locating parks in prominent locations (such as the Grand Park being visible from the Tollway), and by widening open space corridors such as floodplains and trails where they are crossed by roadways.
- ❖ Where streets terminate or “T” into another roadway, ensure that there is a prominent feature or building at that point. Good examples of prominent features include such things as parks, clock towers, schools and architecturally distinctive civic, cultural or nonresidential structures.
- ❖ Design streets so that they gently curve, to provide oblique views of buildings and streetscape, but still maintain a general grid pattern to maintain a sense of orientation.
- ❖ Continue to ensure (where possible) that sidewalks are at least 5-feet wide (the minimum dimension that two people can comfortably pass each other) and that canopy trees are located between the sidewalk and curb to create shade and a feeling of safety for pedestrians.




Example of a Prominent Feature at a “T” Intersection in Highland Park, Texas



Example of Slip Street

7. DESIGN STREETS SO THAT THE DESIRED SPEED WILL BE ACHIEVED

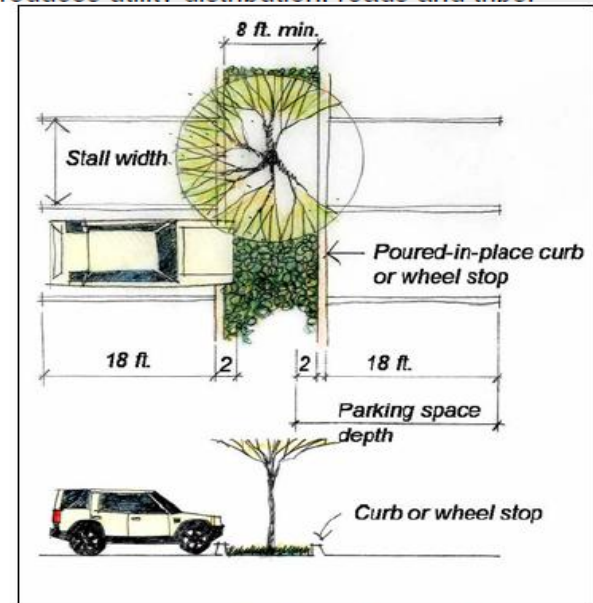
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- ❖ Utilize techniques such as street trees, buildings close to the sidewalk, on-street parking (where applicable), roundabouts, street curvature, “yield” sections and textured paving to achieve desired vehicle speed. Using law enforcement or installing four-way stop signs are indications that cues for the desired speed are insufficient.
 - ❖ Utilize landscaped roundabouts in existing and new neighborhoods where appropriate, to slow and calm traffic but allow continuous movement, and to provide visual relief in long, straight streets.

The use of roundabouts in place of stop signs and speed bumps have been found to facilitate the flow of traffic at a slower speed, while not impeding emergency services such as EMS and Fire. In addition, they are bicycle-friendly.

8. CONSIDER ENERGY COSTS & ENVIRONMENTAL QUALITY

❖ Encourage development that is **environmentally sensitive** in terms of the following:

- **Utilize environmentally sound site layout and density that will minimize the need for continuously high levels of energy consumption.** This may include such things as:
 - Clustered development (i.e., conservation subdivision design) that preserves open space and minimizes construction and maintenance of roads and utilities, and
 - Higher density developments in mixed use centers that reduces utility distribution, roads and trips.
- **Water Quality.** Preserve open space throughout development to preserve the natural filtering and cleaning effect of soil and plant material. In addition, utilize native and/or drought-tolerant species to minimize fertilizers and excessive water use.
- **Air Quality.** Improving air quality can involve such things as:
 - Encouraging mixed use;
 - Providing interconnectedness of streets between neighborhoods and retail, recreation and services to minimize trip length and congestion;
 - Providing alternative circulation systems such as transit and hike/bike trails; and
 - Use of low maintenance grass and ground covers to reduce the need for mowing.



Graphic Depiction of How the "Heat Island Effect" Can Be Reduced in Parking Areas with Shade Trees in Landscaped Strips

9. INTEGRATE SPECIFIC CHARACTERISTICS WITHIN MIXED USE DEVELOPMENTS

- ❖ All mixed use developments should incorporate these concepts and characteristics. The concept of mixed use development is more than simply defining land uses. Successful mixed use developments, old and new alike, have key elements that make them *feel* like special places. These elements, while they are not easy to define or outline, can be generally identified, and include the following.
 - **A Defined Character.** Considerations should be made to the type of atmosphere that is intended to be created, such as a village-like character. *Authenticity* of design and context should also be considered (see Box on page 5.2, *Placemaking Principles for a Creative Community*).
 - **An Effective Mixture of Uses.** A mixture of both horizontal and vertical uses should be established, and should include uses such as retail, residential, live-work and/or office uses. Mixed use developments should be at least two stories in height, and the ground floor should primarily be constructed to retail standards (i.e., a minimum 16 feet in ceiling height).



Buildings in Southlake Town Center Are Pushed to the Sidewalk and Angled, Head-in Parking



The community of Lake Forest, Illinois, has a central Village Green surrounded by retail and housing that brings residents together.

Policies Related to Housing & Neighborhoods

10. ENCOURAGE DEVELOPMENT OF DISTINCTIVE NEIGHBORHOODS

- ❖ Provide schools, open space, neighborhood services, retail, dining and entertainment choices within walking distance of most neighborhood residents.
- ❖ Utilize a traditional or modified grid of small blocks as a foundation for new neighborhoods to enhance orientation, walkability, route choices and community interconnectivity. The perimeter of a block should not exceed 3,000 feet in length. Where a block face exceeds 800 feet, a minimum 20-foot pedestrian access easement should be provided through the block, except where adjacent to a golf course. An exception should be specified for large-lot developments where lots are at least one-half-acre or more in size.



The Full Bike Rack Shows That Children Will Ride Bicycles to School If Safe Pathways are Provided

11. PROVIDE A VARIETY OF HOUSING

- ❖ It is important for cities to provide a variety of housing for the full life cycle of citizens and to meet the needs of different segments of the population—people of different ages, socio-economic levels, and employment levels.
- ❖ The “full-life cycle” is intended to describe all stages of life—young singles, professional couples, families with children, empty-nesters, retirees and seniors, including those requiring living assistance. This should include high income homes of various types (large lot, small lot, townhome, loft and condominium) and more affordable housing types (small lot/small home, townhome, loft, condominium, mother-in-law suite, carriage house and others).



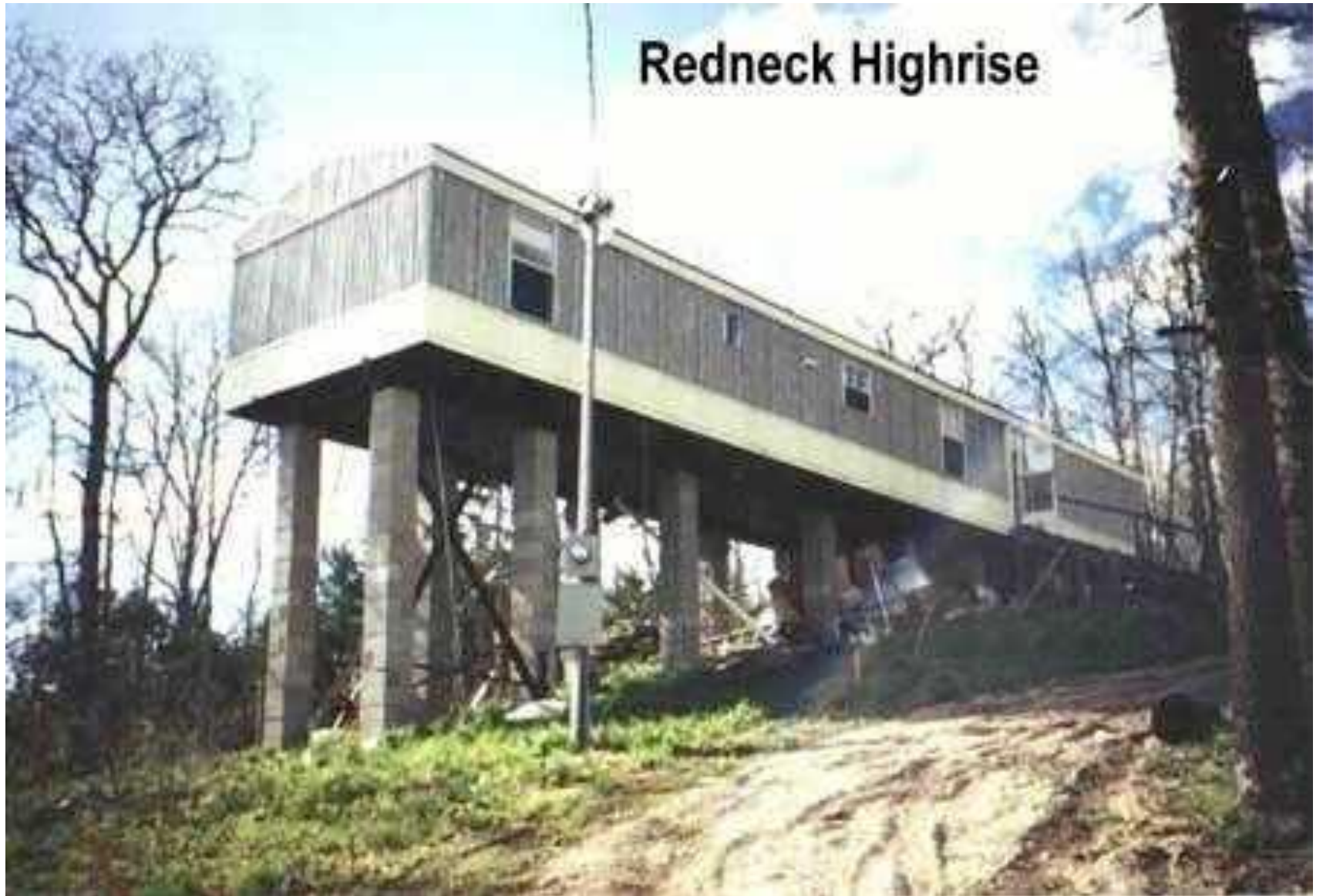
The Plan for the Homestead at Mills Branch (in Lancaster, Texas)

“The pendulum began to swing back in the 1990s as younger people and older empty nesters wanted to live closer to where they work and play. Demographic trends combined with pent-up demand support a continuation of that trend, he said. For instance, the number of U.S. households without children is projected to rise to 88 percent (of new households) in the next 20 years, from 67 percent today and 50 percent in the 1950s”

Christopher B. Leinberger, The Option of Urbanism:
Investing in a New American Dream



Redneck Highrise









Full Life-Cycle Neighborhoods



RESIDENTIAL PRODUCT TYPE/ PERCENTAGE	LOT TYPE	QUANTITY	S.F. PER DWELLING UNIT
TYPE 1 58.7%	ESTATE 60'/69' - 120'	75	2400 - 3600
	VILLAGE 50'/59' - 110'	166	1600 - 2600
TYPE 2 21.3%	COTTAGE 40'/49' - 110'	89	1400 - 2200
TYPE 3 20.0%	COTTAGE MEWS 40'/49' - 110'	86	1400 - 2200

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TYPE 3 20.0%	COTTAGE MEWS 40'/49' - 110'	86	1400 - 2200

SCHOOL PRECENTAGE	LAND USE	ACREAGE
9.5%	SCHOOL	5.8 (50% counted in Open Space)

OPEN SPACE PRECENTAGE	LAND USE	ACREAGE
17.1%	OPEN SPACE	20.9
	TOTAL LOTS	416
	GROSS PROJECT AREA	121.82

Table 5-1
LIFE-CYCLE CATEGORIES & HOUSING TYPES

THE FOLLOWING ARE LIFE-CYCLE CATEGORIES AND THEIR TENDENCY TOWARD PARTICULAR HOUSING TYPES AND LIFE STYLES.

Cohort Life-Cycle	Single Family	Cottages	Townhouse	Traditional Apartments	Loft	Hi Rise Condo	Mother-in-Law Suite	Carriage House
Young Persons (Birds leaving the nest)				•	•		•	
Young Professionals			•	•	•	•	•	•
Shared Clerical				•	•			•
Service Industry				•	•		•	
Young Couples	•	•	•	•	•	•		•
Families with Children	•		•					
Empty Nesters	•	•	•			•		•
Retirees		•	•			•		
Single Elderly			•			•	•	•
Senior Assisted Care				•				
Senior Nursing Care				•				

NOTE: Refer to the glossary of these terms at the end of this chapter.

12. USE A TIERED SYSTEM OF EVALUATION FOR NEW ZONING PROPOSALS

- ❖ The City should use a tiered evaluation system to help determine the appropriateness of incorporating the innovative concepts discussed within this Comprehensive Plan. It is recognized that a number of factors impact new residential development.
 - Residential development that occurs adjacent to existing, traditional single-family homes may be viewed differently from development that occurs in areas not directly adjacent to existing development.
 - Tract size, location, configuration, topography, vegetation, and adjacent land use, among others, will determine the ability of the City to implement the sustainable land use and housing concepts discussed herein.

Table 5-2
Tiered System of Evaluation for New Developments Based on Location & Size

Characteristics	Small Tracts, Under 20 Acres		Medium Tracts, 20 to 30 Acres		Large Tracts, Over 30 Acres	
	Adjacent to Existing Development	Not Adjacent to Existing Development	Adjacent to Existing Development	Not Adjacent to Existing Development	Adjacent to Existing Development	Not Adjacent to Existing Development
Landscaped Entryway	+	+	+	+	+	+
Connected to the City Trail System	+	+	+	+	+	+
Internal Trails	O	O	+	+	+	+
A Minimum Range of Housing Types	O	+	+	+	+	+
A Minimum Amount of Workforce Housing			+	+	+	+
A Minimum Variety of Lot Sizes			O	+	+	+
All Housing Units Within 800 Feet of Open Space ⁽¹⁾	+	+	+	+	+	+
Neighborhood-Oriented Open Space	O	+	O	+	+	+
Provides Pedestrian and Street Connections to Adjacent Development (Existing or Future)	+	+	+	+	+	+
Integrated Street Design Concepts ⁽²⁾	O	O	O	+	+	+
Protects Existing, Quality Natural Areas	+	+	+	+	+	+

Legend: + Required,
Blank Not Required,
O Optional, where possible, and may be required by the City

⁽¹⁾ This may not be feasible in neighborhoods with residential lots that are one-half acre or more in size, and therefore, such lots may be exempted from this characteristic.

⁽²⁾ Includes elements such as cohesive lighting design, cohesive signage, brick pavers at intersections and pedestrian crossings, curvilinear streets, etc.

13. EFFECTIVELY INTEGRATE NEIGHBORHOOD-ORIENTED OPEN SPACE

- ❖ For the purposes of these policy concepts, a *neighborhood* is generally defined as having a radius of a 5-minute walk, or $\frac{1}{4}$ mile.
- ❖ *Neighborhood-Oriented Open Space* areas do not fall under the City's parks and recreation standards for parks. These parks are primarily landscaped, and serve as a visual amenity and a gathering place for socializing with neighbors. They are generally maintained by a neighborhood association, although they may also be dedicated to the City. In areas with residences that are marketed to families with children, Neighborhood-Oriented Open Space may contain a small playground.
- ❖ **Neighborhood-Oriented Open Space should be centrally placed to create a neighborhood focus**, whether utilizing drainage and floodplain areas, topographic and vegetative features.
- ❖ There should be a minimum Neighborhood-Oriented Open Space ratio of at least one acre for every 100 residential lots.
- ❖ Such Open Space should generally have no smaller dimension than 50 feet.
- ❖ All Open Space areas should either be bounded by lots, or bounded by streets with lots fronting onto the streets and adjacent open space. These configurations provide access to the open space areas, thereby encouraging a sense of community and "ownership".

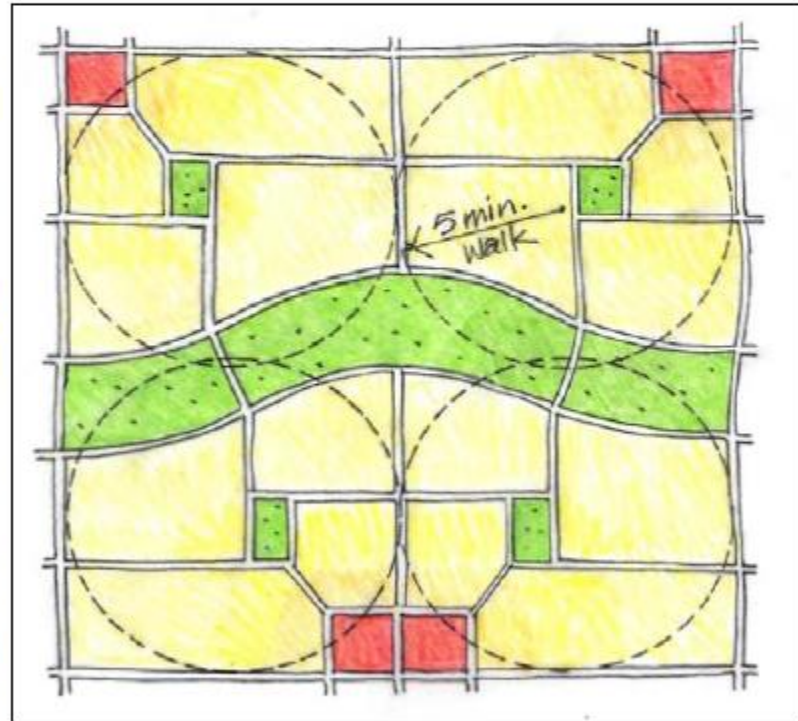


Diagram of $\frac{1}{4}$ mile distance and Neighborhood-Oriented Open Space

14. IMPROVE EXISTING NEIGHBORHOODS

❖ Work with neighborhood associations and property owners to achieve the following:

- Retrofit neighborhoods with canopy trees to slow traffic and to shade sidewalks and street paving, when physically and financially feasible. On streets that are excessively wide, or where desired, strategically locate tree planters in the parking lane of the street, being careful not to interrupt drainage. The installation of street trees can be achieved by developing a City program for planting trees in neighborhoods as residents request it and on a cost-share basis.
- Screen rear alleys and garages from public streets.
- Utilize techniques (where possible) such as street trees, roundabouts and textured paving to achieve desired vehicle speed.
- Install landscaped roundabouts to break-up long straight streets, where physically possible.

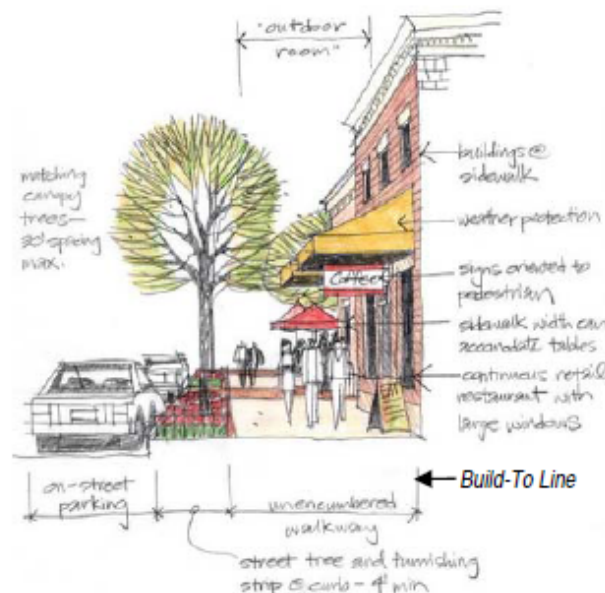


In order to slow traffic on existing streets which are too wide, roundabouts could be constructed, and tree wells could be installed in parking lanes at key locations to narrow the perceived street width. In addition, curbs may be "bumped out" at intersections, taking care not to impede drainage.

Policies Related to Retail & Office

15. ENSURE THAT RETAIL AREAS ARE PEDESTRIAN-FRIENDLY

- ❖ Site buildings fronting onto roadways with a build-to line, and with parking internal to the project.
- ❖ Include trees and canopies for pedestrian areas along the outside perimeter and behind the buildings, and between the sidewalk and street parking areas. In addition, ensure that canopy trees are planted to shade people, cars and paving in parking lots.
- ❖ Orient business signage for easy viewing by pedestrians.
- ❖ Allow for interesting, eye-catching detail such as sidewalk signs, public art and sidewalk displays to enrich the experience of the public realm.
- ❖ In retail areas, encourage the design of small gathering spaces and sidewalks of sufficient width to accommodate both pedestrians and sidewalk tables in order to maximize opportunities for social interaction.
- ❖ Big box retail buildings themselves should be required to be designed to fit more easily into the City fabric by:
 - Dividing the façades into visually smaller pieces. This is not simply alluding to façade offsets, but to actually making the large building appear as though it is a series of smaller stores (see illustrations of big-boxes on the next page).



Source: James Richards, *Places to Flourish*, 2005

16. INTEGRATE RETAIL CENTERS WITH ADJOINING NEIGHBORHOODS

- ❖ This could be accomplished by utilizing transition uses such as townhomes and live-work units, and by providing pedestrian, bicycle and automobile access.
- ❖ Since retail properties are often carved out of larger tracts of land and the residential land is developed first, ensure that the retail portion is conceptually planned, that pedestrian and vehicular connections are provided for, and that transition uses may be accommodated.



Highland Park Village—An Example of How Retail Can Be Well Integrated Within a Neighborhood

- (1) Well-connected with adjacent residential areas (2) Good access for pedestrians
(3) Internalized parking with buildings at the street (4) Loading areas screened from view
(5) Street trees add to the ambiance and reduce heat build-up in the area

- Highland Park
- Developed by Hugh Prather in 1906
- Master Planned New Town of 1,326 acres
- Designed by Wilbur David Cook, Beverly Hills
- Set aside 20% for open space and parks
- First shopping center in 1931



17. ENSURE THAT RETAIL AREAS CONTAIN AN INTEGRATED MIX OF USES

Source: James Richards, *Places to Flourish*, 2005

- ❖ Mixed use retail areas should be encouraged to include office, live-work and residential units in order to strengthen the retailing component, reduce trips, and increase activity (and thereby, safety and security). These uses may be either vertically or horizontally mixed, but should be comprehensively planned and integrated with pedestrian and vehicular connections.
- ❖ Encourage inclusion of “third places”, such as coffee shops, bookstores, sidewalk cafes and ice cream stands to foster social interaction. Ideally, these should be sited immediately adjacent to the public realm (such as sidewalk, plaza or Neighborhood-Oriented Open Space) to maximize opportunities for people-watching and informal encounters.
- ❖ Encourage inclusion of neighborhood services in retail centers, such as banks, dry cleaners, neighborhood hardware and grocery stores, and a range of dining and entertainment options.



Example of a “Third Place”

18. FACILITATE REDEVELOPMENT OF EXISTING RETAIL CENTERS

- ❖ Since retail centers often fail because of a surplus of retail-zoned land, competition from other centers and a weakening market that is moving to other areas, such centers should generally be redeveloped. **Redevelopment should largely consist of non-retail uses such as new residential** (including townhomes and patio homes) **and Neighborhood-Oriented Open Space**, with **limited retail uses** (such as a coffee shop, bakery or restaurant). In addition, new homes in a neighborhood area often reinvigorate investment in the adjacent neighborhoods.



At Legacy and Custer Road in Plano, this was an underutilized retail-zoned parcel which was redeveloped with new patio homes. (Conceptual Plan from *Joint Retail Study*, 2002, Townscape, Inc.)

North Overton Aerial Pre-Demolition

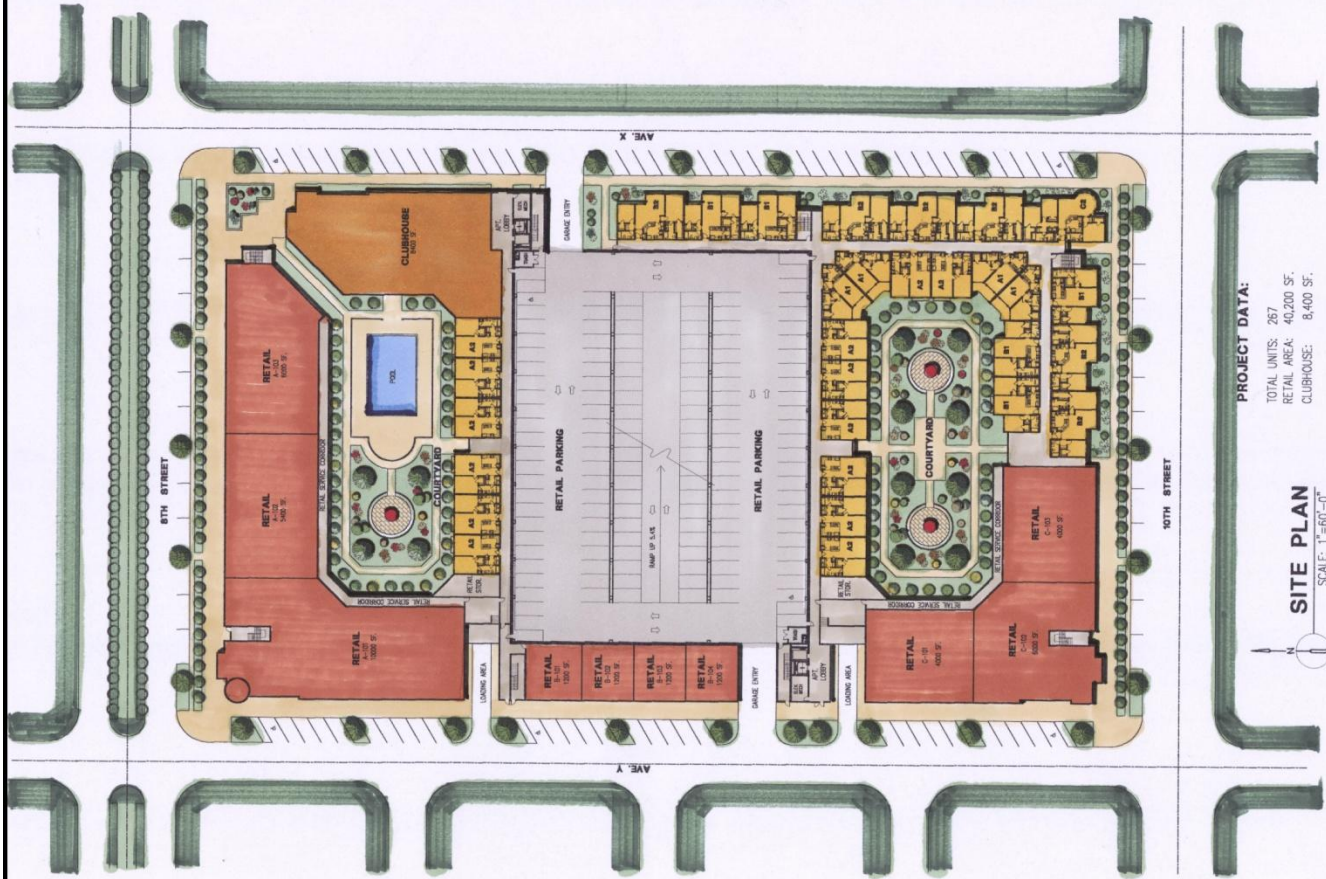












PROJECT DATA:

TOTAL UNITS: 267
 RETAIL AREA: 40,200 SF.
 CLUBHOUSE: 8,400 SF.
 STRUCTURE PARKING: 644 SPACES
 SURFACE PARKING: 91 SPACES
 TOTAL PARKING: 735 SPACES

SITE PLAN
 SCALE: 1"=60'-0"

OVERTON PARK APARTMENTS
 McDUGAL COMPANIES
 LUBBOCK, TX

AUG. 1, 2022 HPA # 2020276



Humphreys & Partners Architects

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PlainsCapital Bank



GRAND
OPENING







ONE WAY

OVERLON HOTEL

Glenview Commons

ROAD CLOSED
TO
THRU TRAFFIC

Now Leasing!
1, 2, & 3 Bedroom
Floor Plans Available!















All About Moi



Village Lane
Main Street

55 Units



CHOP & FISH HOUSE



WILSON LANE











MY GYM

99
MAIN
STREET

Robb





88
VILLAGE
LANE

Cheveu
Wig Boutique

ELIXIR

Salon & Spa

AVEDA

Village Lane

















Livability Planning Overview

Integrating Livability Components into Planning
Benefits of Planning for Livability

Planning for Livability Workshop
H-GAC

Friday November 13, 2009



Craig Farmer, FAICP