

REDEVELOPMENT CHALLENGES FOR THE 21ST CENTURY- A CASE STUDY: PLANO, TEXAS

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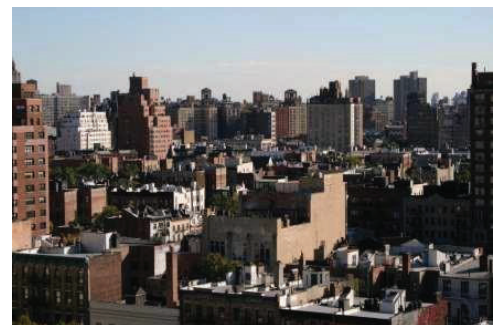


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Development patterns are changing

Numerous forces for changes in development patterns:

- Demographics
- Changing consumer preferences
- Need for interaction
- Desire for individuals to stay connected
- Sense of community
- Opportunity to work, live, play and dine in close proximity
- Less dependence on transportation
- More environmentally-friendly (sustainable)
- Vibrant, walkable communities
- Need to interact- social, business, and culture settings
- Develop businesses
- Transportation options have driven development patterns for decades



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ISSUES FACED BY DEVELOPING CITIES

- *The need to maintain a safe, secure, and healthy City*
- *Shifting land use patterns*
- *A need for "URBAN PLACES"*
- *Compact Development*
- *True "Mixed Use"*
- *Rise in mixed use developments sought by major employers;*
- *How to connect developments through technology, transportation and commerce*
- *Emergence of new uses through the advent of new technologies and innovation;*
- *Obsolete zoning*
- *Outdated limits on development density*
- *Stresses on aging and undersized infrastructure*
- *Political protests*
- *Affordable, workforce housing*
- *Changing demographics and the advent of an international community;*
- *1970's era regional malls*
- *Increased internal and "pass-through" traffic created*

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COMMON THEMES

- Mixed uses
- Increased densities
- Min/max setbacks
- Alternate design standards
- Phasing
- Urban street standards
- Different classifications for open space
- Orientation of lots to green spaces and access rather than to public streets
- Smaller lots
- Walkable block lengths
- Modified parking standards
- Coordination of multimodal transportation systems
- Pedestrian connections
- Special building materials
- Transitions instead of buffers
- Flexibility

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Regulations will focus on:

- Mixed use
- High density
- Compact development
- Uses that further a vision
- Place-making
- Attention to public realm
- Flexible standards

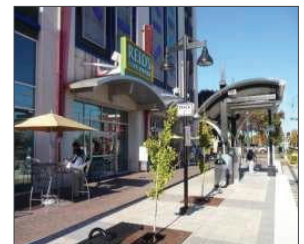
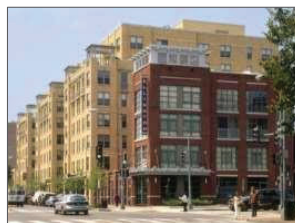
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Outcome of Successful Zoning:

1. Active Development
2. Higher Tax Base
3. Vision Realized
4. Public gathering space
5. Placemaking
6. Trails and open space
7. Diverse Housing
8. Connectivity
9. Preservation of unique environmental, historic and architectural features



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