

The Built Environment – Redevelopment of Neighborhood Centers (Bundle 18)

Redevelopment of Neighborhood Centers (Bundle 18)	
<u>ORIGINAL WEBSITE CONTEXT</u>	<p>Redevelopment of the neighborhood retail centers is another opportunity to conserve and enhance Plano’s residential areas. Many of the city’s retail areas are clustered at major thoroughfare intersections. With 65 square feet of retail per capita, three times the national average, underutilized shopping centers with large areas of unused vehicle parking are becoming more common throughout the city. To allow for new housing opportunities and improve access to services for existing residents, Plano will encourage investment in and redevelopment of underperforming neighborhood centers within walking distance of residents.</p>
Crawford, La Mastra, & Wilson	<p>Redevelopment of the neighborhood retail centers is another opportunity to conserve and enhance Plano’s residential areas. Many of the city’s retail areas are clustered at major thoroughfare intersections. With 65 square feet of retail per capita, three times the national average, underutilized shopping centers with large areas of unused vehicle parking are becoming more common throughout the city. To allow for new housing home ownership opportunities and improve access to services for existing residents, Plano will encourage investment in and redevelopment of underperforming neighborhood centers within walking distance of residents.</p>
Staff Rec.	<p>Redevelopment of the neighborhood retail centers is another opportunity to conserve and enhance Plano’s residential areas. Many of the city’s retail areas are clustered at major thoroughfare intersections. With 65 square feet of retail per capita, three times the national average, underutilized shopping centers with large areas of unused vehicle parking are becoming more common throughout the city. To allow for new housing additional homeownership opportunities, and improved access to services for existing residents, Plano will encourage investment in and redevelopment of underperforming neighborhood centers within walking distance of residents.</p>

Commented [CW1]:
Erin Dougherty: I don't currently have any suggested revisions or comments for bundle 18.

Larry Howe: At this time, I am satisfied with Bundles 12-22 as provided in the email from Christina Sebastian on July 22nd.

Mary Jacobs: I have reviewed Bundles 12-22 and have no suggested changes - I approve of them as they currently stand.

Hilton Kong: I support the remaining items as they currently exist in the comprehensive plan.

Michael Lin: I'm good with the bundle as is

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<u>ORIGINAL POLICY</u>	Plano will encourage investment in and redevelopment of underperforming developments within neighborhood centers to accommodate local commercial, retail, and entertainment uses within walking distance of residents.
Shockey	Plano will encourage investment in revitalization and redevelopment of underperforming developments within neighborhood centers to accommodate local commercial, retail, and entertainment uses within walking distance of residents.
Solomon	Plano will encourage investment in and redevelopment of underperforming developments within neighborhood centers to accommodate local commercial, retail, and entertainment uses within walking distance of residents. subject to economic viability of such centers.
Staff Rec.	Plano will encourage re investment, revitalization , in and redevelopment of underperforming developments within neighborhood centers to accommodate a viable combination of local commercial, retail, and entertainment uses within walking distance of residents.
<u>RNC1) ORIGINAL</u>	Conduct a study that identifies retail corner redevelopment opportunities and includes resident input for desired businesses and land use activities.
Dillavou	Conduct a study that identifies retail corner redevelopment opportunities and includes resident input for desired businesses and land use activities. Study whether complete demolition of an underperforming center and replacement with small to moderate size single-family housing is a viable option in some locations.
Solomon	Conduct a study that identifies retail corner redevelopment opportunities, along with economic viability , and includes resident input for desired businesses and land use activities.
Staff Rec.	Conduct a market study that identifies retail corner redevelopment opportunities and includes resident community input for desired businesses and land use activities. (Note: See Guiding Principles 1.3 and 2.4.)
<u>RNC2) ORIGINAL</u>	Target specific retail sites around Plano to serve as catalysts for redevelopment.
Shockey	Target specific retail sites around Plano to serve as catalysts for redevelopment.
Staff Rec.	Target Work with neighborhoods and property owners to identify specific retail sites around Plano to serve as catalysts for redevelopment.

Commented [CW2]:
Yoram Solomon: The reason I will probably never leave Plano (even though I would love to live on a ranch) is because my wife fell in love with those centers and will never let go. Having said that, we have noticed turnover in those centers. While I (actually, my wife) would LOVE this statement, I think we should adopt a more pragmatic approach and make sure that we are not setting up business for failure.

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<u>RNC3)</u> <u>ORIGINAL</u>	Provide incentives such as public improvement districts (PIDS), tax increment finance (TIFs) districts, or finance utility upgrades to encourage reinvestment and redevelopment of neighborhood centers.
Shockey	Provide incentives such as public improvement districts (PIDS), tax increment finance (TIFs) districts, or finance utility upgrades to encourage reinvestment and redevelopment of neighborhood centers.
Solomon	Provide incentives such as public improvement districts (PIDS), tax increment finance (TIFs) districts, or finance utility upgrades to encourage reinvestment and redevelopment of neighborhood centers, <u>as long as they are economically viable for the city and the business who may choose to reside in those centers.</u>
Staff Rec.	Provide incentives such as public improvement districts (PIDS), tax increment finance (TIFs) districts, or finance utility upgrades to encourage reinvestment and redevelopment of neighborhood centers. <u>Develop a reinvestment toolkit for neighborhood centers which could include special financing districts, land banking, rezoning, fee waivers, or other financial and non-financial incentives. When evaluating proposals for site specific redevelopments, utilize only the tools that maximize return on investment to the taxpayers. Additional weight should be given to proposals that enhance surrounding neighborhoods and improve community aesthetics.</u> (Note: <u>Downtown TIF funds</u> were used to rebuild Mendenhall Elementary School.)

Commented [CW3]:
 Yoram Solomon: Definitions, definitions...
 Staff Response: A glossary is being prepared.

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RNC4) ORIGINAL	Create the Neighborhood Mixed-Use (NMU) zoning district and establish regulations and standards for residential mixed-use development.
Crawford, La Mastra, & Wilson	Create the Neighborhood Mixed-Use (NMU), combining home ownership, retail development and establish regulations and standards , zoning district and establish regulations and standards for residential mixed-use development.
Dillavou	Create the Neighborhood Mixed-Use (NMU) zoning district and establish regulations and standards for residential mixed-use development. Emphasize creative solutions that will reduce the retail square footage while increasing the open space and design aesthetics to make these sites more desirable destinations.
Gong	Create the Neighborhood Mixed-Use (NMU) zoning district and establish regulations and standards for residential mixed-use development.
Shockey	Create the Neighborhood Mixed-Use (NMU) zoning district and establish regulations and standards for limited residential mixed-use development which encourages home ownership .
Staff Rec.	Create the Neighborhood Mixed-Use (NMU) zoning district, combining homeownership opportunities, creative design solutions, activated open space, sustainable retail, and walkable streetscape standards to create desirable destinations and establish regulations and standards for residential mixed-use development.
RNC5) ORIGINAL	Establish design guidelines within the NMU zoning district that provide a direct connection from the neighborhood center to surrounding residential areas.
Dillavou, Gong & Shockey	Establish design guidelines within the NMU zoning district that provide a direct connection from the neighborhood center to surrounding residential areas.
Solomon	Establish design guidelines within the NMU zoning district that provide a direct and convenient connection from the neighborhood center to surrounding residential areas.
Staff Rec.	Establish design guidelines within the NMU zoning district that to provide a direct safe connections for residents to conveniently access commercial businesses, open space, and other amenities from the neighborhood center to surrounding residential areas.

Commented [CW4]:
 Yoram Solomon: Goes without saying: "Subject to the guiding principles of this plan"... or should it be specifically stated?
Staff Response: The Guiding Principles should address the above concern.

Commented [CW5]:
 Jaci Crawford, Salvator La Mastra, & Sara Wilson: What type of direct connection?
Staff Response: Please see the detailed background information for Bundle 18 for more information on this action.

Commented [CW6]:
 Yoram Solomon: The whole idea here, as stated at the top, was "within walking distance of residents".

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Redevelopment of Neighborhood Centers (Bundle 18)	
<u>RNC6)</u> <u>ORIGINAL</u>	Develop a Parker Road Corridor Plan to encourage cooperative redevelopment of retail sites, increase housing options, and identify opportunities.
Crawford, La Mastra, & Wilson	Develop a Parker Road Corridor Plan to encourage cooperative redevelopment of retail sites, increase home ownership housing options, and identify opportunities.
Gong & Shockey	Develop a Parker Road Corridor Plan to encourage cooperative redevelopment of retail sites, increase housing options, and identify opportunities.
Staff Rec.	Develop a Parker Road Corridor Plan to identify locations where there are opportunities to encourage cooperative redevelopment of retail sites, reduce retail square footage , and increase housing options, and identify opportunities.

Commented [CW7]:
 Yoram Solomon: Why specifically identify Parker Road? I think some background would be in order.

Staff Response: Please see the detailed background information for Bundle 18 for more information on this action.

Commented [CW8]:
 Yoram Solomon: Again, I don't think that increasing options should be the goal. Maybe increasing inventory? Availability? More options, or variety (as stated before) should not be a goal.

Staff Response: In the [Housing Value Retention Analysis](#), housing variety was an indicator of neighborhood stability – see the Detailed Background Information for Bundle 17 for more information.

Commented [CW9]:
 Yoram Solomon: Opportunities for...?