Redevelopment of Regional Transportation Corridors (Bundle 14)

| WEBSITE CONTEXT | Four expressway corridors, one active light rail, and one planned commuter rail line provide a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city's regional transportation corridors remain vibrant and attractive, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed commercial and retail opportunities. When housing is considered, noise and air quality standards will be maintained to protect the quality of life for residents.  

   The Committee preliminarily approved the language above on August 18, 2020. |
| POLICY | Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed commercial retail, and housing opportunities, where those uses are appropriate according to the Future Land Use Map and other related Comprehensive Plan standards.  

   The Committee preliminarily approved the language above on August 18, 2020. |
| RTC1) | Develop a U.S. Highway 75 Corridor Plan to guide infill and redevelopment efforts.  

   The Committee preliminarily approved the language above on August 18, 2020. |
| RTC2) | Update the Urban Centers Study to reevaluate locations that may serve as catalysts for redevelopment.  

   The Committee preliminarily approved the language above on August 18, 2020. |
## Redevelopment of Regional Transportation Corridors (Bundle 14)

| RTC3) Per CPRC vote on 8/18/2020 | Adopt regulatory strategies that permit and encourage a viable mix of residential, employment, and other diverse land uses in locations identified as Compact Complete Centers.  

The Committee preliminarily approved the language above on August 18, 2020; however, staff recommends revising the language as a result of the subsequent CPRC discussions regarding the Future Land Use Map and Dashboards.  

Adopt regulatory strategies that permit and encourage a viable mix of residential, employment, and other diverse land uses in locations identified as Compact Complete Urban Activity Centers. |
|---|---|
| RTC4) Per CPRC vote on 8/18/2020 | Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.  

The Committee preliminarily approved the language above on August 18, 2020. |
| RTC5) Per CPRC vote on 8/18/2020 | Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses, such as schools, daycares, parks, senior housing, and other residential uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least once every 5 years or as changes in expressway corridor conditions warrant reassessment.  

The Committee preliminarily approved the language above on August 18, 2020. |
### Redevelopment of Regional Transportation Corridors (Bundle 14)

**Crawford, La Mastra, & Wilson**

Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.

**Dillavou**

Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities, while maintaining noise and air quality standards for residents.

**Gong**

Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, promote commercial, and retail opportunities. In limited areas where housing may be appropriate, design standards should protect the quality of life for future residents.

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Commented [CS1]:

- **Erin Dougherty:** I don't currently have any suggested revisions or comments for Bundle 14.
- **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.
Redevelopment of Regional Transportation Corridors (Bundle 14)

**Shockey**
Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.

**Solomon**
Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant and attractive, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.

**Staff Rec.**
Four expressway corridors, one active light rail, and one planned commuter rail line surround Plano, providing a variety of travel opportunities through the city and around the region. Development along these corridors should be carefully planned as a transition between adjacent residential neighborhoods and the expressways. As new areas are experiencing growth, land uses along the US 75 corridor, the first expressway in Plano, have begun to relocate, providing redevelopment opportunities. To ensure the city’s regional transportation corridors remain vibrant and attractive, Plano will encourage reinvestment in and redevelopment of regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.

When housing is considered, noise and air quality standards will be maintained to protect the quality of life for residents.

*(Note: Any consideration of housing should always be in the context of the Future Land Use Map.)*

**Commented [CS2]:**
Yoram Solomon: One is planned...

**Commented [CS3]:**
Yoram Solomon: General comment, only ONE space is needed after a period. This has been a change even to the APA Publication Manual (made officially in October, 2019). Even Microsoft has now (April 24/2020) accepted that only one space is required. For a good summary of the issue: https://www.instructionalsolutions.com/blog/one-space-vs-two-after-period
Plano Tomorrow Comprehensive Plan
Context, Policies, and Action Statements Relating to Density, Land Use, and Growth Management
Consolidated CPRC Feedback with Staff Recommendations
CPRC Meeting Date: August 18, 2020

Redevelopment of Regional Transportation Corridors (Bundle 14)

<table>
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<th>ORIGINAL POLICY</th>
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<td>Gong</td>
</tr>
<tr>
<td>Shockey</td>
</tr>
<tr>
<td>Staff Rec.</td>
</tr>
</tbody>
</table>

- **Plano will encourage reinvestment and redevelopment of identified regional transportation corridors to create cohesive developments that incorporate well-designed housing, commercial, and retail opportunities.**
  - **In limited areas where housing may be appropriate, design standards should protect the quality of life for future residents.**

**RTC1**

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**Staff Rec.**

- No new changes proposed by Committee or staff.

**RTC2**

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<td>Update the Urban Centers Study to reevaluate locations that may serve as catalysts for redevelopment.</td>
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**Staff Rec.**

- No new changes proposed by Committee or staff.

---

Commented [CW4]:
Yoram Solomon: Is this the term for developing unused land? If so, why don’t we use it throughout the document?

**Staff Response:** "Infill" is a term that specifically refers to vacant or partially developed parcels which are surrounded by, or in close proximity to, areas that are substantially or fully developed.

"Undeveloped" land is a broader term for any type of property that has never been developed. It can include infill properties, agricultural land, or undeveloped parcels in areas of new or recent growth.

- Infill properties are typically more difficult to develop than in areas of new growth because they are often required to comply with current development standards that surrounding properties were not. Parking, landscaping, trash collection, signage, and access/connectivity are common obstacles.

Commented [CW5]:
Yoram Solomon: In addition to the proposal I made at the end of this document for a glossary of terms and definitions, I would strongly ask that we add links and reference that will allow people to reach referenced documents.

**Staff Response:** Active links are provided on the Plano Tomorrow website.
## Redevelopment of Regional Transportation Corridors (Bundle 14)

### RTC3

**Dillavou**
- Adopt regulatory strategies that permit or incentivize residential, employment, and other diverse uses in locations identified for compact complete centers.

**Gong**
- Adopt regulatory strategies that permit or incentivize residential, employment, and other diverse uses in locations identified for compact complete centers.

**Shockey**
- Adopt regulatory strategies that permit and encourage or incentivize residential, employment, and other diverse uses in locations identified for compact complete centers.

**Staff Rec.**
- Adopt regulatory strategies that permit and encourage a viable mix of or incentivize residential, employment, and other diverse land uses in locations identified as compact centers.

*(Note: Appropriate areas and the land use mix for Compact Complete Centers and other designations will be discussed as part of the Committee's review of the Future Land Use Map.)*

### RTC4

**Dillavou**
- Develop design guidelines for residential development adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions. In limited locations where residential development adjacent to expressways may be appropriate, develop design guidelines that provide screening, reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions and require the use high quality glass and steel and concrete structures as originally promised in the midrise residential ordinance.

**Shockey**
- Develop design guidelines for limited residential development, where appropriate, adjacent to expressways that reduce noise and provide for proper filtering, ventilation, and exhaust of vehicle air emissions.

**Solomon**
- Develop design guidelines for residential development adjacent to expressways that reduce noise and health risk through providing for proper filtering, ventilation, and exhaust of vehicle air emissions.

**Staff Rec.**
- This action is complete and can be removed, since it was replaced with RTC5 in 2019.
### Redevelopment of Regional Transportation Corridors (Bundle 14)

<table>
<thead>
<tr>
<th>RTC5 ORIGINAL</th>
<th>Implement the Expressway Corridor Environmental Health Guidelines in order to mitigate the impacts of noise and air pollution for sensitive land uses. Update the Expressway Corridor Environmental Health Map and Guidelines at least every 5 years or as changes in expressway corridor conditions warrant reassessment.</th>
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Commented [CS8]: Yoram Solomon: Reference?

Commented [CS9]: Yoram Solomon: Too vague. Can you explain?

Staff Response: See staff recommendation.