



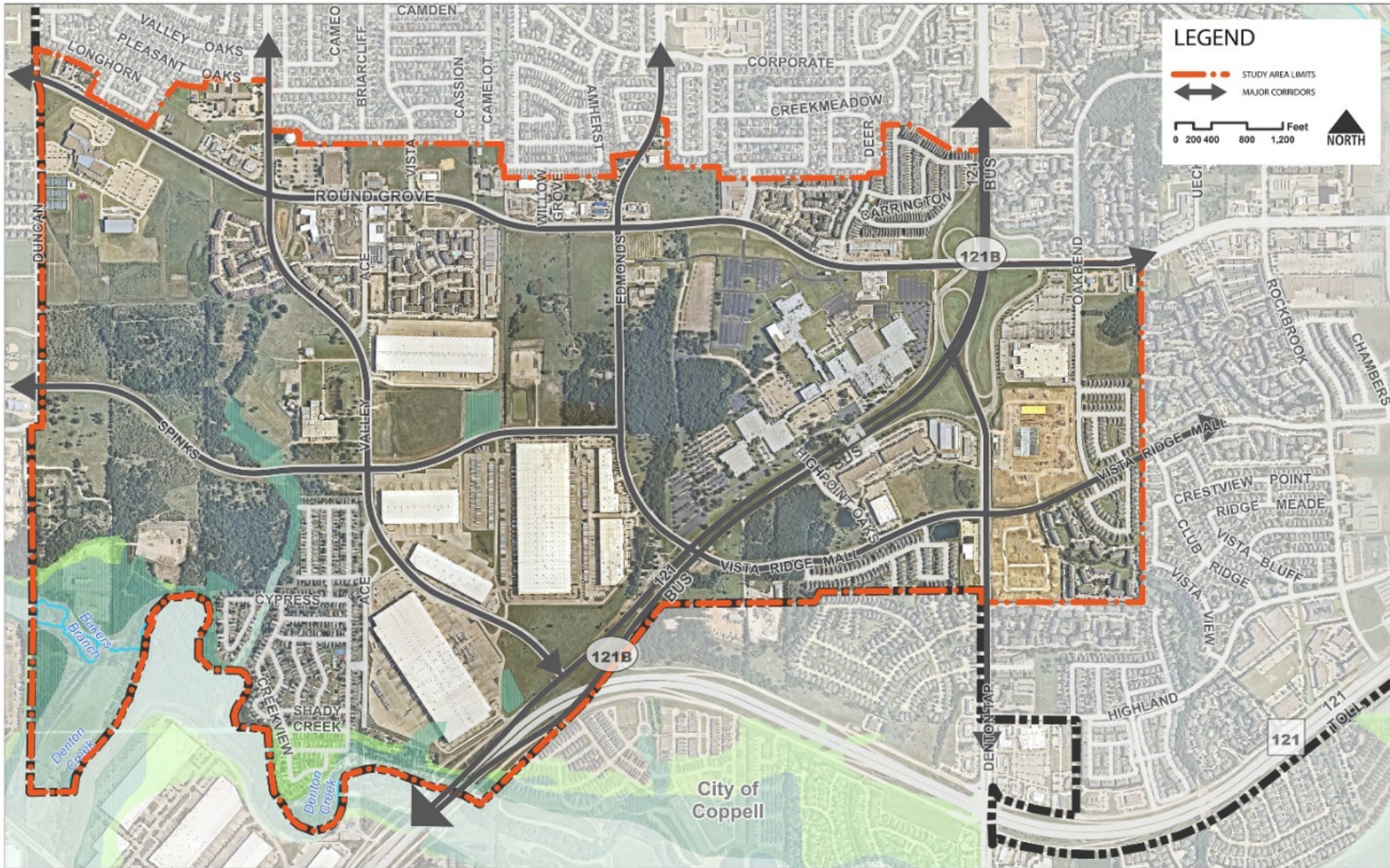
Southwest Lewisville Small Area Plan *Plan Recommendations*

February 24, 2018

Area Plan Outline

1. Executive Summary (to be completed last)
2. Area Highlights
3. Strategic Direction
4. Framework Plan
5. Community Character and Design
6. Action Steps

STUDY AREA



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Highlights of Community Input

- Desirable future?
 - Progressive, diverse, youthful, amazing, environmentally friendly, better maintained
- Important features (100% of iPad surveys were V.I. or S.I.)
 - Sense of safety
 - Good schools
 - Good public services, parks & facilities
- Important features (94% or more of keypad responses were V.I. or S.I.)
 - Feeling safe
 - Good schools
 - Having sidewalks and trails to get to jobs & shopping
 - Sustainable & efficient water use
 - Having good services & facilities for kids
 - Sustainable & efficient energy use

Highlights of Community Input

- Would like to see?
 - More trails, sidewalks, connectivity
 - Keep some of the green space
 - Restaurants
 - Build on existing business environment to attract more corporations

Issues and Opportunities

1. Continue and expand the employment opportunities in this area.
2. Make the most of the area's remaining undeveloped land by attracting market segments that aren't accommodated elsewhere in Lewisville.
3. Address the current needs and investments of area residents.
4. Address the future interests and investments of current residents..
5. Create more awareness of Lewisville when people enter this gateway to the community.
6. Apply Lewisville's signature initiatives to this area.
7. Build community capacity.

Strategic Direction

- Vision Statement
- Guiding Principles

Vision Statement for Southwest Lewisville

Southwest Lewisville attracts dynamic corporations and diverse residents because of its natural areas, regional transportation access, desirable jobs and labor force, convenient shopping and diverse neighborhood choices.

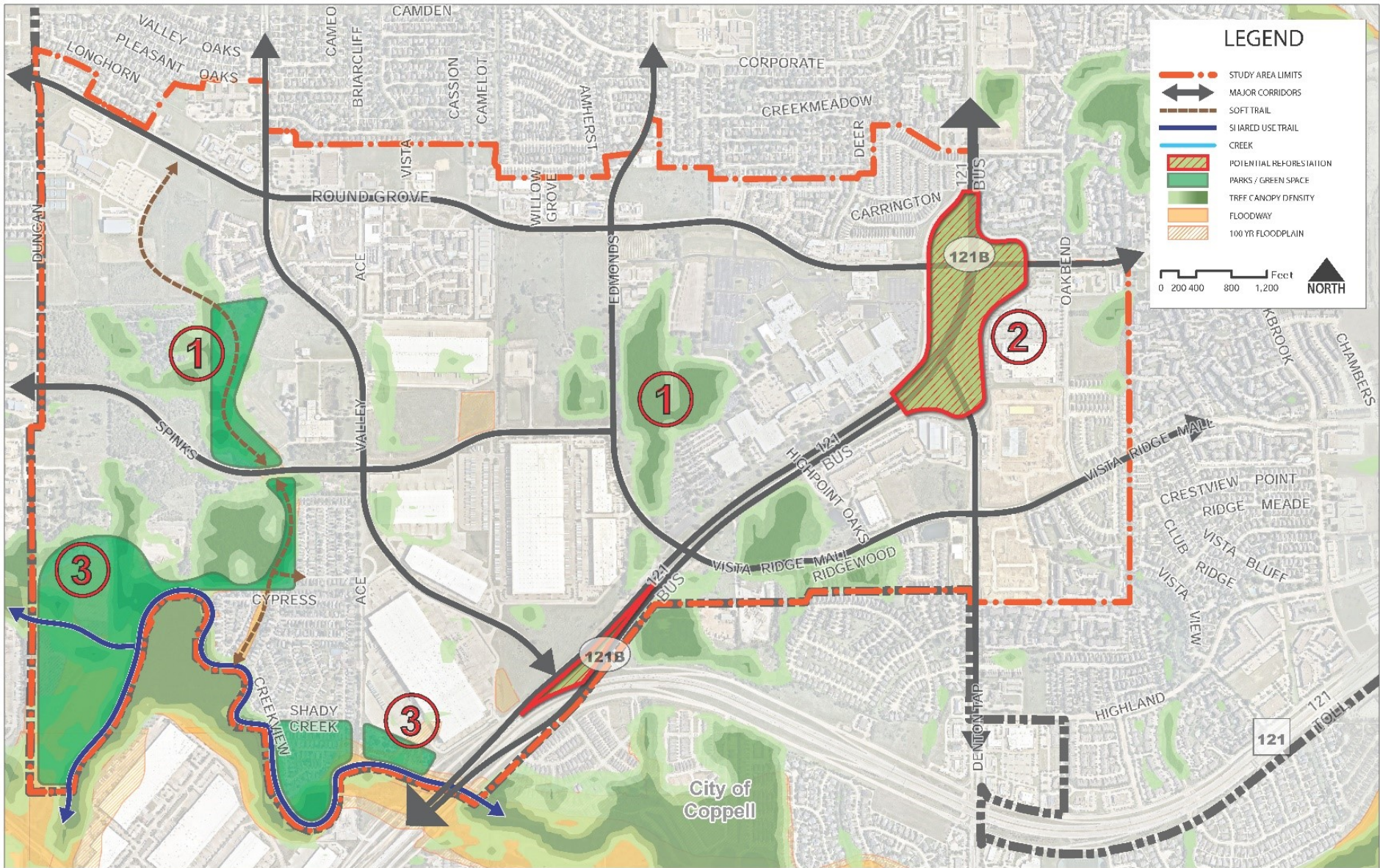
Guiding Principles

1. The gateway into Lewisville from the south and west, Southwest Lewisville introduces people to Lewisville as a green and diverse city.
2. This is a major employment center for the city, attracting businesses with support services and access to transportation systems and regional destinations.
3. Neighborhoods in this area contribute to Lewisville's mix of housing for people of all ages and incomes.
4. Natural areas provide focal points, amenities and recreation for area residents and employees.
5. Trails and sidewalks connect people to their schools, jobs and other daily destinations.
6. New development along Round Grove supports the area's character as a place for major businesses and green neighborhoods.
7. Neighborhood and community organizations help people in this area connect and support one another.

Framework Plan

- Natural Asset Network
- Mobility Network
- Future Development Pattern

NATURAL ASSET NETWORK

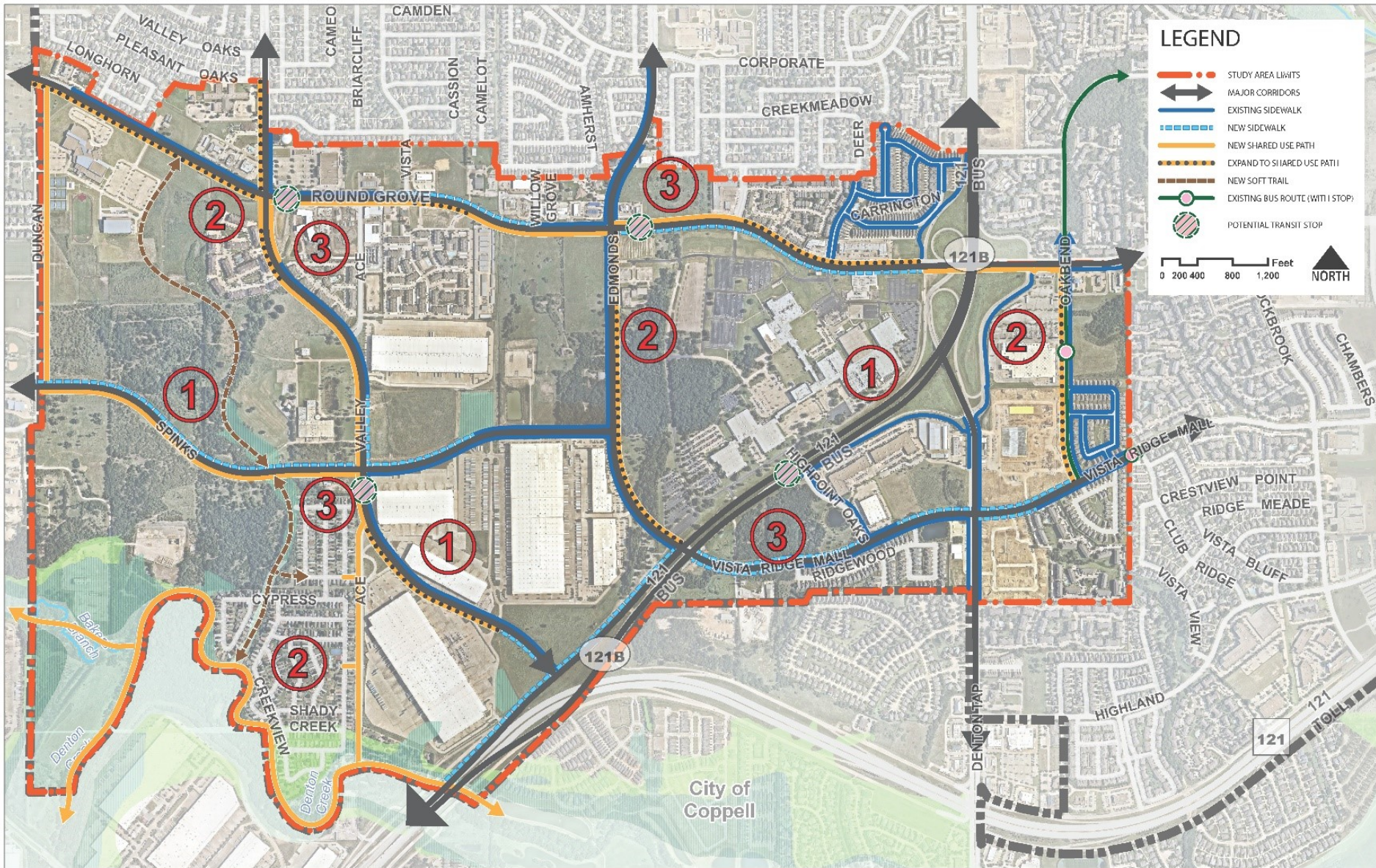


SOUTHWEST LEWISVILLE

Natural Asset Network Recap

1. Incorporate natural features in new development
2. Plant a new native forest
3. Use Denton Creek and Bakers Branch as assets and part of Lewisville's parks, trails and open space networks

MOBILITY NETWORK



LEGEND

- STUDY AREA LIMITS
- MAJOR CORRIDORS
- EXISTING SIDEWALK
- NEW SIDEWALK
- NEW SHARED USE PATH
- EXPAND TO SHARED USE PATH
- NEW SOFT TRAIL
- EXISTING BUS ROUTE (WITH STOP)
- POTENTIAL TRANSIT STOP

0 200 400 800 1,200 Feet

NORTH



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Mobility Network Recap

1. Continue investments in vehicular mobility
2. Complete the pedestrian and bike networks
3. Strengthen DCTA transit in the area

Future Development Concepts

1. Continue and enhance the area's strengths as an employment center
2. Keep existing neighborhoods lively and desirable
3. Enhance Round Grove as a valuable and distinctive retail, service and restaurant corridor
4. Maximize the benefits from development west of Valley (two options)

Place Types

- Neighborhood Revitalization
- Clustered Green Residential
- Suburban Living
- Urban Living
- Employment Mix
- Commercial
- Public and Educational
- Parks and Green Space
- (Existing Oil/Gas Well Development also shown)

Neighborhood Revitalization

- Character and Intent
 - Support reinvestment in existing neighborhoods
 - Focus on residential areas that may benefit from improvements to existing structures
 - Revitalization could also include other housing types such as cottages

Illustrative Images



Clustered Green Residential

- Character and Intent

- Provide a clustering of smaller residential lots, but within large areas of green or open space
- Same overall development density as a traditional suburban design
- Preserves natural topography and vegetation in the area as an amenity

Illustrative Images



Suburban Living

- Character and Intent
 - Suburban neighborhoods consist primarily of single-family detached homes, along with townhomes and some duplexes

Illustrative Images



Urban Living

- Character and Intent
 - Supports a variety of housing types
 - Compact network of complete, walkable streets that are easy to navigate by bike, car, or foot
 - May also contain small amounts of retail or neighborhood services to serve the neighborhood

Illustrative Images



Employment Mix

- Character and Intent
 - A range of professional and service jobs
 - Non-residential uses including offices, research and development facilities, medical clinics, logistics centers, distribution hubs and business incubators
 - Support services, such as retail or dining, that support other employment uses in the area

Illustrative Images



Commercial

- Character and Intent
 - Freestanding buildings containing one or more businesses
 - May include regional destinations like entertainment venues or lifestyle centers
 - Also local neighborhood services, such as restaurants, local retail, medical offices, banks, and other retail services

Illustrative Images



Public and Educational

- Character and Intent
 - Public and educational facilities that support the community.
 - May include public or private schools, community recreational centers, libraries, or public safety facilities

Illustrative Images



Parks and Green Space

- Character and Intent
 - Areas in public or non-profit ownership
 - Dominated by open space over time
 - Large public parks, floodplains in public ownership, cemeteries and properties subject to long-term conservation easements
 - Not expected to develop with other uses

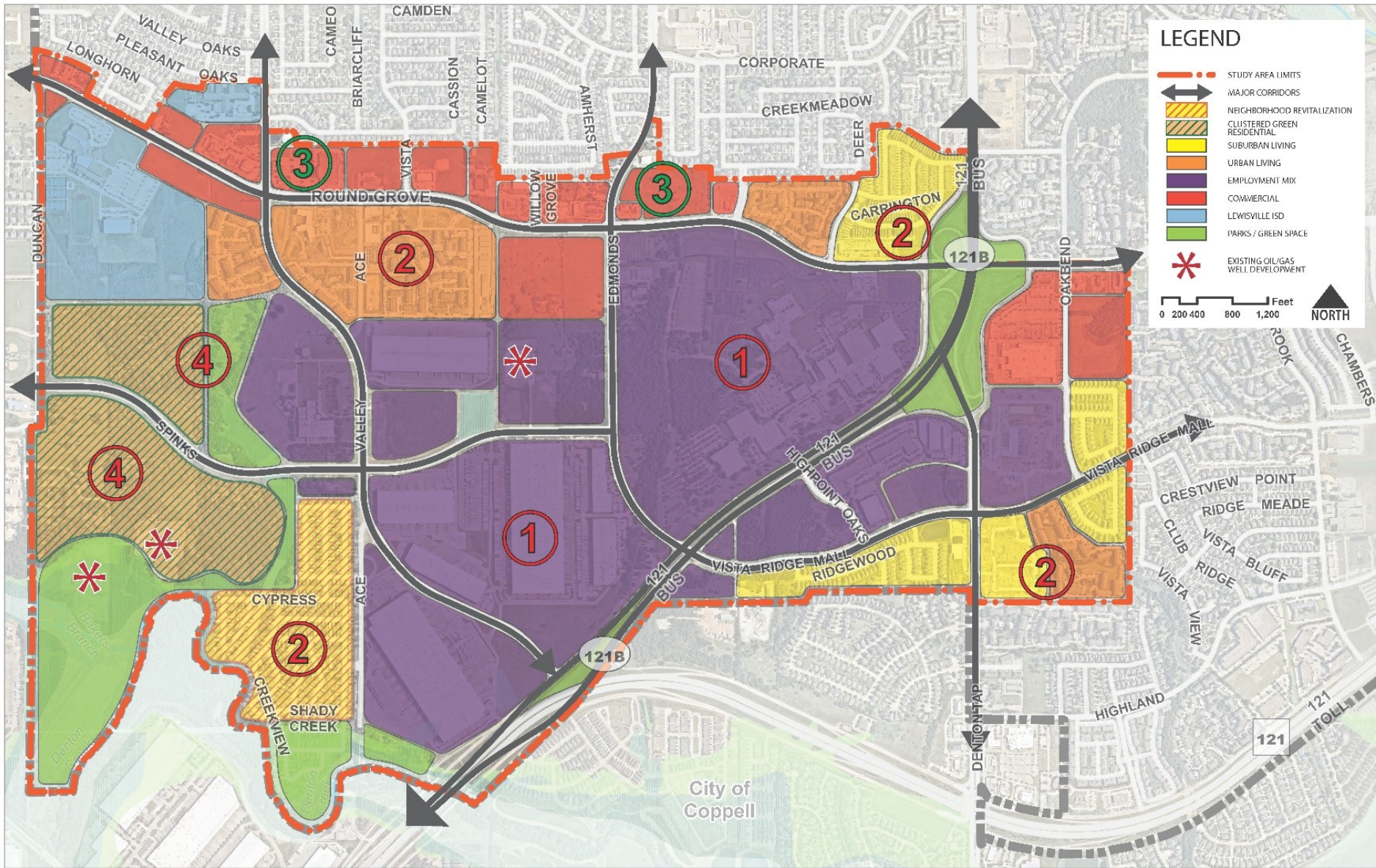
Illustrative Images



Place Type Slides

- Similar slides with graphics, text for other Place Types

FUTURE DEVELOPMENT PATTERN - OPTION 1



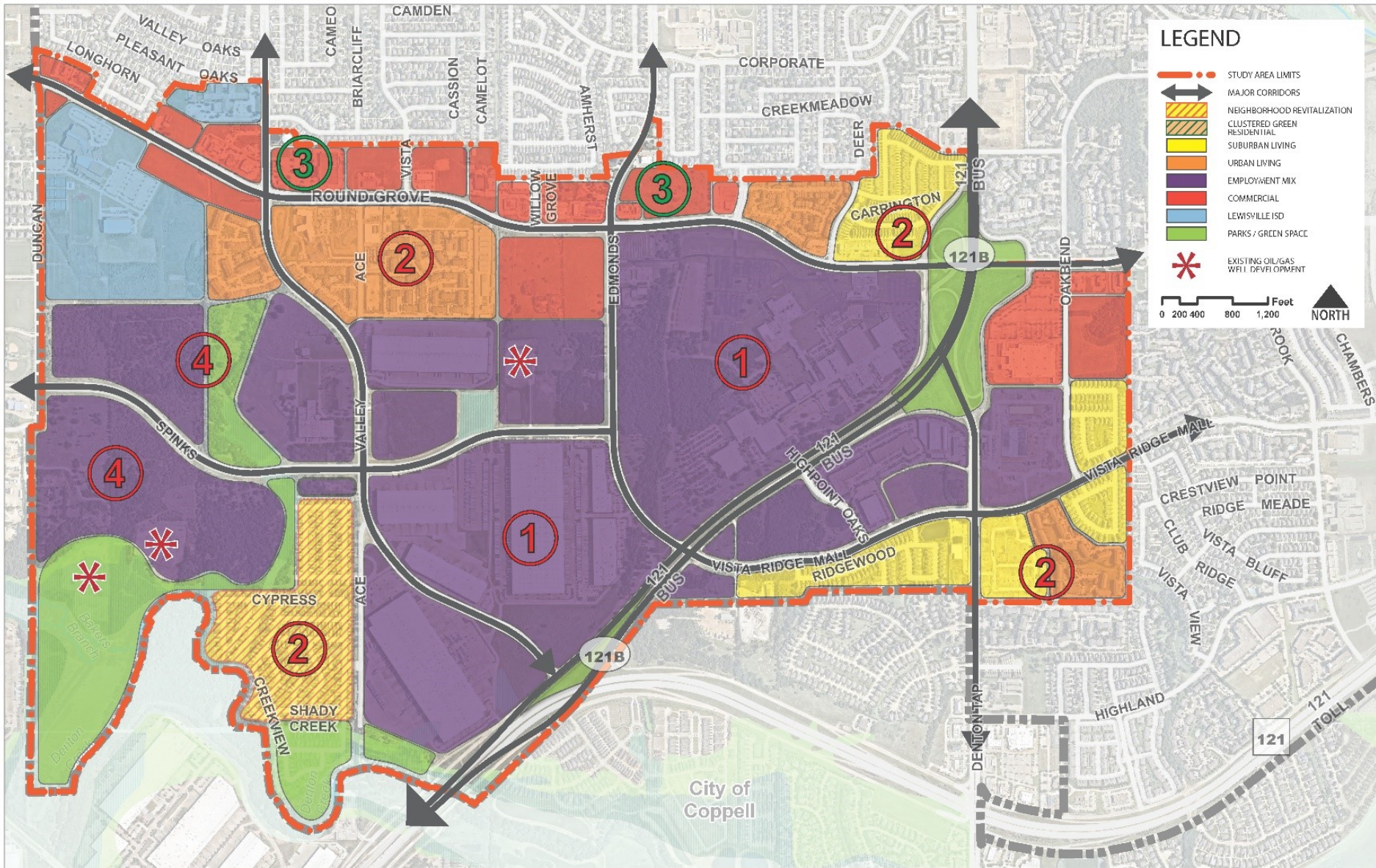
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FUTURE DEVELOPMENT PATTERN - OPTION 2



LEGEND

- STUDY AREA LIMITS
- MAJOR CORRIDORS
- CLUSTERED GREEN RESIDENTIAL
- SUBURBAN LIVING
- URBAN LIVING
- EMPLOYMENT MIX
- COMMERCIAL
- LEWISVILLE ISD
- PARKS / GREEN SPACE
- EXISTING OIL/GAS WELL DEVELOPMENT

0 200 400 800 1,200 Feet

NORTH



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Future Development Pattern Recap

1. Continue and enhance the area's strengths as an employment center
2. Keep existing neighborhoods lively and desirable
3. Enhance Round Grove as a valuable and distinctive retail, service and restaurant corridor
4. Maximize the benefits from development west of Valley
 - a. Clustered green neighborhoods
 - b. Campus employment locations

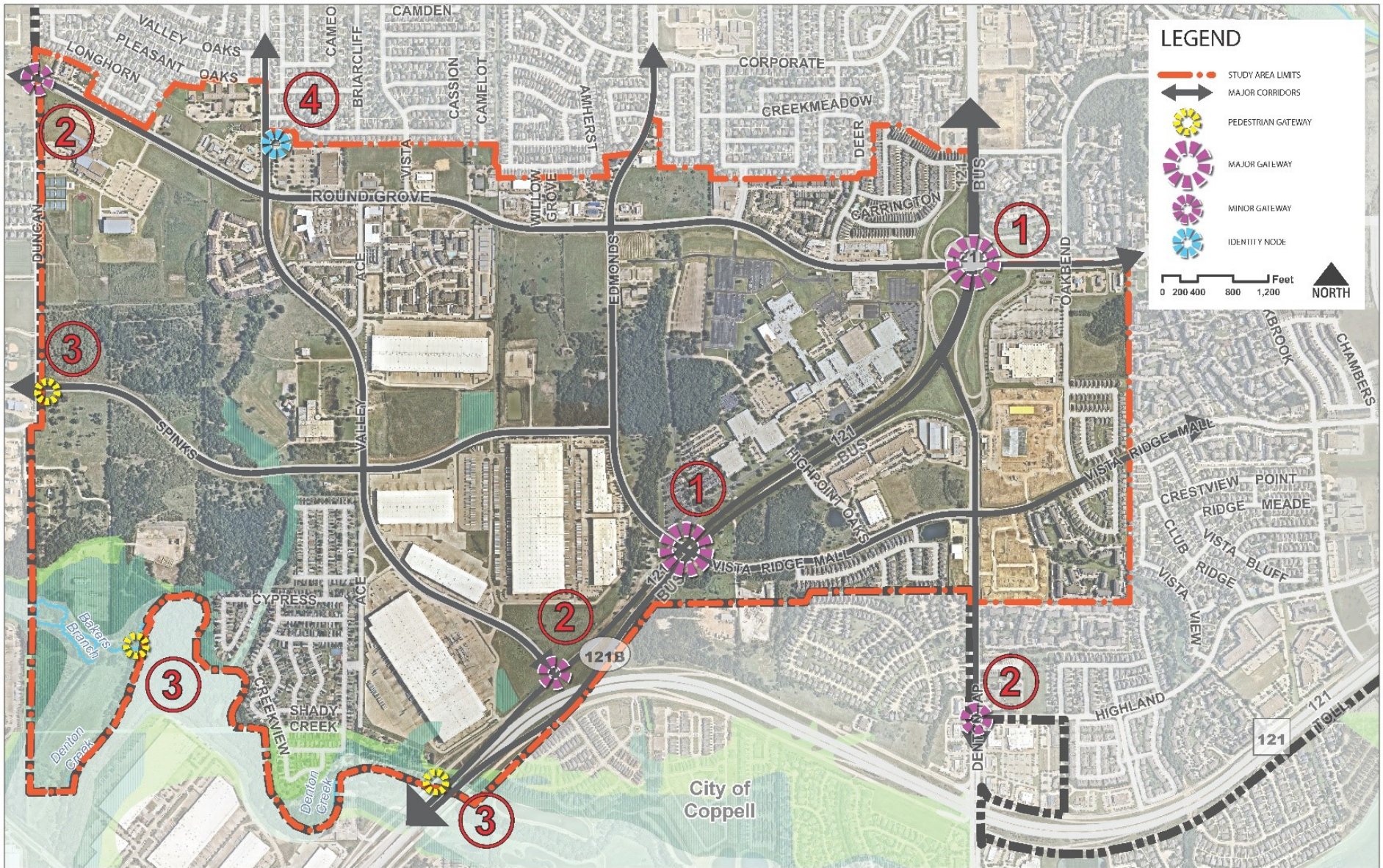
Community Character and Design

- Gateways and Identity Points
- Public Realm Corridors
- Design Overlays

5. Community Character and Design Contents

- a. Gateways and Identity Points
- b. Public Realm Corridors
- c. Design Overlays

GATEWAYS AND IDENTITY POINTS



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Gateways and Identity Points Recap

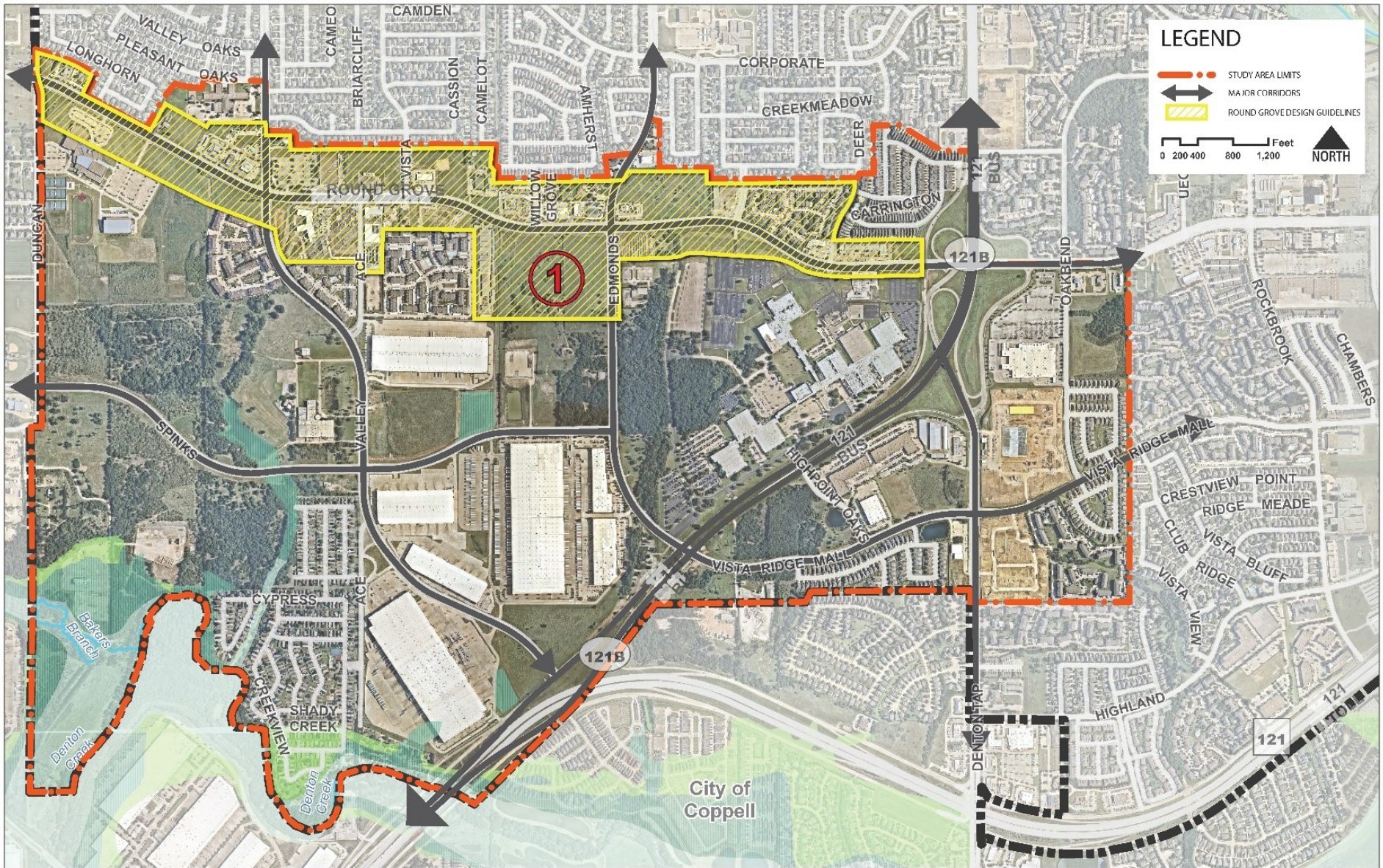
1. Major Gateways
 - a. 121 Business Sequence (at Edmonds and Round Grove)
2. Minor Gateways
 - a. 121 Business Sequence (at Valley)
 - b. Denton Tap at City limits
 - c. Round Grove & Duncan
3. Pedestrian Gateways
 - a. Denton Creek at City limits
 - b. Spinks at City limits
4. Identity Points
 - a. Round Grove & Valley (water tower)

Insert images of examples

b. Public Realm Corridors

- Places where investments in the **public realm** (public sites and rights-of-way) need special design attention
- Key recommendations
 1. Gateway Zone “new forest”
 2. Valley
 3. Edmonds – Vista Ridge Mall

DESIGN OVERLAYS



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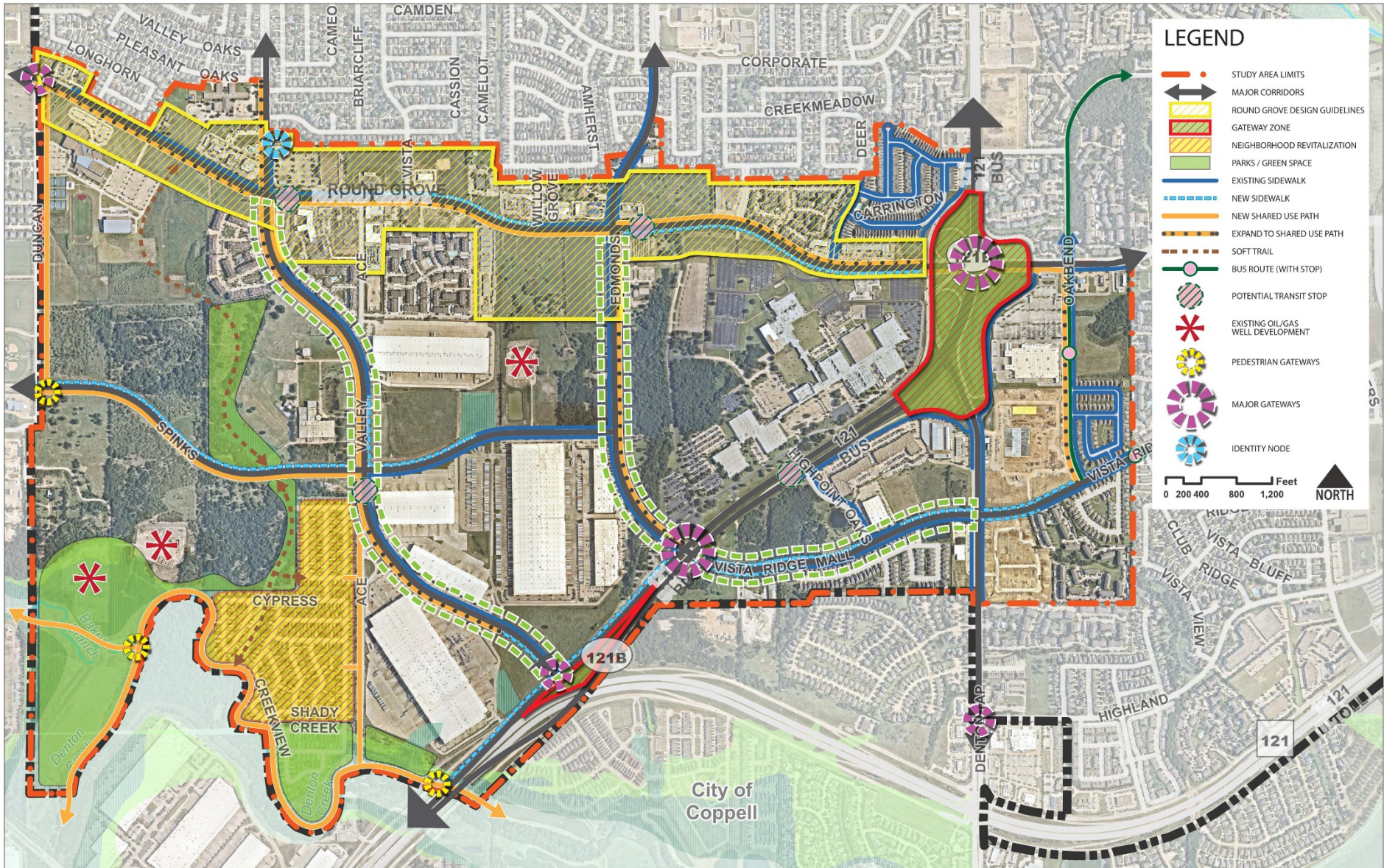
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Design Overlays

- Places where **public and private investment** need design guidance or direction
- Key recommendations:
 1. Round Grove

FRAMEWORK PLAN



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Action Steps

Action Steps

- Next steps to make the plan a reality
- Public and private action included
- Categories
 - A. Identity, Branding & Capacity-Building
 - B. Development & Community Character
 - C. City Capital Investments
 - D. City Program/Service Initiatives
 - E. Partnerships

Identity, Branding, & Capacity-Building

1. Lewisville Green Branding
2. Communicate Lewisville's identity
3. Neighborhood Collaboration
4. Strengthen Creekside's Neighborhood Organization
5. Create Business Associations

Development & Community Character

6. Adopt a design overlay for the Round Grove Corridor
7. Provide opportunities for multi-family revitalization
8. Establish a method to achieve clustered development
9. Plan for future reclamation of gas well sites
10. Provide incentives for upgrade of existing uses along Round Grove

City Capital Investments

11. Make sanitary sewer capacity investments
12. Create a continuous network of trails and sidewalks
13. Improve public realm corridors
14. Construct trails along creeks
15. Build gateways
16. Water supply looping

City Program and Service Initiatives

17. Expand Crimewatch efforts

18. Invest in Creekside Quality of Life

Partnerships

19. Collaborate with LISD

20. Collaboration for Creekside