

# City Center Visioning Plan

**CEDAR HILL, TEXAS**



Creating the *Premier Place* for a Premier City

City Council Briefing  
February 9, 2010

Kevin Shepherd, P.E.  
HDR



# The Cedar Hill Opportunity



- Comp Plan Completed in 2008
- Regional Transit Plan
  - Commuter rail line and *two* stations in Cedar Hill
- Recent Development in Cedar Hill
  - Government Center, Uptown Village, etc
- Sustainability (Green City) Movement
  - Balance Social/Environmental/Economic
  - Shift from Suburban to Pedestrian/Urban
  - Retaining/Recruiting Residents & Jobs
- Unique Funding Window
  - EECBG
  - NCTCOG Sustainable Development

# Understanding the Big Picture



- Comprehensive Plan
    - Groundwork for transit-oriented development future
  - Visioning Process
    - Vision, Goals & Objectives
    - Expand vision to concept(s)
    - Position for additional funding
  - Next Steps (\*):
    - Public Outreach
    - Development Plan
    - Financing
    - Implementation Plan
- \* Options for how these are approached

# City Center Visioning Plan

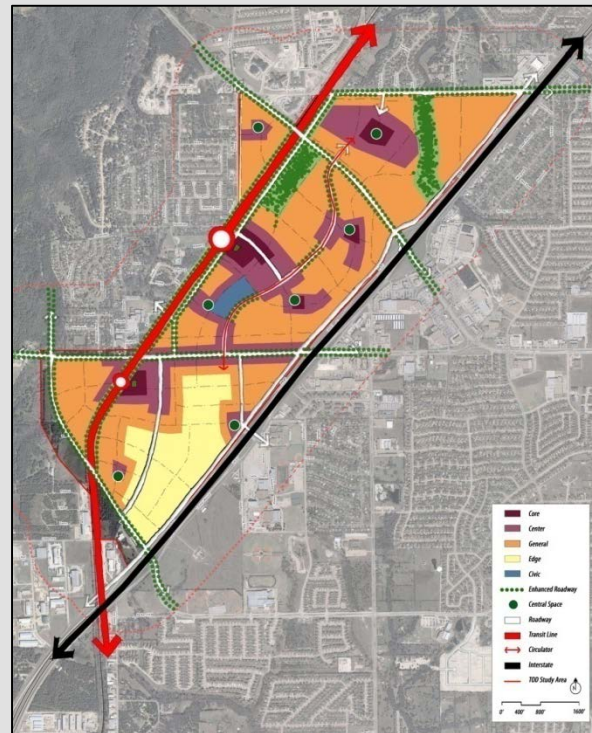


- Vision Statement and Goals
- Concept Diagram
- Rail Station Location
- Concept Plans
  - Land Use and Urban Form
  - Streets and Blocks
  - Mobility Network
  - Public Space Network
- Next Steps & Implementation

# Vision, Goals & Concept Diagram



*We envision the **City Center** as a **premier transit oriented destination**, building upon **unique local character**, promoting **safe community interaction**, and expanding local opportunities for a **sustainable future***



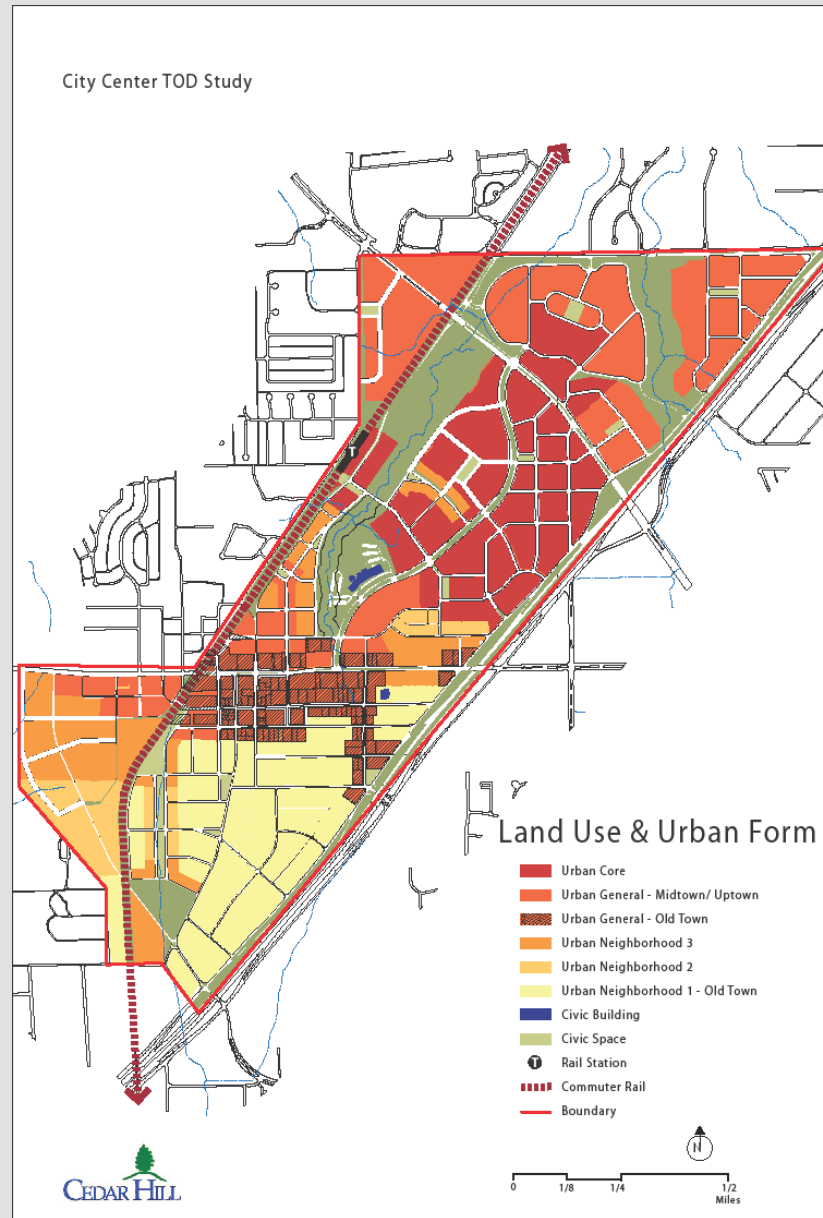
City Center Concept Diagram

# Rail Station Location



- Goal was to identify location that best fit the vision and goals
- Development options driven by Station location and type
- Two options reviewed
  - Midtown
  - Old Town
- Pro/Con analysis
- Midtown selected as the preferred location

# Land Use and Urban Form



# Land Use and Urban Form



- Not intended to replace existing planning policies or zoning provisions
- Provides platform to further discuss and refine District Definitions
  - Zoning & Code impacts
  - Infrastructure impacts
- Detailed Development Sketches
  - End product of development plan process

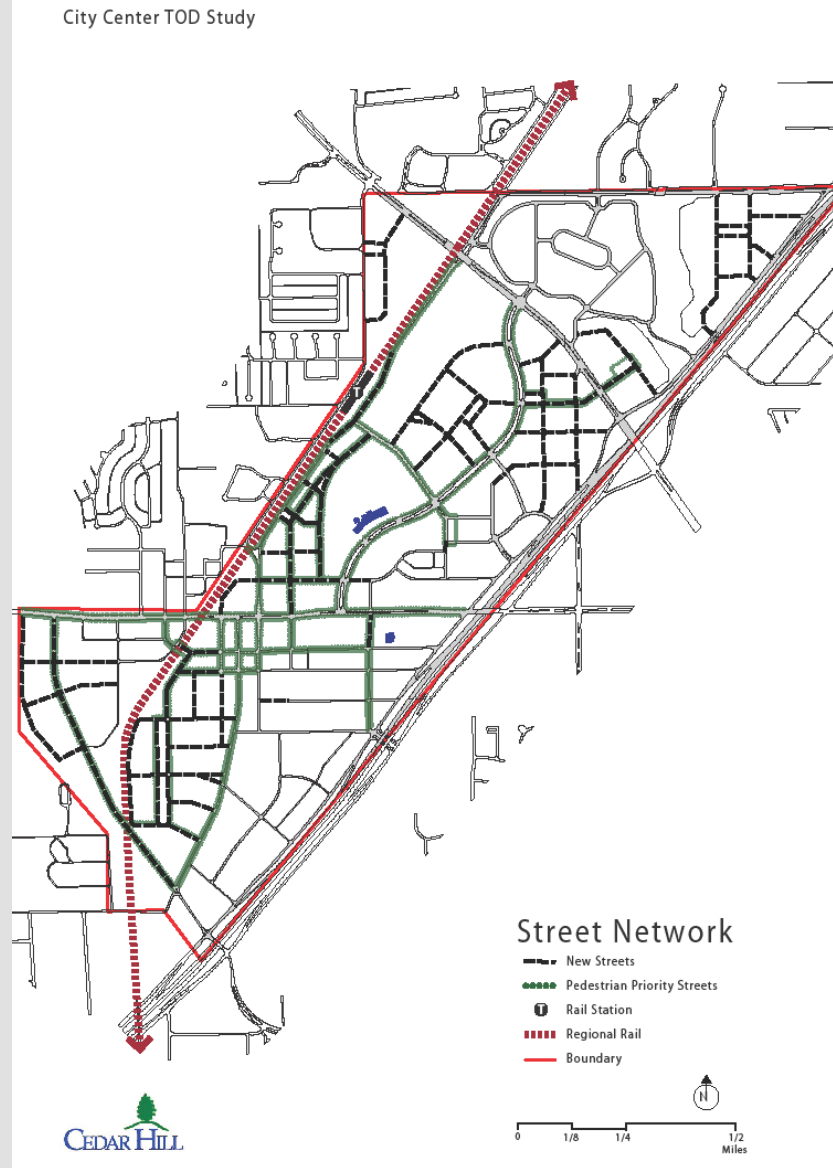


# Detailed Development Sketches

- Will be done for specific, high-priority development areas



# Streets and Blocks



# Streets and Blocks

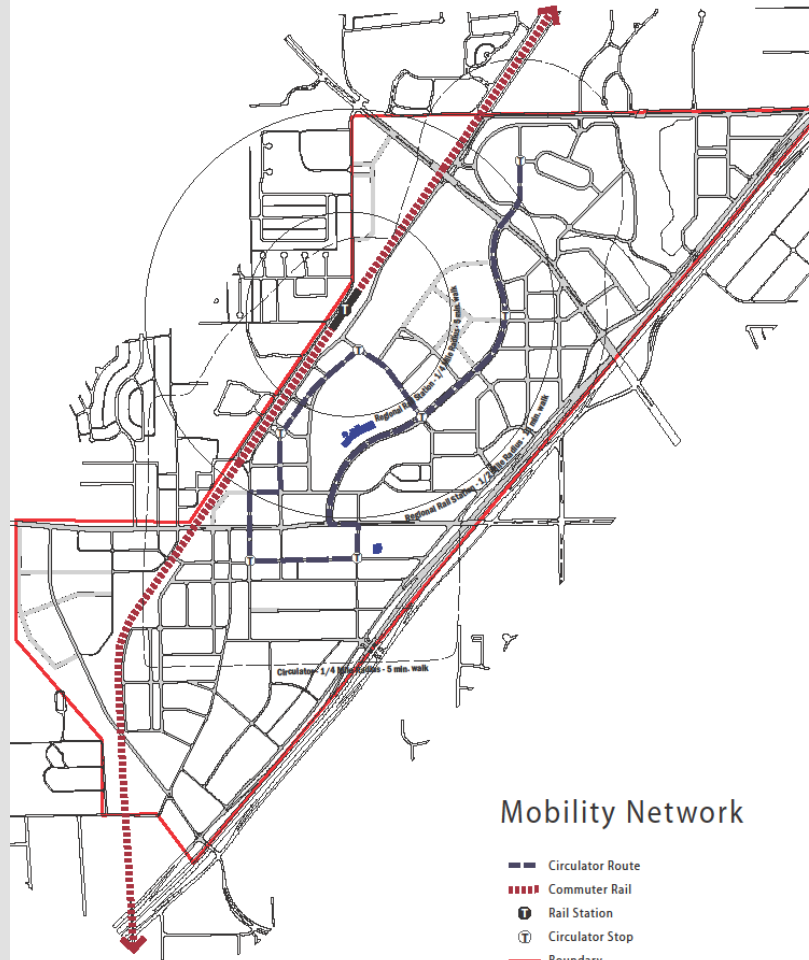


- Breaks down auto-based mobility patterns into more pedestrian friendly patterns
- Create a more walkable pattern, connecting major destinations and the station location
- Methods:
  - High quality streetscapes
  - On-street parking
  - Building faces adjacent to sidewalks

# Mobility Network

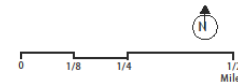


City Center TOD Study



Mobility Network

- Circulator Route
- Commuter Rail
- Rail Station
- Ⓣ Circulator Stop
- Boundary

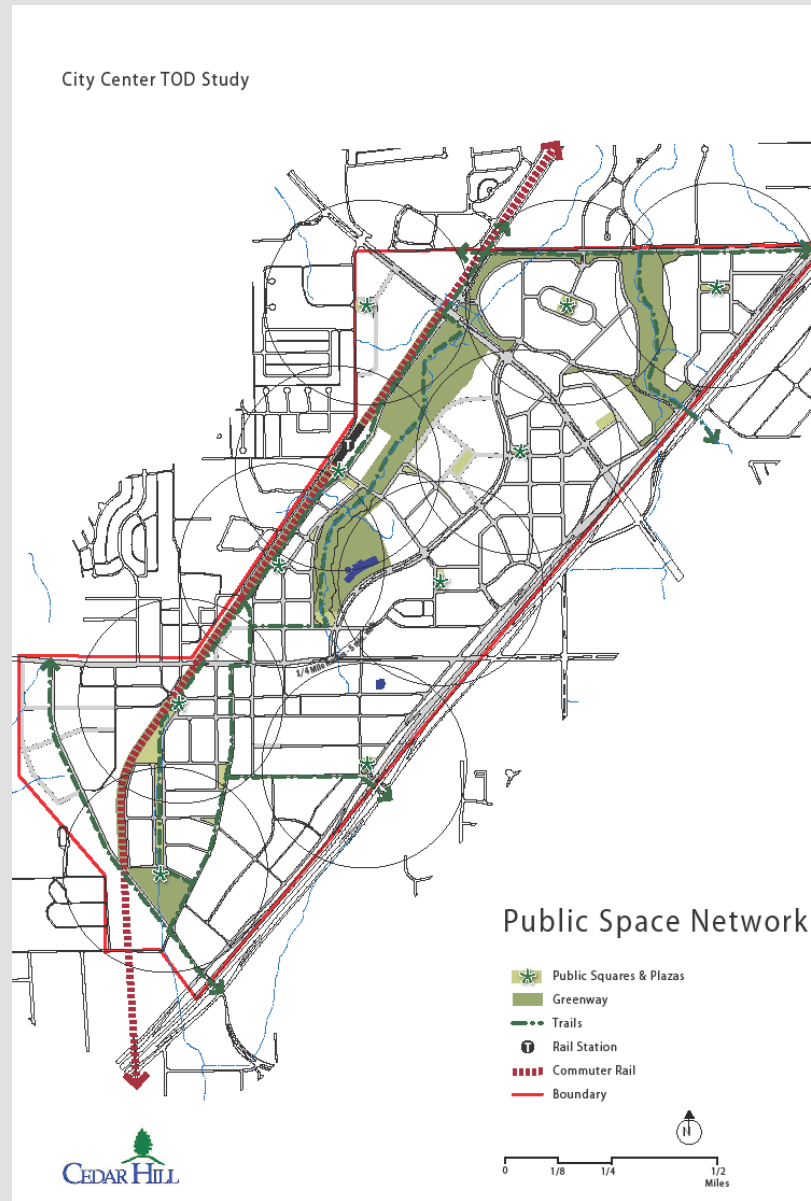


# Mobility Network



- “Completing the last mile of the trip”
- Station area must have strong sense of place and destination
- Circulator will serve as pedestrian accelerator
- Additional study work
  - Circulator Type
  - Route and Stop Locations
  - Phasing
  - Operating Plan

# Public Space Network



# Public Space Network



- Type, size and location
  - Events
  - Relaxation and play
  - Culture
  - Safety
  - Natural environment
  - Frequency of use
- Connectivity
- Concepts to be refined in development planning

# Update on NCTCOG Grant



- Submitted application on October 2, 2009
- 28 Applications submitted
- Cedar Hill was one of nine projects selected to receive funding
- \$125K grant award
  - contingent on 20% City match (\$31,250)
  - June timeframe



# Next Steps

- Finalize and Adopt Visioning Plan
- Turning Concepts into Projects
  - Public Engagement and Outreach
  - Market Study
  - Design Studies/Development Plan
  - Economic Development and Financing Strategy
  - Infrastructure Plan
  - Policy and Regulatory Actions
- Refine Scope for NCTCOG Funded Effort



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