

Implementation Guide

2030 Comprehensive Plan

City of Allen

DRAFT

2015

ALLEN 2030
COMPREHENSIVE PLAN



Implementation Guide

Allen 2030 Comprehensive Plan

INTRODUCTION

The Comprehensive Plan serves as a guide for the growth and development of the community. It represents the consensus of residents, business owners, leaders and other community stakeholders. The Plan is intended to be a dynamic document responding to changing needs and conditions over time. This implementation guide outlines tools that can be used to insure that the vision of the plan becomes a reality.

USING THE COMPREHENSIVE PLAN

Flexibility

It is important to recognize that the Comprehensive Plan is a guide. It provides a preferred scenario for the future and represents the broader priorities and values of the community. However, the community is constantly changing and the City should adapt to new opportunities and situations. Decision makers should recognize the broader intentions of the plan to make decisions that best serve the community. Implementation monitoring and plan updates are essential to keeping the plan current and adapting to changes. The plan is designed to be living document; continuously reviewed and updated as the community evolves.

Daily Decisions

The plan provides guidance for decision makers in a variety of areas including land use, infrastructure, mobility and community programs. Many elements of the plan are designed to be a resource for day-to-day decision making. For example, the Land Use Plan serves as a guide for zoning and land use decisions. The plan service as day-to-day reference guide in the following ways:

Development Review and Regulations: Decisions are made on a daily basis through the development review process that influence the growth of the community. The Land Use Plan, Thoroughfare Plan and development related goals and objectives provide guidance for this

process. In addition, the Land Development Code should be reviewed and updated to provide consistency and implement the plan.

Capital Improvements Program (CIP): The five-year Capital Improvement Program provides funding to implement infrastructure and facility improvements. The Plan should be used as a guide to prioritize and coordinate capital projects.

Annual Budget: The annual budget is an important tool for implementation because it sets priorities and allocates resources. Both capital and operational funding decisions should reflect the goals and objectives of the Plan. The Plan should provide information and guidance for discussions and decisions for the upcoming year.

Other Plans: The Plan should be used to coordinate the development and implementation of additional more specific plans including the Parks Master Plan, Water/Wastewater Master Plan, Public Art Master Plan, CBD redevelopment Plan and similar efforts. The Comprehensive Plan should serve as the basis for these efforts, providing a clear and consistent vision.

Specific Actions

In addition to serving as an reference guide for ongoing decision making, the plan includes recommendations that address specific issues and needs. These actions may include new initiatives, capital investments or additional studies. This implementation guide organizes these actions into a structured program that can be used to coordinate implementation.

ACTION PLAN

Action Types

- Regulation: includes reviewing or updating existing regulations, or developing new ordinances to address new issues.
- Coordination: involves working with other agencies or groups to implement goals.
- CIP: includes any capital investments or physical improvements.
- Program: utilizing existing programs, processes or work plans
- Development: goals that can be implemented through the development process
- Plan / study: recommendations to develop new plans or update existing plans.

Timing

The actions have been assigned a time frame for implementation. These represent ideal targets, but are subject to prioritization over time as the city reacts to changing situations.

- Short-term: 1-2 years
- Mid-term: 3-5 years
- Long-term: 6-10 years
- Ongoing: tasks complete through existing programs or as the need arises

COMMUNITY LIVABILITY

Objective	Strategy	Timing	Dept.	Action Type
PARKS and RECREATION.				
A. Parks & recreation master plan	Update the parks, recreation & open space master plan	Short-term	Parks	Plan / Study
B. Parks, trail and facility capital improvements	Design and develop new parks in accordance with the Master Plan	Ongoing	Parks	CIP
	Implement capital projects thought the 5-year Capital Improvements ProgramIdentify projects for inclusion in next bond election program.	Long-term	Parks	CIP
COMMUNITY FACILITIES and INFRASTRUCTURE.				
A. Utility infrastructure	Continue building out the water & wastewaters systems through a combination of capital investments and the development process.	Long-term	Comm. Services	CIP
B. Fire stations	Evaluate the timing for construcion of Fire Station #6 through the bond program	Short-term	Eng.	CIP
C. Library facilities	Evaluate the timing for expansion of the library through the bond program	Short-term	Library	CIP
D. Municipal complex	Assess expansion of the city hall building	Mid-term	Admin.	CIP
	Explore acquisition of the vacant AISD facility adjacent to the municipal complex	Short-term	Admin.	CIP
COMMUNITY APPEARANCE.				
A. Urban design & gateways	Conduct an image study of the current community	Mid-term		Plan / Study
	Complete an updated urban design plan to guide future development & projects	Mid-term	Comm. Dev.	Plan / Study
B. Public art	Update the Public Art Master Plan	Short-term	Parks	Plan / Study
	Identify additional funding sources and partnerships to impelent public art	Ongoing	Parks	Program
C. Streetscapes and architecture	Emphasize good design standards during the review of development projects	Ongoing	Comm. Dev.	Program
D. Publics spaces and facilities	Maintain and enhance the appearance of public building and spaces	Ongoing	Comm. Services / Parks	CIP / Program

COMMUNITY LIVABILITY (continued)				
Objective	Strategy	Timing	Dept.	Action Type
ENVIRONMENTAL QUALITY and RESOURCES.				
A. Water conservation	Implement the Water Conservation and Water Resource Mgmt. Plan	Short-term	Comm. Services	Program
	Operate public education and water conservation programs	Ongoing	Comm. Services	Program
	Review ALDC for improvements	Mid-term	Comm. Dev.	Regulation
B. Storm water management	Update and implement a Storm Water Mgmt. Program	Short-term	Eng.	Plan / Study
C. Tree Preservation & urban forestry	Preserve trees / plant trees development process	Ongoing	Parks	Program / Regulation
	Operate the urban forestry program	Ongoing	Parks	Program
D. Green Construction	Update Building Codes and evaluate trends in green construction	Short-term	Comm. Dev.	Regulation
	Support LEED and similar green projects through the development process	Ongoing	Comm. Dev.	Development
E. Natural Hazards	Update Building Codes and evaluate local amendments to minize potential impacts of local natural hazards	Short-term	Comm. Dev.	Regulation
Mobility				
Objective	Strategy	Timing	Dept.	Action Type
ROADWAY CONSTRUCTION and EXPANSION.				
A. Thoroughfare Plan	Seek full implementation of the Thoroughfare Plan	Long-term	Eng.	Program
B. Roadway Funding / partnerships	Seek creative funding alternatives and partnership for mobility projects	Ongoing	Eng.	CIP
C. State Controlled Roads / coordination	Coordinate roadway and signalization improvements with state agencies and	Ongoing	Eng.	Coordination
	Obtain local control of arterial roadways where feasible	Ongoing	Eng.	Coordination
ROADWAY DESIGN.				
A. Context Sensitive Solutions	Create integrated / multi-modal street designs	Ongoing	Eng.	Program
B. Median Enhancements	Implement median enhancements	Mid-term	Eng.	CIP
C. Street Tree design and implementation	Facilitate installations of street trees in new developments / review & develop standards	Short-term	Comm. Dev.	Regulation
D. Roundabouts	Evaluate the use of roundabouts or traffic circles	Short-term	Eng.	Program
ROADWAY MOBILITY ENHANCEMENTS.				
A. Traffic Signalization	Improving signal timing and synchronization	Short-term	Eng.	CIP
B. Access Management	Maintain roadway capacity through access management techniques / review standards	Short-term	Eng.	Regulation
C. Intersection Improvements	Implement intersection improvements	Mid-term	Eng.	CIP
D. Public Communication	Keep the public informed of roadway construction and improvements that are planned, upcoming and in progress	Ongoing	Eng.	Program

Mobility (continued)				
Objective	Strategy	Timing	Dept.	Action Type
BIKE and PEDESTRIAN MOBILITY.				
A. Bicycles	Implement the Consolidated Alternative Transportation/ Recreational Trail Plan	Long-term	Parks	CIP / Program
B. Pedestrians	Implement pedestrian sidewalk and trail improvements and connectivity	Ongoing	Eng.	CIP / Program
PUBLIC TRANSIT.				
A. Job Access and Commuter Services	Utilize pilot projects to evaluate job access and commuter transit and explore future services	Short-term	Comm. Dev.	Program
B. On-Demand Special Needs Services	Facilitate continuation and expansion of on-demand public transit services	Short-term	Admin.	Program
C. Regional Connectivity and Rail Service	Continue to evaluate opportunities for regional transportation by participating in the regional rail committee and monitoring legislative initiatives	Long-term	Eng.	Coordination

Land Use & Design				
Objective	Strategy	Timing	Dept.	Action Type
EMPLOYMENT and COMMERCIAL CENTERS.				
A. Employment Centers	Facilitate the development of "class A" office, technology and similar high quality employment uses	Ongoing	Comm. Dev.	Program
B. Commercial Centers	Facilitate the development of high value commercial uses in appropriate locations	Ongoing	Comm. Dev.	Program
C. Land Use Management	Review zoning and development regulations to ensure consistency with the Comprehensive Plan	Short-term	Comm. Dev.	Program
D. Economic Development	Partnering with the Allen Economic Development Corporation, to attract desirable office, technology and light industrial development	Ongoing	Comm. Dev.	Program
NEIGHBORHOODS and HOUSING.				
A. Suburban Neighborhoods	Ensure that new subdivisions and neighborhoods are developed with high value sustainable qualities that promote connectivity, walkability, and a sense of identity	Ongoing	Comm. Dev.	Program
B. Compact Single-Family	Support well designed clustered and small-housing neighborhoods	Ongoing	Comm. Dev.	Program
C. Multi-Family / Urban Density	Develop standards and review ALDC to promote integrated a mixed-use developments	Short-term	Comm. Dev.	Regulation
D. Mixed Product Neighborhoods	Support mixed product neighborhoods that allow for a variety of integrated housing sizes and prices	Ongoing	Comm. Dev.	Program
E. Special Populations	Support housing for special populations, including assisted living and developments for senior citizens	Ongoing	Comm. Dev.	Program

Land Use & Design (continued)				
Objective	Strategy	Timing	Dept.	Action Type
MIXED-USE CENTERS.				
A. Mixed-Use Employment Centers	Support mixed-use developments that are focused on employment uses integrated with housing	Ongoing	Comm. Dev.	Program
B. Mixed-Use Commercial Centers	Support mixed-use developments that are focused on commercial and entertainment uses integrated with housing	Ongoing	Comm. Dev.	Program
C. Mixed-Use Design	Establish appropriate minimum design criteria for mixed use developments	Short-term	Comm. Dev.	Regulation
COMMUNITY CHARACTER and DESIGN.				
A. Distinctive Growth Areas	Facilitate the development of each future growth area as a unique place with a distinctive character and sense of identity	Ongoing	Comm. Dev.	Program
B. Historic Preservation	Support local historic preservation efforts that emphasize the preservation of historically significant structures and site	Short-term	Parks / Comm. Dev.	Program
C. Architecture	Use zoning and ALDC to promote a variety of architecture, floor plans, and building materials in housing and non-residential developments	Short-term	Comm. Dev.	Regulation
D. Quality Design and Construction.	Review and update Building Codes and Property Maintenance Codes to insure high quality new construction and long-term value	Short-term	Comm. Dev.	Regulation
E. Green Building	Review development regulations to insure support for green practices in design and construction	Mid-term	Comm. Dev.	Regulation
FLOODPLAINS and GREENBELTS.				
A. Floodplain Preservation	Continue to require the preservation of floodplain areas (fully urbanized flow)	Ongoing	Eng.	Program
B. Floodplain Reclamation	Preserve floodplain areas by limiting the alteration of natural floodplains, review ordinance for control and flexibility	Short-term	Eng.	Program
C. Greenbelts	Provide public access to greenbelts adjacent to neighborhoods by requiring single-loaded streets adjacent to floodplains, trail easements, alternate means of access or a combination of these	Ongoing	Eng.	Regulation

Growth Strategy				
Objective	Strategy	Timing	Dept.	Action Type
HIGHWAY 121 CORRIDOR				
A. Zoning	Encourage customized planned development zoning to facilitate appropriate land uses.	Ongoing	Comm. Dev.	Development
B. Design Standards	Create unique design standards for development through planned development zoning.	Short-term	Comm. Dev.	Development
C. Partner with land owners	Partner with land owners and developers to encourage appropriate and compatible development	Ongoing	Comm. Dev. / AEDC	Development
D. Economic development	Utilize economic development incentives to facilitate desirable uses and quality development.	Ongoing	AEDC	Development
E. Expand infrastructure	Expand infrastructure where needed to facilitate timely development.	Mid-term	Eng.	CIP
TWIN CREEKS URBAN CENTER & MEDICAL DISTRICT				
A. Planned Development #108	Continue to implement PD 108.	Ongoing	Comm.	Development
B. Zoning	Encourage updated zoning for undeveloped property.	Mid-term	Comm. Dev.	Development
C. Implementing TIF No. 2	Continue implementing TIF No. 2 to facilitate development and infrastructure enhancements.	Ongoing	Comm. Dev.	Program
D. Median improvements.	Utilize median improvement funds and development partnerships to complete median improvements.	Short-term	Eng.	CIP
E. Timely expansion of roadways.	As development occurs, facilitate the timely completion of this infrastructure to support future development. Projects will include the extension of Stockton Drive and Curtis Lane and the widening of Watters Road.	Short-term	Eng.	CIP
WATTERS CREEK				
A. Planned Development #99.	Continue to facilitate future phases of Watters Creek with implementation of PD 99.	Mid-term	Comm. Dev.	Development
B. Implementing TIF No. 1.	Continue implementing the Watters Creek TIF to facilitate future phases of development	Ongoing	Comm. Dev.	Program
C. Develop Allen Central Park.	The city, in coordination with Allen Economic Development Corporation, should recruit and incentivize the development of employment uses.	Short-term	Comm. Dev. / AEDC	Development
D. Planned Development zoning district for Montgomery Ridge.	Facilitate development of a PD zoning district with customized standards for this mixed-use neighborhood and development.	Short-term	Comm. Dev.	Development
E. Extend Montgomery Boulevard to U.S. 75.	Utilize facility agreements and the development process to complete the extension of Montgomery Boulevard from Bethany Drive to U.S. 75.	Short-term	Eng.	CIP
F. Trail connectivity.	Implement trail connectivity to the local and regional trail system per the Trails Master Plan.	Mid-term	Parks	CIP

Growth Strategy				
Objective	Strategy	Timing	Dept.	Action Type
McDERMOTT LAND				
A. Zoning	Encourage customized planned development zoning to facilitate appropriate land uses.	Mid-term	Comm. Dev.	Development
B. Preserve greenbelts.	The floodplain along Rowlett Creek should be preserved through the development process.	Mid-term	Comm. Dev.	Development
C. Redevelopment of the existing salvage yard.	Support partnerships that facilitate redevelopment and clean-up of this property.	Mid-term	Comm. Dev.	Development
CENTRAL BUSINESS DISTRICT				
A. Updated CBD redevelopment plan	Complete and adopt a new detailed redevelopment plan and implementation strategies	Mid-term	Comm. Dev.	Plan / Study
INFILL DEVELOPMENT				
A. Upgrades to infrastructure and the built environment.	Utilize infill development to facilitate upgrades to infrastructure and other nonconforming elements of the built environment.	Long-term	Comm. Dev.	Development
B. Infill housing.	Utilize infill development to help provide a balance of housing options throughout the community.	Long-term	Comm. Dev.	Development
C. Revitalization	Utilize infill development to revitalize, promote reinvestment and increase values in older areas.	Long-term	Comm. Dev.	Development
D. Development standards.	Evaluate flexibility in zoning and development standards to facilitate infill projects.	Mid-term	Comm. Dev.	Regulation
E. Compatibility and community character.	Use customized design considerations to insure compatibility with existing infill development and complement existing uses and enhance community character.	Mid-term	Comm. Dev.	Development