



# ENVISION OAK POINT

Enhancing Community. Establishing Place.

Approved at the  
July 23, 2018 City Council meeting







## Stakeholder Committee Memorandum

**Date:** January 22, 2018  
**To:** Plano Citizens, Community Organizations, Business Community, & City Leadership  
**From:** Envision Oak Point Stakeholder Committee  
**Subject:** Envision Oak Point Plan

Over the course of the last twelve months, we have been working with the city’s project team; serving in an advisory role for the Envision Oak Point Plan. As stakeholders, we represent northeast Plano neighborhoods, businesses, faith-based organizations, and public agencies. We volunteered to serve on this committee to help address the future of Plano’s Oak Point area, and met seven times throughout the process with the city’s project team.

Our work with the city’s project team began by reviewing the existing conditions in the area that define Oak Point today. Our committee toured the area by bus, discussed the opportunities and challenges it presented, and assessed how it could evolve over the long-term. This helped us to understand how our individual perspectives influenced broader considerations for the future of the Oak Point area.

At the beginning of the community visioning process, our committee worked with the city’s project team to develop the Envision Oak Point brand and guiding principles. The project slogan, “Enhancing Community, Establishing Place” became the foundation of our work. In addition, the guiding principles we developed informed the visioning process by communicating initial goals for land use, transportation, the environment, community, and economic development. As the community visioning process progressed, the city’s project team met with our committee, presenting key outcomes from the public meetings. We would review the feedback provided by the community and help advise the city’s project team throughout the process.

The process followed by the Envision Oak Point project team was comprehensive and transparent, accommodating the diverse perspectives that comprise our group and the northeast Plano community. The community vision, goals, policies, and actions in the Envision Oak Point plan accurately reflect the feedback of our committee as well as the consensus direction received from the community.

We know with the vacant land at Lavon Farms, redevelopment potential of the Plano Market Square Mall, and access to the expressway and future DART rail, the Oak Point area is likely to experience change. We believe this plan will position the community to shape change that benefits the surrounding area, resulting in long-term reinvestment in east Plano.



## Acknowledgments

### Mayor & City Council

Mayor Harry LaRosiliere  
Mayor Pro Tem Rick Grady  
Deputy Mayor Pro Tem Ron Kelley  
Council Member Angela Miner  
Council Member Anthony Ricciardelli  
Council Member Kayci Prince  
Council Member Tom Harrison  
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JHP Architecture  
Strategic Community Solutions

### In Memoriam

#### John Fregonese

As lead consultant, John shared his passion and vision for shaping livable, vibrant places with the City of Plano. This plan is dedicated in grateful recognition of his contributions.

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01

# Introduction



# Chapter 1: Introduction

## Responding to Anticipated Change

Due to its location in the region, Plano was well-positioned to absorb much of the suburban growth that occurred as the Dallas-Fort Worth region expanded. While location matters, the primary reason that Plano has lived up to its “City of Excellence” motto has been the visionary actions of city leadership, the business community, and Plano citizens. Collaboratively, these stakeholders proactively planned for the future, shaping a community that has become a nationally-recognized center of commerce which is now home to over 275,000 residents.

In December 2016, city leadership initiated Envision Oak Point, the next chapter of the city’s long-range planning journey. The Envision Oak Point planning process was created to develop a consensus vision for a 730-acre segment of northeast Plano, now known as the Oak Point area. This vision serves as a planning policy that will be used by city leadership to:

- Evaluate future zoning change requests and development proposals in Oak Point;
- Plan for future infrastructure needs in and around this area; and
- Communicate a 30-year vision for the area, guiding short-, mid-, and long-term change.

While this plan broadly addresses future development patterns in Oak Point, it is not intended to serve as a zoning action, nor does it dictate the form or quantity of development that would occur in the area. Rather, it is a general policy intended to shape change that enhances the community, accommodating needed mobility improvements, encouraging reinvestment in areas such as the Plano Market Square Mall, and complimenting key amenities such as Collin College, Plano Event Center, and the Oak Point Park & Nature Preserve.

Like past planning efforts, Envision Oak Point has a broad planning horizon, balancing the short-term needs of current stakeholders with the long-term needs of future generations of Plano citizens. For Oak Point to become a special place within Plano and the region at large, this vision must shape unique, highly amenitized neighborhoods that accommodate a high quality of life for a community diverse in age, culture, household size, and income.

While Envision Oak Point will honor key elements of Plano’s past, it also aspires to learn from it, encouraging development patterns that support more diverse mobility options. Open space and trails will serve as the foundation of Oak Point, connecting its diverse neighborhoods to adjacent civic spaces and the surrounding community.

### Drivers of Change



#### REGIONAL GROWTH



COLLIN COUNTY PROJECTED TO DOUBLE IN POPULATION BY 2035

#### AGING CORRIDORS



REINVESTMENT IN K AVENUE / SPRING CREEK PARKWAY CORRIDORS

#### MOBILITY NEEDS



ACCESS TO JOB CENTERS, TRANSIT, AND OPEN SPACE AMENITIES

#### UNDEVELOPED LAND



200+ ACRES OF UNDEVELOPED LAND IN THE OAK POINT AREA



# INTRODUCTION

## History - Oak Point Area

Plano was incorporated in 1873. By 1874, Plano's population grew to over 500 citizens.

Today, Plano's population includes over 275,000 citizens.



### Pre-1840's

Native American tribes, including the Caddo and Comanche tribes, were the first known inhabitants of the region that includes Oak Point.

### 1872

The Houston & Texas Central Railroad opened a rail line from Dallas to Denison that passed through the Oak Point area and included a station in downtown Plano.

### 1980's

Spring Creek Parkway, the Plano Market Square Mall, Collin College Spring Creek Campus, and the Plano Event Center were built.

### 1841

The Republic of Texas approved the Peters Colony Land Grant, which promised large amounts of land to settlers who immigrated to the area and established a homestead. Early settlers of the Oak Point area established a small community known as Hominyville.

### 1908

An interurban rail line began operating adjacent to the H&T Railroad. With a top speed of 60mph, this train allowed rural residents to quickly commute to the city.

### 1990's

Legacy Drive was built, along with the Giovanna and Sheridan Park apartments.

### 1844

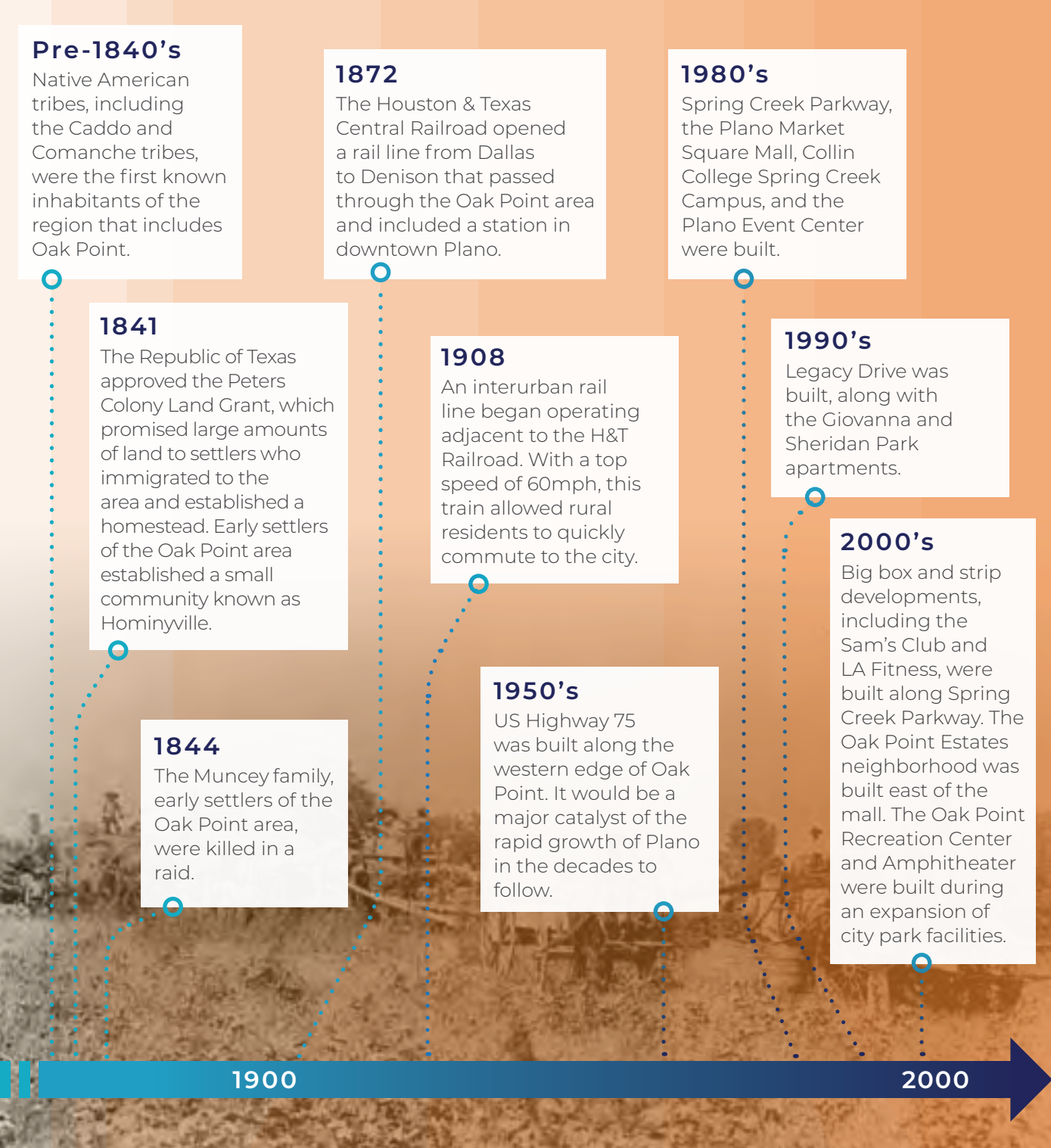
The Muncey family, early settlers of the Oak Point area, were killed in a raid.

### 1950's

US Highway 75 was built along the western edge of Oak Point. It would be a major catalyst of the rapid growth of Plano in the decades to follow.

### 2000's

Big box and strip developments, including the Sam's Club and LA Fitness, were built along Spring Creek Parkway. The Oak Point Estates neighborhood was built east of the mall. The Oak Point Recreation Center and Amphitheater were built during an expansion of city park facilities.



1900

2000







## Area and Regional Context

### Study Area Characteristics

For detailed area assessment information see **appendix 1 & 2**

Overview Map - Oak Point



#### Plano Event Center

The Plano Event Center provides space for conferences, expositions, and other events, bringing visitors to Oak Point from around the region and country. The city owns the Center and surrounding vacant land.

#### Plano Market Square Mall

The Plano Market Square Mall, once home to many different retailers, has experienced high vacancy rates in recent years.

#### Collin College Spring Creek Campus

The Spring Creek Campus of Collin College is on the eastern edge of the study area. This community college campus serves nearly 13,000 students.

#### Oak Point Recreation Center

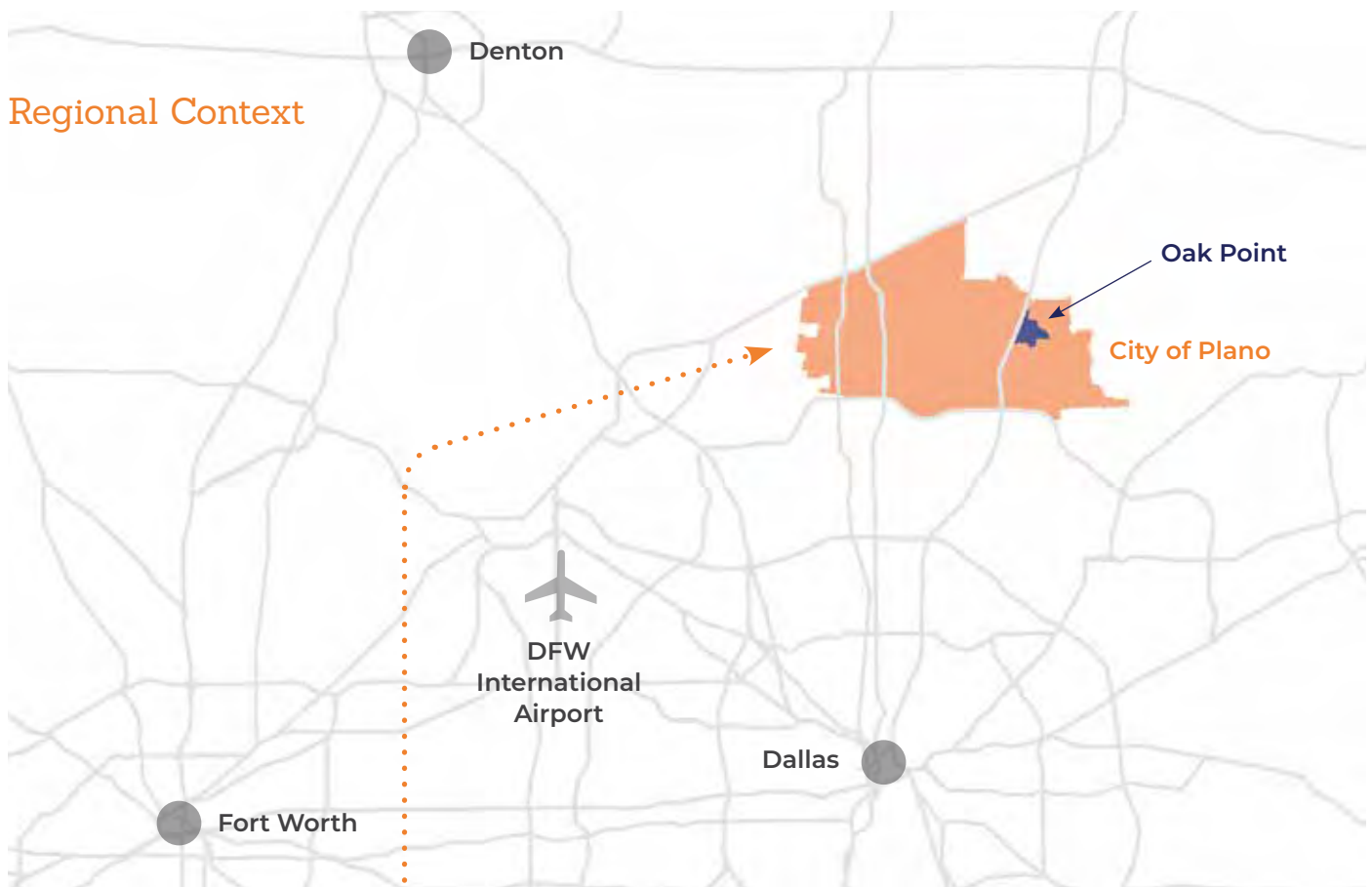
The Oak Point Recreation Center is a city-owned facility that provides the community with access to a swimming pool, gym, and indoor sports facilities.

#### Lavon Farms

Lavon Farms is a long-running dairy farm. It provides the community with fresh milk and dairy products, and offers a glimpse into Oak Point's agricultural past.

The study area is also immediately adjacent to **Oak Point Park and Nature Preserve**, which includes the Oak Point Amphitheater and the Oak Point Nature and Retreat Center. This robust public amenity is home to the Plano Balloon Festival and other regional events. **Shawnee Park** to the south is another important public open space amenity.





Plano is located 19 miles north of Downtown Dallas and has a highly educated local workforce that is drawn from the region's large labor pool.

### Workforce

- ▶ 3.7 million in DFW Labor Force
- ▶ 4.1% employment growth in Dallas-Plano-Irving Metropolitan Division (2016)
- ▶ Plano is home to six Fortune 1000 Headquarters (2017)
- ▶ 55% of Plano adults have a bachelor's degree or higher

The Oak Point area sits in the northeastern portion of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (DFW MSA). It is situated in east Plano, and is entirely within Collin County.

- The DFW MSA is the fourth most populous in the nation, with a population of 6.8 million in 2015.
- The 2015 population of Collin County was 914,128 - an increase of nearly 17 percent over the 2010 Census count.
- Plano is the 69th most populous city in the country and the fourth most populous in the region, with a 2015 population of 275,645.

The eastern portion of Plano is the oldest part of the city and growth proceeded west of this area as the city grew. The city is surrounded by other incorporated places resulting in the city being "land locked" without the ability to annex additional land into the city. After two and a half decades of rapid growth, Plano is approaching build out.

The Oak Point area's position in the overall region is along one of the region's historic growth corridors – U.S. Highway 75 (Central Expressway). This corridor runs from Downtown Dallas north through Collin County to Oklahoma.

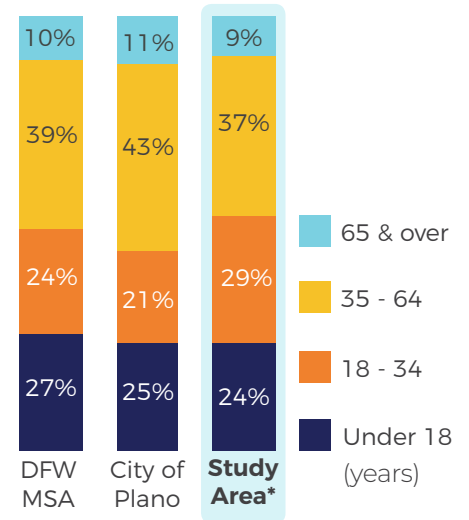


## Demographics

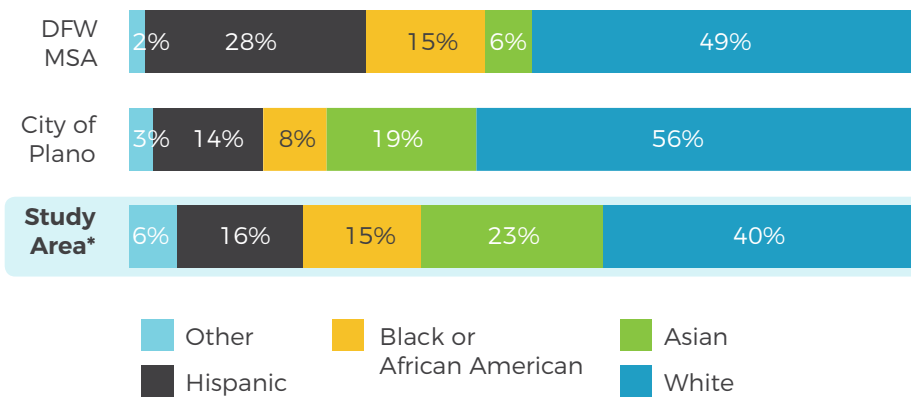
### Population and Age Composition

The Oak Point study area\* has a population of 6,785, as of 2015. There is a slightly higher percentage of people age 18-34 in Oak Point than in the Dallas-Fort Worth-Arlington MSA, and the City of Plano.

Geography	Total Population 2015	Total Households 2015	Persons per Household
Dallas-Fort Worth-Arlington MSA	6,833,420	2,407,330	2.84
City of Plano	275,645	103,937	2.64
<b>Study Area*</b>	<b>6,785</b>	<b>2,471</b>	<b>2.75</b>



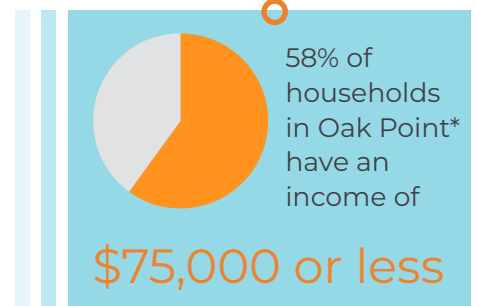
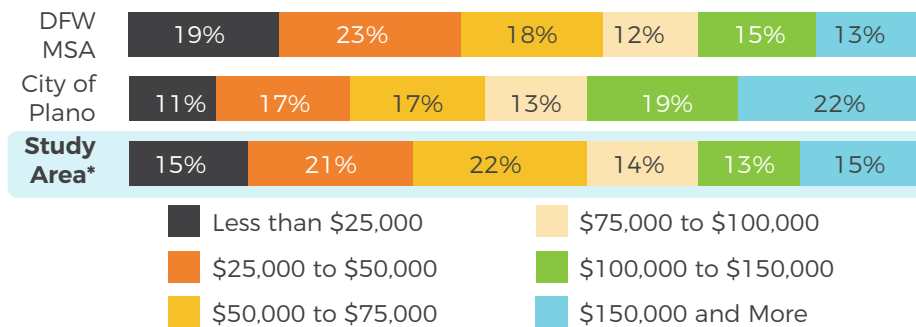
### Racial and Ethnic Composition



The study area is the most diverse of all geographies examined: there is a lower percentage of Whites than the MSA and city; Asians make up a larger percentage of the population than the MSA and city; Black or African Americans represent a higher percentage of the population than the city; and Hispanics make up roughly the same amount of the population as in the city, but less than the MSA overall.

### Household Income

Median household income in the study area\* (\$61,911) is lower than Plano as a whole (\$83,793), though it is comparable to the MSA median (\$59,946).



\*Study Area data is from three Census Block Groups whose boundaries do not closely match the study area boundaries. As such, the demographic analysis includes some areas outside of Oak Point.

Source: 2015 5-year ACS



## Planning Process

A successful planning process must be inclusive to ensure that the end result is shaped by community values and aspirations. This planning process engaged a diverse range of community stakeholders and residents. Throughout the process, participants explored new ideas, expressed opinions, and identified potential strategies for shaping the area's future. The planning team considered a wide range of creative ideas from hundreds of community members on their vision for the future of Oak Point. The graphic below summarizes key milestones in the Envision Oak Point planning process.



Study Area Tour



Community Design Workshop



Scenario Reveal Open House



Final Open House





## The Stakeholder Committee

The Stakeholder Committee was comprised of representatives from surrounding neighborhoods, local businesses, faith-based organizations, government agencies, schools, and property owners. The committee met seven times throughout the process to provide feedback and to guide the alignment of the community's vision with community goals.

Early in this process, the committee worked with the project team to develop an assessment of the Oak Point area, analyzing physical and social conditions, as well as the market potential of northeast Plano. Leading into the vision development process, the committee worked with the project team to develop a vision statement and guiding principles (see pages 8 and 9) for Envision Oak Point, which was used to shape initial public outreach for the project. Following the Community Design Workshop, the committee worked with the project team to shape the scenario development process, and ultimately, the community's vision presented at the final public open house.

This approach positioned the committee to assess public feedback as the project progressed, and to balance that feedback against key considerations influenced by physical, social, and market conditions for the Oak Point area. This vision alignment process resulted in a consensus vision for Envision Oak Point.



### Individuals from the following groups served on the Stakeholder Committee:

- ▶ City Council
- ▶ Planning & Zoning Commission
- ▶ City Manager's Office
- ▶ Oak Point Estates
- ▶ Villas of Pecan Creek
- ▶ Village Creek Estates
- ▶ Collin College
- ▶ Lavon Farms
- ▶ Plano Market Square Mall
- ▶ Capital One Bank - Oak Point Branch
- ▶ Plano Independent School District
- ▶ Dallas Area Rapid Transit
- ▶ Collin Creek Church
- ▶ Sri Ganesha Temple
- ▶ Watermark Community Church

Vision Alignment Process





## Oak Point Guiding Principles

Guiding principles answer the question: “What should Oak Point be like in the future?”

They serve as planning goals, and are used in evaluating development scenarios and guiding the development of strategies. In addition, guiding principles ensure that implementation measures are aligned with community goals.

The guiding principles were identified through stakeholder interviews and public input, then refined by the stakeholder committee.

### Planning Process Guiding Principles



- ▶ Instill public ownership in the project by fostering involvement in decision-making.
- ▶ Develop a plan that is realistic and that can be implemented, balancing market demand, physical capacity of the study area, and community aspirations.
- ▶ Account for the long-term fiscal health of the City of Plano and partner agencies in the visioning process – plan elements should consider the impact of increased demand on public infrastructure and facilities.

### Land Use + Design Guiding Principles



- ▶ Identify a location for a future station area to maximize benefits of transit-oriented development.
- ▶ Create visually interesting neighborhoods with a range of building types and a mix of uses.
- ▶ Support a walkable neighborhood pattern with buildings close to the street and inviting places to walk.
- ▶ Create stronger connections throughout the Oak Point area, especially to key destinations: existing parks and open space, education and civic facilities, and future transit station areas.

### Mobility Guiding Principles



- ▶ Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point.
- ▶ Work closely with DART on future expansion of bus, rapid bus, and rail transit, as well as the siting of future transit stations.
- ▶ Ensure that the construction of future streets and the reconstruction of existing streets supports desired development types.



### Community Guiding Principles

- ▶ Promote new housing types, including mixed-use, to accommodate future needs, as well as reuse of vacant or underutilized sites.
- ▶ Build great places that have aesthetic character and are adaptive to changing needs as long-term residents age in place.
- ▶ Integrate the valued rural and pastoral qualities of the study area into the design of future development opportunities.
- ▶ Enhance area gateways and transitions between development types to shape neighborhood identity and support a strong sense of place.
- ▶ Celebrate the many cultures, ages, lifestyles, and ethnicities of the area and work for inclusiveness.



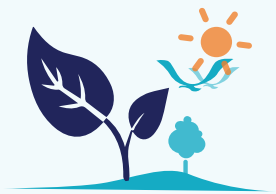
### Education Guiding Principles

- ▶ Provide adjacent food/entertainment amenities to accommodate student populations at Collin College.
- ▶ Incorporate future growth and development plans of Collin College as a major asset in the Oak Point study area.
- ▶ Support a transportation network that accommodates a variety of safe and convenient modes of transportation options for PISD and Collin College students.



### Environment Guiding Principles

- ▶ Ensure that recreation areas, parks, trails and open spaces are easily accessible to residents and park system users.
- ▶ Maintain and enhance a network of natural open spaces that preserves and enhances scenic vistas, wildlife corridors, and plant habitats and their ecological functions and values.
- ▶ Create bicycle and pedestrian connections to existing park and open space features.
- ▶ Develop strategies to increase usage for the Oak Point Park and Nature Preserve.



### Economy Guiding Principles

- ▶ Recognize quality of life, natural beauty, diversity, and the uniqueness of the area as important elements to attract and keep businesses and residents.
- ▶ Plan for new development and programs that will stabilize well-established, high-functioning neighborhoods, districts, and corridors in Plano.
- ▶ Promote and incentivize reinvestment in underutilized and declining areas, particularly within the arterial roadway corridors that bisect the study area.
- ▶ Provide a range of housing types for residents in all phases of life.
- ▶ Leverage investments in public transit to support economic development opportunities within the study area.





02

**Community  
Vision**





## Chapter 2: Oak Point Community Vision

The Envision Oak Point plan and recommendations are built upon the east Plano community’s vision for the future. Community members were involved at all stages of the planning process through numerous public events and outreach efforts, and their feedback was thoughtfully considered every step of the way. These outreach results were used to inform a scenario planning process, a data-driven type of planning that provides a wealth of information about how the effects of policy choices play out compared to current trends. Community input and scenario results were essential in the creation of the Oak Point Community Vision, which acts as the foundation of Envision Oak Point’s goals.



### Oak Point Community Vision Statement:

## Enhancing Community, Establishing Place

.....

Oak Point enhances community and establishes place by **unifying northeast Plano**, serving as its **social hub** and shaping unique, amenity-rich neighborhoods connecting the area’s **diverse population** to its vast network of **natural features** and **civic spaces**.

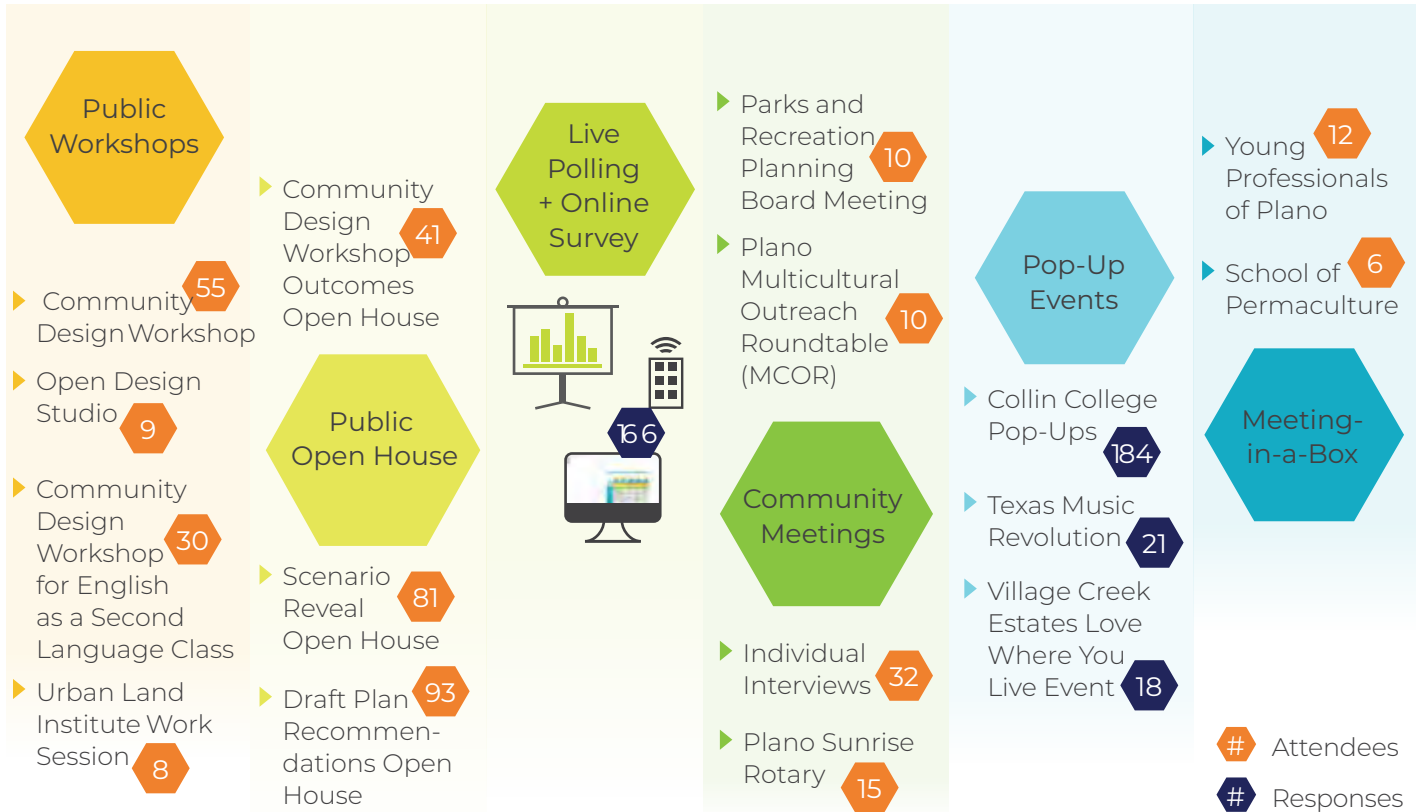




## Community Engagement Process



For a comprehensive Community Engagement Summary see **appendix 3**



With growth and development pressure signaling likely change in Oak Point, it is important to establish a framework that directs growth in a manner consistent with the community’s vision. Maintaining an open feedback loop during the planning process and beyond ensures that the plan is consistent with the community vision. This planning process used multiple avenues to engage a broad cross-section of people and organizations with over 700 participants taking part in workshops, open houses, interviews, person-on-the-street discussions, and online surveys. This engagement process, detailed on the following pages, was instrumental in the establishment of guiding principles for the plan, as well as the creation of alternative future scenarios for Oak Point. Varied input and multiple conversations played a critical role in keeping plan recommendations relevant to the needs of the community and to maintain accountability for the plan’s implementation going forward.

## OVER 700 PARTICIPANTS





## Stakeholder Committee

A Stakeholder Committee provided oversight and helped set the direction of Envision Oak Point throughout the duration of the project. The Committee was comprised of area residents, property owners, institutions, and organizations that all have a stake in the future of Oak Point. The group met seven times throughout the process.



## Three-Day Community Design Workshop

Workshops offer an exciting way for participants to have a “hands-on” experience in developing the plan, learn about the important trade-offs inherent in planning, and provide valuable insight into solutions that will be supported by the community. The initial workshop process was organized into three days of on-site work in March 2017, and included live polling, a mapping exercise, an open studio and discussion with planning staff, and a presentation of results and further discussion.



## Urban Land Institute Work Session

During the course of the three-day workshop, the planning team hosted a forum in partnership with the Urban Land Institute to review economic research and modeling applicable to the area. The discussion was geared toward obtaining market feedback as to how the development community might respond to different approaches to development in the area.



## English as a Second Language Workshop

In April 2017, a design workshop was conducted at an English as a Second Language class hosted by the Chase Oaks Family Center. Attendees participated in mapping exercises to provide feedback and share their perspective on the future of Oak Point.



## Open Houses (Scenario Reveal, Recommendations)

In June 2017, a second open house was held to present more refined scenarios, key themes, and approximate development impacts to consider for the future of Oak Point. Feedback received during this open house was used to shape the community’s vision and planning framework, which was unveiled at a subsequent public open house in October 2017.

## Public Presentations

The project team presented at several public meetings throughout the process, including a Parks and Recreation Planning Board Meeting, Senior Advisory Board, Multicultural Outreach Roundtable, several updates to the Planning & Zoning Commission, and a Joint City Council/Planning & Zoning Commission work session.



### Individual Stakeholder Interviews

To engage community leaders in the process and obtain a detailed understanding of current perceptions about Oak Point, the planning team conducted 32 individual interviews. Participants included individual business owners, community leaders, non-profit and faith-based leaders, as well as leadership from PISD, Collin College, and DART, and local real estate developers.

### Additional Group Presentations and “Meeting-in-a-Box”

Team members met with and made presentations to additional groups such as the Plano Sunrise Rotary and the School of Permaculture.

Small groups gathered to partake in a project “meeting-in-a-box” to generate conversation and solicit feedback about the community’s vision for the Oak Point area. These meetings were held with the School of Permaculture and the Young Professionals of Plano.

### Pop-Ups – Collin College, Concert, LWYL

The project team conducted successful “pop-up” meetings at the Texas Music Revolution concert, the Village Creek Estates Love Where You Live event, and at Collin College. These meetings were held to engage in impromptu discussions with the public about their goals and priorities for the Oak Point area, and update the public on the project’s status. Visitors were asked to share what they would like to see in Oak Point on an Idea Board.

### Surveys

Surveys were conducted through instant polling at community workshops as well as through an online survey. Participants were asked a number of questions about their perceptions of Oak Point as it exists today, and what they would most like to see in the future.

### Website

The Envision Oak Point branded website ([www.envisionoakpoint.com](http://www.envisionoakpoint.com)) created a continuous community presence. It was used to engage and inform community members, provide information about upcoming events, and as a means of public feedback through surveys and email contact. Over 315 individuals signed up for the project newsletter through the project website.

### Social Media

Social media platforms such as the City of Plano’s Twitter and Facebook pages, as well as Nextdoor, presented opportunities to link interested citizens to photos from public events, and present thought-provoking questions to the public regarding community preferences in over 70 social media posts between March 2017 and January 2018.





## Scenario Planning Step 1 – Sticker Map Exercises



For a comprehensive Scenario Report see **appendix 4**

### Scenario Planning?

Future land use scenarios help predict what the future might look like based on choices we make today. It is then possible to calculate, as best we can, what impact those choices would have on things that matter to us.

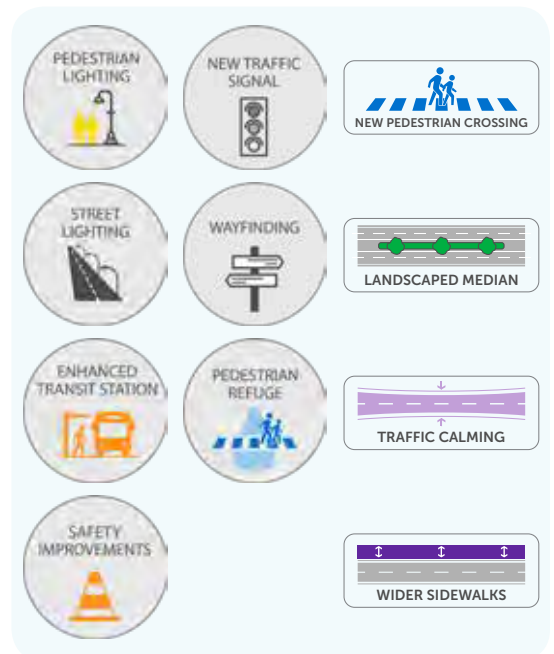
Participants evaluated priorities, including future land use scenarios, growth strategies, and community collaboration. The future land use scenarios were based on input from the public, stakeholders and planning experts.

At the Community Design Workshop in March 2017, participants were encouraged to share their ideas about the future of Oak Point by placing stickers representing different development types and transportation improvements on large maps of the study area. Participants could also write or draw their ideas directly on the map. Eight “sticker maps” were created and shared with the entire group.

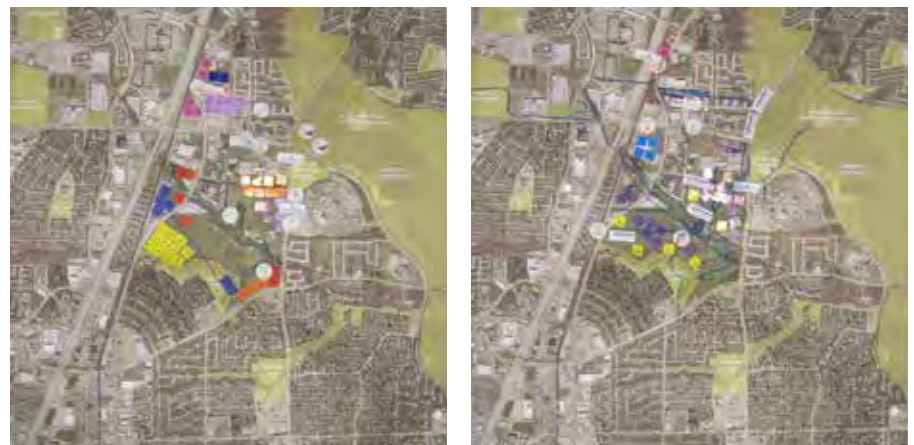
### Development Type Stickers



### Transportation Improvement Stickers



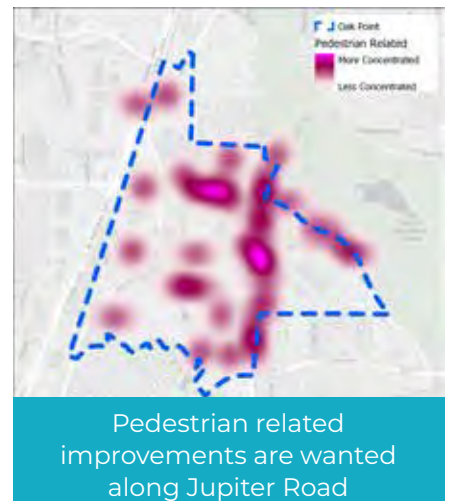
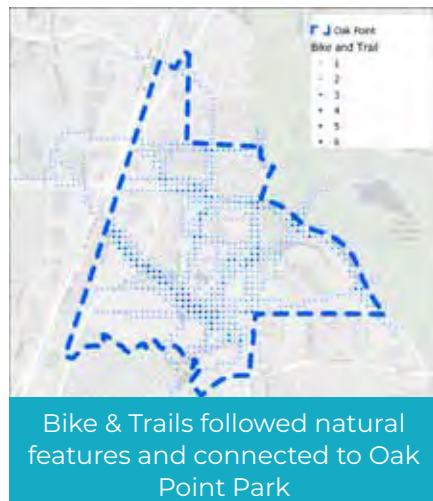
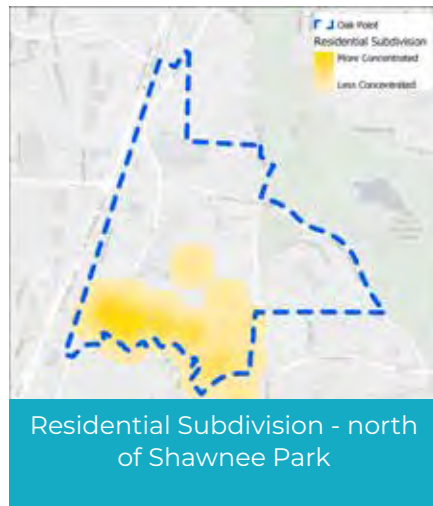
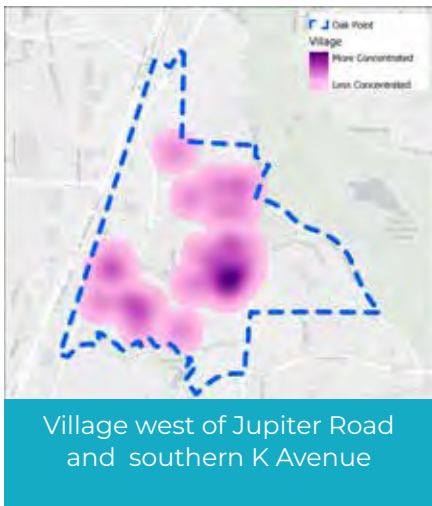
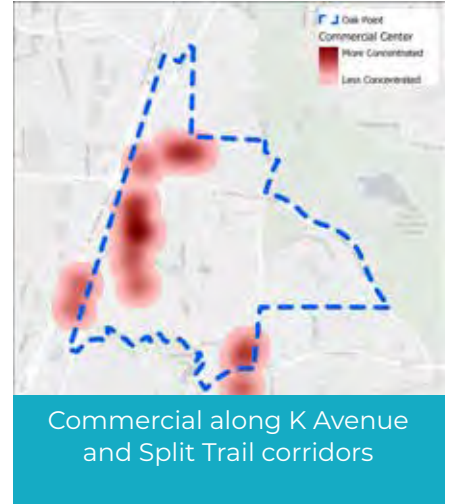
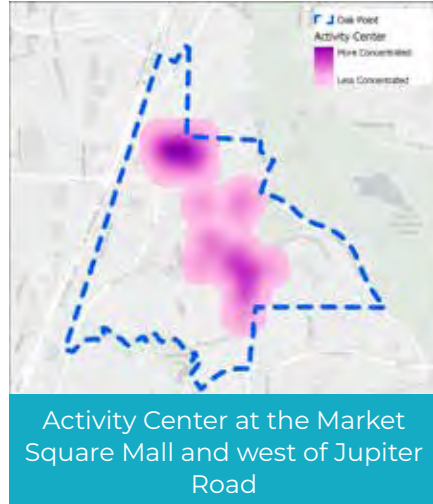
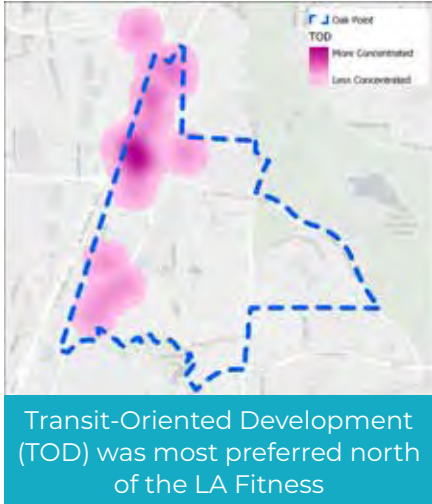
### Sticker Maps





## Scenario Planning Step 2 - Discovering Themes and Concept

The project team analyzed the “sticker maps” and qualitative feedback from the Community Design Workshop to discover consistent themes and trends in the community’s preferences for location of commercial, housing, and transportation improvements.



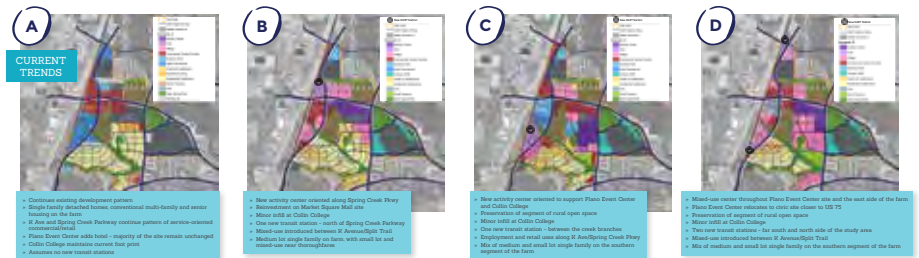


## Scenario Planning Step 3 – Comparing Alternatives

From the analysis of the “sticker maps,” the project team worked with the Stakeholder Committee to develop and refine four detailed scenarios, accounting for anticipated physical, social, and market conditions in Oak Point. Key development indicators such as future employment, housing, and open space were used to support this process. Three of the scenarios represented various alternatives from community input and a fourth illustrated how the area might develop if no actions were taken. The four scenarios and their associated indicators were presented to the public for review and input at the Scenario Review Open House in June 2017. Feedback from the event allowed the project team to carry forward the community’s most preferable aspects of each scenario into a draft vision map and implementation goals.



### SCENARIOS THE STUDY AREA



### SCENARIOS THE INDICATORS



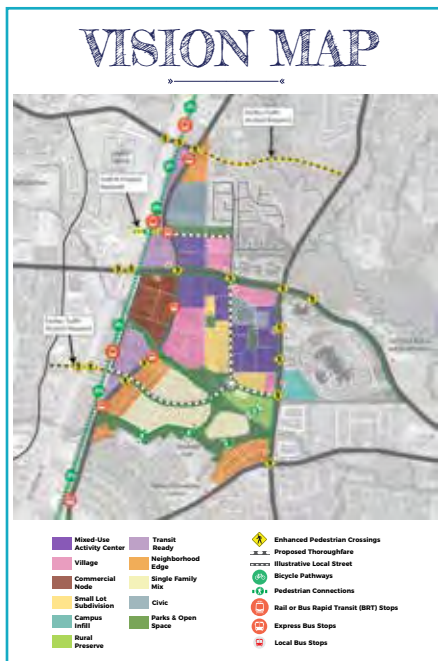




## Scenario Planning Step 4 – Reviewing the Vision

The most preferable qualities of each scenario expressed by the community were combined and refined into a draft vision map and implementation recommendations for the Oak Point Area. The Stakeholder Committee helped refine the draft vision before it was presented for public feedback at the Future of Oak Point Open House in October 2017. The final vision map and recommendations were revised based on comments received from this event.

Open House October 2017 - Public Review of Oak Point Vision



### Stakeholder Committee reviews vision map



### Open House





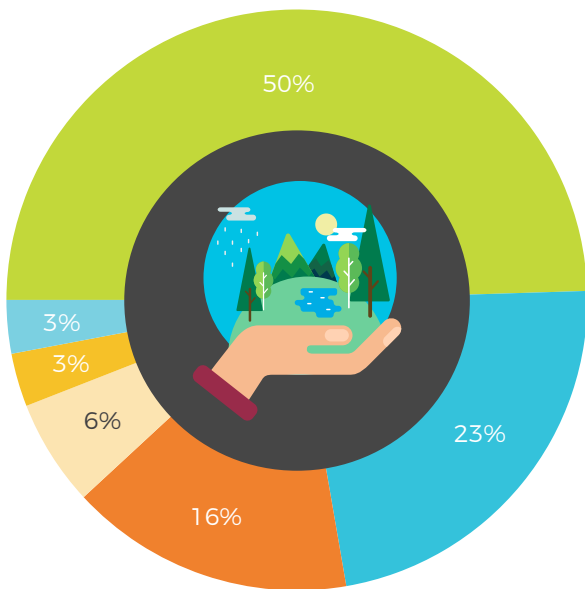
### Community Engagement Outcomes

Community members shared input on a number of different aspects of Oak Point’s future. Many common themes became apparent as the process progressed, and these were treated as priorities for the future of Oak Point.

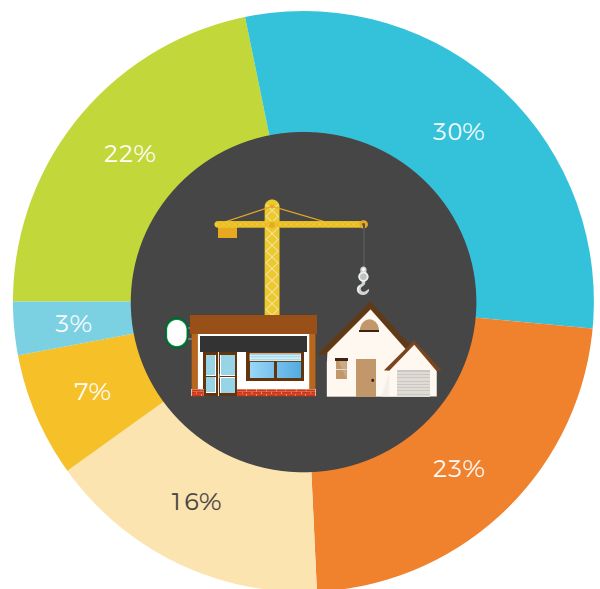
#### These priorities include:

- Creating a **highly amenitized** area, with abundant parks, open spaces, and trails.
- Improving **mobility and access** by making it easier for people using all modes to travel to and throughout Oak Point.
- Redevelopment** of aging commercial and residential areas.
- Maintaining the **rustic character** of the area and honoring its agricultural roots.
- Creating a **neighborhood center** with retail, dining, and entertainment options for residents, workers, students, and visitors.

#### What is the most important outcome for Oak Point?\*



#### What is the second most important outcome for Oak Point?\*



- Protection of natural areas/ additional parks, trails, open space
- Redeveloping aging residential and commercial areas

- Desirable retail, dining, and entertainment options
- Transportation improvements - access, connections, safety

- Housing affordability
- More jobs and a strong local economy

\* These results are compiled from the live polling activity and the online survey (166 responses).



Many themes and ideas evolved from stakeholder and public input. These themes paint a picture of the community’s shared vision for the future – a vision that embraces the “Enhancing Community, Establishing Place” consensus. Oak Point’s assets – the natural beauty, the trail system, the historic dairy farm, Collin College, and the area’s regional access are all components of this vision as expressed by those involved in the vision development process. The Envision Oak Point plan is built around making this future vision a reality.

..... Key Themes .....

**Diverse Community Pattern**

Oak Point will support opportunities for residents to live in the area through all phases of life, providing housing, employment, and social amenities needed to support growing families, Collin College students, young professionals, and seniors aging in place. New neighborhoods and redeveloping commercial areas will support a more economically sustainable mix of uses and compatible transitions in character, density, and land use to support this multi-generational community.

**Connected Community**

Oak Point will be a vibrant, pedestrian-friendly community that supports healthy living by providing safe, desirable options to walk and bike for recreational purposes and commuting. New regional connections through rail or other enhanced transit facilities will reduce local and regional congestion and will contribute to economic growth in Oak Point.

**Inclusive Open Spaces**

Oak Point will have an open space network that connects new development to the regional parks and trail system and existing neighborhoods, while adding even more diversity to east Plano’s open space amenities. New open space opportunities could include food-oriented open space (community gardens, farmers market, and a micro farm/ranch), non-traditional recreational facilities (fitness parks, pickleball courts, and outdoor fitness studios), social

spaces (plazas and greens in mixed-use areas) and sustainability-focused open spaces (permaculture parks, stormwater parks, and greenways).

**Unique Character**

Oak Point will experience transformational change as its large segments of undeveloped land are developed. This change will serve as an opportunity to blend the best features of Plano’s suburban and mixed-use neighborhoods, creating a community that could serve as a model for modern suburban development. The most prominent character-defining element of Oak Point will be its public spaces, particularly the street and open space network. These spaces will be designed to maximize social interaction, creating memorable places that distinguish this area from other communities.

**Environmentally Resilient**

Oak Point will provide a healthy, resilient environment by reducing the impact of development on natural systems and being prepared to respond to major climate events. Both public and private development will seek to retain and filter runoff before reaching adjacent creeks by implementing green streets and stormwater features in public spaces. Natural resource conservation will be supported by promoting drought tolerant site design, green building features, and alternative energy technologies.



## The Community's Vision

Vision Development



Determining a shared vision for the future growth and development of Oak Point required thoughtful reflection on existing and future conditions, followed by a process to identify shared community values and desires. Together, these elements helped the community develop a consensus vision for Oak Point's future, providing guidance for how the area should evolve and function over time. This consensus vision is supported by the Oak Point Vision Map, which communicates the type of development the community desires to see in the future. The vision statement and map describe the places and characteristics desired in the future for Oak Point.

## Visionary Illustration – Reimagining Plano Event Center



Disclaimer:

- ▶ This drawing is for illustrative purposes only and is not a regulatory document.
- ▶ It is a tool for visualizing a potential option for the implementation of the community's vision.



## The Community's Vision Map

The Vision Map, developed through careful data analysis, scenario planning, and robust community engagement, serves as a guide for future land use and mobility improvements in Oak Point. Land use, development character, and scale in the Oak Point vision is represented by different development types created through, and informed by, the scenario planning process.



### Development Types\*

- Mixed-Use Activity Center
- Village
- Commercial Node
- Small Lot Subdivision
- Campus Infill
- Rural Preserve
- Transit Ready
- 3-Story Max Height
- Neighborhood Edge
- Single-Family Mix
- Civic
- Parks & Open Space

### Mobility

#### Improvements

- Enhanced Pedestrian Crossings
- Proposed Thoroughfare
- Illustrative Local Street

- 🚲 Bicycle Pathways
- 🚶 Pedestrian Connections
- Enhanced Sidewalk/Trails
- 🚊 Rail or Bus Rapid Transit (BRT) Stops
- 🚌 Express Bus Stops
- 🚏 Local Bus Stops

\*See next page for detailed description of development types



## Development Types



For more detailed descriptions see **appendix 4**

### MIXED-USE ACTIVITY CENTER



- ▶ Typical height: 2-4 stories
- ▶ Social hub of Oak Point - live, work, and play in a pedestrian-friendly environment
- ▶ Vibrant street life is supported by restaurants, new civic spaces, and mixed-use housing

### VILLAGE



- ▶ Typical height: 1-3 stories
- ▶ Transition between high- and low-intensity uses
- ▶ Mix of housing options - senior housing, mixed-use, and single-family, with neighborhood-serving commercial

### TRANSIT READY



- ▶ Typical height: 2-4 stories
- ▶ Supports establishment of new rail or rapid transit stations

- ▶ **Transit Ready** areas will evolve as transit arrives in the area – beginning with office and retail uses, and adding housing within walking distance as stations are identified and financed.

### COMMERCIAL NODE



- ▶ Typical height: 1-4 stories
- ▶ Employment centers with office, retail, and commercial buildings
- ▶ Larger in scale, such as big box stores, traditional office buildings, and regional retail

### NEIGHBORHOOD EDGE



- ▶ Typical height: 1-2 stories
- ▶ Primarily comprised of small lot single-family housing, with supporting nonresidential development
- ▶ Small-scale, neighborhood retail and services allows for complimentary transitions between arterial corridors and housing



## SMALL LOT SUBDIVISION



- ▶ Typical height: 1-2 stories
- ▶ Exclusively single family, diverse yet complimentary architecture gives unique character and site design
- ▶ Mix of townhomes, cottage housing, and single-family detached homes on small lots

## SINGLE-FAMILY MIX



- ▶ Typical height: 1-2 stories
- ▶ Wide range of single family housing choices with smaller, more dispersed green spaces
- ▶ Balanced mix of small- and medium-lot single-family homes, townhomes, and cottage housing

## CAMPUS INFILL



- ▶ Typical height: 1-4 stories
- ▶ Supports infill development opportunities on the periphery of the Collin College Spring Creek Campus
- ▶ Includes student and faculty housing, student services and amenities, structured parking, and open spaces

## CIVIC



- ▶ Typical height: 1-2 stories
- ▶ Public facilities such as schools, places of worship, government facilities, recreation centers, police and fire stations, libraries, public event and conference centers and supportive lodging

## RURAL PRESERVE



- ▶ Segment of Lavon Farm preserved as micro farm and ranch
- ▶ Can support a heritage farm, public education, farmers market, food park, and community gardens, and other community event needs

## PARKS & OPEN SPACE



- ▶ Diverse and well-connected open space amenities include playgrounds, pocket parks, recreation facilities, plazas, bicycle and pedestrian trails, natural areas, and stormwater mitigation



# COMMUNITY VISION



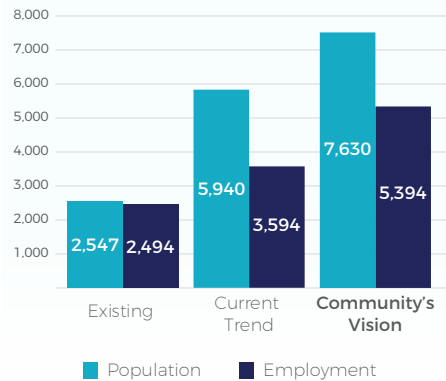
For more indicators see **appendix 4**



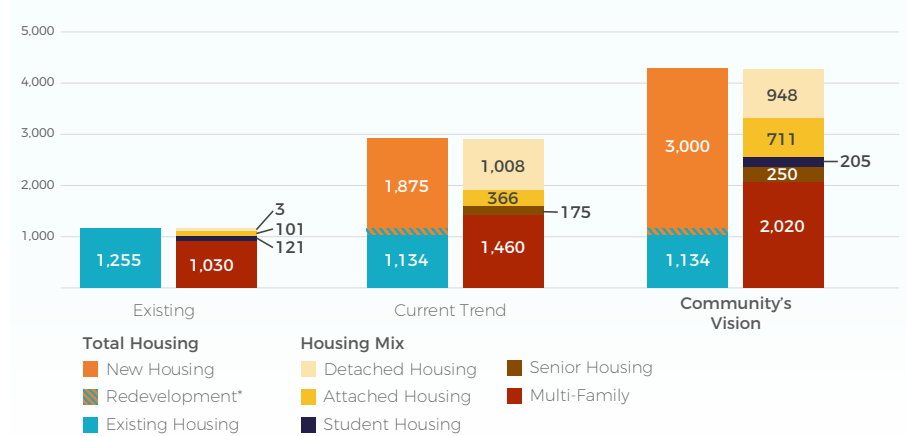
## Quantifying the Vision: Oak Point at 2050

Research and thorough analysis provided detailed data to support a transparent vision development process that communicated the approximate development impacts of the various land use scenarios that were considered by the community. These results reflect both the current development trends in Oak Point, as well as the approximate development outcomes that could result from following the community's vision recommendations. It is critical to note that these values are merely projections, and the form and quantity of future development will ultimately be dictated by the zoning applied to the Oak Point area.

Existing and Approximate Future Population and Employment



Existing and Approximate Future Housing (units)



## Key Impacts: COMMUNITY'S VISION vs. CURRENT TREND

Approximate Net Fiscal Impact (\$M Current) City of Plano

Build Out (Years)	Trend	Community's Vision
5	\$52.6	\$73.1
10	\$20.0	\$29.8
15	\$9.9	\$15.7

1. Largest net benefits under Community's Vision scenario.
2. Benefits decrease if the project takes longer to buildout.

Approximate Economic Impacts (\$B Current)

	Trend	Community's Vision
Permanent Jobs (Direct, Indirect, Induced)	1,992	5,509
Cumulative Economic Output	\$2.0 to \$2.9	\$5.6 to \$7.9

1. Each project job generates an additional 0.8 jobs in the City of Plano.
2. Economic output includes temporary construction and permanent activity.

\*It is anticipated that the existing 121 student housing units on the Collin College campus will likely be eliminated or redeveloped due to the age and condition of those buildings.





Visionary Illustration – New Neighborhood North of Shawnee Park

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Disclaimer:

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- ▶ It is a tool for visualizing a potential option for the implementation of the community's vision.



03

**Implementation**



## Chapter 3: Implementation

### Implementing the Vision

Envision Oak Point specifically outlines goals, strategies, and actions needed to achieve the Oak Point vision. Implementing the Oak Point vision requires an effective partnership between the public and private sectors and members of the community. This section provides a road map for the city to follow that prioritizes those relationships based on a series of action items over the short-term (less than 2 years), mid-term (more than 2 to less than 6 years), and long-term (more than 6 years). Action items address specific issues, such as public and private investments, strategic partnerships, planning strategies, and funding sources that are necessary to bring Envision Oak Point to life. Goals, policies, and actions are organized by the following topics:



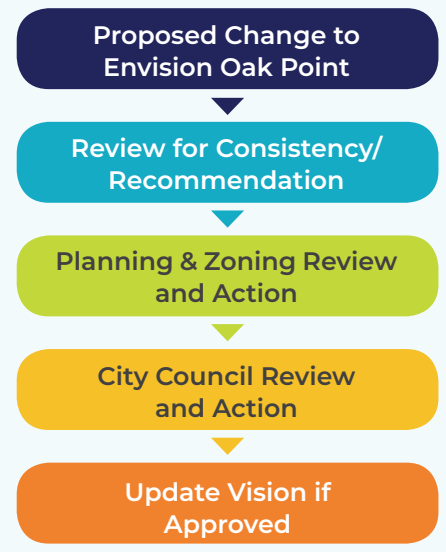
1. Land Use and Development Patterns
2. Mobility
3. Parks, Recreation, and Open Space
4. Placemaking and Community Design
5. Environment and Infrastructure
6. Economy and Community

Action items may be accelerated or delayed based on private sector investment and the availability of funding from outside sources, as well as the ability of the City to leverage funds. Regular updates to Envision Oak Point will keep the vision, strategies, and actions current, up to date, and headed in the right direction.

### Plan Updates

Envision Oak Point is a dynamic document, designed to be flexible and respond to changing conditions and market demands. While providing a flexible framework, amendments to the Oak Point Vision should not be made hastily, but should take into consideration the extensive public and stakeholder input that went into developing the Oak Point Vision. Decision makers should review proposed changes to the vision to determine whether the proposal is consistent with Envision Oak Point’s goals, policies, and actions, and the overall area and city vision. Proposals to fine tune or shift certain types of development, while complying with the intent of the overall vision for the area, should be considered closely for potential approval.

Plan updates should follow the City’s public review process:





## Policy and Action Summary

For detailed recommendations see **page 43**



### Land Use + Development Patterns

**Goal:**

Support a distinct and diverse character pattern, creating opportunities to live, work, and socialize within a cohesively planned, pedestrian-friendly environment.

#### Policy 1 Balanced Neighborhoods

Shape balanced neighborhoods with a diverse mix of land uses and amenities.

- Action 1** Adopt Envision Oak Point and use the plan to support the development review process and to prioritize infrastructure and economic development needs in the Oak Point area.
- Action 2** Update the Future Land Use and Growth and Change maps of Plano's comprehensive plan to incorporate key elements of the Oak Point vision and policies.
- Action 3** Align zoning designations with the vision and policies of Envision Oak Point.
- Action 4** Adopt residential transition standards/guidelines to ensure compatible transitions in land use and building scale adjacent to established single-family neighborhoods.
- Action 5** In areas designated as "Transit Ready," adopt development standards that permit housing to be introduced as station areas are established. Educate "Transit Ready" property owners of the benefit of reserving land for transit-supportive development.
- Action 6** Create complimentary regulations and reduce barriers to food production land uses such as micro-farming/ranching, community gardens, and farmer's markets.

#### Policy 2 Diverse Housing

Provide diverse housing that enables a high quality of life for all ages, household types, and income levels.

- Action 1** Require new single-family development to incorporate a diverse and complimentary mix of lot sizes and housing types.
- Action 2** Promote the development of senior-oriented housing and encourage and permit universal design in all types of housing.
- Action 3** Locate new multifamily development only in areas that support a mix of complimentary uses and have a well-connected pedestrian network.

#### Policy 3 Walkable Community

Create a vibrant, walkable community with great streets and public spaces.

- Action 1** Develop block length and street requirements to support a compact, highly connected street network that accommodates pedestrians, bicyclists, vehicles, and various forms of transit.
- Action 2** Ensure parking standards reflect changing demand and improve parking efficiency and supply by promoting shared parking, transit access, and efficient site design.
- Action 3** Identify areas that are suitable for mixed-use development and apply mixed-use development standards to those locations.



For detailed recommendations see **page 49**



## Mobility

**Goal:** Provide multiple ways to safely move through and around the area (driving, biking, walking, and transit), and reduce congestion on Plano’s thoroughfare network.

### Policy 1 Connected Community

Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point.

- Action 1** Update the transportation maps in the city’s comprehensive plan to include primary street, transit, bicycle, and pedestrian connections critical to implementing Envision Oak Point.
- Action 2** Update the city’s Thoroughfare Standards Rules and Regulations to accommodate standards and guidelines that apply context sensitive design techniques to Plano’s street network.
- Action 3** Conduct a study of traffic impacts resulting from growth in and around northeast Plano, and provide recommendations for improving efficiency and safety of the existing street network.
- Action 4** Complete the sidewalk network as Oak Point builds out, prioritizing the implementation of multi-use paths along Spring Creek Parkway and Jupiter Road.
- Action 5** Prioritize development of an enhanced pedestrian crossing of Jupiter Road to safely connect to Collin College and Oak Point Park and Nature Preserve.
- Action 6** Develop a toolkit and implementation plan for improving pedestrian and bicyclist safety at Oak Point intersections.
- Action 7** Develop and adopt design standards and guidelines for dedicated bicycle facilities and multi-use paths in Oak Point.
- Action 8** Use Oak Point as a demonstration area for improved planning and implementation of buffered bicycle facilities. Implement separated bike facilities along the main east/west collector street bisecting Lavon Farms.
- Action 9** Incorporate end of bicycle trip amenities such as parking, maintenance, and shower facilities in relevant regulatory and design guideline documents.



## IMPLEMENTATION

### Policy 2 Public Transit

Work closely with DART and Collin County on future expansion of bus and rail transit, as well as the siting of future transit stations.

#### Action 1

Participate in the development of a strategic public transportation plan for Collin County and promote Oak Point as a key conduit for connecting future improvements to the existing system.

#### Action 2

Participate in DART long-range planning efforts and advocate for enhanced rail and bus transit facilities in Oak Point.

#### Action 3

Work with DART to develop near-term strategies for improving bus transit in Oak Point.

- a. Create shuttle connections between Parker Road Station and Collin College.
- b. Include the Oak Point area in express bus routes between Legacy business area and the Parker Road Station.

#### Action 4

Work with Collin County and DART to develop long-term strategies for rail and/or bus rapid transit facilities in Oak Point.

- a. Identify enhanced transit mode(s) serving Oak Point.
- b. Identify preferred station area locations.
- c. Create station area plans to promote the desired character and function of the stations.

#### Action 5

Work with DART to improve existing transit stops and ensure future transit stops provide shade, comfort, and safe access to the user.

#### Action 6

Initiate planning and construction of a rail trail linking Spring Creek Parkway to Parker Road Station.

### Policy 3 Accessible Street Design

Ensure that the construction of future streets and the reconstruction of existing streets supports desired development and incorporates innovative street design and management.

#### Action 1

Implement service level enhancements deemed effective and feasible by the northeast Plano traffic study (See Policy 1, Action 3), in collaboration with other public agencies and private property owners.

#### Action 2

Plan for the safe access of all users during right-of-way acquisition and conceptual design for new streets, and resurfacing or rebuilding existing streets. Incorporate street cross sections, technical details relating to street design, as well as where and how to apply these techniques throughout Oak Point.

#### Action 3

Evaluate current guidance and manuals relating to street and intersection design for criteria to improve safety and comfort for pedestrians, bicyclists, and ADA accessibility, and amend as necessary.

#### Action 4

Implement additional intersection improvements and improve signal timing along K Avenue, Spring Creek Parkway, Parker Road, and Jupiter Road to improve pedestrian safety and manage congestion.

#### Action 5

Participate in regional planning initiatives focused on the implementation of autonomous vehicle and other Smart City technologies that may benefit Oak Point.

#### Action 6

Review regulations for internal connectivity and block size for conformance with Envision Oak Point.



For detailed recommendations see **page 61**



## Parks, Recreation + Open Space

**Goal:**

Create an integrated system of parks, trails, and open space so that Oak Point residents live within walking or biking distance of a quality neighborhood park or open space area.

### Policy 1 Accessible Open Space

Ensure that recreation areas, parks, trails, and open spaces are easily accessible to residents and park system users of all ages and abilities.

**Action 1**

Update the map elements of the city's comprehensive plan to include new public spaces critical to implementing the Oak Point vision.

**Action 2**

Assess minimum open space and improvement requirements with any new zoning regulations in Oak Point, with emphasis on ensuring sufficient open space for new housing opportunities.

**Action 3**

Consider universal design in the design and construction of new parks and recreation facilities.

**Action 4**

Construct multi-use paths and pedestrian bridges within designated trail corridors.

**Action 5**

Provide bicycle and pedestrian connections between Lavon Farms, Shawnee Park, and Oak Point Park and Nature Preserve to facilitate safe routes to school for area students.

**Action 6**

Install wayfinding signage, bicycle parking, and maintenance stations at key destinations along the Oak Point trail network.

### Policy 2 Green Networks

Maintain and enhance a network of natural open spaces that preserves scenic vistas, wildlife corridors, plant habitats, and their ecological functions and values.

**Action 1**

Acquire necessary parkland and trail easements to support implementation of the Oak Point vision.

**Action 2**

Protect natural areas and wildlife corridors by promoting site design techniques that discourage the reclamation of flood-prone areas.

**Action 3**

Adopt street design standards that prescribe multi-use paths adjacent to creek corridors and encourage single-loaded streets where feasible to improve pedestrian access.

**Action 4**

Plan and construct a trail through the Oak Point Recreation Center site that efficiently connects enhanced pedestrian crossings at Spring Creek Parkway and Jupiter Road.

**Action 5**

Identify Oak Point open space areas that may support stormwater management, permaculture, and other environmental education programming.

**Action 6**

Partner with local permaculture advocates to support the installation and maintenance of permaculture features within Oak Point open spaces.



## Policy 3 Diverse Open Space and Amenities

Create neighborhood park and community amenities of varied scale and character, and provide diverse, healthy recreational opportunities for area residents.

### Action 1

Develop civic and open space types, design standards, and guidelines calibrated to desired character in Oak Point.

### Action 2

Encourage smaller, neighborhood-serving open spaces to be privately owned and maintained. Require public access be provided to these private features.

### Action 3

Develop standards and design guidelines that require open space and natural features to be fronted by buildings where possible.

### Action 4

As the Plano Event Center site evolves, prioritize development of a civic space such as a plaza or square to support outdoor social activities and programmed special events.

### Action 5

Partner with the Plano Market Square Mall property owner and electric utility service providers to integrate the overhead utility easement into Oak Point's open space network, reducing the largest heat island in Oak Point.

### Action 6

Consider publicly accessible recreational amenities such as pickleball, outdoor fitness studios, and other diverse options as a means for fulfilling open space requirements.



## Placemaking + Community Design



For detailed recommendations see **page 69**

### Goal:

Celebrate the many cultures, lifestyles, and distinct natural heritage of the area through thoughtful design elements, innovative development, well-designed streetscapes, inviting public spaces, and a vibrant neighborhood center.

## Policy 1 Preservation of Agrarian Character

Define the character of Oak Point by providing strong visual links to the past.

### Action 1

Work with Lavon Farms property owners to develop zoning that retains land for rural use and preserves existing agricultural uses.

### Action 2

Support and participate in the establishment of a permanent farmer's market, community garden, or other community-oriented programming in the Lavon Farms rural preserve.

### Action 3

Develop design guidelines and other policies that encourage agrarian architectural design themes in Oak Point building design.

### Action 4

Mix formal and rustic landscape design elements in public spaces to reflect the historic farming character.

### Action 5

Formalize a brand and promotional strategy for Oak Point that links its future to its agrarian past.





**Policy 2  
Great Streets**

Create visually interesting streetscapes and provide gateways into Oak Point and east Plano.

**Action 1**

Create streetscape standards and guidelines shaping new streets and the enhancement of existing local, collector, and arterial streets.

**Action 2**

Promote green treatments for privacy and buffering in lieu of screening walls and other hardscape options.

**Action 3**

Require street trees with new development to promote walkability and to achieve a more visually interesting streetscape.

**Action 4**

Identify, preserve, and enhance prominent view corridors and create new vistas through thoughtful site design.

**Action 5**

Identify key gateways and focal points as locations for distinctive architecture and site design features such as public art, enhanced landscape, and hardscape treatments.

**Action 6**

Evaluate the use of wayfinding signage and identify key themes from the Oak Point brand that can be carried forward into sign design themes.

**Policy 3  
Vibrant Neighborhood Center**

Create vibrant neighborhoods that support a variety of activities for people of all ages.

**Action 1**

Organize land use and block patterns in the Oak Point neighborhood center to support a pedestrian-oriented core of local streets that serves as Oak Point's civic area and social hub.

**Action 2**

Require a mix of uses to support new housing in the Oak Point neighborhood center, prioritizing opportunities for high quality restaurants and other food-anchored land uses.

**Action 3**

Create building form and public realm standards that promote strong community character, pedestrian-friendly streetscapes, and public spaces.

**Action 4**

Establish design standards requiring new development to vary building types and façade design, and engage the street with pedestrian-friendly frontages such as porches, stoops, and shopfronts.

**Action 5**

Maintain residential character and suburban scale, but improve community design and incorporate a better balance of commercial land uses and diverse housing opportunities.

**Action 6**

Support unique development concepts that differentiate the area in the increasingly competitive Collin County suburbs.



For detailed recommendations see **page 79**



## Environment + Infrastructure

### Goal:

Support long-term resiliency by integrating the area’s rustic landscape into community design and mitigating the impacts of development on Oak Point’s natural systems and infrastructure.

### Policy 1 Stormwater Management

Promote and utilize green infrastructure strategies to support routine stormwater management and respond to major storm events in Oak Point.

#### Action 1

Identify flood hazard areas and develop a comprehensive water management plan to guide the establishment of stormwater management amenities in new development.

#### Action 2

Develop design guidelines and promote the use of green infrastructure as a placemaking and stormwater management feature in private development.

#### Action 3

Create stormwater demonstration projects to support environmental education programming and to evaluate techniques for compatible implementation in Plano.

#### Action 4

Implement compatible green infrastructure features in Oak Point open space areas, public right-of-way, and around city facilities.

### Policy 2 Utility Infrastructure

Plan for needed utility infrastructure capacity and mitigate the stresses and risks associated with sustained drought conditions.

#### Action 1

Identify and assess water utility needs and develop utility master plans as new development begins to occur in Oak Point.

#### Action 2

Review current development regulations to minimize the impact of new development on Oak Point’s infrastructure and incorporate green infrastructure practices into guiding documents.

#### Action 3

Ensure zoning and development standards require adequate right-of-way to support long-term maintenance of utility infrastructure.

#### Action 4

Educate the public on the importance of water conservation and promote the use of water-smart building construction and site landscape techniques.

### Policy 3 Environmental Placemaking

Preserve Oak Point’s rustic character and incorporate green strategies as placemaking elements in new development.

#### Action 1

Require street trees to be accommodated with the construction of new streets.

#### Action 2

Permit food production in new development in Oak Point. Reserve land for key programming such as agricultural operations, a community garden, and a farmers market.

#### Action 3

Partner with local permaculture groups to support environmental education programs in Oak Point.

#### Action 4

Encourage homebuilders and commercial developers to adopt “solar ready” construction practices.



For detailed recommendations see **page 85**



## Economy + Community

**Goal:**

Promote a sense of community and shape neighborhoods that remain vibrant, livable, economically sound, and equitable places for future generations.

### Policy 1 Institutional Partnership

Support institutional partnerships with Plano ISD, Collin College, and other public and nonprofit agencies to support the Oak Point vision.

- Action 1** Promote a sense of community by fostering innovative partnerships with local schools, Collin College, Collin County, DART, and the Oak Point faith-based and nonprofit community.
- Action 2** Support the PISD's assessment of elementary school capacities to plan for facility demand in Oak Point and surrounding northeast Plano neighborhoods.
- Action 3** Coordinate bicycle and pedestrian infrastructure planning with PISD and Collin College to maximize mobility options for their students.
- Action 4** Support the development of parking and travel demand management strategies for Collin College.
- Action 5** Encourage the addition of student housing and additional institutional buildings along Collin College's Jupiter Road frontage to accommodate a more vibrant gateway to the campus.
- Action 6** Promote Collin College's potential for workforce development and business incubation efforts in the Oak Point area.
- Action 7** Partner with Collin College to support pop-up events and temporary facilities in underutilized parking areas, focusing on supporting regional events.

### Policy 2 Economic Development

Consider creating new regulations, develop an economic development strategic plan, and implement catalytic infrastructure and development projects that are critical to the future of Oak Point.

- Action 1** Adopt a strategic plan and toolkit to guide future marketing and economic development efforts for Oak Point.
- Action 2** Evaluate using creative financing mechanisms as tools to achieve community goals and stimulate private investment.
- Action 3** Utilize the vacant land around Plano Event Center as an economic development tool and pursue a development partner for this site through a competitive RFQ/RFP process.
- Action 4** Pursue partnerships to facilitate joint master planning and development of the Plano Event Center and the northern segment of Lavon Farms.
- Action 5** Identify, budget for, and implement infrastructure projects that are likely to serve as catalysts for private investment and that provide tangible public benefit to the surrounding community.
- Action 6** Purchase necessary land, right-of-way, and easements for public facilities and open space, transit station areas, and new street and trail corridors deemed critical to the future of Oak Point.
- Action 7** Attract a hotel to support the Plano Event Center and develop strategies to transition the center's parking areas from surface lots to shared, structured parking.



## IMPLEMENTATION

### Policy 3 Neighborhood Enhancement

Plan for new development and programs that will enhance existing neighborhoods and corridors.

#### Action 1

Collaborate with private and nonprofit organizations to attract new, regional-scale events and to support the continued success of existing events such as the Plano Balloon Festival.

#### Action 2

Coordinate with DART, ridesharing services, and private and public landowners to improve event hosting capacity by supporting additional mobility options and improved parking efficiency.

#### Action 3

Promote existing neighborhood enhancement programs and consider the development of additional programs addressing streetscape enhancement, storefront, and home rehabilitation.

### Policy 4 Reinvestment

Promote and incentivize reinvestment in underutilized and declining areas, particularly within Oak Point's major roadway corridors.

#### Action 1

Prioritize the implementation of Envision Oak Point compatible zoning for key sites such as the Plano Market Square Mall, Plano Event Center, Lavon Farms, and potential transit station areas.

#### Action 2

Develop enhanced zoning standards and conduct public outreach to property owners adjacent to the DART corridor to maintain compatible transitional uses and to position this area for its long-term potential as a transit served employment area.

#### Action 3

Proactively pursue retail, hospitality, restaurant, and neighborhood services to build on the character of Oak Point, serve new and future residents, and attract patrons from outside the area.

### Policy 5 Plan Implementation

Plan for evolution of the Oak Point brand and develop a detailed implementation plan to guide long-term change.

#### Action 1

Establish a project implementation program and appoint a lead entity charged with facilitating the implementation of Envision Oak Point.

#### Action 2

Maintain a project website that serves as a communication, educational, and monitoring tool for Envision Oak Point.

#### Action 3

Prepare and present periodic reports of plan implementation progress and present key implementation outcomes via the project website and public presentations.

#### Action 4

Review and make necessary updates to the plan at 5-year intervals or as needed, based on the achievement of major implementation milestones or changing market conditions.

#### Action 5

Conduct and sponsor demonstration projects to field test and gauge community support for new land use and design elements.



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04

# Recommendations



## Chapter 4: Recommendations

### Goals, Policies, and Actions to Achieve the Vision

The vision framework sets out the goals, policies, and actions needed to achieve the vision. These recommendations reflect the extensive input provided by residents and stakeholders throughout the planning process. Implementation of the vision must be strategically advanced, and requires proactive and consistent application over the next three decades and beyond. To respond to market demands and maintain the integrity of the vision, this plan establishes a flexible approach to implementation. It anticipates that individual actions and priorities will shift over time due to changes in market or community preference. As development and redevelopment unfolds in Oak Point, this adaptability will allow the plan and vision to remain relevant over time.



The goals, policies, and actions that are needed to move the Oak Point area towards the consensus vision are presented in the following elements:

	Land Use + Development Patterns	p. 43
.....		
	Mobility	p. 49
.....		
	Parks, Recreation + Open Space	p. 61
.....		
	Placemaking + Community Design	p. 69
.....		
	Environment + Infrastructure	p. 79
.....		
	Economy + Community	p. 85
.....		
	Sub-Area Strategies	p. 93



### Community Vision Framework

Oak Point Community Vision



“ Enhancing Community, Establishing Place ”

Guiding Principles

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Plan Elements



Land Use + Development Patterns



Mobility



Parks, Recreation + Open Space



Placemaking + Community Design



Environment + Infrastructure



Economy + Community

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

- \_\_\_\_\_
- \_\_\_\_\_
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Area Wide Policies

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

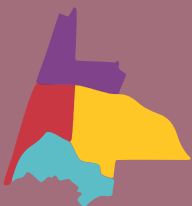
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- \_\_\_\_\_
- \_\_\_\_\_

Action Items + Implementation Recommendations



- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



Oak Point Sub-Areas

Northern Quadrant

Western Quadrant

Eastern Quadrant

Southern Quadrant

### Sub-Area Strategies





# Land Use + Development Patterns



## Goal:

**Support a distinct and diverse character pattern, creating opportunities to live, work, and socialize within a cohesively planned, pedestrian-friendly environment.**

Oak Point is connected – by roads, trails, green space, and sidewalks, as well as through centralized activity centers that provide jobs, retail, and services to residents and visitors from adjacent neighborhoods and the region. The design and function of both the public and private spaces create vibrant gathering areas where students, workers, and older adults can congregate and take care of daily needs, while living in a multigenerational community. Oak Point’s development types, the careful placement of buildings and the provision of open space, along with a range of driving, biking, and walking connections will combine to make the area a great place to live, work, and socialize.



- ▶ Building on the land use and transportation relationship is important to reduce the number of vehicle trips
- ▶ Vision should accommodate a land use pattern that reduces vehicle trips by situating housing near social, recreational, and employment amenities



## Policy 1

# 53%

of the survey respondents chose **'redeveloping aging residential and commercial areas'** as the first or second most important outcome for Oak Point.\*

# 39%

of the survey respondents chose **'desirable retail, dining, and entertainment options'** as the first or second most important outcome for Oak Point.\*

\* These results are compiled from the live polling activity and the online survey (166 responses).

## Balanced Neighborhoods

Shape balanced neighborhoods with a diverse mix of land uses and amenities.

The Oak Point vision reflects the desires of Oak Point stakeholders and surrounding neighbors for a walkable neighborhood full of amenities. Participants indicated a strong desire for a variety of housing types in the area and amenities, such as parks, trails, plazas, and civic areas, to support Oak Point and adjacent retail, commercial, and office centers. Area residents and property owners saw an opportunity for declining retail areas to redevelop into more vibrant, higher performing retail centers with improved transportation and transit systems supporting these centers.

Adjacent neighborhoods are maintained and improved to provide stable, quality housing opportunities far into the future. In addition, as new neighborhoods and mixed-use areas are developed, care is taken to be sensitive to existing neighborhoods by providing transitions in size and style to ensure compatibility throughout the area. Both existing and new neighborhoods continue to meet the needs of the diverse population that is central to providing a unique culture in the Oak Point neighborhood.

Over the long term, commercial areas are transformed into vibrant, productive retail and commercial centers served by transit. Plano Event Center, in synergy with Collin College, continues to host cultural, educational, business, and entertainment events. Hotels support this environment, with civic spaces, activity areas, and the rural preserve drawing people from across the region to participate in the unique environment that is Oak Point.

### Land Use and Community Design Case Study

#### Mueller, Austin, TX

Mueller is a 700-acre mixed-use community with an emphasis on sustainable development, built on the site of a former airport. The community boasts a mix of single-family attached, detached, and multifamily housing, diverse retail and services, employment centers, and cultural attractions, all complimented by a comprehensive network of green space and natural areas.

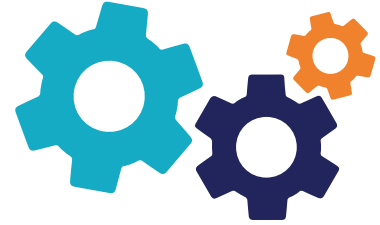


Source: Catellus



### Balanced Neighborhood Actions

1. Adopt Envision Oak Point and use the plan to support the development review process and to prioritize infrastructure and economic development needs in the Oak Point area.
2. Update the Future Land Use and Growth and Change maps of Plano's comprehensive plan to incorporate key elements of the Oak Point vision and policies.
3. Align zoning designations with the vision and policies of Envision Oak Point.
4. Adopt residential transition standards/guidelines to ensure compatible transitions in land use and building scale adjacent to established single-family neighborhoods.
5. In areas designated as "Transit Ready," adopt development standards that permit housing to be introduced as station areas are established. Educate "Transit Ready" property owners of the benefit of reserving land for transit-supportive development.
6. Create complimentary regulations and reduce barriers to food production land uses such as micro-farming/ranching, community gardens, and farmer's markets.





## Policy 2

Examples of Oak Point housing types



Detached House - Small Lot



Student Living



Mixed-Use Housing



Cottage Court



Townhome



Senior Living



Detached House - Medium Lot

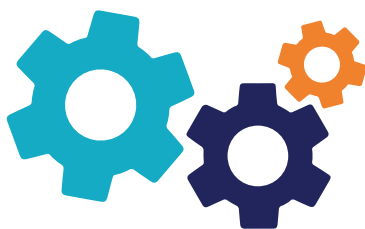
### Diverse Housing

Provide diverse housing that enables a high quality of life for all ages, household types, and income levels.

Housing in Oak Point responds to the needs of the diverse population of northeast Plano. Oak Point’s housing mix includes a broad range of small and medium lot single-family detached homes and townhomes, senior and student housing, and mixed-use housing in Oak Point’s civic area and established transit station areas. Multigenerational housing that supports universal design techniques provide options for aging individuals and people with disabilities. This resilient mix provides an economical range of housing while meeting the changing demand for housing types as our population’s needs change.

### Diverse Housing Actions

1. Require new single-family development to incorporate a diverse and complimentary mix of lot sizes and housing types.
2. Promote the development of senior-oriented housing and encourage and permit universal design in all types of housing.
3. Locate new multifamily development only in areas that support a mix of complimentary uses and have a well-connected pedestrian network.





## Walkable Community

Create a vibrant, walkable community with great streets and public spaces.

Walkable places have destinations such as stores, restaurants, coffee shops, and entertainment that are within a five- to ten-minute walk from home and work. These places also have streets that are designed to enable and encourage walking, and often have access to public transit. Buildings are placed near the street with inviting frontages and access to the street. Streets have wide sidewalks with seating, lighting, and trees providing shade, and there are a variety of gathering spaces that energize the public spaces.

With a wide range of services accessible on foot, Oak Point’s Mixed-Use Activity Centers and Villages are designed to encourage walking. The mix of uses and the compact development within the Activity Centers and Villages support viable local businesses in the neighborhood.

The layout of blocks and streets contribute to the walkability of an area. Long blocks are less inviting, and provide fewer places to walk. The smaller the blocks are, the more there is within walking distance. The majority of parking in walkable neighborhoods is placed behind buildings, so active, inviting uses are placed near the pedestrian walkway.

Equally important is the design of the street and pedestrian amenities. Even with destinations nearby, streets must be safe and pedestrian-friendly to engage residents in walking to their destinations. Safe and walkable streets have careful design of the sidewalks, a wide walkway, even pavement, and accommodate all users, to include people with disabilities. Safe streets also buffer pedestrians from vehicles, and provide crosswalks placed in areas where they are needed, and where pedestrians can be seen by drivers.

## Policy 3

Smart practices of walkable streets



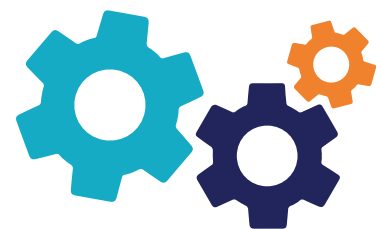
Lakeside DFW



Mueller Austin

### Walkable Community Actions

1. Develop block length and street requirements to support a compact, highly connected street network that accommodates pedestrians, bicyclists, vehicles, and various forms of transit.
2. Ensure parking standards reflect changing demand and improve parking efficiency and supply by promoting shared parking, transit access, and efficient site design.
3. Identify areas that are suitable for mixed-use development and apply mixed-use development standards to those locations.





**“** *Human scale, quality development  
equals a great neighborhood.* **”**

*~ Open House Participant*



# Mobility



## Goal:

**Provide multiple ways to safely move through and around the area (driving, biking, walking, and transit), and reduce congestion on Plano’s thoroughfare network.**

The mobility network in Oak Point will support new development and long-term economic health. Getting around will be comfortable, safe, and convenient for all modes – cars, transit, walking, and bicycling. A network of streets, transit routes, and trails will provide connections to amenities within Oak Point and around the region, including job centers, open spaces, and natural areas.

Prior to the rise of the automobile in the 20th Century, streets were designed and scaled to accommodate pedestrian travel as a primary means of transportation. This resulted from compact development patterns and streets that were closely connected to the uses along them. As automobile use increased during the latter part of the 20th Century, engineering standards and municipal requirements were primarily geared toward increasing the efficiency of automobile movement. Consequently, other modes of transportation—such as walking or biking—were given less consideration. The result was a street system that created an environment that was uncomfortable for bike and pedestrian users, reinforced the automobile as the primary mode of transportation, and disconnected land uses from the streets that served them.

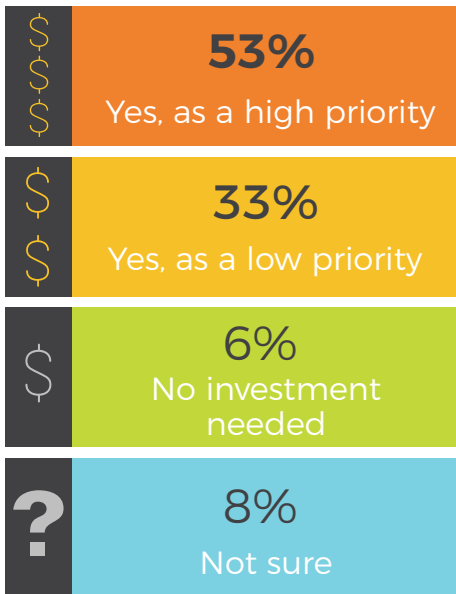
In recent years, there has been a cultural shift toward building streets that better balance various types of travel and provide safe accommodations for cars, bikes, and pedestrians. This approach to street design has many benefits which increase the overall quality of life and quality of place. These include: .....

- ▶ Improved safety for all users, regardless of age, ability, or mode of transportation, by improving intersection and sidewalk design and reducing the number and severity of collisions.
- ▶ Reduced traffic congestion by promoting the use of alternative means of transportation for shorter trips, which in turn increases the overall capacity of the transportation network.
- ▶ Economic growth by reducing travel costs and time, while encouraging economic activity along the street.
- ▶ Improved public health by promoting active transportation, such as biking or walking.
- ▶ Reduced burden on other infrastructure when stormwater management best practices are integrated into street design.
- ▶ Improved air and water quality resulting from reduced congestion and better stormwater management practices.



## Policy 1

► Should we invest in sidewalks, bike routes, trails and more crossings to improve safety in the Oak Point area?\*



\* These results are compiled from the live polling activity and the online survey (166 responses).

### Mobility Improvements

- Enhanced Pedestrian Crossings
- Proposed Thoroughfare
- Illustrative Local Street
- Bicycle Pathways
- Pedestrian Connections
- Enhanced Sidewalk/Trails
- Rail or Bus Rapid Transit (BRT) Stops
- Express Bus Stops
- Local Bus Stops

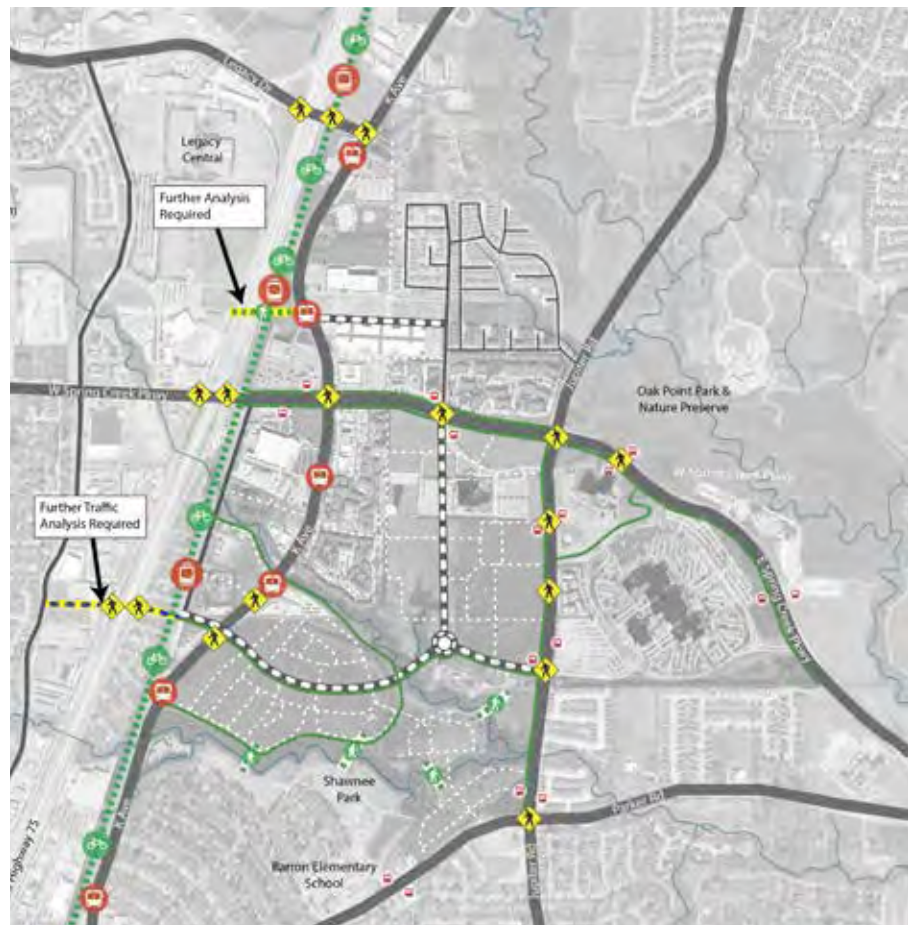
## Connected Community

Improve access to community amenities with a connected transportation system, increasing walking, biking, and transit opportunities in and around Oak Point.

The existing roadway network in the Oak Point Area is built upon a suburban arterial grid. Some of the grid, such as Legacy Drive, is disconnected due to environmental and development barriers. Because of this condition, much of the traffic generated in the study area is funneled through Spring Creek Parkway.

In addition, the high development potential of the area, regardless of its level of intensity, means additional traffic will contribute to the existing traffic concerns expressed by the community. Reducing the impact of this growth on the network can be accomplished by expansion of transit, providing bicycle trails and facilities, and improving pedestrian connections and crossings. Improving roadway connectivity, especially to US 75, will also be essential to increase the capacity of the network and improve access in Oak Point.

Map of Network Improvements







**Type D: Secondary Thoroughfares**

One of the key improvements to the roadway network is the implementation of the East-West Connector bisecting the southern segment of Oak Point. This roadway will initially connect from Jupiter Road to K Avenue, with future consideration to extend this connection to provide access to US 75 via the north and southbound frontage roads. This roadway is recommended to be a Type D thoroughfare based on the City of Plano thoroughfare classification system with approximately 110 feet of right-of-way.

New connections to US 75 are complex considerations for the community, as this issue is strongly influenced by surrounding development, as well as deliberations on the future of US 75 and transit facilities adjacent to that corridor. These connections, as well as the consideration of any extensions of Los Rios Boulevard or Chaparral Road, are best addressed as part of a broader discussion and review of the City’s Throughfare Plan Map.

**Type E: Secondary Thoroughfares**

Within the Oak Point study area, internal thoroughfare connections will be important to reduce the number of shorter trips that occur on the major roadways. If these shorter trips can be conducted on the internal network, then less traffic will be added to the more primary roadways of Spring Creek Parkway, Legacy Drive, K Avenue, Parker Road, and Jupiter Road. The Type E classification is applied in two different locations in the study area to provide connections throughout the area.

The first proposed connection extends north from a proposed roundabout within Lavon Farms to connect with Des Moines Drive. It is proposed to consider a change in design of Des Moines Drive north of Spring Creek Parkway to calm traffic, improve the streetscape, and to be consistent with surrounding development to the north and south of Spring Creek Parkway.

The second proposed connection is an east-west connection from Des Moines Drive to K Avenue on the north side of the existing Plano Market Square Mall. These Type E roadways provide access but do not have the capacity to handle large amounts of traffic.

**Local Streets**

New local streets will need to be constructed to provide access to new neighborhoods, jobs, and amenities. These streets should be laid out in a well-connected grid with smaller block sizes, to be highly pedestrian-friendly and provide easy access to higher capacity thoroughfares. These roads will be Type F (Collector) or Type G (Residential Street) thoroughfares. Both of these are two-lane, undivided roadways with lower design speeds.



Alternative Type D Thoroughfare

**Travel Demand Modeling**

Due to current traffic characteristics in the area, the City desired to analyze the implications of potential improvements to the mobility network in the northeast portion of Plano. A detailed study was conducted using a traffic model to compare how different roadway improvements would impact traffic in and around Oak Point. Final results indicate that new thoroughfare connections may reduce future congestion on Spring Creek Parkway; however, potential thoroughfare extensions must account for long-term fiscal impacts and community preferences for (or against) potential improvements.



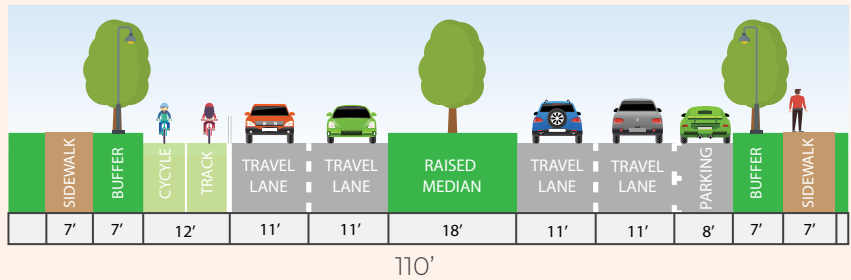
Local Residential Street



## Potential Street Configurations

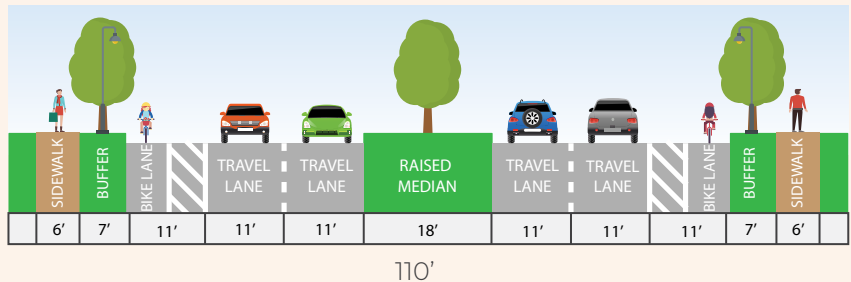
### Secondary Thoroughfare with Cycle Track

This thoroughfare provides vehicle capacity of up to 20,000 vehicles per day. A parallel bicycle facility known as a cycle track separates bicyclists from vehicle traffic. A cycle track accommodates two directions of traffic in one area.



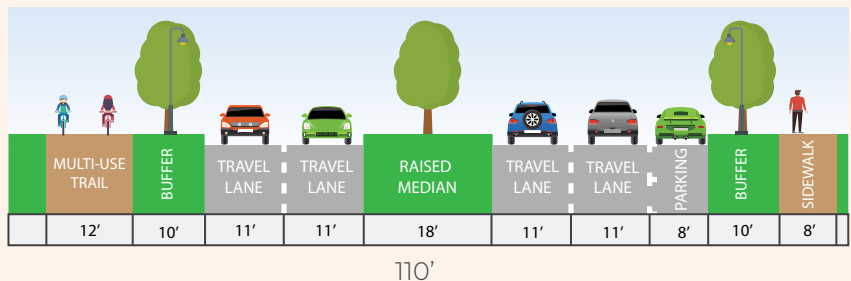
### Secondary Thoroughfare with Buffered Bike Lanes

This thoroughfare provides vehicle capacity of up to 20,000 vehicles per day. Parallel bicycle facilities are on each side of the roadway accommodating bicyclists in the same direction as the vehicle traffic.



### Secondary Thoroughfare with Trail and Parallel Parking

This thoroughfare provides vehicle capacity of up to 20,000 vehicles per day. Bicycle and pedestrian traffic are separated from the vehicle traffic. On-street parking can be accommodated on one-side of the roadway in this example.

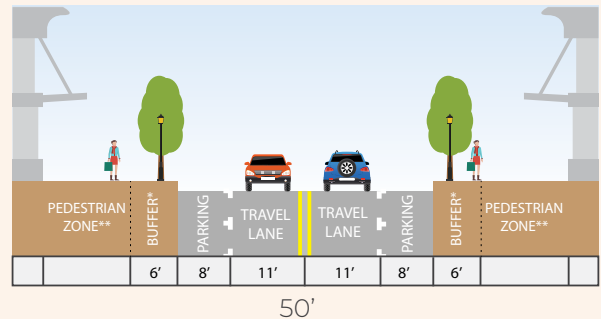


### Local Street in an Urban Context

This local street has a low volume of vehicles at low speeds. Access to surrounding uses is the primary characteristic of these streets. On-street parking can be provided if desired by local businesses and property owners. Additional area for pedestrians may be required as an easement to accommodate the pedestrian traffic in an urban area. Bicycle facilities can be provided as a separated lane or as a shared lane such as a sharrow.

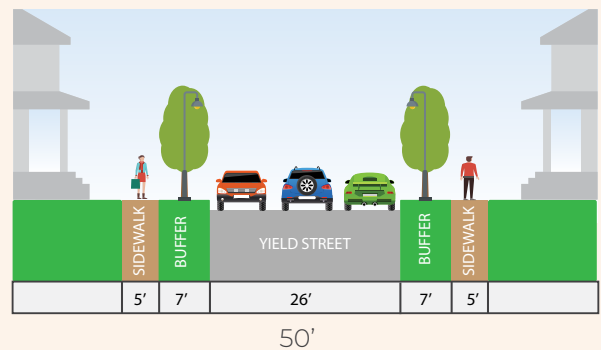
\* Buffer includes edge zone and furnishing zone.

\*\*Pedestrian zone includes the throughway zone and frontage zone, pedestrian zone width determined in the development standards.



### Local Street in a Suburban Context

This local street has a low volume of vehicles at low speeds. Access to homes and residences is the primary characteristic of these streets. Unmarked on-street parking is typically provided to accommodate some of the parking that may be needed. Building set back requirements are determined through the zoning and development standards. Bicycle facilities are not provided on this type of street, however shared lane marking and signs can be provided.





Providing Trail Connectivity

A common suggestion received from the stakeholders and the public during the Envision Oak Point planning process was to emphasize the natural elements as strengths of the area. The natural areas, such as the creek corridors that bisect the study area, the Oak Point Park & Nature Preserve, and Shawnee Park, all provide opportunities for the community to enjoy recreational opportunities and the outdoors in a natural setting.

Building upon those strengths, the Oak Point mobility plan emphasizes providing increased trail connectivity and access for pedestrians and bicyclists by connecting these amenities to new development and the surrounding community.

Off-Street Trails

The primary recommended off-street trail in Oak Point is located on the western edge of the study area. Similar to the Central Trail in Richardson, which parallels the DART rail transit corridor, incorporating an off-street trail along the DART right-of-way in Plano (DART Trail) is an important improvement for Oak Point and the surrounding areas of Plano. Providing a connection from the DART Trail to the Bluebonnet Trail will provide a loop around the study area as the Bluebonnet Trail connects with the Oak Point Park and Nature Preserve.

The DART Trail would also fill an important gap in the Regional Veloweb that the North Central Texas Council of Governments (NCTCOG) has been implementing.

Additionally, off-street trails are recommended along Spring Creek Parkway and Jupiter Road. The East-West connector also has the potential to include an off-street trail if an on-street bicycle facility such as a cycle track or bicycle lanes are not included within the right-of-way. These roadways have additional roadway right-of-way that provide the opportunity to achieve a minimum of a 10-foot trail.



Multi-Use Path



Rail Trail



Walking Trail at Oak Point Park



Find trails on Map of Network Improvements on **page 50**



## Crossings



HAWK Signal



Rectangular Rapid Flash Beacon



Buffered Two-Way Cycle Track

Proposed pedestrian improvements are recommended on all major roadways within the Oak Point area to help pedestrians cross safely, especially if they are trying to access transit stops. Throughout the planning process and community engagement, Jupiter Road was identified as a difficult roadway to cross as a pedestrian, particularly for those that are crossing from the college to the DART transit stops on the west side of Jupiter. As the area develops and as roadway connections are built to connect with Jupiter, pedestrian infrastructure will be required. If traffic signals are warranted along this corridor, pedestrians will have the opportunity to cross safely using pedestrian actuated signals. Other pedestrian improvements can involve infrastructure such as a Rectangular Rapid Flash Beacon (RRFB) or a High intensity Activated cross Walk (HAWK) signal.

While it is a goal to create additional signalized intersections along Jupiter Road, K Avenue, and Spring Creek Parkway, these pedestrian-activated improvements can be implemented in areas where traffic signals are not warranted.

## On-Street Bicycle Facilities

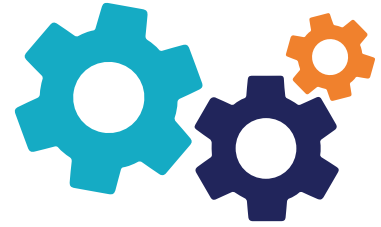
On-street bicycle facilities such as bike routes or bike lanes are implemented to improve safety for bicyclists that utilize the travel lanes. In Oak Point, the proposed East-West Connector and North-South Collector thoroughfares provide opportunities to implement on-street bicycle facilities. Incorporating bicycle lanes into these thoroughfares will help increase mobility for bicyclists within the area. For the East-West Connector, a cycle track can be considered to separate bicyclists from pedestrians that will use the adjacent multi-use trail.

The existing thoroughfares do not have any recommended on-street bicycle facilities due to either limited right-of-way, high traffic volumes, and/or high traffic speeds.



### Connected Community Actions

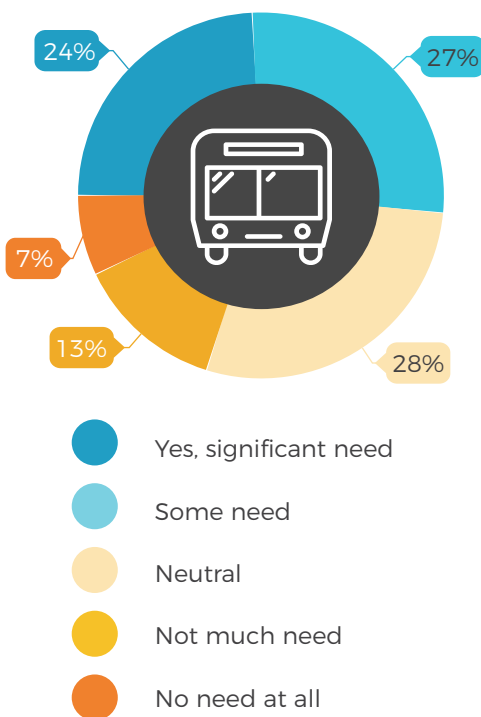
1. Update the transportation maps in the city's comprehensive plan to include primary street, transit, bicycle, and pedestrian connections critical to implementing Envision Oak Point.
2. Update the city's Thoroughfare Standards Rules and Regulations to accommodate standards and guidelines that apply context sensitive design techniques to Plano's street network.
3. Conduct a study of traffic impacts resulting from growth in and around northeast Plano, and provide recommendations for improving efficiency and safety of the existing street network.
4. Complete the sidewalk network as Oak Point builds out, prioritizing the implementation of multi-use paths along Spring Creek Parkway and Jupiter Road.
5. Prioritize development of an enhanced pedestrian crossing of Jupiter Road to safely connect to Collin College and Oak Point Park and Nature Preserve.
6. Develop a toolkit and implementation plan for improving pedestrian and bicyclist safety at Oak Point intersections.
7. Develop and adopt design standards and guidelines for dedicated bicycle facilities and multi-use paths in Oak Point.
8. Use Oak Point as a demonstration area for improved planning and implementation of buffered bicycle facilities. Implement separated bike facilities along the main east/west collector street bisecting Lavon Farms.
9. Incorporate end of bicycle trip amenities such as parking, maintenance, and shower facilities in relevant regulatory and design guideline documents.





## Policy 2

► Is there a need for improved public transit within the Oak Point area?\*



\* These results are compiled from the live polling activity and the online survey (166 responses).

### Public Transit

Work closely with DART and Collin County on future expansion of bus and rail transit, as well as the siting of future transit stations.

The need for transit options is expanding in importance as the entire North Texas region experiences tremendous population and employment growth. Located just a few miles north of the Parker Road Station on the Dallas Area Rapid Transit (DART) Red Line, Oak Point is positioned to benefit from its proximity to transit.

Throughout the Envision Oak Point planning process, stakeholders, and residents expressed support for enhanced transit access in the area, with emphasis on extending the light rail service from Parker Road Station. DART has indicated that if Allen, Fairview, McKinney, and others to the north do not join DART, it will be difficult to extend the Red Line without significant city financial participation.

Nevertheless, with the increasing opportunity for the Cotton Belt Line to be extended from DFW Airport to Plano, the cities north of Plano may have an increased desire to connect to the Red Line through alternative options, such as creating their own transit provider, similar to the Denton County Transportation Authority (DCTA). A station in the Oak Point area could serve as a link between DART and this new provider, following the model of the Trinity Mills station in Carrollton, which connects DART’s Green Line to DCTA’s A-Train.

The following potential transit opportunities would increase and improve transit access as development in Oak Point advances.

### Rail or Bus Rapid Transit

The DART right-of-way on the western boundary of the study area presents opportunities to expand rail transit or Bus Rapid Transit (BRT) in a dedicated location not impeded by other travel modes. Throughout the DART service area, rail service has been the primary transit mode within a dedicated right-of-way. However, BRT can be considered as a “rubber-tire” option to lower capital costs while still providing a high-capacity, high-frequency transit service within a dedicated right-of-way. Both technologies benefit the user because they are consistently on-time and travel time is not affected by other traffic if grade separated.

Cost comparisons between BRT and rail transit vary significantly depending on the characteristics. While BRT buses cost less than rail transit vehicles, they incur higher maintenance costs over the life of the vehicle and lower



passenger capacities. When constructed on a separated guideway, the cost for construction remains similar between the two technologies because of similar land acquisition costs and construction details. When constructed in a shared lane/corridor context, BRT can be much less expensive; however, efficiency is reduced as a result of travel times being affected by surrounding traffic.

To improve network connectivity in the Oak Point area for all modes, it is important for the Rail or BRT service to be grade separated to allow for improved transit and vehicle operations. Elevating the transit service above grade will allow for the Oak Point area to expand the roadway network to include a more interconnected grid to disperse traffic. Currently, the DART right-of-way is a barrier to providing access between US 75 and Oak Point. This results in a concentration of vehicle, pedestrian, and bicycle traffic focused on the few available crossings, causing unsafe and/or undesirable conditions for pedestrians and bicyclists in the area.



DART Rail Transit Station

**Express Bus Service**

In 2017, DART established the 211 Express Route service that connects the Parker Road Station to the Northwest Plano Park and Ride in Legacy Town Center. This route primarily uses Spring Creek Parkway to connect the two areas in Plano and has limited stops with 15 minute headways during peak times (6:00 AM to 9:00 AM) and (3:00 PM to 7:00 PM).

Through the Envision Oak Point planning process, K Avenue was identified as a potential roadway for supporting express bus service. The location of the express bus stops would be based on the proposed adjacent development to maximize the ridership from this route to connect Parker Road Station and Oak Point to the Legacy business area.



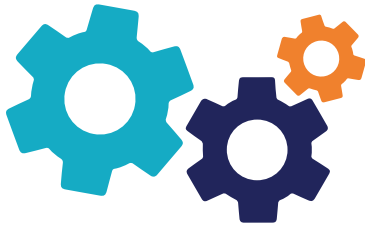
DART Express Bus

**Regular Bus Service**

Regular bus service would continue service to neighborhoods within Oak Point and the Spring Creek Campus of Collin College. The most important improvement for regular bus service is pedestrian access. Crossing Jupiter Road and Spring Creek Parkway can be difficult for pedestrians, especially with a large distance between signalized intersections that have pedestrian activated signals. Additional enhancements to bus service include providing regular shuttles between Collin College and Parker Road Station, as well as improved transit shelters within Oak Point.



DART Bus Station



## Public Transit Actions

1. Participate in the development of a strategic public transportation plan for Collin County and promote Oak Point as a key conduit for connecting future improvements to the existing system.
2. Participate in DART long-range planning efforts and advocate for enhanced rail and bus transit facilities in Oak Point.
3. Work with DART to develop near-term strategies for improving bus transit in Oak Point.
  - a. Create shuttle connections between Parker Road Station and Collin College.
  - b. Include the Oak Point area in express bus routes between Legacy business area and the Parker Road Station.
4. Work with Collin County and DART to develop long-term strategies for rail and/or bus rapid transit facilities in Oak Point.
  - a. Identify enhanced transit mode(s) serving Oak Point.
  - b. Identify preferred station area locations.
  - c. Create station area plans to promote the desired character and function of the stations.
5. Work with DART to improve existing transit stops and ensure future transit stops provide shade, comfort, and safe access to the user.
6. Initiate planning and construction of a rail trail linking Spring Creek Parkway to Parker Road Station.





## Accessible Street Design

Ensure that the construction of future streets and the reconstruction of existing streets supports desired development and incorporates innovative street design and management.

### Streets that Support Desired Development

Regardless of age, ability, or mode of transportation, streets must be safe for everyone. In many cases, this requires retrofitting existing streets to better accommodate users other than cars. This changing approach to street design and construction is guided by an overarching policy that defines priorities and outlines appropriate techniques to achieve them. Examples of safe and walkable street policies include:

- Using traffic calming techniques such as on-street parking to reduce speeds in areas of high pedestrian activity and to improve safety;
- Defining streetscape elements in a manner that provides improved ADA access; and
- Designing intersections to minimize conflicts between pedestrians, cyclists, vehicles, and transit to improve multimodal safety.

### Emerging Technology

Mobility technology is changing rapidly with changing demographic trends and mobility preferences. Increased preference for mixed-use neighborhoods, decreasing demands on car ownership, and the desire for people to be located closer to employment is driving these changes in technology. Autonomous vehicles will provide benefits that include increased overall safety and reduction of crashes, increased mobility options for users with disabilities, and increased efficiency of the network.

Although we may be many years away from full automation, driving patterns are changing because of this future technology. Car manufacturers are phasing in new automation technologies that may require cities to adapt to these changes. As cities implement Smart City technologies, intelligent vehicles will be able to communicate with traffic signals to determine the travel speed to maximize efficiency and fuel economy.

## Policy 3



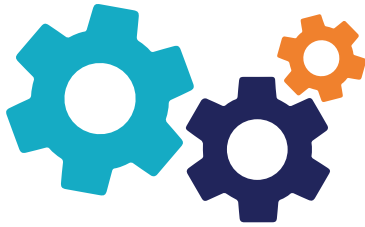
Traffic Calming Feature



Autonomous Vehicle



## Accessible Street Design Actions



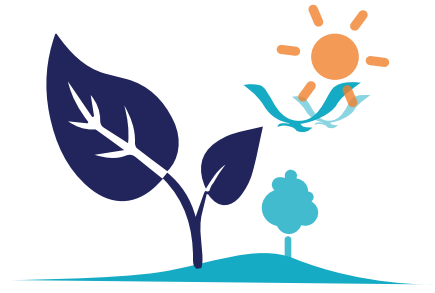
1. Implement service level enhancements deemed effective and feasible by the northeast Plano traffic study (See Policy 1, Action 3), in collaboration with other public agencies and private property owners.
2. Plan for the safe access of all users during right-of-way acquisition and conceptual design for new streets, and resurfacing or rebuilding existing streets. Incorporate street cross sections, technical details relating to street design, as well as where and how to apply these techniques throughout Oak Point.
3. Evaluate current guidance and manuals relating to street and intersection design for criteria to improve safety and comfort for pedestrians, bicyclists, and ADA accessibility, and amend as necessary.
4. Implement additional intersection improvements and improve signal timing along K Avenue, Spring Creek Parkway, Parker Road, and Jupiter Road to improve pedestrian safety and manage congestion.
5. Participate in regional planning initiatives focused on the implementation of autonomous vehicle and other Smart City technologies that may benefit Oak Point.
6. Review regulations for internal connectivity and block size for conformance with Envision Oak Point.

“ I want bicycle and pedestrian connections, sidewalks, bike lanes, and better DART service to Collin College. ”

~ Open House Participant



# Parks, Recreation + Open Space



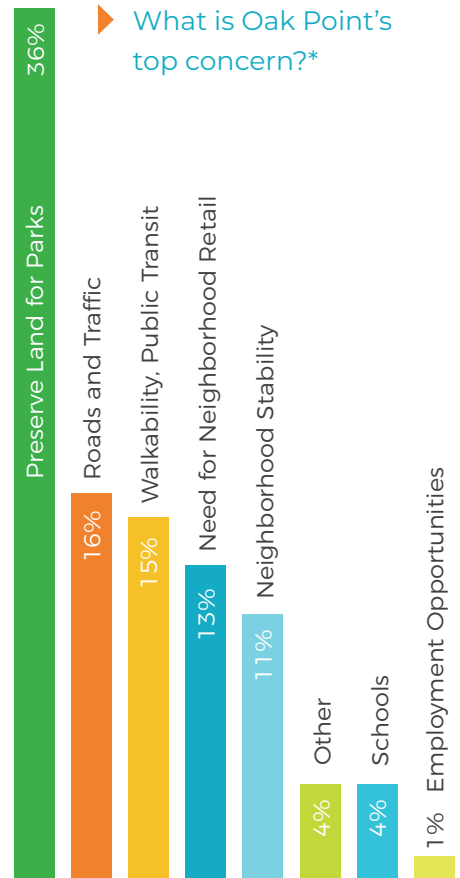
## Goal:

Create an integrated system of parks, trails, and open space so that Oak Point residents live within walking or biking distance of a quality neighborhood park or open space area.

Oak Point has abundant and varied open space, allowing residents and visitors to enjoy nature within the city. The Brown and Bowman branches of the Rowlett Creek watershed serve as the organizing spine of the Oak Point open space network. New open spaces and trail corridors will interact with the creek network to connect new development and existing neighborhoods to the surrounding recreational amenities, which include Oak Point Recreation Center as well as adjacent open space destinations such as the Oak Point Park and Nature Preserve, Oak Point Amphitheater, Shawnee Park, and the Bluebonnet Trail.

The Oak Point vision provides a framework for accommodating a range of recreational amenities, and will add diversity to the surrounding northeast Plano open space network. This network will be comprised of amenities that vary in character, scale, and programming, ranging from more traditional open space features such as playgrounds and pocket parks, to socially-oriented civic spaces, such as plazas and greens. This open space network will also provide opportunities to maintain connections to the area’s rustic character and agrarian past, with opportunities to support small-scale farm and ranch activities, and other innovative food production uses. Environmental resiliency is a key element of the Oak Point vision, and this open space network will support this goal by incorporating stormwater management features and environmental educational programming within public and private open space features.

▶ What is Oak Point's top concern?\*



\* These results are compiled from the live polling activity and the online survey (166 responses).



## Policy 1

### Accessible Open Space

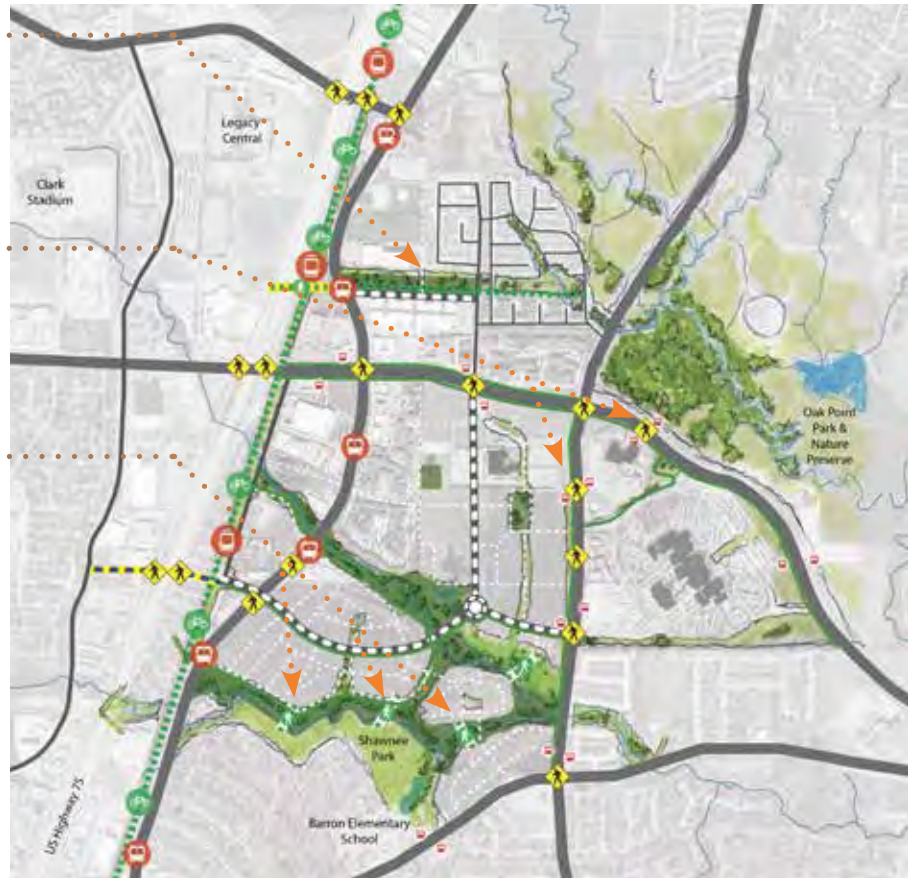
Ensure that recreation areas, parks, trails, and open spaces are easily accessible to residents and park system users of all ages and abilities.

Green and Open Space Network Map

○ A linear park along the existing power line easement provides nearby green space to the redeveloped Plano Market Square Mall site.

○ New pedestrian crossings connect Lavon Farms, Collin College, and the Oak Point Recreation Center to the Oak Point Park and Nature Preserve.

○ A well-connected street network and pedestrian connections allow residents of new neighborhoods to easily access parks, the rural preserve, greenbelts, and other natural spaces.



#### Universal Design Principles

- ▶ Attractive to people with diverse abilities, and accessible to all users.
- ▶ Easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
- ▶ Accommodates a wide range of individual preferences and abilities.
- ▶ Communicates necessary information effectively to users with a variety of sensory abilities.
- ▶ Uses different modes (pictorial, verbal, tactile) for presentation of essential information.
- ▶ Provide a clear line of sight and comfortable reach to important elements for any seated or standing user.

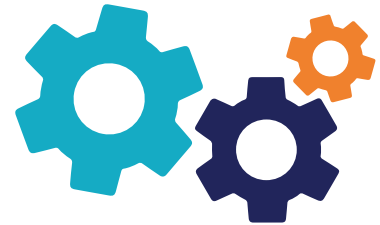
A strategy accommodating growth and development in Oak Point must have a plan for the deliberate inclusion of open space amenities as development occurs. This is particularly true given that one of Oak Point's most prominent assets is the surrounding network of natural and recreational areas. Time and again the community affirmed the value that they place upon these amenities. In addition to the proposed open space network depicted above, minimum open space standards should be adopted to accommodate site and neighborhood serving open space areas, such as neighborhood parks and public plazas within Activity Centers.

Given the diversity of the population, and the desire to support residents of all ages and abilities, parks and open spaces should incorporate universal design principles:



Accessible Open Spaces Actions

1. Update the map elements of the city’s comprehensive plan to include new public spaces critical to implementing the Oak Point vision.
2. Assess minimum open space and improvement requirements with any new zoning regulations in Oak Point, with emphasis on ensuring sufficient open space for new housing opportunities.
3. Consider universal design in the design and construction of new parks and recreation facilities.
4. Construct multi-use paths and pedestrian bridges within designated trail corridors.
5. Provide bicycle and pedestrian connections between Lavon Farms, Shawnee Park, and Oak Point Park and Nature Preserve to facilitate safe routes to school for area students.
6. Install wayfinding signage, bicycle parking, and maintenance stations at key destinations along the Oak Point trail network.



Bicycle Parking



Pedestrian Bridge



Universal Design Playground

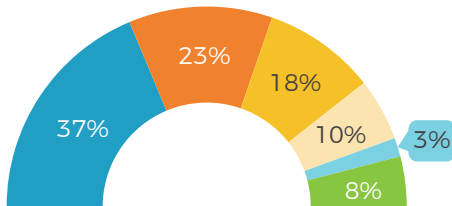


## Policy 2

# 72%

of the survey respondents chose **'protection of natural areas/ additional parks, trails, open space'** as their first and second most important outcome for Oak Point.\*

► What type of parks and open space is most needed in the Oak Point area?\*



- Trails within nature corridors
- Pocket parks within neighborhoods and retail areas
- Preservation areas
- Athletic fields
- Linear parks
- Not sure

\* These results are compiled from the live polling activity and the online survey (166 responses).

### Green Networks

Maintain and enhance a network of natural open spaces that preserves scenic vistas, wildlife corridors, plant habitats, and their ecological functions and values.

#### Rural and Natural Preserves

Reserving land for small-scale agricultural activities and preserving open space in its natural form are critical strategies for maintaining connections to the natural heritage of this area. Preserves are generally protected to be left in their natural state, and in the case of rural preserves, to showcase the agricultural past of an area.

Thoughtful development and design can help preserve these natural areas for the enjoyment of residents and visitors of the area. For example, creating a buffer around existing streams in which development cannot occur preserves these important habitat areas, while also reducing the risk of property damage in flood-prone areas. Additionally, connections between natural areas and neighborhoods, including trails and multi-use paths, should be created and preserved.

Preservation of a component of the Lavon Farms provides a unique opportunity to maintain agricultural production as growth and development emerges within Oak Point. The rural preserve will also serve as a guiding element in maintaining the character of the area with a strong sense of open space, and influencing the site design, architectural character, and retail programming of adjacent development.

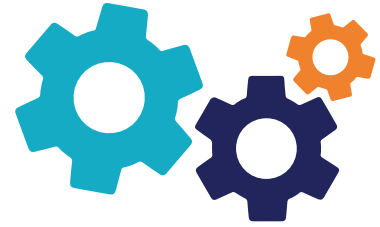


Rural Preserve



Green Networks Actions

1. Acquire necessary parkland and trail easements to support implementation of the Oak Point vision.
2. Protect natural areas and wildlife corridors by promoting site design techniques that discourage the reclamation of flood-prone areas.
3. Adopt street design standards that prescribe multi-use paths adjacent to creek corridors and encourage single-loaded streets where feasible to improve pedestrian access.
4. Plan and construct a trail through the Oak Point Recreation Center site that efficiently connects enhanced pedestrian crossings at Spring Creek Parkway and Jupiter Road.
5. Identify Oak Point open space areas that may support stormwater management, permaculture, and other environmental education programming.
6. Partner with local permaculture advocates to support the installation and maintenance of permaculture features within Oak Point open spaces.



Greenbelt



## Policy 3

### Diverse Open Space and Amenities

Create neighborhood park and community amenities of varied scale and character, and provide diverse, healthy recreational opportunities for area residents.

Memorable places successfully use open space to organize development, bring order to an area, and create a system of shared space that reinforces the desired community character. Parks and open spaces can serve many functions—environmental, recreational, ceremonial, connectivity, and visual relief—and exist at a variety of scales. The following types of parks and public amenities provide social and recreational opportunities in Oak Point.

#### Civic Plazas and Greens



Attached Green

Plazas and greens are generally more formally-designed spaces that mark significant locations or gathering spaces. Sizes vary, and the surrounding context is generally comprised of civic uses or more highly developed environments. Successful plazas and greens are socially inclusive and surrounded by active uses, and generally include amenities such as outdoor seating, public art, fountains, and formal landscaping. Development surrounding the Plano Event Center, as well as areas surrounding the Collin College campus, are ideal for the inclusion of plazas and greens.

#### Neighborhood Parks



Neighborhood Park

While Oak Point is adjacent to large regional recreational draws - the Oak Point Park and Nature Preserve and the Oak Point Amphitheater - neighborhood parks provide active and passive recreational opportunities for residents living within the immediate area. Neighborhood parks can range anywhere from one to 15 acres and primarily serve a population within a five to ten-minute walk. Park amenities accommodate users of all ages and can include playgrounds, play fields and courts, trails, and landscape features. New neighborhoods developed in Oak Point will include smaller neighborhood parks while providing additional connections to the existing Shawnee Park.

#### Linear Parks, Trails, and Greenways



Trail Corridor

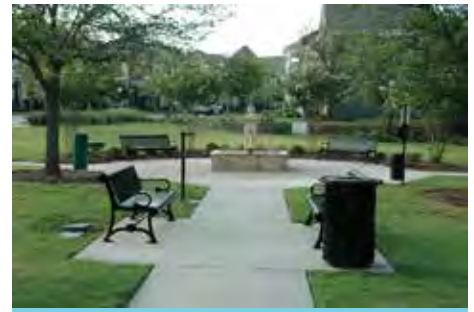
Linear parks can serve as connective tissue throughout an area, and can provide both recreational as well as transportation opportunities for bicyclists and pedestrians. There are many opportunities within Oak Point to develop these types of paths and greenways along the existing creek network, under powerlines, and through development areas. Linear Parks and trails will connect emerging neighborhoods to local amenities such as Collin College, the Oak Point Recreation Center, Shawnee Park, Oak Point Park and Nature Preserve, as well as to commercial destinations.





### Pocket Parks and Plazas

Pocket parks and plazas are often utilized to insert natural relief into larger blocks or take advantage of small areas of land in rights-of-way or other constrained spaces. They generally serve a population within about a five-minute walk, and are primarily used for gathering. They can be landscaped or hardscaped, and generally provide seating or some other communal function, such as community gardening. Pocket parks are appropriate to be integrated into a variety of contexts throughout Oak Point from mixed-use to residential.



Pocket Park

### Diverse Recreational and Local Food Production Options

Supporting community health is a key goal of this plan, and the Oak Point open space network will do this by providing more diverse recreational opportunities for area residents. In addition to sport fields, playgrounds and other traditional recreational facilities, Oak Point can attract additional types of activities such as pickleball, outdoor fitness areas, and other emerging interests.

Oak Point also presents an opportunity to support an agrihood, an emerging trend in community development that incorporates local food production in recreational and commercial programming of neighborhoods. This could be carried out at a variety of scales, ranging from community gardens in parks, to small-scale farming and ranching.



Pickleball Courts

### Diverse Open Space and Amenities Actions

1. Develop civic and open space types, design standards, and guidelines calibrated to desired character in Oak Point.
2. Encourage smaller, neighborhood-serving open spaces to be privately owned and maintained. Require public access be provided to these private features.
3. Develop standards and design guidelines that require open space and natural features to be fronted by buildings where possible.
4. As the Plano Event Center site evolves, prioritize development of a civic space such as a plaza or square to support outdoor social activities and programmed special events.
5. Partner with the Plano Market Square Mall property owner and electric utility service providers to integrate the overhead utility easement into Oak Point’s open space network, reducing the largest heat island in Oak Point.
6. Consider publicly accessible recreational amenities such as pickleball, outdoor fitness studios, and other diverse options as a means for fulfilling open space requirements.





PUT ME IN COACH

“ *The plan shows regard for open spaces, pedestrian and bike mobility that extend into this vision.* ”

*~ Open House Participant*



# Placemaking + Community Design



## Goal:

**Celebrate the many cultures, lifestyles, and distinct natural heritage of the area through thoughtful design elements, innovative development, well-designed streetscapes, inviting public spaces, and a vibrant neighborhood center.**

An important part of the Oak Point vision is to create a place that Plano citizens view as important to community life and their daily experience. Oak Point’s character and identity celebrates the many cultures and lifestyles within the community, as well as the area’s distinct natural heritage. Oak Point’s identity is reinforced by its most prominent places, the rural preserve and a neighborhood center that offers well-designed streetscapes, desirable dining and entertainment options, and a vibrant civic area.

Many components of a place combine to define community identity. Land use, form, and character, mobility elements, and open space amenities form the primary framework that establishes place and identity, but smaller design elements such as gateways, signage, and public art also serve to reinforce the desired character. It is often these smaller design elements that distinguish one place from another.

Oak Point’s character is currently influenced by its vacant land, natural areas, and lack of block structure. As change begins to occur, this vision will guide a transformation from an area that is disjointed and lacks identity to a complete, pedestrian-friendly community that conveys a true sense of place. To support this transformation, development will: .....

### Critical Placemaking Elements

- ▶ Integrate important pedestrian connections, providing pedestrian access between area destinations.
- ▶ Provide sufficient gathering spaces, dining, and entertainment options.
- ▶ Introduce a tighter-knit grid of streets to improve connectivity and walkability throughout the area.
- ▶ Consider how blocks are organized and laid out to frame terminal views of important destinations or landmarks.
- ▶ Take advantage of vistas from public spaces, and highlight important civic spaces.



## Policy 1



Small-Scale Dairy Farming



Old Farm House

### Preservation of Agrarian Character

Define the character of Oak Point by providing strong visual links to the past.

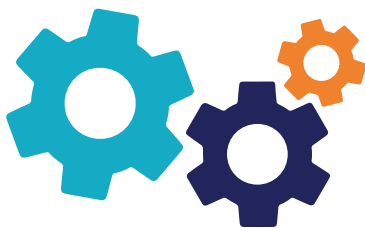
Lavon Farms, a family-owned dairy farm, has been active in Oak Point for generations. The farm milks Guernsey and Jersey cows and has an onsite farm store that sells raw milk and other dairy products. Residents grew up with this piece of the country surrounded by the city as it grew. People remember stopping by to talk and learn about farming practices.

As the Oak Point area develops, a segment of Lavon Farms and its existing buildings should be preserved to create a small-scale farm and ranch. This preserve could maintain and enhance the existing Lucky Layla Farm Store, while offering space for a working farm and/or ranch. Additional educational programming could address topics such as dairy farming, food production techniques, organic farming, and animal husbandry. The farm would be an asset to the community—children and families could enjoy visiting and learning about the animals and experiencing life on the farm, and farmers markets and community gardens would increase access to healthy, local food.

The Rural Preserve would draw people who wish to live in a modern suburban setting but still experience the farming lifestyle that was experienced by Plano residents for many years. Key elements such as community architectural themes, landscape design, and retail programming should be influenced by this connection to the area’s agrarian past.

### Preservation of Agrarian Character Actions

1. Work with Lavon Farms property owners to develop zoning that retains land for rural use and preserves existing agricultural uses.
2. Support and participate in the establishment of a permanent farmer’s market, community garden, or other community-oriented programming in the Lavon Farms rural preserve.
3. Develop design guidelines and other policies that encourage agrarian architectural design themes in Oak Point building design.
4. Mix formal and rustic landscape design elements in public spaces to reflect the historic farming character.
5. Formalize a brand and promotional strategy for Oak Point that links its future to its agrarian past.





## Great Streets

Create visually interesting streetscapes and provide gateways into Oak Point and east Plano.

### Streetscape

Street rights-of-way are often the largest component of shared space in a community, and consequently are a large factor in defining community character. With the lack of internal connectivity in Oak Point, there is a strong need to introduce a more connected street grid in the area. These new streets present an opportunity to reinforce community identity and provide for the safe and comfortable pedestrian environment desired in Oak Point.

Streetscape elements are among the most tangible features that contribute to community identity since they define the pedestrian realm. Features such as pedestrian lighting, landscaping, trash receptacles, newspaper stands, seating, public art, and rain gardens, if carefully considered and designed, provide an orderly, safe, and comfortable pedestrian environment. This is not only true for new streets introduced into Oak Point, but can also help make the existing Spring Creek Parkway, K Avenue, and Jupiter Road corridors more visually interesting for both commuters and pedestrians.

For areas where high pedestrian activity is being encouraged, careful attention to the design of places where vehicles interact with pedestrian space must prioritize the pedestrian. Cues such as limiting driveways and curb cuts, as well as design of driveway aprons so that the continuity of the pedestrian surface is maintained, can achieve this result.

### Art in Public Spaces

Art is a fundamental cultural expression, and can be used to add personality and whimsy to places, making them more memorable. Art in public spaces can provide interest to otherwise utilitarian elements such as seating and bike racks, marks important cultural or civic elements, and celebrates history. To avoid “plop-art” and develop a system of thoughtfully integrating art into the emerging built environment of Oak Point, artists must be included in early design discussions for important public elements. Art can be incorporated into the area through a variety of methods including sculptures, mosaic walls, murals, paving patterns, monuments, memorials, and shade and screening structures. Private developments should be encouraged to lead the way in exhibiting art in areas accessible to the public.

## Policy 2



Activated Streetscape



Art as Placemaking



## Streetscape Elements



### Streetside Context

The streetside context frames the street and serves as the transition zone between the public and private realm. Buildings, civic spaces, and private social spaces such as sidewalk cafes, activate and help define the character of the street. The context helps to determine which priority elements need to be considered along a thoroughfare.



### Pedestrian Zone

The pedestrian zone accommodates the pedestrian traffic along a corridor. This area is free from obstructions, including landscaping and street furniture. The width of this zone depends on the surrounding land use and context. This area may be smaller in suburban residential areas than in mixed-use areas.



### On-Street Parking

In both mixed-use and suburban areas, on-street parking is an important element of the streetscape. Parking along the street provides access to businesses, homes, and residences. On-street parking also provides an additional buffer for pedestrian traffic, particularly along busy streets.



### Landscaping

Landscaping along a corridor provides beautification while also being functional in increasing safety and comfort. Environmental benefits also stem from increased landscaping as part of a green stormwater infrastructure strategy, which reduces the amount of water run-off in developed areas.



### Bicycle Infrastructure

Incorporating bicycle infrastructure into the streetscape can lead to improved public health, while increasing safety for riders that previously shared the travel lane with vehicles. Bicycle infrastructure can be implemented with different degrees of separation. Sharrows or shared lanes typically provide a wider vehicle travel lane, while multi-use trails completely separate the bicycle and vehicle traffic. Cycle tracks, bike lanes, and buffered bike lanes are additional bicycle infrastructure that can be implemented along a street.



Vistas

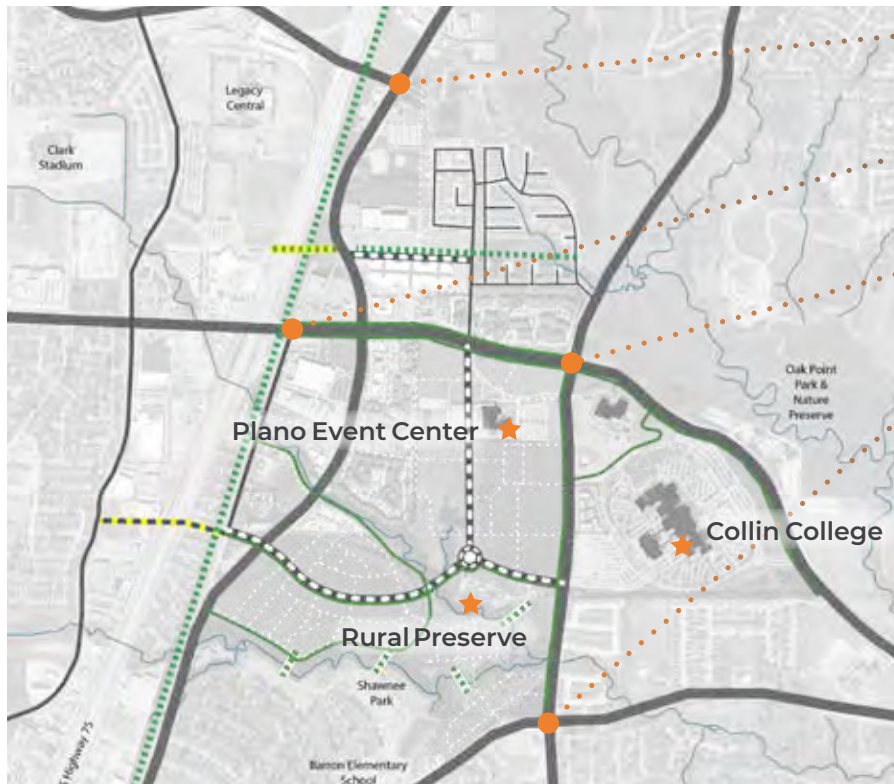
Due to its creek system and varied terrain, Oak Point presents some of the most prominent view corridors in east Plano. With any development that occurs in this area, it will be critical that access to these view corridors is preserved and new development is oriented in a manner that highlights key vistas. New development in Oak Point also presents opportunities to create new vistas, through the thoughtful placement of prominent buildings and open space features at the terminus of new streets. This community design technique creates prominent view corridors, adding visual interest for pedestrians and calming vehicle traffic on Oak Point streets.



Scenic Vista

Gateways/Focal Points

Arrival points along major corridors in Oak Point serve as main gateways, establishing character and reinforcing the distinctiveness of the area. The use of varied paving materials, enhanced cross walks, entry identification signs, and enhanced landscaping are among the strategies that can be used to identify the district.



- Northern Gateway,**  
Legacy Drive and K Avenue
- Western Gateway,**  
East Spring Creek Parkway and US 75
- Eastern Gateway,**  
East Spring Creek Parkway and Jupiter Road
- Southern Gateway,**  
Jupiter Road and Parker Road
- ★ Focal Points**

Additional focal points throughout Oak Point occur at other activity nodes or civic sites. These can be marked by landmark elements such as public art, distinctive open spaces and roadway designs, special landscaping, or enhanced architectural elements on prominently situated buildings. In addition to the community focal points noted on the map, smaller focal points within neighborhoods or commercial areas also serve to distinguish smaller districts within Oak Point.



## Wayfinding Signage



Typical Gateway Feature

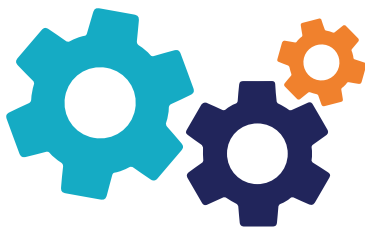


Wayfinding Signage

Signs function to create user-friendly areas by providing directions to local attractions and important destinations, and to identify individual businesses and attractions. Wayfinding signage reinforces the “brand” of a place while being clear and easy to understand. Wayfinding signage is especially important in Oak Point given the concentration of civic and regional amenities, as well as the number and scale of public events that occur in and around the area.

Commercial signs primarily identify business establishments. They must be attractive and functional. While individual branding is important, attention to scale and placement of signs can avoid visual clutter and further reinforce the identify of Oak Point.

A comprehensive sign program addressing both types of signs can foster safety and help identify businesses, buildings, and activities. A sign program must also consider signs that function at the vehicular scale as well as the pedestrian/cyclist scale.



## Great Streets Actions

1. Create streetscape standards and guidelines shaping new streets and the enhancement of existing local, collector, and arterial streets.
2. Promote green treatments for privacy and buffering in lieu of screening walls and other hardscape options.
3. Require street trees with new development to promote walkability and to achieve a more visually interesting streetscape.
4. Identify, preserve, and enhance prominent view corridors and create new vistas through thoughtful site design.
5. Identify key gateways and focal points as locations for distinctive architecture and site design features such as public art, enhanced landscape, and hardscape treatments.
6. Evaluate the use of wayfinding signage and identify key themes from the Oak Point brand that can be carried forward into sign design themes.





## Vibrant Neighborhood Center

Create vibrant neighborhoods that support a variety of activities for people of all ages.

### The Modern Suburban Community

The Oak Point vision blends traditional and mixed-use elements to support a modern, suburban-scaled community with a distinct neighborhood center supporting surrounding single-family neighborhoods and employment areas. This neighborhood center would serve as northeast Plano’s social hub and would provide more opportunities for east Plano residents to socialize and dine in Plano, in lieu of commuting to neighboring communities. Housing would be diverse, providing opportunities for a broad range of single-family homes, mixed-use housing, and senior housing.

Due to their unique qualities, municipalities are finding that modern suburban communities are best implemented through master planning. This helps ensure a patient implementation of a community-driven vision for the future in lieu of fragmented development driven by near-term market considerations.

### Development Character and Scale

Character and building scale in mixed-use areas will feel more like a traditional suburban downtown area or main street, and will include a mix of uses in buildings that are typically 2 -4 stories in height. Single-family areas will vary building types and lot sizes, engaging front yards with porches and stoops. Open space, trails, and pedestrian-friendly streets unify these places and define the character of the community.

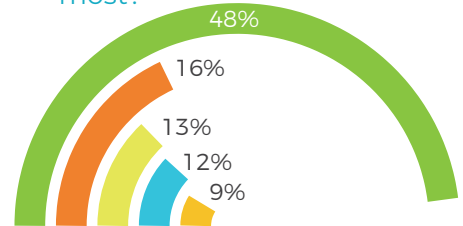
Local examples of existing and planned modern suburban communities can be found in the following section.



Hometown, North Richland Hills, Source: Arcadia Realty Corp.

## Policy 3

► What type of retail shopping area do you prefer to visit most?\*



- Activity Center (Watters Creek)
- Main Street (Downtown Plano)
- Regional Shopping Mall (Stonebriar Mall)
- Urban Center (Shops at Legacy)
- Neighborhood Retail Center (H Mart - NE corner of Parker and K Ave)

\* These results are compiled from the live polling activity and the online survey (166 responses).



Lakeside DFW, Source: Darling Homes



Watters Creek Allen, Source: The Lofts at Watters Creek



### MODERN SUBURBAN COMMUNITIES – EXISTING DEVELOPMENT



Source: Arcadia Realty Corp.  
<http://arcadiarealtycorp.com/portfolio/hometown-nrh-north-richland-hills-tx>

**Hometown, North Richland Hills** is a 300+ acre master-planned community with multi-generational living opportunities, premier open spaces, and a vibrant civic node.



**Lakeside DFW, Flower Mound** is a 155-acre master-planned community with a mixed-use main street and a broad range of multi-generational housing options adjacent to Lake Grapevine.



Source: Realty Capital Management  
<http://lakesidedfw.com/Lakeside-DFW-brochure-112812.pdf>



<https://www.montgomeryfarm.com/>

**Montgomery Farm, Allen**, through its 350-acre southern segment, provides a master-planned modern suburban community. This area includes the Watters Creek mixed-use node, and transitions to a broad range of single-family and mixed-use multifamily building types in the Montgomery Ridge neighborhood.



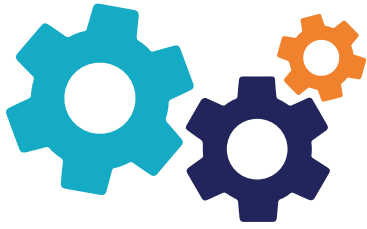


MODERN SUBURBAN COMMUNITIES – FUTURE DEVELOPMENT

**Goodnight Ranch, Austin** is a 700+ acre master-planned community in southeast Austin that recently initiated its first phase of development. This former dairy farm will support a broad range of housing types and a mixed-use neighborhood center, all within premium access to the adjacent 500+ acre Onion Creek Metropolitan Park.



Source: Benchmark Development  
<https://www.liveatgoodnight.com/vision>



### Vibrant Neighborhood Center Actions

1. Organize land use and block patterns in the Oak Point neighborhood center to support a pedestrian-oriented core of local streets that serves as Oak Point's civic area and social hub.
2. Require a mix of uses to support new housing in the Oak Point neighborhood center, prioritizing opportunities for high quality restaurants and other food-anchored land uses.
3. Create building form and public realm standards that promote strong community character, pedestrian-friendly streetscapes, and public spaces.
4. Establish design standards requiring new development to vary building types and façade design, and engage the street with pedestrian-friendly frontages such as porches, stoops, and shopfronts.
5. Maintain residential character and suburban scale, but improve community design and incorporate a better balance of commercial land uses and diverse housing opportunities.
6. Support unique development concepts that differentiate the area in the increasingly competitive Collin County suburbs.

**“** *I look forward to the changes coming to Oak Point. The key to making it more beautiful is walkability.* **”**

~ Open House Participant



# Environment + Infrastructure

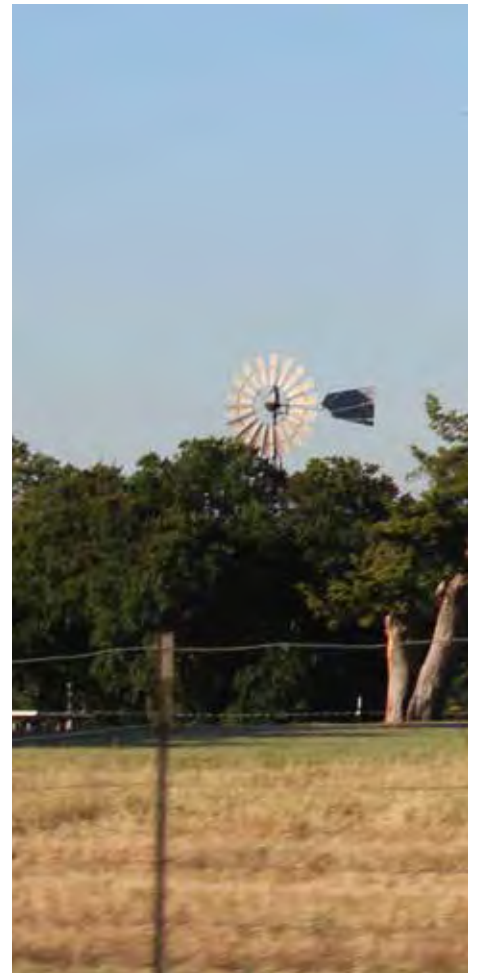


## Goal:

**Support long-term resiliency by integrating the area's rustic landscape into community design and mitigating the impacts of development on Oak Point's natural systems and infrastructure.**

Oak Point will be a healthy and beautiful place to live, work, and socialize – for both current and future generations. Smart development practices will ensure that residents enjoy clean air and water, good health, the beauty of nature, and abundant and thriving natural areas for years to come. As weather patterns continue to change and North Texas experiences more extreme weather events, it is critical that new development is resilient and can sustain through major events, such as flooding or periods of sustained drought.

Resilience will be achieved through the construction of new infrastructure and by thoughtfully integrating the existing green network into the Oak Point built environment. Preserving the area's tree canopy, planting new landscape that is drought tolerant, increasing capacity for stormwater management, and encouraging green building practices are just some of the techniques that may be utilized to achieve these goals. As these techniques are employed, it is important to also consider the placemaking benefits that can also be achieved by integrating these green design techniques into streets, parking areas, and open spaces.





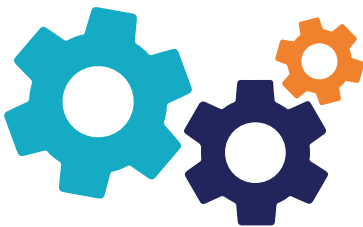
Policy 1

Stormwater Management

Promote and utilize green infrastructure strategies to support routine stormwater management and respond to major storm events in Oak Point.

Oak Point’s vast creek and open space network provides an opportunity for the city to become a leader in the use of green infrastructure stormwater management techniques. Proactive implementation of these strategies will help protect the environment in Oak Point by filtering stormwater runoff and reducing the rate of erosion in the Rowlett Creek watershed. In addition to improvements in water quality and storage capacity, and the preservation of the natural topography of the area, these techniques will also improve the quality of the public realm through increased landscape and shade, and a reduction in impervious surfaces.

Stormwater Management Actions



1. Identify flood hazard areas and develop a comprehensive water management plan to guide the establishment of stormwater management amenities in new development.
2. Develop design guidelines and promote the use of green infrastructure as a placemaking and stormwater management feature in private development.
3. Create stormwater demonstration projects to support environmental education programming and to evaluate techniques for compatible implementation in Plano.
4. Implement compatible green infrastructure features in Oak Point open space areas, public right-of-way, and around city facilities.



Bioswale



Stormwater Management



Flood Hazard Areas



## Utility Infrastructure

Plan for needed utility infrastructure capacity and mitigate the stresses and risks associated with sustained drought conditions.

As Oak Point grows and redevelops, utility infrastructure should be deliberately planned to support the anticipated future buildout of the area. In addition to planning for future needs, planning should be carried out to reduce long-term water consumption in Oak Point. Water conservation efforts should include public education as well as regulatory standards and guidelines that promote drought tolerant landscapes and encourage the reclamation of rainwater for landscape irrigation purposes.

A critical consideration for new utility infrastructure is the need to account for the long-term maintenance of these improvements. Planning must occur to ensure that public and private streets in Oak Point provide adequate space for underground utilities and do not create conflicts for long-term maintenance.

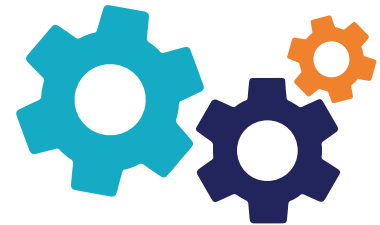
### Utility Infrastructure Actions

1. Identify and assess water utility needs and develop utility master plans as new development begins to occur in Oak Point.
2. Review current development regulations to minimize the impact of new development on Oak Point’s infrastructure and incorporate green infrastructure practices into guiding documents.
3. Ensure zoning and development standards require adequate right-of-way to support long-term maintenance of utility infrastructure.
4. Educate the public on the importance of water conservation and promote the use of water-smart building construction and site landscape techniques.

## Policy 2



Drought Tolerant Landscaping





## Policy 3

### Environmental Placemaking

Preserve Oak Point’s rustic character and incorporate green strategies as placemaking elements in new development.

Easy access to natural areas is one of the most appreciated assets of Oak Point. This vast open space network provides habitat areas for wildlife and recreational opportunities for residents and visitors. These areas should be preserved, and as the community grows, adjacent development should be carried out in an environmentally friendly manner. These thoughtfully designed environmental features and open space programming can help establish an authentic identity for Oak Point.

The Oak Point rural preserve provides a truly unique opportunity to connect back to the area’s agrarian past by continuing farm and ranch operations and influencing surrounding site and building design.

#### Tree Canopy

An extensive tree canopy is not only beautiful, it also provides significant wildlife habitat, provides comfort to pedestrians, and helps reduce urban heat islands. Development standards should require street trees along all new streets and should introduce additional shade as development occurs along existing roadway corridors. Green infrastructure elements should be included in streetscape design to help create a green corridor effect along Oak Point streets.

#### Pavement Reduction

Today, parking is a very necessary part of the built environment. In areas following typical development patterns, parking often inadvertently becomes the dominant character driver. Seas of concrete with limited landscaping can easily dominate the visual experience of a place. Commercial development practices of past decades and a subsequent decline in retail demand has left many suburban communities with an excessive amount of underutilized parking areas. These excess parking areas line the frontages of Spring Creek Parkway, Jupiter Road, and K Avenue and detract from the aesthetic appearance of these Oak Point gateways.

These underutilized parking areas also act as urban heat islands, resulting in significantly elevated air and surface temperatures than the surrounding landscape. This impact is experienced at the Plano Market Square Mall site, where the Oak Point vision recommends retrofitting this large urban heat island to support a new trail connection to Oak Point Park and Nature Preserve.

#### Off-Street Parking Strategies

- ▶ Landscape buffers & setbacks
- ▶ Enhanced landscaping
- ▶ Placing parking behind buildings in mixed-use environments
- ▶ Alternative paving materials
- ▶ Stormwater management practices
- ▶ Parking structure design criteria





**Energy Efficient Building Design and Renewable Energy**

New development should be built to current energy efficiency standards and regulations should allow for innovative design treatments such as green roofs, pervious pavement, and environmentally-friendly construction materials. Efforts to educate the public and building community on renewable energy practices such as solar, wind, and geothermal energy should be extended to Oak Point. Encouraging builders of new homes and commercial space to adopt “solar ready” construction practices will allow future occupants to easily implement solar technology and avoid costly retrofits.



Renewable Solar Energy

**Encourage Local Food Production**

Access to healthy, local produce is becoming a popular amenity for many communities. Positioning the rural preserve to maintain small-scale agricultural activities, community gardens, and host a permanent farmers market will give residents the opportunity to purchase or grow fresh food close to home. Community gardens should also be included in green spaces, and encouraged in other parts of Oak Point.

Encouraging local food production provides many benefits to the community. Residents and the culinary community have easy access to fresh, nutrient-rich, seasonal produce. Locally grown food does not need to be shipped long distances to reach stores and farmers markets. Purchasing food from local farmers helps keep money within the community. Community gardens allow residents to get outside and experience the sense of accomplishment that comes with growing their own food, while interacting with friends and neighbors in these communal spaces.

Environmental Placemaking Case Study - Agrihoods

**The Cannery - Davis, California**

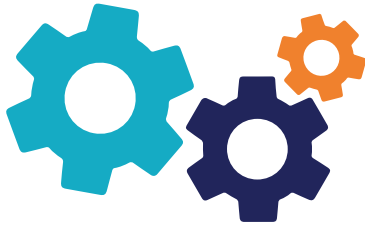
The Cannery was approved for development by the city of Davis in 2013. The mix of land uses includes a diverse range of housing options, parks, greenbelt open space, and mixed-use areas. As California’s first farm-to-table new-home community, The Cannery provide homes, restaurants, and local neighbors with fresh seasonal produce through a 7.4-acre working farm. The Cannery Farm serves as a state-of-the-art example of sustainable urban farming and as an agri-classroom for beginning farmers.



Source: The New Home Company Inc.



## RECOMMENDATIONS

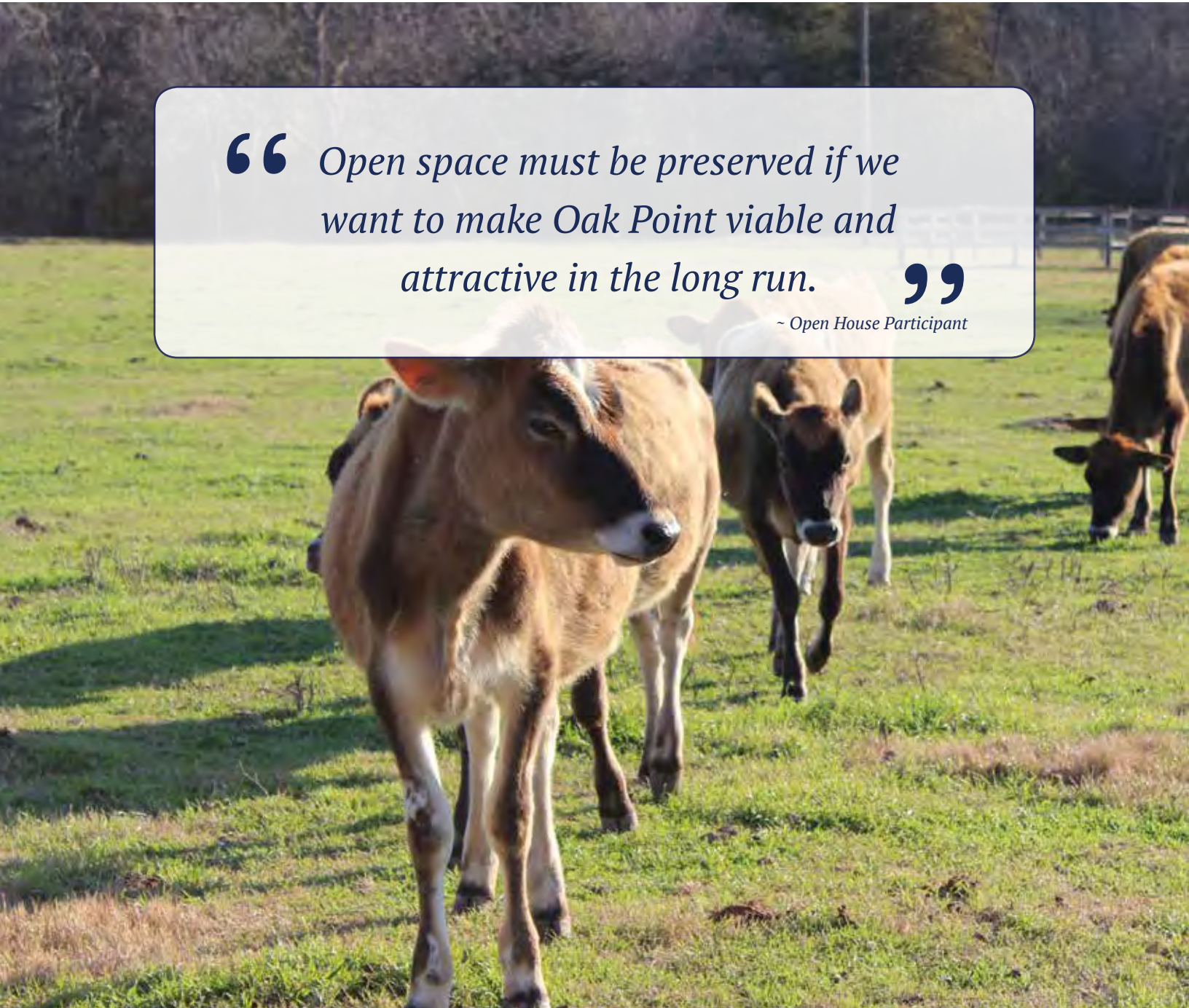


### Environmental Placemaking Actions

1. Require street trees to be accommodated with the construction of new streets.
2. Permit food production in new development in Oak Point. Reserve land for key programming such as agricultural operations, a community garden, and a farmers market.
3. Partner with local permaculture groups to support environmental education programs in Oak Point.
4. Encourage homebuilders and commercial developers to adopt “solar ready” construction practices.

**“** *Open space must be preserved if we want to make Oak Point viable and attractive in the long run.* **”**

~ Open House Participant





# Economy + Community



## Goal:

**Promote a sense of community and shape neighborhoods that remain vibrant, livable, economically sound, and equitable places for future generations.**

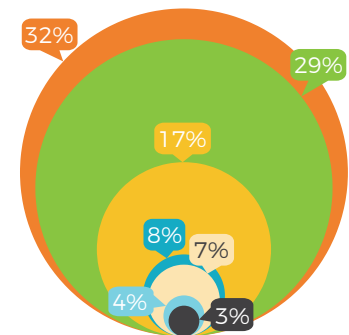
The vision for Oak Point will require the development community and institutional partners to recognize the potential to build for long-lasting value and to adapt market-viable projects to a design and form that makes each project a positive addition. The City will need to create a new regulatory framework to shape this process. That framework will provide well-defined design guidelines for construction, land use, and transportation infrastructure.

Maintaining support for the vision and executing an implementation plan to sustain its intent over the long term is needed to resist pressures to depart from these standards. Over many years, economic and fiscal considerations will change and may make compromise seem to be the only alternative; however, the goal should be to make development self-sustaining and to add lasting value to the community.

As the area evolves, there may be justified need for public investment; however, the plan and implementation tools should be strategically linked to broader community goals and should lever enough private development that the city has a net fiscal benefit. Design standards and critical public infrastructure may justify upfront public investment; however, this should be offset by building sufficient tax base to support long-term sustainability.

Throughout the implementation phase of Envision Oak Point, it is critical that the City of Plano works with its institutional partners in PISD, Collin College, DART, and Collin County to ensure that these partners have adequate time to plan for, and respond to, future change in Oak Point.

► If you could do one thing for the Oak Point area, what would be your top priority for economic development?\*



- Revitalize underutilized commercial properties
- New walkable activity center in Oak Point
- Innovative collaboration with Collin College
- Something else
- No change
- New small businesses
- Invest in local startups and entrepreneurs

\* These results are compiled from the live polling activity and the online survey (166 responses).



## Policy 1



Barron Elementary School

### Institutional Partnership

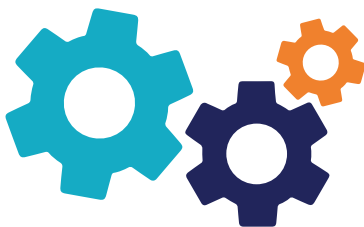
Support institutional partnerships with Plano ISD, Collin College, and other public and nonprofit agencies to support the Oak Point vision.

As Oak Point develops, continued coordination with the Plano Independent School District (PISD) will ensure that school planning is accomplished ahead of the student demand. As development approvals occur, the city should work with the school district to update student generation projections for the area and to evaluate school capacities for new development in Oak Point.

While Collin College's current strategic plan does not anticipate growth, there is a potential for growth as implementation of the Oak Point vision occurs, as Oak Point should become an attractive area for students to live, work, and socialize. This synergy that will build between Oak Point and the college provides a potential for longer-term growth opportunities as education programming evolves and new opportunities for the campus become reality.

In addition to these educational agencies, opportunity exists to partner with Collin County, DART, nonprofit and faith-based organizations, and community groups to support community development opportunities in Oak Point.

#### Institutional Partnerships Actions



1. Promote a sense of community by fostering innovative partnerships with local schools, Collin College, Collin County, DART, and the Oak Point faith-based and nonprofit community.
2. Support the PISD's assessment of elementary school capacities to plan for facility demand in Oak Point and surrounding northeast Plano neighborhoods.
3. Coordinate bicycle and pedestrian infrastructure planning with PISD and Collin College to maximize mobility options for their students.
4. Support the development of parking and travel demand management strategies for Collin College.
5. Encourage the addition of student housing and additional institutional buildings along Collin College's Jupiter Road frontage to accommodate a more vibrant gateway to the campus.
6. Promote Collin College's potential for workforce development and business incubation efforts in the Oak Point area.
7. Partner with Collin College to support pop-up events and temporary facilities in underutilized parking areas, focusing on supporting regional events.



## Economic Development

Consider creating new regulations, develop an economic development strategic plan, and implement catalytic infrastructure and development projects that are critical to the future of Oak Point.

Implementation should provide a regulatory framework that will support staged development that is consistent with the vision and supports as much market-rate investment as possible. Plano’s existing development programs include most of the policy precedents to support the implementation plan for Oak Point. These include the existing Downtown Tax Increment Finance Reinvestment Zone (TIF #2), the neighborhood reinvestment program, and Chapter 380 grants (for additional business development support.)

To support achievement of this vision, the City of Plano should develop an economic development strategic plan for Oak Point and evaluate available economic development tools to support development. The following is a list of economic development tools that the City Council may consider to determine whether they may be appropriate for use in the Oak Point area:

### Community Design and Zoning Standards

New community design and zoning standards may include development regulations with form requirements that support a coherent development pattern and parking requirements for the district. This code should not be overly prescriptive in terms of style; however, it should be strict in terms of street engagement, block length, building setbacks, massing, heights, transitions, and provisions for parking.

### Master Development Agreement

A request for proposals approach creates, to the extent possible, a master development agreement for the area. To be most effective, this approach may require some portions of the area to be preserved for capstone type developments or to capitalize on new market demand in later years. Such an approach requires a lead entity to take on more of a stewardship role that is positioned to resist fiscal and economic demands to develop the area as quickly as possible.

### Business Development Incentives

Business development incentives, such as Chapter 380 agreements, that attract a unique mix of jobs, goods, and services, could be applied to support redevelopment opportunities in Oak Point and to help create a distinct destination and brand for the area.

### Tax Increment Finance Zone (TIF)

A new tax increment finance (TIF) zone could help fund infrastructure and incentivize compliance with the Oak Point vision. This vision will require

## Policy 2



Catalyst Development Projects



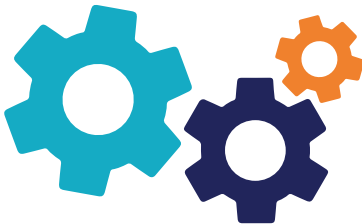
Community Design Standards  
Source: NACTO



preserving elements of the current natural areas and a highly concentrated network of streets. A TIF approach could put into place potential funding mechanisms to support infrastructure and to mitigate market risk for ambitious development projects. This funding mechanism would return value to the district by applying incremental revenue growth to fund needed infrastructure and development projects.

### Dedicated Infrastructure Bond Initiative

In the event that anticipated private investment justifies public infrastructure funding at a more accelerated rate, the city should consider the use of capital funding through its general obligation debt capacity. This approach may be best utilized in circumstances where development is imminent, and the proportional cost for needed offsite or oversized infrastructure cannot be fully allocated to new development. These improvements would benefit Oak Point as well as the surrounding community, and thus, would be more likely to warrant consideration for city participation in long-term debt financing.



### Economic Development Actions

1. Adopt a strategic plan and toolkit to guide future marketing and economic development efforts for Oak Point.
2. Evaluate using creative financing mechanisms as tools to achieve community goals and stimulate private investment.
3. Utilize the vacant land around Plano Event Center as an economic development tool and pursue a development partner for this site through a competitive RFQ/RFP process.
4. Pursue partnerships to facilitate joint master planning and development of the Plano Event Center and the northern segment of Lavon Farms.
5. Identify, budget for, and implement infrastructure projects that are likely to serve as catalysts for private investment and that provide tangible public benefit to the surrounding community.
6. Purchase necessary land, right-of-way, and easements for public facilities and open space, transit station areas, and new street and trail corridors deemed critical to the future of Oak Point.
7. Attract a hotel to support the Plano Event Center and develop strategies to transition the center's parking areas from surface lots to shared, structured parking.



## Neighborhood Enhancement

Plan for new development and programs that will enhance existing neighborhoods and corridors.

Supporting and expanding existing businesses and attracting new businesses creates jobs, nurtures local entrepreneurs, and builds brand and neighborhood character in ways that chain businesses may not. Incentives should not be targeted directly at individual businesses, but can be used to facilitate more affordable commercial space through economic development agreements with Oak Point developers. These developers are in a better position to evaluate tenant viability, and can be incentivized by the public sector to prioritize a unique mix of tenants in Oak Point.

The strength of east Plano is reflected in its strong and diverse neighborhoods, which need to be fostered and celebrated. As residential neighborhoods age, the city should continue to promote neighborhood reinvestment and leadership capacity programs such as “Love Where You Live.” Additional physical enhancement programs should be developed to encourage homeowner reinvestment, as well as home ownership programs in areas with a high proportion of rentals.

Public facility enhancements also contribute to neighborhood stability. Expanding the capacity of the Plano Event Center through the addition of a hotel and expanding the area’s capacity for hosting major community and regional events, such as the balloon festival and events at the amphitheater or Collin College, are positive activities for both neighborhoods and the Oak Point business community.

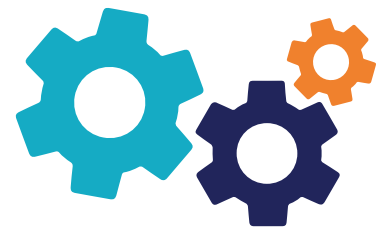
### Policy 3



Love Where You Live

### Neighborhood Enhancement Actions

1. Collaborate with private and nonprofit organizations to attract new, regional-scale events and to support the continued success of existing events such as the Plano Balloon Festival.
2. Coordinate with DART, ridesharing services, and private and public landowners to improve event hosting capacity by supporting additional mobility options and improved parking efficiency.
3. Promote existing neighborhood enhancement programs and consider the development of additional programs addressing streetscape enhancement, storefront, and home rehabilitation.





## Policy 4

### Reinvestment

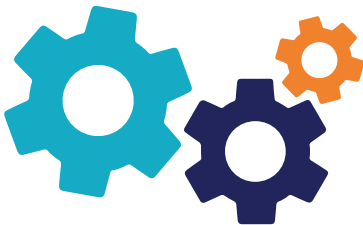
Promote and incentivize reinvestment in underutilized and declining areas, particularly within Oak Point's major roadway corridors.

Special attention is needed to address declining commercial and residential areas through city programs and incentivization of private development activities. As new development occurs, existing development will be impacted, with areas in decline likely to be viewed more positively as reinvestment opportunities. This is particularly critical to one of Oak Point's most challenging sites, the Plano Market Square Mall, an example of the decline and oversupply of single use retail sites in aging suburban communities. Due to overwhelming community consensus for change at sites like this, tools mentioned above in Policy 3 may be applicable to make redevelopment more economically viable in these aging areas.

When addressing areas in decline, it is critical to examine existing zoning to ensure that the city regulations are not serving as barriers to reinvestment. This is particularly important for single use sites such as the Plano Market Square Mall, where retail has failed. Sites such as this would benefit from a broader mix of uses, however, these considerations must be balanced by elevated design standards and thoughtfully planned sites.



Plano Market Square Mall



#### Reinvestment Actions

1. Prioritize the implementation of Envision Oak Point compatible zoning for key sites such as the Plano Market Square Mall, Plano Event Center, Lavon Farm, and potential transit station areas.
2. Develop enhanced zoning standards and conduct public outreach to property owners adjacent to the DART corridor to maintain compatible transitional uses and to position this area for its long-term potential as a transit served employment area.
3. Proactively pursue retail, hospitality, restaurant, and neighborhood services to build on the character of Oak Point, serve new and future residents, and attract patrons from outside the area.





## Plan Implementation

Plan for evolution of the Oak Point brand and develop a detailed implementation plan to guide long-term change.

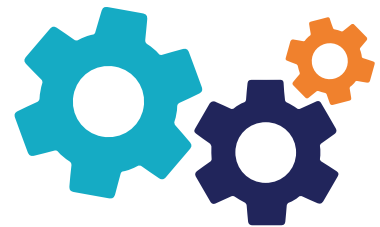
Oak Point already has an important, but not widely known, brand. This brand centers on easy access to employment opportunities in Plano and surrounding communities and a quaint, rural feeling, insulated from surrounding change. While this is a unique status in a city as developed as Plano, change is likely to occur, and this vision needs to shape development that acknowledges the past and adds value to east Plano and the surrounding community.


Developers of successful master planned projects in North Texas emphasized the importance of implementation horizons of thirty or more years given the substantial changes that may occur as Oak Point develops, and reinvestment occurs. A long-term implementation plan that executes the Oak Point vision over a thirty-year implementation horizon can consider significant evolution over time. Such change will impact the Oak Point roadway network, the future of public transit in Collin County, key destinations such as the Plano Event Center and Collin College, as well as existing commercial and residential development that is likely to attract reinvestment opportunities. As the owner of the Plano Event Center site, the City of Plano will need to take an active role in Oak Point's development process to achieve this vision. This new community will strengthen the existing brand for east Plano, complementing Downtown Plano, and serving as a regional benchmark for modern suburban development.

### Plan Implementation Actions

1. Establish a project implementation program and appoint a lead entity charged with facilitating the implementation of Envision Oak Point.
2. Maintain a project website that serves as a communication, educational, and monitoring tool for Envision Oak Point.
3. Prepare and present periodic reports of plan implementation progress and present key implementation outcomes via the project website and public presentations.
4. Review and make necessary updates to the plan at 5-year intervals or as needed, based on the achievement of major implementation milestones or changing market conditions.
5. Conduct and sponsor demonstration projects to field test and gauge community support for new land use and design elements.

## Policy 5





**“** *I cannot wait to see the mix of open spaces and commercial developments and how the area will be rejuvenated so it can finally move on from the Market Square Mall.* **”**

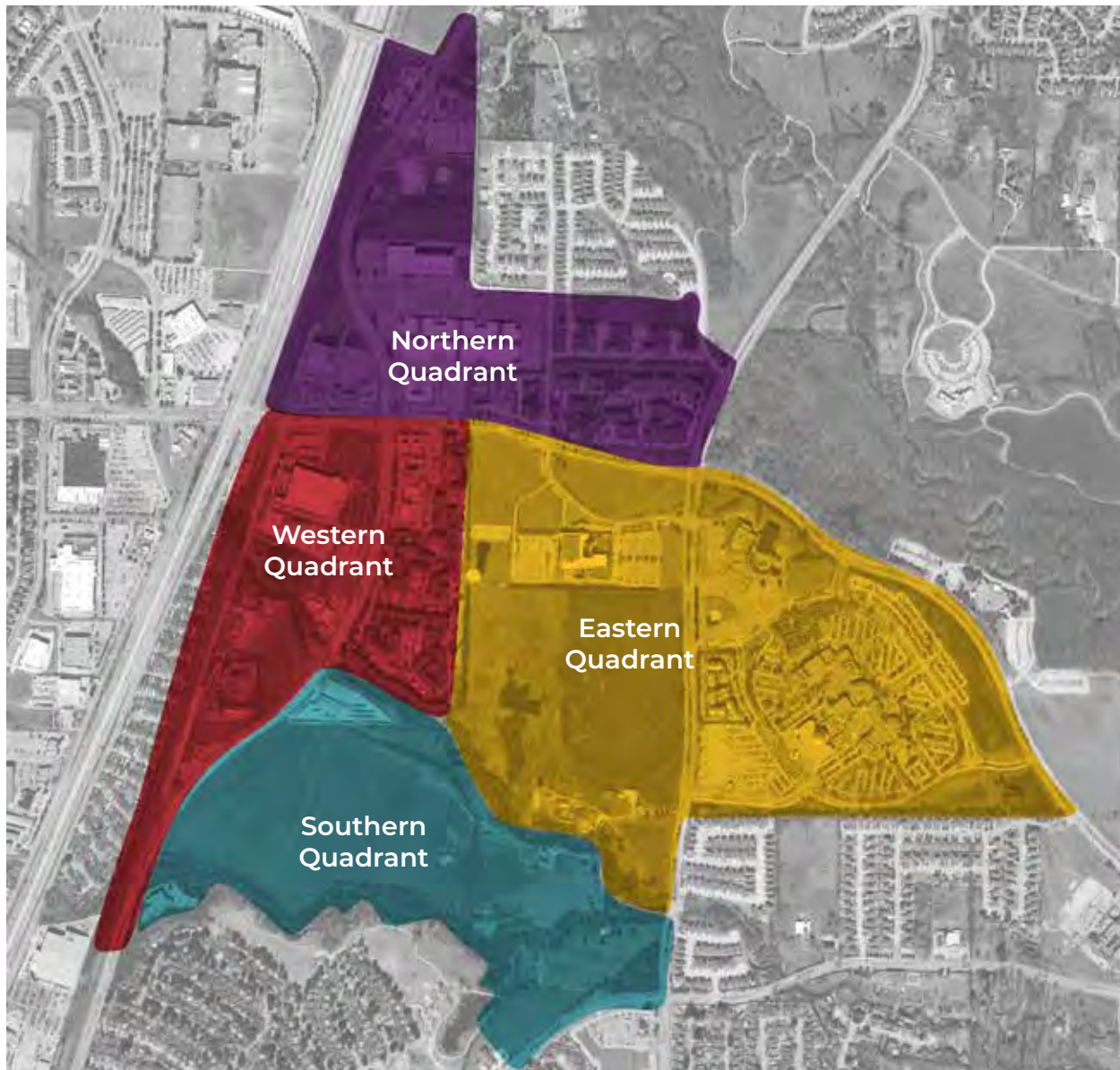
*~ Open House Participant*



# Sub-Area Strategies

## Application of Envision Oak Point Development Principles

Four distinct sub-areas were identified in Oak Point, each with their own unique challenges and opportunities. The strategies that follow supplement the Community Vision Map by identifying how the development principals captured within the Envision Oak Point planning framework could be implemented. The purpose of these strategies is to describe and illustrate the application of these principals, not to dictate future development form, land use, and site design. Future community and economic development opportunities should allow for flexible application of these principals for high quality development, provided that the overall intent of the Envision Oak Point vision is achieved.





### Northern Quadrant

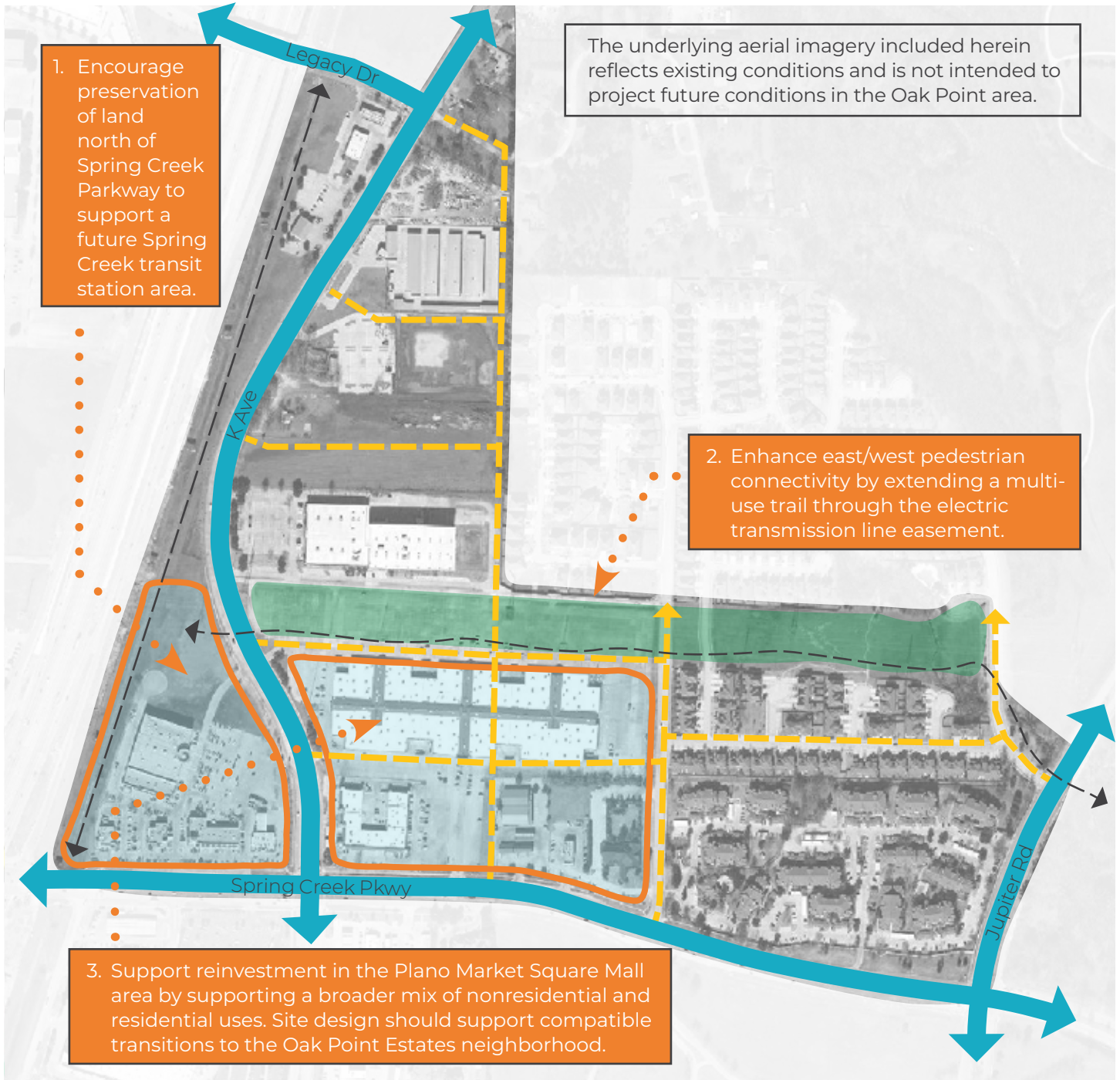
Oak Point's Neighborhood Adjacency Zone  
Enhanced mobility features and reinvestment in declining commercial areas.

The underlying aerial imagery included herein reflects existing conditions and is not intended to project future conditions in the Oak Point area.

1. Encourage preservation of land north of Spring Creek Parkway to support a future Spring Creek transit station area.

2. Enhance east/west pedestrian connectivity by extending a multi-use trail through the electric transmission line easement.

3. Support reinvestment in the Plano Market Square Mall area by supporting a broader mix of nonresidential and residential uses. Site design should support compatible transitions to the Oak Point Estates neighborhood.

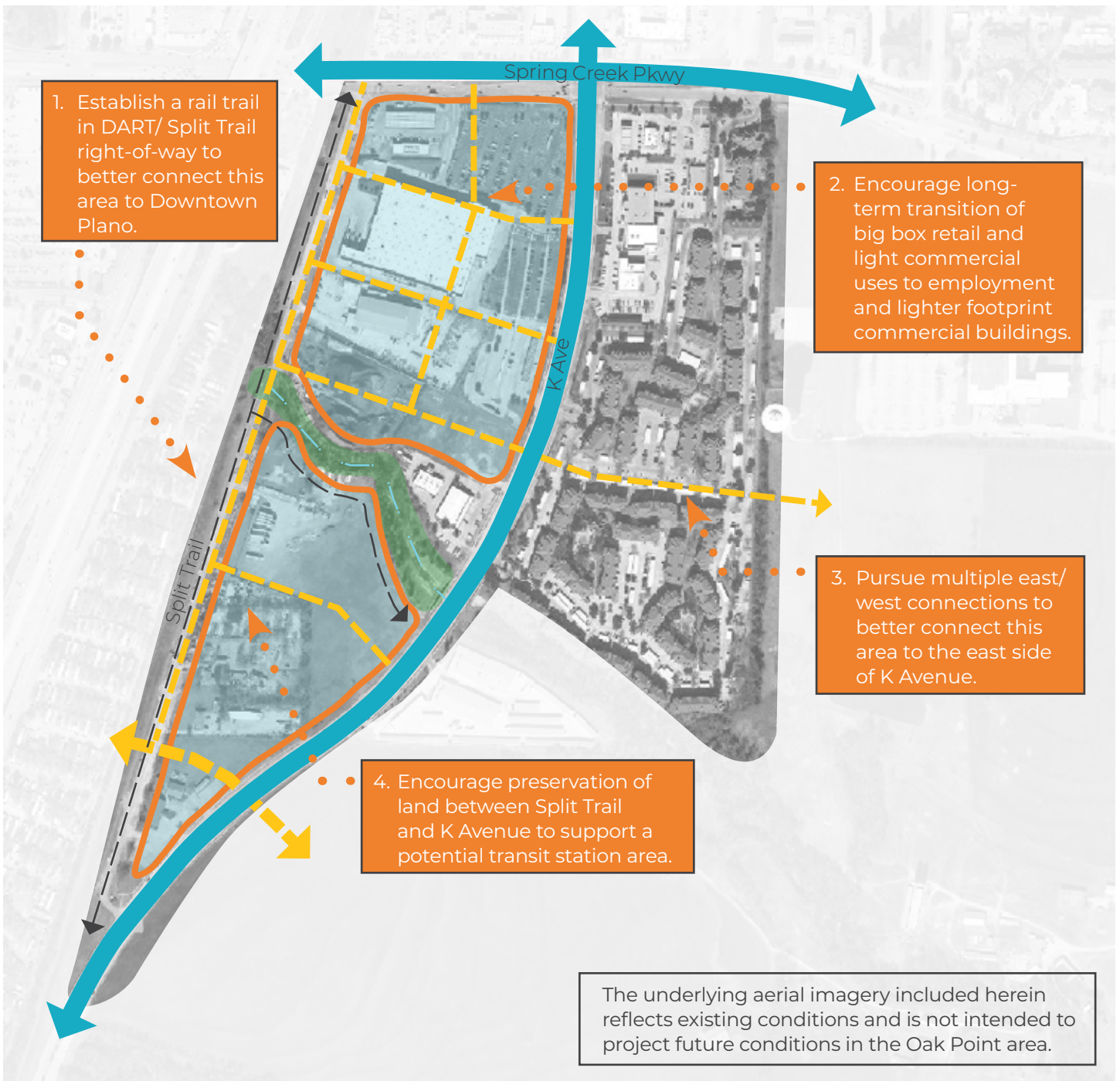




Western Quadrant

Oak Point's Employment Center

A long-term transition driven by access to US 75 and transit system improvements.





### Eastern Quadrant

#### Oak Point's Social Hub

A pedestrian-friendly civic area supporting opportunities to live, work, socialize, and dine.





## Southern Quadrant

### Oak Point's Traditional Neighborhood

Diverse single-family housing options with open space utilized as a mobility and placemaking element.



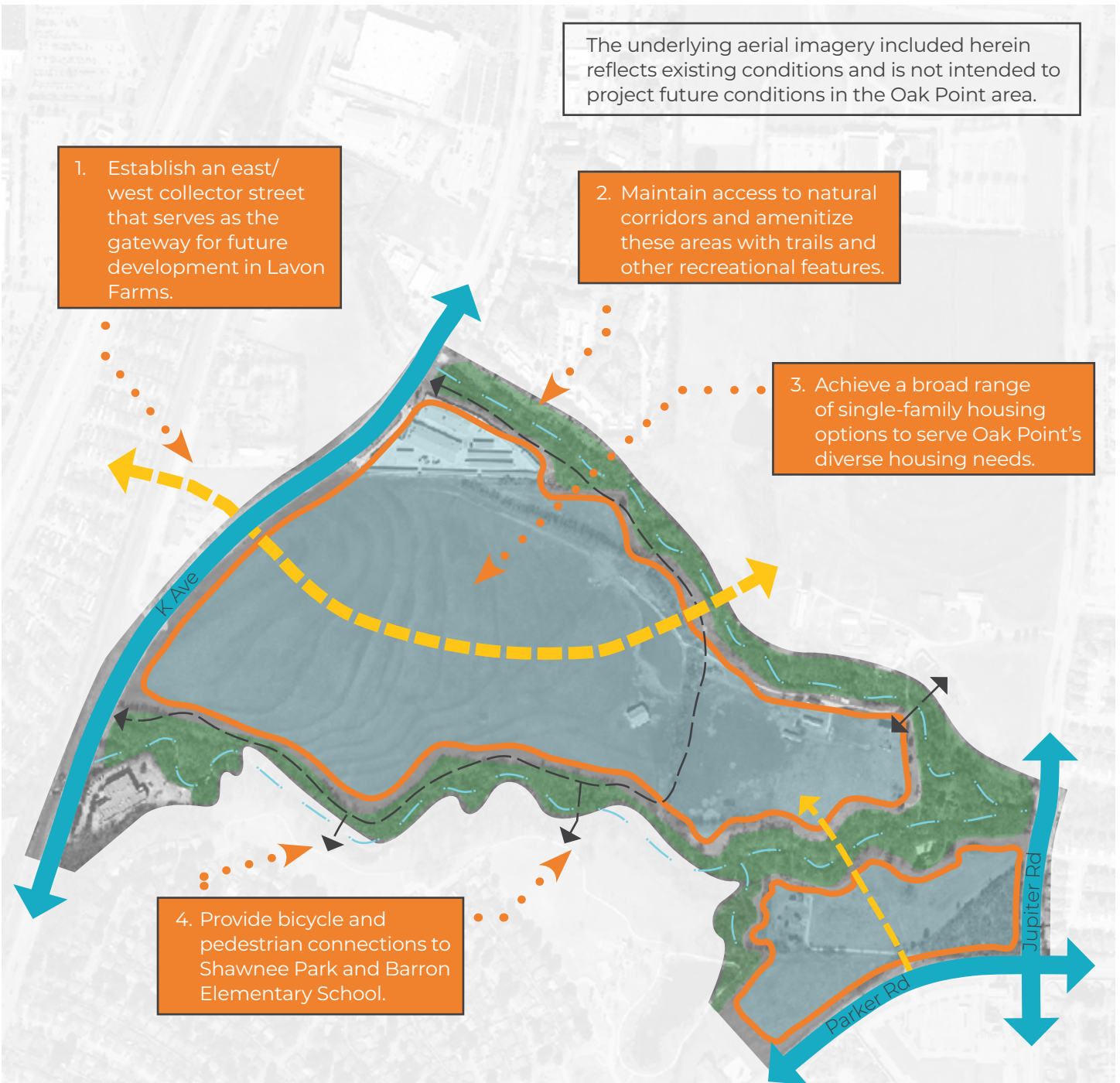
The underlying aerial imagery included herein reflects existing conditions and is not intended to project future conditions in the Oak Point area.

1. Establish an east/west collector street that serves as the gateway for future development in Lavon Farms.

2. Maintain access to natural corridors and amenitize these areas with trails and other recreational features.

3. Achieve a broad range of single-family housing options to serve Oak Point's diverse housing needs.

4. Provide bicycle and pedestrian connections to Shawnee Park and Barron Elementary School.





# ENVISION OAK POINT

Enhancing Community. Establishing Place.



Approved at the  
July 23, 2018 City Council meeting