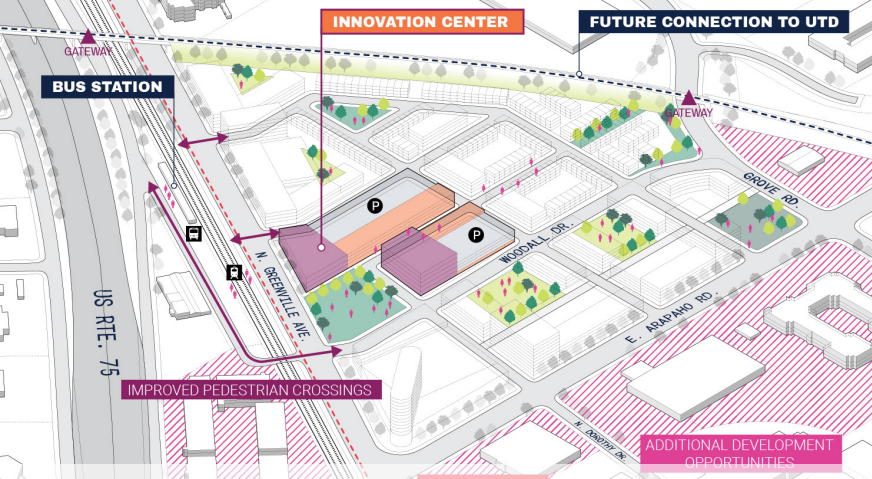


IH-35E VISION STUDY

INTERFACE STUDIO
NINIGRET PARTNERS
BIG RED DOG ENGINEERING



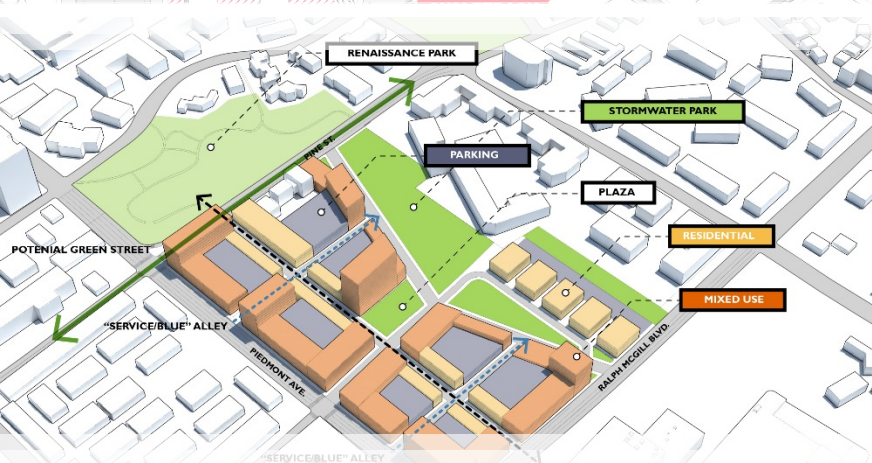


**COLLINS / ARAPAHO
TOD + INNOVATION
DISTRICT
RICHARDSON, TX**

INTERFACE STUDIO: URBAN DESIGN, PLANNING & ENGAGEMENT

EXTENSIVE PROJECT EXPERIENCE WITH:

- > CORRIDORS
- > TOD
- > PLACEMAKING
- > REPOSITIONING
INDUSTRIAL /
COMMERCIAL USES



**ATLANTA DOWNTOWN
PLAN
ATLANTA, GA**



**PITTSBURGH
ECOINNOVATION
DISTRICT**

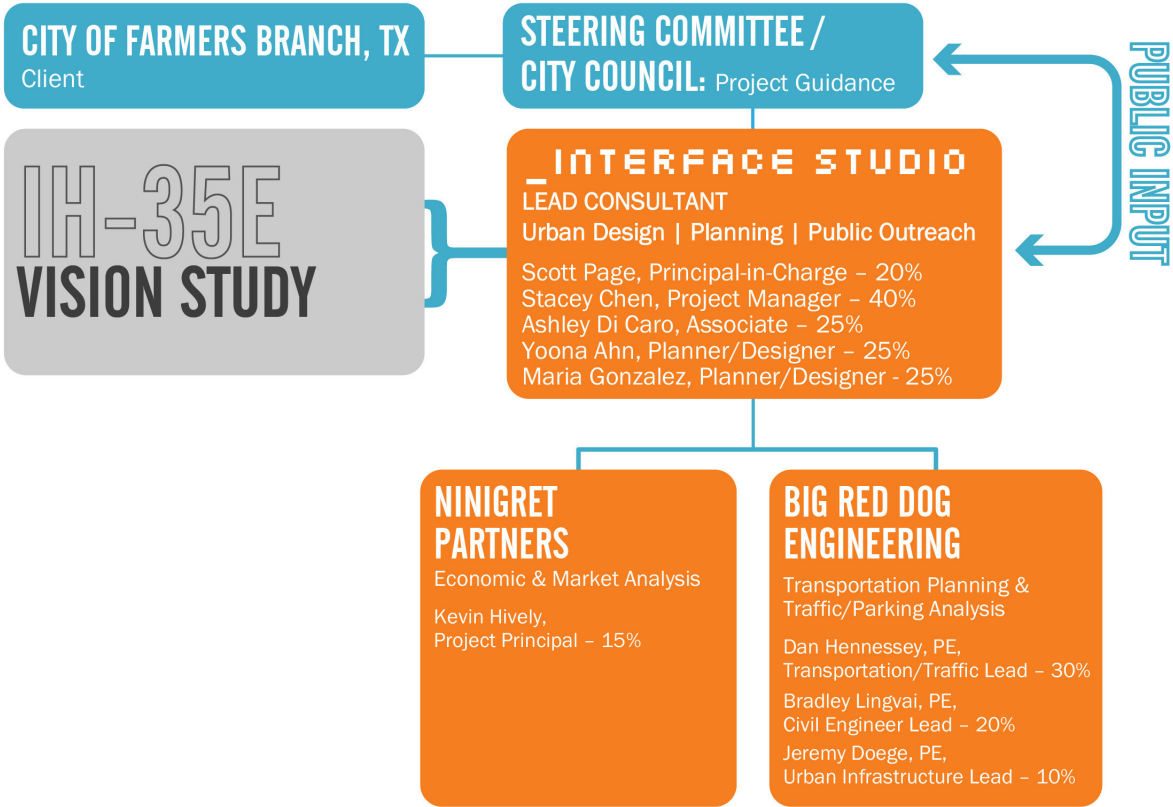
PITTSBURGH, PA

A TEAM BUILT ON PRIOR SUCCESS & LOCAL KNOWLEDGE

NINIGRET PARTNERS + **BIG RED DOG**

COLLINS/ARAPAHO TOD + INNOVATION DISTRICT,
RICHARDSON
BURLINGTON, VERMONT
FARGO, NORTH DAKOTA
PITTSBURGH ECOINNOVATION DISTRICT
MASS DEVELOPMENT, MASSACHUSETTS
GR FORWARD, GRAND RAPIDS
US 422 CORRIDOR PLAN, YOUNGSTOWN

LOCAL KNOWLEDGE & TRANSPORTATION EXPERTISE
COLLINS/ARAPAHO TOD + INNOVATION DISTRICT, RICHARDSON
THE GROVE AT SHOAL CREEK, AUSTIN
RAINEY NEIGHBORHOOD MOBILITY STUDY, AUSTIN



TRANSIT / BICYCLING / WALKING /
TDM / PARKING

TRANSPORTATION & PARKING



LOCAL KNOWLEDGE / EXPERTISE /
IDEAS / INSIGHTS

PUBLIC PARTICIPATION



LAND ANALYSIS

REAL ESTATE / NEIGHBORHOODS /
INFRASTRUCTURE



MARKET ANALYSIS

BUSINESS TRENDS /
LOCAL MARKETS / WORKFORCE

LOCAL
OPPORTUNITY

DETAILED
ACTION
PLAN

IMPLEMENTATION STRATEGY /
FUNDING SOURCES

PRIORITY SITES / TEST FITS / OPEN SPACE FRAMEWORK
TRANSPORTATION FRAMEWORK

VISION STUDY

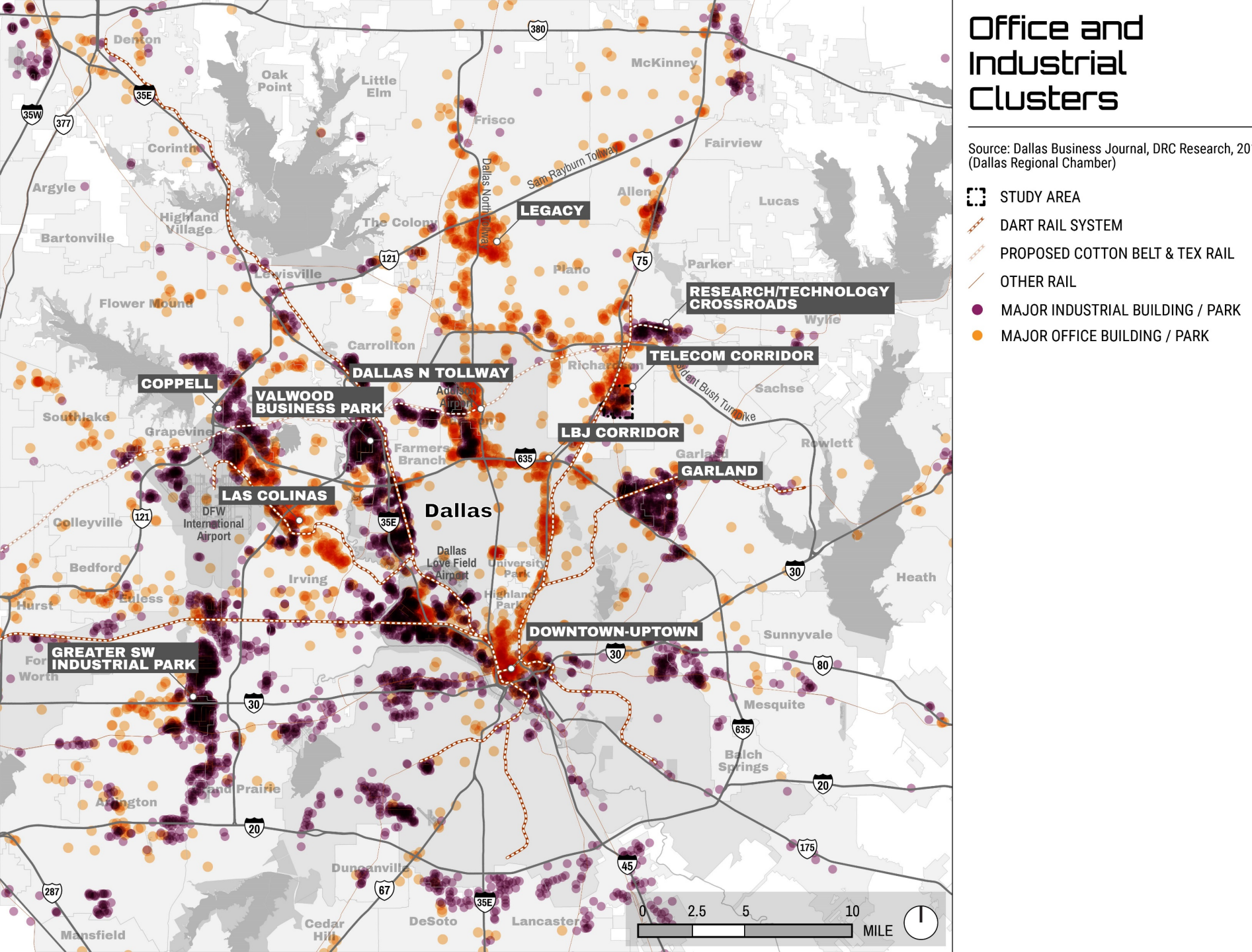
**WE NEED TO ANSWER
A FEW KEY
QUESTIONS TO
MAXIMIZE THE
POTENTIAL OF THE
I35-E CORRIDOR:**

1. WHAT IS FARMERS BRANCH' S ECONOMIC / COMPETITIVE POSITION?



Office and Industrial Clusters

Source: Dallas Business Journal, DRC Research, 2017
(Dallas Regional Chamber)



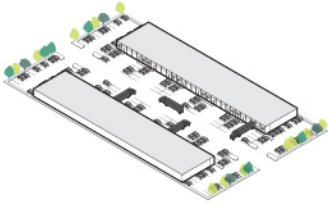
2. WHAT KIND OF REAL ESTATE CAN FARMERS BRANCH OFFER?



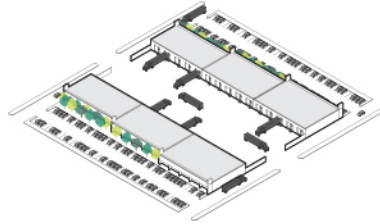
BUILDING TYPOLOGIES

1. FLEX SPACE

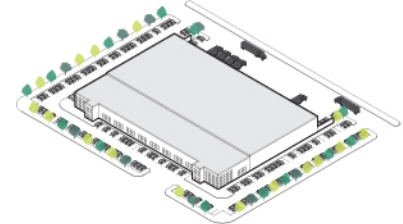
1A FRONT LOADING



1B REAR LOADING

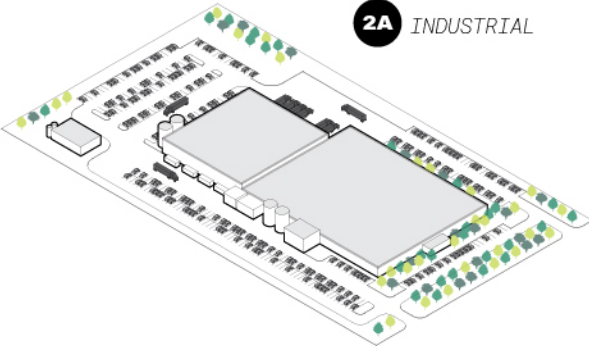


1C MODERN FLEX



2. PURPOSE-BUILT

2A INDUSTRIAL

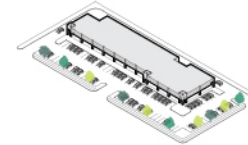


3. LOWRISE COMMERCIAL

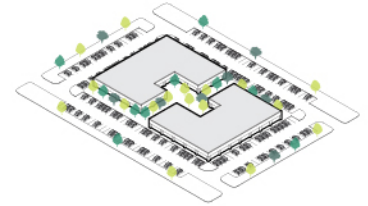
3A SINGLE USE COMMERCIAL



3B STRIP RETAIL

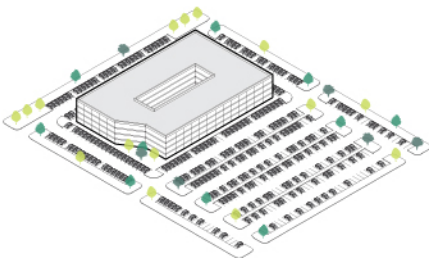


3C OFFICE CENTER



4. MIDRISE

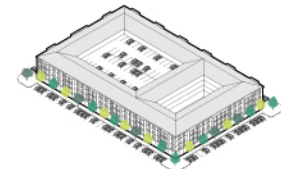
4A OFFICE BUILDING



4B APARTMENT BUILDING



4C MIXED-USE BUILDING

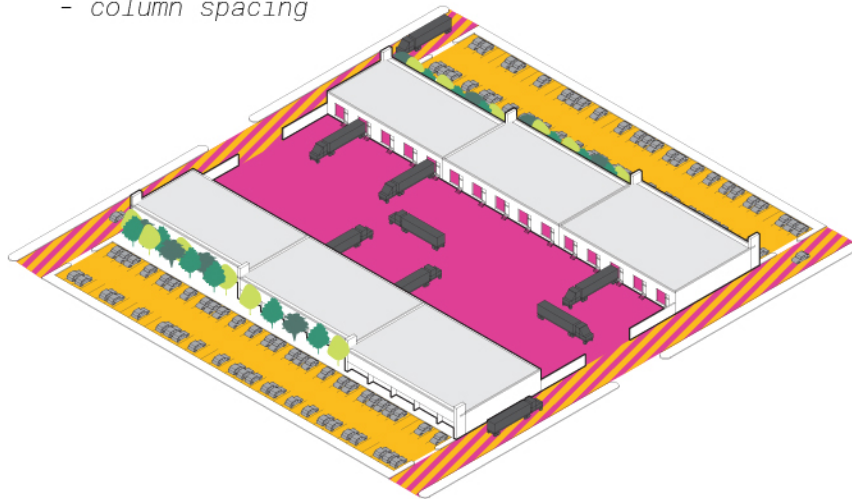


1. FLEX SPACE

1B REAR LOADING

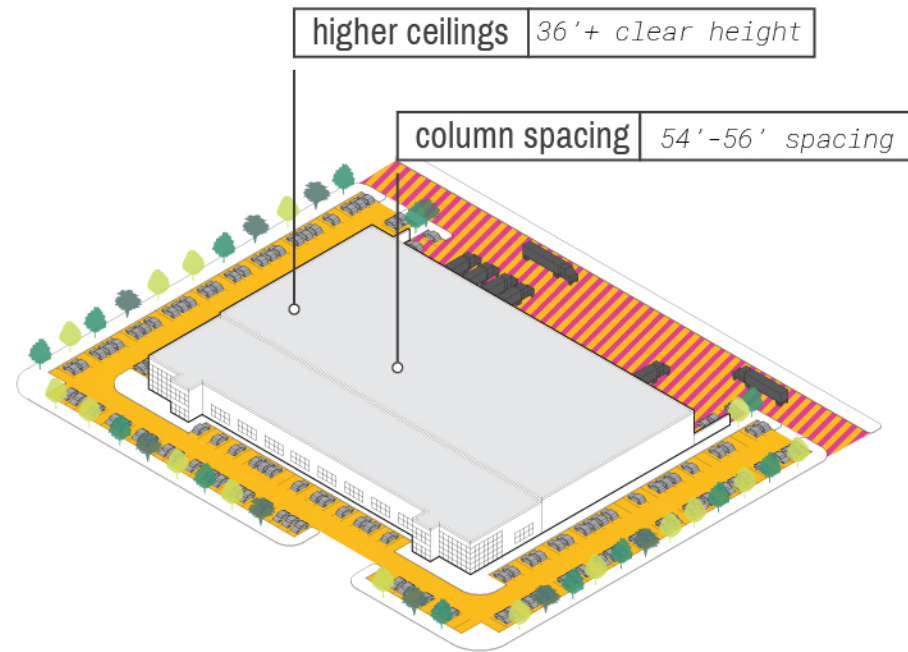
CHALLENGES

- high land costs
- low market rents
- insufficient power capacity
- low ceilings
- column spacing



- LOADING
- PARKING
- SHARED LOADING/PARKING

1C MODERN FLEX



- LOADING
- PARKING
- SHARED LOADING/PARKING

3. WHAT KIND OF EXPERIENCE CAN WE CREATE?



CREEK

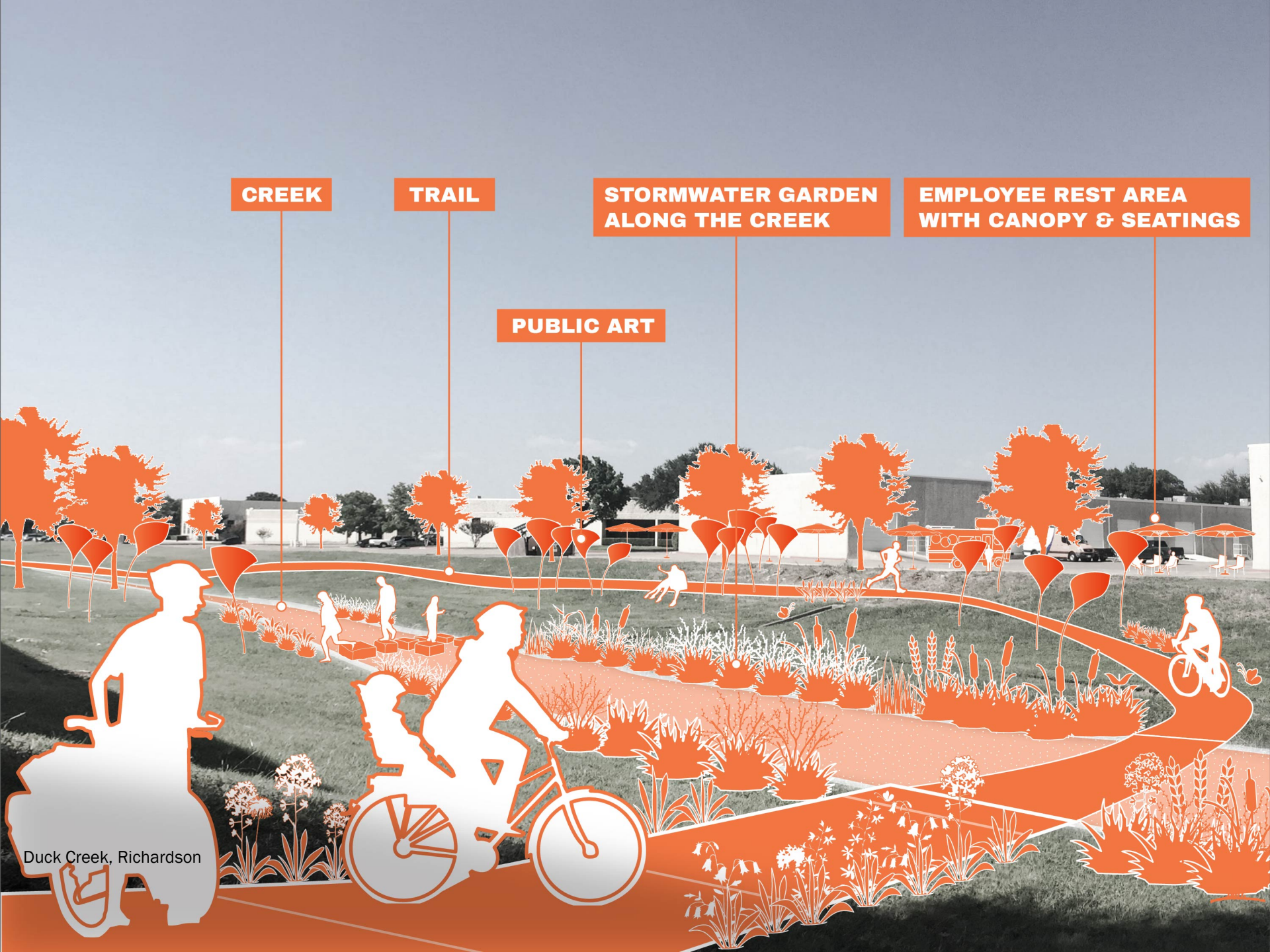
TRAIL

**STORMWATER GARDEN
ALONG THE CREEK**

**EMPLOYEE REST AREA
WITH CANOPY & SEATINGS**

PUBLIC ART

Duck Creek, Richardson

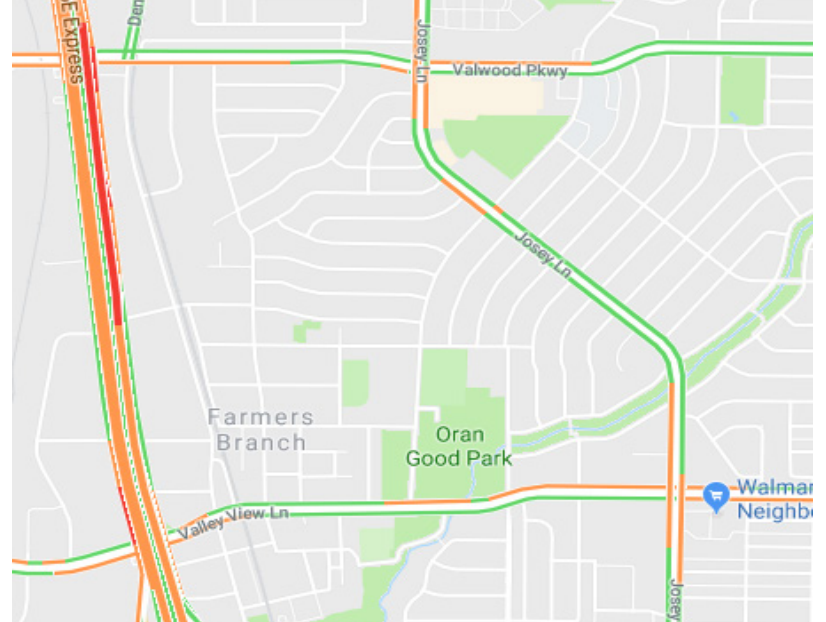
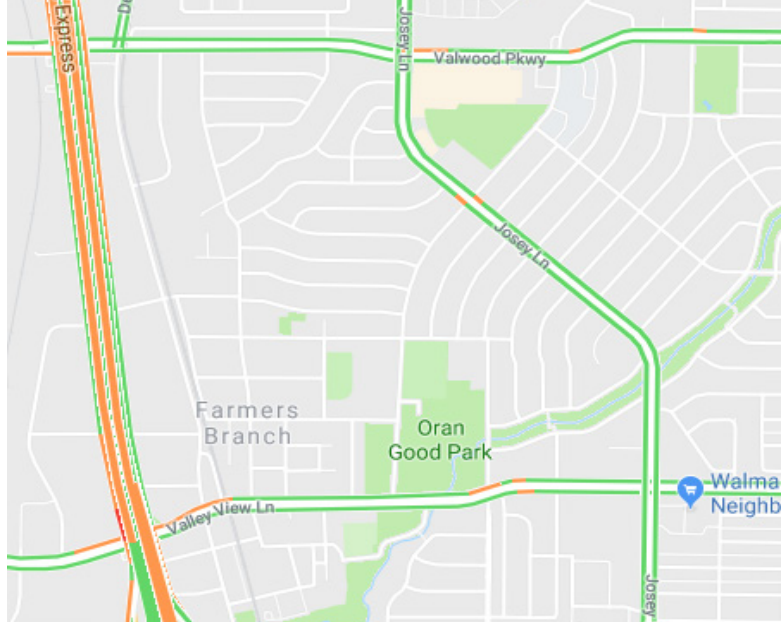




Duck Creek, Richardson

4. HOW DO WE MAKE THE LAST MILE CONNECTION & IMPROVE ACCESS FOR ALL?



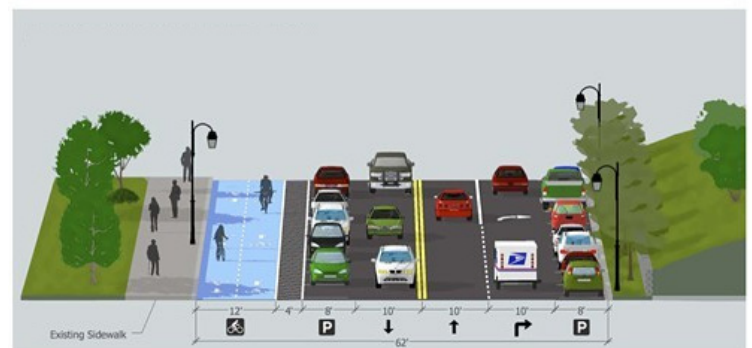
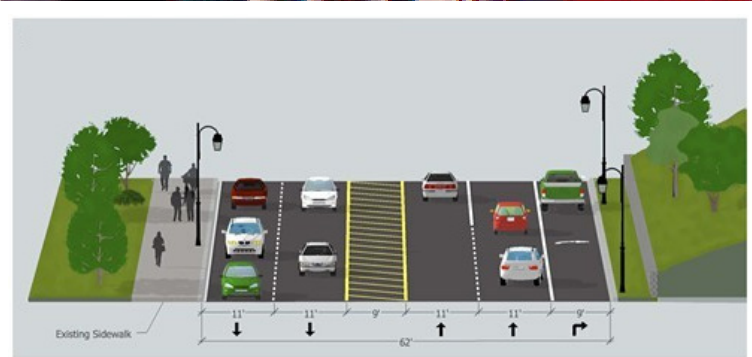


To a driver: LOS A
To an economist: LOS F

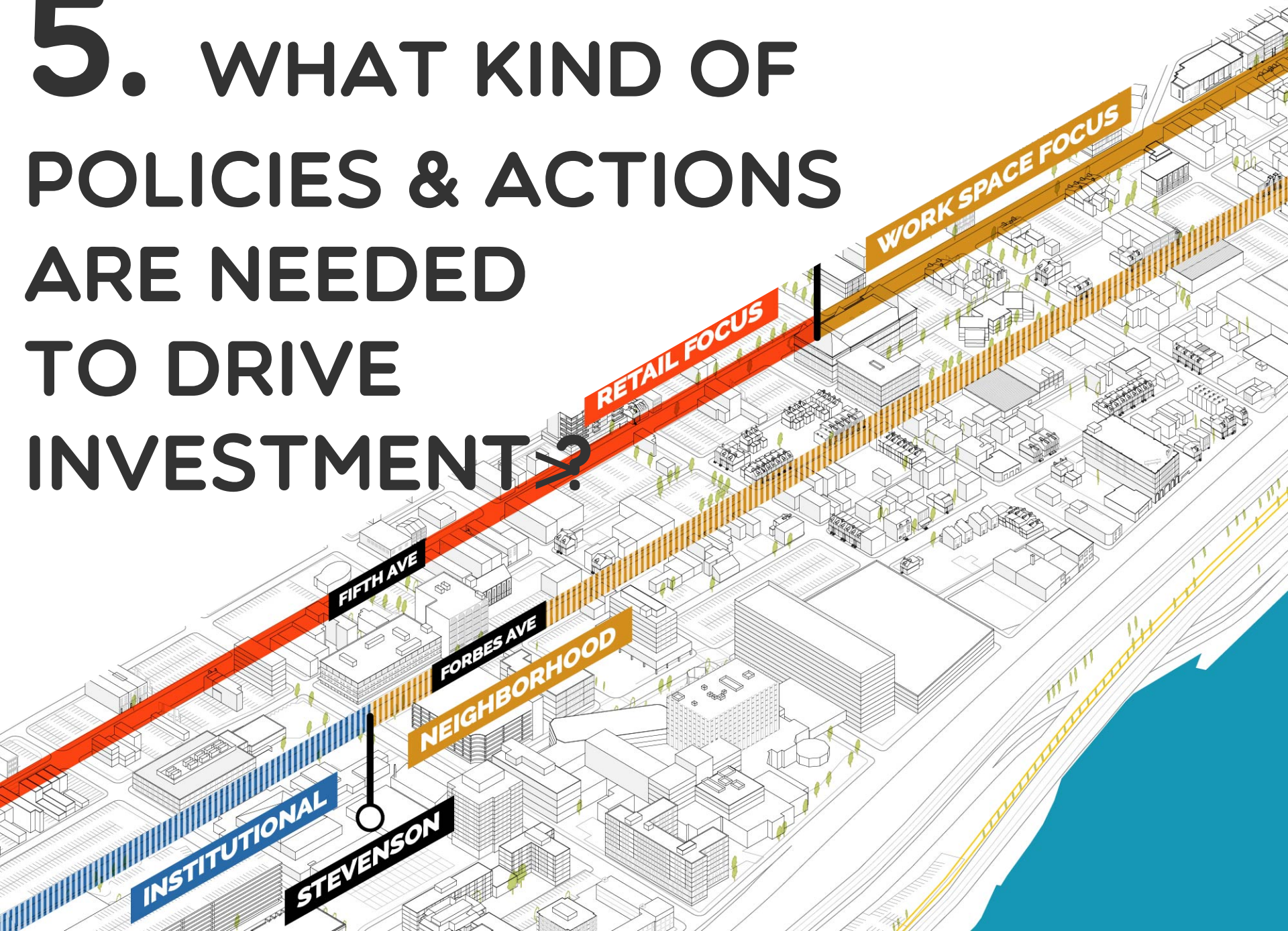


To a driver: LOS F
To an economist: LOS A




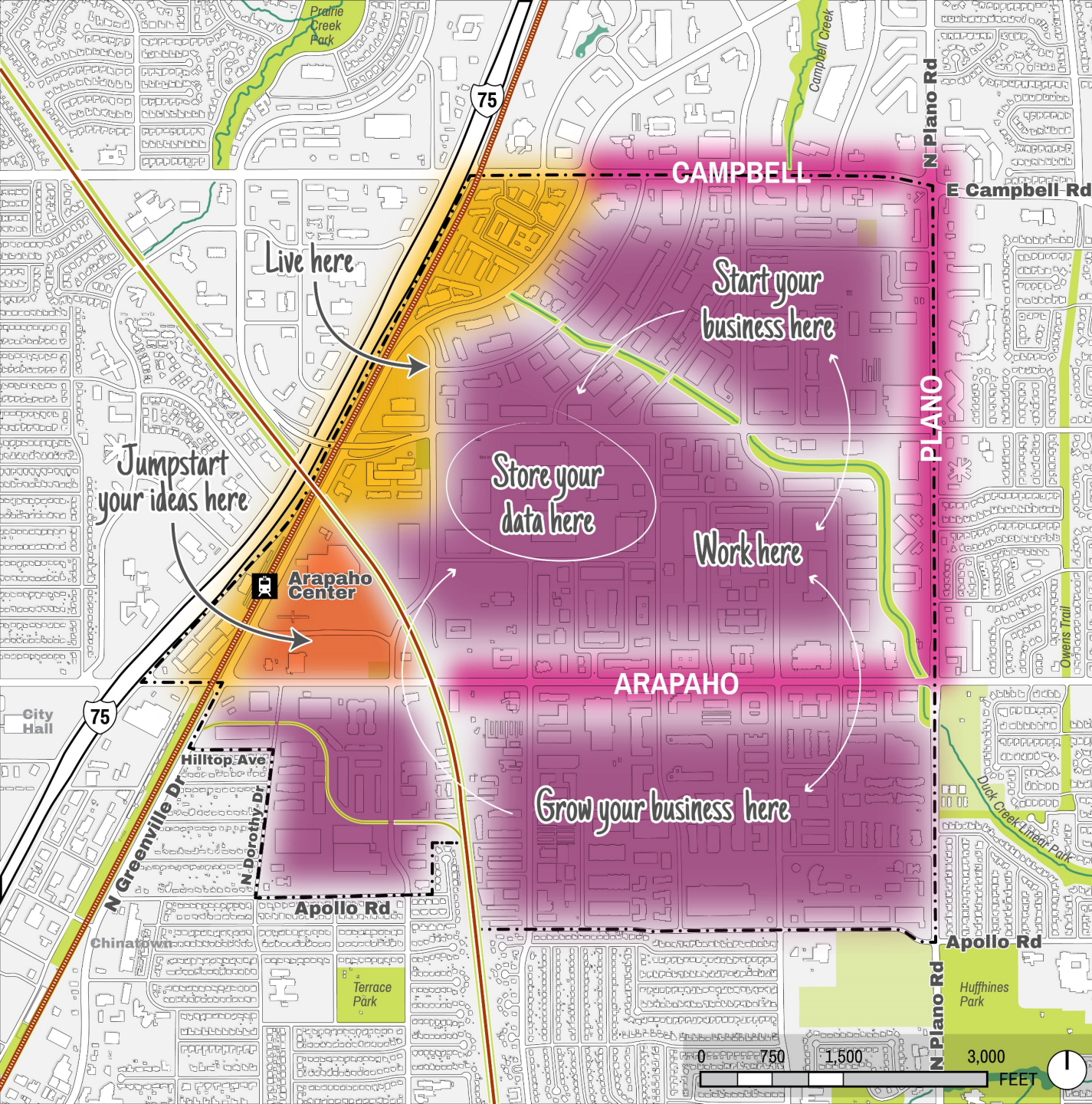


5. WHAT KIND OF POLICIES & ACTIONS ARE NEEDED TO DRIVE INVESTMENT?



Land Use Framework

 STUDY AREA



Susceptibility to Change

 STUDY AREA


high

 **TIER 1 - Property fulfills 3 of these conditions:**


- > Over 25% commercial vacancy
- > Ceilings below 25'
- > +35 years old
- > Vacant property

 **TIER 2 - Property fulfills 2 of these conditions:**

- > Over 25% commercial vacancy
- > Ceilings below 25'
- > Proposed for redevelopment

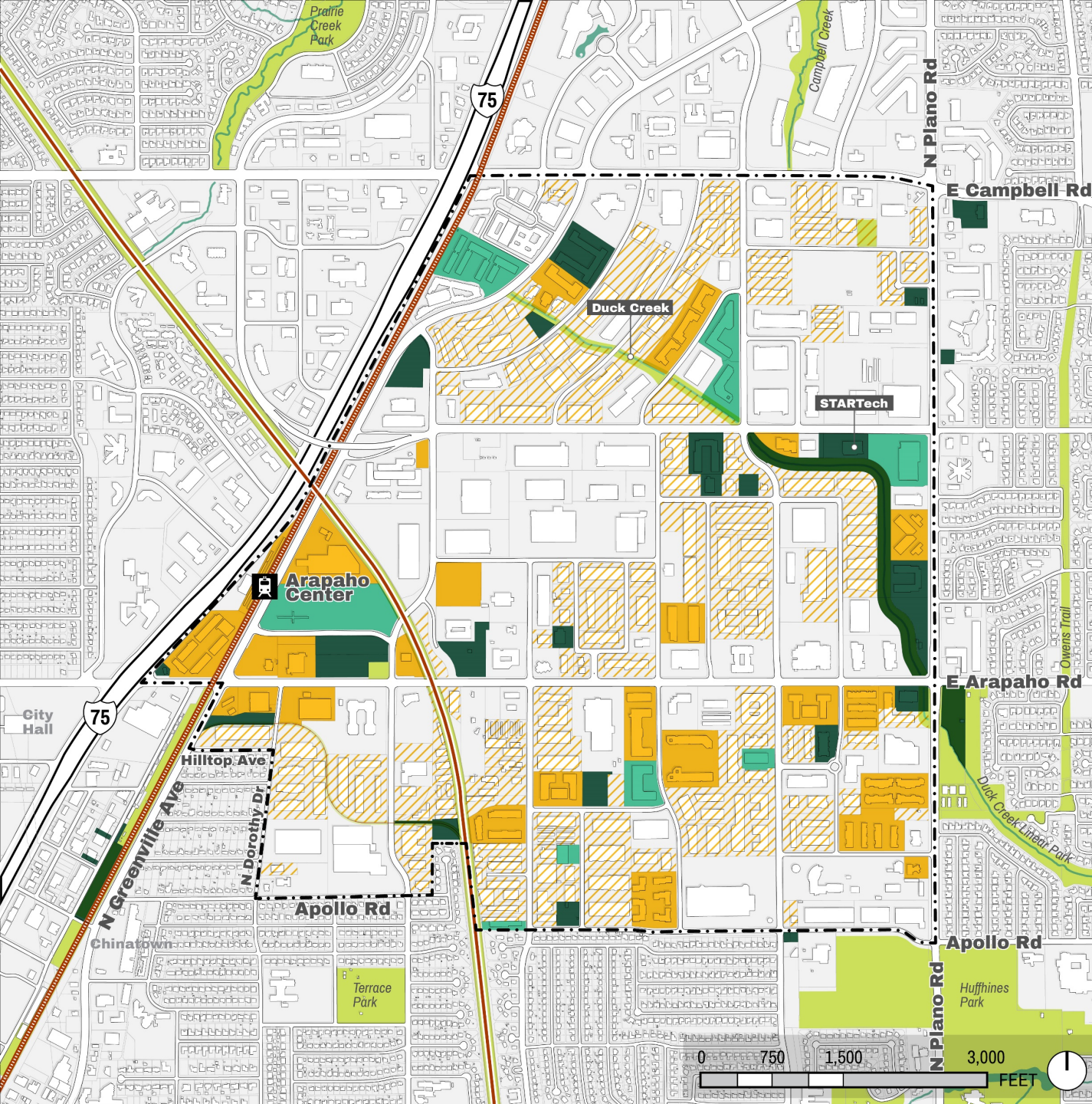
 **CASE-BY-CASE BASIS**

- > Mixed susceptibility on a single parcel
- > Property with potential
- > Low value property

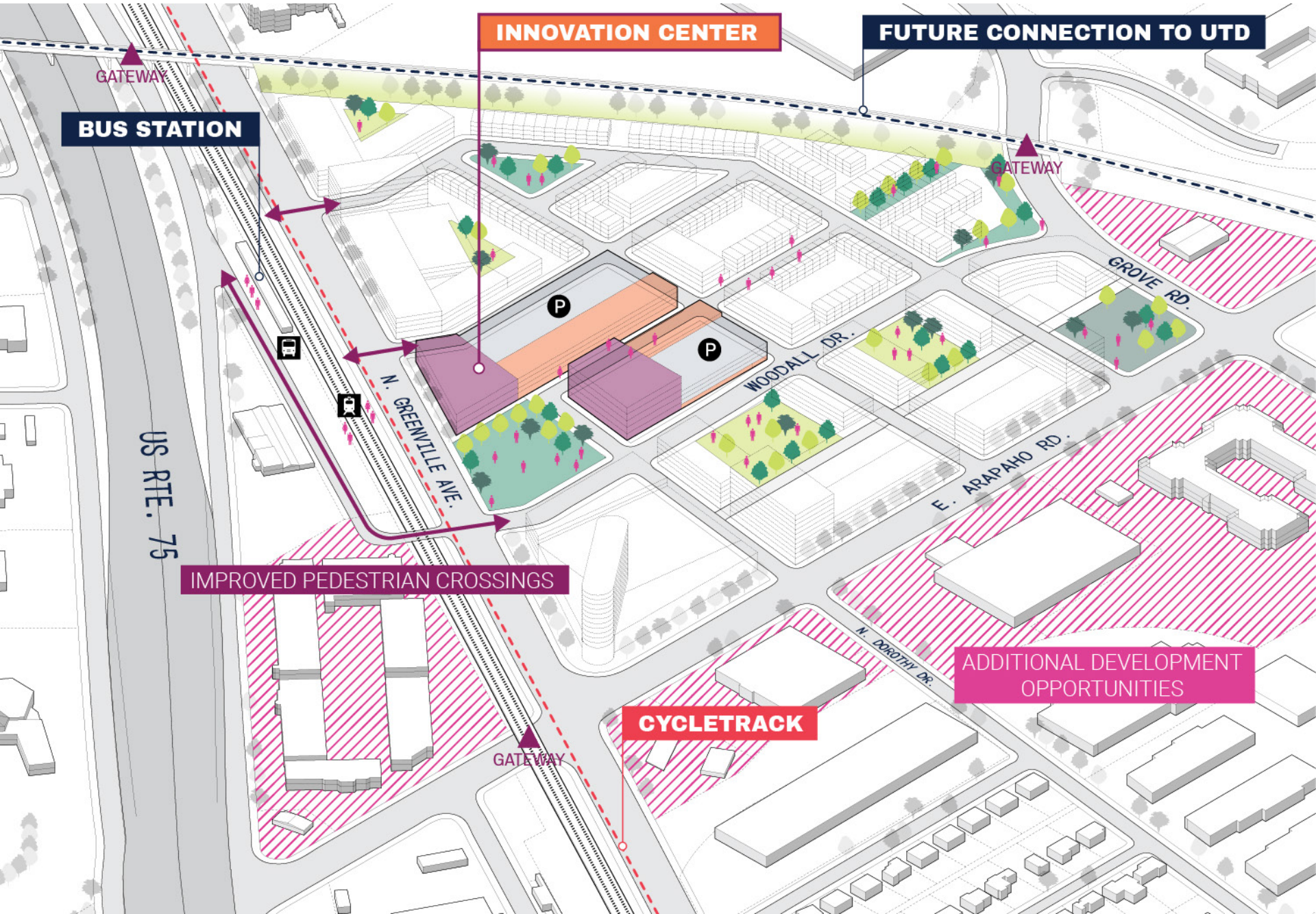
 **Property fulfills 1 or more of these conditions:**

- > Major employer (+100 employees)
- > Purpose-built
- > Recent construction or renovation (2000 to date)
- > Mid-rise building (commercial or residential)

low



TRANSIT & OPPORTUNITIES



WINNER OF THE INAUGURAL “MADE TO MOVE” GRANT TO TAKE THE FIRST STEPS TO TRANSFORM THIS ROADWAY



INTO A SAFER, HEALTHIER GATEWAY TO THE INNOVATION DISTRICT



**6. HOW CAN WE BEST
GENERATE EXCITEMENT
ABOUT THE CORRIDOR
AND BUILD LASTING
PARTNERSHIPS?**



A woman with dark hair, wearing a light blue button-down shirt, is smiling and looking towards the camera. She is standing at an outdoor community meeting. In the background, there is a large, curved metal structure, possibly a train or tram station, and other people are gathered around a table. On the table, there are boxes of donuts and some papers. The scene is set outdoors with trees and a clear sky.

On the way to work

Could your **commute** be better?

R RICHARDSON
TEXAS

**Grab a coffee and a donut
&
tell us about it!**

At work



7. HOW WILL WE FINANCE & IMPLEMENT IMPROVEMENTS?

REVENUE - BACKED DEBT

DEVELOPER CAPITAL

REVOLVING FUNDS

FED / STATE GRANTS

DEDICATED / CIP FUND

GENERAL FUND APPROPRIATIONS

“THE STACK”

FOR PUBLIC IMPROVEMENTS

THINGS TO CONSIDER

- TIMEFRAME FOR INFRASTRUCTURE COMPLETION
- MIX OF SOURCES OF CAPITAL
- RISK + COST OF CAPITAL SOURCES
AMORTIZATION TIMEFRAME
OBLIGATED GROUPS
BORROWING COSTS
- SUSTAINABILITY OVER TIME BASED ON
BUDGET CYCLES AND PRIORITIES

DELIVERABLES:
For the City and
public.

DESTINATION

BUSTLING BUSINESS DISTRICT

Heartbeat of the City

Diverse and Inclusive

GROWTH balanced with Preservation

DESTINATION

friendly

EQUITABLE

of the City

Cultural Epicenter

LUSH HEALTHY green

Full of Local Flavor

ATL DTN

DOWNTOWN ATLANTA 2030

Atlanta MASTER PLAN

The tree-friendly, pocket-sized summary for busy people curious about Downtown today and our shared vision for Downtown in the coming years.

BROUGHT TO YOU BY:
Central Atlanta Progress, Atlanta Downtown Improvement District and their many, many partners

PLANNING & DESIGN BY:
Interface Studio, Silver Landscape Urbanism, Blockly Advisory Group and Kimley-Horn Associates

What

KIND OF PLACE DO YOU WANT DOWNTOWN ATLANTA TO BE?

The *Downtown Atlanta Master Plan* is the result of a year-long process that engaged people from all walks of life in Downtown, the City, and the region in a conversation about Downtown Atlanta's future.

Who

LENT THEIR VOICE AND VISION TO THE PLANNING PROCESS?

The *Downtown Atlanta Master Plan* met face-to-face with more than 2,500 different people during 135 meetings, events, and planning sessions. More than 2,500 people contributed their online survey, in-person, and **GOV Champions and Downtown champions** contributed to the planning process. Together, we considered trends driving new growth, weighed the potential for change, established the aspects of Downtown we wish to preserve, and determined how best to guide coming change.

What's Next?

HOW WILL WE MAKE VISION BECOME REALITY?

The plan's recommendations echo the priorities of our Downtown community and offer a road map for translating our vision into reality. Support and action by various Downtown entities and stakeholders will be required to implement the recommendations. There is no one agency, project, or funding source that can do it alone. With the plan complete, our collective efforts must shift.

Why

IS THIS AN IMPORTANT CONVERSATION, NOW?

Downtown is poised to take advantage of sustained development momentum, significant new resources for upgrading transit and infrastructure, and a renewed interest in downtown living and Downtown Atlanta itself as the historic center of our city and a place where people want to be.

What

IS OUR SHARED VISION FOR THE HEART OF OUR CITY?

Downtown Atlanta will balance its role as a **major business district and destination** with the new focus on its **diverse, lively, and equitable neighborhood** designed with people in mind. Downtown will become how we define and measure choices at a range of price points to **remain home to a diverse and inclusive community**. We **preserve its history and architecture** and all future food businesses, **walkable, bikeable streets** and a **healthy, beautiful public realm** will serve as a backdrop to a thriving social life for residents, employees, and visitors enjoying a true Atlanta's **Cultural epicenter** offers. We connected by transit and trails, and desirable yet affordable. Downtown will capture a significant share of the region's projected growth, balancing development with preservation to remain the heart of historic Atlanta and the heartbeat of the city.

It's time to get to work making **Downtown** the best downtown it can be!

Find out more about Downtown Atlanta and read the full plan > <https://planDowntownATL.com>

ECO INNOVATION DISTRICT

Collins/Arapahoe TOD & Innovation District Study

Vision
December 2018

"pocket plan" >>

reports, technical
documents and
guides >>

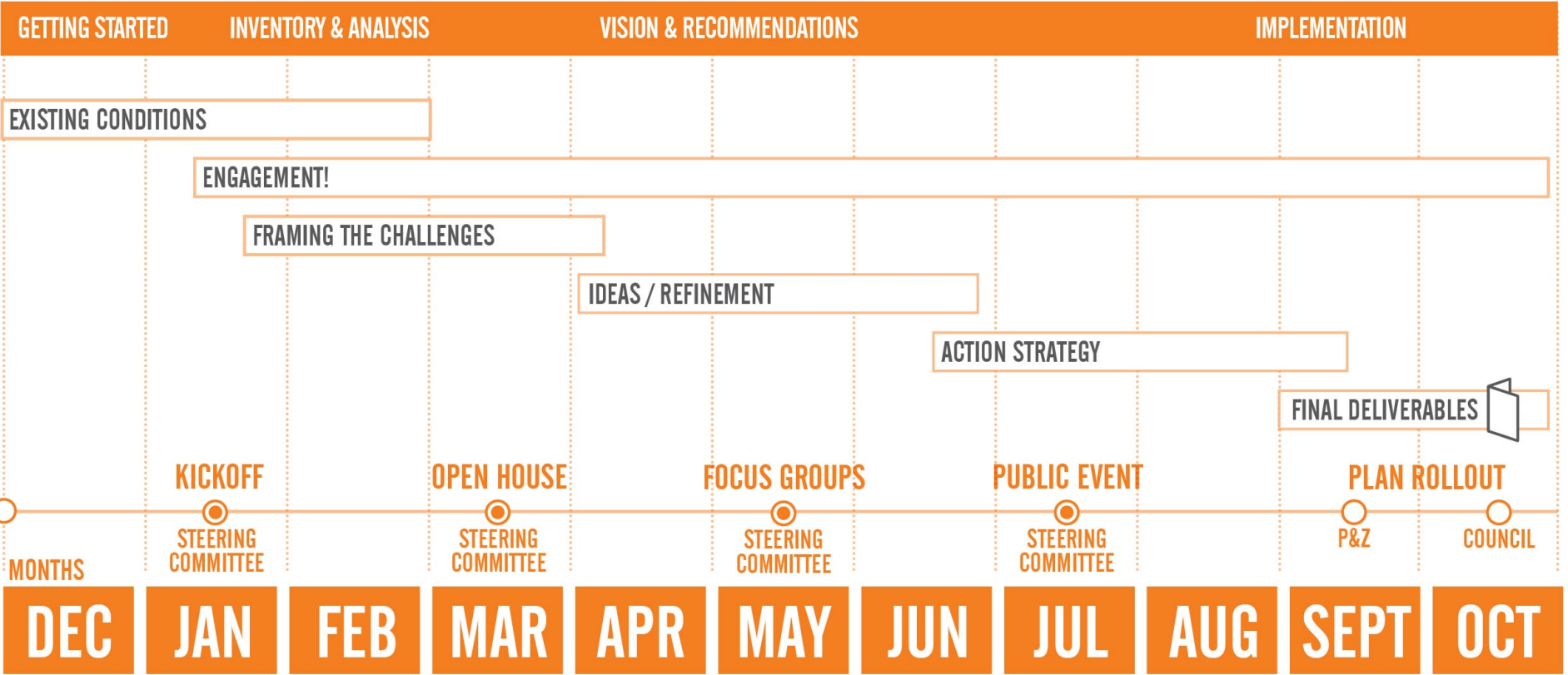


RICHARDSON
TEXAS

prepared by:

INTERFACE STUDIO
NINIGRET PARTNERS
BIG RED DOG

SCHEDULE





THANK YOU!