

### **Redevelopment Area 3 – Cornerstone Areas: Texas Avenue, University Drive, and George Bush Drive East**

This redevelopment area consists of the remaining portions not included in Redevelopment Areas 1 or 2 that are at the corners of the planning area. Redevelopment Area 3 includes two parts, one area is north of Lincoln Avenue between Texas Avenue and Eisenhower Street and the other is the block south of George Bush Drive East to Dominik Drive. With proximity to major thoroughfares, the University campus, and major shopping areas, these redevelopment areas will contain the most intensive development patterns in the Eastgate. While much of the redevelopment area is currently developed in a single-story suburban commercial pattern, it is anticipated that they will convert over time to multi-story commercial and mixed use developments with an emphasis on vertical mixed use. To promote the redevelopment, upgrades and rehabilitation of utilities, including water and sanitary sewer infrastructure and the extension of Eisenhower Street will need to occur.

#### *Redevelopment Area Strategies:*

**Strategy CC 2.6** - Incorporate the guidance identified in this Plan, into the redevelopment plan including a market analysis for the areas identified in Redevelopment Area II: Texas Avenue, University Drive, and Harvey Road in the Comprehensive Plan. The market analysis for the redevelopment plan should include a concept plan for the block containing City Hall to gauge the development potential of the block under multiple development scenarios including redevelopment of the entire block, expansion or relocation of City Hall within the block, and redevelopment of only portions of the block.

**Strategy CC 2.7** - Identify strategies regarding the existing parking in the right-of-way for the commercial properties at the intersection of Texas Avenue and Walton Drive to help maintain and increase the viability of these neighborhood serving areas. This may include removal or reduction of off-street parking requirements for this area since the existing parking serves the uses.

#### Site Development

##### **Site Development Area 1 – Lincoln Avenue**

Based on input received during the planning process, specific consideration should be given to the area north of Lincoln Avenue between Tarrow Street and Munson Avenue. The existing developed properties fronting Lincoln Avenue consist of single-story homes with rear alley access. Given the recommended General Suburban designation (See Community Character Area 2 – Lincoln Avenue), this single-family and rear alley pattern should continue across the portion of the vacant 7.5-acre tract that fronts Lincoln Avenue.

The remainder of the vacant 7.5-acre tract may develop with multifamily and/or non-residential uses. ~~Vehicular access between these uses and the future single-family homes fronting Lincoln Avenue will be restricted so the potential for additional through traffic movements can be mitigated.~~ The multi-family and commercial uses will receive vehicular access from Lincoln Avenue and through the private drives of University Town Center as well as Vassar Court and Wellesley Court that are stubbed along the