

Loop 820 Corridor Study

CITY OF NORTH RICHLAND HILLS



Public Outreach

- Public meetings
 - October 26th, 2004
 - June 23rd, 2005
- Stakeholder meetings
 - August 18th, 2004
 - October 26th, 2004
- Focus group meetings
 - February 24th, 2005 Maplewood
 - March 8th, 2005 Corona
 - May 16th, 2005 South Holiday
 - June 16th, 2005 Maplewood



NRH Future Land Use



Legend

	Commercial
	High Density Residential
	Industrial
	Public/Semi Public
	Mixed Use
	Medium Density Residential
	Office
	Parks-Open Space
	Retail
	Low Density Residential
	Vacant
	Water

Study Team

Kimley-Horn and Associates, Inc.

TOWNSCAPE, INC.

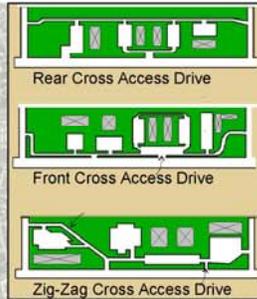
July 2005

The Transportation Plan

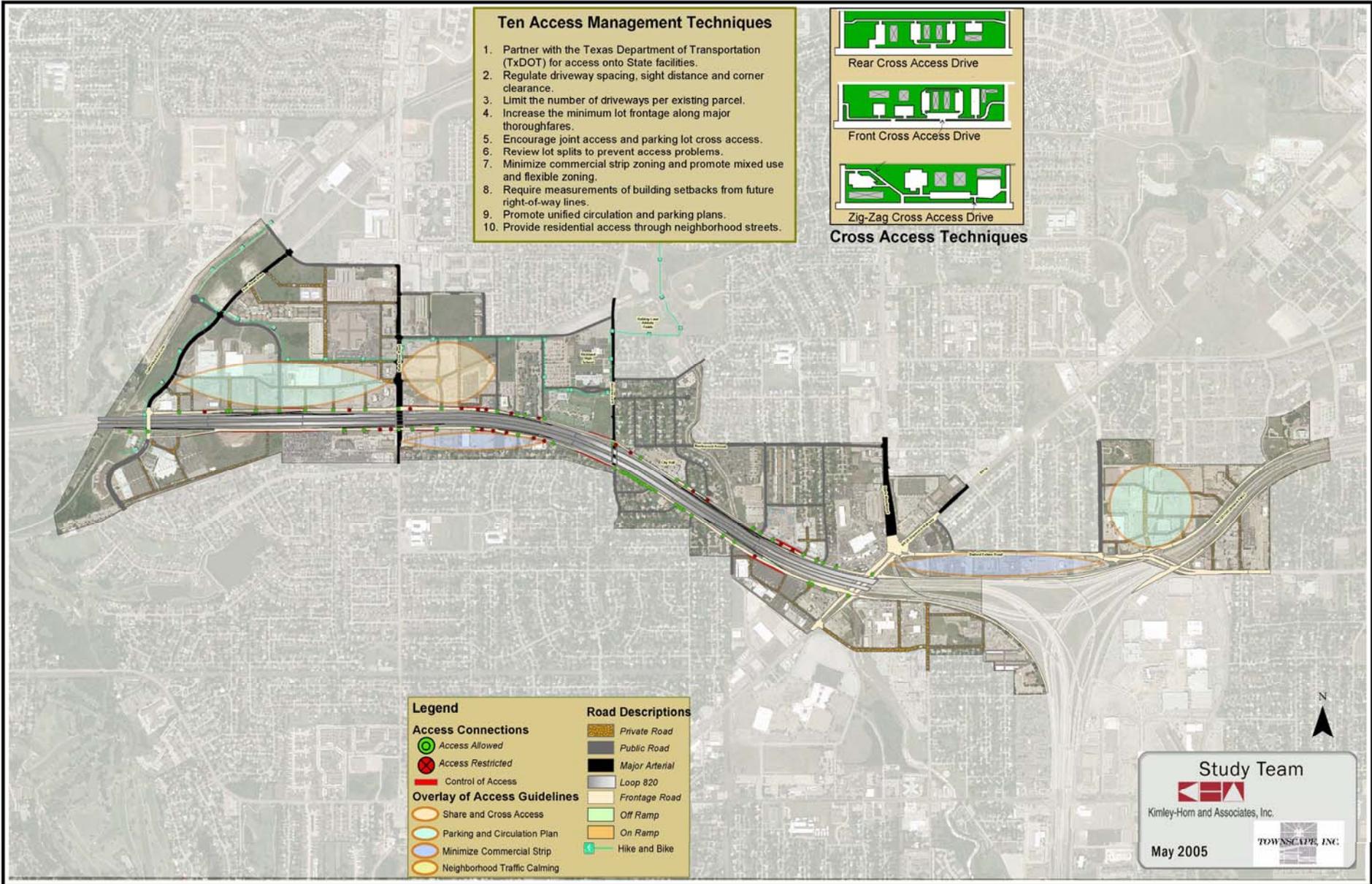


Ten Access Management Techniques

1. Partner with the Texas Department of Transportation (TxDOT) for access onto State facilities.
2. Regulate driveway spacing, sight distance and corner clearance.
3. Limit the number of driveways per existing parcel.
4. Increase the minimum lot frontage along major thoroughfares.
5. Encourage joint access and parking lot cross access.
6. Review lot splits to prevent access problems.
7. Minimize commercial strip zoning and promote mixed use and flexible zoning.
8. Require measurements of building setbacks from future right-of-way lines.
9. Promote unified circulation and parking plans.
10. Provide residential access through neighborhood streets.



Cross Access Techniques



Legend		Road Descriptions	
	Access Allowed		Private Road
	Access Restricted		Public Road
	Control of Access		Major Arterial
	Share and Cross Access		Loop 820
	Parking and Circulation Plan		Frontage Road
	Minimize Commercial Strip		Off Ramp
	Neighborhood Traffic Calming		On Ramp
			Hike and Bike

Study Team

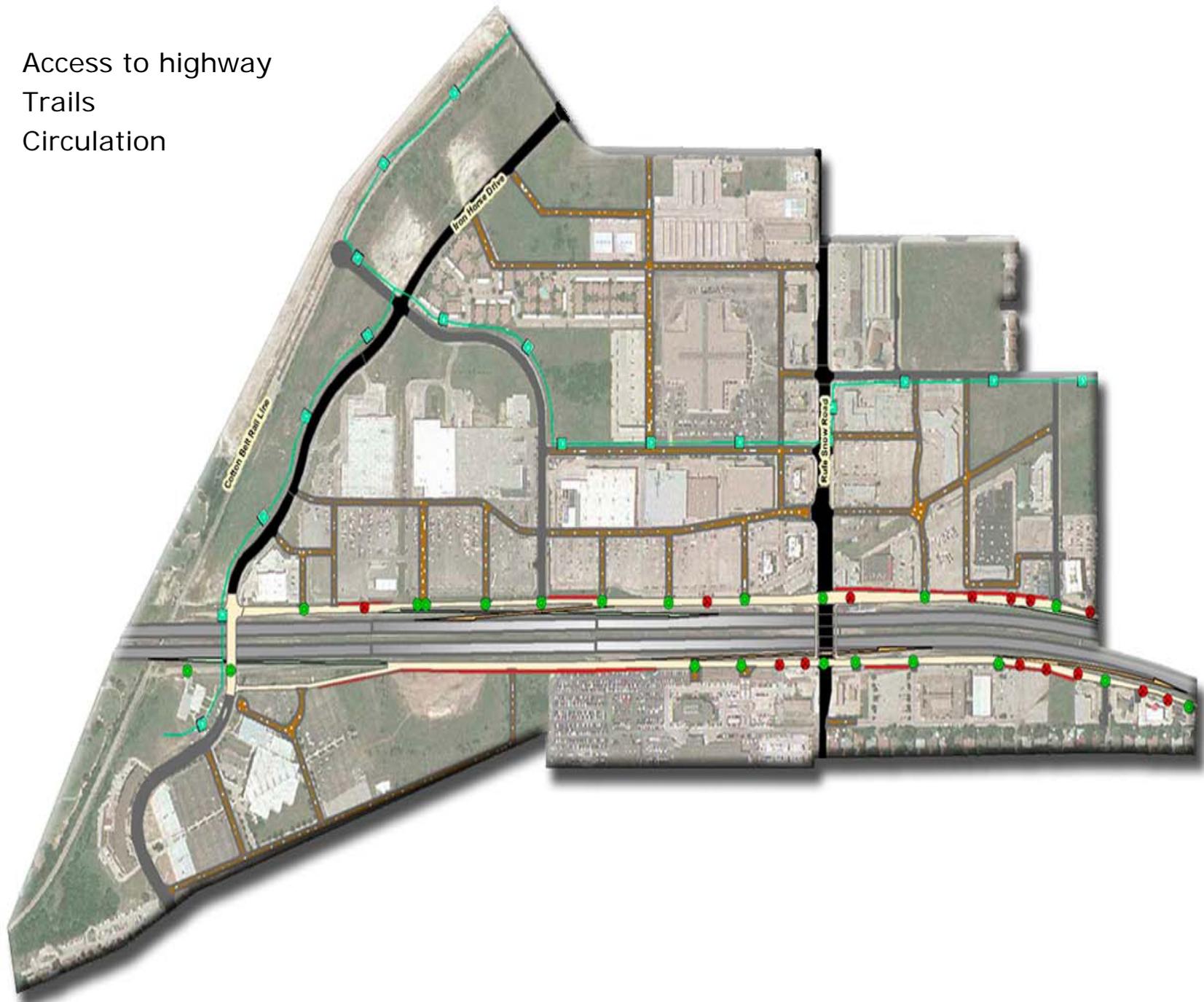
Kimley-Horn and Associates, Inc.

May 2005

TOWNSCAPE, INC.



- Access to highway
- Trails
- Circulation

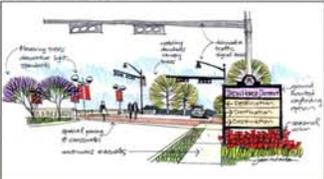




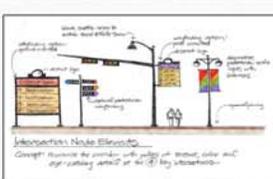
Corridor Image and Districts Plan



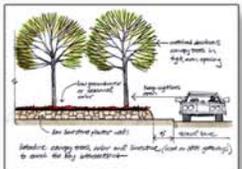
Transit Oriented Development in the Iron Horse District



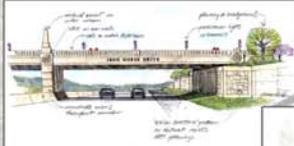
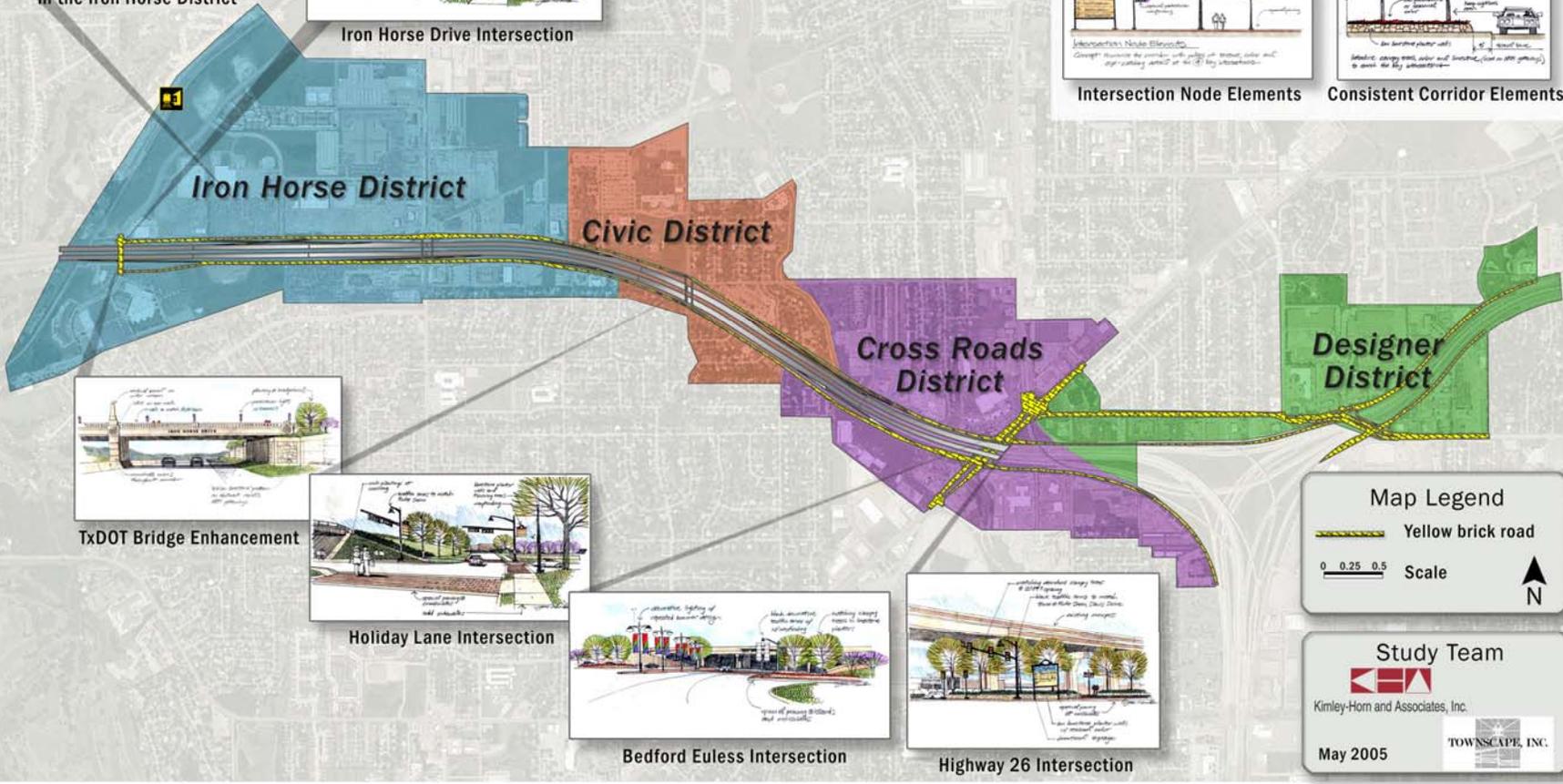
Iron Horse Drive Intersection



Intersection Node Elements



Consistent Corridor Elements



TxDOT Bridge Enhancement



Holiday Lane Intersection



Bedford Eules Intersection



Highway 26 Intersection

Map Legend

Yellow brick road

Scale 0 0.25 0.5

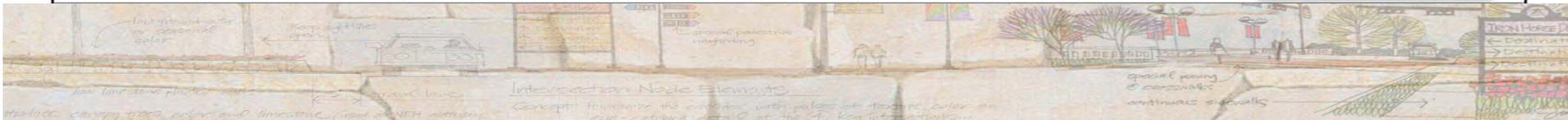
N

Study Team

Kimley-Horn and Associates, Inc.

TOWNSCAPE, INC.

May 2005





traffic arms to match

flourishing trees

calls to match Rufe Snow

w/ Lanes

— matching deciduous canopy trees
@ 20ft. ± spacing

— black traffic arms to match
those @ Rufe Snow, Davis Drive

— existing overpass



special paving
at crosswalks

— low limestone planter walls
w/ seasonal color

— directional signage

— *Sam Richards*

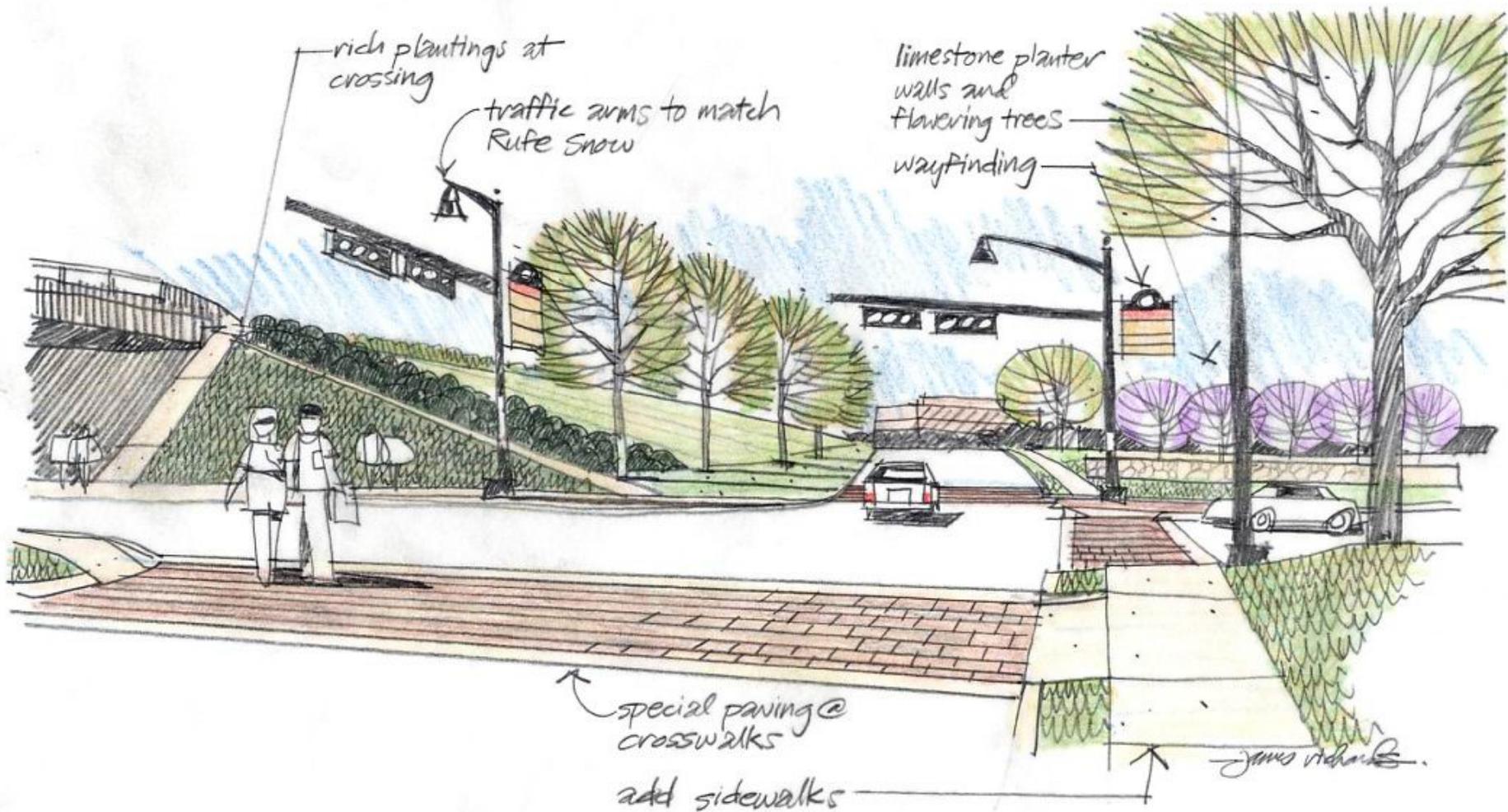
matching canopy trees color and limestone planter wall

low limestone planter wall

directional signage

existing overpass

w/ Lanes





Transit Oriented Development Plan



Retail at grade
Lofts above

Surface
Parking

Parking
Garages

Bus Drop Off

Transit
Platform

Transit Bus Line

Iron Horse Boulevard

Existing
Apartments

Townhouses

Boulder

Townhouses

Parking
Deck

Parking
Deck

Service
Alley

Recycled
Big Box

Retail at grade
Lofts above

3-5 story
lofts

N.E. Loop 820

Service

Comes

Parking
Deck

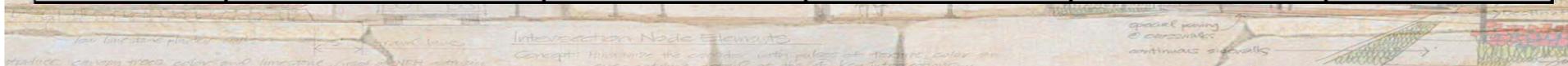
Parking
Deck

Parking
Deck

Parking
Deck



<i>Strategy</i>	Implementation Plan For The Loop 820 Corridor				
<i>Land Use Corridor Wide</i>					
<i>Update the Comprehensive Land Use Plan</i>	From Industrial to Mixed use and quality medium density residential (town home or loft) style developments around the Future Transit Station	South of Maplewood and east of city hall from residential to commercial	East end of Church of Christ property from institutional to commercial	South east corner of Loop 820 and Holiday from residential to commercial	Recreation center and library properties from institutional to neighborhood office
<i>Revision or Creation of New Standards</i>	Create buffering and screening standards between commercial and residential uses	Establish minimum acreage and plating standards for converting properties to new land uses			
<i>Transportation Corridor Wide</i>					
<i>TxDOT Coordination Issues</i>	Get concurrence on the Corridor Access Plan	Incorporate needed intersection construction improvements	Gain Approval for bridge, abatement, retaining wall, and landscape elements		
<i>Public Works or City Manager</i>	Re-name Industrial Boulevard to Iron Horse Drive	Incorporate new multi use trail into parks and trails plan	Update Master Thoroughfare Plan to reflect changes recommended in this study.	Promote secondary access and routing plan for Loop 820 during the construction period	
<i>Urban Design Corridor Wide</i>					
<i>Special Projects</i>	Design specific way finding standards for poles signs and locations	Develop landscape guidelines including planter walls for the Loop 820 corridor	Develop marketing materials to market specific properties		



<i>Strategy</i>	Implementation Plan For Districts					
<i>Iron Horse District</i>						
<i>Land Use and Zoning</i>	Develop form-based zoning for Iron Horse TOD Area	Develop a more specific plan for Iron Horse Boulevard which incorporates the elements outlined in this plan		Develop specific way finding signs		
<i>Transportation and site</i>	Coordinate with TxDOT regarding Iron Horse Drive bridge design	Prepare a circulation and cross access plan for the commercial property east of Rufe Snow		Work with the Fort Worth T and Regional Rail initiative to share TOD plans at Iron Horse	Work with TxDOT to ensure site access at the Church of Christ to 5-Star Ford, the retail north of 820 and east of Rufe Snow	
<i>Civic District</i>						
<i>Land Use and Zoning</i>	Develop a plan to acquire properties east and north of City Hall	Work to market southeast corner of Holiday and Loop 820.		Develop specific way finding signs	Incorporate intersection urban design concepts for Holiday Lane	
<i>Transportation and site</i>	Develop a detailed parking / site plan for City Hall area	Re-align Maplewood in anticipation of the TxDOT widening of Loop 820.				
<i>Cross Roads District</i>						
<i>Land Use and Zoning</i>	Develop a plan for Car Dealer expansion per land use plan		Develop specific way finding signs	Incorporate intersection urban design concepts for SH 26		
<i>Transportation and site</i>	Work with Huggins Honda regarding access and cross access issues					
<i>Designer District</i>						
<i>Land Use and Zoning</i>	Develop specific way finding signs	Incorporate intersection urban design concepts for Bedford/Eules Road		Develop specific urban design plans for Bedford/Eules Road (Restaurant row)		
<i>Transportation and site</i>	Develop a specific access and circulation plan in the home furnishing area					

Questions

