

OLD TOWN Lewisville



ACTIVATING OLD TOWN



- Planning
- Build on Previous Public Investments
- Bring Private Projects
- Create Live/Work/Play Environment

Old Town Dynamics



Land purchases IN OLD TOWN 2001-2015

- 2001: City purchased property for City Hall
- 2003: City purchased property for a performing art center
- 2004-2007: City purchased land for Old Town Plaza and Old Town Parking
- 2015: City purchased two catalyst corner properties on Main Street

FACILITY PROJECTS IN OLD TOWN

\$34 Million Public
Investment



Stakeholder Involvement

Stakeholders Involvement

- 2004: Façade and Interior Improvements Grants, Beautification, Wayfinding
- 2005: Marketing and Attraction Plan
- 2009: Old Town Transit Oriented Plan, Main/Mill Streets Enhancement Plan
 - Community Charrette process held
 - Developed preferred alternatives
- 2012: Old Town Activation Strategy



TRANSIT ORIENTED DEV. PLANS

2003-Sales Tax Initiative
2011-All stations opened



- DCTA Hike/bike trails under construction connecting all stations
- City has TOD plans for all stations in Lewisville:
- Hebron 121 Station-1800 units of residential under construction, 600,000 sq.ft. mixed use planned 114 acres of parks/trails
- Lewisville Lake Station-500 units of residential approved with hike/bike connection to DCTA station

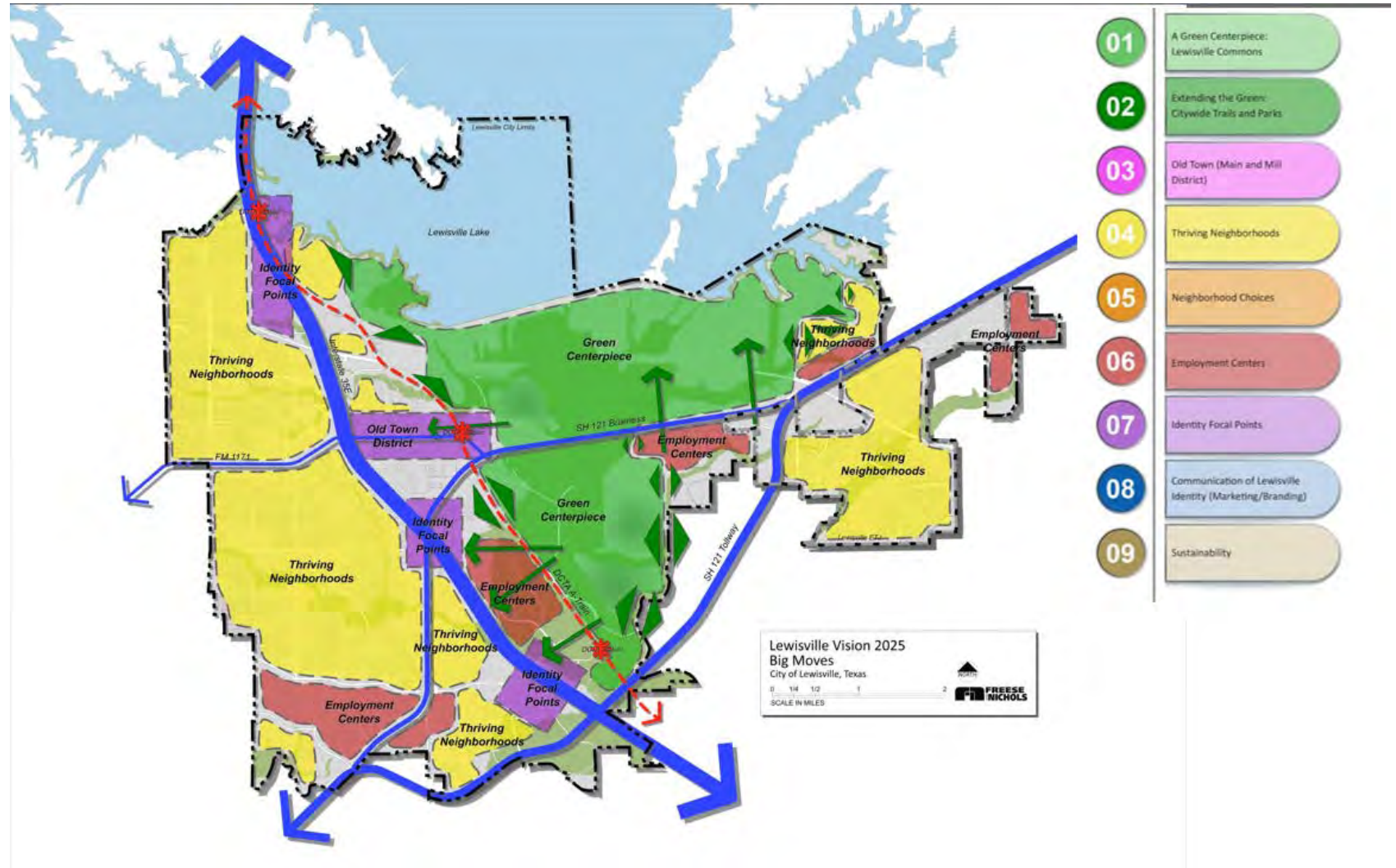
LEWISVILLE 2025 PLAN AND GOALS

Plan adopted by City Council in 2014

Plan focuses on connectivity, diversity, employment growth and sustainability

Plan is being systematically implemented across all levels of the organization

All new budgetary decisions are tied to this plan



CAPTURING A VISION
FOR OLD TOWN

NEW BUILDINGS & RENOVATIONS IN OLD TOWN

\$1.5 Million Grants



34 Renovation
Projects

5 New
Restaurants

Coffee Shop,
Whiskey Distillery
& Beer Brewery

RENOVATION GRANTS

BEFORE/AFTER

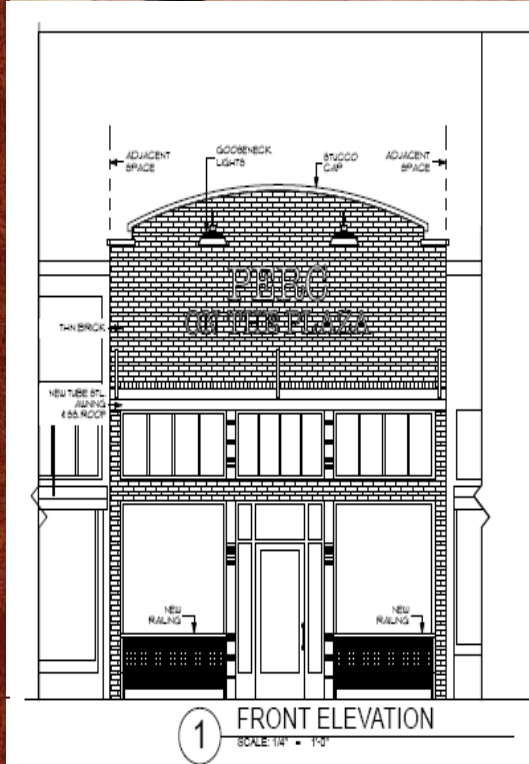


CAPTURING A VISION
FOR OLD TOWN

NEW BUILDINGS & RENOVATIONS IN OLD TOWN OVER \$100 Million PRIVATE Investment

PAGE 11

City of Lewisville
Economic Development
& Planning



NEW RESIDENTIAL PROJECTS

\$ 30 Million Private
Investment



145 Units-Main Street
Village

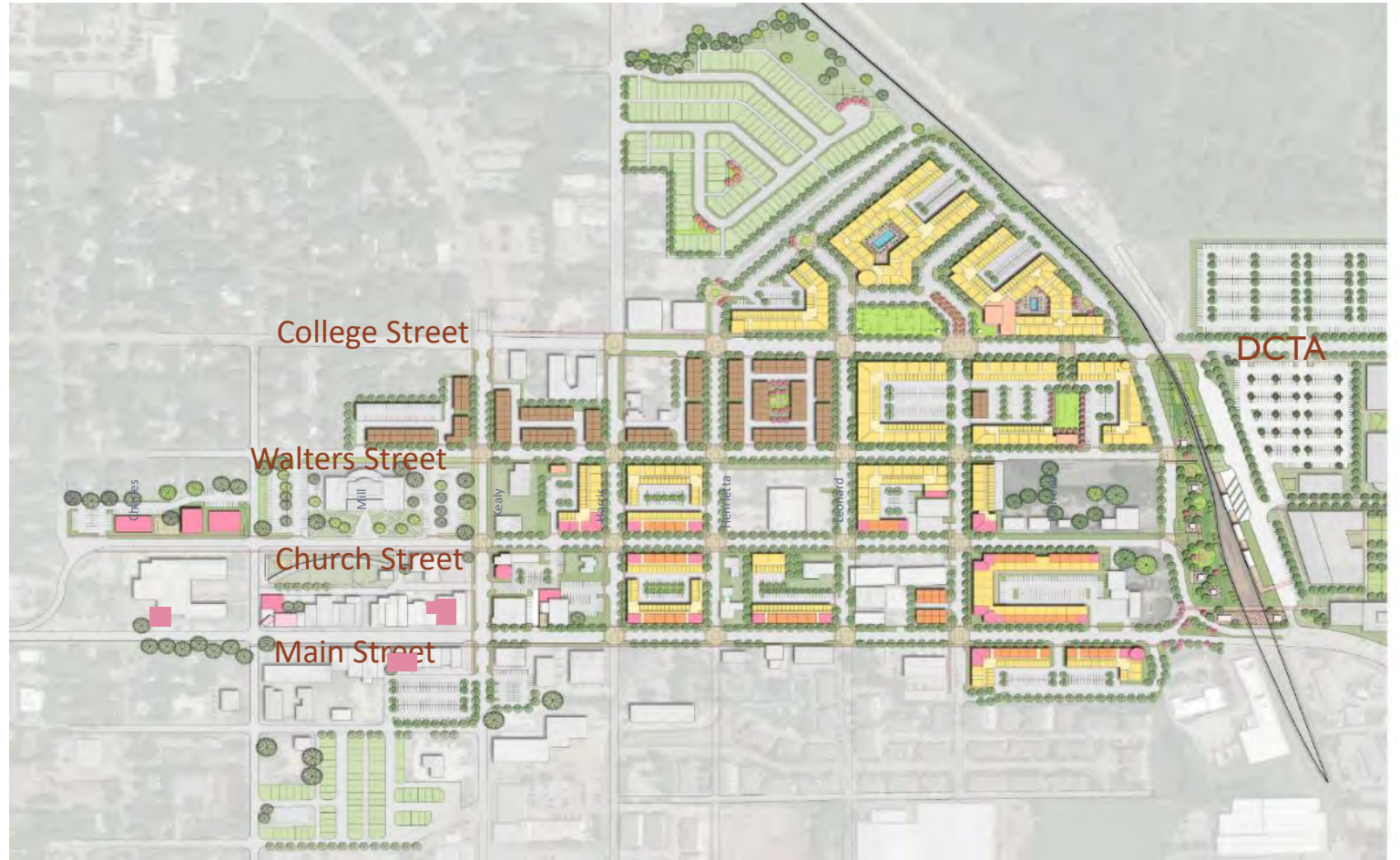
72 Units-Uptown Village

85 Units-South Village

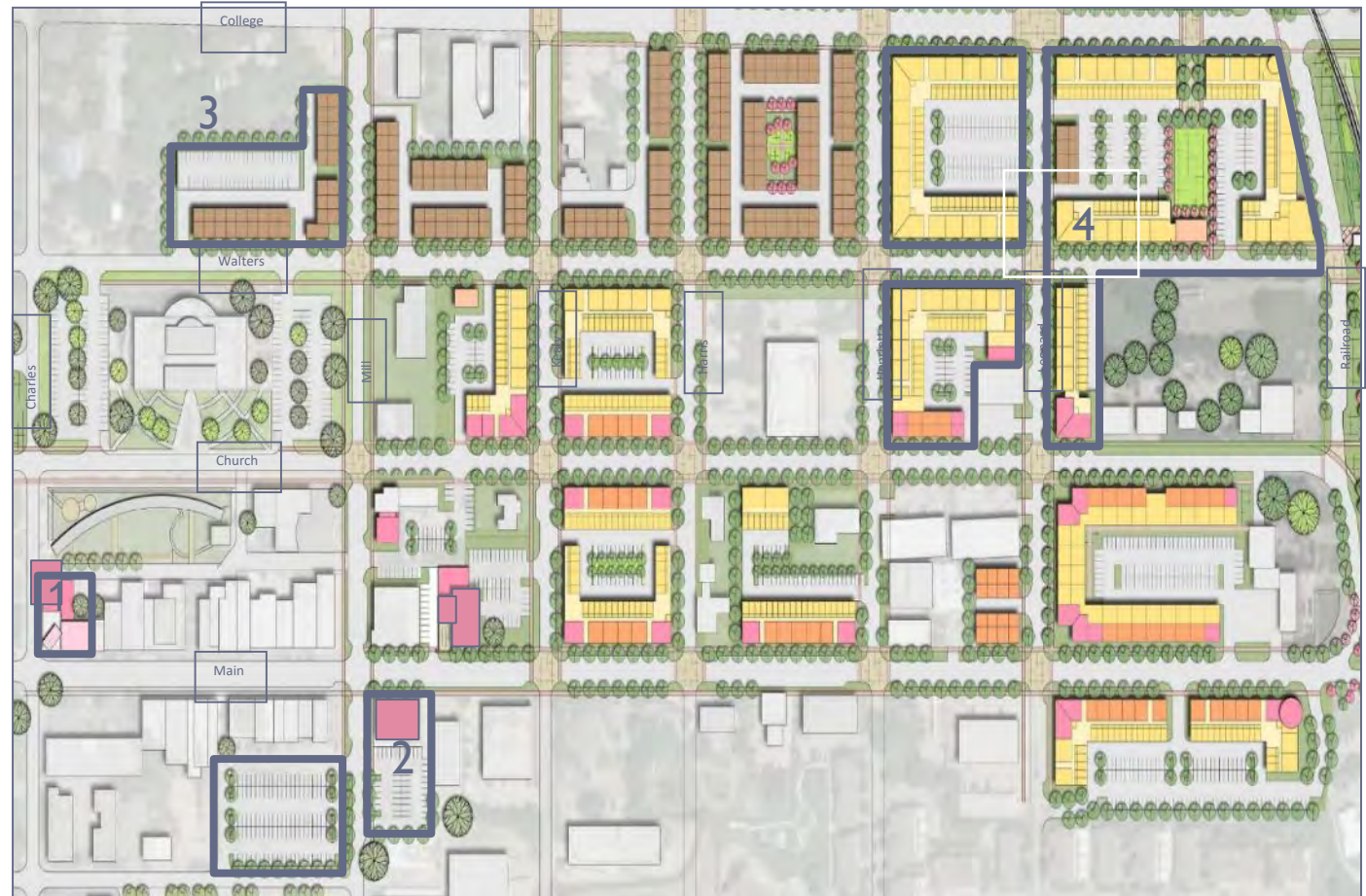


OLD TOWN MASTER PLAN & LEWISVILLE 2025 RECOMMENDATIONS

- Old Town as a focal point and destination
- Focus on multi modal transit
- Improve public transportation
- Provide safe and convenient pedestrian and bicycle access to major hubs in the City as an alternative to vehicular commuting
- Create diversity of housing
- Foster live, work, play environment



CITY SPONSORED PROJECTS PUBLIC PRIVATE PARTNERSHIPS



NEW INITIATIVES

WORKING WITH A PRIVATE DEVELOPER TO BRING RESTAURANTS, OFFICE AND EVENT SPACE TO OLD TOWN ALONG WITH PUBLIC RESTROOMS AND CATERING KITCHEN FOR WAYNE FERGUSON PLAZA

INCREASED MARKETING EFFORTS TO ATTRACT PEOPLE TO OLD TOWN



NEW INITIATIVES

CITY SOLD 4 ACRES WEST OF
OLD TOWN STATION TO
DEVELOPER FOR AURA AT OLD
TOWN, 4-STORY, 286-UNIT
URBAN RESIDENTIAL
DEVELOPMENT WITH PARKING
GARAGE

CONSTRUCTION BEGAN
NOVEMBER 2019



CAPTURING A VISION

FOR OLD TOWN

NEW INITIATIVES

WORKING WITH A PRIVATE
DEVELOPER FOR MIXED USE
DEVELOPMENT WITH 201
RESIDENTIAL UNITS ABOVE
GROUND FLOOR COMMERCIAL
AND 2-LEVEL PARKING GARAGE

TWO COMPONENTS: SOUTHEAST
CORNER OF MAIN STREET AND
MILL STREET AND NORTHWEST
CORNER MILL STREET AND ELM
STREET

OPPORTUNITY ZONE PROJECT

CONSTRUCTION START EXPECT
SUMMER/FALL 2020



NEW INITIATIVES

PROPOSED MIXED USE
DEVELOPMENT WITH TWO
RESTAURANTS AND OFFICE
BUILDING

NORTHWEST CORNER OF KEALY
AVENUE AND CHURCH STREET



ACTIVE PROJECTS IN OLD TOWN

ACTIVE PROJECTS IN OLD TOWN

January 2020



1. Legacy Pointe—Single Family, 97 Units, Under Construction
2. Old Town Station—Multi-Family, 368 Units, Plan Approved by City
3. Aura Old Town—Multi-Family, 320 Units
4. Townhouses—For-sale townhomes
5. College Street Lofts—Mixed-use, 8,400 sq.ft. Retail with 47 Res, In design process
6. Walters Street Brownstones—19 unit Townhouse development, Under Construction
7. 170 W. Main—Mixed-use retain/office, under construction
8. AMAC—Multi-Family, 201 Units, Mixed-use restaurant/retail, Under Contract
9. South Village—85 townhouses, 8,000 sf retail, under construction
10. REW—Redevelopment to 241 unit urban apartment and 1,500 sf retail
11. LISD—Mill Street Elementary opened October 2019
12. Edna Townhomes—Six units, under construction
13. Sloan & Williams Winery—Winery and tasting room
14. 191 West Main—New 3 Story, Mixed-use restaurant/office, 18,000 sq ft
15. Nack Development—12,000 sf office and 6,500 sf restaurant
16. Sullivan BBQ—BBQ and bodega opened January 2020
17. Foodies—New 6,500 sf grocery/deli/coffee

MAIN/MILL STREETS MULTI MODAL TRANSPORTATION IMPROVEMENTS

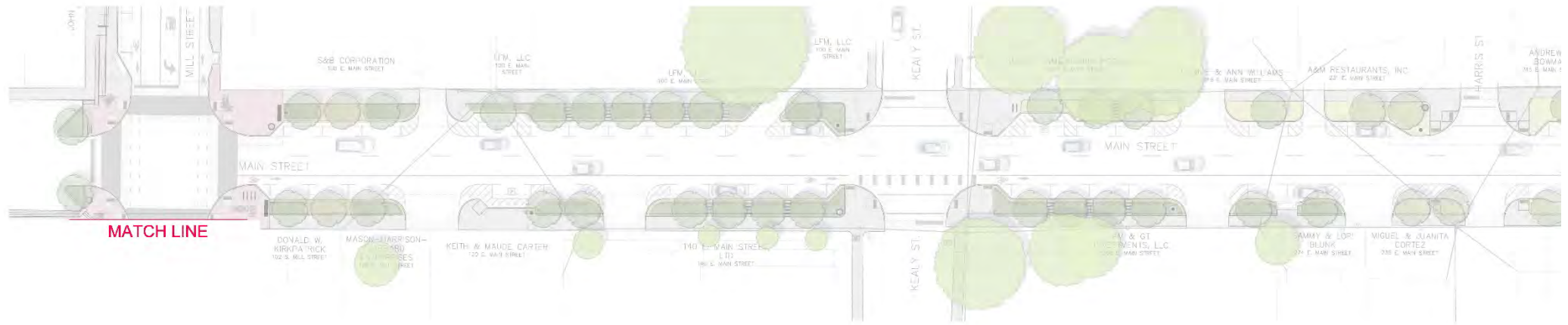
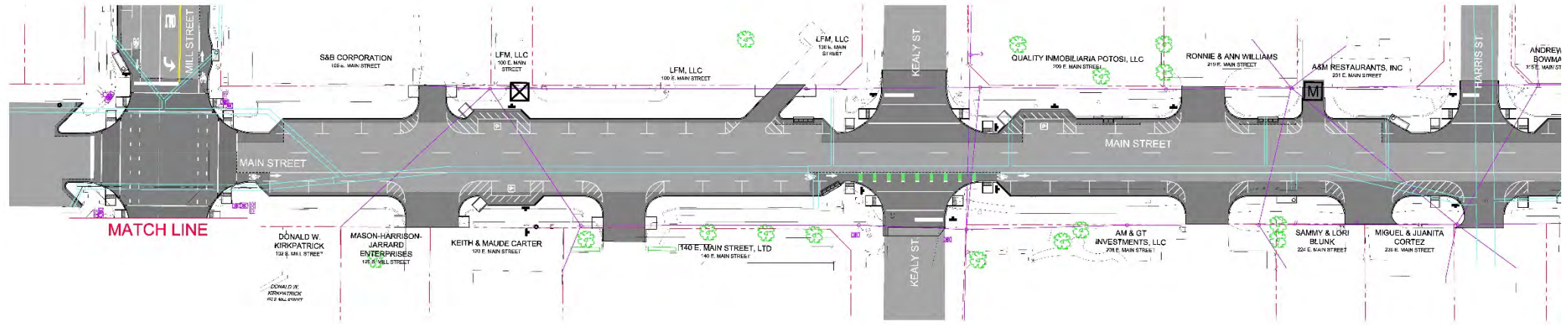
CONSTRUCTION BEGAN IN SPRING 2019

EXPECTED COMPLETION: FALL 2020

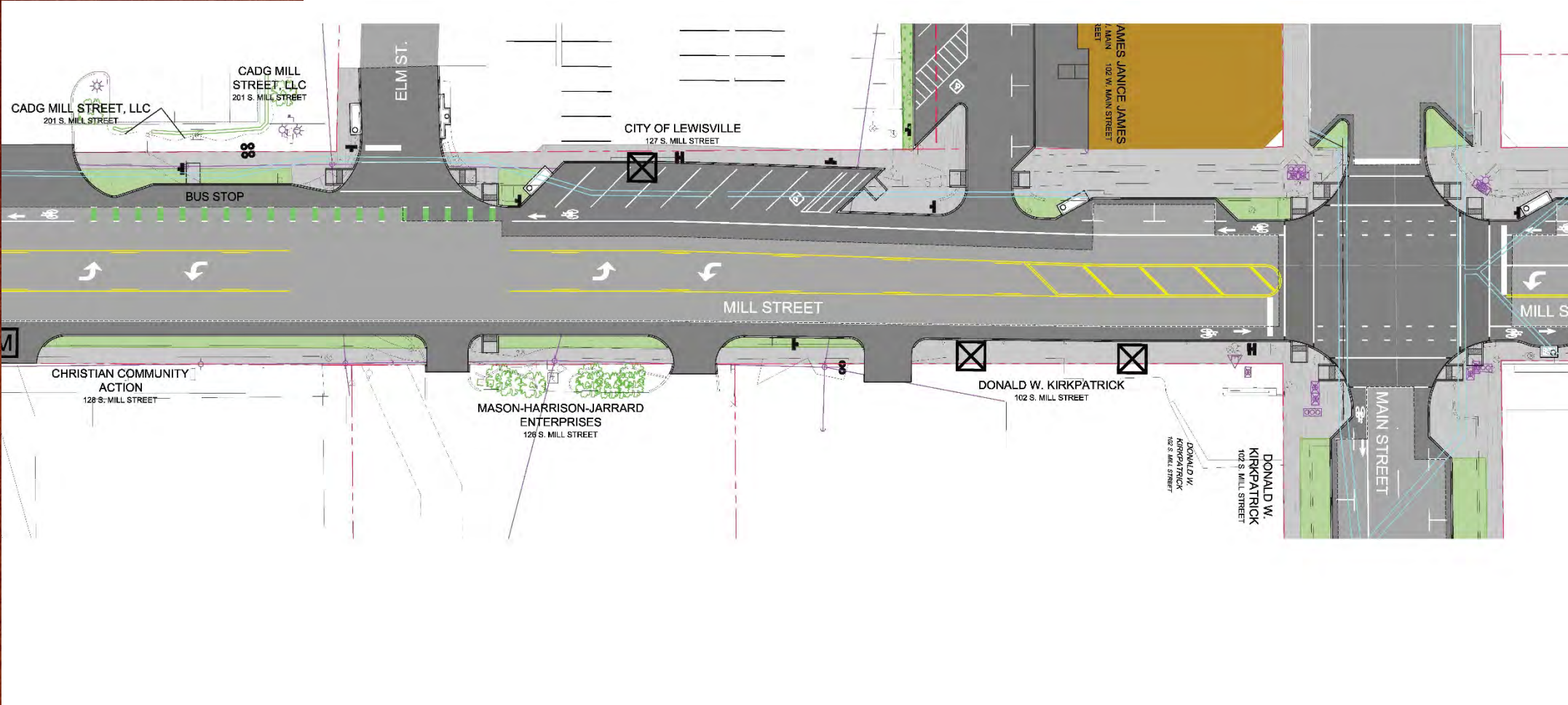


CAPTURING A VISION FOR OLD TOWN

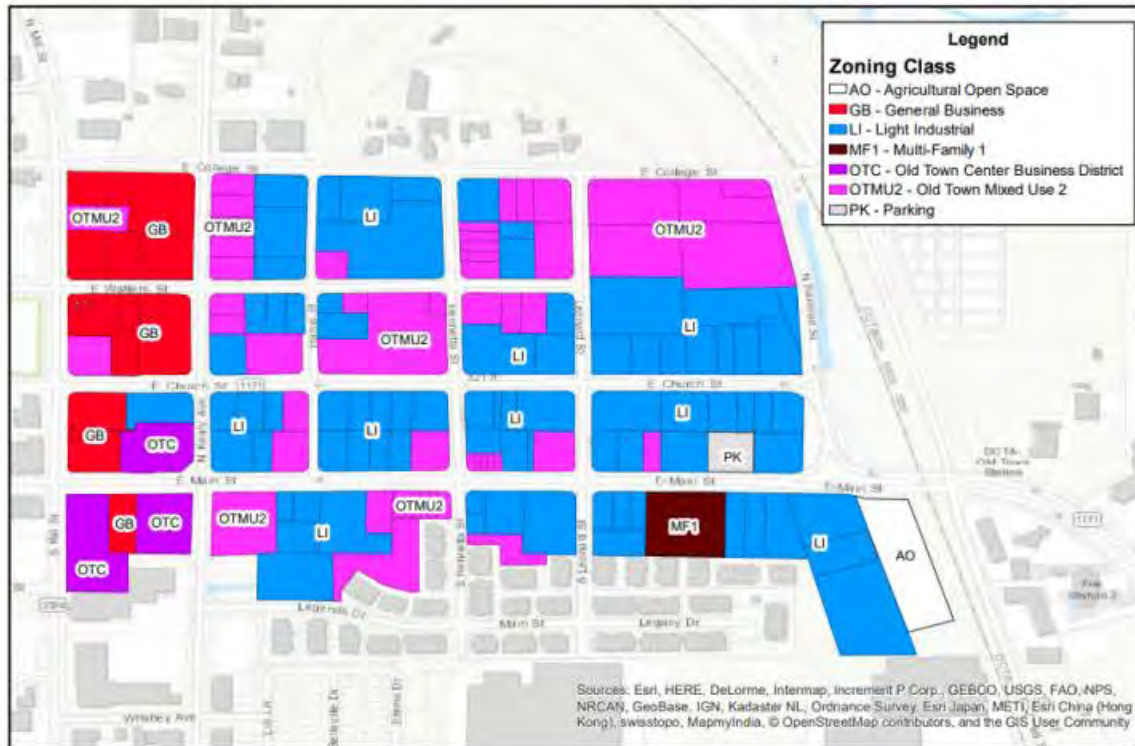
MAIN STREET DETAIL



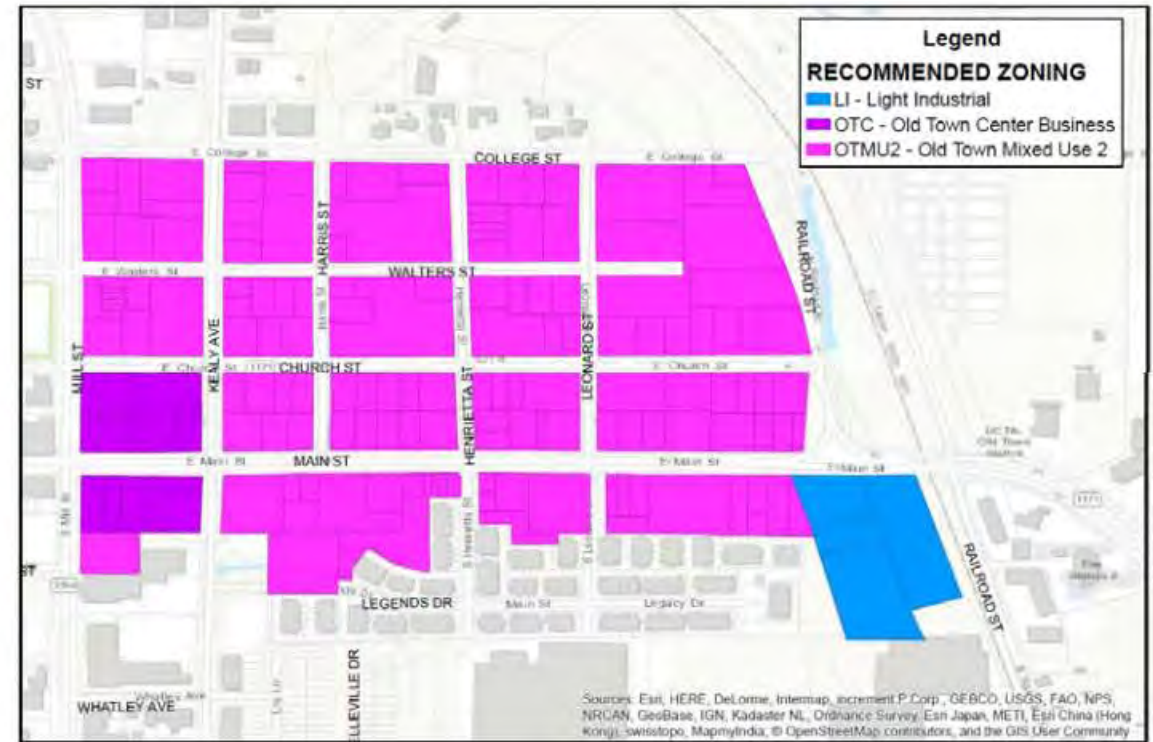
MILL
STREET
DETAIL



Old Town Rezone September 2019



Before



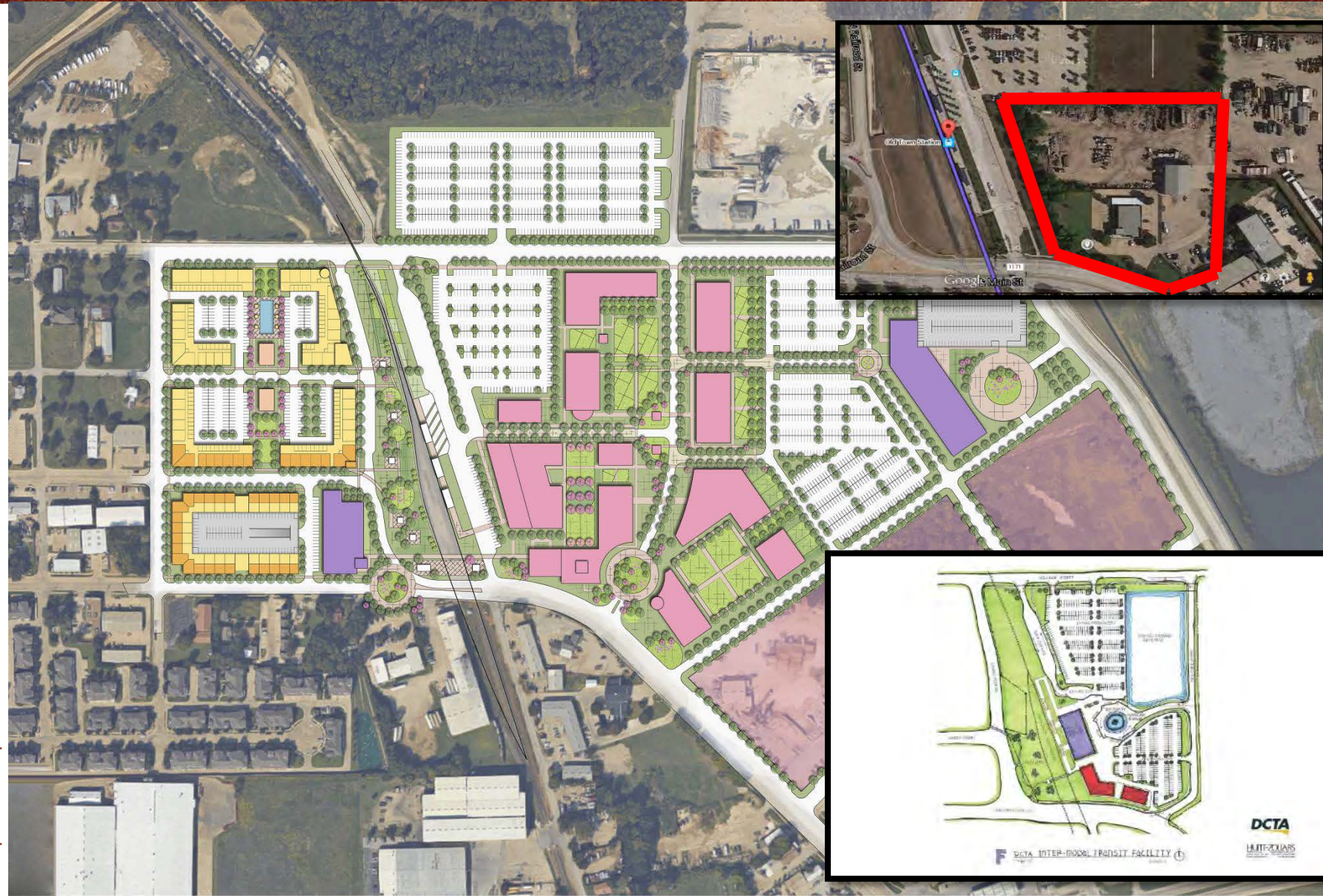
After

PARTNERING WITH DCTA AND NCTC FOR A NEW CAMPUS



DCTA Intermodal Transit Center and Administrative Complex - \$5-10 Million

Relocation of existing incompatible uses and land banking for transit supported mixed use - \$10 million





LIVE.
WORK.
PLAY.

