

# Leander Workshop



# Welcome to the 2<sup>nd</sup> Community Workshop!

- > Provide input on the direction of **growth and development** in Leander
- > Suggest **ideas** (recommend projects, policies, etc.) that will contribute to Leander's development as a **great destination** to live, work and play

# Schedule

## PROJECT INITIATION

- > Data Collection + Plan Review
- > Summary of Goals, Policies and Strategies
- > Initial Meetings + Tour

1

## CITY ASSESSMENT

- > City Assessment
- > Community Survey
- > Stakeholder Interviews
- > Technical Memo: State of the City
- > Community Meeting #1

2

## CONCEPT PLAN DEVELOPMENT

- > Initial Concept Plan
- > Community Meeting #2
- > Concept Plan Refinement and Subarea Plans

3

## POLICY FRAMEWORK + STRATEGIES

- > Policy Framework + Implementation Strategies
- > Action Plan
- > Community Meeting #3

4

## PLAN DOCUMENTS

- > Updated Comprehensive Plan Documents
- > Final Plan
- > Executive Summary

5

# Community Open House





# Web Traffic

> **1393** Total Visitors

> **5276** Page Views

> **20** 'shares' to other social media sites

> Mindmixer ►  
MySidewalk



May 11

**Destination Leander** posted

...

**What areas of our community are underserved by public transportation?**

#Transportation, #Safety, #Government in Texas, Leander, TX, Williamson County, TX

**4**

**Load More Responses**



**Nancy Knickerbocker-Penick** Anyone outside of the bedroom community model of commuting to Austin is underserved by the current public transportation.

May 19  **1 person** likes this.



**Tom Penick** There is a nice train system but if you can't use it to commute, the only time it is available is in the evenings on Saturday. That renders it useless to a large segment of the community.

May 19  **2 people** like this.



**Marvin Wolverton** I agree with Tom about the train. We would use it often to get downtown if it were available (actually servicing Leander). It seems a shame to have so much invested in infrastructure and not be able to take advantage of it.

May 19

# Most “liked” comments



“I would love to see our community grow to offer more parks, a recreation center, a hike/ bike trail and pedestrian friendly streets. I would also love to see new businesses come to our community, offering a wide variety of services from restaurants to gyms to professional services. This community is changing so fast – for the better – and is growing so fast! Great job, city leaders and residents!”

– Rebecca Z.



“My vision of Leander for the future would see more restaurants and shopping come to our area and a lot less car type places and dentists as we have to many of both of those now. I would see that a better trail system be put in place to connect the communities and allow for more outdoor physical space for exercise of all ages.”

– Tina S.



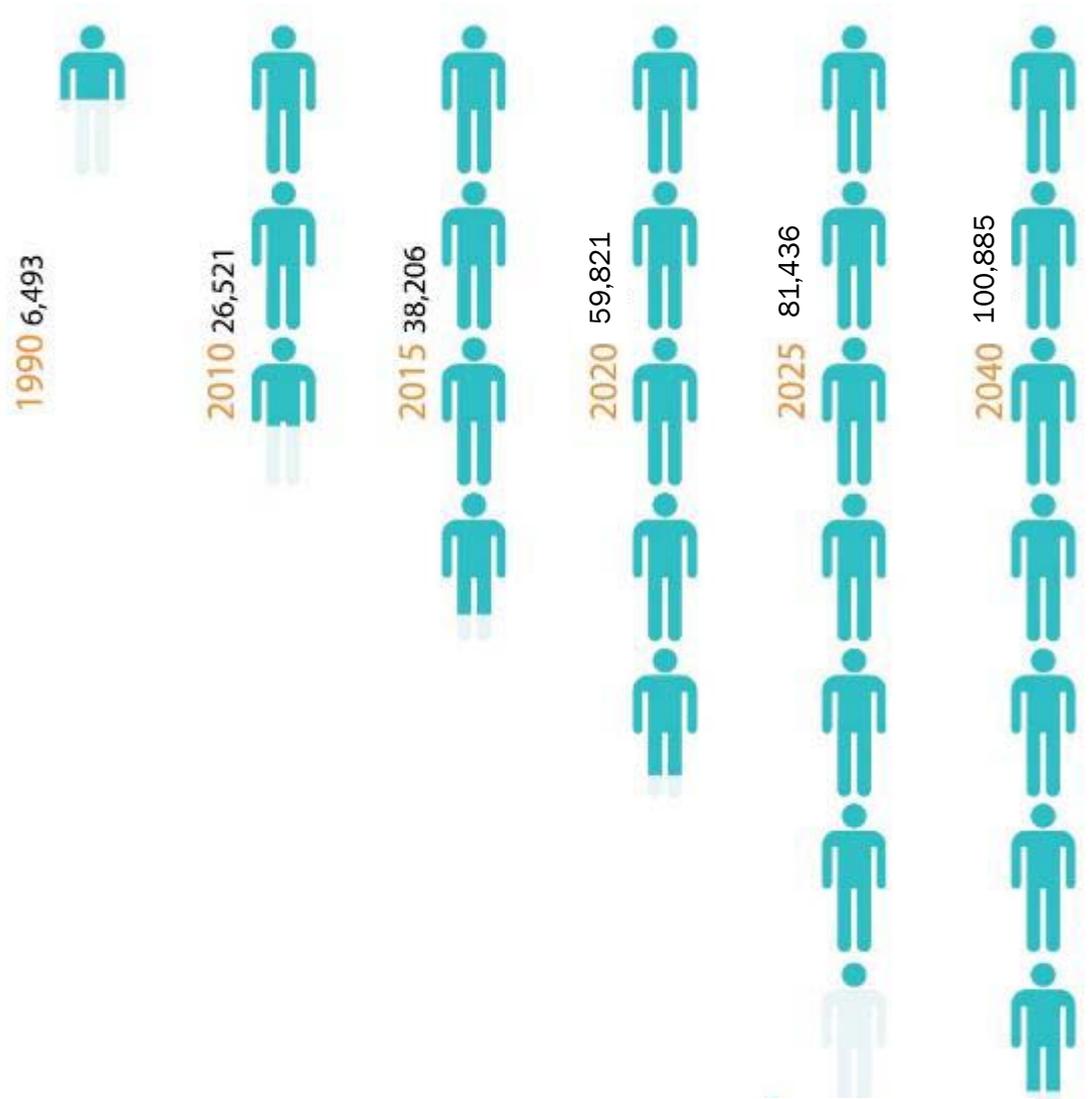
“Leander needs a ‘hub’ ..a place to walk around, eat, shop, get coffee etc. & let kids play all in one area. Even on a small scale, that would be huge for this area.”

– Shannon P.

# State of the City

- > Community Profile
- > Economic Development
- > Land Use
- > Transportation
- > Parks & Rec
- > Natural & Cultural Resources
- > Utilities & Facilities
- > Public Safety

# Community Profile: Population



Based on a 7.5% AGR

**Did you know?**  
Leander was the 4<sup>th</sup>-fastest growing municipality in the State of Texas?



Leander will remain a place that continues to **attract families**.



Boomers and Millennials will make up a **larger percentage** of the population.



The **population** will continue to **diversify**.



Single-family homes will remain the **predominant** housing type.



However, more people will choose to live in **different** types of homes.



Location and convenience will become **increasingly** important.

# Economic Development: Retail Opportunity



**-\$13.5 Million**  
**HARDWARE STORES**



**-\$3.3 Million**  
**DRINKING PLACES**



**-\$3.7 Million**  
**SPORTING GOODS,  
BICYCLE AND GUNS STORES**



**-\$38 Million**  
**GROCERY STORES**

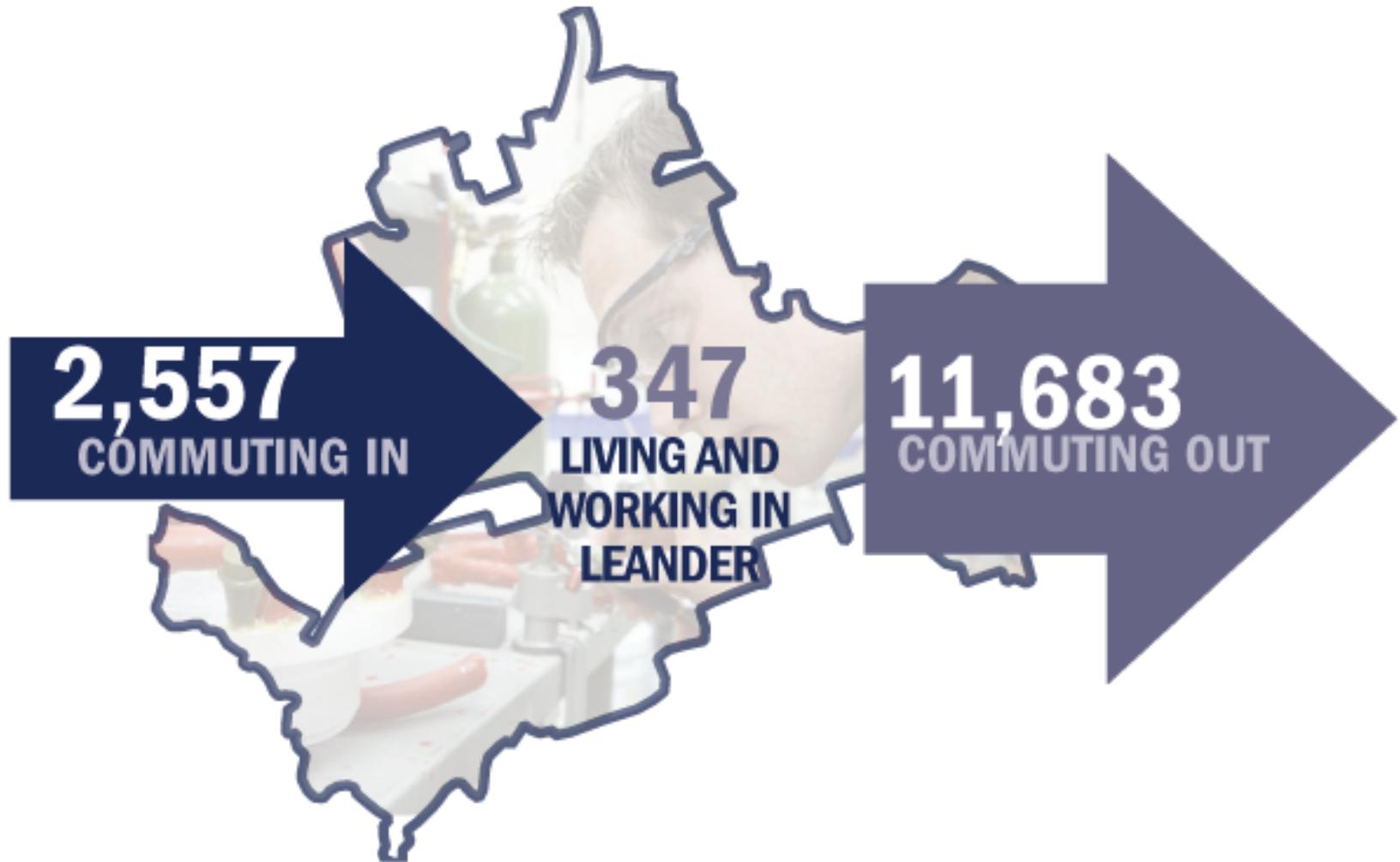


**-\$88 Million**  
**RESTAURANTS**



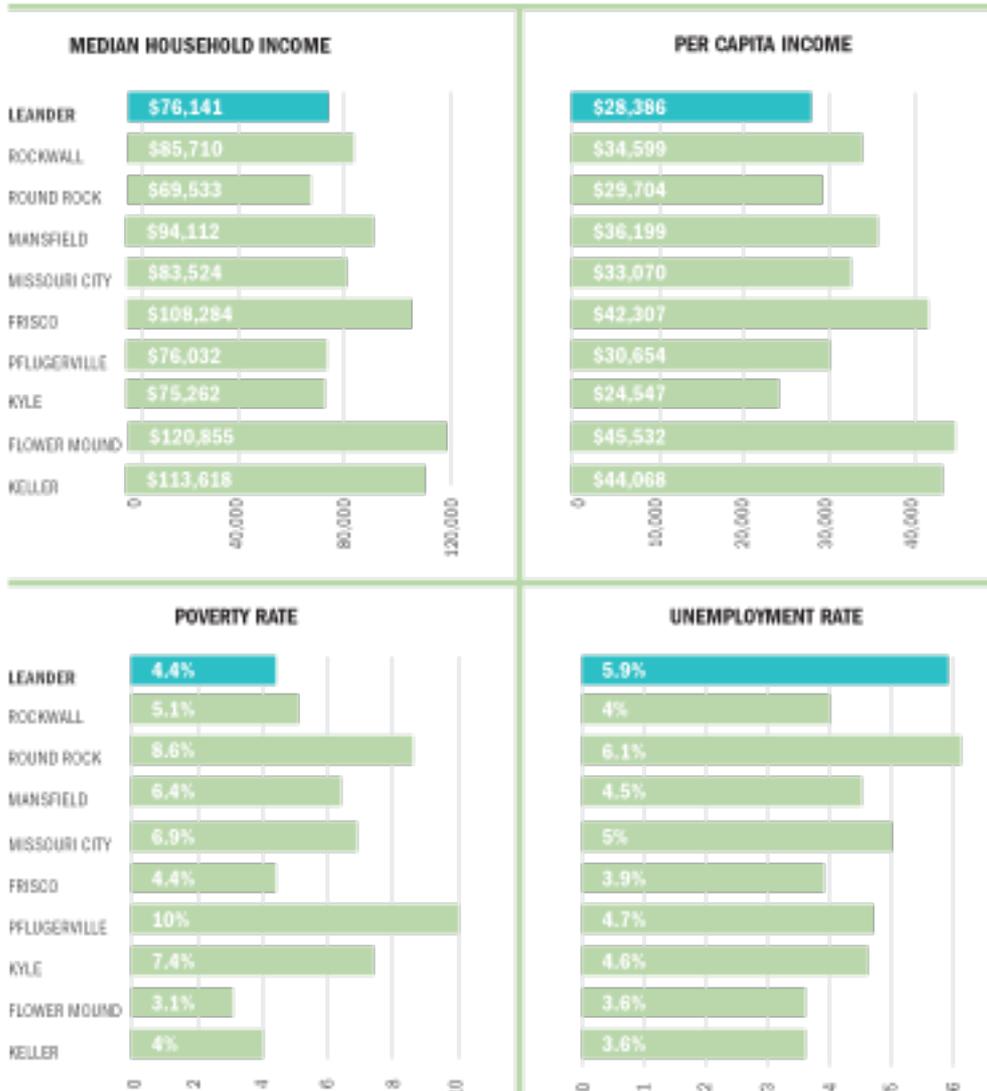
**-\$76 Million**  
**GENERAL MERCHANDISE  
STORES**

# Economic Development: Employment

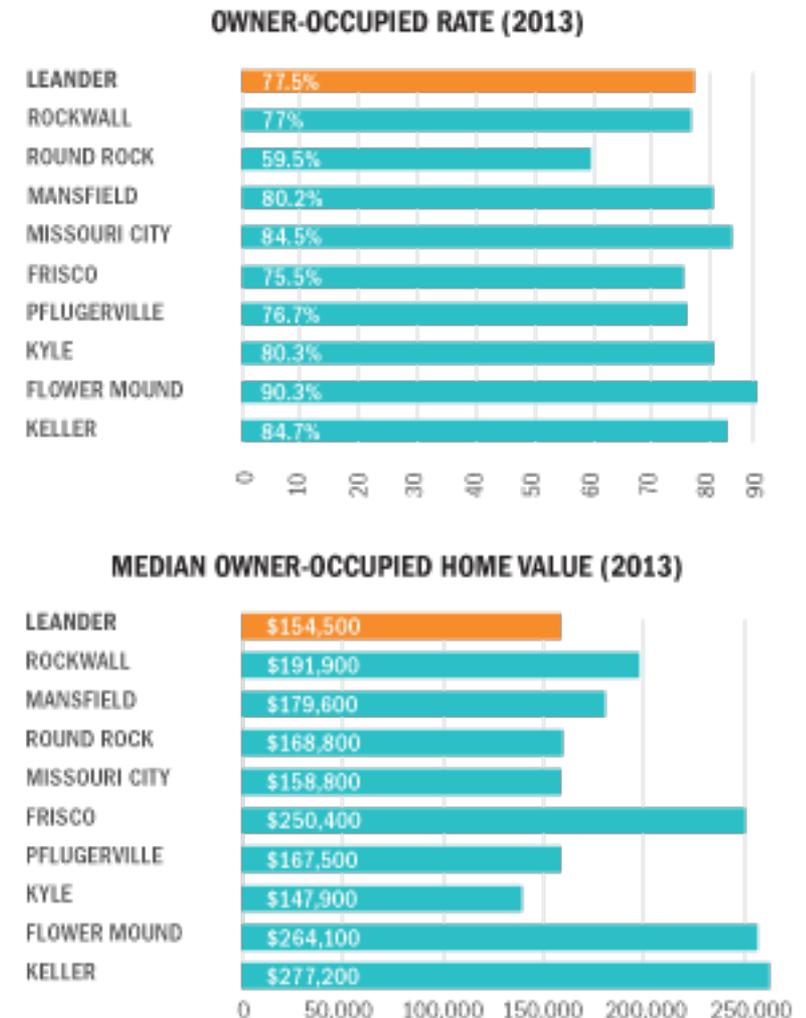


# Community Comparisons

## COMMUNITY COMPARISON: LOCAL ECONOMY (2013)

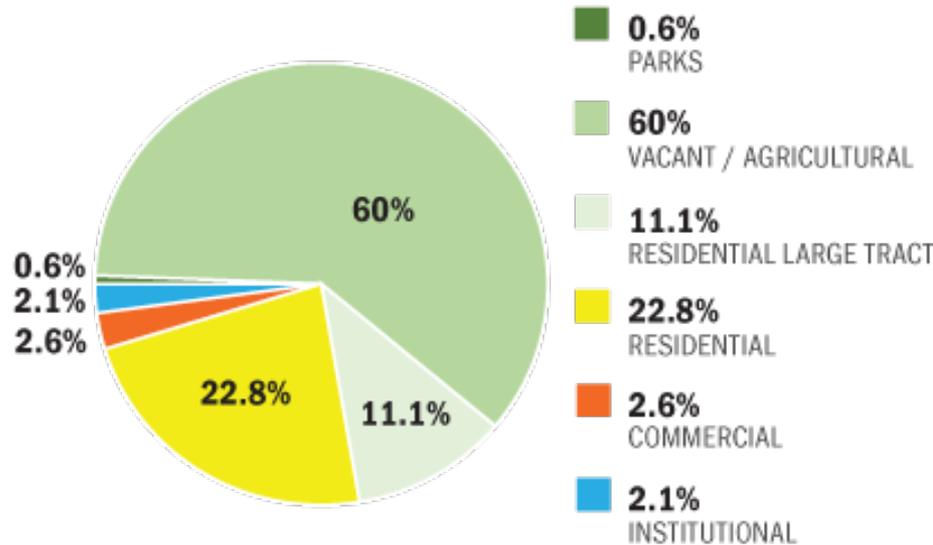


## COMMUNITY COMPARISON: HOUSING

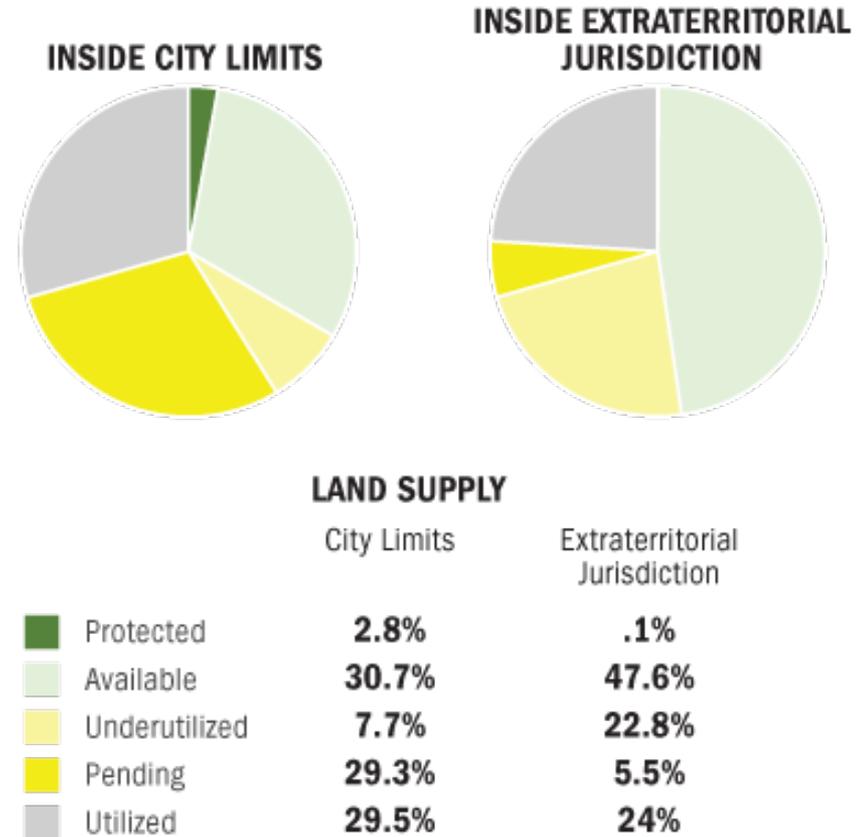


# Land Use

## EXISTING LAND USE



## LAND SUPPLY

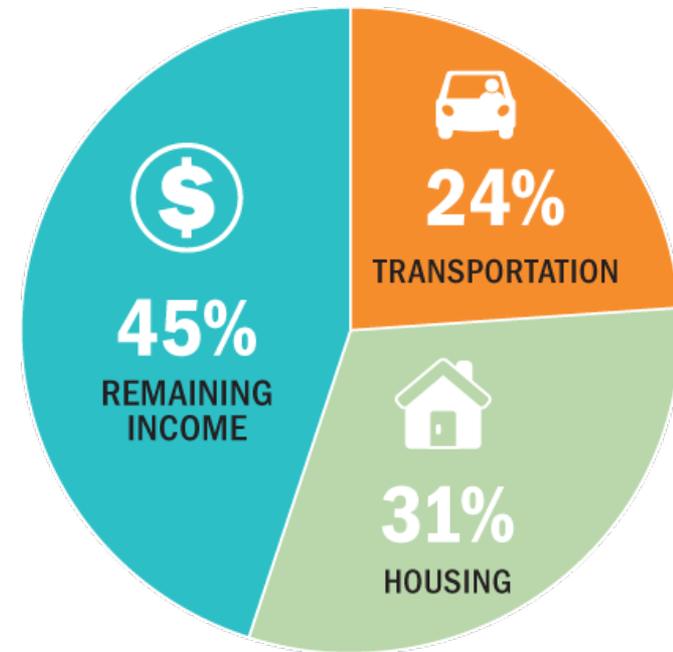


# Transportation

## CURRENT TRANSPORTATION PROJECTS

Project	Start Date	Completion Date	Improvement
Old 2243 West (Hero Way) Reconstruction	Sept 2015	March 2017	Widening to an undivided five-lane urban roadway with curb, gutter, storm sewers, street lights, and sidewalks
Bagdad North Reconstruction	Sept 2015	Sept 2016	Widening to an undivided five-lane urban roadway with curb, gutter, storm sewers, street lights, and sidewalks
Municipal Drive Extension & Improvements, Including a Signal at Bagdad	Sept 2014	August 2015	Widening to an undivided four-lane urban roadway striped as a three-lane roadway with bicycle lane, curb, gutter, storm sewers, street lights, and sidewalks
East Street	Feb 2016	Aug 2016	New two lane roadway with parallel parking, curb, gutter, storm sewers, street lights, and sidewalks
US183/183A Intersection Improvements	Nov 2014	Aug 2015	Pavement widening, drainage improvements, signal adjustments, and minor new road construction of CR 276.
Right Turn on East Bound Crystal Falls Parkway at 183	June 2015	Nov 2015	Right turn land from east bound Crystal Falls Parkway to south bound 183

## HOUSING AND TRANSPORTATION COSTS



# Parks & Recreation

## KEY STATS



**232 Acres**

OF PUBLIC PARK LAND IN LEANDER



**100 Acres**

OF PRIVATE  
PARK LAND



**142 Acres**

OF PUBLIC GOLF COURSE  
CRYSTAL FALLS GOLF CLUB

## TRAILS AND SIDEWALKS

**15 Miles**

OF TRAILS AND  
SIDEWALKS COMPLETE

**140 Miles**

OF TRAILS AND  
SIDEWALKS PLANNED



# Natural & Cultural Resources

## NATURAL RESOURCES ISSUES

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### DROUGHT

Well  
maybe  
not now!



### WATER QUALITY

Low Impact Development (LID) techniques such as reducing impervious surfaces, retaining and improving vegetated buffers, and depressional landscaping techniques can help reduce the quantity and improve the quality of stormwater runoff.



### PASSIVE RECREATION

Reserving land for passive recreation (wildlife habitat and trails) will be important to preserving the quality of life in Leander.



### STEEP SLOPES

Steeper slopes of the Edwards Plateau and some drainages present potential development constraints.



### SPECIES

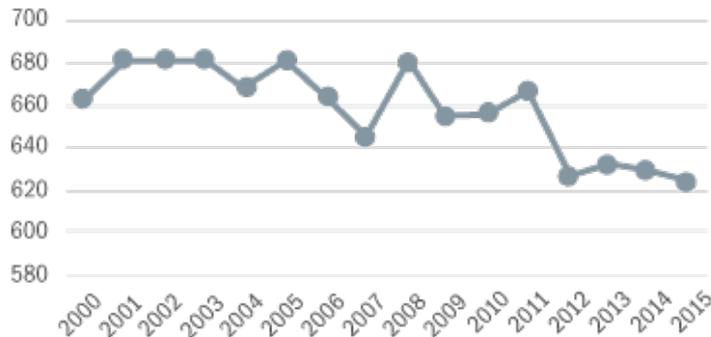
Rare species, including the Golden Cheeked Warbler, Black Capped Verio, and aquatic species in the San Gabriel River, Brushy Creek, and caves in the Edwards Karst Formation need to be protected in tandem with development.

# Utilities & Facilities

## WATER

Lake Travis is the only water source for the City of Leander. The last time Lake Travis was full was in 2007. Texas is in the midst of the worst drought since the 1950s.

LAKE TRAVIS WATER LEVELS



### Did you know?

Leander has the lowest per capita water usage in the region?



**20 MGD**

**CURRENT WATER TREATMENT CAPACITY**  
SANDY CREEK WTP + BCRUA

**7.85 MGD**

**CURRENT WATER USAGE (PEAK DAY)**

**104 GPCD**  
**62 MGD**

**FUTURE WATER TREATMENT CAPACITY**  
12 MGD SANDY CREEK WTP + 50 MGD BRUSHY CREEK  
REGIONAL UTILITY AUTHORITY (BCRUA) WTP)

## SEWER



**2.25 MGD**

**CURRENT CAPACITY**  
LEANDER  
WWTP

**1 MGD**

**CURRENT CAPACITY**  
REGIONAL PLANT  
TREATMENT CAPACITY

**5.4 MGD**

**INTERCEPTOR  
CAPACITY\***

\*SOME LINE SEGMENTS  
HAVE 5.5 MGD CAPACITY

# Public Safety

## TRAFFIC ACTIVITY

The majority of calls to Leander Police are traffic related. The patrol division is probably the most familiar and recognizable part of the Leander Police Department, operating 24 hours a day, 7 days a week, 365 days a year.

### KEY STATS



**10,648**

TOTAL TRAFFIC CONTACTS



**3,369**

MOVING VIOLATIONS

+



**3,369**

OTHER CITATIONS

=

**4,809**

TOTAL CITATIONS



**290**

COLLISIONS REPORTED



**101**

INJURY/POSSIBLE INJURY COLLISIONS



**2**

FATALITY COLLISIONS



**67**

DWI ARRESTS

**4**

JUVENILE DUI CITATIONS

### KEY STATS



**2,593**

SERVICE REQUESTS



**Class 3**

ISO RATING

## Did you know?

Leander was named the 8<sup>th</sup> Safest City in Texas.

(source: Safe Wise)

# Themes

- > Residents can live and **work** here.
- > Residents can do most of their **shopping** in Leander.
- > Leander attracts quality development that promotes **fiscal benefits**.
- > Residents can safely **walk and bike** places.
- > Residents can take the **bus** places.
- > **Old Town** is the civic and cultural center of the City.
- > **Leander Station** is the new hub of the City.
- > Leander has a variety of **housing options**.
- > Leander has 3<sup>rd</sup> places..Not home, not work but places to **play, socialize, create and learn**.

# How can Leander grow in a way that...

- > **DEVELOPS** “3<sup>rd</sup> places”?
- > **SUPPORTS** a strong mix of uses ?
- > **CREATES** connections between all modes of transportation (bike, ped, transit, car)?

# Place



- > Bring people together
- > Where commerce and community meet
- > Life happens outdoors

# Mix



- > Choices matter (housing, shopping, working)
- > Diverse communities are resilient

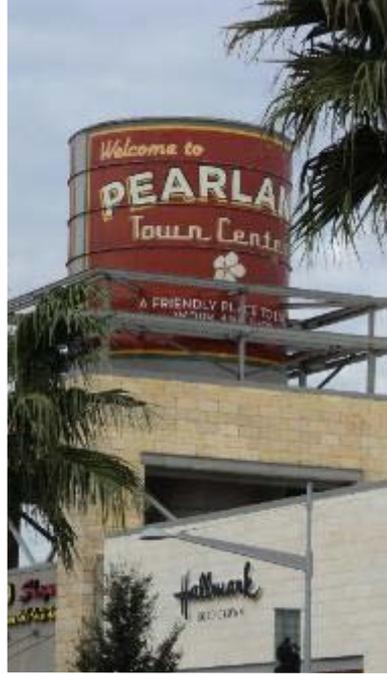
# Connect



- > Make room for bikes and pedestrians
- > Promote an active lifestyle



# Place



GOOD DESIGN IS A REAL STRUGGLE BETWEEN THE IDEA OF CREATING GREAT SPACES AND THE REGULATIONS FOR PUBLIC TRAFFIC. WHEN IN DOUBT, DO GREAT DESIGN.

# Place Initial Recommendations

- > Invest in streetscape improvements for North Brushy Street.
- > Turn the empty lot next to City Hall into a park with a significant sculptural element.
- > Identify the “left over spaces” throughout the City.
- > Prepare a Public Realm Master Plan.
- > Prepare an Old Town Leander Plan.
- > Conduct a branding study for the City.
- > Increase programming that brings the community together while simultaneously attracting visitors from outside the City.

**Future Land Use Concept**

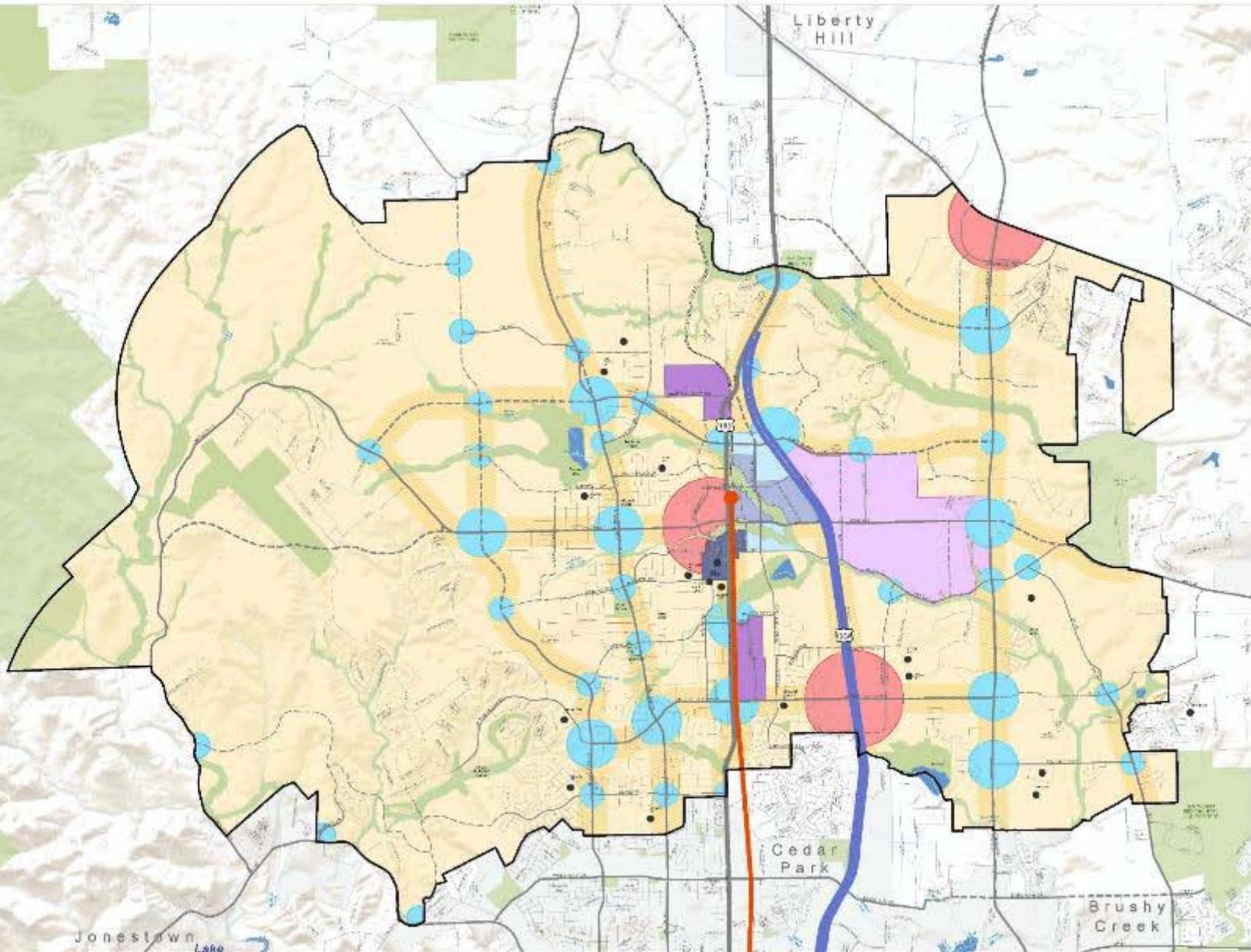
- Open Space
- Neighborhood Residential
- Corridor Mixed Use
- Neighborhood Center
- Community Center
- Transit Supportive Mixed Use
- Station Area Mixed Use
- Old Town Mixed Use
- Employment Mixed Use
- Industrial District

**Context Features**

- Existing and Future Schools
- Planning Area

**Transportation Features**

- Limited Access Highway
- Highway
- Arterial
- Collector
- Leander Station
- Metro Rail Red Line
- Railroad



Mix

# Mix

**NR**

Neighborhood  
Residential



**NC**

Neighborhood  
Center



**CMX**

Corridor  
Mixed Use



**CC**

Community  
Center



**OT**

Old Town  
Mixed Use



**SS**

Station Area  
Mixed Use



**TS**

Transit  
Supportive  
Mixed Use



**EM**

Employment  
Mixed Use



**I**

Industrial



**ROS**

Recreation/  
Open Space



# Neighborhood Center





# Neighborhood Center





# Community Center



COMMUNITY OPEN SPACE

COMMUNITY AMENITY

TRIPLEX / FOUR-PLEX / MULTIFAMILY COMMUNITY

GATEWAY PARK WITH RESTAURANT / COFFEE SHOP / DINING

SUPER COMMERCIAL DEVELOPMENT

Catalina Ranch N. 3000s

JOURNEY PKWY

LIVE-WORK

LIVE-WORK

LIVE-WORK

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

POND

JUNIOR ANGES

JUNIOR ANGES

JUNIOR ANGES

TRIPLEX / FOUR-PLEX / MULTIFAMILY COMMUNITY

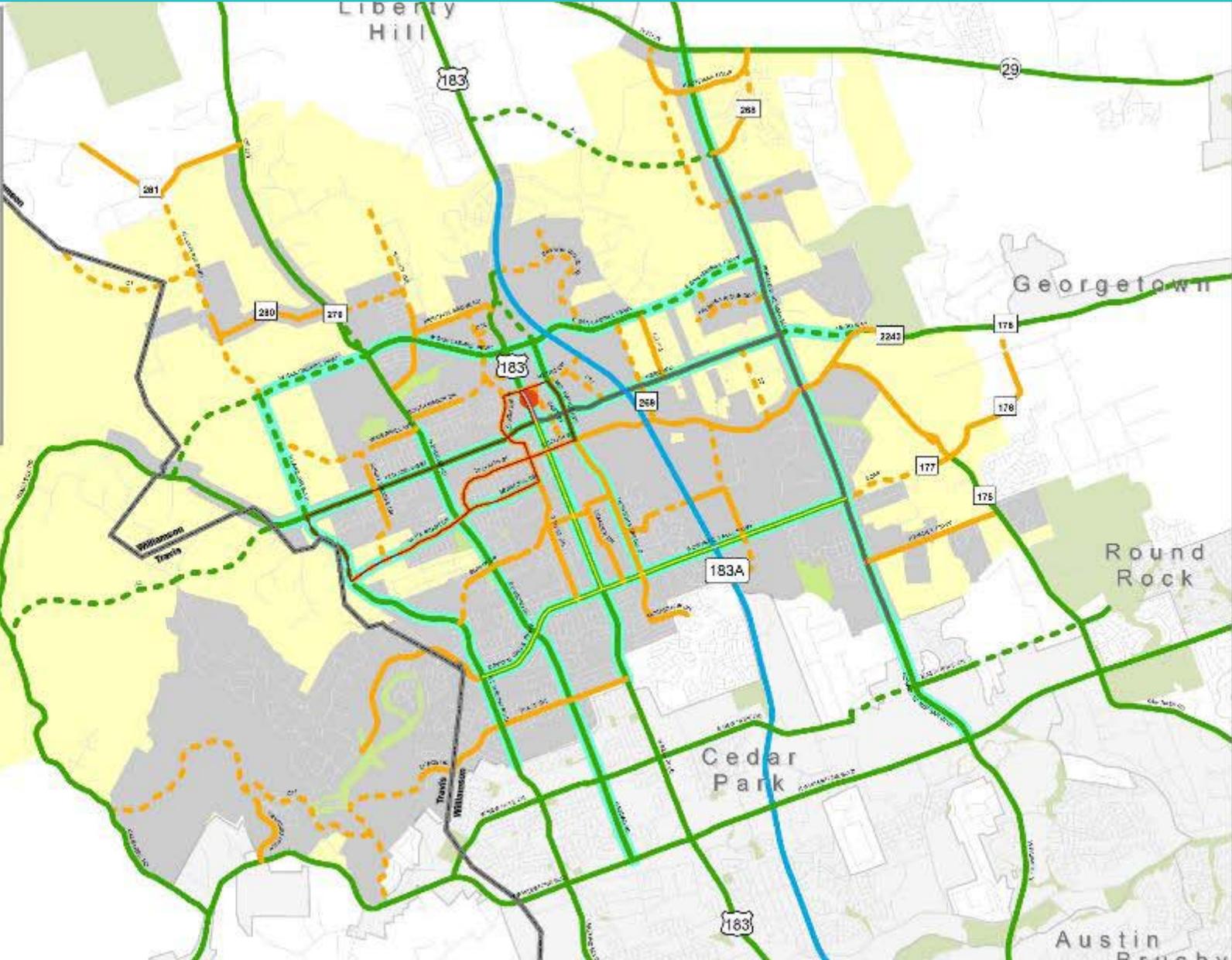


# Mix Initial Recommendations

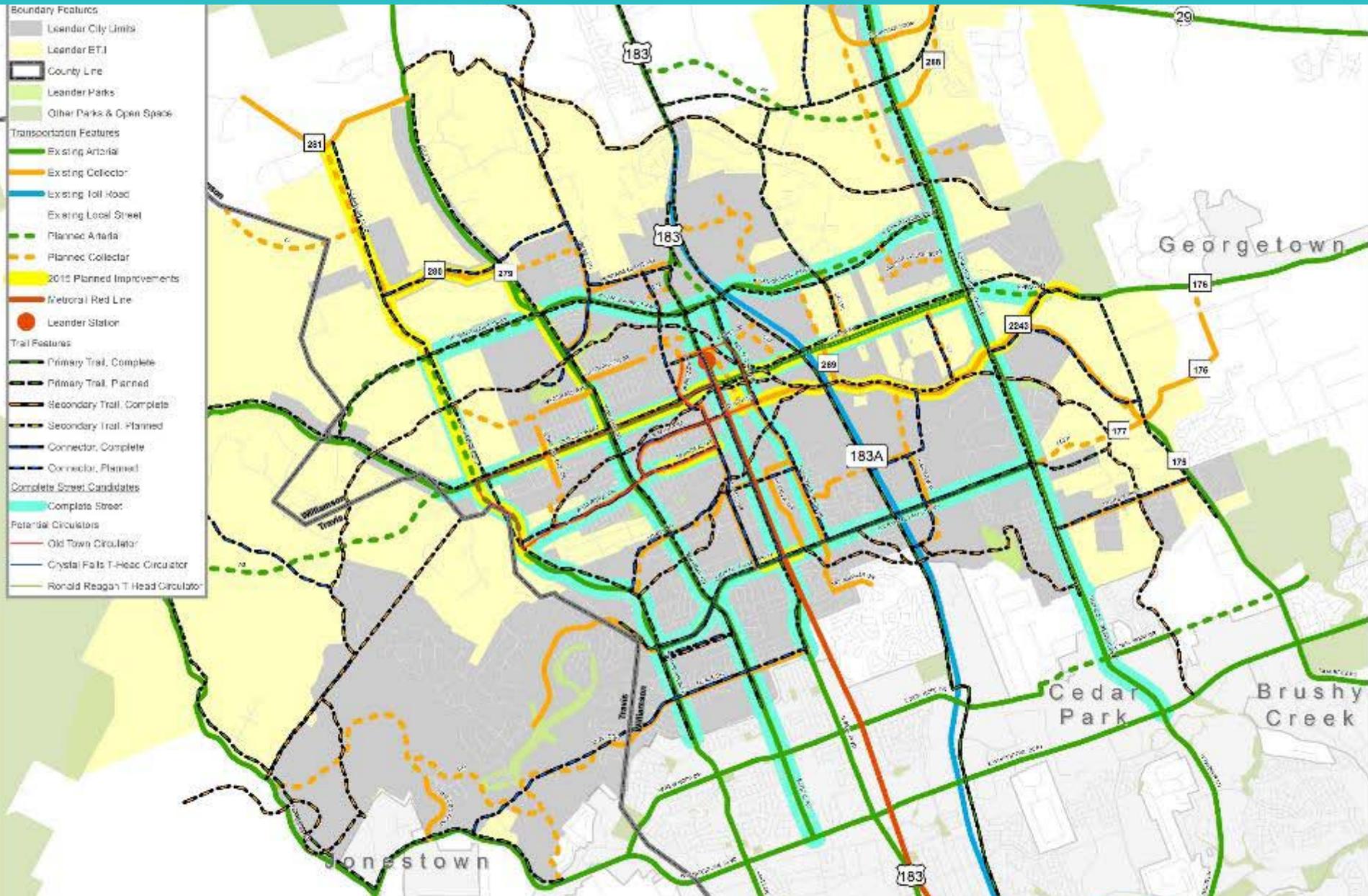
- > Guide growth in a manner that is consistent with the Future Land Use Plan.
- > Develop a local economic development strategy to diversity the City's tax base.
- > Increase “product” to attract and retain businesses.
- > Develop a TOD Strategic Plan.
- > Prioritize infrastructure investments in identified growth areas.
- > Facilitate the provision of housing choices through incentives for mixed residential neighborhood development.
- > Continue to refine the City's development permitting process.

# Connect

- Boundary Features**
- Leander City Limits
  - Leander ETJ
  - County Line
  - Leander Parks
  - Other Parks & Open Space
- Transportation Features**
- Existing Arterial
  - Existing Collector
  - Existing Toll Road
  - Existing Local Street
  - Planned Arterial
  - Planned Collector
  - Leander Station
- Complete Street Candidates**
- Complete Street
- Potential Circulators**
- Old Town Circulator
  - Crystal Falls T-Head Circulator
  - Ronald Reagan T-Head Circulator

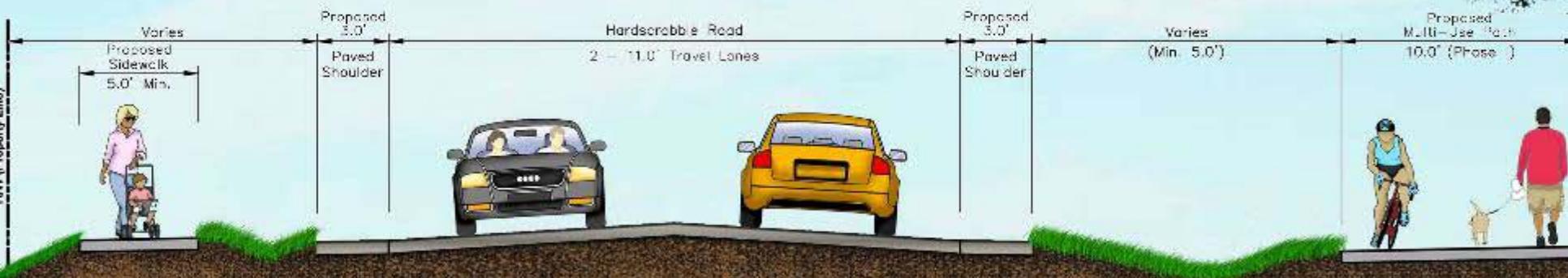


# Connect









Note: Trail alignment will meander within cross section and be influenced by topography, driveway locations and slopes, utility infrastructure and other items within right-of-way, and other safety and aesthetic factors.









# Connect Initial Recommendations

- > Develop a Complete Streets Policy to encourage safety, mobility and an active lifestyle in Leander
- > Work with Capital Metro to develop circulator(s) for activity centers
- > Partner with TxDOT and Capital Metro to rehabilitate Business 183 as a Complete Street with safety features for cyclists, pedestrians, and transit users
- > Coordinate the Master Trails Plan with the Thoroughfare Plan to integrate the bicycle and pedestrian network with the Complete Streets Network



# Next Steps

- > Work Session with City Council, Steering Committee, PNZ Board
- > Draft Final Plan
- > Final Presentations