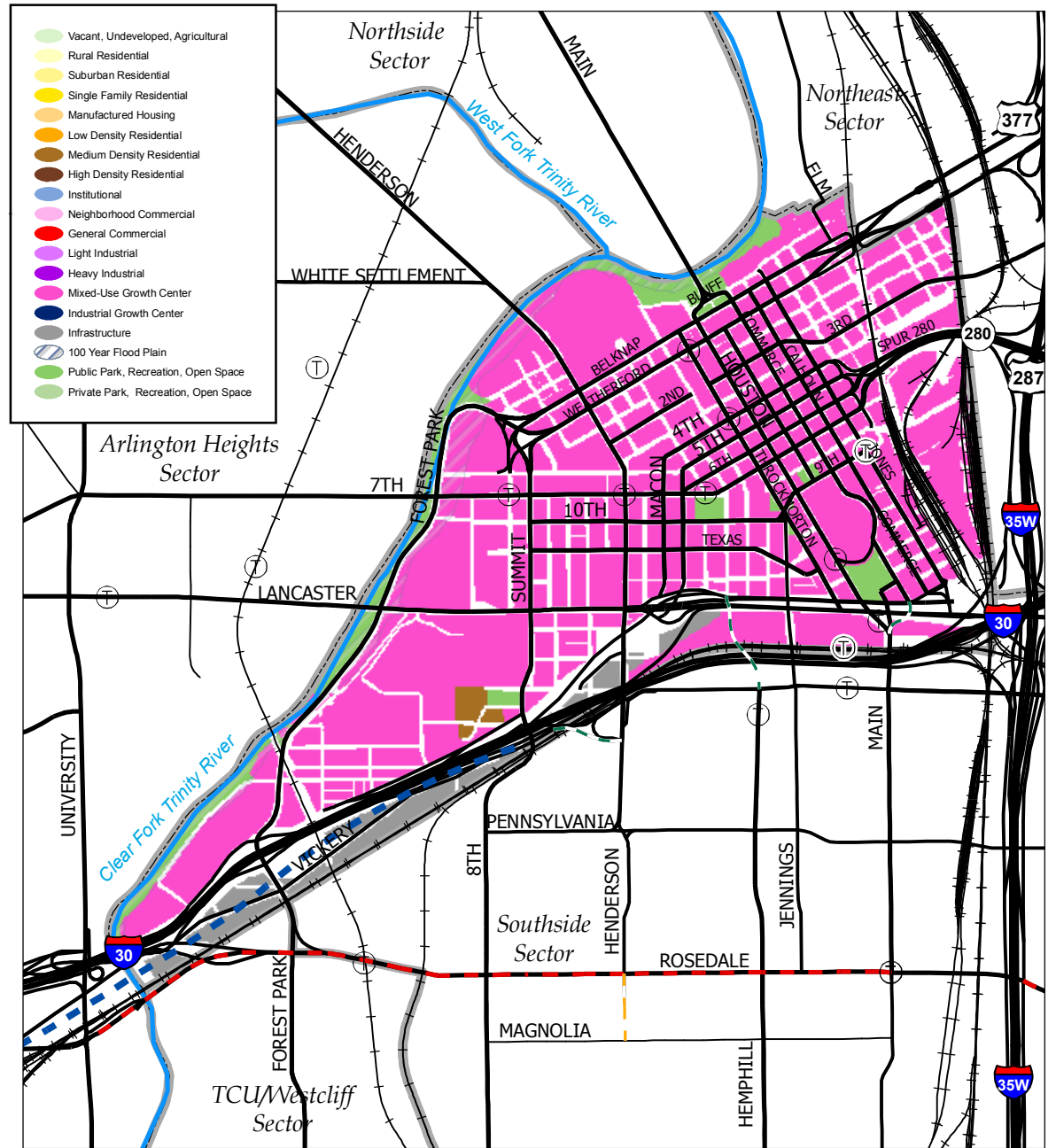


Downtown Sector Future Land Use

Policies

1. Promote commercial and multifamily development within the Downtown mixed-use growth center.
2. Promote the development of a fixed rail transit system, linking Downtown to other growth centers.
3. Encourage mid-rise or high-rise development for the central core, bounded by Henderson Street, Lancaster Avenue, BNSF railroad and Belknap Street.
4. Encourage specialty retail between Throckmorton Street and Commerce Street, from 2nd Street to 8th Street.
5. Encourage mid-rise, up to 8 stories, mixed-use development along West 7th Street and West Lancaster Avenue.
6. Encourage low-rise office, mixed-use and residential development throughout the remainder of Downtown.
7. Increase the number of public spaces.
8. Incorporate the recommendations of the Lancaster Redevelopment Plan and the Intermodal Transportation Center (ITC) Study.
9. Promote transit-oriented development around the Intermodal Transportation Center and the T&P Terminal commuter rail stations.
10. Encourage installation of sidewalks and street trees between new residential districts and the central core.
11. Attract and expand educational institutions.
12. Promote preservation of the historic residential character of the Sunset Terrace neighborhood.

Ⓣ Existing and Potential Transit Stations



2008 Comprehensive Plan

C-5

0.5 0.25 0 0.5 Miles

"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."
Texas Local Government Code, Section 219.005.