

IMPLEMENTATION ACTIONS

IMPLEMENTATION ACTIONS

The Implementation Actions chapter outlines the key actions necessary to achieve the Plan's vision and recommendations. Serving as a practical roadmap, it provides a clear checklist to guide the Plan's execution and ensure its success.

Land Use

Actions related to land use/zoning/development standards, community design guidelines (private development), economic development, neighborhood enhancement/preservation.

Zoning and Development Standards

These actions include regulatory adjustments to support land use mix, scale, and development character represented in the Land Use Vision.

Action	Implementation Action	Applicable Station Area
LU-1	Update the Comprehensive Plan Future Land Use Map to integrate the vision and recommendations of the Silver Line Station Areas Plan.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-2	Monitor market trends and review the plan regularly, making revisions as necessary to ensure it remains relevant with changing economic conditions while also staying aligned with the needs and preferences of the community.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-3	a. Align zoning designations with the vision and policies of the Land Use Vision. b. Propose amendments to the zoning ordinance to create new zoning districts, modify existing ones, or develop TOD overlays to better align with the desired land use mix and development intensity of the proposed development types.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-4	Conduct a land use analysis to identify affected nonconforming uses and explore potential support options to mitigate adverse effects. Potential support could include options to assist in the relocation of nonconforming uses to areas that are more aligned with the specific use.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-5	a. Establish a zoning district or overlay specifically for the Transit Center Mixed-Use area to prioritize highly walkable development and activity that supports transit ridership. b. Develop zoning criteria that allows height bonuses for development that contributes to desired development goals when providing affordable housing units, public structured parking, or other design enhancements.	<input checked="" type="checkbox"/> 12th Street
LU-6	Develop and implement a new or modified zoning district for the Transit Residential Village as an area that accommodates a mix of moderate-density housing types, including small-lot single-family detached homes, townhomes, duplexes, and quadplexes. Consider appropriate residential transition requirements for adjacent development, such as height limitations or upper story step back requirements.	<input checked="" type="checkbox"/> 12th Street

Action	Implementation Action	Applicable Station Area
LU-7	Prioritize the Evolving Industry area as an area that supports creative industries and innovative businesses. Review and revise zoning regulations for the Evolving Industry area to accommodate a diverse mix of creative industries and innovative businesses.	<input checked="" type="checkbox"/> 12th Street
LU-8	Consider development standards that support Transitional Mixed-Use areas by encouraging a mix of residential and non-residential uses with moderate scale and intensity, providing a transition between the station area center and other nearby development areas.	<input checked="" type="checkbox"/> 12th Street
LU-9	Review and implement adjustments to zoning boundaries for Light Industrial to create an appropriate transition from mixed-use plan areas.	<input checked="" type="checkbox"/> 12th Street
LU-10	Establish a zoning district or overlay specifically for the Mixed-Use Activity Hub to prioritize a walkable and inviting neighborhood-scale activity center.	<input checked="" type="checkbox"/> Shiloh Road
LU-11	Evaluate reduced parking requirements for transit-oriented development areas to reduce surface parking and promote walkable site design.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road

[Economic Development Strategies](#)

These actions include financial tools and other strategies to support redevelopment that reflects the Land Use Vision.

Action	Implementation Action	Applicable Station Area
LU-12	Utilize Tax Increment Finance (TIF) funds and other financing tools for public infrastructure improvements and other economic development projects to encourage economic reinvestment in the station area.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-13	Collaborate with local business associations and economic development organizations to identify opportunities for diversifying business types and attracting establishments that operate beyond traditional business hours, such as restaurants and entertainment venues.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-14	Consider the establishment of business incubators or innovation hubs to provide support services and resources to local entrepreneurs and startups.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-15	Provide financial incentives for developers engaged in the adaptive reuse and repurposing of existing older properties to offset the higher costs associated with revitalizing older buildings.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-16	Consider offering financial incentives to property owners/developers within the Mixed-Use Activity Hub who commit to revitalizing or redeveloping existing retail sites that meet designated mixed-use design criteria.	<input checked="" type="checkbox"/> Shiloh Road

[Community Design](#)

These actions direct the creation of design guidelines to support the various land use contexts and development/redevelopment goals of station areas.

Action	Implementation Action	Applicable Station Area
LU-17	Implement CPTED principles in existing and future developments.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-18	Develop and implement TOD design guidelines that support development characteristics oriented toward transit use. Guidelines should consider elements such as building orientation, façade treatments, pedestrian amenities, public spaces, and transit access to guide the development of mixed-use projects in the area.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-19	Develop design guidelines that establish appropriate standards for site layout, building orientation and form, access, and other character defining elements that foster an active street environment.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-20	Develop design standards that support smaller-scale and infill mixed-use development applicable to the Main Street Mixed-Use area.	<input checked="" type="checkbox"/> 12th Street
LU-21	Develop design guidelines for mixed-use development within the Mixed-Use Activity Hub to ensure compatibility with surrounding neighborhoods.	<input checked="" type="checkbox"/> Shiloh Road
LU-22	Develop and promote adaptive reuse design strategies in alignment with TOD and mixed-use development objectives.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road

[Neighborhood Enhancement/Preservation](#)

These actions aim to support desired character in existing neighborhoods while providing opportunities for growth.

Action	Implementation Action	Applicable Station Area
LU-23	Develop and implement design guidelines that facilitate compatible infill development and ensure new development respects the character and scale of surrounding single-family neighborhoods.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
LU-24	Implement height transition standards for mixed-use development areas adjacent to the Douglass Neighborhood to ensure that new construction maintains appropriate transitions in building height and bulk.	<input checked="" type="checkbox"/> 12th Street
LU-25	Explore opportunities to incentivize developers to allocate a certain percentage of units within new residential developments for affordable housing, ensuring that a mix of housing options is available to residents across different income levels within proximity to transit.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road

Transportation

Actions related to street design & connectivity, safety, multimodal connections (bicycle, pedestrian & transit), transit access/ridership, parking.

Street Design and Connectivity

These actions support a well-connected multimodal street network.

Action	Implementation Action	Applicable Station Area
TR-1	Prioritize the creation of new internal street connections as mixed-use properties redevelop to establish a more pedestrian-friendly grid, in alignment with the city's Subdivision Ordinance and block length standards.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
TR-2	Prioritize K Avenue between 14th and 10th Street as a Mixed-Use street design pilot project for the station area. This project should focus on evaluating and implementing design enhancements that promote walkability and create a more inviting street environment as a catalyst for further development in the area.	<input checked="" type="checkbox"/> 12th Street
TR-3	Upgrade F Avenue between Southwestern Avenue and Plano Parkway to support a mixed-use and multimodal context.	<input checked="" type="checkbox"/> 12th Street
TR-4	Upgrade N Avenue to a Type E Major Collector from 14th Street south to President George Bush Turnpike.	<input checked="" type="checkbox"/> 12th Street
TR-5	Evaluate design improvements for Hillridge Drive and Del Sol Drive that include dedicated on-street parking lanes to accommodate safe and efficient parking needs.	<input checked="" type="checkbox"/> Shiloh Road

Safety

These actions prioritize safe streets and intersections for all users.

Action	Implementation Action	Applicable Station Area
TR-6	Implement traffic calming improvements in neighborhoods with highest cut-through traffic and issues with speeding vehicles, where appropriate.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
TR-7	Implement traffic and pedestrian safety improvements at key intersections.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road

Multimodal Connections

These actions support and expand bicycle and pedestrian activity in the station areas.

Action	Implementation Action	Applicable Station Area
TR-8	Evaluate and implement on-street bicycle facility improvements to enhance connectivity to transit stations, the Cotton Belt Trail, and key destinations within the station area.	<input checked="" type="checkbox"/> 12th Street
TR-9	Implement bicycle boulevards on low-traffic/low-speed residential streets.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
TR-10	Require future development projects to include adequate on-site bicycle parking amenities and pathway access to support cycling as a convenient mode option.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
TR-11	Consider establishing designated pedestrian zones or shared streets within the station area, where vehicle access is restricted or limited, to create safe pedestrian-friendly environments conducive to outdoor dining, public gatherings, and community events.	<input checked="" type="checkbox"/> 12th Street
TR-12	Evaluate an enhanced mid-block pedestrian crossing on Shiloh Road.	<input checked="" type="checkbox"/> Shiloh Road
TR-13	Coordinate with private property owners and businesses to develop pedestrian pathways to the Shiloh Road Station site.	<input checked="" type="checkbox"/> Shiloh Road
TR-14	Explore strategic trail connections to link the station area with surrounding activity centers, such as a shared-use path connecting to the Collin Creek Mall redevelopment site. (This action is in alignment with the US Highway 75 trail crossing recommendation in the Parks, Recreation, Trails, and Open Space Master Plan.)	<input checked="" type="checkbox"/> 12th Street

Transit Access/Ridership

These actions aim to increase long-term transit ridership in the station areas.

Action	Implementation Action	Applicable Station Area
TR-15	Monitor ridership trends and evaluate the effectiveness of multimodal transportation initiatives to identify opportunities for future transit service improvements.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
TR-16	Coordinate with DART to expand and/or maintain GoLink in the station area to support first-mile/last-mile transit options to the station.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
TR-17	Explore transit strategies that connect area employees to transit stations, utilizing dedicated employer shuttles or emerging technologies such as autonomous vehicles.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
TR-18	Coordinate with DART to optimize transit routes and schedules, to provide efficient and reliable connections to the new station areas.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
TR-19	Coordinate with DART to explore reduced or free fare strategies that incentivize ridership among residents and employees within the Plano transit station areas.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road

Parking

These actions provide a variety of approaches to meet parking needs while supporting transit-oriented development patterns.

Action	Implementation Action	Applicable Station Area
TR-20	Develop a strategic parking plan that assesses existing parking trends and identifies strategies to support future parking demand.	<input checked="" type="checkbox"/> 12th Street
TR-21	Increase on-street parking options supply through mixed-use street design, incorporating parallel parking lanes or angled parking to increase the supply of public parking to support businesses and residential development.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
TR-22	Evaluate the need for future surface or structured public parking facilities in the station area. Evaluate additional public parking site options, public parking agreements with future private development, and plan for the eventual transition of surface public parking to higher-value uses as the area evolves.	<input checked="" type="checkbox"/> 12th Street
TR-23	Pursue and promote opportunities for shared parking agreements in new developments.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road

Open Space & Character

Actions related to the development of parks, open spaces, and distinct district character elements within the station area.

Parks and Open Space

These actions prioritize efforts to create additional parks and open spaces in the station areas while also enhancing existing open spaces.

Action	Implementation Action	Applicable Station Area
OS-1	Evaluate the feasibility and suitability for potential public parks and gathering spaces.	<input checked="" type="checkbox"/> 12th Street
OS-2	Facilitate the creation of public parks, town squares, plazas, and /or gathering spaces through strategic acquisition of property.	<input checked="" type="checkbox"/> 12th Street
OS-3	Develop guidelines and incentives to encourage publicly-accessible parks and gathering spaces within redevelopment projects.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
OS-4	Evaluate and implement an alternative design for J Place that transforms the existing alley into a pedestrian-focused shared street, creating a direct and inviting pathway between 12th Street and Downtown.	<input checked="" type="checkbox"/> 12th Street
OS-5	Explore opportunities to integrate the shared street into public plazas or open spaces within new developments along J Place.	<input checked="" type="checkbox"/> 12th Street
OS-6	Improve accessibility to Shoshoni Park by implementing pedestrian enhancements to facilitate safer and more convenient access.	<input checked="" type="checkbox"/> Shiloh Road

Streetscape and Placemaking

These actions prioritize station areas with a strong sense of place rooted in character elements that are distinctive and attractive.

Action	Implementation Action	Applicable Station Area
OS-7	Prioritize pedestrian and streetscape improvements to support walkability.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
OS-8	Develop placemaking guidelines to define the desired character and identity of the district.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
OS-9	Prioritize development of gateway features to promote station area identity.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
OS-10	Establish a public art program that will encourage the installation of bold and distinctive public art.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
OS-11	Bury utilities, enhance landscaping, and incorporate attractive paving materials to elevate aesthetics and character of highly-visible travel corridors.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road
OS-12	Develop streetscape design standards that prioritize accessibility and distinctive features, focusing on areas near transit stations and mixed-use developments.	<input checked="" type="checkbox"/> 12th Street <input checked="" type="checkbox"/> Shiloh Road