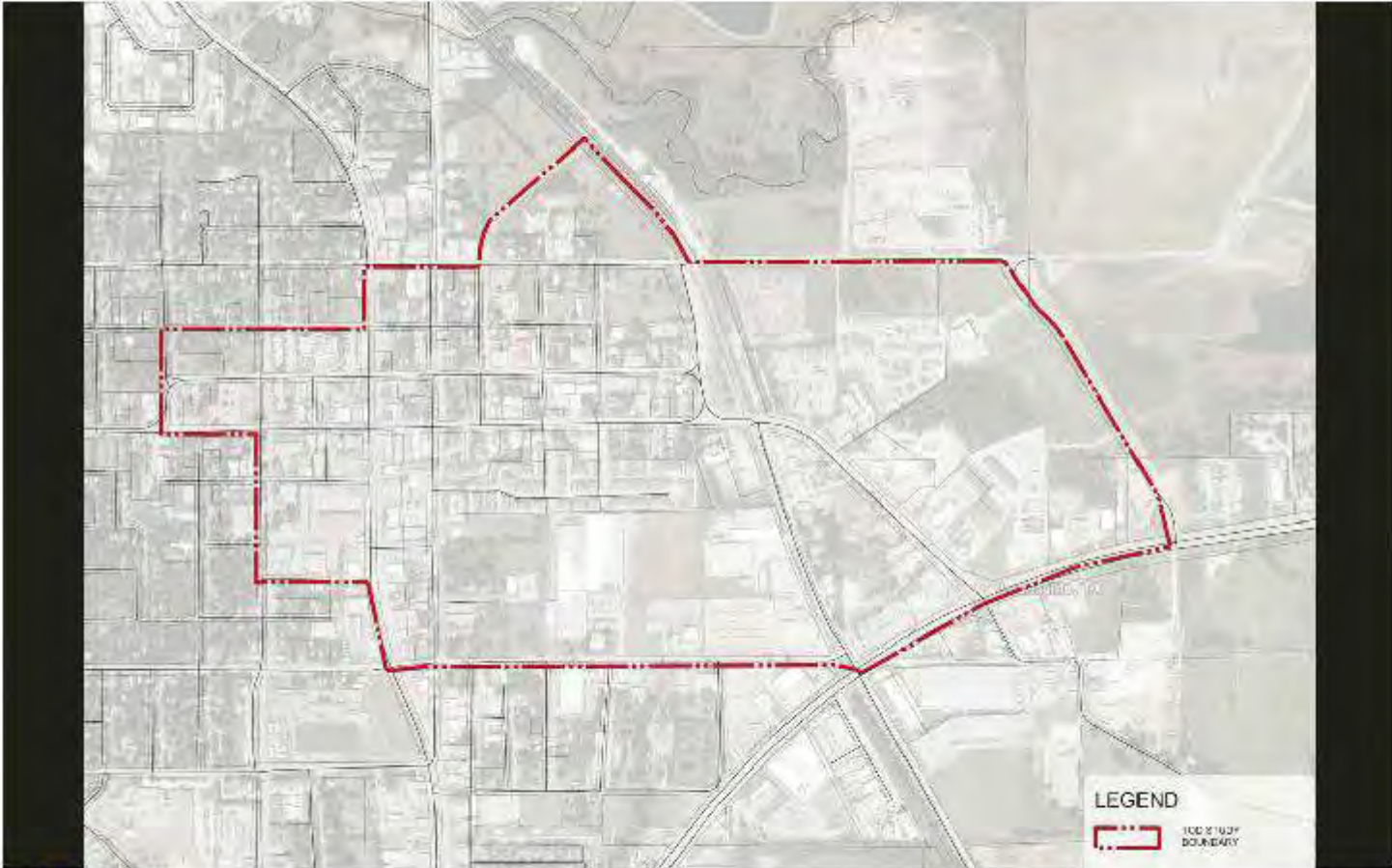


Parking symposium

North Central Texas
Council of Government



OLD TOWN TRANSIT ORIENTED DEVELOPMENT (TOD) PLAN



OLD TOWN TOD PURPOSE





Artist rendering of water feature and plaza space by night

Analysis

Accessibility

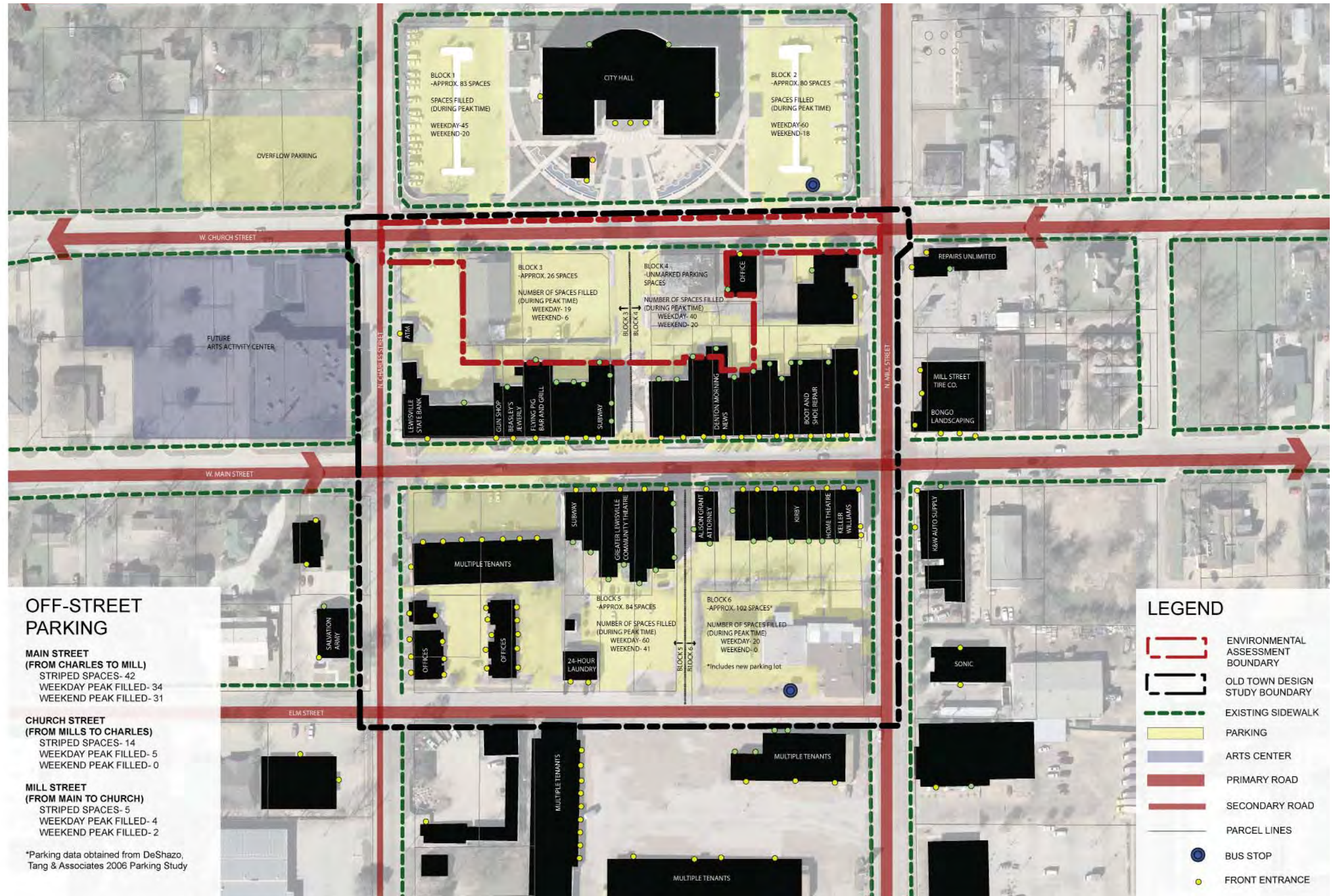
The downtown core of Lewisville is divided into two, one-way couplets; Main Street and Church Street. The plaza will be located between these two main corridors. The main north-south connection downtown is Mill Street, which defines the east edge the plaza.

Public Parking

A study conducted in 2006 by DeShazo, Tang and Associates Inc. indicate the number of parking spaces which occur in the Lewisville downtown core. These parking areas have been shown in yellow. The study also included a survey of how the parking lots were utilized during weekday and weekend peak usage, shown in the analysis chart.

A notable lack of signage throughout the downtown core creates an unclear understanding of where public parking is available. This, combined with a lack of street lighting, most notably in the new parking lot at the intersection of Elm Street and Mill Street, creates a perceived unsafe area that discourages the use for parking during night-time hours.

Another example of underutilized parking is the City Hall parking lot, consisting of nearly 175 spaces, which is notably empty during evening hours. However, this parking lot is available for general public use.



North

Not to Scale

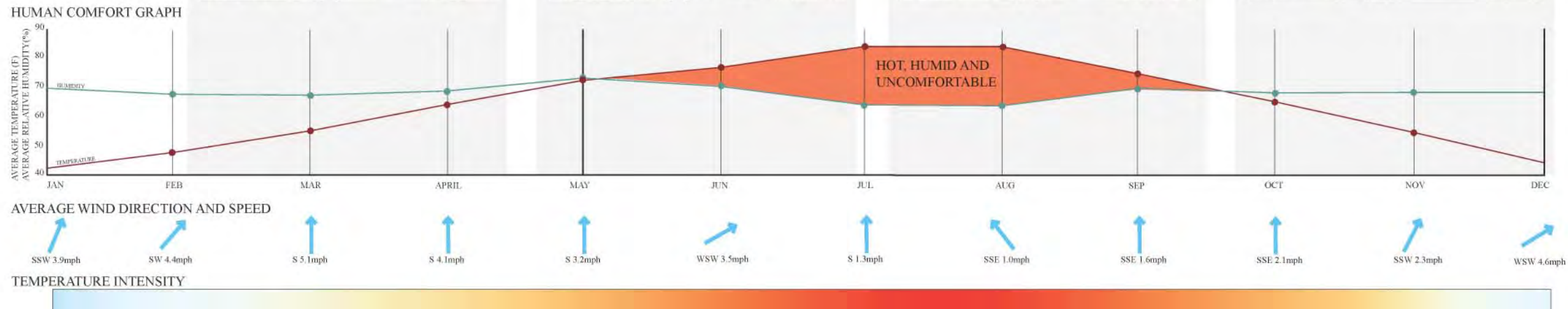
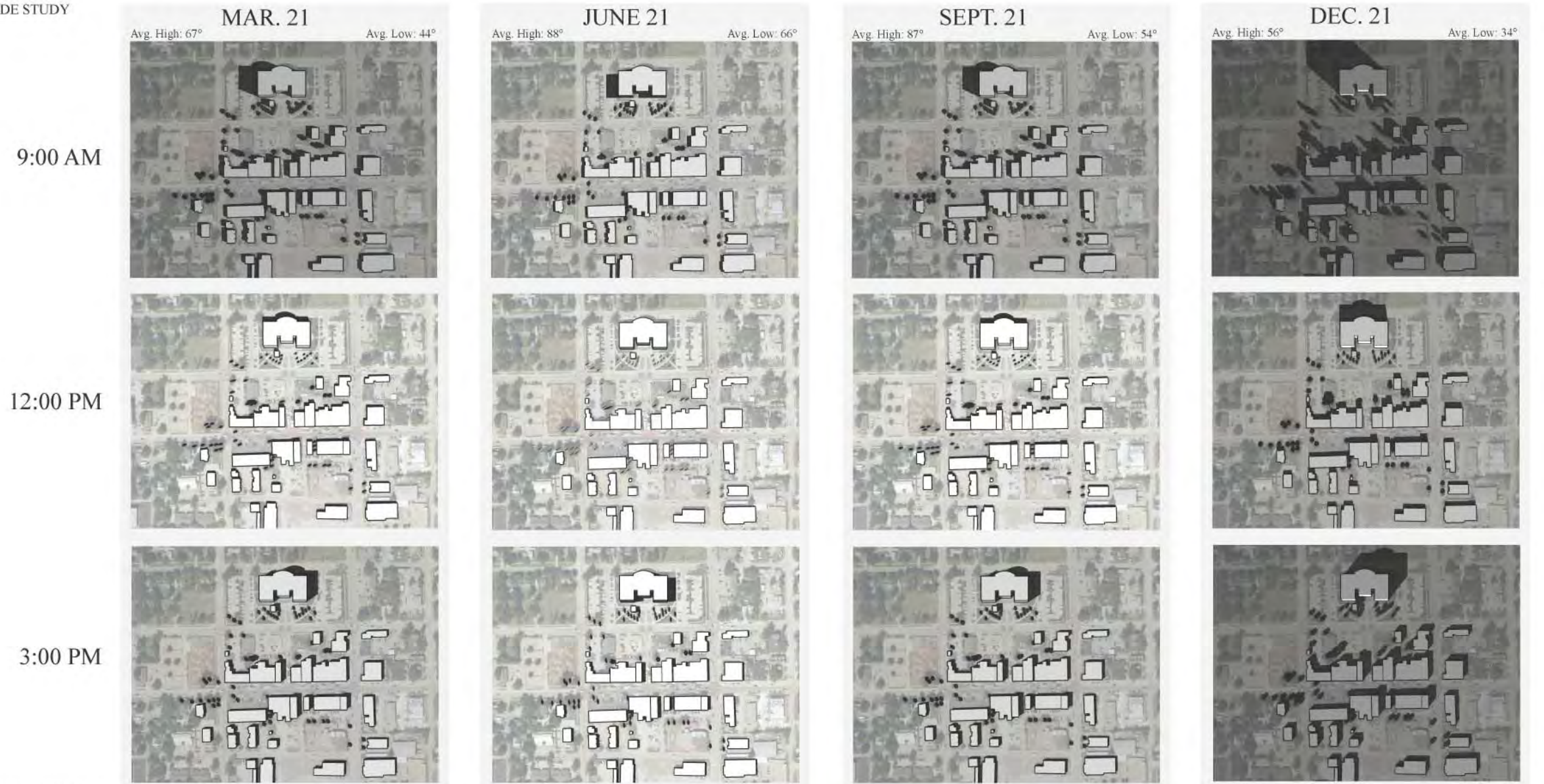
Analysis

Human Comfort

The chart below tracks the average temperature and humidity levels throughout the calendar year. High temperatures, combined with high levels of humidity result time periods which are uncomfortable for most individuals. This area highlighted occurs during the months of May through August. Average surface temperatures of the existing surface of the future plaza, observed in these months, exceed 120 degrees. This creates a poor pedestrian environment. In order to provide an enjoyable experience for guests of the plaza, the design will need to respond to these site conditions and be designed in a way to direct breezes into the plaza as well as provide shade.

An understanding of solar patterns indicate that the plaza will be in sun nearly all day, unless shade-providing structures such as trellises, awnings and shade trees are implemented into the design. This level of concern of poor human comfort and lack of shade is also conveyed along Main Street.

SUN/SHADE STUDY

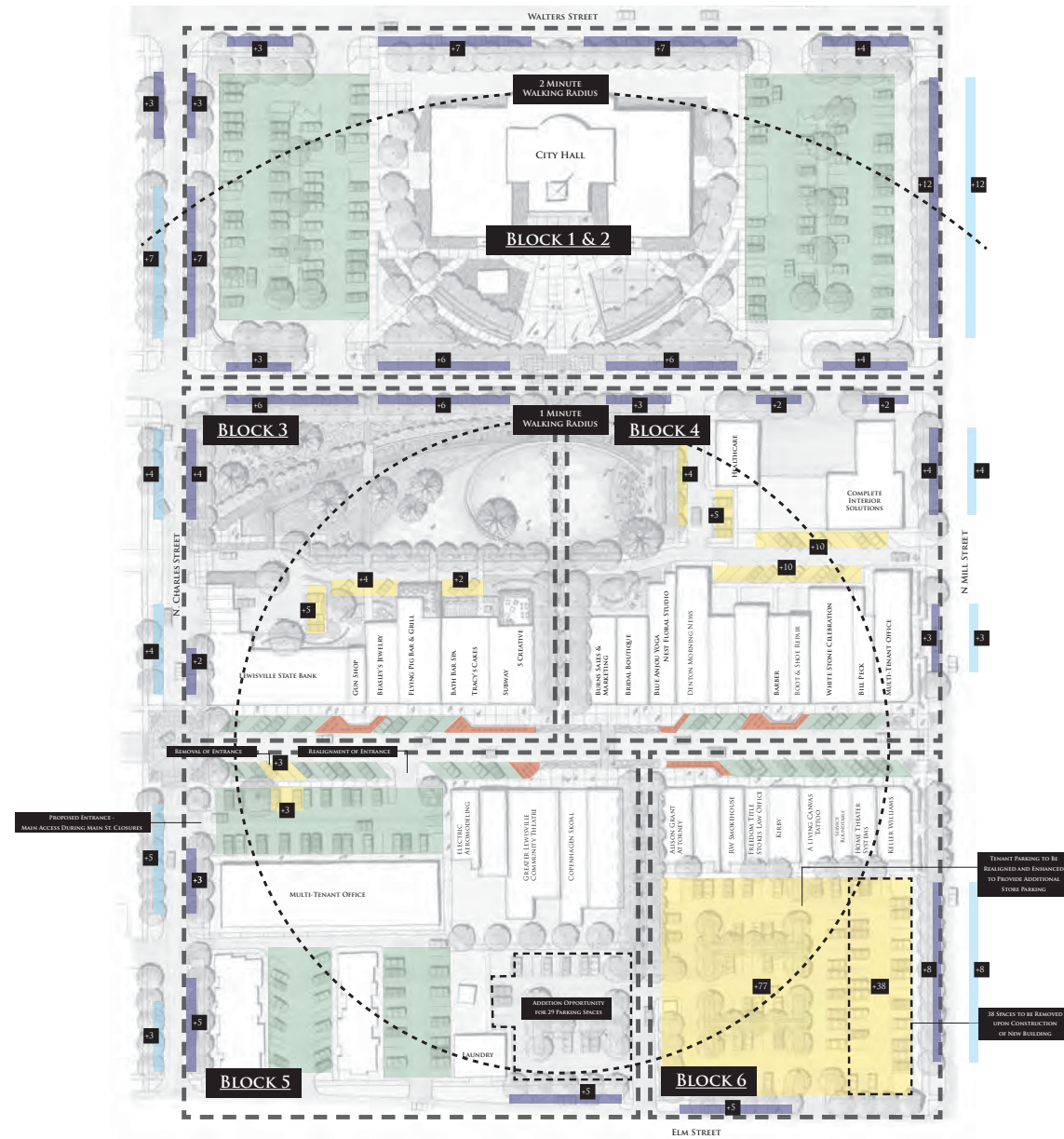


Not to Scale

Overall Signage and Parking Study

In developing the alternatives for the future plaza, a comprehensive 6-block, or 2 minute walking radius from the Old Town core, was analyzed. Approximately 432 existing spaces were counted. However, with efficiency in off-street parking lots and properly-striping roads, an additional 150 spaces can be created, bringing the total to approximately 583 spaces. This takes into account spaces lost upon the development of the proposed plaza.

In addition, pedestrian enhancements such as street trees, sidewalks, and Old Town entry enhancements were taken into consideration. On-street motorbike parking was considered in applicable areas along Main Street.

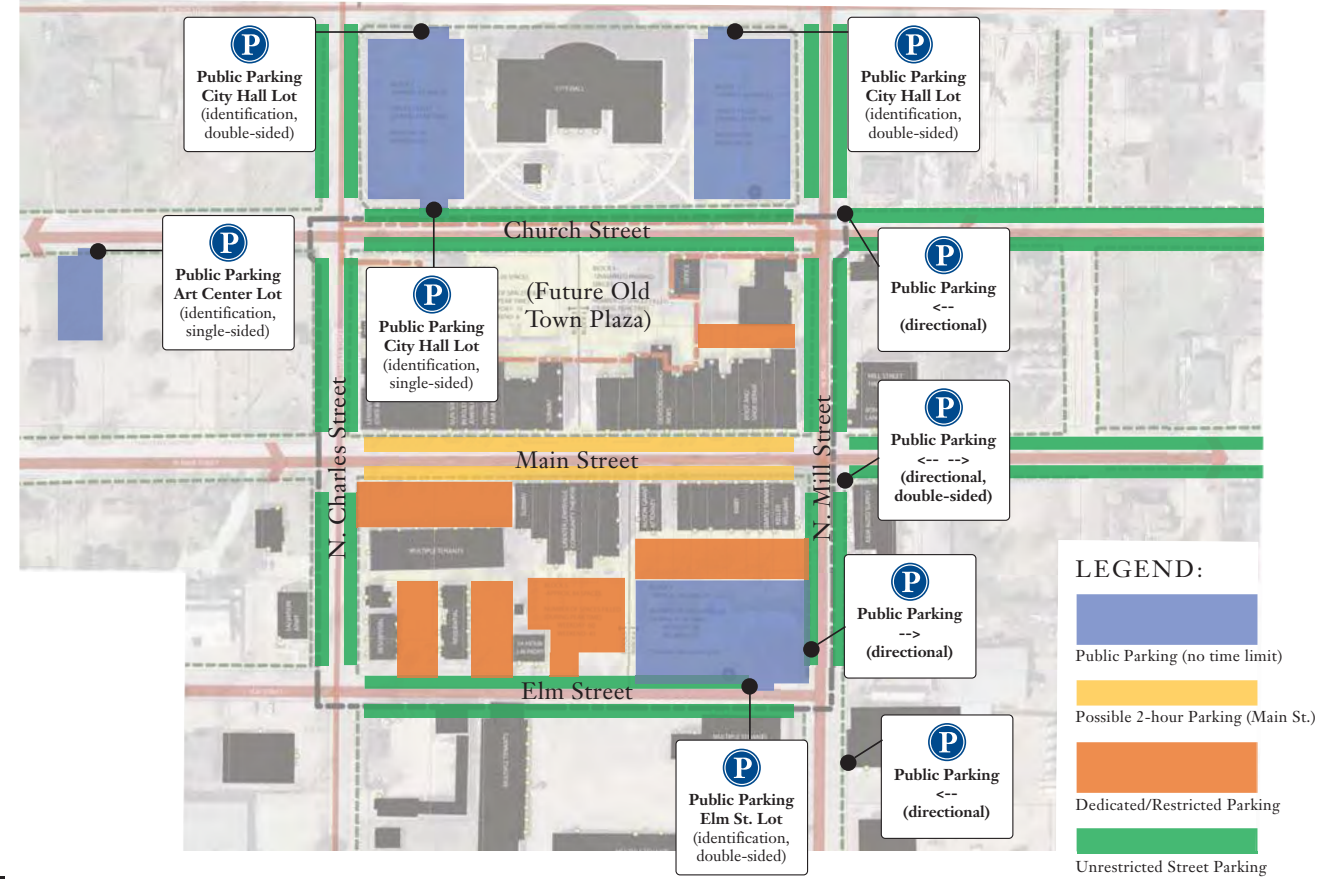


LEGEND

BLOCK	EXISTING SPACES	PROPOSED SPACES
1 & 2	163	225
3	26	41
4	40	54
5	101	123 (OPTION FOR 29 MORE)
6	102	141
TOTAL	432	583

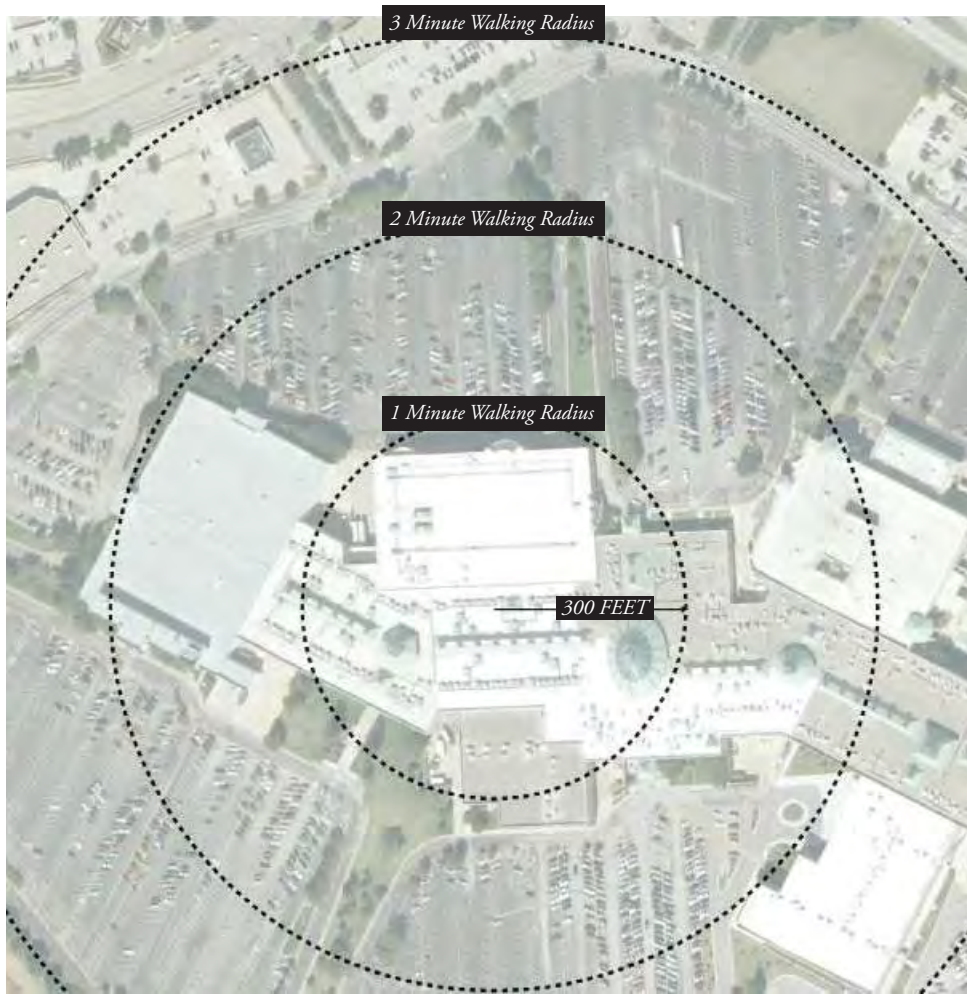
- PROPOSED MOTORCYCLE PARKING
- PROPOSED REALIGNMENT OF PARKING
- AREAS TO REMAIN WITHOUT ALTERATIONS
- OPPORTUNITY FOR ADDITIONAL 53 ON-STREET PARKING SPACES

Parking Study



Overall Directional Signage Plan





Walking Radius Diagram | Vista Ridge Mall - Lewisville, Texas



Walking Radius Diagram | Lowe's Home Improvement at Valley Ridge Blvd & I-35



Walking Radius Diagram | Old Town Lewisville, Texas

Walking Radius Study

The location for the future plaza will require the loss of an existing parking lot. It is therefore, important to understand how parking will be distributed around the plaza in order to mitigate for the loss.

Traditional standards indicate that pedestrians are able to walk 1500 feet in approximately 5 minutes, equating to 300 feet a minute. The drawing above indicate two projects located within miles of the project; the Vista Ridge Mall and the

Lowe's Home Improvement Store located at Valley Ridge Boulevard and Interstate 35. The circles on each diagram represent a one minute walking radius. A large portion of parking areas are located between one and two minute walking distances.

When compared to the Old Town Plaza and downtown area of Lewisville, most areas are reachable within the same walking distance of one to two minute walk.



North

Not to Scale



Primary Vehicular Directional: Before

Primary Vehicular Directional: After



Existing Arrow with blue inset makes the arrow hard to distinguish, reducing it to a thin outline.



Revised arrow, solid white (reflective) is clear and bold.



"Information"
Use on Directory Kiosks in "Old Town" and the TOD or future Visitor Information Center.



"Parking"
Use on all vehicular directional signs and parking identification signs.

NATIONALLY RECOGNIZABLE SYMBOLS

Customize symbols for information and parking using the project typeface.

Advantage: Immediately recognizable without having to read words or slow traffic flow.

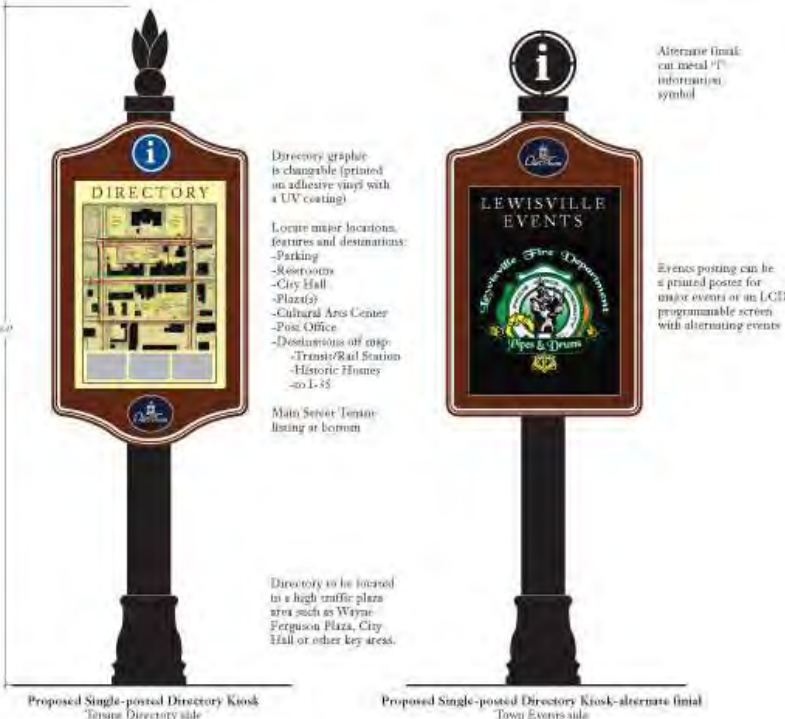


Existing Directory Kiosk Design
-Expensive and oversized for the environment
-Base is costly and unnecessary
-Larger double-posted sign may be necessary at the T.O.D. area

CONSOLIDATE 2 SIGNS:



Existing Tenant Directional Listing:
-Sign type is not recommended
-Maintenance is too difficult and costly because of tenant turn-over
-Tenants listed on Directory only



Proposed Single-posted Directory Kiosk - Tenants Directory side

Proposed Single-posted Directory Kiosk - alternate final - Town Events side

Directory graphic is changeable (printed on adhesive vinyl with a UV coating).
Locate major locations, features and destinations:
-Restrooms
-City Hall
-Plaza(s)
-Cultural Arts Center
-Post Office
-Destinations of map
-Transit/Rail Station
-Historic Homes
-to I-45
Main Service Tenants listing at bottom

Directory to be located in a high traffic plaza area such as Wayne Ferguson Plaza, City Hall or other key areas.

Alternate final: cut metal "i" information symbol

Events posting can be a printed poster for major events or an LCD programmable screen with alternating events



Existing Parking Directional: Before. Slightly under-sized. Arrow hard to read. New surface lot at Elm to the right.



Parking Directional After

New Parking Directional Sign:

- Enlarge directional sign
- Use recognizable "P" symbol
- All white arrow

New Parking Identification Sign:

- Parking lot identification at destination
- Use recognizable "P" symbol
- Name lots (expandable)
- All white arrow (optional)
- Double-sided at Elm Street lot



New proposed Parking Directional



Proposed Parking Identification Signs

Alternate Sign Shape

Simplified painted metal post



Proposed Parking Identification Sign in context



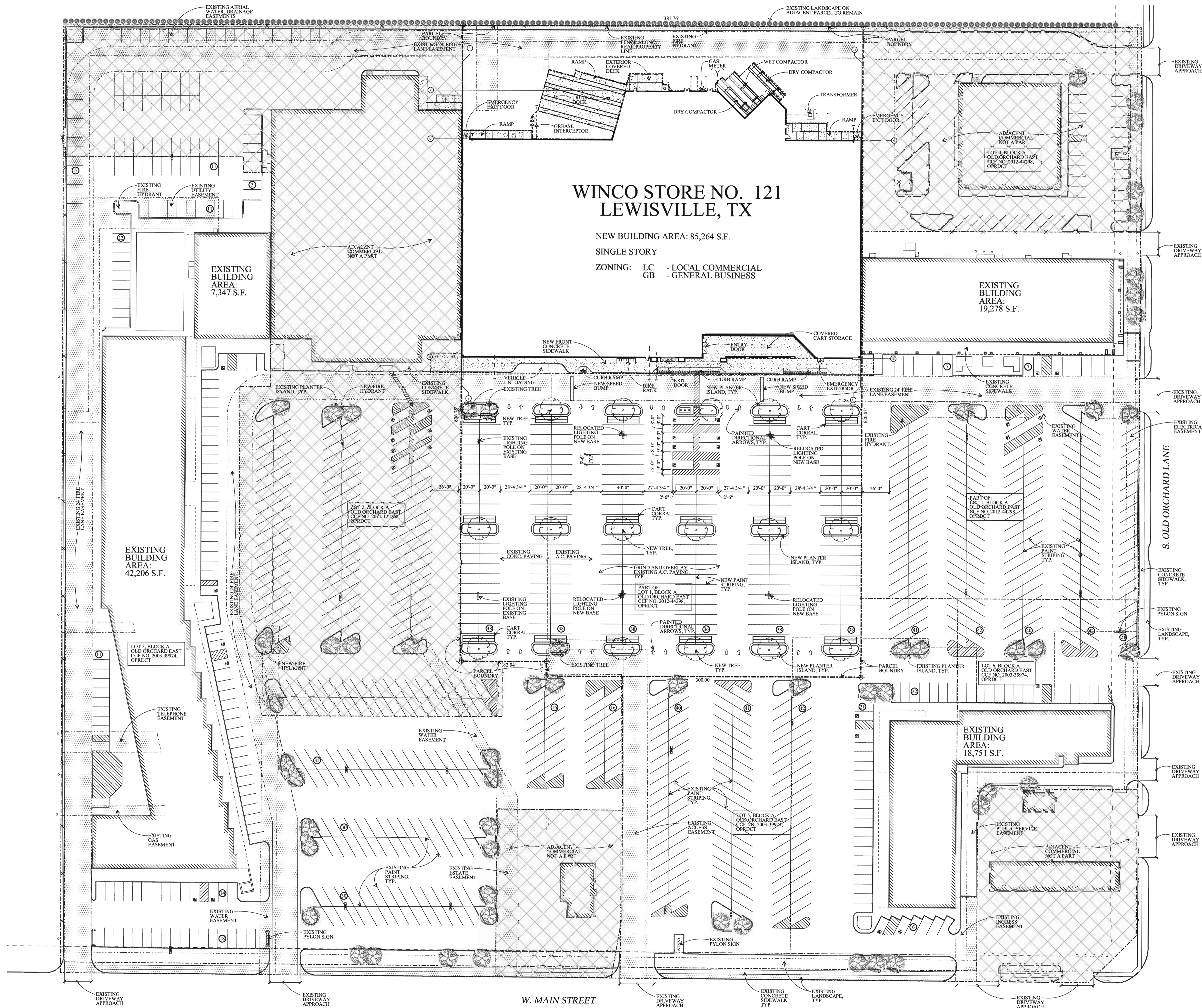
Existing Design for an Old Town Pedestrian Directional Sign

The above sign type is not recommended because of the visual similarity to the Directory/Kiosk and the small letter heights.



Proposed Old Town Pedestrian Directional

The Old Town Pedestrian Directional directs visitors to major destinations and areas. The directional "arms" are flexible with a maximum of four (4) per side. These are envisioned to be located in areas of high pedestrian traffic such as the City Hall Plaza and connection lanes from Parking to Main Street. Only tourist destinations shall be placed on the sign. No businesses shall appear on the sign.



WINCO STORE NO. 121 LEWISVILLE, TX

NEW BUILDING AREA: 85,264 S.F.
SINGLE STORY
ZONING: LC - LOCAL COMMERCIAL
GB - GENERAL BUSINESS

W. MAIN STREET

S. OLD ORCHARD LANE

SITE PLAN
3/9/07



PARCEL RECAP

EXISTING BUILDING ADDRESS: 1288 W. MAIN STREET
LEWISVILLE, TEXAS

PARCEL NUMBER	SQUARE FEET	ACRES
LOT 1R - WINCO PARCEL	235,659	5.410
LOT 7 (REMAINDER OF LOT 1)	92,683	2.128
LOT 2R (REMAINDER OF LOT 2)	155,280	3.565

EXISTING BUILDING SQ. FT. TOTAL: 87,582
NEW BUILDING SQ. FT. TOTAL: 85,264
TOTAL SQ. FT.: 172,846

PARKING RECAP

RETAIL PARKING REQUIRED: 5 SPACE PER 1,000 G.S.F.
172,846 / 1,000 = 172.85 (173) SPACES

EXISTING PARKING: 882 SPACES
EXISTING ACCESSIBLE PARKING PROVIDED: 20 SPACES
EXISTING ACCESSIBLE PARKING REQUIRED: 18 SPACES

PROPOSED PARKING: 859 SPACES
PROPOSED ACCESSIBLE PARKING: 21 SPACES
ACCESSIBLE PARKING REQUIRED: 18 SPACES

LANDSCAPE RECAP

TREE/PARKING RATIO REQUIRED: 1 TREE PER EVERY 15 PARKING SPACES PROVIDED.
226 SPACES / 15 = 15.06 TREES

PROPOSED TREES ON WINCO PARCEL: 19 TREES
(3 EXISTING & 16 NEW)

GENERAL NOTES

- EXISTING UTILITIES TO REMAIN AND BE MODIFIED AS REQUIRED FOR NEW CONSTRUCTION.
- THE BUILDING AND PARKING / SERVICE DRIVES MEET OR EXCEED ALL SETBACK REQUIREMENTS.
- REFER TO LANDSCAPE PLAN AND TREE PRESERVATION PLAN FOR ADDITIONAL INFORMATION.

REVISIONS

NO.	DATE	DESCRIPTION

ARCH. PROJECT NO. 1211
DRAWN: N.P.C.
CHECKED: []
SUBMITTAL DATES: []
OTB DATE: []

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WINCO FOODS STORE NO. 121
1288 WEST MAIN STREET
LEWISVILLE, TEXAS

WinCo FOODS

SHEET TITLE

SITE PLAN

SHEET

1



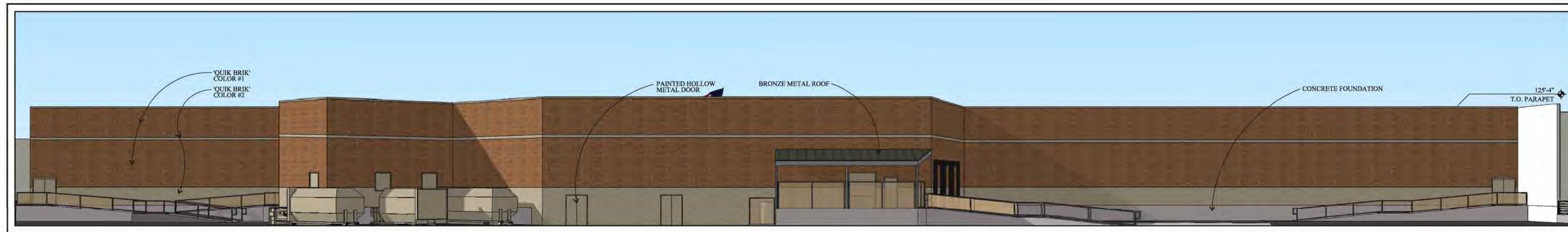
FRONT ELEVATION



FRONT PERSPECTIVE 1



FRONT PERSPECTIVE 2



REAR ELEVATION



REAR PERSPECTIVE 1



REAR PERSPECTIVE 2

REVISIONS

ARCH. PROJECT NO. 1211
 DRAWN N.P.C.
 CHECKED
 SUBMITTAL DATES
 07/18/2016

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WINCO FOODS STORE NO. 121
 1288 WEST MAIN STREET
 LEWISVILLE, TEXAS

WinCo
FOODS

SHEET TITLE
 PROPOSED BUILDING ELEVATION/PERSPECTIVES

SHEET
 2





Lewisville West Shopping Center

Lewisville, Texas



Good Fulton & Farrell Architects

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Dallas, Texas 75219
214.413.1500 (Tx)
214.413.1501 (Va)
www.gff.com

July 8, 2010 01 - Floorplan - West/Outdoor Parking - Site - 04-26-10 - Drawing - 01.01.04