• Planning
• Build on Previous Public Investments
• Bring Private Projects
• Create Live/Work/Play Environment
Old Town Dynamics

EMERGING WESTERN ANCHOR
(On-Going Project Activity)

CONNECTING URBAN FABRIC
(Core Project Opportunity Zone)

POTENTIAL
EASTERN
ANCHOR

Current Old Town Boundary

MCL Grand Theater
City Hall
Main Street
Church Street
Old Town Core
Old Town Station
DCTA Parking
DCTA A-train

EMERGING WESTERN ANCHOR
(On-Going Project Activity)
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

• 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
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
NEW BUILDINGS & RENOVATIONS IN OLD TOWN

OVER $100 Million PRIVATE Investment
NEW RESIDENTIAL PROJECTS

$ 30 Million Private Investment

145 Units - Main Street Village
72 Units - Uptown Village
85 Units - South Village
• 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.

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

January 2020

1. Legacy Pointe—Single Family, 97 Units, Under Construction
2. Old Town Station—Multi-Family, 385 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. Waltons Street Brownstones—19 unit Townhouse development, under construction
7. 170 W. Male—Mixed-use retail/offices, 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. RW—Redevelopment to 241 unit urban apartment and 1,500 sf retail
11. USD—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. Nick Development—12,000 sf office and 6,500 sf restaurant
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
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