

RECOMMENDATIONS

Recommendations provide the broad picture of how to achieve the envisioned future of SEDAP. It lays out the desired outcomes and goals that emerged as the direct result of existing conditions analysis, and community and stakeholder engagements. Specific strategies and action steps are identified to achieve each of the goals. Future land use map and mobility networks are a major component of the SEDAP recommendations.



Desired Outcomes

Community outreach culminated in a plan that celebrates the cohesiveness of this community by focusing on the following desired outcomes:

1. Southeast Denton will receive its fair share of political, economic, and social investment from the city to repair past harms.
2. Southeast Denton is a multicultural and diverse community that continues to celebrate its Black cultural roots.
3. The Southeast Denton community has strong, connected neighborhoods whose residents desire a variety of housing types and pricing options to allow a diverse range of ages and incomes to call this area home.
4. Southeast Denton will have a safe, accessible, and connected network for all modes of travel (pedestrians, bicyclists, transit, automobiles) to travel within and outside the neighborhood.
5. Southeast Denton residents will be able to enjoy public spaces and amenities (parks, programming, activities) that are equitable with the public spaces and amenities found elsewhere in Denton and the metroplex in quality, access, and availability.

Goals

The recommended strategies and actions are based on five goals derived from the feedback received from the community during an extensive public engagement process (see Community Engagement Chapter). The goals for the Southeast Denton study area plan are:

1. Build trust within the community and with the City as a whole
2. Honor the culture and heritage of Southeast Denton
3. Invest in economic prosperity
4. Strengthen neighborhoods and housing affordability
5. Elevate the quality of public amenities and infrastructure
6. Create a safe and connected, multi modal travel system



GOAL 1: BUILD TRUST WITH THE COMMUNITY AND WITH THE CITY AS A WHOLE.

The trauma of forcible relocation of Quakertown in 1923, negative impacts of land use decisions in and around the neighborhood, and lack of equitable public investment over the years compared to other parts of Denton have created a multi-generational distrust of local government in the Southeast Denton community. The recent development of new, higher density residential and mixed-use projects around the edges of the study area combined with a lack of communication and information flow between the city departments and the residents has fueled the fears of another forced displacement for the residents of Southeast Denton. The strategies in this section are focused on building community trust and partnership with the City to implement the vision articulated in this Plan.

STRATEGY 1.1: DEVELOP AND IMPLEMENT AN ANTI-DISPLACEMENT ACTION PLAN SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA TO SUPPORT HOUSING STABILITY FOR BOTH RENTERS AND HOMEOWNERS.

Anti-displacement plans are used in neighborhoods experiencing rising rents and home prices by protecting existing residents and giving them more time and ability to choose if or where to move. Anti-displacement action plans offer tools and programs to anticipate and respond to displacement pressures from rising rents and home prices in Southeast Denton.

- **Action 1.1.1:** Budget funds to help support the tenant-based eviction prevention program with legal representation to forestall eviction.
- **Action 1.1.2:** Develop a series of pre-approved Accessory Dwelling Unit (ADU) designs for common lot sizes and existing ADU requirements to help homeowners speed development review and construction process.
- **Action 1.1.3:** Amend the Denton Development Code to remove minimum parking requirements for Accessory Dwelling Units.
- **Action 1.1.4:** Increase home repair and modification loans/grants to low-income homeowners in Southeast Denton to help homeowners address code violations, reduce energy costs, and create safe and age-friendly homes.
- **Action 1.1.5:** Collaborate with the Denton Central Appraisal District (Denton CAD) to ensure equitable appraisal methodologies provide market value based on the age and condition of individual homes and by raising the homestead, disabled person, and over age 65 exemption rates to the state limit for municipalities.

STRATEGY 1.2: CREATE A SOUTHEAST DENTON COMMUNICATION STRATEGY SPECIFIC TO SOUTHEAST DENTON STUDY AREA.

A communication strategy is a plan that outlines how the City will communicate with Southeast Denton residents. It includes a set of goals and objectives, key messages, communication channels, tactics, and metrics to measure the success of the communication efforts. Effective communication is vital for building trust, encouraging citizen compliance, and can help City staff build understanding and support between the City Hall and Southeast Denton residents.

- **Action 1.2.1:** Create a consistent city-wide communication strategy for all departments to follow.
- **Action 1.2.2:** Develop communications materials that include visual descriptions in addition to concise writeups and is distributed through validators, ambassadors, and influencers that have the trust of the community.

STRATEGY 1.3: DEVELOP A PROGRAM TO RECRUIT MORE PARTICIPANTS FOR THE DENTON 360 PROGRAM FROM SOUTHEAST DENTON STUDY AREA.

Denton 360 is a citizen leadership academy designed to create better informed and engaged residents by introducing them to the innerworkings of local government empowering them to participate more actively in decision-making. Despite historic program success, Southeast Denton residents have rarely been involved in Denton 360. Recruiting more Southeast Denton residents in Denton 360 will improve residents' understanding of local government and City staff's knowledge of community issues and concerns. This collaboration can improve the lines of communication and relationship between Southeast Denton residents and the City Hall.

- **Action 1.3.1:** Identify barriers to Southeast Denton resident participation in Denton 360 and implement a redesigned program, specially targeted towards younger generations (under 40 years old).

GOAL 2: HONOR THE CULTURE AND HERITAGE OF SOUTHEAST DENTON.

In addition to the fear of displacement, the residents of Southeast Denton also fear that the social and physical changes in the area will soon lead to residents and visitors no longer being able to recognize the place and people that once called this area home. Southeast Denton is home to the descendants of families who settled here after being forcibly removed from nearby Quakertown. This community has planted deep roots in Southeast Denton despite the painful history and the decades of injustices that followed. These roots have made this community rich with culture and pride. The strategies in this section focus on honoring and preserving the historically significant memories and culture that has defined this area for over a century.

STRATEGY 2.1: USE HISTORIC PRESERVATION TOOLS AND PROGRAMS, ESPECIALLY CONSERVATION DISTRICTS TO RECOGNIZE THE BUILT ENVIRONMENT AND THE FAMILIES WHO CREATED IT.

Individual historic landmarks and conservation districts are tools that preserve the exterior character or aesthetics of a structure. Historic landmark designation can protect vital historic assets in an area from threats such as encroaching development and disrepair. Historic assets can be protected at the national, state, or local level. A conservation district is a zoning tool to preserve the neighborhood's sense of place through architectural standards, development standards and special zoning provisions.

- **Action 2.1.1:** Conduct a historic resource survey of historic assets that are not yet locally designated, particularly the long-standing churches and original homes.
- **Action 2.1.2:** Hold workshops to educate residents on the benefits of historic landmark designation and conservation district designation as well as help property owners pursue historic landmark status on their property.
- **Action 2.1.3:** Apply for state and federal funding opportunities for churches, homes, and commercial properties, including Certified Local Government grants and African American Cultural Heritage Action Fund provided through the National Trust for Historic Preservation.

STRATEGY 2.2: DEVELOP AND IMPLEMENT A SOUTHEAST DENTON HISTORY AND CULTURAL ROOTS PRESERVATION PROGRAM TO RECOGNIZE THE CULTURE AND THE FAMILIES WHO CREATED IT.

A preservation program for Southeast Denton would ensure that whatever demographic changes occur in the future, the physical environment will preserve and maintain remembrance of the area's cultural roots. Harlem in New York is a good example of maintaining the Black roots and history of an area. Maintaining a connection to the past also provides a sense of unique identity, inclusion, and belonging to the entire community.

- **Action 2.2.1:** Review, amend, and implement the Original Denton Cultural District boundaries to reflect the Southeast Denton Study Area and the Downtown Area separately.
- **Action 2.2.2:** Create Southeast Denton Cultural District that acknowledges the community's cultural roots by preserving, restoring, and developing physical and culturally significant elements of the area.
- **Action 2.2.3:** Activate the new Southeast Denton Cultural District through various activities such as a Heritage Walk, a cultural map, special signage, crosswalks with mural designs at intersections in the District, an archival event with the community to gather and document oral histories and displaying these at the American Legion Hall and/or MLK Jr. Recreation Center.

GOAL 3: INVEST IN ECONOMIC PROSPERITY.

The main purpose of the strategies and actions in this section is to help create and keep the wealth in Southeast Denton and kickstart and advance larger investments or broader organizational/community goals. A mix of people-based and place-based economic development helps to maintain the close-knit community culture and character and ensures that Southeast Denton has a physical environment that fosters active businesses, access to jobs, and growth opportunities.

STRATEGY 3.1: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.

People-based strategies strengthen small businesses, provide needed social services, and concentrate on building capacity. These strategies acknowledge the realities of community members' lives, including a need for flexible daycare opportunities, workforce education, mentoring opportunities, support for young people, and crime reduction and safety.

- **Action 3.1.1:** Amend regulatory barriers for home-based businesses, for example, by removing the Specific Use Permit (SUP) requirement for small Family Home Day Cares in residential districts.
- **Action 3.1.2:** Provide financial assistance to reduce Stoke (Stoke provides workspace, office amenities and a supportive, resourceful community for startups, entrepreneurs, remote workers, freelancers, small businesses, and tech-enabled companies and provides programming and events to foster growth and collaboration) membership costs and market this and other opportunities such as maker spaces, pop-up markets, and events available to entrepreneurs and small businesses to Southeast Denton residents.

STRATEGY 3.2: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.

Place-based economic development activities focus on supporting the built environment of an area by enhancing buildings, infrastructure, and other physical improvements in the area to improve the lives of all of the people who live and work there. These strategies provide suitable spaces for small businesses to incubate, offer gathering spaces for people to exchange ideas, and activate new clusters of economic activity.

- **Action 3.2.1:** Create economic development incentive packages, including Tax Increment Financing (TIF), Chapter 380 grants, and property tax abatement, to support these activities and to draw small fresh-foos stores or full-service grocery store chains to Southeast Denton.
- **Action 3.2.2:** Re-imagine underutilized light industrial space in Southeast Denton, especially along the southern border of the study area by amending the future land use plan to expand the Community Mixed Use land use and adding a commercial zoning overlay.
- **Action 3.2.3:** Identify vacant commercial buildings or sites to repurpose the space to: establish a market using parking lots or park property to allow food trucks, craft vendors, small businesses, and kiosks to allow start-up businesses to foster a loyal client base before making larger investments; and/ or create off-site commercial kitchens in a re-imagined business incubator space to establish new restaurants, bakeries, or packaged food creators; and/or initiate a grocery co-op, community gardens, community kitchens, and/or fresh food pantries by working with non-profits in the area.
- **Action 3.2.4:** Amend the Downtown Tax Increment Finance (TIF) District (TIRZ #1) Financing Plan to include TIF funding for portions of Southeast Denton because the stability of Southeast Denton is vital to the success of the eastern portion of the Downtown TIF district. Such funding should include home repair and homebuyer assistance and additional pedestrian facilities to connect Southeast Denton to downtown, street trees, etc. (TIF funding may be used outside the TIF district for affordable housing and pedestrian linkages into the district).

STRATEGY 3.3: ESTABLISH A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TO SPUR COMMUNITY INVESTMENT, REDUCE TAXES, AND INCREASE AFFORDABLE HOUSING AND ECONOMIC OPPORTUNITIES IN SOUTHEAST DENTON.

In a NEZ area the City can encourage actions such as renovation and new construction of affordable housing, investing in a new business, or improving commercial space in exchange for development fee reimbursements, property tax abatements, and sales tax refunds. This helps to lower the financial burden on the property owner in the first few years after the investment.

- **Action 3.3.1:** Create a NEZ program statement, including the purpose of the program, the benefits of the zone, participation requirements, and compliance criteria.
- **Action 3.3.2:** Designate a NEZ boundary and follow steps Sec. 380.003 in Chapter 378 of the Texas Local Government code to establish a NEZ in Southeast Denton, including required public notice and hearings. Implement and market the NEZ by creating application materials, a procedure manual, and a guidebook for applicants and create outreach material to encourage participation in the program.

GOAL 4: STRENGTHEN NEIGHBORHOODS AND HOUSING AFFORDABILITY.

The main purpose of the strategies and actions in this section is to maintain the existing character of the neighborhoods, reduce speculation and help keep the rate of land value growth from rising too fast, and prevent encroachment of large-scale downtown-style developments in Southeast Denton, and help existing homeowners stay in their homes.

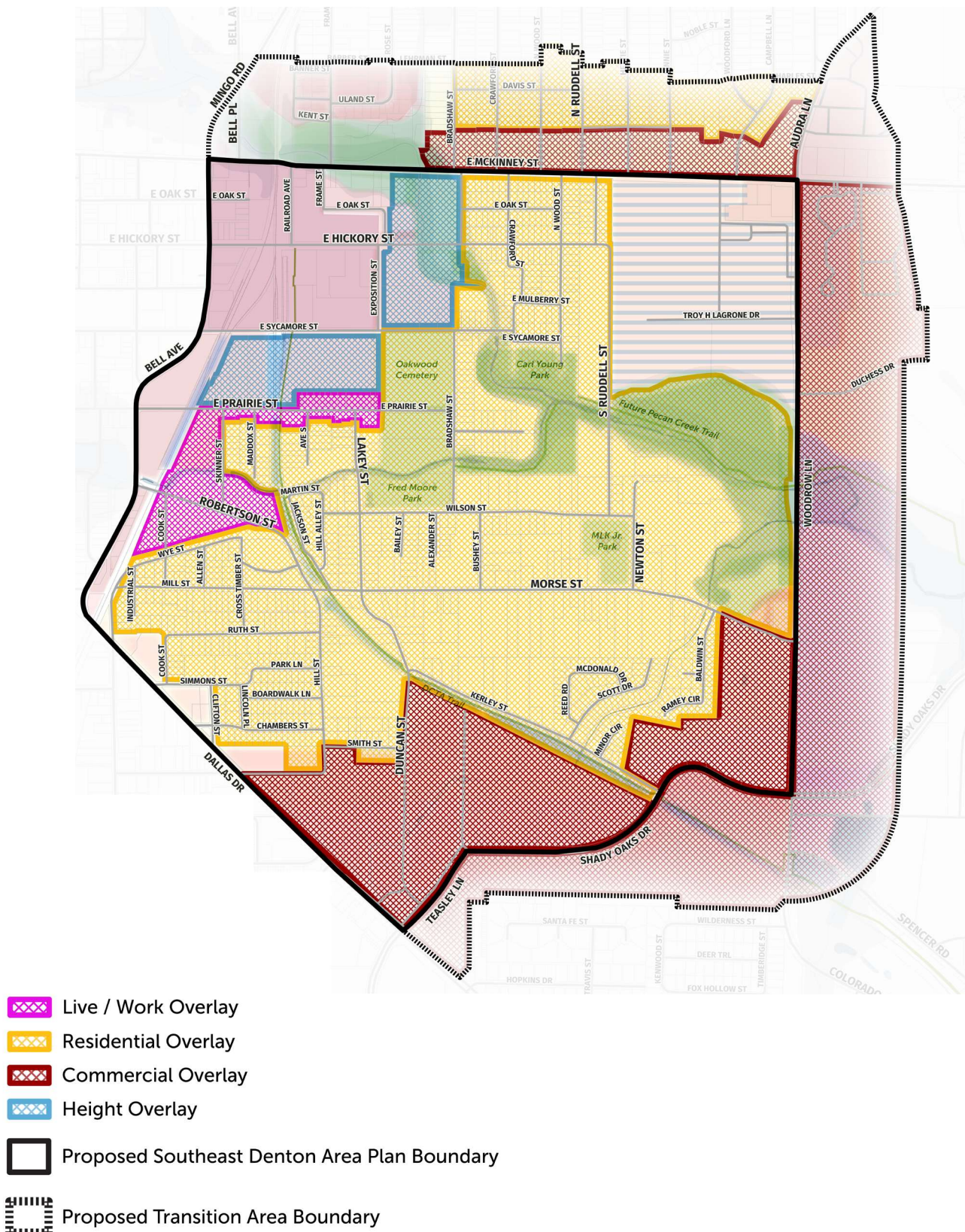
STRATEGY 4.1: ESTABLISH OVERLAY DISTRICTS TO PROTECT EXISTING NEIGHBORHOOD SCALE AND CHARACTER.

Overlay districts work in conjunction with the underlying zoning district to provide additional regulations in a designated area. These districts can limit height, allow additional uses, require a higher design standard, adjust parking regulations, or anything else normally regulated through zoning. Southeast Denton residents' welcome new development in the area if it respects the scale and feel of the existing neighborhood, such as moderately sized single-family homes, duplexes, triplexes, small apartment buildings, and pocket neighborhoods clustered around a central courtyard or green space. limit the scale, design, and urban pattern of developments/redevelopments in Southeast Denton.

- **Action 4.1.1:** Create a residential overlay district as shown in Figure 32 to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.
- **Action 4.1.2:** Create a commercial overlay district as shown in Figure 32 that focuses on walkable neighborhood design and uses, including, but not limited to, limiting building height, removing barriers to redevelop smaller infill lots, reducing parking and requiring it to be located behind buildings, requiring enhanced front elevations such as larger windows and pedestrian-scaled entrances, and ensuring larger tracts include a well-defined, walkable transportation network.
- **Action 4.1.3:** Create a live-work overlay district as shown in Figure 32 that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this live-work overlay also.

FIGURE 32. PROPOSED OVERLAYS

Source: HDR



STRATEGY 4.2: ADJUST THE PROPOSED FUTURE LAND USES IN THE DENTON 2040 COMPREHENSIVE PLAN FOR SOUTHEAST DENTON TO MATCH THE FUTURE LAND USES SHOWN IN FIGURE 33 AND IMPLEMENT THESE LAND USE RECOMMENDATIONS THROUGH REZONING.

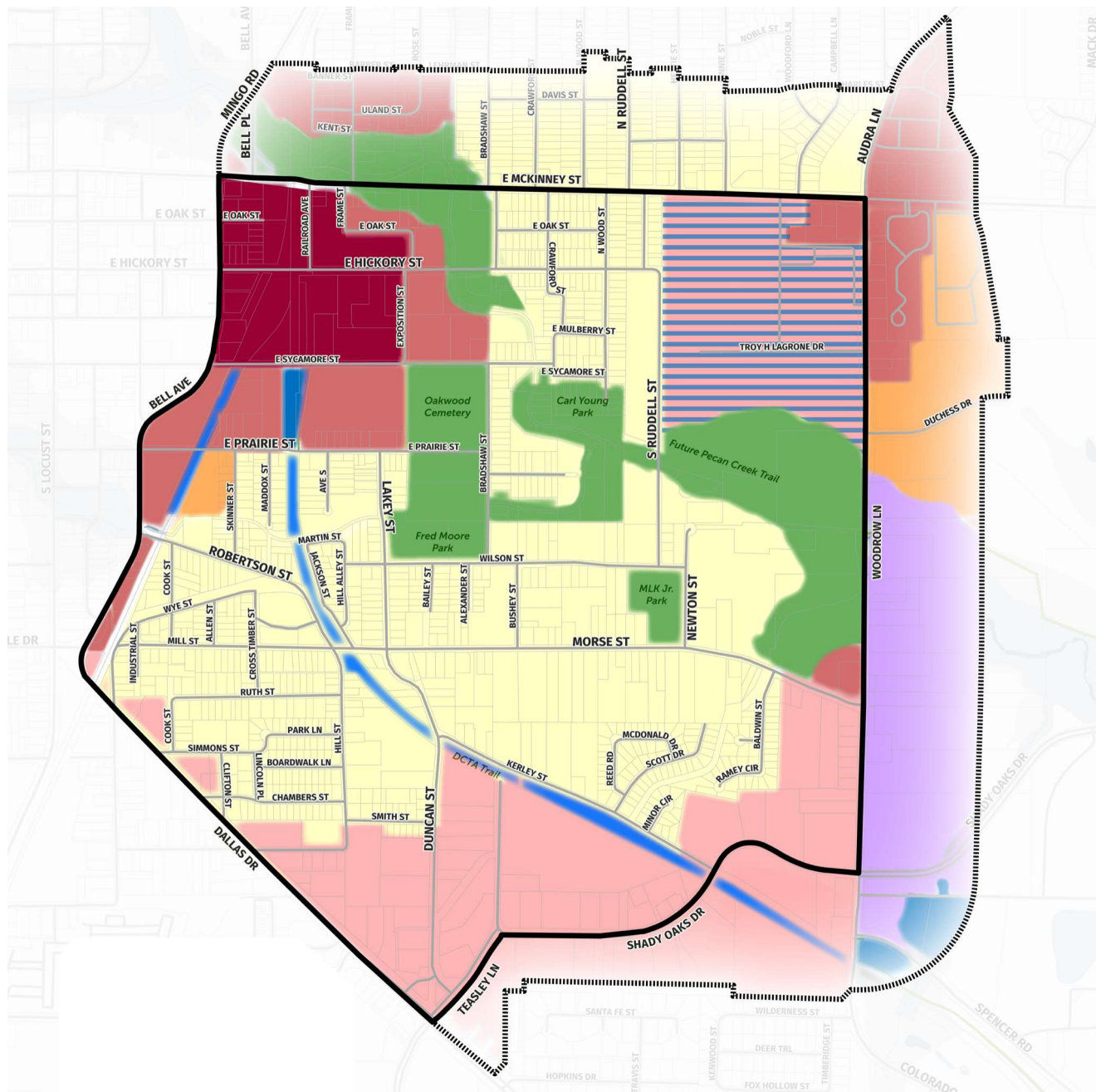
The purpose of small-area plans is to further refine the future land uses recommended in the citywide Denton 2040 Comprehensive Plan to a specific area to align future development/redevelopment with each community's specific needs. The actions below will ensure that in addition to allowing all people that wish to live in Southeast Denton can afford to do so, future developments will be compatible with the existing areas that the community wishes to preserve.

- **Action 4.2.1:** Rezone the existing Light Industrial zoned areas in the south portion and the existing Suburban Corridor zoned area in the northeast portion of the study area (See Figure 15) to be compatible with the community mixed use description in the Denton 2040 Comprehensive Plan.
- **Action 4.2.2:** Coordinate with Denton County on facility planning efforts to ensure land uses and design of the County property is compatible with surrounding neighborhoods.
- **Action 4.2.3:** Rezone a portion of the existing Mixed Use Neighborhood zoning east of the railroad to Moderate Residential zoning to allow transition to low density residential areas, and add a height overlay to the Mixed Use Neighborhood zoning as shown in Figure 32 to allow compatible transition between the Downtown Core zoning height requirement and the new residential/commercial overlay district height limits.
- **Action 4.2.4:** Rezone the Light Industrial zoned area at the northwest corner of the Morse Street and Woodrow Lane to Neighborhood Mixed Use zoning.



FIGURE 33. PROPOSED FUTURE LAND USE PLAN

Source: HDR



- | | | | |
|---|------------------------|---|-----------------------|
|  | Low Residential |  | Downtown Denton |
|  | Moderate Residential |  | Business Center |
|  | Community Mixed Use |  | Government/Industrial |
|  | Neighborhood Mixed Use |  | Parks and Open Space |

 Proposed Southeast Denton Area Plan Boundary

Proposed Transition Area Boundary

STRATEGY 4.3: ESTABLISH A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) IN SOUTHEAST DENTON STUDY AREA.

NRSAs help ensure revitalization efforts (such as increased home ownership, home repair programs, economic development efforts, and additional investment in the NRSA) work together to benefit the existing low- and moderate-income residents of the NRSA. The key benefit of establishing a NSRA is that it offers significant additional flexibility in the federal Housing and Urban Development's (HUD's) otherwise stringent Community Development Block Grant (CDBG) regulations. They also allow cities to use CDBG grants to focus efforts in a geographically specific area. CDBG funds can be used for housing construction and rehabilitation, public facilities improvements, homeownership assistance, economic development assistance, and other similar uses.

- **Action 4.3.1:** Draft and submit an NRSA application to HUD and develop involvement from other organizations as part of the NRSA application leverage requirement.

STRATEGY 4.4: INCREASE ACCESS TO CAPITAL IN SOUTHEAST DENTON STUDY AREA BY CREATING A CONSORTIUM OF BANKS FOR MORTGAGE LENDING.

This is a market-based approach to improving lives in Southeast Denton and requires very little City financial investment. This would be a proactive effort to prevent predatory lenders and encourage investment in Southeast Denton study area that historically has not had equitable access to banks and finance. This strategy would signal that Denton has a culture of encouraging banks to increase access to the capital needed for Southeast Denton and its residents to thrive.

- **Action 4.4.1:** Establish a community investment committee that is responsible for working with bankers and lenders to establish equitable lending practices for housing and small businesses.

STRATEGY 4.5: COORDINATE WITH DENTON INTERDEPENDENT SCHOOL DISTRICT (DISD) TO ENSURE THE SOUTHEAST DENTON STUDY AREA SCHOOLS SERVE AS NEIGHBORHOOD SCHOOLS.

Neighborhood public schools have the potential to be the centers of their community, to be the driving force of a prosperous community, and serve as anchor institutions in their communities, by hosting various sporting events, theater performances, and community-directed events. The closer a student lives to their school, the more access the parents will have to the resources at that school. Families who currently don't have the time or resources to travel to their children's distant schools, will have the ability to participate in their education if they go to a school within the neighborhood. With increased access to the schools, parents will become more involved. Families will become interwoven through their strong neighborhood public schools. As the students begin to develop life-long relationships through their neighborhood schools, the parents will also develop strong relationships. The relationships developed in school will create stronger family ties within the neighborhood, ultimately leading to an environment of communal cohesion and trust.

- **Action 4.5.1:** Work with DISD to adjust the attendance zone boundary for Rivera Elementary School to include the entire Southeast Denton study area to ensure that Southeast Denton families have a neighborhood school allowing the residents to save time and strengthen community bonds.

GOAL 5: ELEVATE THE QUALITY OF PUBLIC AMENITIES AND INFRASTRUCTURE.

Public amenities and infrastructure are a crucial factor in determining the quality of life for residents in a community. Neighborhood scale built environment can contribute to health, well-being, and happiness of the residents. Therefore, public amenities and infrastructure such as parks, open, natural, and green spaces, design of roadways and buildings that is based on improving participation and engagement, access, identity, safety, and inclusion enhances social interactions, leisure, health and safety in a neighborhood. This ultimately leads to subjective well-being and a higher quality of life for the entire community.

STRATEGY 5.1: UPGRADE THE EXISTING PARKS IN SOUTHEAST DENTON TO HIGHER-QUALITY PARKS.

Incremental (short-, mid-, and long-term) improvements to existing parks and facilities can improve aesthetics of an area and create a welcoming environment. Together, these increase opportunities for the community to gather outside, recreate, and engage in fitness activities, and they signal that a place is well-loved and cared for. Southeast Denton has two parks, two recreation/ community centers, publicly owned open space, and creeks running through the neighborhood. The MLK, Jr. Center and the American Legion Hall Senior Center are well-used local hubs of programming and activity. These existing amenities offer opportunities for beautifying Southeast Denton and adding to the recreational green space. Improvements that: add accessibility, increase safety/comfort, provide a variety of activities and experiences that appeal to a variety of users, and use park design and programming reflecting the culture and interests of community members will lead to a higher-quality parks system in Southeast Denton.

- **Action 5.1.1:** Implement key recommendations and action items in the 2022 Parks, Recreation, and Trails System Master Plan, improve existing parks, senior center, and recreation center in Southeast Denton, and improve access to regional facilities to serve some of the program needs in Southeast Denton.

STRATEGY 5.2: ENHANCE THE PHYSICAL QUALITY OF PUBLIC INFRASTRUCTURE THROUGH STORMWATER MANAGEMENT SYSTEMS IN THE SOUTHEAST DENTON STUDY AREA.

Southeast Denton's abundant green space, trees, and creeks provide an opportunity for the city to improve stormwater management and add to the City's park space at the same time. Developing stormwater management infrastructure in the area using design elements that serve as both utility and amenity such as rain gardens, bio swales, culvert removal, reintroduction of native vegetation and animals and nature reconnection and restoration will ensure that development reduces rather than exacerbating existing flooding and drainage issues in the area.

- **Action 5.2.1:** Create a stormwater management plan for the Southeast Denton area to address erosion, ponding, and stream bank issues by identifying streets, parks, and open spaces with severe erosion or ponding issues.
- **Action 5.2.2:** Update the relevant design manuals and ordinances to require projects to incorporate smaller-scale green stormwater and bio-infrastructure and identify techniques to restore the natural function of the Pecan Creek.
- **Action 5.2.3:** Purchase additional property near Pecan Creek to add to the City's inventory of park space and protect the trees to help mitigate the impacts of stormwater.
- **Action 5.2.4:** Facilitate environmental education programs to raise awareness about water quality by conducting an annual or biannual cleanup day for parks and creeks.

STRATEGY 5.3: ENHANCE PROGRAMMING AND CITY-SPONSORED EVENTS IN EXISTING PARKS AND RECREATION CENTERS IN SOUTHEAST DENTON.

Park programming is a way to increase the functionality of a park by making the space more effective and increasing usage by providing memorable experiences for everyone. In addition to improvements like interactive playgrounds, inclusive play structures, splash pads, outdoor fitness, etc. community events bring a community together for holidays or celebrations and create an avenue for a collaborative and inclusive interaction among the diverse populations and cultures. In addition to providing access to interim entertainment for the residents, hosting events and festivals in Southeast Denton would lead to capture of labor spend, increase in temporary labor hours, and increase in sales tax receipts. All these benefits can also help repair the perceptions in and around the study area both within Southeast Denton and the region.

- **Action 5.3.1:** Enhance existing gazebo/amphitheater and/or install a stage at Fred Moore Park and/or the MLK Jr. Recreation Center to show films from the Denton Black Film Festival and collaborate with the Storytelling, Blues, and Arts & Jazz Festivals to be hosted in Southeast Denton Parks as neighborhood events.
- **Action 5.3.2:** Improve collaboration between the Juneteenth Festival organizers and the Southeast Denton community to add oral history and storytelling at the Juneteenth events to ensure that keepers of local history have an opportunity to share that history before it is lost.
- **Action 5.3.3:** Offer small community grants to community leaders and organizers to host block parties and markets within the Southeast Denton community. These events could be around a season (i.e. Spring Fest or Fall Carnival) or they can be held around specific holidays and celebrations (i.e. MLK Day Festival, Cinco de Mayo, Hispanic Heritage Month, Earth Day Festival, Black History Month Kick Off, etc.)

GOAL 6: CREATE A SAFE AND CONNECTED, MULTI-MODAL TRAVEL SYSTEM

Transportation facilities provided within the street shape mobility and travel decisions, directly and indirectly impacting environmental quality, public health and safety, and quality of life. The type of travel system in an area can help create community wealth, foster inclusive growth, and maintain a character and culture, where people feel connected. The strategies for this goal focus on providing a more robust, connected roadway network in Southeast Denton that will differentiate between streets through adjacent land uses, and roads which are multimodal facilities that consider the context of the place and the function of the road, whether this be sidewalks, bicycle facilities, or transit integration.

STRATEGY 6.1: IMPROVE STREET NETWORK TO PRIORITIZE CONNECTIVITY AND MULTI-MODAL CONNECTIONS.

An improved street network would allow residents to choose from various modes of transportation, make navigation across Southeast Denton safer for people, especially children and people with disabilities, reduce carbon emissions by encouraging active modes of transportation (walking, biking, public transit), beautify the community, and help to spark economic growth by giving context to commercial developments next to the roadways.

- **Action 6.1.1:** Evaluate changing the existing street cross sections for Hickory Street, Morse Street, Duncan Street, Lakey Street, and Roberston Street. Also evaluate improvements along Bell Avenue, Woodrow Lane, and Sycamore Street at least through Southeast Denton area to more pedestrian and bike friendly multimodal corridors (See sample cross-sections in Figure 35).
- **Action 6.1.2:** Conduct public outreach, education, and coordination with residents as part of any roadway design and improvement program to ensure final street sections meet the needs of those who are most impacted.
- **Action 6.1.3:** Undertake a pilot program on Morse Street, and/or Lakey Street, and/or areas of Duncan Street as an intermediate solution and to test appropriate safety interventions with tactical urbanism approaches that use low-cost materials to experiment and gather input on potential street design changes such as reduced travel lanes, larger sidewalks, trees, medians, and bike lanes as shown in the recommended cross sections in Figure 35.
- **Action 6.1.4:** Fill in the sidewalk gaps along Morse Street, Roberston Street, Prairie Street, Duncan Street, and Bell Avenue.
- **Action 6.1.5:** Require public streets that increase connectivity in the street network through Southeast Denton as a part of future development/redevelopment on 5 acres or more in size in the Southeast Denton study area.

STRATEGY 6.2: ENHANCE PEDESTRIAN AND BICYCLE SAFETY AT INTERSECTIONS.

Currently, most of Southeast Denton's main roads have sufficient rights-of-way to re-purpose them in several different configurations to include on-street improvements such as traffic safety measures and pedestrian and bicycle facilities to enhance connectivity and safety on the roadways. This could include either on- or off-street separated bicycle paths, wider sidewalks, street plantings, upgrading existing street lighting, as well as adequate travel lanes.

Some ways of improving safety on roadways is to use traffic calming measures to reduce speeding that could include on-street parking lanes, vibrant crosswalks, speed tables at crossing points, vertical bollards between general purpose lane and on-street bike lane, planting street trees to create a visual perception of narrow streets, enforcing site triangles and so on.

- **Action 6.2.1:** Improve safety by installing ADA compliant pedestrian crossing signals, stop signs, and colorful crosswalk designs at the following intersections - Bell Avenue at Robertson Street, Prairie Street, and Sycamore Street, McKinney Street at Frame Street, Crawford Street and Woodrow Lane, and add a traffic signal at Woodrow Lane and Morse Street based on the recently conducted warrant study.
- **Action 6.2.2:** Improve safety for all users at the intersection of Smith Street and Duncan Streets. An example would be to enforce the sight triangle which would ensure clear visibility for turning vehicles at this intersection.



FIGURE 34. PROPOSED IMPROVEMENTS

Source: HDR

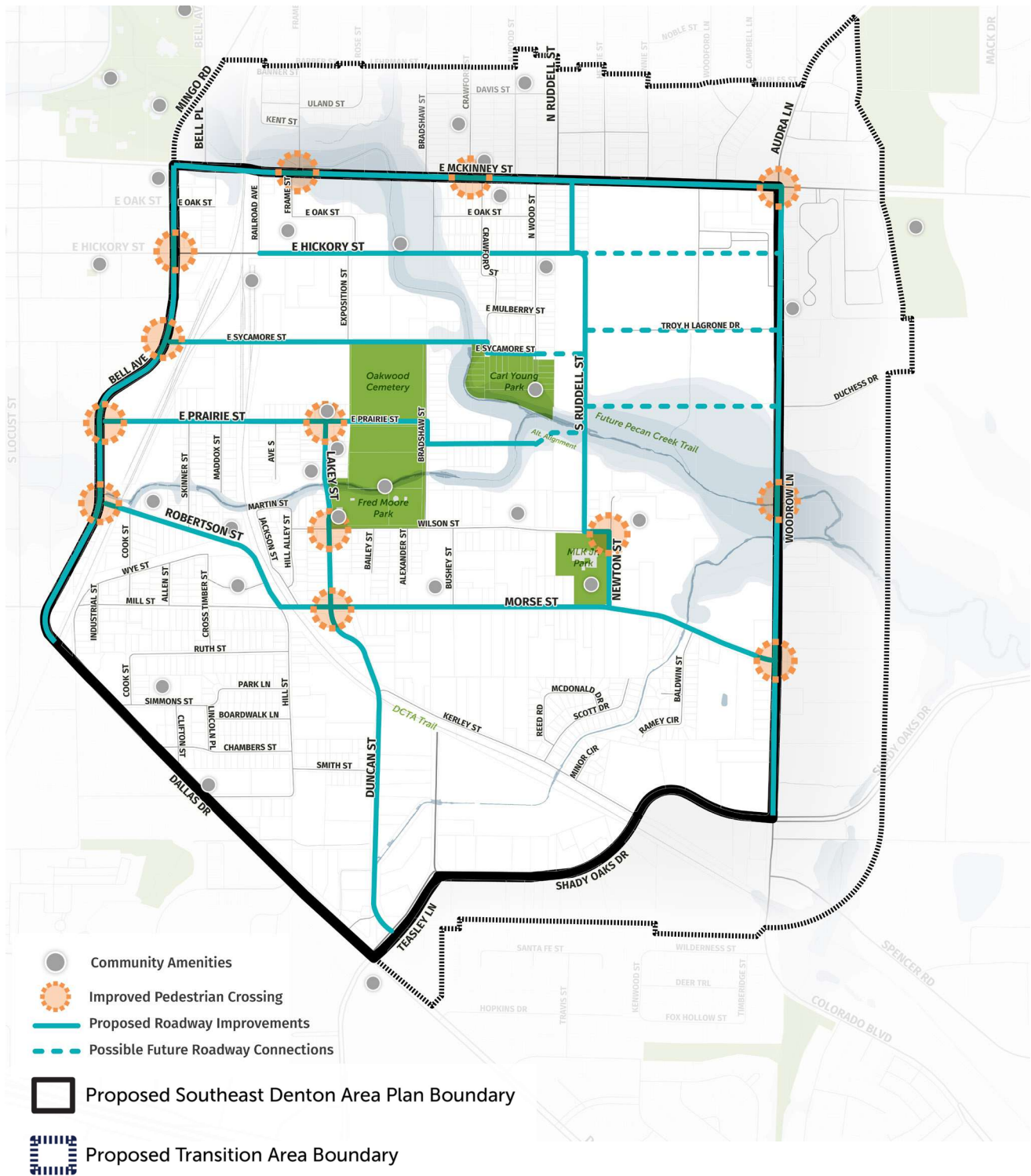
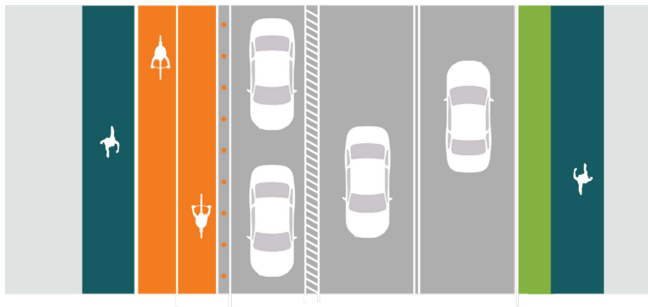
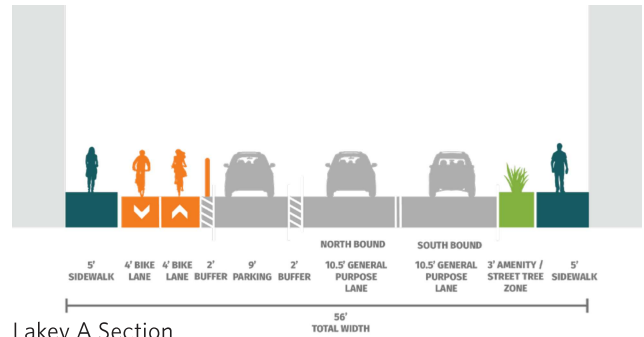


FIGURE 35. PROPOSED CROSS SECTIONS

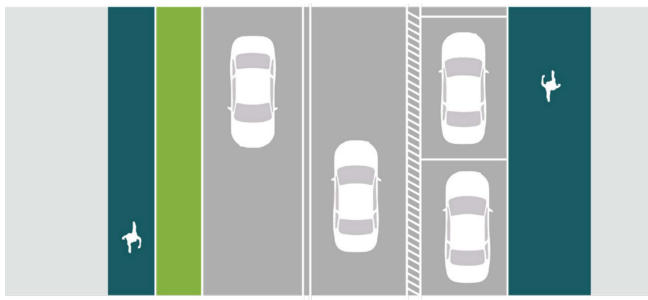
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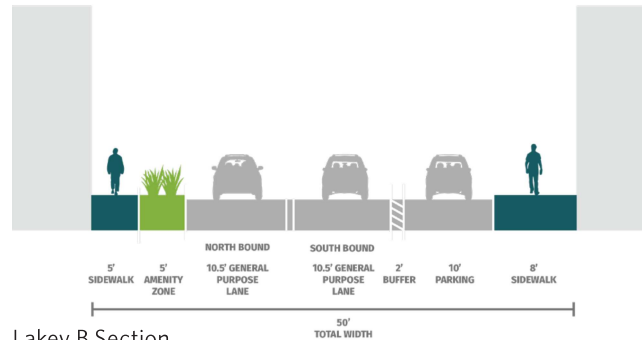
Lahey A Plan



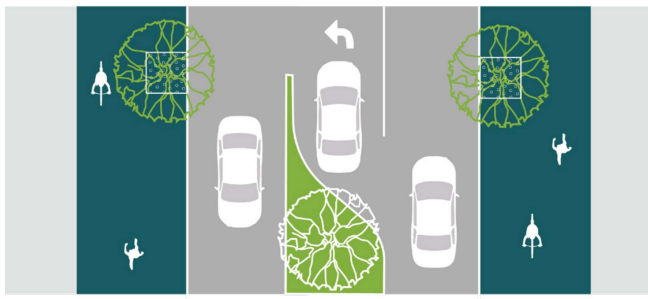
Lahey A Section



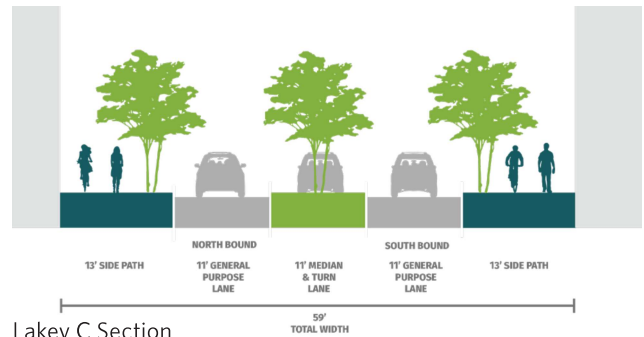
Lahey B Plan



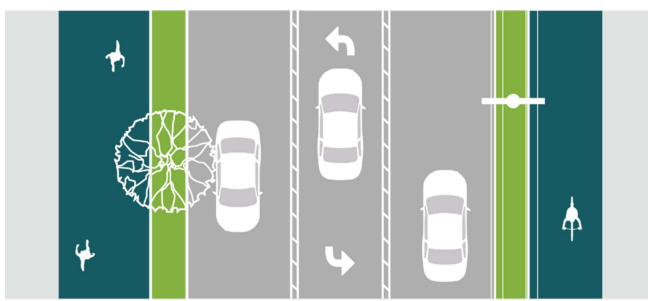
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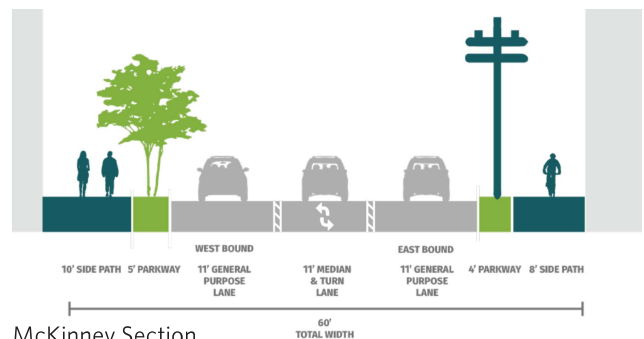
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Lahey C Section



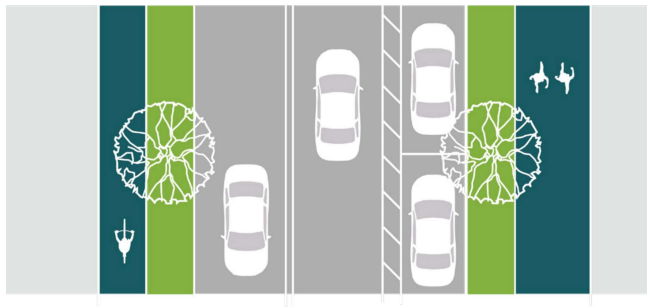
McKinney Plan



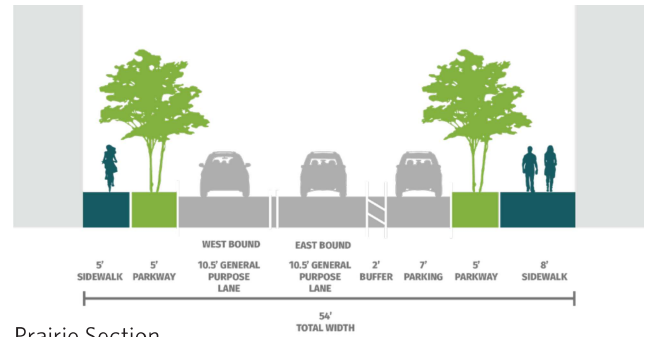
McKinney Section

FIGURE 35. PROPOSED CROSS SECTIONS

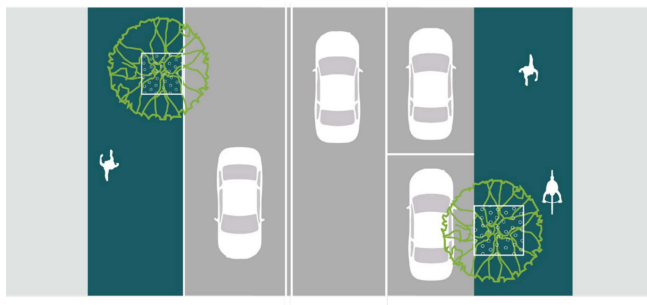
Source: HDR



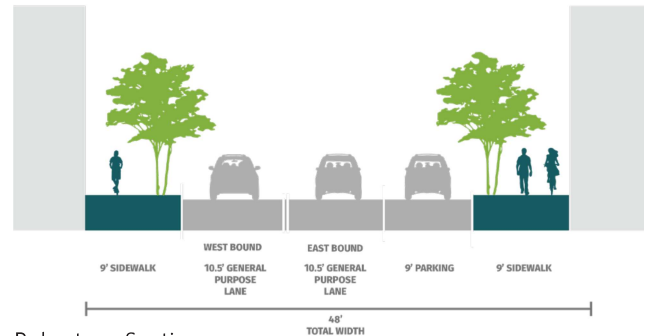
Prairie Plan



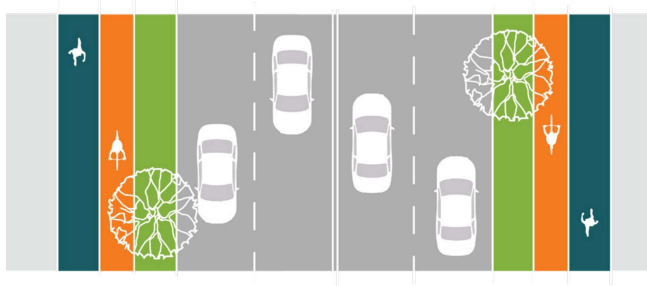
Prairie Section



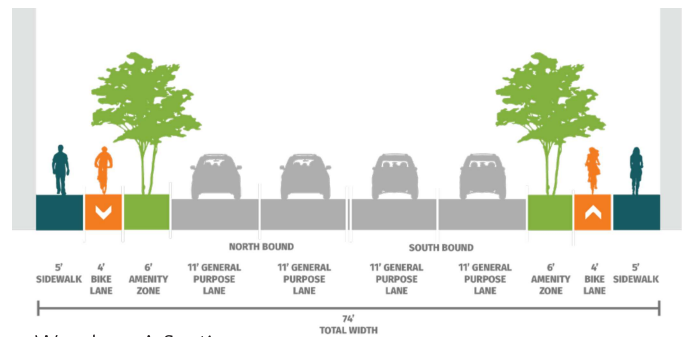
Robertson Plan



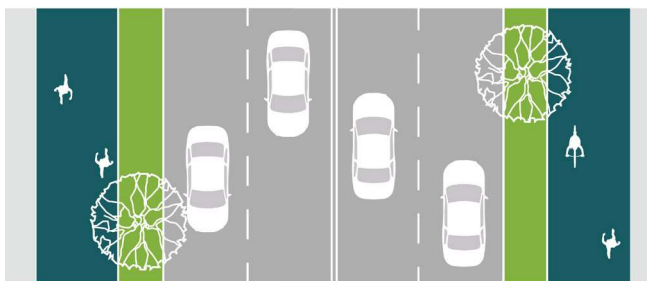
Robertson Section



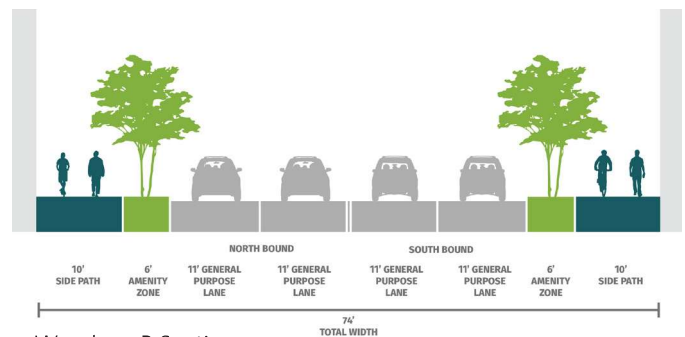
Woodrow A Plan



Woodrow A Section



Woodrow B Plan



Woodrow B Section

STRATEGY 6.3: DEVELOP A NETWORK OF TRAILS THROUGH THE EXISTING OPEN SPACES AND DRAINAGE EASEMENTS TO CONNECT RESIDENTIAL, COMMERCIAL, AND PUBLIC PLACES (PARKS, SCHOOLS, ETC.) TO FORM AN ACTIVE TRANSPORTATION NETWORK BOTH WITHIN AND OUTSIDE SOUTHEAST DENTON.

Off-street trails are safe, convenient, enjoyable places where residents can walk, bike, and connect with neighbors. Off-street trails complement roadway infrastructure to offer a safe, well-connected system for pedestrians and bikes. The publicly owned lands around drainage areas and creeks, existing parks, and wide rights of way together provide an opportunity to develop off-street trails and linear parks and create a safer system for walking and biking in Southeast Denton.

These trails would connect people and places in the community, provide a social infrastructure to maintain the strong neighborhood bonds, encourage healthy lifestyle by providing residents with easy access to a linear park and walk/bike paths, protect the environment, increase the value of nearby properties, and increase social equity by providing an affordable mobility option.

- **Action 6.3.1:** Add a separate initiative in the future bond program to develop a well-connected system of off-street trails using existing easements, parks and open spaces, and land along creeks and natural drainage systems that provides regional trail system connectivity, prioritizes side path projects that connect to key destinations such as parks and schools, and enhances pedestrian connectivity within the Southeast Denton study area.
- **Action 6.3.2:** Add funding in the future bond program for construction of ADA compliant trail heads at key points along the trail network to provide parking, bike parking, drinking water fountains, etc.
- **Action 6.3.3:** Amend the Parks, Recreation, and Trails System Master Plan and the Pecan Creek Regional Trail Master Plan to extend the Future Pecan Creek Trail north past Carl Young Park to the south side of McKinney Street.

STRATEGY 6.4: STRENGTHEN THE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS FOR ALL MODES OF TRANSPORTATION.

Downtown Denton draws citywide and regional crowds by offering a place for restaurants and entertainment, is located close to regional transportation through the rail system and is an economic hub for employers. Connecting the Southeast Denton to the downtown core would allow Southeast Denton residents easy access to the amenities and opportunities in Downtown Denton while bringing in the desired economic activity due to Southeast Denton study area's proximity to the downtown core.

- **Action 6.4.1:** Align intersections across Bell Avenue at Hickory Street, Sycamore Street, Prairie Street, and Robertson Street with the Downtown Area Plan cross section recommendations to ensure continuity and an easier pedestrian and bicycle connectivity for residents of Southeast Denton to downtown.
- **Action 6.4.2:** Work with the Denton County Transportation Agency to fill the gaps within the current bus system and recommend additional routes, especially connecting to and through Downtown Denton.
- **Action 6.4.3:** Create trail connections from downtown to the Pecan Creek Regional Trail & DCTA Katy Trail.

IMPLEMENTATION STEPS

The best plans are of little value if they are not implemented. The implementation of Southeast Denton Area Plan requires proactive leadership and collaboration of public agencies at multiple jurisdictional levels from the City of Denton and Denton County to the Denton Independent School District (DISD), among other agencies. Plan implementation is also dependent on the full support and participation of landowners, residents, businesses and the development community.



ACTION PLAN MATRIX

This chapter informs about the roles of various agencies responsible for adoption of regulations, administration of regulatory tools, community engagement, and financing policies that can guide and encourage private development alongside public investment. The following action matrix takes the strategies and actions established in the Recommendations chapter one step further by assigning time frames and responsible parties to each action. It will function as a tool to monitor progress of the recommended strategies.

AGENCY ACRONYMS

INTERNAL CITY DEPARTMENTS	ACRONYM
City Attorney's Office	CAO
City Manager's Office	CMO
Facilities Management	FM
Finance	F
Media Contacts / Marketing & Communications	MCMC
Community Services	CS
Environmental Services	ENV. SER.
Keep Denton Beautiful	KDB
Health and Food Safety	HFS
Parks and Recreation	PR
Development Services	DS
Economic Development	ED
Engineering Services	ENGI. SER.
Streets	ST
Transportation Services	TS
Real Estate	RE

AGENCY ACRONYMS

EXTERNAL PARTNERS	ACRONYM
Denton County Appraisal District	DCAD
Denton Independent School District	DISD
University of North Texas	UNT
Texas Women's University	TWU
North Central Texas College	NCTC
North Central Texas Council of Governments	NCTCOG
Trust for Public Land	TPL
Workforce Solutions of North Texas	WSNT
Denton County Historical Commission	DCHC
Texas Commission on the Arts	TCA

TIME FRAMES

TERMS	DESCRIPTION
Short-Term	One to Two Years
Mid-Term	Three to Five Years
Long-Term	Six to Ten Years

ACTION TYPE

TERMS	DESCRIPTION
Development Regulations	Zoning, codes, ordinance-related; site planning and development
Study / Plan	Studies, plans, evaluations, research into options, inventories, demonstration projects
Coordination / Outreach	Convening and coordinating; educating, promoting, marketing
Systems / Support	Adjustments to or expansion of current core systems; continuing support to systems currently in place; implementation of pre-existing plans/programs; improvements to infrastructure, community facilities
Program / Organization	Programmatic changes/additions; development of new tools, processes, and programs; creation of new institutions
Financial	Issues of funding and financing



ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
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GOAL 1 - BUILD TRUST WITHIN THE COMMUNITY AND WITH THE CITY AS A WHOLE

STRATEGY 1.1: DEVELOP AND IMPLEMENT AN ANTI-DISPLACEMENT ACTION PLAN SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA TO SUPPORT HOUSING STABILITY FOR BOTH RENTERS AND HOMEOWNERS.

Action 1.1.1	Budget funds to help support the tenant-based eviction prevention program with legal representation to forestall eviction.	CS, CAO, F External Partners - UWD, LANWT	Mid-Term	Financial	N
Action 1.1.2	Develop a series of pre- approved Accessory Dwelling Unit (ADU) designs for common lot sizes and existing ADU requirements to help homeowners speed development review and construction process.	DS	Short-Term	Study/ Plan	N
Action 1.1.3	Increase home repair and modification loans/grants to low-income homeowners in Southeast Denton to help homeowners address code violations, reduce energy costs, and create safe and age-friendly homes.	CS, MCMC	Short-Term	Coordination/ Outreach	N
Action 1.1.4	Amend the Denton Development Code to remove minimum parking requirements for Accessory Dwelling Units.	DS	Short-Term	Development Regulations	N
Action 1.1.5	Collaborate with the Denton Central Appraisal District (Denton CAD) to ensure equitable appraisal methodologies provide market value based on the age and condition of individual homes and by raising the homestead, disabled person, and over age 65 exemption rates to the state limit for municipalities.	DS, CMO, DCAD	Mid-Term	Financial	N

STRATEGY 1.2: CREATE AND IMPLEMENT A CITY COMMUNICATION STRATEGY SPECIFIC TO SOUTHEAST DENTON STUDY AREA.

Action 1.2.1	Create a consistent city-wide communication strategy for all departments to follow that will be tailored for Southeast Denton.	MCMC, All Internal Agencies	Short-Term	Coordination/ Outreach	N
Action 1.2.2	Develop communications materials that include visual descriptions in addition to concise writeups and is distributed through validators, ambassadors, and influencers that have the trust of the community.	MCMC, All Internal Agencies	Short-Term	Coordination/ Outreach	N

STRATEGY 1.3: DEVELOP A PROGRAM TO RECRUIT MORE PARTICIPANTS FOR DENTON 360 PROGRAM FROM SOUTHEAST DENTON STUDY AREA.

Action 1.3.1	Identify barriers to Southeast Denton resident participation in Denton 360 and implement a redesigned program, specially targeted towards younger generations (Millennials and Gen Z).	CMO, All internal Departments	Short-Term	Program/ Organization	N
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ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
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GOAL 2 - HONOR THE CULTURE AND HERITAGE OF SOUTHEAST DENTON

STRATEGY 2.1: USE HISTORIC PRESERVATION TOOLS AND PROGRAMS, ESPECIALLY CONSERVATION DISTRICTS TO RECOGNIZE THE BUILT ENVIRONMENT AND THE FAMILIES WHO CREATED IT.

Action 2.1.1	Conduct a historic resource survey of historic assets that are not yet locally designated, particularly the long-standing churches and original homes.	DS	Short-Term	Study/ Plan	N
Action 2.1.2	Hold workshops to educate residents on the benefits of historic landmark designation and conservation district designations as well as help property owners pursue historic landmark status on their property.	DS, MCMC	Short-Term	Coordination/ Outreach	N
Action 2.1.3	Apply for state and federal funding opportunities for churches, homes, and commercial properties, including Certified Local Government grants and African American Cultural Heritage Action Fund provided through the National Trust for Historic Preservation.	DS	Ongoing	Coordination/ Outreach	N

STRATEGY 2.2: DEVELOP AND IMPLEMENT A SOUTHEAST DENTON HISTORY AND CULTURAL ROOTS PRESERVATION PROGRAM TO RECOGNIZE THE CULTURE AND THE FAMILIES WHO CREATED IT.

Action 2.2.1	Review, amend, and implement the Original Denton Cultural District boundaries to reflect the Southeast Denton Study Area and the Downtown Area separately.	PR, ED External Partner - TCA	Mid-Term	Program/ Organization	N
Action 2.2.2	Create Southeast Denton Cultural District that acknowledges the community's cultural roots by preserving, restoring, and developing physical and culturally significant elements of the area.	PR, ED External Partner - DCHC	Short-Term	Program/ Organization	N
Action 2.2.3	Activate the new Southeast Denton Cultural District through various activities such as a Heritage Walk, a cultural map, special signage, crosswalks with mural designs at intersections in the District, an archival event with the community to gather and document oral histories and displaying these at the American Legion Hall and/or MLK Jr. Recreation Center.	PR, ED	Short-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
GOAL 3 - INVEST IN ECONOMIC PROSPERITY					
STRATEGY 3.1: DEVELOP AND IMPLEMENT PEOPLE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.					
Action 3.1.1	Amend regulatory barriers for home-based businesses, for example, by removing the Specific Use Permit (SUP) requirement for small Family Home Day Cares in residential districts.	DS	Short-Term	Development Regulations	N
Action 3.1.2	Provide financial assistance to reduce membership costs for Stoke or similar coworking space that provides amenities and a supportive, resourceful community for startups, entrepreneurs, remote workers, freelancers, small businesses, and tech-enabled companies and provides programming and events to foster growth and collaboration and market this and other opportunities such as maker spaces, pop-up markets, and events available to entrepreneurs and small businesses to Southeast Denton residents.	ED, MCMC	Short-Term	Financial	N
STRATEGY 3.2: DEVELOP AND IMPLEMENT PLACE-BASED ECONOMIC DEVELOPMENT SPECIFIC TO THE SOUTHEAST DENTON STUDY AREA.					
Action 3.2.1	Create economic development incentive packages, including Tax Increment Financing(TIF), Chapter 380 grants, and property tax abatement, to support these activities and to draw small, fresh-food stores or full-service grocery store chains to Southeast Denton.	ED	Mid-Term	Program/ Organization	Y
Action 3.2.2	Re-imagine underutilized light industrial space in Southeast Denton, especially along the southern border of the study area by amending the future land use plan to expand the Community Mixed Use land use and adding a commercial zoning overlay.	DS	Short-Term	Development Regulations	N
Action 3.2.3	Identify vacant commercial buildings or sites in Southeast Denton to repurpose the space to: establish a market using parking lots or park property to allow food trucks, craft vendors, small businesses, and kiosks to allow start-up businesses to foster a loyal client base before making larger investments; and/ or create off-site commercial kitchens in a re-imagined business incubator space to establish new restaurants, bakeries, or packaged food creators; and/or initiate a grocery co-op, community gardens, community kitchens, and/ or fresh food pantries by working with non-profits in the area.	ED, DS, MCMC External Partners - UNT, TWU, DISD	Short – Term to Mid-Term	Program/ Organization	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 3.2.4	Amend the Downtown Tax Increment Finance (TIF) District (TIRZ #1) Financing Plan to include TIF funding for portions of Southeast Denton because the stability of Southeast Denton is vital to the success of the eastern portion of the Downtown TIF district. Such funding should include home repair and homebuyer assistance and additional pedestrian facilities to connect Southeast Denton to downtown, street trees, etc. (TIF funding may be used outside the TIF district for affordable housing and pedestrian linkages into the district).	ED	Short-Term	Program/ Organization	N

STRATEGY 3.3: ESTABLISH A NEIGHBORHOOD EMPOWERMENT ZONE (NEZ) TO SPUR COMMUNITY INVESTMENT, REDUCE TAXES, AND INCREASE AFFORDABLE HOUSING AND ECONOMIC OPPORTUNITIES IN SOUTHEAST DENTON.

Action 3.3.1	Create a NEZ program statement, including the purpose of the program, the benefits of the zone, participation requirements, and compliance criteria.	CS, CAO, ED, DS	Short-Term	Program/ Organization	N
Action 3.3.2	Designate a NEZ boundary and follow steps in Sec. 380.003 in Chapter 378 of the Texas Local Government code to establish a NEZ in Southeast Denton, including required public notice and hearings. Implement and market the NEZ by creating application materials, a procedure manual, and a guidebook for applicants and create outreach material to encourage participation in the program.	CS, CAO, ED, DS, MCMC	Mid-Term	Program/ Organization	N

GOAL 4 - STRENGTHEN NEIGHBORHOODS AND HOUSING AFFORDABILITY

STRATEGY 4.1: ESTABLISH OVERLAY DISTRICTS TO PROTECT EXISTING NEIGHBORHOOD SCALE AND CHARACTER

Action 4.1.1	Create a residential overlay district as shown in Figure 32 to maintain the scale and character of the neighborhoods while fostering community investment to create livable and inclusive neighborhoods for all who want to call Southeast Denton home. Overlay standards may include, but are not limited to, limiting height to two stories, allowing infill on small lots, requiring enhanced front elevations such as larger windows and covered porches.	DS	Short-Term	Development Regulations	N
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ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 4.1.2	Create a commercial overlay district as shown in Figure 32 that focuses on walkable neighborhood design and uses, including, but not limited to, limiting building height, removing barriers to redevelop smaller infill lots, reducing parking and requiring it to be located behind buildings, requiring enhanced front elevations such as larger windows and pedestrian-scaled entrances, and ensuring larger tracts include a well-defined, walkable transportation network.	DS	Short-Term	Development Regulations	N
Action 4.1.3	Create a live-work overlay district as shown in Figure 32 that focuses on allowing small mom and pop retail such as bookstore, toy shop, coffee shop, music store, barber shop, hair salon/spa, small incubator space, resale clothing etc. in a portion of a single family home with a portion being used as a residence simultaneously. Require design standards from the residential overlay in Action 4.1.1 to be applied in this live-work overlay also.	DS	Short-Term	Development Regulations	N
STRATEGY 4.2: ADJUST THE PROPOSED FUTURE LAND USES IN THE DENTON 2040 COMPREHENSIVE PLAN FOR SOUTHEAST DENTON TO MATCH THE FUTURE LAND USES SHOWN IN FIGURE 33 AND IMPLEMENT THESE LAND USE RECOMMENDATIONS THROUGH REZONING.					
Action 4.2.1	Rezone the existing Light Industrial zoned areas in the south portion and maintain the existing Suburban Corridor zoned area in the northeast portion of the study area (See Figure 15) to be compatible with the community mixed use description in the Denton 2040 Comprehensive Plan.	DS	Long -Term	Development Regulations	N
Action 4.2.2	Coordinate with Denton County on facility planning efforts to ensure land uses and design of the County property is compatible with surrounding neighborhoods.	DS	Ongoing	Development Regulations	N
Action 4.2.3	Rezone a portion of the existing Mixed Use Neighborhood zoning east of the railroad to Moderate Residential zoning to allow transition to low density residential areas, and add a height overlay to the Mixed Use Neighborhood zoning as shown in Figure 32 to allow compatible transition between the Downtown Core zoning height requirement and the new residential/commercial overlay district height limits.	DS	Short-Term	Development Regulations	N
Action 4.2.4	Rezone the Light Industrial zoned area at the northwest corner of the Morse Street and Woodrow Lane to Neighborhood Mixed Use zoning.	DS	Long-Term	Development Regulations	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
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STRATEGY 4.3: ESTABLISH A NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA) IN SOUTHEAST DENTON STUDY AREA.

Action 4.3.1	Draft and submit an NRSA application to HUD and develop involvement from other organizations as part of the NRSA application leverage requirement.	CS External Partners – Non-profit organizations	Long-Term	Program/ Organization	N
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STRATEGY 4.4: INCREASE ACCESS TO CAPITAL IN SOUTHEAST DENTON STUDY AREA BY CREATING A CONSORTIUM OF BANKS FOR MORTGAGE LENDING.

Action 4.4.1	Establish a community investment committee that is responsible for working with bankers and lenders to establish equitable lending practices for housing and small businesses.	CS, ED, DS, CMO	Mid-Term	Coordination/ Outreach	N
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STRATEGY 4.5: COORDINATE WITH DENTON INTERDEPENDENT SCHOOL DISTRICT (DISD) TO ENSURE THE SOUTHEAST DENTON STUDY AREA SCHOOLS SERVE AS NEIGHBORHOOD SCHOOLS.

Action 4.5.1	Work with DISD to adjust the attendance zone boundary for Rivera Elementary School to include the entire Southeast Denton study area to ensure that Southeast Denton families have a neighborhood school allowing the residents to save time and strengthen community bonds.	DS, CMO, CS External Partners - DISD	Mid-Term	Coordination/ Outreach	N
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GOAL 5 - ELEVATE THE QUALITY OF PUBLIC AMENITIES AND INFRASTRUCTURE
STRATEGY 5.1: UPGRADE THE EXISTING PARKS IN SOUTHEAST DENTON TO HIGHER-QUALITY PARKS.

Action 5.1.1	Implement key recommendations and action items in the 2022 Parks, Recreation, and Trails System Master Plan, improve existing parks, senior center, and recreation center in Southeast Denton, and improve access to regional facilities to serve some of the program needs in Southeast Denton.	PR	Mid-Term to Long-Term	Systems/ Support	Y
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STRATEGY 5.2: ENHANCE THE PHYSICAL QUALITY OF PUBLIC INFRASTRUCTURE THROUGH STORMWATER MANAGEMENT SYSTEMS IN THE SOUTHEAST DENTON STUDY AREA.

Action 5.2.1	Create a stormwater management plan for the Southeast Denton area to address erosion, ponding, and stream bank issues by identifying streets, parks, and open spaces with severe erosion or ponding issues,	ES, PR	Mid-Term	Study/ Plan	N
Action 5.2.2	Update the relevant design manuals and ordinances to require projects to incorporate smaller-scale green stormwater and bio-infrastructure and identify techniques to restore the natural function of the Pecan Creek.	ES, DS	Mid-term	Development Regulations	N
Action 5.2.3	Purchase additional property near Pecan Creek to add to the City's inventory of park space and protect the trees to help mitigate the impacts of stormwater.	PR, RE, ES	Mid-Term	Systems/ Support	Y

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 5.2.4	Facilitate environmental education programs to raise awareness about water quality by conducting an annual or biannual cleanup day for parks and creeks.	PR, ES, MCMC	Mid-Term	Program/ Organization	N

STRATEGY 5.3: ENHANCE PROGRAMMING AND CITY-SPONSORED EVENTS IN EXISTING PARKS AND RECREATION CENTERS IN SOUTHEAST DENTON.

Action 5.3.1	Enhance existing gazebo/amphitheater and/or install a stage at Fred Moore Park and/or the MLK Jr. Recreation Center to show films from the Denton Black Film Festival and collaborate with the Storytelling, Blues, and Arts & Jazz Festivals to be hosted in Southeast Denton Parks as neighborhood events.	PR	Short-Term to Mid-Term	Program/ Organization	N
Action 5.3.2	Improve collaboration between the Juneteenth Festival organizers and the Southeast Denton community to add oral history and storytelling at the Juneteenth events to ensure that keepers of local history have an opportunity to share that history before it is lost.	PR, MCMC	Short-Term	Program/ Organization	N
Action 5.3.3	Offer small community grants to community leaders and organizers to host block parties and markets within the Southeast Denton community. These events could be around a season (i.e. Spring Fest or Fall Carnival) or they can be held around specific holidays and celebrations (i.e. MLK Day Festival, Cinco de Mayo, Hispanic Heritage Month, Earth Day Festival, Black History Month Kick Off, etc.)	PR, ED	Short-Term	Financial	N

GOAL 6 - CREATE A SAFE AND CONNECTED, MULTI MODAL TRAVEL SYSTEM

STRATEGY 6.1: IMPROVE STREET NETWORK TO PRIORITIZE CONNECTIVITY AND MULTI-MODAL CONNECTIONS.

Action 6.1.1	Evaluate changing the existing street cross sections for Hickory Street, Morse Street, Duncan Street, Lakey Street, and Roberston Street. Also evaluate improvements along Bell Avenue, Woodrow Lane, and Sycamore Street at least through Southeast Denton area to more pedestrian and bike friendly multimodal corridors (See sample cross-sections in Figure 35).	TS	Mid-Term	Study/ Plan	N
Action 6.1.2	Conduct public outreach, education, and coordination with residents as part of any roadway design and improvement program to ensure final street sections meet the needs of those who are most impacted	TS, ST, MCMC	Short-Term	Coordination/ Outreach	N

ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 6.1.3	Undertake a pilot program on Morse Street, and/or Lakey Street, and/or areas of Duncan Street as an intermediate solution and to test appropriate safety interventions with tactical urbanism approaches that use low-cost materials to experiment and gather input on potential street design changes such as reduced travel lanes, larger sidewalks, trees, medians, and bike lanes as shown in the recommended cross sections in Figure 35.	TS, ST, DS, PR	Short-Term	Systems/Support	N
Action 6.1.4	Fill in the sidewalk gaps along Morse Street, Roberston Street, Prairie Street, Duncan Street, and Bell Avenue.	ST, TS	Mid-Term	Systems/Support	Y
Action 6.1.5	Require public streets that increase connectivity in the street network through Southeast Denton as a part of future development/redevelopment on 5 acres or more in size in the Southeast Denton study area.	DS, TS, ST	Mid-Term	Systems/Support	Y

STRATEGY 6.2: ENHANCE PEDESTRIAN AND BICYCLE SAFETY AT INTERSECTIONS.

Action 6.2.1	Improve safety by installing ADA compliant pedestrian crossing signals, stop signs, and colorful crosswalk designs at the following intersections - Bell Avenue at Robertson Street, Prairie Street, and Sycamore Street, McKinney Street at Frame Street, Crawford Street and Woodrow Lane, and add a traffic signal at Woodrow Lane and Morse Street based on the recently conducted warrant study.	TS	Mid-Term	Systems/Support	Y
Action 6.2.2	Improve safety for all users at the intersection of Smith Street and Duncan Streets. An example would be to enforce the sight triangle which would ensure clear visibility for turning vehicles at this intersection.	TS	Short-Term	Systems/Support	N

STRATEGY 6.3: DEVELOP A NETWORK OF TRAILS THROUGH THE EXISTING OPEN SPACES AND DRAINAGE EASEMENTS TO CONNECT RESIDENTIAL, COMMERCIAL, AND PUBLIC PLACES (PARKS, SCHOOLS, ETC.) TO FORM AN ACTIVE TRANSPORTATION NETWORK BOTH WITHIN AND OUTSIDE SOUTHEAST DENTON.

Action 6.3.1	Add a separate initiative in the future bond program to develop a well-connected system of off-street trails using existing easements, parks and open spaces, and land along creeks and natural drainage systems that provides regional trail system connectivity, prioritizes side path projects that connect to key destinations such as parks and schools, and enhances pedestrian connectivity within the Southeast Denton study area.	PR, TS	Mid-Term	Systems/Support	Y
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ACTION NUMBER	ACTION	RESPONSIBLE AGENCY	TIME FRAME	ACTION TYPE	CAPITAL FUNDS NEEDED (Y/N)
Action 6.3.2	Add funding in the future bond program for construction of ADA compliant trail heads at key points along the trail network to provide parking, bike parking, drinking water fountains, etc.	PR, TS	Mid-Term	Systems/ Support	Y
Action 6.3.3	Amend the Parks, Recreation, and Trails System Master Plan and the Pecan Creek Regional Trail Master Plan to extend the Future Pecan Creek Trail north past Carl Young Park to the south side of McKinney Street.	PR	Short-Term	Study/ Plan	N

STRATEGY 6.4: STRENGTHEN THE CONNECTIONS TO DOWNTOWN AND SURROUNDING NEIGHBORHOODS FOR ALL MODES OF TRANSPORTATION.

Action 6.4.1	Align intersections across Bell Avenue at Hickory Street, Sycamore Street, Prairie Street, and Robertson Street with the Downtown Area Plan cross section recommendations to ensure continuity and an easier pedestrian and bicycle connectivity for residents of Southeast Denton to downtown.	TS, DS	Mid-Term	Systems/ Support	Y
Action 6.4.2	Work with the Denton County Transportation Agency to fill the gaps within the current bus system and recommend additional routes, especially connecting to and through Downtown Denton.	DS, TS	Short-term	Coordination/ Outreach	N
Action 6.4.3	Create trail connections from downtown to the Pecan Creek Regional Trail & DCTA Katy Trail.	PR, TS	Mid-Term	Systems/ Support	Y