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US 287 Vision

Arlington's US 287 Corridor will be characterized by its land uses, innovative circulation, local and regional identity, and public and open space connectivity.

Land Uses

Arlington's US 287 Corridor will offer the highest and best land uses to maintain the desired charm, everyday amenities, regional significance and open space appeal.

Goals

1. Encourage public-private partnerships as a tool to implement the strategic plan
2. Provide regulatory environments to meet development expectations and the established vision
3. Redevelop, reuse and repurpose underutilized areas and improve areas in decline
4. Develop greenfield sites as catalyst projects and make the most of infill development to unify land uses and to create a cohesive master planned area
5. New residential land uses should focus on high quality, lower density products and the preservation of open space
6. Ensure the long-term viability of existing neighborhood areas
7. Implement land uses that support the preferred natural character, vision, desired lifestyle and neighborhood focus
8. Provide non-residential uses that support residential needs such as local services, restaurants, retail and employment
9. Provide appropriate highway-oriented land uses along US 287 and US Business 287
10. Make the most of existing activity generators and development anchors such as the Tierra Verde Golf Club and area parks
11. Create a destination area in southwest Arlington
12. Capitalize on the identified trade area demand or opportunity

Circulation

Arlington's US 287 Corridor will accommodate pedestrian connections, improve the local road network, enhance the local character and support regional connectivity.

Goals

1. Incorporate innovative circulation techniques to maintain local character
2. Create an effective road network to provide great localized mobility and meet land use needs
3. Provide and maintain effective east-west connections between US 287 and Business US 287

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4. Provide and maintain effective north-south alternatives to US 287
5. Use multi-modal pedestrian facilities to reinforce desired open space connections and improve livability
6. Use non-typical street standards and creative streetscapes to promote character
7. Coordinate with adjacent cities to boost connectivity
8. Partner with regional entities to monitor and improve travel on area highways and interstates

Branding and Identity

Arlington's US 287 Corridor will exude a positive image for the City and incorporate a distinctive local identity to create a destination.

Goals

1. Provide a recognizable local identity that promotes the Strategic Plan's vision, local character and amenities
2. Create continuity in branding and identity between individual amenities, existing developments and future developments
3. Increase the City of Arlington's identity along US 287 to reinforce its role as a southern portal into the City
4. Minimize branding and identity confusion
5. Create a unique sense of place through design applications and guidelines

Public Space Network

Arlington's US 287 Corridor will showcase natural areas, open space and recreational sites.

Goals

1. Coordinate and implement existing park, trail and bike plans
2. Incorporate plazas, open space and public spaces into new developments
3. Use existing open space and natural areas to define land use patterns, serve as buffers, and create an amenity edge for new development
4. Increase access to trails and bike facilities from residential areas
5. Connect major points of interest with open space and trails
6. Use open space, natural areas and park lands as a defining character feature for the US 287 corridor vision