

Areas of Change

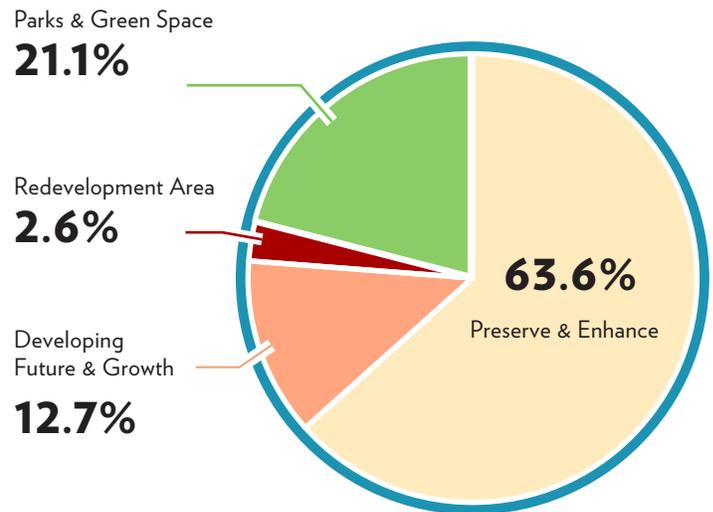
The Areas of Change map highlights the areas of the city that are expected to experience significant change through development and redevelopment. It also identifies the areas that are anticipated to remain the same in character and style for the next 20 to 25 years. As shown on the chart, the Preserve & Enhance category makes up the largest area of the city at 63.6%. Parks & Green Space follows at 21.1%. These two areas will not experience significant change in development that is out of character with the current style or form of development. In all, these two categories represent a total of 85% of the city that will not experience significant change. These areas will remain the same or any new development will be like what exists today.

Developing & Future Growth areas make up 12.7% of the city, which include areas currently under development. For example, some areas of Riverstone have been completed, but for the purposes of the map, the overall area is still under development. Areas south of the Brazos River have future development potential; however, coordinated development of these areas would require consolidation of property that may inhibit large scale development.

The last category is Redevelopment Area which represents only 2.6% of the City and ETJ. This category designates areas that are envisioned to have the most significant change over time. Redevelopment Areas are expected to redevelop into walkable compact developments. Each designated area has a general vision for redevelopment providing guidance on elements such as appropriate mix of uses, height and scale of buildings, thoughts on access, or unique features that should be enhanced or considered when these areas redevelop.

The following Areas of Change map highlights which areas of the city will likely experience change through new development or redevelopment.

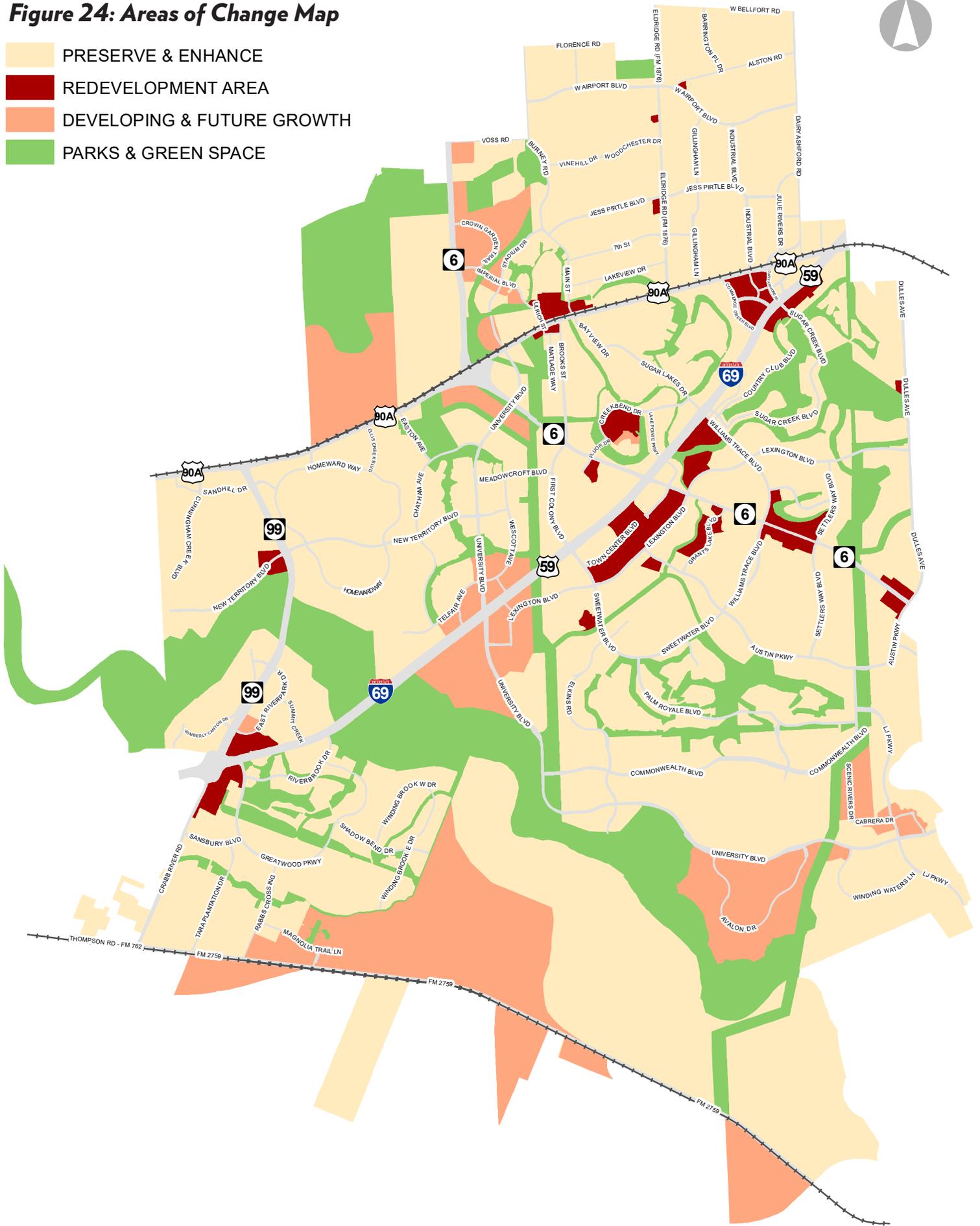
Areas of Change



A total of approximately 85% of the city will not experience significant change.

Figure 24: Areas of Change Map

- PRESERVE & ENHANCE
- REDEVELOPMENT AREA
- DEVELOPING & FUTURE GROWTH
- PARKS & GREEN SPACE



Areas of Change Category Descriptions

Each of the following categories provide a different level of change spanning from keeping the current form of development with Preserve and Enhance to redevelopment in Redevelopment Areas. For each area identified as Redevelopment Area, a general vision has been established to guide redevelopment.



Preserve and Enhance (63.6%)

These areas will be preserved in the current form of development and will continue to be enhanced through infill, reuse, and rehabilitation consistent with its current form and character.



Developing and Future Growth (12.7%)

These areas include properties currently developing, green fields, or are underdeveloped which have the potential to be further developed in the future. Underdeveloped generally includes larger pieces of property with minimal development that can be redeveloped on a larger scale, which City development regulations could influence through the development process.



Redevelopment Area (2.6%)

This designation applies to aging retail centers, office buildings, and specified multi-family and townhome residential areas that are expected to undergo significant change into walkable compact developments.



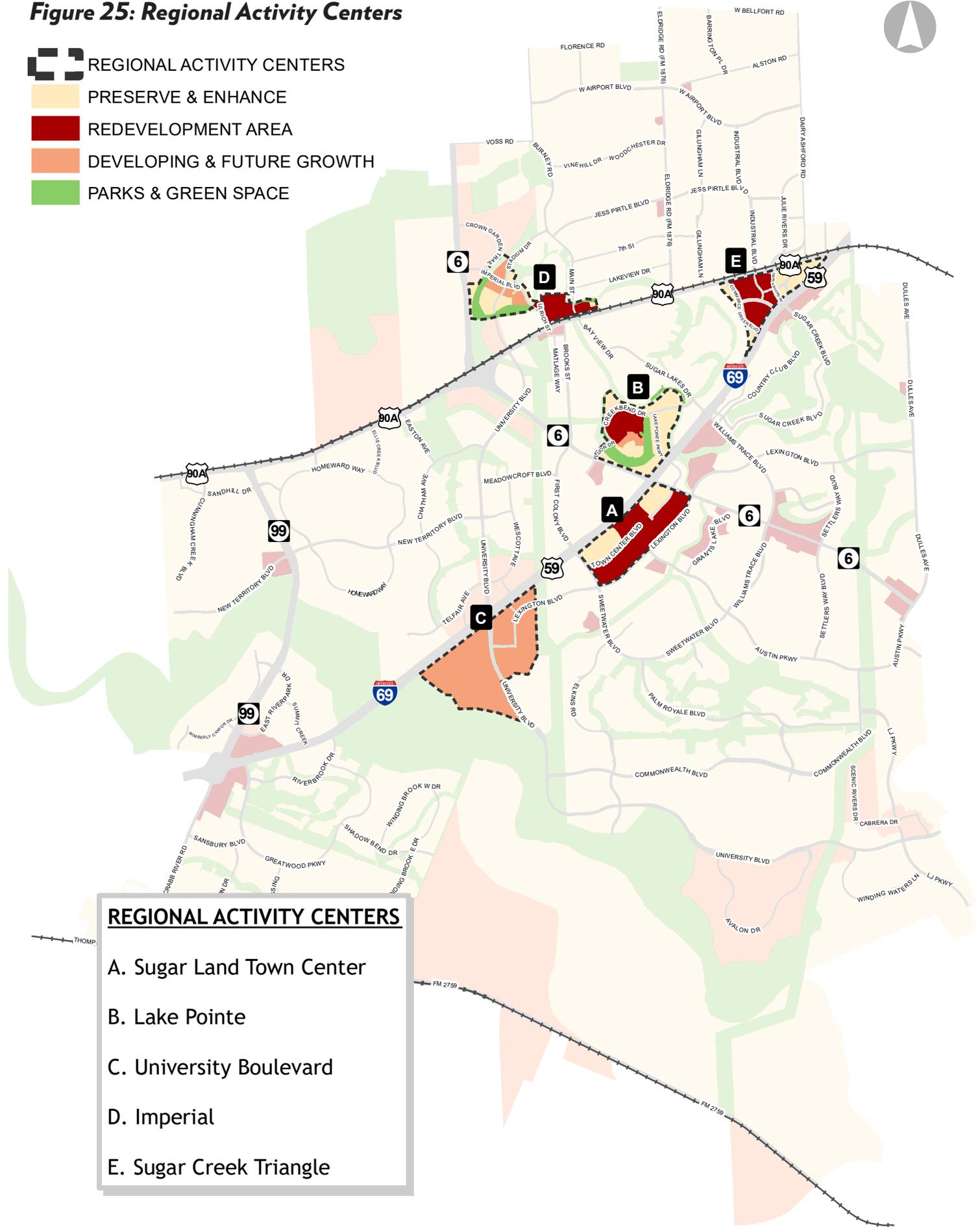
Parks and Green Space (21.1%)

These areas, consisting of major water ways, recreational facilities, and nature preserves, will be maintained and continue to meet the needs of the community in their current form.



Figure 25: Regional Activity Centers

-  REGIONAL ACTIVITY CENTERS
-  PRESERVE & ENHANCE
-  REDEVELOPMENT AREA
-  DEVELOPING & FUTURE GROWTH
-  PARKS & GREEN SPACE



- REGIONAL ACTIVITY CENTERS**
- A. Sugar Land Town Center
 - B. Lake Pointe
 - C. University Boulevard
 - D. Imperial
 - E. Sugar Creek Triangle

Regional Activity Centers Descriptions

The five proposed Regional Activity Centers as shown in Figure 25: Regional Activity Centers will be walkable areas that will attract employers and visitors from around the region. Each will have a mix of several land uses in varying ratios to allow each Center to have a unique character. Success of RACs depends on much more than the percentages of land uses; critical to the success of each Center is the design. Among many design considerations, RACs should be easy to access, comfortable to move within on foot, bicycle or car. Buildings should be a variety of heights, from low-rise to high-rise depending on the location. Outdoor spaces should be shaded during the day and well-lit in the evenings; and street level stores should front onto streets to provide interest for pedestrians.

Today, Sugar Land Town Square, within the Town Center Regional Activity Center, comes closest to the intended design of a Regional Activity Center: it has a central focal point with the City Hall plaza, street level offices and retail stores, pedestrian friendly streets, a hotel, residential and civic uses.

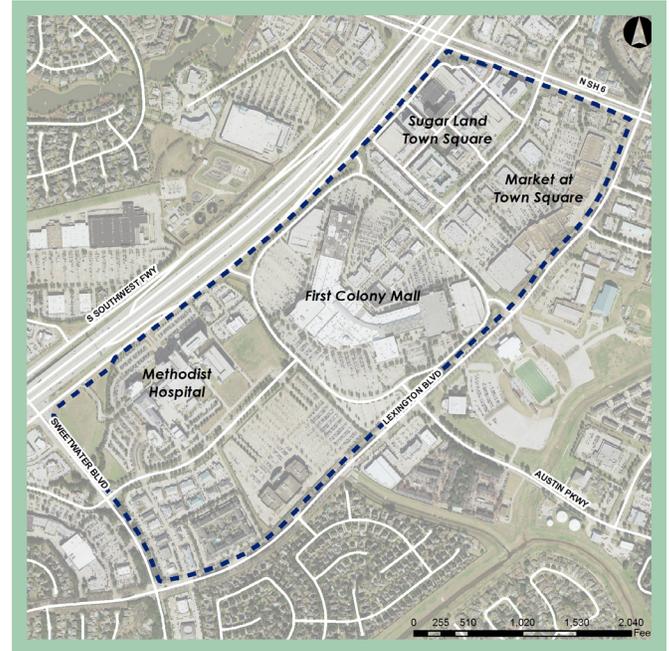
The mix of uses in Regional Activity Centers is important because the uses complement each other and ensure higher property values and tax revenues for the city. The City's interest is in achieving an ideal mix of uses in the long-term; therefore, this Plan presents a range of percentages for the ultimate desired mix of uses in each Center. Currently, each of the proposed RACs is developed to a different degree so very little of the Centers will be green-field development. The proposed percentages include current development as well as redevelopment and infill, and recommendations indicate the ratio of built square footage, not land area. Each phase of development should contribute to the ultimate intended mix. For example, the first phase of development in a Center with primarily office should include other uses such as retail or residential to help balance the existing office uses. The recommendations for each land use are given in a range to allow market guided development. The land uses are defined as follows:

Office	Used for businesses, includes Class A office spaces, individual offices for start-ups, and medical if noted in the descriptions
Entertainment	Includes restaurant, bars, movie theaters, bowling, and City-owned entertainment venues such as Sugar Land Town Center, Lake Pointe, University Boulevard, Imperial, Sugar Creek, Constellation Field, Smart Financial Center, and museums
Retail	Includes all shopping and other commercial activity
Residential	Includes single-family housing, townhomes, senior living, compact single-family homes, and multifamily (condo ownership and rental)
Civic	Includes all government and institutional facilities
Hotels	Includes hotels and associated conference centers

For each of the RACs, a description of the existing conditions on the property is provided, including a general summary of the land uses and the form they take. Additionally, an overall vision for the property is established, indicating whether the Center will be office or retail-focused, for example, and what unique features or land uses exist in the area. There is a desired land use mix for each RAC that is described based on a range of percentages for each land use. A suggested number of multi-family residential units is recommended in each RAC based on the focus of the center, the location, the impact to surrounding areas, and the total developable acreage of the RAC. In general, the preferred number of multi-family units is based on a ratio of 3 dwelling units per developable acre for each RAC. Finally, design preferences for each Center provide guidance for future development and redevelopment of the Centers.



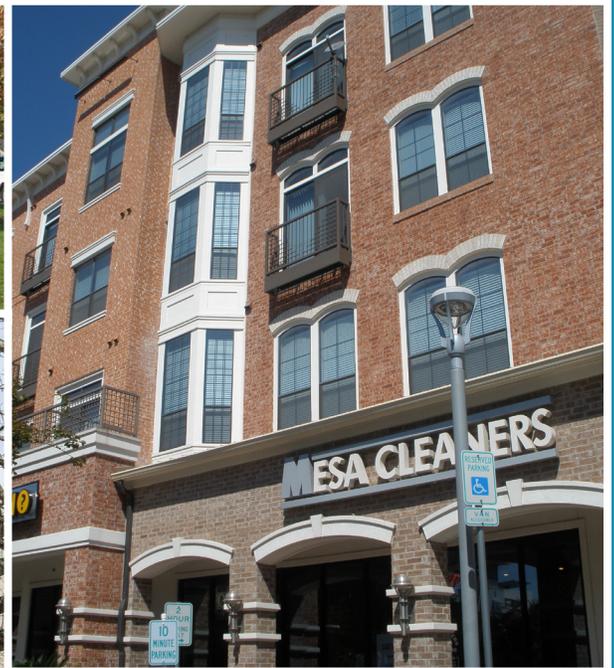
Existing



A. Sugar Land Town Center Regional Activity Center (office/residential/retail focused)

This Regional Activity Center includes the Sugar Land Town Square development, First Colony Mall, Methodist Hospital, and adjacent commercial properties between U.S. Highway 59 and Lexington Blvd. Currently, only Sugar Land Town Square and a small portion of the mall property are developed in a walkable, pedestrian-friendly form and the center is primarily accessed by people traveling to the Center in their vehicles.

The Sugar Land Town Center Regional Activity Center is envisioned to be a retail and office destination for the city and the region. Other supporting uses such as entertainment and residential, beyond what exists today, are also seen as appropriate in this Center. Since the Center is developed with a variety of restaurants and larger format stores in strip centers, medical offices near the hospital and a movie theater, the inclusion of additional uses such as more office and residential will need to occur through redevelopment of and infill on existing developed sites.



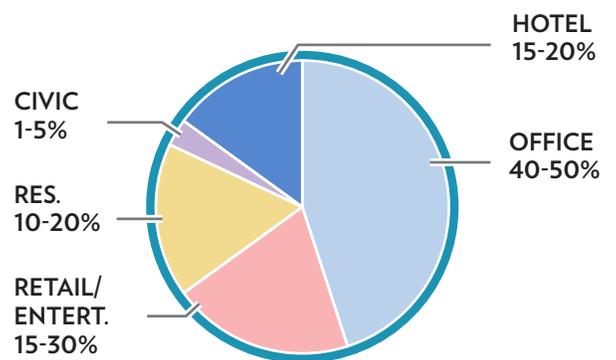
Inspiration

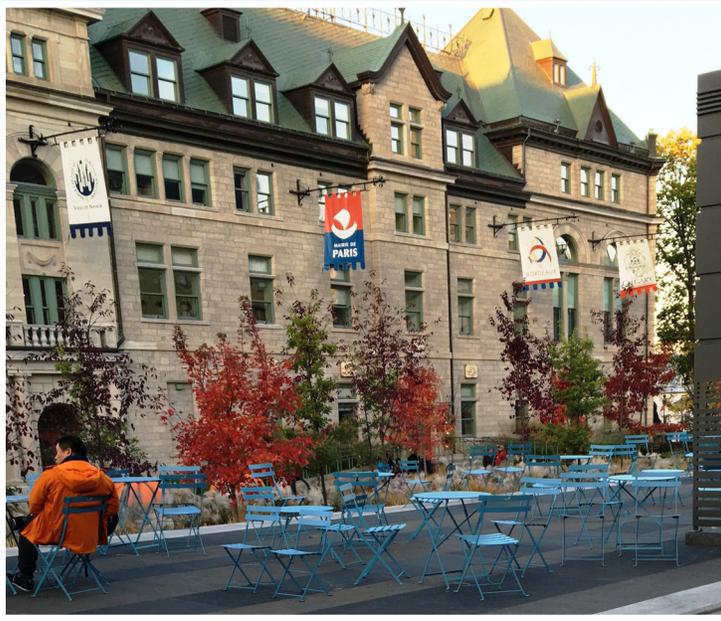
A hotel close to the hospital may be justified to serve families of patients at the hospital. Townhomes and multi-family (condo-ownership or rental) are appropriate additional residential options in this RAC. Townhomes could serve as a transitional buffer from the Activity Center to adjacent single-family residential across Lexington Boulevard. Any multi-family residential (either condo-ownership or rental) should be in a vertically mixed-use building or activate the adjacent pedestrian realm in another way (See Goal 3, Policy c). Based on the 205 developable acres in this Activity Center, the calculated number of multi-family units is 614 (inclusive of the existing units).

Sugar Land Town Square is currently nearly 50% office, 20% retail, less than 20% residential (multifamily - condos), about 10% hotel, and less than 10% civic. As the surrounding area

within the activity center redevelops, the proportions of Sugar Land Town Square provide an appropriate guide for the mix of uses for the rest of the activity center. The redeveloped center should have:

SUGAR LAND TOWN CENTER





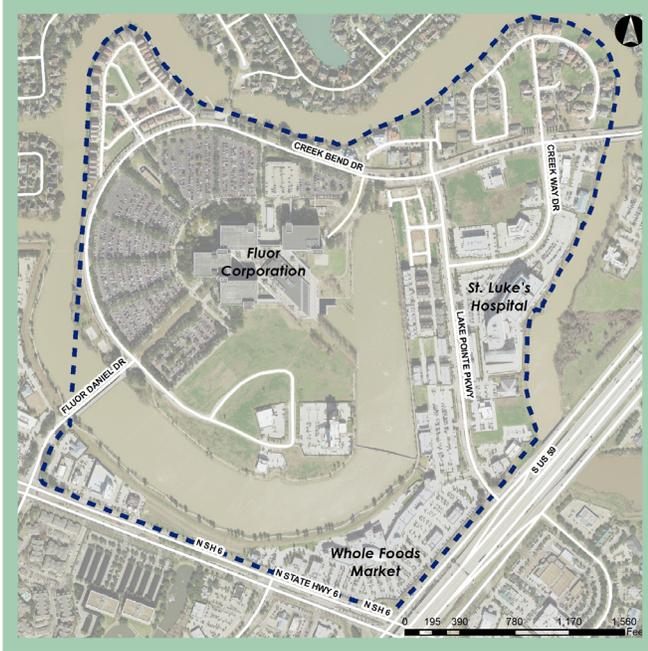
Inspiration

Development similar to Town Square could expand south through redevelopment of the existing strip retail between Town Center Boulevard and Lexington and west through infill development on the northeast parking lots of First Colony Mall, around the mall and the existing single-story retail buildings. These recommended percentages are based on this scale of redevelopment.

Thinking longer term, it is possible that the mall could be replaced entirely, and the mall parcel and even the movie theater could be used for a large-scale redevelopment. That is unlikely in the scope of this Plan, and these recommended percentages do not reflect a complete redevelopment of the mall and movie theater properties. Before such a redevelopment happens, an extensive public master planning process, led by the City, should be conducted to determine appropriate mix of uses and densities.

The area should be well connected to Town Square with improved pedestrian and vehicular access to and through the development from all sides, but enhancing walkability should be a primary focus of redevelopment to unify the area. The development already includes a major public space adjacent to City Hall, however additional public spaces should be created. As pedestrian connectivity is improved, additional opportunities for open public space such as courtyards with fountains and greenspaces with trees and benches should be incorporated through redevelopment of existing sites.

Buildings in this Activity Center should generally range from low- to mid-rise in height (up to 6 stories tall); however, since most of the Center is not adjacent or in close proximity to single-family residential neighborhoods, taller buildings (up to 10 stories) near U.S. Highway 59 are appropriate.



B. Lake Pointe (office and residential focused)

This Activity Center includes the existing Fluor campus property, the medium density single-family residential areas along Creekbend and Lake Pointe Parkway, St. Luke's Hospital, and surrounding commercial property along State Highway 6 and U.S. Highway 59.

The existing Fluor property was developed under a Planned Development zoning district in the 1980s. The development on the remainder of the property within the Activity Center occurred after 2004 when City Council approved a General Land Plan for the area. There is an existing trail along Brooks Lake and a bridge providing pedestrian access from the center of the Activity Center to the retail area along State Highway 6 and U.S. Highway 59.

The creation of Lake Pointe as a cohesive Activity Center depends on the redevelopment of the Fluor campus. There are also vacant properties adjacent to the Fluor campus where development is anticipated to occur. These two areas are where most of the new development will take place and where the opportunity for additional mix of uses to be developed in this activity center is possible.



Existing



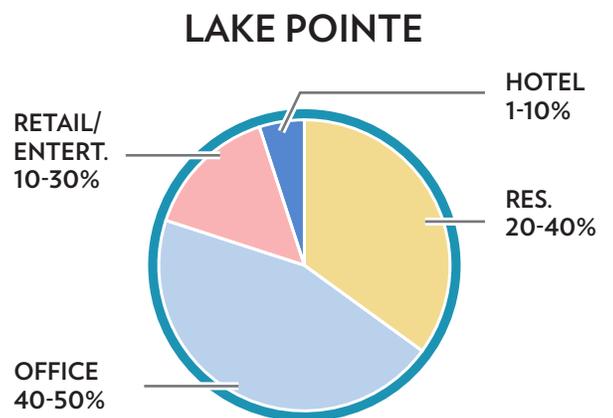
Inspiration

The Fluor campus is likely to redevelop in some fashion over the life of this Plan. The percentage of uses shown here are based on a redevelopment of the site, which could either keep the existing office buildings and develop additional buildings and parking garages around them on current surface parking lots or demolish the existing buildings and create an entirely new development. Redevelopment should work with the existing development within the Activity Center, including the hospital, hotels, townhomes, and other single family residential, to create a cohesive walkable Activity Center. The percentages shown to the right include those existing uses. The remainder of the Activity Center, in particular the retail parcels along U.S. Highway 59 and State Highway 6, is unlikely to redevelop during the life of this Plan, and is not included in the percentages.

Residential uses developed on the Fluor property could include townhomes, senior living, and multi-family (condo-ownership or rental). Any multi-family residential (either condo-ownership or rental) should be in a vertically mixed-use building or activate the

adjacent pedestrian realm in another way (See Goal 3, Policy c). Based on the 148 developable acres in this Activity Center, the calculated number of multi-family units is 444.

Overall, this Activity Center should be composed of:





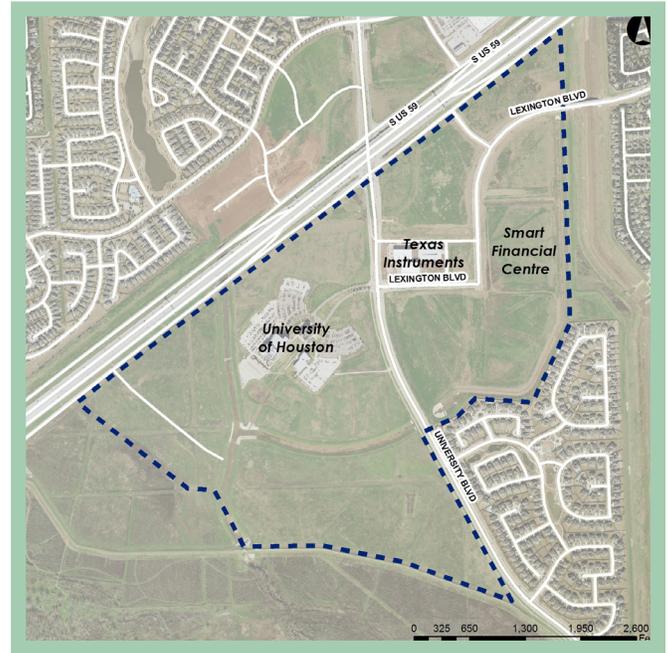
Inspiration

Buildings should generally range from low- to mid-rise in height (up to 6 stories tall); however, high rise buildings, as limited by airport height restrictions, are appropriate for the redevelopment of the Fluor property. The possibility of developing unique and iconic architectural buildings that can be seen from U.S. Highway 59 is envisioned on the Fluor property.

Redevelopment of the Fluor property should include a new open public space and should retain the mature trees on the site as much as possible. The redevelopment should have a cohesive, walkable feel around vertically mixed-use buildings with structured parking to support the mix of uses. Vehicle access should remain as is, but pedestrian access from across the water should be increased. This area should be redeveloped utilizing Brooks Lake frontage as an amenity, facing buildings toward the Lake and enhancing pedestrian access along the water. Redevelopment of the Fluor property should provide buffers with landscaping for the single-family residential north of Creekbend Drive.



Existing



C. University Boulevard Regional Activity Center (office/entertainment focused)

This Regional Activity Center is located south of U.S. Highway 59 and includes the area known as Tract 5 and the University of Houston at Sugar Land (UHSL) campus.

The majority of the property within Tract 5 is undeveloped except for the Texas Instruments (TI) site and Smart Financial Centre and adjacent plaza. The UHSL campus contains academic buildings as well as a County library and the City Festival Site, however there is vacant acreage remaining for additional future development. This site is served by surface parking, some of which is used as a park and ride lot.

This RAC is envisioned to be an office and entertainment centric walkable development with supporting retail. Hotels, a conference center, and community cultural arts facilities are also appropriate on the site, as is residential. Senior living, townhomes and multi-family (condo-ownership or rental) are appropriate residential options in this RAC.



Inspiration



Inspiration

Townhomes could serve as a transitional buffer from the Center to nearby single-family residential. Any multi-family residential (either condo-ownership or rental) should be in a vertically mixed-use building or activate the adjacent pedestrian realm in another way (See Goal 3, Policy c). Based on the 73 developable acres¹ in this Activity Center, the calculated number of multi-family units is 218.

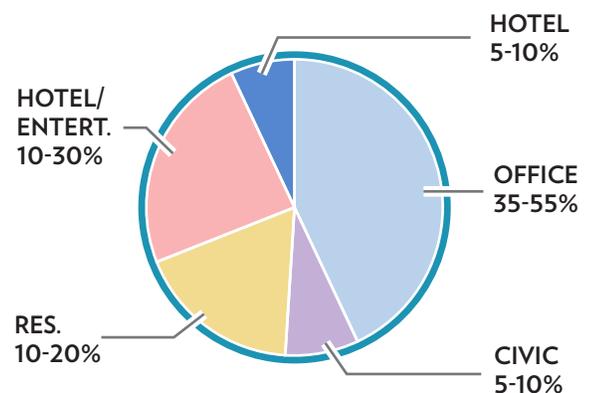
The focal point of the RAC is the Smart Financial Centre live entertainment venue and the adjacent plaza, which sets the modern entertainment centered tone for the rest of the Activity Center. The plaza will be the focal public space, with additional public spaces on Tract 5 and on the UH campus.

The University of Houston – Sugar Land campus makes up approximately half of the overall acreage of the RAC, and is therefore a major component. However, the City has limited control over development on the property. To the extent possible, the City should work with UH to coordinate connectivity between the campus and the remainder of the RAC. Since the City has little ability to control development on the UH property, it is not included in the land use mix to the right.

¹ The developable acres include the Smart Financial Centre, undeveloped City property, Newland property and roads.

Aside from buildings on the UH campus, this activity center should consist of:

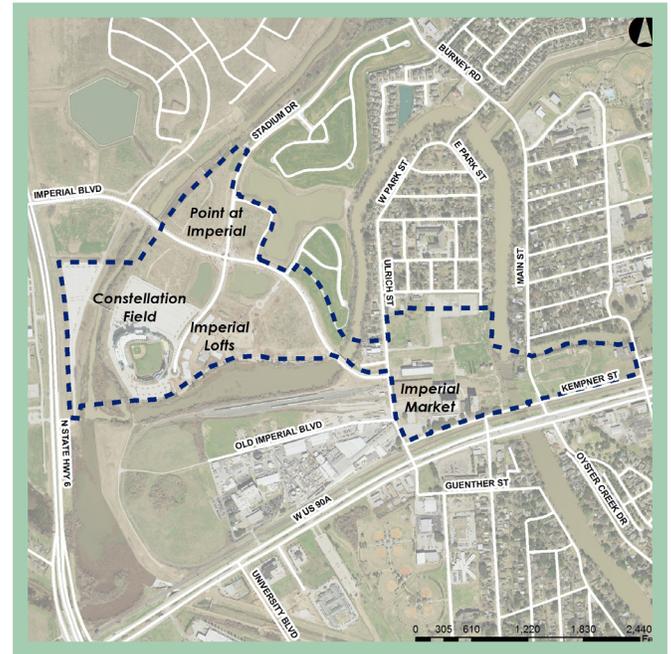
UNIVERSITY BOULEVARD



Buildings should generally range from low- to mid-rise in height (up to 6 stories tall); however, in some locations taller buildings (up to 8 stories or as limited by airport height restrictions) may be appropriate. The height of buildings should taper to low-rise buildings when the edge of the RAC is facing single-family residential.



Existing



D. Imperial Regional Activity Center (residential/ retail/ entertainment focused)

This Regional Activity Center is located within the Imperial Development north of U.S. Highway 90A. It is already under development, has a large residential base, and the remainder is focused on retail, restaurants, and civic uses.

A general vision for this RAC has been established through a General Land Plan approved by the City for the Imperial Development and is being implemented through site-by-site Planned Development zoning applications. This RAC includes Constellation Field, home of the Sugar Land Skeeters, and Imperial Market, the redevelopment of the former Imperial Sugar Company refinery site. The RAC contains a variety of residential options including small lot single family homes, townhomes, senior living and multi-family (rental).

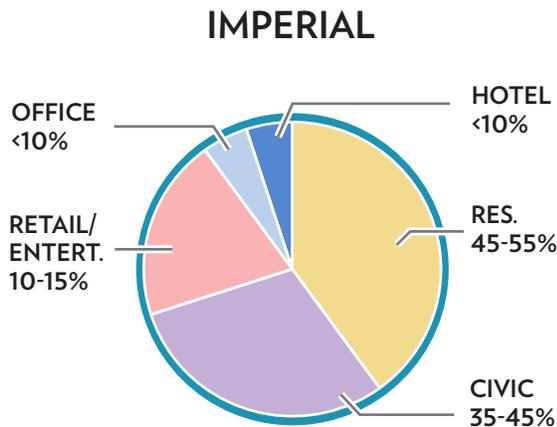
The maximum number of multi-family units in this Regional Activity Center was originally established through the Planned Development Final Development Plans for the two multi-family sites. The total number of units should not exceed that established by the zoning, which is 526.



Proposed

The Imperial Market is a redevelopment of the former Imperial Sugar Company factory site into a mixed-use center that will contain primarily retail/restaurant space, and will also include office space, a hotel with conference space, the Fort Bend Children’s Discovery Center, the Sugar Land Heritage Museum, the City of Sugar Land Visitor Center, and multi-family (rental).

The 9.5 acres east of Main Street should be a mix of retail and office uses that tie into the Imperial Market redevelopment. Percentages in this RAC will be approximately:

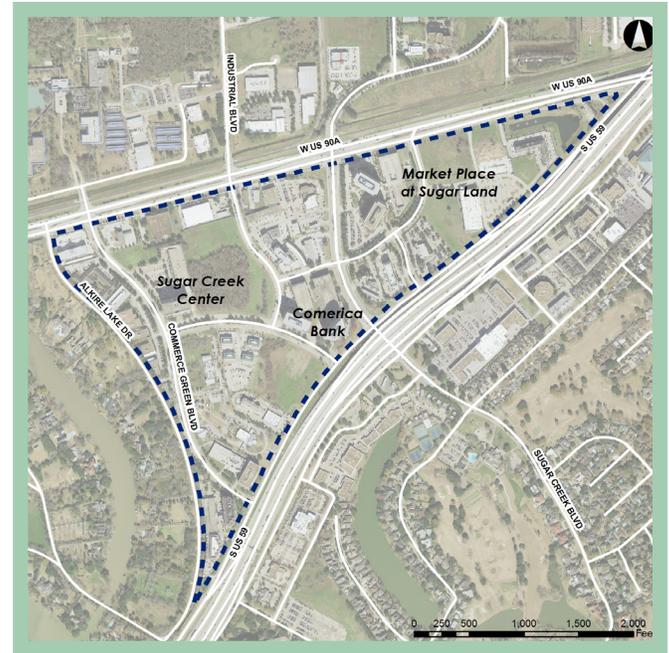


Maximum height of new buildings should be no more 6 stories. New development and redevelopment in the RAC should be in character with the historic buildings located on the former Imperial Sugar Company property. Being a former refinery site, these historic buildings are industrial in character and utilize brick and metal finishes. Preservation and reuse of buildings on the Imperial Sugar Company site include the Char House, 3-Bay Warehouse, Container Warehouse, Engineering Building and silos.

Enhanced pedestrian and bicycle connectivity from the RAC to the surrounding Imperial Development is planned, and additional opportunities for connection to the surrounding residential areas should be explored.



Existing

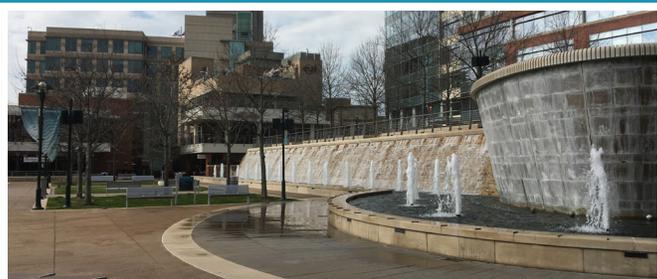


E. Sugar Creek Triangle Regional Activity Center (office focused)

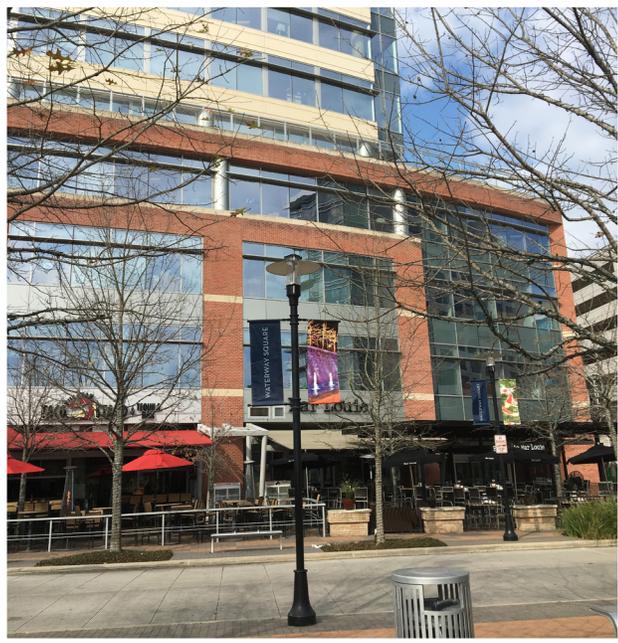
This Regional Activity Center is centered on the triangle between U.S. Highway 59, U.S. Highway 90A, and Dairy Ashford. This area includes a number of high-rise buildings.

Nearly all parcels in this area are developed, but redevelopment and, more significantly, new development around existing buildings can create a greater mix of uses and a more walkable area.

Uses should be mixed vertically and horizontally and include Class A offices, retail, entertainment, high-rise condos or rental apartments, and a hotel with a modern and urban look. Any multi-family residential (either condo-ownership or rental) should be in a vertically mixed-use building or activate the adjacent pedestrian realm in another way (See Goal 3, Policy c). Based on the 145 developable acres in this Activity Center, the calculated number of multi-family units is 435.



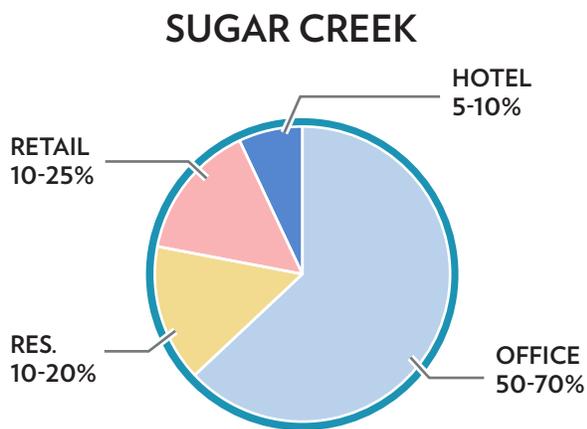
Inspiration



Inspiration

The area should include support services for the daytime office population as well as the night-time resident population. An appropriate type of residential would include on-site services for the residents, such as concierge, fitness center, porter, security, etc.

Percentages in this RAC will be about:



Sugar Creek has a small number of undeveloped parcels which will likely develop over the life of this Plan. The percentages shown here are based on infill development on these properties.

To create a mixed-use activity center however, redevelopment is required. The best opportunities for this are on surface

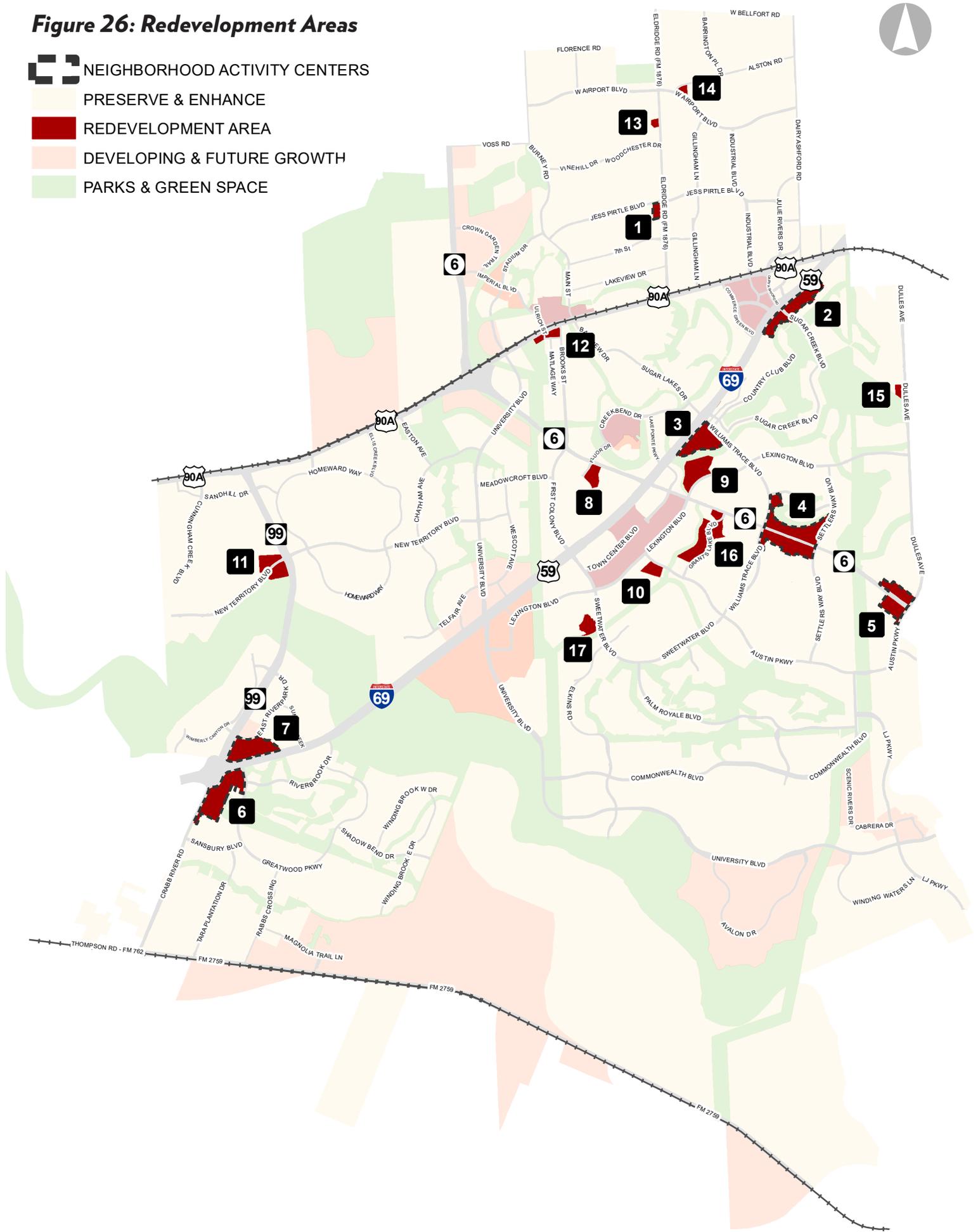
parking lots and landscaped areas on already developed parcels, particularly mid-rise office buildings. “Wrapper” buildings, together with structured parking, can retain the existing buildings while adding more uses and activity around them. In addition, small buildings, like drive-through banks, can be replaced and their uses accommodated within new development.

Comprehensive redevelopment of this area might warrant a different mix of uses, which would require detailed study and public input. While the RAC should continue to be easily accessible from the adjacent major highways – U.S. Highway 90A and U.S. Highway 59, new development should be walkable and increase pedestrian and bicycle accessibility within the RAC. There should be a central gathering space creating a focal point for the area, as well as smaller open spaces scattered throughout the regional activity center. Existing mature trees should be preserved and incorporated into any redevelopment.

The Center can accommodate mid- to high-rise buildings that are in scale with existing high-rise buildings. New buildings constructed in this area should be respectful of the nearby residential to the west, thus building heights should be low to mid-rise on the western edge.

Figure 26: Redevelopment Areas

-  NEIGHBORHOOD ACTIVITY CENTERS
-  PRESERVE & ENHANCE
-  REDEVELOPMENT AREA
-  DEVELOPING & FUTURE GROWTH
-  PARKS & GREEN SPACE



Redevelopment Areas

The Areas of Change Map (page 66) identifies Redevelopment Areas by number, where redevelopment is desired and should be prioritized. The Land Use Advisory Committee established a vision for each Redevelopment Area in order to provide guidance for the future of the property.

The Neighborhood Activity Centers in this section are generally aging retail centers that are envisioned to be redeveloped into walkable mixed use centers that serve the surrounding neighborhoods. These areas were originally primarily retail centers that were developed with or around the time the adjacent residential areas developed. Many included a grocery store and a pharmacy that served the nearby residents.

These areas typically developed as strip retail centers with a large parking lot and minimal landscaping. In many cases, the primary tenants have closed and over time have been replaced with other tenants such as discount stores or churches. Most Centers also contain a mix of restaurants (both sit-down and quick service) and other office uses that still provide services for the surrounding neighborhoods.

Any redevelopment of the Neighborhood Activity Center areas is encouraged to contain a variety of uses, which are further defined on the following pages. If redeveloped, multi-family can be incorporated into the development; residential options that provide ownership opportunities are encouraged. For Centers that do not currently have multi-family, as a general rule, the number of multi-family units (condo ownership or rental) should not be more than 3 units per developable acre. In the case of NACs, developable acreage is the same as overall site acreage because the majority of Centers are already served by existing roadways and will not require the addition of significant roadway networks. In contrast, if the Market at First Colony Center were to redevelop, the same number of units as already exist could be developed within the site. However, the total number of multi-family units in the City and ETJ should be consistent with the 12% multi-family to 88% single-family housing balance envisioned in this Plan.

Existing stand-alone multi-family residential sites are designated as Medium Density Mixed Use on the Future Land Use Map. These sites are envisioned to be redeveloped into walkable mixed use centers that are predominantly residential - multi-family (condo ownership or rental) or residential types identified in the Medium Density Single-Family Land Use category – but should also include some limited retail, service, and office components. When redeveloped, these areas should not include more multi-family units than currently exist.

The remaining Redevelopment Areas are those that have been identified through the public input process as desirable for redevelopment. The vision for each area is described below.

- 1. Sugar Mill Retail** (*Neighborhood Activity Center*)
- 2. Sugar Creek Retail** (*Neighborhood Activity Center*)
- 3. First Colony Commons** (*Neighborhood Activity Center*)
- 4. Market at First Colony** (*Neighborhood Activity Center*)
- 5. Dulles/ Austin Pkwy and State Highway 6** (*Neighborhood Activity Center*)
- 6. U.S. Highway 59 South Gateway** (*Neighborhood Activity Center*)
- 7. RiverPark Commercial Center** (*Neighborhood Activity Center*)
- 8. Regency at First Colony** (*Existing Multi-Family Site*)
- 9. Multi-family at Rivercrest** (*Existing Multi-Family Site*)
- 10. Foundations at Austin Colony** (*Existing Multi-Family Site*)
- 11. Broadstone at New Territory** (*Existing Multi-Family Site*)
- 12. Former Imperial Sugar Company Headquarters Site** (*Redevelopment Area*)
- 13. Greenway Drive Commercial** (*Redevelopment Area*)
- 14. - 17. Other Redevelopment Areas**



Existing



1. Sugar Mill Retail (Neighborhood Activity Center)

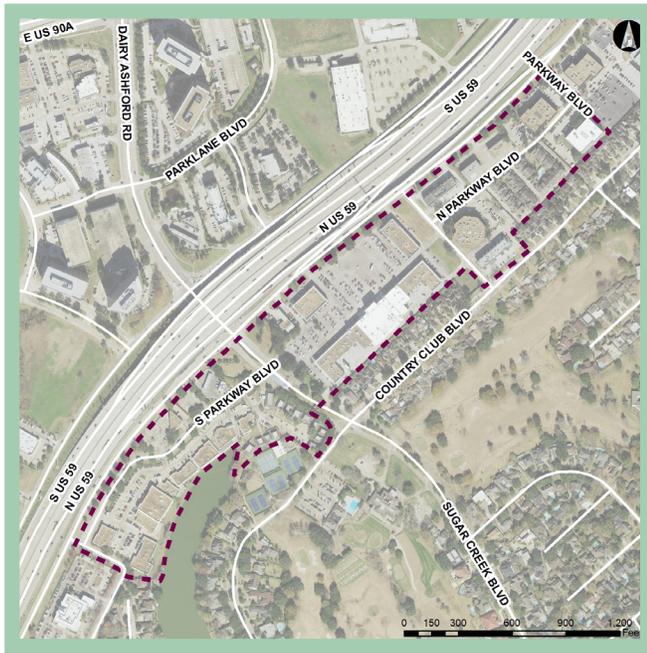
This Center is approximately 8.65 acres and the majority was originally developed in 1984. This Center is and should continue to be a small, neighborhood-scale center with local retail and restaurants, small scale offices and other family friendly establishments that serve the surrounding neighborhoods. However, the introduction of some limited residential in the form of townhomes and multi-family is appropriate.

Due to proximity to single-family residential and size of the property, the center should include small-scale low-rise buildings, with parking in the rear. Primary vehicular access to the development will continue to be from Eldridge Rd. and Jess Pirtle Blvd. However, pedestrian and bicycle access to nearby single-family neighborhoods should be enhanced by taking advantage of connections from the existing trail along the ditch.

Redevelopment of the area should increase green space by breaking up the field of parking and including enhanced public spaces and landscaping within the Center.



Inspiration



2. Sugar Creek Retail (Neighborhood Activity Center)

This Center is approximately 44 acres and the majority was originally developed in the 1970s through the early 1980s. This Center is and should continue to be a neighborhood-scale center with local retail and restaurants, small scale offices and other family friendly establishments that serve the surrounding neighborhoods. For many years, a grocery store anchored this center and there is a desire to see a grocery store return to the Center.

Residential already exists in the form of townhomes; however, they are disconnected from the remainder of the NAC. An additional residential option in the form of multi-family could be introduced. Building heights can be up to mid-rise, but should be low-rise adjacent to the single-family residential areas. Parking should be a mix of surface and building with integrated structured parking and should include additional landscaping. The area should be oriented toward the water on the south side of the Center. Improved pedestrian access should be provided to the water and the residential at the north end of the Center. The primary vehicular access should continue to be from U.S. Highway 59 and Parkway Blvd.



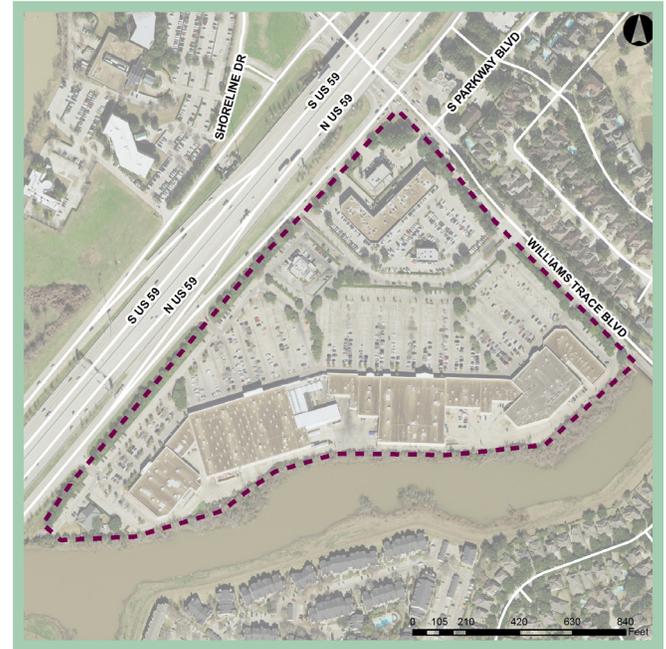
Existing



Inspiration



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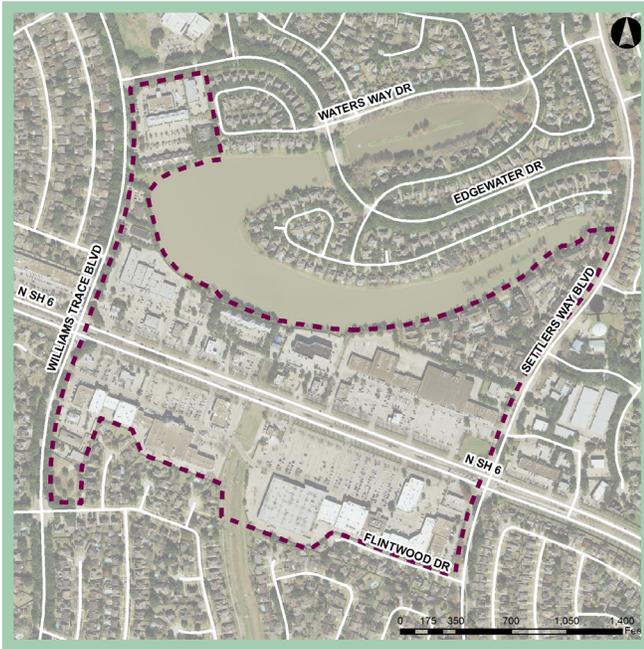
3. First Colony Commons (Neighborhood Activity Center)

This Center is approximately 40 acres and was originally developed in the early 1990s. This area is primarily a mix of retail and restaurant uses. To become an effective Neighborhood Activity Center, other uses should be introduced, such as office and residential including townhomes or multi-family (condo ownership or rental). Building heights should vary with the majority being low and mid-rise, and a few high-rise buildings may be appropriate along U.S. Highway 59. Surface parking lots should be minimized through the introduction of buildings with integrated structured parking. Redevelopment of the site should avoid large surface parking lots and utilize structured parking and small surface lots instead.

Redevelopment of this site should take advantage of the proximity to Oyster Creek by orienting buildings toward the water rather than having service areas along the water. This should also include comfortable pedestrian access to and along the water and extend to the existing multi-family across the creek through a new pedestrian bridge. Opportunities to enhance pedestrian connectivity from the Center across Williams Trace Boulevard to Sugar Creek should be explored.



Inspiration



4. Market at First Colony (Neighborhood Activity Center)

This Center is approximately 90 acres and was originally developed in the 1980s and early 1990s. Both the north and south sides of State Highway 6 are designated as the Neighborhood Activity Center. However, each side can redevelop independently of one another as State Highway 6 is seen as a barrier that separates the two areas.

The appropriate uses for these areas include a mix of retail, restaurants, offices, medical, and residential such as townhomes and multi-family (condo ownership or rental). Redevelopment of the area should incorporate space for potential parks and public spaces for nearby residents.

Buildings should not be taller than mid-rise and should taper to low-rise adjacent to single family residential areas. On the north side of the State Highway 6, buildings should take advantage of being adjacent to Crescent Lake by orienting doors and windows toward the water rather than having the service areas along the water. Additionally, pedestrian connectivity to adjacent neighborhoods and along the water should be enhanced. Vehicular access should be improved through the sites, providing parallel access to State Highway 6.



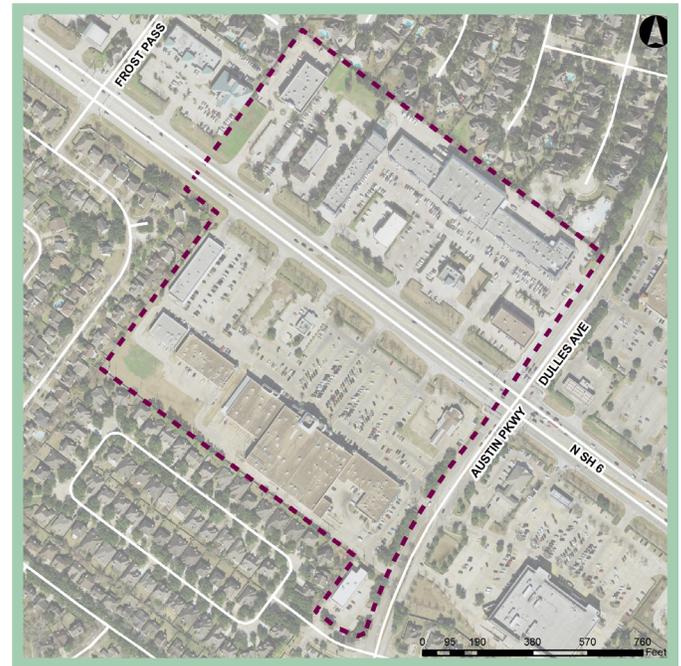
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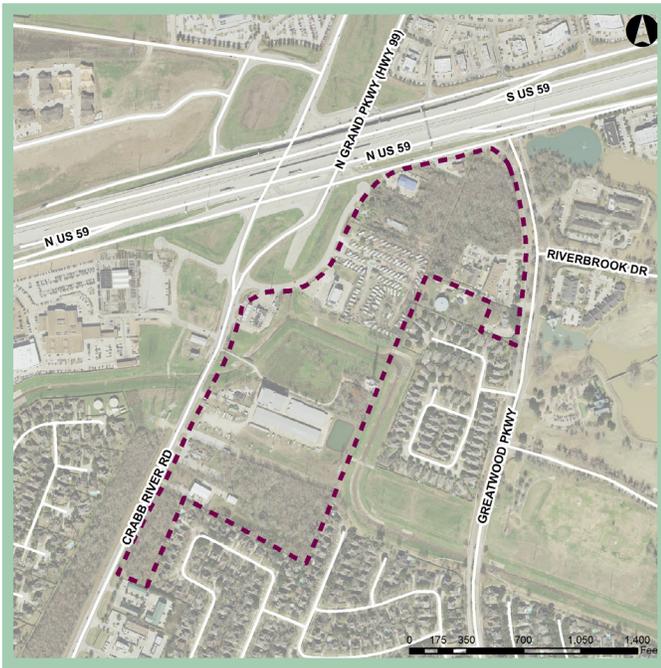
5. Dulles/ Austin Pkwy and State Highway 6 (Neighborhood Activity Center)

This Center is approximately 36 acres and was originally developed in the 1990s. Both the north and south sides of State Highway 6 are designated as the Neighborhood Activity Center. However, each side can redevelop independently of one another as State Highway 6 is seen as a barrier that separates the two areas. This area should include neighborhood-serving commercial and office uses. The addition of a residential component such as townhomes or multi-family is also appropriate in this Center. Building heights should be low-rise.

The area should be redeveloped with some structured parking and overall less surface parking than currently exists. Pedestrian connectivity should be increased for better accessibility for residents in the adjacent neighborhoods.



Inspiration



6. U.S. Highway 59 South Gateway (Neighborhood Activity Center)

This Center is approximately 57 acres and is the gateway to the southern part of the City via U.S. Highway 59. This area is envisioned to be a Neighborhood Activity Center that serves the Greatwood residential neighborhood with development quality that is consistent with the rest of Sugar Land. However, redevelopment may encounter challenges due to the existing patchwork of uses, location along the future Grand Parkway extension, and relatively shallow lots.

Redevelopment of this area should focus on incorporating more neighborhood-serving retail, office and restaurants while ensuring adequate buffers between adjacent single family residential. Residential options such as townhomes and multi-family (condo ownership or rental) could also be included in the redevelopment of this area. Vehicular access to the area will be from the Grand Parkway and U.S. Highway 59 frontage roads; however, opportunities to include pedestrian connections to the adjacent neighborhood should be considered.



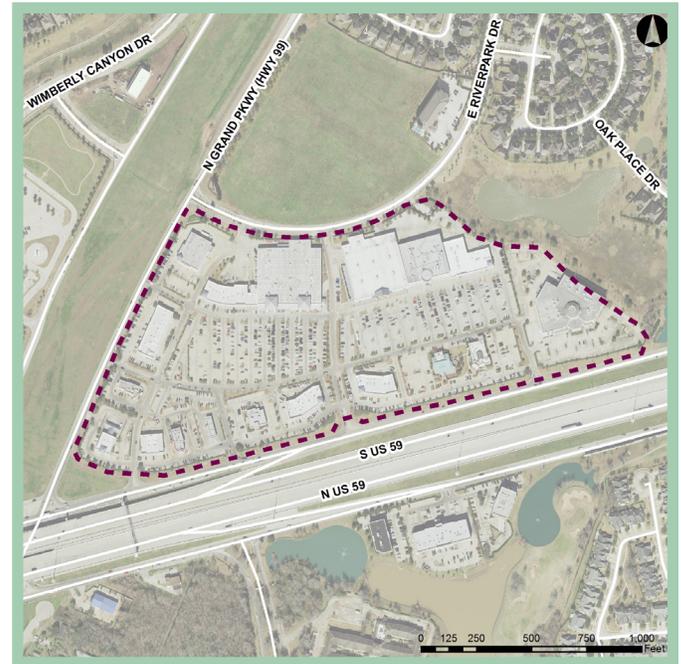
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7. RiverPark Commercial Center (Neighborhood Activity Center)

This Center is approximately 44 acres and was originally developed in the early 2000s. This Center primarily contains a mix of restaurants and big box retailers. Since the Center is newer than some of the other Neighborhood Activity Centers, large scale redevelopment is not likely in the near future. Infill or redevelopment of individual sites may occur and provide an opportunity to add other appropriate uses such as office space to the Center. For example, existing surface parking lots could be replaced with buildings with integrated structured parking, which would enable additional uses to be developed within the Center.

Residential options such as townhomes and multi-family (condo ownership or rental) could also be included in the redevelopment of this area. Building heights can be up to mid-rise, but should be low-rise adjacent to the single-family residential areas. Buildings should take advantage of being adjacent to the water feature by orienting doors and windows toward the water rather than facing service areas to the water. Additionally, pedestrian connectivity to the adjacent neighborhood and along the water should be enhanced. Vehicular access to the area will be from the Grand Parkway and U.S. Highway 59 frontage roads and East Riverpark Drive.



Inspiration



8. Regency at First Colony (Existing Multi-Family Site)

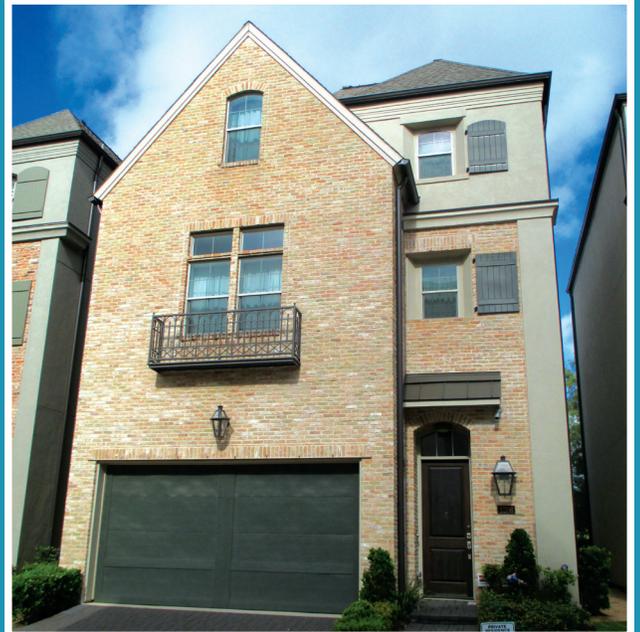
This multi-family (rental) complex located along State Highway 6 consists of approximately 13 acres and was built in 1995.

Redevelopment of the site with buildings that contain a vertical mix of uses would be appropriate to allow for the integration of retail and restaurants. The redevelopment of the site could also be expanded to include the office development to the east. Replacing the current surface parking lot on the office parcel with buildings and integrated structured parking could allow for additional development alongside the existing office building, and the two parcels could be combined into a single cohesive development.

Redevelopment of the existing multi-family site should include residential units, with townhomes or multi-family. This site could be redeveloped with buildings up to four or five stories along State Highway 6 and the adjacent water feature, but should transition to one and two-story buildings approaching the adjacent single-family residential area. Parking areas should not be located along the periphery of the development but be located internally within the site and wrapped by buildings. The development should take advantage of the adjacent waterway, including connecting to the trails along the water and orienting building faces toward the water.



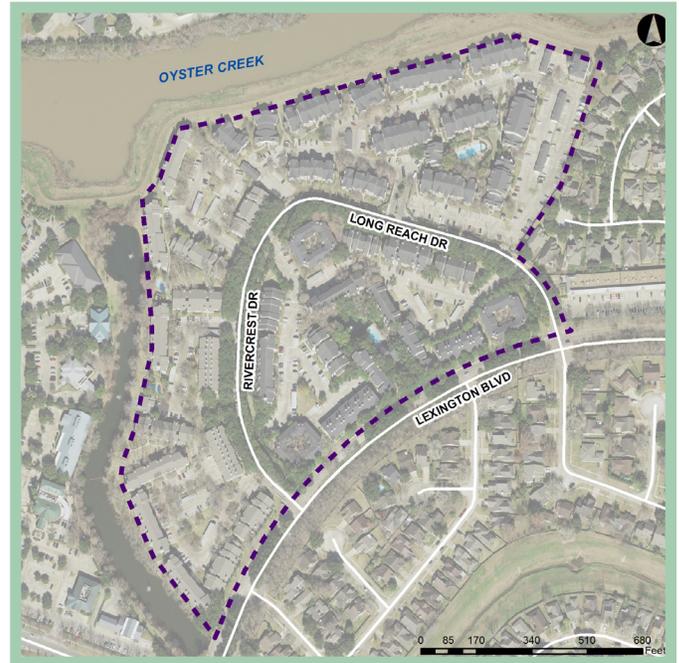
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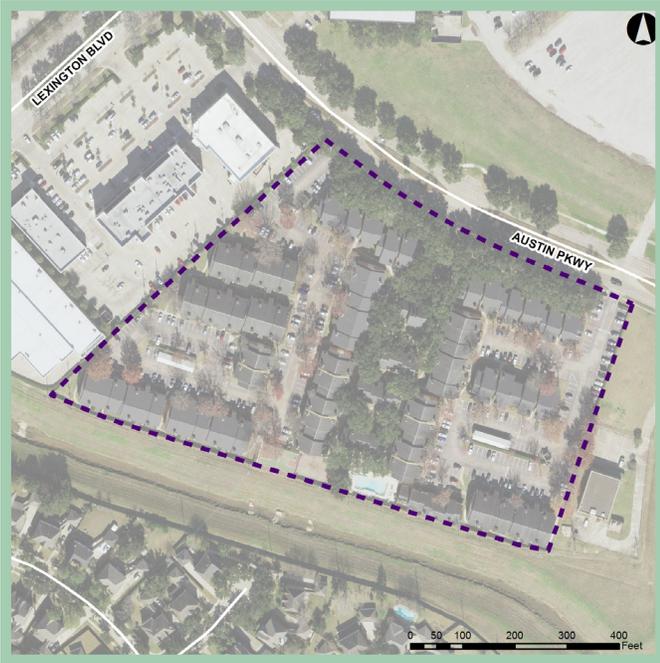
9. Multi-family at Rivercrest (Existing Multi-Family Site)

This area contains three separate multi-family (rental) complexes built in 1982, 1983 and 1996 that occupy just over a total of 26 acres. Almost all residential options such as high-end condominiums that are up to 6 stories along Oyster Creek, or townhomes and small-lot single family residential that are up to 2 stories adjacent to existing single-family residential are appropriate in a redevelopment of this area.

Pedestrian access along connections to Oyster Creek and to the area designated as a Neighborhood Activity Center across Oyster Creek should be included in the redevelopment of these properties. Redevelopment should also include small-scale retail and services, such as dry cleaning pick-up stations, coffee shops, and pharmacies on the first floor of multi-family buildings.



Inspiration



10. Foundations at Austin Colony (Existing Multi-Family Site)

This multi-family (rental) complex was built in 1983 on approximately 11 acres along Austin Parkway. Redevelopment of the site should focus on including townhomes or condominiums in low to mid-rise buildings. The first floor should be built to accommodate limited commercial and services, such as dry cleaners and coffee shops.

The redevelopment should incorporate green spaces and courtyards, and improve pedestrian connections to the Town Center Regional Activity Center and Mercer Stadium. Buildings built close to the street offer better pedestrian access and walkability. Mature trees on the site should be preserved as much as possible.



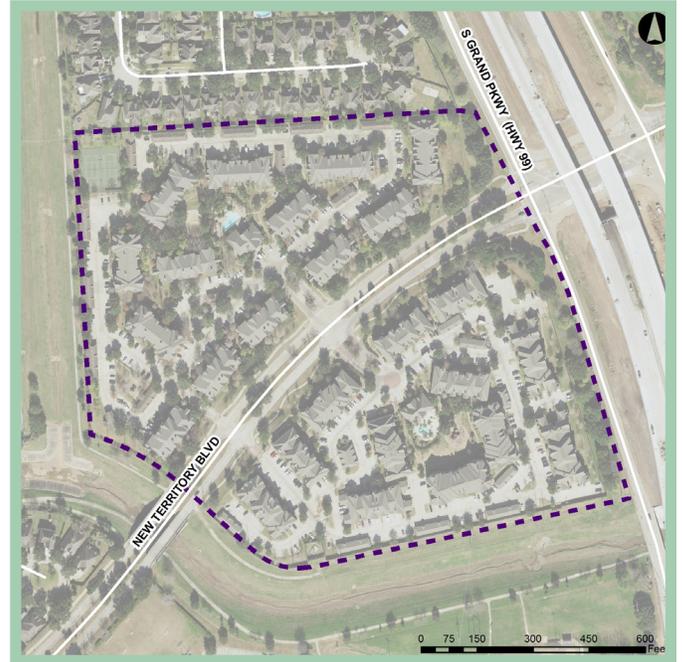
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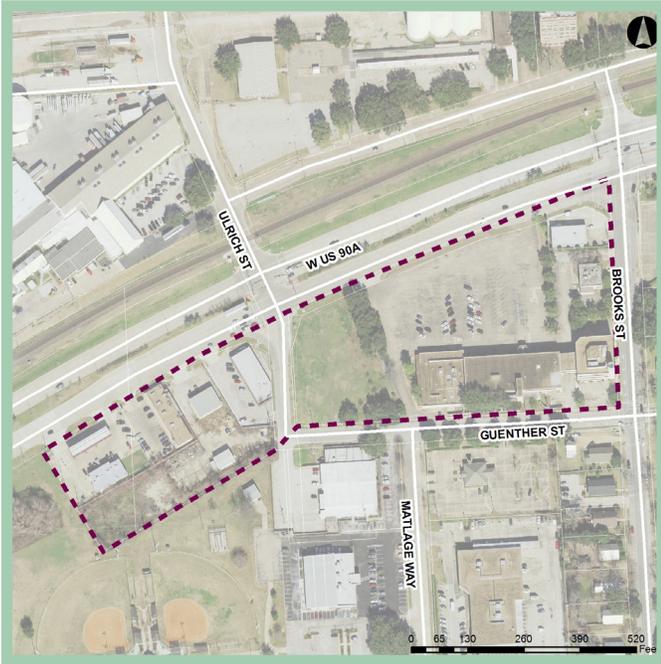
11. Broadstone at New Territory (Existing Multi-Family Site)

This site was built in 2002 on approximately 29 acres in the New Territory development. Redevelopment of this area should include low- to mid-rise buildings that incorporate retail services on the first floor with residential above and with parking garages hidden in the center of the site. The buildings should be compatible with the surrounding single-family neighborhood and still allow for greater walkability by placing buildings closer to the streets.

Redevelopment should introduce better connectivity to the trails around the site as well as enhanced connections across State Highway 99 to the New Territory Retail Center site.



Inspiration



Existing

12. Former Imperial Sugar Company Headquarters Site (Redevelopment Area)

This Center is approximately 10.3 acres and was originally developed in the 1970s and 1980s with offices for the Imperial Sugar Company. Recently, this building was demolished and a stand-alone bank and small commercial building remain in use on the property. This site is in close proximity to the Brookside/ Belknap residential neighborhoods, as well as City civic and sports facilities - Imperial Park Recreation Center, Imperial Park, and T.E. Harman Senior Center to the south.

Civic or arts oriented development with dining, retail, and office uses that cater to the adjacent civic and residential areas are preferred, but residential is not desired on the site. Buildings should include an historic character that complements Imperial Market and the nearby historic homes on Brooks Street. Mid-rise buildings are seen as appropriate along U.S. Highway 90A but height of buildings should transition to low-rise along Guenther Street.

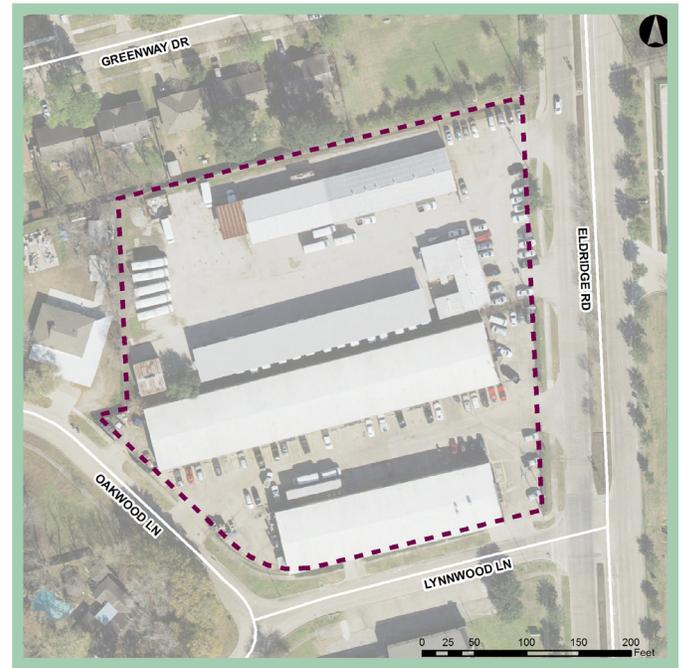
Enhanced pedestrian access to the site from the adjacent neighborhood should be encouraged with the redevelopment of this site.



Inspiration



Existing



13. Greenway Drive Commercial (Redevelopment Area)

This Center is approximately 4 acres and was originally developed in the late 1970s as a small industrial business center. The site currently includes a tire and automotive shop, a t-shirt printing shop, and a variety of other light industrial and business service uses.

Redevelopment of the site should focus on replacing the light industrial and business service uses with less intense uses that serve the surrounding residential neighborhood such as restaurants and salons. As an alternative, it would also be appropriate for the site to develop under the Suburban Neighborhood land use category to allow detached single-family residential.

The redevelopment should be low-rise and respectful of the adjacent single-family residential neighborhood by incorporating enhanced buffers and screening.

Redevelopment Areas 14-17

These areas are designated as either Medium Density Mixed Use or Medium Density Single-Family Residential on the Future Land Use Map. There are not any unique, distinguishing characteristics of these properties that warrant preparing an individual vision for each of them. The land use category description adequately describes the vision for each of these areas and should be utilized to guide their redevelopment.



Inspiration