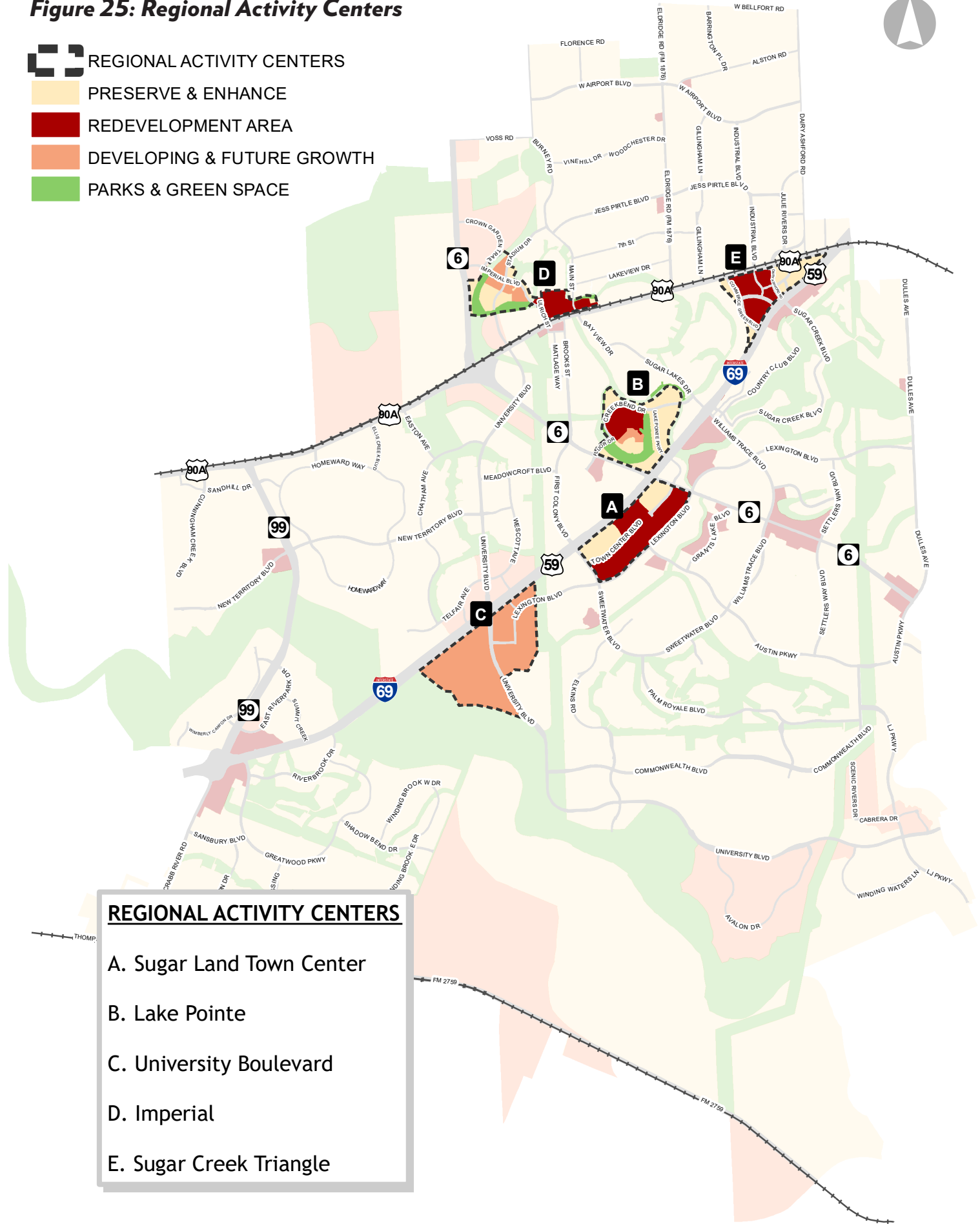


Figure 25: Regional Activity Centers

-  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

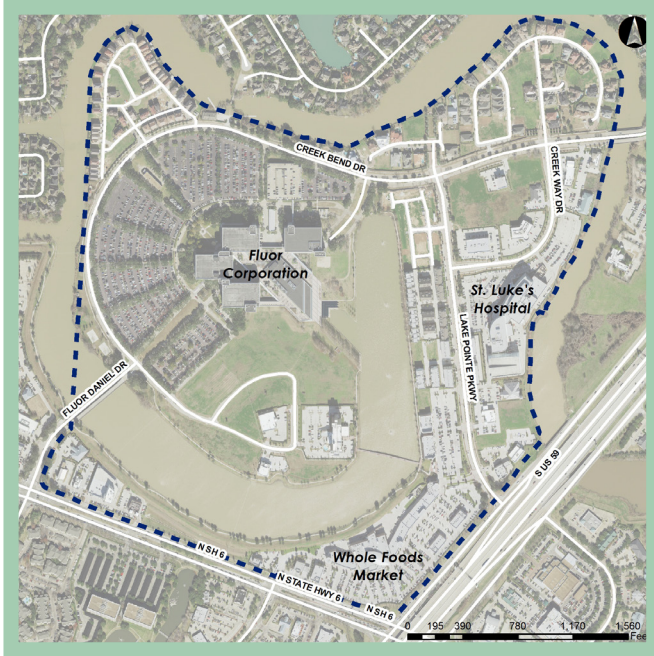
The five proposed Regional Activity Centers as shown in Figure 25: Regional Activity Centers will be walkable areas that will attract employers and visitors from around the region. Each will have a mix of several land uses in varying ratios to allow each Center to have a unique character. Success of 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.



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



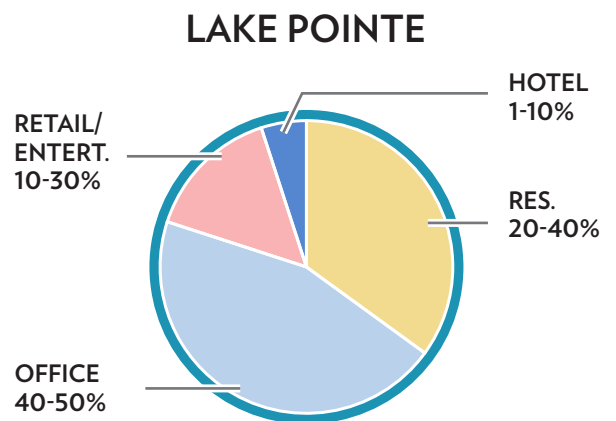
Inspiration

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.