

## **Attachment**

### **Section 5, Areas of Change**

#### **B. Lake Pointe (office and residential focused)**

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##### **Lake Pointe (residential and office focused)**

Located north of the intersection of Hwy 6 and US 59, the Lake Pointe Regional Activity Center spans 148 acres and encompasses a diverse range of land uses and amenities. These include the Fluor corporate campus, medium-density single-family residential neighborhoods along Creekbend and Lake Pointe Parkway, St. Luke's Hospital, and adjoining commercial properties along Hwy 6 and US 59. While the Fluor campus, which dates back to the 1980s, offers a significant prospect for redevelopment within this regional hub, the remaining residential, retail, commercial, and hospitality areas, established more recently, are anticipated to remain largely unchanged in the foreseeable future.

The vision for this Regional Activity Center is to combine offices, housing, retail, entertainment, and civic spaces to create a distinctive sense of place where people can gather outside of work, school, and their homes. Redevelopment should create a walkable environment that harmoniously blends medium- to higher-density residential development with compatible nonresidential uses.

The Activity Center should include a variety of housing types, including Missing Middle Housing such as townhomes, urban homes, and duplexes, as well as multi-family and senior living. These novel housing configurations offer a mixture of residential options in a variety of configurations to appeal to a wide range of people at all stages of life. Their design and form make these housing configurations compatible in height, bulk and style with Sugar Land's existing housing supply to increase density without creating a sense of crowding.

Examples of appropriate nonresidential uses include offices, experiential shopping, commercial businesses, hospitality, service establishments and civic and community facilities. Density and activity levels within the Activity Center should be maximized at the core, while gradually reducing intensity at its edges to ensure compatibility with surrounding residential.

Redevelopment in the Regional Activity Center should make the most of the presence of Brooks Lake, offering a unique opportunity to provide a distinctive experiential atmosphere. Development and revitalization efforts within the Activity Center should leverage the potential of Brooks Lake through a range of amenities and physical improvements. These may include water-based activities, lakefront dining, pedestrian bridges, and an extensive network of interconnected walking trails and parks, all of which can convert underutilized pockets of land into remarkable focal points of activity. In the urban landscape, broad sidewalks and tree-lined streets will generate interest in sidewalk dining, entertainment, and both passive and active recreational options. The ultimate objective is to cultivate a vibrant, livable urban environment and create a more enriched community.

The total overall number of multi-family units in this Regional Activity Center is 1,100 units; this is not based on the general guidance of 3 units per developable acre in the RAC but rather on the need for additional residential density to ensure the property's redevelopment is feasible. Any multi-family residential should be in a vertically mixed-use building, or horizontally mixed area, and largely supported by structured parking.

Use percentages in this RAC should be composed of:

