

Heritage Hills-Woodbridge Neighborhood voted yesterday evening to approve the LDG Development conditioned upon the following provisions:

1. No entrances or exits will be located on Rutherford or Brettonwoods. The only entrance(s) and exit(s) shall be placed across from TXDOT/Goodwill on Norwood Park Blvd.;
2. Heritage Hills-Woodbridge residents will have free year-round access to all apartment amenities such as playground(s), pool(s), fitness/workout facilities, and meeting room(s) as long as they sign a waiver. Additionally, such facilities for the amenities will be properly maintained;
3. The number of parking spaces shall remain at or above 400 standard parking spaces to prevent apartment residents and their guests from parking near single family residences, churches, or along adjacent streets;
4. The density of the multi-family housing complex shall not exceed 228 units; and
5. Significant landscaping including a vegetative screen barrier and trees will be added and properly maintained along Rutherford in order to obscure parking lots, prevent light pollution, and to provide an aesthetically pleasing view to neighbors. Such barrier shall not impede sight lines from northbound Brettonwoods at Rutherford.
6. These concessions shall be made pursuant to a legally-binding and enforceable instrument that runs with the land. Neighbors will seek guidance from CM Casar's office as to which options are valid. Ideas include:
  - a. via restrictive covenant between the current landowner and LDG and subsequent deed recording;
  - b. contract zoning ordinance;
  - c. legally binding and enforceable memorandum of agreement; or
  - d. conditional overlay.

The neighborhood respectfully requests the following commitment from CM Casar's office:

1. Dedication of funds paid to the City by LDG to waive the parkland toward expansion of our current North Acres Greenbelt and possible connection to Gus Garcia;
2. Assistance facilitating the restoration of Norwood Park Clock Tower;
3. Assistance to increase neighborhood amenities through future developers who are interested in developing retail spaces on Connor Lane/Sheldon Cove;
4. Discussion regarding traffic calming in the neighborhood, such as reducing the speed limit to 20 mph, traffic islands, etc.; and
5. Assistance with transient residents and encampments of those experiencing homelessness under bridges and on vacant land surrounding the neighborhood.

# Norwood Estates Aerial





**Objective L3: Promote the revitalization of commercial uses along major roadways. These new places should promote local serving businesses and serve as neighborhood amenities.**

**REC 12:** Encourage commercial uses to be located around the edge of the HHWHCNPA (i.e. E. Braker Lane, E. Rundberg Lane, south of Rutherford Lane) to protect the single family core neighborhoods. (RP: HHWHCNPA, COA)

**REC 13:** Ensure that commercial and industrial properties provide a substantial buffer that meets or exceeds compatibility requirements where they abut residential neighborhoods. (RP: COA)

**REC 14:** Support commercial or mixed use developments that are neighborhood serving and neighborhood-friendly (which do not emit noise, pollution, or light, and, do not have a lot of truck traffic/deliveries, or have extended hours of operation), especially when they abut single family subdivisions. (RP: HHWHCNPA, COA)

**REC 15:** Support pedestrian-friendly commercial nodes with multiple neighborhood serving services. (RP: HHWHCNPA, COA)

**REC 16:** Discourage additional commercial uses from encroaching into established residential areas. (RP: HHWHCNPA, COA)

**REC 17:** Support the aesthetic enhancement of the buildings and streetscape along all major corridors of the Planning Areas (i.e. Rutherford Lane, E. Rundberg Lane, E. Braker Lane, Middle Fiskville Road, Cameron-Dessau Road, and the I-35 frontage road.) (RP: HHWHCNPA, COA)

**REC 18:** Support the Norwood Shopping Center, and surrounding properties which are identified as Mixed Use on the FLUM, transitioning to a Neighborhood Urban Center, to provide a mixture of pedestrian friendly, neighborhood serving uses (see Infill Options Map). (RP: HHWHCNPA, COA)

**REC 19:** Should the Texas Highway Department property ever be sold, the neighborhood supports half of site located along the I-35 frontage road to be commercial, and the other half to mixed use, so it could be part of the Neighborhood Urban Center at Norwood Shopping Center and its surrounding properties. (RP: HHWHCNPA, COA, TXDOT)

### Encourage Neighborhood Serving Mixed Use Projects

Neighborhood stakeholders are interested in redeveloping various portions of the Planning Area to make more neighborhood serving, neighborhood scale uses, which provide attractive places to live and work, and create a sense of place. In fact, during the planning process the neighborhood added over 170 acres of new mixed use as part of the FLUM. The recommendations below are meant to encourage more mixed use in the HHWHCNP.



**Objective L4: Establish neighborhood serving mixed use niches along roadways at the edges of single family neighborhoods.**

REC 20: Transform portions of the Planning Area into neighborhood scale, neighborhood serving mixed use developments (office, retail and residential), which are pedestrian friendly at: (RP: HHWHCNP, COA)

- The east side of Middle Fiskville Road.
- Along portions of E. Rundberg Lane.
- Along portions of Park Plaza Drive.
- Within the Norwood Shopping Center.
- South of Ruby Drive, off of Joseph Clayton Road.

REC 21: Adopt 'Neighborhood Urban Center' infill option on various parcels in the Heritage Hills NPA. (RP: COA) (See *Special Use Infill Tracts* map, below)

### Support More Neighborhood Serving Civic Uses

Residents emphasized during the planning process that not only did they want great places to shop within their Planning Area, but great places to come together and develop a greater sense of community. The recommendations below (and additional recommendations contained in the Parks, Trees and Open Space chapter) discuss ways to achieve great places to relax, learn and have fun.



**Objective L5: Establish community facilities and programs for all ages.**

REC 22: Advocate locating a new public library within the HHWHCNPA to better serve the community. (RP: HHWHCNPA, COA)

REC 23: Support the full implementation of the Gus Garcia Recreation Center Master Plan to better serve the community. (RP: HHWHCNPA, COA)

REC 24: Support the expansion of more greenspace and park areas throughout the Planning Area, not just in the Heritage Hills NPA. (RP: HHWHCNPA, COA)

### Support Aesthetically Appealing Development



Commercial buildings on Burnet Road (left) and North Loop (right)

An attractive community promotes and radiates a strong sense of place, fosters civic pride, and especially enhances and enlivens the streetscape. Attractive development design and placemaking not only act as an economic draw (such as the Domain or the Triangle), but add value to the surrounding area by making it a more desirable place to live and do business. (Placemaking means creating squares, plazas, parks, streets and centers that will attract people because they are pleasurable or interesting to visit.) Throughout the planning process, the community emphasized that not only did they want great places within their Planning Area to shop, but they wanted many existing commercial properties in the Planning Area to be redeveloped so they would become more appealing.

### **Objective L6: Support aesthetically appealing redevelopment that improves the appearance of the HHWHCNPA.**

REC 25: Support, throughout the HHWHCNPA, high quality, aesthetically appealing businesses, housing developments, and industrial areas, which strongly emphasize appealing building and landscape design. (RP: HHWHCNPA, COA)

REC 26: Adopt the design tool 'Impervious Cover and Parking Placement' for the entire HHWHCNPA. (RP: COA)

REC 46: Support more office park uses and light industrial uses that do not promote traffic, noise, odor and after hour operations. (RP: COA, HHWHCNP)

**Norwood Shopping Center/Wal-Mart - #10**

A number of neighborhood stakeholders expressed a desire for a greater mixture of uses at this large shopping center; uses which are more neighborhood serving, neighborhood scale, and a move away from 'big box' developments, which often do not stay long in an area before closing down or moving. The community supports the redevelopment of the Norwood Shopping Center and adjacent commercial properties to an urban village, which has a mix of uses, including residences and commercial uses.

REC 47: Support the creation of a vibrant, neighborhood urban center where Norwood Shopping Center/Wal-Mart currently exist (see Infill Options Map) that is pedestrian-oriented, neighborhood friendly, neighborhood-scaled and serves neighborhood needs. (RP: COA, HHWHCNP)

REC 48: Coordinate with property owners to encourage aesthetic improvements at the Norwood Shopping Center (e.g., additional policing of trash, additional trash cans, landscaping, and pedestrian improvements, etc.). (RP: COA, HHWHCNP)

REC 49: Improve communication between area residents and the Norwood Shopping Center property managers by inviting them to neighborhood association meetings and other neighborhood events. (RP: HHWHCNP, property owners)