

Sustainability

Planning for a sustainable community is the overarching theme of Vision 2030. Sustainability can mean many things to members of the community. However for the purpose of long range planning, sustainability is defined as aligning our built environment and socioeconomic activities with the natural systems that support life. Inherent in sustainability is the concept of providing for today without compromising the ability of future generations to meet their needs. Actions today affect what future generations have to admire or regret. The City of Coppell is committed to lead by example, promote public participation, and work in community partnerships to protect the natural systems that support life and improve our quality of life. The City of Coppell's commitment to sustainability is supported by the Coppell 2030 Plan.



Building on the principles of LEED-ND, sustainable community planning in Coppell is organized around three basic components,

- Smart Location and Linkage
- Neighborhood Pattern and Design
- Green Infrastructure and Buildings

The Triple Bottom Line – LEED measures and enhances the design and sustainability of buildings based on a “triple bottom line” approach. The three dimensions are often likened to the three legs of a stool. If the legs are not all equal, the stool will wobble and be unable to perform its function. Projects certified under the LEED rating systems demonstrate, through compliance with a range of requirements, that they have addressed elements that balance and enhance all three areas of the triple bottom line, all three dimensions of sustainability. – Source: U.S. Green Building Council, Inc.



Methodology and Overview of Area Plan Summaries

A summary of three targeted areas was provided within the plan based on the priorities identified by the Coppell 2030 Plan Steering Committee.

These targeted areas were recommended for comprehensive area plans and revitalization activities to be conducted in the future. The overview and vision detailed for each special area serves as a guide for future planning and implementation efforts for each of the mixed-use activity centers. The three targeted areas that were analyzed for redevelopment include:

- Old Coppell District
- Belt Line and MacArthur Blvd. District
- Belt Line and Denton Tap District (two scenarios)

Each area was analyzed by examining the existing development pattern, the current uses and property values, and the proposed future use objectives outlined in the plan. The analysis for each area is organized in the following general categories:

- Background and Existing Conditions
- Economics Summary and Potential Redevelopment Program
- Conceptual Rendering of Redevelopment Character
- Planning Recommendations

Belt Line and MacArthur District



Old Coppell Historic District



Denton Tap and Belt Line District

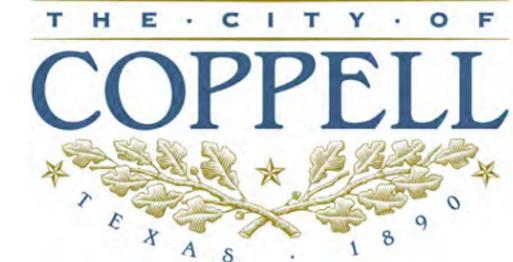


Scenario 1

Denton Tap and Belt Line District



Scenario 2



A Family Community for a Lifetime



COPPELL 2030

A COMPREHENSIVE MASTER PLAN

Adopted March 22, 2011

Purpose of the Plan

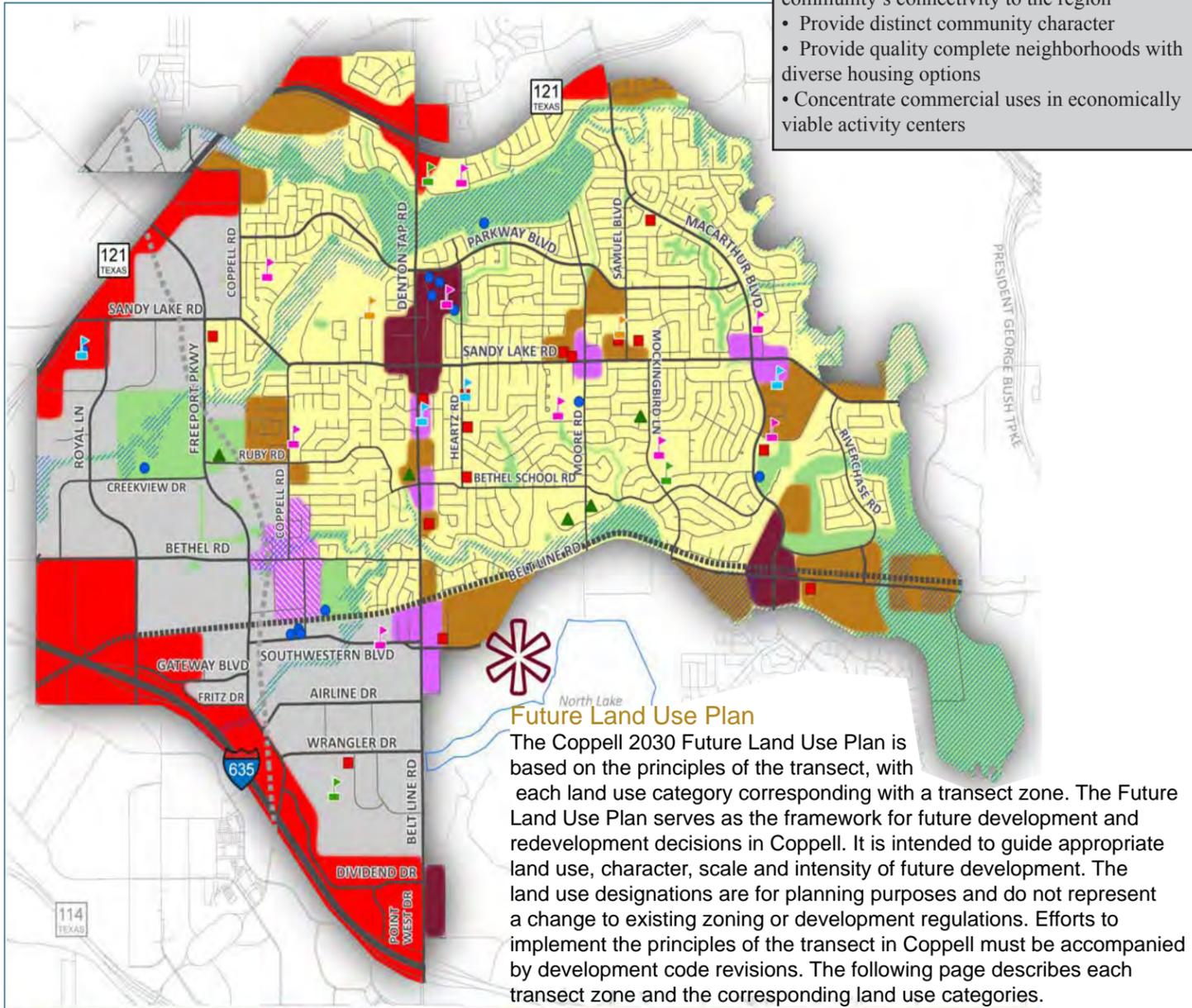
In March of 2011, the City of Coppell adopted Coppell 2030, a Comprehensive Master Plan as a blueprint for the City's future growth. The Plan is intended to serve as the policy guide and "Vision" for the future of Coppell and long-term community planning activities. This Plan builds on Coppell Vision 2030 and its recommendations for: quality future programs and services, ensuring financial stability, sustaining the city's infrastructure, maintaining our neighborhoods, supporting our business community and promoting all of the other elements that make up a desirable community. The Coppell 2030 Plan:

- Establishes the community's vision for the future development of the City;
- Provides a framework for allocating City resources through the budgeting process and for providing municipal services;
- Provides a basis for considering and evaluating land use decisions, and planning for future development and redevelopment projects;
- Integrates other City plans and policies in a cohesive manner; and
- Provides implementation strategies.

Guiding Principles:

- Promote a sustainable community
- Accommodate population growth and economic development in new denser, walkable mixed-use activity centers
- Connect activity centers with transportation corridors that accommodate automobiles, pedestrians, bicyclists, and transit
- Provide transportation choices that improve the community's connectivity to the region
- Provide distinct community character
- Provide quality complete neighborhoods with diverse housing options
- Concentrate commercial uses in economically viable activity centers

Future Land Use



Future Land Use Plan

The Coppell 2030 Future Land Use Plan is based on the principles of the transect, with each land use category corresponding with a transect zone. The Future Land Use Plan serves as the framework for future development and redevelopment decisions in Coppell. It is intended to guide appropriate land use, character, scale and intensity of future development. The land use designations are for planning purposes and do not represent a change to existing zoning or development regulations. Efforts to implement the principles of the transect in Coppell must be accompanied by development code revisions. The following page describes each transect zone and the corresponding land use categories.



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

COPPELL FAST FACTS

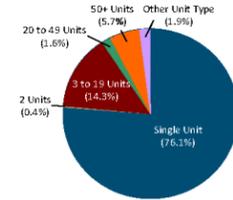
Housing Characteristics

Coppell Housing Units by Value



Source: 2009 Adjusted Claritas

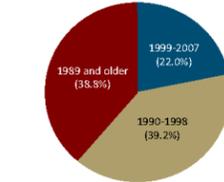
Housing Units by Type



Housing Tenure

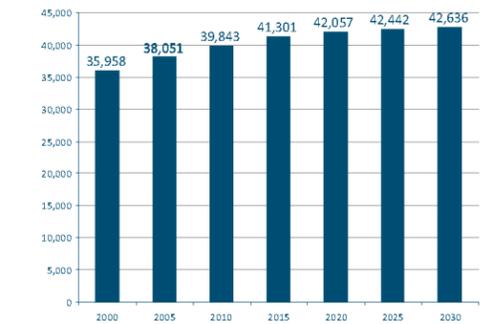


Housing Units by Year



More than 70 percent of housing units in Coppell are single units and are owner-occupied. 61 percent of housing units have been built since 1990.

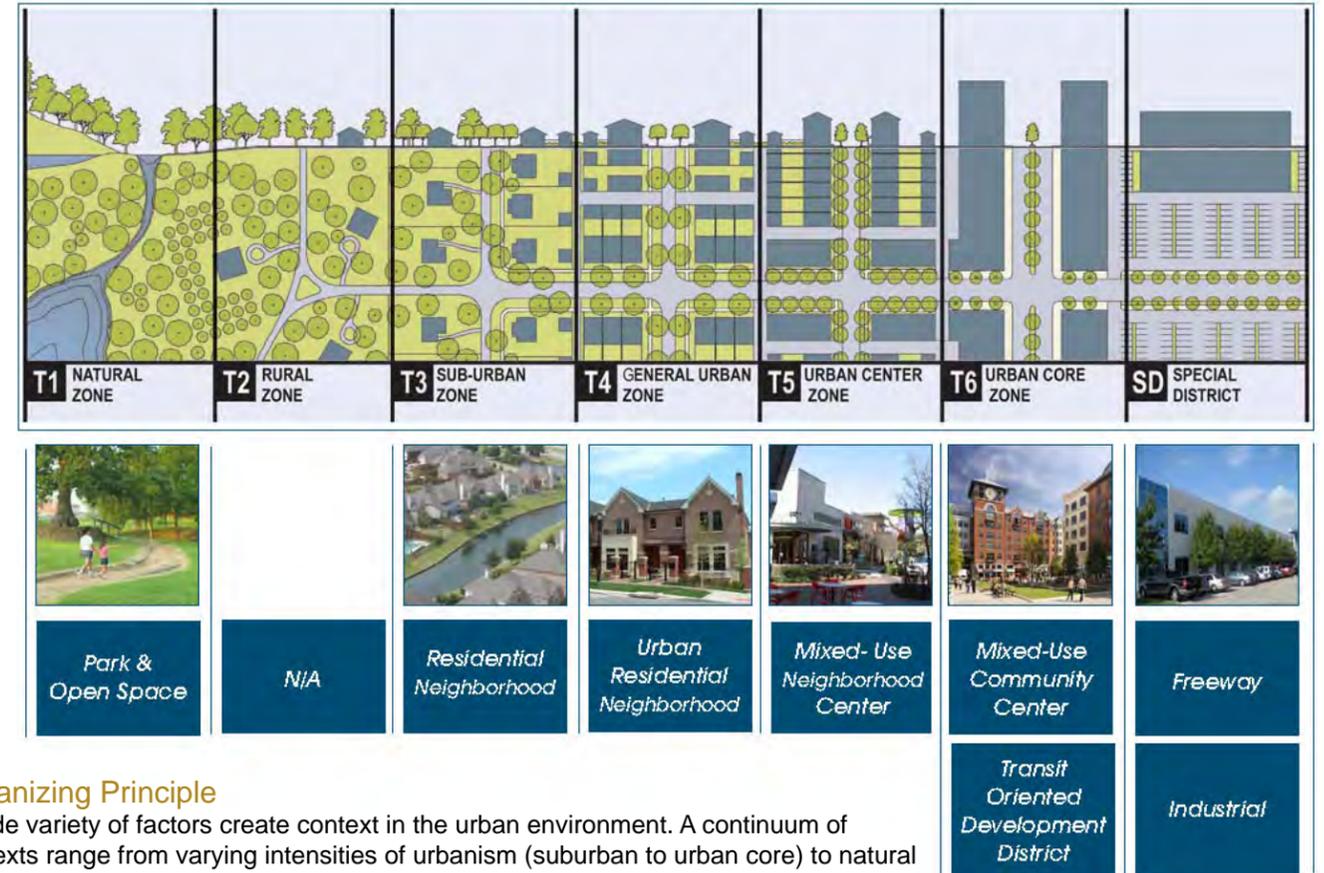
Coppell Population Forecasts



Source: U.S. Census estimates; BWR projections based on ESRI BIS 2009-2014 data.

The graph above shows population forecasts for Coppell for every five years until 2030. Using ESRI 2009-2014 forecast data as a base, the 2030 forecast assumes that Coppell will continue to grow but at a lower rate in each successive five-year increment after 2010. This is due to the fact that the amount of available land for development will continue to decline. These assumptions are based on prior trends of land use density and may change based upon recommendations in this plan.

The Transect of Coppell



Organizing Principle

A wide variety of factors create context in the urban environment. A continuum of contexts range from varying intensities of urbanism (suburban to urban core) to natural or open spaces (parks, civic spaces). This range of contexts is organized and depicted by the urban-rural transect. The transect serves as the basis for land use, parks and open space, transportation, and the overall framework to promote quality growth in Coppell by 2030. The transect defines a series of six zones transitioning from natural open space to the edge to the center of the neighborhood. Each zone is fractal in that it contains a similar transition from the edge to the center of the neighborhood. The importance of transect planning for Coppell in the future is a contrast to previous "Euclidean" zoning and suburban development planning. Past development patterns dedicated large areas to a single purpose, such as housing, offices, shopping, and primarily accessed via major roads. The Transect, by contrast, is a framework for more human-scale built environments built around walkable neighborhoods and multi-modal transportation while decreasing the reliance on the automobile. It creates the framework for growth, it promotes increased pedestrian life, safety, community identity, and protects natural environments.