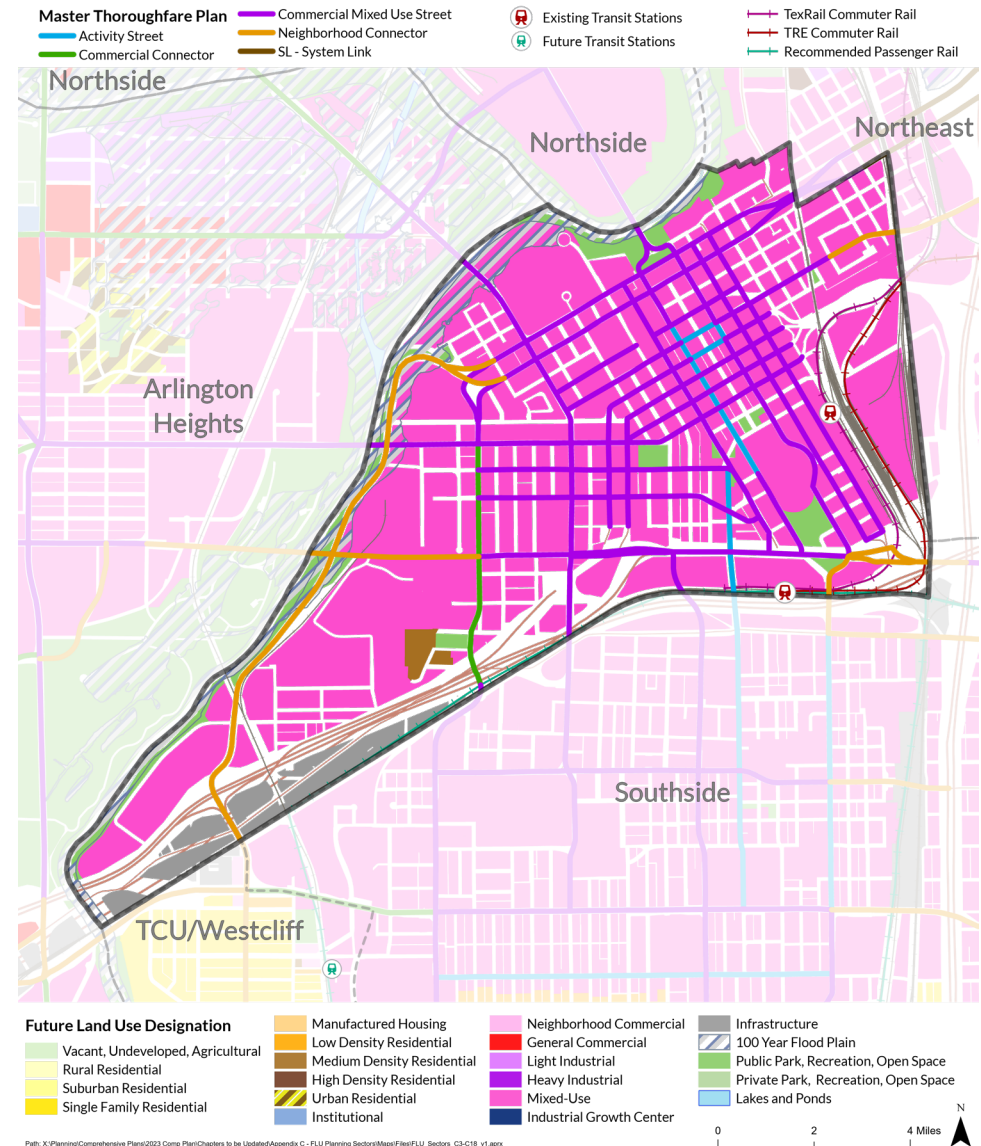


## DOWNTOWN SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote commercial and multifamily development within the Downtown Mixed-Use Growth Center.
2. Facilitate higher density transit-oriented development (TOD) around the Intermodal Transportation Center and T&P Terminal commuter rail stations and along future modern streetcar corridors.
3. Facilitate development of the Texas A&M innovation campus around its law school in south Downtown.
4. Promote the development of a fixed-rail transit system linking Downtown to other growth centers and urban villages.
5. Encourage mid-rise or high-rise development for the central core area bounded by Henderson Street, Lancaster Avenue, BNSF railroad, and Belknap Street.
6. Encourage specialty retail between Throckmorton Street and Commerce Street, from 2nd Street to 8th Street.
7. Encourage mid-rise, up to 8 stories, mixed-use development along West 7th Street and West Lancaster Avenue.
8. Encourage low-rise to mid-rise office, mixed-use, and urban residential development throughout the remainder of the Downtown Sector.
9. Increase the number and quality of public spaces (i.e. plazas, parks, enhanced streetscapes).
10. Implement appropriate recommendations of the Downtown Strategic Plan, Lancaster Redevelopment Plan, and the Intermodal Transportation Center (ITC) Study.
11. Encourage installation of wide sidewalks and street trees between new residential districts and the central core.
12. Promote pedestrian and bicycle connectivity between Downtown, Panther Island, the Near Southside, the West Seventh Urban Village, and the Trinity Trails.
13. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
14. Attract and expand educational institutions.
15. Promote preservation of the historic residential character of the Sunset Terrace neighborhood.



"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."  
Texas Local Government Code, Section 219.005.