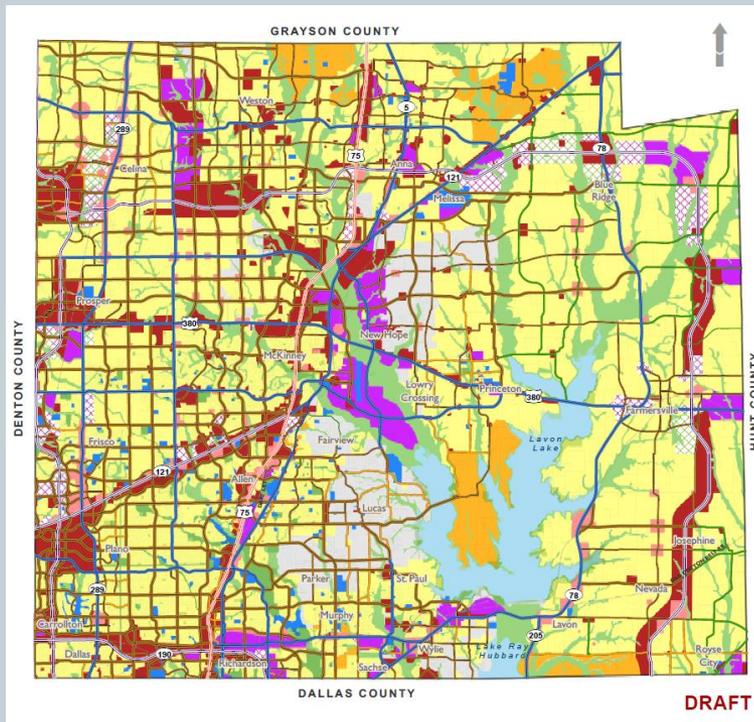


Collin County Mobility Plan “Alternative Build-Out Scenario”



Collin County
Commissioners Court

October 12, 2015

Process and Methodology



Methodology



- Followed bottom-up method
- Looked at “what could be/what if”
- Did not start with an end number in mind

Two Phases

1. Modified numbers based on updated city plans

2. Made land use assumptions on east side

Process - City Plan Updates



- **Met with:**

- Celina
- McKinney
- Plano
- Frisco

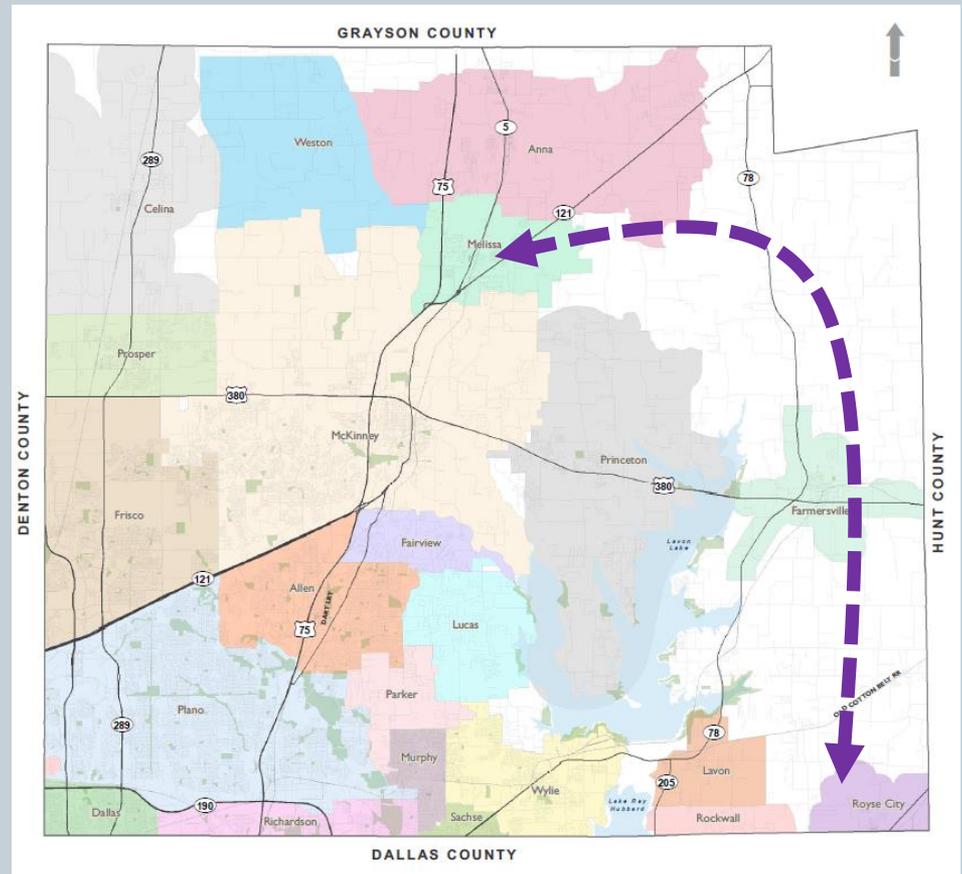
- **Plan updates:**

- Allen
- Celina
- Fairview
- Frisco
- Melissa
- Plano
- Princeton

Process - City Plan Updates



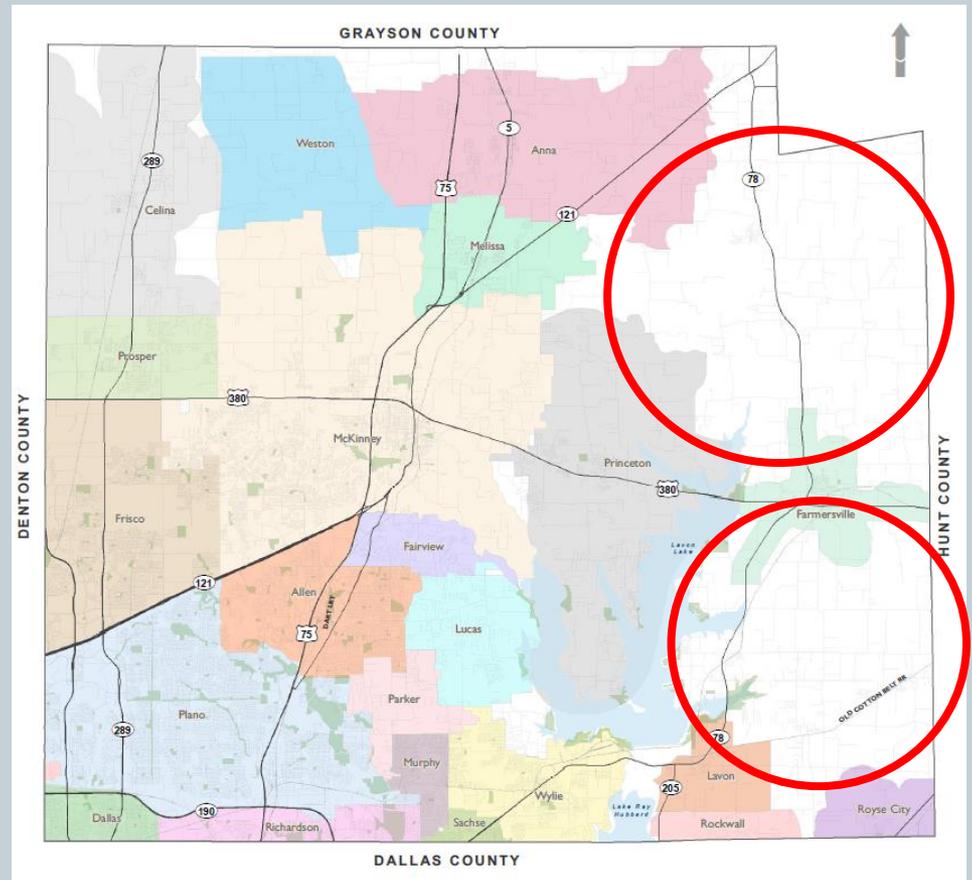
- Followed city plans in all areas of the County
- Plan adjustments to accommodate Outer Loop:
 - Farmersville
 - Melissa

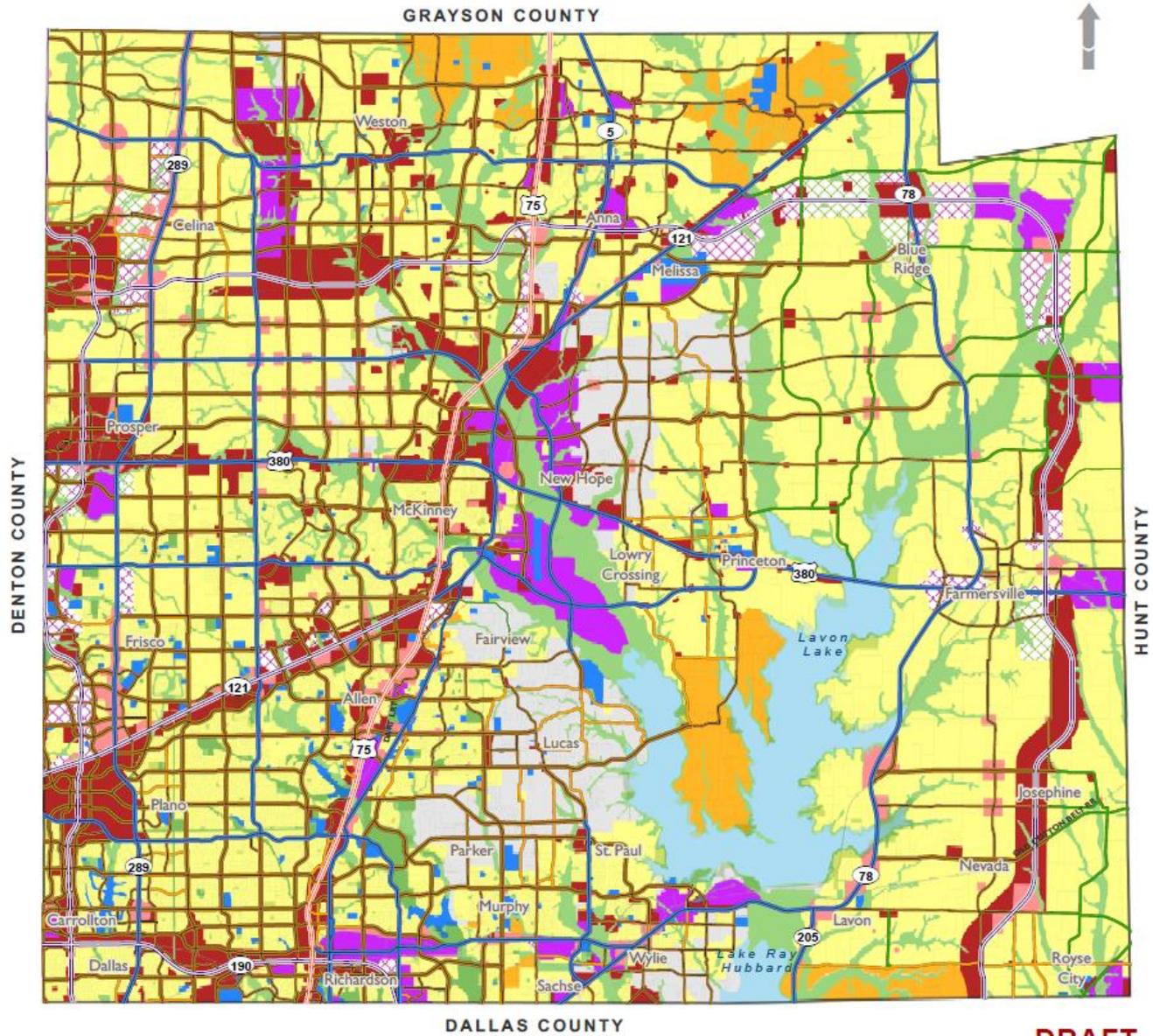


Process - East Side Assumptions



- Assumed Outer Loop and utilities (W/WW)
 - Removed 30% to accommodate new roadways
- Used best planning assumptions for areas without plans
 - 6 DUA for single-family
 - 24 for mixed use (70%/30% ratio)



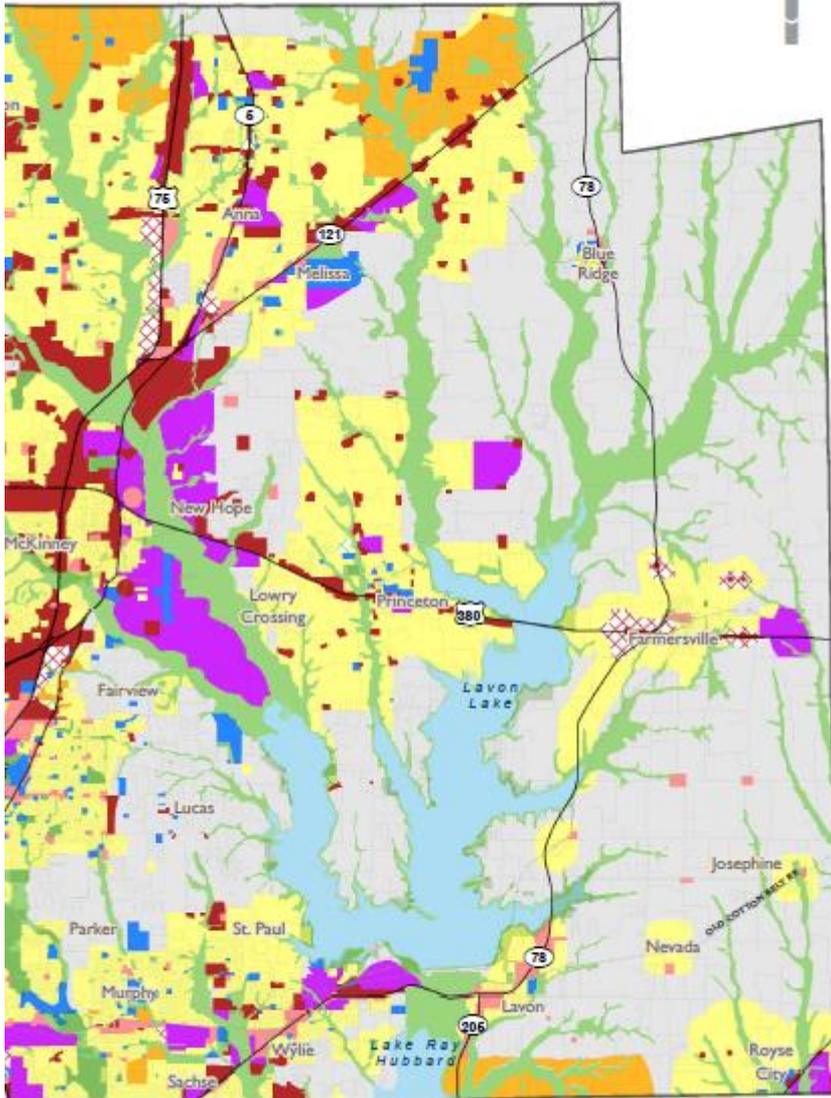


DALLAS COUNTY

DRAFT

2013

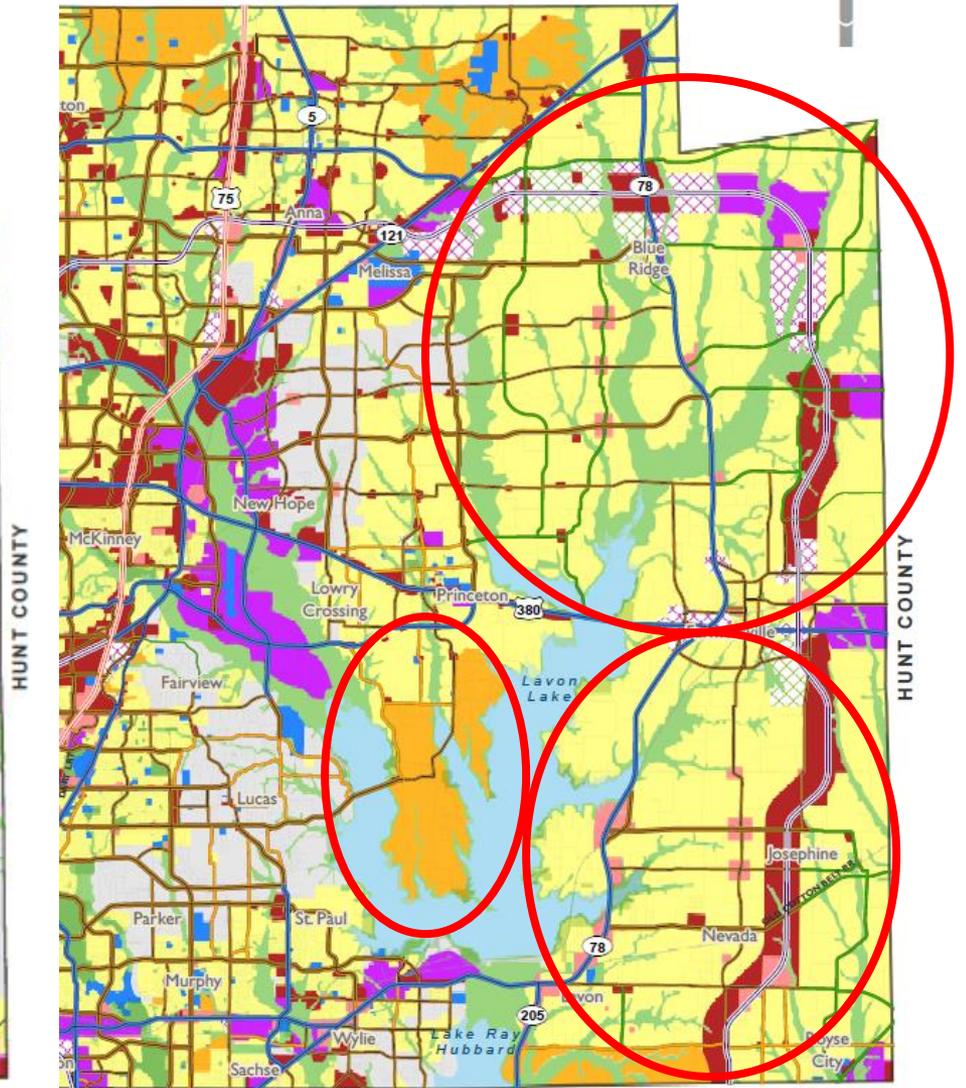
GRAYSON COUNTY



DALLAS COUNTY

2015

GRAYSON COUNTY



DALLAS COUNTY

Future Land Use Plan Changes

Build-Out Population



Build-out Population

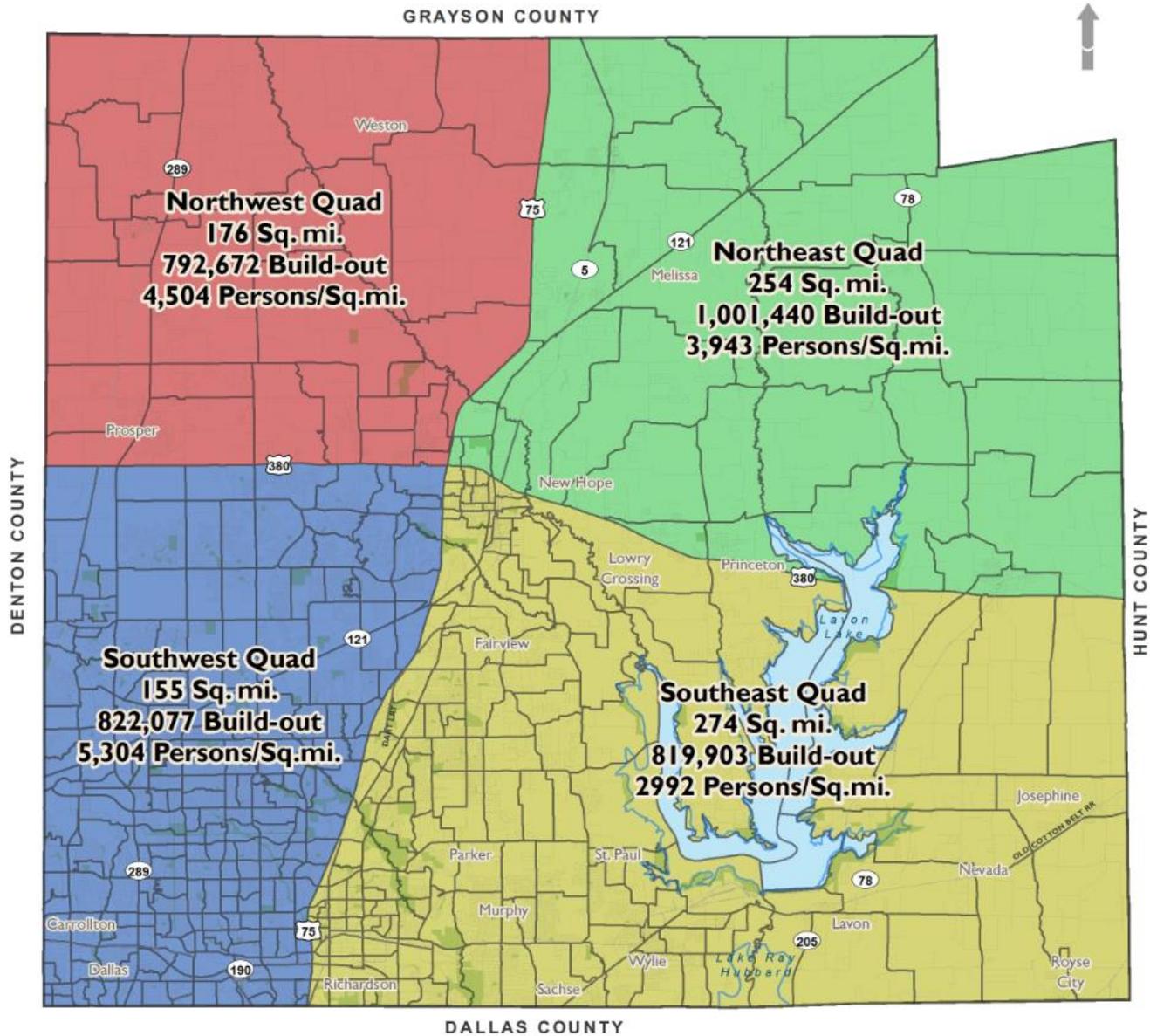


City Updates	450,118
East Side Assumptions	902,108
2013 Estimate	2,088,456
Build-Out Population	3,440,682

Planning Quadrants



Quadrant	Buildout	Persons/sq. mile
Northeast (254 sq. miles)	1,001,440	3,900
Southeast (274 sq. miles)	819,903	3,000
Southwest (155 sq. miles)	822,077	5,300
Northwest (176 sq. miles)	792,672	4,500



Persons per Square Mile



4,900 persons/square mile

Build-Out Employment



Employment



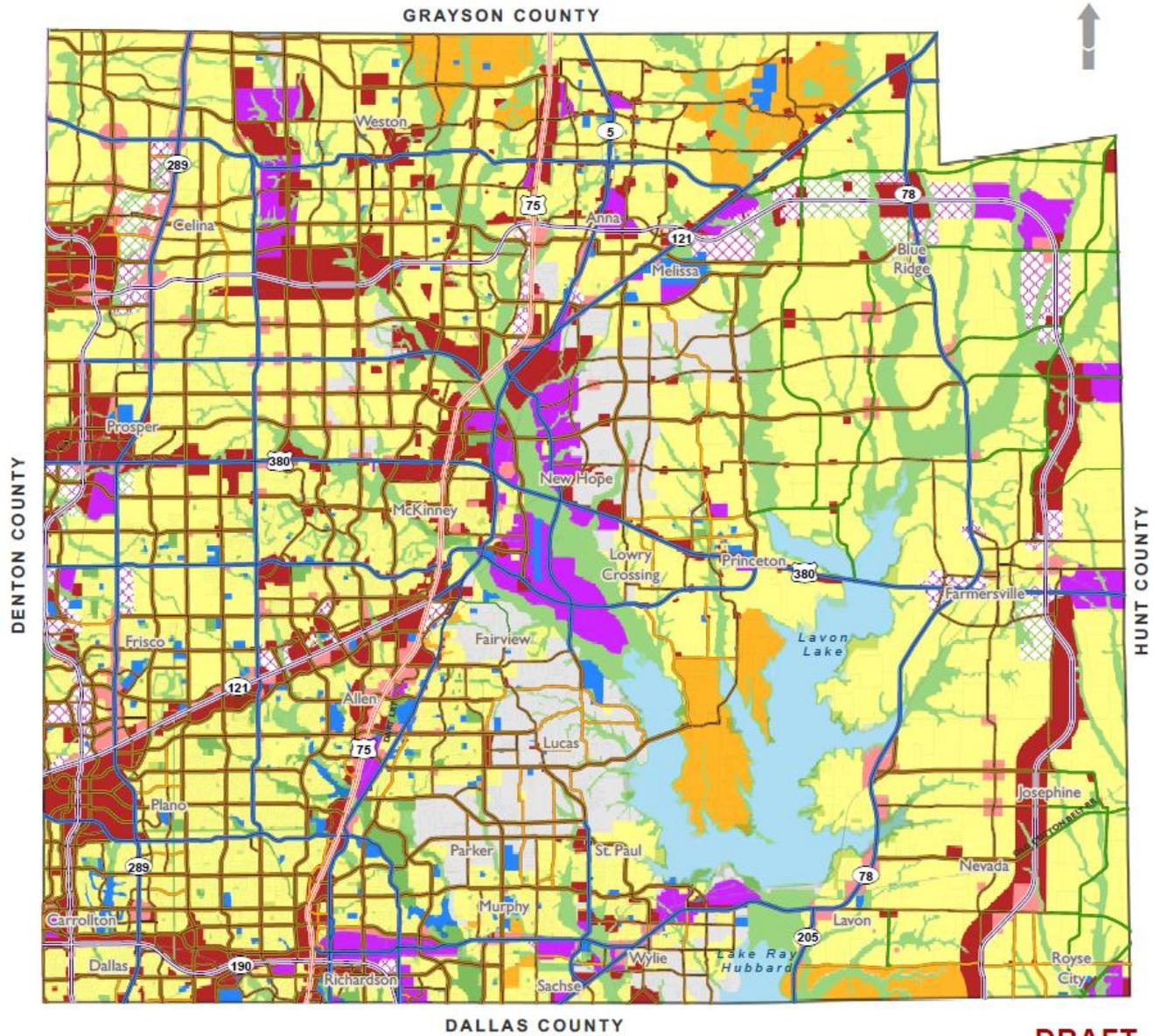
- 430,000 new jobs
 - More than what is currently in entire County
 - ✦ 353,000 jobs (4Q 2014)
 - Approximately 73% of new jobs created by addition of the Outer Loop

Employment	2015
Basic	132,644
Retail	557,826
Service	907,550
	1,598,020

Thank you!



	Population (millions)	Employment (millions)
Old	2.09	1.17
New	3.44	1.60
Increase	1.35	0.43

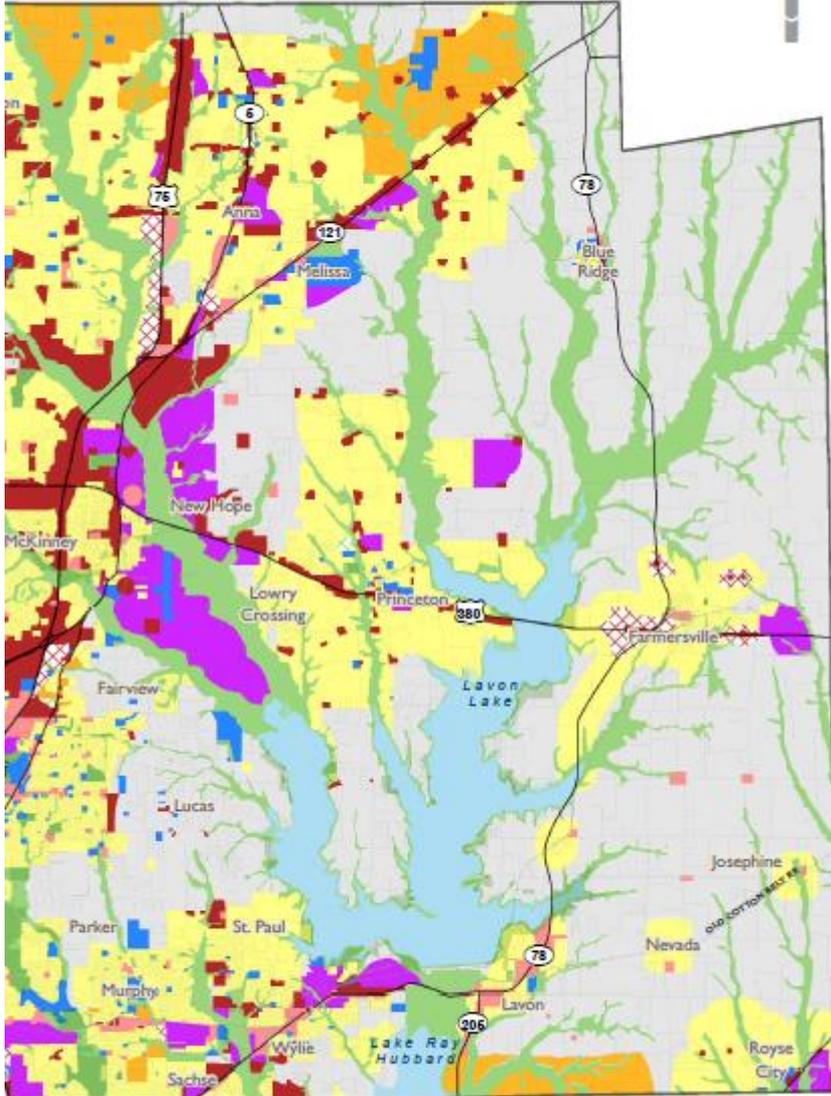


DALLAS COUNTY

DRAFT

2013

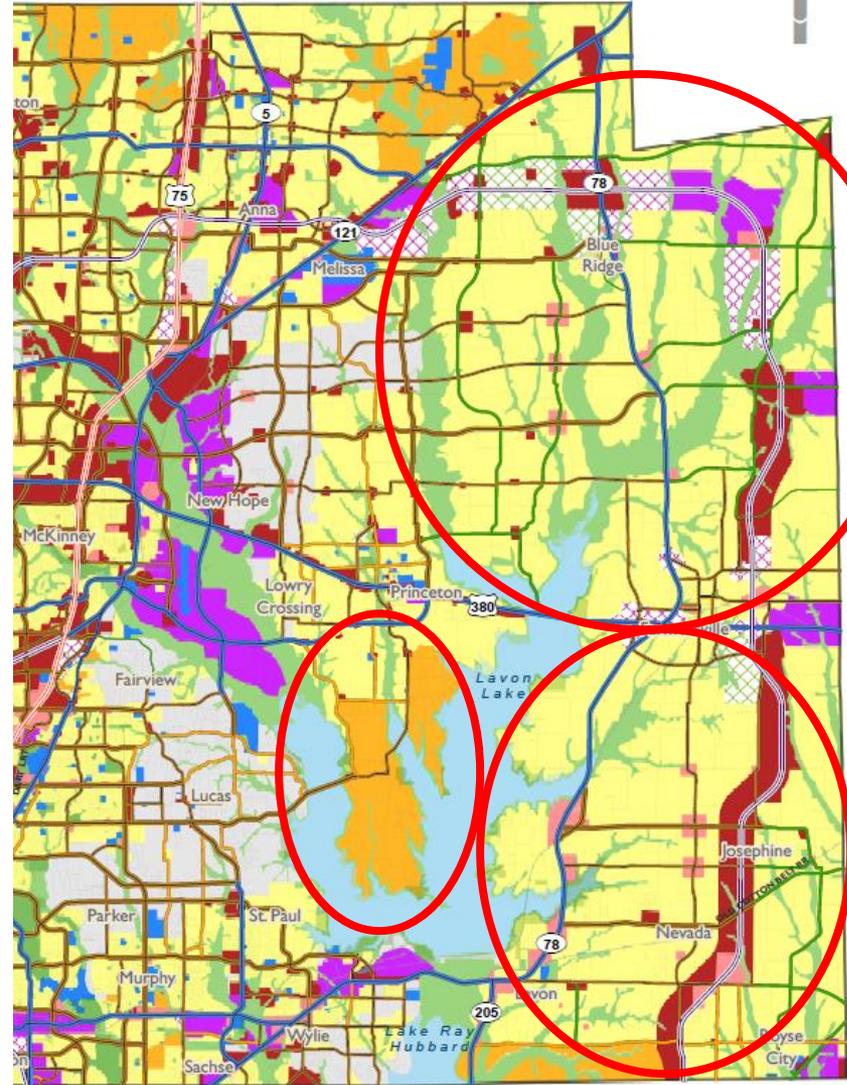
GRAYSON COUNTY



DALLAS COUNTY

2015

GRAYSON COUNTY



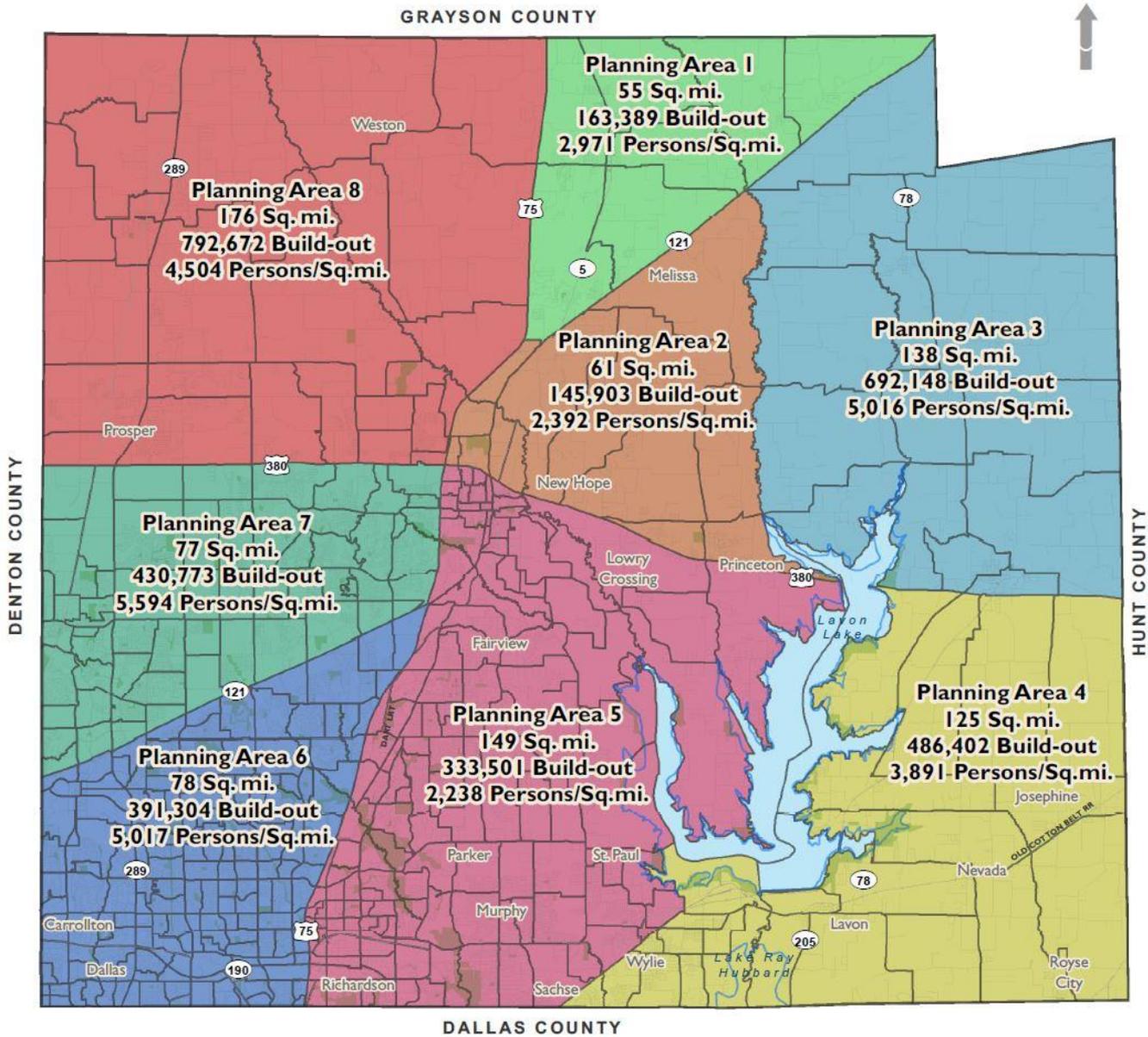
DALLAS COUNTY

Future Land Use Plan Changes

Planning Areas



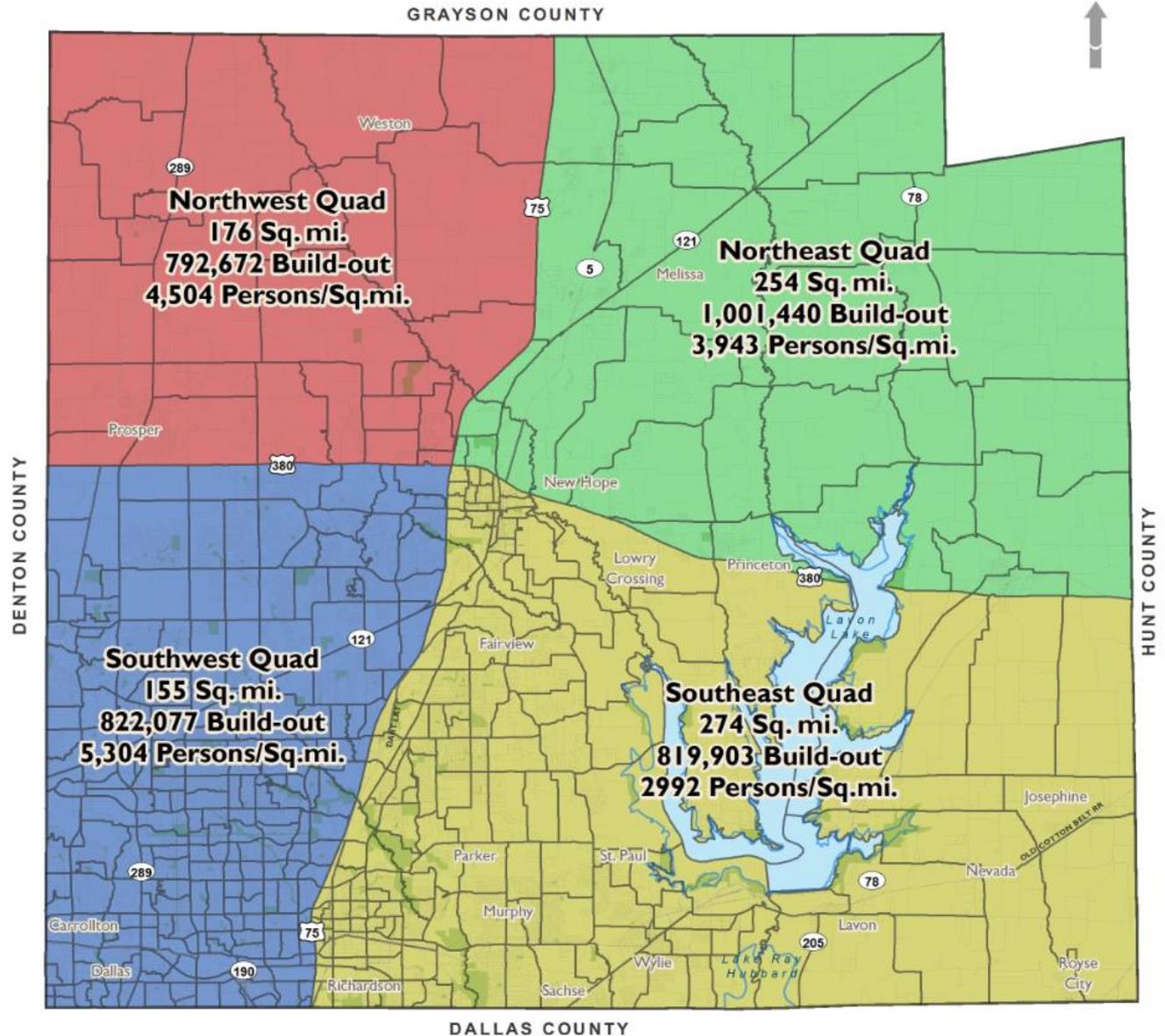
Planning Area	Buildout	Persons/sq. mile
#1 (55 sq. miles)	163,389	3,000
#2 (61 sq. miles)	145,903	2,400
#3 (138 sq. miles)	692,148	5,000
#4 (125 sq. miles)	486,402	3,900
#5 (149 sq. miles)	333,501	2,200
#6 (78 sq. miles)	391,304	5,000
#7 (77 sq. miles)	430,773	5,600
#8 (176 sq. miles)	792,672	4,500



Entire County
 878 sq. miles
 3,436,090 buildout
 3,900 persons/sq. mile

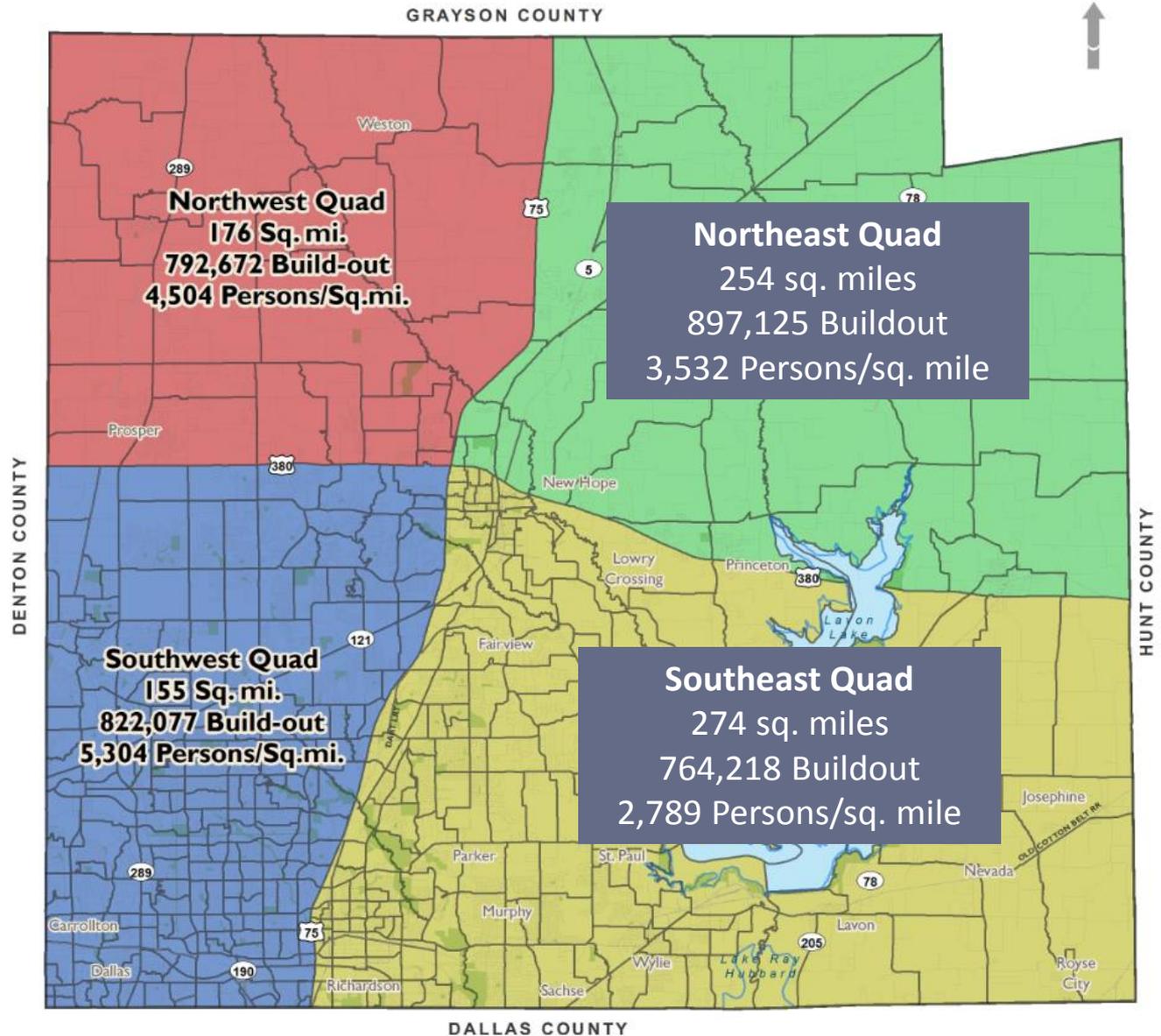
Without Lake
 844 sq. miles
 3,436,090 buildout
 4,000 persons/sq. mile

6 DUA
3.44
million



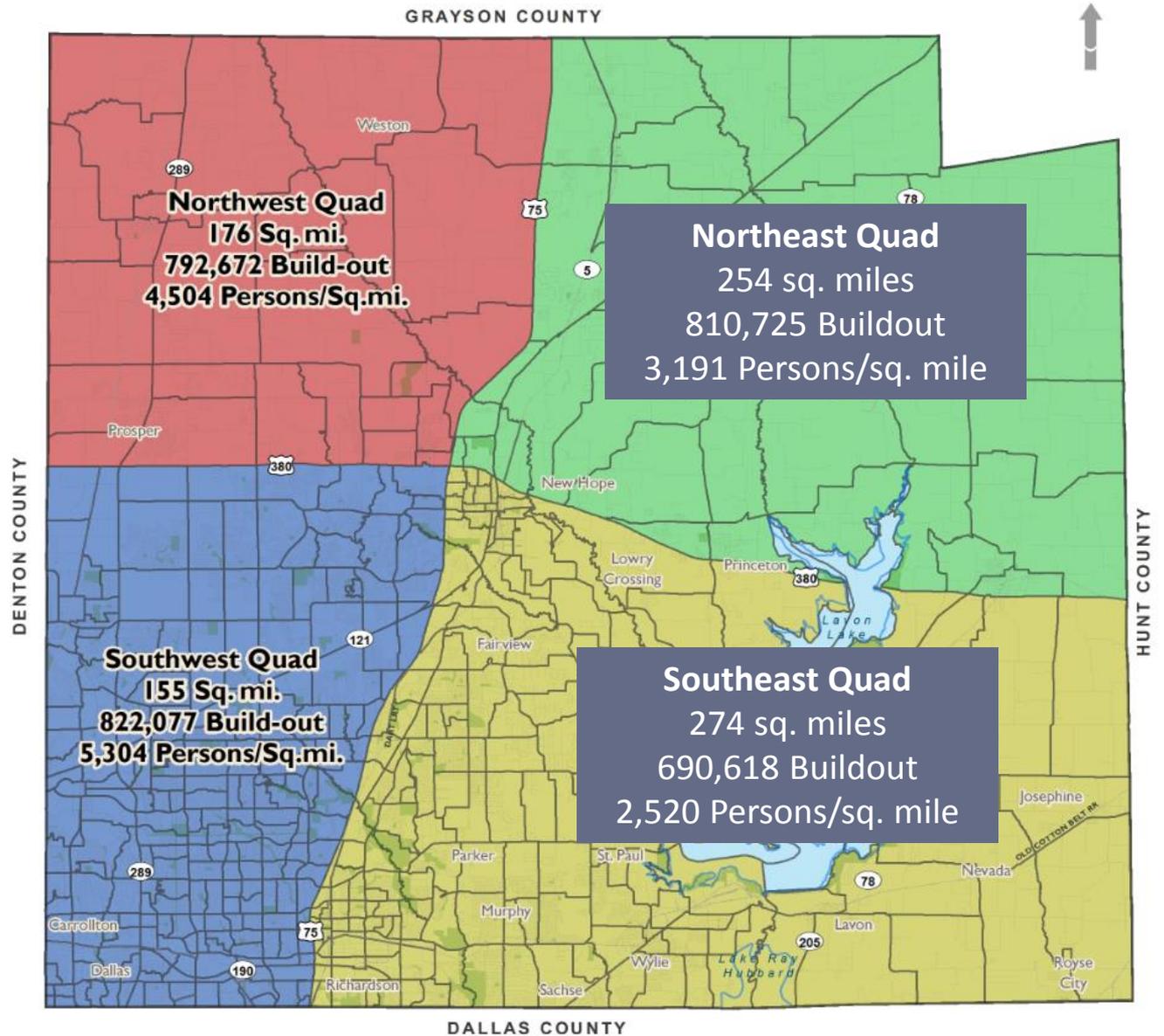
Persons per Square Mile

5 DUA
3.28
million



Persons per Square Mile

4 DUA
3.12
million



Persons per Square Mile