

DOWNTOWN CORINTH PLAN 2025

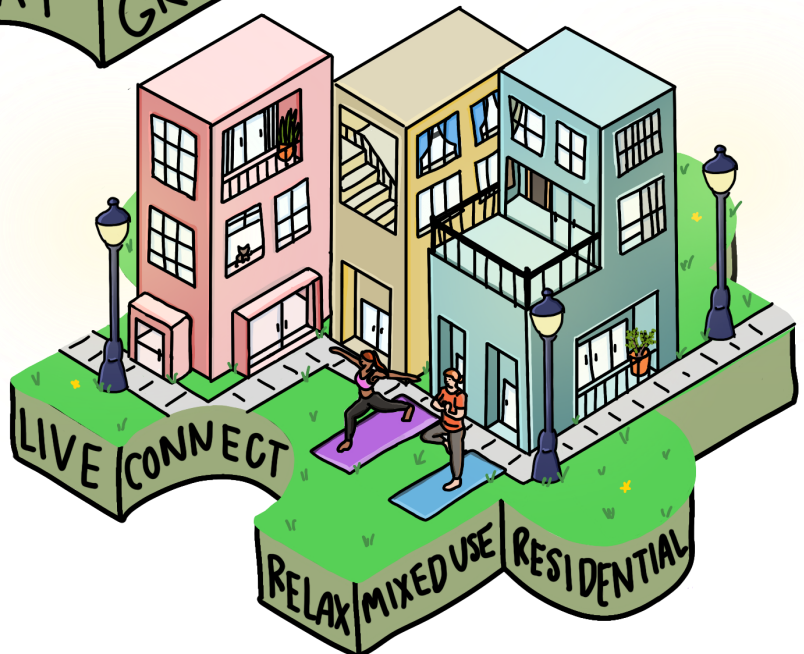
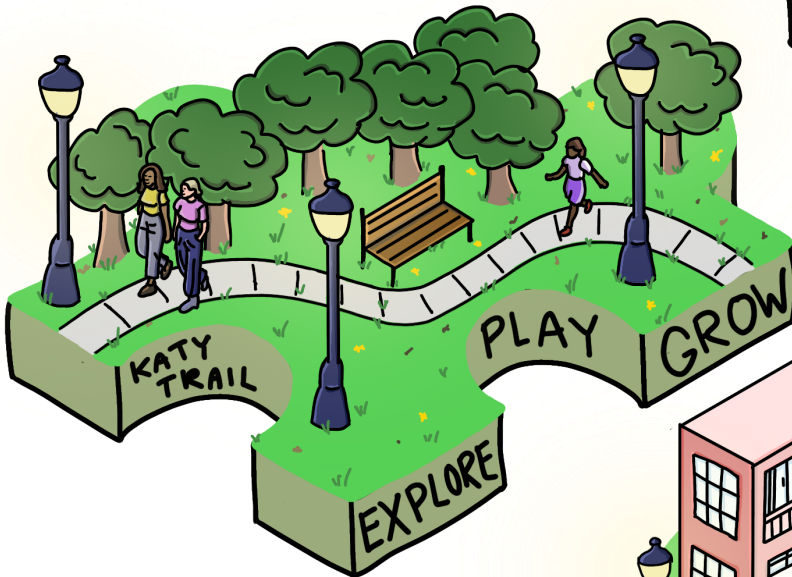
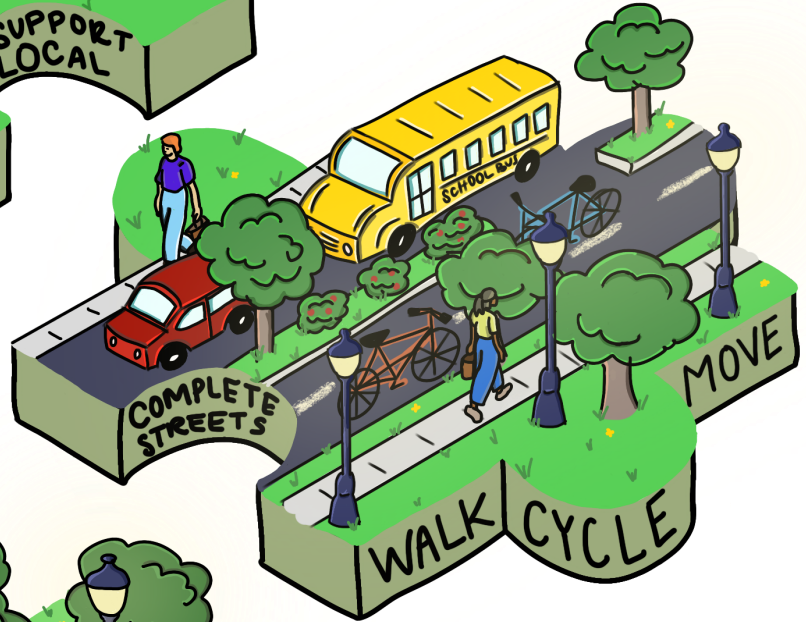


TABLE OF CONTENTS

THE VISION—EXECUTIVE SUMMARY

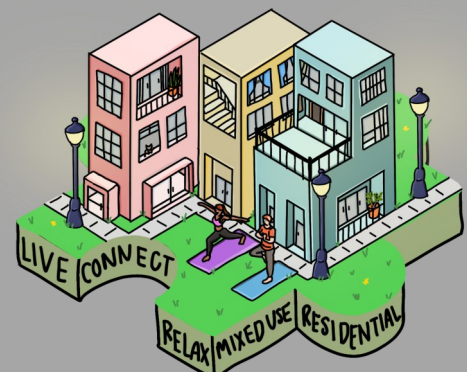
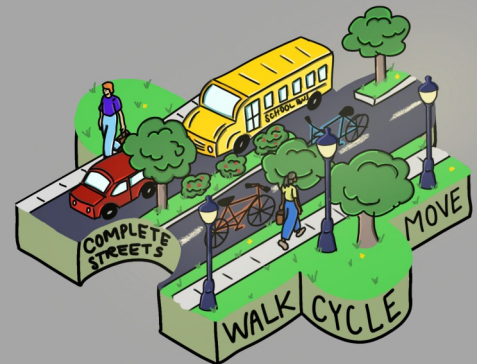
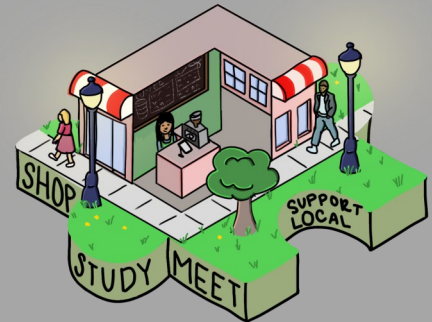
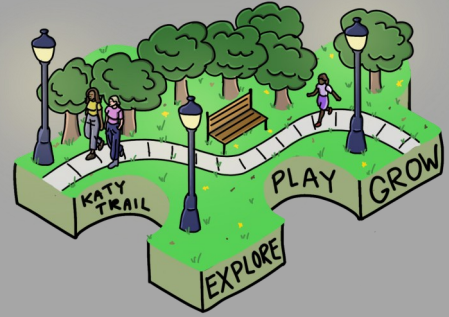
ACKNOWLEDGEMENTS

Chapter 1: Introduction.....5

Chapter 2: Prior Planning Initiatives.....6

Chapter 3: Community Engagement..10

Chapter 4: Recommendations.....16



THE VISION—EXECUTIVE SUMMARY

Downtown Corinth is of significant importance to the City and surrounding area. Downtown investment creates a unique and vibrant gathering place for both locals and visitors, creates jobs, generates tax revenue, improves the quality of life, and breathes energy into the entire city, including nearby neighborhoods and districts. Community input and plans created from that input have called for a place that is welcoming, vibrant, and bustling with activity and a place that offers people of all ages an opportunity to enjoy a variety of unique shopping experiences, restaurants, entertainment, recreational spaces, employment, and multi-generational housing options. Together, these elements enable residents of all ages and preferences to stay and thrive in their own complete community and provide a vibrant central place that attracts visitors.

Downtown streets are envisioned to be lined with street trees, wide sidewalks, and gathering spaces including the Commons at Agora and City Hall, which serve as the focal point for downtown and have established a central community space for events and festivals, such as a weekend Farmers Market or concerts. Throughout the day, these downtown streets will be active with numerous cafes, restaurants, and shops unique to Corinth, providing the opportunity to create a regional destination.

Street design improvements along North Corinth Street and Corinth Parkway provide an opportunity for enhanced safety for all users, including pedestrians and cyclists, with parallel on-street parking, bike lanes, and a central landscaped boulevard with streetlight enhancements that create a sense of intimacy for the area. The existing streets and envisioned future streets will establish a grid pattern which enables a higher level of connectivity and additional opportunities for development fronting a street. Corinth Parkway would no longer be only a pass-through for drivers but would become a central street where residents can stroll through and shop and dine conveniently and in comfort. The east and west sides of I-35E can be better linked with enhanced pedestrian connections and Old US Highway 77 has been reimagined to host eclectic dining options and retail with views of Agora Park and North Central Texas College (NCTC). Wayfinding and other iconic installations such as the gateway arches would announce the arrival to Downtown Corinth and signify an inviting place.

Downtown Corinth is a Trail-Oriented Development (TrOD) that capitalizes on its location along the regional Denton Katy Trail, allowing trail users to connect from regional greenbelt trails such as the Lake Ray Roberts greenbelt to the local mountain biking trail network along Lynchburg Creek near City Hall. The new trailhead offers amenities and has captured the untapped market, further activating downtown as a regional destination for outdoor enthusiasts and residents seeking an active and interesting lifestyle.

New restaurants, boutique hotels, and family-oriented entertainment venues will benefit from the synergy created by a vibrant mix of residential living, shops and restaurants, and places to work and play, and are an integral part of a place where residents and visitors experience a day full of activities without needing to leave Corinth. The North Central Texas College Corinth Campus serves as a major resource providing educational, cultural, and workforce development offerings. Located in the heart of N. Corinth St., an opportunity exists to expand the activity around the campus with the development of a mix of residential units and retail space at the ground level and utilization of structured parking.

It takes many initiatives to come together to create a vibrant Downtown Corinth. These initiatives are outlined in this document in the recommendations Chapter, and form the puzzle pieces that are needed to fit together to result in an incredible center of the city for citizens and visitors alike.

ACKNOWLEDGEMENTS

City Council

Bill Heidemann, Mayor
Sam Burke, Mayor Pro Tem
Scott Garber, Councilmember
Lindsey Rayl, Councilmember
Tina Henderson, Councilmember
Kelly Pickens, Councilmember

Planning and Zoning Commission

Alan Nelson, Chair
Mark Klingele, Vice-Chair
Katie Beth Bruxvoort, Commissioner
Rebecca Rhule, Commissioner
Adam Guck, Commissioner

Corinth Economic Development Corporation

Nick Kokoron, Chair
Melanie Moore, Vice Chair
Ashley Ingle, Secretary
Andrea Brainard, Director
Janie Mann, Director
Randy Clark, Director
Michael Lane, Director

Downtown Stakeholders-Visioning Workshop

Dr. Roxanne Del Rio, NCTC
Lance Lilly, Resident/Architect Facilitator
Jason Rose, Developer/Architect Facilitator
Alan Nelson, P & Z Commission/Architect Facilitator
Cesar Molina, DCTA
Nadia Christian, Developer/Wolverine
JR Thulin, Developer/Greystar
John Arnold, Developer/Skorburg Company
Adam Shiffer, Developer/Skorburg Company
Dru Guillot, Developer/Belton
Sean Wilson, Developer/Belton
Katie Beth Bruxvoort, P & Z Commission
Steve Holzworth, Realtor/Former City Councilmember
Grady Ray, Former EDC Chair
Nick Kokoron, EDC Chair
Silvia Pinnell, Pinnell Square/Property Owner
John Hoeffler & Robert Fritts, Property Owner



Downtown Visioning Workshop

Hosted by NCTC Corinth Campus

A downtown visioning workshop was held on February 9, 2024 to kick off the downtown plan initiative. A special thanks to North Central Texas College (NCTC) for generously providing the meeting space and the time commitment of the volunteers and community partners to provide thoughtful input on what is possible for the future of Downtown.

We also acknowledge the other previous plans, studies, Planned Development entitlements that have helped to inform this planning effort and that served as a catalyst for Downtown Corinth:

- 2010 Comprehensive Plan, Freese & Nichols
- 2019 Master Planning Concept, Catalyst Urban Development
- Envision Corinth 2024 Comprehensive Plan

Staff

Melissa Dailey, AICP, CEcD, CNU-A, Director of Community & Economic Development
Michelle Mixell, AICP, CNU-A, Planning Manager
Deep Gajjar, Planner
Miguel Inclan, AICP, CNU-A, Planner
Mathew Lilly, CNU-A, Planner
Emma Crotty, Economic Development Coordinator & Management Assistant
Glenn Barker, Director of Public Works
Tristan Cisco, Engineering Project Manager

Chapter 1: Introduction

With the adoption of the Envision Corinth 2040 Comprehensive Plan in July of 2020, City leaders began taking steps to create catalyst opportunities within the area of study (see right) that would result in a new Downtown Corinth, including acquiring key parcels of land to strategically activate important future multifamily and mixed-use downtown developments.

This included efforts to facilitate a mix of residential units downtown. The result of this initiative was the development of Walton Ridge, a mix of single-family residential sizes and types, and The Heywood, a high-quality, two phase multi-family development. Both are under construction at the time of this report.

The Commons at Agora which opened in June 2024, provides an important central community gathering place and serves as the jewel of Corinth’s Park System. The park includes a playground, natural tree grove, interactive fountain, stage, and restrooms along with the adjacent street grid set the stage for continued downtown development. The park is well programmed, attracting thousands from both within and outside Corinth, and has served as a catalyst in drawing residents to the downtown area and creating excitement for future development.

By January 2024 , five multifamily projects and two single family developments were approved within walking distance from City Hall and The Commons at Agora.

To create sufficient development and synergy for success, this plan builds upon prior efforts of the 2019 Catalyst Plan and the Envision Corinth 2040 Comprehensive Plan by expanding the downtown area, providing more detail on envisioned design of the key corridors within the Study Area (shown right), and outlining detailed recommended actions related to branding, road diets, complete streets policy, infill and development and ideas generated at Downtown Visioning Workshop.



Area of Study

The focus of the Downtown Plan included the following key street corridors located on the east side of I-35 including:

1. **Corinth Parkway** (includes I-35 underpass connection which links to the south west side of I-35 developments)
2. **North Corinth Street**
3. **Walton Drive** (a key east/west connector)
4. **Old Highway 77** (an important north/south connector); and
5. **I-35 Service Road** (east side of I-35)

The Downtown Plan is intended to provide a vision and set of recommendations for the redevelopment and creation of Downtown Corinth. Some additional study will be needed to refine recommendations, such as a circulation study that examines the potential of a road diet and complete street for Corinth Parkway and the creation of a street grid throughout downtown.

Further, this plan builds on the concepts of the 2010 Comprehensive Plan and the more recently adopted Envision Corinth 2040 Comprehensive Plan. The intent of the Downtown Plan is to provide an added layer of clarity by establishing a “Vision Story” to guide future development/redevelopment as well as to identify important tactics for implementation.

Chapter 2: Prior Planning Initiatives

Several plans completed over the past 14 years laid the foundation for the planning and development of Downtown Corinth and its immediate environs. The plans are listed below. It is important to note that each subsequent planning effort more clearly defined and articulated the Community's goals for what was imagined as "Center of Town". These plans were essential in guiding staff and the elected and appointed officials decision-making to ensure the groundswell of development experienced over past four years has met the intent and expectations the community.

Key Prior Plans:

2010 Comprehensive Plan by Freese and Nichols — The 2010 plan identified the area immediately around City Hall (east along Corinth Parkway to the Community Park and north along the west side of Shady Rest and south of the existing Somerset and The Oaks of Corinth single-family neighborhoods) developing with mixed use residential and commercial. The development included options for both vertical or horizontal mix of apartments, condos over retail/store fronts or office space, live/work options, all being pedestrian oriented, and imagining an 80% non-residential to 20% residential in this area.

2019 Master Planning Concept by Catalyst Urban Development — This plan identified the need for a grid pattern of streets, a central unifying place, a new City park (Agora Park), and associated retail and multifamily developments as well as an expanded grid pattern of streets. The plan also made recommendations for land assembly and regional drainage improvements and called for development of "Places for People, Center of Town, Exciting College Experience, Transit-Oriented Focus, Family Center, Mixed Use Convenience, Great Streets, Restaurants, etc."

2019 Master Planning Concept



NCTC Expansion along a College Green



Performance Pavilion activating the Village Green



Mixed-Use Buildings around the Village Green at City Hall



Apartments, townhomes and home offices on street grid



Main Street from City Hall to NCTC w/ pkg on Corinth Pkwy



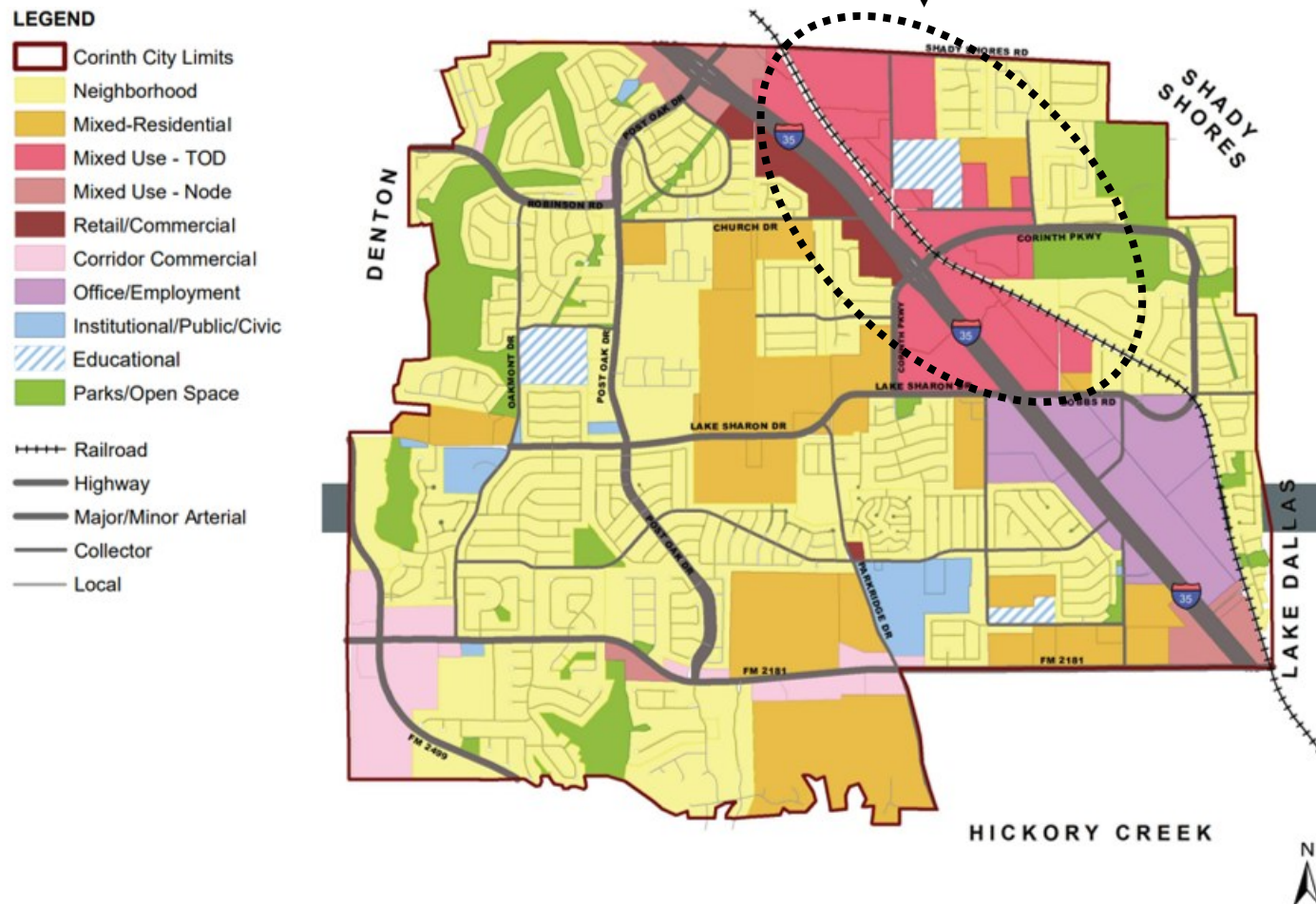
Hotel and Low-Rise Office along I-35 with Promenade

2040 Envision Corinth Comprehensive Plan by Kimley Horn

The 2040 Envision Corinth Comprehensive Plan, adopted by City Council in July of 2020, established a clear vision and goals to create a new downtown with development focused a new city park, Commons at Agora. The park and other planned developments would be a catalyst to bring much needed retail to Corinth in mixed use developments. Downtown Corinth would be a central gathering place for residents and a destination in the area.

- The 2040 plan built upon the prior two plans by expanding the area shown in the 2019 Master Planning Concept to include mixed use development continuing northward to Shady Shores Road and to include areas on both the east and west sides of I-35 along Corinth Parkway south to Lake Sharon Drive.
- The new Downtown was identified as Mixed Use—Transit Oriented Development (TOD) and Mixed Use Node which called for a range of housing types, walkable neighborhoods with greens and access to retail and services centered around the City Hall, NCTC College, a new City Park, an envisioned transit stop and the Denton-Katy Regional Trail. Also identified were regional stormwater concepts, streetscape improvements to including on-street parking, trees, smaller scale plazas, and greens to activate surrounding uses. Further, the plan aimed to preserve and integrate sensitive lands in development design, and provide for a mix of housing types that attract and retain residents throughout the life-cycle.

2040 Comprehensive Plan



Tax Increment Reinvestment Zone (TIRZ) - A TIRZ was created in 2019 that includes the Downtown Study Area. The TIRZ captures the tax increment created by new development since the 2019 base year for the purpose of reinvestment into the TIRZ zone for public realm improvements. The TIRZ is an important tool for funding much needed public infrastructure improvements and enhancements to bring Downtown Corinth to fruition.

Downtown Developments Entitled Since 2020—Commons at Agora, Walton Ridge Single Family, Heyward Multifamily, City Center Mixed Use Multifamily & Retail, The Belton 55+ Active Senior Multifamily, Greenway Trails Multifamily, and Murillo Market townhomes.

Commons at Agora—The Commons at Agora opened in June 2024. The park is a catalyst project envisioned by city leaders to create the unifying central gathering space for Downtown Corinth. Below is a the concept plan followed by an image from opening day. The park has indeed been a catalyst for drawing thousands of both local residents and those from the surrounding area for programmed events and daily use.



Three developments under construction or soon to be under construction are shown on the map below:



In addition to multiple developments in the Downtown core, multiple residential and mixed-use projects located southwest of I-35E along Corinth Parkway will be important in further activating and sustaining future development Downtown. These residential projects approved since 2021 will bring over 1,700 new dwelling units within 1/4 - 3/4 of a mile of Downtown Corinth and provide important density to support desired retail and restaurant uses envisioned by the community. The new residential homes are a short walk or bike ride to downtown along Corinth Parkway by way of the I-35E Overpass connection.

New Residential Projects approved since 2021 and located southwest of I-35 along Corinth Parkway and Lake Sharon within a short 1/4 to 3/4 of a mile walk or bike ride of Downtown Corinth:

- Parkway District: 293 multifamily with retail
- Timber Ridge: 55 townhouses
- Oxford at the Boulevard: 172 multifamily
- Corinth Groves: 364 multifamily with retail
- Ashford Park: 455 single family
- Oak Ridge Park: 321 single family
- Taylor Estates: 44 single family

Chapter 3: Community Engagement

The planning initiatives described in Chapter 2 incorporated community input throughout those processes to ensure the vision for Downtown Corinth aligns with the desires of the community. The planning process led by Catalyst Consulting in 2019 included a series of community meetings to gain input from residents and other stakeholders. Residents were asked to relay the core values and desires that were most important to them.



In this most recent planning process, stakeholders were invited to attend a Downtown Corinth Visioning Workshop held at North Central Texas College Corinth Campus on February 9, 2024. The workshop was attended by approximately 30 participants including downtown property owners and their representatives, developers, architects and staff from various City departments. Following the workshop, a joint public meeting and workshop was held by the City Council, Economic Development Committee, and Planning & Zoning Commission to present and discuss recommendations that were developed from the Visioning Workshop.

The Visioning Workshop included the following key components:

1. **Review of recent Zoning Entitlements and City owned properties**—Step 1 consisted of a graphic overview of recent zoning entitlements in and around the envisioned Downtown area and identification of City owned properties that were strategically acquired to reserve important parcels necessary for Downtown activation.
2. **Sharing of Transformational Development Examples**—Step 2 included a review of a variety of “before & after development images” of street corridors that were successfully transformed with thoughtful redevelopment and infill. The purpose as to show the group what is possible for creating Downtown Corinth.
3. **Nominal Group Facilitation Technique (NGT)** - Step 3 was a structured facilitator lead discussion designed



to develop a collection of ideas of what is possible and compile a list of key priorities based on the consensus of the group.

4. **Design Break Out Groups**—Step 4 was to examine and imagine future improvements to key Downtown Corridors in term of character and elements of design. Two groups were formed and used photos, notes, and drawings to identify opportunities for future development, gateways, building form and streetscape, on-street parking, etc.



Utilizing the Nominal Group Technique as a visioning tool, participants in the visioning workshop were asked the following questions:

What do you perceive to be the Opportunities/Challenges facing the redevelopment/development of downtown? Consider among others, the following elements:

- Gateways/Workforce/Public Realm
- Streetscape design/Street Life and Activity/Access/Trails/ Pedestrian Mobility
- Housing Types/Shopping Recreation
- Marketing/Wayfinding Signs/Signage
-

Considering your Best-Case Scenario – When You visit Downtown Corinth 5 to 10 years from now . . .

- What does the new downtown look like?
- What are the people doing? How are people getting around? What are people visiting?
- What does living hear look like? What housing options are available?
- What businesses and shops are here? Where do people work?
- What do you see, hear, feel when you walk down the streets?

Feedback from this exercise was gathered and the most common responses were compiled to provide direction and alignment of goals for this downtown plan. The following principles and ideas were identified by participates as those to be incorporated into the downtown vision:

- Gathering Place, creating local icons, Commons at Agora facilitating walking, bike and special events
- Active lifestyle 24/7, community focused, family oriented, needs to be mixed use, vibrant place
- Quality of life, pedestrian activity, trails, connecting with purpose of quality, Corinth has elements to connect





- Developers like the vision and see opportunities, “open perspectives” and “open for growth” messages
- Urban landscaping, second story park with first story retail, pocket parks
- Integrate generational housing variety where children/parents/grandparents can stay in the same community



Corinth Parkway/Walton Drive Study Area



Old 77/I-35 Study Area

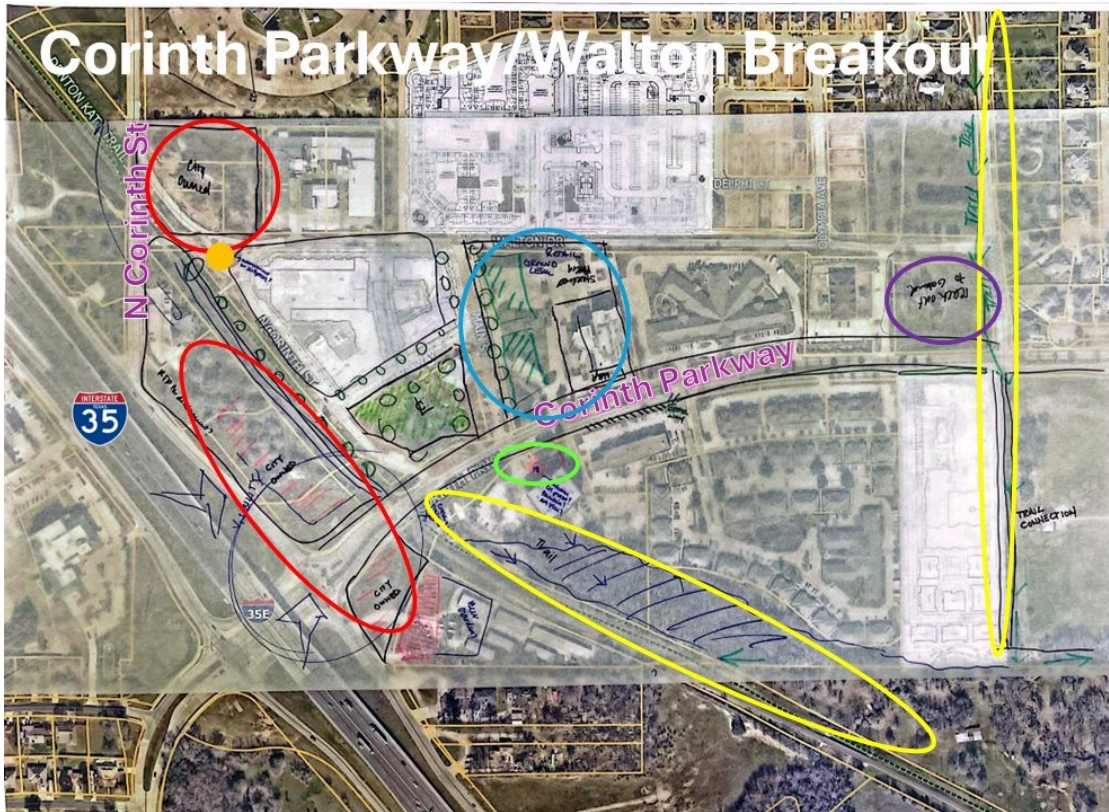


N Corinth Street/Katy Trail Study Area

Following the visioning exercise, participants formed three breakout groups and were provided with maps for three areas of downtown along with visual tools to express on the maps what they envisioned for downtown. The three breakout groups focused on the Corinth Parkway/Walton Drive area, Old 77/I-35 area, and N Corinth Street/Katy Trail area.

Two of the breakout groups provided feedback on both the Corinth Parkway/Walton Drive Study Area. Below are the maps created by participants at the workshop with the ideas for each map highlighted. These visioning ideas form the basis for the recommendations outlined in this report.

Ideas presented for the Corinth Parkway/Walton Drive area include a focus on trailhead connections to the Katy Trail on the south of Corinth Parkway and west of City Hall, enhancing City Hall Plaza to create a more usable, attractive space, focusing on actively pursuing the redevelopment of City-owned land in the downtown area, the development of retail along the N Corinth St and Walton Drive corridors, reaching out to property owners like the Goddard School to redevelop vacant parcels, exploring options for a monument or sculptures and other public art projects in the downtown area, working with the property owner of the Texas Health building to create retail opportunities and possibly structure parking on the site, installation of string lights across the street, exploring opportunities for gateway elements, continuing to focus on a rail station option, and development of active greenspace, walking trails and plazas. These ideas were illustrated by participants and are shown on the following page.



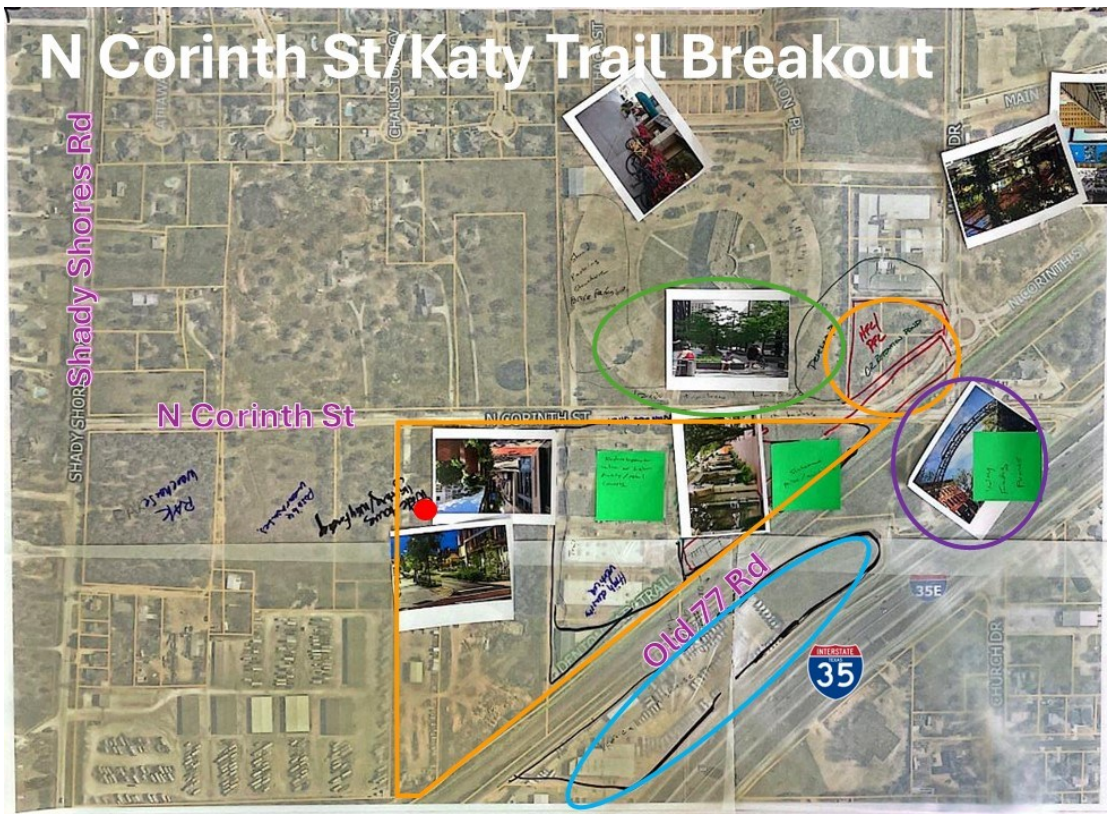
Takeaways

- ❑ Trailhead and Trail Connections
- ❑ Enhanced City Hall Plaza
- ❑ RFP for development of City owned land
- ❑ Redevelop with retail wrap, new buildings with retail along C.P., Walton
- ❑ Reach out to Goddard re redevelopment
- ❑ Monument or sculpture



Takeaways

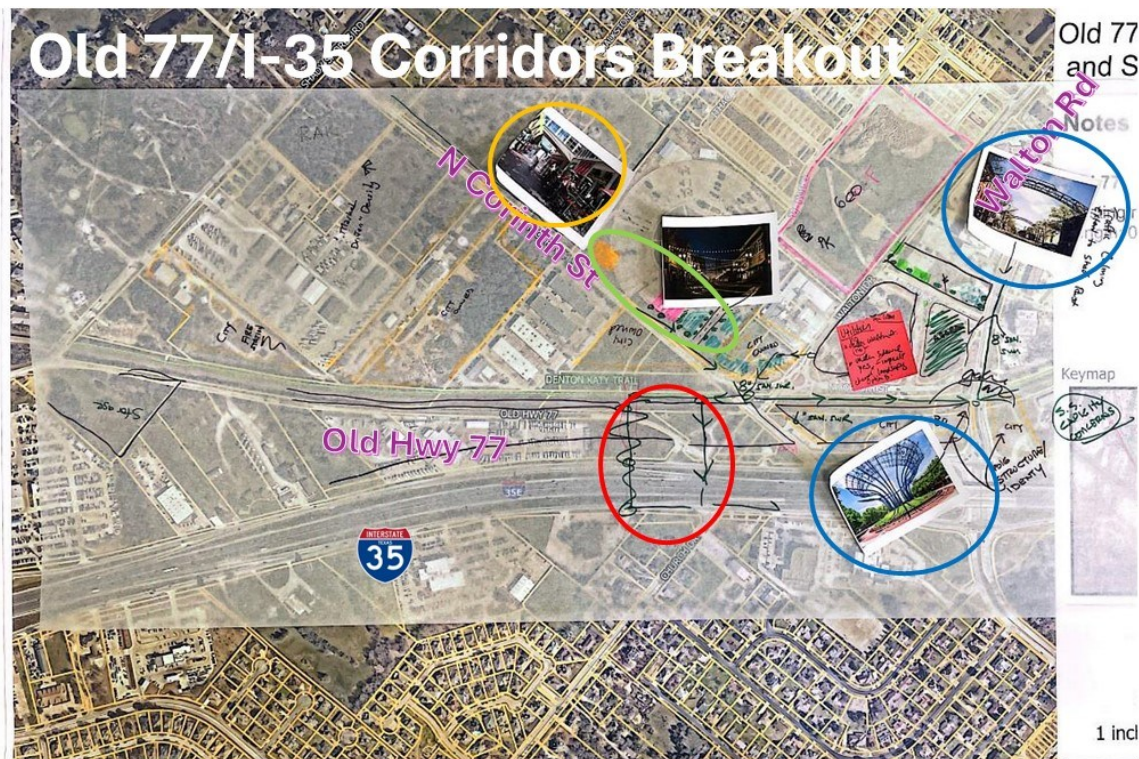
- ❑ New development on Texas Health Site – Retail, pkg garage with retail, string lights
- ❑ Gateway elements
- ❑ Rail Station/Retail
- ❑ Greenspace, walking trail, plaza
- ❑ Gateway/lighting elements



Takeaways

- Redevelop, mixed-use higher density
- NCTC gateway, mixed-use development
- Water tower as wayfinding or branding element
- Gateway wayfinding arches/elements
- Vertical redevelopment

The breakout group explored ideas for the N Corinth Street corridor and the section of the Katy Trail along that corridor up to Shady Shores Road. Participants identified the redevelopment of land into mix-use, higher density as an important goal, as well as a gateway for the NCTC campus surrounding by mixed-use development, utilizing the City's water tower at the Public Works site as a wayfinding or branding element, providing for gateway and wayfinding elements downtown, and vertical redevelopment.



Takeaways

- Retail/mixed use development
- NCTC development along N Corinth, connect Orion Pl
- Gateway element
- Concern with sewer line capacity related to enlarging line under RR (pinch point)



Takeaways

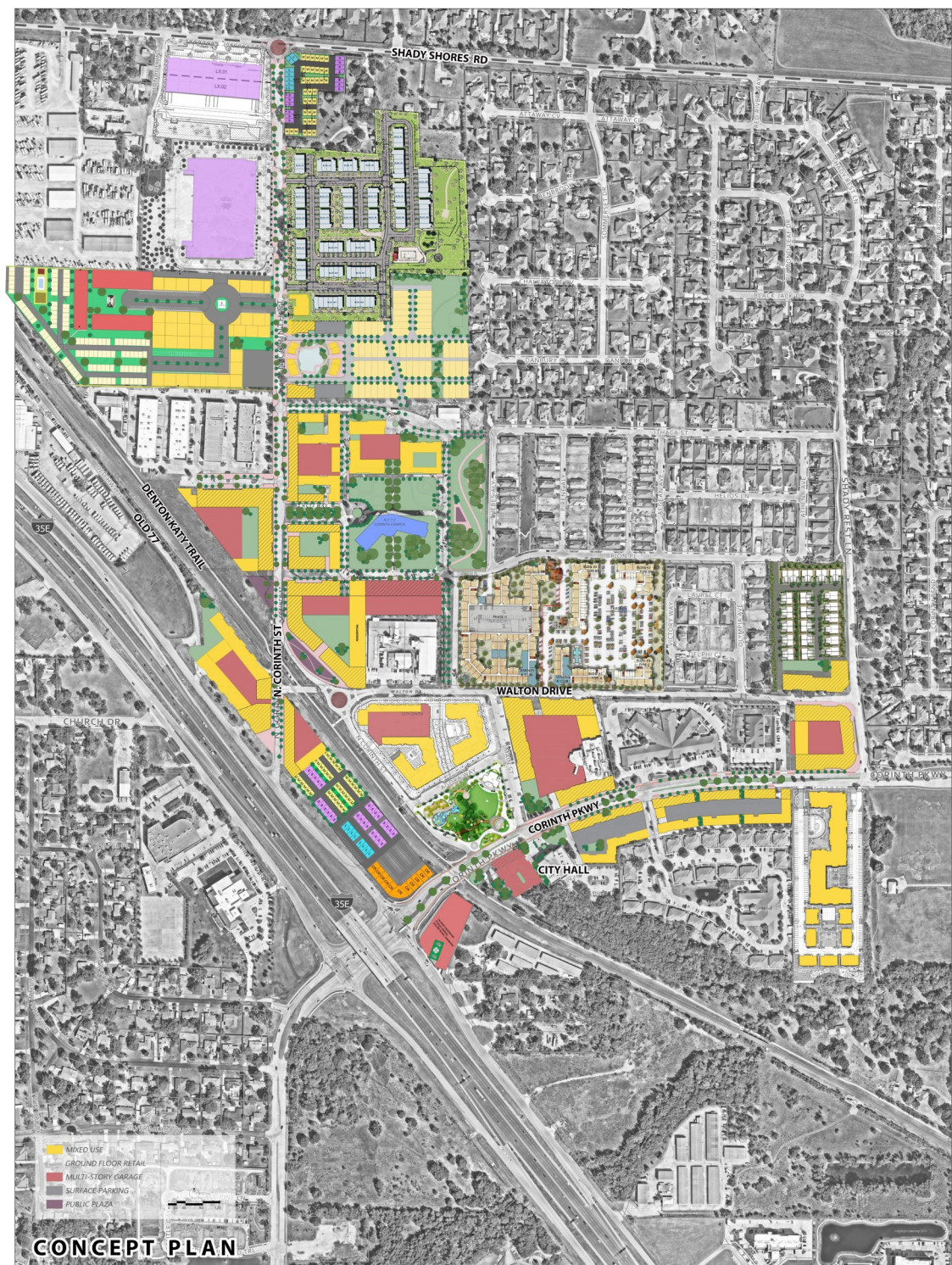
- Gateway to NCTC, mixed use buildings along N Corinth
- Unique restaurants
- Retail, greenspace, possible rail station



The Old Highway 77 corridor that is flanked by I-35E was the focus of the third area. Connectivity is a challenge in this area due to the rail line and limited crossings to N Corinth St. Two breakout groups focused on this area and recommended the development of mixed-use buildings with retail, such as the type of development that has occurred in many cities along rail lines. The connection to the NCTC campus was noted as important, as well as branding opportunities such as the use of the water tower, wayfinding signage and gateway elements, multi-story development, unique (local) restaurants, the development of green space and continued exploration of a rail station.

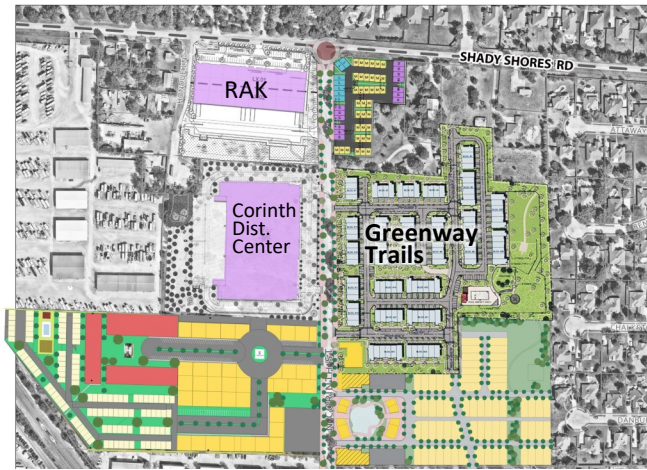
Chapter 4: Recommendations

Recommendations to create a vibrant and successful Downtown Corinth were developed with stakeholder and public input. Multiple initiatives are needed to improve the built environment and create a place for a broad economic base and one where people can connect in the heart of the City. These initiatives come together like puzzle pieces, resulting in a picture of people living, working and playing in an active community center. Below is a map showing existing developments in various stages of development or construction as well as conceptual plans for future development of vacant or underdeveloped parcels.



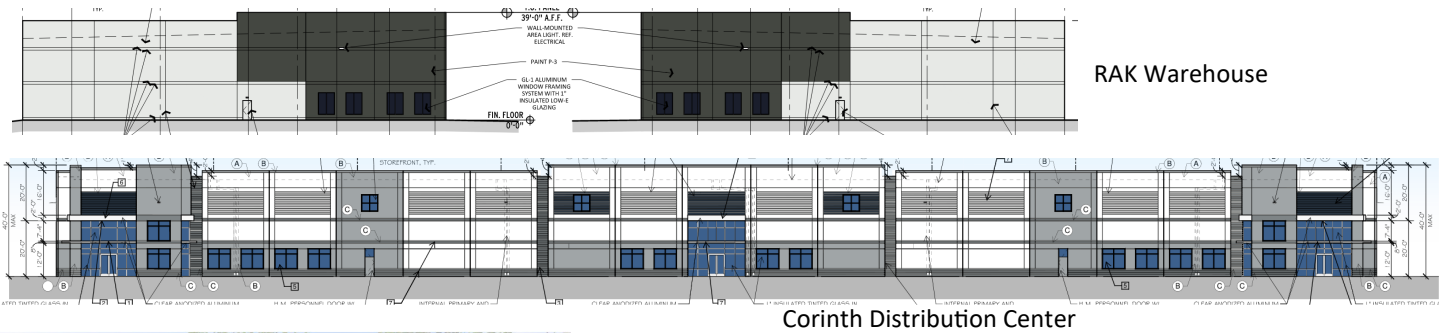
Recommendations—Redevelopment

Along the northern end of N Corinth St, a street envisioned to be a central Main St for Downtown Corinth, are several developments under construction and in the planning phase.



Two industrial developments, which were underway in various stages on land zoned Industrial at the time the Downtown visioning in 2024 began, are moving forward. The RAK warehouse is a 66,300 square foot distribution center located at the north end of N Corinth St at Shady Shores Rd. Another warehouse development, Corinth Distribution Center, is in the design phase for a 146,675 square foot warehouse building to be located immediately south of the RAK development.

RECOMMENDATION—Collaborate with the developers/owners of the buildings to explore options for uses along N Corinth St that are active uses, such as a brewery or retail uses.



RAK Warehouse

Corinth Distribution Center



Greenway Trails Townhomes

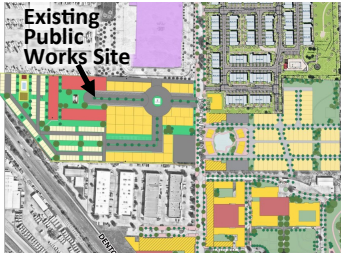
Across N Corinth St from the two distribution center warehouse developments, the Greenway Trails townhomes are currently under construction. The 14 acre development will include 121 homes. Staff has collaborated with the developer to provide for greater detention in the rear of the property, freeing the southern corner of the development along N Corinth St for potential future retail development.

RECOMMENDATION—Collaborate with Greenway Trails developer and a retail developer to attract new retail on the southern corner along N Corinth St.



Potential Retail corner

Recommendations—Redevelopment



The City's Public Works Department operates on an approximately 13 acre tract on N Corinth St. The Corinth EDC has purchased a 1 acre site fronting N Corinth St adjacent to this property. Another small property on the southern corner is current residential. An opportunity exists to relocate the Public Works facilities and equipment and combine the parcels for a mixed-use redevelopment on the site.

RECOMMENDATION—Explore opportunities to relocate Public Works offices and equipment and collaborate with a developer on a Public Private Partnership to redevelop the site into a mixed-use development to include residential and retail uses.

North Central Texas College (NCTC) Corinth Campus is located on a 20 acre site fronting N Corinth St. The campus provides an important educational resource to the City of Corinth and surrounding area. Current enrollment at this campus is approximate 1300 students. Approximately 92% of the site is utilized for surface parking. An opportunity exists to integrate the campus into a mixed-use environment downtown, providing for amenities for students, residents and visitors to Downtown Corinth. A conceptual plan has been developed which provides for 3-4 story mixed-use development around the existing building, as well as shared use parking structures. The mixed-use buildings have the potential to accommodate student services, such as the library and bookstore, while creating a vibrant, attractive environment for NCTC and downtown. Additionally, the concept plan envisions a grand gateway to the NCTC building with a wide, linear park, as well as additional green space on both sides of the building, some of which could be utilized for expansion at a later date. An important element of the concept is the connectivity created by extending Orion and Ithaca Streets to N Corinth St and creating a street grid pattern and tree-lined streets with sidewalks. The concept includes integrating land owned by the City and EDC, specifically 2 lots of land of approximately 3 acres each at the northeast and northwest corners of N Corinth St and Walton Drive.

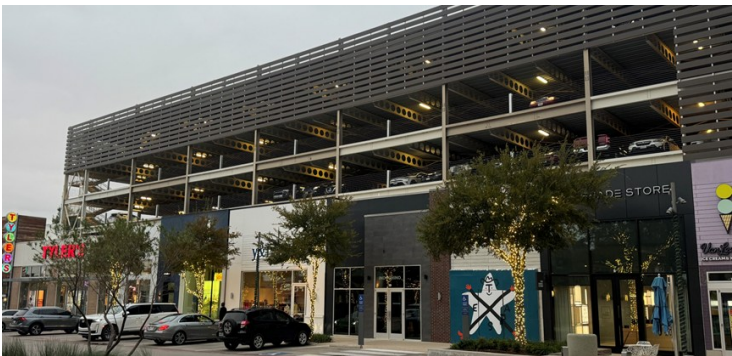


RECOMMENDATION—Collaborate with NCTC and a developer or developers to create a public private partnership for the redevelopment of land surrounding the NCTC campus building. Utilize resources as incentives such as TIRZ incentives for a parking garage and/or other options such as 380 agreements and EDC incentive agreements.

Below are images depicting the type of development that is envisioned on and around the NCTC campus land. The images are intended to be conceptual only, showing the scale and mix of uses envisioned for the area.



Example of a wide linear gateway leading to a community college campus building and the scale of development possible along the gateway and around the campus site.



Example of a parking garage with retail uses at the ground level. A shared use parking garage could accommodate both students and visitors to Downtown.



An active greenspace around the campus is envisioned to provide a pleasant area to relax, study and socialize.



Examples of the type and scale of mixed-use development possible around the NCTC campus area.

Recommendations - N Corinth S

Below is a street view looking north along N Corinth St. Pinnell Square, a development of 4 flex-space warehouse style buildings with a mix of commercial uses, is located on the west side of the street, and across the street is the NCTC



Existing N Corinth St

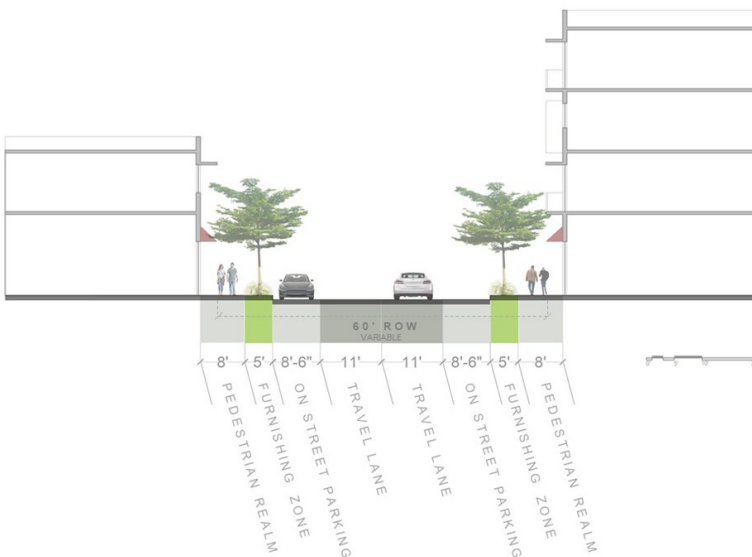
campus. Other developments along the corridor are underway including Greenway Trails townhomes, two industrial warehouses, and City Center mixed-use development.

RECOMMENDATION—In addition to developing public private partnerships to redevelop vacant land along the corridor, restripe N Corinth St to provide for on-street parking in lieu of a center turn lane, and as developments occur along the corridor, require



Concept of Future N Corinth St

streetscape to include street trees and furnishings, and wide pedestrian sidewalks. A cross section below illustrates the recommended street design for N Corinth St.



Example of the street design recommended for N Corinth St with two travel lanes, on-street parking, street trees and furnishings and wide pedestrian sidewalks.

Recommendations - Corinth Parkway

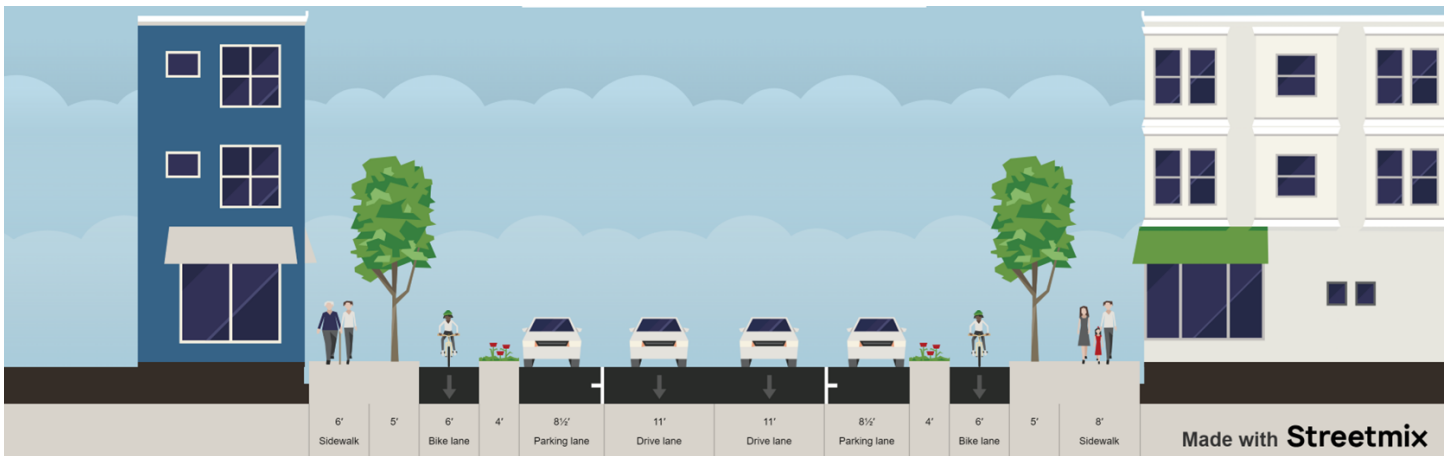
Below is a existing street view looking east along Corinth Parkway, a four lane street. Existing uses are City Hall, Commons at Agora Park, a 3 story office building, retail strip centers, assisted living center and pre-school. Vacant land at the gateway to Corinth Parkway east of I-35E is owned by the City and EDC.



An opportunity exists to develop vacant land with mixed-use buildings to include retail uses at the ground level. Additionally, under developed properties may present the opportunity to redevelop to provide additional retail and create a building line and streetscape that is in keeping with the Downtown vision.



Corinth Parkway was built at a time before a walkable Downtown was envisioned which necessitates a safe walking environment and slower traffic speeds. Although the speed limit on Corinth Parkway is 35 miles per hour, vehicles traffic is very often moving much faster than that, creating an unsafe environment for pedestrians. Road diets can transform a street into a safer, multi-modal street that accommodates vehicular, pedestrian and bicycle traffic and enhances economic development in a Downtown environment.



RECOMMENDATION—Consider a road diet for Corinth Parkway by reducing the 4 travel lanes to 2 travel lanes, and adding on-street parking, street trees and furnishings, wide pedestrian sidewalks and bicycle lanes on the interior of the on-street parking. The bicycle lanes should connect to a larger system of bicycles lanes throughout the City. Engage a traffic consultant to explore the potential of such a road diet.



The above are examples of the type of complete streets that accommodate vehicular traffic, safe pedestrian walkways, protected bicycle lanes and on street parking that Corinth Parkway may be able to become.



These images show examples of the type of development and redevelopment that could occur along the Corinth Parkway corridor, along with streetscape and outdoor spaces.



The Corinth Parkway corridor offers opportunities for infill development. The Belton development, a multi-family development for 55+ active seniors with 2200 square feet of retail development is close to beginning construction.

RECOMMENDATION—Reach out to the owner of the property on the north side of Corinth Pkwy at Shady Rest Lane to explore options for redevelopment of the vacant land. A development at this site could provide an important anchor, along with the

Belton development across the street, on the east edge of Downtown.



RECOMMENDATION- As opportunities arise with existing developments, such as the Texas Health building and retail buildings, for a higher level of development or adding retail to those sites, collaborate with property owners/ developers to create developments consistent with the Downtown urban form.

Recommendations - Old Highway 77/I-35E Corridor

Old Highway 77 is a largely undeveloped street with no curb/gutter or sidewalks. Various uses exist between Old Highway 77 and the I-35E access road include a fast food pizza restaurant, RV park, storage facility, mobile home retailer, auto body shop and car dealer. Although the railroad provides a separation with limited access to N Corinth St, there are pedestrian crossings to this year, and the Katy Trail is aligned with the railroad along this corridor. The



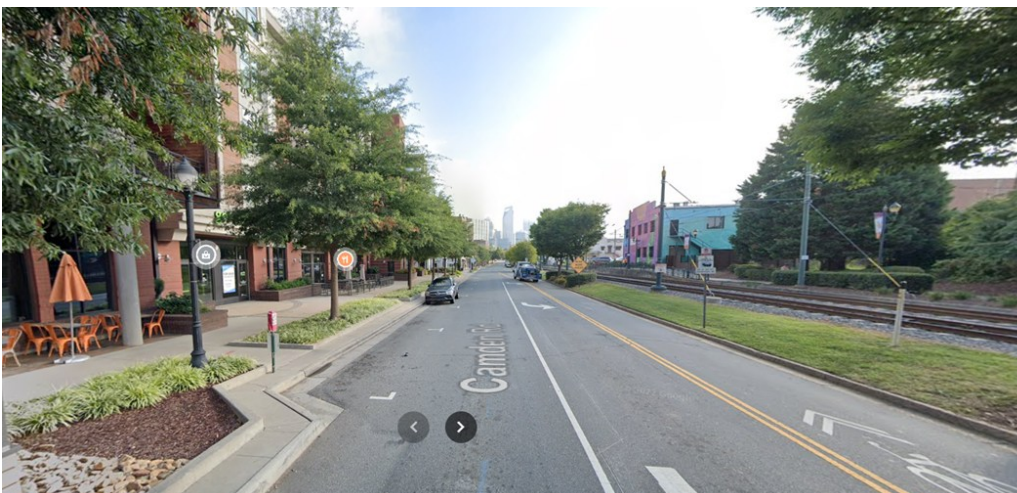
proposed rail stop for the DCTA A-train has been envisioned in prior plans to be located adjacent to this area. This area offers an opportunity for the visibility of I-35E as well as potential connectivity and walkability to N Corinth St and the other parts of Downtown Corinth.

RECOMMENDATION—As opportunities arise to develop vacant land or redevelop properties to active uses consistent with a mixed-use walkable downtown, partner with property owners and developers to implement developments.

RECOMMENDATION—Continue discussions with DCTA to determine the feasibility of a stop for the A-train in Corinth. Although a location was identified to be immediately north of Corinth Parkway and to the west of

the Commons at Agora, other locations could also be suitable for a train station.

RECOMMENDATION—Study potential enhancements to existing pedestrian crossings across the DCTA rail line or alternative crossings to provide additional and safer pedestrian movement to and from this area.



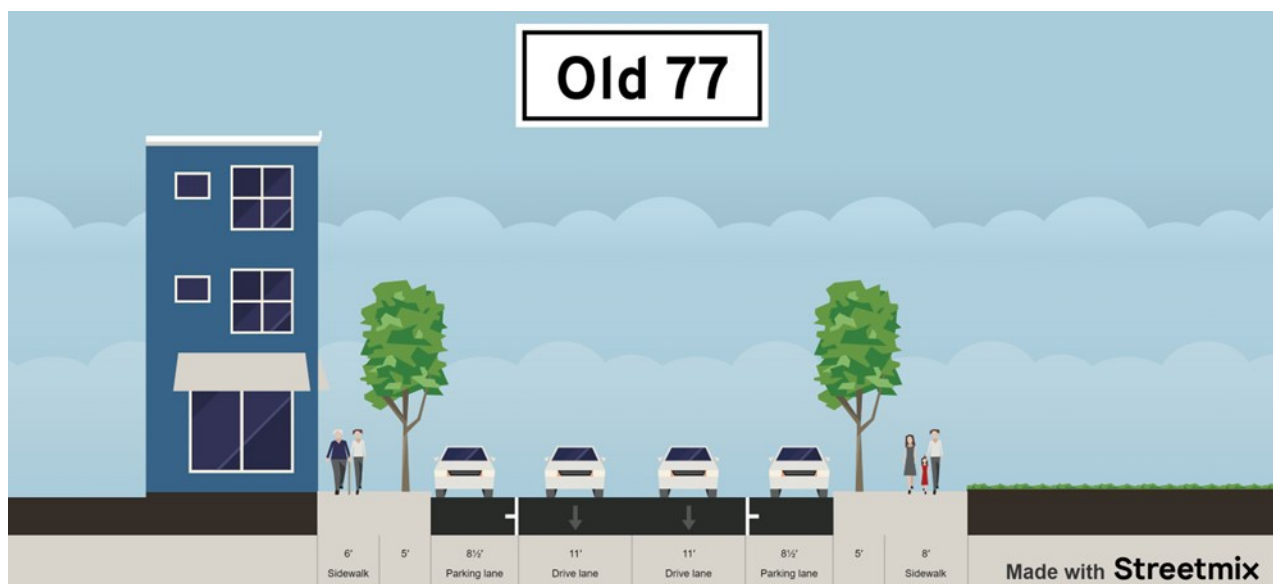
These images show examples of the type of development and redevelopment that could occur along the Old Highway 77/I35E corridor and parallel to the DCTA rail line.



This image shows a view of the existing Old Highway 77 along the DCTA rail line and east of I-35E.



This is the same view looking north along Old Highway 77 and showing a conceptual vision of the type of development that could occur in this area.

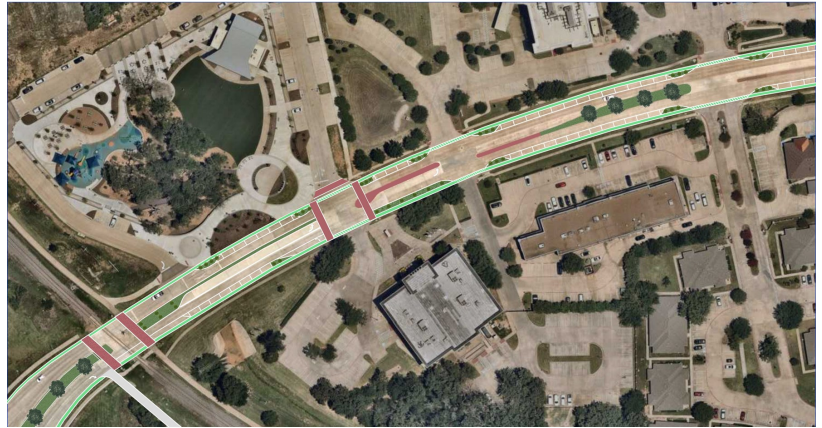


The Old Highway 77 corridor could be redeveloped with a new street design to include two travel lanes, street trees and furnishings, wide pedestrian sidewalks, and on-street parking

Recommendations

In addition to the development of vacant land and potential redevelopment of certain properties to mixed-use development, other recommendations are provided some of the additional elements that create an exciting and vibrant Downtown Corinth.

RECOMMENDATION—STREETS—Engage a consultant to study the existing street system downtown and potential future grid system of streets that can provide more options to move traffic, enhance pedestrian connections, and provide additional opportunities for development and retail uses along the street level. If deemed feasible and desirable, explore funding opportunities for implementation to include restriping of N Corinth St and Corinth Parkway. It is anticipated that future development will fund streetscape and developments occur.



Potential redesign of Corinth Parkway



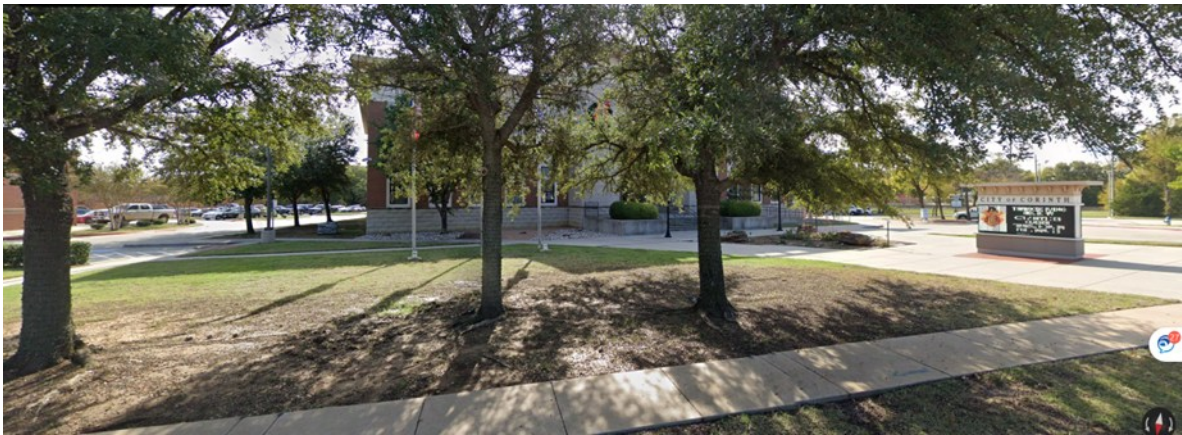
RECOMMENDATION—PUBLIC IMPROVEMENT DISTRICT—One of the challenges of adding public amenities such as streetscape features, and the additional visitors to Downtown Corinth is the maintenance of the area. It is crucial that Downtown feels inviting, maintained, and “clean and green”. A Public Improvement District (PID) can

provide the resources to fund these needs. Begin analyzing the potential of creation of a (PID). Analyze needed revenue for maintenance of the public realm to include keeping sidewalks clean and litter picked up, and maintenance of landscape, pedestrian lighting and street furniture, the required rate to fund those needs, and gaining input from property owners on creation of a PID.

RECOMMENDATION—BRANDING—Branding an area provides a powerful means of connection for people to a place. The creating of a strong brand can create pride for the community for Downtown Corinth and draw economic development to the area. Engage a consultant to develop branding for Downtown to include the creation of a logo, messaging and a vision statement for marketing purposes and design of gateway and wayfinding elements.



RECOMMENDATION—CITY HALL PLAZA—City Hall has an almost 1/2 acre space in front and to the side of the building along N Corinth St that could be activated with a redesign and addition of furnishings. The location across the street from the Commons at Agora provides an appealing opportunity to create a vibrant space consistent with the design and activity at the park. Explore options for the redesign of City Hall Plaza to create an active space for the public.



Existing City Hall Plaza



Potential redesign of City Hall Plaza could result in the creation of an active, vibrant space

RECOMMENDATION—OVER STREET LIGHTING—Over street lighting is a relatively east and inexpensive way to add interest and feeling of vibrancy to any street. When possible, consider adding over street lighting to N Corinth St and Corinth Parkway.



RECOMMENDATION—KATY TRAIL—The Denton Branch of the DCTA Rail Trail, commonly called the Katy Trail, is ideal for bicycling, jogging, inline skating, wheelchair use, and walking. The trail is constructed on the right-of-way of the former MKT Railroad, Denton Branch, between Denton and Lake Dallas. For 8 miles of its route, the 8-foot-wide concrete trail follows along the commuter rail line, the Denton County A-Train, a 21-mile rail commuter line between Denton and Carrollton, where it connects to the DART Green light rail line into Dallas. In total, the DCTA Rail Trail is 16 miles long. The trail is an asset to Corinth and provides the opportunity for TRoD, or rail-oriented development in Downtown Corinth. Explore opportunities to enhance the trail with trailheads, shade trees, public art and other features. Developments along the trail should embrace the trail by providing some orientation to the trail and access into the developments from the trail.



RECOMMENDATION—PARKING—Parking is a critical part of the success of Downtown Corinth. Consideration for the provision of sufficient, available and easy to find parking while minimizing significant surface parking will encourage people to come downtown and retail to thrive. Maximize on-street parking wherever possible in street design. On-street parking not only provides convenient parking for visitors but also

calms traffic, encouraging pedestrian traffic. When possible explore options for collaboration with developers by assisting in funding shared parking structures that provide for public parking. The TIRZ is a funding tool that can lease spaces in parking garages for public use. Ensure consistent and visible signage is located on parking structures that provide for public parking.

RECOMMENDATION—INFRASTRUCTURE—A pinch point in the City sewer line exists under the railroad. Begin the process of funding the expansion of this line to address needs for development.



RECOMMENDATION—TXDOT UNDERPASS CROSSING—Although I-35E provides an opportunity with significant traffic to bring development and visitors to Corinth, the highway also separates the community and creates a challenge in crossing into Downtown from the west side of the highway. Thousands of local residents that have visited the Commons at Agora for events or daily use have demonstrated the desire to walk or bicycle into downtown, but it does not feel like a safe or appealing environment to do so. Many communities have worked with DOTs to enhance underpasses to create a more



appealing and safer feeling crossing for pedestrians and bicyclists. Work to TXDOT on design and funding options to enhance the I-35E Underpass to increase pedestrian access and improve safety and comfort between east and west sides of I-35E at Corinth Parkway. Seek grants to assist with funding improvements, which are often available through TXDOT or the NCTCOG for safety enhancements. Some options are to add wider sidewalks, bollards and wall lighting and landscape features to create a park-like feeling. Some examples of these types of improvements in other cities are shown below.



RECOMMENDATION—ZONING—Zoning of downtown properties to allow for the type of mixed-use development envisioned in this plan will help incentivize development by removing the rezoning process which can take many months. The city’s zoning code did not have a zoning category that allowed for this type of development. During the course of the downtown visioning and planning process, staff rewrote the MX-C zoning standards to provide this type of zoning category and the City Council adopted the new standards in April 2024. Additionally, the City Council subsequently approved the rezoning of multiple properties to MX-C in the downtown area. Continue efforts to reach out to property owners to rezoning remaining properties to MX-C zoning.

RECOMMENDATION—PUBLIC ART—As development occurs, explore opportunities for Public Art downtown. For example, Public Art murals could be implemented on locations such as blank walls and parking garages, and plazas could incorporate public art elements. The round-a-bout could be an appropriate location for a vertical art piece, defining that area of downtown. The water tower which is highly visible provides an opportunity to display branding and/or artwork. Consider applying to the Texas Commission on the Arts for downtown to be designated a cultural district. Cultural districts are special zones that harness the power of cultural resources to stimulate economic development and community vitality and can become focal points for generating businesses, attracting tourists, stimulating cultural development and fostering civic pride. The designation can provide opportunities for funding for the arts.



Addison Circle, TX



Downtown Fate, TX



Guadalupe St, Austin, TX



Downtown San Antonio, TX