

TOWN OF PROVIDENCE VILLAGE

2040 COMPREHENSIVE PLAN



**Approved by Town Council
on August 17, 2021**

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Acknowledgements

A special Thanks to the Community of Providence Village; Thank you for helping craft your Comprehensive Plan, even during the time of a pandemic.

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Letter from the Mayor

Linda Inman

Providence Village is in a special point in time where the community has the opportunity to shape the future of the Town. We are growing quickly and the Comprehensive Plan was needed to plan for this growth. Over the last year or so, we have received great feedback and engagement from the community as we've developed this Plan. We kicked everything off with a Community Survey in 2020, and the responses we received were great for identifying the strengths, weaknesses, opportunities, and challenges we are facing now and in the future.

The Comprehensive Plan is our guide to represent the Vision of Providence Village – who we are, who we want to be, how we will develop, and much more! I am so proud of what we have accomplished, and I look forward to seeing this Plan implemented and the many initiatives that come from working together to take this Vision and make it a reality. To the development community, we are counting on you to be innovative in your planning for Providence Village.

Without the community's help, this would not have been possible. Share this Plan with your family, friends, neighbors, and show them what the community of Providence Village is all about!



Linda Inman
Town Mayor



TOWN COUNCIL

OF THE TOWN OF PROVIDENCE VILLAGE



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CHAPTER 1

INTRODUCTION & PLAN CONTEXT



- **Comprehensive Plan Purpose**
- **Providence Village & the Region**
- **Demographics & Population**
- **Plans Hierarchy & Relevance**
- **Town Leadership**
- **Comprehensive Plan Advisory Committee (CPAC)**
- **Community Survey**
- **Online Collaboration**
- **Vision & Goals**

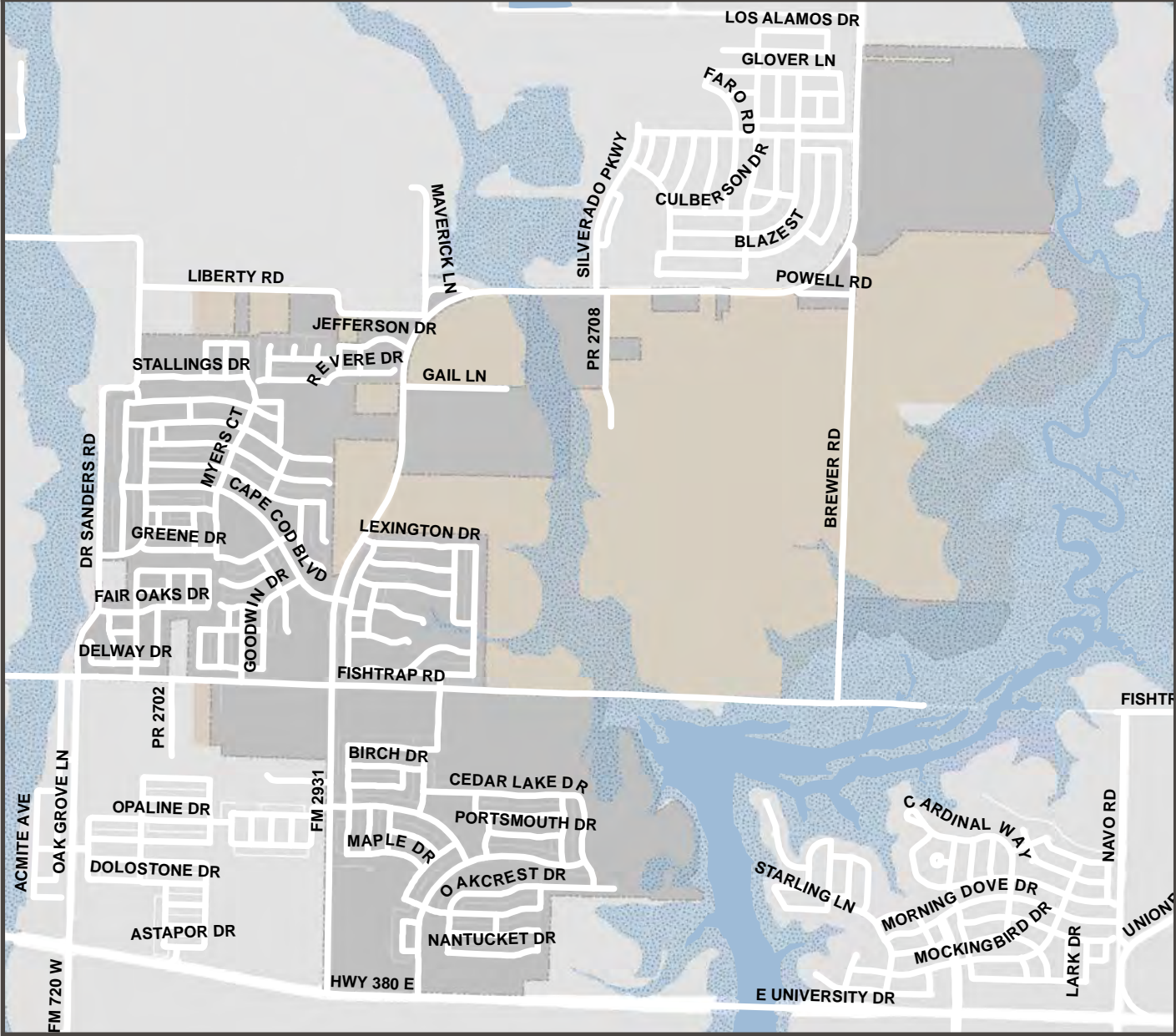
Comprehensive Plan Purpose

The Comprehensive Plan is a visionary document for Providence Village, outlining the desired future for the people and land within the Town, as well as its potential growth areas. The Comprehensive Plan sets town-wide strategies and actions for land use, mobility, infrastructure and other key development and programming needs. The Town Limits are the official boundary of Providence Village, but the planning area stretches beyond these to include the Town Limits (shown in gray) and the Extraterritorial Jurisdiction (ETJ) (shown in a light brown/khaki) as displayed in the map on the next page. There are different levels of authority and governance associated with the incorporated Town versus the ETJ. Providence Village is unique in many ways, but one of them is because all of the ETJ properties have development agreements, meaning that if a property owner decides to develop the land, then the property will be annexed into the Town Limits.

The Comprehensive Plan guides development to achieve the Town's vision. Where certain aspects of development (i.e. aesthetic design standards) cannot be influenced by the Town due to State law, the Comprehensive Plan serves as an additional layer of governance for future development character that the Town will support if consistent with the Vision.








PROVIDENCE VILLAGE



Source: Kimley-Horn, 2021, FEMA National Flood Hazard Layer, 2020

Legend

-  Floodplain
-  Lake Lewisville
-  Town Limits
-  ETJ
-  Roads



Providence Village & the Region

Providence Village, located on the north side of Lewisville Lake, was developed as a master-planned community around the year 2000 in the form of a special taxing entity known as Denton County Fresh Water Supply District #9 (DCFWDS #9) to help pay for the development’s infrastructure.

In late 2009, a group of over 100 volunteers informed residents, neighboring cities, and County officials of the effort to incorporate. Passionate locals played a pivotal role in facilitating the process. The desire to incorporate the community was due to several factors, including inadequate safety provisions, preservation of property values, retention of sales tax revenue, and securing infrastructure assets.

Nearly 20 percent of the 2,210 eligible voters participated in the poll to incorporate, which is considered a high turnout for the local election, with about 70 percent voting in favor. The incorporation election results were canvassed by the Denton County Commissioners Court on May 11, 2010. The Commissioners Court also called for an

election to be held on June 19, 2010, to select a mayor and five aldermen at-large. Six candidates filed for the position of mayor and 11 candidates filed for the five alderman positions.

Source: TownofProvidenceVillage.com

Since voting to adopt a Home Rule Charter, Providence Village has been a stable and a peaceful community. With room to grow, Providence Village is looking to the future for what new development and services are needed. Residents within the Town Limits enjoy Town services (ex. trash, infrastructure provisions, and maintenance, etc.) and can also vote in Town elections, among other benefits.

Although the annexation and incorporation of the ETJ is not guaranteed, as developments come in and as properties owners see the benefits of being a part of Providence Village’s new Vision, annexation and zoning can be accomplished incrementally over time.

Demographics & Population

Denton County's population is estimated to be 887,207 as of 2019, about a 34% increase from 2010 (NCTCOG). Following the trends of the Dallas-Fort Worth metroplex, cities and towns within the County are continuing to grow as well. Providence Village has seen a rate of population increase slightly higher than that of the County, with about a 39% growth over the last decade. Additional growth is anticipated as homes currently under construction are completed.

Providence Village is primarily a young community with a median age of 32.4. Most households include families with kids and have a median household income of \$91,276. Over 40% hold a college degree and the unemployment rate is at 3.7%, with 73% of residents having white collar jobs. With one of the fastest-growing demographic markets in the country, Providence Village has the opportunity to develop in a manner that supports the needs of its current population, while also crafting a community that attracts other demographics.

6,630

2019 NCTCOG
Population
Estimate

32.4

Median Age
2019 ESRI Estimate

\$91,276

Median Income
2019 ESRI Estimate

40%

Residents with a
College Degree
2019 ESRI
Estimate

Plans Hierarchy & Relevance

The Strategic Plan was developed through collaborative virtual workshops held over two weekends with the Town Council and Economic Development Corporation (EDC) members in the summer of 2020. Participants helped craft 10 goals for the Town to accomplish over the next two years, which were included in the 2020-2022 Strategic Plan. The Plan includes the Core Purpose and what Providence Village is deeply passionate about (i.e. Core Values), what the Town can be the best at, and what fuels its economic engine. Themes through the process related to housing, economic development, creating a destination place, and building community.

The Strategic Plan and Comprehensive Plan complement one another. The Strategic Plan is utilized by Town Leadership to guide the general work of Staff, Town Council, and the EDC. While the Strategic Plan's 10 two-year goals generally have two-year anticipated completion dates, they can also be used as a starting point for larger and future projects and fit within the Vision Framework and 25-year goal.

The Comprehensive Plan includes strategies and actions that can help accomplish the goals in the Strategic Plan but relates more directly to the land within Providence Village and the longer-term outlook of development of facilities, services, amenities, and new neighborhoods. These two documents articulate the short- and long-term Vision of Providence Village and guide priorities and actions of the Town, the community, stakeholders, and developers.



Pictured left is the plan hierarchy for Providence Village. The Comprehensive Plan is used in conjunction with the Strategic Plan. As more plans are adopted, they will generally fall under the Comprehensive Plan, receiving guidance from the previously adopted initiatives. A Parks and Recreation Study, as recommended in the pages that follow, would be under the Comprehensive Plan.

Town Leadership

Town Leadership played an important role in guiding the Comprehensive Plan from start to finish. Using feedback from the Community Survey, the Town Council, the Economic Development Corporation (EDC), and Town Staff worked together, facilitated by Kimley-Horn, to develop the Vision for Providence Village. Town Leadership was involved throughout the process and specifically brought in at key points during Plan development to ensure community feedback was being integrated into the planning process.

Comprehensive Plan Advisory Committee (CPAC)

Three CPAC meetings were held at critical points during the planning process. CPAC consisted of a mixture of leaders within Providence Village, School District partners, business owners, Economic Development Corporation (EDC) members, Town Council members, HOA members, residents, and other roles.

CPAC #1

The first CPAC meeting introduced the Plan and the kick-off process. This meeting focused on how the Plan can be successful and what the group would like to see addressed. Feedback centered around growing the economic development in Providence Village, encouraging commercial uses along major roads and developing a Town Center. Mobility was discussed with a desire for improvements in walkability and learning more about planned TxDOT improvements for US 380.

CPAC #2

The second CPAC meeting reviewed the draft Vision Statement. Other highlights reviewed included placemaking and the Town Center/Trailhead concept, a mixed-use development idea integrated with multi-use trail over time. Additionally, housing was addressed, which was a topic discussed in the Community Survey, Strategic Plan, and during the Comprehensive Plan engagement process.

CPAC #3

The third CPAC meeting discussed the draft concepts and highlights of the plan. CPAC members were able to weigh in on the draft Future Land Use Map, the draft Master Thoroughfare Plan, and an overview of the proposed strategies and actions to implement the plan. Changes were made to the draft Plan based on CPAC feedback.

Community Survey

The Community Survey was available online for four weeks during the summer of 2020. The responses from the Community Survey highlighted the strengths, weaknesses, opportunities, and challenges for Providence Village. The Community Survey is important for Providence Village because it is a great way to get feedback on what the Town is doing right and how areas of opportunity can be addressed.

Strengths

The top strength in Providence Village identified was the Town's aesthetics (incl. landscaping). The neighborhoods, most of which feature a Cape Cod style look, parks, and amenities were all mentioned. The community recognizes the uniqueness and beauty these features add to the Town. Parks and recreation were also a strength, due to many of the neighborhoods containing private parks, open spaces, and playgrounds. Closing out the top three was the sense of community. This category overlapped with others, including "family-friendly," "people/friendly," and "small town or small-town feel."

Weaknesses

Code Enforcement/Property Maintenance was the top weakness identified. Aesthetics (#2 weakness) was the top strength, but concerns were shown in the Survey due to landscape maintenance and unkept yards and housing deterioration, in the same vein of code enforcement. Neighborhood aesthetics are typically enforced through Covenants, Conditions, and Restrictions (CC&Rs) documentation regulated by the local Homeowners Associations. The third top weakness was Infrastructure, including drainage and roads. Lighting was a concern relating to crime, in addition to roadway safety. Roadway safety also encompasses speeding and drainage near parks and open space.

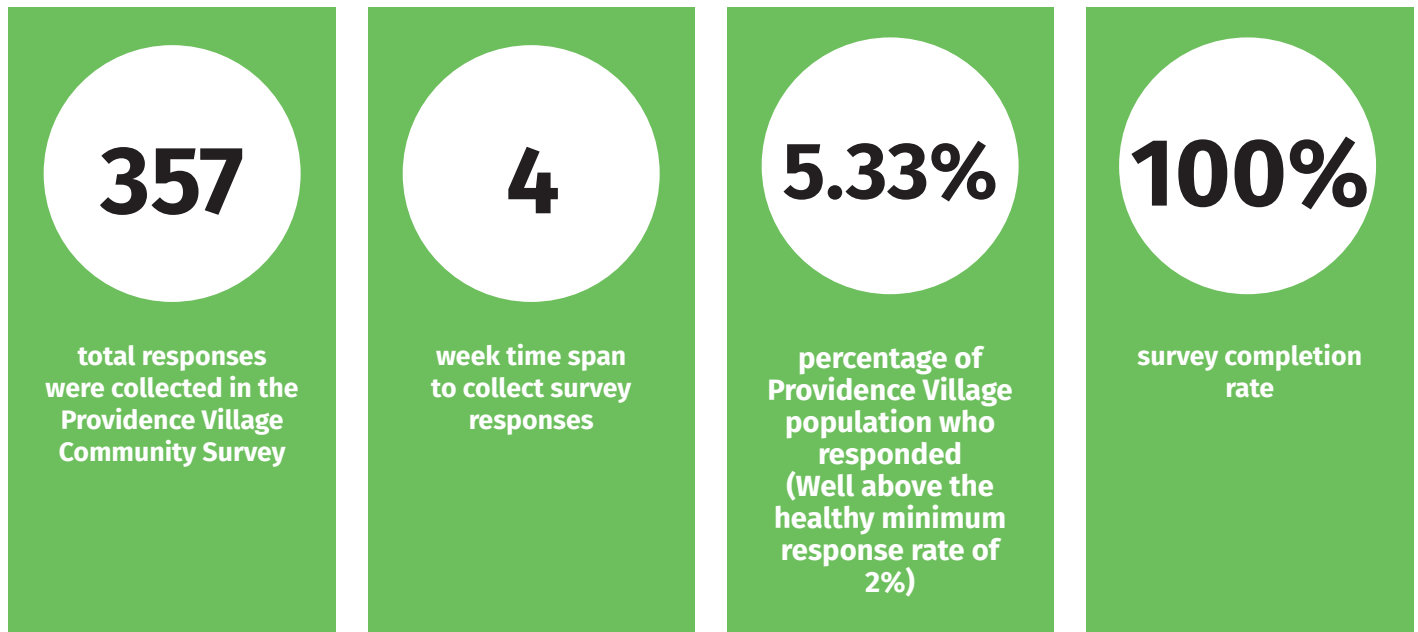
Opportunities

The top opportunity was Parks and Recreation, with an overlap in Aquatics and More Amenities. The community wants more parks open to the public in addition to the many private parks that are present throughout the neighborhoods. More Business/Retail was #2 with a preference for small businesses and more variety. This preference also included the desire for a Town Center with a gathering space home to these uses and others. Rounding out the top three was Aquatics, with comments mentioning parks and recreation interchangeably.

Threats/Challenges

Weaknesses are identified as something the Town can improve on, but may not necessarily be harming the community, whereas threats are identified as things that will harm the community if not addressed. The top threat was Road Condition/Capacity/Traffic. With a growing population, the community identified road upgrades will need to be made for safety and capacity. In addition, the condition of roads due to construction vehicles, traffic on US-380, and noise were reflected in the survey as a threat. Code Enforcement/Property Maintenance, maintained by the HOAs, also made the top list again with concerns of what would happen if property maintenance is not addressed. Public Safety was the #3 threat with a perception of rising crime.

Community Survey Quick Facts:



Top SWOT Feedback:

| | |
|--|--|
| <p>Strengths</p> <ul style="list-style-type: none"> • <i>Aesthetics (Incl. Landscaping)</i> • <i>Parks and Recreation</i> • <i>Sense of Community</i> • <i>Events & Activities</i> • <i>Aquatics</i> | <p>Weaknesses</p> <ul style="list-style-type: none"> • <i>Code Enforcement/ Property Maintenance</i> • <i>Aesthetics (Incl. Landscaping & Cleanliness)</i> • <i>Infrastructure (Incl. Drainage and Roads)</i> • <i>Public Safety/ Crime</i> • <i>HOA</i> |
| <p>Opportunities</p> <ul style="list-style-type: none"> • <i>Parks and Recreation</i> • <i>More Business/ Retail</i> • <i>Aquatics</i> • <i>More Amenities</i> • <i>Code Enforcement/ Property Maintenance</i> | <p>Threats/Challenges</p> <ul style="list-style-type: none"> • <i>Road Condition/ Capacity/ Traffic</i> • <i>Code Enforcement/ Property Maintenance</i> • <i>Public Safety</i> • <i>Renters</i> • <i>Rapid/ Unplanned Growth</i> |

Digital Project Hub: www.PlanPVTX.com

Interactive Mapping

The Interactive Map allowed respondents to pinpoint specific locations on a map of Providence Village to identify what people like, where they would like to see improvements, and other general comments about the Town. The engagement mirrored feedback received in the Community Survey and expanded on some ideas. Economic development ideas included a mixed-use Town Center with retail and housing. Walkability and roadway connection improvements focused on adding connections throughout the community and to local retail opportunities, in addition to parks and recreation areas.

Idea Wall

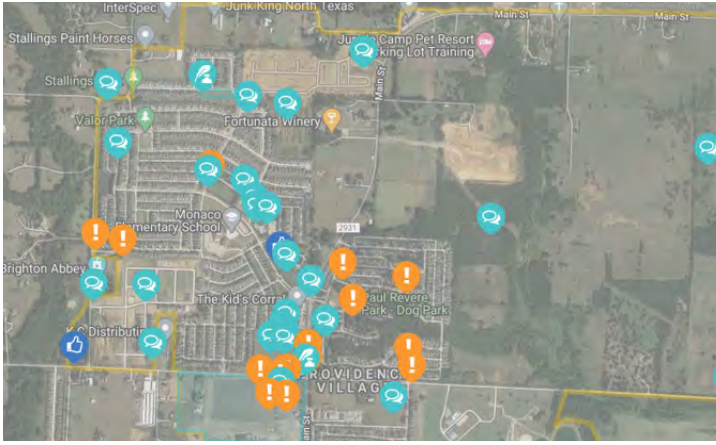
The Idea Wall was an opportunity for the community to discuss big, bold ideas for the Town. One of the biggest ideas revealed in the forum was the desire for a Town Center. The concept has been repeated in many of the engagements, including the interactive mapping exercise. A central location with a gathering space, possibly a trailhead development, was discussed.

Housing Engagement

An online engagement was created to gauge residents' preferences for residential housing development as it relates to generating future development of commercial uses and amenities. Although two-thirds of the respondents decided they wanted "no changes" in housing options, it was identified through the Community Survey and other engagements that residents want local commercial and more diverse land uses, including housing options, so the options were reviewed and blended to protect existing neighborhoods.

Trailhead Engagement

Based on extensive feedback collected regarding recreation and trails, the Planning Team developed a concept, utilizing representative imagery, of a trailhead node of development for a potential Town Center-type area. The concept was put on the Digital Project Hub to assess the community's interest. This development could include recreation-based shops, such as bike stores, a farmers market, or a coffee shop. All of this development would surround the entrance to a future hike and bike trail for residents and visitors to enjoy. The concept was very well-received with the community and the majority of respondents supported the idea of this type of recreational development in Providence Village. This development could act as the desired Town Center concept, but with a much more unique design for the Town than a standard commercial strip.



The map to the left depicts the interactive map hosted on the Project website where respondents could leave feedback in specific geographic locations. Comments were broken into “Something I Like,” “Needs Improvement,” “Comment or Idea,” and “Area Specific Comment.”

Vision & Goals

The 25-Year Goal identified in the Providence Village 2020-2022 Strategic Plan served as a basis for the Comprehensive Plan Vision Statement. It reiterated the Vision for this Comprehensive Plan due to the strong and relevant ambitions, but was slightly edited to add a few components for this Plan. The Vision Statement is below:

Providence Village is connected by our sense of community and our relationship to nature and the outdoors. We are an active and lively community, with high quality parks and recreation amenities and fun events. Our town’s beauty is unique, and we have high standards and strong programs, with self-governance and civic participation, to ensure that the town’s beauty remains one of our biggest strengths. Our residents, businesses, and visitors have memorable and enjoyable experiences, and we are known for being a fun, beautiful, and safe place to live, have a great time, do business, and visit.

The Vision Statement of Providence Village is used as the guiding inspiration in accomplishing the major goals of the Comprehensive Plan, presented below:

- **Town Center/Trailhead:** Develop a Town Center that serves as a trailhead (including a community gathering space) for a multi-modal trail connecting retail and restaurant uses to the residential, employment, and recreational uses in Providence Village.
- **Parks and Recreation Improvements:** Create a town-wide network of parks, open space, and trails that are integrated into the neighborhoods (including developing recreational areas owned by the Town).
- **Multi-modal/Roadway Improvements:** Accommodate diverse transportation modes, including integrating bikes and alternative wheels (i.e. golf carts) into the roadway system, improving walkability with trails and sidewalks, and increasing the safety of existing and proposed roads (i.e. lighting, traffic controls, and appropriate road sizes and speed limits).
- **Branding/Destinations:** Showcase the uniqueness of Providence Village through Town-wide branding within the community, online advertising, events and activities, and recreational opportunities.

CHAPTER 2

MARKET & ECONOMIC VITALITY



- What We Heard
- Existing Conditions/Community Profile
- Community Differentiators
- Strategies & Actions

What We Heard

Unique and small retail and commercial businesses are desired in Providence Village. The community also wants diverse eateries and destinations, including having a food truck park, alcohol-related destinations, and a golf course.

Parks and recreation uses are a major strength and opportunity area according to the 2020 Community Survey. Numerous comments during the interactive map engagement mentioned the expansion and development of the existing parks and recreation system, including adding trails, all-abilities playground equipment, and aquatic uses. The Town can capitalize on this opportunity by creating a Town Center/Trailhead development to implement actions heard by the community while also boosting the local economy.



Existing Conditions/Community Profile

Household Types & Size

Providence Village has a higher percentage of households that own (83%) versus rent (17%) than that of Denton County. Projections show a trend in ownership slightly decreasing, likely due to the large amounts of growth in population relative to that of the County, but also due to national preference trends toward renting instead of home ownership. Demographics may have a major impact in rental versus homeownership in the area depending on who moves into the area. Current statistics indicate that the Millennial Generation rent at a higher rate than other age groups due to financial obstacles. Average household size is projected to rise, likely due to an increase in demographics and lifestyle trends to have multi-generational housing in suburban communities.

Restaurants & Retail

Based on prevailing household incomes and an estimated 25 percent growth of households in the next five years, Providence Village can support approximately 115,000 square feet of neighborhood retail space and 15,000 square feet of restaurant space (conservatively). The estimated demand for 15,000 square feet of restaurant space represents three to five chef-driven or regional brand restaurants so being selective is key to Providence Village's future. This grouping will need to be provided in a lively and walkable, multi-story, mixed-use center. Projections show a 2040 horizon of approximately 500,000 square feet of neighborhood retail space and 60,000 square feet of restaurant space, assuming that trends and growth continues, the immediate demand is provided in a format that can adapt to lifestyle trends, and that land in key locations is provided for non-residential development. The square footages also assume expansion of the Town Limits into the ETJ.



Source: ESRI & Bureau of Labor Statistics, 2020



Existing Housing

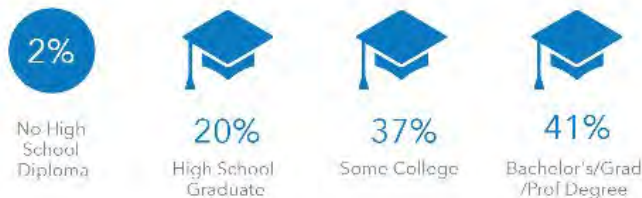
Providence Village has a substantially larger share of single-family detached housing than Denton County, the Dallas-Fort Worth area, Texas, or the U.S. comparatively. This housing type will continue to be in high demand in Providence Village. However, the lack of variety in housing types in the town reflects an opportunity for different housing types to be added to the mix, especially considering the anticipated population growth and regional and national trends in housing preferences.

The median home value in Providence Village is approximately \$306,500 according to Redfin, setting them at a higher value of moderate housing as compared to the DFW metroplex. These values are also higher than comparable municipalities in the vicinity. As greenfield is developed in the ETJ and appreciation continues, existing home values may rise to a higher value compared to the region, especially considering the distinct architectural style and high-quality urban design.

Income & Spending

Providence Village has a higher median household income than Denton County, which in itself is substantially higher than DFW, Texas, or the US. This signifies the potential for demand of specialty retail and restaurants if the growth continues with this median income. It also provides opportunity for a variety of housing types and local placemaking opportunities for community gathering and commerce.

EDUCATION



INCOME



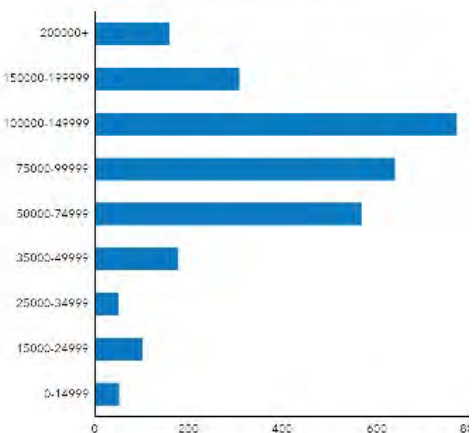
EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)



Source: ESRI, 2020

Community Differentiators

Identifying what separates Providence Village from other communities is a milestone in developing and capitalizing on a unique economic base for the community. Some of the separators of Providence Village that make it an attractive place to live include its aesthetic and the natural features found in the community and connecting the area to Lewisville Lake.



Character

The aesthetics of Providence Village was identified as a major strength in the 2020 Community Survey. The Town has continued to use the craftsman style that was instituted when it began as a master planned community. This character aesthetic is rare in North Texas communities. The unique and uniform aesthetic is a great opportunity to attract new residents to the Town and visitors to experience the scenery and atmosphere.



Housing Types

Although mainly single-family residential, there is a great opportunity to develop a diverse stock of housing including places for age-in-place, starter homes, and low-maintenance properties. Based on respondents to the 2020 Community Survey, there appears to be a high percentage of renters in the community, but this may not be the case (i.e. more renters likely taking the survey versus property owners). Additional rental properties can open opportunities to new residents to find housing types to fit their lifestyle needs. Single family housing will remain important for attracting residents, but an array of types should also be created to diversify not only the Town's income opportunities but support future economic ventures.



Parks and Recreation

There are numerous parks and open spaces in the existing developed areas of Providence Village, which provide a great opportunity to create and connect a Town-wide trail system. Developing a Town Center that serves as a trailhead and connects to the proposed trail system would also be a great draw.

Strategies & Actions: Market & Economic Vitality

Strategy: Promote the trail system and future trail-oriented development opportunities.

Action: Secure an easement or associated parkland along Running Branch Creek for the development of a continuous trail (Running Branch Trail) within the existing UTRWD Easement.

Action: Designate a central location along future Running Branch Trail for the development of a Town Center, which will include a trailhead/event center.

Action: Work with UTRWD and the Army Corps of Engineers to construct a trail through the Running Branch District.

Action: Acquire a property in the Running Branch District to attract a trailhead town center development. Negotiate public-private partnership as applicable.

Strategy: Ensure planning and investment decisions are grounded in market and economic reality.

Action: Apply for three grants for multimodal/trail or park development (i.e Safe Routes to School Grant or a Recreational Trail Grant from Texas Parks and Wildlife). Use this funding to develop/connect trails in the community.

Action: Complete a Parks and Recreation Study to gain eligibility for TPWD grants and to be able to put parkland dedication and development fees in place.

Strategy: Promote the ripeness and development opportunities of Providence Village.

Action: Create a marketing brochure of the existing commercial uses and the future development Vision.

Action: Create an events calendar on the Town's website featuring local events within the community, in addition to regularly scheduled Town meetings.

Action: Develop revised zoning regulations to allow a variety of housing types and mixed-use in undeveloped areas consistent with the Future Land Use Plan.

Action: Explore a rental registration and resource program to contribute to long-term property maintenance and housing outlook.



Strategies & Actions

Chapter 2 - Market & Economic Vitality

CHAPTER 3

LAND USE & PLACEMAKING



- **What We Heard**
- **Existing Land Use & Zoning**
- **Housing Engagement**
- **Trailhead Engagement**
- **Future Land Use Reimagined**
- **Strategies & Actions**

What We Heard

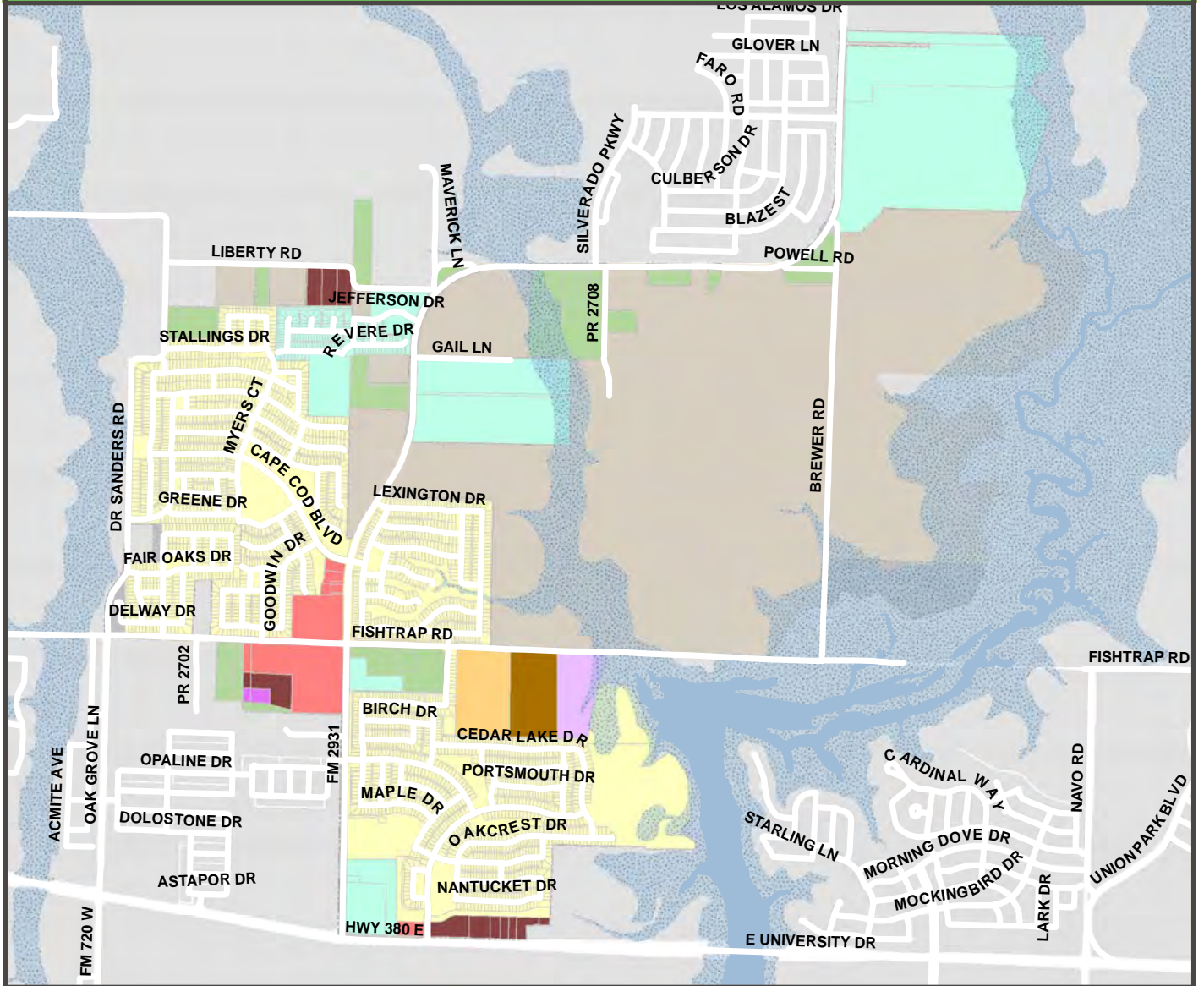
Feedback showed a desire for a Town Center with mixed uses and a gathering space, located along the creek.

Parks and recreational areas are an opportunity to build upon, with an increased attention on general parks and open space, swimming and splash amenities, lakes and ponds, and multi-use trails and sidewalks (including hiking and biking).










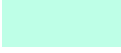



In the 2020-2022 Strategic Plan, Providence Village has a goal to identify new and missing housing types in the community. While rental properties are a concern in the 2020 Community Survey, the community is still open to diverse housing types, including above-retail housing within a Town Center. If property maintenance and code enforcement can be enhanced, most rental concerns will most likely be addressed.



EXISTING ZONING

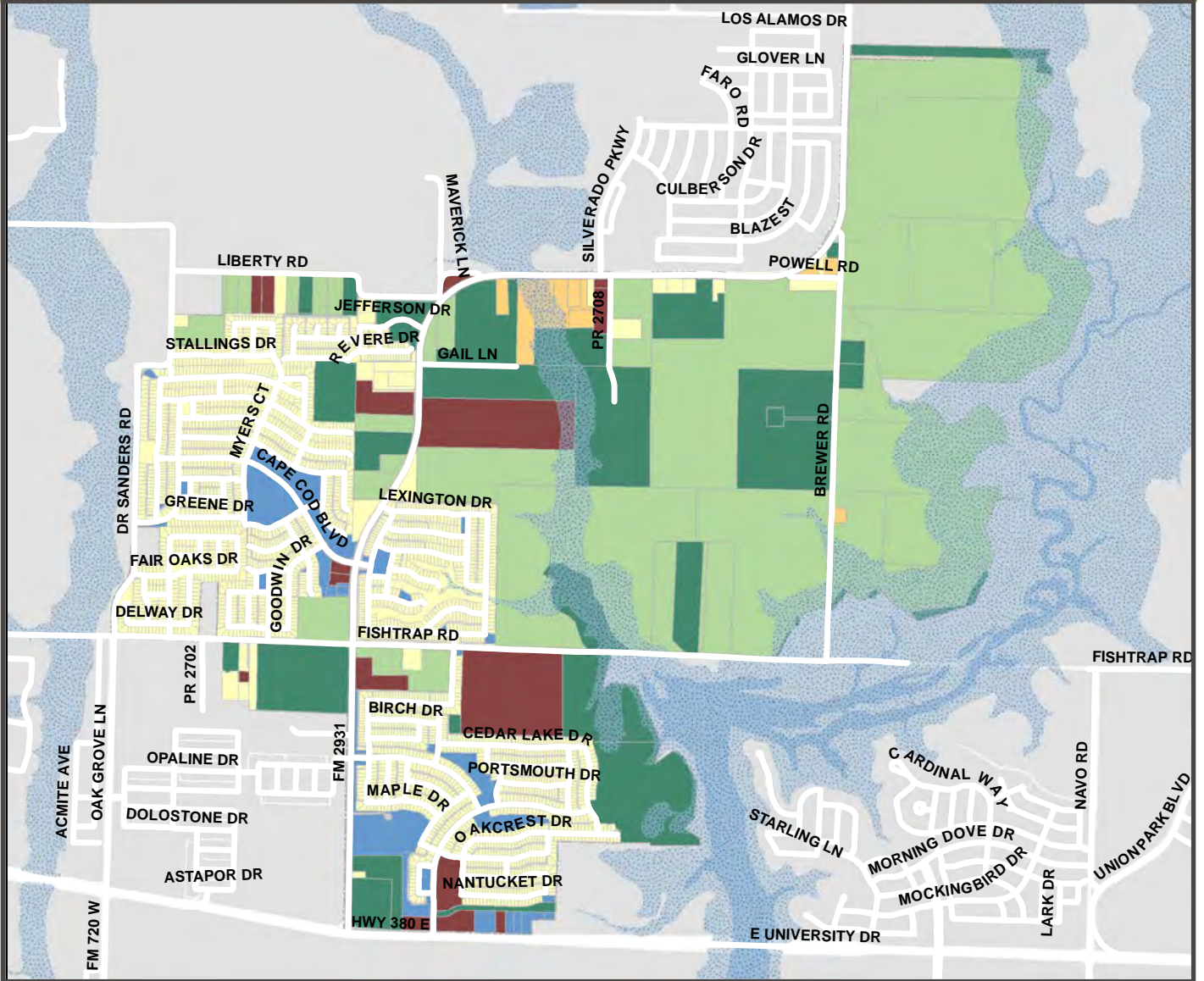


Legend

- | | | | |
|---|-----------------|---|---------------------|
|  | Floodplain |  | Industrial 1 |
|  | Lake Lewisville |  | Industrial 2 |
|  | Town Limits |  | Multi-Family |
|  | ETJ (No Zoning) |  | Multi-Home |
|  | Agriculture |  | Planned Development |
|  | Business 1 |  | Residential |
|  | Business 2 | | |

Source: Denton County Department of Technology Services, 2018

EXISTING LAND USE



Legend

- | | | | |
|--|----------------------|--|---------------|
| | Floodplain | | Institutional |
| | Lake Lewisville | | Commercial |
| | Town Limits | | Single Family |
| | ETJ (No Zoning) | | Mobile Home |
| | Agriculture | | |
| | Open Space (Non-Ag.) | | |

Source: Denton County Appraisal District, 2020

Existing Land Use & Zoning

Areas within the Town limits and extraterritorial jurisdiction (ETJ) collectively are primarily agricultural or open space. Starting as a master planned community, a large portion of land within the Town limits contains single family homes with parks and open space throughout. In the ETJ, the primary land use is agricultural and is generally undeveloped. Providence Village is bordered by northern stretches of Lake Lewisville, adding to the natural and recreational landscape of the community.

The Denton County Appraisal District existing use classifications, such as residential and commercial, are sometimes inconsistent with what currently exists. This may be due to properties that were developed before the change in zoning (i.e. grandfathered) or properties that are not being utilized as their main zoning designation (i.e. park uses appearing as residential). For example, there are areas within the community that are zoned for single family residential but are used for parks, open spaces, community facilities, and schools.

With the amount of undeveloped land in the ETJ and surrounding Town Hall, development opportunities exist for the inclusion of diverse housing types including multi-family, townhomes, and various lot sizes that would help position Providence Village to be more competitive in the housing market. In addition, new developments can capitalize on the existing parks and trails to connect areas of the community through active transportation and help brand the Town as a recreational destination.

Existing Land Use Percentage of Area

Agriculture

62.32%

Open Space (Non-Ag.)

0.28%

Institutional

4.92%

Commercial

7.81%

Single Family

23.93%

Mobile Home

0.74%

Housing Engagement

A specific future housing engagement was presented to the public on PlanPVTX.com. This engagement was conducted to further review Town residents' desired future housing types. The purpose of this exercise allowed respondents to understand the tradeoffs between different housing choices. Town residential character, as well as future amenities and commercial development, is dependent on the housing option that is pursued. The housing engagement became an integral part of developing the Town's Future Land Use Map and future housing policies.

The engagement gave respondents three options for future housing in Providence Village: "No Change," "Mid Housing Changes," and "Diverse Housing Changes." No change would continue current low-density residential development, limiting the Town to standard, auto-oriented commercial development. If the mid or diverse housing choice were to be chosen, the Town could create destination opportunities unique to Providence Village through the necessary residential density to support it. Once respondents had reviewed each housing option, they were asked to vote on which scenario they thought best fit for the future of Providence Village.

The housing engagement results are as listed on the next page, with the "No Change" option voted on the most, receiving 66% of total responses. The results were then presented to the Providence Village Town Council to receive feedback on which choice to adopt for the future of Providence Village.

Although the feedback indicated the desire for no changes in housing types, the Town Council considered a comprehensive review of all the feedback received through the multiple outreach methods. Members of the community continually expressed interest in a diverse mix of land uses, such as commercial and boutique shopping experiences. In order to satisfy as much of the public's desires, the Mid Housing Choice was chosen by the Town Council to be pursued in future policy decisions.

"No Change" Housing Option






"Mid" Housing Option



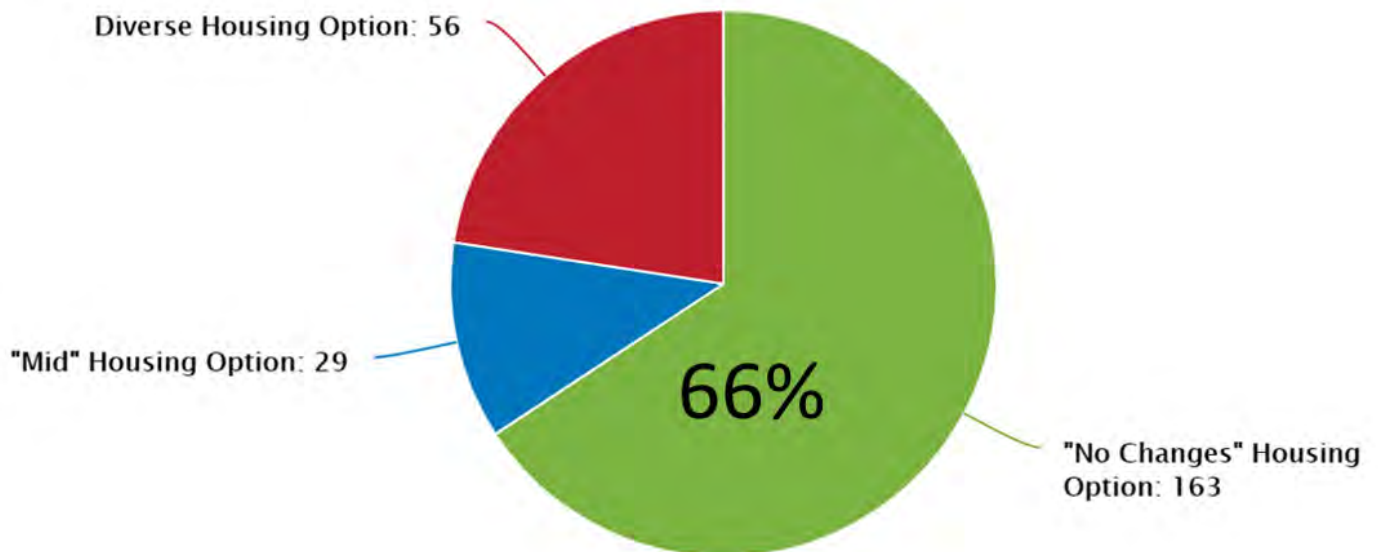
Diverse Housing Option



Engagement on www.PlanPVTX.com

| | | |
|---|--|--|
|  <p>"No Changes" Housing Option</p> <ul style="list-style-type: none">• Amenities<ul style="list-style-type: none">◦ Existing HOA-owned amenities◦ Existing Town-owned additional park and recreation amenities• Residential<ul style="list-style-type: none">◦ Same as now with little to no townhomes... <p>READ MORE</p> <p>Vote</p> |  <p>"Mid" Housing Option</p> <ul style="list-style-type: none">• Amenities<ul style="list-style-type: none">◦ Existing HOA-owned amenities◦ Some additional Town-owned additional park and recreation amenities• Residential<ul style="list-style-type: none">◦ Some townhomes, small multi-family, and walkable multi-story... <p>READ MORE</p> <p>Vote</p> |  <p>Diverse Housing Option</p> <ul style="list-style-type: none">• Amenities<ul style="list-style-type: none">◦ Existing HOA-owned amenities◦ Additional Town-owned park and recreation amenities◦ Potential City Events Center• Residential<ul style="list-style-type: none">◦ Townhomes, multi-family, and walkable multi-story... <p>READ MORE</p> <p>Vote</p> |
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Housing Engagement Results



Trailhead Engagement

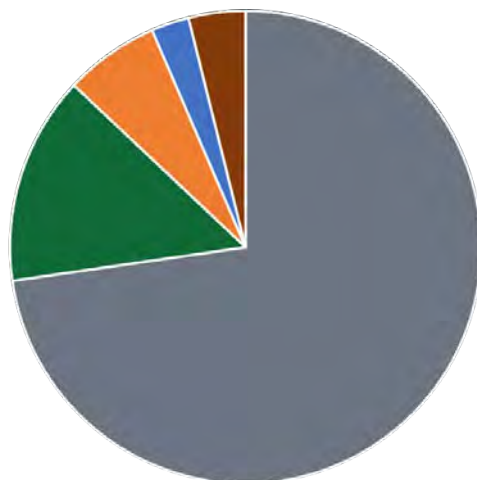
The natural landscape and existing parks and open space in Providence Village stands out, and with the close proximity to Lewisville Lake, the community has the opportunity to elevate the parks and recreation system with something unique. Having a local trailhead that is integrated with a Town Center is a concept that can attract a mix of uses, including retail, residential, commercial, and open space.

An online Town Center trailhead survey was used to identify how people felt about the visual concept provided. Most participants selected the “I love it” option, and comments mostly related to liking the concept or questions regarded how it will be paid for and what specific features the trailhead would have. The Town should secure land for the trail and associated recreation amenities, and although the Town could construct portions of the development, the Town should partner with a private developer to construct the integrated Town Center, incrementally over time.

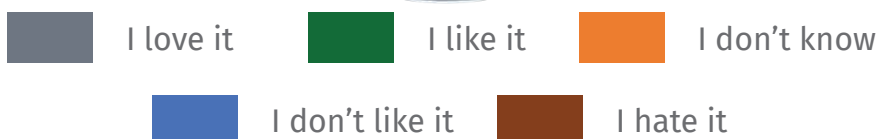
As a way to provide family-friendly activities in the area, having restaurants with trail access and patio seating were mentioned in the survey feedback. Safe, walkable trails with connections to multi-functional farmers market space and recreational sport rentals were highlighted as ways to increase economic activity in the potential Town Center.

Feedback mirrored responses from the Community Survey, discussing the desire to attract more local restaurants and shopping opportunities. In addition, more town-owned park and recreation uses are wanted, given that a lot of the existing parks and open spaces are HOA-owned. The Town Center is an opportunity for the town to provide a trail accessible to everyone, in addition to having local economic opportunities available.

Town Center Trailhead Feedback



Participants of the town center trailhead survey were asked how much they liked the idea of the concept- 73% responded “I love it” and 14% responded “I like it.”



Below are images used to represent the potential Town Center trailhead, portraying different amenities and activities that may be developed.



Future Land Use Reimagined

The vision for future land use in Providence Village will follow three guiding principles. Developments should have charming walkability, be branded as a unique regional destination, and should contain multi-story and a mix of land uses at key corners and within undeveloped areas.

Developments should be consistent in character and feel with Providence Village's unique brand. Multi-story, mixed-use developments will allow for shops and unique destinations to thrive with the needed residential units to support the local economy. All future multi-story development projects should have adequate sidewalks up to ADA standards and should have retail on ground floors and residential on the top. These multi-story developments should be concentrated at key existing intersections of the town and at key future intersections along the proposed Master Thoroughfare Plan.

These three principles of Providence Village's Future Land Use Plan were derived from all feedback received through the Community Survey, the trailhead engagement, the housing engagement, and other outreach methods used in the development of this Comprehensive Plan.

Charming Walkability



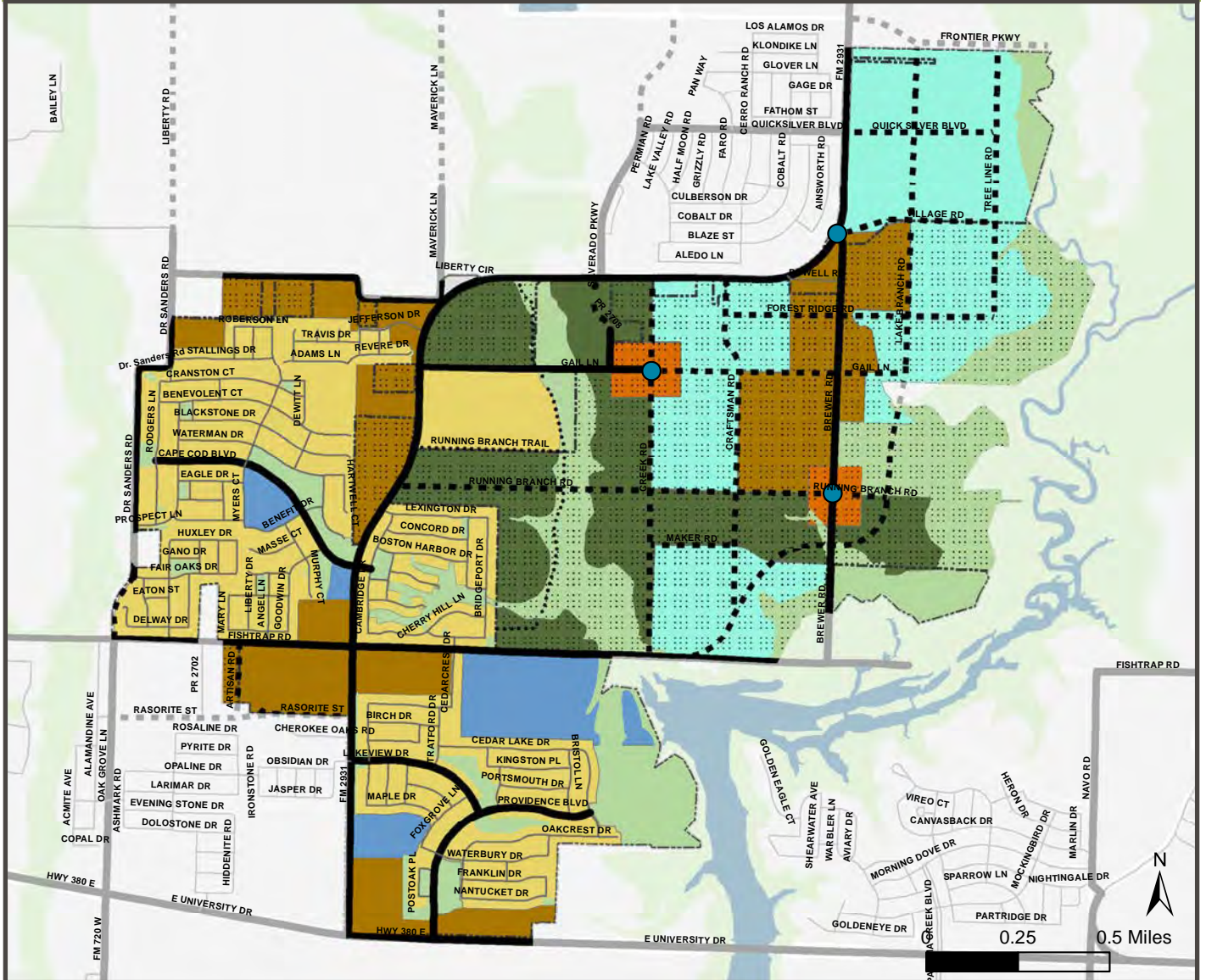
Branding as a Unique Regional Destination



Multi-story mixed-use at key corners in undeveloped areas



FUTURE LAND USE



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.

Legend

- Existing Neighborhood
- Institutional
- Master Planned Community
- Neighborhood Mixed-Use
- Green Space/Park/Floodplain
- Running Branch
- Activity Center
- Special Consideration Intersection
- MTP Roads, Existing
- MTP Roads, Proposed
- Proposed Running Branch Trail
- Local Streets
- Town Limits
- ETJ

Green Space/Park/Floodplain



The Green Space/ Park/ Floodplain future land use designation preserves and enhances the existing ecological integrity of the land for scenic and functional assets.

Anticipated Land Uses

- Only park and/or trail development anticipated
- Floodplain in established Homeowner's Associations is to be placed in Common Areas maintained by the HOA.

Development Characteristics

- Park/trail development should be consistent with the overall character of Providence Village's form.
- Hardscape and softscape elements that are incorporated into Green Spaces, Parks, and Floodplain development are to be designed in a way that keeps a natural feel.
- Branded wayfinding and trailhead signage are to be incorporated.
- Native Texan plantings should be incorporated to Green Spaces and Parks to manage stormwater runoff.

Existing Neighborhood



This future land use designation is predominantly comprised of single family detached residential dwellings in established residential neighborhoods with a Craftsman style of architecture.

Anticipated Land Uses

- Detached Single-Family Residential dwellings.
- Parks, trails, and open spaces permitted with trail connections to and through adjacent neighborhood.
- Neighborhood compatible, low-intensity commercial uses like personal service shops of limited square footage may be acceptable in specific instances.

Development Characteristics

- Sidewalk or trail connections should be provided to nearby destinations.
- Building form, height, setbacks, and sidewalk connections should be consistent in order to form a thoughtful and sensitive transition to commercial or adjacent uses where applicable.
- Craftsman architecture elements like front porches, gabled roofs, and tapered columns are to be incorporated to ensure new development blends with the style of the town.

Master Planned Community



Anticipated Land Uses

This future land use designation is intended for areas anticipated to develop as primarily planned residential developments with varied supporting commercial uses and a neighborhood park to serve the nearby residents.

- Mostly residential uses with diversity of walkable housing types, including single-family detached, duplex, townhome, cottage court, and neighborhood commercial uses are supported.
- At least one park should be provided within each neighborhood.
- Multi-story, mixed-use, or commercial developments may be appropriate at key intersections.

Development Characteristics

- Extensive trail connections should be provided to connect residents to destinations, like neighborhood commercial uses and parks, to limit vehicular trips.
- Branding through the use of signage, wayfinding, and consistent landscaping should be incorporated to complement Providence Village throughout each neighborhood.
- One and two story typical three story maximum

Running Branch



This future land use designation is the trailhead town center which offers a welcoming pedestrian environment and encourages clustered economic activity for Providence Village and beyond. It is intended to serve as a key destination that is accessible for recreation, business, and tourism.

Anticipated Land Uses

- A diverse land use mix that includes residential, retail, restaurants, office, and recreational uses is supported.
- Development may be mixed-use horizontally or vertically.

Development Characteristics

- Branded wayfinding and trailhead signage should be incorporated along the streetscape and mimicked within the architecture of new development to establish consistent district style.
- Development should be oriented toward green spaces through the use of setbacks and required trail frontage.
- Site design standards should specify that new development is extensively landscaped or screened, particularly when adjacent to preexisting uses.
- One to three stories typical, with three stories maximum.

Institutional



This future land use designation is for areas with public services including government offices, schools, and churches.

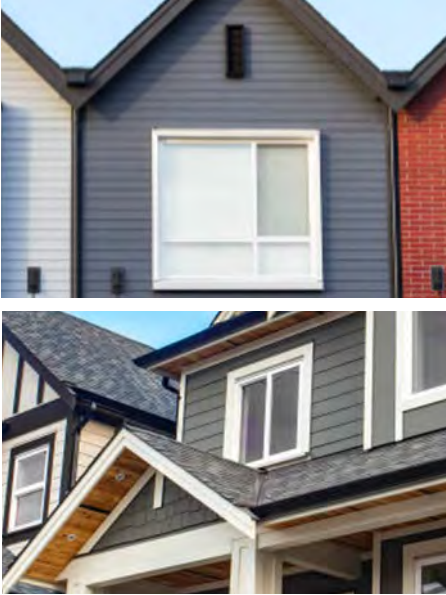
Anticipated Land Uses

- Civic, institutional, and religious land uses
- Town-owned structures, including utilities, are to be included in this designation.
- Places of worship, Offices, and Parks and open space uses are permitted.

Development Characteristics

- New development should be consistent in form and design for institutional/ Town-owned structures through consistent lot size, height, setbacks, and character.
- Sidewalk and/or trail connections should be made to adjacent commercial and residential areas.

Neighborhood Mixed-Use



The Neighborhood Mixed-Use designation is intended to serve Providence Village residents with a low to medium intensity, neighborhood friendly mix of uses that are easy to access from most modes of transportation.

Anticipated Land Uses

- Commercial and residential land uses are highly supported with a balanced mix of entertainment, restaurant, and shopping destinations and family-friendly amenities.

Development Characteristics

- One to three stories typical
- Development should be oriented toward green spaces that are extensively landscaped.
- Native plantings should be incentivized to manage stormwater runoff.
- New development should be planned for a mix of transportation options by providing safe sidewalk crossings throughout the districts.
- Additional design considerations should be provided to ensure distinctive pavement markings for each mode of transportation.

Activity Center



Anticipated Land Uses

The Activity Center future land use designation is for areas with the densest mix of land uses in Providence Village. Shopping, dining, and office uses in this designation cater to the greater community, and an enhanced streetscape that connects to adjacent neighborhoods should promote a walkable experience.

- Features vertical and horizontally mixed-use development.
- Commercial activity in these areas will support higher intensity of residential uses.
- Multi-story apartments and varied multi-family development is encouraged within walking distance of commercial activity.

Development Characteristics

- Multi-story typical, five stories maximum.
- Ground floor or standalone commercial development (ex. Shopping, restaurants, office, etc.) should be required to capitalize on pedestrian traffic.
- Promotes a walkable environment by providing sidewalk and trail connections to adjacent neighborhoods.



Strategies & Actions: Land Use & Placemaking

Strategy: Refine Town regulations and messaging to be consistent with the Vision.

Action: Implement a town-wide public education and outreach campaign about the Vision adopted in the Comprehensive Plan, including protection of existing neighborhoods.

Action: Revise the zoning ordinance to allow for diverse housing in key locations (i.e. multi-story development and townhomes) consistent with the Future Land Use Plan.

Action: Revise the zoning ordinance to rezone areas within the Town limits to be consistent with the Vision in the Future Land Use Plan.

Action: Meet with large property owners within the undeveloped area of the Town to strategize on how their future developments or real estate transactions can meet the Vision.

Action: Explore standards to reduce light pollution and increase safety, including potential partnerships and programs with the police department.

Strategy: Brand Providence Village as a unique destination.

Action: Install gateway signage at four key entrances at US-380 and FM 2931; FM 2931 and Brewer Road; Fishtrap Road and Dr. Sanders Road; and Fishtrap Road and Brewer Road.

Action: Explore design and installation of branded banners for Providence Village (i.e. the Town Logo and upcoming events and holiday messaging) attached to lighting fixtures along main corridors (i.e. FM 2931 and Fishtrap Rd).

Action: Revise the zoning ordinance to require design that fronts the lake and creek to take advantage of scenic views and access to the recreation opportunities.

Action: Construct a digital billboard outside of the Providence Village Town Hall and Court displaying current information (i.e. events and meetings) or design permanent community signs for periodic messages.

Strategy: Require developments to contribute to Town amenities and aesthetics.

Action: Update tree preservation ordinance to preserve Providence Village's valuable tree coverage.

Action: Upon completion of an associated Parks and Recreation Study, adopt parkland dedication and development fees to create parks town-wide and/or funding for parks.

Action: Revise the subdivision ordinance to require construction of trails and parks as public improvements.



Strategies & Actions

Chapter 3 - Land Use & Placemaking

CHAPTER 4

UTILITIES



- **What We Heard**
- **Existing Conditions**
- **Needs Assessment & Visioning**
- **Strategies & Actions**

What We Heard

Most of the survey respondents indicated that they are satisfied with the current essential utility services provided within the town (i.e. water and sewer).

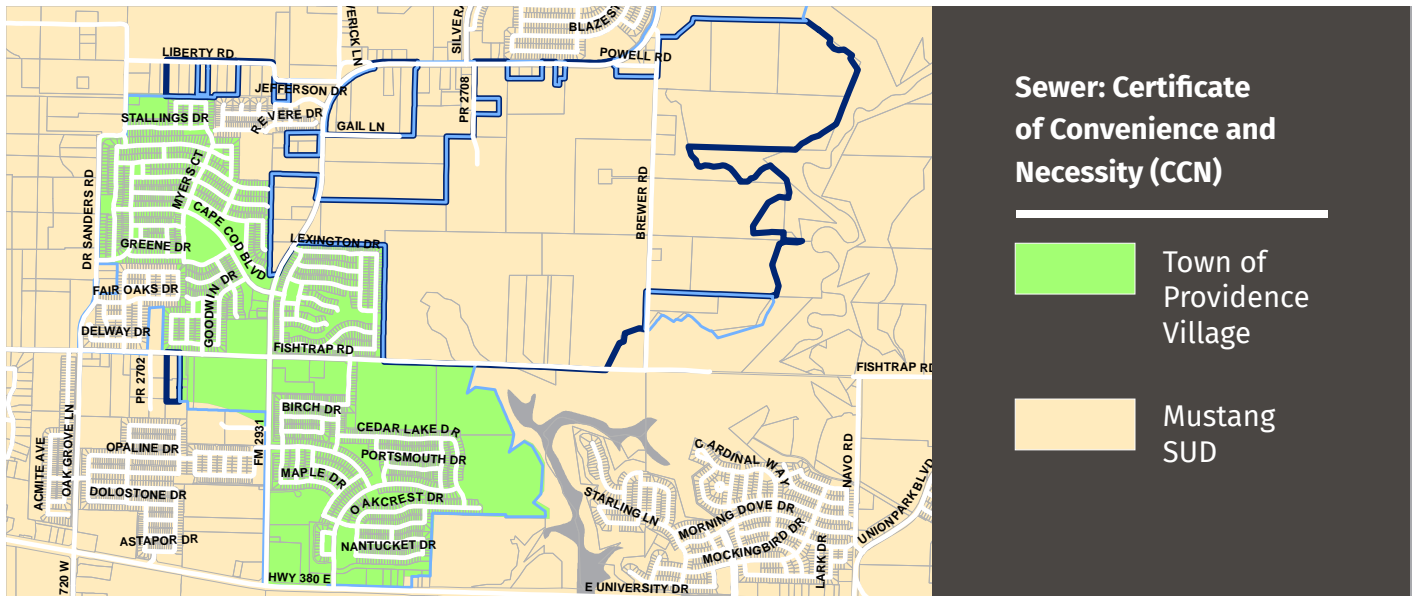
Slightly more than half of the respondents stated they are satisfied with drainage/ flooding within the Town, indicating that this is an area where improvements could be made.

Since the community is relatively new, 63% of survey respondents say they are satisfied with street maintenance. It can be assumed that dissatisfaction could be attributed to some of the older corridors within and connecting to the community.

A theme noted in the survey responses was to provide more high-quality pedestrian and bicycle facilities.

As the community continues to expand, planning for new and emerging technologies will be essential in maintaining resident satisfaction. This includes elements such as planning for fiber connections or Integrated Traffic Systems at signalized intersections.





Existing Conditions

Understanding the existing conditions of utilities and the natural environment helps provide a base assessment of the community at-large. Planning and developing tools for the community to rebound, positively adapt to, or thrive amidst changing conditions or challenges, which includes both disaster and climate change, is critical. Doing this while also being able to maintain a high level of quality of life, healthy growth, and conservation of resources for present and future generations, will set Providence Village apart.

Situated just north of Lewisville Lake, Providence Village has significant natural areas as part of the lake’s watershed. This natural amenity presents an opportunity for 1) preservation, 2) to function as a tool to manage stormwater and 3) facilitate a unique trail network that connects the Town. In addition, as the town grows into the ETJ, the use of lower impact, environmentally sustainable methods of stormwater management can be used to protect and enhance the Town’s utilities.

As Providence Village undergoes regular maintenance and seeks to enhance its physical infrastructure, integration of an Intelligent Transportation System (ITS) network as well as fiber-optic cable should be considered. The ITS system for the transportation network (smart roadway, signal, and vehicle infrastructure and devices) work best with a fiber system. Currently, AT&T has almost completed the Town’s fiber system installation.

A portion of Providence Village’s Town limits and ETJ are within the 100-year floodplain, limiting the property development potential. Resilience strategies, such as ‘green’ and ‘gray’ infrastructure can help create a community prepared to handle the impacts of climate change. “Green infrastructure” and “grey infrastructure” are tools used to protect cities from flood risk that also help improve the local ecosystem and help combat climate change.

Green infrastructure is strategically configured networks of open space, retention ponds, and other forms of natural landscapes that are preserved to enhance the local ecosystem and to protect development from natural disasters. Providence Village already has a valuable network of green infrastructure, shown in the Town-owned properties map. The Lewisville Lake watershed and trail system behind the Creek Village at Providence neighborhood is the best local example of valuable green infrastructure. Grey infrastructure includes pipelines, stormwater management and drainage utilities, water treatment plants, and other human-engineered resiliency infrastructure. Providence Village has consistent curb and gutter infrastructure throughout the residential streets which improves the flow of stormwater drainage.

As most of the Town has relatively new utilities and buildings, concern over aging infrastructure may not be prevalent at this point. Since the Town was originally constructed in the year 2000, most of the built infrastructure within Providence Village is less than 10 years old. In the coming years, the Town will expect to see an increase in the amount and cost of maintenance (pipes breaks, deterioration, roads, etc.). Planning for and incorporating these improvements into a Capital Improvement Plan (CIP) can help the Town mitigate these issues prior to them becoming an extreme issue.

Providence Village purchases its wholesale water and wastewater treatment service from Upper Trinity Regional Water District. The three major reservoirs that supply the water include Lewisville Lake, Ray Roberts Lake, and Jim Chapman Lake.



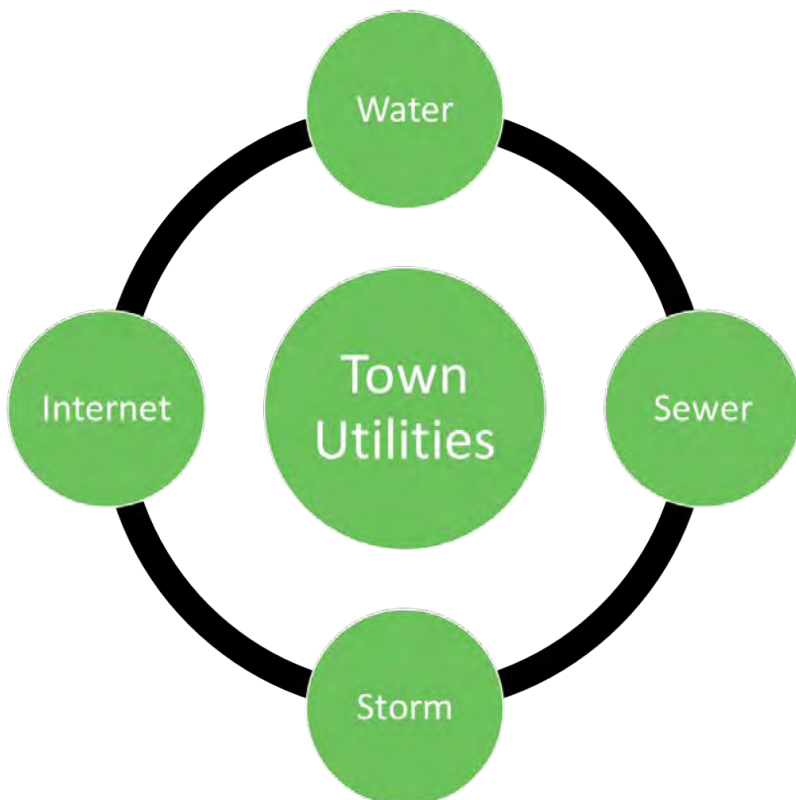
Needs Assessment & Visioning

As land develops in the Town and ETJ, coordination with the Mustang Special Utility District (SUD) will be important as private development will likely drive extension of the water and sewer system. Because that network is a town-wide amenity and service, it is important to understand capacity needs and what gaps exist when trying to provide for new development. Mapping and locating key infrastructure and maintaining a database will be an important step moving forward.

For Providence Village to remain responsive to development needs and provide for consistent growth, it will be important to continually monitor and evaluate existing utilities and address any gaps within that system. Utility gaps can be in the form of missing connections in water and sewer lines, missing roadways, gaps in sidewalks, trails, or bicycle facilities, and lack of ITS network capabilities for enhanced transportation technologies.

Once these challenges are identified, the ability to proactively address concerns can be satisfied through a variety of methods. The establishment of a CIP program can help prioritize and fund infrastructure improvements. Public/private partnerships can address gaps as new construction and redevelopment occurs. Investment and preservation of natural systems can create links for pedestrian paths, open spaces, and trails. Finally, the installation of ITS (such as fiber) can help the Town integrate and prepare for emerging technologies and become a “smart city”.

Providence Village does not currently have a complete systemwide database that memorializes utilities, however, developing this will put the Town in a better position to handle future development.



Town utility system key components consist of water, sewer, storm, and internet connection.

Strategies & Actions: Utilities

Strategy: Create and maintain a central geospatial database for all infrastructure and utilities in Providence Village.

Action: Locate and map key infrastructure including water lines, wastewater lines, and storm sewer lines.

Action: Identify and map streetlamp locations in a geodatabase.

Action: Map all sidewalks and trails in Providence Village to identify gaps in the pedestrian network.

Action: Hire a GIS coordinator or consultant to provide Town mapping needs.

Action: Consult legal counsel regarding the Town's ability to get data regarding utility infrastructure within the Town limits and ETJ from special districts.

Strategy: Reinforce Town sustainability through protection of the natural environment and enhancements to mitigate weather and climate-related impacts.

Action: Develop zoning and floodplain regulations that require elevation of two or more feet above base flood elevation.

Action: Revise the zoning and subdivision ordinances to require green and grey infrastructure to be constructed within half a mile of the floodplain.

Action: Provide information and assistance to residents on natural landscaping techniques, including rain garden installation and creation of pollinator habitats.

Action: Work with HOA's and provide information to new residents to encourage native, low water-use plantings in front and back yards.

Strategy: Reinforce Town sustainability through implementing policies, projects, and programs that support resiliency.

Action: Enter into a contract to begin a street-sweeping program to keep trash from running off to surface water and to positively contribute to Town aesthetics.

Action: Assess public buildings and sites for vulnerabilities to extreme weather and make improvements to reduce or prevent damage and sustain function.

Action: Develop a five-page Hazard Mitigation Plan and Disaster Recovery Plan that covers the basic potential events and associated high level logistics.

Action: Conduct an initial research effort to identify grants to fund construction of renewable energy projects on Town property.

Action: Use an integrated systems approach when designing new Town buildings and infrastructure and make no-cost and low-lighting improvements and operational changes to reduce energy costs.



Strategies & Actions

Chapter 4 - Utilities

CHAPTER 5

MOBILITY & CONNECTIVITY



- **What We Heard**
- **Existing Conditions**
- **Master Thoroughfare Plan**
- **Strategies & Actions**

What We Heard

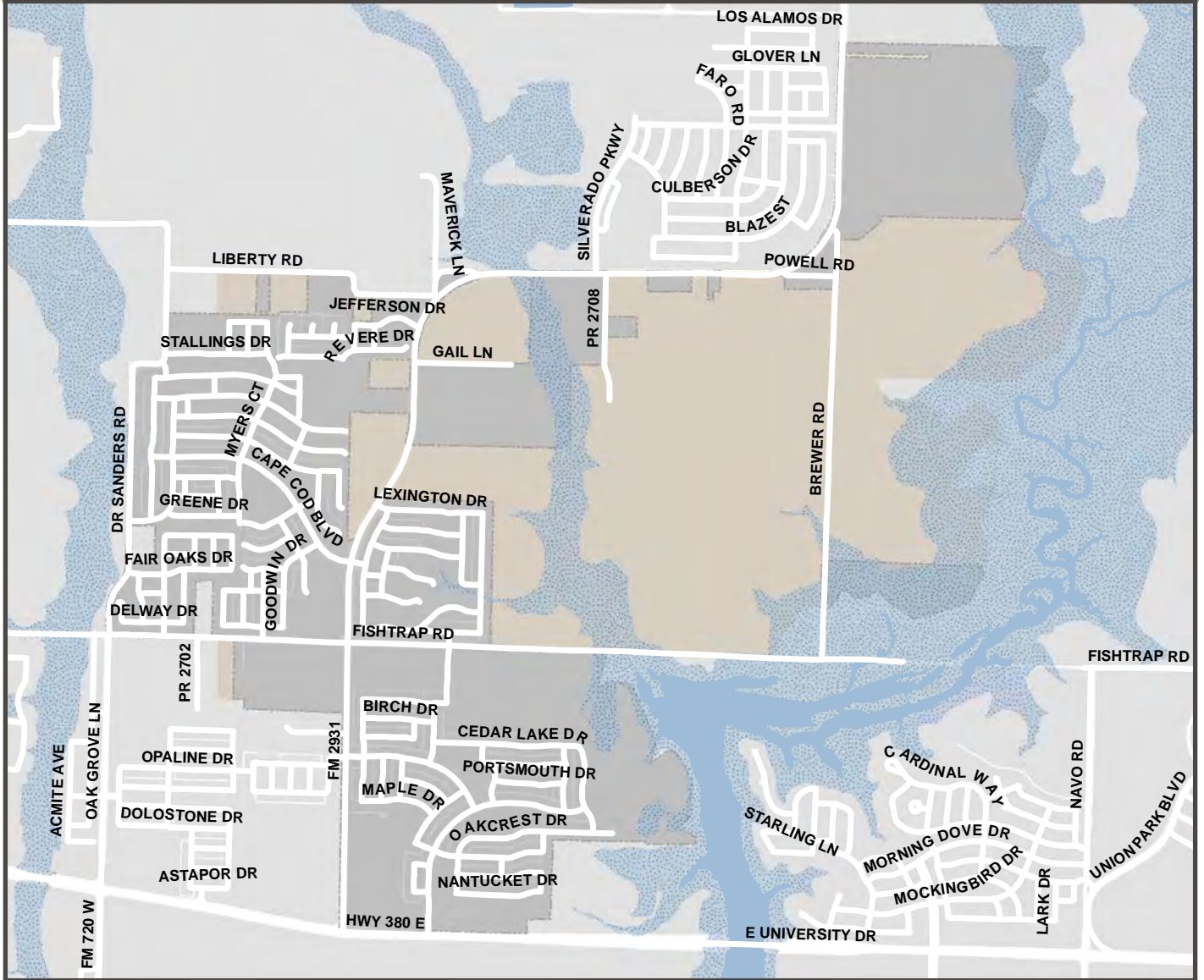
Respondents noted opportunities for improvements of multimodal infrastructure such as additional sidewalks with lighting. Increased safe routes to schools were mentioned, and connections to local businesses were also desired. Connections to businesses can consist to sidewalks along major roads or even trails connecting across green space to adjacent businesses.








The community expressed concerns about the intersection of FM 2931/Main Street and Fishtrap Road, as well as the growing traffic levels on FM 2931/Main Street and US 380. Safety upgrades should be made to this area, including installing a traffic light and mitigating speeding vehicles.

The “Road Conditions, Capacity, and Traffic” category was the number one threat/challenge identified for Providence Village in the Community Survey. With the growing population, road conditions are also reportedly deteriorating.

EXISTING STREET NETWORK



Legend

-  Town Limits
-  ETJ
-  Roads
-  Floodplain
-  Lake Lewisville

Source: Town of Providence Village, 2020

Existing Conditions

Providence Village is served by two major roads that intersect in the center of the community: Fishtrap Road and FM 2931 (also known as Main Street). These major corridors are auto centric, two-lane streets. Neighborhoods remain relatively separated from one another via pedestrian and bicycle facilities, across the major roads, and lack direct connectivity to local businesses.

The current arterial and collector roadway infrastructure is comprised of two-lane, asphalt roads with bar ditches. Those arterials provide access to and from the master planned neighborhoods that are concrete, curb and gutter roadways with sidewalks and street trees. As the community builds out, connectivity via roadways and active transportation (i.e. sidewalks, bike paths, and trails) will be encouraged.

A section of Fishtrap Road east of Brewer Road and west of Navo Road does not exist. Although this gap is outside town limits and the ETJ, Providence Village should collaborate with local jurisdictions (i.e. Town of Little Elm and Denton County) to identify opportunities to complete this stretch of the corridor. In so doing, connectivity would be significantly improved and local traffic detouring to US 380 to make east/west trips would be reduced.



Master Thoroughfare Plan

The Providence Village Master Thoroughfare Plan (MTP) update (pictured on the next page) evaluated and made changes to several items including the current Providence Village roadway classifications and existing thoroughfare plan. To ensure the MTP aligned with the existing planned connections of neighboring jurisdictions, the following documents were reviewed: the Denton County Master Thoroughfare Plan, the Town of Little Elm Comprehensive Plan, the Town of Cross Roads Comprehensive Plan, and the Aubrey Master Thoroughfare Plan.

Classification Changes

- Dr. Sanders Road will be upgraded to a two-lane minor arterial with 100' of ROW (in accordance to the Denton County Thoroughfare Plan).
- FM 2391/Main Street, Brewer Road, and Fishtrap Road will be upgraded to principal arterials, which was discussed in the Denton County Thoroughfare Plan and the Town of Little Elm's Comprehensive Plan.
- Local streets including Cape Cod Boulevard, Providence Boulevard, Lakeview Drive will be designated as Minor Collectors.

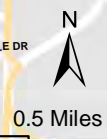
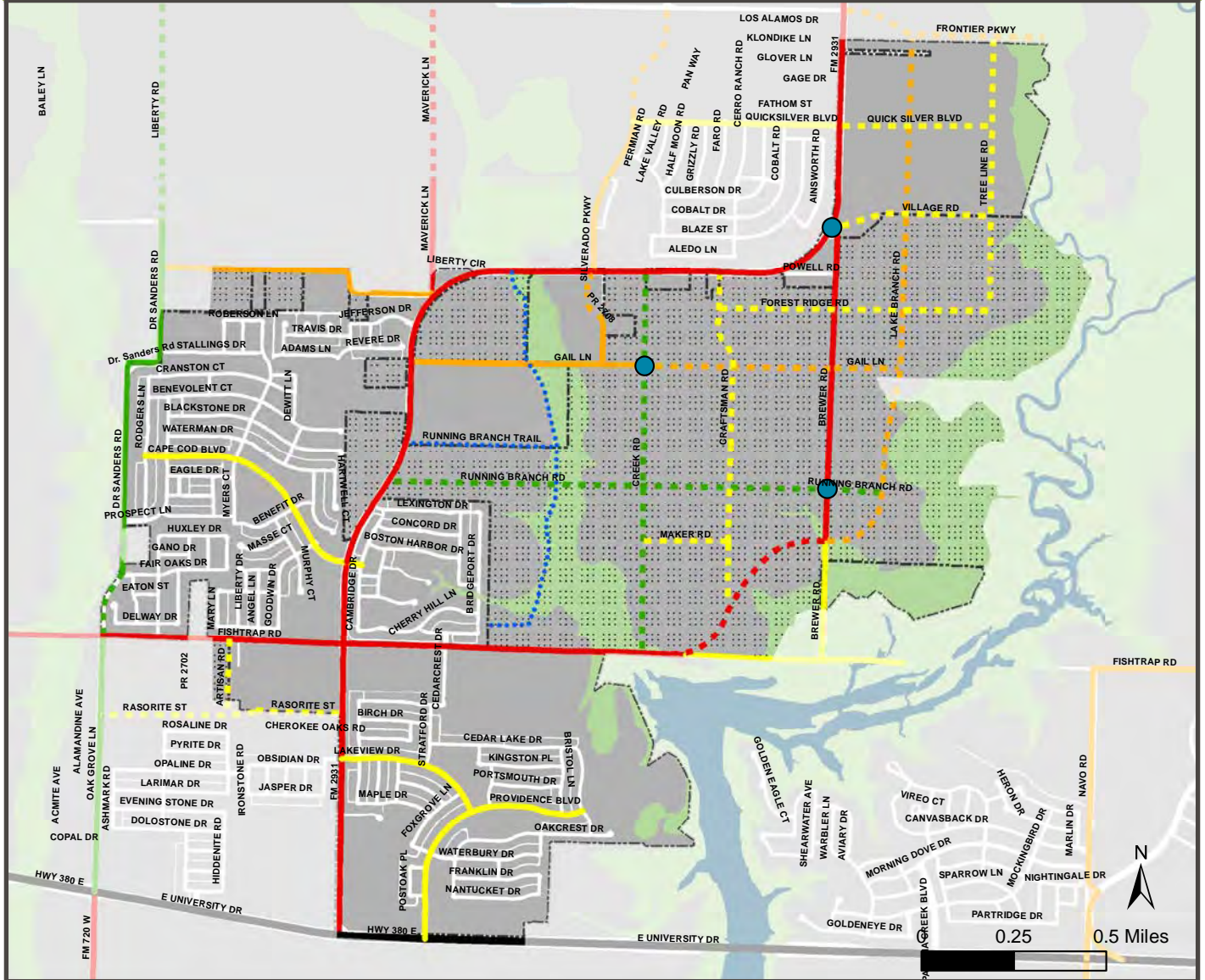
New Proposed Thoroughfares

- Specific to this MTP is the designation of a bridge connection on Fishtrap Road. This crossing was requested (as noted through the Community Survey) to reduce local traffic on Highway 380 and to improve connectivity. Since this connection is outside Providence Village's Town Limits and ETJ, collaboration between adjacent cities and Denton County must occur for this project to be successful.
- New north-south and east-west streets are proposed in the Town's ETJ with several of the intersections being identified as Special Consideration Intersections. Town Staff may review specific alignment placement and intersection control in the future as new development is built.
















Alignment Adjustments

- PR 2708 will be realigned to create a four-leg intersection with Silverado Parkway.
- Dr. Sanders Road will be realigned in two places, near Stallings Drive and near Oak Grove Lane when intersected with Fishtrap Road. Construction began in 2020 to realign Dr. Sanders Road at Fishtrap Road as a new residential development was constructed.

MASTER THOROUGHFARE PLAN



Legend

-  Town Limits
-  ETJ
-  Highway
-  Principal Arterial
-  Future Principal Arterial
-  Minor Arterial
-  Future Minor Arterial
-  Major Collector
-  Future Major Collector
-  Minor Collector
-  Future Minor Collector
-  Local Roads
-  Proposed Running Branch Trail
-  Special Consideration Intersections
-  Floodplain

Source: Kimley-Horn, 2021

01

Highway - 400-500 ROW

6 lanes, 11' each lane

State controlled and maintained roadways. Serve as regional and state connections. They have higher traffic and higher speeds. A portion US Highway 380 is the only Highway classification within the Town of Providence Village.

02

Principal Arterial - 120 ROW

6 lanes, 11' each lane

are regional connectors that mow large amounts of traffic through an area. They have high annual daily traffic (ADT) levels with limited connections to local or residential streets. US Highway 380/East University Drive is the only principal arterial connecting the Town of Providence Village to other regional destinations.

03

Minor Arterial - 100 ROW

4 lanes, 11' each lane

typically have lower speed limits, traffic levels, and number of lanes than principal arterials. There are no minor arterials in Providence Village, however, South Highway 3TT is the closest minor arterial facility to the Town and has a speed limit of 60 MPH.

04

Major Collector - 60 ROW

2 lanes, 13' each lane

typically have much lower speed limits and traffic than arterials, but higher connectivity to local streets and destinations. FM 2931 and Fishtrap Road are both Major Collectors that run through the Town of Providence Village. Fishtrap Road has a speed limit of 35 MPH, and FM 2931 has a speed limit of 60 MPH.

05

Minor Collector – 50-60 ROW

2 lanes, 13' each lane

like Brewer Road carry less traffic than major collectors. These streets usually act as last-mile connectors between roads of higher functional class to local or residential streets.

Strategies & Actions: Mobility & Connectivity

Strategy: Improve mobility and connectivity.

Action: Adopt a Complete Streets Policy to provide trees, pathways, lighting, and road design with the best design practices.

Action: Establish a formal collaboration meeting with the Town of Little Elm and Denton County to discuss regional connections and opportunities.

Action: Revise the zoning and subdivision ordinances to incorporate street grid and walkable block requirements.

Action: Revise the Zoning Ordinance to require new developments of at least 10 acres in size to utilize a street grid in any master plan with blocks at maximum 500 feet by 500 feet.

Action: Update the Capital Improvements Plan (CIP) by 2022 for roads, sidewalks/trails, and lighting improvements.

Action: Revise the Subdivision Ordinance to require conformance and associated construction of system roadways and Running Branch Trail, on the Master Thoroughfare Plan, with new development.

Action: Revise the Subdivision Ordinance to require public dedication and construction of trails, on an associated future trails plan, with new development.

Action: Revise the Zoning and Subdivision Ordinances to require a continuous pedestrian system throughout new development.

Action: Revise the Zoning and Subdivision Ordinances to prohibit cul-de-sacs where topographical or easement-related considerations do not necessitate them.

Action: Revise the Zoning and Subdivision Ordinances to require providing connections to adjacent property lines for streets and trails as applicable to allow for future cross access between properties.



Strategies & Actions

Chapter 5 - Mobility & Connectivity

CHAPTER 6

TOWN SERVICES & FACILITIES



- **What We Heard**
- **Existing Conditions**
- **Needs Assessment & Visioning**
- **Strategies & Actions**

What We Heard

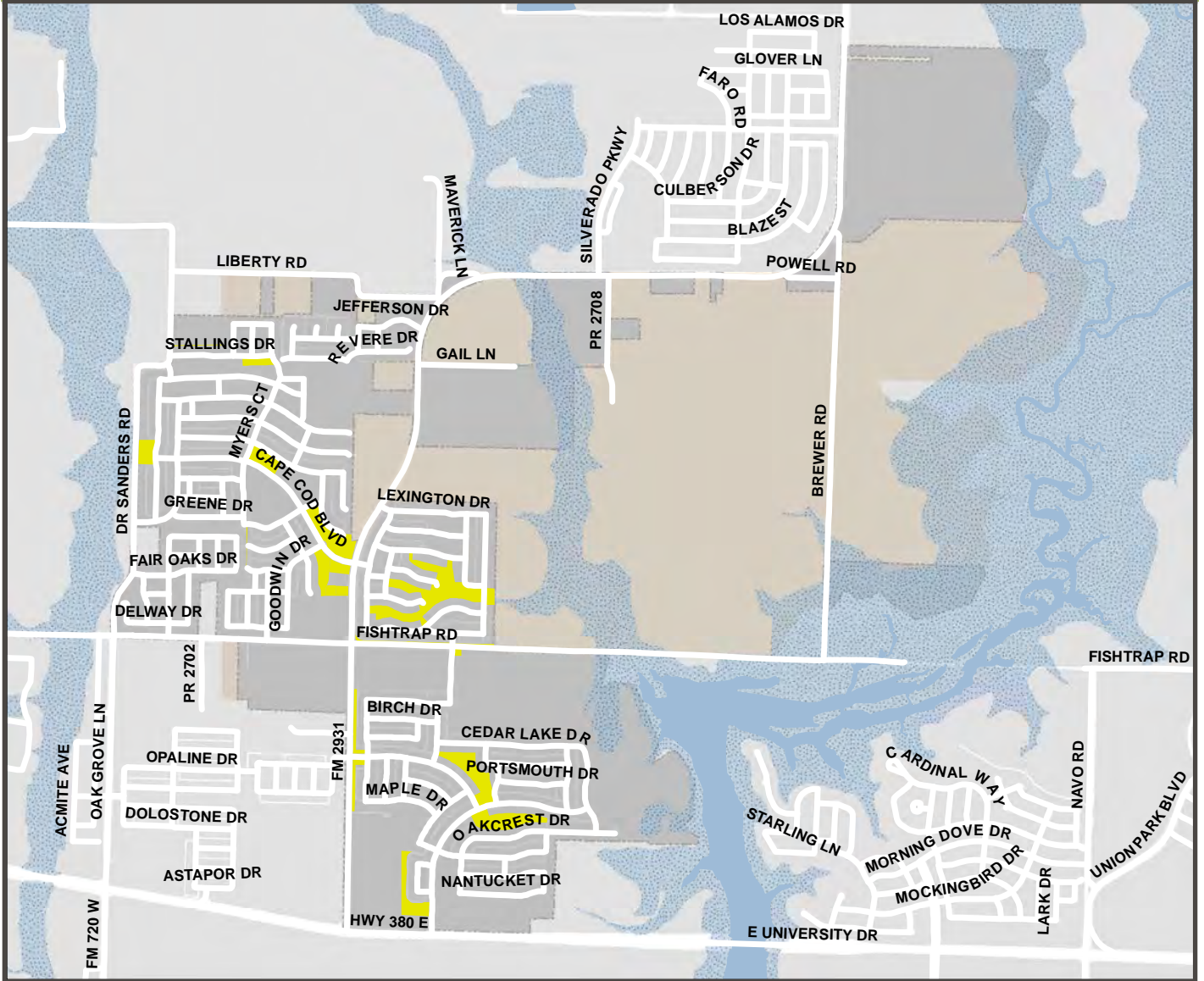
Survey respondents are pleased with the fire, police, and EMS services contracted through the City of Aubrey. They fear as development continues, crime will increase, and emergency teams might be strained.

The Community Survey identified code enforcement and property maintenance as the biggest weakness for the community, specifically relating to cleanliness of public areas, streets, and trash cans.

Parks and recreation amenities were frequently discussed in the survey open-ended responses as well. This category was identified as the second highest strength of the Town. Providence Village's park and recreation facilities were also identified as the top opportunity in the Community Survey since the Homeowners Associations control all existing amenities. Respondents desire public facilities operated by the Town and open to all with a central gathering space.



TOWN-OWNED PROPERTIES



Legend

- Town & EDC Property
- Floodplain
- Lake Lewisville
- Town Limits
- ETJ
- Roads

Source: Denton County Appraisal District, 2020

Existing Conditions

Town Services

As a smaller community, Providence Village partners with multiple cities and private organizations to meet the needs of the Town. Emergency services are contracted with the City of Aubrey (in conjunction with the Town of Cross Roads, City of Krugerville, Paloma Creek and Savannah) to provide Fire Services in the area. The fire station includes a full firefighting staff and paramedics. Police services are also partnered with the City of Aubrey to serve Providence Village.

Town Facilities

Recently, a Town Hall was constructed that also holds a Town Court. Providence Village also owns several properties throughout the Town limits, as pictured on the previous page. The Town owns a large amount of land in the floodplain behind the Creek Village at Providence neighborhood. The remaining parcels owned by the town contain small neighborhood lakes or ponds. There are six Town-owned lakes and ponds in Providence Village.

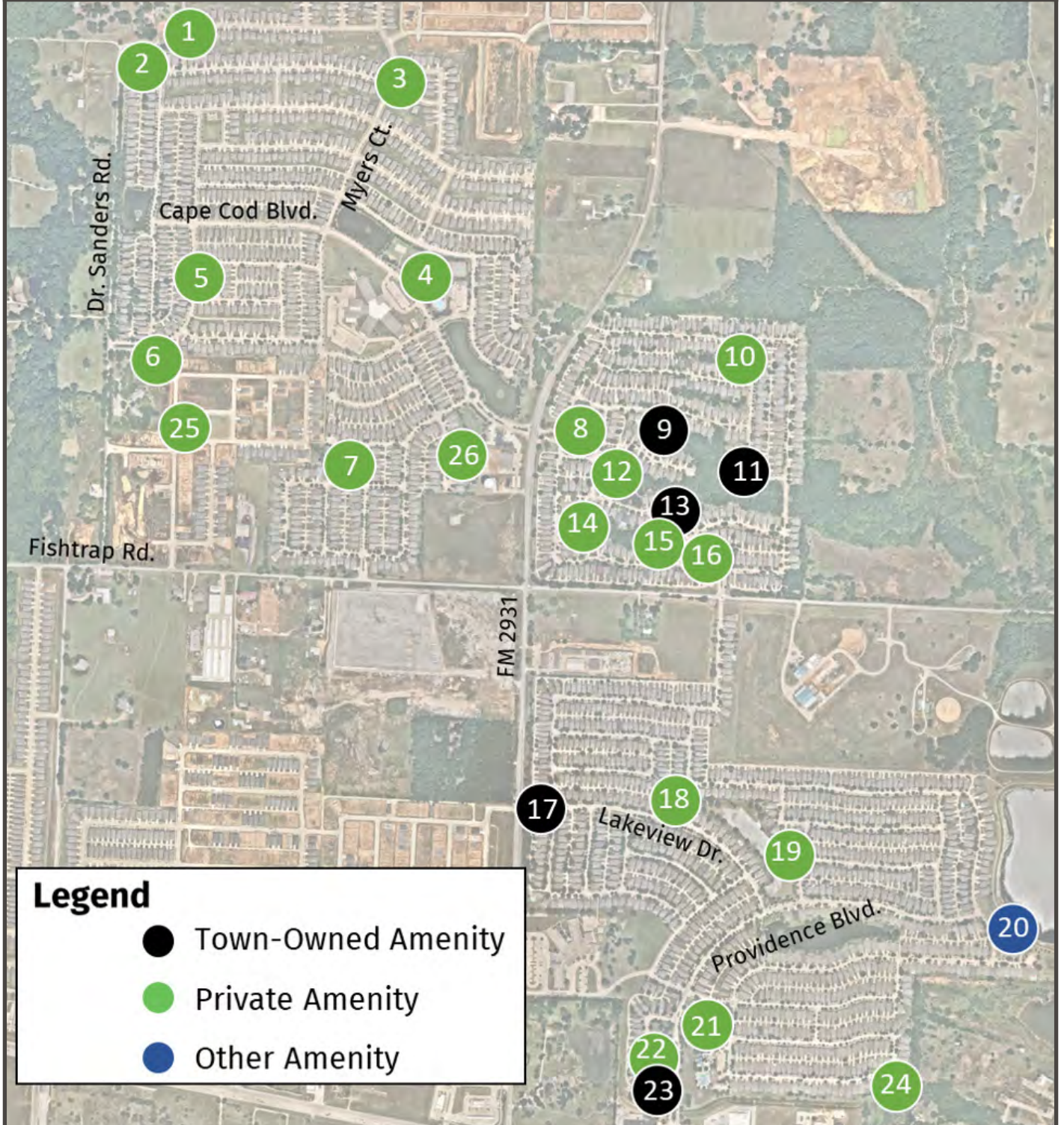
County Facilities

Denton County, the Upper Trinity Conservation Trust, and the Upper Trinity Regional Water District (UTRWD) developed a study to inventory and analyze greenbelts along the County's major streams and the Elm Fork of the Trinity River. The major emphasis for the Plan was to identify existing greenbelts, opportunities for developing and expanding greenbelt corridors, and to categorize and prioritize area streams and watersheds for greenbelt preservation. The UTRWD has a 90 ft. easement in the area for raw water, potable water and wastewater lines. Providence Village falls within the Running Branch-Lewisville Lake Watershed and resides along the Running Branch Creek. The Running Branch District is one of the "primary opportunity" targeted areas within the *Denton County Greenbelt Plan: For the Future*. This corridor is an easy target for preservation efforts and will have the greatest positive impact on water quality in the local reservoirs.

Privately-Owned Facilities

In Providence Village, there are two Homeowners Associations (HOAs): Providence HOA and Heritage Landings at Providence HOA. The two HOAs of Providence Village own the existing park and recreational amenities. While the parks and amenity centers are a staple of the community, the Town does not own or operate them, so they cannot be accessed by the general public. The map to the right displays the privately-owned amenities throughout Providence Village. There are approximately 24 private amenities including parks, trails, ball fields, and even a clubhouse with pools and splashpads. Some of these amenities are restricted to use by residents belonging to the HOA. In general, HOA amenities are restricted to their own membership.

Privately-Owned Amenities



- | | | | |
|---------------------------------|---------------------------------|-------------------------------------|--------------------------------|
| Stallings Park | 8. The Ball Park | 15. Serenity Park | 21. Soccer Field |
| Dr. Sanders Park | 9. Nature Trail – BHD | 16. Constitution Park | 22. Providence Commons Park |
| Admiration Park | 10. Valley Forge Park | 17. Lakeview Park – North and South | 23. Hero Park |
| Providence HOA Community Center | 11. Nature Trail – PD | 18. Liberty Park | 24. Nantucket Basketball Court |
| Little Soccer Field | 12. Paul Revere Park – Dog Park | 19. Independence Park | 25. Fair Oaks Park |
| Central Bark Park | 13. Nature Trail – MVC | 20. Frisbee Golf/Providence Lake | 26. Bruce Dudley Park |
| Tea Party Park | 14. Cambridge Park | | |

Needs Assessment & Visioning

Town Services

The Survey respondents acknowledged their high satisfaction with police and fire services. As Providence Village grows, the Town should continue to assess their agreements with neighboring cities for essential services such as police and fire. The collaboration between other cities for these services are valuable to the community and should be continued if the Town does not create their own police, fire, and emergency services.

Town Facilities

The Community Survey feedback showed a need for public parks and recreation amenities. The Survey feedback indicated that approximately 70 percent of residents have a child under 18 living in their home, which naturally presents a high demand for these types of facilities. Residents wanted to see Town-owned improvements such as trails, sidewalks, and the creation of parks and aquatic amenities. A two-year goal identified in the Providence Village Strategic Plan was to conduct a Parks and Recreation Study. This study should include identifying all recreational amenities in Providence Village including public and HOA restricted. Based on this study, the Town can identify areas that are in need of a public amenity and prioritize their development.

A proposed Providence Village Trailhead development was frequently mentioned in the survey feedback and needs assessment. Residents want a focal point for events and commercial activity that contains restaurants, shops, and a lively concert venue. This trailhead could be a multi-story development with a mix of recreational-oriented commercial and residential uses. There is an opportunity to couple this development with a Town-owned system of hike and bike trails around the floodplain area. Additional research and feasibility studies should be conducted to find the exact location and configuration of the proposed Providence Village Trailhead development.



The US Army Corps of Engineers has designated this portion of Providence Village's ETJ (pictured left) as an Environmentally Sensitive Area (ESA). This area, which has been designated as green space/park/floodplain in the Future Land Use Map, would be ideal for recreational development, including trails or parks.

Pictured below is the alignment of a storage easement owned by the Upper Trinity Regional Water District (UTRWD). Because this easement is centrally located near existing neighborhoods in Providence Village, it is recommended that the Town start the Providence Village Trailhead concept by obtaining the rights to develop a trail along this easement. This opportunity would fulfill a need for a Town-owned facility identified through the public engagement process.



Strategies & Actions: Town Services & Facilities

As Providence Village grows, continue to provide and expand services offered to meet demand.

Action: Review Town agreements with local public safety agencies every five years, to determine the need for continuation of contracts or the creation of Providence Village’s own Emergency Services as needed.

Action: Revise zoning and subdivision ordinances to require Master Planned Communities to dedicate school sites.

Action: Explore communication enhancements, such as posting and streaming public meetings to the Town Website.

Action: Conduct a Town facilities and personnel assessment to forecast anticipated growth and evaluate the feasibility for the construction of a Public Safety Annex Building to house future Town or contracted police and fire personnel.

Provide amenities and facilities to residents that improve quality of life and Town operations.

Action: By 2025, build at least one Town-owned park with aquatic features (ex. splash pad).

Action: By 2023, conduct a Parks and Recreation Study.

Action: Plan and accomplish one annual festival.



Strategies & Actions

Chapter 6 - Town Services & Facilities

CHAPTER 7

IMPLEMENTATION



- **Key Partners**
- **Financing**
- **Action Prioritization**
- **Usage, Updates, & Amendments**

Key Partners

Without key partners, the Comprehensive Plan cannot be implemented to its highest and best use. Each individual contributing in their respective capacity will ensure that the vision and goals of the plan are ultimately realized. While there are many different individuals, groups, and organizations that contribute to a community's success, the following provides a snapshot of those key partners who play vital roles in their area of influence. A list of key partners and collaboration efforts is provided below:

Providence Village Economic Development Corporation (EDC)

The economic health and viability of the community is a critical element to its present condition and future endeavors. For that reason, the Providence Village Economic Development Corporation plays a vital role as a key partner to the town as it seeks to implement the Comprehensive Plan and realize its future.



Homeowners Associations (HOAs)

The HOA-owned amenities provide residents with ample opportunity to gather and recreate. As neighborhoods continue to build out and provide further phases to the master planned areas, HOAs play a critical role in the provision of the aesthetic maintenance of the community, enforcement, and educating new residents.

Aubrey ISD (Monaco Elementary School) and Denton ISD (Providence Elementary School, Ray Braswell High School)

Providence Village is part of two school districts, Aubrey and Denton ISD. There are two elementary schools in the town which represent each district respectively. As the school districts expand, provide for additional capacity, and plan for the future, both districts will continue to be key members and anchors of the community.

Mustang SUD

Mustang Special Utility District (SUD) provides water, wastewater, and sewer treatment services to Providence Village. The development community is required to tie in their infrastructure and coordinate directly with Mustang SUD to ensure the utilities are linked correctly. Continued coordination and collaboration with Mustang SUD is essential as Providence Village develops.

Neighboring Cities

Emergency Medical Services (EMS), fire, and police services are currently provided in partnership with neighboring cities who collaborate to serve the area - primarily with the City of Aubrey. As the area grows, it is essential to coordinate continued service and plan for additional capacity and public safety needs.

TxDOT

US 380 runs east to west through the town and is owned and maintained by TXDOT. Because this is a major arterial and brings visitors and residents to the area, it is important to acknowledge TXDOT as a key partner. When developing along this corridor, coordination is required for continued access and safety.

Community Members

The Comprehensive Plan was crafted with input from its community and represents the collective vision of its members. As a premiere partner in the process, community members are vital to its implementation and continued success. The active engagement of the residents will continue to be a necessary component as programs and partnerships emerge and the town builds its future.

Property Owners/Business Owners

One of the biggest contributors of community wide transformation will be from its property and business owners in the community. Assisting these partners in understanding how the vision contained in this plan applies to each proposed improvement or development should be a top priority in order to successfully implement the plan.

Financing

Private Development/Public-Private Partnerships

An essential funding mechanism that can be emphasized is the funding that comes from private development which by nature and necessity constructs public infrastructure. As the community develops, private entities tie into existing networks and typically address capacity issues that arise. Throughout this process the town may engage with the development community to partner on projects that will have a mutual and community wide impact. Not only through infrastructure projects, but also through development projects (i.e. the town center), public/private partnerships can assist in funding and/or delivering critical community assets.

Public Grants and Programs

Grant funding can be a valuable asset to a community as it seeks to catalyze development and spur economic growth. From roadway infrastructure, to gateway and corridor projects, trail and open space networks, and town center development, several opportunities exist to obtain funding for community wide projects. Providence Village should maximize its key partnerships and collaborate to understand and provide grant resources to the community and pursue opportunities as they align with the goals of the Comprehensive Plan.

Capital Improvement Plan (CIP)

Many of the public realm initiatives will require capital financing through a bond program (for the purchase of parkland and commercial sites), certificates of obligation (for big spends), or other capital financing. Providence Village should provide a Capital Improvements Plan (CIP) to continue to provide the opportunity to address its existing infrastructure and plan for future needs. The CIP should consider appropriate funding mechanisms that provide sustainable spending and are appropriately prioritized to meet the goals of the community. It is essential, from a growth management perspective, to ensure the repair, reconstruction and expansion of infrastructure so that the community is continually positioned to meet its goals.

Impact Fees

A useful tool in providing for the construction or expansion of community off site capital improvements, are through exactions. Impact fees can help offset or reduce the amount of financial impact to the town as it relates to infrastructure improvements.

Park Fees/Fees-In-Leu

Another useful tool in providing for the construction or expansion of community off site capital improvements, are through exactions. Park fees can help to provide for parks and open space improvements and assist in meeting preservation goals.

Action Prioritization

| Strategy | Action | Timeframe | Conceptual Cost |
|---|---|------------|-----------------|
| Market & Economic Vitality | | | |
| Promote the trail system and future trail-oriented development opportunities. | Secure an easement or associated parkland along Running Branch Creek for the development of a continuous trail (Running Branch Trail) within the existing UTRWD Easement. | Mid-term | \$\$ |
| | Designate a central location along future Running Branch Trail for the development of a Town Center, which will include a trailhead/event center. | Mid-term | \$\$ |
| | Work with UTRWD and the Army Corps of Engineers to construct a trail through the Running Branch District. | Long-term | \$\$\$ |
| | Acquire a property in the Running Branch District to attract a trailhead town center development. Negotiate public-private partnership as applicable. | Long-term | \$\$\$ |
| Ensure planning and investment decisions are grounded in market and economic reality. | Apply for three grants for multimodal/trail or park development (i.e Safe Routes to School Grant or a Recreational Trail Grant from Texas Parks and Wildlife). Use this funding to develop/connect trails in the community. | Short-term | \$ |
| | Complete a Parks and Recreation Study to gain eligibility for TPWD grants and to be able to put parkland dedication and development fees in place. | Short-term | \$ |
| Promote the ripeness and development opportunities of Providence Village. | Create a marketing brochure of the existing commercial uses and the future development Vision. | Short-term | \$ |
| | Create an events calendar on the Town's website featuring local events within the community, in addition to regularly scheduled Town meetings. | Short-term | \$ |

| Strategy | Action | Timeframe | Conceptual Cost |
|----------|---|------------|-----------------|
| | Develop revised zoning regulations to allow a variety of housing types and mixed-use in undeveloped areas consistent with the Future Land Use Plan. | Short-term | \$\$ |
| | Explore a rental registration and resource program to contribute to long-term property maintenance and housing outlook. | Mid-term | \$\$ |

| Land Use & Placemaking | | | |
|---|---|------------|--------|
| Refine Town regulations and messaging to be consistent with the Vision. | Implement a town-wide public education and outreach campaign about the Vision adopted in the Comprehensive Plan, including protection of existing neighborhoods. | Short-term | \$ |
| | Revise the zoning ordinance to allow for diverse housing in key locations (i.e. multi-story development and townhomes) consistent with the Future Land Use Plan. | Short-term | \$\$ |
| | Revise the zoning ordinance to rezone areas within the Town limits to be consistent with the Vision in the Future Land Use Plan. | Short-term | \$\$ |
| | Meet with large property owners within the undeveloped area of the Town to strategize on how their future developments or real estate transactions can meet the Vision. | Short-term | \$ |
| Brand Providence Village as a unique destination. | Install gateway signage at four key entrances at US-380 and FM 2931; FM 2931 and Brewer Road; Fishtrap Road and Dr. Sanders Road; and Fishtrap Road and Brewer Road. | Mid-term | \$\$\$ |

| Strategy | Action | Timeframe | Conceptual Cost |
|--|---|------------|-----------------|
| | Explore design and installation of branded banners for Providence Village (i.e. the Town Logo and upcoming events and holiday messaging) attached to lighting fixtures along main corridors (i.e. FM 2931 and Fishtrap Rd). | Short-term | \$ |
| | Revise the zoning ordinance to require design that fronts the lake and creek to take advantage of scenic views and access to the recreation opportunities. | Short-term | \$ |
| | Construct a digital billboard outside of the Providence Village Town Hall and Court displaying current information (i.e. events and meetings) or design permanent community signs for periodic messages. | Mid-term | \$\$ |
| Require developments to contribute to Town amenities and aesthetics. | Update tree preservation ordinance to preserve Providence Village's valuable tree coverage. | Short-term | \$ |
| | Upon completion of an associated Parks and Recreation Study, adopt parkland dedication and development fees to create parks town-wide and/or funding for parks. | Mid-term | \$\$ |
| | Revise the subdivision ordinance to require construction of trails and parks as public improvements. | Short-term | \$\$ |

| Utilities | | | |
|---|---|----------|------|
| Create and maintain a central geospatial database for all infrastructure and utilities in Providence Village. | Locate and map key infrastructure including water lines, wastewater lines, and storm sewer lines. | Mid-term | \$\$ |

| Strategy | Action | Timeframe | Conceptual Cost |
|---|--|------------|-----------------|
| | Identify and map streetlamp locations in a geodatabase. | Mid-term | \$\$ |
| | Map all sidewalks and trails in Providence Village to identify gaps in the pedestrian network. | Mid-term | \$\$ |
| | Hire a GIS coordinator or consultant to provide Town mapping needs. | Long-term | \$\$\$ |
| | Consult legal counsel regarding the Town's ability to get data regarding utility infrastructure within the Town limits and ETJ from special districts. | Short-term | \$ |
| Reinforce Town sustainability through protection of the natural environment and enhancements to mitigate weather and climate-related impacts. | Develop zoning and floodplain regulations that require elevation of two or more feet above base flood elevation. | Mid-term | \$\$ |
| | Revise the zoning and subdivision ordinances to require green and grey infrastructure to be constructed within half a mile of the floodplain. | Mid-term | \$\$ |
| | Provide information and assistance to residents on natural landscaping techniques, including rain garden installation and creation of pollinator habitats. | Short-term | \$ |
| | Work with HOA's and provide information to new residents to encourage native, low water-use plantings in front and back yards. | Short-term | \$ |
| Reinforce Town sustainability through implementing policies, projects, and programs that support resiliency. | Enter into a contract to begin a street-sweeping program to keep trash from running off to surface water and to positively contribute to Town aesthetics. | Mid-term | \$\$\$ |

| Strategy | Action | Timeframe | Conceptual Cost |
|----------|--|------------|-----------------|
| | Assess public buildings and sites for vulnerabilities to extreme weather and make improvements to reduce or prevent damage and sustain function. | Mid-term | \$\$ |
| | Develop a five-page Hazard Mitigation Plan and Disaster Recovery Plan that covers the basic potential events and associated high level logistics. | Mid-term | \$\$ |
| | Conduct an initial research effort to identify grants to fund construction of renewable energy projects on Town property. | Short-term | \$ |
| | Use an integrated systems approach when designing new Town buildings and infrastructure and make no-cost and low-lighting improvements and operational changes to reduce energy costs. | Short-term | \$\$ |

| Mobility & Connectivity | | | |
|------------------------------------|---|------------|------|
| Improve mobility and connectivity. | Adopt a Complete Streets Policy to provide trees, pathways, lighting, and road design with the best design practices. | Mid-term | \$ |
| | Establish a formal collaboration meeting with the Town of Little Elm and Denton County to discuss regional connections and opportunities. | Mid-term | \$ |
| | Revise the zoning and subdivision ordinances to incorporate street grid and walkable block requirements. | Short-term | \$\$ |
| | Revise the Zoning Ordinance to require new developments of at least 10 acres in size to utilize a street grid in any master plan with blocks at maximum 500 feet by 500 feet. | Short-term | \$\$ |

| Strategy | Action | Timeframe | Conceptual Cost |
|----------|--|------------|-----------------|
| | Update the Capital Improvements Plan (CIP) by 2022 for roads, sidewalks/trails, and lighting improvements. | Short-term | \$\$ |
| | Revise the Subdivision Ordinance to require conformance and associated construction of system roadways and Running Branch Trail, on the Master Thoroughfare Plan, with new development. | Mid-term | \$\$ |
| | Revise the Subdivision Ordinance to require public dedication and construction of trails, on an associated future trails plan, with new development. | Mid-term | \$\$ |
| | Revise the Zoning and Subdivision Ordinances to require a continuous pedestrian system throughout new development. | Mid-term | \$\$ |
| | Revise the Zoning and Subdivision Ordinances to prohibit cul-de-sacs where topographical or easement-related considerations do not necessitate them. | Mid-term | \$\$ |
| | Revise the Zoning and Subdivision Ordinances to require providing connections to adjacent property lines for streets and trails as applicable to allow for future cross access between properties. | Mid-term | \$\$ |

| Town Services & Facilities | | | |
|--|--|------------|----|
| As Providence Village grows, continue to provide and expand services offered to meet demand. | Review Town agreements with local public safety agencies every five years, to determine the need for continuation of contracts or the creation of Providence Village's own Emergency Services as needed. | Short-term | \$ |

| Strategy | Action | Timeframe | Conceptual Cost |
|---|---|------------|-----------------|
| | Revise zoning and subdivision ordinances to require Master Planned Communities to dedicate school sites. | Short-term | \$ |
| | Explore communication enhancements, such as posting and streaming public meetings to the Town Website. | Short-term | \$ |
| | Conduct a Town facilities and personnel assessment to forecast anticipated growth and evaluate the feasibility for the construction of a Public Safety Annex Building to house future Town or contracted police and fire personnel. | Mid-term | \$\$ |
| Provide amenities and facilities to residents that improve quality of life and Town operations. | By 2025, build at least one Town-owned park with aquatic features (ex. splash pad). | Mid-term | \$\$\$\$ |
| | By 2023, conduct a Parks and Recreation Study. | Mid-term | \$\$ |
| | Plan and accomplish one annual festival. | Mid-term | \$\$ |

Usage, Updates, & Amendments

As Providence Village continues to grow, it is essential to have the tools necessary to help manage development in a way that is in alignment with the Vision and Goals of the Comprehensive Plan. Providing regular updates will allow the town to remain resilient and relevant as actions are completed, projects become realized, and areas receive additional growth. It is recommended that updates to the plan be considered every three to five years, so that the Plan can continue to influence and inform key decisions as they are made.

The Providence Village Comprehensive Plan was established through a carefully crafted and robust process that involved key individuals, stakeholders, community members, and leaders at every level. As updates are made, it will be essential to further that process and gather input from a diverse set of individuals to ensure the vision of the community is ultimately realized. In addition, as the Plan is implemented, it will be essential to ensure strong leadership at all levels to help realize and sustain the Comprehensive Plan. Ensuring that updates to the Plan captures feedback from multiple sources, is grounded in community input and is administered through strong leadership will ensure the town's vision remains in focus and is ultimately realized.







Kimley»»Horn

