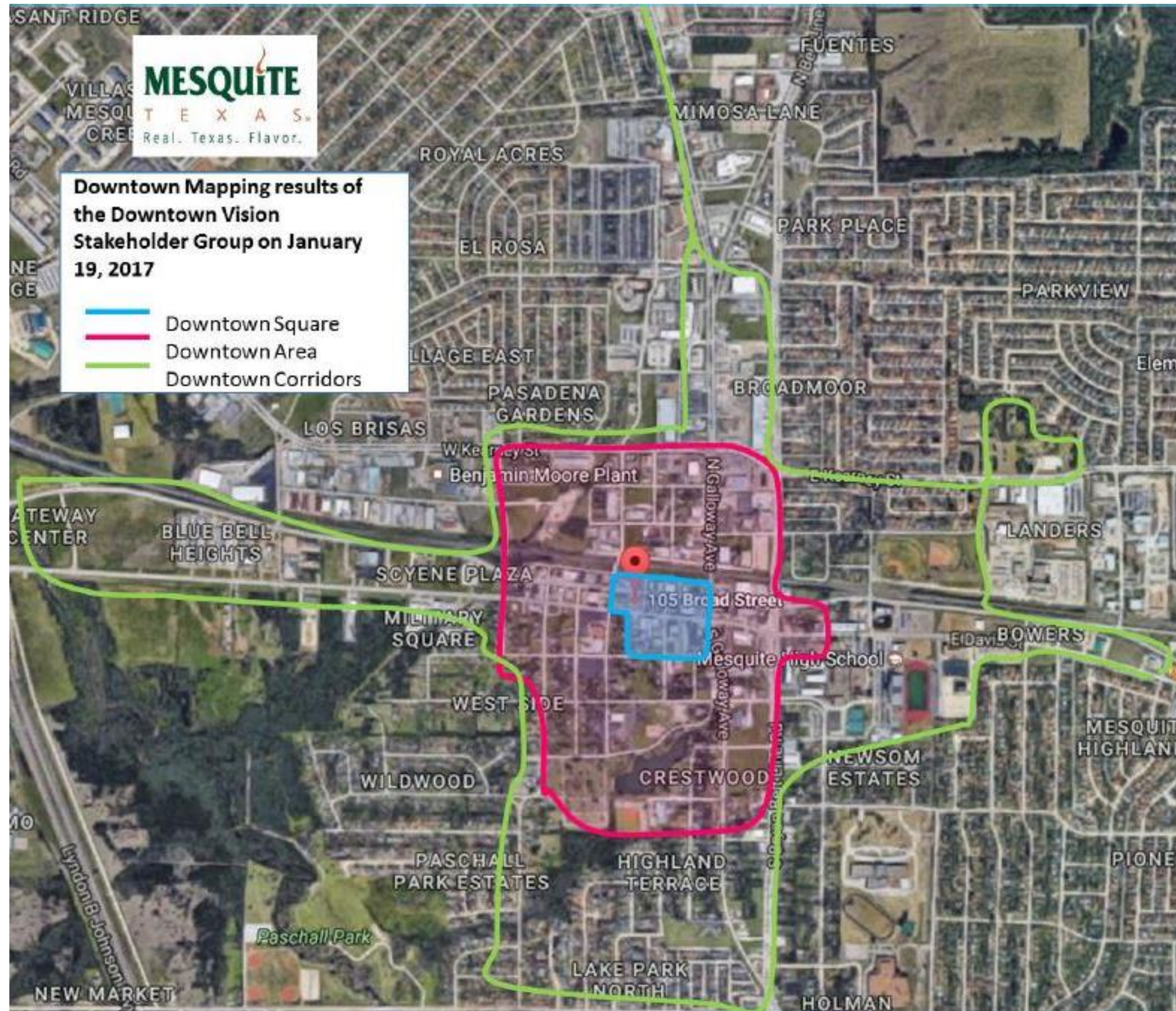




Downtown Infrastructure Plan and Front Street Station

June 11, 2021

Downtown Mesquite



Downtown Mesquite



Source: downtownmesquitetexas.com

Process to Date

Downtown
Vision

- 2016 – Mesquite City Council Declares Downtown a Priority
- January 2017 – Downtown Vision Group Meeting
 - Limits of Downtown Area and Downtown Square Defined

Downtown Infrastructure
Plan

- May 2017 – Downtown Vision Statement Adopted
- April 2018 – Downtown Infrastructure Plan Committee Meeting #1
- May 2018 – Downtown Infrastructure Plan Committee Meeting #2
- June 2018 – City Council Approval of Front Street Design Contract
- July 2018 – Downtown Infrastructure Plan Committee Meeting #3
 - Preferred Downtown Infrastructure Plan Identified

Front Street
Station

- July 2018 – City Council Briefing of Preferred Plan
- 2018/2019 – Front Street Station Design
- 2020/2021 – Front Street Station Construction

Downtown
Vision

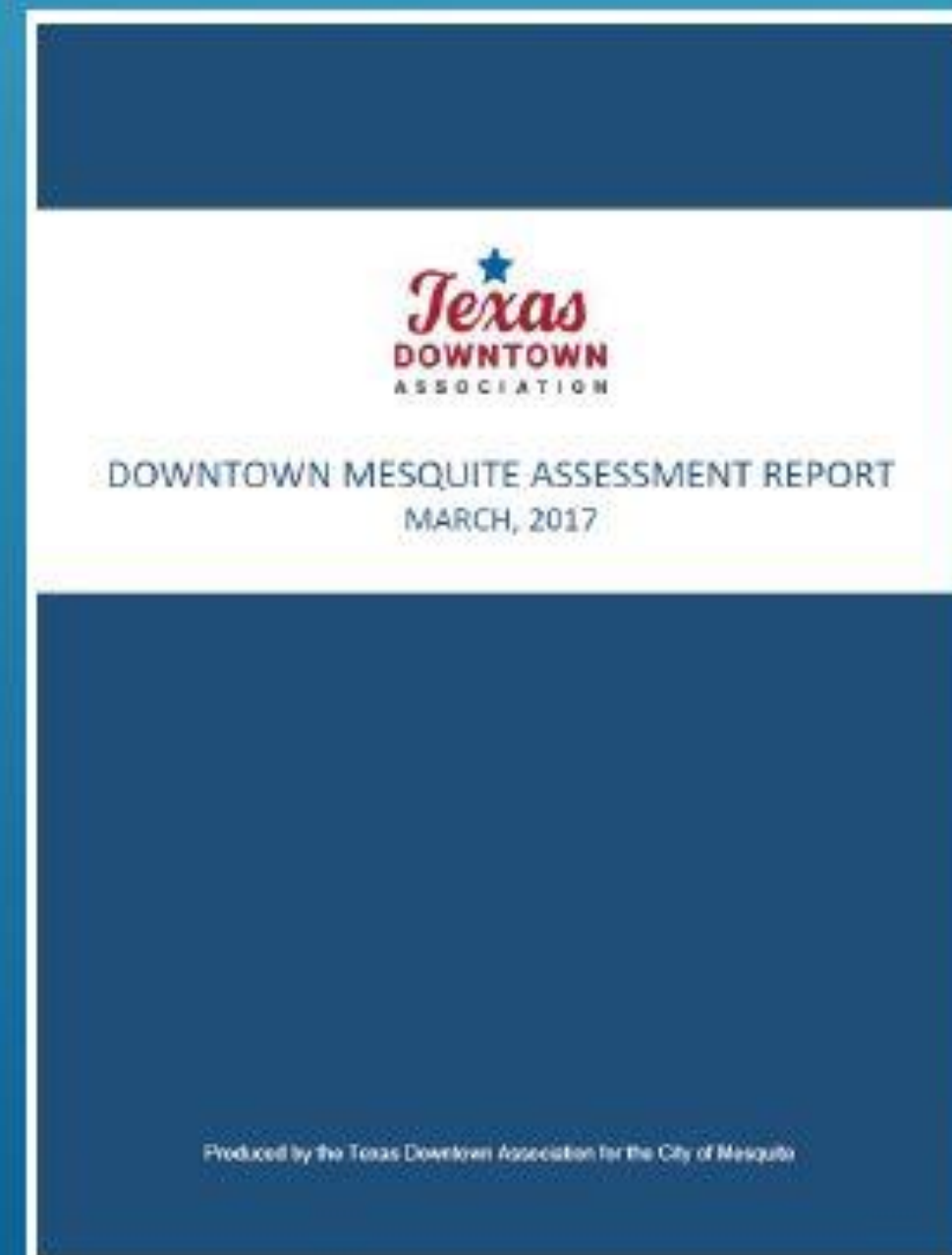
Downtown Infrastructure
Plan

Front Street
Station

Downtown Assessment and Market Analysis - 2017

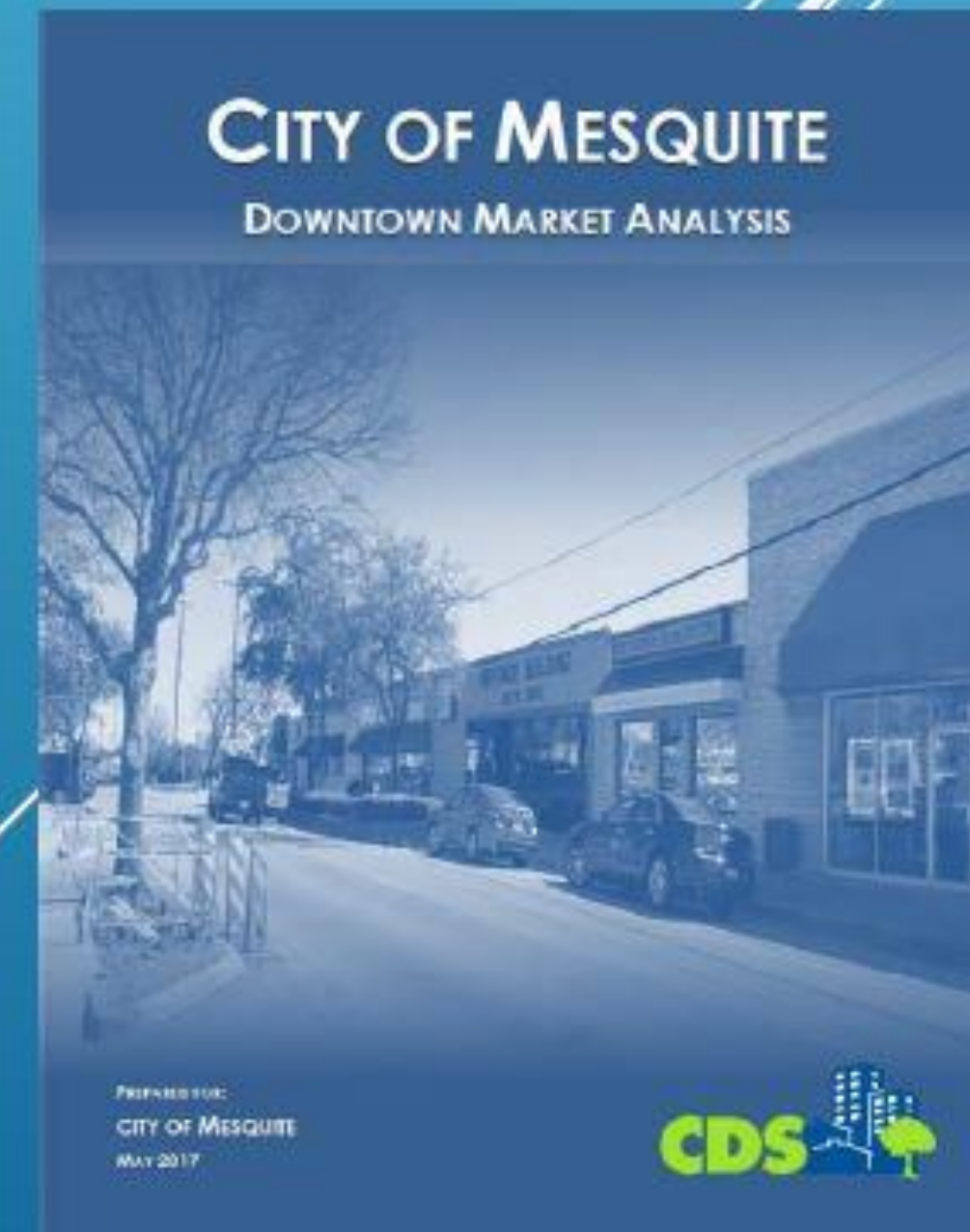
Texas Downtown Association (TDA)

- ✓ Impressions
- ✓ Recommendations
- ✓ Resources



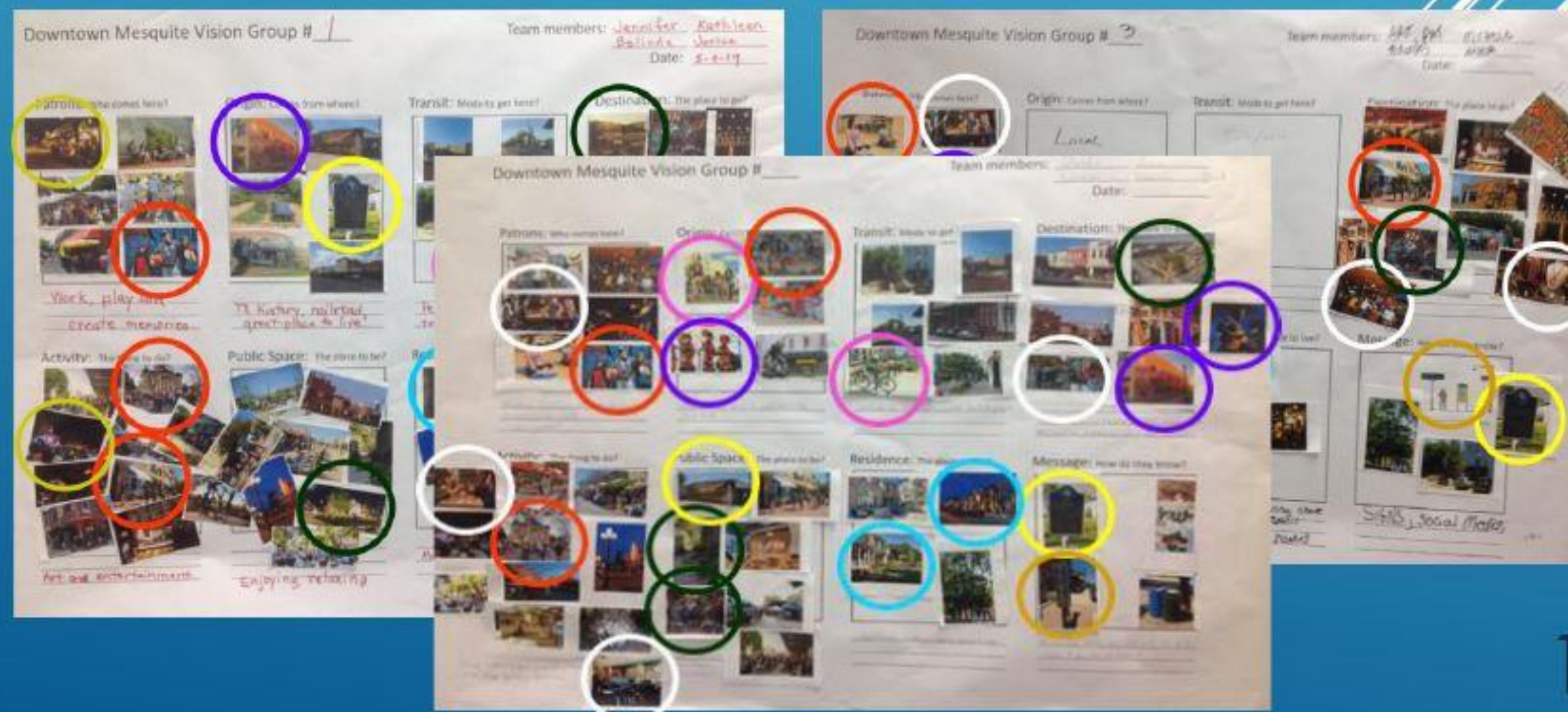
Community Development Strategies (CDS)

- ✓ Trends
- ✓ Projections
- ✓ Demand



Downtown Vision Study - 2017

May 6: Discover Common Themes Storyboard Activity



- Outdoors and Active
- Historical Significance
- Pedestrian and Bike Friendly
- Urban Housing Styles
- Arts and Entertainment
- Eating and Shopping
- Public Gathering Space
- Signage and Wayfinding

Downtown Vision Study

Vision Statement



Downtown Vision Statement

Adopted by the DTVS Group on May 31, 2017

Downtown Mesquite is an energetic, family-friendly environment where people of all ages and cultures gather to dine, shop, celebrate and live.

A creative, attractive and social destination, Downtown Mesquite is rooted in history and reaches out to engage locals, neighbors and visitors.

Downtown Vision Study

Priorities

Infrastructure

- ✓ Connectivity to City Lake Park and Corridors
- ✓ Common Grease Traps
- ✓ Parking on Front Street

Business Attraction and Development

- ✓ Anchor Restaurants and Retail
- ✓ Railroad Depot style Museum/Restaurant
- ✓ Urban and Mixed-Use Housing

Appearance and Beautification

- ✓ Greenspace in and around the Square
- ✓ Historic Street Lights
- ✓ Art and Murals

Events and Activities

- ✓ Concerts on the Square
- ✓ Carriage Rides
- ✓ Family-friendly Activities

Downtown Infrastructure Plan 2018

- Is intended to provide specificity related to Downtown infrastructure needs, and a program for infrastructure improvements in Downtown Mesquite
- It will build upon the direction from previous Downtown studies including:
 - The Texas Downtown Association Assessment
 - Community Development Strategies Downtown Market Analysis
 - The Mesquite Downtown Vision Study

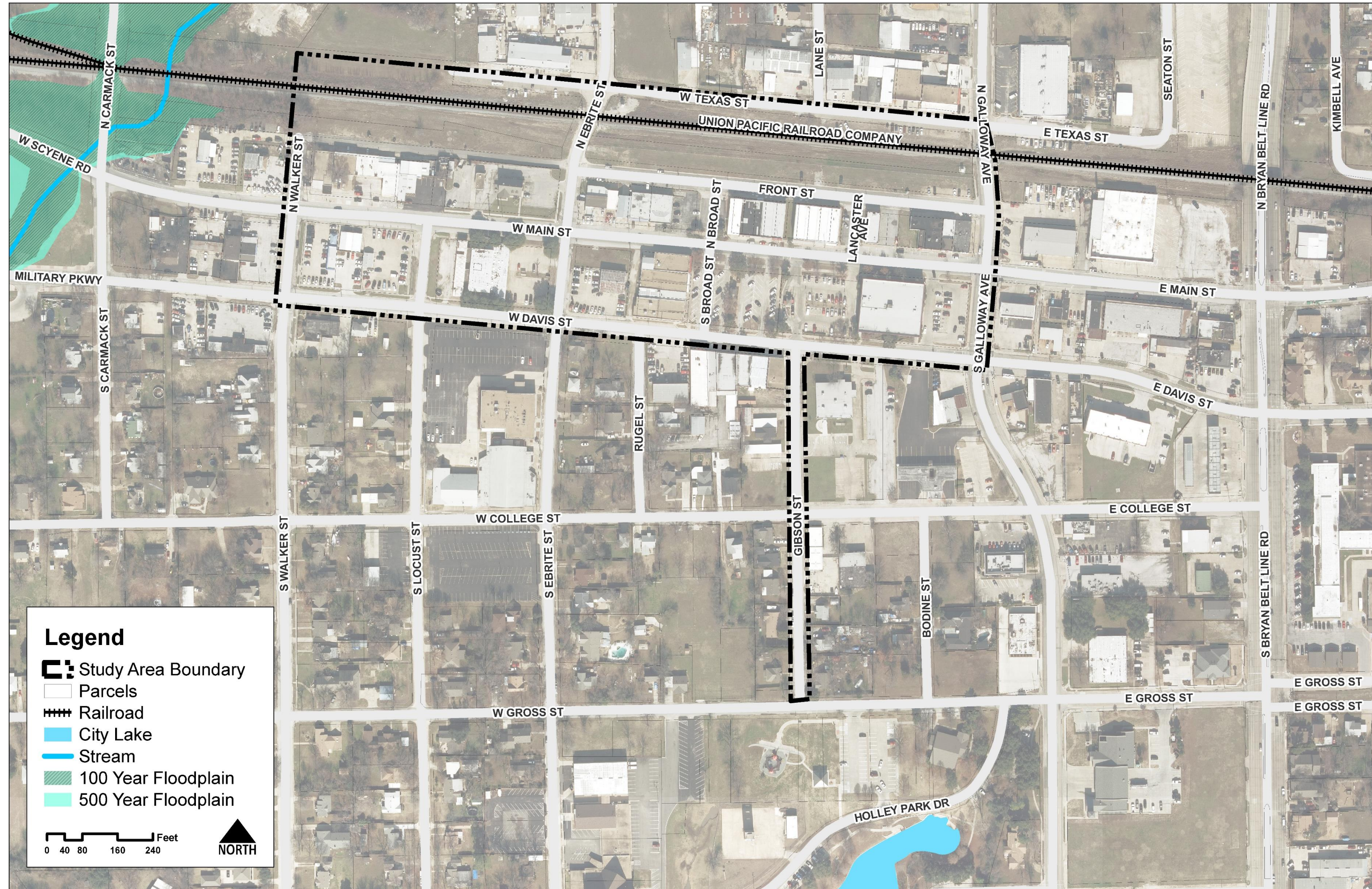
Stakeholder Meetings



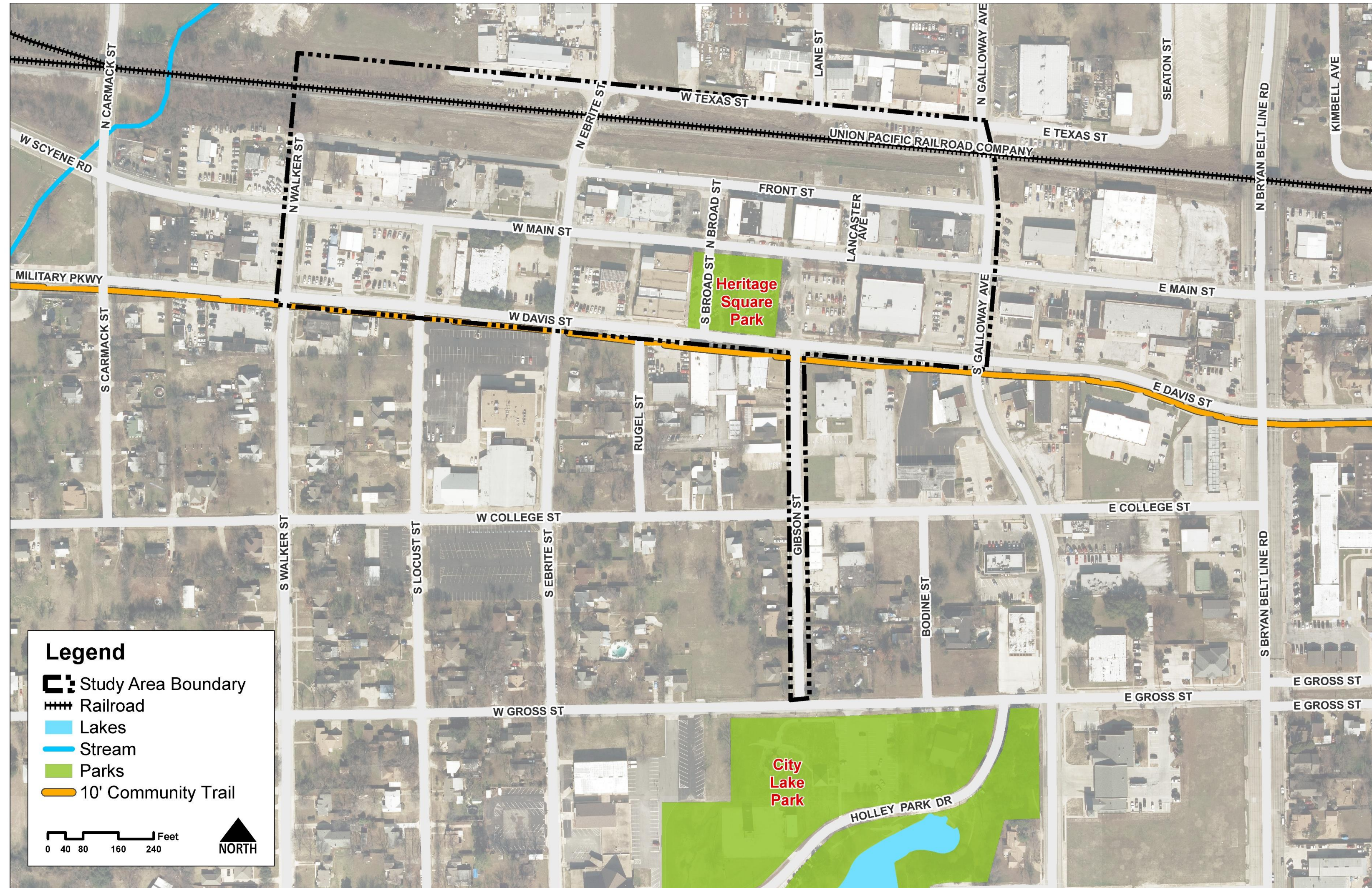
Stakeholder Meetings



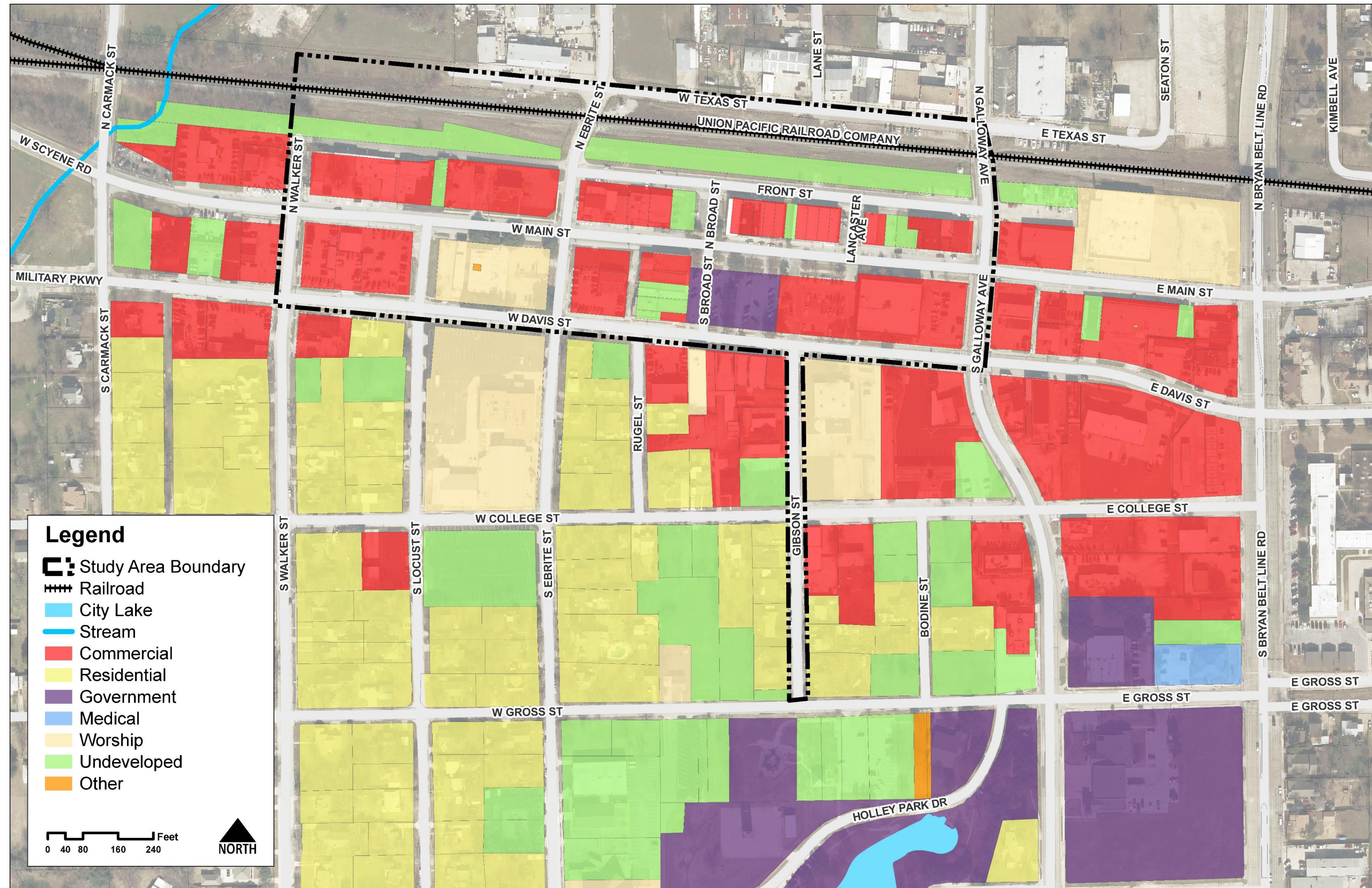
Downtown Limits



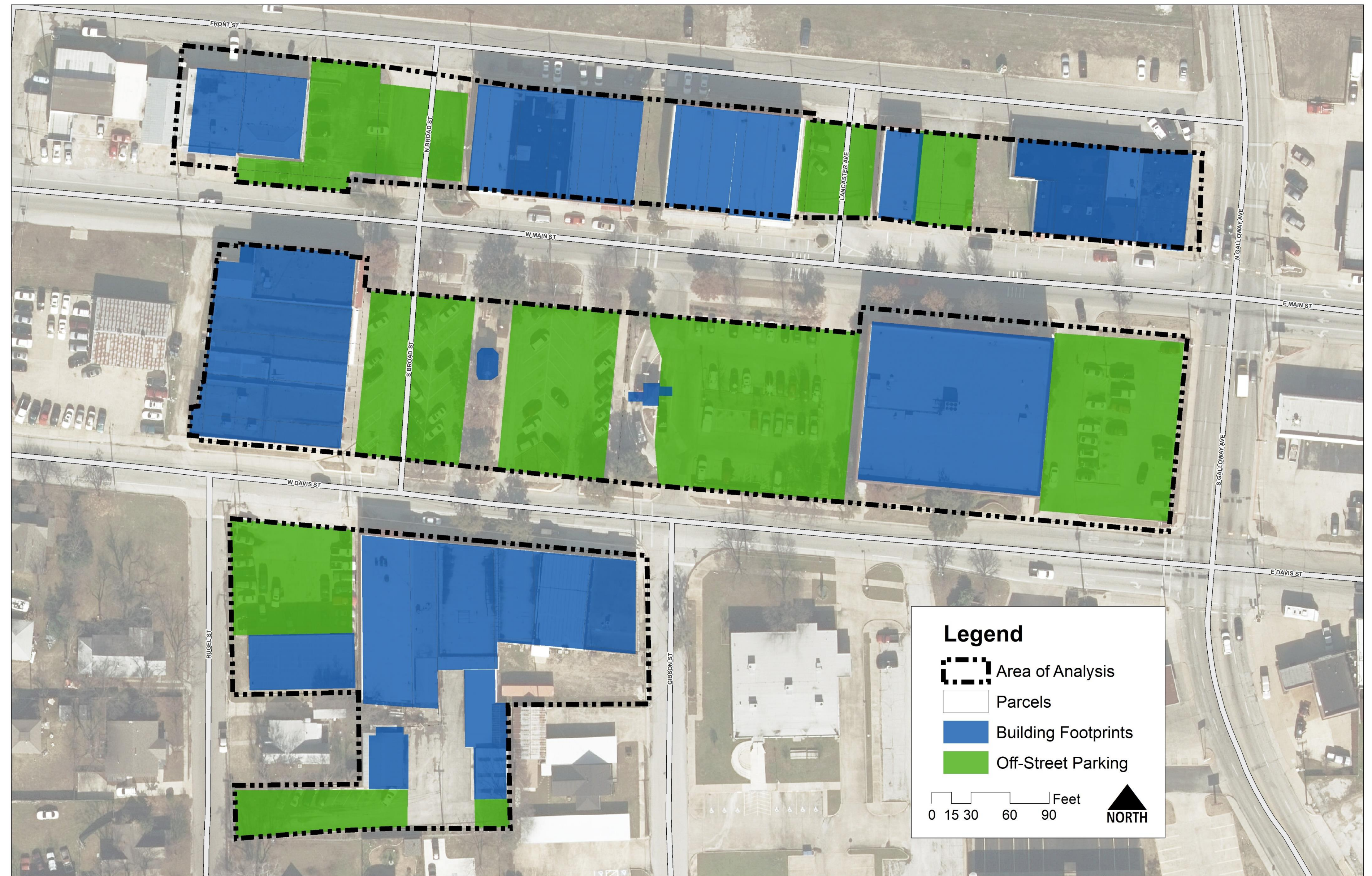
Existing Parks & Trails



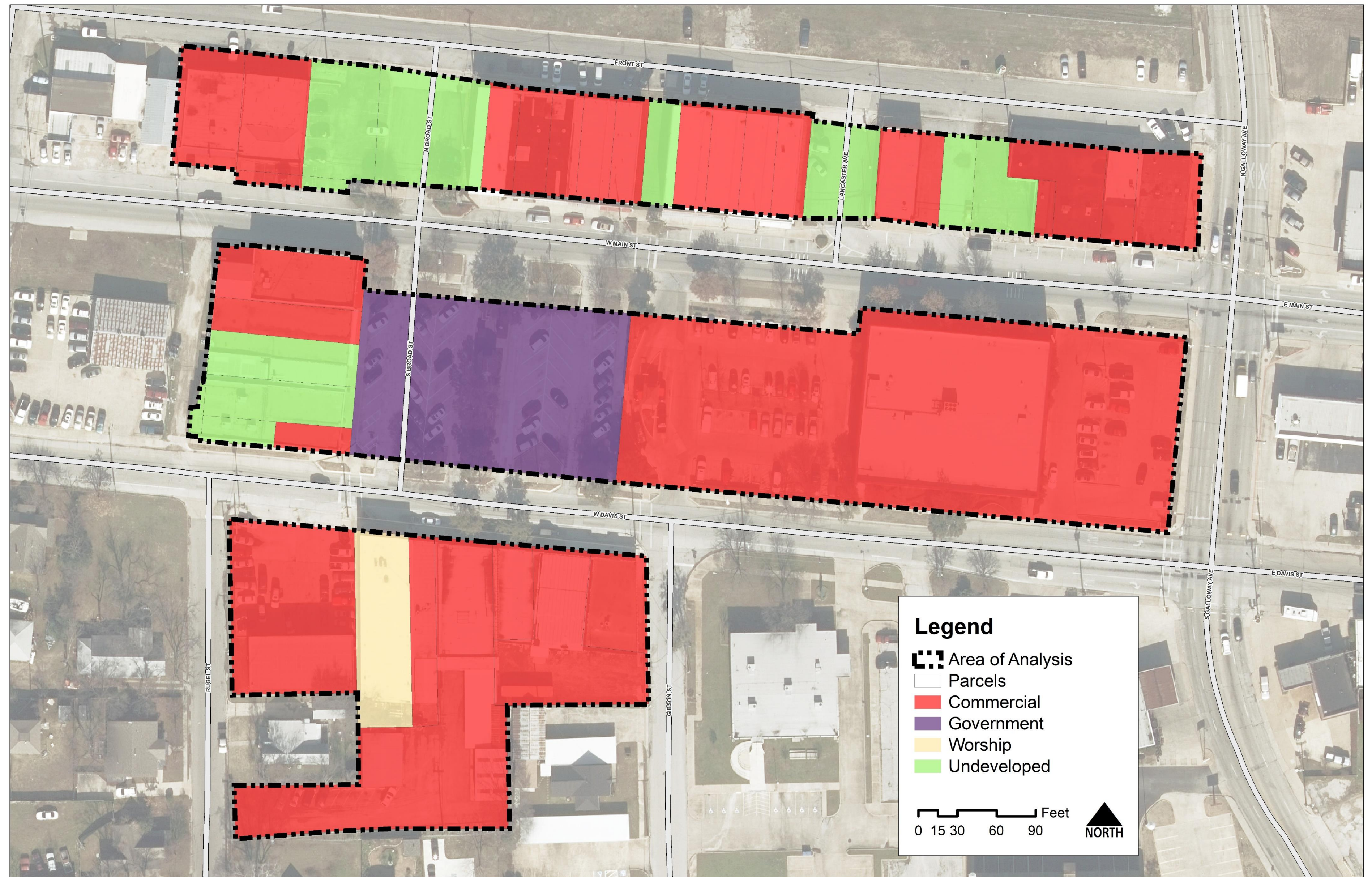
Existing Land Use



Parking Analysis: Improvements



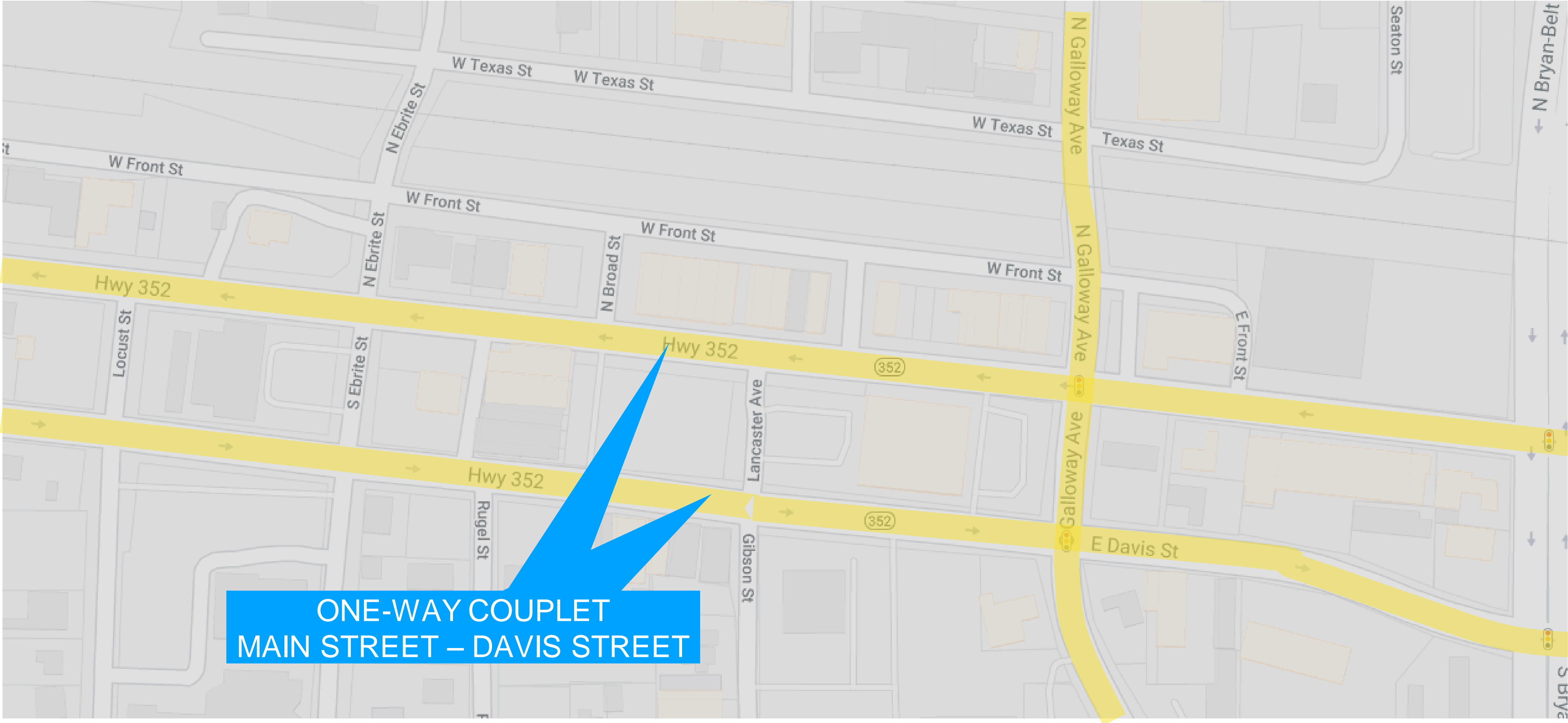
Parking Analysis: Existing Land Use



Walking Distance From Parking



Downtown Vehicular Traffic



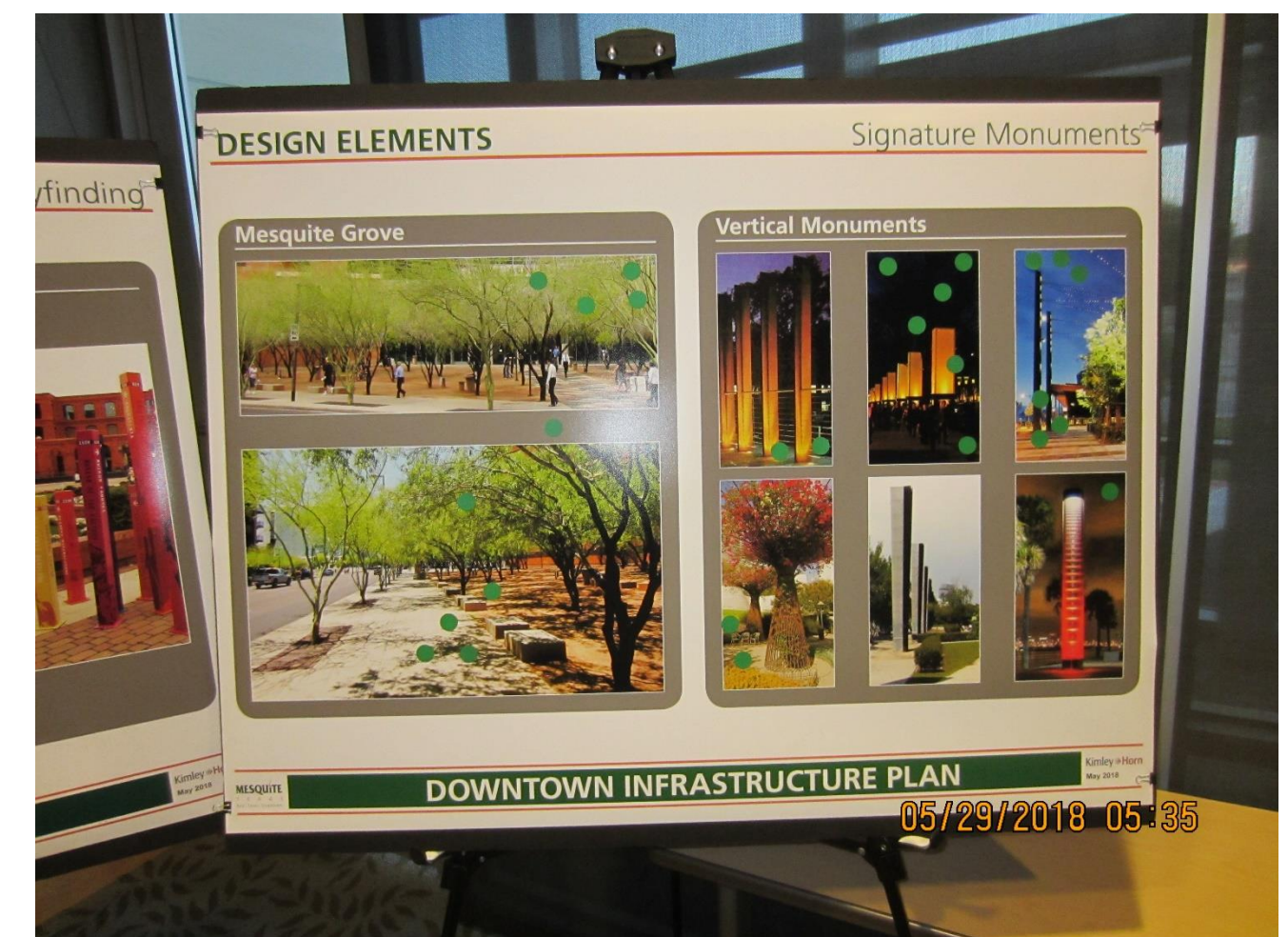
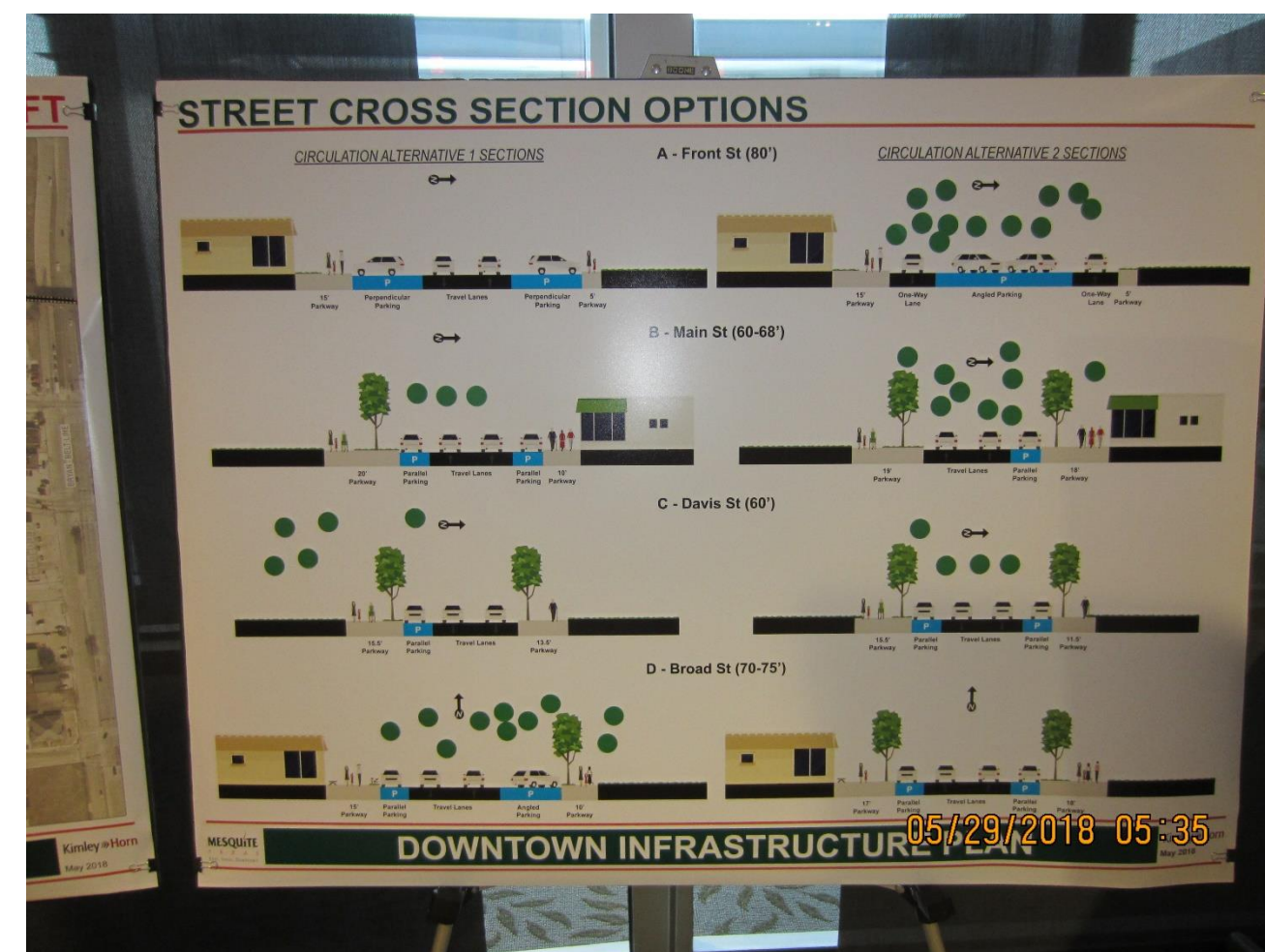
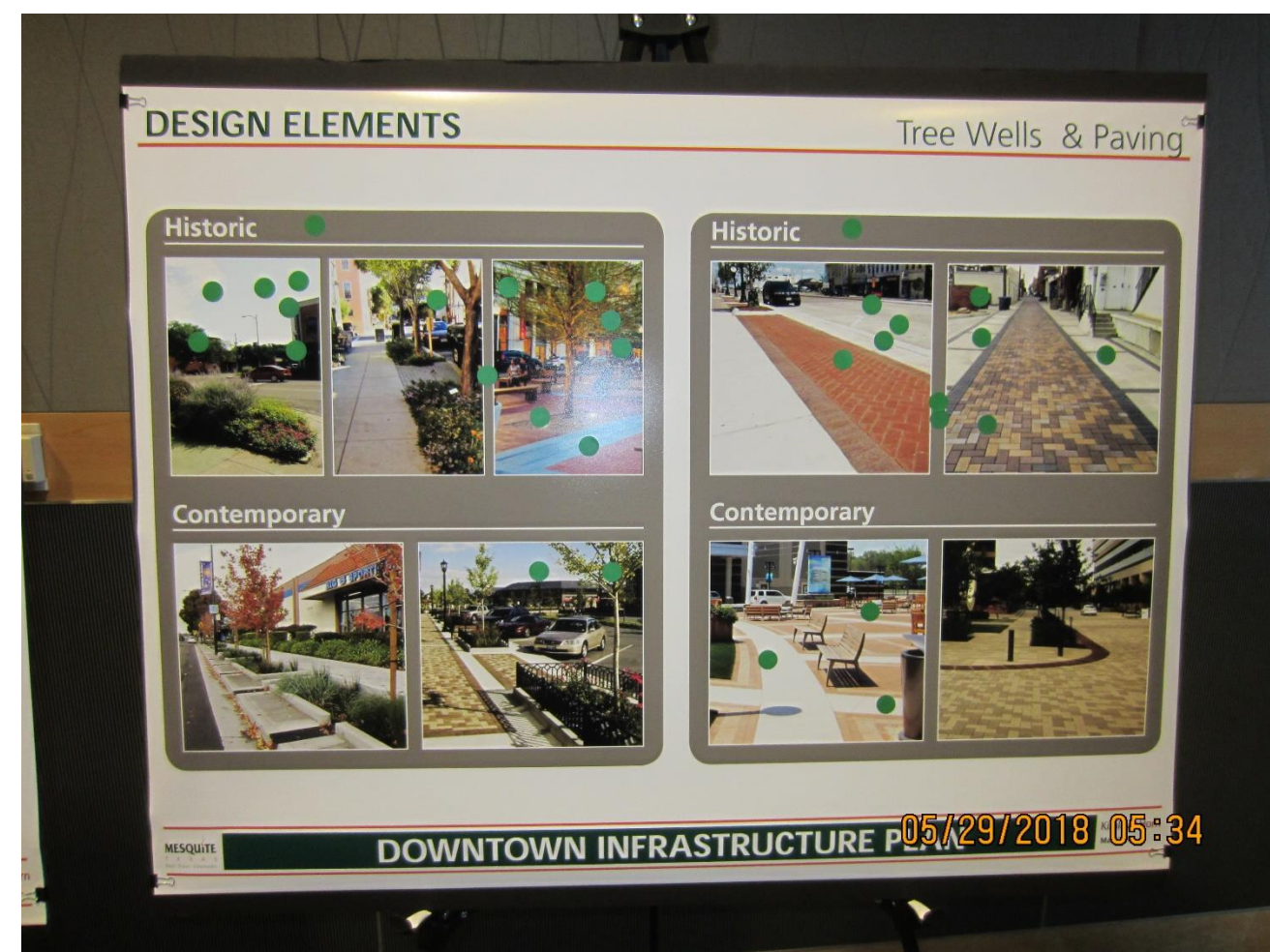
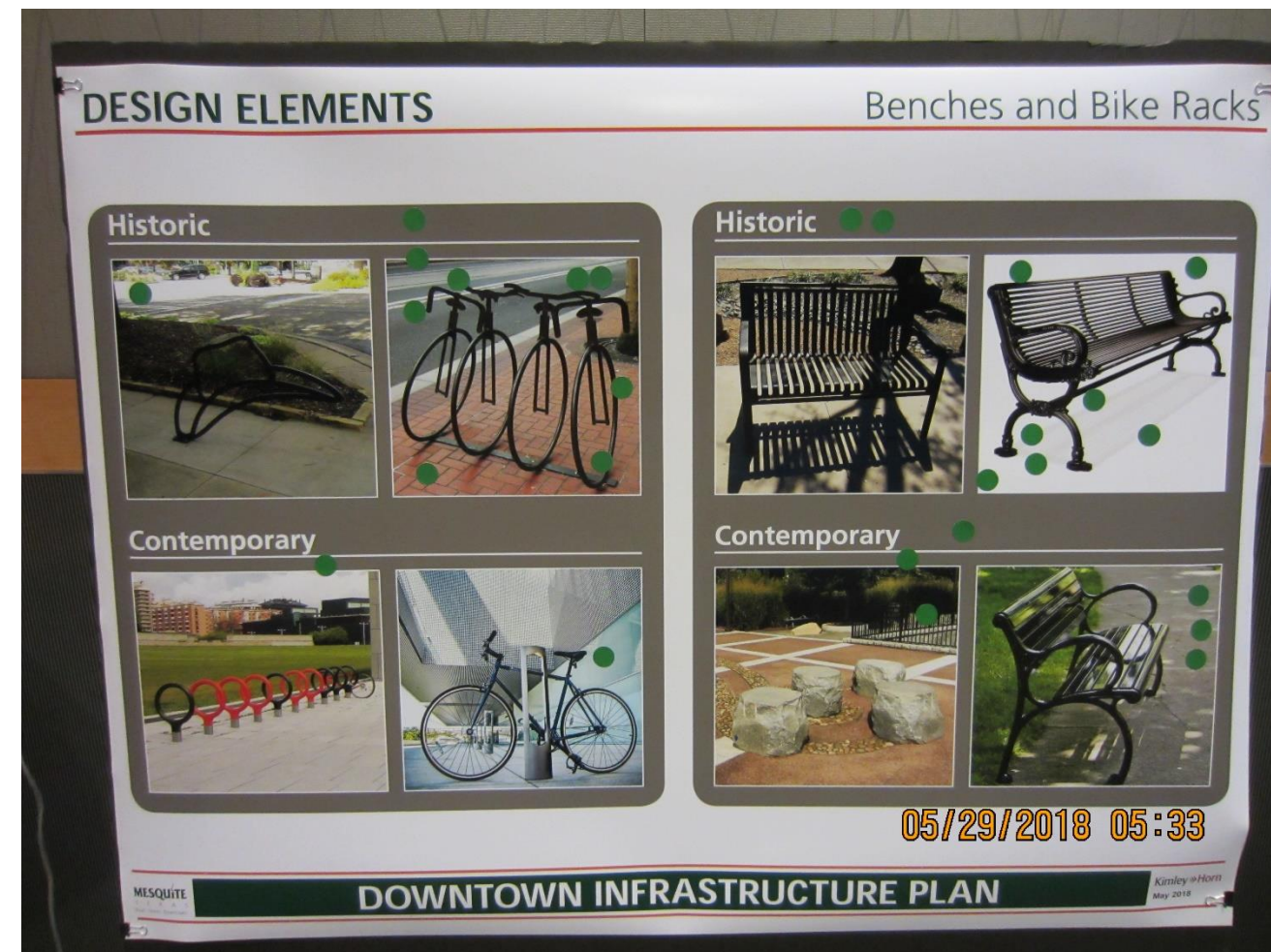
ONE-WAY COUPLET
MAIN STREET – DAVIS STREET



Downtown Vehicular Traffic Calming

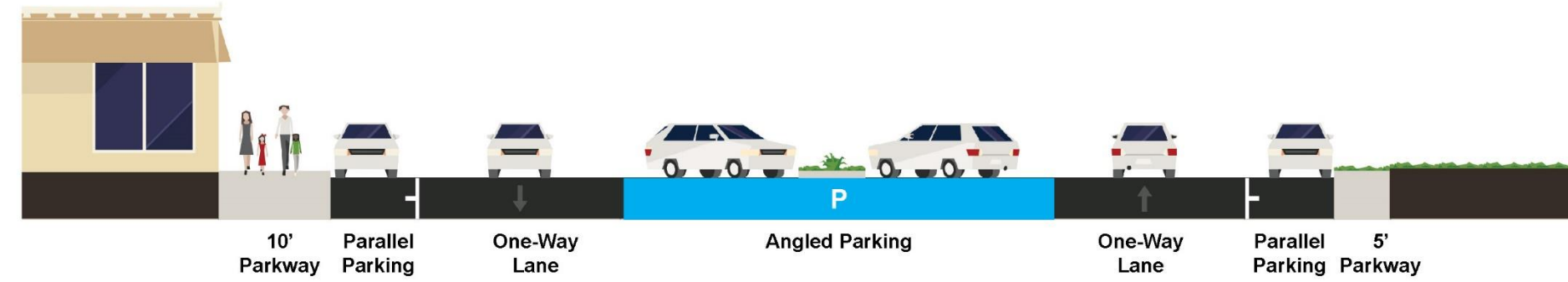


Design Elements

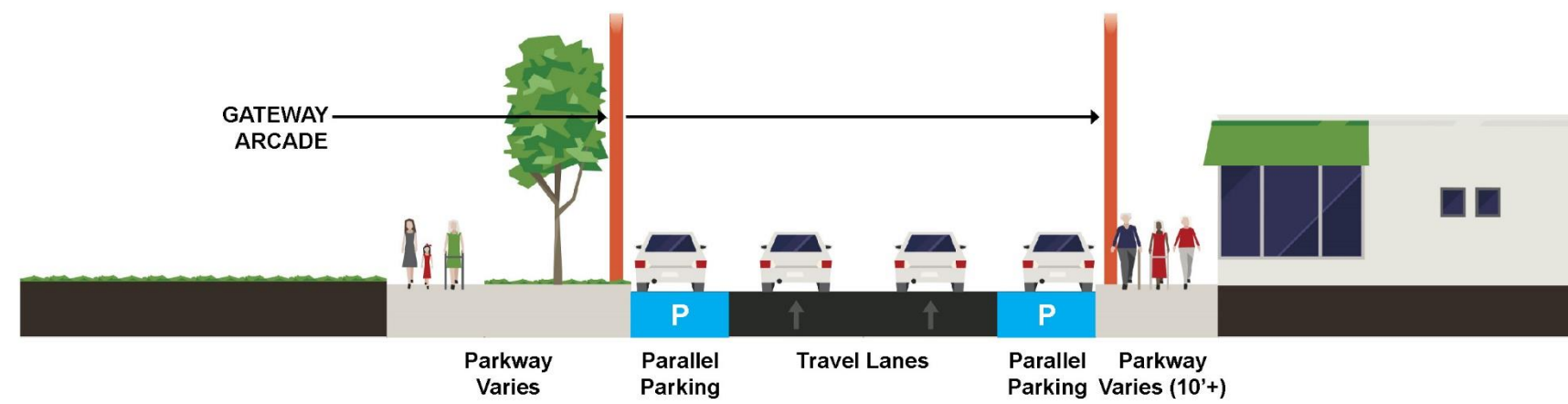


PREFERRED STREET CROSS SECTIONS

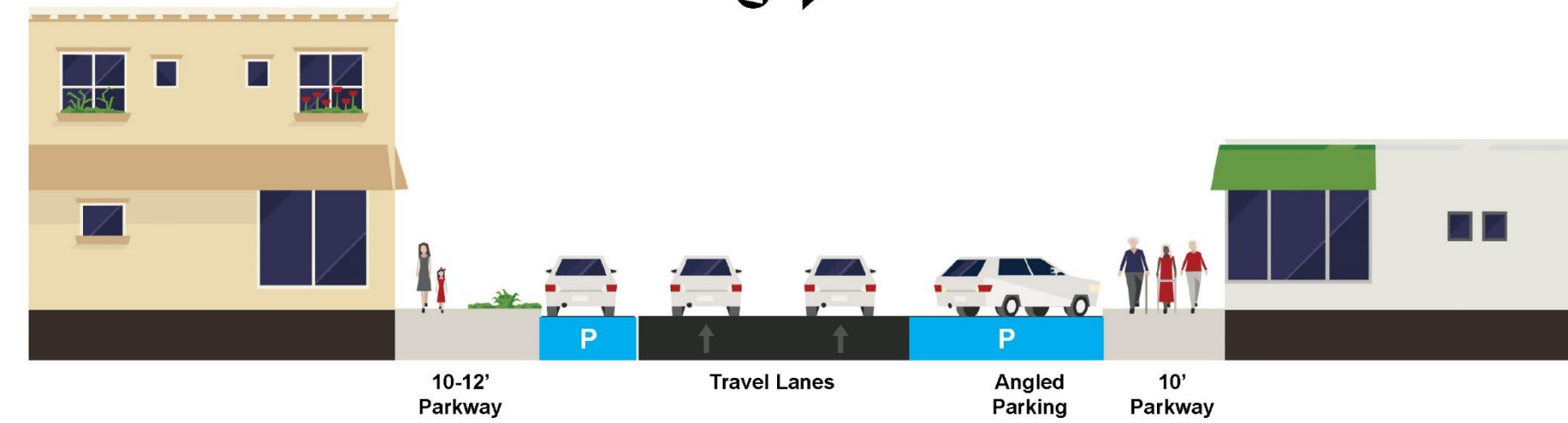
A - Front St (105')



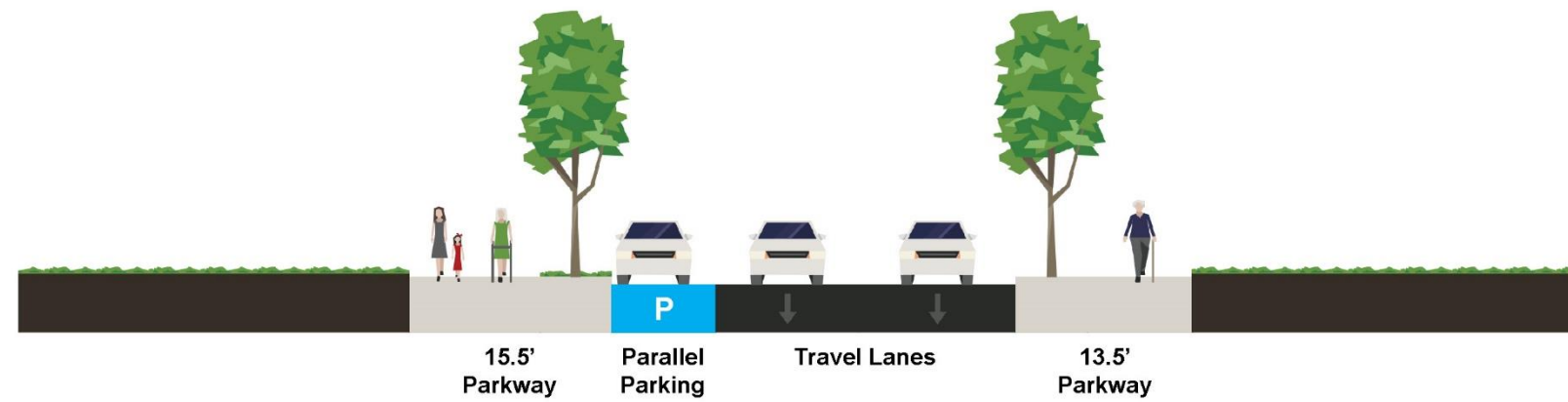
B1 - Main St (76')



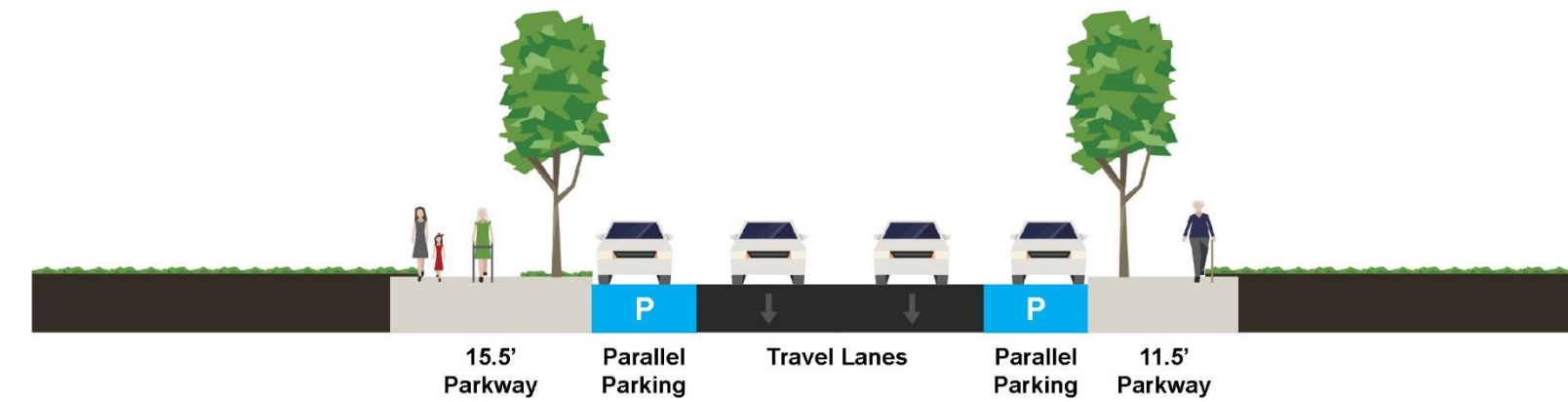
B2 - Main St (60-68')



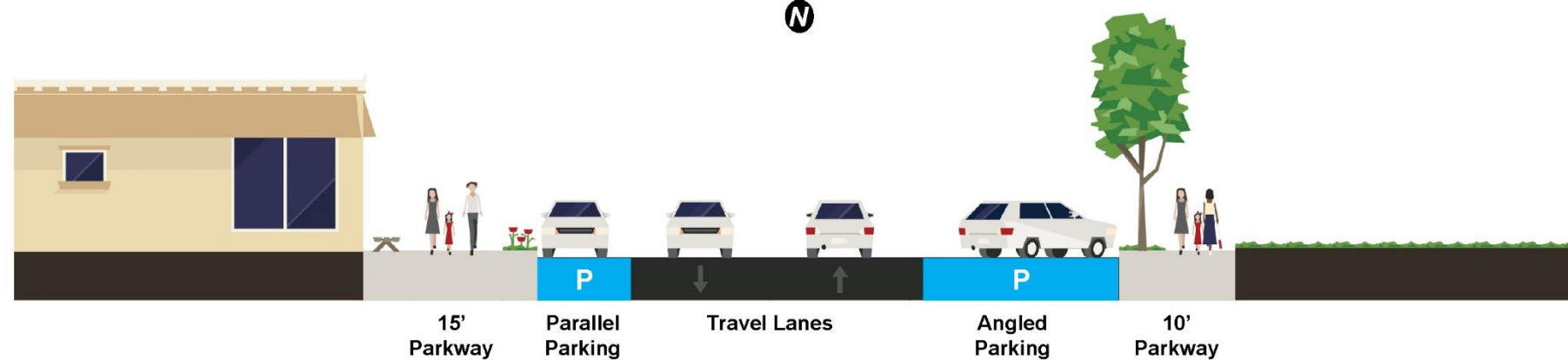
C1 - Davis St (60')



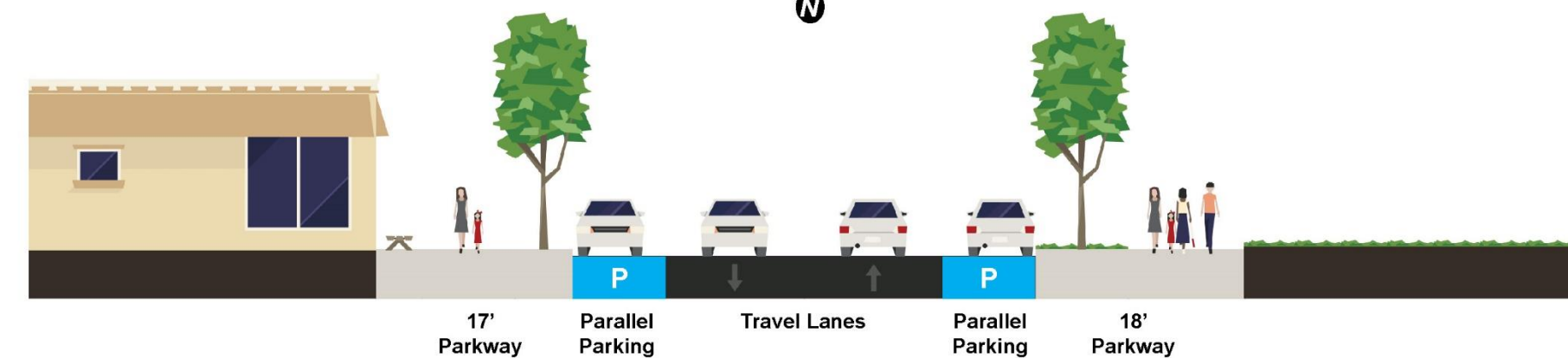
C2 - Davis St (60')



D1 - Broad St (70-75')



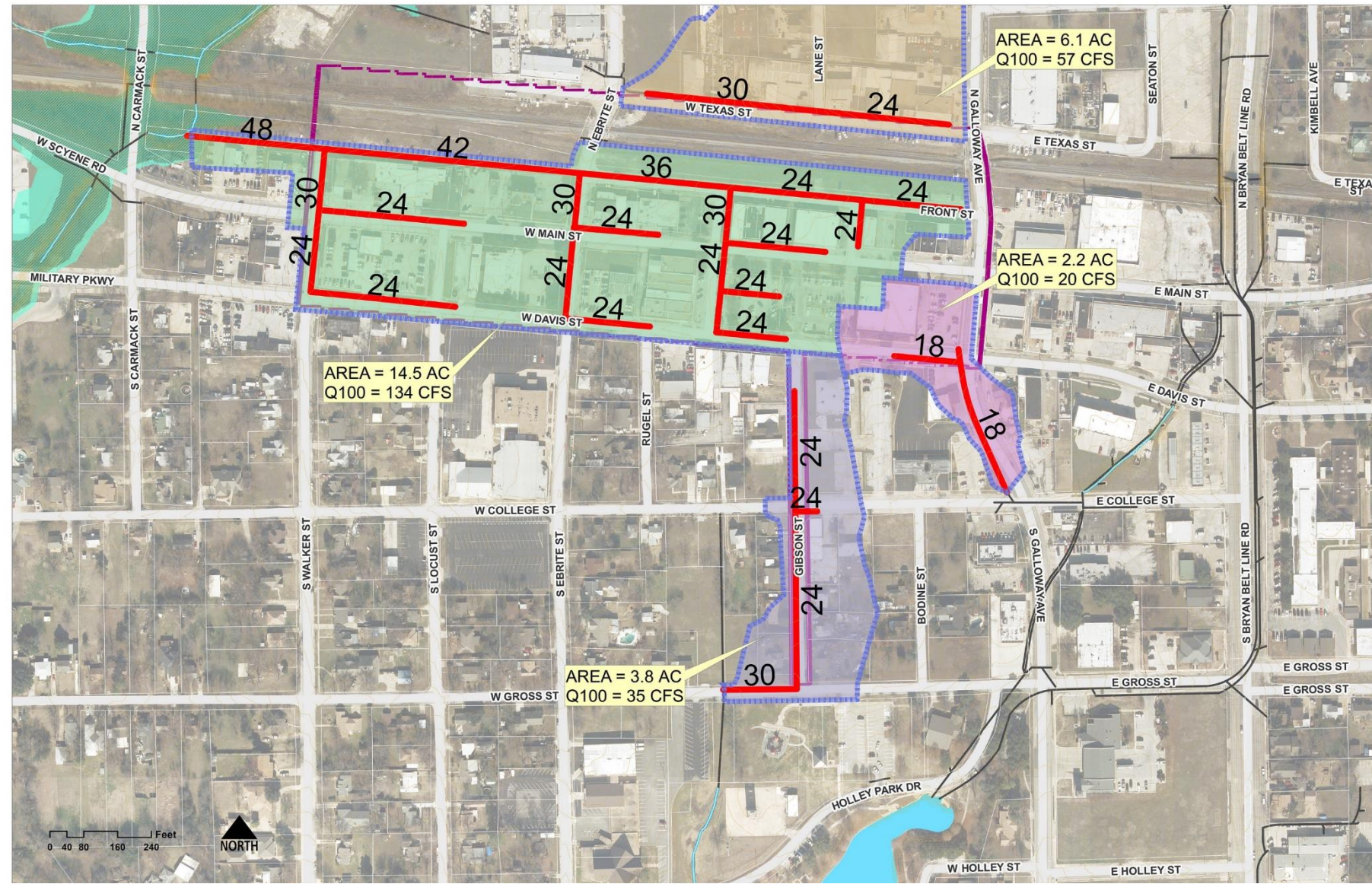
D2 - Broad St (70-75')



Infrastructure Concepts

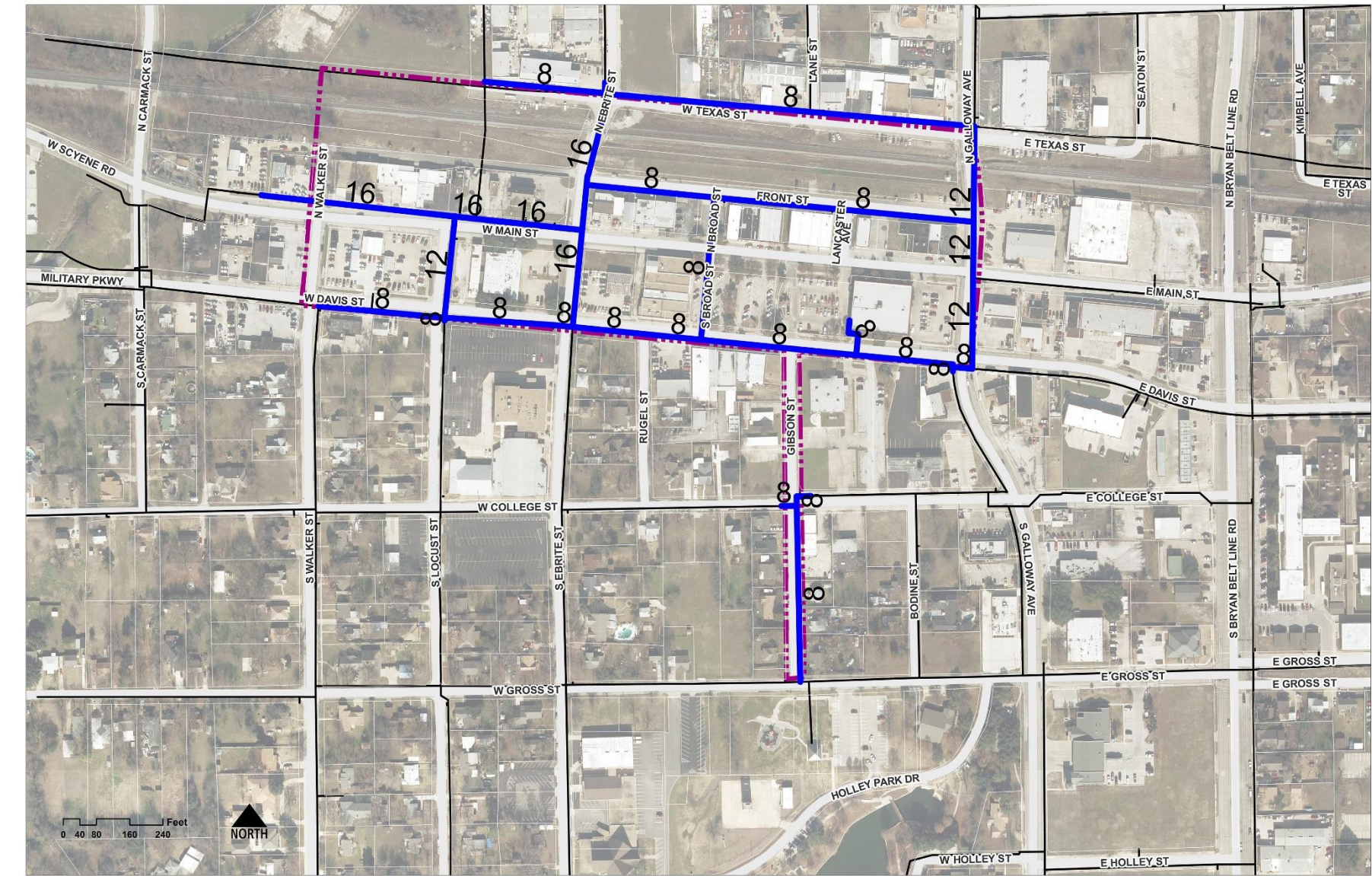
PROPOSED STORM DRAIN

DRAFT



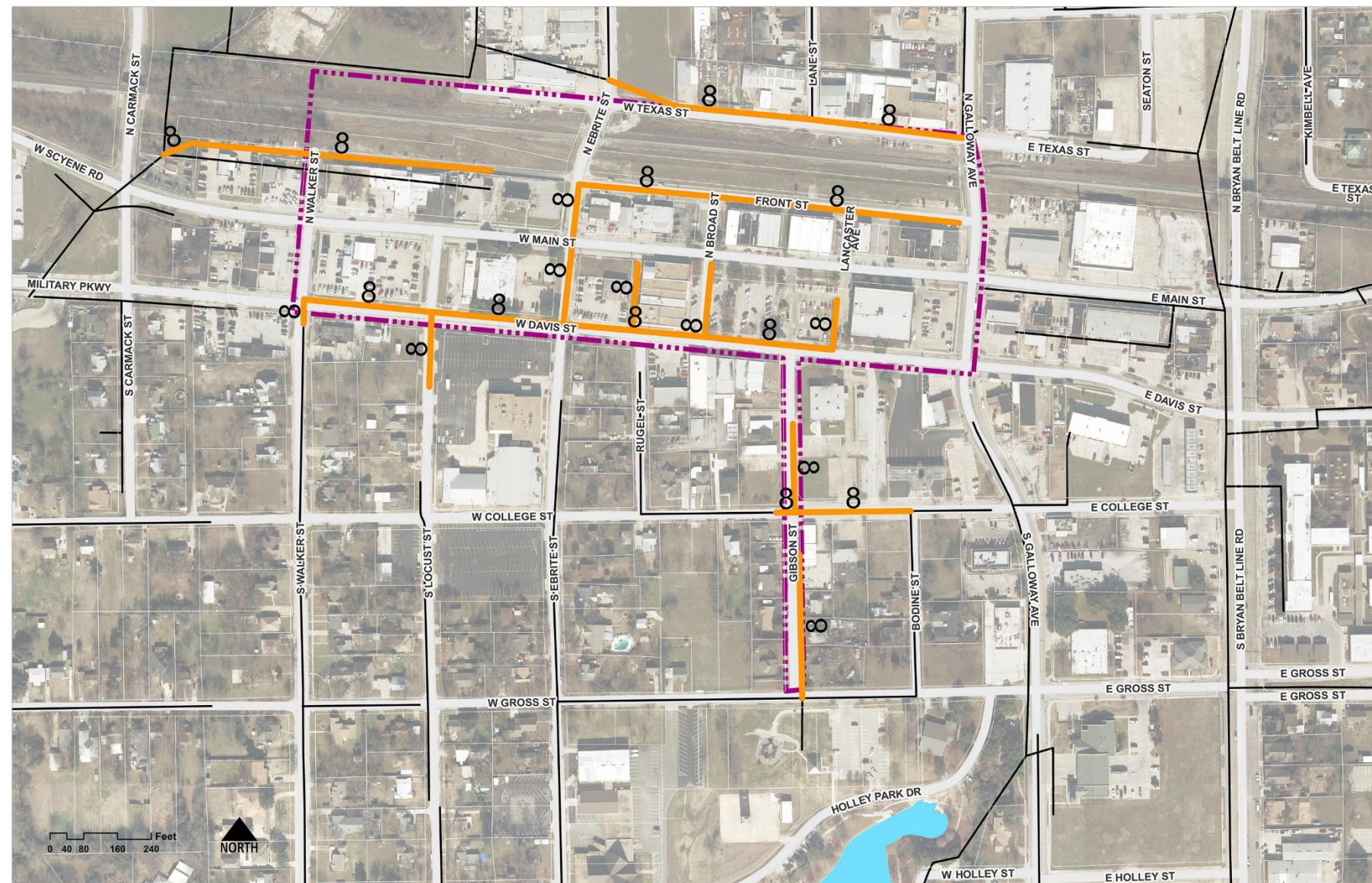
PROPOSED WATER LINE

DRAFT



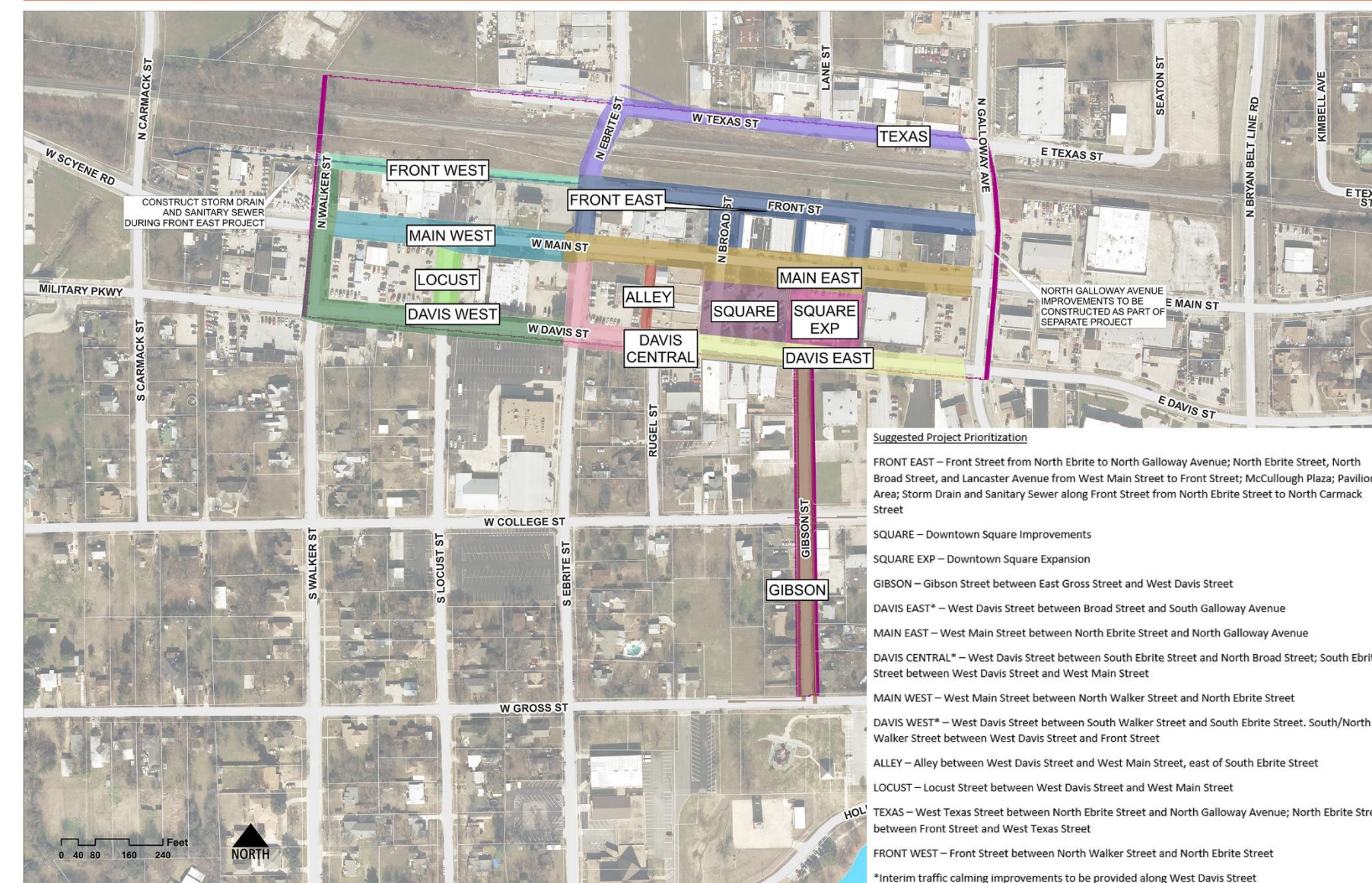
PROPOSED SANITARY SEWER

DRAFT



DOWNTOWN PROJECTS

DRAFT



PREFERRED PLAN



Front Street



Front Street



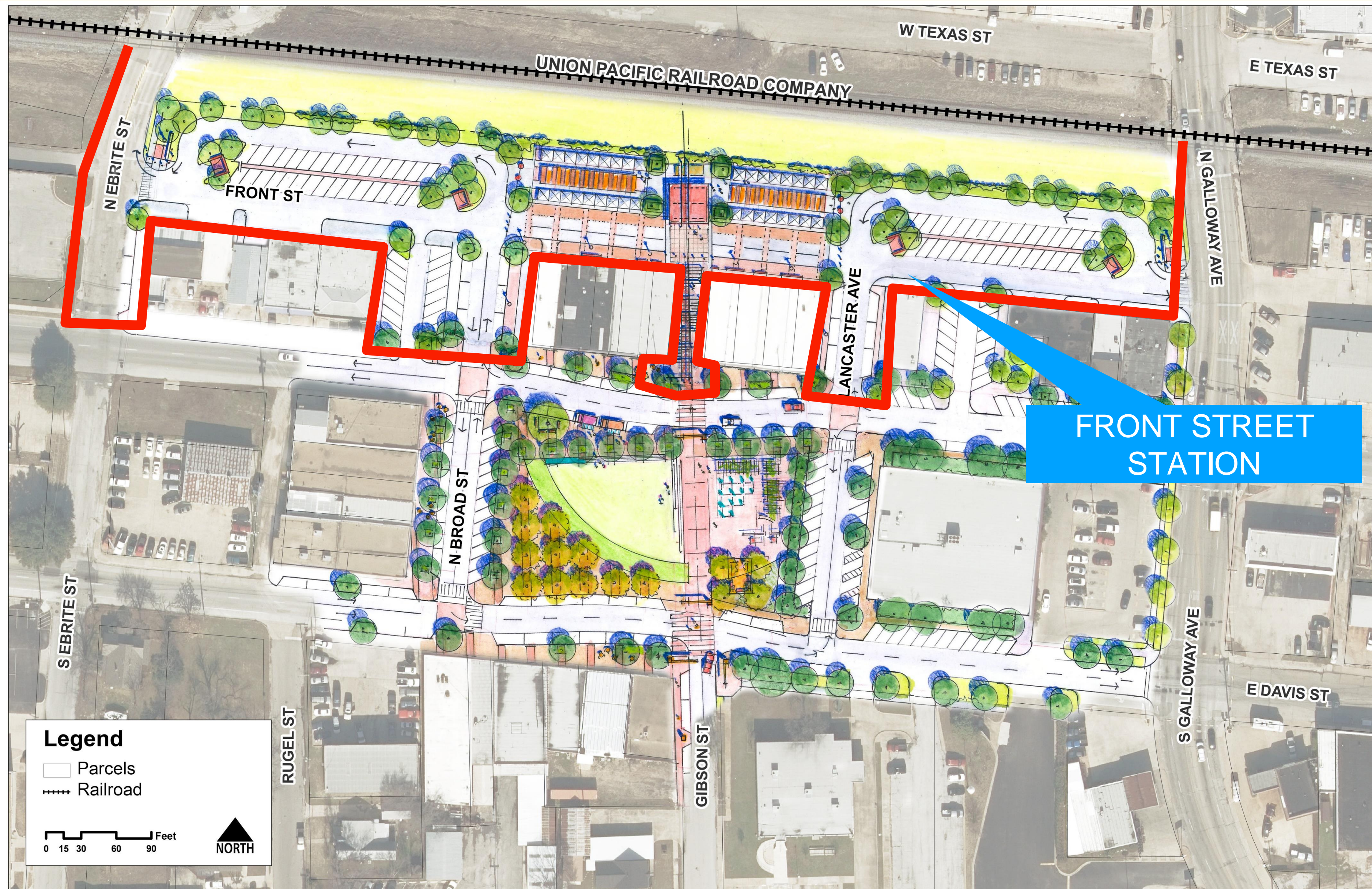
Source: City of Mesquite

Front Street

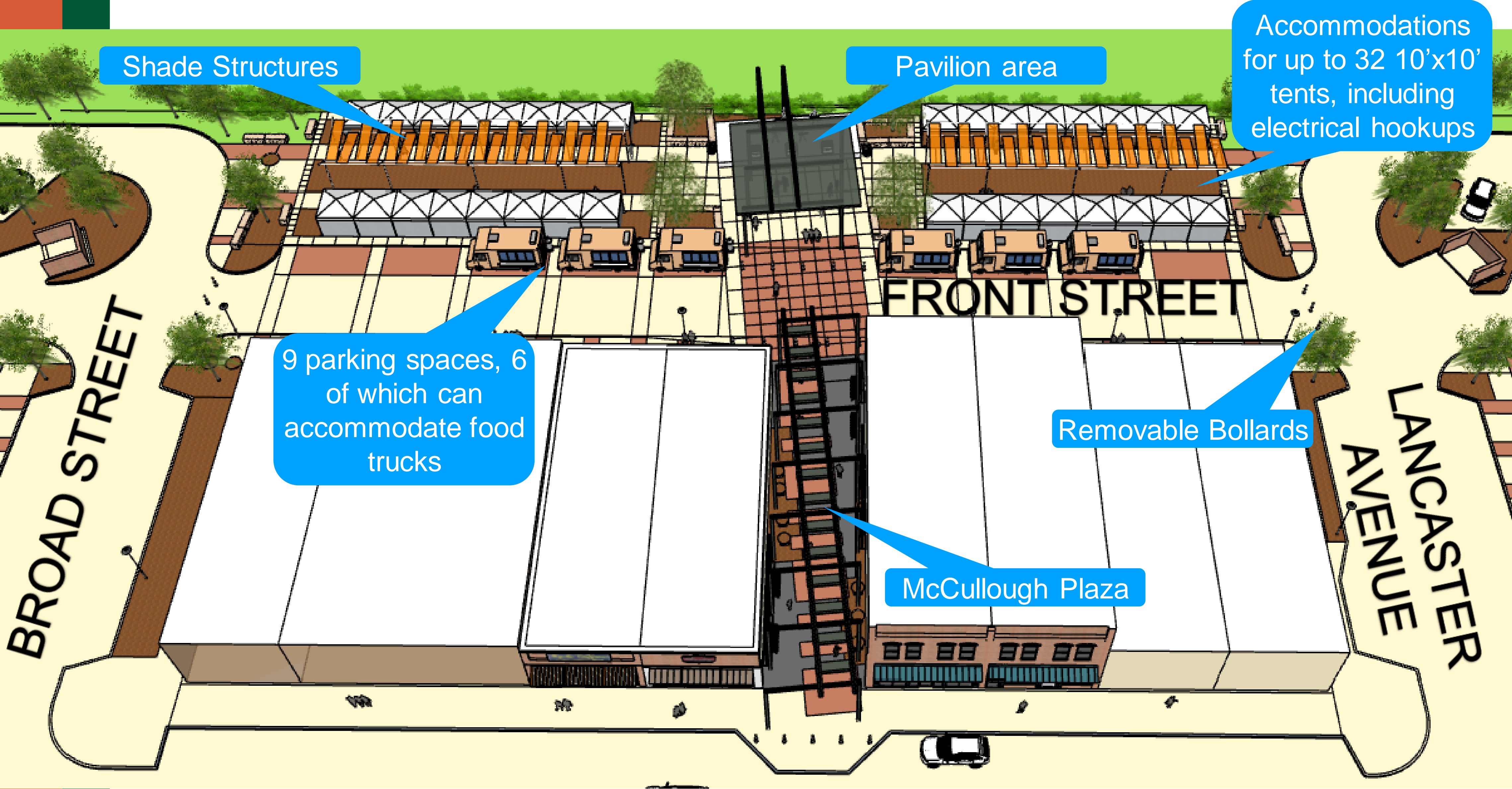


Source: City of Mesquite

REFINED PLAN



Front Street Station



Shade Structures

Pavilion area

Accommodations for up to 32 10'x10' tents, including electrical hookups

9 parking spaces, 6 of which can accommodate food trucks

Removable Bollards

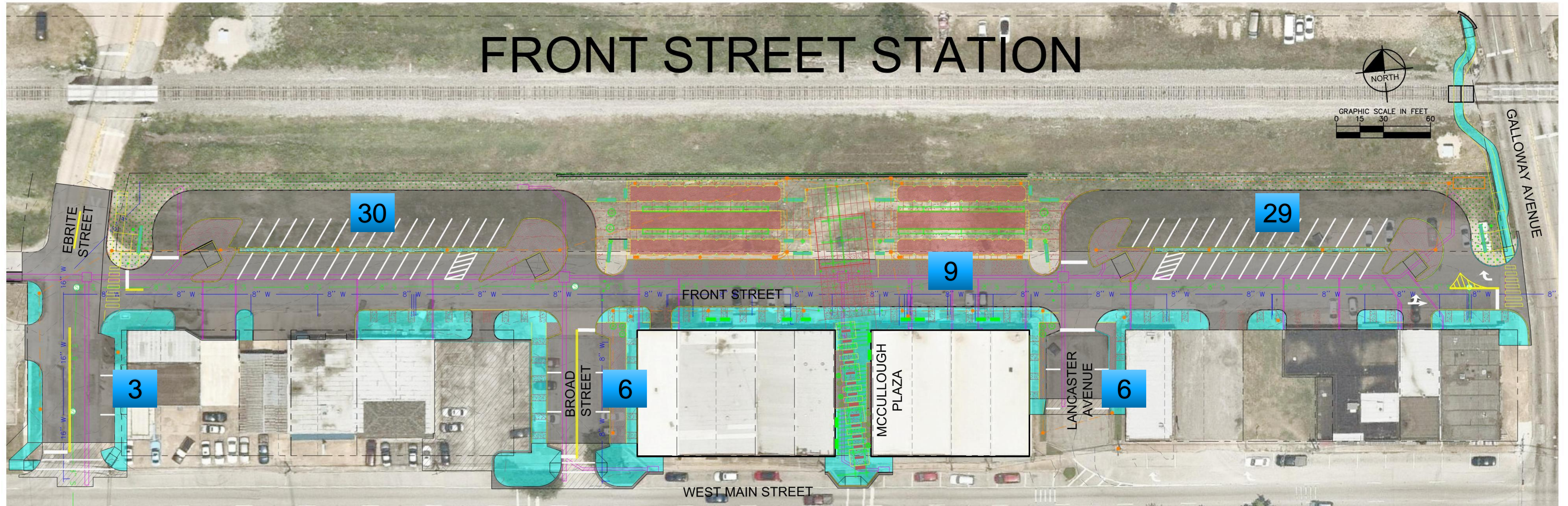
McCullough Plaza

BROAD STREET

LANCASTER AVENUE

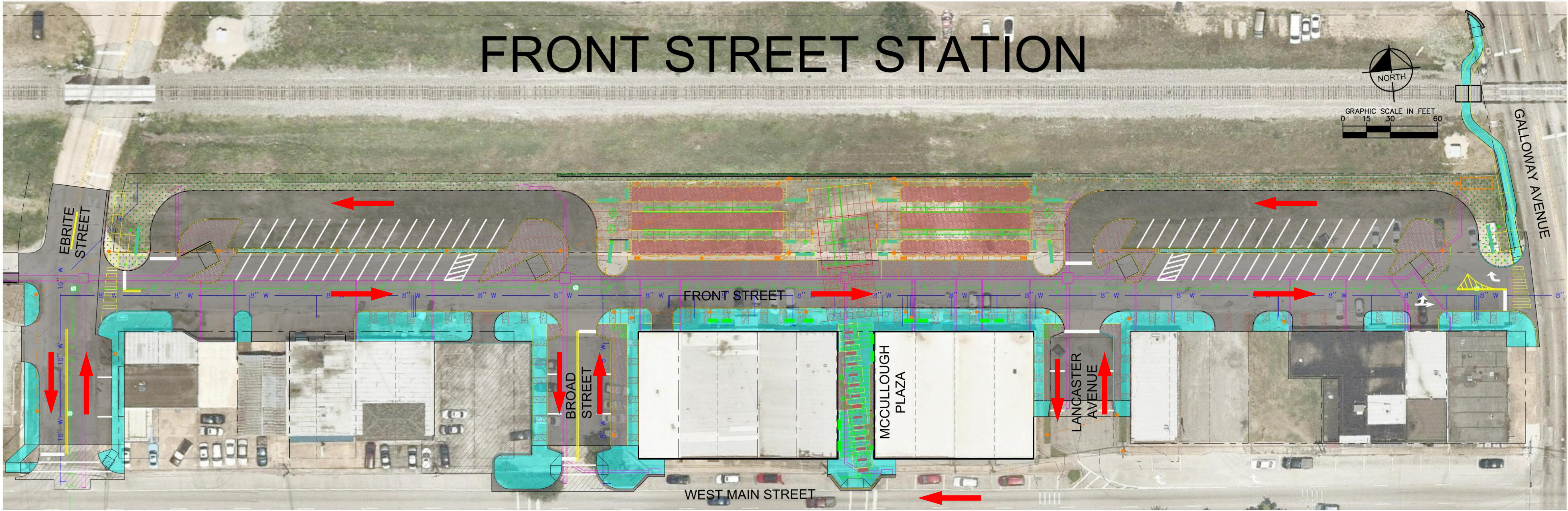
FRONT STREET

Front Street Parking

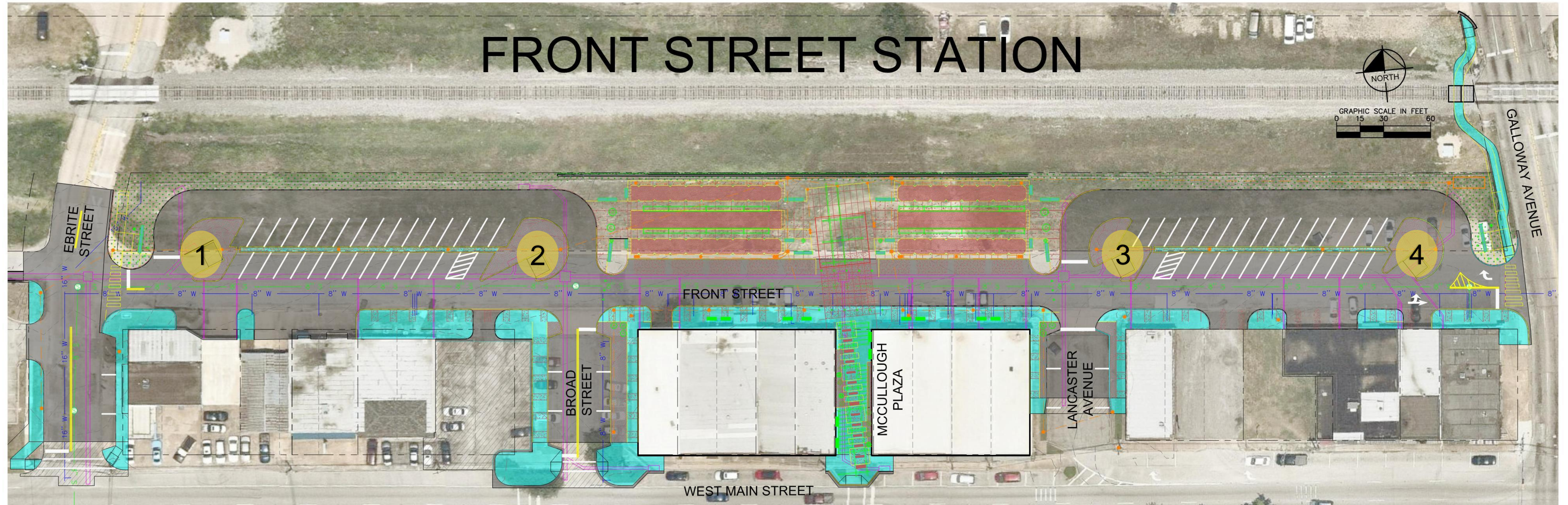


Existing Spaces – ~60
Proposed Spaces – 83

Front Street Circulation



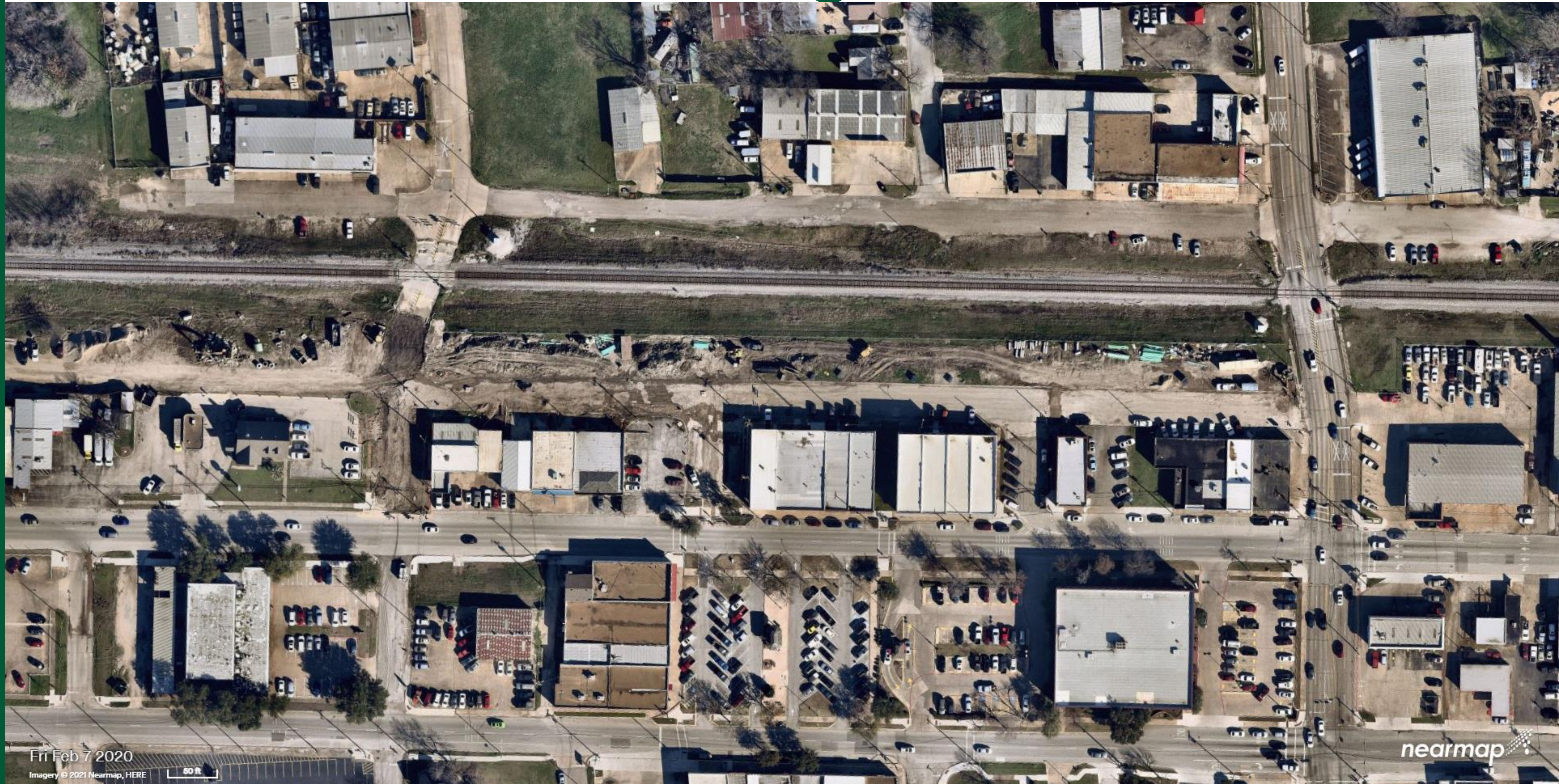
Dumpster Enclosures



Construction Progress – 10/2019



Construction Progress – 2/2020



Construction Progress – 5/2020



Construction Progress – 2/2021



Front Street Station Grand Opening



Front Street Station



Front Street Station



Front Street Station



Front Street Station



Questions

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214-420-5624

