

ALLEN 2030



COMPREHENSIVE PLAN

***Existing Conditions
Report***

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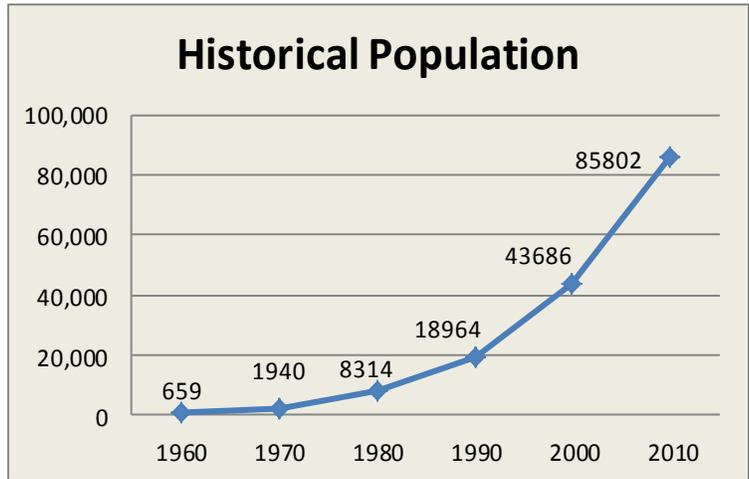


DEMOGRAPHICS

The population of Allen has grown steadily over the past ten years, nearly doubling since 2000. This growth is fairly consistent with the population growth over the past several decades. Every ten years since 1980 the population in Allen has roughly doubled. In addition the growth has been steady, allowing for managed suburban development. Growth has slowed to single digit increases in recent years. It is estimated that population growth will continue at a steady pace as the City progresses towards build out.

Population

- Allen’s population grew by 96% between 2000 and 2010. Most of this growth is a result of new residents moving into the community.
- Allen added an estimated 2,739 people between April 1, 2010 and January 1, 2013 to reach the current population of 88,541.



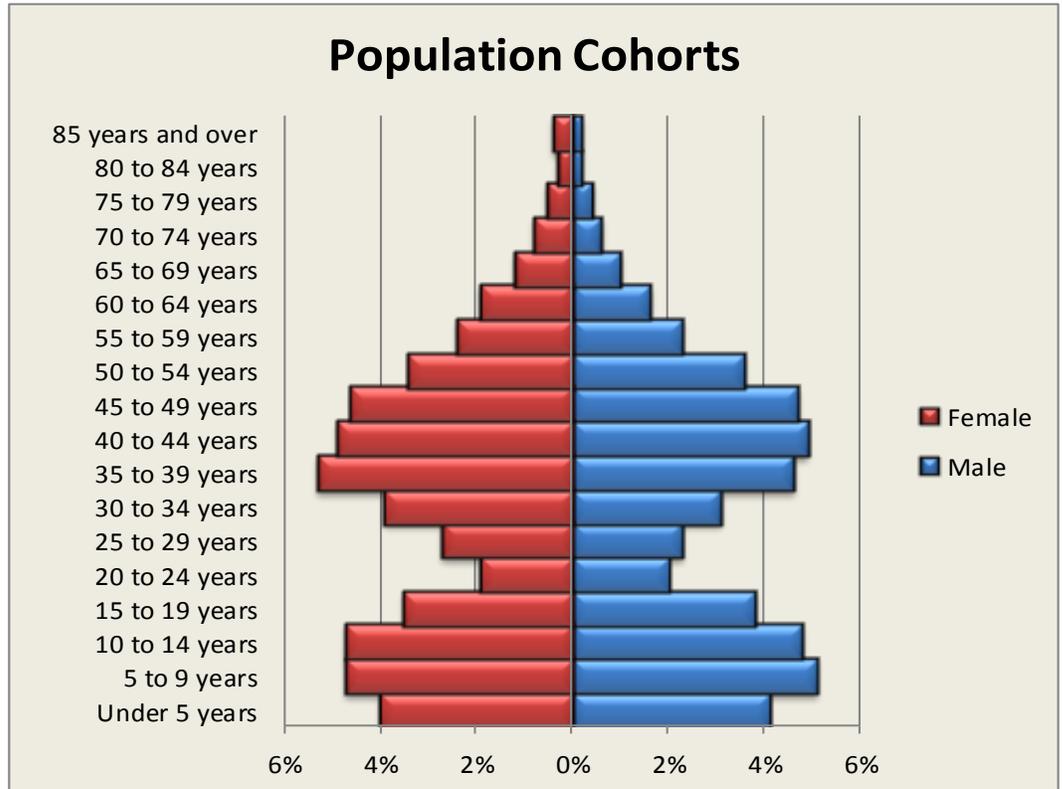
Source: US Census Bureau

Age Distribution

- Allen has a young population with a median age of 35. In 2010, more than 70% of the population was under age 45. The largest age group is 25-44 year olds, which make up more than one-fifth of Allen’s population.

- The number of people in the Baby Boomer generation reaching retirement age has been growing. The largest rate of growth since 2000 has been in the 62 and older age group, which has increased 193%.

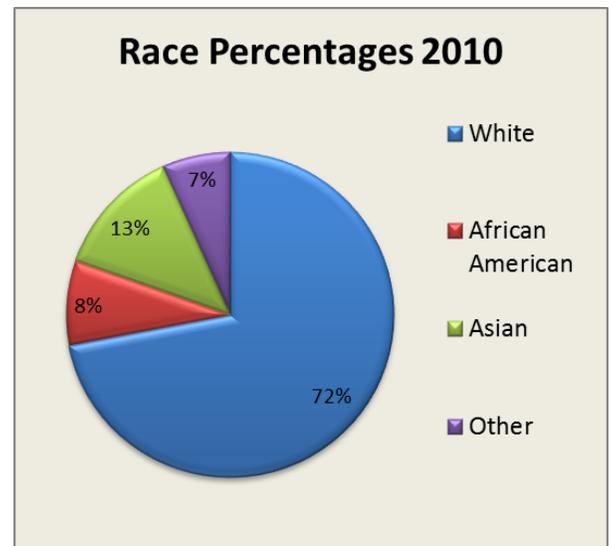
- While Allen’s overall youth population has



Source: US Census Bureau

Racial/Ethnic Composition

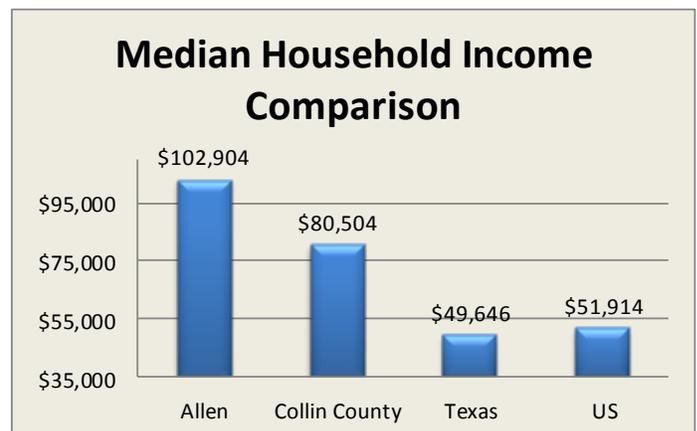
- ◆ The racial and ethnic composition of the city has diversified over the past decade. In 2010, African-American, Asian and other races comprised a larger proportion of the population than in 2000; increasing from 13% to 28%.
- ◆ Allen’s Asian population increased, growing from 3.7% in 2000 to 13% in 2010.
- ◆ The proportion of African Americans in Allen increased from 4.4% to 8.4% over the past 10 years.
- ◆ The Hispanic population increased from 7% in 2000, to more than 11% in 2010.
- ◆ Almost 16% of Allen residents are foreign-born. More than 22 percent of Allen resident speak a language other than English at home, the most common being Spanish and Asian languages.



Source: US Census Bureau

Incomes and Cost of Living

- ◆ Median incomes in Allen are higher than state and national averages. In 2010, Allen’s median household income was \$102,904; while for the state, the median household income was \$49,646.
- ◆ The Dallas metro’s area cost of living is similar to other regions in Texas. In 2011, the Dallas region had an estimated cost of living index of 96 (compared to a national average of 100, 93 in Austin, and 91 in Houston). However when compared to peer metro areas across the country, the cost of living is even more affordable. Comparable regions such as Portland, Oregon (111), Seattle, Washington (120), and San Diego, California (131), had higher index scores indicating a higher cost of living.

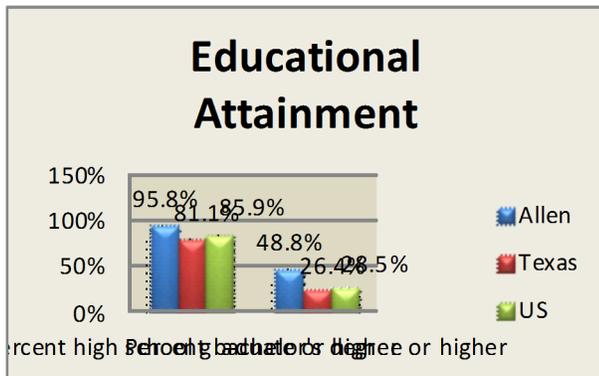


Source: US Census Bureau

- ◆ In 2010, the Census Bureau listed the poverty level at roughly \$11,000 for a one person household and \$23,000 for a family of four. In Allen in 2010, 3.6% of the population was living below the poverty line, including 6% of those over 65. That equates to roughly 3,200 total resident and almost 300 senior citizens in Allen living below the poverty level. Those percentages remain below the national and state averages.

Educational Attainment

- Allen's population is well-educated. In 2010, 95% of the population over age 25 had at least a high school education and 49% had a college education, both far exceeding state and national averages.



Population age 25 and over. Source: US Census Bureau

SCHOOL ENROLLMENT	2000	2010
Nursery school, preschool	9.9%	4.8%
Kindergarten	6.5%	5.4%
Elementary school (grades 1-8)	47.0%	46.3%
High school (grades 9-12)	20.1%	22.7%
College or graduate school	16.5%	20.8%

Source: US Census Bureau

DEMOGRAPHIC PROFILE			
	2000	2010	% Change
Population	43,561	85,802	96.97%
Total Housing Units	15,227	28,877	89.64%
Average Population/Household	3.07	3.02	-1.63%
Ethnicity			
White	87.10%	72.0%	-17.34%
Hispanic Origin (of any race)	7.00%	11.20%	60.00%
African American	4.40%	8.40%	90.91%
Asian/Pacific Islander	3.70%	13.0%	251.35%
Other	4.20%	3.20%	-23.81%
Age of Population			
0-19	36.90%	34.80%	-2.10%
20-24	3.30%	3.80%	0.50%
25-44	40.60%	31.50%	-22.41%
45-64	16.20%	24.30%	50.00%
65 & Over	2.80%	5.60%	100.00%
Median Age	31.4	34.7	10.51%
Households by Type			
Total Households	14,205	27,870	96.20%
Family households (families)	12,045	22,752	88.89%
Married-couple families	10,598	18,903	78.36%
Female head of household	1,054	2,767	162.52%
Nonfamily households	2,160	5,118	136.94%
Householder Living Alone	1,694	4,117	143.03%
Over 65 Living Alone	230	779	238.70%
Average Household size	3.07	3.02	-1.63%

Source: US Census Bureau

Demographics - *What does it mean?*

- ⇒ Population is projected to grow at a slower rate over the next 10 years than the rapid growth of the past 20 years.
- ⇒ The number of older residents aged 55 and above has been increasing, while growth of younger population groups, under 18, has slowed. This trend is expected to continue.
- ⇒ The population has become more culturally diverse over the past ten years.
- ⇒ Allen's population is predominantly family oriented, well educated, and fairly affluent.
- ⇒ Median household and family incomes are higher than the state average, but the percentage of low-income residents has also increased.
- ⇒ These demographic changes will cause changes in demand for services, housing options, and amenities.

LAND USE

The city’s existing land uses include a mixture of single family, multi-family, commercial, industrial and institutional uses. In the last 10 years, 30% of the city’s land area has been developed. Most of this has been single-family neighborhoods and retail commercial. How the remaining vacant land develops is critical to the community’s future.

Findings:

Land Use Inventory

- ◆ The City of Allen is 27.11 square miles or roughly 17,000 acres. While Allen does have 267 Acres of Extra Territorial Jurisdiction, there are currently no plans to annex additional land.
- ◆ Currently 80% of the land, almost 14,000 acres, is developed; and 20% of the land, more than 3,400 acres, is vacant. Most of the vacant land is concentrated along the Hwy 121 corridor and is planned for non-residential development.



Source: City of Allen Community Development

- ◆ The City has developed as a traditional suburban community with single family detached homes as the largest land use, consuming 6,000 Acres or 32% of all land.
- ◆ Traditional suburban style development also results in large amounts of right-of-way (roads and alleys), which account for 21% of the land in the city.

Land Use Category		Acreage	Percent of	Percent of
Residential	Single Family Detached Residential	5598.09	40%	32.2%
	Assisted Living Facility	12.97	0.1%	0.1%
	Multi-Family	247.96	1.8%	1.4%
	Single Family Attached Residential	66.92	0.5%	0.4%
Public/Semi-Public	Institutional	873.03	6.3%	5.0%
	Park/Open Space-Private	778.07	5.6%	4.5%
	Park/Open Space-Public	1362.33	9.8%	7.8%
Non-residential	Commercial/Retail	791.94	5.7%	4.6%
	Office	196.70	1.4%	1.1%
	Industrial	316.16	2.3%	1.8%
	Mixed-Use	42.17	0.3%	0.2%
Right-of-Way		3634.51	26.1%	20.9%
Total Acreage Developed		13920.85	100.0%	80.2%
Vacant		3446.50	-	19.8%
Total Acreage Within the City		17367.35	-	100.0%

Source: City of Allen Community Development

- ◆ The City has more than 2,000 acres of parks and open space. For every 100 people in Allen there are 2.4 acres of land dedicated as parks and open space. Almost 800 acres, 35%, of park and open space land is privately held, primarily by HOA's.



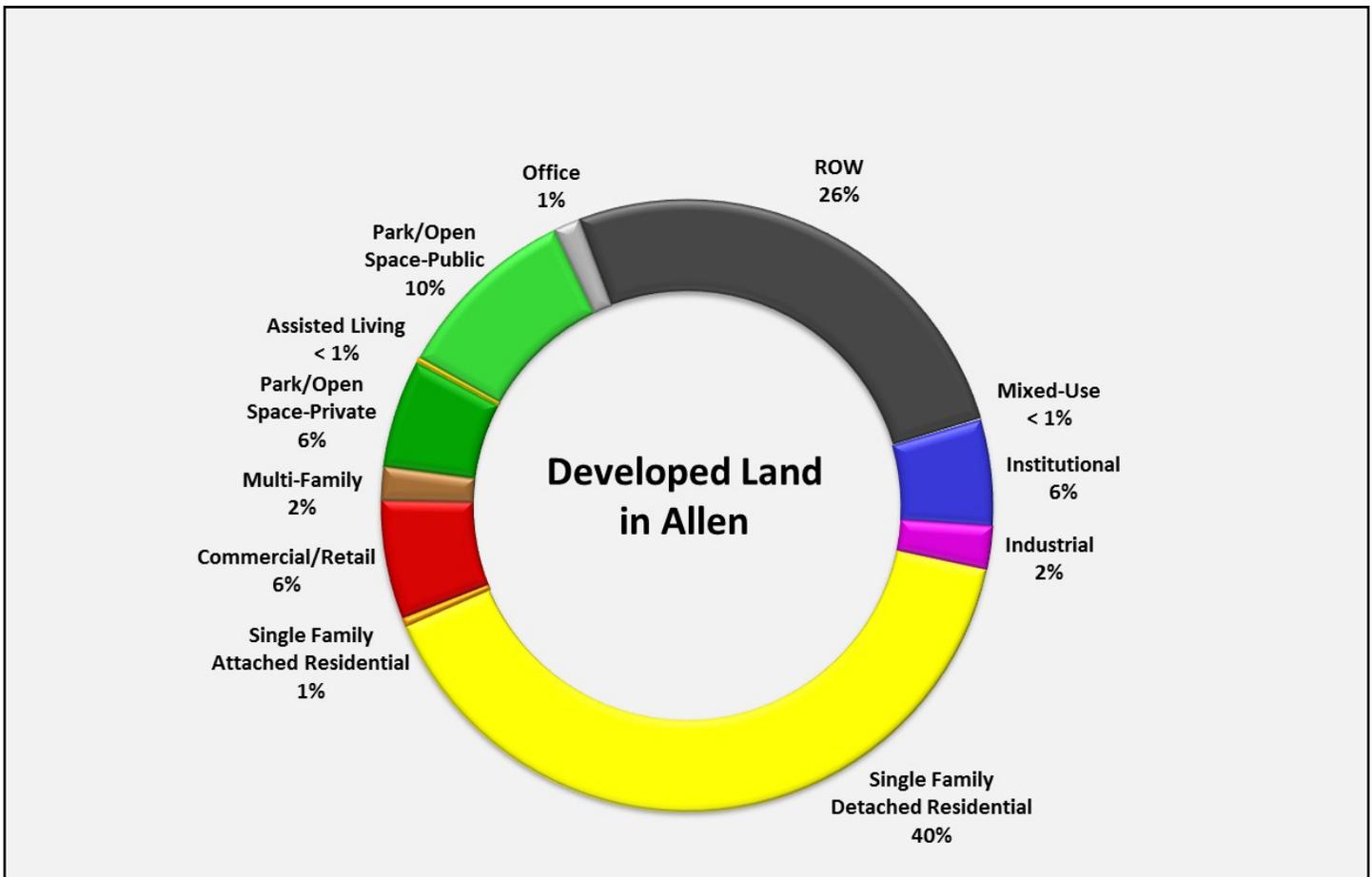
Single Family Detached Residential dwelling units make up the largest land use in Allen.

Land Development

- ◆ Over the last decade, the growth in Allen and the surrounding region has been characterized by increasing population and development of land. In the past decade, Allen developed 5,561.85 acres of land. The percentage of total area developed increased 32%.
- ◆ In the last decade commercial development has increased by 250 acres, an increase of 46%.
- ◆ Only 5% of land is developed as Commercial and Retail, and 3% for Office and Industrial uses. Non-residential development is concentrated along the US 75 corridor.



Public Right-of-way, including streets and alleys, is the second largest user of land.



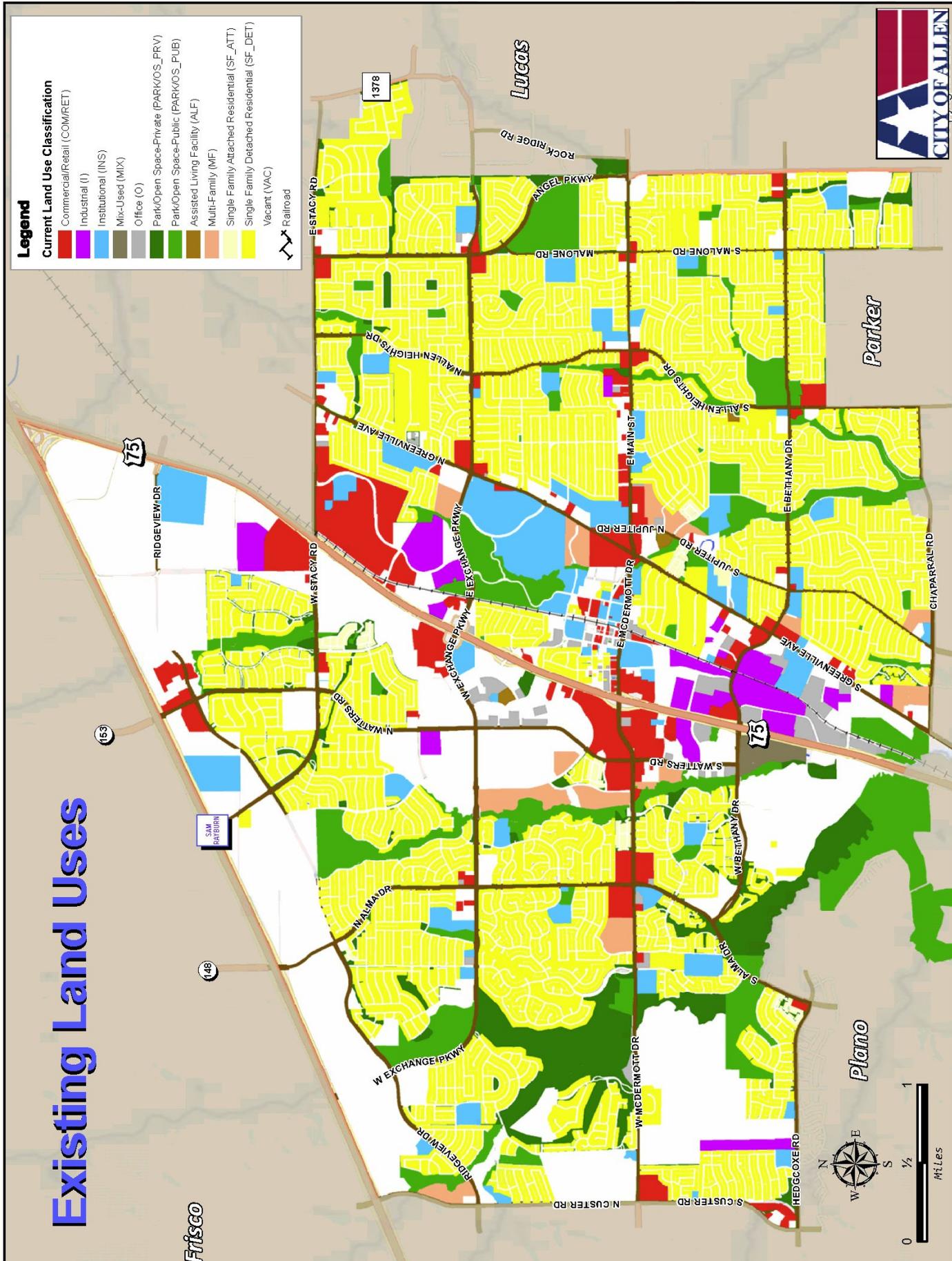
Source: City of Allen Community Development

Existing Land Uses

Legend

Current Land Use Classification

- Commercial/Retail (COM/RET)
- Industrial (I)
- Institutional (INS)
- Mix-Used (MIX)
- Office (O)
- Park/Open Space-Private (PARK/OS_PRIV)
- Park/Open Space-Public (PARK/OS_PUB)
- Assisted Living Facility (ALF)
- Multi-Family (MF)
- Single Family Attached Residential (SF_ATT)
- Single Family Detached Residential (SF_DET)
- Vacant (VAC)
- Railroad



Land Uses - *What does it mean?*

- ⇒ Allen is “land locked” and will not increase in land area.
- ⇒ Allen has significant parks and open space amenities, single-family neighborhoods and retail development.
- ⇒ Much of the future development will occur on the west side of the community and will be concentrated along the Hwy 121 corridor. The city will experience increasing infill development projects as the amount of vacant land decreases.
- ⇒ Employment uses, including office and office / tech, are underdeveloped and will represent a significant portion of future development.
- ⇒ The amount of land available for residential development is decreasing. As it develops the city will approach a build-out population.
- ⇒ Current development trends indicate a desire for developments that are more urban and dense in character.

MOBILITY

Continuing to build-out the transportation system will enhance traffic flow, access management, and safety along roadways. Mobility issues impact quality of life on a daily basis and influence a community’s image. In addition, retaining and attracting businesses requires having access to roadways and transportation facilities. As Allen continues to grow, the city will need to continue to expand its transportation system to accommodate new development, enhance connectivity, provide public transit options, and complete sidewalks and trail networks.

Findings:

Roadway Infrastructure

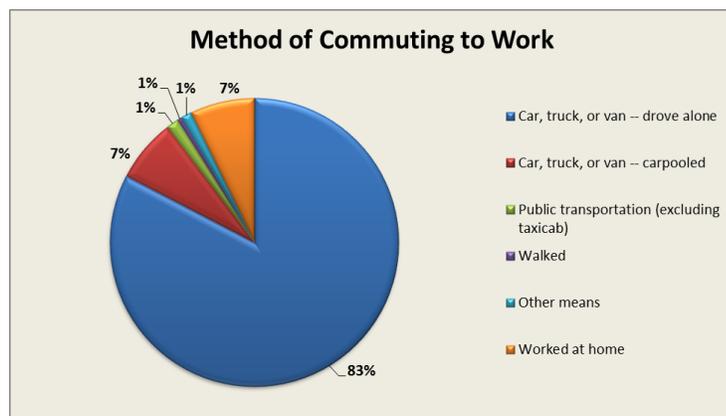
- ◆ Allen’s transportation infrastructure includes 319 miles of roads and 164 miles of alleys.
- ◆ The development of Allen has been heavily influenced by the development of Central Expressway, US 75. The freeway has provided a major catalyst for growth over the past decades. Future improvements on Central Expressway are being planned by TxDOT and include reworking entry and exit ramps, and an increase in the number of travel lanes.

Travel Trends

- ◆ Over 93% of Allen residents commute to work. 60% of Allen residents work in Collin County, while 40% percent work outside of Collin County. Approximately 25% of Allen residents work in the city.
- ◆ The majority of Allen residents, 83%, commute to work alone in automobiles. Another 7% carpool to work, and 3% walk, use public transit or commute by other means. Compared to the average state commuter, Allen residents commute to work alone at a greater percentage.
- ◆ A majority of Allen residents, 56%, have commutes of less than half an hour, while 19% of Allen commuters travel 45 minutes or more.
- ◆ Central Expressway (US 75) remains the major thoroughfare through the city. More than 200,000 vehicles a day traveled along Central Expressway in 2012. The traffic counts decrease by almost 90,000 as one moves north through the city, reflecting how many vehicles are exiting in Allen.

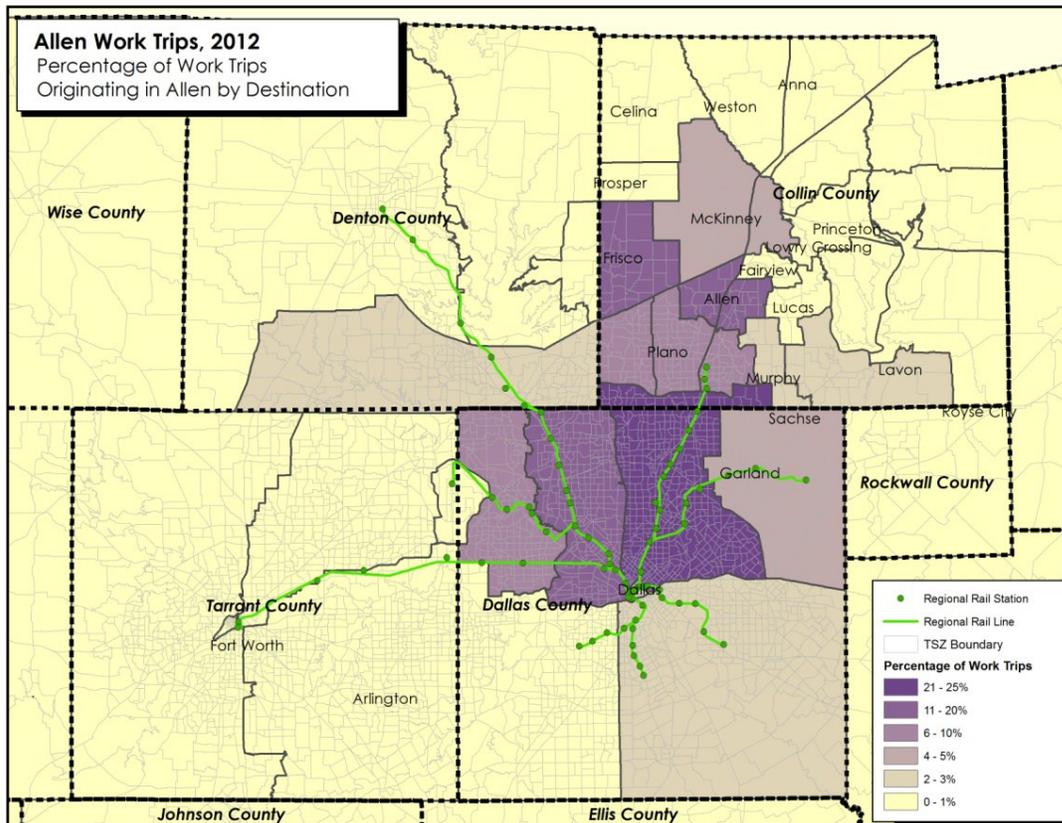
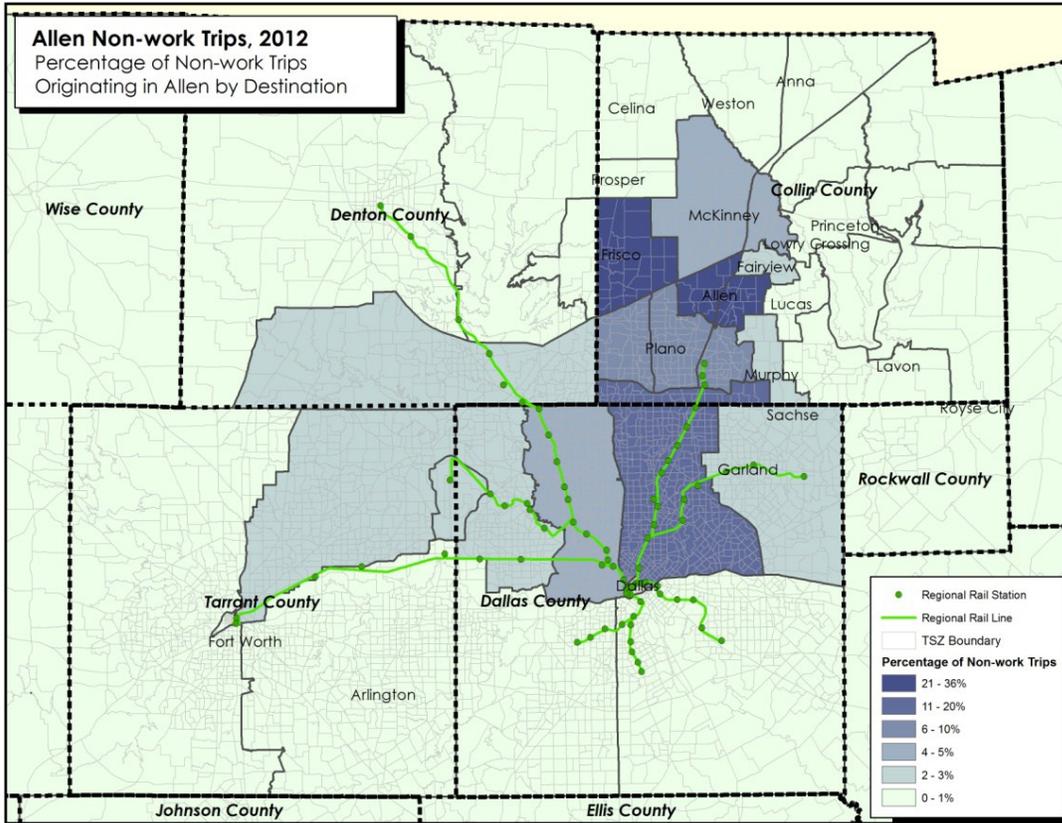
TRAVEL TIME TO WORK	
Less than 10 minutes	8.7 %
10 to 14 minutes	9.2%
15 to 19 minutes	15.1%
20 to 24 minutes	16%
25 to 29 minutes	6.9%
30 to 34 minutes	17.4%
35 to 44 minutes	7.2%
45 to 59 minutes	12.7%
60 or more minutes	6.9%
Mean travel time to work	28.3 minutes

Source: US Census Bureau



Source: US Census Bureau

Allen Work and Non-Work Trips



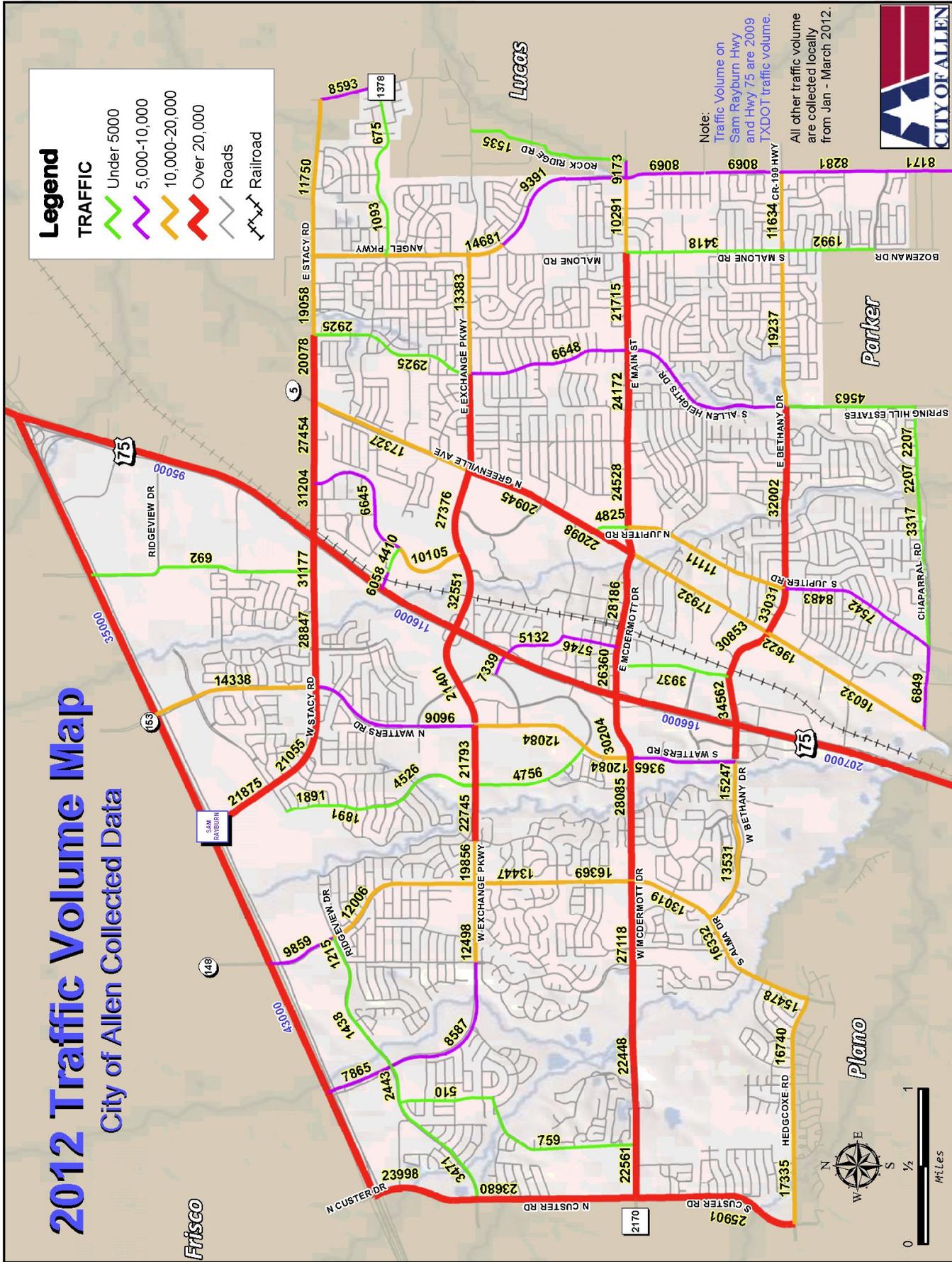
2012 Traffic Volume Map

City of Allen Collected Data

Legend

TRAFFIC

- Under 5000
- 5,000-10,000
- 10,000-20,000
- Over 20,000
- Roads
- Railroad



Travel Trends Continued

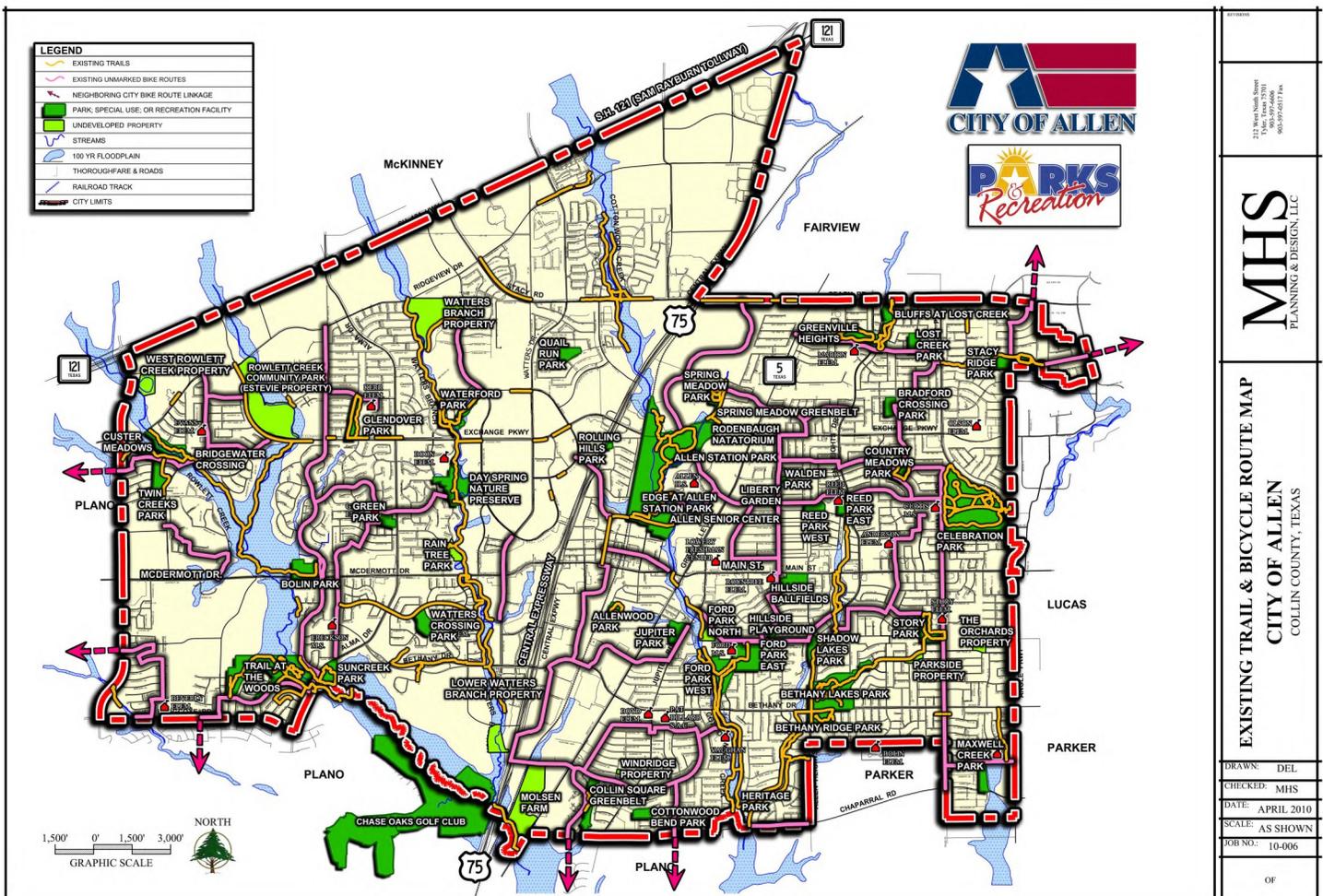
- ◆ Along the main thoroughfares in Allen traffic counts are higher closest to the major highways and begin to taper off further away from Central Expressway. This is consistent with the hierarchical street classification system that Allen has planned and developed.
- ◆ 75% of Allen households have 2 or more cars. The average household spends \$9,500 per year on transportation.

Public Transit

- ◆ As of July 2013, Texoma Area Public Transit (TAPS) operates demand responsive transportation, including paratransit service, in Allen and Collin County. Currently there are 435 riders registered for this service, receiving more 7,100 trips per year.

Bicycle / Pedestrian

- ◆ Allen currently has 48 miles of multi-use trails and bicycle lanes. When completed, there will be over 80 miles of trails and bicycle lanes.



Mobility - *What does it mean?*

- ⇒ The local thoroughfare plan represents a hierarchical roadway system. Traffic count data reflects the implementation of this system.
- ⇒ Most of the planned roadway infrastructure has been constructed with the growth of the city. The system continues to be expanded as the community grows.
- ⇒ Allen has an auto-oriented transportation system. Most residents are auto-dependent.
- ⇒ A majority of residents commute to work outside the city. An increasing number of workers commute to Allen for work.
- ⇒ The demand for public transportation continues to grow. In general, a comprehensive public transit system has been slow to develop in Collin County and there is a need for regional connectivity.
- ⇒ An extensive system of pedestrian and bicycle networks continues to be implemented, and are primarily used as recreational amenities.

HOUSING and NEIGHBORHOODS

In Allen, housing demand is primarily created by population growth and some movement of current residents from house to house. Allen is part of the larger metropolitan economy and housing market. Availability of jobs and a good quality of life attract new residents to the community. Allen’s ability to accommodate the



demand for housing will depend on the ability to provide the quality and range of housing choices that appeals to the public. Quality housing and well-designed neighborhoods can have a positive impact on the image, desirability and

HOUSING INVENTORY

- ◆ As of January 1, 2013, there were 30,940 dwelling units in Allen, distributed between single-family homes, townhomes, apartments and assisted living facilities.
- ◆ Single-family houses are the primary housing type making up 81.6% of all dwelling units, with townhome units making up another 3.4% of single-family housing.
- ◆ There are 4,335 multi-family units making up 14% of all units. Of that, 8.7% of the multi-family housing is age restricted for senior living.
- ◆ A majority of houses, 62.2%, are between 1,500 – 2,999 sq. ft. in size. Houses over 4,000 sq. ft. make up less than 6% of the housing stock.

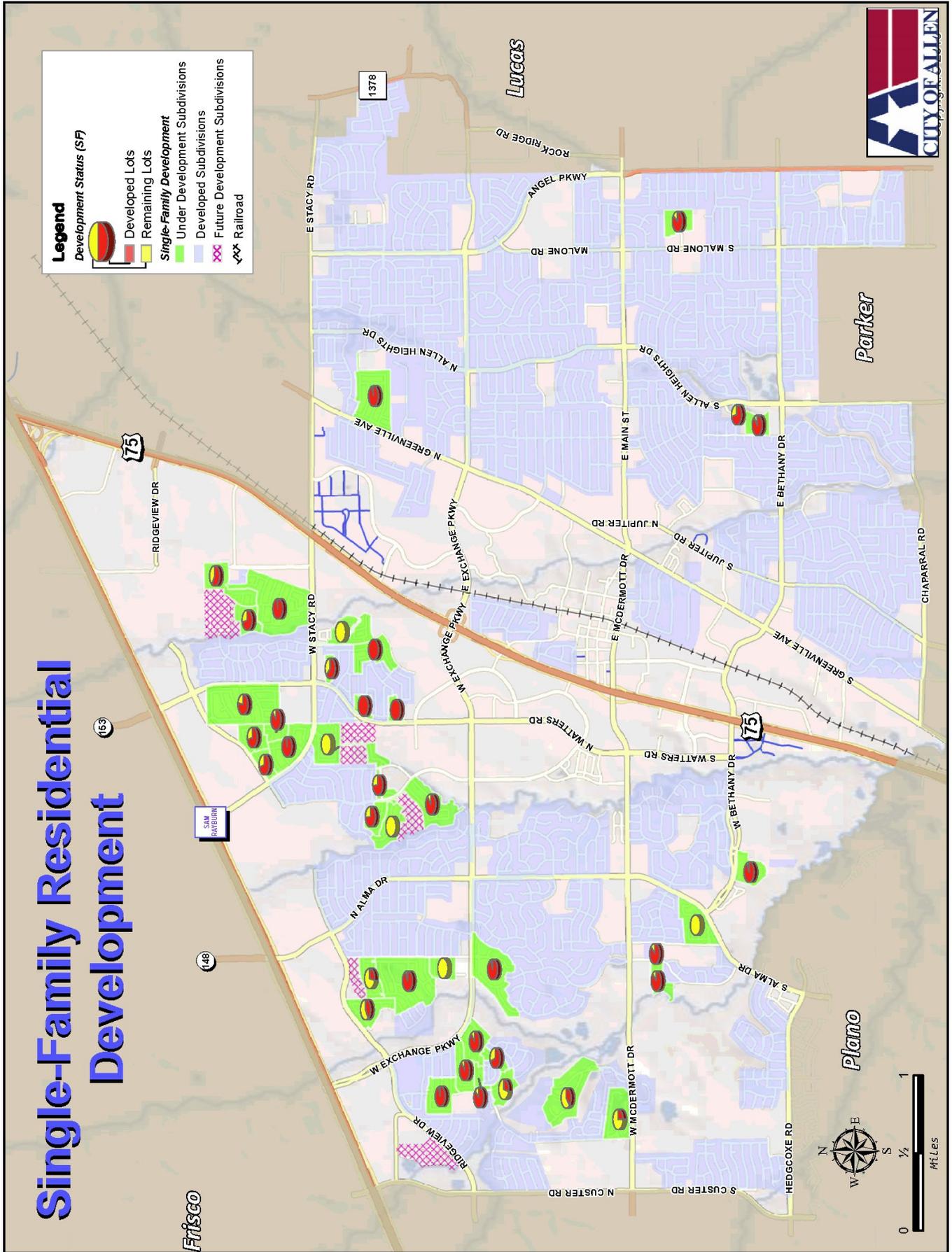
Single Family Detached Housing	Lots
Total Developed	25,482
Platted	445
Zoned	385
Total	26,312

Source: Collin County Appraisal District

Trends in Housing Types										
Housing Type	1970		1980		1990		2000		2012	
	No.	%	No.	%	No.	%	No.	%	No.	%
Single-Family	579	94.5%	2,685	95.9%	6,674	91.8%	15,618	89.9%	26,304	85.0%
Multi-Family	27	4.4%	108	3.9%	590	8.1%	1,758	10.1%	4,335	14.0%
Mobile Home	7	1.1%	7	0.3%	7	0.1%	0	0.0%	0	0.0%
Assisted Living	0	0.0%	0	0.0%	0	0.0%	0	0.0%	301	1.0%
Total	613	100%	2,800	100%	7,271	100%	17,376	100%	30,940	100%

Source: City of Allen Community Development

Single-Family Residential Development



ANALYSIS OF HOUSEHOLD CHARACTERISTICS

- ◆ Owner-occupied housing has decreased from 85.7% in 2000 to 79.4% in 2010. Of the total rental housing 6.7% is made up of single-family housing.
- ◆ Median home values have increased over 36% from \$142,400 in 2000 to \$194,700 in 2010. The average value of new home construction in 2012 was \$272,365.
- ◆ In 2010 just more than half, 54.2%, of housing was valued between \$100,000 - \$199,999, with 3% of the housing valued \$500,000 or more.
- ◆ The average house mortgage for Allen residents is \$1,125 per month, while the average rent is \$1,069 month.

Housing Tenure			
	1990	2000	2010
Occupied Housing Units	5,896	17,205	27,870
Vacant Housing Units	277	1,022	1,007
Owner Occupied Housing	4,408	12,172	22,140
Renter Occupied Units	1,488	2,033	5,730
Homeowner Vacancy Rate	3.00%	1.60%	1.10%
Rental Vacancy Rate	4.40%	26.30%	7.20%
Owner Occupied Persons/ Household	3.11	3.13	3.14
Renter Occupied Persons/ Household	3.09	2.69	2.56

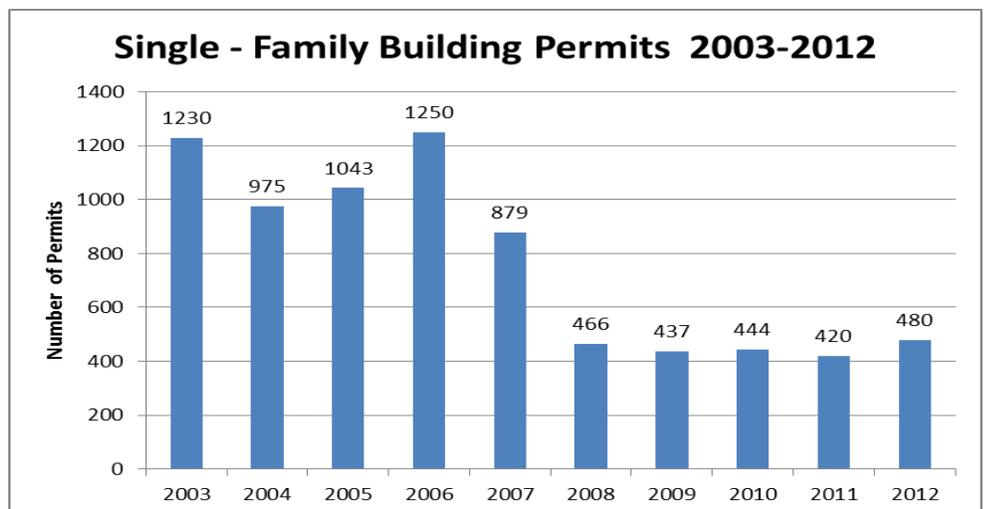
Source: US Census Bureau

Home Values in Allen						
Year	Less than \$100,000	\$100,000 to \$149,000	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$499,999	\$500,000 or more
2000	19.3%	36.9%	27.3%	12.0%	3.9%	0.5%
2010	3.4%	18.0%	33.9%	27.4%	14.4%	3.0%

Source: US Census Bureau

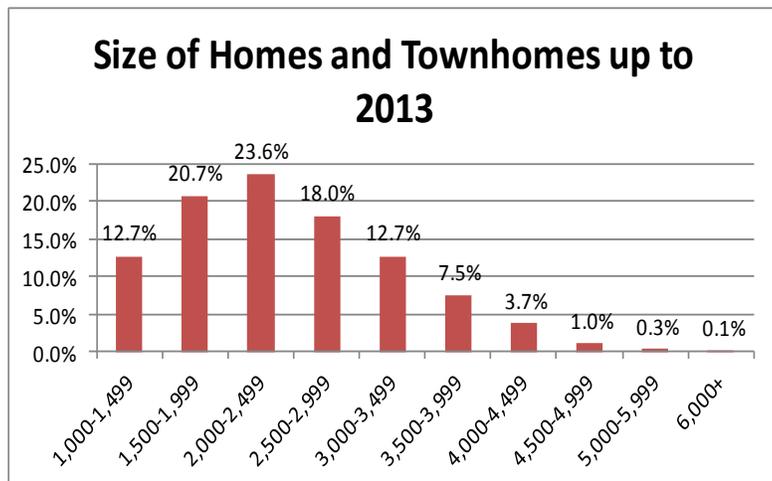
DEVELOPMENT TRENDS

- ◆ Over the last 5 years, the number of building permits for single family housing (including townhomes) has been steady, averaging 450 permits per year. This is a decrease from earlier in the decade when the City was averaging almost 1000 housing permits per year.



Source: City of Allen Building Permits

- ◆ The number of single family housing permits is expected to remain steady over the next couple of years, and then decrease as available vacant land decreases.
- ◆ There are 445 single-family lots that are platted and ready to be built on, with an additional 385 lots that have been approved for development.
- ◆ An additional 444 units of multi-family housing is under construction and another 700 units are planned.



Source: City of Allen Community Development

Construction of Single - Family Detached Housing				
Year	# of Houses Built	Cost of Construction	Average Cost per House	Average Size of House
2003	1,230	\$ 234,885,796	\$ 190,964.06	3,004.21
2004	971	\$ 209,167,921	\$ 215,414.95	2,951.61
2005	998	\$ 289,445,546	\$ 290,025.60	3,333.70
2006	1,094	\$ 337,298,862	\$ 308,317.06	3,174.75
2007	741	\$ 283,405,776	\$ 382,463.94	3,491.88
2008	430	\$ 167,210,124	\$ 388,860.75	2,697.37
2009	392	\$ 130,088,770	\$ 331,859.11	2,808.77
2010	397	\$ 126,228,255	\$ 317,955.30	3,182.55
2011	395	\$ 115,633,617	\$ 292,743.33	3,443.71
2012	406	\$ 110,580,578	\$ 272,365.96	3,317.19
Total	7054	\$ 2,003,945,245	\$ 284,086.37	3140.57

Source: City of Allen Building Permits



Housing - *What does it mean?*

- ⇒ Allen's housing stock is primarily single-family homes. At the same time, the number and percentage of rental properties has increased.
- ⇒ The existing housing inventory provides a diverse mix of single-family homes covering a range of sizes and values.
- ⇒ The majority of Allen's housing stock has been developed, though some housing is yet to be built. It is anticipated that housing development will continue at a steady pace for several years.
- ⇒ The average new house size has increased and in general, influences from market forces have trended toward larger homes on smaller lots.
- ⇒ Overall the demand for housing types has diversified with increasing interest in senior housing and housing for young professionals. It is anticipated there will continue to be pressure for higher densities, smaller lots, and a greater diversity of housing products.

COMMERCIAL and EMPLOYMENT CENTERS

In recent years the City of Allen has experienced growth in various non-residential sectors, most notably the commercial and retail sector. This growth has seen the City transform from a traditional bedroom suburb to a vibrant community with regional retail, entertainment, and dining options. The City has also seen growth in its office and employment sector, though this growth has been slower. As a result, residents are able to shop locally, but a majority of residents continue to commute to jobs outside of the city limits.

FINDINGS:

Commercial Development Trends

- ◆ Allen’s retail sector has grown by 4,357,068 sq. ft since 2002. Most of this growth has been the addition of major regional developments including Watters Creek and The Village at Allen.
- ◆ Permitting for commercial developments has slowed since 2010.
- ◆ Retail sales have grown 148% since 2002. Allen’s share of regional retail sales has increased over the past decade, and remained steady since 2010. In 2002, 6.4% of Collin County retail sales occurred in the city; by 2011 this figure had increased to 7.7%.



Employers and Businesses Development

- ◆ Allen added more than 1,304,717 sq. ft. of total office space between 2002 and 2012. The construction of new office space slowed after 2009; however, vacancy rates are low and the demand for office space is increasing.
- ◆ Allen has added 751,647 square feet of light industrial space since 2002.

Non-Residential Development												
Permit Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	Total
Commercial/ Retail	164,061	288,391	152,238	422,726	325,109	292,830	1,957,340	116,520	486,343	61,939	89,571	4,357,068
Office, Bank, Professional	106,093	49,465	12,991	141,899	455,680	93,932	96,917	188,441	46,039	97,575	15,685	1,304,717
Light Industrial	0	0	0	0	0	180,000	0	162,000	303,313	105,494	840	751,647
Total	270,154	337,856	165,229	564,625	780,789	566,762	2,054,257	466,961	835,695	265,008	106,096	6,413,432

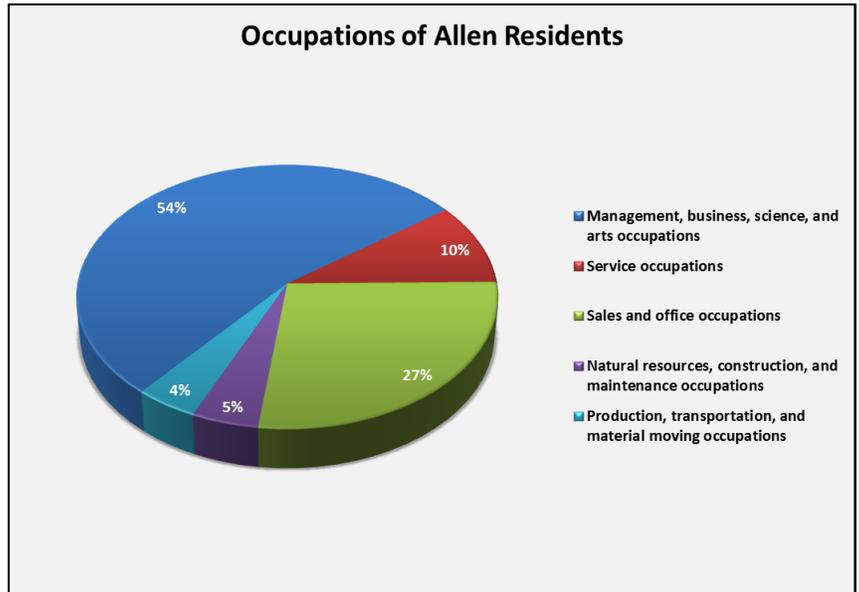
Source: City of Allen Community Development

- Overall, business growth was strong between 2002 and 2012. The total number of businesses operating in Allen continues to grow.

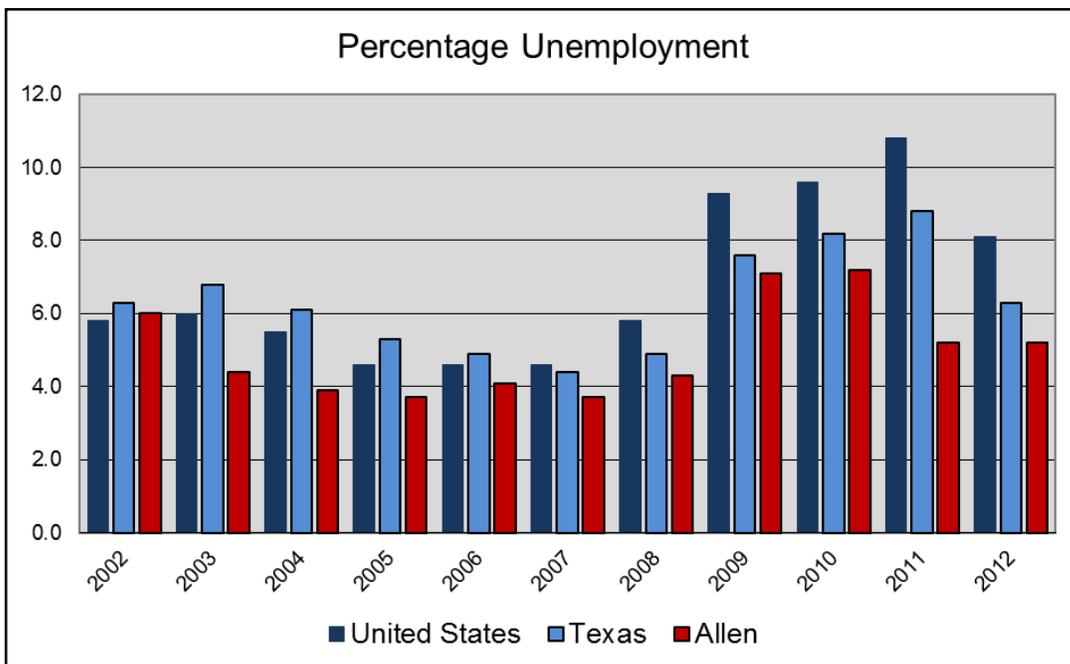
- The largest employers in Allen include the Allen Independent School District, The Village at Allen, Watters Creek at Montgomery Farms, the City of Allen, and Allen Premium Outlets.

- Since 2002, Allen has experienced significant increases in the Transportation/Warehousing and Professional/Scientific/Technical Services job sectors. During the same period, the number of Information and Admin/Support/Waste Management/Remediation Service jobs decreased.

- The unemployment level in Allen remains low relative to state and national averages. The rate also appears to be returning to pre-2009 levels.



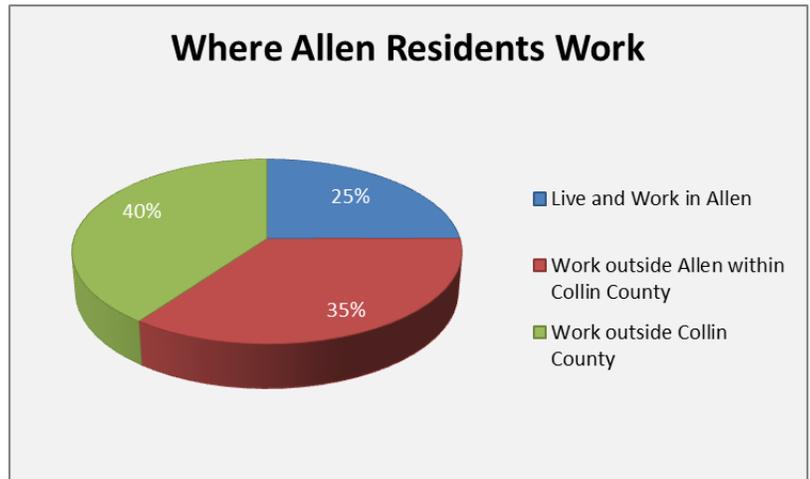
Source: US Census Bureau



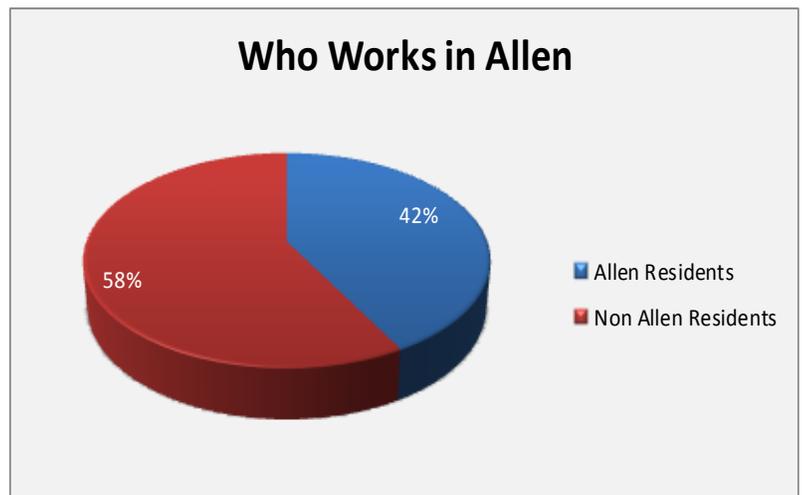
Source: US Census Bureau

Labor Force Characteristics

- ◆ Approximately 41,000 residents in Allen are currently in the workforce.
- ◆ Between 2000 and 2011, Allen's labor force grew by more than 112%, compared to 59% for Collin County and 26% for the state. Allen made up 8% of Collin County's Workforce in 2000 and 11% in 2011.
- ◆ 25% of Allen residents live and work in the City. 35% work outside Allen but within Collin County, and 40% work outside of Collin County. The average commute time for Allen residents is 28.3 minutes.
- ◆ NCTCOG estimates that there are 24,296 jobs in Allen, and that the City will add almost 20,000 more jobs by 2035.
- ◆ 42% of all jobs in Allen are held by Allen residents.
- ◆ Average salaries for residents in Allen reflect the existence of high-wage jobs in the region. The median household income for Allen is \$102,904. However, one-fourth of Allen households make \$50,000 or less.



Source: US Census Bureau



Source: US Census Bureau



Commercial and Employment Development - *What does it mean?*

- ⇒ In recent years Allen has seen a large amount of retail construction creating a larger and more regional retail sector.
- ⇒ Though Allen has a large labor force, it has a limited employment base and many residents of Allen commute to jobs outside the city. Meanwhile, many of the jobs in Allen are filled by workers who live outside the community.
- ⇒ Demographic analysis suggests an opportunity for more employment centers, especially professional level and higher income jobs.
- ⇒ The majority of non-residential growth will occur along the 121 corridor offering an opportunity for desirable high-income employment centers.

COMMUNITY FACILITIES

A community facility is a building or structure owned and/or operated by a governmental agency to provide a governmental service to the public. This would include the schools, water towers, fire stations, the City Hall, the Senior Center, the Allen Public Library, the Heritage Center and much more in the City of Allen. Community Facilities are important to a city because they offer wide variety of essential services to the community.

Current Facilities

- ◆ The City of Allen has 26 community facilities that provide many different services to residents.
- ◆ There are also 23 schools operated by the Allen Independent School District within the City limits.



- ◆ The majority of community facilities in Allen have been built, and only a few new facilities and expansions are planned.
- ◆ The focus on community facilities will begin to shift to maintaining and reinvesting in the existing facilities.
- ◆ The existing 26 facilities occupy 108.42 acres land in the City of Allen.



Community Facilities Inventory

City of Allen Public Facilities	Location	Acres
Allen City of (Annex)	305 Century Parkway	3.53
Allen Event Center	200 E. Stacy Rd.	15.31
Allen Heritage Center	100 East Main Street	1.0
Allen Heritage Village	450 East St. Mary	4.19
Allen Police Department	205 W McDermott Dr.	3.53
Allen Police Store Front (Allen Premium Outlets)	820 West Stacy Rd. Suite 164	-
Allen Police Store Front (Village of Allen)	329 Town Place -1314	-
Allen Police Store Front (Watters Creek)	970 Garden Park Dr.	-
Allen Public Library	300 N Allen Drive	8.41
Allen Senior Center	451 St Mary Dr.	2.0
Bethany Water Tower	Bethany and Malone	2.0
City Hall	305 Century Parkway	3.53
City of Allen Animal Shelter	770 S Allen Heights Dr.	3.88
Custer Road Water Tower	315 S Custer Rd	1.5
Don Rodenbaugh Natatorium	110 Rivercrest Blvd.	10.73
Fire Staion#1 Central	310 Century Parkway	3.79
Fire Station #2	1100 E Exchange	1.0
Fire Station #3	1021 E Bethany	0.8
Fire Station #4	615 N Alma	1.0
Fire Station #5	1950 W McDermott Dr.	2.39
Municipal Court/ Parks and Recreation	301 Century Parkway	3.53
Prestige Circle Water Tower	1531 E Bethany Dr.	2.13
Rowlett Water Tower	250 Raintree Cir.	1.8
Service Center	900 S Greenville	28.32
Stacy Road Pump Station	700 E Stacy Rd	5.81

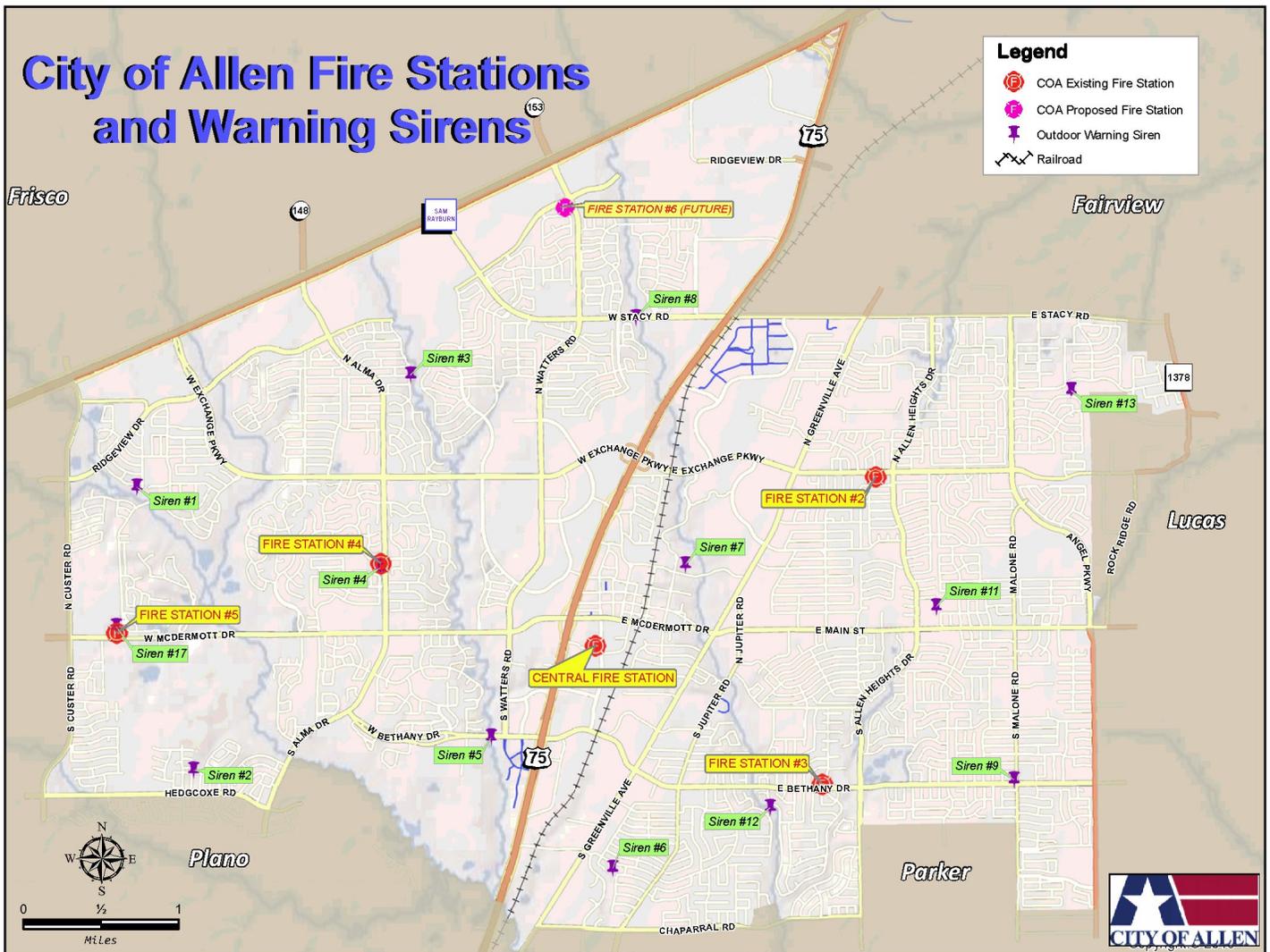
Source: The City of Allen Community Development Department

Fire Stations

- **Central Station**
310 Century Parkway
- **Station 2**
1100 E Exchange
- **Station 3**
1021 E Bethany
- **Station 4**
615 N Alma
- **Station 5**
1950 W. McDermott
- **Proposed Location 6**
SW Corner of Ridgeview Dr.
& Watters Rd.



City of Allen Fire Department #5



UTILITY INFRASTRUCTURE

Water / Waste Water

- ◆ Water is supplied and wastewater treated by the North Texas Municipal Water District (NTMWD). The City is responsible for water distribution and wastewater collection. The City's goal is to maintain a Superior Water Supply rating from the Texas Commission on Environmental Quality.
- ◆ The "Water Distribution System Master Plan Update 2009 Hydraulic Data" is the most current plan for the City of Allen's water system. This plan includes hydraulic input data and output data, estimated demand rates and build out demands. The data includes land use area broken down by sections and the amount of water that is used based on land use densities.
- ◆ There are four major drainage basins within the planning area defined by natural topography; Rowlett Creek, Watters Branch, Cottonwood Creek, and East Allen. Wastewater flows generated from these basins reach the NTMWD sanitary sewer trunk lines at various locations through the City's major collection system, eventually reaching the NTMWD Wilson Creek Wastewater Treatment Plant.



Water System Distribution Plan

Wastewater System Collection Plan

CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvement Program is a plan for the physical development of the city's infrastructure as well as a financial planning tool. Capital improvements are funded by a variety of sources including bond funds, 4a / 4b funds, revenue funds, county and federal funds and grants. The City proactively looks for opportunities to leverage local dollars to find outside funding sources. The table below shows a list of projects that are planned to be completed over the next five years and the total estimated cost of the projects. These improvements are intended to further the future vision and objectives of the City Council and the community as established in the Comprehensive Plan.

Year Completed	Project	Category	Total Cost
2013	Police Station Renovation	-	-
	Library Repairs/Upgrades	-	-
	Chase Oaks Golf Course Driving Range Lighting	-	-
	2012 Streets and Alleys	-	-
	Urgent Installation of 24-inch Bethany Water Line (East of Allen Heights)	-	-
	Chelsea Boulevard (Commerce to SH121)	-	-
	Main Street Improvements	-	-
	Ridgeview Drive (Stacy to Watters)	-	-
	Public Art along Exchange Parkway	-	-
2014	Public Art	Government	\$1,390,000.00
	Allen Station Park Upgrades	Parks	\$145,000.00
	Ford Park Upgrades	Parks	\$111,000.00
	Cottonwood Creek Trail/HPP	Parks	\$924,000.00
	Environmental Discovery Center	Parks	\$500,000.00
	Parks Security Camera System, Phase 2	Parks	\$250,000.00
	Allen Event Center Improvements	Parks	\$217,000.00
	Bike Route Markings	Parks	\$150,000.00
	Allen Stone Dam Gabion Repair	Public Works	\$546,000.00
	Ridgeview Drive (Alma through Stacy)	Public Works	\$5,079,000.00
	Exchange Widening-Alma to Allen Heights	Public Works	\$4,500,000.00
	Bray Central & Watters-Signal	Public Works	\$208,000.00
	Bray Central Widening	Public Works	\$860,000.00
	Allen Station Park Artificial Turf Phase 1	Parks	\$1,250,000.00
	US 75 Lift Station & 12" Force Main	Utilities	\$3,000,000.00

Source: City of Allen Engineering Department

Year	Project	Category	Total Cost
2015	Facility Upgrades	Government	\$1,700,000.00
	Land Acquisition	Parks	\$7,401,000.00
	West Allen Athletic Complex	Parks	\$6,000,000.00
	Rowlett Creek Community Park (ESTEVIEWE)	Parks	\$3,500,000.00
	Neighborhood Park Development	Parks	\$1,130,000.00
	CDC Capital Projects – Other	Parks	\$1,133,000.00
	Stacy Road, Phase 2 (Greenville to FM 1378)	Public Works	\$20,546,000.00
	Chaparral Road Streetlights	Public Works	\$340,000.00
	Stacy Traffic Signals (Greenville and Angle)	Public Works	\$92,000.00
	Ridgeview Drive (Watters to US 75)	Public Works	\$10,000,000.00
	Custer Tower and Bethany Tower Repaint	Utilities	\$950,000.00
2016	Municipal Service Center–Phase 2	Government	\$2,000,000.00
	CBD Streets and Infrastructure	Public Works	\$1,936,000.00
	City Drainage	Public Works	\$500,000.00
	Median Landscaping/lighting (Various Locations)	Public Works	\$540,000.00
	Flashing Yellow Arrow Conversion Program	Public Works	\$228,000.00
	Stacy Road Ground Storage #2 Repaint	Utilities	\$670,000.00
2017	Fire Station #2	Government	\$4,366,000.00
	Joe Farmer Recreation Center Expansion	Parks	\$7,000,000.00
	Ford Pool Redevelopment	Parks	\$7,100,000.00
	FM 2551 (Angel Parkway)-Main St. to Parker Rd.	Public Works	\$22,000,000.00
	Ridgeview & US 75 Interchange	Public Works	\$32,000,000.00
	Rowlett Tower Repaint	Utilities	\$750,000.00
2018	Fire Station #6 and Equipment	Government	\$5,334,000.00
	Trail Development, Phase 3	Parks	\$2,698,000.00
	Street and Alley Replacement	Public Works	\$3,176,000.00
	Signalized Intersection Improvements/Modification	Public Works	\$2,000,000.00
	Sewer Main Replacement	Utilities	\$6,148,000.00
	Water Line Replacement	Utilities	\$6,522,000.00
	Automatic Meter Reading Retrofit	Utilities	\$6,973,000.00

Source: City of Allen Engineering Department

PUBLIC SCHOOLS

- ◆ Allen Independent School District had 20,335 students enrolled in their schools as of 2012-2013.
- ◆ AISD operates 18 elementary schools (including 1 in Plano and 1 in McKinney), 3 middle schools, 1 freshmen center, 1 high school and 1 special achievement center.
- ◆ AISD does not currently have plans for additional schools to be built within the City of Allen.



Allen High School



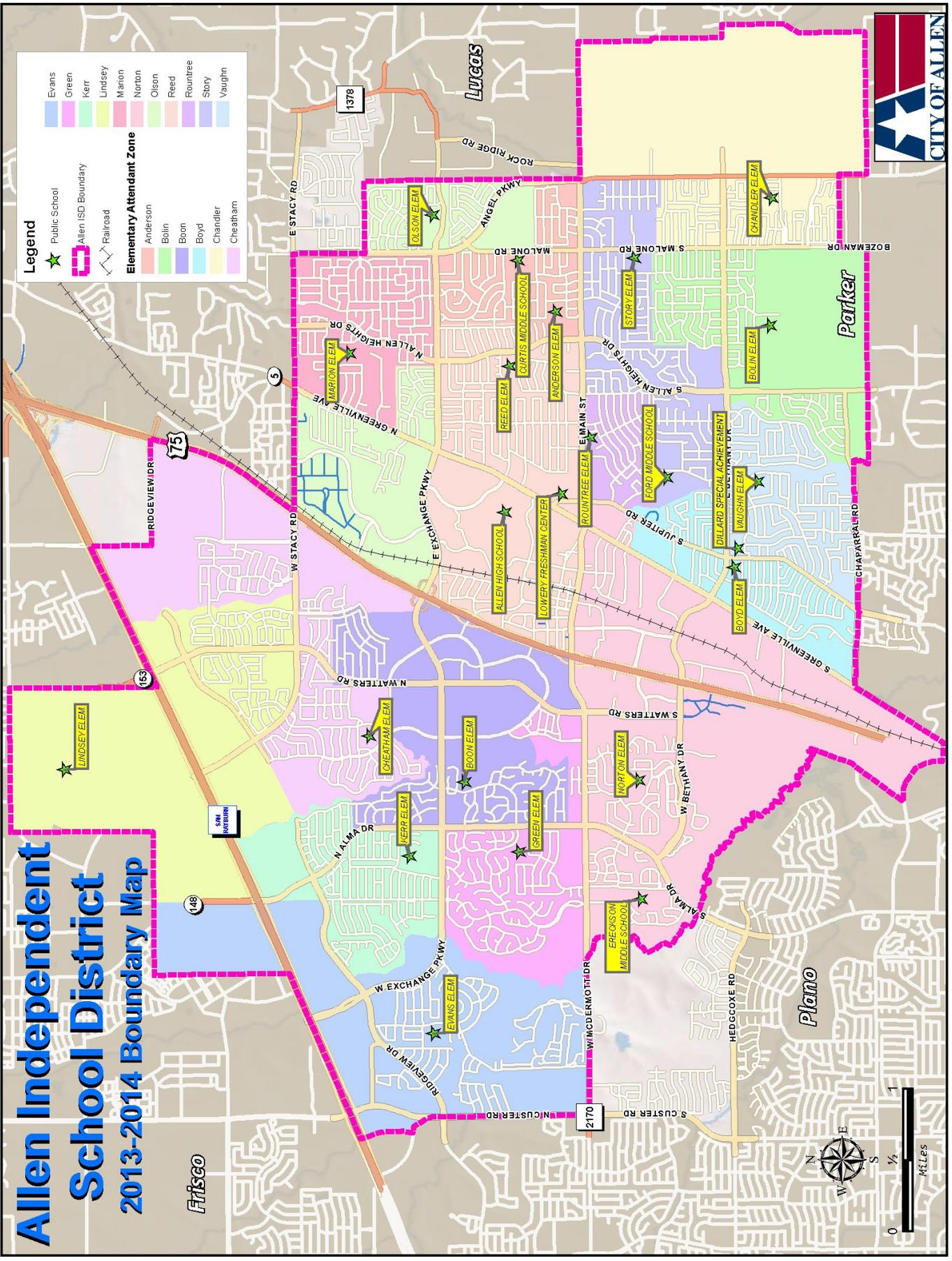
Boon Elementary



Campus	Enrollment
Anderson Elementary	654
Boon Elementary	776
Bolin Elementary	678
Boyd Elementary	743
Chandler Elementary	713
Cheatham Elementary	988
Evans Elementary	884
Green Elementary	614
Kerr Elementary	631
Lindsey Elementary	New School
Marion Elementary	891
Norton Elementary	583
Olson Elementary	697
Reed Elementary	524
Roundtree Elementary	496
Story Elementary	608
Vaughan Elementary	520
Curtis Middle School	1,072
Ford Middle School	864
Ereckson Middle School	1,141
Lowery Freshmen Center	1,546
Allen High School	4,137
PISD Beverly Elementary	575
Dillard Achievement Center	Already Counted
Total	20,335

Source: Allen Independent School District

Allen Independent School District 2013-2014 Boundary Map



Parks, Recreation & Open Space Master Plan

In 2011, the City of Allen adopted a new Parks and Open Space Master Plan to guide additions to and renovations of the park system. The plan provides the City with information to help guide decisions related to parks, recreation and open space, assists in the implementation of those decisions and set guidelines for future park and open space development.

Relationship Between the Park Plan and the Comprehensive Plan

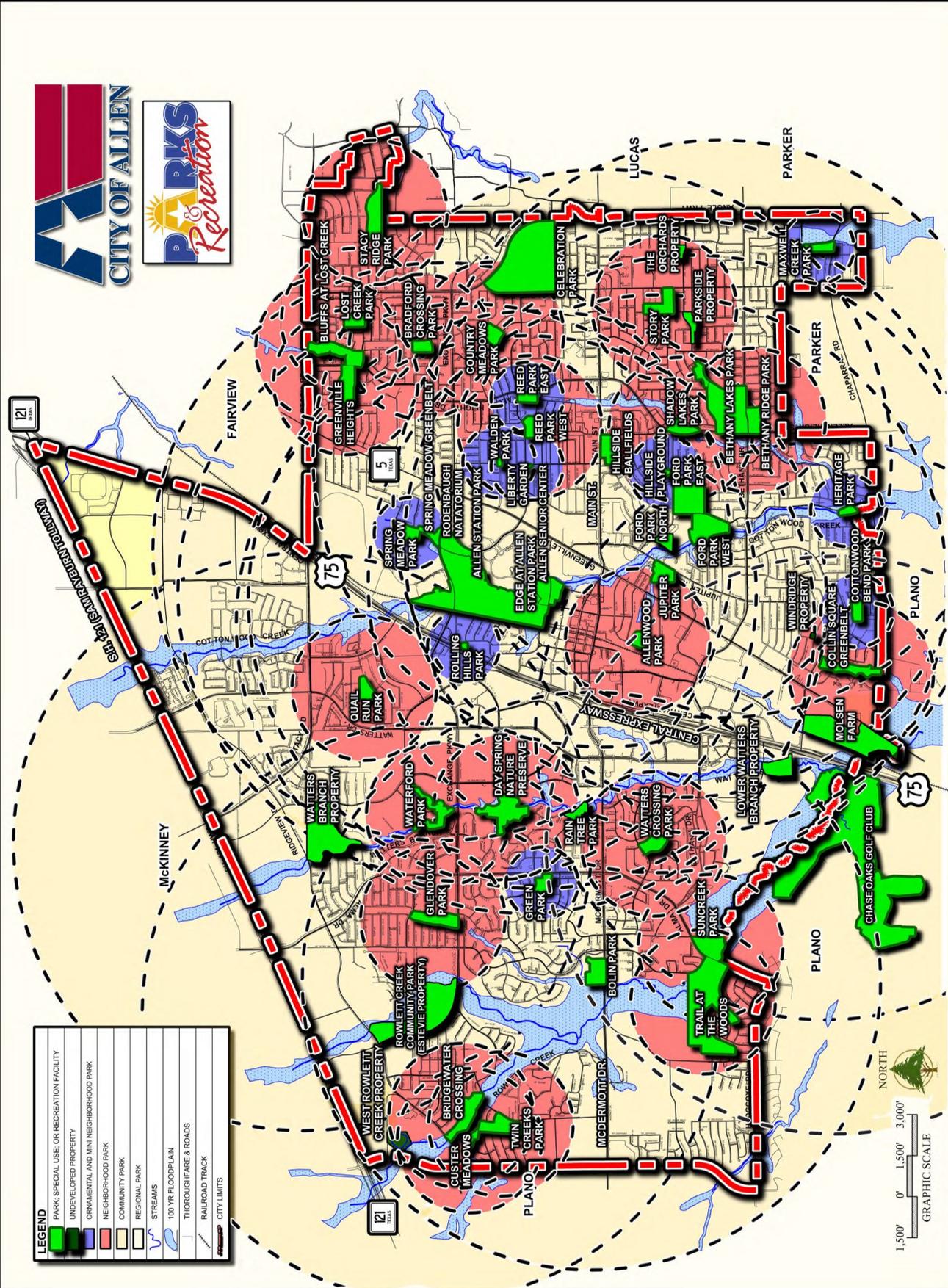
The recently adopted Parks, Recreation & Open Space Master Plan and this new Comprehensive Plan operate in tandem to provide citizens with adequate access to parks and recreation amenities. It is important to note the distinction between the park and trail concepts discussed within this *Comprehensive Plan* and the more detailed parks and recreations implementation plans in the *Parks, Recreation & Open Space Master Plan*.

The Comprehensive Plan discusses parks and trails in relation to land use and mobility concepts and integration with existing and future development. The *Parks, Recreation & Open Space Master Plan* discusses parks and recreation in greater detail, including park types, recreation facilities, and related service needs. It includes specific recommendations and implementation strategies.

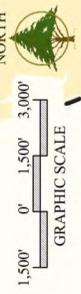
Projected Recreational Facilities Priorities

- 1 Trails
- 2 Sports Practice Fields
- 3 Nature Areas
- 4 Shade at Playgrounds and Other Facilities
- 5 Adult Softball Fields
- 6 Botanical/Flower Gardens
- 7 Football Fields
- 8 Indoor Recreation Center
- 9 Outdoor Swimming Facility
- 10 Soccer Fields
- 11 Dog Parks
- 12 Water Features (creeks, small lakes, etc)
- 13 Playgrounds
- 14 Picnic Shelters/Pavilions
- 15 Lawns for General Play





	PARK, SPECIAL USE, OR RECREATION FACILITY
	UNDEVELOPED PROPERTY
	ORNAMENTAL AND MINI NEIGHBORHOOD PARK
	NEIGHBORHOOD PARK
	COMMUNITY PARK
	REGIONAL PARK
	STREAMS
	100 YR FLOODPLAIN
	THOROUGHFARE & ROADS
	RAILROAD TRACK
	CITY LIMITS



Community Facilities - *What does it mean?*

- ⇒ Majority of the public community facilities have been built, though there are still some new facilities and expansions to be completed.
- ⇒ Majority of the public infrastructure has been built, future focus on finishing build-out of systems.
- ⇒ City has master plans in place for new infrastructure expansion.
- ⇒ The City is implementing multi-year CIP, which reflects balancing needs for new facilities and infrastructure with reinvestment and maintenance.