GRAND PRAIRIE EPICENTER PLAN

CITY OF GRAND PRAIRIE EPICENTER PLAN

Adopted June 16, 2026

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COMMUNITY SNAPSHOT

Introduction

The Community Snapshot chapter provides an overview of existing conditions in the City of Grand Prairie (the City) to support the development of the Grand Prairie EPICenter Plan. It covers the City's local history, previous planning efforts, population and growth trends, regional context and key physical features. This contextual overview lays the groundwork for the recommendations presented in the following chapters.

Planning Area

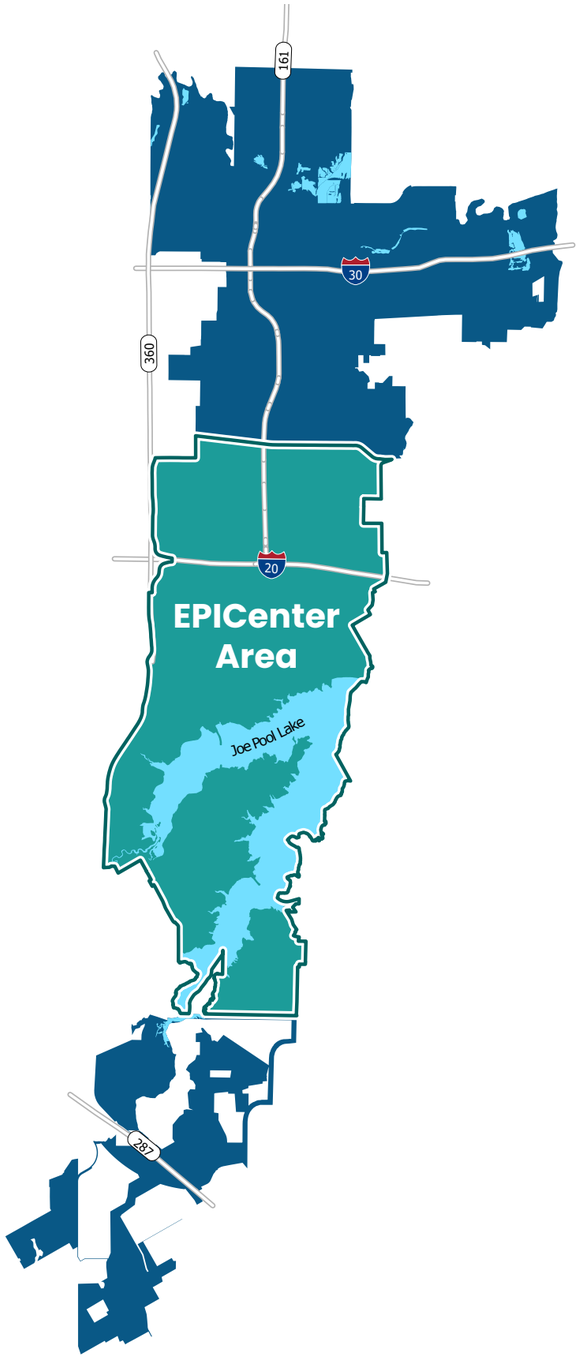
The EPICenter Plan focuses on the southern region of Grand Prairie, Texas, an area anchored by Epic Central, the State Highway (SH) 161 Corridor and Joe Pool Lake, with future potential to build on established character areas. The study area is clearly defined, stretching north to Pioneer Parkway (Spur 303). This southern section is set apart from the rest of the City by the southern boundaries of Dallas and Tarrant counties, creating a distinct area with its own character and opportunities.

Why Plan in the EPICenter Area?

Why plan in an area that has already seen a tremendous amount of development and hosts so many established neighborhoods? And why focus on this area specifically? The best answer is to look at the past, when much of the area was undeveloped and long-range planners looked ahead to establish Lakeview Lake (now Joe Pool Lake), Interstate Highway 20 (IH 20), the George Bush Turnpike and Epic Central. Each of these transformative projects not only defines the area south of Pioneer Parkway as a distinctive place with unique assets and challenges, but they also came about through intentional planning with a focus on long-term benefits for future residents and businesses.

To continue the success of the EPICenter area, the community must maintain a thoughtful and intentional approach to future development and redevelopment.

Figure 1. Grand Prairie and EPICenter Area



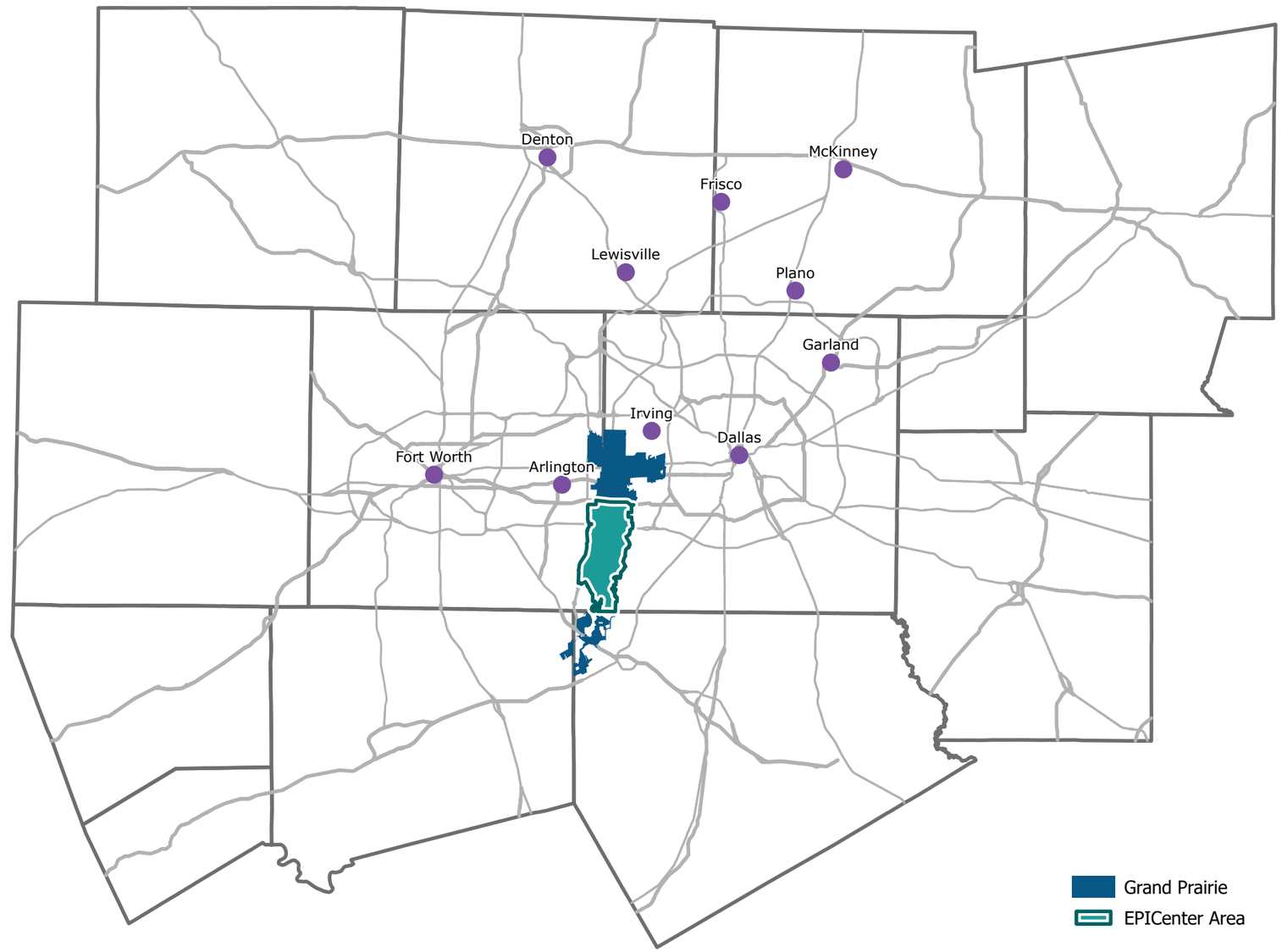
Regional Context

The City of Grand Prairie is located in the Dallas-Fort Worth Metroplex (DFW), just 13 miles west of downtown Dallas. The City covers approximately 81 square miles and is bordered by the cities of Arlington, Cedar Hill, Dallas, Irving, Mansfield and Midlothian. It sits within four different counties: western Dallas County, eastern Tarrant County, northern Ellis County and northeastern Johnson County.

Beyond municipal boundaries, Grand Prairie is crossed by several major thoroughfares, including State Highways (SH) 161, and 180 and Spur 303, as well as Interstate Highways (IH) 20 and 30 and U.S. Highway 287 (US 287).

Union Pacific operates an active freight rail line that runs east-west through Grand Prairie, mostly following Jefferson Street and Main Street. A second rail line cuts diagonally through the southernmost portion of the City, limiting direct connection to Midlothian to the southwest and Cedar Hill to the west.

Map 1. Regional Context



Historical Timeline

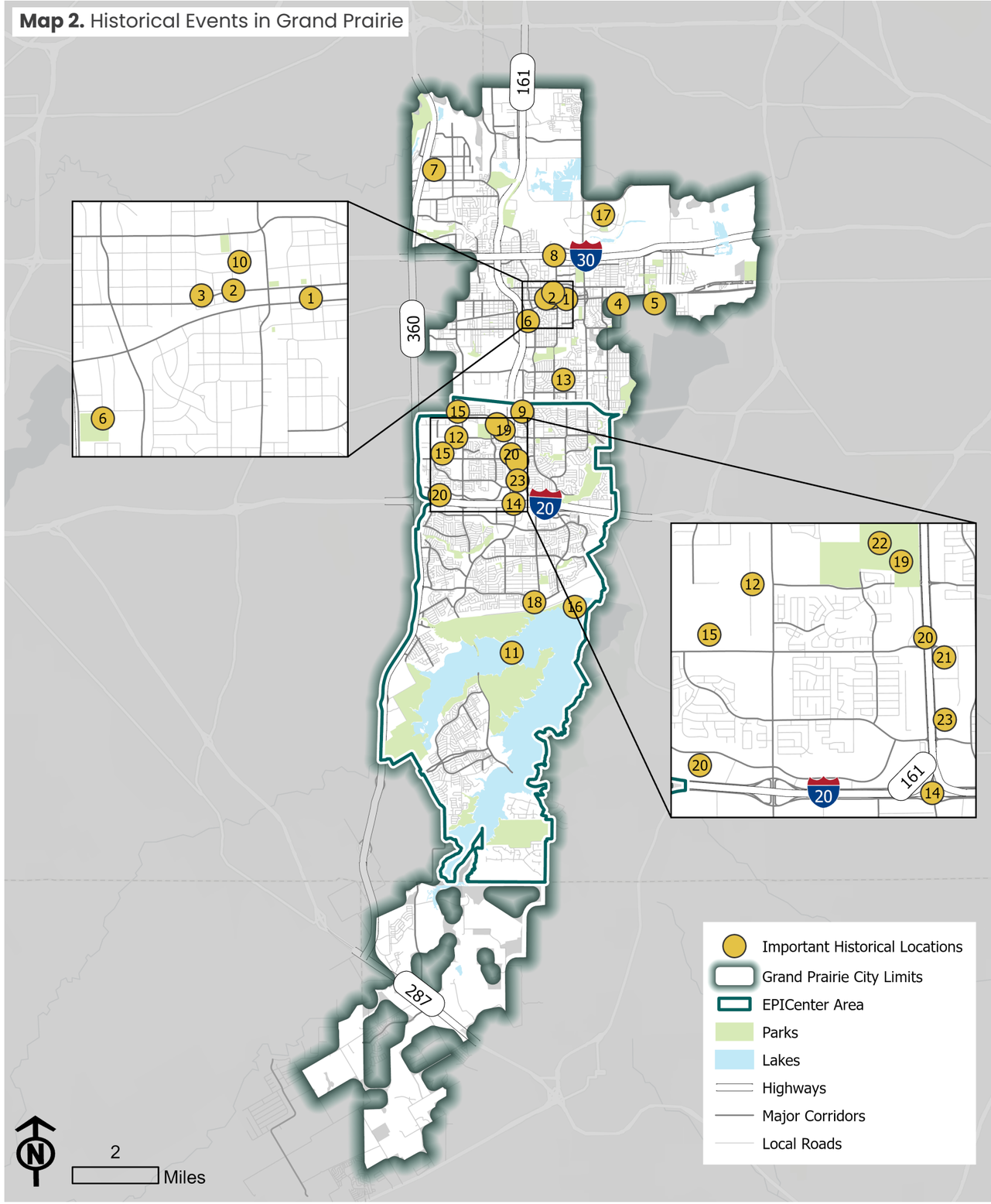
The EPICenter Area extends into both Dallas County and Tarrant County and encompasses the more central region of the City. Prior to European settlement, Grand Prairie was inhabited by the Comanche, Wichita and Caddo Tribes who lived across much of northern Texas. In 1841, the Republic of Texas issued a series of land grants commonly referred to as Peters' Colony which drew early settlers to the area. Later in 1863, a man named Alexander MacRae Dechman purchased property near downtown Grand Prairie, trading a broken wagon, a team of oxen and $200 for a 239.5-acre tract. Dechman granted right-of-way through the property to the railroad and by 1874, a post office had opened. In 1876, Dechman filed a town plat, giving every other lot to the Texas and Pacific Railroad in exchange for the operation of a depot on the land. A year later, the post office formally changed the City's name to Grand Prairie to match the railroad which had used the name since 1873. Figure 2 on page 11 outlines the key historical events that happened in Grand Prairie.

Figure 2. Important historical events in Grand Prairie

ID	Year	Historical Events
1	1902	An interurban trolley service begins, and Grand Prairie Independent School District is established.
2	1909	Grand Prairie is incorporated with a population of 1,000 people.
3	1917	Grand Prairie establishes an organized fire department.
4	1941	North American Aviation opens, triggering a population and industrial boom during WWII.
5	1942	Grand Prairie Naval Landing Field is established; Dalworth Park is annexed.
6	1954	The City's first library opens, marking a cultural and educational milestone.
7	1956	Great Southwest Industrial District is established, becoming a regional employment center.
8	1957	The DFW Turnpike (now IH 30) opens, improving regional access.
9	1959	Major annexation increases the City's area from 13 to 57 square miles.
10	1962	The City experiences its greatest single year of growth with nearly $12 million in building permits issued.
11*	1965	Lakeview Lake (later Joe Pool Lake) is authorized by Congress.
12*	1969	A new municipal airport and South Grand Prairie High School are constructed.
13	1970	Grand Prairie's population surpasses 50,000.
14*	1971	IH 20 is rerouted south of downtown Dallas and through Grand Prairie. The old section of the interstate was redesignated as IH 30.
15*	1973	Traders Village and Bell Helicopter (now Airbus Helicopters) open.
16*	1985	Construction of Joe Pool Lake is completed.
17	1992	Lone Star Park is built, funded through a voter-approved sales tax.
18*	2000	Southward growth begins with new housing and retail around Joe Pool Lake.
19*	2010	The Summit opens as a state-of-the-art recreation center for active adults.
20*	2012	George Bush Turnpike fully opens. Grand Premium Outlets (then Paragon) are completed.
21*	2017	Ikea opens its doors to the public.
22*	2018	The Epic, Epic Waters and GrandLawn Amphitheater open, redefining the City's recreational offerings including Chicken N Pickle which opened in 2021 and TopGolf which opened in 2026.
23	2024	Andretti Indoor Karting & Games and Bass Pro Shops open, expanding entertainment and retail destinations.

* indicates historical events occured in the EPICenter Area

Map 2. Historical Events in Grand Prairie



Physical Features

Topography

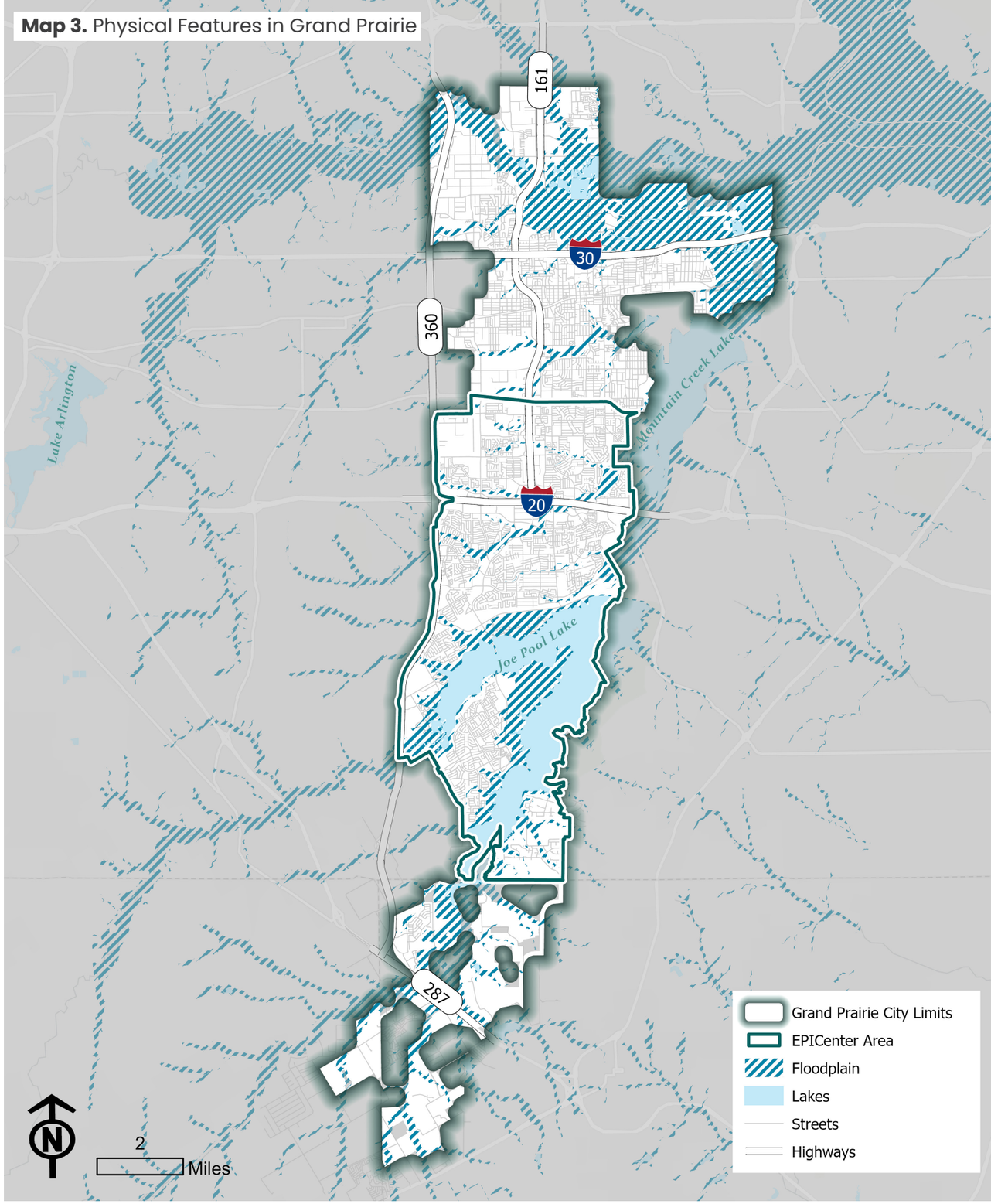
The City's highest elevation is 663 feet in the southern part of the City along Kimble Road north of US 287, and the lowest point is 433 feet along the Trinity River south of Texas Trust Theatre in the floodplain, creating an elevation range of 230 feet. With two lakes and the Trinity River traversing the City, this range of elevation results in significant floodplain areas.

Floodplain

Floodplains in Grand Prairie are defined by the Federal Emergency Management Association's (FEMA's) 0.5% and 1% annual chance flood zones, typically found along the City's network of creeks and streams. These areas are commonly used for parks and preserved open space due to development limitations. While most of the City's built environment lies outside of flood-prone zones, some areas such as parts of Lynn Creek Park, Loyd Park and industrial sites near IH 30 and Main Street do fall within floodplain boundaries. However, much of the floodplain within the EPICenter Area is within the City's natural and open spaces. Within the city limits, there are approximately 16,220 acres of floodplain with the largest concentrations located north of IH 30, around the lake in the northeast and in the southern parts of the City and its extraterritorial jurisdiction (ETJ), which contains an additional 2,470 acres.

Bodies of Water

Grand Prairie is interlaced with numerous creeks and streams that ultimately flow into two nearby lakes. In the northern part of the City, the West Fork of the Trinity River plays a major role in shaping the area's water features. Notable waterways include Cottonwood Creek, Fish Creek, Mountain Creek, Kirby Creek and Lynn Creek. These natural corridors offer opportunities for green space, trails and park development though they can also pose challenges for infrastructure, particularly where bridges are needed. Joe Pool Lake is a defining feature of the EPICenter Area, physically dividing the City into northern and southern sections and creating a peninsula that requires bridge access. While this presents some logistical challenges, the lake also provides extensive parkland and is a prime location for high-end development due to its scenic and recreational appeal.



Map 3. Physical Features in Grand Prairie

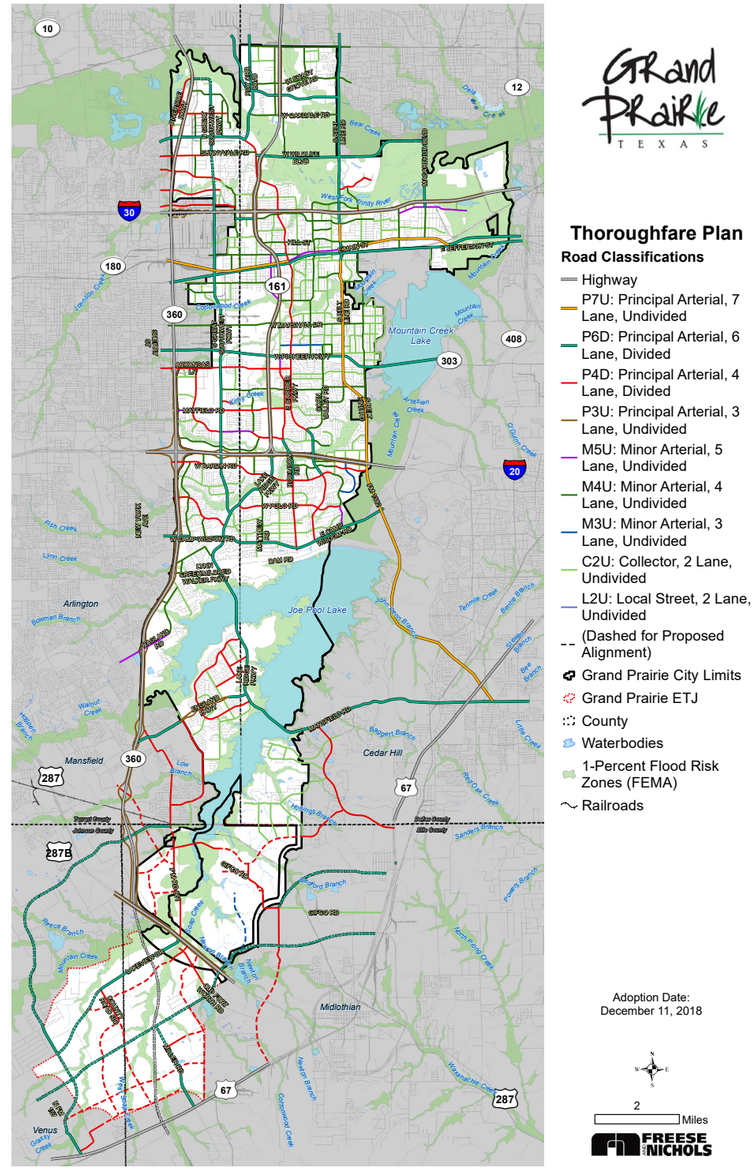
Past and Present Planning Efforts

It is important to include previous local and regional planning efforts when updating a city's comprehensive plan. Previous planning efforts not only provide important context but including them ensures that all recommendations for the community are considered. This section provides a high-level overview of previous planning efforts and how they apply to the Grand Prairie EPICenter Plan. While the EPICenter Plan is the first of its kind within the area between Joe Pool Lake and SH 161, there have been several similar planning efforts focused around specific sectors and areas of Grand Prairie.

2018 Comprehensive Plan Update

The 2018 Grand Prairie Comprehensive Plan, which also included the City's Thoroughfare Plan, is a long-range planning document designed to guide the City's physical growth and development over the next 10 to 20 years. Its purpose is to create a shared vision for the community's future by identifying values, needs and strategies for sustainable development. The plan is used by city staff, elected officials and residents as a policy guide for land use, transportation, infrastructure and community investment decisions. Key recommendations focus on creating a healthy, smart and sustainable community through strategies such as revitalizing aging neighborhoods, improving transportation systems, encouraging mixed-use development, enhancing parks and open spaces and using data and technology to inform decisions. Some specific recommendations include:

- Conduct a walkability and connectivity assessment on proposed new developments when development applications are submitted
- Pursue public-private partnerships with data analytics, data sharing, ridesharing and other related companies
- Identify and protect key areas, linkages and features that can be added to the network of natural and open space



161 Corridor Plan

The 161 Corridor Redevelopment Plan is a strategic planning document developed to guide redevelopment along the northern portion of the SH 161 corridor in Grand Prairie. This document does not apply to the 2025 comprehensive plan update EPICenter Area. Its purpose is to analyze current land development patterns along the corridor and identify future fiscal opportunities with the goal of developing a strong corridor vision. While not an exhaustive list, the plan specifically addresses existing land use, freight routes, property values and present physical features. The plan is used by city staff, decision-makers and developers to support land use decisions, infrastructure improvements and economic development efforts. Key recommendations include the following:

- Incorporate a defining gateway feature
- Enhance building and site design standards for development
- Reserve Roy Orr Boulevard and W. Trinity Boulevard as prime industrial areas
- Align zoning and schedule of uses with corridor vision

Pioneer Parkway Urban Design Strategy Plan

The Pioneer Parkway Urban Design Strategy Plan is a comprehensive vision adopted by the City to guide the redevelopment of a four-mile stretch of Pioneer Parkway into a vibrant, culturally rich international corridor. The plan's intent is to enhance the corridor's identity through physical improvements, policy updates and coordinated public-private investments that celebrate the area's diverse community and attract regional visitors. It is used as a strategic framework for City officials, developers and stakeholders to align redevelopment efforts with community goals over the next 10 to 15 years. Key recommendations include:

- Create unified visual appearances through beautification
- Improve pedestrian and bike connectivity and incentivize mixed-use and missing middle housing
- Form a dedicated leadership group or district to manage implementation

Housing Analysis Policy & Housing Strategy

The 2021 Housing Analysis Policy & Strategy for the City is a targeted planning document developed to guide housing policy and land use decisions in response to rapid population growth and increased development pressure. Its intent is to assess existing housing conditions, identify market trends and recommend strategies for managing future residential development in a way that supports neighborhood stability, infrastructure capacity and economic sustainability. The strategy is used by City staff and decision-makers to inform zoning, land use planning and revitalization efforts. Key recommendations include diversifying housing types, aligning new development with access to jobs and amenities, avoiding overconcentration of high-density housing and encouraging context-sensitive infill and redevelopment. Some specific recommendations include:

- Avoid concentrations of residential units (any type) without supporting nonresidential services
- Encourage housing variety so that no more than two thirds of housing in an area is of the same type or price point
- Stabilize existing neighborhoods by hiring additional staff to work with Homeowners Associations (HOAs), Public Improvement Districts (PIDs) and code enforcement staff to monitor areas of significant decline and connect residents with appropriate resources
- Identify blocks of vacant and distressed properties that can be redeveloped as incremental density

Southgate 360 Corridor Plan

The Southgate 360 Corridor Plan is a strategic planning document designed to guide future development along the SH 360 corridor in Grand Prairie. The plan divides the EPICenter Area into two sections: the Northern EPICenter Area, located south of Ragland Road just west of Joe Pool Lake, falls within the boundaries of the Grand Prairie EPICenter Plan while the Southern EPICenter Area, south of Joe Pool Lake, lies outside its scope.

Focused on proactively shaping growth in a largely undeveloped part of the City, the Southgate 360 Corridor Plan integrates land use, transportation and environmental considerations to support the creation of a vibrant, connected and sustainable community. City officials, developers and stakeholders use the plan to guide zoning decisions, infrastructure investments and development proposals. Some key recommendations include:

- Build a trail network within the Joe Pool Lake floodplain network as the foundation for transportation, identity, character and marketability
- Surround the City facility and park with neighborhood-scale commercial retail and housing
- Encourage diverse housing styles with a mix of price points that offer high-quality design and access to amenities
- Create Tax Increment Financing Districts (TIRZ) to finance infrastructure improvements and maintenance

On August 22, 2025, the Grand Prairie City Council approved the annexation of 900 acres in south Grand Prairie to support the development of a 5,000-acre master planned community. Plans for the area include a mixed-use residential development, a future community hub and a town center.

Downtown Master Plan

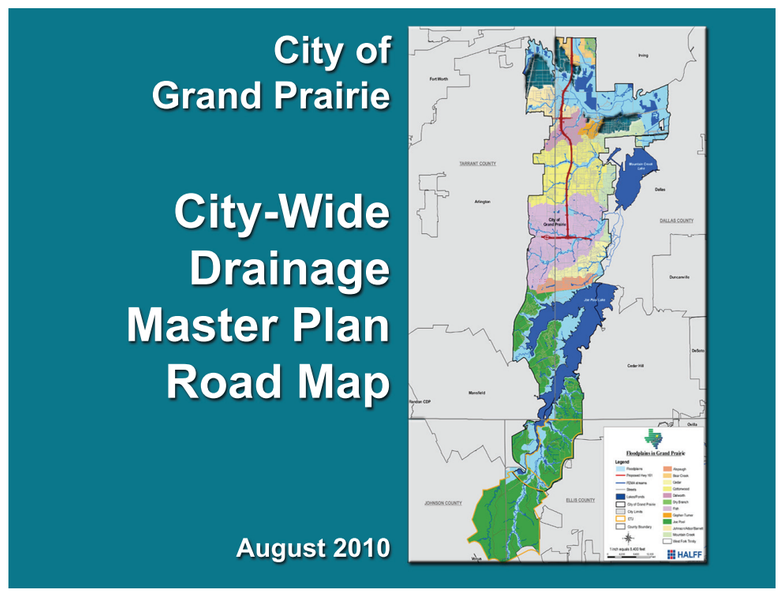
The 2019 Downtown Master Plan is a small area plan designed to guide the revitalization of Grand Prairie's historic downtown. The plan builds on the 2018 Comprehensive Plan and provides a more detailed strategy for creating a vibrant, walkable and economically resilient district. It identifies character areas within downtown, proposes an illustrative plan for future development and outlines an activation strategy to guide implementation. Key recommendations focus on enhancing connectivity, improving streetscapes, expanding housing options, strengthening downtown's identity and introducing new public spaces such as a civic plaza and a pedestrian-oriented "2nd Street Straza." The plan also highlights concerns including aging infrastructure, lack of housing diversity, disinvestment compared to other city districts, pedestrian safety along Main Street and limited branding and cohesion. To address these, the plan calls for public-private partnerships, improved wayfinding and gateways, beautification of the Union Pacific Railroad corridor, expanded event spaces and form-based zoning to support long-term redevelopment goals. Key recommendations include:

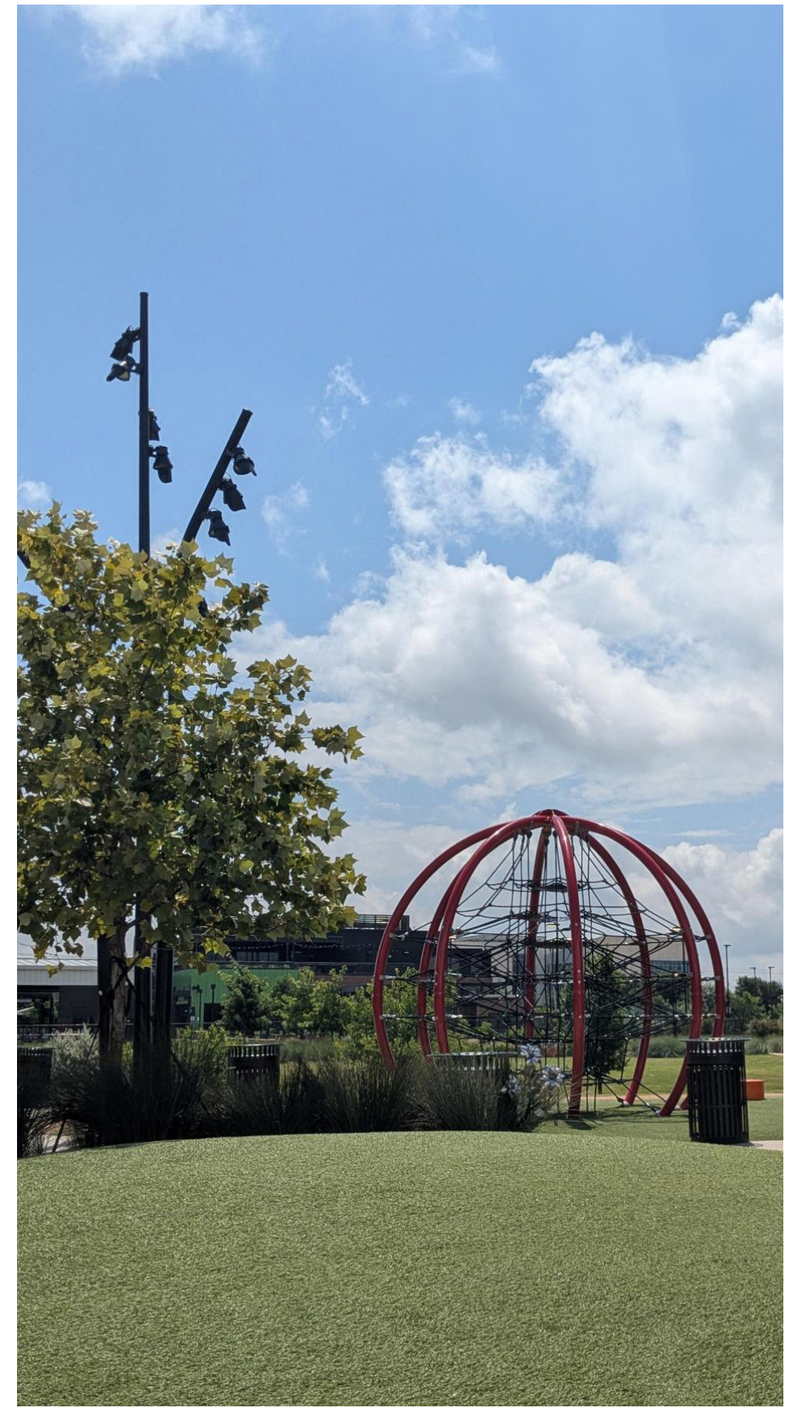
- Create appropriate character zones to implement the vision for different areas of downtown including the Downtown Core, Downtown Edge or Transition, the Civic Core and the Downtown Approaches along Main Street
- Establish street design standards that are consistent with the different character zones and vision for downtown
- Explore parking enforcement strategies based on critical areas to ensure key areas have available parking

City Wide Drainage Master Plan Road Map

The 2010 City-Wide Drainage Master Plan Road Map is a city-wide planning document developed to address flooding concerns and guide long-term stormwater management in Grand Prairie. The plan identifies previous accomplishments, existing drainage challenges, evaluates flood risks and provides a framework for prioritizing drainage improvements over the next 25 years. Primary concerns include inadequate stormwater infrastructure in older parts of the City, localized flooding in high-risk areas, development pressures on floodplains and limited funding to address city-wide drainage needs. Recommendations focus on improving system capacity, enhancing floodplain management, incorporating green infrastructure and using data-driven tools to monitor and prioritize projects. Specific recommended strategies include:

- Developing a ranking system to prioritize Capital Improvement Projects
- Utilizing the preliminary short-term and long-term implementation plan produced within the report
- Submitting the Grand Prairie Hazard Mitigation Plan to FEMA for approval
- Developing a revolving maintenance program including storm drainage outfalls and detention/retention ponds





2025 Grand Prairie Bicycle Master Plan

The 2025 Grand Prairie Bicycle Master Plan is a strategic document to help Grand Prairie build a safe, connected and accessible bicycle network that links key destinations throughout the City. To guide development, the project team introduced a prioritization system that organizes proposed improvements into short-term, mid-term and long-term phases with estimated costs for each. In addition to infrastructure and capital project recommendations, the plan outlines policies and strategies to support and expand the City's bicycle network over time. This plan remains under development and has not yet been adopted by the Grand Prairie City Council.

Grand Prairie Master Parks Plan Update

The Grand Prairie Master Parks Plan Update, the Grand Vision Plan, provides a framework for shaping the future of parks, recreation and open space in Grand Prairie. It is intended to give residents, City staff and elected officials a clear benchmark for tracking progress and success. Informed by a series of needs assessments, the plan presents goals and recommendations to guide future investments in parks, trails, tree canopy expansion and open space. This plan remains under development and has not yet been adopted by the Grand Prairie City Council.

Historic Population and Growth Trends

Population and Growth Rate

The EPICenter Area, home to 130,571 residents as of 2025, represents over 60% of the City's total population (211,808), making it the demographic and geographic anchor of the municipality. Between 2025 and 2030, Grand Prairie is projected to grow at an average annual rate of 0.54%, which is slower than the Dallas–Fort Worth regional average of 1.39%. However, the EPICenter Area itself is expected to grow slightly faster than the rest of the City at 0.68% per year, a signal of ongoing residential demand and latent development pressure in this part of the community.

Looking at the bigger picture, data from the North Central Texas Council of Governments shows that Grand Prairie's population is projected to increase by over 31% between 2019 and 2050 with an average annual growth rate of 0.88%. This long-term trend suggests that the 2025 to 2030 period reflects a temporary slowdown compared to the City's overall growth pace. For comparison, Dallas County is expected to grow by 19.7% and Tarrant County by 39.2% over the same 31-year period, highlighting Grand Prairie's role as a steadily growing part of the region. This also suggests that as Grand Prairie develops its remaining open land, it will rely more on infill development for future population growth.

Age Distribution

The EPICenter Area's age structure indicates an economically active and family-centered population. Over 48% of residents are between the ages of 25 and 60, reflecting a strong working-age cohort that supports retail, service and industrial labor markets. Additionally, more than 34% are under the age of 25, pointing to long-term educational and housing needs, particularly for family-serving amenities and accessible starter homes. The age profile suggests both stability and future-oriented demand conditions that can support investment in schools, neighborhood parks and family-oriented infrastructure.

Figure 3. Population Projections (Source: ESRI)

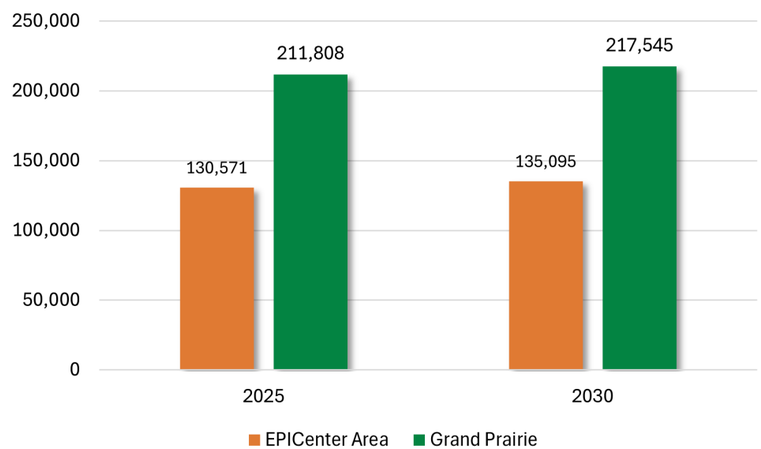


Figure 4. Population Projections of the City of Grand Prairie (Source: NCTCOG)

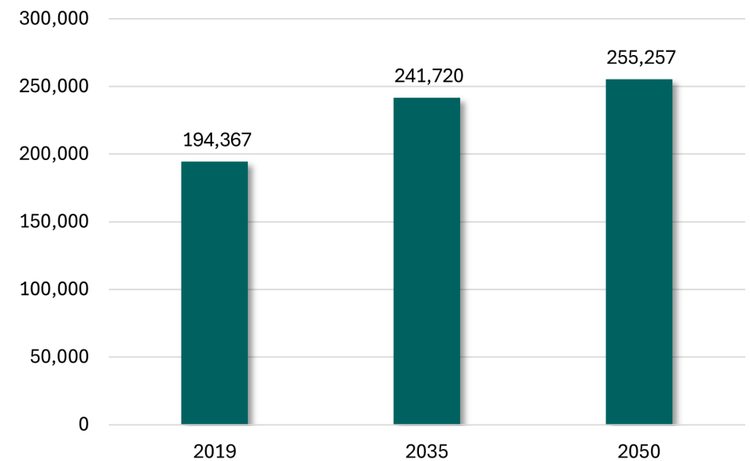
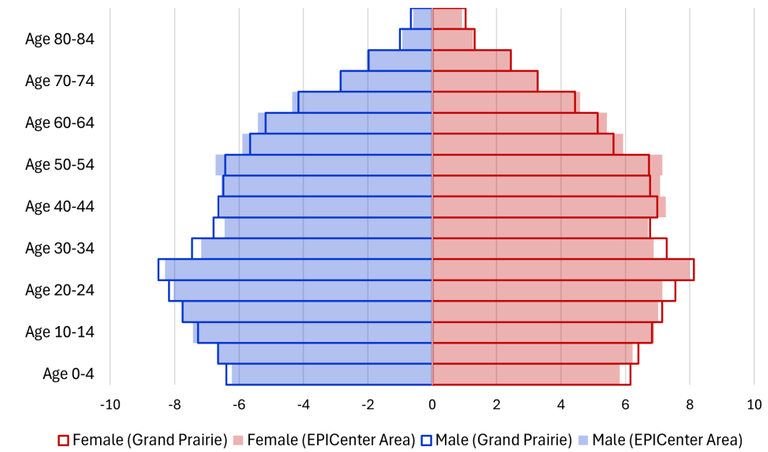


Figure 5. Population Pyramid Comparison of EPICenter Area and the City of Grand Prairie



Race and Ethnicity

Grand Prairie has a culturally rich population with different backgrounds. Just over a quarter of the population is white (27.1%) and another 25.2% is Black. In addition, 19.9% of the population identified as "some other race" and 18.6% as "two or more races." In terms of ethnicity, 46.3% of the population is Hispanic or Latino and 53.7% is not Hispanic or Latino.

The EPICenter Area shows a similarly multicultural population. Just over a quarter of the population is white (25.6%) and 30.4% is Black, which is higher than the City as a whole. Another 15% identified as "some other race" and 16.6% as "two or more races." Looking at ethnicity, 37.1% of the population is Hispanic or Latino and 62.9% is not Hispanic or Latino. The EPICenter has a lower Hispanic or Latino share compared to the City, which makes the area more racially defined by Black and white residents while the city overall is more shaped by Hispanic or Latino identity. Compared with Tarrant County, Dallas County and the state of Texas, Grand Prairie stands out for having a more balanced mix of race and ethnicity.

Figure 6. Race Distribution of Grand Prairie Residents

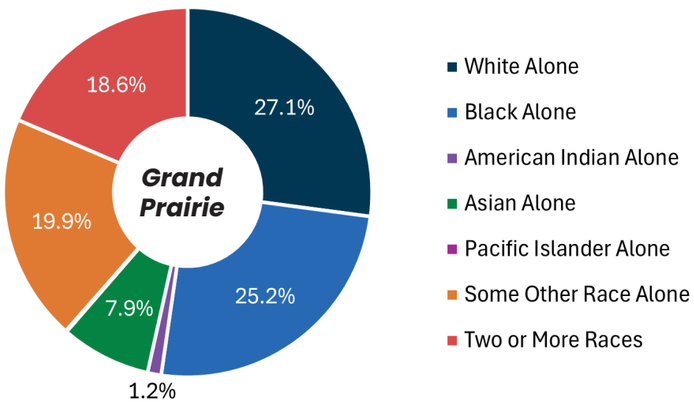


Figure 7. Race Distribution of EPICenter Area Residents

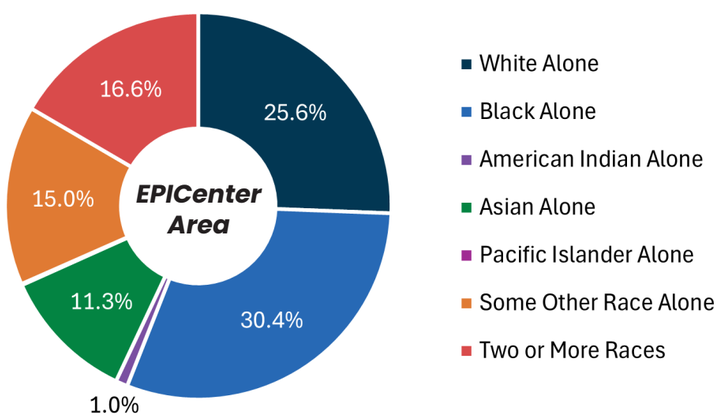


Figure 8. Ethnicity Distribution of Grand Prairie Residents

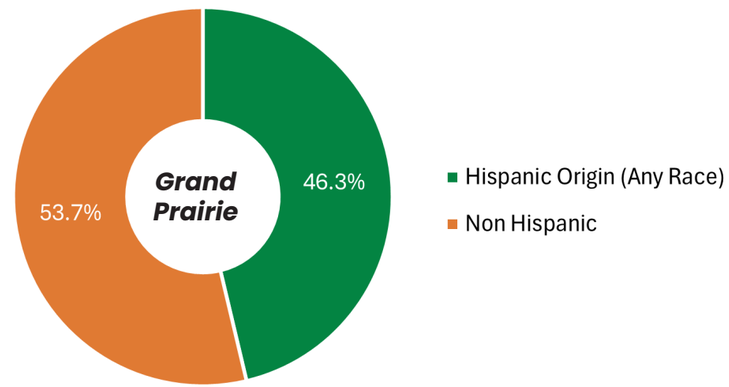
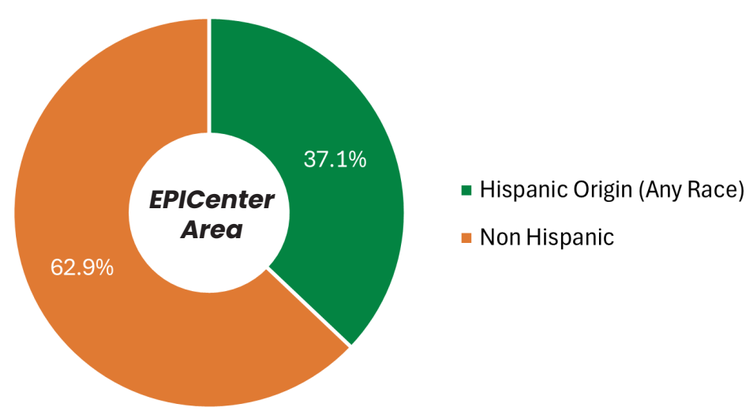


Figure 9. Ethnicity Distribution of EPICenter Residents

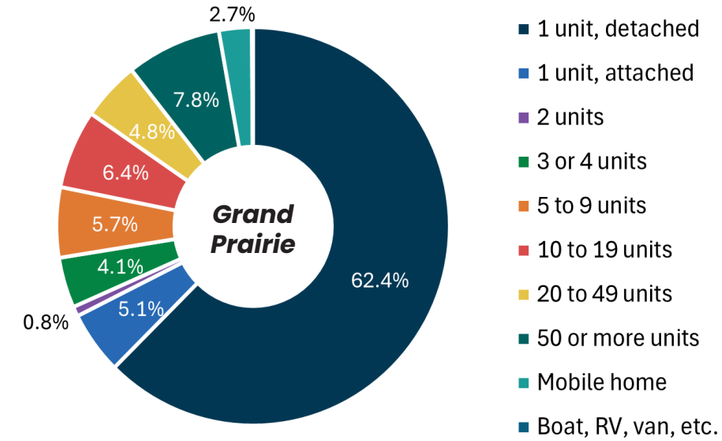


Housing Characteristics

Housing Type and Occupancy

Housing variety contributes significantly to a city's desirability as a place to live. It is in Grand Prairie's best interest to have high-quality housing options that attract businesses and residents alike. A diverse housing stock allows residents to age in place, meaning they have options within their existing community to meet changing needs. Grand Prairie stands out in this regard with approximately 37.5% of its housing units consisting of alternatives to traditional detached single-family homes. This number is higher than Tarrant County (34.5%) and the state average (35.8%) though slightly lower than Dallas County (47.9%). This diversity positions the city to meet the needs of a wide range of households from young professionals to growing families and retirees.

Figure 10. Housing Types in Grand Prairie

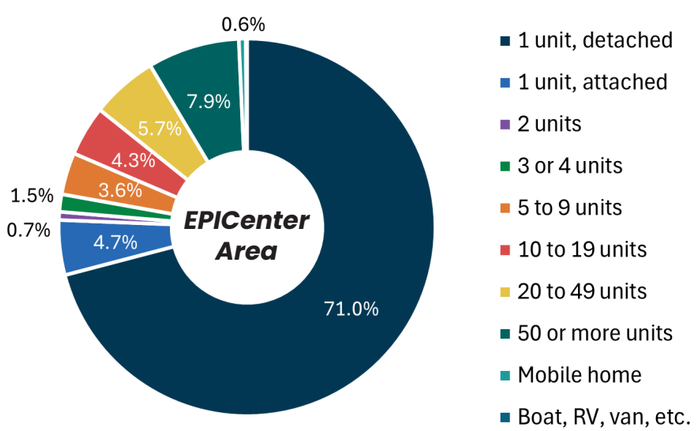


The built environment of the EPICenter Area is defined by a predominantly low-density single-family detached residential character with 71.0% of housing units in the detached single-family format. This spatial form reflects the area's historical development pattern, emphasizing conventional suburban design, larger household sizes and a preference for owner-occupied tenure.

Attached units and duplexes comprise only 4.9% of the housing stock, indicating a limited presence of transitional housing forms such as townhomes which often serve as an intermediary between detached homes and multi-family units. This underrepresentation may constrain options for households seeking ownership opportunities at a more moderate price point or aging residents seeking downsized living arrangements without leaving the neighborhood.

Meanwhile, multi-family structures (3+ units) account for 23.0% of the housing inventory, a significant but not dominant presence. This share introduces some diversification into the housing stock, accommodating renters and contributing to overall market liquidity. However, the limited scale of attached and multi-family units suggests that opportunities to introduce housing diversity remain, especially as the area responds to evolving demographic pressures, rising land costs and increased demand for attainable housing formats.

Figure 11. Housing Types in EPICenter Area

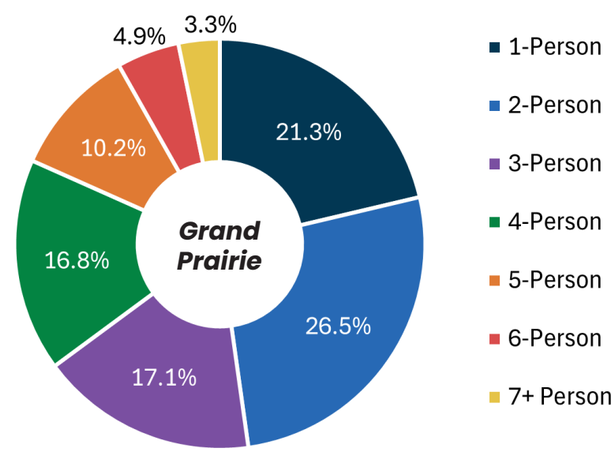


In addition to housing diversity, Grand Prairie maintains a strong occupancy rate which reflects a strong and stable housing market. The City reports a rate of 94.2%, exceeding Dallas County (92.5%) and the statewide average of 90.7% while falling just below Tarrant County (94.5%). High occupancy rates indicate strong demand for housing in the area, reinforcing the City's reputation as an attractive place to live. Continued efforts to support diverse housing options will be important to ensure that Grand Prairie is well positioned to accommodate future growth.

Household Size

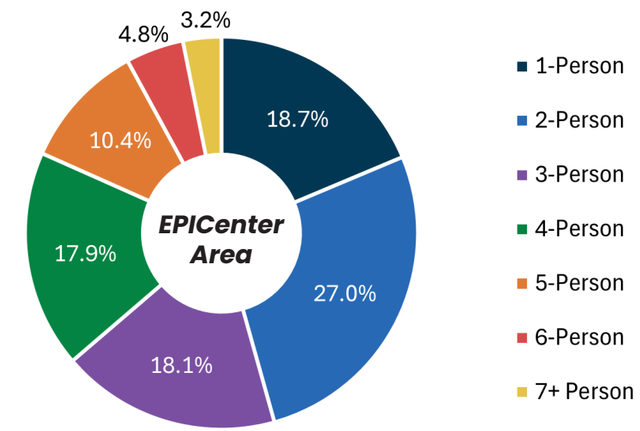
In Grand Prairie, the average household size is 2.96 persons. Two-person households account for the largest share among all household sizes (26.5%). It is followed by one-person households (21.3%) and three-person households (17.1%). Households with three or fewer members account for 64.9% of the total households, suggesting that there is a considerable population of individuals, married couples and small families living in Grand Prairie.

Figure 12. Household Size in Grand Prairie



The EPICenter Area's average household size (3.03 persons) remains slightly larger than City and regional norms, indicating a prevalence of multigenerational households and family-oriented neighborhoods. Households with four or more members account for 36.3% of the total, a figure that exceeds regional proportions and has direct implications for school capacity, transportation patterns and park planning. The relatively low proportion of one-person households (18.7%) suggests comparatively limited demand for micro-units or dense urban-style multi-family housing in the near future.

Figure 13. Household Size in EPICenter Area



Housing Value

Since 2023, the EPICenter Area has shown strong and steady housing market performance with 827 homes sold. This consistent activity suggests that the local market remains active even as higher mortgage rates and rising costs have slowed sales in other areas. The average sale price of $391,302 compared to the average list price of $397,777 shows only a small gap, which typically reflects a balanced market where buyer demand remains solid, and sellers are pricing their homes realistically.

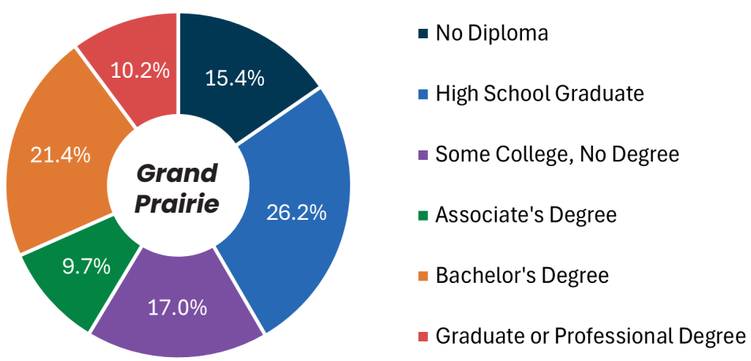
The current median home value in the EPICenter Area is $344,217, which is higher than Grand Prairie ($315,086), Dallas County ($339,889) and the Texas state average ($317,618) but slightly below Tarrant County ($354,695). This positioning reflects the Area's competitive standing in the regional housing market, offering greater affordability than Tarrant County while maintaining stronger value than nearby city, county and state benchmarks.

Economic Characteristics

Educational Attainment

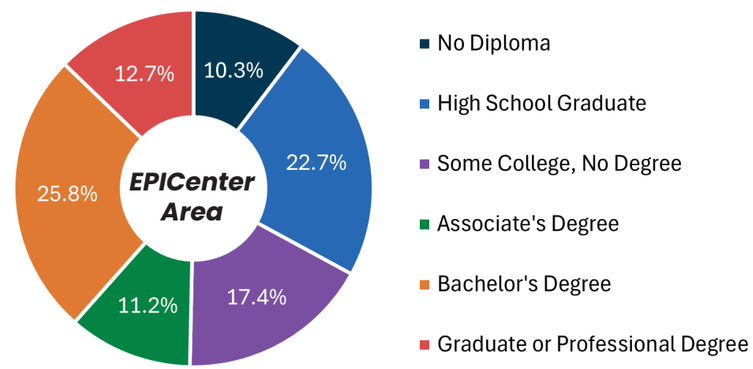
Educational attainment reflects the highest level of education a person has achieved, and it is a critical factor in shaping a city's future. Education serves as a catalyst for breaking the cycle of poverty by opening doors to better jobs and supporting economic mobility. In Grand Prairie, 84.6% of residents aged 25 or older have at least a high school diploma, a rate that lags behind Tarrant and Dallas counties. About 15% of adults lack a diploma while many others have attended college without completing a degree, an indication of potential barriers to higher attainment. Expanding access to education and workforce training will be essential for strengthening economic mobility and enhancing Grand Prairie's long-term competitiveness.

Figure 14. Education Attainment of Grand Prairie Residents



Within the EPICenter Area, educational attainment levels exceed those of both Grand Prairie and the Dallas–Fort Worth Metroplex, particularly among residents with some college, associate's degrees or bachelor's degrees. Nearly 39% of adults hold a bachelor's degree or higher compared to 31.6% city-wide. This stronger concentration of college-educated residents suggests a workforce well positioned for knowledge-based employment and entrepreneurial activity, an asset that could support the recruitment of professional service firms, innovation clusters or institutional partnerships.

Figure 15. Education Attainment of EPICenter Area Residents

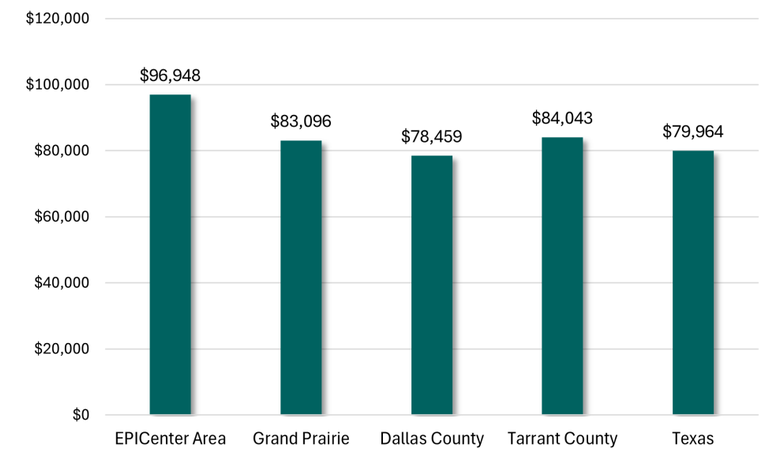


At the K–12 level, the Grand Prairie Independent School District maintains direct partnerships with nearby colleges and universities to expand access to higher education. Dual-credit opportunities are offered through Texas A&M University–Commerce, Dallas College, the University of Texas at Arlington and the University of Texas. The district operates 19 elementary schools, six middle schools, five high schools and six alternative education campuses, four of which focus on early college preparation. These initiatives help students accelerate their educational journeys and contribute to a more skilled future workforce.

Household Income

In 2025, the median household income in the EPICenter Area is $96,948, which is well above the city-wide median of Grand Prairie at $83,112. According to Esri Business Analyst, income growth in the EPICenter Area is expected to continue through the next decade, with the 2030 median income projected to reach $106,455. This positions the area as a solidly middle to upper income market. Grand Prairie and Tarrant County show similar income levels, with Grand Prairie projected to reach a median of $93,172 by 2030 and Tarrant County slightly higher at $93,799. Both are ahead of Dallas County, which is projected to reach $87,024 and the state of Texas at $89,448.

Figure 16. Median Household Income Comparison



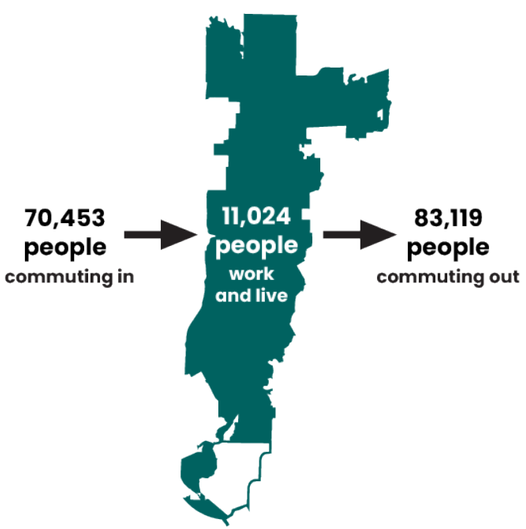
Employment Location (Citywide)

The distribution of employment destinations highlights the nature of labor flows in the region, reflecting both spatial proximity and the sectoral specialization of surrounding cities. A notable portion of residents in the EPICenter Area work in Arlington (14.3%) and Grand Prairie (14.0%), underscoring the significance of intra-city and near-city employment. These close-range labor flows suggest that a substantial share of residents are employed in locally accessible sectors, benefiting from minimal commute times and strong familiarity with the local economic landscape.

At the same time, the high combined share of commuters traveling to Fort Worth (11.1%) and Dallas (10.4%), together accounting for over one fifth of all employment destinations, illustrates the area's connection to the broader DFW Metroplex labor market. This regional integration strengthens employment resilience by expanding access to a wider range of job types, income levels and industry sectors that may not be fully represented within the EPICenter Area.

According to 2022 Census data, 11,024 individuals both lived and worked within the Grand Prairie city limits. Meanwhile, 83,119 residents commuted to jobs outside the City while 70,453 workers traveled from other parts of the metroplex to work in Grand Prairie.

Figure 17. Grand Prairie Workers Commuting Patterns



Employment Industry (Citywide)

The EPICenter Area's employment base shows a diverse mix of industries, with Manufacturing (12.1%), Health Care (11.9%) and Retail Trade (10.2%) forming the core of its labor economy. These sectors reflect the area's long-standing ties to industrial production, distribution and community-focused commercial activity. However, the data shows a clear difference from Grand Prairie's city-wide averages. The EPICenter Area has higher concentrations in Health Care and Professional, Scientific and Technical Services.

This trend suggests the area may be shifting in its economic direction. Instead of being mainly a hub for logistics or retail jobs, it is becoming more supportive of careers with upward mobility and stronger economic impact. For example, the larger share of Health Care workers creates demand not only for clinics and hospitals but also for related industries like health sciences education, workforce training and back-office support services.

Figure 18. Employed Population in EPICenter Area and Grand Prairie by Industry

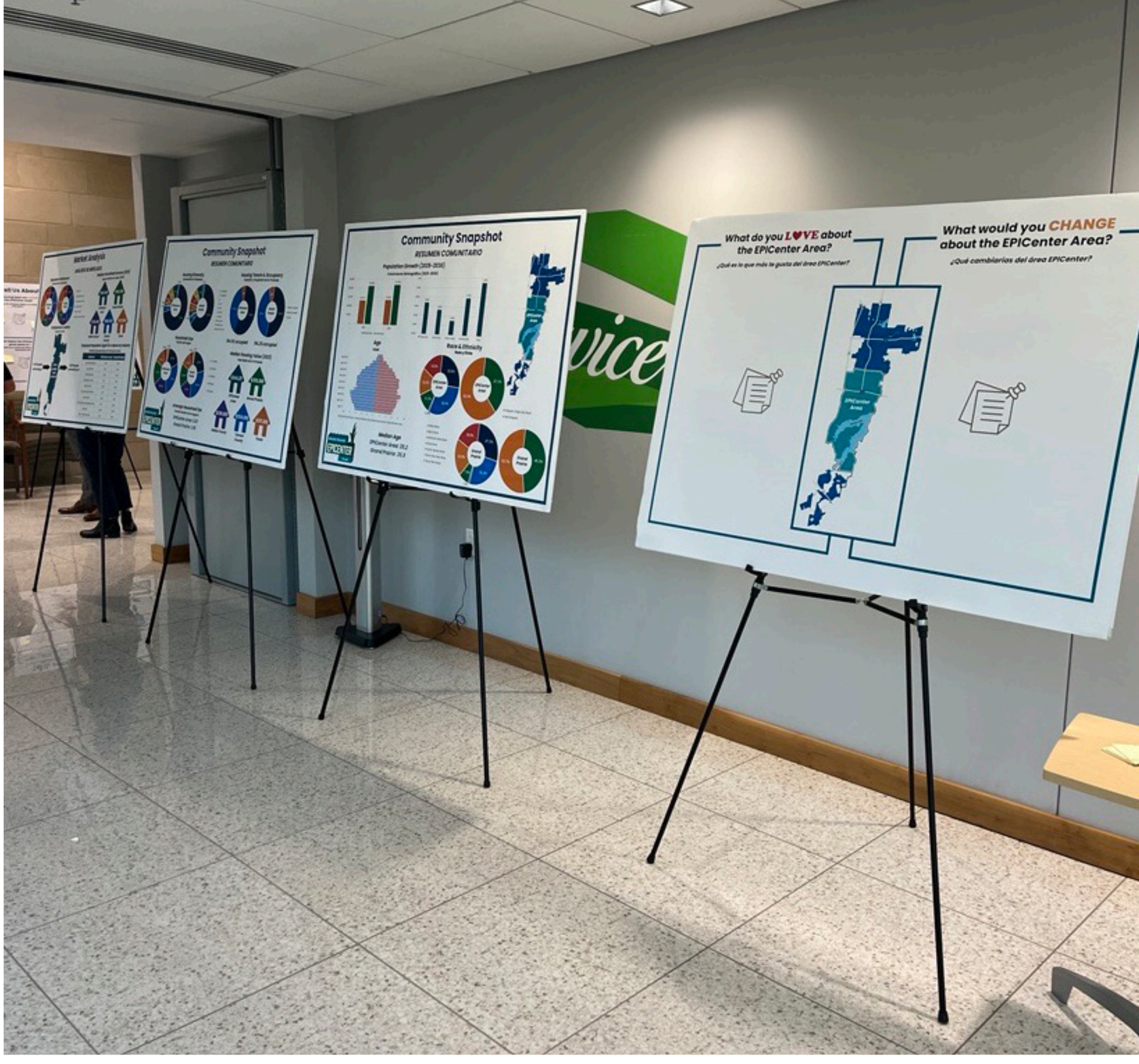
Industry	EPICenter Area	Grand Prairie
Agriculture/ Mining	0.4%	0.5%
Construction	5.2%	8.4%
Manufacturing	12.1%	12.3%
Wholesale Trade	3.1%	3.1%
Retail Trade	10.2%	10.3%
Transportation/ Utilities	9.7%	9.4%
Information	2.0%	1.5%
Finance/ Insurance/Real Estate	9.0%	8.3%
Services	42.3%	41.5%
Public Administration	6.0%	4.6%
Total	72,251	115,111

Insurance and Financial Services
OZARK TRAIL
WHAT IS SOMETHING YOU WOULD CHANGE IN YOUR COMMUNITY?
¿QUÉ ES ALGO QUE CAMBIARÍA EN SU COMUNIDAD?
Lake Parks
Lake Ridge
WHAT IS SOMETHING YOU WOULD CHANGE IN YOUR COMMUNITY?
¿QUÉ ES ALGO QUE CAMBIARÍA EN SU COMUNIDAD?
Place a dot on the map where you live!
Legend

VISION AND VALUES

Introduction

An important part of developing a Comprehensive Plan is gathering community input. Over several months, the City and consultant team used multiple strategies to engage residents and stakeholders throughout the EPICenter area. These efforts included tabling events, stakeholder meetings, citywide meetings, an online survey and an interactive website. The consultant team used these engagement activities to create the Plan's vision statement and values, which are discussed in this chapter and described in more detail in the appendix.



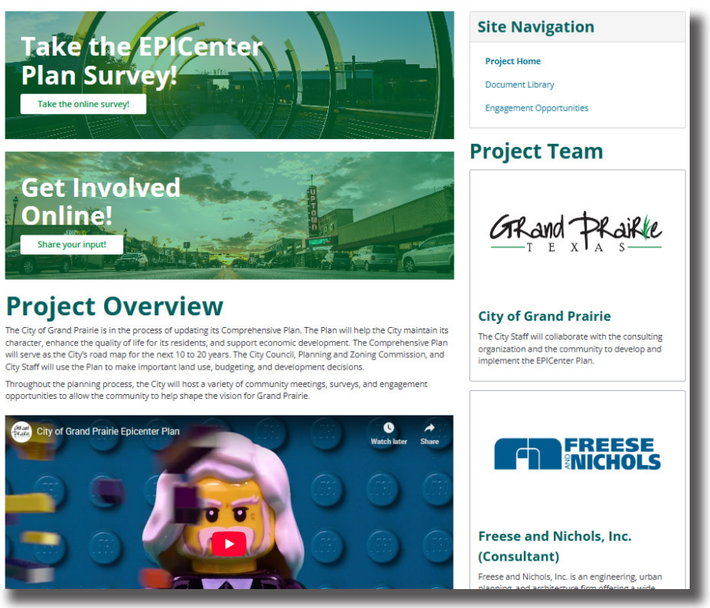
Community and Stakeholder Input

Online Engagement

Throughout the planning process, online engagement allowed residents to provide feedback without attending in-person events. Offering virtual opportunities for input was essential to ensuring participation from a wider range of community members and accounted for a significant portion of total feedback received.

Social Pinpoint Website

The Grand Prairie EPICenter Plan website served as the main platform for online engagement. It provided a central location for residents to follow the Plan's progress, take the survey, leave comments on an interactive map and learn about upcoming meetings. A highlight of the website was a playful video featuring Grand Prairie's Mayor Ron Jensen as a Lego figurine, matching the overall stylistic theme of the plan. In the video, the "Lego Mayor" introduced the EPICenter Plan, provided an overview of the project area and encouraged residents to participate. Additionally, recordings of the open house and neighborhood meeting presentations with voice-overs were posted online to engage those unable to attend in person. The community survey remained accessible on the website for the full duration of its open period.



Community-wide Survey

The consultant team developed a community-wide survey for residents within the EPICenter area. The survey collected feedback about how participants are connected to the area and what excites or concerns them about its future. Additional questions focused on how individuals interact with the area, such as how often they travel outside it for shopping or entertainment. Other questions identified major issues and challenges faced by current residents. Insights gathered from the survey helped shape the plan and ensure that recommendations aligned with the collective vision of EPICenter residents.

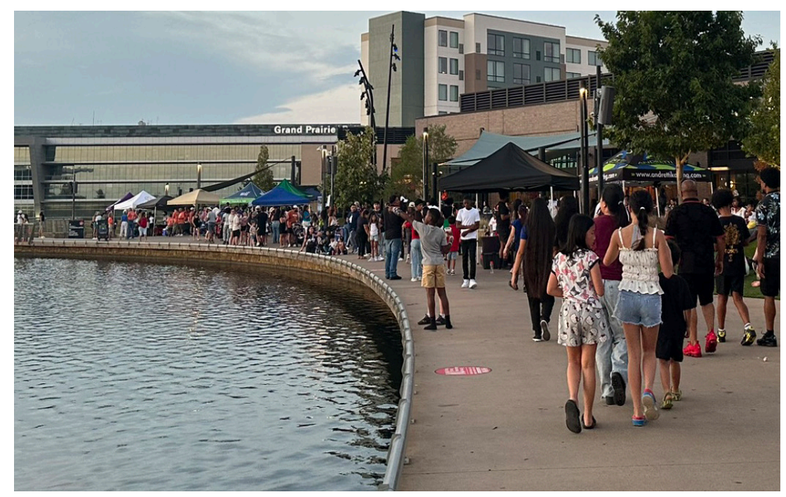
In total, the community-wide survey generated 146 unique online responses. Of these respondents, 30.5% identified as male and 69.5% as female. About 80% of participants were aged 35 or older.

HOA/PID Leadership Survey

A second survey was distributed to individuals holding leadership positions on Homeowners Association (HOA) or Public Improvement District (PID) boards. While similar to the community-wide survey, it included more neighborhood-specific questions. Input from these decision-makers was especially valuable given their leadership roles within the EPICenter area.

The HOA/PID leadership survey received 11 unique online responses. Half of respondents served in a board president or equivalent leadership role. Sixty percent identified as male and 40% as female. Respondents aged 45 to 64 represented half of all responses. The survey remained open for approximately one month, from July to August 2025.

Figure 19. Frequent Responses When Asked: What do you believe are the city's greatest strengths that we should preserve and build upon?



Stakeholder Meetings

At the beginning of the planning process, the consultant team conducted virtual stakeholder meetings with members of the City Council and the development community between June 23 and July 9, 2025. These sessions introduced the project and provided opportunities to discuss goals, opportunities and concerns. Stakeholders were selected for their insight into Grand Prairie's processes and the City's past and present conditions.

Questions discussed included:

- What is your long-term vision for the City?
- Are there any emerging issues that the Plan should proactively address?
- What are the most important assets to protect and preserve as Grand Prairie grows?

Feedback from these interviews provided the consultant team with valuable insight into the needs and issues that the Plan should address.

Tabling Events

Throughout the planning process, City staff and the consultant team attended several City of Grand Prairie events to engage with the community. These tabling events featured interactive boards where participants could share their thoughts on various aspects of the Plan. By participating in these community events, City staff and the consultant team were able to share information about the Plan, foster dialogue and answer questions in real time. Events like these were essential to creating a plan rooted in residents' needs, aspirations and vision for the EPICenter area.

National Night Out Kick-Off Party

The City of Grand Prairie hosted its National Night Out Kick-off Party on September 20, 2025, at EpicCentral from 6:00 p.m. to 8:00 p.m. The event featured booths from city departments, businesses and community organizations. Members of the EPICenter Plan project team from the City of Grand Prairie and Freese and Nichols attended to collect input from residents. The team set up interactive boards for participants to share their thoughts on the EPICenter area and their neighborhoods, and distributed postcards with additional project information. Approximately 90 community members either received a project postcard or provided feedback through interactive activities or conversations with the team.

Main Street Fest

Members of the EPICenter Plan project team from the City of Grand Prairie and Freese and Nichols participated in Main Street Fest on October 25, 2025, in Downtown Grand Prairie from 10:00 a.m. to 4:30 p.m. The team again used interactive boards for residents to share their thoughts on the EPICenter area and their neighborhoods, and distributed postcards with additional information about the project. Approximately 40 community members either received a project postcard or shared input through interactive boards or conversations with the project team.

Open Houses and Neighborhood Meetings

Public Open House #1

City staff and the consultant team hosted an open house on October 30, 2025, at Grand Prairie City Hall. This event was a key opportunity to gather community feedback. Interactive boards displayed engaging questions related to several chapters of the plan, including housing and neighborhoods, land use and development and transportation. The team also shared an overview of the Community Snapshot chapter and provided links to the project website and online survey. One of the evening's main goals was to encourage discussion around the vision statement and values of the EPICenter Plan, giving community members a direct role in shaping the area's future.

Neighborhood Engagement Event

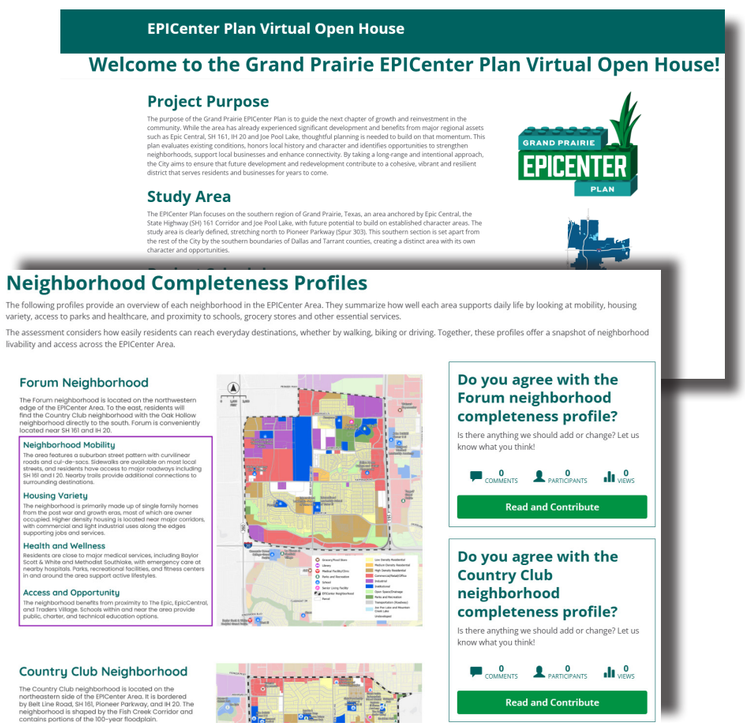
The project team hosted a neighborhood meeting on November 13, 2025, from 6 p.m. to 8 p.m. at Betty Warmack Library. City staff and the consultant team were present at the meeting to collect input from residents and answer any questions. The team set up interactive boards in the library for residents to share their thoughts on the proposed vision statement and values, land use, housing, transportation, economic development and infrastructure in the EPICenter Area. Approximately 15 community members participated in the event. Participants expressed their desire for the City to preserve natural areas, improve mobility through trails, bike lanes and sidewalks, add community facilitites in southern areas and continue to support single-family housing developments.

Public Open House #2

A second public open house was held on February 12, 2026 from 6 p.m. to 8 p.m. at the Mira Lagos Clubhouse. The project team set up interactive boards for residents to share their thoughts on various topics about the EPICenter Area. Both City staff and the consultant team were present at the meeting to collect feedback and answer questions. Approximately 10 community members attended the event. Participants shared their appreciation for natural assets in the EPICenter Area and expressed their desire for improved mobility, additional retail, food and recreation options and increasing support for local businesses.

Virtual Open House

The project team hosted a virtual open house on March 4, 2026 from 5:30 p.m. to 7:30 p.m. to allow EPICenter Area residents provide their feedback in an online format. The meeting was held on Microsoft Teams, with interactive engagement opportunities on Social Pinpoint using the project's website. The consultant team provided a brief presentation that summarized public input received, draft plan content and next steps. Both City staff and the consultant team were present at the virtual meeting to collect input from the community and answer questions. After the presentation, participants were invited to navigate to the project website to provide feedback on the vision statement and values, land use, housing and transportation chapters. Participants were able to share their thoughts using the Microsoft Teams chat function and on the website. Participants expressed their concerns about possible overcrowding in the Peninsula area and desires for additional parks or community spaces to maintain their quality of life.



Planning and Zoning Commission Workshops

Throughout the planning process, members of the consultant team attended and presented at Grand Prairie Planning and Zoning Commission meetings. These workshops gave the team opportunities to update commission members on the Plan's progress and discuss its content in detail. The Commission will review the first draft of the Plan at the end of the process and recommend whether the City Council should approve it. City staff and the consultant team prioritized consistent engagement with the Planning and Zoning Commission throughout the process.

Planning and Zoning Workshop #1

The consultant team first met with the Planning and Zoning Commission on September 23, 2025. The purpose of this workshop was to introduce the Plan and provide an overview of the process. After introductions and a review of the study area, the team discussed the City's previous planning efforts, planned methods of engagement and current conditions (outlined in the Community Snapshot chapter). Discussion topics included identifying key opportunity areas and reviewing the impacts of Senate Bill 840 and Senate Bill 15.

Planning and Zoning Workshop #2

The project team met again with the Planning and Zoning Commission on October 28, 2025. The purpose of this session was to provide an update on the planning process, discuss the proposed vision statement and values and review proposed opportunity sites within the Area. The team also presented an updated schedule and summarized engagement activities completed to date.

Planning and Zoning Workshop #3

The project team started with providing an overview of all engagement efforts and key themes from comments received. The team then followed up on the discussion about opportunity sites from the previous workshop and presented transportation and mobility concepts, such as the Context Zone framework and rightsizing opportunities.

Planning and Zoning Workshop #4

The project team presented to the Planning and Zoning Commission on May 12, 2026. The presentation included a summary of all the engagement feedback received and an overview of each chapter in the draft EPICenter Plan. The project team also outlined the adoption process of the Plan and answered any questions that the Commission had.

Planning and Zoning Workshop #5

The project team met with the Planning and Zoning Commission on May 26, 2026 and presented the complete draft of the Plan. The Commission unanimously recommended approval for the EPICenter Plan.

Council Development Committee Workshops

The project team met with the Council Development Committee (CCDC) on December 3, 2025 and May 21, 2026. During the first workshop, the Committee reviewed the proposed vision statement and catalyst sites, and provided their feedback. During the second meeting, the project team presented the final EPICenter Plan Plan draft details and gathered CCDC's feedback to finalize the Plan.

Vision Statement

The vision statement represents the aspirational core of the EPICenter Plan. It reflects the community's opportunity to dream big and imagine the future they want to create. The statement draws from previous planning efforts and from discussions with City leaders, stakeholders and community members. While the Implementation chapter outlines specific goals and objectives, the vision statement defines the overarching purpose of the EPICenter Plan.

Grand Prairie EPICenter is an entertainment and business destination within a diverse collection of communities; an active and vibrant hub focused on high quality of life, thriving industry and unique opportunities in the heart of DFW.

Values

The values of the EPICenter Plan form a foundation that supports every part of the Plan. These guiding principles are reflected throughout the document.

ACTIVE:

Improve active living opportunities by emphasizing accessibility and connectivity.

OPPORTUNITY:

All community members have the opportunity to find a home and sense of place.

FUN:

Maintain the EPICenter area as a regional entertainment destination offering enjoyment for all.

LIVABLE:

Encourage development patterns that support growth while maintaining the City's existing infrastructure.

PRODUCTIVE:

Promote economic opportunities that support future development and job growth.

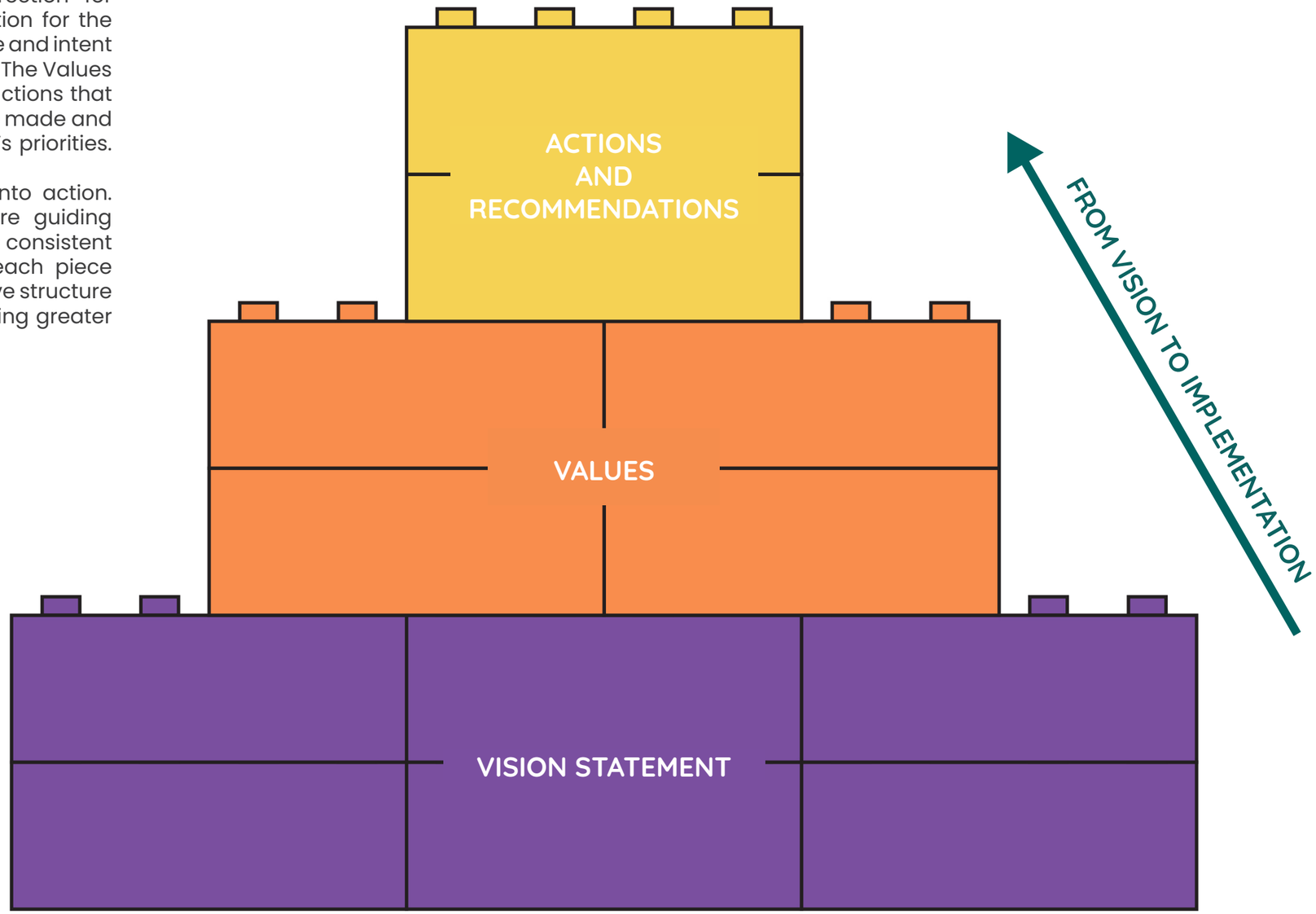
SAFE:

Foster the safety, security and health of residents and visitors.

Connecting the Vision, Values, and Recommendations

The Vision Statement provides the overall direction for the community's future. It serves as the foundation for the structure that will be built over time, setting the tone and intent for how the community wants to grow and evolve. The Values serve as the bridge between this vision and the actions that will make it a reality. They guide how decisions are made and ensure that every choice reflects the community's priorities.

The Recommendations translate those values into action. Each recommendation aligns with one or more guiding principles to ensure that implementation remains consistent with the community's vision. Like Lego bricks, each piece connects to the next, building a strong and cohesive structure where every part plays a role in creating something greater than the sum of its pieces.

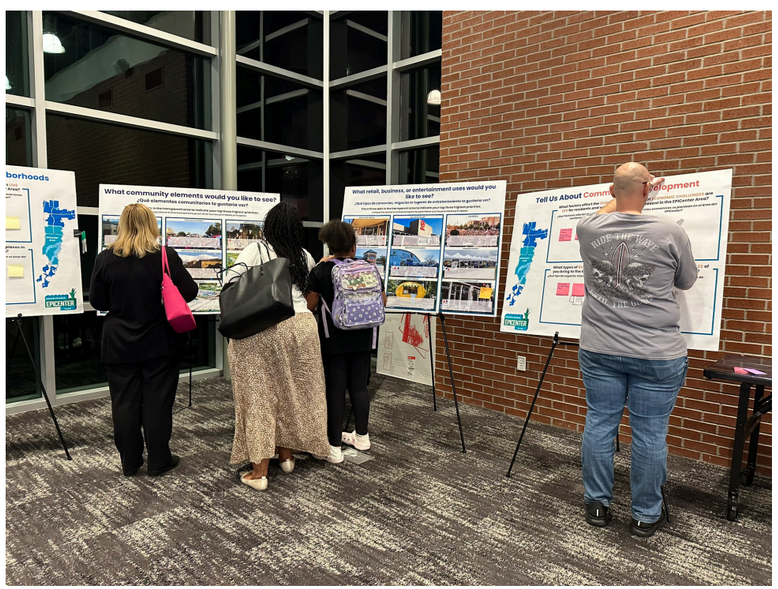


Community Engagement Photos

National Night Out on September 20, 2025

Planning and Zoning Commission Meeting on September 23, 2025

Main Street Fest on October 25, 2026



Neighborhood Engagement Event on November 13, 2026

Catalyst Site Charrette with City Staff on December 18, 2025

Public Open House #2 on February 12, 2026

LAND USE AND DEVELOPMENT

Introduction

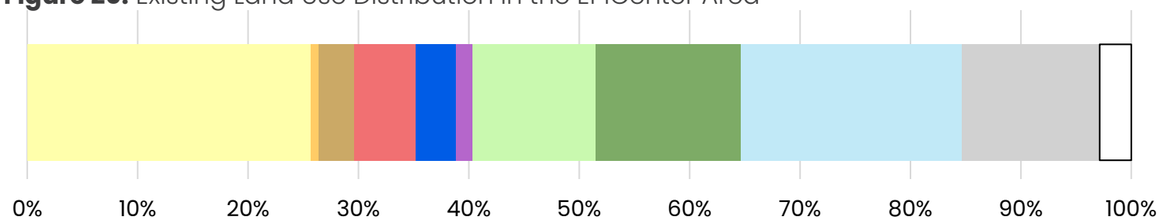
A center piece of planning for the EPICenter Area's future is determining appropriate land uses in different parts of the area. This chapter will discuss:

- Existing Land Use Analysis
- Future Land Use Plan
- Development Scenarios
- Catalyst Sites
- Hazard and Resilience

Existing Land Use Analysis

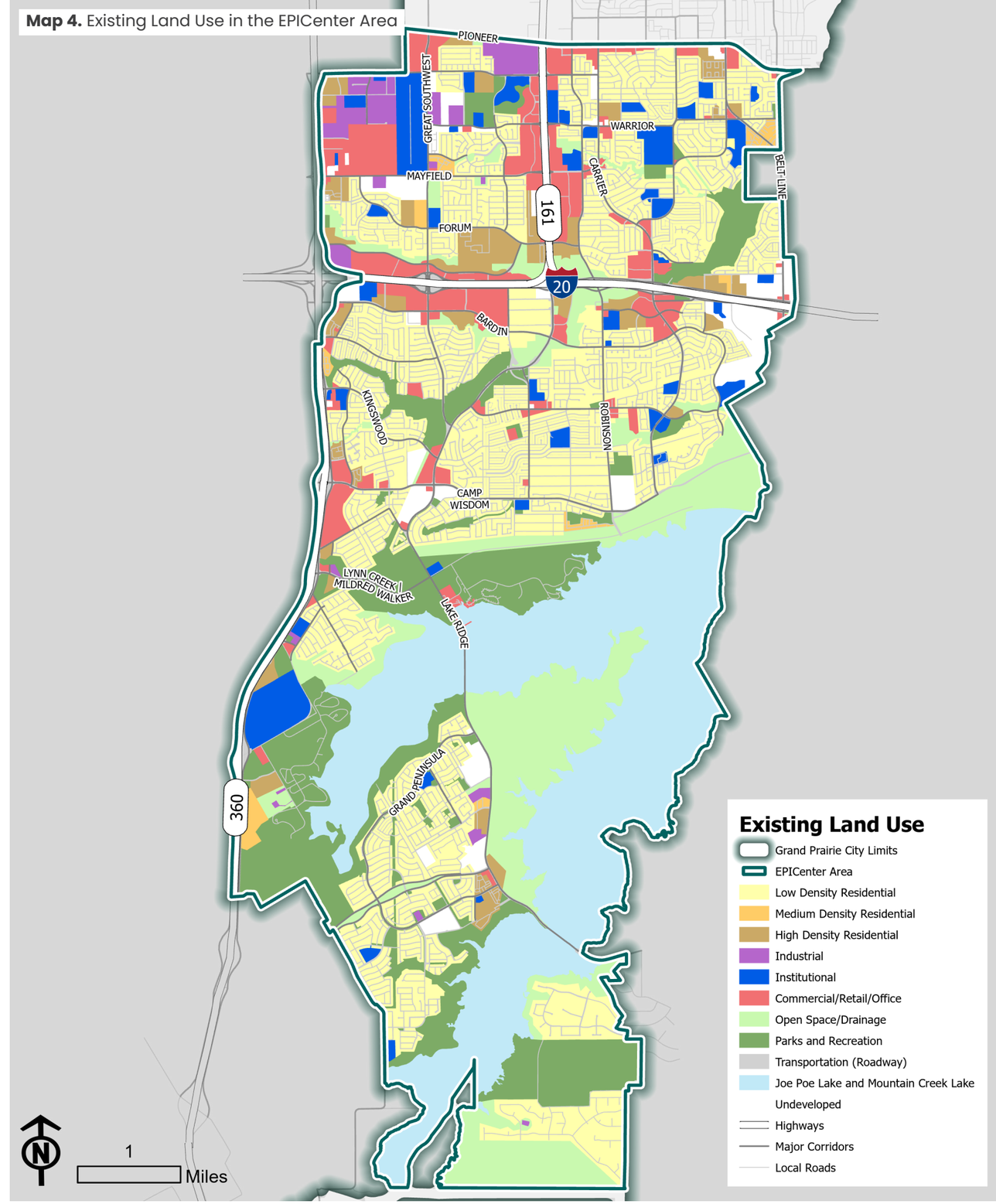
The EPICenter Area currently has 11 types of land use. Low Density Residential is the largest existing land use in the EPICenter Area, accounting for 25.7%. It is followed by Parks and Recreation (13.0%). Commercial/Retail/Office uses are generally located along major corridors, with Parks and Recreation and Open Space/Drainage concentrated around Joe Pool Lake.

Figure 20. Existing Land Use Distribution in the EPICenter Area



Existing Land Use	Acres	Percentage
Low Density Residential	6845.2	25.7%
Medium Density Residential	192.2	0.7%
High Density Residential	850.4	3.2%
Commercial/Retail/Office	1490.9	5.6%
Institutional	967.6	3.6%
Industrial	387.6	1.5%
Open Space/Drainage	2988.1	11.2%
Parks and Recreation	3493.9	13.1%
Joe Pool Lake	5345.1	20.1%
Transportation - Roadway Only	3322.7	12.5%
Undeveloped	757.9	2.8%
Total	26641.8	100.0%

Map 4. Existing Land Use in the EPICenter Area



Opportunities

The EPICenter Area is renowned for its diverse mix of commercial and entertainment destinations, such as EpicCentral, which caters to residents and visitors with a range of needs. There are opportunities to further enhance the area's character.

Joe Pool Lake is also a valuable asset to the EPICenter Area, which presents great opportunities to enhance recreational experience through trail connections. Together with its easy access to highways, these opportunities will help strengthen the lake's role as a regional destination.

In addition, multiple large companies are located in the EPICenter Area, such as Flex-N-Gate, Siemens Energy & Automation, Inc. and Airbus Helicopters, Inc. The strong industrial presence in the area provides tremendous job opportunities for residents in the EPICenter Area and Grand Prairie, as well as from surrounding cities.

Constraints

The EPICenter Area is largely developed, with 88.6% of the land already built out. The limited vacant land dispersed across the EPICenter Area will result in primarily smaller-scale infill developments in different parts of the area.

In addition, to preserve Joe Pool Lake and other natural preserves, there may be additional opportunities and factors to consider to ensure new developments are compatible with the environment.

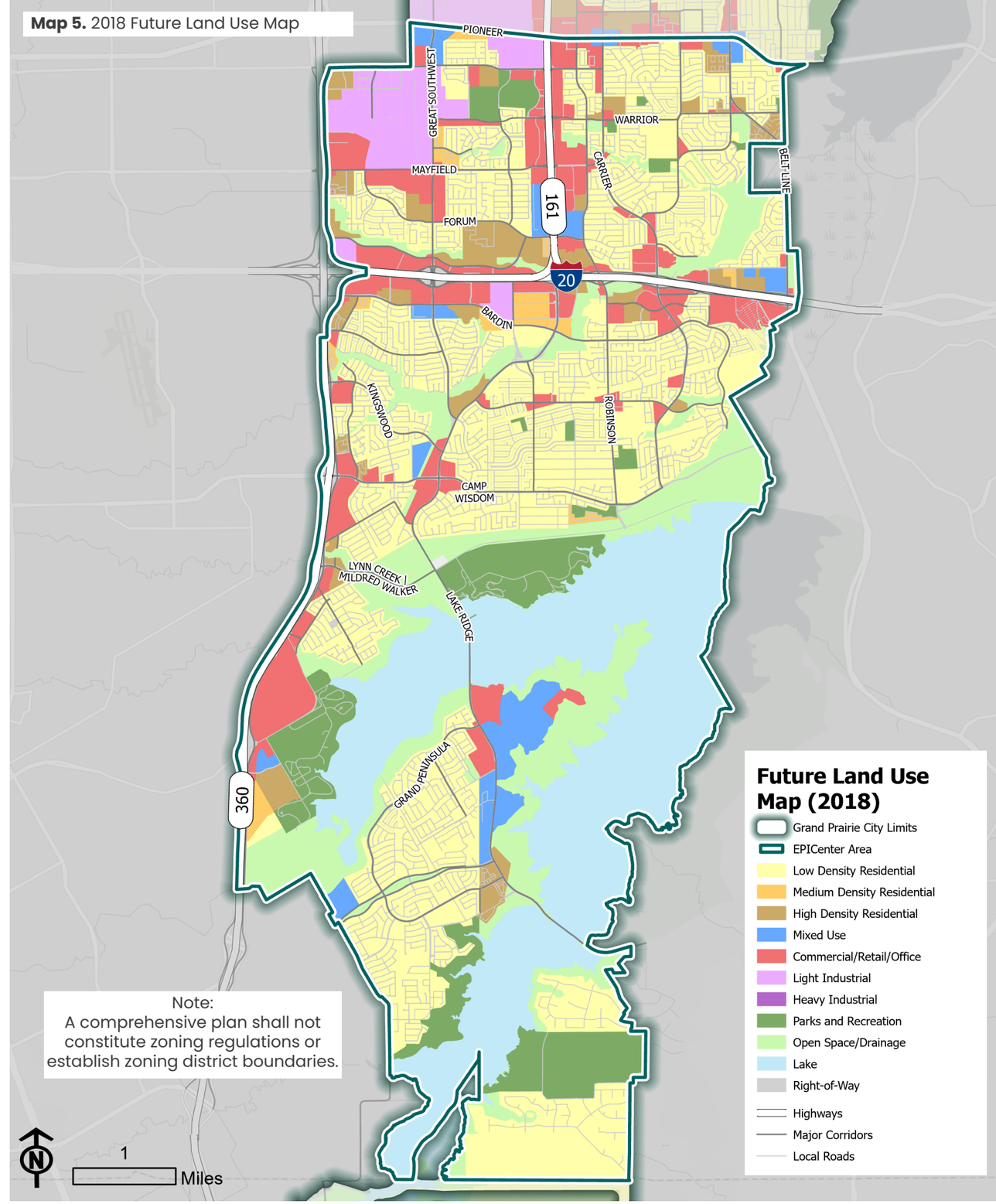
Future Land Use Map

The Future Land Use Map (FLUM) is intended to guide the area's future land use patterns, ensuring growth occurs in appropriate locations, which serves as a guide to Grand Prairie's future growth and development. Each parcel is assigned a future land use category and illustrated with the designated color on the FLUM. Effective land use planning ensures compatibility, quality of life and economic vitality by strategically managing residential, commercial and industrial activities.

While the FLUM does not replace the zoning map, which specifies development requirements for individual parcels, it provides guidance for long-term zoning and development standards. Under Chapter 211 of the Texas Local Government Code, zoning regulations must be consistent with the Comprehensive Plan to ensure that long-term planning goals can be effectively implemented through zoning. The zoning map should generally reflect the FLUM, but only the former dictates specific development standards.

Map 5 shows the FLUM created in the 2018 Comprehensive Plan. Low Density Residential is the most common land use category in the EPICenter Area, with Commercial/Retail/Office and Mixed Use generally located along major corridors. The EPICenter Plan aims to build on the current FLUM and amend it as needed.

Map 5. 2018 Future Land Use Map



Future Land Use Categories

Low Density Residential (0-6 DUA)

Low Density Residential represents traditional single-family detached neighborhoods with a density of zero to six dwelling units per acre.

High Density Residential (12-20 DUA)

High Density Residential represents multi-family apartments, with a density range from 12 to 20 dwelling units per acre. New construction may contain densities up to 26 DUA.

Mixed Use (Various DUA)

Mixed Use represents developments with a combination of residential and non-residential uses.

Medium Density Residential (6-12 DUA)

Medium Density Residential represents neighborhoods with single-family and "missing middle" housing, which includes townhomes, duplexes and cottage courts. These neighborhoods generally have a density of six to 12 dwelling units per acre.

Mixed Residential (3.5-6 DUA)

Mixed Residential represents master planned neighborhoods with different housing types and densities, generally between three and a half to six dwelling units per acre.

Mixed Use Recreational (Various DUA)

Mixed Use Residential represents developments with a combination of retail and recreation uses, such as parks, trails, golf courses, boat ramps and related non-residential uses.

Commercial/Retail/Office

Commercial/Retail/Office represents business establishments in Grand Prairie.

Heavy Industrial

Heavy Industrial represents more intense industrial uses than those in light industrial. They are generally separated from residential areas.

Parks and Recreation

Parks and Recreation includes public and private parks in Grand Prairie.

Light Industrial

Light Industrial represents manufacturing facilities, indoor warehouse or storage facilities and industrial business parks. These developments are less intense industrial uses than those in the heavy industrial designation.

Institutional

Institutional refers to property designated for public, non-profit or quasi-public purposes, such as schools, colleges, hospitals and government buildings.

Open Space/Drainage

Open Space/Drainage encompasses floodplains and is designed to be preserved as public and neighborhood-oriented open spaces.

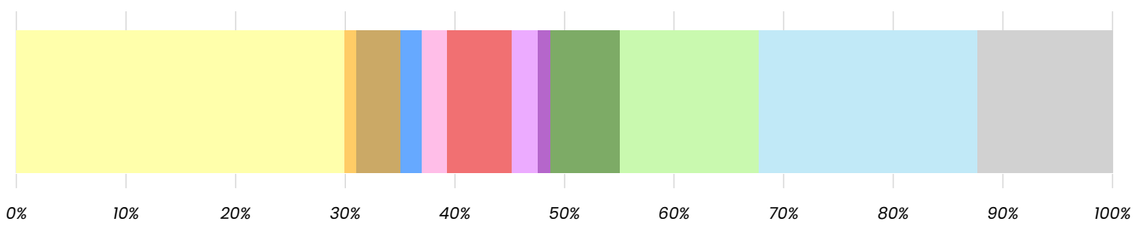
Future Land Use Map (2026)

Map 6 on the right illustrates an updated FLUM. The updates to the FLUM aim to better align existing and future developments with the map as well as resolve any existing land use conflicts. Two new future land use categories are added to the map - Mixed Use (Recreation) and Institutional. Mixed Use Recreation is primarily located at Epic Central and Estes Park. These new categories better reflect the City's vision for specific areas in the EPICenter Area and provide more directions for future projects.

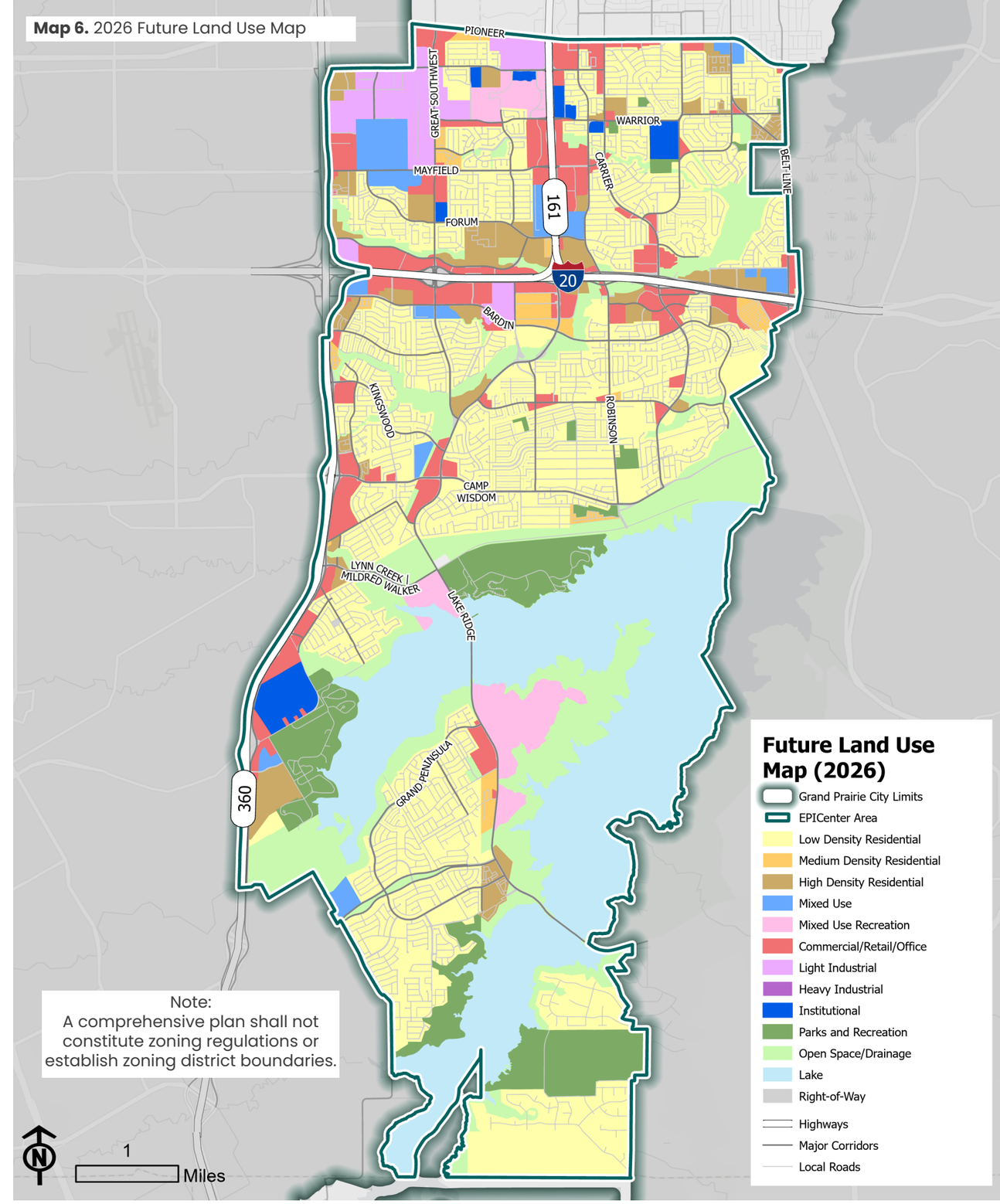
Low Density Residential is the largest future land use category in the EPIcenter Area, accounting for 29.9% the total area. It is followed by Lake (19.9%) and Open Space/Drainage (12.7%). There is a total of 3,810.5 acres of publicly-owned greenspace (CIty of Grand Prairie and the U.S. Army Corps of Engineers) in the EPICenter Area.

Figure 21. Future Land Use Distribution in the EPICenter Area

Future Land Use		Acres	Percentage
	Low Density Residential	7,984.5	29.9%
	Medium Density Residential	276.6	1.0%
	High Density Residential	1,080.2	4.1%
	Mixed Use	519.1	1.9%
	Mixed Use Recreation	616.4	2.3%
	Commercial/Retail/Office	1,573.7	5.9%
	Light Industrial	649.4	2.4%
	Institutional	310.5	1.2%
	Parks and Recreation	1,682.9	6.3%
	Open Space/Drainage	3,387.4	12.7%
	Lake	5,297.6	19.9%
	Right-of-Way	3,290.0	12.3%
Total		26,668.3	100.0%



Map 6. 2026 Future Land Use Map



Development Scenarios

Base Built-Out Scenario

The base built-out scenario reflects the maximum population when every parcel in the EPICenter Area is developed according to the FLUM. This calculation helps the City to determine if additional infrastructure, such as water and transportation, is needed to support the growth. Using the minimum and maximum density of each future land use category, two ultimate capacity scenarios are created. Based on the scenarios, the EPICenter Area can accommodate **140,957 to 155,515 residents**. Figure 23 on page 40 illustrates the EPICenter Area's population estimates when the area reaches build-out (scenario 1).

Senate Bill 840 Scenario

The 89th Texas Legislature passed Senate Bill (SB) 840 with the intention of increasing affordable housing opportunities in urban areas. The law took effect September 1, 2025, and applies to cities with populations of more than 150,000 in counties with more than 300,000 residents. Nineteen Texas cities, including Grand Prairie, must allow multi-family and mixed-use residential developments by right on land zoned for office, commercial, retail, warehouse or mixed-use. The law also restricts the City from adopting or enforcing regulations that regulate residential density below 36 units per acre, building height below 45 feet, require a setback greater than 25 feet, require multilevel parking garages or require more than one parking space for each residential unit.

As SB 840 requires Grand Prairie to allow multi-family developments in all office, commercial, retail, warehouse or mixed-use zoning districts, it can lead to a significant increase in multi-family housing units and require and potentially place a burden on the City to accommodate a greater population. These new multi-family housing units can be developed in two different ways – infill on currently vacant land or redevelopment projects on older properties. The project team developed scenarios based on infill and redevelopment projects.

The City amended the Unified Development Code on October 14, 2025, to limit multi-family developments to a maximum of 36 dwelling units per acre (DUA). Figure 24 and Figure 25 on page 41 illustrate the population estimate when multi-family can be built up to 36 DUA (scenario 2a and 2b). Under this scenario, the EPICenter Area can accommodate a population of **184,896 to 228,284**.

The scenario under the effect of SB 840 suggest that the EPICenter Area can accommodate up to more than 228,000 residents if multi-family units are developed on all vacant and older Commercial/Retail/Office and Mixed Use land. The SB 840 scenario (scenario 2) reflects a population around 1.5 times higher than the base built-out high scenario (scenario 1), which implies a significantly higher infrastructure need for the area, including water, sewer and roadways. While it is unlikely that the EPICenter Area will reach the population stated in scenario 2, it is important that the City plans for a more rapid population growth in the future.

Figure 22. Comparison of Population Estimates for the Base Built-Out and the SB 840 Scenario

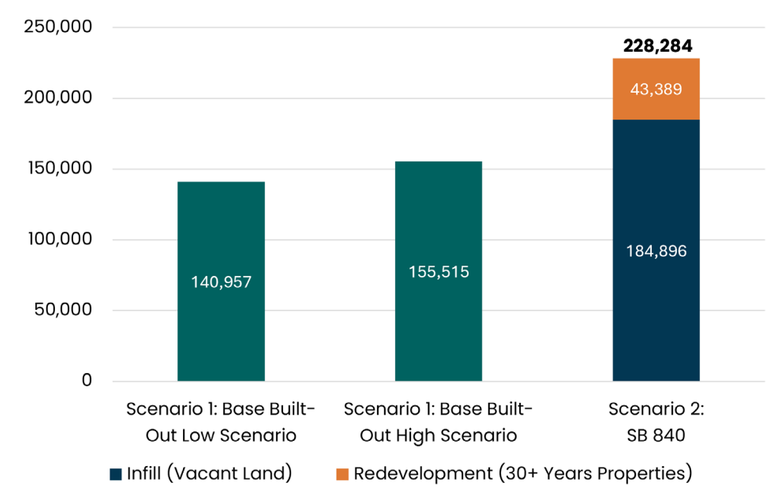


Figure 23. Scenario 1: Base Built-Out Scenario

Future Land Use Category	Vacant Acres in the EPICenter Area	Adjusted for Non-Residential Uses	Right-of-Way	Dwelling Unit per Acre (DUA)		Occupancy Rate	People per Household (PPH)	Housing Units (Vac. Acres-ROW x DUA)		Households (Units x Occ. Rate)		Population (Households x PPH)	
				Low	High			Low	High	Low	High	Low	High
Low Density Residential	863.4	820.2	30%	1*	6	94.60%	3.03	574	3,445	543	3,259	1,646	9,874
Medium Density Residential	108.5	103.1	15%	6	12	94.60%	3.03	526	1,051	497	995	1,507	3,014
High Density Residential	224.6	213.4	15%	12	20	94.60%	3.03	2,176	3,627	2,059	3,432	6,239	10,398
Commercial/ Retail/Office	296.9	0.0	15%	0	0	94.60%	3.03	0	0	0	0	0	0
Light Industrial	28.9	0.0	15%	0	0	94.60%	3.03	0	0	0	0	0	0
Mixed Use	75.6	34.0	15%	12	20	94.60%	3.03	347	578	328	547	995	1,658
Estimated 2025 Population in the EPICenter Area												130,571	130,571
Ultimate Capacity												140,957	155,515

*Note: Although the minimum density in the Low Density Residential category is 0 DUA, for the purpose of calculation, 1 DUA is used.

Figure 24. Scenario 2a: SB 840 (36 DUA) Infill Scenario

Future Land Use Category		Vacant Acres in the EPICenter Area	Adjusted for Non-Residential Uses	Right-of-Way	Dwelling Unit per Acre (DUA)	Occupancy Rate	People per Household (PPH)	Housing Units (Vac. Acres-ROW x DUA)	Households (Units x Occ. Rate)	Population (Households x PPH)
					High			High	High	High
	Low Density Residential	863.4	820.2	30%	6	94.60%	3.03	3,445	3,259	9,874
	Medium Density Residential	108.5	103.1	15%	12	94.60%	3.03	1,051	995	3,014
	High Density Residential	224.6	213.4	15%	20	94.60%	3.03	3,627	3,432	10,398
	Commercial/Retail/Office	296.9	282.0	15%	36	94.60%	3.03	8,631	8,165	24,739
	Mixed Use	75.6	71.8	15%	36	94.60%	3.03	2,198	2,079	6,300
Estimated 2025 Population in the EPICenter Area										130,571
Ultimate Capacity										184,896

Figure 25. Scenario 2b: SB 840 (36 DUA) Infill + Redevelopment Scenario

Future Land Use Category		Vacant Acres + ***Redevelopment Acres*** in the EPICenter Area	Adjusted for Non-Residential Uses	Right-of-Way	Dwelling Unit per Acre (DUA)	Occupancy Rate	People per Household (PPH)	Housing Units (Total Acres-ROW x DUA)	Households (Units x Occ. Rate)	Population (Households x PPH)
					High			High	High	High
	Low Density Residential	880.3	836.3	30%	6	94.60%	3.03	3,512	3,323	10,067
	Medium Density Residential	108.5	103.1	15%	12	94.60%	3.03	1,051	995	3,014
	High Density Residential	389.8	370.3	15%	20	94.60%	3.03	6,295	5,955	18,045
	Commercial/Retail/Office	654.5	621.7	15%	36	94.60%	3.03	19,026	17,998	54,534
	Mixed Use	144.7	137.4	15%	36	94.60%	3.03	4,205	3,978	12,053
Estimated 2025 Population in the EPICenter Area										130,571
Ultimate Capacity										228,284

Catalyst Sites

Catalyst sites are areas that have potential for new developments or repurposed. These locations are identified for future transformations to realize the vision of the EPICenter Plan. The project team has identified eight catalyst sites in the EPICenter Area that can support the area's growth (see Map 7).

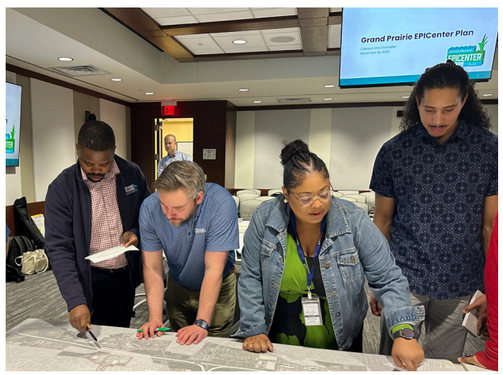
Site Selection

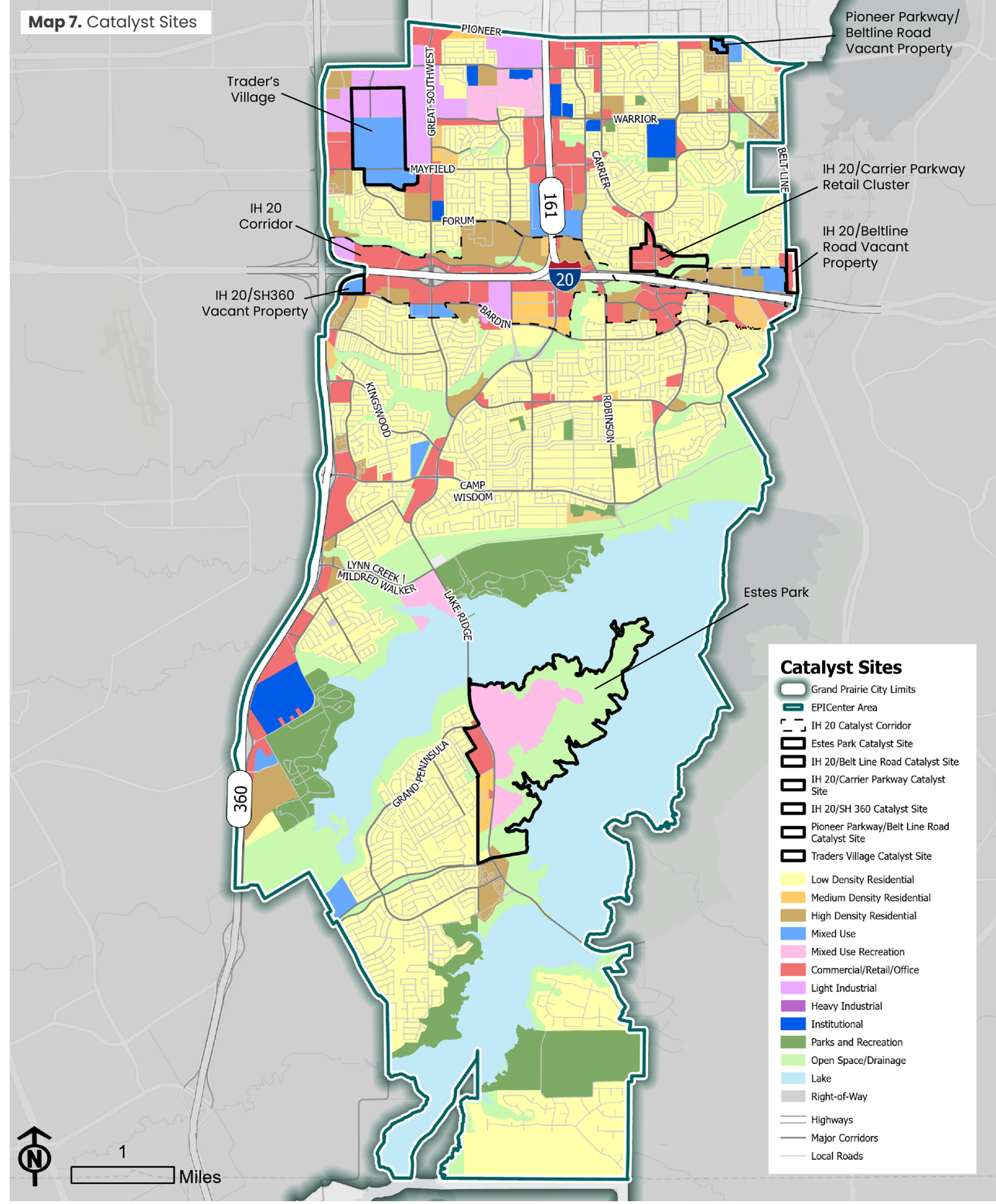
The Project team worked with City staff to identify specific sites within the EPICenter Area that have potential for new developments or can be redeveloped. Multiple factors are taken into consideration during the process, including age, vacancy, existing building conditions, current land use and character of the surrounding areas. While deeper analysis was only conducted for selective catalyst sites, other catalyst sites can be analyzed further in the future if requested.

- Traders Village
- Pioneer Parkway/Belt Line Road Vacant Property
- IH 20/SH 360 Vacant Property
- IH 20/Carrier Parkway Retail Cluster
- IH 20/Belt Line Road Vacant Property
- Estes Park
- IH 20 Corridor

Charrette

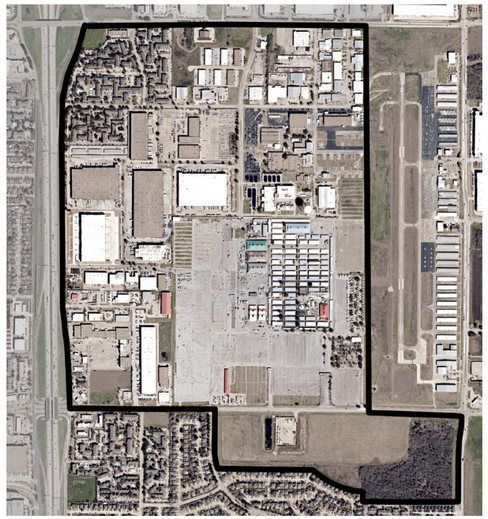
The project team held a charrette with City staff to discuss ideas for the catalyst sites. The event took place on December 19, 2025, from 8:30 a.m. to 5 p.m. in the Council Briefing Room at Grand Prairie City Hall. The charrette was held for the entire day, with participants from several Grand Prairie City departments invited to join for one-hour sessions held throughout the day. Three different stations were laid out throughout the room, each for Estes Park, Trader's Village and the IH 20 Corridor, respectively. Smaller sites were specifically displayed at the IH 20 Corridor station for participants to analyze.

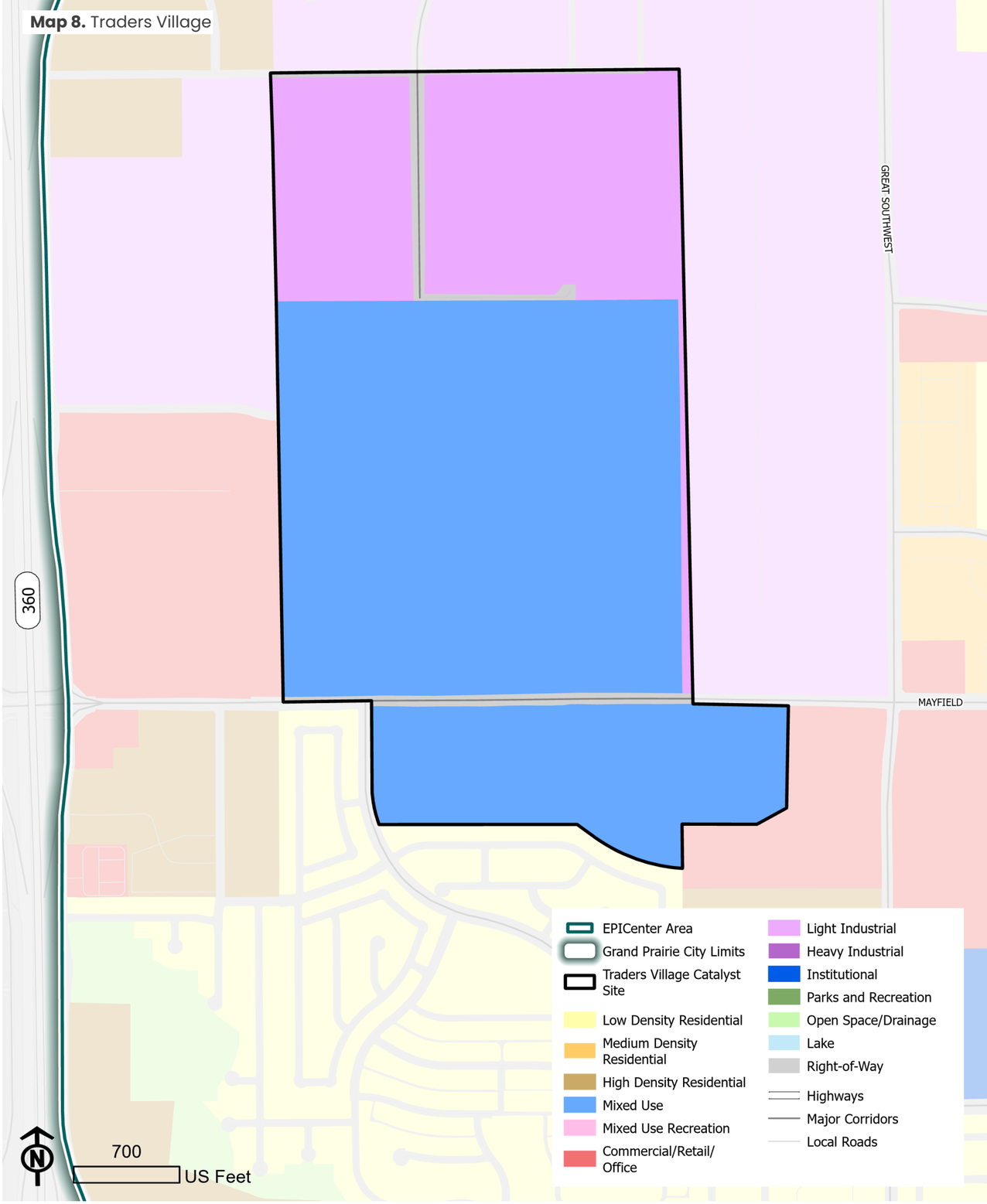




Traders Village

Traders Village is situated in the northwest portion of the EPICenter Area, with close proximity to IH 20, SH 360 and the Grand Prairie Municipal Airport. This catalyst site includes the current Trader's Village footprint as well as the undeveloped properties south of Mayfield Road. The team recognized the cultural significance of Trader's Village as well as the presence of the aerospace and defense industries in the area.





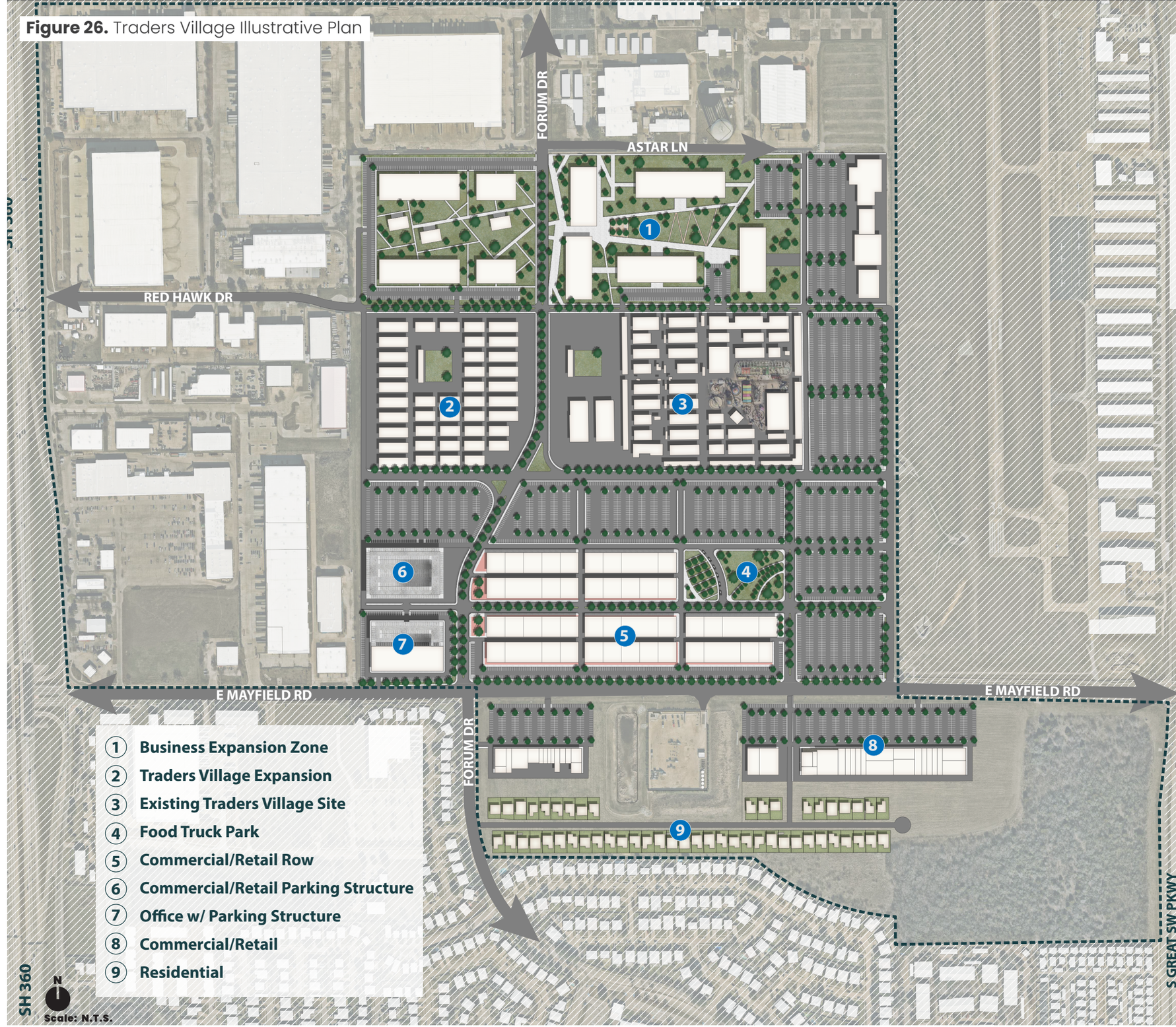
Map 8. Traders Village

The proposal for this site features Traders Village, a business expansion zone, commercial, retail and office uses, which aim to preserve the cultural significance of Traders Village while supporting the strong presence of aerospace industries and adding new commercial uses in the area.

The northern portion of the site is the business expansion zone intended for future aerospace industrial developments. Traders Village remains a key component of the site, with portions of the current footprint relocated to the western part. The rearranged layout preserves its existing footprint while creating additional space for other uses.

The section adjacent to Mayfield Road provides a commercial and retail component to the site. The proposal features a multi-story office building, a walkable, one-to two-story retail strip, a food truck park and a supporting parking garage. A private drive is located within the retail strip and may be closed to vehicular traffic for pedestrian-only events at certain times. South of Mayfield Drive features traditional retail and single-family residential units. Two existing roadways, Red Hawk Drive and Forum Drive, will be extended. Such extensions will greatly improve connectivity to Mayfield Road and ensure smooth vehicular traffic with the proposed new uses.

Figure 26. Traders Village Illustrative Plan



Fiscal Impact Analysis

New development on the Traders Village site will not only bring additional revenue, but also additional costs in City administrative overhead. The City's current budget was used to estimate the Cost of Service Per Capita at $284 across new residential and daytime worker populations. This analysis does not take into account any new revenues from building permits or impacts to other taxing entities. Subtracting the cost of service from the revenues shows an estimated annual net fiscal impact to the City of Grand Prairie.

Conducting a fiscal impact analysis on a per-acre basis provides a direct and equal comparison between the different land use typologies of the future land use plan of how different land uses contribute to the City's finances. Measuring revenues and costs per acre normalizes results across varying parcel sizes, densities, and development types, allowing decision-makers to see which uses generate the greatest net fiscal return relative to the land occupied by that use. This approach highlights the efficiency and productivity of a land use and is an important component in the decision-making process because these decisions affect more than just a single parcel or group of parcels.

The commercial (i.e., retail) uses drawn for this concept have the highest fiscal output (new revenues, excluding cost of service) at an estimated $115,018 per acre, followed by the Business Expansion Zone (industrial/aviation/defense uses) planned for a portion of the existing Traders Village site. An industrial/aviation/defense use is going to have a large variance in tax revenues due to a wide range in the value of business personal property (BPP) on-site at these types of uses. Safran has an estimated BPP value of $988 per square foot, and the BPP value at Airbus is estimated at $84 per square foot. From research in comparing these to similar uses in Tarrant County, a BPP value of $200 per square foot was assumed and used.

This project is anticipated to provide additional indirect impacts to the adjacent neighborhoods, providing access to additional amenities and services, as well as creating additional employment opportunities in the area. Over time, this investment in the area may encourage additional redevelopment and reinvestment, promoting new economic growth. These indirect fiscal impacts from the new development will or could include:

- Sales tax from the sale of building materials to construct the project
- Sales tax from the daily food, fuel, and other purchases made by construction labor during the construction phase of the project
- Sales tax from the daily purchases of new residents and new workers living and working in the project after construction is complete

Annual Fiscal Impact Snapshot	Scenario
Commercial Building Area	608,519 sf
Business Expansion Zone Building Area	448,098 sf
Office Building Area	42,003 sf
Single Family Residential Units	51 units
New Population	155
New Jobs	1,687
Cost of Service	$523,031
New Property Tax Revenue	$1,081,234
New BPP Tax Revenue	$615,786
New Sales Tax Revenue	$3,651,115
New Total Revenue	$5,348,135
Annual Net Impact (Revenue - Cost)	**$4,825,104**
Net Impact per Acre	$65,968

Source: Catalyst Commercial

Strategies

LU.1. Explore Traders Village Relocation Partnership
Form a working relationship with the owners of Traders Village to facilitate the relocation of Traders Village to the west of the current site to make the use more efficient and to enable industrial expansion onto the existing site. A more efficient format would allow Traders Village to exist in the same area that it has operated in for decades while opening up land for new development in a key site in the City of Grand Prairie.

LU.2. Promote Aviation and Defense Hub Expansion
Build on the current success of the aviation and defense uses existing to the north by encouraging these or ancillary uses to expand south onto what is currently the Traders Village site. Promote this area to other related uses to brand the area as a hub for the aviation and defense industries.

LU.3. Strengthen Industry Outreach and Site Positioning
Participate in industry conferences and build relationships with site selectors in the aviation and defense industries to position Grand Prairie for future sites.

LU.4. Integrate Fiscal Impact Assessment and Monitoring
Integrate a fiscal assessment component into land use policy, zoning and incentive decisions to understand the estimated impacts of these new projects. Use this assessment as an initial benchmark and continually track fiscal performance. Regularly revisit the actual results versus the estimated performance of future development using tools to inform a fiscal monitoring tool. The fiscal assessment should be an additional tool for understanding the implications of new development, but it should be noted that it is just an estimate and only a component of the decision making process.

LU.5. Support Airport and Industrial Development Coordination
Support and enhance airport operations and partnerships with industrial development on the west side of the Airport and avoid unnecessary impacts with development of retail and residential uses.

LU.6. Prioritize Mobility and Infrastructure Improvements
Ensure that mobility and transportation infrastructure investments are a priority for this character area, particularly the extension of Forum. Examine ways that the existing and future uses currently, and in the future, impact mobility and identify ways to increase mobility to make the site even more attractive to industrial site selectors.

PARKING

Estes Park

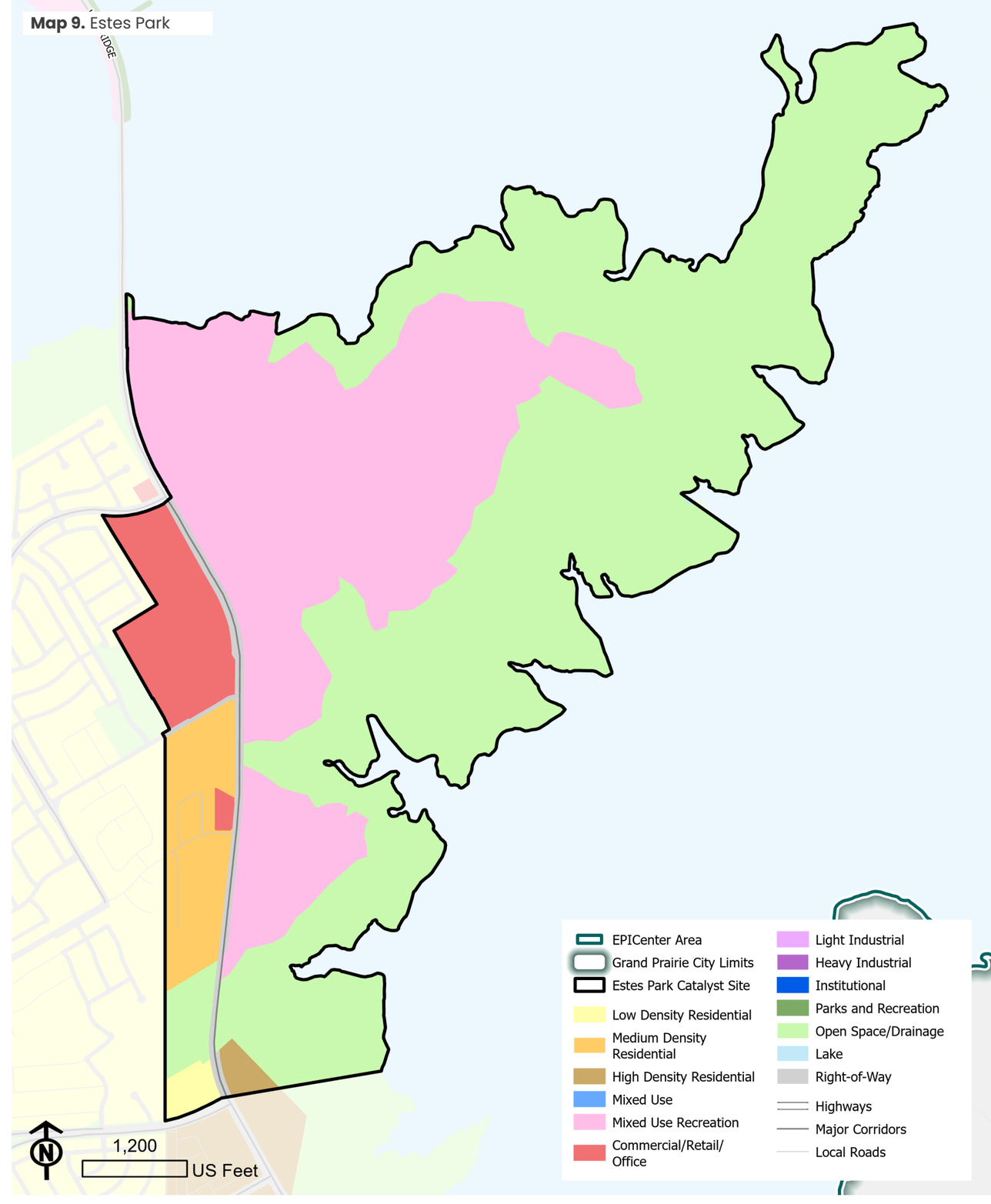
Estes Park, situated near Joe Pool Lake, is positioned well as a destination for Grand Prairie residents to access nature and outdoor recreation. The U.S. Army Corps of Engineers currently owns a significant portion of the undeveloped area surrounding the lake. Given its undeveloped nature, participants were encouraged to consider various development types and uses that would best suit this area.

The major theme is preserving Estes Park's natural character and creating a nature-oriented destination that prioritizes passive recreation and scenic experiences while remaining compatible with the surrounding landscape. There is a strong interest in enhancing access to the lake while ensuring that future development complements rather than detracts from the existing environmental conditions.

The proposal features lakeside retail and a series of recreational amenities in the northern portion, including a wildflower garden, a small-scale performance space, an open lawn, a playground, multi-use fields, adventure courses and camping sites. These facilities will be connected by a walking and biking trail. The southern portion of the site will be developed as a golf resort. Additional retail will be located along Lake Ridge Parkway.

The project team developed a three-phase framework for Estes Park. Phase one focuses on developing a golf course and resort site, supported by an interconnected trail system. Phase two introduced adventure-oriented outdoor recreation development, complemented by less-intensive recreational areas to the east and a quieter area dedicated to boat launching and fishing, closer to the lake. Phase three focuses on the potential development of a marina along the southern portion of the site, further leveraging access to the lake.

Map 9. Estes Park



Fiscal Impact Analysis

In a similar analysis to that which was calculated on the Traders Village site, the Estes Park concept was analyzed to understand and estimate the costs and benefits of new development on the existing site. Tax revenue from the land valuation was excluded from this analysis, as it should remain exempt since it is owned by the U.S. Army Corps of Engineers, and only improvements would be taxable.

The concept drawn for this site includes:

- Resort: Estimated to be a hotel as well as a golf course on 409.8 acres
- Commercial: Destination-oriented, low-density retail on 68.5 acres

The introduction of a resort use to this area can expand Grand Prairie's tourism economy and boost visitor numbers to this area of the City by providing a unique, regional destination that becomes a hub of economic activity for this area of the City. The addition of commercial amenities will serve both the resort as well as the proximate single-family residential. The new development will bring about new property tax revenue, sales tax revenue and hotel occupancy tax revenue to the City.

The commercial component of this concept is estimated to be the most fiscally productive use for this concept, but comparatively a less intense development pattern than traditional suburban retail, simply due to prioritizing open space and the natural setting. It is likely that if the site is successful in drawing a regional crowd, there is potential to produce higher sales tax revenue on a per square foot basis compared to traditional suburban retail and restaurant uses. Additionally, heightened activity in this area of the City will mitigate issues in the site selection process with potential retailers as currently the lake greatly reduces the population density in the area and the resulting trade area's population.

Similar to Traders Village, this project is anticipated to provide additional indirect impacts to the adjacent neighborhoods, providing access to needed amenities and services that are not currently available in this part of the City, as well as providing more recreation opportunities near the residents' homes. Indirect fiscal impacts from the new development will or could include:

- Sales tax from the sale of building materials to construct the project
- Sales tax from the daily food, fuel, and other purchases made by construction labor during the construction phase of the project
- Sales tax from the daily purchases of new residents and new workers living and working in the project after construction is complete

Annual Fiscal Impact Snapshot	Scenario
Commercial	149,225 sf
Resort	300,000 square feet (300 Units)
New Jobs	272
Cost of Service	$77,234
New Property Tax Revenue	$494,279
New BPP Tax Revenue	$14,826
New Sales Tax Revenue	$975,352
New HOT Revenue	$766,500
New Total Revenue	$2,250,957
Annual Net Impact (Revenue - Cost)	**$2,173,723**
Net Impact per Acre	$4,545

Source: Catalyst Commercial

Strategies

LU.7. Integrate Fiscal Impact Assessment and Monitoring
Integrate a fiscal assessment component into land use policy, zoning and incentive decisions to understand the estimated impacts of these new projects. Use this assessment as an initial benchmark and continually track fiscal performance. Regularly revisit the actual results versus the estimated performance of future development using tools to inform a fiscal monitoring tool. The fiscal assessment should be an additional tool for understanding the implications of new development, but it should be noted that it is just an estimate and only a component of the decision making process.

LU.8. Promote Context-Sensitive and Natural Design
Encourage design elements and building design that align with the site's natural character, prioritizing open space and natural character as key components of the success of this site.

LU.9. Expand Access to Nature and Joe Pool Lake
Expand public access to nature and Joe Pool Lake. Prioritize improvements that link the site to surrounding neighborhoods and thoroughfares to make the site more accessible to a broader audience.

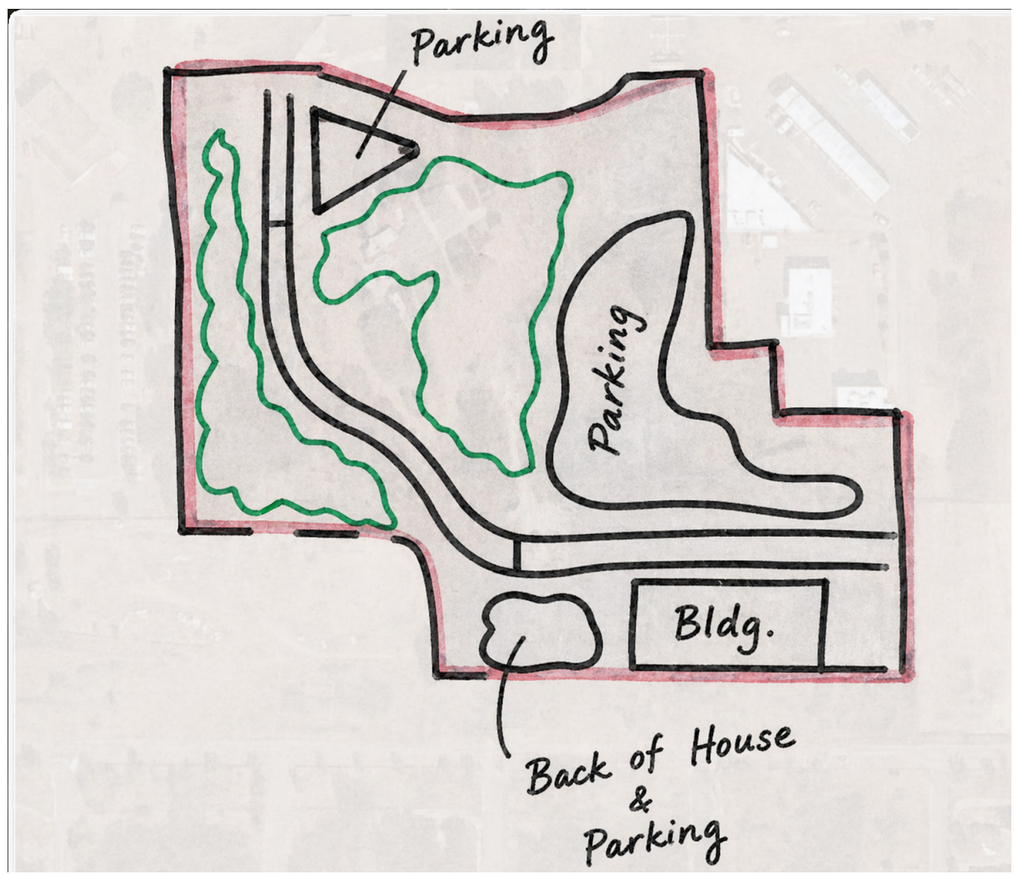
LU.10. Strengthen Connectivity to Surrounding Neighborhoods and Destinations
Improve linkages to nearby residential areas and nearby parks, including connections across the lake such as bike/ped and water taxi.

LU.11. Recruit Destination and Recreation-Oriented Uses
Identify, seek and recruit destination and recreation-oriented commercial and hospitality uses to ensure that the uses complement and align with the overall vision for the area.

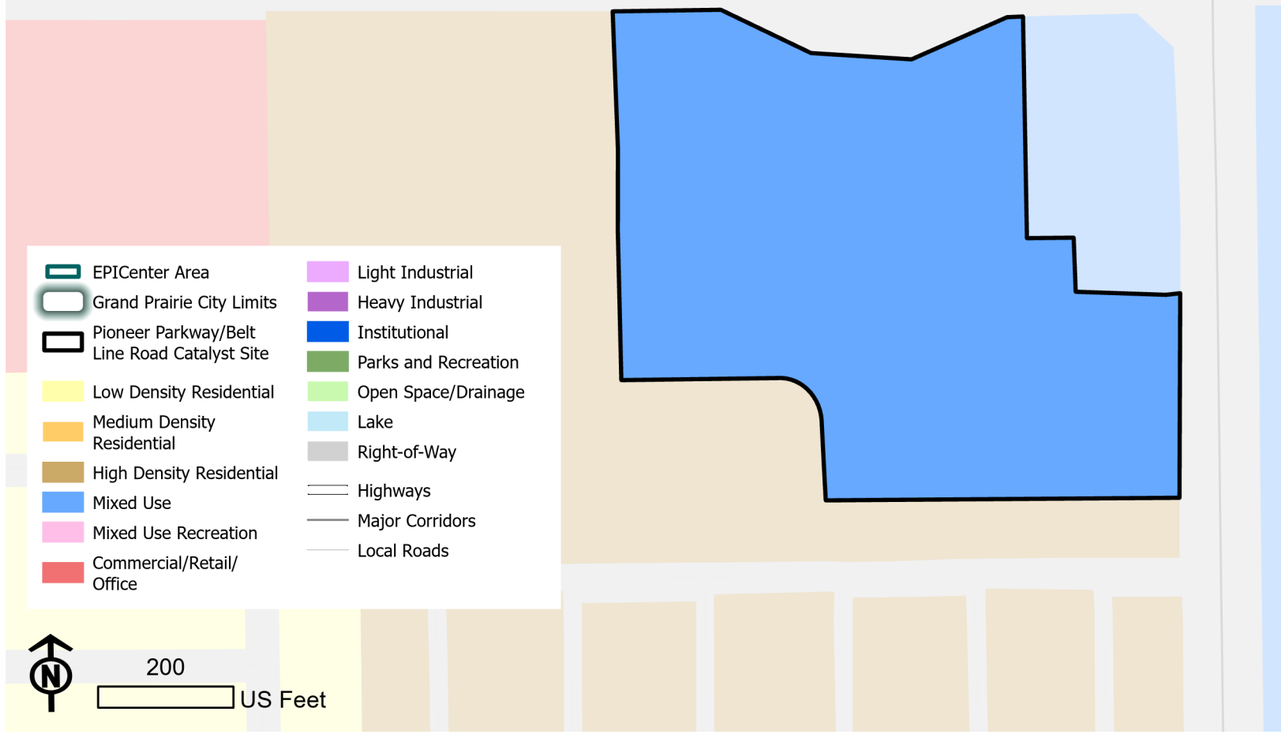
Pioneer Parkway/Belt Line Road Vacant Property

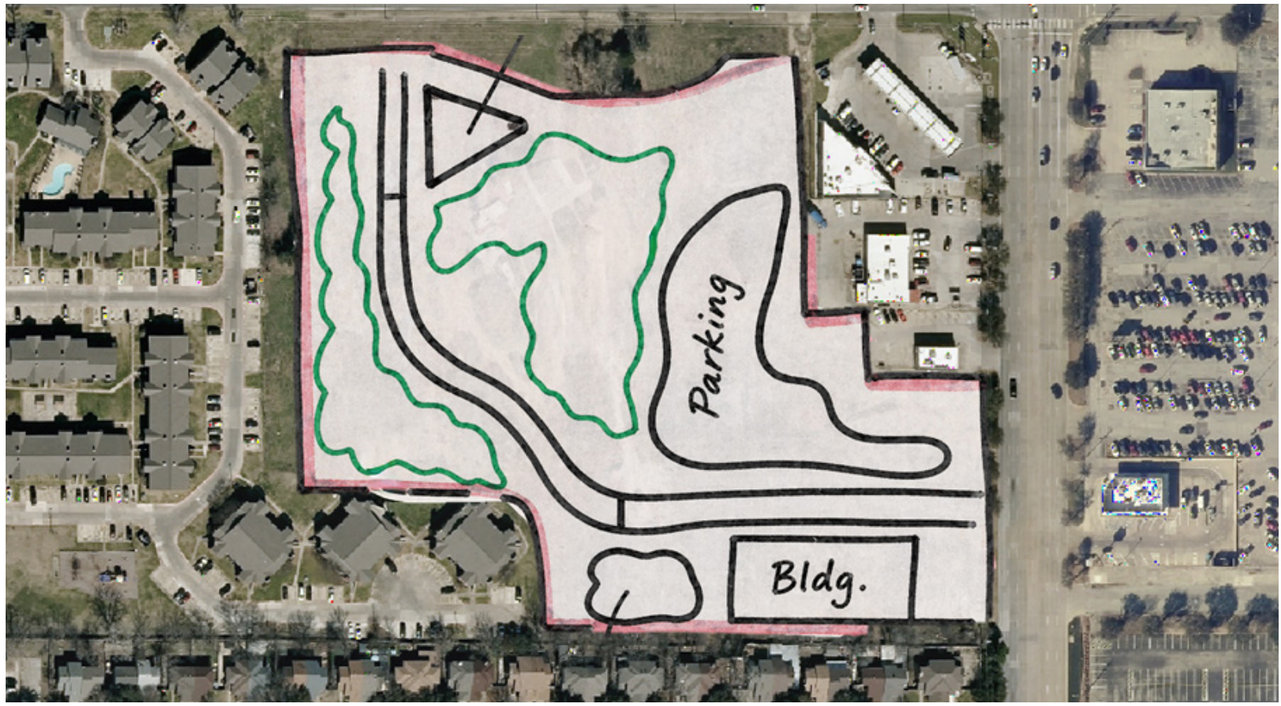
The project team has identified a vacant, 10-acre site on the southwest quadrant of the intersection of East Pioneer Parkway and South Belt Line Road as a catalyst site. It is surrounded by the Windchase Apartments to the west, established single family residential neighborhoods to the south and convenience and retail uses to the east. The site has frontage along both East Pioneer Parkway and South Belt Line Road. There is an existing drainage easement in the property, which may limit conventional development patterns, but also creates a natural corridor that can be integrated as an amenity. Staff noted that a proposal for a food truck park had been made at this site, but it was not implemented.

The proposal for this site features open space and a cultural center. The open space would be situated on and around the drainage easement, offering a natural green space while preserving its function within the drainage system. The cultural center will be located in the southeast portion of the site, serving as a gathering space for different cultural groups in Grand Prairie. The cultural center will complement Pioneer Parkway as the International Corridor by promoting cultural expression and supporting community events.



Map 10. Pioneer Parkway/Belt Line Road Vacant Property

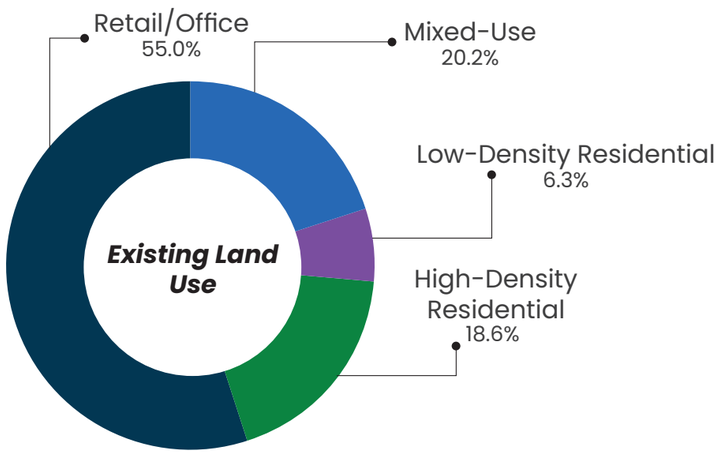


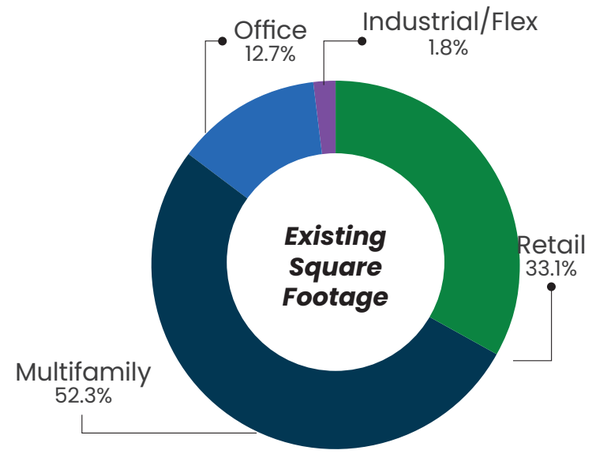


Fiscal Impact Analysis

Reinvestment in this site can generate outsized economic and fiscal impacts by converting a fiscally unproductive parcel into an active destination that also supports market-ready frontage along Pioneer Parkway and Belt Line Road. An open space and cultural center can elevate corridor perception and increase visitation through events and programming, which in turn supports nearby restaurants and neighborhood-serving retail while strengthening the microeconomics for adjacent aging centers. Incorporating small-format retail or mixed-use buildings along the arterial edges and transitioning denser housing toward the interior adds to the fiscal performance of this area through increased property values and sales tax-producing activity, while the amenity components create a stronger identity that helps catalyze follow-on private upgrades along Pioneer Parkway over time.

Existing Commercial Uses along Pioneer Parkway





Retail Snapshot	
Inventory	919,350 square feet
Available Inventory	49,261 square feet
Occupancy	95.3%
Rent	$13.37 PSF

Source: CoStar

Multifamily Snapshot	
Inventory Units	1,924 units
Available Units	212 units
Occupancy	89.0%
Rent	$1,358/unit

Source: CoStar

Strategies

LU.12. Leverage Drainage as Green Infrastructure and an Amenity
Treat the easement as the organizing element for a nature space that preserves drainage.

LU.13. Improve Pedestrian Access and Connectivity
Identify areas that could benefit from improved pedestrian crossings, access and connections that link the surrounding neighborhoods to existing or new retail/commercial uses.

LU.14. Encourage Strategic Infill and Redevelopment
Encourage infill uses that can be located on smaller greenfield sites or on a pad site within the parking field of existing retail that may be overparked. Identify these areas of underutilization and engage with the property owners to facilitate additional tax revenue-producing uses.

LU.15. Optimize Parking and Promote Shared Use
Reevaluate parking regulations in this corridor and encourage shared parking between uses when possible to reduce the amount of land used for parking.

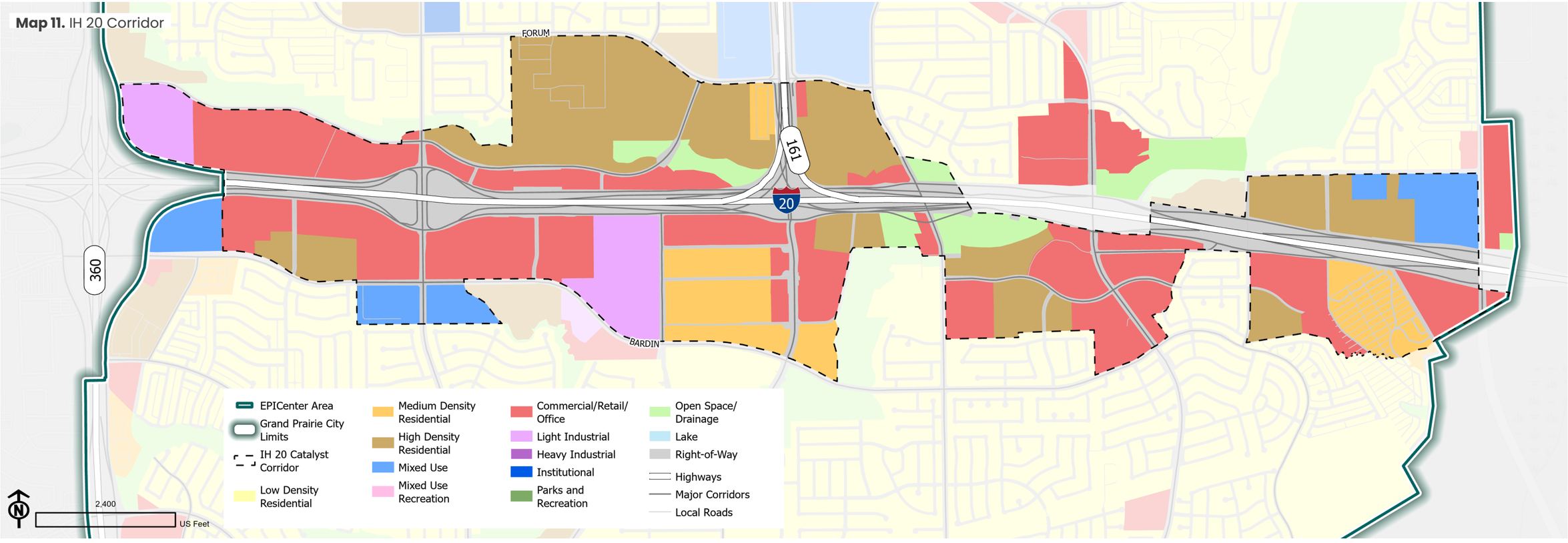
LU.16. Develop Incentives for Corridor Revitalization
Create an incentive strategy that builds on or updates the Pioneer Parkway Plan to encourage redevelopment and revitalization.

LU.17. Enhance Corridor Aesthetics and Streetscape
Encourage, support and participate when possible in landscaping and facade improvements to increase the appeal and attractiveness of the corridor.

IH 20 Corridor

The IH 20 Corridor is a key element in the EPICenter Area with important access to local and regional destinations, as well as a wide range of business establishments. While the corridor is mostly developed, there are two vacant areas on the eastern and western edges of the City limits, as well as an abandoned big-box building (previously occupied by Kohl's) off the more centrally located Carrier Parkway.

While all three properties have their own unique development challenges and limits, many of the discussions throughout the day highlighted the need for improved visibility and access along IH 20, as well as the desire for an additional community amenity in the region of the City between IH 20 and Pioneer Parkway.



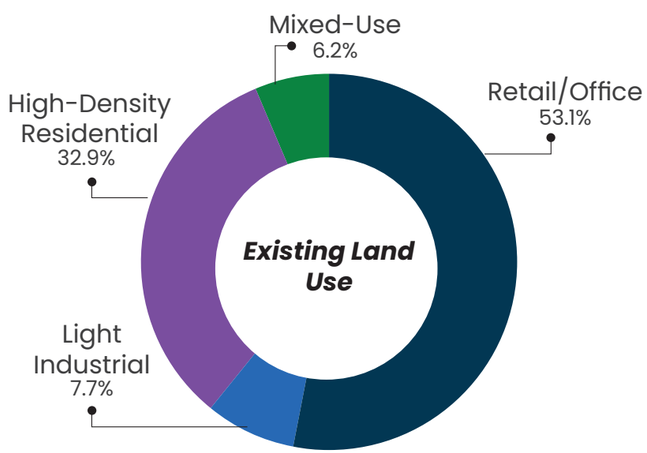
Map 11. IH 20 Corridor

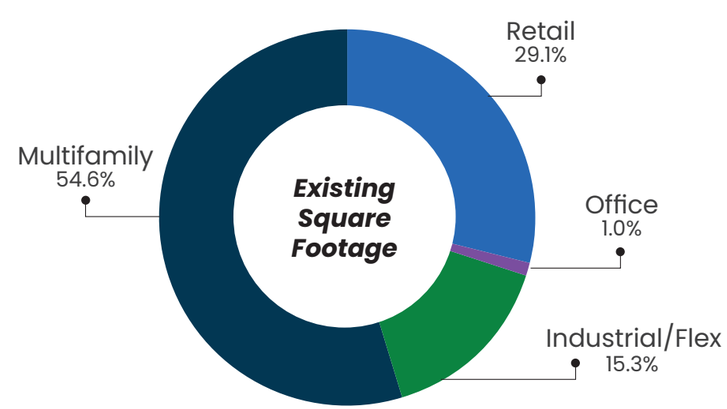
Fiscal Impact Analysis

The IH 20 Corridor is one of Grand Prairie's most fiscally productive areas, anchored by regional retail and entertainment and a strong concentration of hotels. More than 5,000 multifamily units provide a steady customer base to support this area's businesses. These anchors generate substantial sales tax and visitor-driven spending (particularly from the Grand Prairie Premium Outlets), and their long-term performance is closely tied to the quality and competitiveness of surrounding sites along the corridor.

Additional supporting uses and redevelopment of underutilized parcels can expand sales tax capture by increasing trip frequency, keeping visitors in the area longer, and filling gaps in the tenant mix that currently push spending to competing nodes or cities. Beautification upgrades to the corridor, including landscaping, signage, lighting standards, screening and upgraded frontages, can improve corridor perception and marketability, supporting higher rents, stronger occupancy and reinvestment, translating into higher assessed values and a stronger property tax base. Targeted introduction of higher-value employment uses, including higher-quality office, can further strengthen fiscal outcomes by adding taxable value and creating consistent daytime demand that supports restaurants and services beyond peak retail periods.

Existing Commercial Uses along IH 20





Retail Snapshot	
Inventory	2,474,886 square feet
Available Inventory	122,336 square feet
Occupancy	98.9%
Rent	$22.22 PSF

Source: CoStar

Multifamily Snapshot	
Inventory Units	5,061 units
Available Units	633 units
Occupancy	87.5%
Rent	$1,701/unit

Source: CoStar

Strategies

LU.18. Protect and Grow the Corridor's Revenue
Prioritize reinvestment that sustains the performance of regional retail, entertainment and hotels by improving tenant mix and the overall quality of adjacent parcels that influence visitor experience and spending.

LU.19. Support Key Anchors and Catalysts
Support the commercial anchors and differentiators of the corridor, including the Outlet Mall, existing retail power centers, Concordia University, hotel uses and industrial businesses such as Flex-N-Gate. New uses and public investment should by complementary or additive by driving traffic counts and day and nighttime population of the area.

LU.20. Target Redevelopment of Underutilized Sites
Identify underutilized parcels for redevelopment to increase tax revenues from the area. Target aging retail centers and uses that are overparked for appropriate and gradual redevelopment over time.

LU.21. Recruit Uses to Increase Activity and Stay Duration
Identify, encourage and recruit additional uses that increase trip frequency and length of stay for existing and new customers to the area. Create a recruitment strategy to identify specific users that would perform well in this area.

LU.22. Enhance Corridor Aesthetics and Identity
Create a strategy for increasing the visual appeal of the corridor, including shoulder and median landscaping, incentivizing reducing the height and number of pole signs, facade and parking lot improvements to support stronger rents and value growth, increase the image of the east and west gateways to the City.

LU.23. Create Gateway Entry Feature
Develop an entry feature near the eastern entrance to the City along IH 20 that references the Lake and is similar in impact to the entry feature at Great Southwest Parkway.

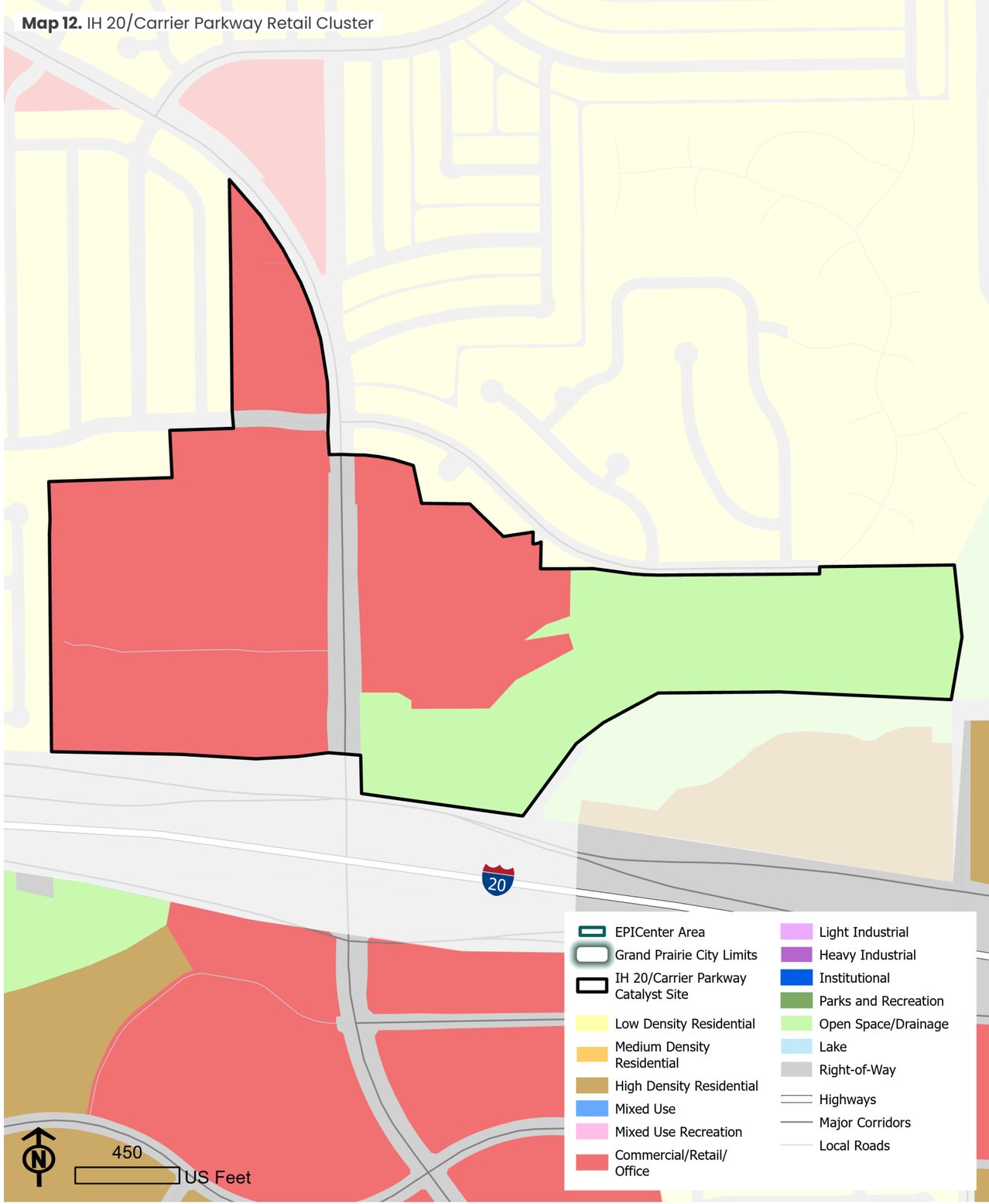
LU.24. Improve Regional Access and Connectivity
Work with TxDOT to identify a strategy for increasing access to the corridor from IH 20 and SH 360, including particularly addressing the undeveloped parcel on the southeast corner of IH 20 and SH 360, north of Bardin Road, to increase the value of this parcel and encourage a higher-producing use at this corner. Explore construction of new direct connector ramps to bypass current frontage road configuration around the IH 20/SH 360 interchange.

IH 20/Carrier Parkway Retail Cluster

The IH 20/Carrier Parkway retail cluster is the one of the three catalyst sites along the IH 20 corridor. Major tenants at the site include Target, Home Depot and Chick-fil-A, along with a few smaller businesses facing the IH 20 Frontage Road and Carrier Parkway. The eastern portion of the site has an abandoned building that was formerly occupied by Kohl's, with three small businesses currently in operation – Whataburger, Texas Trust Credit Union and Arms of Hope donation center. The Fish Creek Natural Preserve is also located within the site, with an existing trail connecting it with the adjacent neighborhoods.

The main topic of discussion was repurposing the abandoned Kohl's building. Staff from various departments have proposed several ideas to better utilize the building. There were mixed opinions about transforming the property into a grocery store. Other conversations on the site focused on repurposing the Kohl's building as a community center. Staff members noted that there is a lack of recreation centers for residents in this area. An indoor recreation center was considered a possible scenario for the site, featuring sports facilities such as pickleball courts for residents to utilize. By leveraging the Fish Creek trail, the recreation center will serve as a walkable and easily accessible amenity for residents.

Map 12. IH 20/Carrier Parkway Retail Cluster



Fiscal Impact Analysis

A key issue for this area is the vacant former Kohl's building on the east side of the site. Fish Creek Natural Preserve and its trail to the southeast create opportunities to better connect nearby neighborhoods to the area and improve the site's overall access beyond vehicle trips.

Reactivating the former Kohl's space and upgrading underutilized portions of the center would generate additional fiscal benefits because the location already benefits from high traffic, established anchors, and strong surrounding neighborhoods. New investment would increase the property tax base through higher assessed value and improved occupancy, while also strengthening sales tax capture by adding complementary uses that encourage repeat visits, longer stays, and cross-shopping with existing anchors. Integration with the Fish Creek trail and targeted beautification can further lift performance by improving visibility and market perception, supporting stronger rents, tenant quality and reinvestment across adjacent parcels, helping the broader cluster sustain competitiveness along the IH 20 Corridor.

A scenario for the reuse of the Kohl's building assumes the site shifts from an underperforming/vacant condition to a revenue generator for the City. Based on comparable properties, the potential program increases the combined assessed value by roughly $2.4 million (driven by the reuse of the former Kohl's and improvement and utilization of the vacant pad site in the Kohl's parking lot), which lifts annual City property tax revenue from approximately $23,289 today to an estimated $39,214. The larger fiscal gain comes from restoring on-site taxable activity: the scenario assumes approximately $27.1 million in annual retail sales, yielding an estimated $542,562 in City sales tax revenue (2% of sales). In total, the site's combined annual City sales + property tax revenues increase from roughly $23,289 under existing conditions to an estimated $581,776 under the potential program, reinforcing the case for reactivating the former Kohl's space.

Annual Fiscal Impact Summary - IH 20/Carrier Parkway (Kohl's Reuse Scenario)

Metric	Existing	Potential Program
Retail Inventory	87,159 square feet	90,427 square feet
Assessed Value (Former Kohl's)	$3,103,970	$5,103,970
Assessed Value (Vacant Pad)	$424,710	$941,580
City Property Tax Revenue (Former Kohl's)	$20,486	$33,000
City Property Tax Revenue (Vacant Pad)	$2,803	$6,214
Total City Property Tax Revenue	$23,289	$39,214
Total Retail Sales	$0	$27.1 million
City Sales Tax Revenue (2%)	$0	$542,562
Total City Fiscal Revenue (Sales + Property Tax)	**$23,289**	**$581,776**

Source: CoStar, Dallas County Appraisal District

Notes: Potential program assumes reuse of the former Kohl's building and upgraded tenant mix; retail sales reflect a stabilized, occupied scenario. City sales tax calculated at 2%. Assessed values are shown as an increased based on comprable properties.

Strategies

LU.25. Repurpose Kohl's Site with Trail Integration:
Encourage the repurposing of the former Kohl's site, incorporating the Fish Creek Preserve Trail as a secondary access for the Country Club area. Foster a partnership with the owners to identify ways that the city can reduce the barriers to redevelopment/repositioning, including potential incentives. If incentives are needed, create a process to measure the benefits and costs to the City to provide these incentives.

LU.26. Develop Retail Recruitment Strategy for IH 20 Corridor
Create a retail recruitment strategy for the IH 20 corridor and monitor potential locations within this area for future redevelopment or enhancement. Maintain the identity of the adjacent Westchester and Country Club neighborhoods through area-sensitive design guidelines.

LU.27. Integrate and Expand Fish Creek Preserve Trail Connections
Identify ways to integrate the Fish Creek Preserve Trail by using it as a way to connect commercial uses with residential areas. Prioritize extending the reach of this trail and improving pedestrian connections in Westchester and Country Club that will maximize its use.

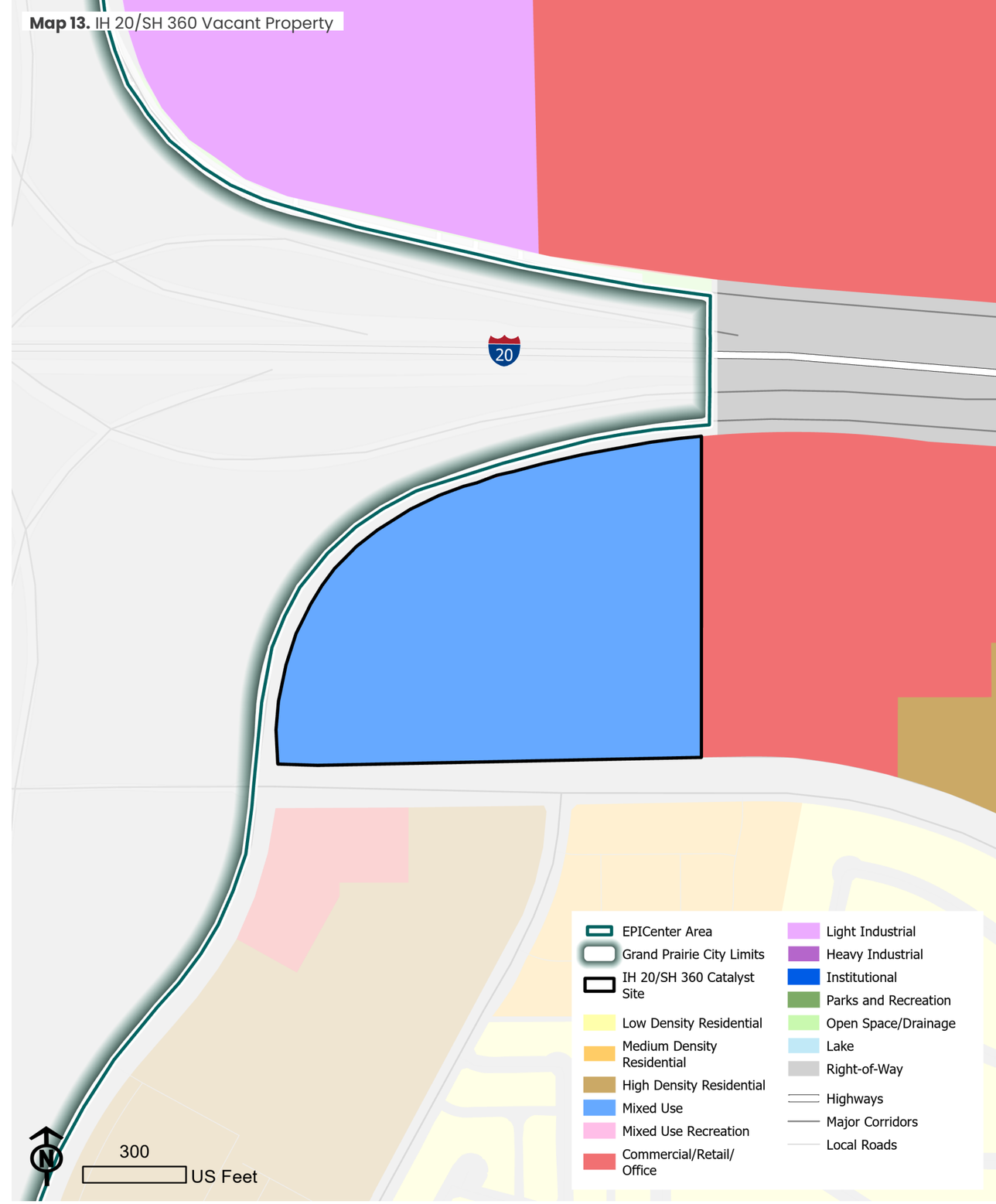
IH 20/SH 360 Vacant Property

The vacant property at the southeast corner of IH 20 and SH 360 is the westernmost catalyst site along the IH 20 corridor and occupies a highly visible location at a major regional interchange. The site is situated north of a predominantly residential area that includes a mix of single-family homes, multi-family developments and a nearby commercial building containing medical offices. To the east, the property is directly adjacent to Concorde Career College and Crosspoint Church of Christ.

Many uses were considered without preference for any individual use. A conceptual plan for an Alamo Drafthouse movie theater was previously presented to and approved by City Council, and several elements of that proposal were viewed favorably and worth preserving. These included an entertainment-oriented use and the inclusion of a central green space or outdoor gathering area.

With limited interest expressed in additional multi-family development or increased residential density at this location, there was support for destination retail or other high-visibility commercial uses. There was general agreement that future development should take advantage of the site's prominence along the corridor, create a strong visual presence and function as a recognizable gateway element.

Map 13. IH 20/SH 360 Vacant Property



Fiscal Impact Analysis

The vacant property at the southeast corner of IH 20 and SH 360 is the westernmost catalyst site along the IH 20 Corridor and occupies one of the City's most visible regional addresses. Its location at a major interchange, paired with adjacency to nearby neighborhoods and institutional uses, positions it to serve as a true gateway, one that can shape first impressions, influence corridor perception and set a higher standard for reinvestment at the western edge of Grand Prairie.

Economically and fiscally, redevelopment here represents a strong opportunity because the site can convert regional traffic exposure into revenue and job activity. Destination retail or entertainment concepts, such as the previously advanced Alamo Drafthouse idea, particularly with a central green space or outdoor gathering area, can drive visitation from a larger geography, increase time spent on-site and generate strong sales tax while supporting surrounding restaurants and services through spillover spending. Large-format destination retail (e.g., a Costco-style concept) can similarly generate significant taxable sales, become a regional draw and elevate adjacent land values and the property tax base through substantial new investment in the area. If developed as single family or multi-family residential, fiscal outcomes would tilt toward property tax revenue and neighborhood stability, but with limited sales tax generation relative to commercial or entertainment uses. In all scenarios, activating a prominent vacant parcel at this interchange improves market confidence, strengthens the corridor's identity and can help catalyze additional private reinvestment nearby.

A fiscal scenario for the IH 20/SH 360 gateway site shows the magnitude of converting this parcel into a destination-oriented program. Based on the previous Alamo Drafthouse proposal, the potential program adds 46,374 square feet of retail inventory and increases assessed value by $9.27 million (from $3.42 million to $12.70 million), which raises annual property tax revenue from approximately $20,486 annually today to an estimated $83,813 annually under the redevelopment scenario. In addition, the scenario assumes approximately $13.9 million in annual taxable retail sales, generating an estimated $278,244 in City sales tax revenue (2% of sales). Combined, the site's annual tax revenues increase from $20,486 under existing conditions to $362,057 under the potential program. This illustrates why an entertainment/destination retail concept with a strong gateway presence (and an outdoor gathering element) can translate interchange visibility into sustainable tax revenues and a long-term community amenity.

Annual Fiscal Impact Summary - IH 20/SH 360 (Destination Retail Scenario)

Metric	Existing	Potential Program
Retail Inventory	0 square feet	46,374 square feet
Assessed value	$3,424,132	$12,698,932
City Property Tax Revenue	$20,486	$83,813
Total Retail Sales	$0	$13.9 million
City Sales Tax Revenue (2%)	$0	$278,244
Total City Fiscal Revenue (Sales + Property tax)	**$20,486**	**$362,057**

Source: CoStar, Tarrant County Appraisal District

Notes: Potential program assumes a destination retail component similar to the previously proposed Alamo Drafthouse. This scenario does not include ancillary uses or mixed-use program.

Strategies

LU.28. Pursue Regional Destination Anchor Development
Actively pursue a regional destination anchor that can serve as the catalyst for future redevelopment of the corridor, not only serving the IH 20 corridor but complementing and building on retail and entertainment anchors along the SH 161 corridor. Target entertainment or destination retail concepts that can take advantage of the visibility from the interchange, particularly those than blend hospitality, entertainment and experiential commercial/retail.

LU.29. Improve IH 20 Access and Connectivity
Work with TXDOT and regional planning partners to identify a strategy to gain IH 20 access to this property from the eastbound lanes, without visitors needing to use the South Great Southwest Parkway exit. Better access will increase the viability of the site and the intensity of use that this parcel could support.

LU.30. Establish Public-Private Partnership and Incentive Strategy
Foster a partnership with the owners to identify ways that the City can reduce the barriers to development, including potential incentives. Maintain relationship and dialogue to understand the owner's vision for the property. If incentives are needed, create a process to measure the benefits and costs to the city to provide these incentives.

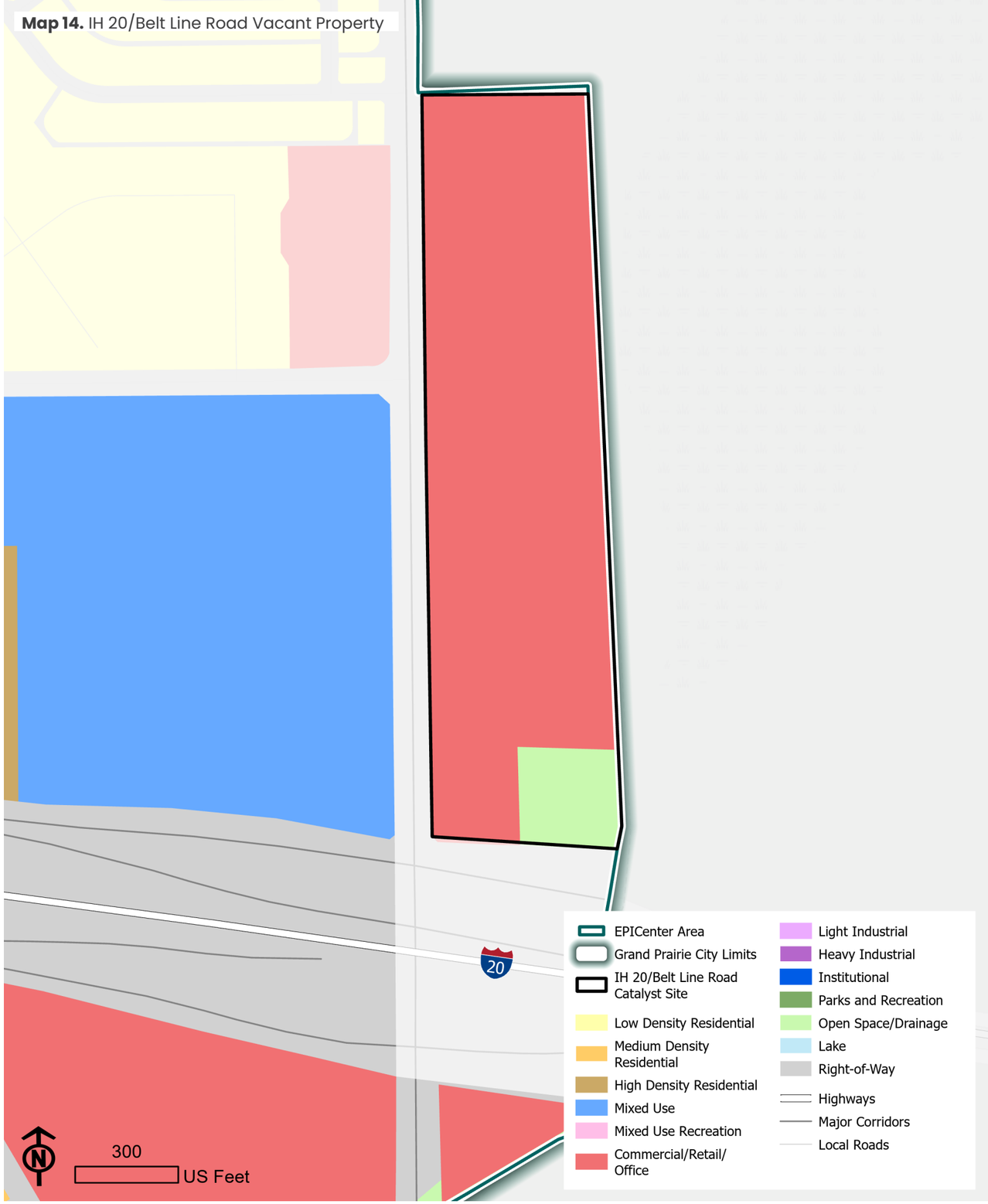
IH 20/Belt Line Road Vacant Property

The IH 20 and Belt Line Road property is the third designated catalyst site along the IH 20 corridor. The site is located directly east of Belt Line Road and north of the IH 20 frontage road. Today, the property includes a Circle K and a Waffle House clustered near the southwest corner, while most of the tract remains vacant. The site also sits at the Grand Prairie-Dallas City limit, and future development must account for a floodplain along the eastern edge and limited direct access to IH 20 from the frontage road.

Initial discussions identified interest in developing the property as an office park or corporate campus. Participants noted that this catalyst site could provide an opportunity for Grand Prairie to capture regional economic growth associated with business relocation and expansion in North Texas, including the potential for a corporate headquarters location. Conceptually, this type of development could feature buildings positioned near the front lot line, with parking and green space located at the rear of the site.

Additional conversations explored the possibility of developing a public park or athletic facility that would complement the Mountain Creek Soccer Complex to the north. Proposed elements included multiple sports fields such as baseball, softball, soccer, pickleball and tennis, along with supporting facilities like concession stands, storage areas, and restrooms. Participants also discussed incorporating a playground or activity area. In conjunction with a park-oriented development, there was interest in extending the Fish Creek Trail to the site to improve connectivity and enhance access to nearby City amenities and surrounding residential areas. This would also tie the IH 20/Belt Line site into the IH 20/Carrier Parkway site.

Map 14. IH 20/Belt Line Road Vacant Property



Fiscal Impact Analysis

From an economic and fiscal standpoint, the site presents two distinct pathways with meaningful but different outcomes. An office park or corporate campus concept could add high taxable value per acre and diversify the corridor beyond retail and hospitality, with potential for stable long-term property tax growth and higher-wage job creation. A campus-style approach, placing signature buildings near the frontage with parking and green space set back, could also strengthen the corridor's image at a key boundary location. Alternatively, a park or athletic facility that complements the Mountain Creek Soccer Complex could produce broader economic impacts by attracting tournaments and weekend activities that support hotels, restaurants and convenience retail along IH 20, thereby increasing sales tax capture indirectly through visitor spending. Extending the Fish Creek Preserve Trail to connect this site would amplify those impacts by improving access and creating a linked amenity network between the South Belt Line Road and South Carrier Parkway catalyst sites, supporting adjacent property values and increasing the likelihood of private reinvestment in surrounding areas over time.

A fiscal scenario for the IH 20/Belt Line Road site shows how an employment-focused program could convert a largely vacant tract into a property-tax generator while adding jobs at a key City-limit gateway. Based on a Class A office concept, developing 200,000 square feet of office space increases total assessed value from $2.07 million under existing conditions to an estimated $22.92 million, which raises annual City property tax revenue from approximately $13,674 to an estimated $151,281, an increase of over $137,000 per year. In addition to the direct tax base impact, the scenario supports an estimated 333 jobs, creating steady daytime demand that can strengthen nearby restaurants and services along IH 20. The site design would need to account for the floodplain and frontage-road access constraints.

Annual Fiscal Impact Summary - IH 20/Belt Line (Class A Office Scenario)

Metric	Existing	Potential Program
Office Inventory	0 square feet	200,000 square feet
Assessed Value	$2,071,742	$22,921,430
City Property Tax Revenue	**$13,674**	**$151,281**
Potential Employment	0 jobs	333 jobs

Source: CoStar, Dallas County Appraisal District

Notes: Potential program assumes Class A office. This does not include any mixed use program, or recreation.

Strategies

LU.31. Evaluate Sports Facility Partnerships and Impacts
Explore partnerships with sports facility developers to identify potential uses and understand the potential city participation needed to make a project feasible. Identify and calculate potential direct and indirect impacts from a sports facility.

LU.32. Expand Fish Creek Preserve Trail Connectivity:
Explore an extension and alignment of the Fish Creek Preserve Trail to connect this site to more residential and commercial areas to the east.

LU.33. Improve Access and Traffic Coordination
Coordinate IH 20 frontage and South Belt Line Road access to increase the viability of the site and reduce traffic impacts to South Belt Line Road.

LU.34. Establish Landowner Partnership
Explore a partnership with the landowner to understand their vision and desires for the property.

LU.35. Assess Office Development Potential and Incentives
Explore the amount of developable land area compared to annual office demand and identify potential office developers. Develop an incentive strategy based on reducing the cost to entry, mitigating risk or identifying potential tenants for a build-to-suit building or campus.

Hazard and Resilience

Grand Prairie Hazard Mitigation Plan (2023)

The Grand Prairie Hazard Mitigation Plan aimed to organize the City's mitigation strategies and prepare the community to be resilient to disasters. The updated plan evaluated existing resources and introduced new programs designed to support vulnerable and underserved populations during disaster and hazard events. The City and consultant staff incorporated mitigation goals from the State's Hazard Mitigation Plan, emphasizing the protection of overall life, property, businesses and natural resources within the community and surrounding areas. The plan provided a framework for proactive risk management by analyzing vulnerability, assessing current capabilities and recommending strategies to strengthen and improve resilience and emergency response.

In the plan, a risk assessment was conducted to analyze and identify impacts of hazards on local assets and population, in addition to likelihood of future reoccurrences. The following natural hazards are identified in the Natural Hazard Risk Assessment as highly likely to occur:

- **Drought**
  Grand Prairie has a history of reoccurring dry conditions, impacting local water supplies and agricultural production.
- **Extreme Temperatures**
  The increase of summer heat waves can strain public health systems causing disturbance to vulnerable residents and outdoor labor. In the past 10 years, three deaths have been reported in Grand Prairie due to extreme heat.
- **Severe Thunderstorm**
  Frequent high wind, hail and flooding is capable of significant property damage and serious threats to life and the environment.
- **Severe Winter Weather**
  The intensity of the 2021 Winter Storm showed record-breaking snowfall and temperatures that affected critical infrastructure in the City of Grand Prairie.
- **Tornado**
  Within the past five years, recent tornado events have caused at a minimum $120,000 of property damage in the City (Source: Grand Prairie Hazard Mitigation Plan). It is forecasted that similar impacts are expected in the future.

Mitigation Strategies

LU.36. Enhance Infrastructure Resilience and Risk Reduction
Improve existing and future infrastructure to reduce hazard impacts using risk-reduction measures.

LU.37. Promote Water Conservation Program
Promote and enhance the City's Water Smart program.

LU.38. Increase Water System Reliability
Increase redundancies in the existing water main system to maintain pressure during peak loads or failures in coordination with the City's master plans.

LU.39. Strengthen Floodplain Management
Evaluate flooding hot spots and maintain participation in NFIP to support properties currently in the floodplain or that may be in the future.

LU.40. Educate on Conservation and Heat
Educate citizens on water conservation measures and property protection during drought and heat related events.

LU.41. Adopt Resilient Landscaping
Implement resilient landscaping ordinances and design, incorporating hazard-resilient and native plants and trees that reduce impacts from drought and fire. Offer landscaping audits and assistance with procuring and planting resilient landscaping using proper planting techniques.

LU.42. Enhance Heat Response for Vulnerable Groups
Expand existing resources and provide new programs to help vulnerable and underserved populations during extreme temperature events.

Area-Wide Strategy

In addition to the catalyst site-specific strategies, the Plan recommends that the City to regularly evaluate and update its future land use plan, including the land use categories and the FLUM. Such a practice will allow the City to better implement land use decisions that align with its vision.

LU.43. Enhance Land Use Decision-Making and Planning Tools

Improve decision-making ability to assess new uses and redevelopment by updating City-wide Land Use categories and regularly evaluating, improving and implementing future land use map within the context of the City-wide future land use plan.

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HOUSING AND NEIGHBORHOODS

Introduction

Healthy neighborhoods are essential for promoting the well-being of a community and enhancing the quality of life for its residents. Healthy neighborhoods encompass the quality and affordability of housing, access to key services and amenities, ease of neighborhood mobility and other factors that impact the day-to-day lives of residents.

This chapter presents an overview of the current state of housing throughout the EPICenter Area, including the existing housing stock and supply, an analysis of housing and transportation affordability and a framework for housing diversity. A complete neighborhood profile for all seven of the neighborhoods identified is included. The chapter also outlines housing strategies for the individual neighborhoods that the City and community can use to maintain and enhance their existing character.

What We Heard

Below is a selection of quotes we have received from residents and community memebers throughout the engagement for this process. These selections were chosen because they represent recurring themes we heard during engagements.

"Green space—trails and nature preserves and clean nature areas are very important! Flowers by the roadside, etc. "

"Too many apartments."

"Healthy community that promotes an active lifestyle. Parks and trails are good but also more walkable areas..."

"I want GP to continue to attract new exciting business while also fostering access to the outdoors."

"Affordable and family-friendly!"

"Safe community with easy access to parks as well as in & out of the City."

"More walkable neighborhoods for people to access their daily needs."

Background Information

Housing Stock & Supply

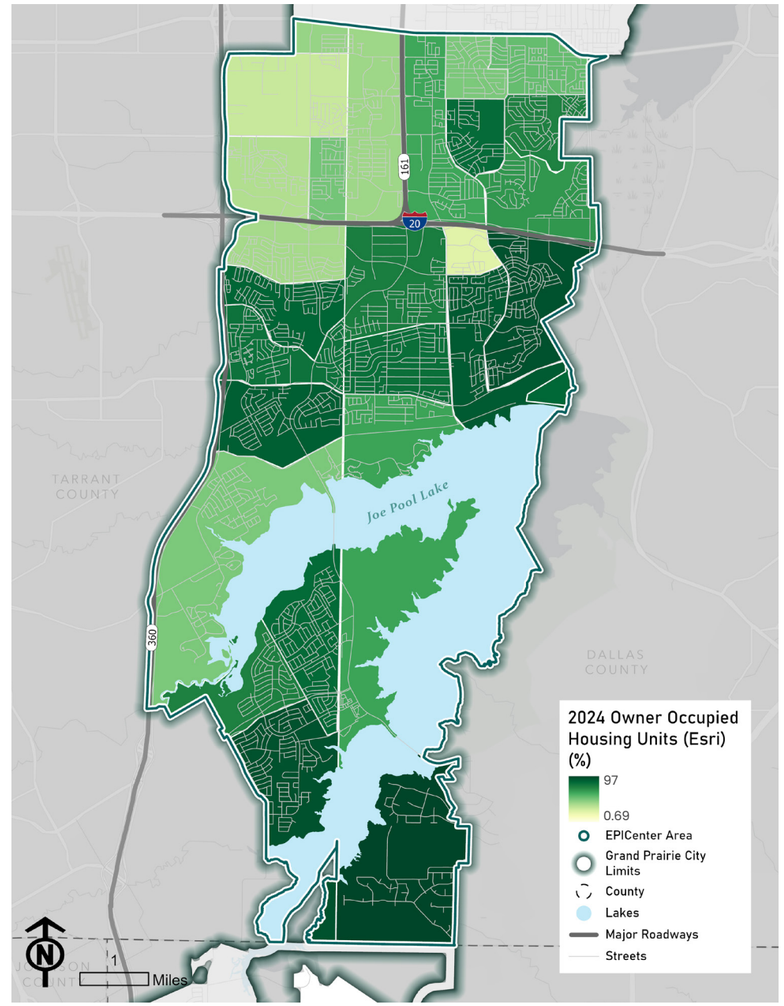
A diverse and resilient housing stock is key to a healthy and thriving community. Understanding the current composition, condition and trends of housing in the EPICenter Area helps identify opportunities to expand housing choices, maintain affordability and support residents through all stages of life.

According to the most recently available American Community Survey data, the EPICenter Area contains approximately 45,523 housing units, of which 94.6% are occupied and 5.4% are vacant. The high occupancy rate reflects a strong demand for housing, further signaling the need for additional supply as the City continues to grow. Of the total occupied units, 57.6% are owner-occupied and 37.0% are renter-occupied, demonstrating a predominantly ownership-based market with a fair share of rental variety. Map 15 and Map 16 show the breakdown of owner- and renter-occupied housing units across the EPICenter Area.

Nearly half of residents (48%) are between ages 25 and 60, and over one-third (34%) are under 25, underscoring continued demand from young adults, families and future first-time buyers. Single-family homes, including detached and attached types, make up about 76% of the total housing supply. While this supports the area's family-oriented character, limited diversity in housing may constrain affordability and options for smaller households and older adults.

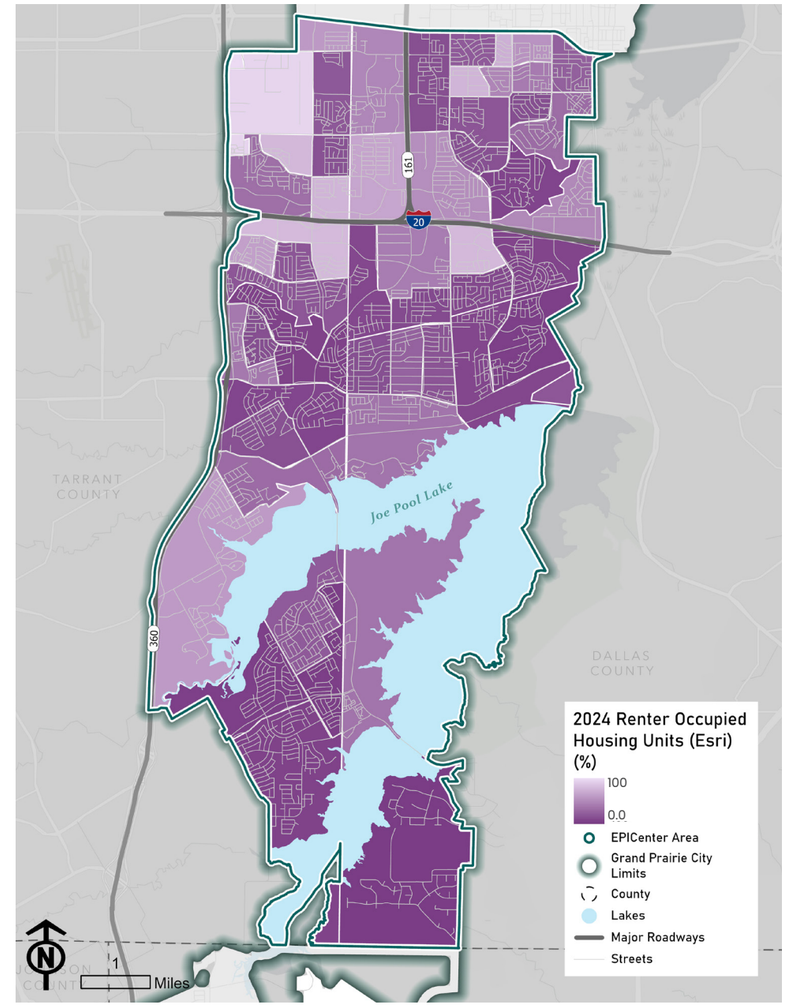
Recent development trends show steady growth in multifamily construction, with more than 1,000 new units permitted in 2020, 2021 and 2024. This mirrors regional shifts toward higher-density housing that can address affordability and evolving lifestyle needs. Despite rising mortgage rates and construction costs, the EPICenter Area remains stable, with 827 homes sold since 2023 at an average price of $391,302, signaling a balanced and resilient housing market.

Map 15. Percentage of Owner-Occupied Housing Units



Source: Esri 2024

Map 16. Percentage of Renter-Occupied Housing Units



Source: Esri 2024

Housing Attainability

Housing affordability continues to be a growing concern across North Texas and much of the country. Within the EPICenter Area, the predominance of single-family development and limited availability of new land highlight the importance of understanding how attainable existing housing is for both owners and renters. As the City approaches build-out, ensuring that housing remains accessible to residents across income levels will be essential for maintaining a balanced community.

The median gross rent in the EPICenter Area is $1,435, which aligns with surrounding areas but has continued to increase in recent years. Housing costs are generally considered burdensome when households spend more than 30% of their income on housing-related expenses. These costs include mortgage payments, property taxes, insurance and utilities but exclude maintenance and repair costs.

Among homeowners with a mortgage, about 40% spend less than 25% of their income on housing, which is within affordable limits (see Figure 27). Roughly 14% fall between 25 and 34.9%, while 12% are cost-burdened and spend more than 35% of their income on housing. Homeowners without a mortgage experience much lower costs, with nearly 29% spending less than 25% of their income and only 3% classified as cost-burdened (see Figure 28). This demonstrates that long-term homeowners are generally more housing-secure, while newer or younger homeowners may face greater affordability challenges.

Overall, most homeowners in the EPICenter Area remain within affordable cost ranges. However, those with mortgages are more vulnerable to cost pressures as housing prices, interest rates and insurance costs continue to rise. These trends reinforce the need to expand housing choices and maintain affordability for a range of income levels and household types.

Figure 27. Cost burden for homeowners with a mortgage

Monthly Owner Costs as % of Household Income	Households	Share of Total
Affordable (Less than 25%)	10,207	40.2%
Moderately Burdened (25%-34%)	3,440	13.6%
Cost-Burdened (35% or more)	3,061	12.1%
Not Computed	94	0.4%

Source: Esri 2024

Figure 28. Cost burden for homeowners without a mortgage

Monthly Owner Costs as % of Household Income	Households	Share of Total
Affordable (Less than 25%)	7,234	28.5%
Moderately Burdened (25%-34%)	415	1.6%
Cost-Burdened (35% or more)	767	3.0%
Not Computed	167	0.7%

Source: Esri 2024

Planning Framework for Housing Diversity

Missing Middle Housing

While the majority of the housing stock in the EPICenter Area is comprised of detached single-family homes, there is growing recognition of the benefits of incorporating "missing middle" housing options. Missing middle is a term that describes various types of housing, including small-scale single-family homes, duplexes, townhomes and smaller multi-family developments that complement single-family neighborhoods. These housing types are important because they consider that housing preferences may change throughout one's life and provide more attainable housing choices for residents. Each of these housing types can vary in terms of price point and model.

As the City expands its provision of missing middle housing, it is important to preserve owner-occupied housing and ensure that it remains aligned with the development of new rental properties. Balancing the expansion of diverse housing options with the upkeep of existing housing will help maintain neighborhood stability and support a more well-rounded housing market.

Promoting Infill and Redevelopment

Infill development is the construction of new buildings on vacant or underutilized parcels within already developed areas. These smaller, incremental projects help strengthen existing neighborhoods by introducing new housing, businesses and amenities while making efficient use of existing infrastructure and services. As Grand Prairie grows and changes, existing neighborhoods and commercial areas may need to adapt to meet new demands while preserving the built environment.

Where the market is viable, the EPICenter Area's vacant lots present an opportunity for new development that can enhance existing neighborhoods and capitalize on existing utilities and road infrastructure. Developing these sites can extend the life and value of surrounding neighborhoods and continue to enhance the overall character of an area.

Infill and redevelopment projects also create opportunities to allow the City to grow more efficiently. By leveraging existing land, redevelopment can support a mix of small businesses and provide unique housing options and community-oriented spaces. Some commercial areas along IH 20 and Pioneer Parkway are slated for future redevelopment and should be considered as the surrounding neighborhood grows in the future. Through strategic planning, the City can encourage new development that complements the existing neighborhood character while also contributing to the community's long-term economic health.

Mixed Use

Mixed use developments blend different types of land uses such as residential, commercial, retail and many others within a single building or area. This development approach can mitigate market risk by diversifying land use and not relying on the demand for a single land use, while also enhancing the visual and functional character of an area. Over time, mixed use areas can generate long-term value as different activities support and strengthen one another.

Mixed use developments can also foster more social interactions by creating multi-use destinations for people of different ages and backgrounds. Through the integration of urban design elements that promote more walkability and pedestrian-oriented features, these developments can increase the sense of place for a community.

Complete Communities

"Complete communities" refers to a concept that is rooted in intentionally planning residential environments to meet the basic needs of all residents within a community, regardless of income, culture or ability. This includes the integrated planning of elements such as mobility, housing, commercial uses and public spaces to create a diverse and accessible place where residents' needs are accommodated in a singular environment. In complete communities, about 5 to 10 minutes serves as the ideal distance to nearby amenities like shops, services, schools and community centers.

This section defines the important elements of a complete community, naming fundamental components for individual neighborhoods that should be considered as certain areas redevelop or develop in the future.

Neighborhood Mobility

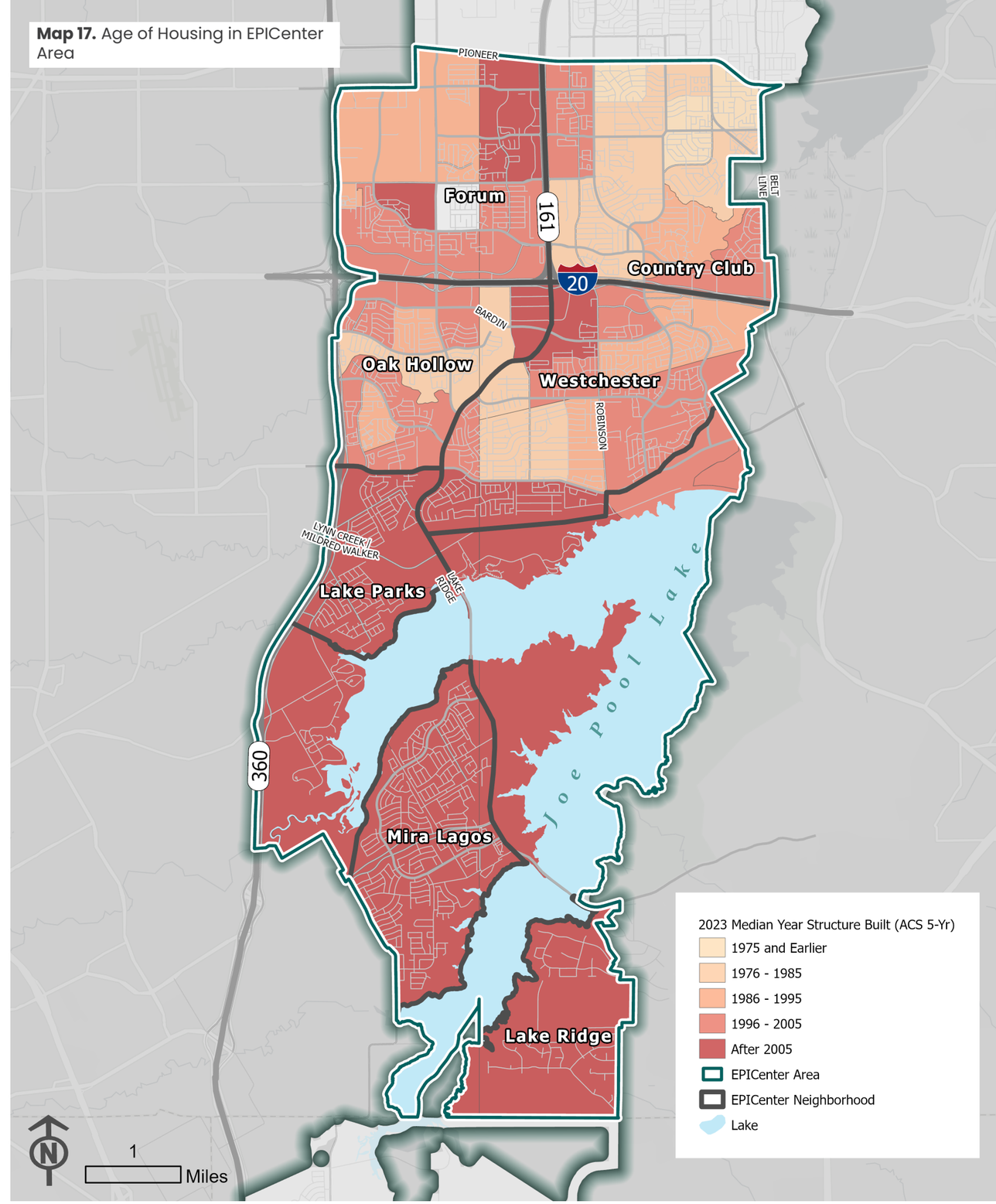
Mobility is an important element of a complete neighborhood, ensuring that residents can easily and safely access daily destinations such as schools, shops, parks and workplaces. The transportation infrastructure of a neighborhood greatly influences its accessibility and connectivity. Access to transit, bicycle infrastructure and sidewalks can significantly impact residents' ability to reach such destinations and amenities. This is especially important for those who may not be able to afford to drive a personal vehicle, such as the youth, elderly, disabled and low-income populations.

Housing Variety

Housing is a fundamental aspect of a neighborhood, shaping its character and demographic composition. The types of housing in a neighborhood can determine the type of people that live within a community and ultimately influence the different types of amenities that are offered. For instance, single-family homes typically attract established families with children, while smaller homes or townhomes may serve young professionals or older adults seeking to downsize.

Neighborhoods with a mix of housing types and sizes can oftentimes better accommodate residents at different stages of life, allowing them to remain within the same community as their needs evolve. This diversity can support neighborhood stability and community stewardship among long-term residents.

Historically, Grand Prairie's core neighborhoods primarily consist of single-family homes, with higher density housing located along major corridors. As the City continues to grow in the future, future development and redevelopment can thoughtfully consider opportunities to introduce housing variety in a way that complements the existing neighborhood character. Expanding the range of housing types and price points supports the broader goal of resilient complete communities that can be adaptable to changing community needs throughout time.



Map 17. Age of Housing in EPICenter Area

Health and Wellness

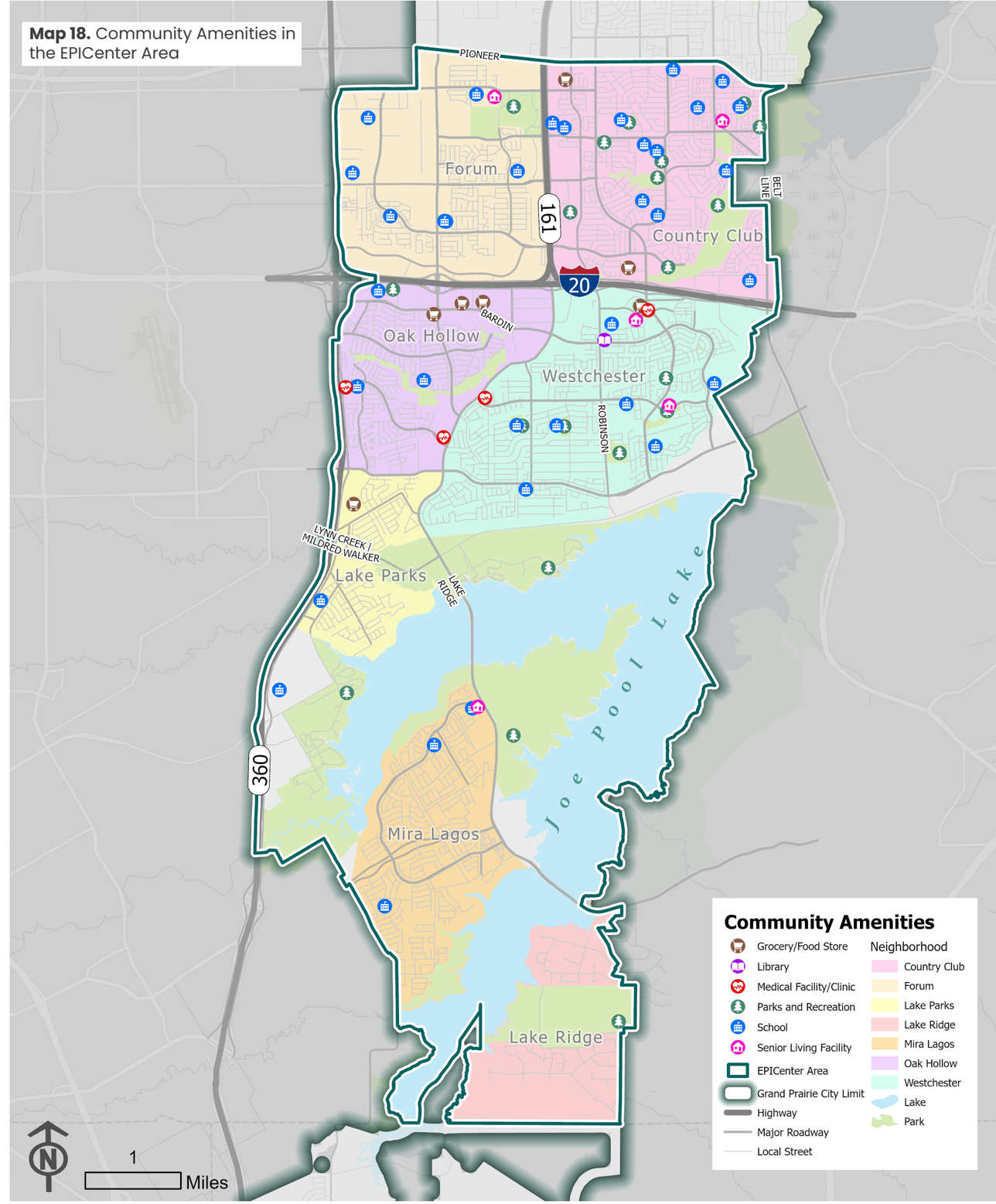
Access to healthcare services, parks and recreational facilities plays a vital role in supporting the overall health, safety and wellbeing of residents. Outside of providing places to live and work, complete communities also foster access to the resources people need to live active and healthy lives.

Although Grand Prairie is not directly served by a hospital, the EPICenter Area benefits from a range of healthcare providers and medical centers that support residents across the City and surrounding areas. Ensuring access to these facilities through safe and connected transportation routes is important to meet the day-to-day needs of residents.

Equally important, access to parks, trails, recreation centers and open spaces encourages physical activity and provides opportunities for social connections. The City is currently developing the Grand Vision Plan, the City's Master Parks Plan Update, which will guide future investments and identify opportunities to enhance park access citywide. Continued implementation of this plan's recommendations will be essential to improving park access and enhancing connectivity between neighborhoods and public open spaces.

Access and Opportunity

Proximity to amenities and services influences the quality of neighborhoods and residents' overall quality of life. Map 18 shows the available amenities in the EPICenter Area, including parks, healthcare, fresh produce, schools and the locations of residential developments. Every neighborhood profile takes a close look into the different amenities that are available within and outside of the boundaries and will note areas where residents may have to travel more to access daily goods. This assessment will determine where future redevelopment and development efforts should focus to meet the needs of the existing community.



Map 18. Community Amenities in the EPICenter Area

Neighborhood Completeness Assessments

The following profiles evaluate the identified neighborhoods in the EPICenter Area. These profiles provide a high-level evaluation of neighborhood completeness, focusing on the transportation network and mobility options, housing variety and quality, access to healthcare and open spaces and proximity to other essential services.

This assessment considers how easily residents can access grocery stores, restaurants, schools, parks and other daily needs without heavy reliance on private vehicles. Housing variety and quality was assessed using available housing data and observations made by the planning team. High level transportation connectivity and street design from the pedestrian and automobile perspective were also taken into consideration for this assessment. When evaluating neighborhood completeness, the assessments aim to identify strengths and opportunities for improvement within each neighborhood, ultimately guiding future strategies to enhance livability and access across the EPICenter Area's communities.

Forum Neighborhood Profile

Physical Context

The Forum neighborhood is located on the northwestern edge of the EPICenter Area, bordered by the Country Club neighborhood to the east and Oak Hollow to the south. The neighborhood is conveniently located near major transportation routes, including SH 161 and IH 20.

Neighborhood Mobility

The residential area of the Forum neighborhood features a mix of curvilinear streets and cul-de-sacs, creating a distinct suburban pattern. Most local streets feature sidewalks and offer moderate connectivity within the residential areas of the neighborhood. The neighborhood's existing trails offer recreational and multimodal access for nearby residents, though such amenities are limited within the residential areas themselves. Proposed trails are planned to link residential areas more directly to surrounding destinations.

Housing Variety

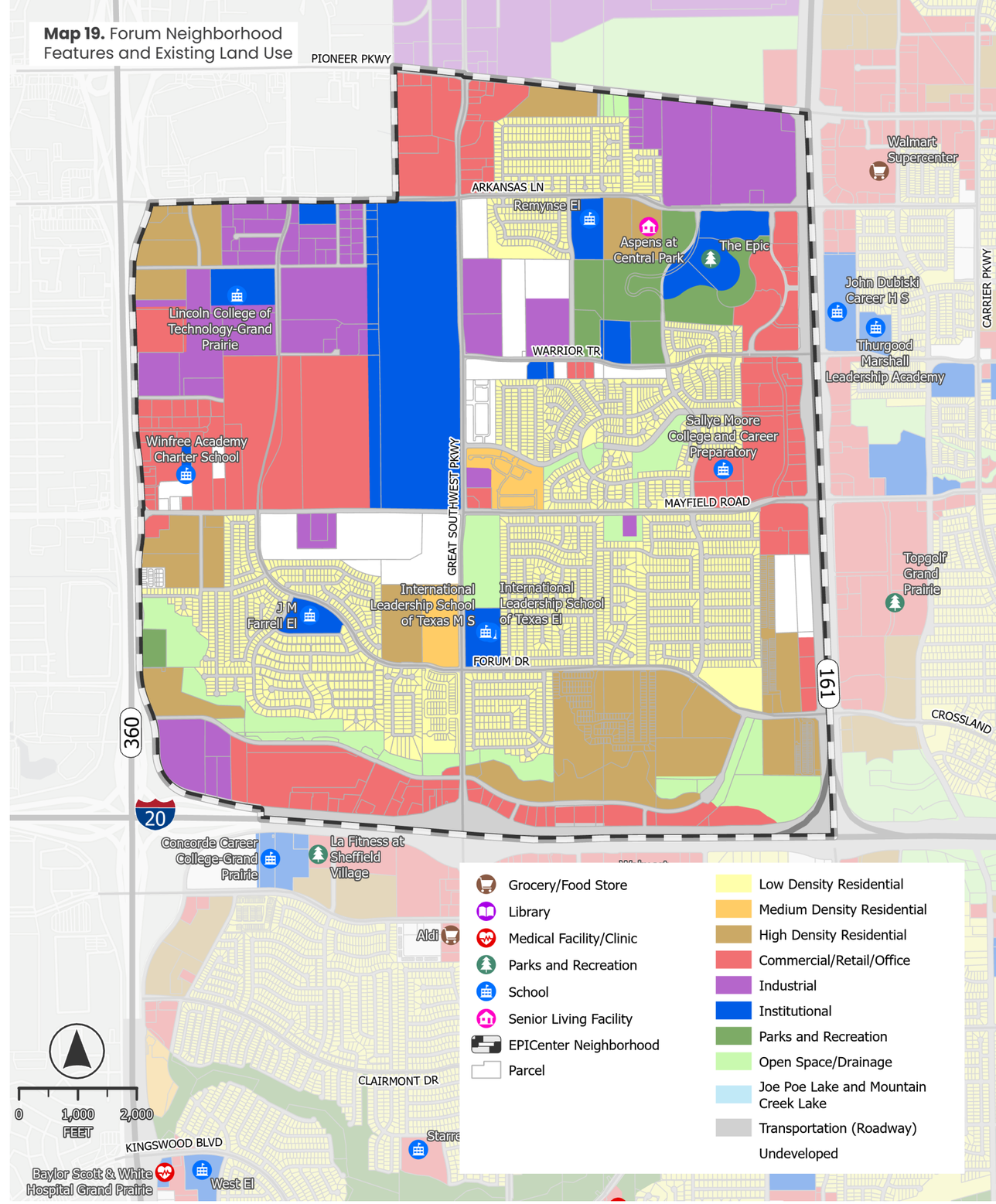
The Forum neighborhood consists largely of post-war and suburban housing, characterized by single-family homes that are primarily owner-occupied. High density residential developments are located along major corridors such as IH 20, with some medium density residential development along Great Southwest Parkway. Commercial and light industrial uses along the periphery contribute to a diverse land use mix that supports employment and neighborhood-serving retail options.

Health and Wellness

Residents of the Forum neighborhood have convenient access to a diverse range of health, grocery and retail amenities located just outside the neighborhood boundaries. Nearby grocery options include two Walmart Supercenters, Sam's Club and Aldi. Baylor Scott & White Grand Prairie provides emergency services to local residents. Recreational and fitness opportunities are available at The Epic, located adjacent to the neighborhood, along with a private fitness center just south of the neighborhood boundary.

Access and Opportunity

The Forum neighborhood enjoys proximity to major community destinations such as The Epic, offering residents access to recreational and entertainment amenities. The area is also well served by a variety of public, charter and technical schools, providing an array of educational options for families. Trader's Village is located within the neighborhood boundary and contributes to local economic activity and serves as a unique regional attraction for Grand Prairie residents and visitors alike.



Map 19. Forum Neighborhood Features and Existing Land Use

Summary

The Forum neighborhood features a diverse mix of residential and nonresidential uses, contributing to its role as one of the most dynamic areas within the EPICenter Area. Its proximity to The Epic and EpicCentral offers significant community and economic advantages, providing residents with access to premier recreational, cultural and entertainment amenities. These destinations have been consistently identified by the community as some of the area's greatest assets, reinforcing the Forum neighborhood's importance within the larger planning area.

Opportunities to enhance community completeness within the Forum neighborhood include:

H.1. Improve Pedestrian and Trail Connectivity
Strengthen pedestrian and trail connections between existing residential areas and The Epic/EpicCentral complex.

H.2. Encourage Mixed-Use and Office Development
Encourage future mixed-use development and reinvestment at key redevelopment sites and diversifying commercial development to include office.

H.3. Support Property Maintenance and Upkeep
Work with business and property owners to support upkeep of existing buildings and properties.

H.4. Enhance Traders Village as a Destination
Support the continued attraction of "Traders Village" as a major regional destination and economic driver while increasing diversity of activities and offerings between Great Southwest Parkway and SH 360.

Country Club Neighborhood Profile

Physical Context

The Country Club neighborhood is located on the northeastern side of the EPICenter Area, bordered by Belt Line Road to the east, SH 161 to the west, Pioneer Parkway to the north and IH 20 to the south. The neighborhood's landscape is shaped by the Fish Creek corridor, which runs through its southeastern portion and feeds into Mountain Creek Lake. This area includes portions of the 100-year floodplain, particularly near Grand Oaks Golf Club and the adjacent open space network.

Neighborhood Mobility

The Country Club neighborhood benefits from strong regional accessibility via Belt Line Road on the east, SH 161 and IH 20. Most residential streets feature sidewalks, providing a safe environment for pedestrian circulation within the neighborhood. Proposed trail corridors along South Carrier Parkway, Robinson Road and South Forum Drive will enhance local connectivity and extend access to the Grand Oaks Golf Club and Fish Creek greenbelt.

Housing Variety

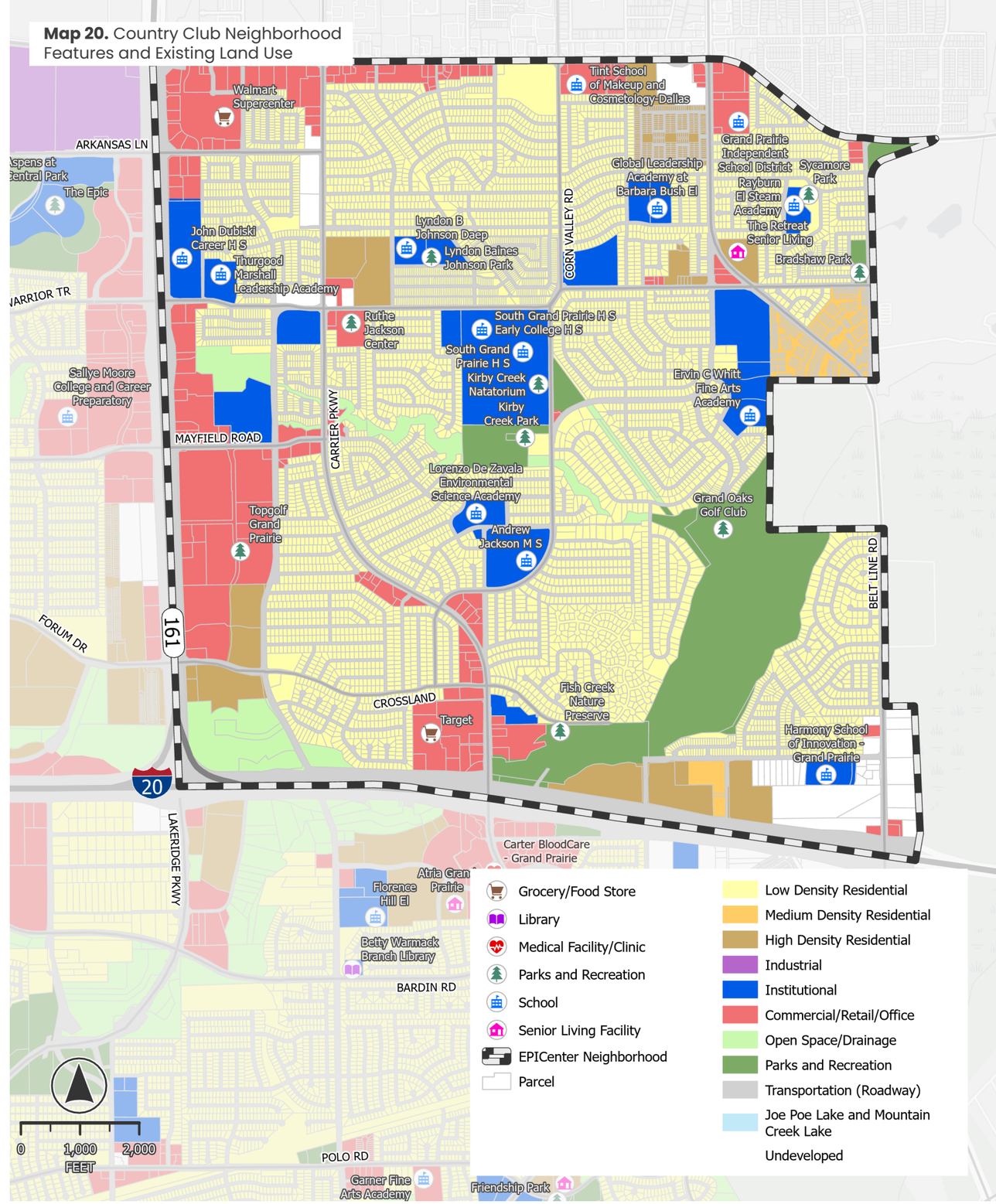
The Country Club neighborhood is predominantly composed of single-family homes but includes a broader mix of housing types than many other neighborhoods in Grand Prairie. Multifamily developments are situated along major corridors, including SH 161, IH 20 and Warrior Trail. Most housing was constructed between 1976 and 1995, reflecting post-war suburban development patterns, with newer homes built after 1996 located closer to SH 161 and IH 20.

Health and Wellness

Residents benefit from access to nearby grocery, health and recreational amenities within a short driving distance. Major grocery options such as Walmart Supercenter and Target are located along SH 161 and IH 20. The Fish Creek corridor and Grand Oaks Golf Club provide outdoor recreation opportunities, and additional fitness and aquatic facilities, including the Kirby Creek Natatorium.

Access and Opportunity

The Country Club neighborhood offers close access to a variety of public schools, including Lorenzo De Zavala Environmental Science Academy, John A. Dubiski Career High School and South Grand Prairie High School, all located within the outlined neighborhood boundary. The neighborhood is conveniently located near popular Grand Prairie destinations, including The Epic and retail centers along IH 20.



Map 20. Country Club Neighborhood Features and Existing Land Use

Summary

The Country Club neighborhood is a well-established residential community located on the northeastern side of the EPICenter Area. Its landscape is defined by the Fish Creek corridor and the Grand Oaks Golf Club, which together provide a strong natural identity and recreational amenity for local residents. The neighborhood benefits from great regional access via Belt Line Road, SH 161 and IH 20, connecting it to nearby employment, retail and entertainment destinations. Given the area's diverse mix of commercial uses, redevelopment opportunities may be considered along IH 20 and Pioneer Parkway as the City continues to grow in the future.

Opportunities to enhance community completeness within the Country Club neighborhood include:

H.5. Expand Trails and Sidewalk Connectivity
Expand trail and sidewalk connections to strengthen links between residential areas, Fish Creek and Grand Oaks Golf Club.

H.6. Support Housing Reinvestment and Stability
Support reinvestment in aging housing and infrastructure, outreach to residents and housing improvement support to maintain neighborhood stability and visual appeal.

H.7. Maintain Neighborhood Scale
Maintain existing density levels in core neighborhoods with increased density limited to the periphery of the area along major corridors with supporting retail and services.

H.8. Support Property Maintenance and Upkeep
Work with business and property owners to support upkeep of existing buildings and properties.

H.9. Encourage Neighborhood-Serving Development
Encourage small-scale mixed-use or neighborhood-serving development along major corridors such as SH 161 and IH 20.

Oak Hollow Neighborhood Profile

Physical Context

The Oak Hollow neighborhood is located south of I-20 on the western portion of the EPICenter Area. It is bordered by Lake Ridge Parkway to the east and West Camp Wisdom Road to the south. The neighborhood is characterized by established residential subdivisions surrounded by natural open spaces and floodplain areas associated with the Fish Creek corridor. Fish Creek Linear Park runs through the neighborhood, serving as a defining landscape feature.

Neighborhood Mobility

The Oak Hollow neighborhood is composed of curvilinear residential streets that reflect a consistent suburban development pattern similar to surrounding neighborhoods. While most areas include sidewalks, residential streets along the east of South Great Southwest Parkway lack complete sidewalk connections. The neighborhood is situated near the trail network associated with Fish Creek Linear Park and additional trails along Lake Ridge Parkway, providing strong pedestrian and bicycle connectivity compared to other parts of the EPICenter Area.

Housing Variety

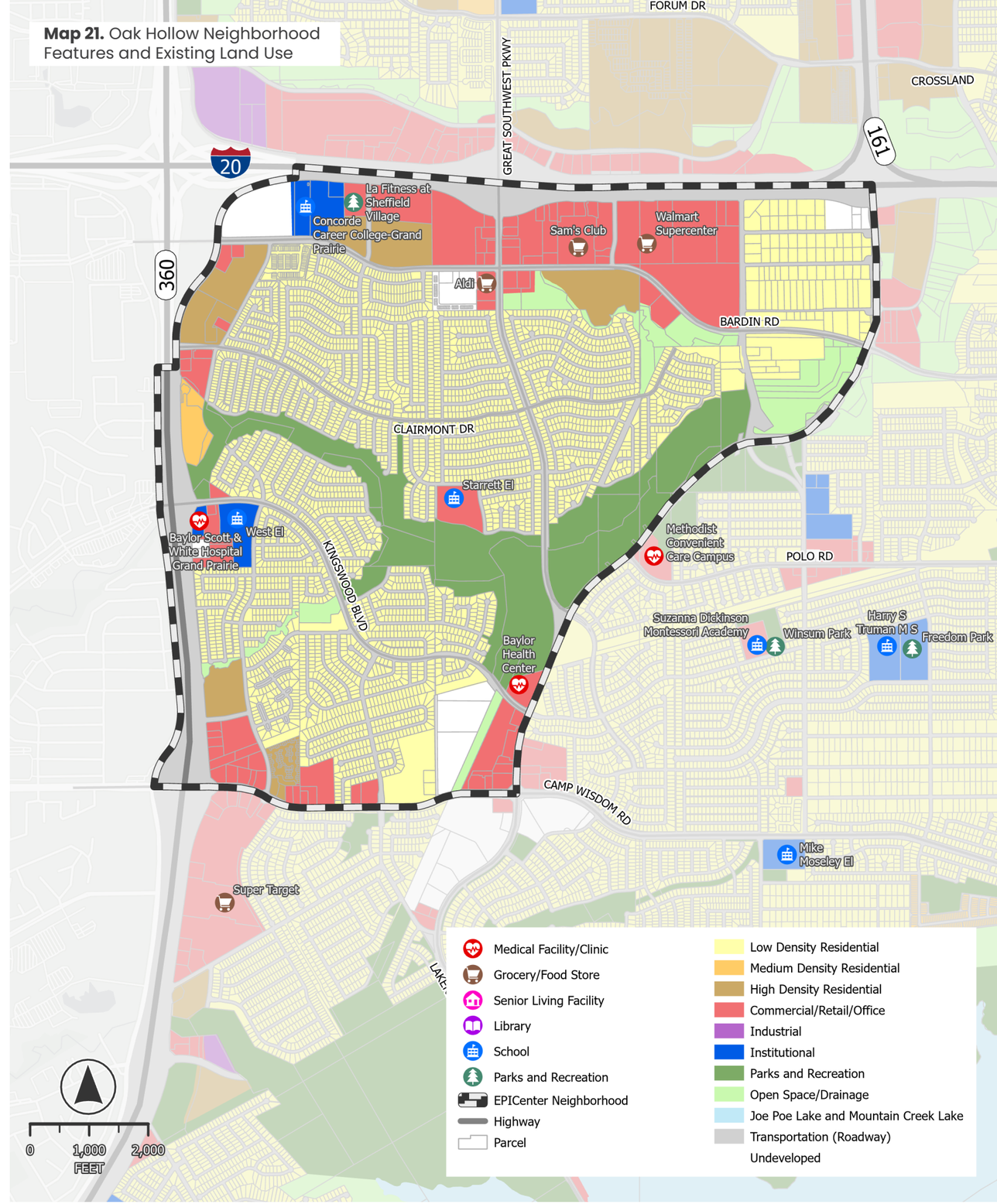
Oak Hollow is primarily a single-family neighborhood with a mix of post-war suburban homes. Multifamily developments are located along Bardin Road and other major corridors. Most homes are owner-occupied, though renter-occupied housing is more common along the southern edge of the neighborhood near Camp Wisdom Road. The area's housing stock and lot sizes support a stable, family-oriented residential character.

Health and Wellness

Residents of Oak Hollow have convenient access to extensive green space and one of the most connected trail systems in Grand Prairie, anchored by Fish Creek Linear Park. The neighborhood is also within close proximity to several healthcare facilities, including the Baylor Scott and White Emergency Hospital within the Oak Hollow neighborhood, three local health centers and nearby fitness and recreational amenities along Lake Ridge Parkway and IH 20. These resources contribute to a strong foundation for community health and active living.

Access and Opportunity

Oak Hollow offers convenient access to retail and educational amenities that support daily needs. Grocery stores are located along Bardin Road, and small-scale commercial centers are positioned at key intersections throughout the neighborhood. The area is served by multiple local schools, including elementary campuses and the Concorde Career College-Grand Prairie, which provides higher education and workforce training opportunities.



Map 21. Oak Hollow Neighborhood Features and Existing Land Use

Summary

The Oak Hollow neighborhood is a residential area on the western side of the EPICenter Area. While primarily composed of single-family homes, it contains a small mix of multifamily housing along Bardin Road and Camp Wisdom Road. The neighborhood benefits from an extensive green and open space network anchored by Fish Creek Linear Park, which provides strong regional trail connections and recreational opportunities. However, certain residential streets lack continuous sidewalks, and access to neighborhood-serving retail and services remains limited.

Opportunities to enhance community completeness within the Oak Hollow neighborhood include:

H.10. Support Neighborhood Reinvestment and Maintenance
Support neighborhood reinvestment through targeted maintenance, landscaping and housing rehabilitation programs that preserve the neighborhood's residential quality.

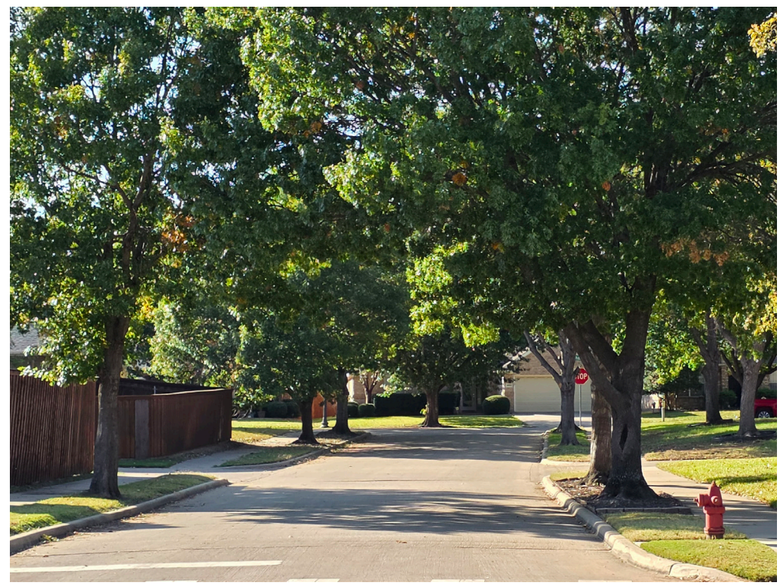
H.11. Encourage Small-Scale Services and Business Growth
Develop programs and initiatives to encourage small-scale neighborhood services and small business incubation at key intersections through redevelopment/reinvestment in aging developments to better meet daily needs and reduce reliance on regional corridors.

H.12. Support Property Maintenance and Upkeep
Work with business and property owners to support upkeep of existing buildings and properties.

H.13. Explore Key Intersection Redevelopment
Explore redevelopment opportunities at the intersection of Great Southwest Parkway and IH 20, which may accommodate new commercial or mixed-use amenities that enhance access and convenience for nearby residents.

H.14. Promote Housing and Infrastructure Reinvestment
Encourage reinvestment and modernization of existing housing and public infrastructure to maintain long-term neighborhood appeal.

H.15. Enhance and Activate Open Spaces
Increase, preserve and activate open spaces to promote recreational opportunities.



Westchester Neighborhood Profile

Physical Context

The Westchester neighborhood is located south of IH 20 on the western edge of the EPICenter Area. The neighborhood is bordered by Lake Ridge Parkway to the west and the natural open spaces surrounding Joe Pool Lake to the south. It is a well-established suburban community characterized by gently curving streets, mature tree coverage and proximity to major transportation corridors such as IH 20 and Carrier Parkway.

Neighborhood Mobility

The Westchester neighborhood features a curvilinear street network, reflecting a traditional suburban pattern. Most residential streets include sidewalks that provide safe pedestrian circulation within the community. Residents have access to an existing trail along Lake Ridge Parkway. Although not within the neighborhood's boundary, the Lynn Creek Park trail is within close proximity to the southern portion of the community.

Housing Variety

The Westchester neighborhood is primarily composed of post-war suburban housing, with most homes constructed after 1976. Newer residential development built after 2005 is located along the southern portion of the community near Camp Wisdom Road, as well as near the intersection of Lake Ridge Parkway and IH 20. The area is largely single-family in character, with higher-density residential developments situated along IH 20, Lake Ridge Parkway and Carrier Parkway. While the majority of homes are single-family and renter-occupied, the neighborhood's stable residential character remains one of its defining features. Continued maintenance, landscaping and code enforcement will help preserve its established suburban identity.

Health and Wellness

Residents of the Westchester neighborhood benefit from access to several nearby parks and health facilities. Parkhill Park and Friendship Park are located within the neighborhood and provide spaces for recreation and community gatherings. The Grand Prairie Family YMCA, located nearby, offers fitness, sports and youth programming that serve residents of all ages.

Access and Opportunity

The Westchester neighborhood offers convenient access to a range of educational, recreational and community amenities. Local schools and the Betty Warmack Branch Library are located within close proximity, providing educational resources to the community. Retail centers and grocery stores along IH 20 offer everyday conveniences. These assets contribute to a high quality of life and reinforce Westchester's role as a stable and family-oriented neighborhood within the EPICenter Area.

Map 22. Westchester Neighborhood Features and Existing Land Use

Summary

The Westchester neighborhood is one of the most established suburban communities in the EPICenter Area, defined by mature trees, well-maintained homes and a strong neighborhood identity. Its location near IH 20, Carrier Parkway and Lake Ridge Parkway provides convenient regional access while maintaining a quiet, family-oriented setting. Parks, schools and community amenities such as the Grand Prairie Family YMCA and the Betty Warmack Branch Library contribute to a high quality of life. While residents value the neighborhood's single-family character, continued investment in infrastructure and property maintenance will help preserve its quality, and limited opportunities for small-scale commercial or mixed-use development along major corridors could add convenience without altering its established identity.

Opportunities to enhance community completeness within the Westchester neighborhood include:

H.16. Improve Pedestrian and Bicycle Connectivity
Enhance pedestrian and bicycle connectivity by improving sidewalk networks and creating safer crossings along Carrier Parkway and Lake Ridge Parkway.

H.17. Strengthen Connections to Lake and Open Space, Especially Focus on North Westchester
Maintain and enhance connectivity between existing residential neighborhoods and natural and accessible areas near the lake, including connections to Joe Pool Lake and recent investments in the Regional Veloweb such as Camp Wisdom trail.

H.18. Preserve Neighborhood Character and Design Quality
Work with Westchester stakeholders to maintain neighborhood and area character through aesthetic design criteria for development and redevelopment of commercial centers, new residential and public enhancements.

H.19. Support Property Maintenance and Upkeep
Work with business and property owners to support upkeep of existing buildings and properties.

H.20. Promote Housing and Infrastructure Reinvestment
Encourage reinvestment and modernization of existing housing and public infrastructure to maintain long-term neighborhood appeal.

Lake Parks Neighborhood Profile

Physical Context

The Lake Parks neighborhood is located on the western side of the EPICenter Area, just south of the Oak Hollow neighborhood. The southeastern portion of the neighborhood is bounded by the lakefront facing Joe Pool Lake, providing an array of open and green space. Most of the southern portion of the community falls within the area's floodplain. The Lake Parks neighborhood is bounded by SH 360 to the west, Camp Wisdom Road to the north and Lake Ridge Parkway through the northeastern portion.

Neighborhood Mobility

The Lake Parks neighborhood features a well-organized street network composed of two primary subdivisions with consistent suburban design and circulation patterns. Most streets include sidewalks that support safe pedestrian movement throughout the community. Existing trails, including Lynn Creek West primitive trail, connect residents to Lynn Creek Park and the Joe Pool Lake area, while future extensions along Doryn Drive will link to Lake Ridge Parkway, further enhancing connectivity to regional recreation amenities.

Housing Variety

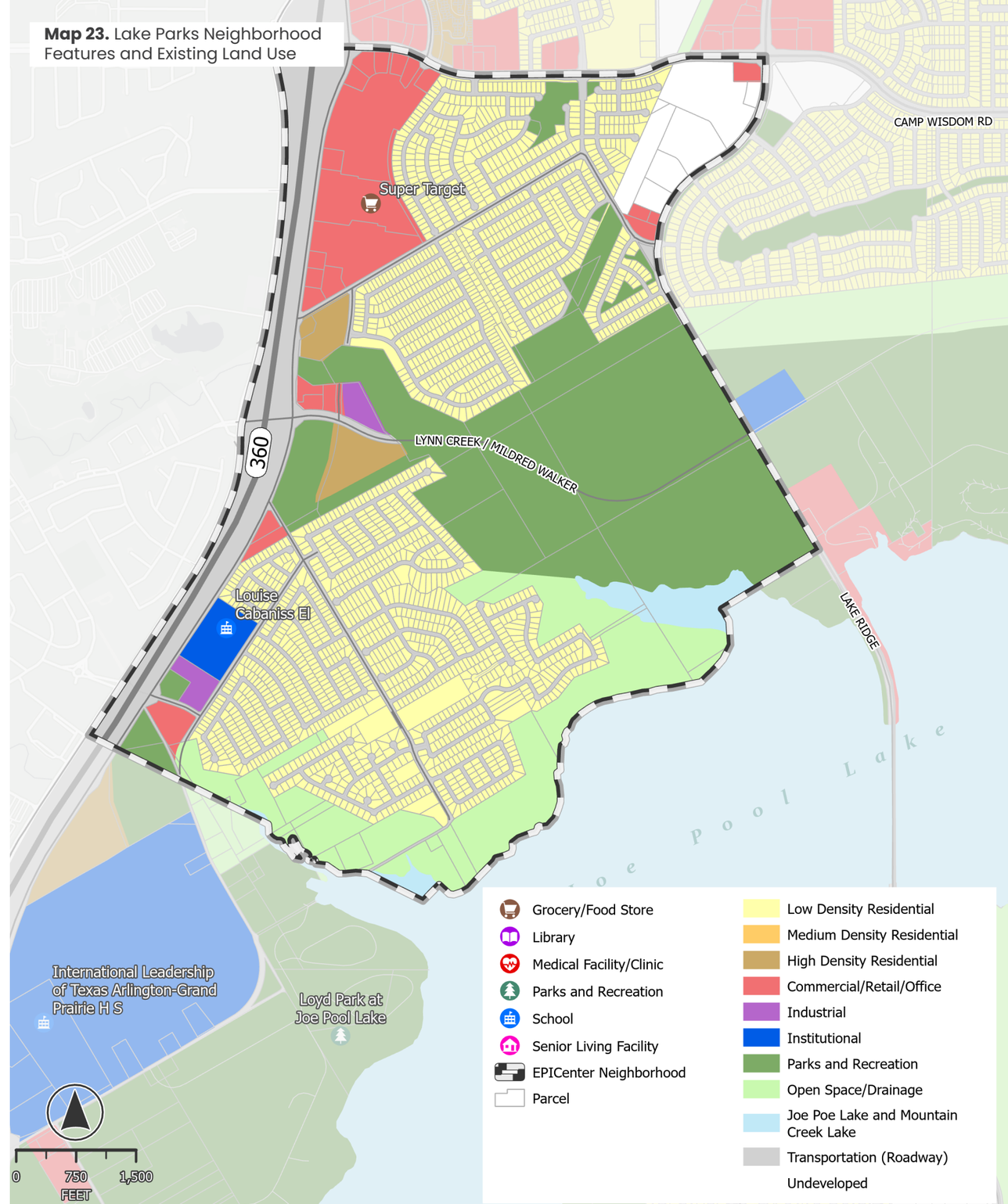
The Lake Parks neighborhood is primarily composed of low-density residential development concentrated within its core subdivisions, complemented by a few higher-density residential developments located near SH 360. Most homes in the area were constructed after 2005 and are primarily owner-occupied, reflecting a newer suburban housing pattern. Retail and service uses are located along SH 360, providing convenient access to everyday goods and neighborhood amenities.

Health and Wellness

Residents of the Lake Parks neighborhood have convenient access to outdoor recreation at the nearby lakefront and Loyd Park, located just south of the neighborhood. These areas offer opportunities for boating, hiking and other outdoor activities. A Super Target at SH 360 and Camp Wisdom Road provides groceries and essential retail services. Although major healthcare facilities are located outside the neighborhood, several clinics and medical providers to the north ensure residents remain within close reach of health and wellness resources.

Access and Opportunity

The Lake Parks neighborhood is served by one elementary school within the Mansfield ISD, providing convenient access for young families. The nearby International Leadership of Texas Arlington–Grand Prairie campus offers additional educational options. Easy access to SH 360 and Camp Wisdom Road connects residents to regional jobs, shopping and recreation, reinforcing the neighborhood's family-oriented and well-connected character within the EPICenter Area.



Map 23. Lake Parks Neighborhood Features and Existing Land Use

Summary

The Lake Parks neighborhood is a newer residential community on the western side of the EPICenter Area, bordered by SH 360, Camp Wisdom Road and Lake Ridge Parkway. The southeastern edge faces Joe Pool Lake, offering scenic views and access to open space and recreation. Most homes were built after 2005 and are primarily owner-occupied, reflecting a modern suburban character. Residents benefit from nearby trails that connect to Lynn Creek Park and future extensions planned along Doryn Drive, as well as convenient access to retail and services along SH 360. The neighborhood's proximity to Loyd Park, local schools and regional roadways supports its appeal as a family-oriented and well-connected community.

Opportunities to enhance community completeness within the Lake Parks neighborhood include:

H.21. Strengthen Connections to Lake and Trails
Maintain and enhance connectivity between existing residential neighborhoods and natural and accessible areas near the lake, including connections to Joe Pool Lake and recent investments in the Regional Veloweb such as Camp Wisdom trail.

H.22. Support Retail Recruitment and Property Upkeep
Support recruitment and retention of neighborhood-supporting retail services in key undeveloped tracts or areas suitable for redevelopment while working with business and property owners to support upkeep of existing buildings and properties.

H.23. Encourage Small-Scale Services and Business Growth
Develop programs and initiatives to encourage small-scale neighborhood services and small business incubation at key intersections through redevelopment/reinvestment in aging developments to better meet daily needs and reduce reliance on regional corridors.

H.24. Collaborate on Landscaping and Open Space Maintenance
Suport collaboration with HOAs to maintain visual upkeep of landscaping and open space improvements.

Mira Lagos

Physical Context

The Mira Lagos neighborhood is located along the southernmost edge of the EPICenter Area, bordered by Joe Pool Lake to the south and east. The neighborhood's setting along the lakefront provides extensive open space and greenbelts, making it one of the most naturally oriented communities within the EPICenter Area. Much of the southern and eastern portions of the neighborhood fall within the 100-year floodplain associated with Joe Pool Lake, preserving large tracts of natural vegetation and water-adjacent parkland.

Neighborhood Mobility

The Mira Lagos neighborhood features an interconnected suburban street network with Grand Peninsula Boulevard serving as a central loop connecting neighborhood streets to Lake Ridge Parkway. Some of the residential streets include sidewalks, supporting safe pedestrian circulation throughout the community. While the majority of the trail system lies outside the neighborhood boundary, residents have convenient access to nearby recreational trails located within Loyd Park and along the Joe Pool Lake shoreline. These amenities provide opportunities for outdoor activity and enhance regional connectivity.

Housing Variety

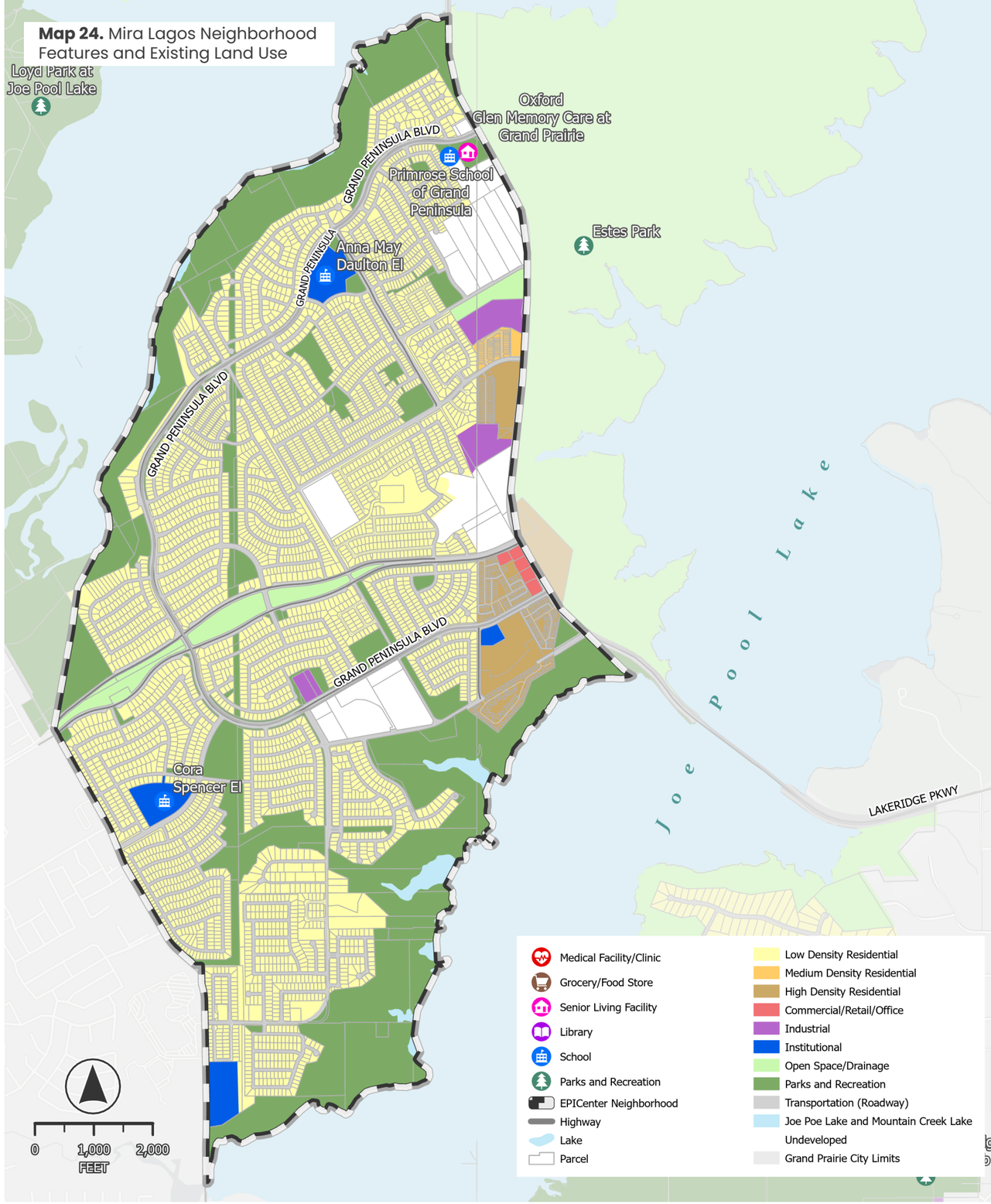
The Mira Lagos neighborhood is primarily composed of low density residential development, with a small number of higher density homes located along Lake Ridge Parkway. All housing within the community was constructed after 2005, reflecting a newer suburban development pattern with consistent architectural design and neighborhood amenities. The area's uniform residential character and well-maintained streetscapes contribute to a cohesive and family-oriented community identity.

Health and Wellness

Residents of Mira Lagos enjoy recreation and open space opportunities, with Estes Park providing a central gathering area and play space. A senior living facility on the northern edge supports accessibility for older adults. Most health and wellness opportunities come from Joe Pool Lake and nearby parks, which offer trails, picnic areas and water-based recreation.

Access and Opportunity

The Mira Lagos neighborhood is primarily residential, with limited commercial development located along the periphery to serve local needs. Residents have convenient access to Lake Ridge Parkway, which connects to major corridors and retail destinations outside the neighborhood. Three schools are located within the community, providing accessible educational opportunities for families.



Map 24. Mira Lagos Neighborhood Features and Existing Land Use

Summary

The Mira Lagos neighborhood is a newer, master-planned residential community located along the southern edge of the EPICenter Area. Its proximity to Joe Pool Lake and extensive network of open spaces, trails and greenbelts make it one of the area's most scenic and recreation-oriented neighborhoods. The community's well-maintained homes, consistent design and strong neighborhood identity contribute to its appeal as a family-oriented environment. While commercial and service uses are limited, residents benefit from nearby schools, parks and regional access via Lake Ridge Parkway. Future planning efforts should focus on maintaining the neighborhood's high quality of life, preserving its natural assets and exploring opportunities for compatible development that complements the surrounding lakefront.

Opportunities to enhance community completeness within the Mira Lagos neighborhood include:

H.25. Preserve and Enhance Lakefront Environment
Preserve and enhance the lakefront environment by maintaining floodplain protection, avoiding construction in the floodplain, preserving natural buffers and open space connections that support recreation and ecological health.

H.26. Identify Catalytic Sites for Future Amenities
Evaluate potential catalytic sites along Lake Ridge Parkway and major arterials that could accommodate future amenities or public spaces supporting tourism and community gathering.

Lake Ridge

Physical Context

The Lake Ridge neighborhood is located at the southernmost portion of the EPICenter Area, surrounded by Joe Pool Lake to its west. Much of the surrounding area includes parkland, golf course landscapes and floodplain associated with the lake, creating a distinct natural character and scenic quality. While primarily residential, the neighborhood benefits from proximity to outdoor recreation and regional open space amenities located just beyond its boundary.

Neighborhood Mobility

The Lake Ridge neighborhood features a suburban street network that follows the area's natural topography, resulting in wider, curvilinear streets with limited connectivity. This design emphasizes privacy and open space, consistent with the neighborhood's low density character. Sidewalk coverage is limited, with complete networks primarily found in the northern portion of the community. A proposed trail along the western boundary would enhance pedestrian access and strengthen connections to Joe Pool Lake and surrounding recreational areas.

Housing Variety

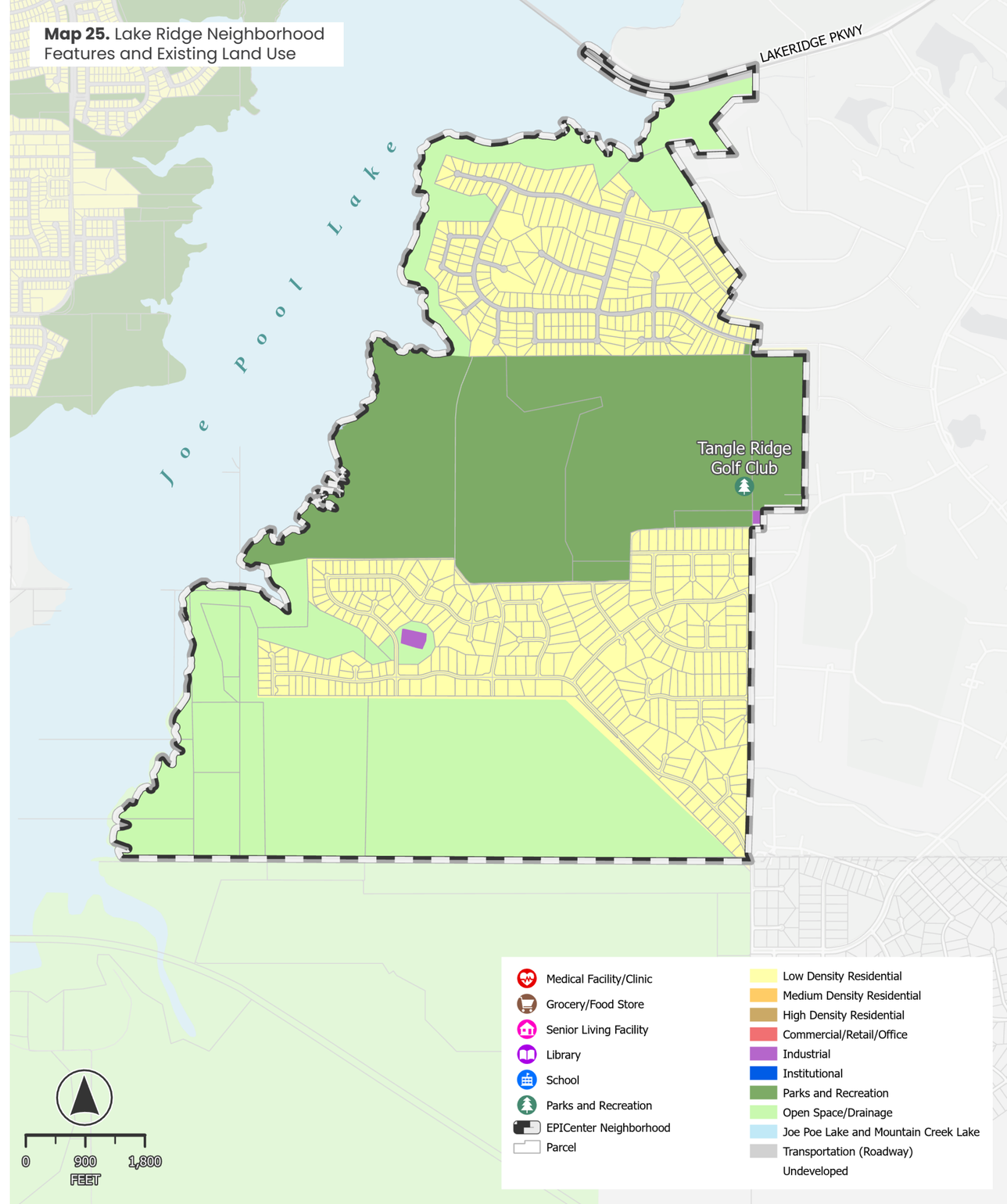
The Mira Lagos neighborhood is primarily comprised of low density, single-family homes on large lots that complement the natural location of the community. Most housing was built after 2005, reflecting a newer suburban pattern than other neighborhoods in the EPICenter Area. This housing composition provides a more suburban living environment than other neighborhoods in the EPICenter Area.

Health and Wellness

While the Lake Ridge neighborhood does not contain amenities within its boundary, residents have direct access to extensive outdoor and recreational opportunities nearby. Tangle Ridge Golf Club, Joe Pool Lake and several surrounding parks and trailheads provide opportunities for walking, cycling and outdoor recreation that support active lifestyles. Residents also remain within a short drive of health and wellness facilities located north along Lake Ridge Parkway and I-20.

Access and Opportunity

The Lake Ridge neighborhood is primarily residential, with no commercial or institutional uses located within its boundary. However, residents benefit from close access to major roadways such as Lake Ridge Parkway and Mansfield Road, which connect to shopping, schools and services located just north of the study area.



Map 25. Lake Ridge Neighborhood Features and Existing Land Use

Summary

The Lake Ridge neighborhood is a low-density residential community located at the southernmost edge of the EPICenter Area. Its setting along Joe Pool Lake, surrounded by parkland, golf courses and floodplain, creates a distinctive natural and scenic environment. While amenities are located outside the neighborhood, residents enjoy close access to regional recreation at Tangle Ridge Golf Club and Joe Pool Lake, along with nearby parks and trails.

Opportunities to enhance community completeness within the Lake Ridge neighborhood include:

H.27. Collaborate with HOA for Neighborhood Support
Maintain collaboration with the neighborhood HOA to support ongoing communication, maintenance and neighborhood improvement efforts.

H.28. Enhance Public Amenities and Neighborhood Quality
Support and enhance public amenities and enhancements that contribute to neighborhood character and quality.

H.29. Coordinate on Code Enforcement and Maintenance
Coordinate with City of Cedar Hill to support strong code enforcement and property maintenance to preserve the neighborhood's visual quality and natural character.

TRANSPORTATION AND MOBILITY

Introduction

Transportation plays a vital role in shaping how people live, work and move within the community. It connects residents to jobs, schools and services, supports local businesses and influences where and how new development may occur.

This chapter builds upon the City's previous Thoroughfare Plan, reflecting current community needs and priorities, anticipated developments and evolving travel patterns. It applies a holistic approach that considers all modes of travel, while supporting the City's broader goals for connectivity and livability.

This chapter will:

- Analyze current conditions of the transportation system in the EPICenter Area
- Review existing plans and projects
- Recommend updates to the thoroughfare plan and design standards
- Provide policy and program recommendations
- Provide a short- and long-term list of actions for implementation (Please refer to the Implementation chapter for details about the timeframe of each strategy)

Connection to Land Use

Transportation and land use are interdependent systems that shape the physical form and daily life of a community. Land use patterns determine where people live, work and gather, which in turn drives the demand for transportation connections between those places. The functional classification and design of the street network influence what kind of development is viable along the street. For example, a higher-speed arterial will attract more auto-oriented developments, while more compact neighborhood streets will attract residential uses and support active transportation options.

A coordinated approach ensures that the transportation system supports the City's desired growth pattern, that street designs fit their surrounding context and character and that the overall network provides safe and well-connected neighborhoods.

What We Heard

Below is a selection of quotes we have received from residents and community members throughout the engagement for this process. These selections were chosen because they represent recurring themes we heard during engagements.

"Add bike lane and pedestrian facilities to access EPIC for surrounding neighborhoods to reduce traffic. "

"Add bike lane @ lake"

"How about connecting or enlarging the area for hike & bike/ walking trails. I would prefer not to have to drive to a park to ride my bike. "

"I would like to see improvements to the street infrastructure, bike lanes, and more speeding enforcement."

"City infrastructure (streets) and services [need to] keep[ing] up with growth. Lake Ridge needs widened."

"Well maintained walking trails, safe sidewalks and community building programs. Make Grand Prairie a place to stay and raise a family.

"Traffic congestion is the biggest mobility challenge in the area"

Transportation Demographics

Examining how residents travel to work provides insight into the community's transportation character, mobility patterns and the community's reliance on different transportation modes.

Modes of Transportation

Most EPICenter Area residents in Grand Prairie drive alone to work (75.7%), while smaller shares carpool (9.8%) or work from home (12.6%) (see Figure 29). Very few residents use public transportation (0.1%), walk (0.5%) or bicycle (0.0%), highlighting the Area's strong dependence on personal vehicles for daily commuting.

Vehicles Available

Nearly four in ten housing units in the EPICenter Area have two vehicles available, and another quarter have one vehicle (see Figure 30). The limited number of households without a vehicle (3.2%) further underscores the automobile-oriented nature of the area and the importance of reliable roadway connectivity.

Travel Time to Work

Approximately 40% of residents have a commute of less than 30 minutes, while the largest share (17.5%) travels between 30 and 34 minutes to work (see Figure 31). Over a fifth of the residents commute more than 45 minutes to and from work.

Figure 29. Modes of transportation to work of EPICenter Area residents (Source: ACS 2023 5-Year Estimates, S0804)

Figure 30. Housing units by vehicles available in the EPICenter Area (Source: ACS 2023 5-Year Estimates, B08006)

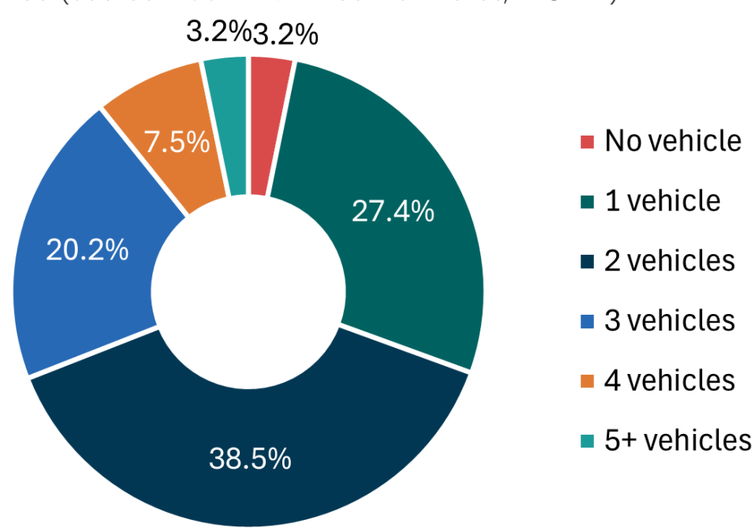
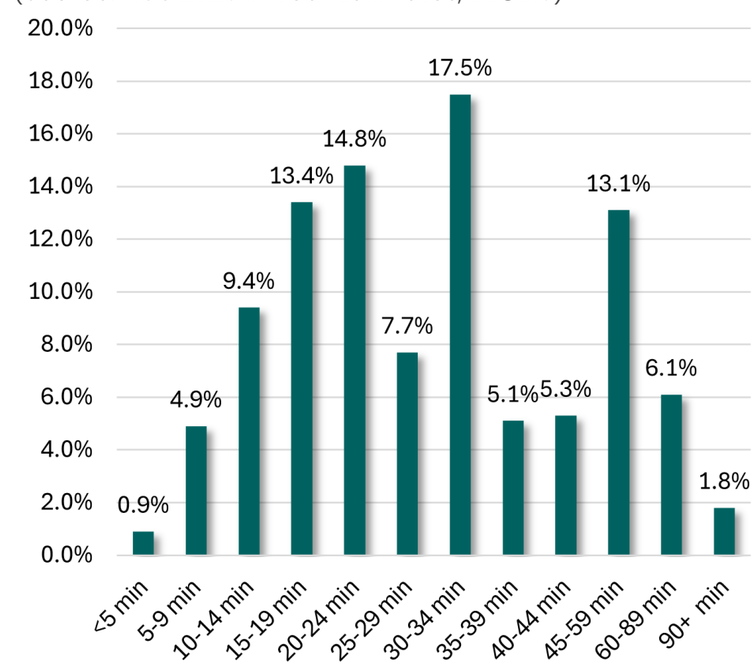


Figure 31. Travel time to work of EPICenter Area residents (Source: ACS 2023 5-Year Estimates, B08013)



Source: ACS

Existing Roadway Network

Figure 32 shows the existing Thoroughfare Plan that illustrates the ultimate network of highways, arterials and collectors in the EPICenter Area.

Major Corridors

Major corridors are the north-south (NS) and east-west (EW) roadways that create the core grid network in the EPICenter Area. They provide localized access connecting different areas of Grand Prairie and regional access connecting the City to the broader Dallas-Forth Worth area.

Highways

Interstate Highway 20 (IH 20)

IH 20 is an EW eight-lane divided interstate highway that provides regional access between Grand Prairie and the broader DFW Metropolitan Area.

President George Bush Turnpike (PGBT) and State Highway 161 (SH 161)

PGBT is a NS six-lane divided tollway that also provides regional access between the City and the broader DFW area. SH 161 is a NS four-lane divided state highway that serves as the PGBT's frontage road.

State Highway 360 (SH 360)

SH 360 is a NS four-lane divided state highway. It serves as a border with the City of Arlington and as the western boundary of the EPICenter Area.

Principal Arterials

Pioneer Parkway (Spur 303)

Pioneer Parkway is an EW six-lane divided corridor. It serves as the northern boundary of the EPICenter Area.

Belt Line Road (FM 1382)

Belt Line Road is a NS divided road, with four to six lanes. It is located in the eastern part of the City, connecting Grand Prairie to Irving, Dallas and Cedar Hill.

Lake Ridge Parkway

Lake Ridge Parkway is a NS four- to six-lane divided road connecting SH 161 to the southern parts of Grand Prairie. Lake Ridge Parkway is currently the only road providing access over Joe Pool Lake, crossing the lake in two different locations.

Camp Wisdom Road

Camp Wisdom Road is an EW divided principal arterial with four to six lanes, connecting Belt Line Road with SH 360.

South Great Southwest Parkway

Great Southwest is a NS divided road with four to six lanes, connecting Lake Ridge Parkway with Pioneer Parkway and IH 30.

Carrier Parkway

Carrier Parkway is a NS divided corridor with four to six lanes, connecting W Camp Wisdom Road all the way to PGBT.

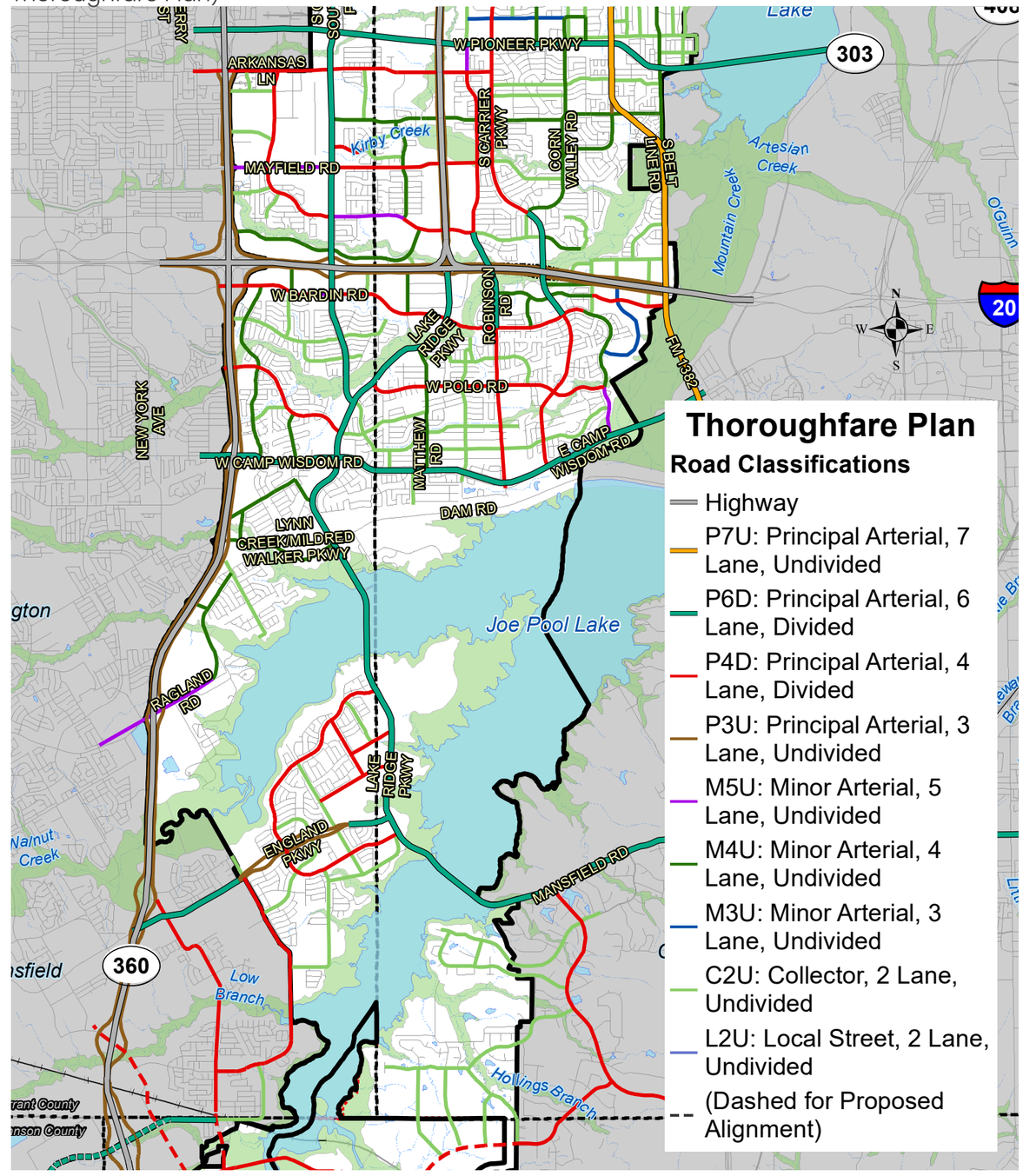
Robinson Road

Robinson Road is a divided NS road with four lanes from West Camp Wisdom to Pioneer Parkway, and becomes undivided with two to four lanes north of Pioneer Parkway.

England Parkway

England Parkway on the peninsula is the only three-lane principal arterial in the EPICenter Area, with two main lanes and one additional one-way lane in each direction, separated from the main lanes to allow for residential driveway access.

Figure 32. Thoroughfare Plan in the EPICenter Area (Source: City of Grand Prairie, 2018 Thoroughfare Plan)



Traffic Volumes

Analyzing traffic volume is key to understanding the existing conditions of traffic flow in the City and identifying roadways that may require intervention to meet future demands. Texas Department of Transportation (TxDOT) collects Annual Average Daily Traffic (AADT) at different locations along local and regional roadways.

AADT represents the average number of vehicles that travel a roadway segment each day over the course of a full year, accounting for seasonal variations (e.g., weekdays vs. weekends, school time vs. holidays, etc.).

AADT in EPICenter Area

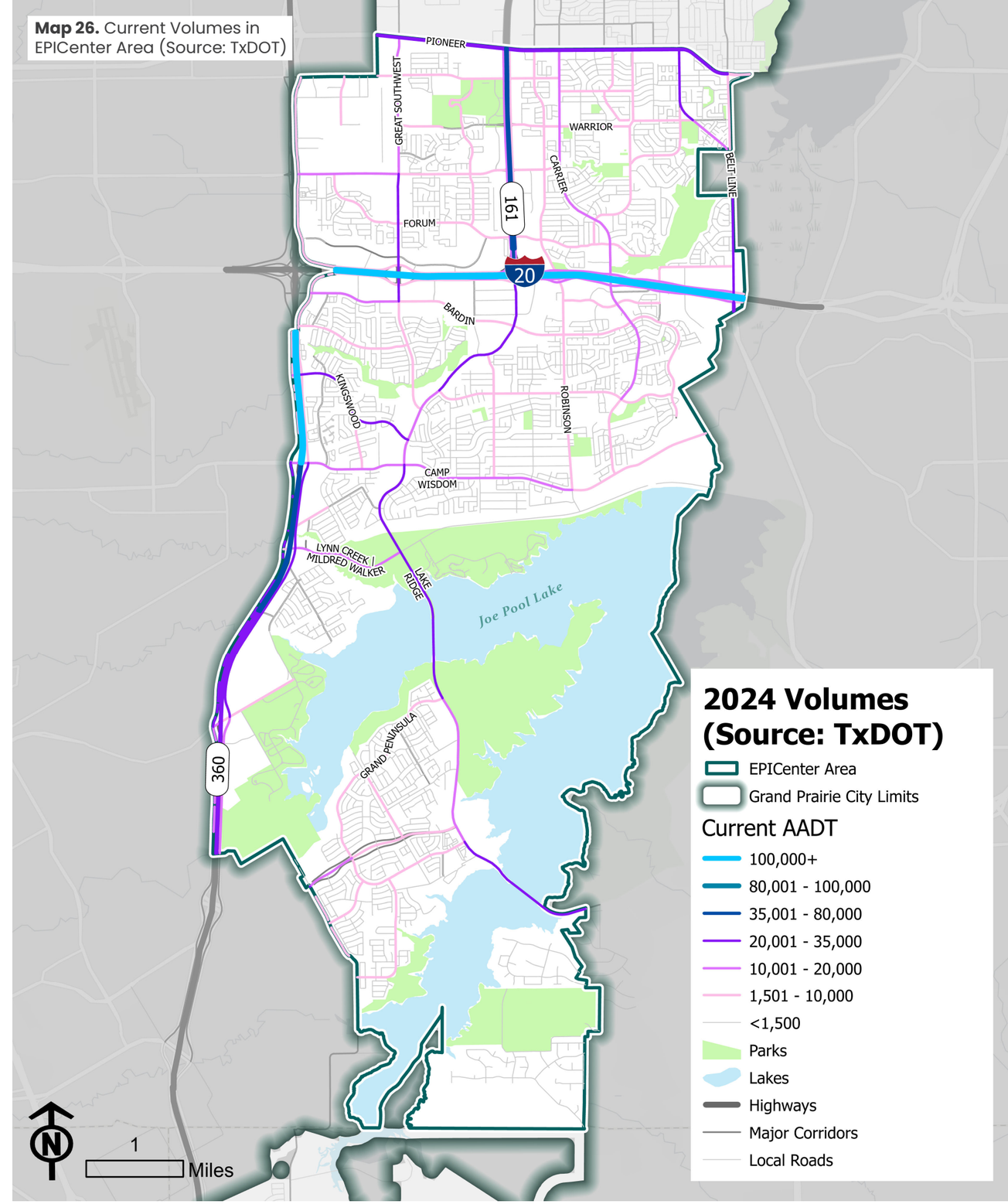
Map 26 illustrated the AADT along the EPICenter Area's corridors. Key observations include:

- The highest traffic volumes occur along IH 20 (reaching almost 200,000 vehicles per day), SH 360 (127,000) and SH 161 (66,000), which serve as the Area's primary regional corridors.
- The highest traffic volumes on City streets are Great Southwest Parkway and Lake Ridge Parkway (both around 24,000 vehicles), Kingswood Boulevard (20,000) and Carrier Parkway (19,000), indicating their role as key east–west and north–south connections.
- Local collectors and neighborhood streets carry significantly lower volumes, typically below 10,000 vehicles per day.

Planning Implications

Traffic patterns across the EPICenter Area reflect a range of conditions. Most of the Area's interstate and highway system roads effectively support the regional mobility needs, while some corridors, such as SH 161 and PGBT, operate at or over capacity. As development continues along these corridors and their frontage roads, traffic volumes are expected to increase. Maintaining reliable mobility will require continued coordination with TxDOT and planning for operational improvements and future capacity.

At the same time, many local and collector roads operate below capacity, particularly in more established residential areas. For a built-out community like Grand Prairie, understanding where travel demand is lower provides opportunities to consider rightsizing strategies and improve multimodal connectivity.



Map 26. Current Volumes in EPICenter Area (Source: TxDOT)

Safety

Map 27 shows the density of all crashes and locations of fatal and serious injury vehicle and bike/ped crashes within the EPICenter Area.

There were 4,544 vehicle crashes that happened within the EPICenter Area from 2022 to 2024. The number of crashes has decreased in that time by over 180 crashes, as shown in Figure 33. Of the total, 18 crashes resulted in fatal injuries and over 15% of the crashes resulted in serious or minor injuries.

Figure 33. Crashes by year (Source: CRIS)

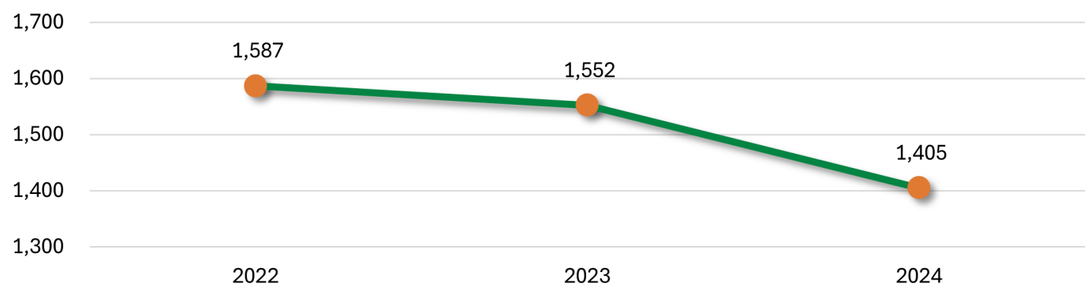
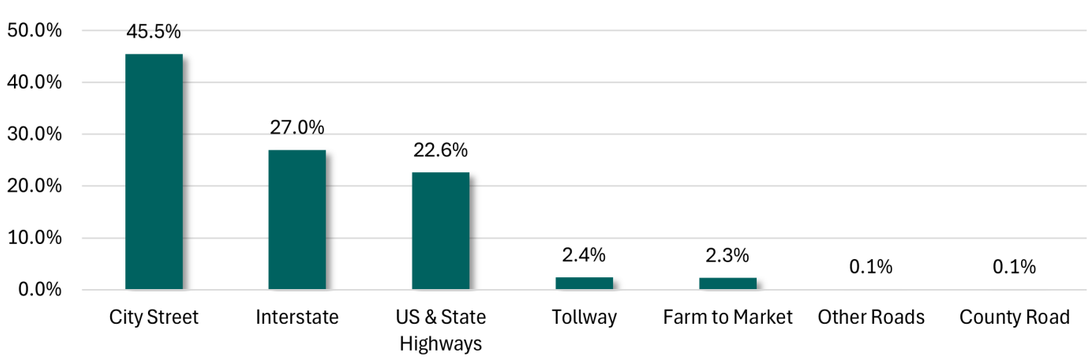
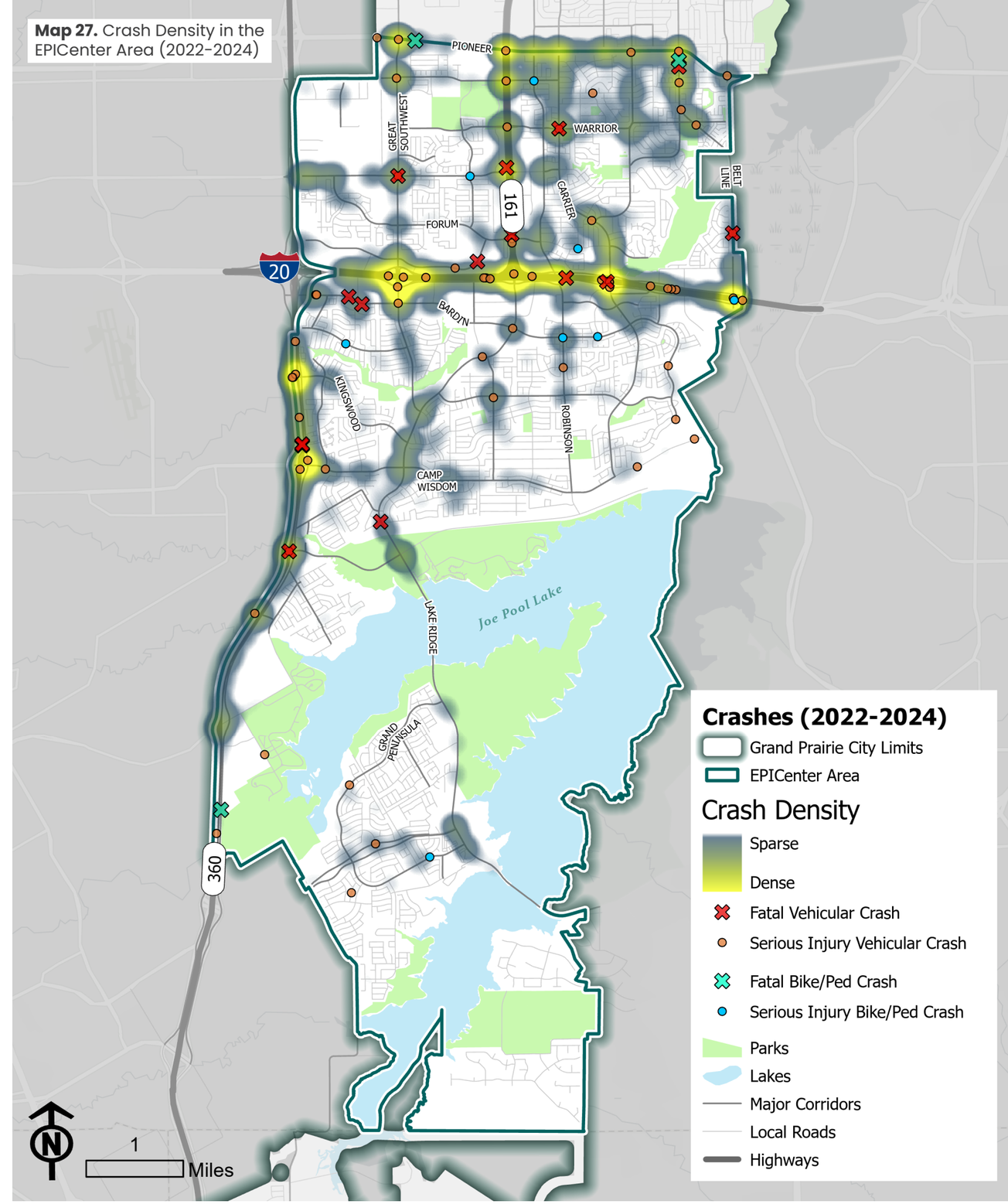


Figure 34 reveals that around 54% of the crashes occurred along the TxDOT-maintained facilities (interstates, highways and FM roads). Approximately 45% of the crashes occurred on city streets. City streets with the highest number of crashes are S Carrier Parkway, Lake Ridge Parkway and S Great Southwest Parkway. The most common contributing factors of the crashes on city streets are driver inattention, failure to control speed and failure to yield the right of way when turning left.

Figure 34. Crashes by road type (Source: CRIS)





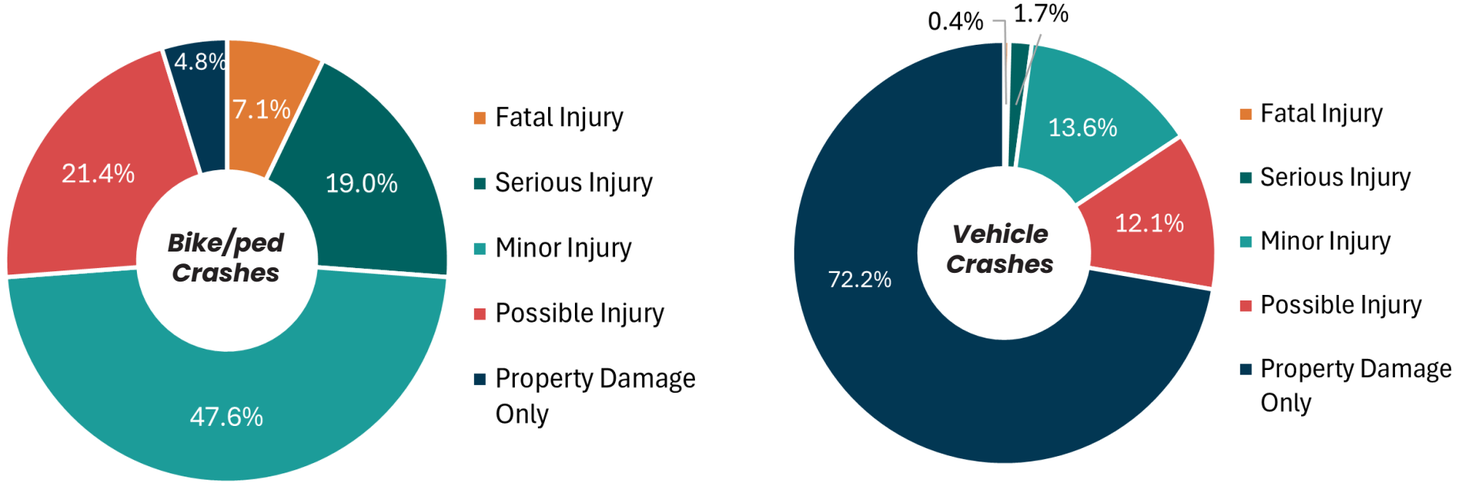
Map 27. Crash Density in the EPICenter Area (2022-2024)

Bicycle and Pedestrian Crashes

A total of 42 crashes involved bicyclists or pedestrians. Three crashes resulted in fatal injuries, with eight resulting in serious injuries and 20 in minor injuries. Pedestrians failing to yield the right of way to vehicles was the most common primary contributing factor to these crashes, with driver inattention being the second most common factor.

Even though the crashes involving bicyclists and pedestrians account for only 1% of all crashes in the EPICenter Area, the bicyclists and pedestrians are almost **five times more likely to sustain an injury or a fatality** when struck by a vehicle compared to people in crashes with vehicles only (see Figure 35).

Figure 35. Vehicle versus bike/ped crashes by severity (Source: CRIS)



Strategies

TM.1. Continue Efforts to Adopt a Citywide Safety Policy or Vision Zero Framework

Establish a formal commitment to eliminating fatal and serious injury crashes through data-driven planning, engineering, enforcement and education.

TM.2. Continue Efforts to Develop a Comprehensive Safety Action Plan

Identify systemic and location-specific safety treatments to reach the Vision Zero goal.

TM.3. Continue Efforts to Promote a Safe Routes to School and Safe Routes to Parks Initiatives

Focus on improving pedestrian safety near schools, parks and transit pick-up areas through traffic calming, crossing improvements and signage.

TM.4. Integrate Safety into CIP Project Prioritization

Use crash data and severity analysis as key criteria when ranking roadway, intersection and pedestrian improvement projects.

TM.5. Enhance Access Management Standards

Explore driveway consolidation, median control and signal coordination policies along arterials to reduce turning conflicts and rear-end crashes.

TM.6. Pursue Funding Partnerships for Safety Projects

Coordinate with North Central Texas Council of Governments (NCTCOG), TxDOT and regional partners to pursue Highway Safety Improvement Program (HSIP), Safe Streets and Roads for All (SS4A), Transportation Alternatives (TA) and other available grants.

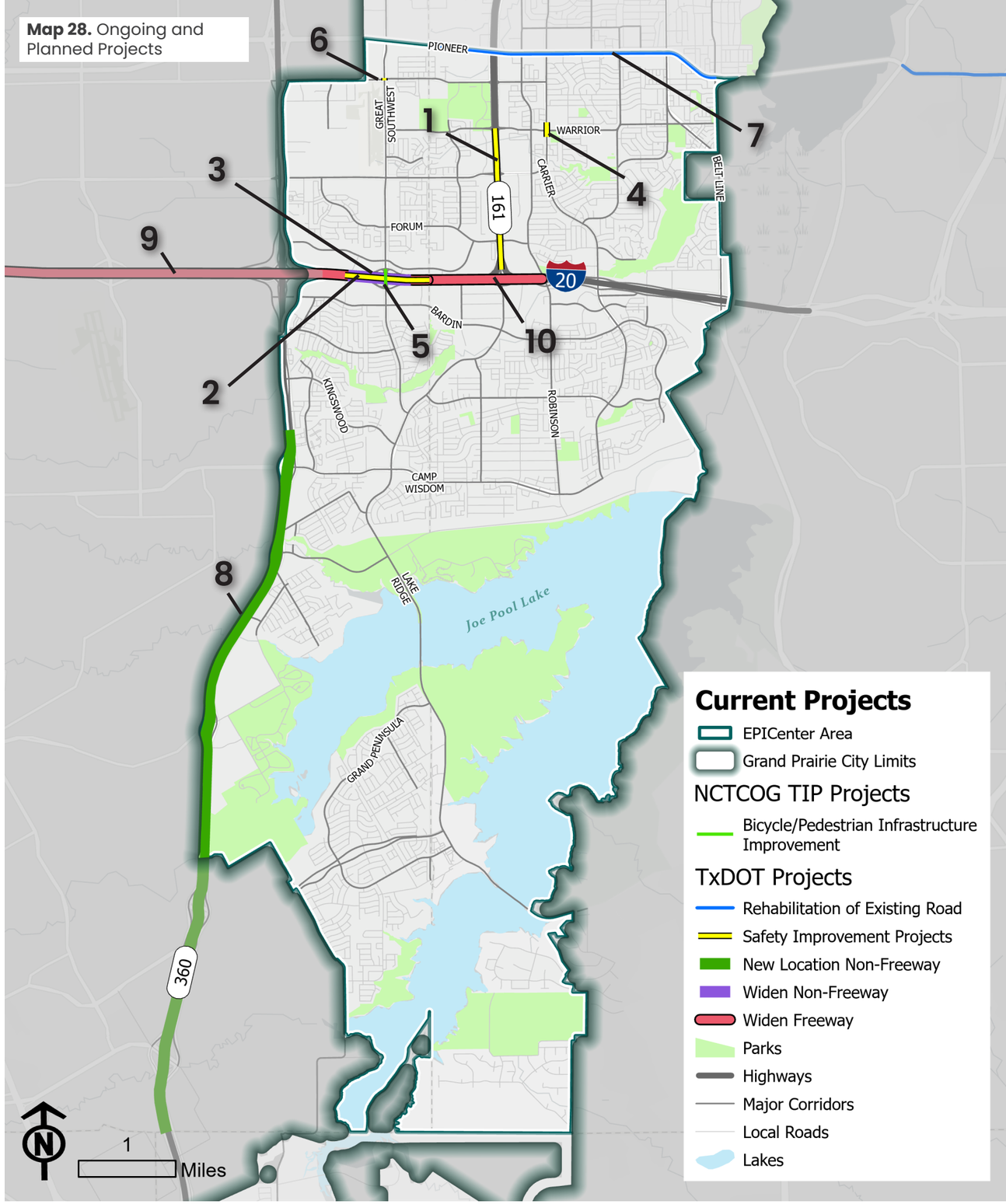
Ongoing and Planned Projects

All ongoing and planned transportation projects were reviewed to ensure that upcoming improvements and network changes are accurately reflected in the chapter recommendations. The review included projects from TxDOT, NCTCOG's Transportation Improvement Program (TIP), the 2045 Long-Range Mobility Update and the City's Capital Improvement Program (CIP).

Figure 36 summarizes, and Map 28 illustrates, the reviewed projects. Coordinating with regional agencies helps maintain consistency between local and regional planning initiatives while also identifying opportunities to integrate safety and multimodal enhancements, and potential rightsizing strategies into future construction projects.

Figure 36. Ongoing and planned roadway projects

Map ID	Agency ID	Project Type	Street	Limits From	Limits To	Year
1	TxDOT: 091847458	Traffic Signal Improvements	PGBT	IH 20	Warrior Dr	2025
2	TxDOT: 237405098	Safety - Install Illumination	IH 20	West of Great SW Parkway	East of Great SW Parkway	2027
3	TxDOT: 237405092	Widen Non-Freeway	IH 20	Great SW Parkway from WB IH 20 FR	Great SW Pkwy from EB IH 20 FR	2028
4	TxDOT: 091847544	Traffic Signal Improvements	S Carrier Parkway	Warrior Trail	E Carrier Parkway	2028
5	NCTCOG TIP: 14081	Widen from 4 to 6 lanes with Sidewalks	Great SW Parkway	EB IH 20 Frontage Road	WB IH 20 Frontage Road	2028
6	TxDOT: 090290352	Install Traffic Signal	Arkansas Ln	Arkansas Ln	Great SW Parkway	2028
7	TxDOT: 220802026	Rehabilitation of Existing Road	E Pioneer Parkway	SE 14th St	Tarrant County Line	2029
8	TxDOT: 226602157	Construct New Toll Road	SH 360	N of Camp Wisdom Road	Ellis County Line	2035
9	TxDOT: 237405084	Widen Freeway	IH 20	Park Springs Blvd	Dallas County Line	2035
10	TxDOT: 237404083	Widen Freeway	IH 20	Dallas County Line	SH 161	2035



Transit System

The City of Grand Prairie currently provides two options for transit within its City limits:

Via Grand Prairie

Via Grand Prairie is the City's on-demand, shared transportation service launched in April 2022. Users can schedule a ride using the Via Grand Prairie app and will be provided the pickup location and time. According to the City's "Via Grand Prairie - Let's Ride!" website, as of August 2024, the service has completed more than 13,800 rides.

Grand Connection Transit Service

The City's Grand Connection Transit Service serves residents who are 60 years or older or those with a physical or mental disability. The service is available on weekdays and is free of charge to eligible users for work, school, medical appointments and grocery shopping trips within the city limits. Users with routine traveling schedules can also request a subscription service.

Via Grand Prairie on-demand transit (Source: City of Grand Prairie)

Example of a water taxi service

Strategies

TM.7. Explore Shuttle Service Opportunities for the EPIC Central Park

Consider developing a microtransit or point-to-point shuttle system connecting the EPIC Central Park, its off-site parking areas and nearby hotels or attractions. Use flexible routing and app-based scheduling to accommodate event-driven travel demand.

TM.8. Coordinate with Employers and Event Venues on Shared Shuttles

Encourage large employers, event venues and hotels to coordinate employee and visitor transportation programs using shared, on-demand shuttles or circulators.

TM.9. Evaluate Future Water "Taxi" Service on Joe Pool Lake

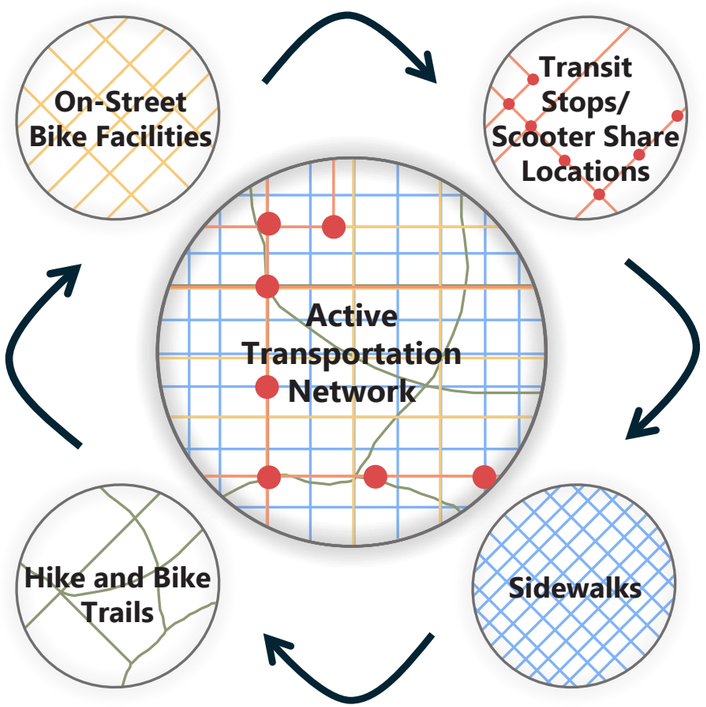
Explore the feasibility of a seasonal or event-based water taxi connecting key parks, marinas and waterfront attractions around Joe Pool Lake using electric or low-emission vessels.

Bicycle and Pedestrian Network

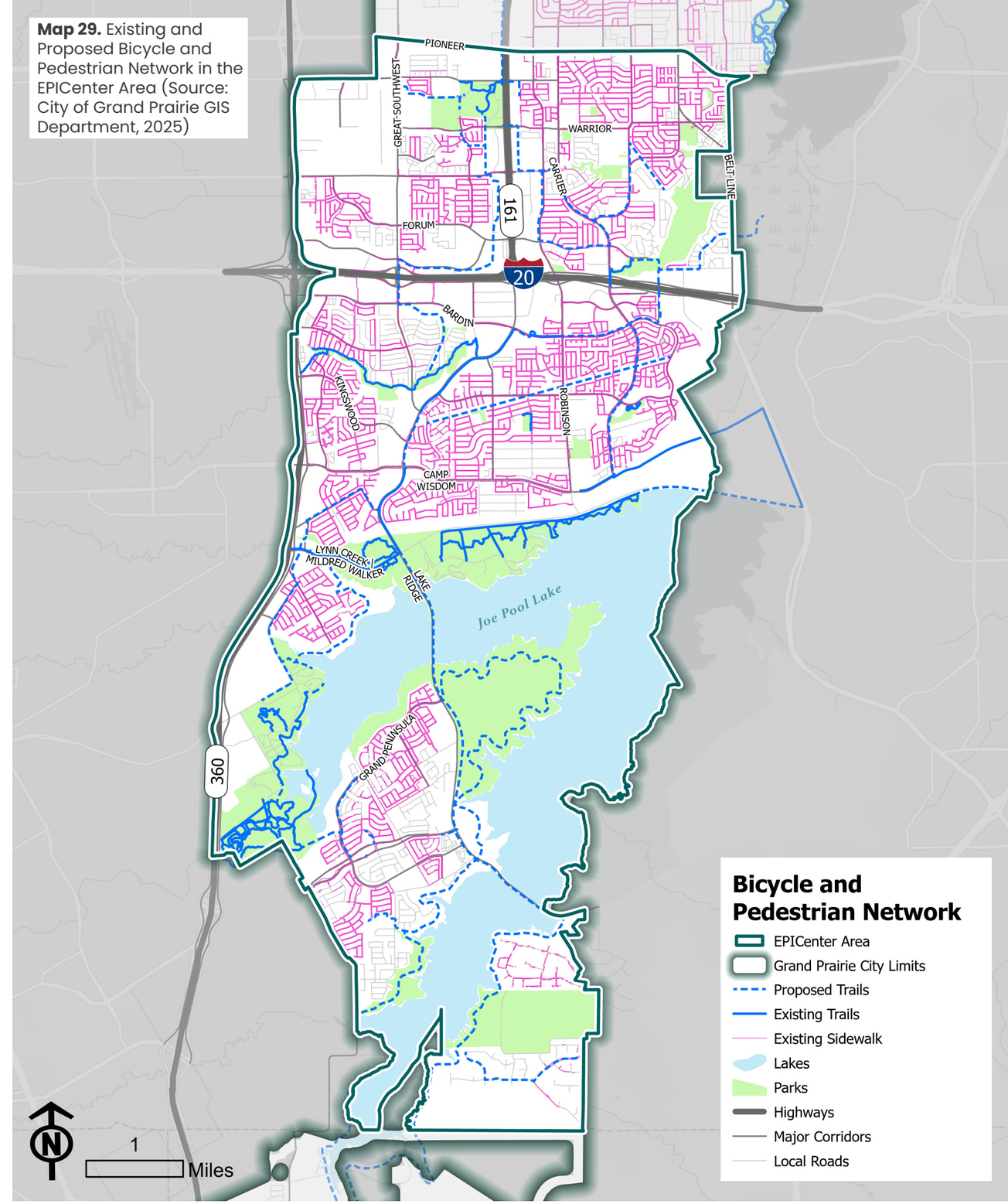
A comprehensive transportation network must offer safe and comfortable options for all users, not just drivers. Through public engagement, residents consistently expressed a desire for the EPICenter Area to become more walkable and bike-friendly, showing strong support for protected pathways, bike lanes and trails.

Expanding and improving the bicycle and pedestrian system in the EPICenter Area will support daily mobility, recreation and access to key destinations while reducing short vehicle trips. For a largely built-out community, enhancing these non-motorized connections is one of the most effective ways to increase transportation choice, reduce congestion and improve safety.

As shown on Map 29, EPICenter Area's existing bicycle and pedestrian network includes a mix of a well-developed network of sidewalks connecting neighborhoods, and numerous off-street trails that provide access within major parks (e.g., Lynn Creek Park, Loyd Park, Epic Central Park).



Illustrative concept of a complete active transportation network serving all uses.



Map 29. Existing and Proposed Bicycle and Pedestrian Network in the EPICenter Area (Source: City of Grand Prairie GIS Department, 2025)

Future Trail Facilities

The proposed network builds upon existing trails and includes new connections along corridors (see Map 29 on page 97) such as Lake Ridge Parkway, Camp Wisdom Road, Carrier Parkway, Grand Peninsula Drive and more. These connections aim to close network gaps, improve access to parks and schools and link regional trail systems with future developments around the Joe Pool Lake.

The City's adopted Bicycle Master Plan refines these concepts by establishing design standards, identifying and prioritizing corridors for future bike/ped facilities and outlining implementation strategies that build on this Plan's high-level framework. Together, these efforts will guide a well-connected, safe and accessible active transportation system for the EPICenter Area.

Sidewalk Conditions and ADA Compliance

Sidewalks are most effective when they are continuous, safe and accessible for people of all ages and abilities. Having sidewalks in place is not enough if they are too narrow, obstructed by barriers such as utility poles, or lack ADA-compliant ramps and crossings.

In 2023, the U.S. Department of Justice released the Public Right-of-Way Accessibility Guidelines (PROWAG), establishing national and legally enforceable standards to ensure pedestrian facilities are accessible to people with disabilities at all times, including during routine operations, maintenance and construction activities. TxDOT now uses PROWAG as its primary standard for accessibility compliance in public rights-of-way.

Building on these state and federal efforts, the City is encouraged to pair its existing sidewalk inventory with a comprehensive pavement condition assessment and an ADA self-evaluation to identify deteriorated or non-compliant areas. This process will help ensure that all sidewalks, crosswalks, transit pick-up zones, and other pedestrian facilities meet accessibility standards and serve residents with mobility, vision or hearing impairments.

An example of an inadequate, non-compliant sidewalk.

ADA-compliant sidewalk in good condition.

Strategies

TM.10. Adopt and Implement the Bicycle Master Plan

Formally adopt the City's Bicycle Master Plan once complete, and use it to guide prioritization of bike/ped projects, and coordination with roadway and rightsizing projects.

TM.11. Conduct a Comprehensive Sidewalk Condition Assessment

Enhance the City's existing sidewalk inventory with a pavement condition evaluation to identify maintenance needs and ADA compliance gaps.

TM.12. Complete an ADA Self-Evaluation and Transition Plan Update

Assess all sidewalks, curb ramps and crossings for compliance with PROWAG and ADA standards, and create a prioritized plan for upgrades.

TM.13. Incorporate Accessibility Standards into CIP Project Prioritization

Ensure all new and reconstructed streets, crossings and transit access points meet PROWAG and ADA requirements as part of the City's regular capital planning and design process.

TM.14. Promote a Maintenance and Rehabilitation Program

Establish a recurring inspection and repair cycle to maintain safe, obstruction-free and ADA-compliant sidewalks.

Understanding Functional Classification

The functional classification of streets is a planning tool used to organize roadways by their design, purpose and capacity within a hierarchical system that ranges from local streets to major highways. This hierarchy balances two core functions – providing mobility for through traffic and access to adjacent properties – and may change over time as land use and travel patterns evolve.

A clear classification framework helps guide roadway design and land use decisions, improving safety, traffic flow, and neighborhood preservation while ensuring consistency among planners, engineers, developers, the public and others.

Land Access and Travel Modes

As illustrated in Figure 37, local streets emphasize direct land access and support walking, biking and local transit. Collectors provide a balance between access and mobility, accommodating multiple travel modes and neighborhood circulation. Arterials prioritize efficient vehicle movement over longer distances, while freeways and tollways focus solely on regional travel with limited access and no pedestrian or bicycle activity.

While classification defines a street's role in the network, the way that the street should look and function can vary based on its surrounding environment. Recognizing these contextual differences allows roadway design to better reflect adjacent land uses and community character. This relationship is explored further in the chapter under the Design Standards Review section.

General Functional Classification Characteristics

While functional classification does have defined engineering design standards, there is a degree of flexibility in assigning functional classifications due to overlap between class characteristics. Guidance on classification on roadways should generally adhere to the following:

1. Determine if the roadway will be for access to adjacent land uses or for the mobility of through traffic.
2. Functional class consideration should address the needs of adjacent land uses and be compatible with the adjacent environment.
3. Evaluate existing roadway characteristics, such as existing or proposed right-of-way, number of lanes, observed and forecasted traffic volumes, medians or TWLTL, on-street parking, roadway drainage and length of the roadway segment in question. In rural areas, farm vehicles and equestrian activities should also be considered. Speed characteristics should be examined based on observed speeds, congested speeds and/or desired speeds for the facility.
4. Confirm that the facility's operating characteristics are consistent with the desired functional classification. Changing a roadway from its set functional class may require re-evaluating the classification, assigning the roadway to another class or creating an entirely new functional class.

Figure 37. Functional classification, land access and modes of transport (Source: Adapted by FNI from AASHTO and other industry best practices.)

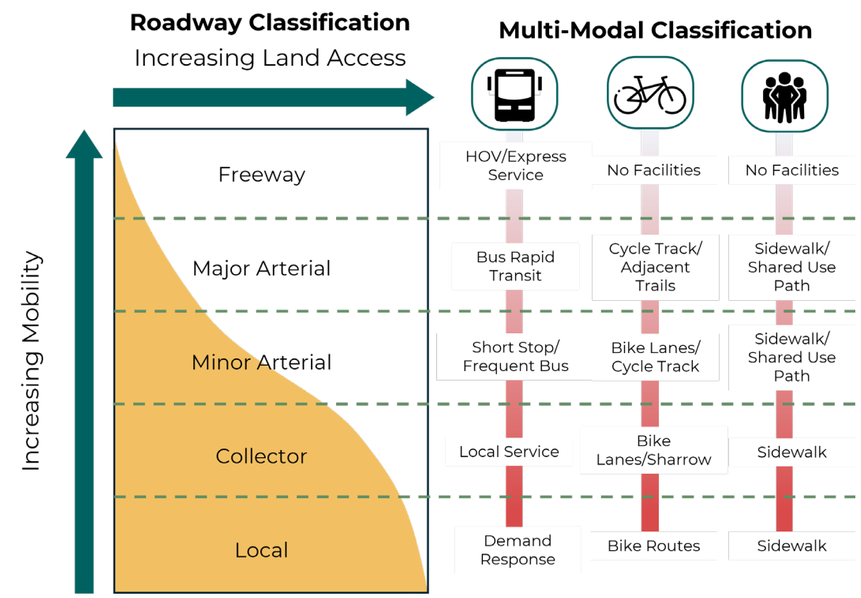


Figure 38. General Functional Classification Characteristics (Source: Adapted by FNI from ITE Traffic Engineering Handbook, TxDOT Roadway Design Manual and other industry best practices.)

Characteristics	Freeway/ Highway	Principal Arterial	Minor Arterial	Collector	Local Street
Roadway Spacing (miles)	5 - 10	1 - 2	0.25 - 1	0.1 - 0.25	200 - 500 feet
Facility Length (miles)	15+	5-15	1-5	0.25-1	<0.25
Volume (vehicles/day)	100,000+	35,000 - 80,000	10,000 - 35,000	1,000 - 10,000	<1,000
Right-of-Way (feet)	300 - 500	100 - 140	70 - 100	60 - 70	50 - 60
Number of Lanes	Main + Frontage Roads	4 - 6	2 - 5	2 - 4	2
Median	Yes	Usually	Often	Not Usually	Very Rarely
Speed Limit (mph)	55+	35 - 55	30 - 45	25 - 35	30 Max

Freeways, Highways, Tollways and Frontage Roads

Freeways, highways and tollways provide high-speed regional mobility with limited or no direct access to adjacent properties. These corridors move large volumes of traffic over long distances, connecting cities, regions and major employment centers.

Tollways function similarly to freeways but offer a higher level of service through user fees. Within Grand Prairie, these facilities are primarily managed by TxDOT and the North Texas Tollway Authority (NTTA), coordinating with the City on access and connectivity at interchanges and frontage roads.

Frontage roads play a critical role in providing local access, supporting adjacent businesses and maintaining circulation near limited-access facilities.

Principal Arterials

Principal arterials form the top tier of the City's arterial network, providing continuous routes for high-volume travel across Grand Prairie and to neighboring communities. These corridors emphasize mobility over access, functioning as the primary connectors between regional highways, employment centers and major commercial destinations.

Access should be carefully managed through limited driveways, consolidated intersections and coordinated signal timing to preserve through movement. In Grand Prairie, principal arterials such as Carrier Parkway, Great Southwest Parkway and Pioneer Parkway serve as critical east–west and north–south mobility spines linking the City's key activity areas to the regional transportation system.

Example of a tollway (PGBT) in the EPICenter Area

Example of a 6-lane divided principal arterial road in EPICenter Area: Lake Ridge Parkway

Example of a 4-lane divided principal arterial road in EPICenter Area: Forum Drive

Minor Arterials

Minor arterials provide critical connections between neighborhoods, collector streets and principal arterials, supporting citywide access while serving shorter-distance travel. Compared to principal arterials, they carry lower traffic volumes, operate at slightly reduced speeds and offer more frequent access to adjacent properties. These corridors often include driveways, turn lanes or on-street parking, particularly in developed areas.

Minor arterials play an important role in linking community destinations such as schools, parks and neighborhood centers to higher-capacity routes, balancing mobility with convenient local access.

Collectors

Collector streets serve as the transition between local streets and the arterial network, channeling neighborhood traffic to major routes. They accommodate moderate traffic volumes at lower speeds and typically include two to four lanes, depending on need. Depending on the context, they may offer on-street parking.

Major collectors provide greater continuity and capacity with fewer driveways and more controlled intersections, while minor collectors offer frequent access to homes and local destinations. Collectors are essential for distributing traffic efficiently through neighborhoods and providing access to community facilities without overloading higher-class roadways.

Local Streets

Local streets form the foundation of neighborhood circulation, providing direct access to homes, schools and small businesses. These streets carry the lowest traffic volumes in the network, operate at low speeds, typically below 30 mph, and often permit on-street parking. Their primary function is property access rather than mobility, and they usually lack lane striping or turn lanes.

Local streets are usually constructed by developers as part of new subdivisions or redevelopment projects, with ownership and maintenance later assumed by the City.

Example of a 4-lane undivided minor arterial road in EPICenter Area: Sara Jane Parkway

Example of a collector road in EPICenter Area

Example of a local neighborhood road in EPICenter Area

Thoroughfare Plan Assessment

The assessment of the Thoroughfare Plan for the EPICenter Area reviewed the existing roadway network and functional classifications to ensure they continue to reflect current conditions and future needs. The process included:

- Review of existing conditions
- Coordination with local and regional agencies
- Integration of known development activities

The review found that the network and classifications remain appropriate and well-suited to support future growth. As such, no modifications or reclassifications to the current thoroughfare network were required. The 2026 Thoroughfare Plan for the EPICenter Area can be viewed in Map 30.

An opportunity has been identified to enhance corridor design and operation through flexible design standards and context-based approaches that better reflect adjacent land uses and community character, discussed further in the following section. The Thoroughfare Plan should continue to be maintained as a living document and revisited as new development occurs or transportation priorities evolve.

Existing Conditions

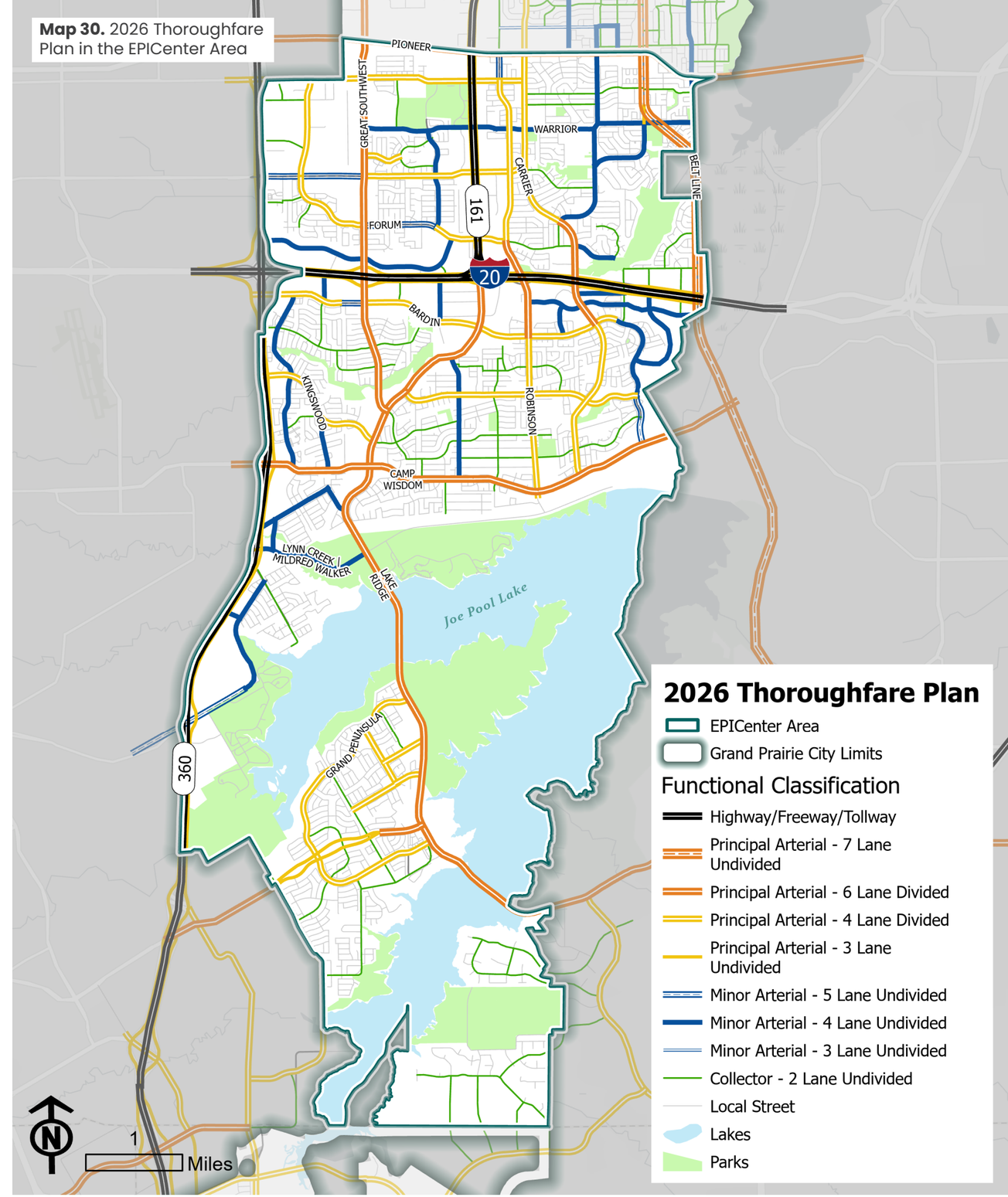
The analysis evaluated roadway performance, traffic volumes and congestion patterns to identify where the network is performing well and where adjustments might be warranted. The findings indicate that the current system functions effectively across most corridors. Building out the road to its ultimate cross-section, identified in the 2018 Thoroughfare Plan, should help address any deficiencies that may have been observed.

Adopted Plans and Current Projects

The review included the City's 2018 Thoroughfare Plan and all planned roadway projects from TxDOT, NCTCOG and the City of Grand Prairie's Capital Improvement Program (CIP). Incorporating these projects ensured consistency across local and regional plans and confirmed that ongoing investments align with the Area's long-range vision.

Development Activity

Active and proposed development projects were reviewed to identify where new roads are being constructed, extended, or modified through the development process. The Thoroughfare Plan remains aligned with current and anticipated development patterns, and no new connections or realignments were needed in the 2026 update.



Map 30. 2026 Thoroughfare Plan in the EPICenter Area

Design Standards Overview

Grand Prairie's current street design standards provide a strong foundation for roadway planning and construction. They define cross-sections, lane configurations and right-of-way requirements that have supported consistent, safe, and well-functioning corridors throughout the City. Figure 39 outlines the current design standards.

While the City's standards already support consistent and well-designed corridors, they could be further enhanced by incorporating flexibility based on context. Considering factors such as surrounding land use, development character, and travel behavior would allow the same standards to be applied in ways that better reflect each area's unique setting.

Context-Sensitive Design (CSD)

CSD is an approach to transportation planning that focuses on designing roadways that respond to their surrounding land uses and community context. Complete Streets and flexible design standards support the CSD approach. Figure 40 illustrates the relationship between the CSD approach, Complete Streets and the flexible design standards.

Complete Streets

Complete Streets is a policy framework that formalizes a commitment to designing roadways that safely accommodate all users across all projects. This policy is typically supported by a Complete Streets Design Manual, which provides guidance for implementing CSD through flexible design standards tailored to surrounding land uses and community needs.

Flexible Design Standards

Flexible design standards introduce a more adaptable framework for how roadway cross-sections, lane widths and streetscape elements are selected. Instead of relying solely on roadway classification (for example, principal arterial versus collector), this approach considers context – the type and intensity of land uses, the character of the built environment and how people interact with the street.

Figure 39. Current Design Standards (City of Grand Prairie, 2023 Unified Development Code)

Functional Classification	Min. Right-of-Way (ft)	Number of Lanes	Min. Pavement Width (ft)	Median/ TWCLTL[1]	Bike/Ped Facility	On-street Parking
P7U - Principal Arterial	120′	7	88′	16′ TWCLTL	10′ SW[2] / 10′ SW	None
P6D - Principal Arterial	120′	6	70′	16′ Median	10′ SW / 10′ SW	None
P4DB - Principal Arterial	100′	4	61′	16′ Median	5′ SW /5′ SW	None
P4D - Principal Arterial	100′	4	48′	16′ Median	10′ SW / 10′ SW	None
P3U - Principal Arterial*	70′	3	36′	16′ Median	10′ SW / 10′ SW	None
M5UB - Minor Arterial	100′	5	76′	16′ TWCLTL	5′ SW+ 6′ BB[3]/ 5′ SW + 6′ BB	None
M5U - Minor Arterial	100′	5	64′	16′ TWCLTL	5′ SW /5′ SW	None
M4UB - Minor Arterial	80′	4	58′	None	5′ SW+ 6′ BB/ 5′ SW + 6′ BB	None
M4U - Minor Arterial	80′	4	47′	None	5′ SW /5′ SW	None
M3UB - Minor Arterial	70′	3	47′	13′ TWCLTL	5′ SW+ 6′ BB/ 5′ SW + 6′ BB	None
M3U - Minor Arterial	60′	3	37′	13′ TWCLTL	5′ SW /5′ SW	None
C2U - Collector	70′	2	37′-45′	None	5′ SW /5′ SW	8.5′/8.5′
R2U - Rural Roadway	60′	2	24′	None	None	None
L2U - Local Street	50′	2	31′	None	5′ SW /5′ SW	9′
LU - Local Street	50′	1	27′	None	5′ SW /5′ SW	8′/8′

* P3U is a one way cross section | [1] Two-Way Center-Turn Lane | [2] Sidewalk | [3] Buffered Bike Lane

Under a flexible design framework:

- A street's function (arterial, collector, etc.) continues to guide mobility and capacity needs
- Its context zone informs design details like lane width, lighting, landscaping and multimodal features
- The result is a street network that looks and feels appropriate for its setting and character

Figure 40. Relationship of Street Design Frameworks

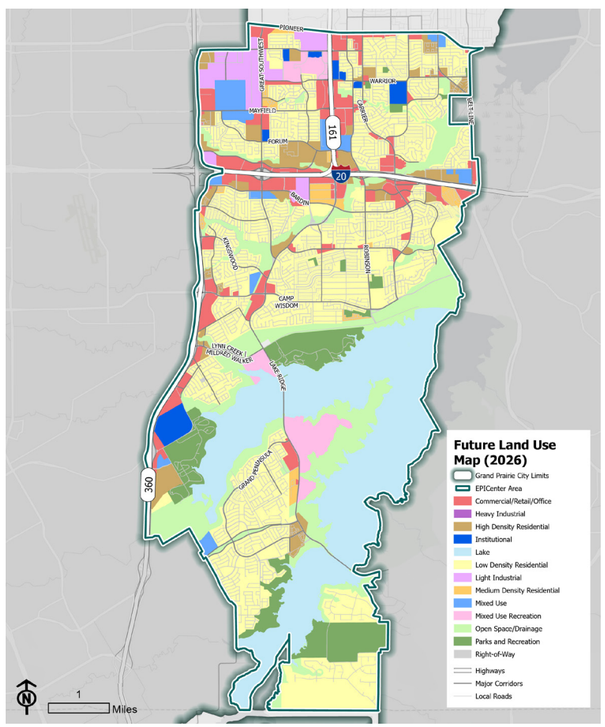
Context Zones Framework

The flexible design approach recognizes that not all streets should look or function the same. Roadway design must respond to the surrounding environment, including the land uses, building patterns and travel behaviors that shape how people experience each corridor. To guide this relationship between transportation and land use context, the City has identified three Context Zones within the EPICenter Area:

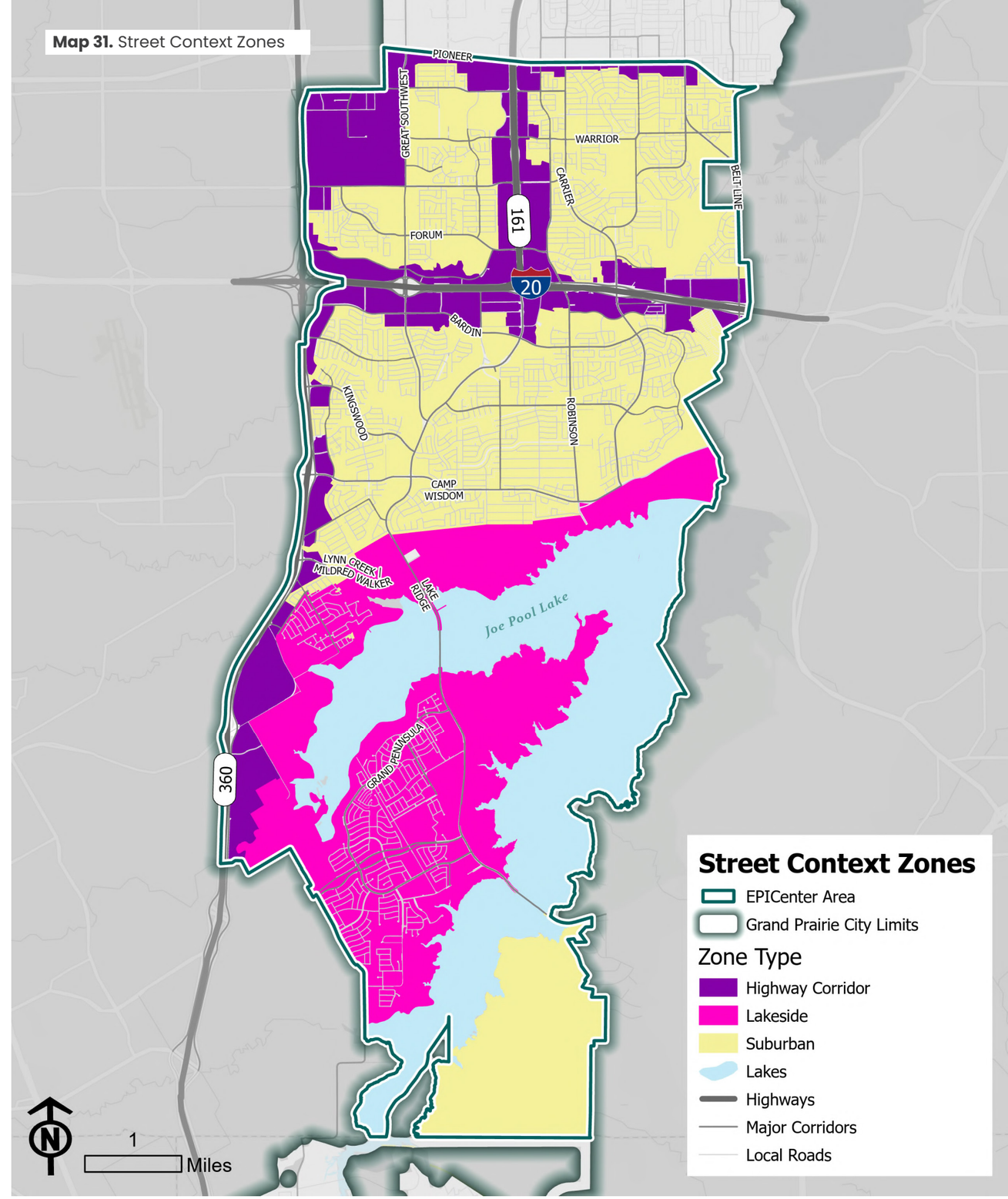
- Highway Corridor
- Suburban
- Lakeside

Each zone reflects distinct mobility priorities, land use types, development patterns, building forms and design considerations. For example, a four-lane divided arterial in a suburban neighborhood serves the same function as one near the lake but because of its unique context it may differ in design elements such as lane width, pedestrian facilities, landscaping and others.

Map 31 illustrates how these zones are distributed across the EPICenter Area. Refer to the Future Land Use Map below to see how the context zones relate with the future land uses.



Future Land Use Map



Highway Corridor

The Highway Context Zone includes areas adjacent to major regional corridors such as IH 20, SH 161 and SH 360. This zone prioritizes regional mobility and highway-oriented commercial activity.

- Typical Land Uses: Regional retail, industrial, auto services, hotels, large commercial sites with surface parking.
- Development Pattern: Auto-oriented with limited pedestrian access, large setbacks, signage visible to through traffic.
- Building Height: Generally 1–4 stories.
- Design Considerations: Manage access, coordinate entries, maintain corridor appearance with landscape buffers.

Suburban

The Suburban Context Zone covers most of the EPICenter Area's existing development pattern, including neighborhoods and supporting commercial corridors.

- Typical Land Uses: Single-family housing, apartments, shopping centers, offices, light industrial.
- Moderate density with wide streets, deep setbacks, and parking in front of buildings.
- Building Height: Typically 1–3 stories, with occasional mid-rise multi-family or office buildings near major intersections.
- Density Range: About 3–8 units per acre for single-family and up to 16 for multi-family.
- Design Considerations: Maintain traffic flow, consolidate driveways, buffer residential areas from higher-intensity uses.

Lakeside

The Lakeside Context Zone encompasses the areas surrounding Joe Pool Lake, such as Estes Park, envisioned as a recreation and tourism destination area in the Future Land Use Plan.

- Typical Land Uses: Parks, marinas, lake-oriented dining, entertainment, lodging, low- to medium-density housing.
- Development Pattern: Compact, pedestrian-friendly design that emphasizes access to the waterfront, scenic views, connections to trails and open space.
- Building Height: Typically 1–3 stories to preserve views and scale compatible with natural surroundings.
- Design Considerations: Complement the natural lakeside environment with emphasis on walkability and outdoor gathering spaces.

Prioritizing Design Elements

The flexible design framework divides the street into three parts: the Traveled Way Realm, the Pedestrian Realm and the Context Realm, as shown in Figure 41. Understanding how these realms interact helps ensure that roadway design reflects both the corridor's function and its surrounding land use. This approach supports EPICenter Area's goal of designing streets that serve all users while maintaining the Area's distinct character.

Balancing desired design elements with limited right-of-way is a key step in flexible planning. Priorities vary based on context and corridor type. For example, a roadway in the Highway Corridor Zone will emphasize mobility and access management, while a Lakeside Corridor will prioritize walkability and design character. The prioritization matrix in Figure 42 helps identify which elements are most critical ("High"), moderately critical ("Medium") and least critical ("Low") within each realm and context zone.

Figure 41. Street Realms

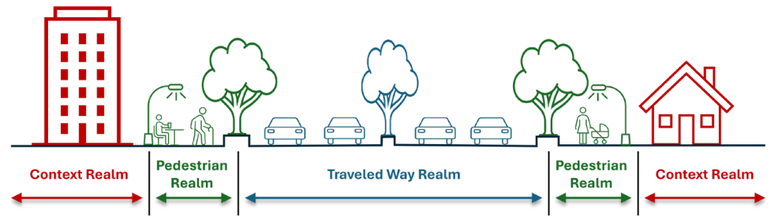


Figure 42. Prioritization of Design Elements Across Context Zones

Design Elements	Arterial			Collector		
	Highway Corridor	Suburban	Lakeside	Highway Corridor	Suburban	Lakeside
Traveled Way Realm						
Number & width of travel lanes	High	High	High	Medium	Medium	Low
Vehicular capacity	High	High	High	Medium	Medium	Low
Design for large vehicles	High	High	Medium	Medium	Medium	Low
Medians	High	High	Medium	Medium	Low	Low
Bicycle lanes	Low	Medium	Medium	Low	High	High
Multimodal intersection design	Low	Medium	Medium	Medium	High	High
Pedestrian Realm						
Wide sidewalks with amenities	Low	Low	Medium	Medium	Medium	High
On-street parking	Low	Low	Medium	Low	Medium	High
Transit priority operations	Low	Medium	High	Medium	Low	Medium
Context Realm						
High-amenity transit facilities	Low	Low	High	Low	Low	High
Urban design features	Low	Low	High	Low	Low	High
Other Elements						
Interconnected street system	High	High	High	High	High	High
Access management	High	High	High	Medium	Medium	Medium

Strategies

TM.15. Adopt a Complete Streets Policy and Design Manual

Adopt and formalize a citywide Complete Streets policy and develop a supporting design manual that integrates flexible design standards and the Context Zone framework to guide roadway design for all users.

TM.16. Integrate Context Zones into City Design Standards

Update or supplement existing roadway design standards to reflect the Highway Corridor, Suburban and Lakeside Context Zones, ensuring design decisions align with surrounding future land uses and community character.

TM.17. Develop a Flexible Design Framework

Create a framework or checklist that helps planners and engineers apply context-sensitive design principles when evaluating new projects or redevelopment corridors.

TM.18. Use the Prioritization Matrix when Reviewing Projects

Incorporate the design element prioritization matrix into project scoping and design review to balance mobility, safety and multimodal needs, especially when right-of-way is limited.

TM.19. Coordinate with Regional Partners on Standard Updates

Work with TxDOT and NCTCOG to promote consistency between local design standards applied on local roads and regional context-sensitive design practices applied on TxDOT-maintained roads.

TM.20. Provide Staff Training on Context-Sensitive Design

Offer training for relevant City staff on how to apply flexible design standards and context-based decision-making in plan review and project development.

Rightsizing Opportunities

Rightsizing is the process of reallocating pavement and right-of-way space to better serve the context of the roadway and the community's goals. A road built many years ago in an undeveloped area or developing area was sized for a future condition. Today, however, for a largely built-out community like the EPICenter Area, rightsizing can be an effective tool to optimize street assets and improve safety and multimodal access without the need to expand right-of-way. Typical goals of rightsizing may include:

- Supporting adjacent businesses and the local economy
- Encouraging alternative modes of transportation
- Transforming a street into a unique place
- Increasing safety and access

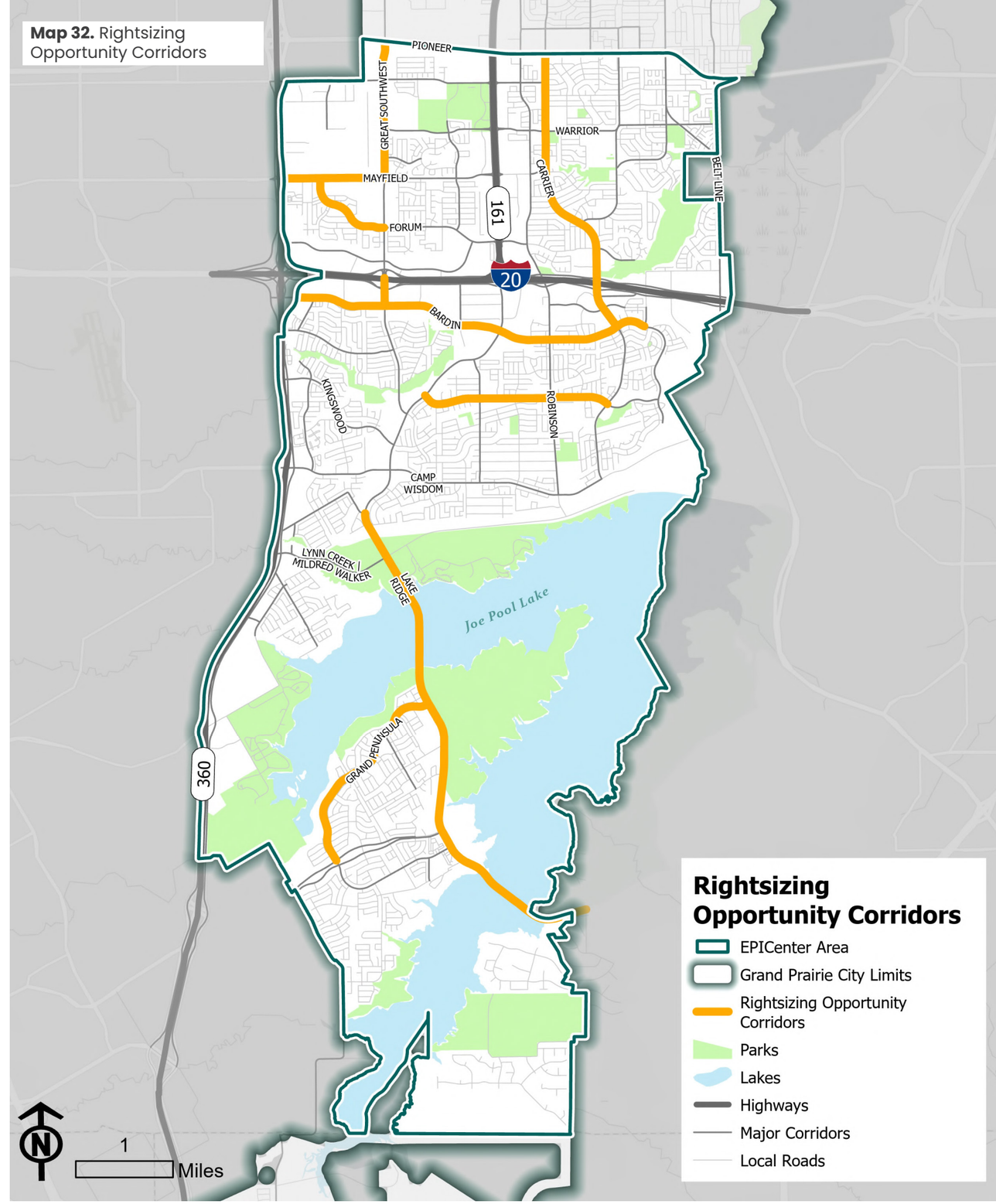
Opportunity Corridors

A targeted approach will be used to determine potential corridors for rightsizing. A combination of factors is considered to identify potential corridors, including catalyst sites and revitalization/redevelopment opportunities, the Bicycle Master Plan and the existing roadway conditions.

Map 32 illustrates these corridors that may be considered higher priority for rightsizing, which overlap with either proposed trail connections or areas identified for redevelopment and catalyst investment. Implementing rightsizing could enhance safety, multimodal connections and reinvestment potential. Examples of reducing travel lanes to accommodate proposed shared use paths and bike lanes include:

- Lake Ridge Parkway
- Forum Drive
- Mayfield Road
- Great Southwest Parkway
- Arkansas Lane
- Carrier Parkway
- West Polo Road
- Warrior Trail

Together, these findings suggest where future coordination between the Thoroughfare Plan, the Bicycle Master Plan and City-led redevelopment initiatives could help close network gaps, support reinvestment and guide more detailed evaluation of future rightsizing opportunities.



Map 32. Rightsizing Opportunity Corridors

Rightsizing Strategies

Rightsizing can take many forms depending on corridor context, roadway width and community needs. The goal is to improve safety and efficiency by reallocating existing space rather than expanding right-of-way. Figure 43 outlines rightsizing strategies and their main benefits. Figure 44 illustrates an example of a roadway before and after lane reconfiguration strategy implementation.

Figure 44. Before and after lane reconfiguration strategy (Source: FHWA)

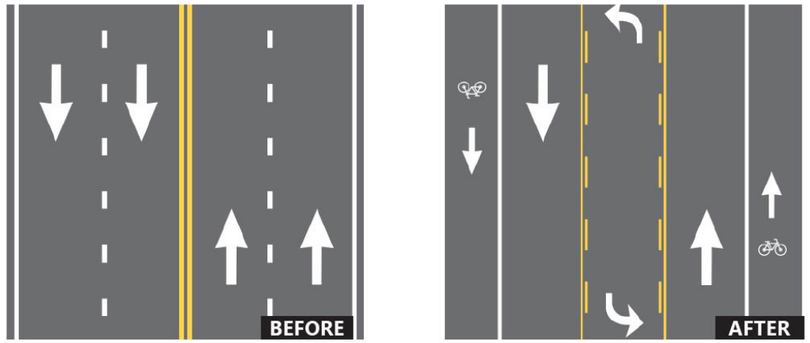


Figure 43. Rightsizing strategies

Rightsizing Category	Example Strategies	Purpose/Benefit
Lane Reconfiguration	Convert a five- or four-lane undivided road to three lanes with a center turn lane and bike lanes	Improves safety, reduces turning conflicts, creates space for multimodal facilities
Lane Narrowing	Reduce lane widths to 10–11 feet	Slows vehicle speeds, improves driver awareness, allows room for buffers or wider sidewalks
Parking Adjustments	Add or remove on-street parking based on corridor needs	Balances business access, pedestrian comfort and vehicle flow
Median Installation	Add landscaped or raised medians	Controls turning movements, enhances safety and improves streetscape character
Multimodal Integration	Add bike lanes, shared-use paths, or enhanced crossings	Expands transportation options and closes network gaps
Green Infrastructure	Replace excess pavement with rain gardens or street trees	Improves aesthetics, stormwater management and heat reduction
Smart Technology	Use adaptive signal timing, speed feedback signs or curb sensors	Manages traffic dynamically and enhances safety

Strategies

TM.21. Coordinate with the City's Bicycle Master Plan

Compare identified rightsizing corridors with proposed trail and bikeway projects to prioritize locations that can close network gaps and enhance multimodal connectivity.

TM.22. Conduct Corridor Feasibility Studies

Evaluate high-priority corridors identified in the screening map to confirm traffic operations, safety impacts and design feasibility for potential rightsizing projects.

TM.23. Pilot a Demonstration Project

Implement a temporary lane reconfiguration or restriping pilot on one corridor to test operations, collect feedback and evaluate safety and mobility outcomes before implementing permanent changes.

TM.24. Adopt a Rightsizing Evaluation Framework

Develop a standard process for identifying and assessing corridors suitable for rightsizing as part of future roadway or resurfacing projects.

TM.25. Integrate Rightsizing into CIP Project Prioritization

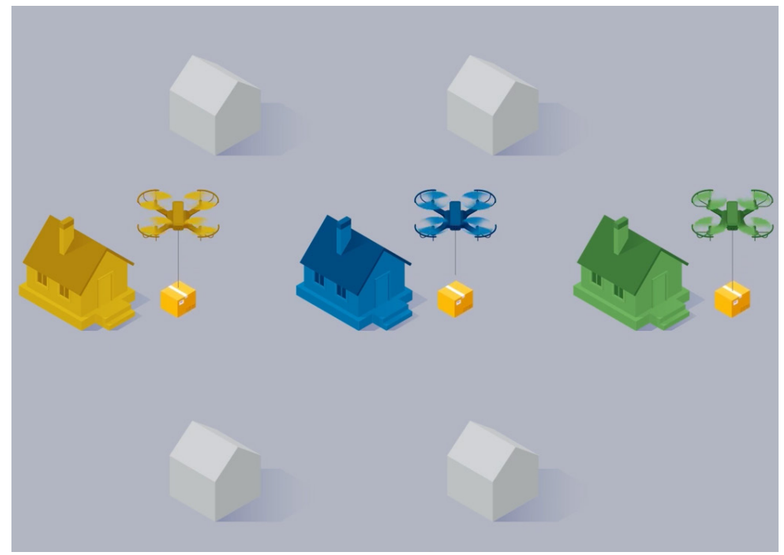
Incorporate corridor screening and design adjustments into CIP project prioritization to ensure existing roadway investments are optimized for safety and efficiency.

Emerging Transportation Technologies

Emerging transportation technologies offer the EPICenter Area opportunities to improve safety, efficiency and travel options as the Area continues to grow within a largely built-out environment. Collectively known as Intelligent Transportation Systems (ITS), these tools utilize data and communication technologies to enhance the operation and proactive management of the transportation network. Examples include:

- **Advanced Traffic Management Systems (ATMS):** Centralized software that monitors and coordinates traffic signals, cameras and sensors to improve flow and manage incidents in real time.
- **Vehicle-to-Infrastructure (V2I) Communication:** Technology that allows vehicles to exchange data with Roadside Units (RSUs) using Signal Phase and Timing (SPaT) and Map Data Message (MAP) for safer and more efficient operations.
- **Autonomous Vehicles**: Future use of self-driving or driver-assisted shuttles for event-based or on-demand services.
- **Mobility-as-a-Service (MaaS)**: Platforms integrating Via Grand Prairie, parking and other travel options into one app for seamless trip planning.
- **Curb Management:** Smart tools that monitor and manage parking, deliveries and rideshare zones dynamically.
- **Drone Deliveries:** Unmanned aerial delivery systems that reduce short-trip congestion and improve logistics efficiency.
- **Asset Management & Optimization:** Data-driven maintenance systems that track pavement and infrastructure conditions for proactive repair and investment.

Autonomous low-speed passenger shuttles
(Source: 2021 USDOT Automated Vehicles Comprehensive Plan)



Drone package delivery services
(Source: FAA)

Strategies

TM.26. Develop an Intelligent Transportation Systems (ITS) Strategy

Develop an ITS roadmap that outlines technology priorities, integration with regional systems and identifies opportunities for future applications, including connected vehicles, curb management and data-driven maintenance.

TM.27. Expand Advanced Traffic Management Capabilities

Build on existing signal and communication upgrades to implement adaptive signal timing, coordinated corridor management and systemwide monitoring through ATMS.

TM.28. Monitor and Evaluate Emerging Technologies

Track advancements in V2I, curb management, MaaS, autonomous shuttles, drone deliveries and asset management tools to identify pilot opportunities that enhance safety, efficiency and multimodal access as the Area's network evolves.

300
CITY HALL
300 WEST MAIN

IMPLEMENTATION

Introduction

In order for the vision of the EPICenter Area to come to life, intentional steps must be taken to achieve the recommendations presented in this Plan. Many of the decisions made by the City will influence many aspects of the City's built and social environments. Planning is a long-term, continuous process, and this Plan is designed to be a tool that can be modified and periodically updated to keep up with changing conditions and trends.

This chapter represents one of the most important components of the EPICenter Plan. It features an implementation table outlining specific action items the City must carry out to realize the Plan's visions and goals. By serving as a reference for the City, community and governing bodies, this chapter ensures accountability and facilitates ongoing monitoring of implementation progress.

Implementation Responsibility

The successful implementation of the EPICenter Plan relies on the commitment of elected and appointed officials, City staff and community members. Each individual or group involved with the EPICenter Plan has a vital role to play in the implementation of the Plan based on their authority or expense.

City Council

The City Council will:

- Establish overall action priorities and timeframes by which the strategic recommendations will be initiated and completed.
- Offer final approval of projects/activities and associated costs during the budget process.
- Appropriate funds for this Plan's implementation measures.
- Provide policy direction to the Planning and Zoning Commission and City staff.

Planning and Zoning Commission

Grand Prairie's Planning and Zoning Commission will:

- Recommend to City staff an annual program of actions to be implemented, including guidance on the timeframes and priorities.
- Prepare an Annual Progress report for submittal and presentation to the City Council (see Annual Review section later in this chapter for more detail).
- Ensure decisions and recommendations presented to the City Council are consistent with this Plan's policies, strategies and recommendations.
- Help ensure the Plan is considered in the decisions and actions of other entities.
- Recommend Plan revisions as necessary and appropriate.

City Staff

City staff will:

- Manage the day-to-day action items relating to Plan implementation, including coordination with and solicitation of community partners.
- Support and carry out the Capital Improvements Plan (CIP).
- Manage the drafting of new or amended land development regulations in partnership with the appropriate boards and commissions.
- Conduct studies and develop additional plans (including management of consultant efforts, as necessary).
- Negotiate the specifics of development agreements.
- Administer collaborative programs and ensure open channels of communication with various private, public and nonprofit implementation partners.
- Provide briefings on Plan implementation progress and activities to the Planning and Zoning Commission no less than once annually.
- Maintain an inventory of potential Plan amendments, as suggested by City staff and others, for consideration during annual and periodic Plan review and update processes.
- Maintain record of past amendments and any related zoning decisions for reporting and auditing of Plan implementation.

Coordination and Partnerships

Many communities are recognizing that issues are regional, not just local. Challenges related to ecosystems, economic conditions, land use, transportation and housing affect areas beyond municipal boundaries. These issues subsequently impact Grand Prairie, neighboring cities and surrounding counties. As a result, Grand Prairie's economic health depends on the well-being of its regional neighborhoods. Some initiatives in this Plan may require coordination with other public or private entities, such as those with the surrounding counties, adjacent cities, TxDOT and many others. Coordination with these partners may also be necessary to support funding. Private and nonprofit partners can also contribute through collaboration, volunteer work and public or private financing for community improvements.

City Council

As the director of plan implementation, the key responsibilities of the City Council are to approve agreements and partnerships with other entities to provide for the City's growth and well-being.

Planning and Zoning Commission

The Planning and Zoning Commission makes recommendations to the City Council based on the principles laid out in the Plan. The Commission should prepare an Annual Progress Report to ensure Plan relevance.

City Staff

City staff manages the everyday implementation of the Plan. Specifically, City staff is responsible for supporting the Planning and Zoning Commission and City Council.

Best Practices for Implementation

This Plan is intended to serve as a guide for policy decisions and to reflect the community's vision for the future. As such, the Plan is not a rigid document but a living tool that should be revisited and revised, if necessary, depending on the City's changing economic, physical and social composition. The Plan should be reviewed for accuracy as the City grows to maintain alignment with the vision and values.

Annual Progress Reporting

Following adoption, the City should assign a responsible body to provide an annual progress report on the status of the EPICenter Plan to City leadership. This annual review will help verify if the Plan's relevance of content and the appropriateness of the Plan's recommendations and actions are still applicable. With assistance from City staff and involved departments, the responsible body could present an annual report on the City's implementation from the year prior to the City Council. This report should be coordinated with the annual budget and can be used as an opportunity to celebrate the City's achievements and reflect on opportunities in the coming year.

Annual Review

Following adoption, the Plan should be regularly reviewed to assess current conditions and trends. Scheduled evaluations will inform decisions about adjusting capital expenditures and priorities and reveal necessary adjustments that should be made to keep the Plan relevant. The Planning and Zoning Commission should dedicate one annual meeting to evaluating the Plan's status and effectiveness, with the findings reported to the City Council for further consideration. Periodic reviews of the Plan should consider the following:

- The City's progress in implementing the Plan
- Community support for the Plan's goals, strategies and policies
- Changes in state law

Five-Year Audit

In addition to the annual progress reports recommended above, it is also suggested that the City conduct a thorough audit of the Plan for necessary adjustments every five years. This endeavor should engage various City departments, elected representatives and community members. The assessment should factor in changes in demographics, the economy and societal trends that may impact development in Grand Prairie and the recommendations made in this Plan. Items identified in the review should be updated. If a significant number of items or chapters are identified as needing updates, or the Plan's underlying vision, values or priorities require updating, a process to update the Plan should be initiated.

Education and Training

While City staff may be familiar with the comprehensive planning process and its impact on day-to-day decisions, others involved in implementation, such as appointed officials and other community stakeholders, may not be. Therefore, educational materials and work sessions with the Planning and Zoning Commission, City Council and other key groups are recommended. The goals of such training may include:

- Establishing an understanding of the rules and responsibilities of each party related to the implementation and maintenance of the Comprehensive Plan
- A review of the Plan's content and how it relates to the decisions and actions of each involved party
- Implementation tasking and priority-setting, allowing each group to establish their own one-, two- and five-year agendas in coordination with the strategic agenda of the City

Implementation Strategies

The implementation matrix offers a structure and visual representation of the timeframe, approximate cost and the responsible entity for each recommended strategy made within the Plan. This matrix serves as a checklist for staff and City leadership, allowing them to track progress on the Plan's actions, allocate necessary resources and ensure continued alignment with the City's values.

Implementation Matrix Elements

1 Strategies

The recommendations include action items paired with corresponding numbers. They are developed based on assessments and community input across various topics outlined in this Plan. These action items represent practical strategies that the City can implement to achieve the vision set forth in this Plan.

1

#	STRATEGY RECOMMENDATION
XX.1	
XX.2	

2 Time Frame

This Plan provides a phased approach to implementation to help the City identify achievable actions in the near future and distinguish them from long-term actions that might need extensive studies and preparation. The recommended actions are categorized into the following time frames.

Short-Term

These items are typically "low-hanging fruit" or quick to achieve because they do not require a large amount of capital and are usually completed within one to three years.

Mid-Term

These items require more planning and resources than short-term items, typically taking more than three years to complete.

Long-Term

These items generally need a large amount of capital, require significant planning or coordination or may include voter-approved funding sources or input. In some cases, there may be opportunities to make some initial progress in the short- or mid-term.

Ongoing

These items are continuously being implemented or should be revisited regularly throughout the life of the recommendation or implementation of the Plan.

2

TIMEFRAME			
SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING
◆			
		◆	

3 Values Alignment

The recommendations in this Plan reflect the EPICenter Area's vision for its future, with the values serving as the foundation for every recommendation throughout the document. The implementation matrix in the following pages highlights the alignment between these values and the recommended implementation strategies, offering a clear framework for translating the Plan's vision into action. Every recommended strategy will correspond with an applicable value, providing a clear and visually organized way to identify how the values are integrated into the recommended actions.

ACTIVE:
Improve active living opportunities by emphasizing accessibility and connectivity.

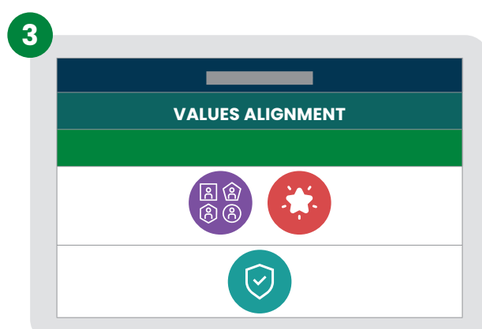
LIVABLE:
Encourage development patterns that support growth while maintaining the City's existing infrastructure.

OPPORTUNITY:
All community members have the opportunity to find a home and sense of place.

PRODUCTIVE:
Promote economic opportunities that support future development and job growth.

FUN:
Maintain the EPICenter area as a regional entertainment destination offering enjoyment for all.

SAFE:
Foster the safety, security and health of residents and visitors.



4 Approximate Cost

An estimated cost range is provided for each strategy to assist with financial planning and forecasting. A more detailed cost assessment should be conducted at the time of implementation to ensure accuracy. The approximate cost estimates are as follows:

Low Cost ($)

Recommendations that typically involve reallocating existing resources, personnel, staff time or partner coordination.

Medium Cost ($$)

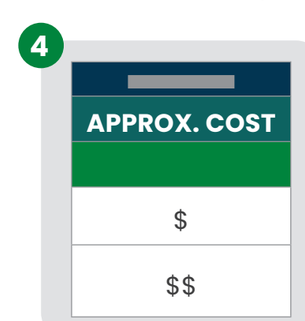
Recommendations that include design work, studies, aesthetic improvements or limited infrastructure improvements.

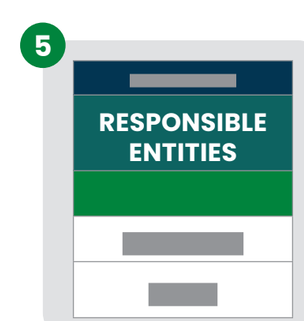
High Cost ($$$)

Recommendations that require significant studies, design work, construction of infrastructure or other investment of public funds.

5 Responsible Entities

Designating a responsible entity for each implementation item is an important step to execute implementation. This section of the matrix identifies the responsible City department or team for completing each strategy, including possible collaborations with other internal or external groups that could aid in the process.





Implementation Matrix

LAND USE AND DEVELOPMENT								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
TRADERS VILLAGE								
LU.1	**Explore Traders Village Relocation Partnership:** Form a working relationship with the owners of Traders Village to facilitate the relocation of Traders Village to the west of the current site to make the use more efficient and to enable industrial expansion onto the existing site. A more efficient format would allow Traders Village to exist in the same area that it has operated in for decades while opening up land for new development in a key site in the City of Grand Prairie.			◆			$$	CMO; Council; Planning; ED; Transportation
LU.2	**Promote Aviation and Defense Hub Expansion:** Build on the current success of the aviation and defense uses existing to the north by encouraging these or ancillary uses to expand south onto what is currently the Traders Village site. Promote this area to other related uses to brand the area as a hub for the aviation and defense industries.			◆			$	CMO; Council; ED
LU.3	**Strengthen Industry Outreach and Site Positioning:** Participate in industry conferences and build relationships with site selectors in the aviation and defense industries to position Grand Prairie for future sites.				◆		$	CMO; ED
LU.4	**Integrate Fiscal Impact Assessment and Monitoring:** Integrate a fiscal assessment component into land use policy, zoning and incentive decisions to understand the estimated impacts of these new projects. Use this assessment as an initial benchmark and continually track fiscal performance. Regularly revisit the actual results versus the estimated performance of future development using tools to inform a fiscal monitoring tool. The fiscal assessment should be an additional tool for understanding the implications of new development, but it should be noted that it is just an estimate and only a component of the decision making process.			◆			$	CMO; Council; ED; Transportation

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

LAND USE AND DEVELOPMENT								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
LU.5	**Support Airport and Industrial Development Coordination:** Support and enhance airport operations and partnerships with industrial development on the west side of the Airport and avoid unnecessary impacts with development of retail and residential uses			◆			$	Planning; ED; Airport
LU.6	**Prioritize Mobility and Infrastructure Improvements:** Ensure that mobility and transportation infrastructure investments are a priority for this character area, particularly the extension of Forum. Examine ways that the existing and future uses currently, and in the future, impact mobility and identify ways to increase mobility to make the site even more attractive to industrial site selectors.			◆			$$	Transportation; Planning
ESTES PARK								
LU.7	**Integrate Fiscal Impact Assessment and Monitoring:** Integrate a fiscal assessment component into land use policy, zoning and incentive decisions to understand the estimated impacts of these new projects. Use this assessment as an initial benchmark and continually track fiscal performance. Regularly revisit the actual results versus the estimated performance of future development using tools to inform a fiscal monitoring tool. The fiscal assessment should be an additional tool for understanding the implications of new development, but it should be noted that it is just an estimate and only a component of the decision making process.			◆			$	CMO; Council; ED Transportation; Parks
LU.8	**Promote Context-Sensitive and Natural Design:** Encourage design elements and building design that align with the site's natural character, prioritizing open space and natural character as key components of the success of this site.		◆				$	Planning
LU.9	**Expand Access to Nature and Joe Pool Lake:** Prioritize improvements that link the site to surrounding neighborhoods and thoroughfares to make the site more accessible to a broader audience.		◆				$$	Planning; Parks

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

LAND USE AND DEVELOPMENT								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
LU.10	**Strengthen Connectivity to Surrounding Neighborhoods and Destinations:** Improve linkages to nearby residential areas and nearby parks, including connections across the lake such as bike/ped and water taxi.				◆	ACTIVE, FUN, LIVABLE, SAFE	$$$	CMO; Council; Planning; Parks; Transportation
LU.11	**Recruit Destination and Recreation-Oriented Uses:** Identify, seek and recruit destination and recreation-oriented commercial and hospitality uses to ensure that the uses complement and align with the overall vision for the area.				◆	OPPORTUNITY, LIVABLE, PRODUCTIVE	$$	CMO; Council; ED
PIONEER PARKWAY/ BELT LINE ROAD VACANT PROPERTY								
LU.12	**Leverage Drainage as Green Infrastructure and an Amenity:** Treat the easement as the organizing element for a nature space that preserves drainage.		◆			OPPORTUNITY, FUN, LIVABLE, PRODUCTIVE	$$	CMO; Council; Parks; Planning
LU.13	**Improve Pedestrian Access and Connectivity:** Identify areas that could benefit from improved pedestrian crossings, access and connections that link the surrounding neighborhoods to existing or new retail/commercial uses.				◆	ACTIVE, FUN, LIVABLE, PRODUCTIVE, SAFE	$$	Transportation; Planning; TxDOT
LU.14	**Encourage Strategic Infill and Redevelopment:** Encourage infill uses that can be located on smaller greenfield sites or on a pad site within the parking field of existing retail that may be overparked. Identify these areas of underutilization and engage with the property owners to facilitate additional tax revenue-producing uses.				◆	OPPORTUNITY, PRODUCTIVE	$	Planning; ED
LU.15	**Optimize Parking and Promote Shared Use:** Reevaluate parking regulations in this corridor and encourage shared parking between uses when possible to reduce the amount of land used for parking.	◆				LIVABLE, PRODUCTIVE	$	Planning

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

LAND USE AND DEVELOPMENT								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
LU.16	**Develop Incentives for Corridor Revitalization:** Create an incentive strategy that builds on or updates the Pioneer Parkway Plan to encourage redevelopment and revitalization.	◆					$	Planning; ED
LU.17	**Enhance Corridor Aesthetics and Streetscape:** Encourage, support and participate when possible in landscaping and facade improvements to increase the appeal and attractiveness of the corridor.				◆		$	Planning; Council
IH 20 CORRIDOR								
LU.18	**Protect and Grow the Corridor's Revenue:** Prioritize reinvestment that sustains the performance of regional retail, entertainment and hotels by improving tenant mix and the overall quality of adjacent parcels that influence visitor experience and spending.				◆		$	Council; Planning; ED
LU.19	**Support Key Anchors and Catalysts:** Support the commercial anchors and differentiators of the corridor, including the Outlet Mall, existing retail power centers, Concordia University, hotel uses and industrial businesses such as Flex-N-Gate. New uses and public investment should by complementary or additive by driving traffic counts and day and nighttime population of the area.				◆		$	Council; Planning; ED
LU.20	**Target Redevelopment of Underutilized Sites:** Identify underutilized parcels for redevelopment to increase tax revenues from the area. Target aging retail centers and uses that are overparked for appropriate and gradual redevelopment over time.				◆		$	Council; Planning; ED
LU.21	**Recruit Uses to Increase Activity and Stay Duration:** Identify, encourage and recruit additional uses that increase trip frequency and length of stay for existing and new customers to the area. Create a recruitment strategy to identify specific users that would perform well in this area.	◆					$$	Council; ED

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

LAND USE AND DEVELOPMENT								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
LU.22	**Enhance Corridor Aesthetics and Identity:** Create a strategy for increasing the visual appeal of the corridor, including shoulder and median landscaping, incentivizing reducing the height and number of pole signs, facade and parking lot improvements to support stronger rents and value growth, increase the image of the east and west gateways to the City.	◆					$$	Council; Transportation; TxDOT
LU.23	**Create Gateway Entry Feature:** Develop an entry feature near the eastern entrance to the City along IH 20 that references the Lake and is similar in impact to the entry feature at Great Southwest Parkway	◆					$$	CMO; Parks
LU.24	**Improve Regional Access and Connectivity:** Work with TxDOT to identify a strategy for increasing access to the corridor from IH 20 and SH 360, including particularly addressing the undeveloped parcel on the southeast corner of IH 20 and SH 360, north of Bardin Road, to increase the value of this parcel and encourage a higher-producing use at this corner. Explore construction of new direct connector ramps to bypass current frontage road configuration around the IH 20/SH 360 interchange.		◆				$$	CMO; Transportation
IH 20/CARRIER PARKWAY RETAIL CLUSTER								
LU.25	**Repurpose Kohl's Site with Trail Integration:** Encourage the repurposing of the former Kohl's site, incorporating the Fish Creek Preserve Trail as a secondary access for the Country Club area. Foster a partnership with the owners to identify ways that the city can reduce the barriers to redevelopment/repositioning, including potential incentives. If incentives are needed, create a process to measure the benefits and costs to the City to provide these incentives.	◆					$	CMO; ED
LU.26	**Develop Retail Recruitment Strategy for IH 20 Corridor:** Create a retail recruitment strategy for the IH 20 corridor and monitor potential locations within this area for future redevelopment or enhancement. Maintain the identity of the adjacent Westchester and Country Club neighborhoods through area-sensitive design guidelines.		◆				$	ED

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

LAND USE AND DEVELOPMENT								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
LU.27	**Integrate and Expand Fish Creek Preserve Trail Connections:** Identify ways to integrate the Fish Creek Preserve Trail by using it as a way to connect commercial uses with residential areas. Prioritize extending the reach of this trail and improving pedestrian connections in Westchester and Country Club that will maximize its use.				◆		$$	Planning; Transportation; Parks
IH 20/SH 360 VACANT PROPERTY								
LU.28	**Pursue Regional Destination Anchor Development:** Actively pursue a regional destination anchor that can serve as the catalyst for future redevelopment of the corridor, not only serving the IH 20 corridor but complementing and building on retail and entertainment anchors along the SH 161 corridor. Target entertainment or destination retail concepts that can take advantage of the visibility from the interchange, particularly those than blend hospitality, entertainment and experiential commercial/retail.	◆					$	CMO; ED; Planning
LU.29	**Improve IH 20 Access and Connectivity:** Work with TXDOT and regional planning partners to identify a strategy to gain IH 20 access to this property from the eastbound lanes, without visitors needing to use the South Great Southwest Parkway exit. Better access will increase the viability of the site and the intensity of use that this parcel could support.	◆					$$	CMO; Council; Transportation; TxDOT; NCTCOG
LU.30	**Establish Public-Private Partnership and Incentive Strategy:** Foster a partnership with the owners to identify ways that the City can reduce the barriers to development, including potential incentives. Maintain relationship and dialogue to understand the owner's vision for the property. If incentives are needed, create a process to measure the benefits and costs to the city to provide these incentives.				◆		$	CMO; ED
IH 20/BELT LINE ROAD VACANT PROPERTY								
LU. 31	**Evaluate Sports Facility Partnerships and Impacts:** Explore partnerships with sports facility developers to identify potential uses and understand the potential city participation needed to make a project feasible. Identify and calculate potential direct and indirect impacts from a sports facility.		◆				$	Parks

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

LAND USE AND DEVELOPMENT								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
LU.32	**Expand Fish Creek Preserve Trail Connectivity:** Explore an extension and alignment of the Fish Creek Preserve Trail to connect this site to more residential and commercial areas to the east.		◆				$$	Parks
LU.33	**Improve Access and Traffic Coordination:** Coordinate IH 20 frontage and South Belt Line Road access to increase the viability of the site and reduce traffic impacts to South Belt Line Road.	◆					$$	Transportation; TxDOT
LU.34	**Establish Landowner Partnership:** Explore a partnership with the landowner to understand their vision and desires for the property.				◆		$	Council; ED; Planning
LU.35	**Assess Office Development Potential and Incentives:** Explore the amount of developable land area compared to annual office demand and identify potential office developers. Develop an incentive strategy based on reducing the cost to entry, mitigating risk or identifying potential tenants for a build-to-suit building or campus.				◆		$	ED
HAZARD AND RESILIENCE								
LU.36	**Enhance Infrastructure Resilience and Risk Reduction:** Improve existing and future infrastructure to reduce hazard impacts using risk-reduction measures.				◆		$$$	Utilities; Emergency Management
LU.37	**Promote Water Conservation Program:** Promote and enhance the City's Water Smart program.				◆		$	Utilities

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

LAND USE AND DEVELOPMENT								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
LU.38	**Increase Water System Reliability:** Increase redundancies in the existing water main system to maintain pressure during peak loads or failures in coordination with the City's master plans.				◆		$$	Utilities
LU.39	**Strengthen Floodplain Management:** Evaluate flooding hot spots and maintain participation in NFIP to support properties currently in the floodplain or that may be in the future.				◆		$$	Engineering
LU.40	**Educate on Conservation and Heat:** Educate citizens on water conservation measures and property protection during drought and heat related events.				◆		$	Utilities
LU.41	**Adopt Resilient Landscaping:** Implement resilient landscaping ordinances and design, incorporating hazard-resilient and native plants and trees that reduce impacts from drought and fire. Offer landscaping audits and assistance with procuring and planting resilient landscaping using proper planting techniques.	◆					$	Planning; Parks
LU.42	**Enhance Heat Response for Vulnerable Groups:** Expand existing resources and provide new programs to help vulnerable and underserved populations during extreme temperature events.				◆		$$	Emergency Management
AREA WIDE								
LU.43	**Enhance Land Use Decision-Making and Planning Tools:** Improve decision-making ability to assess new uses and redevelopment by updating City-wide land use categories and regularly evaluating, improving and implementing the Future Land Use Map within the context of the City-wide Future Land Use Plan.	◆					$$	Planning

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

HOUSING AND NEIGHBORHOODS								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
FORUM NEIGHBORHOOD								
H.1	**Improve Pedestrian and Trail Connectivity:** Strengthen pedestrian and trail connections between existing residential areas and The Epic/EpicCentral complex.			◆			$$	Parks; Transportation
H.2	**Encourage Mixed-Use and Office Development:** Encourage future mixed-use development and reinvestment at key redevelopment sites and diversifying commercial development to include office.				◆		$	ED; Planning
H.3	**Support Property Maintenance and Upkeep:** Work with business and property owners to support upkeep of existing buildings and properties.				◆		$	Code Compliance; Planning
H.4	**Enhance Traders Village as a Destination:** Support the continued attraction of Traders Village as a major regional destination and economic driver while increasing diversity of activities and offerings between Great Southwest Parkway and SH 360.				◆		$	ED; Planning
COUNTRY CLUB NEIGHBORHOOD								
H.5	**Expand Trail and Sidewalk Connectivity:** Expand trail and sidewalk connections to strengthen links between residential areas, Fish Creek and Grand Oaks Golf Club.		◆				$$	Parks; Transportation
H.6	**Support Housing Reinvestment and Stability:** Support reinvestment in aging housing and infrastructure, outreach to residents and housing improvement support to maintain neighborhood stability and visual appeal.				◆		$	CMO; Council; Planning; Code Compliance; Community Revitalization; Housing and Neighborhoods

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

HOUSING AND NEIGHBORHOODS								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
H.7	**Maintain Neighborhood Scale:** Maintain existing density levels in core neighborhoods with increased density limited to the periphery of the area along major corridors with supporting retail and services.				◆		$	Planning
H.8	**Support Property Maintenance and Upkeep:** Work with business and property owners to support upkeep of existing buildings and properties.				◆		$	Code Compliance; Planning
H.9	**Encourage Neighborhood-Serving Development:** Encourage small-scale mixed-use or neighborhood-serving development along major corridors such as SH 161 and IH 20.				◆		$	Planning
OAK HOLLOW NEIGHBORHOOD								
H.10	**Support Neighborhood Reinvestment and Maintenance:** Support neighborhood reinvestment through targeted maintenance, landscaping and housing rehabilitation programs that preserve the neighborhood's residential quality.				◆		$$	Planning; Code Compliance; Community Revitalization; Housing and Neighborhoods
H.11	**Encourage Small-Scale Services and Business Growth:** Develop programs and initiatives to encourage small-scale neighborhood services and small business incubation at key intersections through redevelopment/reinvestment in aging developments to better meet daily needs and reduce reliance on regional corridors.	◆					$	ED; Planning
H.12	**Support Property Maintenance and Upkeep:** Work with business and property owners to support upkeep of existing buildings and properties.				◆		$	Code Compliance; Planning

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

HOUSING AND NEIGHBORHOODS									
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
H.13	**Explore Key Intersection Redevelopment:** Explore redevelopment opportunities at the intersection of Great Southwest Parkway and IH 20 to diversify offerings beyond fuel stations and quick service restaurants, and accommodate new commercial or mixed-use amenities.	◆					$	ED; Planning
H.14	**Promote Housing and Infrastructure Reinvestment:** Encourage reinvestment and modernization of existing housing and public infrastructure to maintain long-term neighborhood appeal.				◆		$	CMO; Council; Planning; Code Compliance; Community Revitalization; Housing and Neighborhoods
H.15	**Enhance and Activate Open Spaces:** Increase, preserve and activate open spaces to promote recreational opportunities.				◆		$$	Parks
WESTCHESTER NEIGHBORHOOD								
H.16	**Improve Pedestrian and Bicycle Connectivity:** Enhance pedestrian and bicycle connectivity by improving sidewalk networks and creating safer crossings along Carrier Parkway and Lake Ridge Parkway.				◆		$$	Transportation
H.17	**Strengthen Connections to Lake and Open Space, Especially Focus on North Westchester:** Maintain and enhance connectivity between existing residential neighborhoods and natural and accessible areas near the lake, including connections to Joe Pool Lake and recent investments in the Regional Veloweb such as Camp Wisdom trail.				◆		$$	Parks; Transportation
H.18	**Preserve Neighborhood Character and Design Quality:** Work with Westchester stakeholders to maintain neighborhood and area character through aesthetic design criteria for development and redevelopment of commercial centers, new residential and public enhancements.	◆					$	Planning

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

HOUSING AND NEIGHBORHOODS								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
H.19	**Support Property Maintenance and Upkeep:** Work with business and property owners to support upkeep of existing buildings and properties.				◆	OPPORTUNITY, PRODUCTIVE	$	Code Compliance; Planning
H.20	**Promote Housing and Infrastructure Reinvestment:** Encourage reinvestment and modernization of existing housing and public infrastructure to maintain long-term neighborhood appeal.				◆	OPPORTUNITY, LIVABLE, PRODUCTIVE	$	CMO; Council; Planning; Code Compliance; Community Revitalization; Housing and Neighborhoods
LAKE PARKS NEIGHBORHOOD								
H.21	**Strengthen Connections to Lake and Trails:** Maintain and enhance connectivity between existing residential neighborhoods and natural and accessible areas near the lake, including connections to Joe Pool Lake and recent investments in the Regional Veloweb such as Camp Wisdom trail.				◆	ACTIVE, FUN, LIVABLE, PRODUCTIVE	$$	Parks; Transportation
H.22	**Support Retail Recruitment and Property Upkeep:** Support recruitment and retention of neighborhood-supporting retail services in key undeveloped tracts or areas suitable for redevelopment while working with business and property owners to support upkeep of existing buildings and properties.				◆	OPPORTUNITY, PRODUCTIVE	$	ED; Planning
H.23	**Encourage Small-Scale Services and Business Growth:** Develop programs and initiatives to encourage small-scale neighborhood services and small business incubation at key intersections through redevelopment/reinvestment in aging developments to better meet daily needs and reduce reliance on regional corridors.	◆				OPPORTUNITY, LIVABLE, PRODUCTIVE	$	ED; Planning
H.24	**Collaborate on Landscaping and Open Space Maintenance:** Support collaboration with HOAs and PIDs to maintain and enhance visual upkeep of landscaping and open space improvements.				◆	PRODUCTIVE	$	CMO; Planning; Parks

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

HOUSING AND NEIGHBORHOODS								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
MIRA LAGOS NEIGHBORHOOD								
H.25	**Preserve and Enhance Lakefront Environment:** Preserve and enhance the lakefront environment by maintaining floodplain protection, avoiding construction in the floodplain, preserving natural buffers and open space connections that support recreation and ecological health.				◆		$	USACOE; Stormwater; Planning
H.26	**Identify Catalytic Sites for Future Amenities:** Evaluate potential catalytic sites along Lake Ridge Parkway and major arterials that could accommodate future amenities or public spaces supporting tourism and community gathering.	◆					$$	CMO; Council; ED; Planning
LAKE RIDGE NEIGHBORHOOD								
H.27	**Collaborate with HOA for Neighborhood Support:** Maintain collaboration with the neighborhood HOA to support ongoing communication, maintenance and neighborhood improvement efforts.				◆		$	CMO; Council; Planning; Code Compliance; Community Revitalization; Housing and Neighborhoods
H.28	**Enhance Public Amenities and Neighborhood Quality:** Support and enhance public amenities and enhancements that contribute to neighborhood character and quality.				◆		$	CMO; Parks
H.29	**Coordinate on Code Enforcement and Maintenance:** Coordinate with City of Cedar Hill to support strong code enforcement and property maintenance to preserve the neighborhood's visual quality and natural character.				◆		$	CMO; Planning; Code Enforcement

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

TRANSPORTATION AND MOBILITY								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
TM.1	**Continue Efforts to Adopt a Citywide Safety Policy or Vision Zero Framework:** Establish a formal commitment to eliminating fatal and serious injury crashes through data-driven planning, engineering, enforcement and education.	◆					$	Council; Transportation
TM.2	**Continue Efforts to Develop a Comprehensive Safety Action Plan:** Identify systemic and location-specific safety treatments to reach the Vision Zero goal.	◆					$$	Transportation; Engineering
TM.3	**Continue Efforts to Promote a Safe Routes to School and Safe Routes to Parks Initiative:** Focus on improving pedestrian safety near schools, parks and transit pick-up areas through traffic calming, crossing improvements and signage.				◆		$$	Transportation; Engineering; Parks; ISD(s)
TM.4	**Integrate Safety into CIP Project Prioritization:** Use crash data and severity analysis as key criteria when ranking roadway, intersection and pedestrian improvement projects.				◆		$	Transportation; Engineering;
TM.5	**Enhance Access Management Standards:** Explore driveway consolidation, median control and signal coordination policies along arterials to reduce turning conflicts and rear-end crashes.	◆					$	Transportation, Engineering
TM.6	**Pursue Funding Partnerships for Safety Projects:** Coordinate with NCTCOG, TxDOT and regional partners to pursue Highway Safety Improvement Program (HSIP), Safe Streets and Roads for All (SS4A), Transportation Alternatives (TA) and other available grants.				◆		$	Council; Transportation; Engineering
TM.7	**Explore Shuttle Service Opportunities for the EPIC Central Park:** Consider developing a microtransit or point-to-point shuttle system connecting EpicCentral, its off-site parking areas and nearby hotels or attractions. Use flexible routing and app-based scheduling to accommodate event-driven travel demand.		◆				$$	Transportation; ED; Communications & Marketing; Tourism

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

TRANSPORTATION AND MOBILITY								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
TM.8	**Coordinate with Employers and Event Venues on Shared Shuttles:** Encourage large employers, event venues and hotels to coordinate employee and visitor transportation programs using shared, on-demand shuttles or circulators.		◆				$$	Transportation; ED; Communications & Marketing; Tourism
TM.9	**Evaluate Future Water "Taxi" Service on Joe Pool Lake:** Explore the feasibility of a seasonal or event-based water taxi connecting key parks, marinas, and waterfront attractions around Joe Pool Lake using electric or low-emission vessels.			◆			$$	Transportation; ED; Tourism; Parks
TM.10	**Adopt and Implement the Bicycle Master Plan:** Formally adopt the City's Bicycle Master Plan once complete, and use it to guide prioritization of bike/ped projects, and coordination with roadway and rightsizing projects.				◆		$	Council; Transportation
TM.11	**Conduct a Comprehensive Sidewalk Assessment:** Enhance the City's existing sidewalk inventory with a pavement condition evaluation to identify maintenance needs and ADA compliance gaps.	◆					$$	Transportation; Engineering
TM.12	**Complete an ADA Self-Evaluation and Transition Plan Update:** Assess all sidewalks, curb ramps and crossings for compliance with PROWAG and ADA standards, and create a prioritized plan for upgrades.		◆				$$	Transportation; Engineering
TM.13	**Incorporate Accessibility Standards into CIP Project Prioritization:** Ensure all new and reconstructed streets, crossings and transit access points meet PROWAG and ADA requirements as part of the City's regular capital planning and design process.				◆		&	Transportation; Engineering
TM.14	**Promote a Maintenance and Rehabilitation Program:** Establish a recurring inspection and repair cycle to maintain safe, obstruction-free and ADA-compliant sidewalks.		◆				$$	Transportation; Engineering

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

TRANSPORTATION AND MOBILITY								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
TM.15	**Adopt a Complete Streets Policy and Design Manual:** Adopt and formalize a citywide Complete Streets policy and develop a supporting design manual that integrates flexible design standards and the Context Zone framework to guide roadway design for all users.	◆					$$	Council; Transportation
TM.16	**Integrate Context Zones into City Design Standards:** Update or supplement existing roadway design standards to reflect the Highway Corridor, Suburban and Lakeside Context Zones, ensuring design decisions align with surrounding future land uses and community character.	◆					$	Planning; Transportation; Engineering
TM.17	**Develop a Flexible Design Framework:** Create a framework or checklist that helps planners and engineers apply context-sensitive design principles when evaluating new projects or redevelopment corridors.	◆					$	Planning; Transportation; Engineering
TM.18	**Use the Prioritization Matrix when Reviewing Projects:** Incorporate the design element prioritization matrix into project scoping and design review to balance mobility, safety and multimodal needs, especially when right-of-way is limited.	◆					$	Planning; Transportation; Engineering
TM.19	**Coordinate with Regional Partners on Standard Updates:** Work with TxDOT and NCTCOG to promote consistency between local design standards applied on local roads and regional context-sensitive design practices applied on TxDOT-maintained roads.				◆		$	Transportation; Engineering
TM.20	**Provide Staff Training on Context-Sensitive Design:** Offer training for relevant City staff on how to apply flexible design standards and context-based decision-making in plan review and project development.	◆					$	Planning; Transportation; Engineering; Parks; Community Revitalization
TM.21	**Coordinate with the City's Bicycle Master Plan:** Compare identified rightsizing corridors with proposed trail and bikeway projects to prioritize locations that can close network gaps and enhance multimodal connectivity.				◆		$	Transportation; Engineering

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

TRANSPORTATION AND MOBILITY								
#	STRATEGY RECOMMENDATION	TIMEFRAME				VALUES ALIGNMENT	APPROX. COST	RESPONSIBLE ENTITIES
		SHORT-TERM	MID-TERM	LONG-TERM	ON-GOING			
TM.22	**Conduct Corridor Feasibility Studies:** Evaluate high-priority corridors identified in the screening map to confirm traffic operations, safety impacts and design feasibility for potential rightsizing projects.	◆					$$$	Transportation, Engineering
TM.23	**Pilot a Demonstration Project:** Implement a temporary lane reconfiguration or restriping pilot on one corridor to test operations, collect feedback and evaluate safety and mobility outcomes before implementing permanent changes.	◆					$$	Transportation; Engineering; Street Services
TM.24	**Adopt a Rightsizing Evaluation Framework:** Develop a standard process for identifying and assessing corridors suitable for rightsizing as part of future roadway or resurfacing projects.		◆				$	Transportation; Engineering
TM.25	**Integrate Rightsizing into CIP Project Prioritization:** Incorporate corridor screening and design adjustments into CIP project prioritization to ensure existing roadway investments are optimized for safety and efficiency.				◆		$	Transportation; Engineering
TM.26	**Develop an Intelligent Transportation Systems (ITS) Strategy:** Develop an ITS roadmap that outlines technology priorities, integration with regional systems and identifies opportunities for future applications, including connected vehicles, curb management and data-driven maintenance.			◆			$$	Transportation; Engineering
TM.27	**Expand Advanced Traffic Management Capabilities:** Build on existing signal and communication upgrades to implement adaptive signal timing, coordinated corridor management and systemwide monitoring through ATMS.				◆		$$$	Transportation; Engineering
TM.28	**Monitor and Evaluate Emerging Technologies:** Track advancements in V2I, curb management, MaaS, autonomous shuttles, drone deliveries and asset management tools to identify pilot opportunities that enhance safety, efficiency and multimodal access as the Area's network evolves.				◆		$	Transportation; Engineering

ACTIVE OPPORTUNITY FUN LIVABLE PRODUCTIVE SAFE

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Grand Prairie

APPENDIX: ENGAGEMENT SUMMARY

National Night Out Kick-Off Party

What are EPICenter Area's greatest strengths?

#	Comments
1	State of the art, modern
2	The Epicenter area – lots of things to do – rival the Colony?
3	Beautiful

What are EPICenter Area's greatest weaknesses?

#	Comments
1	Too far to walk for elder

If I could change or improve one thing about the EPICenter Area it would be...

#	Comments
1	Have some adult night life in Epicenter
2	Grocery stores!
3	Five Blow [Below]
4	Rec center for Beacon Hill HOA
5	H-E-B
6	Christian bookstore
7	Five below
8	Trader Joes
9	Big print store
10	Train station

What is something you would change in your community?

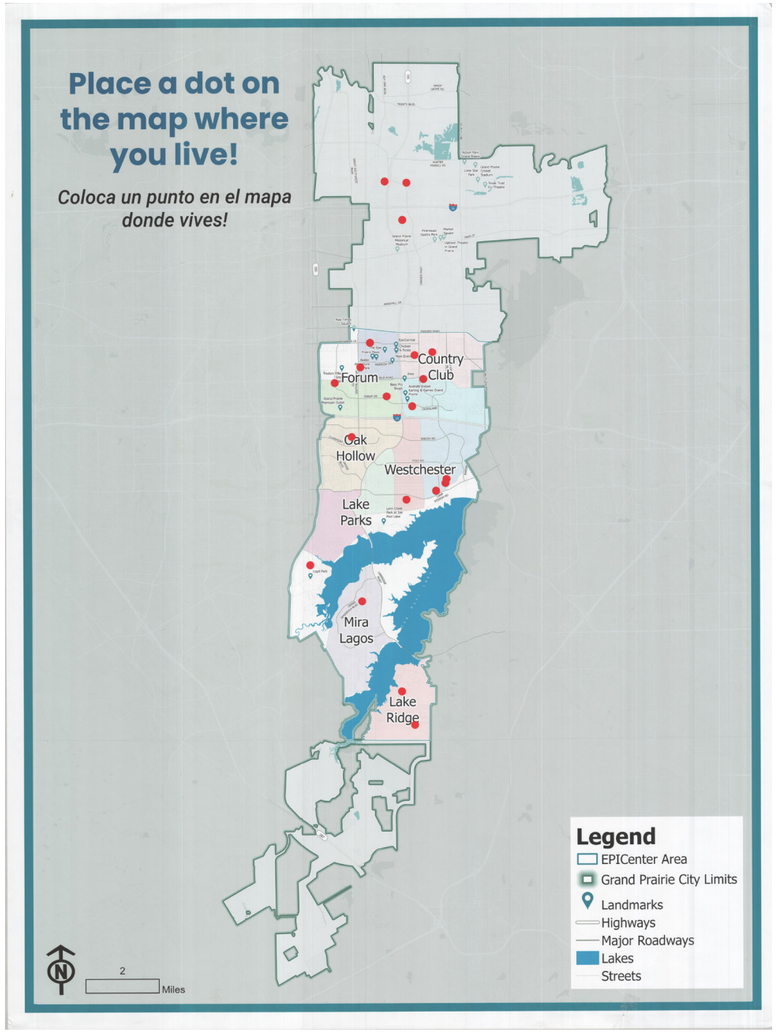
Forum

#	Comments
1	Street is dangerous, road is too narrow
2	Better landscaping on medians

Country Club

#	Comments
1	More consistent code compliance enforcement
2	Tow uninsured or unregistered vehicles to improve over-crowding

Place a dot on the map where you live! What is something you would change in your community?



Main Street Fest

What are EPICenter Area's greatest strengths?

#	Comments
1	It's a great family entertainment area. Food, trails, playground, water show – for free
2	Free events
3	Safe place
4	Trader's Village car shows
5	Illuvia & Epic Waters
6	City is responsive to issues
7	Pace of growth – it is growing but not explosive like Arlington
8	Fishing at JPL
9	Green space/lovely outdoor area to walk dogs & exercise
10	Nice people

What are EPICenter Area's greatest weaknesses?

#	Comments
1	Parking during big events
2	-> x2 (referring to comment #1)

If I could change or improve one thing about the EPICenter Area it would be…

#	Comments
1	More food vendors – variety/cost
2	Splash pad
3	Playground, walking trail
4	Public restrooms need more
5	Splash pad
6	Hiking trails around Joe Pool
7	Food truck Park near Joe Pool
8	Basketball court
9	More entertainment (outside of Epic Central) – esp. for kids & single adults
10	Develop old Kohls into sprouts or Trader Joes
11	Variety of restaurants & shopping
12	Real bike trails
13	Affordable housing – people need somewhere to live!

The most critical issue facing the EPICenter Area is…

#	Comments
1	Smart growth that values GP!
2	No hospitals in Grand Prairie

The single most important the City could do to help me thrive within the EPICenter Area is…

#	Comments
1	Not increase taxes
2	Huge trampoline park, skate park
3	Preservation of the lakefront/view

What is something you would change in your community?

Forum

#	Comments
1	HEB in Forum
2	Safe beautiful and clean
3	Love all the green space and outdoor area – super place to walk dogs & exercise

Oak Hollow

#	Comments
1	Quiet but traffic has gotten worse
2	Grocery stores/HEB in Oak Hollow
3	Too many apartments

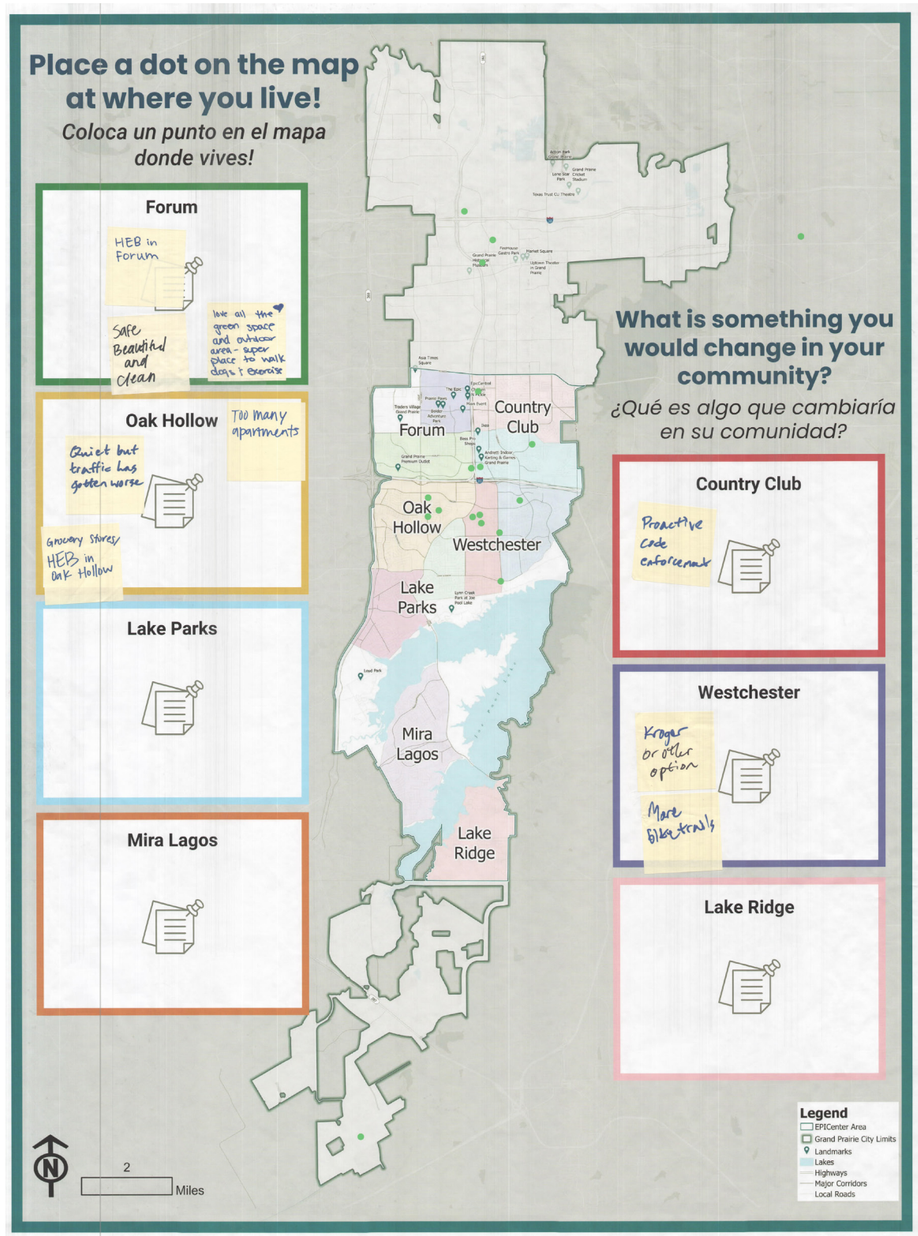
Country Club

#	Comments
1	Proactive code enforcement

Westchester

#	Comments
1	Kroger or other option
2	More bike trails

Place a dot on the map where you live! What is something you would change in your community?



Neighborhood Engagement (November 13, 2025)

What do you love about the EPICenter Area?

#	Comments
1	Lake, green space, walking trails & sidewalks. Quietness. Community. Outdoors. Safety.
2	Lake, green space, walking trails, outdoors.
3	No pickleball courts! Green space w/ walking trails @ Lake Ridge & England

What would you change about the EPICenter Area?

#	Comments
1	Keep things Green. No apartments, nail salons, & smoke shops.
2	No pickleball courts on the Pennisula [Peninsula]
3	Keep the peninsula green with nature. Keep trails, trees. No more apartments, strip centers, etc.
4	Expand area more South near 287 Hwy very south of Grand Prairie.

Tell us about Land Use and Development

What are some bad examples of development?

#	Comments
1	Smoke shops, nail salons, discount stores, bars, apartments, hybrid housing
2	Apartments, smoke shops, gas stations, bars, nail salons, discount stores
3	Smoke shops, places opened post 11am, bars w/ food

What land uses are needed or missing in the EPICenter Area?

#	Comments
1	Too much development closer to the lake. Keep green spaces!
2	South of 20 – too much development. Missing nature, flowers, trees, green space
3	Build some Rec areas and Libraries as far south in the Epic Center area as possible

What development types do you love and why?

#	Comments
1	SFH with lots of green spaces
2	Too many restaurants. Need bookstores, food trucks in Epic walk areas
3	More cultural city/walkable areas. Meeting spaces
4	- Cultural - Fine dining - Walking paths
5	Bike trail entry way with food trucks and seating area rest spots. So people can get to know each other
6	Single family brick homes. Trails, trees, flowers, nature

What development types should be avoided in the EPICenter Area?

#	Comments
1	- Nail salons - Small grocery stores - Small gas stations - Bar w/food
2	Smoke shops, nail salons, discount stores, apartments, hybrid housing, bar
3	- Vaping shops - Nail salons - Tatoo [Tattoo] shops
4	Rental homes & apt.
5	Apartments, multi-family, smoke shops, discount stores, nail salons

Tell us about Housing & Neighborhoods

What housing types are lacking in the EPICenter Area?

#	Comments
1	More single family homes. No more apartments & hybrid
2	For purchase single family homes
3	More single family houses
4	Single family homes – not apartments or multi-family
5	Single Family mid-high priced
6	No more apts [apartments].

How will future generations live and thrive in the EPICenter Area?

#	Comments
1	Expand lanes for traffic on main roads. Leave green space
2	Better hours for Epic
3	Leave green space. Expand lanes to ease traffic. Replace the bridge @ JPL [Joe Pool Lake]
4	Single family homes – not apartments or multi-family
5	Single Family mid-high priced
6	No more apts [apartments].

What makes the EPICenter Area a great place to live?

#	Comments
1	The Peninsula is a retreat within the City – don't commercialize it.
2	The Pennisula [Peninsula] is great. Keep it quiet. Don't commercialize
3	- Green space - Walking space
4	Walkability & restaurants

What are your favorite places in the EPICenter Area?

#	Comments
1	Betty Warmack Library, Joe Pool Lake, walking trails.
2	Betty Warmack. Joe Pool Lake. Trails. Quiet Places.
3	- JP Lake [Joe Pool Lake] - Betty Warmack - Green spaces for walking

Other than single-family, what residential options are most appropriate?

Options	Number of Responses
More housing for first-time homeowners	15
More housing for seniors	11
More housing for renters	10

More housing for first-time homeowners

#	Comments
1	Single homes for SALE!

More housing for seniors

#	Comments
1	Yes, need more home feel not apartment
2	Yes, for purchase

More housing for renters

#	Comments
1	No, we have too much
2	No more rentals

Tell us about Transportation

What are the biggest mobility challenges in the EPICenter Area?

#	Comments
1	Traffic congestion. People with loud cars.
2	Traffic. Excessive displays of speed. No mass transit

How would you improve pedestrian access and movement in the EPICenter Area?

#	Comments
1	Walking trails. Road maintenance. Bridge expansion @ JPL [Joe Pool Lake]
2	Walking trails/natural trails w/lights
3	Bike lanes. Sidewalks.

What other transportation options should be considered in the EPICenter Area?

#	Comments
1	Bikes
2	Bikes. Trails – walking

What is your priority for transportation?

Options	Number of Responses
Roadway Maintenance	7
More Bike Lanes	3
More Sidewalks	4
Safety	3
Less Congestion	6
Micromobility/ Transportation Alternatives	3
More Transit Services	1
Intersection Improvements	3
Signage	0

Tell us about Commercial Development

What are the biggest mobility challenges in the EPICenter Area?

#	Comments
1	Traffic is a problem anywhere around 20 & South of I20
2	Traffic & road quality
3	Car break-ins
4	Traffic
5	Make a better presence of security with police. Fear of vehicle theft

What economic challenges are present in the EPICenter Area?

#	Comments
1	Too many apartments. Prefer chain restaurants – so go to Arlington.
2	Too many apartments that are outdated and unaffordable. Chain restaurants.
3	Apartments & rentals

What type of businesses would you bring to the EPICenter Area?

#	Comments
1	Fireworks by the lake – bring it back.
2	Community focused brewery. Fireworks @ Lake
3	Book stores. Coffee shops. Farmers markets.
4	Increase hours @ epic
5	Trader Joe's. Whole Foods
6	Organic grocery stores. Trader Joe's?
7	Fireworks @ epic

What are some good examples of commercial development?

#	Comments
1	Southlake town square. Rockwall lake. San Antonio riverwalk.
2	City of Carrolton [Carrollton] Downtown
3	Southlake TS. Sundance Square
4	- South Lake - Colony

What retail, business, or entertainment uses would you like to see?

Options	Number of Responses
Main Street Retail	3
Major Retailers	2
Live Music	5
Regional/National Restaurants	4
Breweries/Distilleries	5
Farmers Market	4
Mom and Pop Restaurant	2
Food Trucks	0
Coffee Shops/Cafes	4

Additional Comments

#	Comments
1	Need walkable shops

Tell us about Public Facilities & Services

What existing services need improvement?

#	Comments
1	Streets by I-20.
2	Electricity, & utilities, roads, I 20. Utilities in Pennisula [Peninsula], more stable grid & gas. Bridge on lakeridge
3	Internet Towers!
4	Expand All wireless infrastructure
5	Street repairs!

What public facilities or services are missing in the EPICenter Area?

#	Comments
1	Rec center in 75052 zip code.
2	Rec center in 75052 w/Library.
3	Post office as far south as possible (76065) please

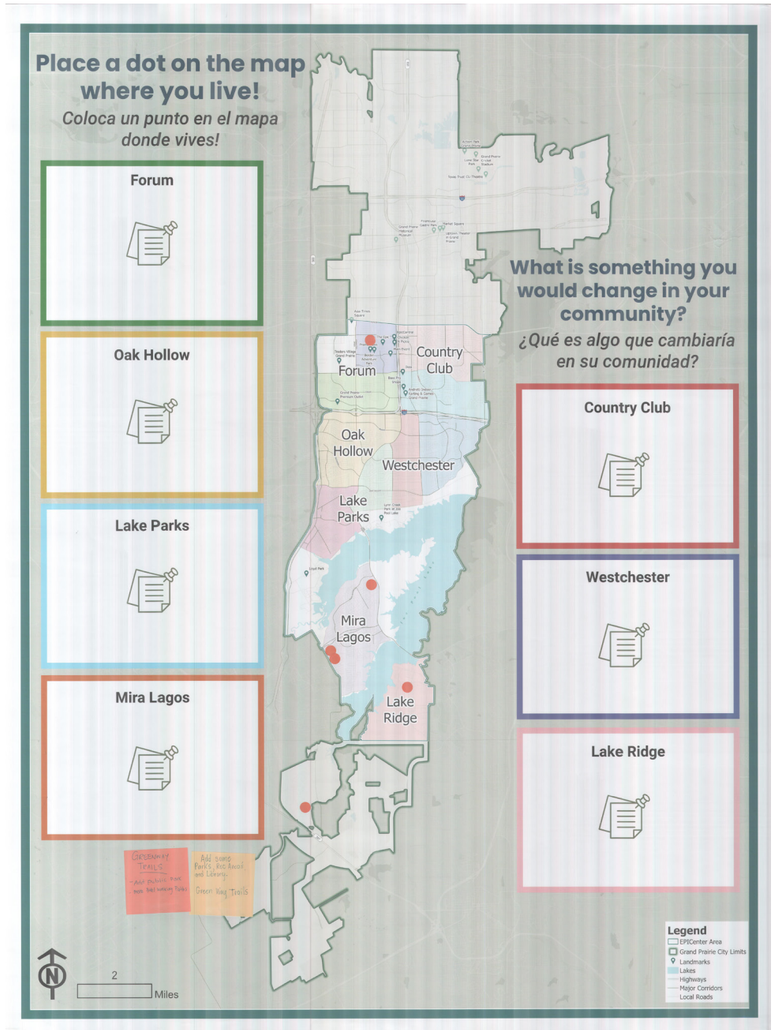
What community elements would you like to see?

Options	Number of Responses
Public Art	3
Festivals & Events	4
Bike & Pedestrian	4
Recreational Facilities	0
Urban Gathering Spaces	4
Open Space	8
Walkable Services	5
Community Garden	3
Splash Park	2

Additional Comments

#	Comments
1	Natural Open Space

Place a dot on the map where you live! What is something you would change in your community?



Additional comments

#	Comments
1	Greenway trails - Add public park - More bike/walking paths
2	Add some parks, rec area's, and library. Green Way Trails

Neighborhood Engagement (February 12, 2026)

What do you love about the EPICenter Area?

#	Comments
1	Great roadway maintenance
2	Family friendly and community events
3	Quality of community spaces, family friendly, and accessible. Well maintained
4	TREES! Wildlife! Nature. Community events. Local spots (like Billie Joe's)
5	Family friendly
6	The lake. The EPIC restaurant area. MISD Schools.

What would you change about the EPICenter Area?

#	Comments
1	Evenly distributed across the area, not so central focus
2	Rec center in 75052
3	Closer to 20 but North of the lake. For new development de-centralize it
4	Add a rec center in 75052. Leave 75054 alone & green
5	Fewer chain restaurants (at least keep local chains)

How do you envision the EPICenter Area?

#	Comments
1	*People
2	Not a lot of "Prairie" left.

Tell us about Land Use and Development

What are some bad examples of development?

#	Comments
1	Empty/Abandoned shopping centers
2	Too much empty retail. Too many apartments (SB840). Removing the Prairie in Grand Prairie. Nail salons, bars, etc.
3	Nail salons, smoke shops, bars, fast food
4	- Empty shopping centers/buildings - Big chain restaurants - Removing green space

What land uses are needed or missing in the EPICenter Area?

#	Comments
1	Green spaces are missing
2	Hospital, food hall, flex entertainment spaces
3	Performing Arts spaces for Public use
4	More places to eat in the Epic and more things to do so we have a reson to stay and hang besides eating and leaving
5	Land - Land is missing
6	Youth Activity Events

What development types do you love and why?

#	Comments
1	Parks, activity centers, social spaces
2	Green spaces. Natural amenities. Walking/hiking trails. Caming @ Joe Pool
3	Active opportunities, kid and animal friendly
4	Food Truck Park
5	Nature trails. Green space. Lake shopping. Lake dining.
6	Parks. Libraries. Community centers. Local businesses (shopping & food). Bookstores!
7	- Covered outdoor play space - Dog parks - Food truck gathering space (Klyde Warren)
8	Outdoor Recreation + Maintain Natural Amenities

What development types should be avoided in the EPICenter Area?

#	Comments
1	No - beauty/barber, liquor store, vape
2	Nail salons. Vape shops. Nationwide chains.
3	Bars, nail salons, fast food, vape/smoke, shops. APARTMENTS
4	Apartments. Multiplex housing
5	Apartments. Mutli-family. Bars. Dollar stores
6	Loan sharks. Quick loans,

Tell us about Housing & Neighborhoods

What housing types are lacking in the EPICenter Area?

#	Comments
1	Affordable Senior Living
2	Affordable housing - single family homes
3	Senior living

How will future generations live and thrive in the EPICenter Area?

#	Comments
1	Land for trees & green spaces
2	Tree & Grass
3	Outdoor activities. Wildlife & nature. Neighborhood recreational area.
4	Greenspaces w/in walking distance (w/trees for summer shade; not just prairie)
5	Need land & trees for oxygen & wild life

What makes the EPICenter Area a great place to live?

#	Comments
1	Diverse food options. Walking trails. Community spaces. Community events.
2	Outdoors. JP Lake. MISD Schools. Quiet life away from the main city
3	- Community involvement - Activities/places for all ages
4	Safe areas near schools
5	- Walkable entertainment areas - Safety - Inclusive community events
6	Activities
7	Safe/interactive outdoor venues. Community engagement.
8	Joe Pool lake. MISD schools. Pennisula's nature

What are your favorite places in the EPICenter Area?

#	Comments
1	- Joe Pool Lake - Epic Play
2	JP Lake. 161 EPIC Central
3	The Epic Center 100%
4	Joe Pool lake. EPIC-restaurants off 161
5	Joe Pool. Lloyd Park. EPIC center. Asia Times Square. Main str.

Other than single-family, what residential options are most appropriate?

Options	Number of Responses
More housing for first-time homeowners	8
More housing for seniors	4
More housing for renters	0

Tell us about Transportation

What are the biggest mobility challenges in the EPICenter Area?

#	Comments
1	Sidewalks. Busses. Mass transit.
2	Bus transit
3	Need continuous sidewalks
4	Via is not dependable. No safe bike routs @ lake
5	No mass transit

How would you improve pedestrian access and movement in the EPICenter Area?

#	Comments
1	Shade along trails (more trees)
2	More trees to help in Summer. Sidewalk maintenance. Continous sidewalks. Lighting for safety
3	Lighting. Bus
4	Add bike/walk lane @ lake. No Dart please.
5	Shade, natural cover (too hot in summer)
6	Shade and Lighting

What other transportation options should be considered in the EPICenter Area?

#	Comments
1	City funded trolley. Similar to M Line - McKinney Ave trolley
2	Busses. Mass transit
3	None - just adds pollution
4	Mass transit

What is your priority for transportation?

Options	Number of Responses
Roadway Maintenance	5
More Bike Lanes	3
More Sidewalks	3
Safety	2
Less Congestion	3
Micromobility/ Transportation Alternatives	1
More Transit Services	2
Intersection Improvements	3
Signage	0

Tell us about Commercial Development

What are the biggest mobility challenges in the EPICenter Area?

#	Comments
1	Kohl's Property redevelop
2	Vacant and old shopping centers
3	Accessibility and necessity of developments
4	Jobs that pay a living wage. Inflation/Shrinkflation
5	Wage & COL affordability
6	Good paying jobs that are mostly in north DFW

What economic challenges are present in the EPICenter Area?

#	Comments
1	Gentrification. Amount of apartment against infrastructure (traffic)
2	Apartments. Traffic congestion. Aging scenarios.
3	Limited parking.
4	Too many people communting on the same roads. Affordability
5	Low income families. Multi-family housing.

What type of businesses would you bring to the EPICenter Area?

#	Comments
1	Food hall. Test kitchen
2	None - we have enough.
3	Community focused brewery like Tupps
4	Small businesses - Boutiques - Local owned restaurants - Cafe w/live music
5	Food trucks. More food diversity (I love how multicultural Irving is!). Community-run shops. Bookstores. Makers shops.

What are some good examples of commercial development?

#	Comments
1	Mansfield. Grandscape. Legacy West.
2	Mansfield. Princeton. McKinney. Southlake.
3	"New" Arligton Highland outdoor middle space. Bishop Arts.
4	Magnolia Ave. Bishop Arts. Lower Greenville. Southlake Town Square.
5	Southlake town square. Rockwall lake.

What retail, business, or entertainment uses would you like to see?

Options	Number of Responses
Main Street Retail	2
Major Retailers	0
Live Music	2
Regional/National Restaurants	1
Breweries/Distilleries	2
Farmers Market	6
Mom and Pop Restaurant	4
Food Trucks	2
Coffee Shops/Cafes	6

Additional Comments

#	Comments
1	Less chains in Northern EPICenter

Tell us about Public Facilities & Services

What existing services need improvement?

#	Comments
1	Water services
2	Electric
3	Not having trash cans (especially windy days)
4	Large trash and recycling bins or carts (like FW and Arlington)
5	Atoms - gas. Electric grid. Bridge for pedestrians - over the lake
6	Electricity. Lakeridge & bridge.

How would you improve the quality of existing City facilities?

#	Comments
1	Increase water maintenance. Flushing the water sewer/water drains
2	Road & sidewalk maintenance
3	Streets - sidewalk maintenance. City pipes - H20

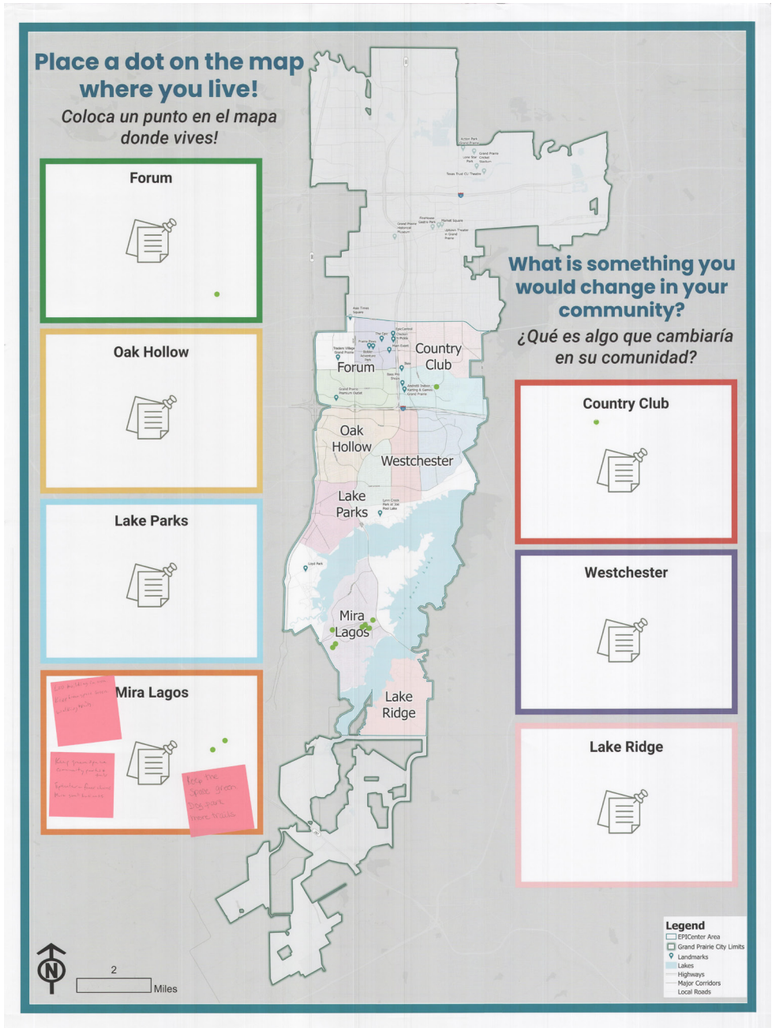
What public facilities or services are missing in the EPICenter Area?

#	Comments
1	Adult education center
2	Dog park closer to Mira Lagos
3	City maintained trails for walkers. Need green space
4	Walking trails & green spaces
5	Libraries. Community centers. Enrichment classes in the evenings
6	Public spaces w/WiFi

What community elements would you like to see?

Options	Number of Responses
Public Art	1
Festivals & Events	2
Bike & Pedestrian	1
Recreational Facilities	2
Urban Gathering Spaces	7
Open Space	7
Walkable Services	3
Community Garden	2
Splash Park	1

Place a dot on the map where you live! What is something you would change in your community?



#	Comments
1	Less buildings in area. Keep green space green. Walking trails.
2	Keep green space community parks & trails. Epicenter fewer chains. More small business
3	Keep the space green. Dog park. More trails.

Virtual Open House (March 4, 2026)

Tell us where you live!

Options	Number of Responses
Forum	0
Country Club	0
Oak Hallow	0
Westchester	0
Lake Parks	0
Mira Lagos	2
Lake Ridge	0
I live in Grand Prairie but outside of the EPICenter Area	0
I live in Grand Prairie but unsure if inside the EPICenter Area	0
I do not live in Grand Prairie	0

Please leave any general comments or questions here!

#	Comments
1	I have been disappointed with the handling of the Peninsula with the building of apartments and shopping strips which have downgraded our community. The reason I built on the Peninsula was for the nature scenery which made me feel disconnected from the city. This area is overcrowded/overbuilt and strongly urge against any other structures to be built on the Peninsula. My suggestion would be to create a park or two for only the Peninsula communities to enjoy

HOA/PID Online Survey

What HOA/PID are you a part of?

#	Comments
1	Brookfield
2	Berkshire Park HOA
3	OAK HOLLOW/SHEFFIELD VILLAGE
4	Mira Lagos and Peninsula PID
5	HOA president Castleridge
6	Westchester on the Creek
7	Westerchester
8	Mira Lagos HOA/Peninsula PID
9	Cimmaron Estates HOA
10	Kirby Creek Village

What leadership position do you hold on your HOA or PID board?

Options	Agree Rate
President	50.0%
Vice President	10.0%
Manager	20.0%
Board Member	0.0%
Not a Board Member	20%

What do you like most about your neighborhood? What would you like to see improved?

#	Comments
1	It's somewhere quiet, clean and a nice neighborhood. I would like to see wider entrances and neighbors obeying the parking rules after hours.
2	The quietness
3	What I like most about our neighborhood are the entrances, with the clean landscaping and the concrete walls around our PID. I also like that there are traditional decorations put up regularly. What I would like to see improved is the traffic flow and the utility boxes. The speed through the neighborhood on S. Great Southwest Pkwy is posted but cars still go too fast. We have had some accidents to our wall and are considering cameras to reduce costs and discourage landscaping theft, and theft of holiday decorations. Regarding the utility boxes, the utility companies are not held accountable to keeping boxes covered and maintained. There are many utility boxes that have no cover. There are also orange extension cords running along the concrete walls. They have not taken the time to bury their lines.
4	It's fairly quiet.
5	I love our sidewalks, our entryway, and our message board.
6	Code enforcement is lacking. There are so many fence and vehicle violations, not to mention tree and yard maintenance violations.
7	Canopy of Trees and Landscape of entry routes.
8	I love the landscaping and the ponds in the neighborhood. I would like to see improvements to the street infrastructure, bike lanes, and more speeding enforcement.
9	more community engagement
10	Would love to see the city streets improved at a more accelerated rate. In addition, additional police presence at night hours.

How well are city services (trash, code enforcement, police, etc.) meeting the needs of your neighborhood?

Options	Agree Rate
Very well	18.2%
Somewhat well	63.6%
Neutral	0.0%
Not very well	18.2%
Not at all	0.0%
Not sure	0.0%

Please share your reasoning:

#	Comments
1	Code enforcement is prompt. Trash pickup do a good job. Sometimes they drop trash and don't pick it up.
2	We need assistance from code enformenet. I am working on havinga new fining polyc drafted up for the HOA. We still need assistance with property upkeep and lawn maintenance. As well as window units. Fence/Gate repairs. We also have a few homes with custom ventilation systems for whatever they are doing in their home, which are both prohibited.
3	I believe we have the best Police Department. City services pick up timely and respond generally pretty quickly to any concerns. Code enforcement could improve on helping to make the neighborhood more attractive. Grass is allowed to stay uncut, vehicles are allowed to block sidewalks and park on the grass of their property, and park ON the curb, brush/trees are allowed to block sidewalks, overhang over walls, etc. If code enforcement could help with enforcing the code, this would help significantly. The City does a nice job responding to emails, calls, etc.
4	Except on a rare occasion, it's pretty quiet. In early summer, the teens are fresh out of school and tend to congregate which sometimes leads to trouble. When someone calls the police about a large crowd, we need to see quicker response.
5	Whenever I've called about water leaks, or signage near Reagan middle school for no parking areas the city has been quick to respond.
6	Regular and more frequent code enforcement is recommended. This community has the potential to thrive and be as beautiful as our neighboring communities. There are so many fence and vehicle violations, not to mention tree and yard maintenance violations. Trash pick up rules need to be communicated better. There are piles of branches throughout the neighborhood that do not get picked up because they do not meet the requirements for pick up.
7	Code enforcement may need to have a larger presence in the neighborhood.
8	More police presence is needed.
9	code enforcement could be stepped up
10	Would like my code enforcement officer to be more accessible. I understand they are swamped but a little better follow-up would be great.

How do you feel about the pace and type of growth happening around your neighborhood?

#	Comments
1	Too much loud traffic goes up Robinson. Traffic is fast on Carrier. Vehicles with loud mufflers are ruining our, once, quiet streets.
2	Neutral
3	I feel the pace and type of growth happening around the OHSV PID is too fast. Increased growth, means increased everything (traffic, congestion, etc.). It would be nice to maintain a small city type environment for families, and not so congested that people cannot safely ride their bikes on sidewalks, walk, jog, etc.
4	The neighborhood itself has been growing fast. It's just about full now. What we really need are some restaurants. We need less bars and smoke shops!
5	Very positive.
6	very good
7	There has not been much growth - if any - in our area. We have seen some change in the infrastructure near us - specifically Lake Ridge Parkway. We would benefit from more mainstream retail, grocery and/or restaurant options or at least a clean up on Polo Road.
8	Positive
9	I question some of the new businesses being allowed to come in around the neighborhood. More family friendly activity centers are needed. City dog park in the area would be ideal.
10	Growth pace and type is awesome!

What type of residential development would you like to see more of around your neighborhood?

Options	Agree Rate
Single-family housing	80.0%
Multi-family housing	0.0%
Smaller apartments	20.0%
Townhomes or duplexes	10%
Affordable housing	0.0%
Senior/age-friendly housing	40.0%

What type of residential development would you like to see less of around your neighborhood?

Options	Agree Rate
Single-family housing	0.0%
Multi-family housing	90.0%
Smaller apartments	30.0%
Townhomes or duplexes	30.0%
Affordable housing	40.0%
Senior/age-friendly housing	10.0%

What type of nonresidential development would you like to see more of around your neighborhood?

Options	Agree Rate
Retail/commercial centers	27.3%
Big-box retail	18.2%
Restaurants and cafes	54.6%
Entertainment/nightlife	27.3%
Parks and green space	54.6%
Trails and bike paths	63.6%
Mixed-use developments	18.2%
Healthcare or wellness facilities	27.3%
Educational facilities	27.3%
Cultural or art facilities	36.4%

What type of nonresidential development would you like to see less of around your neighborhood?

Options	Agree Rate
Retail/commercial centers	33.3%
Big-box retail	55.6%
Restaurants and cafes	11.1%
Entertainment/nightlife	44.4%
Parks and green space	0.0%
Trails and bike paths	0.0%
Mixed-use developments	55.6%
Industrial development	88.9%
Healthcare or wellness facilities	22.2%
Cultural or art facilities	22.2%

What are the most pressing challenges residents face today? Please rank them in order of importance, with 1 (one) as the most pressing and 7 (seven) as the least pressing.

Options	Score
Housing affordability	2.6
Traffic congestion	3.4
Public safety/crime	3.1
Access to parks and recreation	4.9
Code enforcement	2.8
Infrastructure maintenance	4.9
Access to transportation alternatives	6.3

What concerns you the most about Grand Prairie's future?

#	Comments
1	Too many unaffordable multihomes complexes are being built. Families struggling to put a roof over their heads is not great for Grand Prairie.
2	Possible crime rate increasing
3	What concerns me the most about Grand Prairie's future is that it is losing it's small town charm. It seems like the City wants to be a Dallas or Fort Worth. Please don't Dallas/Fort Worth Grand Prairie.
4	City infrastructure (streets) and services keeping up with growth. Lake Ridge needs widened.
5	Apathy of homeowners. There's a few willing to serve on our boards or our architectural control committee.
6	Planning for future development while preserving the current neighborhood's character.
7	Growth to the city is happening too fast, without enough emphasis on policing throughout and infrastructure.
8	Increase in crime and available police personnel

What excites you the most about Grand Prairie's future?

#	Comments
1	Great businesses coming to the Epic Centers.
2	New infrastructure and amenities for the residents
3	Families will have everything they need in Grand Prairie, a place to exercise (Summit, Epic, Boulder, etc), walk on pretty walkways and safe trails that are well lit, celebrate traditions and holidays at local parks (4th of July, Christmas at Prairie Lights, shop, eat well, and know the people in your neighborhoods and city government. Thank you for asking for input!!
4	Sense of community. Leadership.
5	I love seeing all the growth in progress in our city!
6	Updating all of the old with new!
7	Potential for positive growth
8	On the flip side, the growth is still amazing for the city and its residents as it offers plenty to do and see.
9	Growth

What types of improvements to public services and infrastructure do you think are most important for the city to focus on in the coming years? Please rank them in order of importance, with 1 (one) as the most important and 7 (seven) as the least important.

Options	Score
Road maintenance and expansion	2.2
Sidewalks and pedestrian safety	2.7
Stormwater and drainage	4.6
Public safety services	3.0
Parks and recreation	3.8
Public transportation	5.8
Internet access	6.0

How frequently do you travel to nearby communities for shopping (groceries, clothes, etc.)?

Options	Agree Rate
Very likely to stay in Grand Prairie	27.3%
Somewhat likely to stay in Grand Prairie	54.6%
Somewhat likely to go elsewhere	0.0%
Very likely to go elsewhere	18.2%

How frequently do you travel to nearby communities when going out to eat?

Options	Agree Rate
Very likely to stay in Grand Prairie	27.3%
Somewhat likely to stay in Grand Prairie	45.5%
Somewhat likely to go elsewhere	9.1%
Very likely to go elsewhere	18.2%

How frequently do you travel to nearby communities for medical or healthcare services?

Options	Agree Rate
Very likely to stay in Grand Prairie	36.4%
Somewhat likely to stay in Grand Prairie	0.0%
Somewhat likely to go elsewhere	9.1%
Very likely to go elsewhere	54.5%

How frequently do you travel to nearby communities for entertainment?

Options	Agree Rate
Very likely to stay in Grand Prairie	27.3%
Somewhat likely to stay in Grand Prairie	27.3%
Somewhat likely to go elsewhere	9.1%
Very likely to go elsewhere	36.4%

What are the biggest opportunities you see for improving the quality of life in the community?

#	Comments
1	Quit expanding in the Epic area. Let's try Central and North Grand Prairie. Quit getting rid of nature. Too many trees are being taken down.
2	Employment
3	I believe one of the biggest opportunities I see for improving the quality of life in the community is the significant increase in multi-unit buildings. This creates overcrowding. Please reduce multi-unit buildings in our City. I also believe the industrial buildings on the west side of 360/bardin increase 18-wheelers and big trucks driving on Bardin. They take up two lanes to turn in either direction off of S. Great Southwest Pkwy. Those roads were not meant for those large trucks, and there is a stop sign at Bardin/360. A light has been in the plan I believe for some time now but has not been added. People express concerns for drivers speeding through the neighborhoods, and the schools. Some streets have speed bumps, but drivers go through other streets to avoid them.
4	Just about any Healthcare, Groceries, Commercial and Restaurants are in North Grand Prairie or Mansfield. Mansfield is closer than North GP.
5	Continuing the vision our Mayor has for our city.
6	Family activities.
7	More city parks and recreation
8	Street maintenance and safety for our community

What do you believe are the city's greatest strengths that we should preserve and build upon?

#	Comments
1	I have no idea.
2	The people
3	I believe the City's strength is the grass logo. Please keep it and keep more green grass in the City. I also believe the Police Department is the best. I want people to say "they will stop you in Grand Prairie", or, don't mess with GP Police, or "I want to work there because they take care of their team". We support the Grand Prairie Police Dept. Please ensure they have the best technology, resources, etc. to serve Grand Prairie. Lastly, I believe Epic Central is a strength. Parking is a challenge but that's because it's popular.
4	Leadership and Community
5	The ethnic diversity we have is to be celebrated and continued to be emphasized like our Cinco de Mayo festivities.
6	Historic feel - with an updated look.
7	Planning for growth
8	Great sense of community and the city staff is amazing.
9	Growth, customer service

What type of community do you hope Grand Prairie becomes in the next 10-20 years?

#	Comments
1	Nice area with low crime rate. Keep some local culture.
2	Mixed and thriving. Nothing but love and peace!
3	A safe and small-town vibe, where buildings are maintained (dumpsters are not overflowing with trash, parking lots are neat and clean), reduced traffic congestion, pretty native landscaping where it doesn't look like a desert, green grass and trees (PRAIRIE), low crime, safe parks. with leaders being educated by the Grand Prairie school district. Mature neighborhoods can still look classy if they are maintained and not allowed to look tired. I'd also like to hear people talk very highly about the Grand Prairie school system. Please do not allow gambling in our City. Less vape shops.
4	I live in Grand Prairie and participate in my community because I like the way things are Improvements in parks, commercial stores, and restaurants are needed badly in 75054.
5	A destination for families for food, entertainment and affordable lodging.
6	I would like to think that Grand Prairie, Texas is the best place to raise a family.
7	A stable community that is safe with good schools
8	A destination for FAMILIES. Not just individuals. A big emphasis on kid friendly/family friendly things to do along with SAFETY in mind.
9	A safe community where outsiders see as a potential landing spot for their family

What is the most important issue to you that this plan should address?

Options	Agree Rate
Transportation and mobility	0.0%
Housing and affordability	18.2%
Economic development	18.2%
Public safety	27.3%
Community services	0.0%
Land use and zoning	18.2%
Other (please specify)	18.2%

Other (Please specify)

#	Comments
1	Code Enforcement
2	Parks, Stores and Restaurants in 75054

What is the ZIP code for the street address of your primary residence?

Options	Agree Rate
75052	63.6%
75054	18.2%
75104	9.1%
75287	9.1%

How many years have you lived in Grand Prairie?

Options	Percentage of Response
Less than one year	0.0%
1-3 years	0.0%
4-6 years	9.1%
7-9 years	9.1%
10-20 years	9.1%
More than 20 years	54.6%
I do not live in Grand Prairie	18.2%

How likely are you to stay in Grand Prairie (if you live here now) or move to Grand Prairie (if you do not) within the next 5-10 years?

Options	Agree Rate
Very unlikely to stay in Grand Prairie	0.0%
Somewhat unlikely to stay in Grand Prairie	44.4%
Somewhat likely to stay in Grand Prairie	0.0%
Very likely to stay in Grand Prairie	55.6%

What is your current housing situation?

Options	Agree Rate
I own my home	80.0%
I rent my home	10.0%
Other (please specify)	10.0%

Additional comments

#	Comments
1	Work here

What best describes your employment situation?

Options	Agree Rate
I do not work outside the home	10.0%
I am a student	0.0%
I work part-time	0.0%
I work full-time	80.0%
I am a business owner	0.0%
Other (Please specify)	10.0%

Additional comments

#	Comments
1	Retired

What is your gender?

Options	Agree Rate
Male	60.0%
Female	40.0%
Prefer to self describe (Please specify)	0.0%

Which of these age groups includes your age? (Please select one)

Options	Agree Rate
Under 18	0.0%
18-24	0.0%
25-34	0.0%
35-44	30.0%
45-64	50.0%
65 and older	20.0%

Which would you describe yourself as?

Options	Agree Rate
Hispanic or Latino	22.2%
Not Hispanic or Latino	78.8%

What would you describe yourself as?

Options	Agree Rate
American Indian or Alaska Native	0.0%
Asian	0.0%
Black or African American	30.0%
Native Hawaiian or other Pacific Islander	0.0%
White	70.0%
Not listed (Please describe)	0.0%

Community Member Online Survey

Which of the following best describes your connection to the area?

Options	Agree Rate
I live and work in the area	60.6%
I live in the area but work elsewhere	35.3%
I work in the area but live elsewhere	1.8%
I don't live or work in the area	2.4%

What excites you the most about Grand Prairie's future?

#	Comments
1	Not sure. I am concerned about rapid growth followed by aging retail outlets that will be abandoned in the future
2	The convenient amenities, the variety of social entertainment, the possibilities of better restaurants.
3	The Lakesong & Goodland areas.
4	New establishments, upgrades
5	Connected bike/walking paths/trails
6	The ability to access all my wants and necessities (fine dining, entertainment, recreation, fitness, grocery, medical, etc.), within G.P, keeping my tax dollars local to support and reinvest in my city, so the city can support and supply the needs of the citizens of GP.
7	Safe and clean community.
8	The number of attraction and activities available. The number of events hosted by the city.
9	Revitalizing the downtown area. The north part of Grand Prairie has basically been ignored for the past 25 years.
10	Disappointed in the city spending right now.
11	Keeping it an active healthy community
12	Potential development of Joe Pool area
13	Diverse demographics. Areas available for new development and/or redevelopment; commercial areas for repurposing.
14	New development
15	Watching it become a better place for my children to grow up in.
16	I appreciate the recent development that shows that the city is growing and not declining
17	What excites me about the future of GP is the City is partnering with the City as a resident to ensure future development reflect what the residents are would like to see.
18	How much we are expanding.
19	I am hesitant about the future because they are building too much dense housing. I have been here over 43 years and liked the convenient location of Grand Prairie but calmer feel. I hear many other residents expressing similar feelings about the dense housing going in. If we, as people who live in Grand Prairie wanted that, we would have moved to Dallas or Plano or some of the other dense locations. Instead, I have known of a lot of people moving away because of what they are putting in. We have something that other cities don't with our central location, but not the dense housing that other cities may have. All it brings is congestion and crime. I know the City states Grand Prairie has a lower per capita crime rate, but I look at it as crime is crime, and it doesn't matter compared to a per capita rate. It comes down to the type of people you attract to the city. A lot of people may start in rentals, but when they have children, they eventually decide they want a home, even if it is a small home. I would feel that residential areas overall have better crime statistics per capita, if that is what the city wants to look at. We are getting our commercial as long as the City is not giving huge tax breaks like they did in years past, which made the homeowners carry the tax burden. I am not wild about their idea for Beltline Road and I-30 either. Anyone who has driven Beltline Road just to get to I-30, knows it is backed up to Main Street during rush hour. How does the city think the area just north of I-30 can handle commercial and more dense apartments? I would prefer to see them put in a Costco or something that serves the residence of Grand Prairie, which hopefully would not have such a big traffic effect for the area. I am nervous for any of the vacant property around me as I live in north Grand Prairie and I am concerned that the city is only going to stick in more dense apartments wherever there is open land. One area that is for sale is by Eisenhower school, which is in my area. I would hope the City would consider homes in that area of 44 acres. That would at least keep the north area of Grand Prairie nice. And I do believe the City is able to amend and change zoning, as I know they have done that anyways for some of the areas, such as taking out three homes along hill street that now I hear they're going to put in apartments or some other dense housing. Please, let's get since regular homes in Grand Prairie. It shouldn't be always about the money.
20	Having a safe and secure city with adequate police protection and low crime right in the middle of DFW.

#	Comments
21	Nothing
22	I like all the family focused projects the city has planned
23	The beautiful places were I can enjoy with the family
24	The growth that is happening and cleaning up of the city.
25	Shops
26	Upscale and cultural
27	Infrastructure improvements- ie hospitals and restaurants
28	Growth and fun experiences in downtown and epic central
29	Epic central events.
30	The possibility of more essentials closer to people who live here, such as places to shop and grocery stores.
31	Grand Prairie's "future" does not include my generation's age group. It's more focused on the younger generation and how to keep them "entertained."
32	I hope Grand Prairie can continue the vision of a safe, family friendly community.
33	It feels modern!
34	Hopefully seeing more housing and trees.
35	Nothing. It's very bleak because the city is actively pushing out families that have lived here for generations
36	Open mind approach to upgrade and modernize.
37	I want to move
38	Growing fast
39	Small town feel. And the great police department.
40	bring in revenue
41	Development and infrastructure
42	Access to nature as we have had for years and ability to keep taxes low for our low income and elderly.
43	What the new business bring to the citizens of Grand Prairie
44	New restaurants and things to do.
45	Not too much. SGP used to be a hidden gem in the metroplex. It is now getting overcrowded and traffic has gotten bad.
46	We have great opportunity for growth if handled properly

#	Comments
47	More pickleball courts
48	The prospect of revitalizing downtown to have more local businesses, entertainment venues, and opportunities for the community to come together.
49	More walkable communities
50	Starting my family in grand prairie one day and having so many safe, fun activities to take them to.
51	Key business closer for shopping and food selection
52	I have lived in Grand prairie for 25 years now what excites me is not as troubling as what scares me. The over. saturation of apartments in the city. Grand Prairie is a beautiful quaint town with all types of amenities.
53	Activities/festivals
54	Not much, with the huge number of short term rentals being allowed, the very community fiber is being eroded.
55	family activities
56	Plenty of development opportunities
57	I like that there are increasingly more things to do in GP.
58	More business(restaurants and retail). I don't want to have to drive 40 minutes just to go shopping and have my tax dollars go to a different town.
59	Seeing less development
60	Keeping it focused on residents and parks.
61	Family friendly, Christian fellowship and church growth , helping our neighbors, entertainment
62	More nature more parks
63	I would be excited if two things happened: 1. Stop allowing apartments to be built 2. Build pedestrian bridges across Joe Pool Lake Those 2 things would make GP a much better place to live
64	Not sure because so much uncertainty as far as what is coming.
65	Remaining family focused
66	It's constantly growing and improving options to enjoy the city.
67	The addition of Cigars International to the portfolio of businesses in the Epic

#	Comments
68	Growth of family entertainment
69	Growth potential and the recognition of the need for more job opportunities in this area of DFW.
70	Connection with nature and developing healthy initiatives for citizens.
71	Green spaces
72	Being part of ideas for new development
73	More entertainment and restaurants
74	The growth with Epic Central
75	I really like the access to retail and restaurants. The development of parks is exciting along with the bike path that is getting into the development phase. I am also excited for the potential to build our city right if we consider sustainable and community minded options
76	The access to new restaurants, hotels, shopping, family fun, and local business growth.
77	Redevelopment of Main Street and new Bicycle Plan.
78	New Restaurants, attractioms, and hopefully grocery stores.
79	Amenities
80	I like the growth and general direction for most of the area.
81	The growth. My family can stay in Grand Prairie to have a great time.
82	Community Engagement
83	The new stores and restaurants.
84	The continued opportunities to shop in the city instead of travelling to other cities close by.
85	Growth and development!
86	No more growth. The current expansion is good and just enough.
87	Affordability
88	The commercial development bringing convenience and more jobs to the area
89	Easy access to services, entertainment, and leisure facilities
90	New development such as restaurants and new stores
91	Ability to Create a unique environment central in the D/FW Area

#	Comments
92	Positive growth
93	Trails
94	The new concept restaurants
95	Opportunity to add more open spaces for parks/rec.
96	The opportunities to really develop things that benefit our city. I dislike tearing down the trees for apartments, but am excited to see the progress and growth.
97	Better restaurants, more grocery options less riff raff and shit motels
98	Family entertainment
99	North GP development. Dreams about it become like Grapevine historic district.
100	all new places for entertainment
101	To see what new businesses are coming to town.
102	It is a growing community and has some nice facilities for seniors.
103	Lake front city needs to be maximized. No more apartments and low income housing.
104	Growth but smart growth, not apartments everywhere
105	Good area for retirement.
106	All of the great additions that provide fun family activities.
107	It used to be a family place with more green space and less congestion and traffic. The Epic Fitness Center has it's own share of problems, and I was very excited about it at first.
108	The potential of opening up Joe Pool Lake. I believe that Lake Ridge Pkwy has a lot of potential being a nice front porch that leads from Ceder Hill/Dallas to Grand Prairie's Gem, i.e. The Epic. The bridges on lake ridge need a facelift and the addition of a protected bike/pedestrian lane. We should have a boardwalk that goes around the peninsula to allow us to exercise and just take in the beauty of the lake. I know that the thought is that it should be a resort but I believe you could do a really nice upscale office space, retail and living situation in that area. Continuing north on lake ridge pkwy. at the corners of Lynn Creek should continue to amplify the beautiful of the area. If something is built it should have a look and feel of something up in westlake or frisco not something that does not amplify the beauty of Grand Prairie. Overall, what excities me most about Grand Prairie's future is the potential we have because we haven't built on every piece of empty land.
109	All the improvements being made to our city
110	It’s potential

#	Comments
111	Opportunities to strategically impact the real estate/residential, hospitatlity, retail, entertainment, and food/beverage markets
112	I like that you are asking for citizen input. I just wish you would actually listen. Anyway, I see GP as growing rapidly and adding a lot of stores and apartments. I'm excited about progress and quality of stores in the area around 161.
113	Trying to keep some of the housing areas with respect to the homeowners by incorporating more parks and walking trails, places for family without cars. I would like to see some areas undeveloped and protected fir our wildlife.
114	Community
115	Not much....too much congestion.
116	The new restaurants.
117	cool new additions and that's it's a good place to raise my future kids
118	Food & entertainment options
119	Potential for additional beautification and keeping greenspace.
120	being a livable place for all people no matter the class, race, etc.
121	Growing in a good way, preservation of nature, and entertainment options.
122	availability of restaurants, entertainment and shopping nearby
123	Unfortunately, it's too crowded, so very little excitement.
124	The clean areas
125	Nothing.
126	At this point not really anything.
127	Staying in GP rather than driving to other areas.
128	Growth of businesses and activities
129	Honestly - not the many apartment complexes going up!
130	I'm excited that the city government seems to be forward thinking and planning ahead to make the city better and listening to the citizens.
131	The opportunity to bring opportunities and businesses to south GP area.
132	Nothing right now.
133	Three focus on projects like connecting linear trails between cities, the potential of the Joe Pool Lake area for development of amenities and destination activities/ dining

#	Comments
134	I'm honestly not so sure anymore. There's been so much development that nothing is exciting.
135	The restaurants and shopping
136	Opportunities for small business to grow
137	Expanding parks, trails, and recreational areas gives residents more opportunities to enjoy nature and spend time outside.
138	I would like to see the city become more walkable/bikeable and see our beautiful naturescapes preserved.
139	I want to see my city evolve I to the kind of place where small businesses are not defined as national chains that some one with 250k is assets was lucky enough to land. I want economic development that empowers Worker Owned incorporation.
140	Nothing at the moment if you keep building. Stop the concrete. Bring back nature.
141	More social and business opportunities
142	Trying to preserve the small town feel.
143	Our growth
144	More developments (entertainment, food) and park and trail improvements
145	The growth that we have. We currently rent a townhome but we saved for a house and are buying at the beginning of 2026. We have a few other cities in the area we like but GP is making a lot of changes and we love the area we are in that we are strongly considering buying here and staying in the place we love.
146	All the development along 161.

What do you believe are the city's greatest strengths that we should preserve and build upon?

#	Comments
1	Planning is a strength. Community involvement
2	Festivals, the sense of community, family friendly
3	Values
4	keeping it green and beautiful
5	Low crime rates! Safe communities (established and new)! Small city charm--great place to raise a family.
6	Grand Prairie seems to care about its residents and their safety and happiness.
7	Small town life
8	Although a large city, a small community feel has been retained.
9	Preserve the small town feel in a big city.
10	Responsive government. Community pride.
11	Our parks dept.
12	Being able to ride bicycle
13	Nature and the trees
14	Ease of access by good streets and boulevards. Downtown with abundant parking and buildings that beg for repurposing and redevelopment.
15	Tree lined communities
16	The strong sense of inclusion for all in the community.
17	Diversity; a city council that is accessible with regular town halls
18	Maintaining Green space. Allowing trees to grow and be maintained. Providing the community with beautiful walking space to share with their family.
19	Parks for the families. Main Street since it's the oldest part for the city.
20	Central location, good parks (some may need attention), well kept roads, a variety of businesses going in, and hopefully preserving a suburban feel.
21	Keep some green space please. Do not develop every inch of space. Build quality schools. Love that we recycle. Please continue that.
22	Parks
23	Wild life preservation, arborization, parks, strong police force
24	I love the the epic central I think we should have more parks with water fronts were my family and I can enjoy.

#	Comments
25	How central the city is to DFW is a massive strength. We need to clean all of Grand Prairie. Especially the older sides to make sure it's all growing equally.
26	The school district
27	Cleanliness
28	Charm of a small town but close proximity to big things
29	We need a restaurant like Applebee's, Chili's, Cheddar inthe Epic area....
30	The combination of residential bedroom community as well as a place with the essentials in the same city, and not everyone has to go to neighboring cities for items.
31	The downtown area.
32	Public parks and green spaces. I love all the recreational and fitness opportunities for all ages.
33	Small businesses, green spaces and multicultural communities.
34	I think Grand Prairie did a good job building up the whole epic area.
35	The ability to put profit over people
36	Home town feel with touch of progressiveness
37	Small town
38	The small town feel. Family friendly...even if you are the only one in your family.
39	Affordable housing, school choices, family life balance
40	The nature elements mixed with entertainment. Improve Joe Pool lake recreational areas.
41	Ability to make it affordable and safe for the elderly and low income who have lived in the area for decades.
42	Being small, but big. Not getting overcrowded on the streets and keeping crime down
43	History of accomplishments - central location - strong leadership not influenced by outside partisan game playing (so far). Your support of services like the Public Library is outstanding!
44	Our parks. Less apartments.
45	Our diverse community.
46	Small businesses and diversity

#	Comments
47	Safety and community, family focus.
48	Keeping space and continuing to create a family environment
49	The greatest strengths are the beautiful family oriented neighborhoods and homes that are located in South Grand Prairie and easy to access entertainment venues
50	Original heritage. Open land.
51	Community and residents.
52	Parks and any nature trails.
53	Diversity
54	Green space. Prioritize green space. I believe a proper balance is needed so we aren't a concrete jungle. Require a certain number of trees, green spaces, or set backs to maintain the beauty of Joe pool lake.
55	The history of being a neighborhood focused city.
56	Low crime low cost of living
57	American values, family friendly, clean streets, reduced crime
58	The nature there is no other place in the area that has our type of landscape we need to emphasize it.
59	Parks
60	Until recently, there were a lot of people but not overly crowded. That's changed
61	The community events
62	Small town atmosphere while growing.
63	Unique master planned communities off the lake.
64	Diversity of people
65	Small town feel for a city of its size.
66	Nature connection
67	Green space
68	The creeks and wooded areas. Some definitely need to be cleaned out. Some are over run with dead trees.
69	Trees and Parks
70	Conservation and our park experiences. We should preserve green spaces and make these spaces more accessible for our communities. It would be inportant to keep growing with the love of the central plains in mind.

#	Comments
71	Please keep as many trees as possible. When moving to the area, my family loved all of the trees and natural preserve of Grand Prairie. Growth and development is good, but it does not have to look like we're "inside" the city to achieve this.
72	Green Space/Parks, Safety, and central location. Have done a great job of activating farmers markets and bringing in more festivals.
73	The greenery.. I love all the tree and how GP has trash cans to keep things clean and Cuts the shrubs along the road. Its also in the middle of everything. I also love the family feeling safe enough to walk it makes me feel comfortable to raise a family.
74	Small town feel
75	I really dont know.
76	Family oriented things to do. Built with family in mind that includes everyone.
77	Community Dialogue
78	Keep as much of our green spaces from being over developed. Our communities need the open spaces of trails and parks for physical and mental well-being. Obesity is a chronic condition in the US that has a serious negative impact on the economy and health of our citizens.
79	Epic
80	I think it is the location and accessibility to major roads to take us throughout the Metroplex
81	Nature Cleanliness Transparency
82	We still have that feel of small town community.
83	Green space
84	Maintaing the small city feel within the metroplex
85	Residential areas that are pleasant, safe, and accessible
86	Safety for the citizens
87	Safety for the citizens
88	Available Land, Strong Community and Great Parks with Safe environment with best Police and Fire Department
89	Joe Pool Lake

#	Comments
90	Protect open space
91	Community College
92	Open spaces, walking trails, centralized community areas such as Epic Central off SH 161.
93	Not build some many apartments but leave some open spaces with green areas or it's going to become another Dallas too crowded
94	Epic Central is a huge benefit. Keep retail in that area. We now need to preserve the natural environment around Joe pool lake.
95	Diversity - growth
96	Multi cultural events
97	Community get-together epicenters.
98	togetherness
99	I would say the city of Grand Prairie has a really strong parks & recreation sector. The fact there's at least 2 parks/playgrounds per neighborhood is a big selling point. If they keep up with the maintenance and upkeep of the parks and more specifically playgrounds (because we know how kids are), our community could continue to use and visit the parks for generations. The fact we can still connect with nature and the outdoors in the midst of a bursting bustling "city" is something not everyone can say.
100	Easily accessible transportation, hike & bike trails
101	GP needs to focus on quality… think Addison, Frisco, etc. We have the opportunity to exclusively high end in the center of the Metro North Texas. High end without the huge commute.
102	Keep the smaller town feel
103	Parks department
104	Family friendly
105	Your constituents whom you should listen to and represent. I think the greatest strengths are the sense of smaller down and community here, which many don't want to change into another Plano.
106	The greatest strength that we should build upon is Joe Pool Lake.
107	The variety of things we have around us to do
108	Diversity, Community Engagement & People First Perspective
109	City with a small town feel, geographic location
110	Well, I'm not sure. The mayor is moving it forward as far as growth goes.

#	Comments
111	Respect to existing homeowners by not trying to drive them out with noise from new businesses and boxing them in. Property owners play a huge roll in our city. We are vested in keeping balance between homeownership and growth.
112	Care for Citizens
113	Parks and Rec….no more building necessary.
114	Epic central and Joe Pool Lake
115	I like how it feels safe where i live and how there's a lil more greenery than neighboring cities
116	Nature, parks, mature trees, recreation programs for families.
117	Diversity
118	Location within Metroplex is centralized, lots of nature to enjoy, and the safety we have within our city
119	Parks, trails and outdoor activities encouraging family outings
120	Good at listening to feedback
121	Outdoor nature spaces.
122	We should be focusing on the amazing families who have raised generations in this area.
123	Communication.
124	Traffic control, police presence, parks
125	Space, City parks, more bike trails
126	Family friendly spaces and activities that encourage an active and healthy lifestyle.
127	The small town feel in a growing city! The partnership with the school district. The safety measures that make this a great place to live.
128	We started good with Epic area but are limiting ourselves Epic Central. Nothing to do but eat. We should look at that area like Grandscapes up North. Instead we moved all the shopping to where I get in my car and leave. Need coffee shop, Artisan stands, music acts on the stage, etc.
129	Parks, linear trails, connection of the GP community through biking/hiking trails. Building onto adjacent city projects to expand other outdoor activities like kayak trails
130	The only thing that should be preserved is whatever natural areas are left.
131	Community involvement! The city is really good at hosting festivals and engaging the community

#	Comments
132	Family oriented
133	We live in a beautiful stretch of nature- I think we should work on actively preserving our green spaces while utilizing vacant existing developed spaces to further commercial development.
134	This City is adept at following Developer Playbooks and as such has a few entertainment districts underway. The city of Grand Prairie exceeds expectations for generational gentrification on this way.
135	Why the city was originally called Grand Prairie and being multicultural.
136	Great location
137	Great parks!
138	Still have a small town vibe
139	Location, central to DFW with good highway access. Additionally the natural spaces (parks, trails, Joe Pool Lake)
140	The EPIC is a huge strength. And with how close we are to everything. I work remote but I do have to go onsite to Childrens Health in Dallas 1-3 days a month and being about 30 minutes away is great.
141	Diversity. Build upon that. In-fill should be encouraged. More walkable neighborhoods and mixed-use.

What concerns you the most about Grand Prairie's future?

#	Comments
1	I think green spaces need to be maintained. Not every piece of land must be developed. Leave room for nature. Farmland is not the best land to build structures on particularly if the soil swells and contracts with rainfall
2	Traffic congestion with the huge growth, and perhaps the increase in crime due to increased population
3	The lack of single-family housing.
4	I'm not sure
5	Focusing only on certain areas vs all
6	The developments that are not bringing in enough revenue for the city. The increased traffic from these newer developments is also a concern. The removing on green space for large unnecessary places like Top Golf and the Bass Pro Shop. Lastly, the purchase of land in the Midlothian area that is not even connected to the Grand Prairie area.
7	Open ended expansion in the south 161 area. As we have already seen with cell coverage; infrastructure has not been ready for this rapid expansion and repurposed zoning changes. Are we charging these companies and apartment complexes for their increased water and utilities needs? Traffic on the streets adjacent to 161 are already getting fuller. And the parking for seniors at the Summit has been overwhelmed during busy Epic times. Seniors are unable to park nearby on Friday evenings and during weekend events.
8	TOO MUCH GROWTH, TOO FAST! TOO MANY APARTMENTS and WAREHOUSES! Over development! Increase in crime! Increase in traffic! Loosing the small city charm and appeal! LACK OF COMMUNITY PARKS THROUGHOUT THE CITY.
9	Increased crime and increased crowding and traffic due to the overwhelming number of apartments built and being built in Grand Prairie.
10	Expanding too much too fast
11	Traffic congestion.
12	The green space is going away too fast due to developments.
13	Too many warehouses and apartments.
14	Spending, caving to developers. And most importantly caring for the homeowners
15	Not keeping it physically active community
16	Lack of space for housing except for apartments, over-development of green spaces, and lack of industrial growth to ease the tax burden on home owners

#	Comments
17	Traffic and way to many apartments
18	Too much attention to enabling chain restaurants and chain, big-box retail and commercial over-development especially along 161.
19	Too much traffic
20	All the land being turned into apartments and businesses instead of nature and parks.
21	Rising property values are good, but I am concerned about people being priced out of housing
22	Building more Apartments, hybrid rental properties, Airbnb, removing green space, increased population, not enough space for infrastructure and roads, increased traffic, lack of enough schools, grocery stores, allowing any type of retail to move into the area, no ordinances to preserve the community, not listening or involving the residents in community development and lack of transparency and communication from leaders to residents.
23	Population
24	Trying to do too much dense building. It is getting to the point that there are so many car accidents with people driving crazy on the roads. I had always liked Grand Prairie and our mix of people who all had our love for Grand Prairie in common.
25	Ensure infrastructure in place to avoid bad traffic bottlenecks. Keep the city safe. Improve and maintain quality schools.
26	too much government
27	Too many apartments being built, diminishing the wild areas
28	That only the hight end areas are getting more renovations.
29	Not cleaning up the older areas.
30	School district
31	Homeless and beggars selling flowers
32	They don't draw the right kind of business
33	Losing the mom and pops

#	Comments
34	Development that will bring more residents or visitors, but cannot sustain them, such as grocery availability, cost of living increasing and housing will be expensive despite the population growth. Not prioritizing housing for families and single family residence further enables instability with rentals or apartments, or people will just visit and leave. That does not make sense in the long term.
35	The population explosion with no regard to infrastructure and when economics have a negative impact on rentals. Grand Prairie is also not a wealthy city and much of what is being built caters to those with money. Affordable conveniences are needed.
36	Traffic in neighborhoods and losing green spaces and our beautiful trees. Too many apartments.
37	Tearing down habitats and driving away wildlife. Increase in traffic on roads.
38	Making Grand Prairie congested with traffic because of the stores they are building.
39	How the city puts profit over people. Keep raising taxes to pay for things no one in the city wants, but shareholders
40	Too much growth too fast
41	Crime
42	Too many apartments
43	Crime and losing American values. Religion, hard work, and being an American (with NO hyphen added).
44	south side - the number of homes in need of help. as the residents age they are unable to repair.
45	Safety, customer service, caliber of service in restaurants and food preparation.
46	Lack of Public Transportation
47	The ability to control home taxes and affordability to the existing community.
48	Overcrowding the streets and our overcrowding our school systems. The high rate of water cost
49	Too many apartments.
50	The proliferation of short-term rentals (AirBnBs) is a problem for residents. We have one directly behind our house and it has become a nightmare for us. To the point that we are going to move and leave GP after living here for over 25 yrs. We regularly have to call the owner and the police for noise and large parties.

#	Comments
51	I hope and pray that - you find a way to create stable housing (neighborhoods), not just apartments in central and north GP, that you resist the influence of outside money, and that you FIRE whoever came up with the name Goodland for the new southern development! That name gives people the creeps - sounds like a setting for a horror film!
52	Too many apartments and not enough single family homes.
53	The potential for our city to be filled with too many large national chain businesses and to turn our back on mixed use zoning, walkable neighborhoods, and public transportation.
54	Affordable housing and not having walkable communities
55	Mostly the same concerns Id have anywhere. Affordability and safe schools. But also loss of small business opportunities. Investment corporations buying up property and making rent too high for anything but other corporate chain stores.
56	Over population, cheaper residential options. Too many apartments, not enough high end shops or dining , traffic, and too much turnover due to lack of higher end homes and security and safety, depreciation of property value
57	The over saturation of apartments and multi family units. The decline of the Grand Prairie school system ratings.
58	Apartments & traffic. Don't need a high rise concrete jungle to bring in rif raf. Also taxes too high and should close district to outside people. We have enough students within GP. We don't get outside people's tax dollars.
59	The huge number of short term rentals being allowed
60	Congestion on the roads.
61	Numerous multi family homes resulting in increased traffic and the strain on public schools if they are not ready in advance
62	Housing the unhoused.
63	If it can't pull in young adults to live and stay here, it might be a ghost town in 15 years.
64	Multi family development. We want to have single family homes so that everyone is invested in the community and its future. I also don't want to loose green spaces.
65	Over development of apartments
66	Over development rising costs
67	Level of crime. Also, WAY TO MANY MULTI FAMILY apartments.
68	Large parking lots that just remain empty and run down

#	Comments
69	Over developing and apartments....developing and building just for growth sake. That's not a good plan. Expand parks, connect pedestrian/bike trails, pedestrian bridges across Joe Pool Lake....
70	Overcrowding... more crime.. too many apartments. Less natural areas, trees and parks. Families moving and business people turning good family neighborhoods to rentals and apartments
71	Increased crime and vagrancy
72	Way too many apartments and traffic.
73	Lack of housing for young families. Creates a huge student gap for grades K-5 which will hurt public education funding.
74	Keeping the city diverse and family friendly
75	Overpopulation. While it's great to see growth we have to be ready for it with infrastructure.
76	Important to include opportunities for all: bike lanes, hiking and walking paths that CONNECT areas together so that we don't have to drive to get to nature.
77	Traffic from high-density developments
78	Tearing down houses for new development
79	Loosing Prairie and Trees
80	I'm concerned that we will be sectioned off in planing and zoning nightmare that makes the city less and less walkable and anti social.
81	GP is a wonderful place to raise a family, and many homeowners are not new to the communities. The city should ensure that communities and neighborhoods with HOA should be urged to become a PID community. This helps ensure that homes and roads keep up with the aesthetic of new community growth.
82	Changing demographics, aging infrastructure, redevelopment strategies for aging shopping centers
83	All of the apartments. More new apartments mean that older ones are turning into income base. Which I feat alot of crime, homeless, etc. I wish we would build more houses and no apartments. I understand its the fastest way but I believe owning a home ans things being the owners community makes them want to take care of GP better.
84	Too many apartments
85	I feel that there is too much going into the EPIC center and not enough focus on the rest of the city.

#	Comments
86	Not the best schools.
87	Training with police involvement with other race
88	Over development. I enjoy yhe amenities we have here in grand prairie but I do not like for example a bar within less than a block of a residential area. Why are you all allowing things like this to occur here??? We also do not need bars within a block or so of residential areas. You all are allowing this to occur. Money over the public health isn't right. There are now two bars within less than a block of each other on Lake Ridge. Are you trying to destroy our residential areas by doing this?
89	Having enough residents with the income to support the new things.
90	The explosion of apartments and homes without updating the infrastructure (utilities & roads)
91	Competition with northern suburbs in terms of variety and non-chain activities
92	The addition of more apartments. I feel the schools are already at a max occupancy.
93	Inflation
94	The effects from the state redistricting.
95	Too much high density housing and industrial development (warehouses, distribution centers) built too close together. Increased traffic and heavy truck movements
96	Safety
97	School System attracting White Collar Families and need for Corporate Office Developments
98	Apartments
99	Housing affordability for young people.
100	It's growing population
101	Overdevelopement with apartment complexes increasing traffic and overcrowding schools.
102	Destroying the natural feel for more development would make Grand Prairie loose its small city feel. We don't need wall-to-wall retail and apartments. I'm afraid we'll develop and destroy without updating and refreshing the "northern" part of the city.
103	The amount of apartments and rental homes
104	Staying multi cultural
105	Still no sidewalk connection process. All sidewalks are fragments.

#	Comments
106	Our property taxes increases
107	It's getting way too crowded with apts.
108	How fast the city is expanding and adding new retail businesses to the area, all off one street (161). Causing traffic & safety concerns with the way newcomers drive/ treat the area you've grown up in. Just the fact that the city might not be able to maintain the infrastructure over the years. Take North GP for example, other than trying to revitalize Main Street, nothing else has really been done to improve quality of life on this side. No new big box grocery stores/retail or fast food has been added. Road maintenance seems to be the least of the city's worries with most streets having potholes and not been repaved properly. That
109	High cost of living, high taxes.
110	Traffic. Too many apartments. Too many ugly box stripe centers. We have very little professional building space. Too much fast food. Limited experience opportunities that aren't chains.
111	Over development, lack of green spaces and parks
112	Too many apartments that look nice now but will be trash in 10-15 years; too much traffic and we're adding so many more apartments and homes; traffic light timing; I-20 traffic
113	future traffic. No public transportation.
114	Having businesses, like smoke shops, being built near our homes on the peninsula and too many apartments.
115	The lack of green space, and I'm not talking about a park with a basketball court. Every inch of green space is being built upon. The infrastructure cannot support this growth at the current rate, and the city council and the mayor seem to want to was their hands of it. Other cities like Princeton have issued moratoriums on new constructions to plan out their future, which to me is smart. For example, W Camp Wisdom was constructed and then traffic study done *post* construction, which makes zero sense. I am concerned about the lack of safe areas for children to play, the speeding and racing cars all night long. We have so few independent restaurants in GP, all we have are chains upon mediocre chains.
116	That we build or allow developers to build whatever they want. That everything going in is not coordinated and made to look like it was thought out. It is building without a vision or plan, especially down here on the south side.
117	Too many apartment buildings and complexes being built around us
118	Integrating Grand Prairie growth with surrounding communities growth ensuring we do not negatively impact citizens

#	Comments
119	The number of apartments they are building.
120	Expanding too fast leaving vacant lots and storefronts for years. None of the apartments being built in GP are affordable for a single person working a full time (or more) job; all these buildings and nothing they can live in!?!?!
121	The city still sucks at garbage collection. Why do we have it 3 days a week and do not have rolling bins?
122	I am concerned about overgrowth, traffic, utilities being scare, and a growth in crime with public transportation and growth too fast.
123	Overpopulation then losing its community feel
124	Apartments; congestion; influence of developers and PACs from who do not live here.
125	The rapid growth of multi-family residences! Need to slow down along 161. Traffic is getting difficult.
126	loss of greenery and how the schools will be in coming years
127	We could no longer afford to live in GP, and moved to Midlothian. How many other good residents will the city lose because it's too expensive to live there?
128	Too many new apartment and multi family dwelling units, increased traffic, congestion, lack of HEB,
129	gentrification and the lower class being driven away
130	Congestion due to many new apartments being built, we don't have a hospital, property taxes continuing to increase
131	Lack of code enforcement in my neighborhood as well as most neighborhoods here in GP. There are so many violations on my street alone that never get resolved due to the fact we don't have continued monitoring and enforcement of violations
132	Overcrowding. No infrastructure in place for the onslaught of new residents from apartments.
133	Growing too fast
134	Overpopulation due to multifamily housing.
135	Grand prairie, it's becoming too industrial and commercial.
136	Apartments Lack of infrastruture Lack of support for the water dept—recognizing this staff and sharing they fo
137	Over population, traffic

#	Comments
138	Increasing the population in GP quickly and the public schools crowding
139	Many apartment complexes and quality of schools
140	Concrete jungle. Development is great but green spaces and nature preservation is super important!!
141	Growing too fast and not being prepared for the growth. Also, having too many apartments being built in this area.
142	Short sided vision. We started great once upon a time at 30 and Beltline by bringing entertainment. We short sighted ourselves by saying come see this act but leave to another city to eat or stay at a hotel. Still need a hospital. Council acts self centered. Leadership is not thoughtfully chosen.
143	Traffic, overdevelopment of high density housing, lax or incomplete statutes for new developments regarding green spaces/ signage quality/ signage size that contributor to more concrete, less green, and tacky looking signs that are out of step with beautification in other areas- this leads to some areas looking shabby or run down or you have a really nice area and there's a shop with a too-big block letter sign in bright yellow screaming Smoke Shop or Cash Store in all caps
144	The development and apartments being built. Grand Prairie is no longer grand, or a prairie. It's rapidly turning into a concrete slab.
145	Apartments, for the love of god, there are WAY too many
146	Crime is rising, and some neighborhoods are becoming less safe. At the same time, high market values are pushing long-time Grand Prairie residents to look elsewhere for affordable home rentals and purchases.
147	To many apartments, WE (Grand Prairie) are not New York. Please don't make Grand Prairie a concrete jungle. We have enough attractions.
148	Too much destruction of our natural areas, too many apartments, too much commercial business, being priced out of areas we live in but can't afford to enjoy.
149	Grand Prairie is focused on servicing corporations oover constituents, but you wouldn't know it given how little conversation is occuring regarding our measly 8 ambulances and a lack of a Home Town Hospital. Good corporate interactions and relationships should facilitate a higher access to care that. Our population currently enjoys.
150	Too much building and not enough preserving.
151	Too many apartments
152	Too many apartments, buildings and businesses. It worries me that all the green space will be gone.

#	Comments
153	Traffic
154	Availability of 'forever' homes, city has a lot of starter homes and apartments but minimal homes in the next category; stifles ability to plan for long term living in GP. Also, minimal office spaces. If city wants to retain higher income talents then office complexes are a must
155	Safety concerns. I have noticed things East of Carrier and south of Pioneer get a little dangerous at times. I would like to see that side have some major changes so that all of GP feels safe.
156	Water resources.

What are the biggest opportunities you see for improving the quality of life in the community?

#	Comments
1	Plan areas of beauty and space for children to play. Do not develop all the land you can. Use soil surveys to determine what land to develop and which to leave as free space
2	More community gatherings
3	keeping the locals happy and driving others to want to live here
4	Adding more natural and green spaces into the community. Improving infrastructure in buildings already present in the communities, such as the older buildings in the North Grand Prairie area. Perhaps improving the quality of roads and infrastructure up north is better than expanding south towards Mansfield.
5	Adding more community parks especially in the southern sector (Lakeridge/Grand Peninsula). GP is significantly lacking in this area throughout the city. The new development and growth of residents (new homes, communities, apartments, townhomes, etc.) over the past 10 years is unprecedented and it saddens me that within the planning of the development, there's no inclusion of green space for parks and recreation. This is the only category I would rate the city of Arlington higher than GP.
6	More greenspaces and community centers.
7	Parks and rec for seniors..summit is outdated and no future plans
8	A public transportation system
9	Improve the older areas of the city instead of spending all the money on the central and south areas of the city.
10	Reducing traffic problems
11	Adding indoor soccer facility
12	improve infrastructure such as paving streets and reusing empty buildings/ demolishing abandoned buildings/ houses.
13	Opportunity to go from suburb to a vertically built urban area. Think Florence or Prague...
14	Protecting open and green spaces. Limiting density. Avoiding the kind of congestion and conglomeration that have blighted the city to our immediate West.
15	Public transportation of some kind that is safe and easy to access. Affordable housing sprinkled in areas where lower-income residents can benefit from nearby good schools and amenities, not relegated to declining parts of town.

#	Comments
16	Focus on the community and their needs, desires, and wants. Keeping the communities clean, low in crime, and less apartments or any form of rentals.
17	Police protection
18	More single family homes. And not rental single family homes. That does not provide the opportunity for families to buy, but instead pay exorbitant costs. We enjoy the events that the city does. It would also be nice if we could get a Methodist Hospital located in our city. I know Texas Health is in surrounding areas and Baylor Scott White is in Irving. But we could be a good central location between the Mansfield and the Dallas hospital locations. We do have doctors for Methodist located in our city, both down on Lakeridge Pkwy. and up on Carrier. It is sad being a city over 200,000 without a hospital. The last hospital was a bus because they would not accept anyone's insurance and I think they were doing it as a tax ride off of some sort. Let's stick with the main players out there.
19	Freshen up the downtown area and the neighborhoods around it. Improve streets because they are in need of repair.
20	Less apartment complexes
21	Environmental preservation
22	Cleaning up the community like older areas/ businesses. And providing biking/ walking paths and side walks. This shows a lot about the community can you walk the city or not?
23	Keeping it clean
24	Futuristic new technology
25	Connecting epic central to downtown. Improving the park system.
26	All the events being done thru out the year..
27	More houses, more grocery stores. Be more selective with retailers that open and where they open. More green spaces would help the quality of life as well.
28	Well maintained walking trails, safe sidewalks and community building programs. Make Grand Prairie a place to stay and raise a family.
29	Supporting small businesses and creating greater opportunities for multicultural arts and events. Would love to have a community center or library south of 20.
30	Making affordable housing, building more sidewalks, planting more trees and just have more green in general.
31	Keep grand prairie beautiful, not a city of concrete

#	Comments
32	We need more choices in restaurants that appeal to older people. Such as Lubys, Steak and Ale, Grandys and Cracker Barrel.
33	Lower taxes
34	Have more American events, that do not focus on the differences, but what makes us the same. Showing what our common values are. I am the 3rd generation to be born here in my large family and my grandmother always said to speak English because we are Americans.
35	Helping rejuvenate the south side.
36	Maintaining cleanliness around the city, holding homeowners accountable to keep homes well preserved and neighborhoods classy.
37	Continued expansion of walkable facilities and public transportation
38	Keeping current residents with the ability to afford to continue to live here.
39	Having good restaurants and great places of entertainment.
40	Restrict STRs to nonresidental areas. GP residents should have to have their peace disrupted every weekend.
41	Continue to maintain strong police and fire departments. Our PD especially, is well-trained, open to dialogue, and very professional. I appreciate that. Supporting the GPISD is also important in building a strong city.
42	Less apartments. More pickleball.
43	Improved and increased public transportation and mixed use walkable neighborhoods.
44	Walking distance to restaurants and grocery stores
45	Limiting the amount of land and real estate large corporate investment companies can own. Prioritizing small businesses + non-chain restaurants.
46	Be purposeful in what is coming to the city. Be intentional in adding restaurants-linit fast food restaurants , provide high end, gated communities
47	Improving the school rankings Build more one family homes. Listen to Taxpayer concerns
48	Family environment not tourist. We liked the small hometown feel.
49	Getting rid of short term rentals in residential areas!
50	Creating fun interactive green spaces between our communities.
51	Afforable housing / previously unhoused communities
52	Too many random power outages and I feel like the grid does not seem like a concern even with all the new construction.

#	Comments
53	More trails, parks,- focus on the Prairie part of Grand Prairie. Green spaces can be Epic.
54	Less Traffic
55	Community activities that supports helping others
56	Lighting and local transit
57	Make the city more connected by pedestrian walkways/bridges
58	None as long as they keep building apartments.. roads aren't changing so it takes twice as long to do basic things like groceries. Crime increases because increase in people... increase in taxes and prices.. water and electricity stretched to the maxed because no improvements being made
59	Increased police presence
60	Get a world class medical facility for all the new people.
61	Access to public transportation that connects to all the major cities (Dallas, GP, Ft Worth,Arlington stadiums, and the airport)
62	Employment
63	Building a hospital in this area and also creating shopping areas that can compete with Arlington Highlands.
64	Creating infrastructure that is sustainable and useful
65	Trails and recreation
66	Better parks and activity facilities. More covered pool areas for our extremely hot summers. I'd like to see a lazy river type facility with areas for adults.
67	Keeping enough space for residents to enjoy outdoors.
68	More access and the need to develop more parks/gardens/pathways in neighborhoods. The communities are in dire need of public third spaces.
69	A new all natural grocery store just south of i-20. Each community that is an HOA or PID Community should have their own parks for children. The South Grand Prairie area has the residents with the income level to be on the same level as Mansfield.
70	Movies at the park near the lake were great. Keep the park open longer. We need a great place in the City for live, outdoor music. Like Arlington's Levit Pavillion

#	Comments
71	More houses not apartments. More grocery stores and raising the pay for the city of grand Prairie. I was offered a job 2 years back and although I was excited to work for the city. The salary was way to low even with my qualifications. Irving, Dallas, and even fort worth pay way more but I would love to work in my home town. Also, less liquor stores please. I loved when we didn't have any to be honest. Also, making sure that the schools have better lunches. Macaroni and pinapples are not an acceptable lunch. I would be willing to pay for better lunch options for my child to have a hot healthy lunch.
72	Improving the damn system along Joe pool lake for pedestrians
73	single dwelling housing.
74	Living in Grand Prairie but attending a better school district.
75	Events for community connections
76	Have more police patrol.
77	Another community center in the southern part of Grand Prairie. Additional parks in the southern part of the city.
78	Growth! Work and play
79	Happy with what we have now.
80	More affordable housing
81	Ensuring that all residents receive equitable treatment and access to services.
82	Could use more public transportation
83	More senior housing
84	Ability to attract both amenities, recreation, corporate relocations and office developments
85	Positive growth , community engagement
86	Allowing assessory dwelling structures along with more flexibility in zoning to allow more attainable housing.
87	More places the promoter adversity in such a volatile environment
88	Addition of community centers in the South GP area, specifically Joe Pool Lake area.
89	The 161 corridor is great. While thinking of this new plan, focus on nature… a walking path around the lake, a community park in this southern part, a community center in the southern part.
90	More parks. More playgrounds. More sensory friendly places
91	Family oriented opportunities.

#	Comments
92	Wheelchair accessibility throughout GP sidewalks.
93	Add more retail near the Mira Lagos area (on Lakeridge Pkwy), restaurants & grocery stores etc.
94	Adding our very own hospital to the city, making it a place we don't have to leave to travel for services elsewhere. Funding the school district to become one of the best in all areas, so our kids and Grand Prairie's future is secured. Becoming more family focused so Grand Prairie can be THE place to raise a family. And last but not least, finally providing your citizens with our very own city garbage cans to increase curb appeal in ALL the city. Improving and adding new additions to North Grand Prairie as well and not just the South side.
95	Bring more and different types of businesses to Grand Prairie. Expand the hike & bike trails. Have more parks.
96	Mixed use space. Businesses with flats above them. Being able to walk to a restaurant by your home would be awesome. Development on Joe Pool.
97	More grocery stores
98	Keep open spaces, not every space has to be filled. Not every prospect is an opportunity.
99	Bringing in more ways for families to get out and enjoy the outdoors around the lake area but not necessarily water activities.
100	Have a real meeting an listen to what your constituents want and stop making excuses that "it was planned that way years ago". If Princeton and Mansfield can do moratoriums, so can GP. I am concerned as well for the uptick in crime and too many rentals owned by non-residents. Companies from out of state are buying up properties and causing problems. Opportunities for growth would be to preserve land for the future, offer more activities at rec centers and libraries--which are failing adults. Children need places to play, but they also need unstructured play and access to nature.
101	The biggest opportunity for growth is allowing the community to take advantage of the beauty of Joe Pool lake. To allow us a beautiful area that incorporates a beautiful green space, a boardwalk, really nice food establishments that take in the view of the lake. On lake ridge a little more walkability to nice retail establishment so we don't have to go into mansfield. A small community center with a library, children activities, STEM and Nature activities that expands on the beauty that EPIC brings to the center of grand prairie. The ability on the peninsula to expand the farmer's market from downtown on main st. to do a popup down here one weekend a month. There is the opportunity to really make the bridges beautiful. Allow the community to fish with having to risk it all going to undone areas around the lake.

#	Comments
102	More restaurants and family friendly areas to go to, entertainment areas for young adults, etc.
103	Continue infrastructure development to support growth
104	Bring more services to the southern part of Grand Prairie on the Pensulia. Seems everything is North and a 25 to 35 minute drive. Hard for Senior citizens.
105	Invest in improving, repairing, expanding current infrastructure
106	Add bike lanes, public transportation, more green space.
107	Please consider we have enough warehouses and apartments. If you would like to see a thriving formerly homeless community, please look at Mobile Loaves and Fishes in Austin. It's a village that takes homeless and gives them shelter of their own in tiny homes, plus they work to pay rent and it gives them purpose. A swath of city land for tiny homes to take homeless off the streets and help them would be nice. It would need to be in an area with potential expansion and in walking distance to needs.
108	Education Opportunities for its students
109	Leaving what natural areas that are left alone.
110	More high dollar restaurants like Mansfield. Better seafood other than Cajun or crab boils
111	More green spaces and third home spaces. more everyday opportunities to being around my community
112	More hiking & biking trails
113	More space and facilities for affordable city sponsored activities in South Grand Prairie for families and children. HEB. Indoor Soccer complex or other indoor sports facility.
114	Incorporating the needs of the lower class
115	We need better grocery stores. ALL of our Krogers need updates, especially the Kroger signage on Great Southwest & I20. It's an eyesore and doesn't reflect a thriving, nice community. Instead, it looks old and dated. I'm fact that entire block looks dated. It's really noticeable when driving by on I20 headed East. We have this huge beautiful GP sign, and then old commercial buildings with old, dimly lit signage.
116	Cleaning it up and making it more safe
117	Stop building.
118	Continuing improvements in outdoor areas and parks.

#	Comments
119	If we put more money in time into North Grand Prairie, especially the Main street area, I believe we could make the resident's happy and still bring in money. Let's clean up historic Grand Prairie.
120	No hospital
121	Not much. It's great
122	I really don't
123	More night life!!! traveling to fort worth and dallas to get to bars and clubs becomes tiring. wish there was more close by
124	Would love more green spaces and walking/biking trails- especially connecting neighborhoods.
125	Considering going slow to go fast. The growth has been extremely fast and is starting to look like places are almost being put too closer together (not enough space) along 161. We don't have to have everything all at once. What I would like to see is another grocery store closer to Joe Pool Lake. Although we enjoy having places near by now along 161, the traffic is much heavier. We may need to consider adjusting traffic patterns.
126	Hospital, places to hang out outdoors that have a nice view. Need places like Gastro park out south.
127	Traffic abatement- fewer lanes, more trees, protected bike lanes. Strengthen statutes for new developments regarding green spaces/ signage quality/ signage size that contributor to more concrete, less green, and tacky looking signs that are out of step with beautification in other areas- this leads to some areas looking shabby or run down or you have a really nice area and there's a shop with a too-big block letter sign in bright yellow screaming Smoke Shop or Cash Store in all caps- there should be stronger signage constraints on size or distance from the road or color/style to be consistent with the architecture. Stronger facade requirements for new commercial builds to avoid cheap looking blocky box strip mall construction. These don't age well- especially if there are not greenery/ landscaping requirements
128	Stop building apartments. Stop overcrowding. Keep remaining green space. Have a farmers market on the south side of town. Stop tearing down the land.

#	Comments
129	Less apartments! I was driving at 2pm today on 303 from great southwest to Acosta. Literally bumper to bumper the whole way there. There is just way too many apartments which leads to more and more people
130	Growth for the sake of development isn't necessary. What we truly need is to protect our natural spaces and wildlife. Continued overcrowding is not sustainable. Our greatest opportunity to enhance quality of life lies in preserving and expanding green spaces in our community.
131	Continue to offer free services for residents.
132	Our city council could agree to allow the use of funds gained from our large corporate HQ tax influx to seed mom n pop businesses. It could use a portion of the police departments budget to create a citizen over site committee.
133	Build more parks for families to walk, picnic, swim, etc.
134	Strong police force Strong fire departments Social connection
135	Better trail connectivity, there's lots of space between neighborhoods that could be connected with trails. Also adding parking to trails can allow better access to these sites. I love the sidewalk added to camp wisdom at the edge of Joe Pool Lake but there's no where convenient to park to access this trail
136	Sidewalks. We are very active and typically walk around the EPIC with our dog and visit the dog park. We would love to walk more but there isnt many walking trails or side walks off of south great southwest pkwy.
137	Mixed-use along 161.

How well are city services (trash, code enforcement, police, etc.) meeting the needs of your neighborhood?

Options	Agree Rate
Very well	44.2%
Somewhat well	34.6%
Neutral	10.9%
Not very well	7.9%
Not at all	0.6%
Not sure	1.8%

Please share your reasoning:

#	Comments
1	I have no complaints other than increase in property values and taxes
2	Timely trash pickup, and other offices respond quickly
3	They are responsive and communicate well
4	Police services and Animal Control often have a delayed response time.
5	The city services are very good.
6	Police and fire always attends community events in order to build better relationships with the community members.
7	Our residential streets are in sad shape in a lot of the areas in the north part of town. We only get black asphalt dumped in the potholes. Never a permanent fix
8	I see certain areas still in need of not enforcement
9	Replace the green recycling bins with carts. Issue trash carts for once a week trash pickup. Enforce barking dogs, reduce feral cats that tear into garbage bags, enforce noise ordinances- loud cars/motorcycles
10	Wish you would go back to blue bags for recycling, the plastics in our ponds and yards is crazy
11	Police respond on time and code enforcement on tops of things when complaints are issued, but lots of houses and especially sidewalks are allowed to become overgrown or unwalkable.
12	We have been very pleased with how responsive the Streets Department has been to repairing our sunken sidewalk and those of our neighbors. They have also been very pleasant to interact with.
13	They do a great job.
14	Feel water costs are way higher than surrounding cities.
15	I believe we need to have trash cans to clean up the city. It looks horrible to just put out trash in the streets.
16	Code enforcement needs to pick it up. I researched and found BABY and SHIRLEY PHILLIPS own over 35 properties in Grand Prarie and only 5 of them are clean and presentable.
17	City services are always helpful and quick to respond to issues
18	Timely, responsive.
19	The city is now too large for city services to meet our needs, especially code enforcement and police. They basically come out only when you “throw a fit.”
20	Trash and recycle is excellent! The Fish Creek linear park needs more police presence to make it safe. I’m sure this applies to other trails as well. The city parks maintenance department does an excellent job keeping the parks clean.
21	Have not had a problem with any of the city services.
22	Code enforcement acts as a militarized arm if the city that cherry picks specific citizens to harass
23	I don’t have any problem in my neighborhood
24	Our trash guys are great, they try to pickup all the pieces when bags are opened. Code enforcement responds within 24 hours of any report, and they work with very professionally with people. I wish that they could have more neighborhood trash days, where they bring out big dumpsters. Put up signs the week before to get people ready, and then make sure their are enough bins. we don’t see many police in our neighborhood, but they show up when ask to come out, like for PID meetings, NNO or other events. The street department is also wonderful in responding to issues and concerns. The animal control staff responds quickly most of the time and is getting mush better.
25	There have been times trash was missed, water meter left open.
26	Recycle is nonexistant and the trash services offered by the city dump are a joke.
27	The cost of water seems to be outgrowing the cost of everything else. The apartments are getting outrageous and everywhere
28	Their doesn’t appear to be active code enforcement. We have neighbors who leave large junk in their driveways and put trash out 3 days before pickup.
29	The Library is outstanding. Your trash pickup services are great. PD and fire are award winning departments as well.

#	Comments
30	My neighbor functions exceptionally well. I have zero issues.
31	whenever I call police, code enforcement or trash complaints they are addressed efficiently
32	City code doesn't keep up on houses looking like crap.
33	Constant issues with the short term rentals on my street (3); trash being put out days in advance; street racing
34	No long term issues, resolved quickly.
35	I don't see any issues
36	My neighborhood has low crime but that's not so in other areas of city
37	Trash pickup is done well
38	Again.. its too many people.. small crimes and behaviors being overlooked because police don't have time to address. So were told it's no big deal.. its a big deal
39	I think we need more bicycle and foot police to keep their presence in view at all times
40	I have not issues with any city services. In fact the people I've interacted with have always been pleasant in particular the police, fire, code enforcement, animal services.
41	Meets standards
42	I have not had a problems with these services.
43	Our neighborhood is often overrun with trash
44	Should transition to city wide garbage containers vs bags
45	I would like to see larger recycling cans with lids to prevent litter.
46	Sheffield village is located near a highway and vehicles that exit do not mind their speed in the neighborhood
47	Trash is terrible. We need bins and better bulk pick up. Moved here from Garland and it was amazing! Please talk to them as a resource/peer exchange. Arlington also went several years with just bins for recycling and only recently moved to bins for trash too. Let's try a graduated approach. Code enforcement seems good and safety we seem to get good ratings. The wild cats are out of control. Animal control HAS to be able to pick up wild cats from those that are elderly and/or disabled, not just provide the cages. The non-profit the city works with also won't catch the cats, just provides the cages. This is a huge gap in services.
48	I would prefer that the city trash pickup contract did not force exclusivity for roll off dumpsters. There are many options in DFW that have affordable options that are prevented from coming because of your contract.

#	Comments
49	There is always room for improvement.
50	I've experienced worst-cases.
51	The city council has allowed two bars to be built within a block of each other on Lake Ridge. There has been more car accidents in this area. Late night cars have been speeding around our neighborhood. Police seem to be no where in sight. Are you all trying to ruin this area. We did not need bars in a residential area. Kirk Johnson is a poor representative of this area.
52	I haven't had any issues.
53	Code enforcement sites for some violations and not for others
54	Needs are met.
55	I don't live in grand prairie but I have a house there.
56	Haven't had issues with any of the city services, but need clarification on how to dispose of household hazardous waste. Haven't seen any collection days posted recently.
57	We're in an HOA. I think we are working well together with the city.
58	Code enforcement is horrible. Delayed in any responses. Police department has changed and no longer community engagement driven. Parks department terribly understaffed. City management and leaders uneducated
59	Services keep everything going! Great job!
60	There has been several times the trash or recycling have left debris on our curb after pickup. Code enforcement seems to only focus on residential vehicle problems. Not if the neighbors grass has grown past the limit, or if there's trash strewn about the main roads. They don't seem to enforce noise disturbances (it goes both for code enforcement and the police department) coming from loud parties, dogs barking or roosters crowing. Code enforcement doesn't care about road safety, with dogs running loose and speed bumps needing to be replaced and pot holes filled. There's definitely room for improvement. There is cameras on lampposts in my neighborhood "monitoring the area" but what they don't seem to catch are the people selling drugs or their bodies. So why even bother with them? And the city adopting streets for cleanup but failing to do so.
61	After trash collection and recycling days, there is almost always debris rolling around in the streets. People don't secure their trash or recyclables, and wind or animals get to it.
62	PIDs are just ripping off your residents. So sick of the PID scam.
63	Neighbors running a business out of their house

#	Comments
64	Water rates are higher than surrounding cities. I'd like to see a bigger homestead exemption like surrounding cities as well.
65	Would like to have bins. On trash and recycle day, trash is all over the neighborhood.
66	The police have done nothing we are aware of about the racing cars along Camp Wisdom and the speeding. So much so it's difficult to get out of our subdivision. Putting a black and white out in the middle of the road for all to see is not going to stop speeders because they can see the police.
67	I have no complaints about the city services, they are doing an outstanding job.
68	Trash is always thorough and we always see police patrols by our neighborhood
69	Service meeting expectations
70	Our mail service is terrible. If I put a letter in the mail box it may sit for three days. This tells me we are not getting regular mail service. Plus kids come by at night and steal the mail out of our mail boxes. If I send a birthday card to my grandkids with any cash they never receive it.
71	Republic keeps hitting poles/wires in the alley. The pole being hit could NOT be blamed on severe weather as they suggested. Republic, Oncor, Spectrum, and AT&T all pass responsibility and the City does not advocate for their residents.
72	All services are doing a great job, and I know code enforcement was expanded adding more people. We have homes around us in constant violation and they rarely drive around enforcing grass, junk vehicles, trash, chemicals, grills, fencing falling down, overall homes that look bad. It would be nice to see them make a difference in Oak Hollow!
73	Would like to know that Code Enforcement is much more active.
74	Trash pickup ok; enforcement of traffic laws, especially red light runners, is insufficient.
75	Always pick up and don't leave things scattered. Would like to see something done with vacant houses. More frequent code visits.
76	wish we were given rolling trash bins, animals keep getting into trash and making a mess
77	Sidewalks need repair and are often blocked. With everyone parking also on the street and sidewalks blocked by cars, children have to go into the street and it is not safe. Would be nice for code enforcement, the city and police to work on this.
78	Water is expensive and the quality is cheaper than the price, police is doing their job but at the cost of fear of residents who do no harm, code enforcement has been solid

#	Comments
79	Trash services are reliable; police show up to my community when called. I don't have any experience with code enforcement.
80	I don't think we have enough police to address the crime growth and we definitely need more traffic cops- the automobiles on the road with out proper registration, inspections and insurance are through the roof
81	We have a large animal control issue with cats! They are 20 ferrel cats and animals services doesn't help.
82	City refuses to do anything about an aggressive dog
83	The neighborhood I live in, which is off of south carrier, things are going okay. But my main concern, it's that I work at an elementary school off the Baghdad, and the infrastructure is horrible over there. The families I serve are not given the same services as the area I live.
84	Scary to drive neighborhoods at night going through the north side of town
85	All are excellent except animal control
86	Would love to have residential trash bins and larger recycling bins
87	Right now due to where I reside-homes are owned by long time residents
88	Haven't had any issues!
89	I have not had any issues with any of those stated above. We work very well with GPPD as they partner with the school I work at. Although my place of work is Arlington ISD, we are in GP. GPPD has always been great to us.
90	Our trash is consistently picked up late and bulk trash often isn't picked up at all. Code enforcement will nitpick small things like tires on the grass, but let garbage pile up in a yard a few houses down. The police seem to have too much time on their hands staking out our neighborhood for speeding.
91	I've seen the boys in blue roll up on a house in my area with assault rifles drawn. That must mean they are doing a good job. I know GPPD wants one cop per every 200 citizens and that might not be enough given how many non residents move through our the city. I think the police department is functioning like a swollen tick when it comes to useless "Community" outreach programs.
92	I've always had issues with PD since our house was robbed. Otherwise it's ok.
93	I see tons of cars in neighborhoods near the epic where people are parked at stop signs, or parked on grass. When I lived in East Texas and San Antonio if we did that we would typically receive a ticket.

What type of residential development would you like to see more of around your neighborhood?

Options	Agree Rate
Single-family housing	79.7%
Multi-family housing	3.9%
Smaller apartments	13.7%
Townhomes or duplexes	11.8%
Affordable housing	15.0%
Senior/age-friendly housing	45.8%

What type of residential development would you like to see less of around your neighborhood?

Options	Agree Rate
Single-family housing	8.0%
Multi-family housing	84.6%
Smaller apartments	38.3%
Townhomes or duplexes	39.5%
Affordable housing	44.4%
Senior/age-friendly housing	9.3%

What type of nonresidential development would you like to see more of around your neighborhood?

Options	Agree Rate
Retail/commercial centers	24.1%
Big-box retail	7.7%
Restaurants and cafes	44.1%
Entertainment/nightlife	37.7%
Parks and green space	67.1%
Trails and bike paths	71.2%
Mixed-use developments	17.7%
Healthcare or wellness facilities	28.2%
Educational facilities	22.9%
Cultural or art facilities	35.9%

What type of nonresidential development would you like to see less of around your neighborhood?

Options	Agree Rate
Retail/commercial centers	30.8%
Big-box retail	55.1%
Restaurants and cafes	10.9%
Entertainment/nightlife	18.0%
Parks and green space	1.9%
Trails and bike paths	3.9%
Mixed-use developments	39.1%
Industrial development	78.2%
Healthcare or wellness facilities	12.8%
Cultural or art facilities	10.9%

What are the most pressing challenges residents face today? Please rank them in order of importance, with 1 (one) as the most pressing and 7 (seven) as the least pressing.

Options	Score
Housing affordability	4.9
Traffic congestion	5.4
Public safety/crime	4.4
Access to parks and recreation	3.8
Code enforcement	2.9
Infrastructure maintenance	3.8
Access to transportation alternatives	2.9

What types of improvements to public services and infrastructure do you think are most important for the city to focus on in the coming years? Please rank them in order of importance, with 1 (one) as the most important and 7 (seven) as the least important.

Options	Score
Housing affordability	5.6
Traffic congestion	5.3
Public safety/crime	4.1
Access to parks and recreation	4.1
Code enforcement	3.8
Infrastructure maintenance	3.1
Access to transportation alternatives	2.1

How frequently do you travel to nearby communities for shopping (groceries, clothes, etc.)?

Options	Agree Rate
Very likely to stay in Grand Prairie	21.1%
Somewhat likely to stay in Grand Prairie	24.7%
Somewhat likely to go elsewhere	25.9%
Very likely to go elsewhere	28.3%

How frequently do you travel to nearby communities for medical or healthcare services?

Options	Agree Rate
Very likely to stay in Grand Prairie	12.1%
Somewhat likely to stay in Grand Prairie	10.9%
Somewhat likely to go elsewhere	50.0%
Very likely to go elsewhere	57.0%

How frequently do you travel to nearby communities when going out to eat?

Options	Agree Rate
Very likely to stay in Grand Prairie	15.0%
Somewhat likely to stay in Grand Prairie	24.0%
Somewhat likely to go elsewhere	28.7%
Very likely to go elsewhere	32.3%

How frequently do you travel to nearby communities for entertainment?

Options	Agree Rate
Very likely to stay in Grand Prairie	13.7%
Somewhat likely to stay in Grand Prairie	22.4%
Somewhat likely to go elsewhere	24.8%
Very likely to go elsewhere	39.1%

What type of community do you hope Grand Prairie becomes in the next 10-20 years?

#	Comments
1	Environmentally friendly with plenty of green space for a relaxed place to live and assuming safe place to live
2	More arts and culture, better restaurants— more upscale Grand Prairie should be THE destination for those living in surrounding communities.to eat , play and shop
3	Mission driven community, continue to engage in planned/ organized activities
4	Engaging and friendly community that is clean and green
5	Family friendly Affordable Safe
6	A community that others desire to emulate! The model for small town all-inclusive living and charm with big city vibes.
7	A safe community and family oriented, with close parks and entertainment.
8	A safe, diverse with expanded parks system and better public transportation
9	Feels like a family and still keeps the small town feel.
10	A safe and well maintained city with activities and retail for everyone.
11	More homeowners and less industrial/trucking
12	A very fit and health aware community
13	Eco friendly, family oriented, safe environment
14	Would like to be a city for residents not just tourists. Please look at some of the awesome mixed development in areas were it is well done.
15	Diversity in population; diverse in entertainment venues; diverse in restaurants and ethnic dining venues. Greatly expanded medical facilities. GP really needs its own hospital with and E.R.
16	Family friendly and less of a business hub.
17	One that raises the standard of living for all residents, rather than raise that of higher earners at the expense of lower earners
18	The hot place to live. Beautiful, quiet, family oriented, safe, comfortable, and one of which the residents are proud to say they live.

#	Comments
19	Family friendly
20	I hope Grand Prairie can blossom beautifully. It would be nice if we can have all the main services we need, but with our close proximity to other cities being able to get there easily. I know things never stay the same, but we don't have to be like other cities with their congestion, crime and other problems. We can be the hidden gem.
21	Safe area to live in with good infrastructure and support of our public safety team.
22	Don't care that much moving to rural area soon.
23	High quality of life,safe and family friendly city
24	Family friendly with less homeless people with beautiful parks
25	I hope it becomes what other areas already are in DFW. A place that you don't have to leave to be entertained and you can walk around the neighborhood and feel safe because there are always sidewalks and everything is clean. This will increase the values of the city and all the residents quality of life.
26	Safe
27	Upscale and culturally
28	Balanced, considerate of residents and not developing for the sake of development that worsens disparities with properties costing more and people unable to afford to continue living in Grand Prairie.
29	We do not like the direction the City of Grand Prairie is heading and our plan is to move to our property in Grayson County and build a home there. Former Mayor England is rolling over in his grave. His vision for the city was well thought out taking into account the needs of the entire city and its population balancing economics and growth.
30	A community safe for our children.
31	Diverse community that supports local businesses and continues to create a sense of community. The mayor does a great job of that now!
32	I want to have more public transportation, walk able areas with sidewalks, more trees, trails, more housing (NOT WITH HOA'S), health care, a system for basic needs.
33	What it used to be and not sone tax draining gentrified crap hole
34	People friendly..celebrating the "samenesses" that we all share. Focus on being Americans and what that means.

#	Comments
35	Family oriented, legacy building, clean, safe, fun.
36	A beautiful community that preserves nature and is not greedy to make a buck that the generations who have lived here are pushed out by pricing and house taxes.
37	On track
38	Family friendly
39	Growth in the 161 Corridor is great—lots of great stuff w easy access for most of the city—and not creating traffic problems in neighborhoods. 161 greatly improved mobility around the metroplex as well.
40	One that is still relevant to our citizens but that helps to guide them toward being good citizens and good neighbors.
41	Affordable housing and less apartments. Big on outdoor fun. More pickleball.
42	I hope Grand Prairie turns into a city where people can fill all of their needs from local businesses, where they can get around town without needing a car, and where everyone has pride in where they live.
43	Walkable communities with mixed used housing and public transportation
44	Safe, family oriented community with Lowkey evening/nightlife for adults (i.e. breweries, pickleball, tennis courts, etc)
45	A community know for its focus on residents, strong home value and a city of choice for people to consider to move too. At times it has a negative connotation
46	family friendly clean environment
47	Less busy and more small hometown town feel.
48	More resident-focused and less short term rentals, less big “tourism” venues.
49	Diverse
50	Family friendly, green space leader, environmental leader for DFW
51	Neighborhood focused city
52	More residential focused. Less traffic.
53	Pleasant, friendly, clean, low crime
54	Healthy community that promotes an active lifestyle. Parks and trails are good but also walkable areas like open malls are important instead of parking lot filled entertainment areas
55	Keep it small for a fun and safe place for my kids to grow up in
56	Safe family oriented with natural trees, parks etc

#	Comments
57	Family, recreational, and community-centered
58	Nicer
59	An all inclusive community where my Dollie’s circulate within my city
60	Stay family oriented
61	A community welcoming to all
62	A nature-connected, thriving and vibrant community with cultural and arts events where everyone feels included and welcome: NATURE & CULTURE!
63	More like Epic Central
64	A place where there are more activities to engage in.
65	More walkable, more decentralization of entertainment and restaurants
66	Higher quality grocery stores closer to me.
67	Where residents do not have to leave their city for their needs and wants. That people want to move here because of it
68	A family oriented community that has entertainment, food, and shopping. A very good school system and well maintained homes.
69	One that is sustainable that provides for entertainment and shopping with unique restaurant and nearby healthcare options. What is Grand Prairie’s big hospital? We don’t have a mall. A place for outdoor live music programmed by the City or some PID/TIF organization would be great.
70	Family oriented that stays beauty with greenery and more houses less apartments. Also focus on schools making sure our children have what they need specifically a healthy lunch!
71	Low crime No Airbnb Less apartments
72	More Bishop Arts like.
73	Comparable to Frisco
74	Welcome to All
75	More safe, less bars. Stop putting bars in residential areas. Stop building so many apartments. Have better public safety. Patrol neighborhoods.
76	15 min cities

#	Comments
77	Continues to be an affordable city to live in with amenities that are well maintained and unique to Grand Prairie.
78	Thriving! Safe and fun place to live!
79	Hope we remain as we are.
80	Kind.
81	A city where access to healthcare, services, recreation, and other daily necessities is enjoyed by all residents. A city that people want to live in because it offers a good quality of life for all not just for some.
82	Desired by Corporate Relocations
83	Striving to maintain its existing facilities.
84	Multicultural
85	One with walkable trails in neighborhoods, access to community centers, family friendly.
86	Less crowd with less traffic
87	A cleaned up version of its small city feel. Refresh and update the old parts while SLOWLY adding new. More senior living while making schools better so more families will want to live here c
88	More grocery stores. More of a hometown feel and less industrial and apartments
89	Self maintained
90	A melting pot of culture, community and joy.
91	Peaceful with good neighbors and affordable home and life and good area to raise grandkids
92	More family & nature centered so it can remain safe & clean for future generations. And for more house affordability, if we keep building apartments what type of people will that attract?
93	Safe community with easy access to parks as well as in & out of the city.
94	High end quality
95	No regrets about the progress being made and having to look at redevelopment because we're built out. No shoddy work that will be an eyesore in 10-20 years. More things to keep us in GP like nicer sit down restaurants, not fast food.
96	More residential

#	Comments
97	Continue to be a safe, healthy and family friendly community
98	I hope it gets less commercialized and has more parks and recreation for both children and adults. It's becoming too congested and trying to become "Plano Jr". And we don't need that. We need more access to help for our community who needs it. Dallas provides so much more resources than Grand Prairie.
99	In the next 10-20 years, I would love to be able to keep up and do better than the communities in Frisco/Plano/South Lake... I would like to see that our community was well planned out. A place where I don't have to go to mansfield, dallas, southlake, or any other area for a nice upscale dinner. To be able to enjoy the beauty of Joe Pool Lake in a way that EPIC enjoys the dancing water in the small lake. I would like for our area to be well thought out and intentional about what we allow around us. We have so much potential to modernize and make this area on the south side an area that could compete with other cities around this country. I can see the beauty of Joe Pool lake to look like some of the areas I have seen in Destin, FL or other beautiful areas around this country... Not a place where in 20 years we look like the city has not done nothing for 40 years or it was not well thought out.
100	Somewhere with more variety of entertainment and access to activities for my children
101	Pedestrian friendly diverse city where it's citizens preference is to spend most of it's time in Grand Prairie
102	A place where older people help each other and feel safe in their homes, can afford to pay their taxes and not be taxed out of their hoes.
103	Stable, methodical; the extreme expansions and construction then empty/ unfinished work feels like plan failures
104	A multicultural city with public transportation and bike lanes.
105	Please keep it family and consider the existing homeowners who worked hard to be in and pay off their properties. I hope for more outside areas with trees and paths for all, beautiful green parks. We would like quaint mom and pop eateries and more stores Like Trader Joe's. Healthy food options and within distance of the South side of 20. Please continue to ensure all are educated in protecting our wildlife residents. A possible building or center for this would be great!
106	Properspous
107	Less car dependency
108	One that still values some undeveloped, land....and, one that rids itself of unused buildings and pavement.

#	Comments
109	A community that is safe, walkable, and more indoor shopping. Whoever in Texas thought outdoor malls were a good idea! I want us to have a great education system, not one that rates a C grade according to TEA
110	I'd like it to be more unique and modern while still being a good place to raise a family
111	Family friendly, engaging community, small/local business friendly, great cultural scene, Not congested with high traffic, No More Apartments
112	I hope it remains diverse and honest and kind to those in the lower class
113	Safe, preserved nature, maintained streets and facilities, continue growth to keep up with nearby thriving areas
114	one that care about our community and takes care of it, lower crime rates
115	It was named Grand Prairie. LEAVE THE PRAIRIE GRAND!
116	No more "big plans" please. Work on bringing back the beauty we used to have. Fix the streets, plant some trees, paint some buildings, but for God's sake, no more apartments!
117	Safe. City services thriving. No more apartments.
118	I would love to see Grand Prairie take some ideas from the colony/frisco area and expand entertainment
119	Connected communities with block parties and friendly neighbors. A Trader Joe's would be nice! A lot of free or low cost family friendly activities, especially things that encourage being outdoors and in nature. The libraries have good programming but the book selection is very outdated. I go to other cities libraries instead of GP.
120	Green space- trails and nature preserves and clean nature areas are very important! Flowers by the roadside, etc. "
121	We travel to other places because the places in GP are often too congested now. I want to have the small town feel continue even with our growth.
122	A place where my kids would like to live. Right now they mention how they cannot wait to get out.
123	Known for walk friendly spaces, inclusion for the disabled in park facilities and activity center programming, Hot spot area for surrounding residents to come for entertainment/dining/recreation
124	One for larger forever homes
125	Less dense.

#	Comments
126	I like the idea of small town vibe with big city things. Without the apartment or condo aspect
127	Low crime and family oriented
128	A more walkable, citizen-focused, green community
129	I would like to think Grand Prairie will grow into the the kind of city that provides more than thoughts and prayers and city propaganda to the folks that are below the average income level. Places like The Epic should be available as a public utility to Grand Prairie residents. Not a barrier to life as enjoyed by the wealthy. By all means continue hosting events meant to make your local poor folks feel like there is a forbidden palace just out of reach.
130	International, multicultural city
131	Safe Clean Interactive Entertainment
132	I want GP to continue to attract new exciting business while also fostering access to the outdoors.
133	I think we are doing good as of now. I would like to see more housing developments that arent town homes or apartments. I think the past few years GP has added a tone of town homes and apartments and we are building more off of Mayfield. I would like to see homes like the ones that are being built in Mansfield off Heritage PKWY. Also, better grocery stores. GP desperately needs an HEB. We travel to Mansfield every week to HEB. Kroger, Sams, walmart and sprouts are not what we think as quality.
134	That offers housing, entertainment, good school and Healthcare.

What is the most important issue to you that this plan should address?

Options	Agree Rate
Transportation and mobility	10.8%
Housing and affordability	18.7%
Economic development	9.6%
Public safety	10.8%
Community Services	7.8%
Land use and zoning	31.3%
Other (please specify)	10.8%

Other Comments

#	Comments
1	Increasing public safety to ensure it's comparable to the growth of the city. Also, expansion of Parks and Recreation;
2	Botanical garden
3	Change the name back to Mountain Creek Park instead of Mi Familia park. We were never told that it was being changed. Glad that Mike Debolski isn't with the city any longer.
4	Housing in the way of all of these empty and run down homes. And we're not interested in companies coming in and owning the houses and making them rental homes.
5	Need grocery stores in south Gp
6	Saving the parks and greenspaces
7	Healthier Restaurants i.e. Lubys, Grandys, Furrs
8	Parks and rec
9	STOP THE APARTMENTS!!!!!! PLEASE, WE CAN'T BREATHE
10	The land in my area is spoken for and needs more green spaces and paths. However, the under and newly development should consider access to these as land gets utilized
11	Too many apartments and not enough grocery stores. I would like to see out stores and building stay clean and safe
12	Structuring for Corporate & Business Growth
13	I can't just say one thing but a coordinated effort between Economic development, Community Service, Land use and Transportation
14	Not boxing in our current homes with apartments and retail/ warehouses. Our current roads are congested now, so plans for growth need to address this first.
15	Better grocery stores (including upgrade what we already have), get a hospital, keep citizens safe
16	Water availability-city infrastructure supporting the growth already planned
17	Green spaces! Nature preservation.
18	Grand Prairie has no means of considering pedestrian traffic. It has no master plan other to push folks into parks and trails for their own safety. Grand Prairie needs to start treating people who would choose Not To Travel By Car as people worth protecting.

What do you like most about Grand Prairie? What would you like to see improved?

#	Comments
1	Not sure. I like crime free neighborhoods. Plenty of green space as it has decreased due to development along 161
2	Improvements on communication on local projects that directly affect residents ie drilling in front of our home with zero notification...I love the convenience to highways and affordable fitness centers—epic
3	New Entertainment area, Mobile van service drivers need extra driving lessons.
4	I would like to see trails and walking paths to be improved with paved trails, lighted path, and designated area safely away from traffic.
5	Small town and pretty friendly. Better money management of hazardous waste disposal. Better park management of green areas. Like the great Play Grand park. It has great innovative structures but what should be large grass areas for playing soccer & football are hard, rocky uneven surfaces with little grass. a real lack of maintenance and follow thru.
6	I love just about everything about GP! Love the low crime rate, the location, the diversity, the small town charm, the ease of getting around the city and access to major highways, the proximity to other cities, and the transformation over the past 10 years with the addition of major businesses, and my favorite place, the EPIC! It is such a gem and I hope going forward the city can add some type of small venue for entertainment nearby for comedy shows, concerts, etc.) The area is one is the greatest additions to GP and I love it! But what I what I would like to see improved is more parks, walking and biking trails! This would be a great quality of life improvement.
7	I enjoy the parks and bike trails and restaurants and entertainment.
8	Summit, Parks,
9	Its park system and recreation system. Public transportation needs improvement.
10	Great location with lots to do without leaving GP.
11	Availablity of parks and open spaces. Local venues for arts and music. I would like to see the older areas in the north part of the city revitalized.
12	Parks
13	Adding indoor soccer facility

#	Comments
14	The whole Council should be fired for not limiting apartment restrictions before Sept 1st like they should have. Requiring all apartment builds to hide parking, mandatory green spaces, and other additions can slow the development of crap apartments that can and should still be done. I hope you are also using the DFW Airport landing zone clause to restrict the apartment flow in GP as well.
15	We've lived here for thirty years and have decided to retire in place. We have good grocery stores and the retail shopping that we need, nothing fancy. There appear to be too many of these small, retail "centers" that are vacant; these could/should be repurposed or redeveloped.
16	Very family friendly, lots of parks and free community spaces like Epic. Better public transport and better sidewalks would help.
17	I just want to note that my answers about frequent travel to other communities are mostly due to the narrow north/south shape of Grand Prairie and our location at the very southern tip of the city limits.
18	Land space usage
19	Central and quiet location with nice neighborhoods. Would like to see a halt to so many dense apartments going in. If I wanted New York, I would move there!
20	The location and ease to travel within the metroplex
21	Likes: Safety, roads are.well maintained, and affordability. Improvement: noise pollution
22	I love the community inclusion, events and family friendly events. I would love to see more road improvements and more illuminated streats.
23	I love the epic area and want that to spread all around Grand Prairie.
24	Parks Improvements of school district
25	I love that it's still laid back and clean.
26	Location
27	The potential for development and revitalizing of areas. The potential to preserve some green spaces and not solely focus on the lake area.
28	N/A; stop the apartments and look at the overall city growth
29	I like the green spaces. Expand the linear parks.

#	Comments
30	I love living in south Grand Prairie because it still feels a little like the country but with nearby amenities. I'd love to see continued focus on maintaining habitats for the wildlife.
31	I like Grand Prairie because it is a great city with good communities, but i would like to see affordable housing and less apartments.
32	The heart of the city is dead.
33	Small town feel. Focusing on being “neighbors” and getting to know and help each other.
34	Expansion plans. I want to see service improved at restaurants, improved food quality, higher caliber workers.
35	Roads, maintenance on city lights and electrical wiring. Storm drains, sidewalks, and house taxes.
36	Small feel and quick access to DFW airport. Shuttles that go to DFW airport
37	Our location in the Metroplex is ideal. Opening new roads, eg, Dechman was a big improvement for traffic at Carrier and I-20
38	I appreciate MORE than I can say the NON partisan nature of our city leadership. Please do not let outside money and fake interests start making your decisions.
39	Less apartments
40	I love our city council and mayor and how they prioritize what the community wants and needs and are being proactive. I love our diversity and the local businesses that we do have. I would like to see more locally owned businesses, more mixed use zoning, walkable neighborhoods, and more public transportation.
41	Diversity, small business and community events
42	I like how many activities there are. I would like to see more unique, local, non-chain restaurants. More breweries would be amazing.
43	Grand Prairie has everything at a short drive away I live in South Grand Prairie where convenience is key. I would line to see the grocery stores maintained and not closing. SH161 shopping area not overdeveloped and overcrowded
44	It was a nice small town. Stop building apartments and section 8 housing.
45	I used to love living in GP, but not anymore with the short term rental directly behind us, it has robbed us of our peaceful community.
46	The proximity to sporting venues. Expanding roads to accommodate the increase in apartment complexes before they build the apartments.
47	Epic area
48	Nature of Joe Pool, more trails and parks

#	Comments
49	Less apartments
50	Low cost of living and low crime
51	Development of hwy 161 area
52	The lake area. It can be one of our strongest areas with shops trails and events but it goes underdeveloped.
53	I like my subdivision: Grand Peninsula. Pedestrian Bridges
54	I like the mayors involvement with the community (walks, biking etc). STOP THE APARTMENTS!
55	I love the parks and trails, I would love to see more, especially another dog park.
56	I like that what we need for everyday life is convenient. With all the population growth, the city needs to keep up.
57	More Joe Pool Venues (hotel, dining, boat slips, fishing)
58	Affordable lifestyle
59	I like the small town feel. I would most like to see traffic congestion improved along I20 and 360
60	It’s off to a great start. More libraries, more unique festivals, more spiritual feel: yoga and metaphysical stuff, more nature connection activities
61	Tall Covered bin recycling and trash
62	There are venues like main event and go karts.
63	161 development has been really nice. Would like to see a rec center on the south side closer to England
64	The summit and ponds, lair close by! More Trails and parks close by.
65	Green spaces and trails within neighborhoods
66	I like how it’s centrally located between downtown Dallas and downtown Fort Worth. The access to highways going north and south in the metroplex is underrated and should be highlighted. Thus increasing community appreciation.
67	Like it’s central location and affordable home prices. Lots of great development happening off 161. City bike plan is great if we invest. Would like to see improved trash pickup options with bins, at least for recycling (see above). Animal control to come pick up the cats that need to be spayed/neutered and returned the neighborhood.

#	Comments
68	The trees and more things for families. More speed bumps in the neighborhoods. For the apartments to update and remove low income base with city limits.
69	Community gathering spots such as the summit I would like to see downtown main Street improved
70	I like the area in general. I would like to see more single dwelling housing and road improvements.
71	The growth, parks, etc.
72	Community involvement
73	The parks and trails.
74	South GP get more restaurant and grocery stores. All our money goes to Mansfield
75	I enjoy the amenities and location of Grand Prairie. The accessibility to various shopping options.
76	Improvement Rental management Home maintenance
77	Still has small town vibes. Improve sanitation standards in area grocery stores or bring in ones that are willing to do better.
78	I like the melting pot of cultures, ages, economic levels. We are all just people living our lives.
79	I love that it doesn't feel like I live in big city even though we are in the middle of the metroplex.
80	Quiet neighborhood with easy access to shopping. The I20 corrridor is increasingly unpleasant and hazardous
81	Community More Personal cooperation with Quality Business Growth
82	Traffic and safety
83	Parks
84	Growing community. More parks
85	I would like to see a bridge across Joe Pool Lake.
86	Availability of green space, parks, accessibility to major entertainment venues.
87	We loved it was less crowded 25 years ago when we moved here but now it's getting too much traffic and too crowded

#	Comments
88	We moved to the southern part 9 years ago. We were impressed by the new development, nature along Lakeridge parkway, and the planned development along 161. I'm sure the northern part of the city would like some refreshing.
89	I love the history. I'd like to see more of it displayed
90	Entertainment, Education, parks and recreation, home acquisition
91	Getting rid of falling down buildings.
92	Less busier than other cities traffic wise
93	That it mostly has everything apart from a hospital. My main concern is just to keep taking care of what the city already has. Maintaining the roads and fixing the potholes in North GP.
94	I am glad it's growing.
95	Nature. I live on the Peninsula. Stop trying to develop nature. Leave it alone.
96	Location between Dallas and Fort Worth
97	Still has a little bit of the small town feel even though it's growing. Like the green spaces around Epic and Joe Pool Lake along with the fact that GP residents get free entry. Cannot reiterate enough to lay off the apartments (increase traffic with no road widening, drain on resources) and make traffic flow better. Growth is great but if the infrastructure can't handle it, really need to think about what you're doing.
98	parks department
99	Family friendly activities.
100	Honestly, I liked living in Las Colinas better and I love how Cedar Hill is managing itself to be honest, but I hate the traffic in Las Colinas. I like having family and friends here, but the apartments are overpriced for what they are and where they are. It's easier to travel to my appointments and events in nearby cities.
101	What I like most is that Grand Prairie tries it best to get the community involved. It needs to improve getting the community to understand that we are growing regardless of if we like it or not. That we can no longer think about being a small town and start thinking about smart growth. Really making our area beautiful and thought out... Taking advantage of our beautiful lake and sense of community.
102	The diversity and the proximity to everything in surrounding cities, but it would be even better if we didn't have to leave our neighborhood to have good stores and restaurants
103	The pace of it's growth
104	Try to keep more of a small town vibe. just getting too crowded with too many apartments.

#	Comments
105	I like the access to everything most. I want Grand Prairie to focus at being the best it can be, not the best competition in the area for all the things
106	It's central location.
107	Love the Prairie part. I believe warehouses need to be at a 90% or higher occupancy prior to the city letting new ones be built. We do not need a bunch of empty warehouses. Keep improving our trails and parks… let's help the small town business owners by connecting foot and bike traffic to them.
108	Diversity
109	GP has been my home for six decades; improve traffic law enforcement.
110	Our police department. I feel safe.
111	My favorite part of grand prairie is epic center, especially the epic, the water park and the restaurants and water show area in epic central. would like to see this expand, epic central is by far the best restaurants and views around but it's small and options are limited. the restaurants there also tend to have long wait times which is annoying. would love to see for restaurants and activities added here, something with a nightlife would be really cool.
112	Parks and rec program, parks, community activities. I would like to see more significant discounts for GP residents at all of the expensive new entertainment facilities.
113	I like the diversity, and it also needs to be improved as well as equal treatment for those in the lower class, giving them a chance to live and enjoy the city the same as those in south gp of higher income
114	Like most: Central location, safe, has most of what I need Improvement needed: Upgrade grocery stores, get a hospital, slow down on building apartments.
115	I like the ability to do more shopping close by and the outdoor festivals we have available and again I would love to improvement in code enforcement-I'm tired of junk cars, too many cars ,trash everywhere and people not taking care of their homes and yards all of which are supposed to be code violations enfoced by the city
116	We need more grocery stores like HEB. Also I love the playgrounds but lighting needs to be improved
117	Nature
118	I used to love the small town feel. Now, with all these big company's coming in and all the green space is being taken away, it doesn't feel like that anymore.

#	Comments
119	Growth management. No more apartments.
120	Entertainment
121	Parks
122	Epic Central is dope! Our neighborhood is friendly and quiet. Have had no problems with crime. Centrally located to Dallas & Fort Worth. Improve green spaces and preserve natural areas!
123	I have worked in GP for over 13 years. The small town feel, safety, and schools are what had me move from Arlington and buy a home in South GP. Continue to work and improve GPISD. Partnership is key!
124	Comfortable
125	Careful consideration for density of development with an eye to how that new construction will look in 10 years and be incorporated as part of the city vision
126	I'd like to see less development and more maintenance on what is already here. Leave some green space for the wildlife.
127	Small business, make it easier for small business to grow. Especially for Grand Prairie residents who own SMB.
128	I love our green spaces I hate all of the apartments
129	Everything I am is borne of Grand Prairie's commitment to education and inclusion. I do not want to loose this. Grand Prairie needs to take a more active role in facilitating career pathways for the graduates of its schools, from nurses to graphic designers to singwrs and song writers we have a talent pool with no means of improving itself within the boundaries of Grand Prairie.
130	When I moved here 20 yrs about, it wasn't built out. It was calm and peaceful. Stop building.
131	Summit Fitness
132	I feel safe.
133	The attraction of new businesses as well as the plentiful areas of nature
134	The EPIC, and I would like to see more police presence.
135	Less traffic compared to other cities. I would like to see more mixed use development and a 15 min city feel to GP.

How do you feel about the pace and type of growth happening in Grand Prairie?

#	Comments
1	Seems a little fast and expensive and crowded.
2	Great!!! I love it.
3	Fine
4	I feel it is good, roads need to be thought of ahead of time. Vs being puzzle pieced together.
5	too fast. we are slowly becoming Arlington and they have numerous issues with keeping up with street maintenance and infrastructure. And they also have horrible traffic.
6	Rapid growth in our area along south 161 has been extreme. The city sold off great green space around the Summit turning a calm beautiful park type area into a loud, busy environment. They won theier awards for an excellent Summit area and the sold it off.
7	Love the addition of all the new name brand businesses to the area off the 161 corridor, which I know require the revenue of the residents to help support and sustain the operations but I do not like the overwhelming volume and pace of which new residents are being added, i.e., so many new apartments, duplexes, home, constructed in the past few years. I hope we're not sacrificing quality (community safety, property value, quality of living, etc.) for quantity.
8	I feel it is growing too fast.
9	Too fast
10	Pleased
11	Lots of housing and commercial space is being built. Not sure if the infrastructure can keep up.
12	It's really been too fast. Too many warehouses and apartments.
13	Way to much. Too fast
14	Seems fair
15	Too many apartments being developed affecting traffic patterns thru the city and neighborhoods
16	Already looking at leaving as GP is a poorly run city that will be part of the Arlington ghetto in a decade.
17	Just about right with the exception of the 161 corridor which gets more congested and over-developed along the access roads.

#	Comments
18	It is rapidly developing. I wish they would stop filling any open nature spots with buildings and businesses.
19	Positive
20	Too fast with building apartments and rental properties
21	Very satisfied
22	I do not mind the variety of commercial development along 161. We just don't like apartments being stuck into every nook and cranny. And on top of it, the apartments are not affordable to people who normally are in apartments anyway. This has also created a hardship to people who are in older and not as nice apartments as the owners see justification for upping the rents for their roach hotels. This then makes it harder for people who really do live in apartments all the time even able to afford them.
23	Good. t is not too fast. But do not forget about older areas that need some uplift.
24	It's a little too fast for my taste, but I'm happy with the businesses that have opened here, like Ikea, Hobby Lobby, and now BJ's
25	Good
26	I think it I growing fast and it should continue to do so. Built it and they will come.
27	Too much
28	I like it, think about building up water entertainment options.
29	Too slow
30	Great
31	It is concerning that there is not enough housing. The options for retailers and shopping might not be enough either for future demand for goods and for products. The answer should not be more distribution centers or warehouses, the answer should be more options that address the needs.
32	TOO MUCH TOO FAST. It's like Grand Prairie is trying to be some type of "big city," which it will never be. It's lost it's country appeal and charm.
33	Too many apartments make it hard for schools. We need to build new schools.
34	I'm happy that the development means more local jobs but I want to make sure Grand Prairie isn't concrete and businesses from North to South.

#	Comments
35	I think the pace is fine but some of the things they are making are pretty unnecessary. I think we should redirect the building of stores or fancy top golf buildings and put the money to something more helpful for Grand Prairie residents.
36	Too much too soon means it will fail
37	I have lived here over 40 years and I am not sure if the city ever had a clear focus on their planning.
38	I love it. We must keep up with development in northern sector of DFW.
39	I have lived in Grand Prairie for 4 generations and I'd hate to think we ever get the reputation some of our neighbor affluent neighborhoods are doing. Or continuing to increase pricing on properties build/sold which in turn affect existing home taxes such as the ones on 161 and 20.
40	On track. Too many apartments
41	Too many apartments!
42	Our growth is fast enough - it needs planning and forethought.
43	It's good. Just less apartments and more single family homes.
44	Growth feels like it is going at an ok pace, however I think downtown revitalization could be moving more quickly, though I recognize their are many challenges that necessitate moving slowly.
45	Growing at a reasonable and sustainable pace
46	It feels good.
47	Too rapid and not intentional on what the residents need and want
48	happening a little too fast
49	Too much too fast. What goes up will come down.
50	Too much, too fast.
51	Indifferent
52	Positive
53	Good
54	Good
55	It's too much I want to vote for a new city council
56	I am very against it. Saving money until I can leave and get away from the developments.
57	Good but we have and are getting too much multi family housing

#	Comments
58	Good pace. If it was faster I don't mind. The construction doesn't interfere with my life as of now
59	Way too many apartments and things like that.
60	HATE ALL OF THE APARTMENTS.. LITERALLY HATE IT.
61	I feel like it's growing too fast. Cabela's, Andretti's, and Top Golf are great for revenue, but I don't want to see much more development in that area.
62	For someone that has lived here for decades, it's growing too fast. I don't like all the apartments taking over the vacant land.
63	Paced well
64	Steady pace
65	I feel it's a good pace
66	Well this survey shows that someone is on top of things. Growth is hard and there will always be naysayers. Create a smart of planners and seek task force input from local groups of experts. Perhaps an arts committee, a nature planning committee, etc.
67	Good
68	There is very little good growth
69	Too many apartments and rental townhomes
70	Great!
71	Fine but I'd like more things to develop faster.
72	Grand Prairie is growing and I like it.
73	It's good - grocery stores need to keep up. Are we courting HEB?? Trader Joe's?
74	Love that we are getting restaurants but the liquor stores and apartments make me nervous.
75	I like the amenities but I do not like the explosion of apartments being built
76	I feel the pace is going fast. This may be right or it may be to fast.
77	Its been fast. I love it.
78	Good

#	Comments
79	Stop with allowing bars to be built within a block or less of residential areas. Do you all not care about public safety?? We do not need an uptick in traffic accidents and drunk drivers. I seriously am thinking about moving because of this. I live near Lake Ridge and we now have TWO BARS near us. We do not need this out here. How about a gym or library. You all allowed bars to be here. My question is why?? Do you want our neighborhood to go down hill???
80	Awesome
81	I think Grand Prairie has grown faster than the infrastructure has been able to keep up. I am concerned about all the apartments that have been built in the last few years, especially along the main roads (360, Lake Ridge Parkway).
82	I feel good! Proud to work and live in GP!
83	Satisfied
84	It's a lot! Maybe more grocery stores and less fast-food?
85	I like the growth, but I would like to see more new healthcare and social services. The pace in my area is fast right now. I do sometimes worry there will be no green space left.
86	Mixed residential and industrial zoning seeems rushed and unplanned
87	Good - could be more aggressive to Quality Businesses
88	Traffic is an issue
89	Threatened
90	Great
91	It's growing pretty fast, and all of the green spaces are disappearing.
92	Too much all at once.
93	It's going to quickly
94	A bit fast but now we have everything. Slow down a minute and really consider what is best for the future.
95	Growth is great I'm just not sure our city leadership, council and department directors are the ones to make it happen effectively
96	I think the pace is going at a moderate rate
97	Good.
98	Pretty fast
99	Too much apt building going on. Need more development South of Camp Wisdom on Lakeridge Pkwy. We do most of our shopping & eating out in Mansfield since it's closer to us.

#	Comments
100	I would say it's growing too fast, we saw the Prairie in Grand Prairie leave months ago with all the new development along 161. It's great that the city is expanding but maybe slow down the rate at which it is and try to zone elsewhere as well.
101	I am glad to see the growth.
102	Traffic is ridiculously bad. Why is 161 a toll road just in GP? Why is 360 a toll road just in GP? Quit ripping us off.
103	Too rapid
104	I'm ok with the growth. With 161 being built, it was bound to come. But I am concerned with making sure what's coming in is quality and not just grabbing anything that's trying to come here.
105	Good
106	Good
107	It's too fast and lack of planning ahead of time. No road surveys and studies should be done AFTER a road is built and then worry about taxpayers having to pay for modifications. GP doesn't build for the future. We really need more entertainment and places to eat out that aren't chains, and we absolutely need trails and green spaces that aren't covered in concrete and labeled as a "park".
108	I think that the pace of growth is fine but the type of growth outside the vision of EPIC, Main St, the OMNI is undesirable. I am so glad that this plan is being done because this area needs vision.
109	I like the pace it's growing at
110	Fine
111	Too many apartments, making too much traffic.
112	Too fast, too much, unbalanced; its going to topple
113	Im ok with it so far. I just think we need to develop public transportation. Incorporate bike lanes and keep or even add more parks and green spaces.
114	It's growing too fast.
115	On target
116	Not good.
117	After living here 50 years it's moving faster than the infrastructure can keep up with.
118	I feel good about this, i've only lived here a year and have seen a lot of improvement
119	Neutral

#	Comments
120	too fast sometimes, makes me worry about the ability of affording a house here and property taxes up
121	Feel great about the economic growth and shopping opportunities, but there are too many apartments.
122	A little too much too fast and WAY TOO MANY apartments but mostly it's ok
123	Growth continues to be too aggressive.
124	I feel like it is growing very fast
125	NO MORE APARTMENTS/MULTI FAMILY.
126	I'm glad grand prairie is growing. I just don't let the direction it's moving. We need to focus more on the residents we already have, and less on bringing more in. I do not know anyone who can afford any of the new apartment complex is being built off of 161. My own adult children have had to move out of grand prairie, just to find some place to live.
127	Too may apartments. Not enough infrastructure to support.
128	Good, not too fast
129	Hate it
130	It's pretty fast! Which makes sense. I'm glad we're keeping up/ahead of the curve but I am concerned about traffic/crowds/concrete jungle.
131	It is happening way too fast! At my school, we always dreamed of having places nearby to go and pick up lunch. We have it now, and it is a blessing. The problem now is the congestion doesn't allow educators to even pick up lunch since it takes too much time now.
132	Good in some areas weak in other
133	Wary. Glad for the epic area and options for dining/entertainment. Wary of the infrastructure being able to tolerate the traffic growth
134	It's awful. Every beautiful field and forested area is being torn down for more friggen apartments. May as well change the city name from Grand Prairie to Substandard Concrete Jungle.
135	Good
136	It''s growing too fast and roads and streets cannot keep up with the congestion.
137	To fast.. traffic has increased in Grand Prairie and losing our beautiful green in the city
138	I think commercially, the city is out-pacing the demands of it's citizens.

#	Comments
139	It's fast, too fast for the folks at the horse show to respond well and properly. Look at the sidewalks along warrior trail from both sides of 161 and through warrior trail along the schools. There's significant lack of lighting and signage. The city tells us that they put a requirement on new business to develop walking pathways. This feels like an abandonment of stewardship for our citizens. Grand Prairie has outgrown its old footprint and is about to become a suburb of manufactures Americana Award circuit advertisements.
140	Too much too fast. What goes up, will come down and we don't need to be Oak Cliff.
141	Growing too fast
142	Too fast and too much! We're not Dallas.
143	I love the growth the city is seeing and wish to keep that pace (if not see it increase!)
144	I like it. Its a bit nerve wrecking to some who love the old slow paced GP. But as DFW grows we have to adapt and change and meet the needs of the community. Right now we are always referred to as the middle ground between Dallas and Arlington. It would be nice to be known as Grand Prairie first and not the neighbor to the big cities.
145	Excellent.

What is the ZIP code for the street address of your primary residence?

Options	Agree Rate
75050	8.0%
75051	7.4%
75052	62.0%
75053	1.2%
75054	18.4%
76017	0.6%
76028	0.6%
76052	0.6%
76065	1.2%

How many years have you lived in Grand Prairie?

Options	Agree Rate
Less than one year	1.2%
1-3 years	7.3%
4-6 years	9.1%
7-9 years	8.5%
10-20 years	24.2%
More than 20 years	47.9%
I do not live in Grand Prairie	1.8%

How likely are you to stay in Grand Prairie (if you live here now) or move to Grand Prairie (if you do not) within the next 5-10 years?

Options	Agree Rate
Very unlikely to stay in Grand Prairie	6.9%
Somewhat unlikely to stay in Grand Prairie	17.5%
Somewhat likely to stay in Grand Prairie	18.8%
Very likely to stay in Grand Prairie	56.9%

What is your current housing situation?

Options	Agree Rate
I own my home	91.4%
I rent my home	5.5%
Other (please specify)	3.1%

Additional comments

#	Comments
1	live with other relatives
2	Retirement community
3	Other family members live in nearby communities and even within Grand Prairie and have been here for 40+ years
4	apartment
5	Apartment

What best describes your employment situation?

Options	Agree Rate
I do not work outside the home	6.7%
I am a student	0.0%
I work part-time	4.3%
I work full-time	59.2%
I am a business owner	7.9%
Other (Please specify)	22.0%

What is your gender?

Options	Agree Rate
Male	29.0%
Female	71.0%
Prefer to self describe (Please specify)	0.0%

Which of these age groups includes your age? (Please select one)

Options	Agree Rate
Under 18	0.0%
18-24	1.8%
25-34	16.6%
35-44	21.5%
45-64	35.6%
65 and older	24.5%

Which would you describe yourself as?

Options	Agree Rate
Hispanic or Latino	20.6%
Not Hispanic or Latino	79.4%

What would you describe yourself as?

Options	Agree Rate
American Indian or Alaska Native	5.2%
Asian	3.9%
Black or African American	16.2%
Native Hawaiian or other Pacific Islander	0.0%
White	70.8%
Not listed (Please describe)	7.1%

Additional comments

#	Comments
1	American citizens
2	Other
3	Mexican American
4	American
5	MesoAmerican
6	Hispanic
7	Mixed
8	Puerto Rican German
9	Mexican American
10	n/a
11	Both Hispanic and Caucasian

Website

Vision Exercise: Tell us about your vision for the study area!

#	Comments
1	Protection for bikers and pedestrians! The lake area should be walking & bike friendly. Lower speed limits/ add trees to slow traffic
2	GPYFA has been a solid foundation in our communities youth. The football stands at Parkhill park need bigger canopies for shade.
3	Enhance and add more access (i.e boardwalk) to enjoy the view of J.P Lake. A cohesive modern look on Lake Ridge Pkwy from Cedar Hill to I-20
4	Estes Park, keep it a park. Beaches, bike trails, dog park w/ water access. Gardens, concerts. Grassy areas to picnic.
5	No to traffic circles! They are horrible!
6	Put several artisan shops, and a Buc-ee's to bring enough tourist traffic through the fity
7	Right now we need more Police, red lights are dangerous. Just at lights, police can give tickets in one day and pay salary for a month!
8	Add bike lane and pedestrian facilities to access EPIC for surrounding neighborhoods to reduce traffic
9	Focus on the No. side of town also. Revitalize the older neighborhoods. Add shops, restaurants, etc. A park at Beltline & GP Rd w/sm walking
10	With more of our population living in multi family housing a botanical garden is needed to experience the beauty of flowers and nature.
11	Add a park with small walk path. Shops and restaurants— not fast food.Be sure there are sidewalks for pedestrians.
12	Restaurants with lake views & entertainment along Joe Pool.
13	Add more sidewalks at the Warrior & Epic Pl intersection. The side walk doesn't start until the other side of Epic Pl closer to the park.
14	Add a grocery store like Trader Joe's here. Or a Whole Foods. We need another health food store apart from Sprouts.
15	Trader Joe's could also go here, or Whole Foods. Or restaurants like Cava and Sweet Green.
16	Water filing station like watermill somewhere along carrier parkway and camp wisdom , closer to Joe Pool
17	Neighborhood Time Bank (Trading Time Instead of Money) Residents earn "time credits" by helping neighbors. Example: ▪ 1 hour babysitting

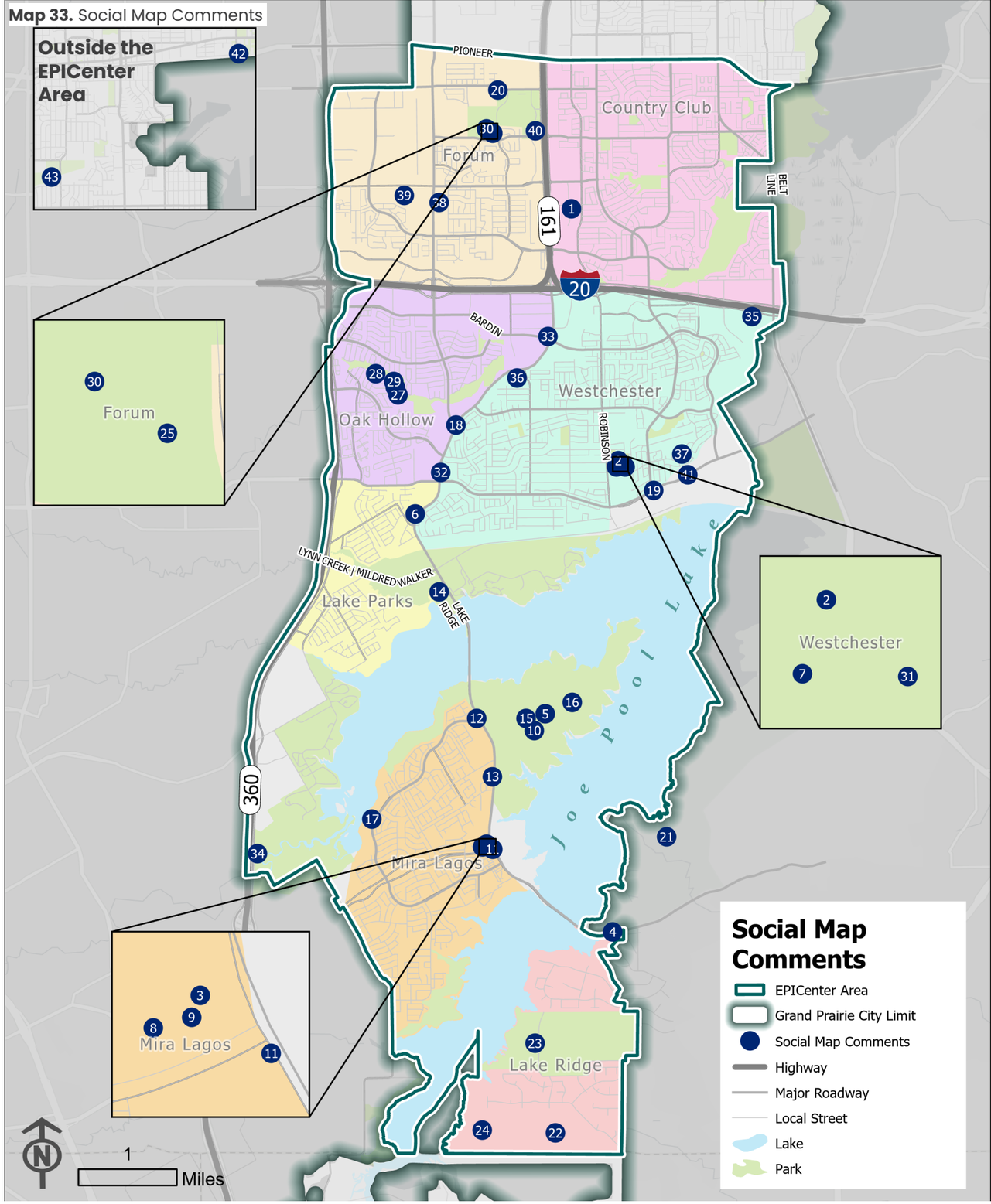
Interactive Map Activity: Place a marker on the map to leave leave us a comment about what you like, things that should be improved, or any other comments that you might have to shape the future of the project area.

Forum Neighborhood

#	Comments
20	Plant significantly more trees here and in between parking of EPIC and throughout Grand Prairie. Tons of growth and construction which is great but the landscape isn't keeping up
25	Great facility where all the equipment is. Very innovative. But the open fields north of the hardware need serious attention. We took the grandkids there thinking we could run around kicking soccer balls and throwing footballs & frisbees. There is almost no grass; just hard packed dirt & rocks and plenty of divots to trip in. Typical of many GP parks where there is no effort put into maintaining the grassy areas.
30	make a safe walkable path from epic area to the dog park. add gates to the other side of dog park. make it accessible will make it more popular. also, plant trees and more shade areas in dog park
38	Single family homes, please! No more apartments or build-to-rent projects.
39	Single family homes, please! No more apartments or build-to-rent projects.
40	More shops! Epic is great, but could be greater. More shops to promote a a more walkable, condensed, entertainment area. Local clothing, gifts, desserts, coffee, etc.

Country Club Neighborhood

#	Comments
1	There should be a Hampton Inn right here . That's one of the best brand out of all hotel. I applied for many times but never went through



Oak Hollow Neighborhood

#	Comments
18	These dang traffic lights on Lake Ridge Pkwy. Every time I drive down this road I get stopped at every single light! A lot of stoplights that are close together are synced together to avoid stopping cars at every single light, so it would be satisfying to see these all be in sync with each other to allow better traffic flow.
26	There is an opportunity to make a community garden here or small park.
27	Another opportunity to build a bridge to connect Sheffield village to fish creek trail. The residents want to have access to the trail without having to drive to another neighborhood to access fish creek trail. Please consider building here.
28	Extend fish creek trail to here please!
29	Fish creek trail can be extended here.
33	I've lived here 20 years and never seen this church hold a service. Does the property owner have any aspirations to sell?

Westchester Neighborhood

#	Comments
2	GPYFA has been an important part of our communities youth. Sometimes it gets too hot for our players grandparents and younger siblings due to the small canopies. It would be nice if the stands could get better shade. Possibly add more trees too and add more parking too
7	I will agree football stands and park in general could use a facelift. The stands get unbearably hot...
19	I love the trail along Camp Wisdom, but despite all the trees, there is absolutely no shade. Can we have trees closer to the trail for some shade? Or maybe some sort of canopy every 1/4 mile or so.
31	Stop with pickle ball courts, it's enough. Capitalize on the growth of flag football (with boys AND girls!) with modified fields at Olympic-level dimensions (50-yards long, goal line to goal line, 70 yards including endzones, and 30-yards wide). You get more fields in a smaller space. Create a destination field that will draw from Duncanville, Cedar Hill and Mansfield. Think ahead and be on the forefront of this movement.
32	Taco Casa right here please!
35	Buc-ee's!
36	I like this space being woods. When I moved to Grand prairie there were signs that said this was green space for air quality. They have since faded. I wish it was mowed more by the owner. I enjoy seeing the coyotes and bobcats but I like the stand off of the high grass being further back. It's tiring having to take care of someone else's property to protect my neighbors.
37	1. Come up with a water filling station like Watermill Express 2.Neighborhood Time Bank (Trading Time Instead of Money) Residents earn "time credits" by helping neighbors. Example: ▪ 1 hour babysitting = 1 credit ▪ 1 hour helping someone move = 1 credit ▪ 1 hour teaching cooking, tech, tutoring, car maintenance, etc.
41	The spillway needs to be re-opened to allow for fishing. Now that Camp Wisdom Rd is finished, let's get with the army core of engineers to renovate this area to allow for fishing, as it once was. The Denison dam/spillway might be one to compare to for ae

Country Club Neighborhood

#	Comments
6	A small community center
14	Widen the street for a bike and pedestrian lane
34	Buc-ee's. Do it!

Mira Lagos Neighborhood

#	Comments
3	Make a public use space here. Not necessarily a community center, but reimagine this area to afford the high paying residents of 75054 a place in Grand Prairie to go that keeps our peninsula beautiful and keeps us from having to use Mansfield's parks. No more houses, apartments, or strip malls. Please do not sell this land.
5	If this area is to be sold, it should be something with a boardwalk, high-end retail and eateries. It could have green space that takes advantage of the view and offer outdoor workout classes. It could host a park, a place to sit and watch fireworks over the lake. A place to get a really nice steak or have a nice glass of wine with a view. An area on the boardwalk where boats may dock to get a drink or a boardwalk that allows the community to walk from the west side of Lake Ridge over and enjoy the view with their children or spouse. This area has great potential and can be a crown jewel of lake front property. Let it not just be a resort but think high-end...
8	Could we do something like a mix of southlake downtown with their bi-centennial playground park for kids
9	Extend the sidewalk down England Pkwy. Make a that area a really nice small park that has a sign that introduces drivers down Lake Ridge to the neighborhood. This could match and be better than the other end of the England Pkwy, when it turns into E. Broad St. This small park could also allow for an extension of the Farmer's Market from downtown to the peninsula. Overall this area should be really nice yet simple. Adding to the walkability and beauty of the peninsula.
10	Collaborate with the Dallas Arboretum to make this area an extension of them and a part of our community.
11	Please No resort, think more like The Shops at Clearfork. Open areas for picnics, boardwalks with shops...
12	Consider a roundabout here.
13	Consider a roundabout here. and extended the sidewalks england pkwy to lakeside on the westside of the street
15	Extend sidewalk to the bridge, in preparation for a bike and pedestrian lane on the bridge.
16	This space has so much potential! Imagine a space with high end stores, similar to Highland Park Village, but with a Texan, country, lake aesthetic. Think boardwalks, high end southern/local style shops with rivers running through it and pedestrian bridges to connect the walkways. Also add some outdoor spaces where families can spend the day kayaking or have a picnic by the water. Don't lose the opportunity to make this a place that displays true Texan culture and architecture, making Grand Prairie stand out above all the copy-paste cookie cutter suburbs around DFW.
17	There should be a road that connects from where this marker is on Grand Peninsula Dr to highway 360 to alleviate traffic congestion on Broad St. Could also possibly connect to Debbie Ln, but I know there is some camp sites that may prevent this but would be nice to be able to get to Mansfield faster & avoid Broad St!

Lake Ridge Neighborhood

#	Comments
4	It would be nice to have a beautiful Welcome to Grand Prairie Sign here. Also a facelift to both bridges that connects the bike path from Cedar Hill all the North on Lake Ridge Pkwy.
22	Keep this property as single family, low density
23	Develop Pleasant Valley Park!
24	Keep this property as single family, low density

Outside the EPICenter Area

#	Comments
21	Develop lake area for recreational activities
42	The asphalt at this location coming from east to west feels like a roller coaster, not to mention what it is doing to my vehicles suspension. Please fix the stretch of road between the intersection at main all the way to SE 14th St. Home Depot and GM sho
43	Can we open up this stretch of creek at cotton wood park? Specifically east of the steel bridge on the west. Make it wider, cut down invasive trees and make it more fishable for the community? The street renovation at SW 3rd has really opened it up nice

Contact Us: Comments or Questions

#	Comments
1	Hello! I live in the area you're looking to revitalize. I'm very excited about this and would like to offer some feedback. Our electricity and internet in this area is absolutely atrocious. The power in our neighborhood goes out frequently, regardless of weather (and mainly on days where the weather is completely normal). This has been happening for years and progressively gets worse as the city continues to build in this area. Additionally, the internet situation is equally terrible. There are internet cables all over our street's back alleyway because the companies who service these areas cannot figure out how to install the wiring properly. Cars drive over the wires and the internet goes out multiple times per day. For those who work from home or rely on internet frequently, this is not acceptable. As you look to make this city even greater, I ask you take this feedback into account. The Nextdoor and the Ring apps are primarily complaints in these two areas I mentioned. If you are working to improve on these areas already, I would love to learn more! I'm looking forward to what you will come up with in the coming months! Thank you so much for your consideration to my feedback. Sincerely,
2	Would like to be sent information about input meetings
3	Hello, this map includes my home. When will residents be given the opportunity for input and will it be considered? Thank you
4	There is always traffic getting onto 360 North at Camp Wisdom. Before the changes on the highway and tollway, there was no traffic but now, almost all the time, that ramp is backed up. Please change it back or something. There are several roads in the pioneer area that should be updated. It feels like a different community there as it looks like there is less development. Feels like the population there is underserved and how it looks is a reflection of that.
5	I have to say thank you for doing this! I request that before any more land, that the city owns in this area, is sold please allow for this plan to be finalized. The word needs to be spread about this going forward. Thank you so much for creating this. I look forward to getting involved, let me know what I can do...

#	Comments
6	I live in the Grand Peninsula community off Lakeridge and near England Parkway. Wondering if it was possible to meet with someone about the possibility of putting in a multi-purpose sports and co-working space / church building on the corner of England and Lake Ridge Parkway. I run 2 non-profit organizations that deals with sports and recreation (building sports fields and courts for refugee communities) and another in the leadership and character building in public high schools. I work with a family of real estate companies and developers and an investment fund that has interest in helping to fund the project if there's a plan for viability with the city. I have 3 young kids who go to school in the neighborhood, so we are very vested in the health of the community. I would love to connect with someone to talk through next steps of bringing a proposal. Thank you!
7	We need better Roa's and traffic conditions to accommodate more people. We ABSOLUTELY DI NOT WANT OR NEED MORE APARTMENTS!!! We need more single family housing and small senior housing. I would love to see a better senior activity center with an indoor pool for silver sneakers programs and water therapy that is set up for elderly and disabled. I'm only 58, but eventually I will need that without having to drive all the way to Arlington in terrible traffic. A business of a cafeteria that has healthy foods and diabetic options with lots of vegetables for any age is greatly needed in our area instead of more fast food! (Kind of like a Luby's). People owing property now will want and need these options.
8	I am interested in participating in the planning process. Please contact me. I've lived in Grand Prairie for 32 years!
9	Can you please add my email address to any notifications you have about upcoming events associated with this project so I can be informed and participate?
10	South grand prairie and mira lagos area does not need more apartment buildings. We don't need apartment buildings that get property tax breaks while home owners pay property taxes and pay pid taxes. Would also like to see less vape shops or limited vape shops close to houses and apartment buildings.
11	I'm 62 years of age and have lived in Grand Prairie my entire adult life. I've owned my current home on Sandra since 1993. I like the direction the city is going with the amenities on hwy 161 but very concerned with the amount of multi family appointments being developed.
12	create more green spaces using native grasses, plants, and trees. remove non-native plants and trees. add hiking trails / bike paths such as the one created along Camp Wisdom and 1382. the pickle ball court renovation at Friendship Park was a great project - hope PID funds were used.
13	Career

#	Comments
14	There needs to be a hard look and total refurbishment on Britton Park. The boat ramp could be redone, and the bathrooms need a makeover. There is constant dumping of trash in the area and not picked up quickly if not at all for several months.
15	The infrastructure in the southern part of the city could be reviewed and updated to conform to a growing population and not the current rate as of today, Plan for tomorrow so that we would not have to expand later and create traffic jams in later years.
16	Walking and biking across the Joe pool bridges
17	If you're asking for input, how about connecting or enlarging the area for hike & bike/ walking trails. I would prefer not to have to drive to a park to ride my bike. Leaving my house on a bike and riding for 20 plus miles would be awesome. In some countries there are systems in place where moving traffic generates electricity. This has been either from miniature wind turbines along the road, or the intermiten constant weight on road panels which generate electricity and is stored in batteries. How about building roads and/or bridges where snow nor ice will accumulate? No matter how much snow we get there should be technology available to keep snow from accumulating without using salt.