

**EMPLOYMENT CENTERS (EM)**

The Employment Centers future land use category applies to the business centers in the Legacy area and along the Plano Parkway/President George Bush Turnpike. The primary uses for Employment Centers are corporate office campuses, medical centers, educational facilities, technology centers, and research facilities. Limited manufacturing and warehouse uses may be allowed to support the employment centers.

*Evolving Trends in Office* - Much of the Legacy area Employment Center was developed with large corporate campuses. Although these provide desirable open space and urban tree canopy, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large businesses are seeking in today's office environment. With improved access to the Dallas/Fort Worth International Airport through the DART Silver Line Rail and recent widening of the PGBT and Sam Rayburn Tollways, the city should evaluate what is needed to sustain the attractiveness of these areas to large corporations.

*Residential Development* - Residential uses are not appropriate within these centers in order to ensure the city's ability to attract and maintain employment generating uses.



**LAND USE MIX (acres)**

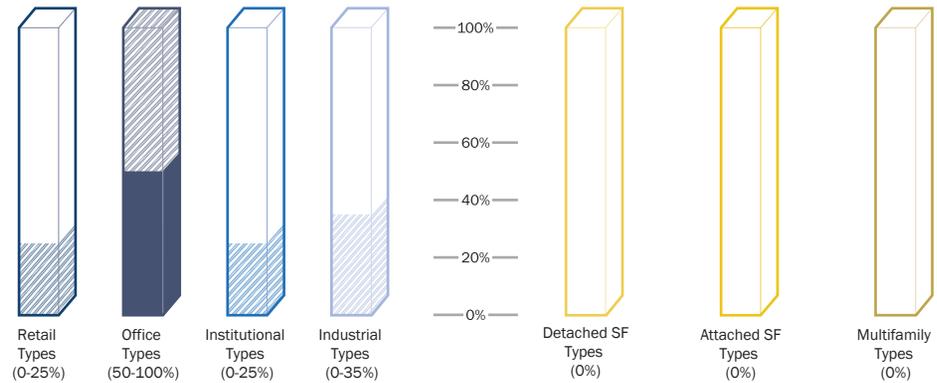


100% Employment should include the following mix of land uses:

This FLU category should not contain any Housing.

**EMPLOYMENT MIX (acres)**

**HOUSING MIX (dwelling units)**



**SPECIAL NOTES:**  
Information above represents preferred mixes citywide

**DESIRABLE CHARACTER DEFINING ELEMENTS**

BUILDING HEIGHTS	DENSITY	INTENSITY & SCALE	OPEN SPACE
1 to 20 stories	N/A	Moderate to High intensity Low to high-rise scale	10% to 35% Passive Open Space
PARKING ORIENTATION		BLOCK PATTERN & STREETScape	
Structured parking preferable to surface lots		Wide blocks Corporate Corridor Streets	
MULTIMODAL ACCESS			
AUTOMOBILES	TRANSIT	MICROMOBILITY	PEDESTRIANS
HIGH Direct access from major streets	MEDIUM Commuter bus service	MEDIUM Connected to trails and bike routes	LOW Mostly served by perimeter sidewalks



### EMPLOYMENT CENTERS PRIORITIES

1. Maintaining land for employment generating uses
2. Evaluating policies to sustain long-term viability of corporate campuses
3. Updating the Legacy Area Master Plan