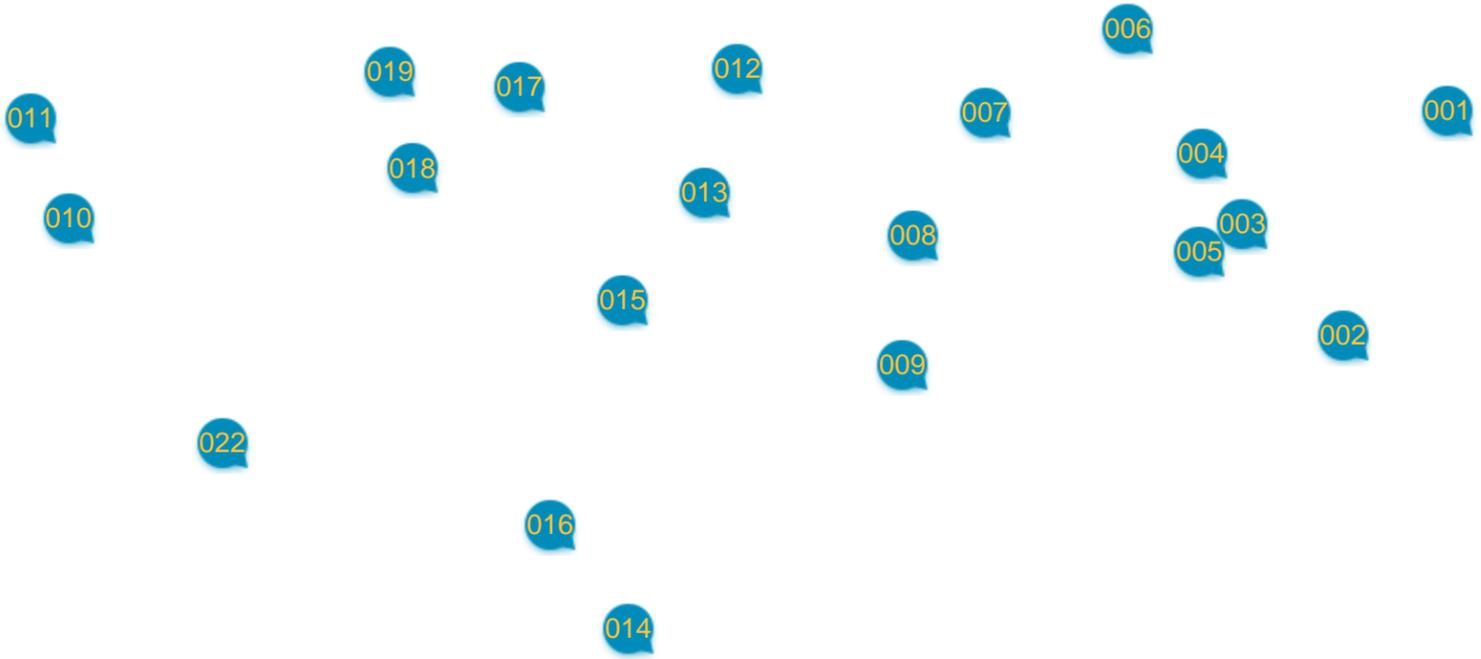


BARRIERS

Immovable objects or obstructions that we must live with; things that can't be ignored.



#001

Posted by **Anonymous** on **04/27/2023** at **7:42pm** [Comment ID: 8507] - [Link](#)

Agree: 0, Disagree: 0

Six-lane K Ave.

#002

Posted by **Anonymous** on **04/27/2023** at **7:43pm** [Comment ID: 8515] - [Link](#)

Agree: 0, Disagree: 0

Legacy businesses that are not ideal for stimulating growth

#003

Posted by **Anonymous** on **04/27/2023** at **7:41pm** [Comment ID: 8502] - [Link](#)

Agree: 0, Disagree: 0

Couplet is a necessary evil

#004

Posted by **Anonymous** on **04/27/2023** at **7:40pm** [Comment ID: 8499] - [Link](#)

Agree: 0, Disagree: 0

Increased crime from outside visitors

#005

Posted by **Anonymous** on **04/27/2023** at **7:41pm** [Comment ID: 8506] - [Link](#)

Agree: 0, Disagree: 0

traffic volumes on K Avenue and Municipal Drive. Elevated rail line. 14th Street is an obstacle for access to Shiloh Road Station. Surrounding uses at Shiloh Road.

#006

Posted by **Anonymous** on **04/27/2023** at **7:40pm** [Comment ID: 8500] - [Link](#)

Agree: 0, Disagree: 0

As the most pleasant/accommodating stop on the red line, downtown Plano will always have its share of unhoused.

#007

Posted by **Anonymous** on **04/27/2023** at **7:28pm** [Comment ID: 8477] - [Link](#)

Agree: 0, Disagree: 0

Legacy automotive uses

#008

Posted by **Anonymous** on **04/27/2023** at **7:50pm** [Comment ID: 8537] - [Link](#)

Agree: 0, Disagree: 0

built infrastructure in place

#009

Posted by **Anonymous** on **04/27/2023** at **7:41pm** [Comment ID: 8504] - [Link](#)

Agree: 0, Disagree: 0

The DART rail between 15th & 12th divides the downtown from Douglass, we need to address how to keep the areas connected

#010

Posted by **Anonymous** on **04/27/2023** at **7:56pm** [Comment ID: 8548] - [Link](#)

Agree: 0, Disagree: 0

people across Plano, residents, leadership, etc. don't get that downtown is not single-owner like Legacy, and don't really have common area maintenance and planning like they have (and even Bishop Arts). Good zoning and design standards are essential for this area to develop with any kind of consistency and style.

#011

Posted by **Anonymous** on **04/27/2023** at **7:06pm** [Comment ID: 8395] - [Link](#)

Agree: 0, Disagree: 0

Inappropriate zoning

#012

Posted by **Anonymous** on **04/27/2023** at **7:41pm** [Comment ID: 8503] - [Link](#)

Agree: 0, Disagree: 0

residents of downtown proper often leave downtown to shop or get services

#013

Posted by **Anonymous** on **04/27/2023** at **7:58pm** [Comment ID: 8551] - [Link](#)

Agree: 0, Disagree: 0

bottom-line, short-term oriented developers. We need projects that will be viable and sustainable for next century, like historic part of downtown is. Don't think Morada, J15 will be that unfortunatly.

#014

Posted by **Alan Smith** on **04/27/2023** at **7:17pm** [Comment ID: 8417] - [Link](#)

Agree: 0, Disagree: 0

The reputation of East Plano severely hinders development at the Shiloh station.

#015

Posted by **Anonymous** on **04/27/2023** at **7:49pm** [Comment ID: 8535] - [Link](#)

Agree: 0, Disagree: 0

DART is not efficient enough

#016

Posted by **Anonymous** on **04/27/2023** at **7:42pm** [Comment ID: 8510] - [Link](#)

Agree: 0, Disagree: 0

pedestrian walkways and signals. between the two 12th Street s

#017

Posted by **Anonymous** on **04/27/2023** at **7:28pm** [Comment ID: 8475] - [Link](#)

Agree: 0, Disagree: 0

Many small parcels with separate owners

#018

Posted by **Anonymous** on **04/27/2023** at **7:31pm** [Comment ID: 8489] - [Link](#)

Agree: 1, Disagree: 0

High volume of traffic on Avenue K south of downtown

#019

Posted by **Anonymous** on **04/27/2023** at **7:39pm** [Comment ID: 8498] - [Link](#)

Agree: 0, Disagree: 0

Objections from surrounding residents

#020

Posted by **Anonymous** on **04/27/2023** at **7:24pm** [Comment ID: 8456] - [Link](#)

Agree: 0, Disagree: 0

the warehouses located by the stations

#021

Posted by **Anonymous** on **04/27/2023** at **7:44pm** [Comment ID: 8521] - [Link](#)

Agree: 0, Disagree: 0

added rail traffic on Plano Parkway Ave K and Muncipal

#022

Posted by **Anonymous** on **04/27/2023** at **7:49pm** [Comment ID: 8534] - [Link](#)

Agree: 0, Disagree: 0

zoning language and/or staff interpretation is inflexible