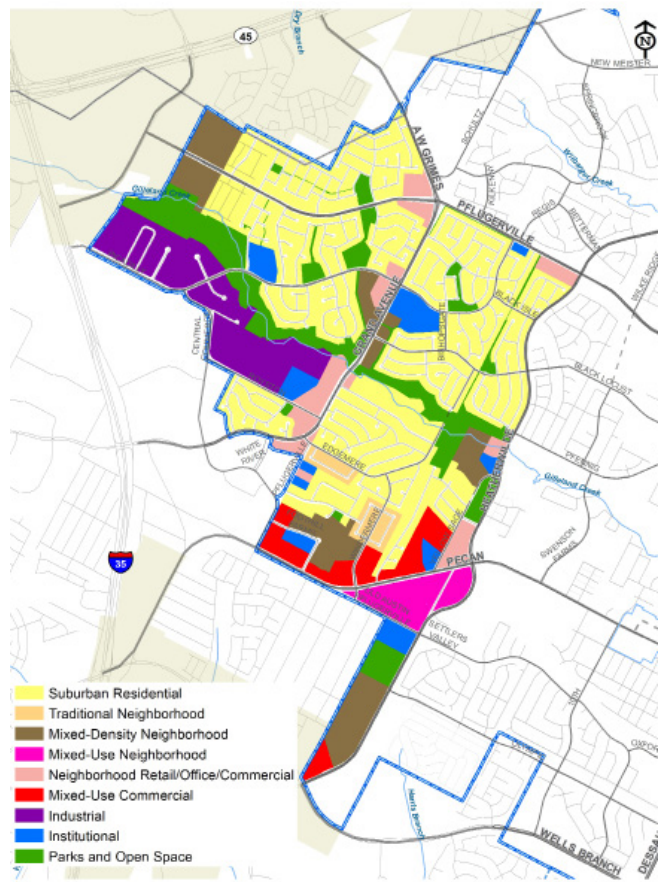


WESTERN GILLELAND DISTRICT

Map 8.2. Western Gilleland District



ASPIRATIONAL ACTIONS

- Increase access to parks, open space and trails, with safety enhancements such as lighting at trailheads feeding into the trail system.
- Consider incorporating enhanced pedestrian and bicycle infrastructure along key collectors and arterials, focused on the level of comfort accessible for most people in Pflugerville. Pecan Street, Heatherwilde Boulevard, Pflugerville Parkway and Grand Avenue Parkway all warrant focus for this recommendation.
- Support intense, dense mixed-use development at Heatherwilde Boulevard and Pecan Street, creating a walkable hub of activity near surrounding neighborhoods.
- Evaluate opportunities for redevelopment of more dense and intense uses in the Pecan Street corridor.
- Consider opportunities to incentivize aesthetic improvements and modernization of older commercial centers in the District.
- Support vehicular and pedestrian cross-access facilities and access management improvements to create a safer, more efficient mobility environment.
- Evaluate improved pedestrian connectivity at key intersections and pursue urbanization of W Pecan Street, Central Commerce and other corridors that have bar ditches and disrupt pedestrian facilities.
- With some lengthy distances to public park facilities, consider opportunities to work with private property owners to integrate welcoming public spaces into development project design.
- Use Gilleland Creek’s trail system connections as an opportunity to create unique, exciting experiences at different parks along the route.
- Promote this district as a target area for potential local business startup opportunities given some of the older commercial and industrial spaces available, presumably with lower cost-of-entry.
- Foster communications and relationships within established neighborhoods.

This district’s defining characteristic is Gilleland Creek and the open spaces along it, providing a green network. It is comprised primarily of established residential neighborhoods as well as older industrial areas, with several key roadway connections. It presents a number of infill and redevelopment opportunities, notably the mixed-use neighborhood near the intersection of Pecan Street and Heatherwilde Boulevard. As an older area of Pflugerville, it does not have the level of neighborhood amenities and connectivity found in other areas of the City, which may particularly impact future roadway designs to incorporate multiuse trails and other bike/pedestrian infrastructure. Similarly, Pflugerville can begin taking steps to support long-term neighborhood stability through programming, as well as positioning frontages for unique commercial and retail opportunities.