



CORRIDOR SPOTLIGHT

5TH STREET DISTRICT: FROM VISION TO EXECUTION

Shaping Sachse identifies Old Town and the 5th Street corridor as priority reinvestment areas and establishes a clear expectation that significant public participation will be required to catalyze new development and redevelopment. With limited undeveloped land remaining, the success of the 5th Street District is central to Sachse's ability to deliver a more complete community with local businesses, quality of life amenities, downtown activations, and long-term economic value.

The heart of the 5th Street District is comprised of property owned by the City and EDC. While investments in the Old Town District have improved 5th Street and portions of Alexander Street, the City- and EDC-owned parcels face known constraints related to existing street conditions and other necessary infrastructure projects such as improvements to sidewalks, parking, drainage, and utilities. These constraints limit private development today and cannot be resolved by the market alone. In this context, strategic public investment is not a subsidy—it is a necessary step to reduce risk, signal readiness, and create the conditions for private investment to follow.

This section establishes a clear sequence of actions—a practical roadmap that aligns public investment, sets expectations, and guides implementation over time. Rather than prescribing a single development outcome, it creates the flexibility to respond to market opportunities while maintaining clear priorities.

A SEQUENCED APPROACH TO IMPLEMENTATION

Implementation in the 5th Street District should follow three distinct phases. Each phase reflects a different role for the City of Sachse, the Sachse Economic Development Corporation, and the private sector.



Phase 1: Enable — No-Regrets Public Investments (Years 1-2)

The first priority is addressing infrastructure needs that must be resolved regardless of how the district ultimately develops. These "no-regrets" investments are foundational and unavoidable—actions that must occur for development to be feasible, or that unlock multiple future paths without committing the City or EDC to a specific project, tenant, or buildout scenario.

In the 5th Street District, no-regrets investments include:

- Reconstruct key streets (Billingsley Street, Boone Street, and Sachse Road), including curb, gutter, sidewalks, and crossings.
 - Creates development-ready infrastructure consistent with TIRZ #3 Project and Finance Plan.
- Implement coordinated drainage solutions, including underground detention, to preserve developable land.
 - Addresses known constraints that limit private development today while maximizing usable site area.
- Strategic parcel acquisition
 - By owning more of the land within and adjacent to the 5th Street District (Old Town), the City of Sachse and the Sachse EDC maintain greater influence and control relative to the future development of the area with regard to land uses, aesthetics, quality of life opportunities, and more.
- Install gateway, wayfinding, and streetscape elements that establish district identity and improve visibility.
 - Signals investment readiness and creates a sense of place before vertical development occurs.

Phase 2: Activate — Catalytic Projects and Early Momentum (Years 2-4)

Before full commercial buildout is realistic, the district needs visible activity and a reason for people to visit. In early-stage districts, these anchors are often civic, employment-focused, or innovation-oriented—not traditional retail.

Catalytic actions that create momentum and demonstrate viability include:

- Consider developing a small-scale innovation coworking hub, or other similar flexible and creative opportunities, to attract entrepreneurs and remote workers.
 - Creates daytime activity and establishes the district as a destination for Sachse's professional workforce.
- Create flexible civic or event-oriented spaces that support regular programming, including connections to Museum Mile.
 - Builds foot traffic and community identity while testing concepts before permanent investment.
- Consider City- or EDC-led vertical prototypes on controlled sites to test the market and demonstrate viability.
 - Reduces perceived risk for private developers by proving demand and establishing quality expectations.

Phase 3: Build — Private Vertical Development (Years 3-5)

As infrastructure improvements are completed and catalytic uses establish momentum, the district will be better positioned to attract private vertical development. At this stage, development interest is more likely to respond to predictable conditions, clear zoning expectations, and targeted incentives.

Catalytic actions that create momentum and demonstrate viability include:

- Continue to engage site-specific development partners as opportunities emerge, while considering issuance of an RFI/RFP/RFQ, or interviewing potential qualified development candidates, to assist in the comprehensive development of the EDC- and City-owned parcels.
 - Reflects lessons learned from Sachse's prior efforts and allows the City to shape outcomes while adapting to market realities.
- Deploy targeted incentive packages for mixed-use commercial, professional services, quality of life, and employment-focused projects aligned with the Old Town District goals.
 - Attracts quality vertical development that complements public investments and delivers long-term fiscal value.
- Coordinate density strategies on adjacent parcels, along the SH-78 corridor and within the Old Town District, and through redevelopment of existing residential or multifamily sites—rather than concentrating all new residential development and/or redevelopment on City- and EDC-owned parcels within the area.
 - Ensures commercial district success through proximity to people while preserving City-owned land for employment, commercial, recreational, and civic priorities, while also keeping the door open for possible sale or transfer of property to private ownership, such as through partnership with a master developer or as part of an incentive package.



IMPLEMENTATION GOVERNANCE

Implementation of the 5th Street District vision as identified within this strategic plan will require coordination across City departments and governing bodies. Actions such as zoning amendments, major capital investments, and incentive approvals require City Council consideration and action. The Economic Development Corporation Board serves at the pleasure of and receives direction from Sachse City Council. The EDC Board can utilize their given authority to provide recommendations to City Council on potential incentives, land acquisitions utilizing the EDC Fund, policies and matters related to economic development, and other such items as specified within the bylaws or allowed by State law. Clarifying these roles ensures that staff actions are clearly aligned with adopted policy and supported by the City Council and the EDC Board of Directors.

See Appendix for the Implementation Priorities table.