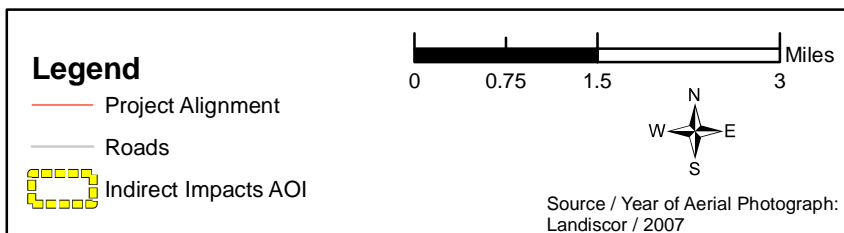
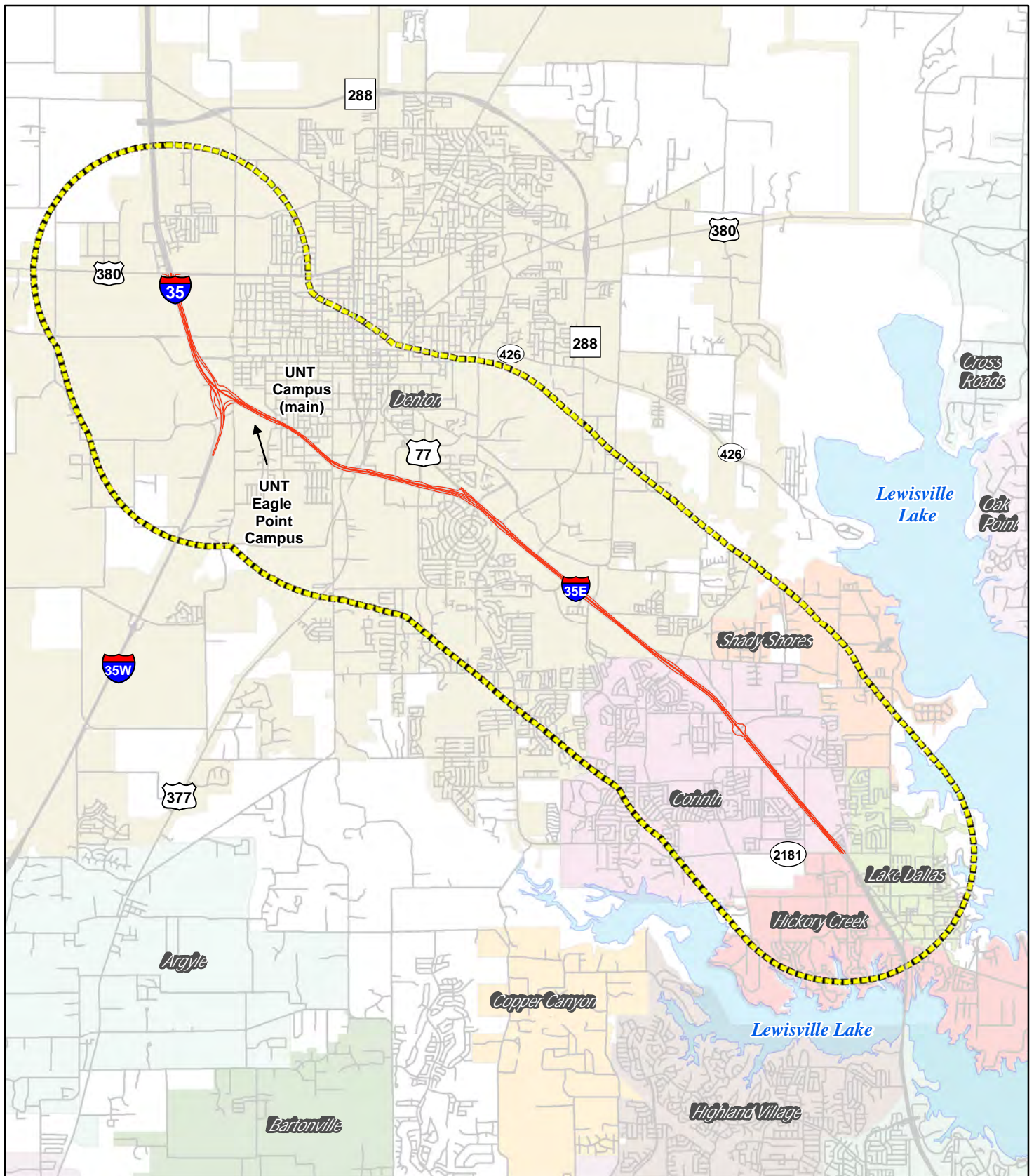


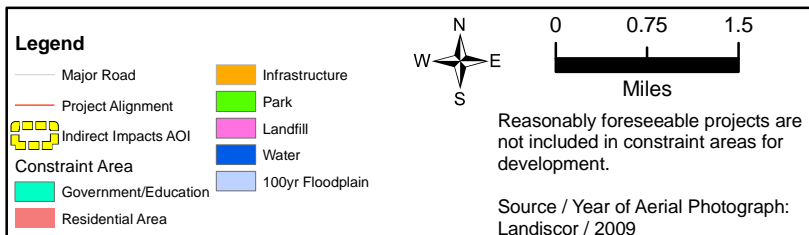
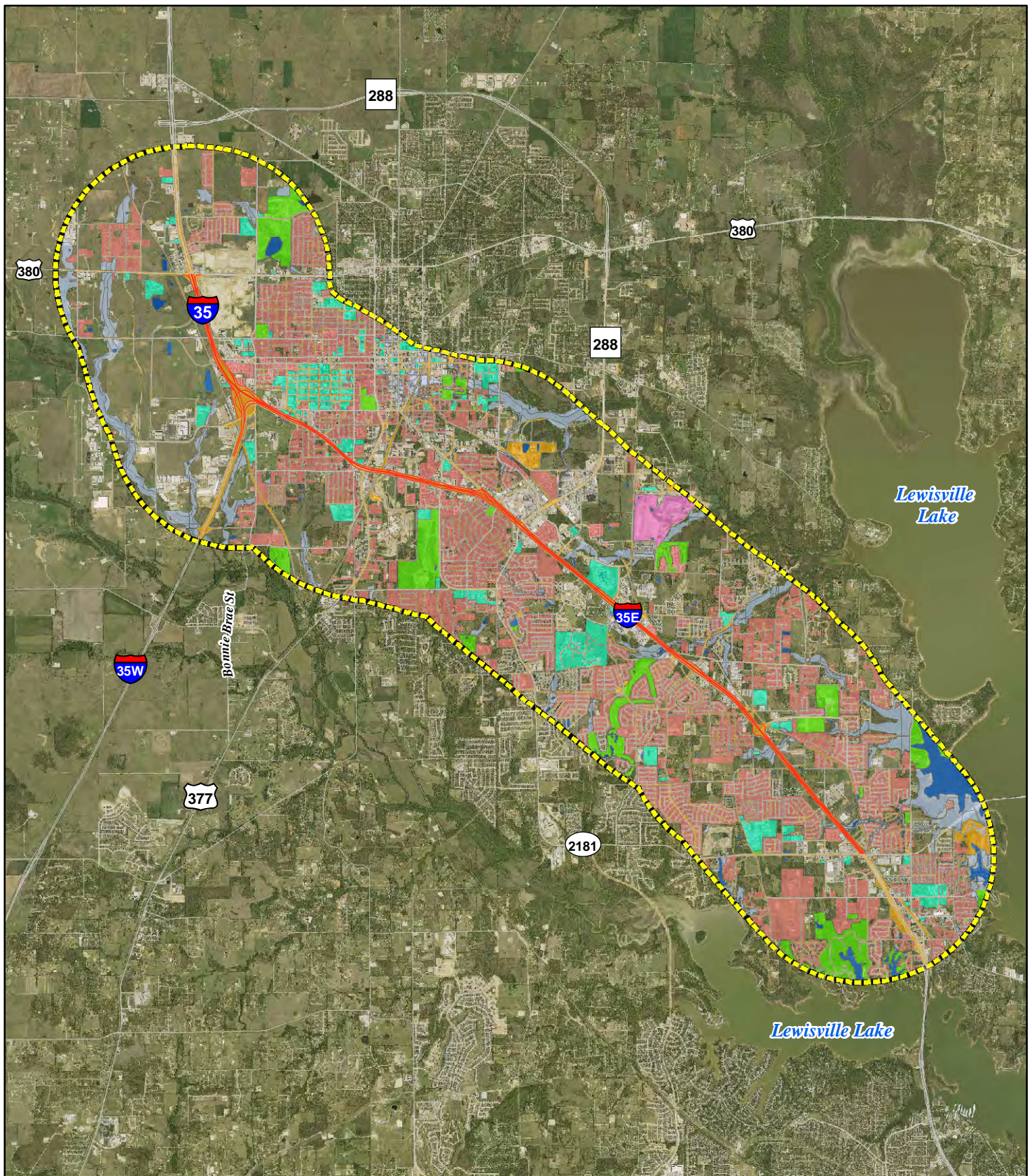
**APPENDIX D  
INDIRECT IMPACTS**

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**Figure D-1**  
**Indirect Impacts Reference Map**  
 IH 35E from FM 2181 to US 380  
 Denton County, Texas

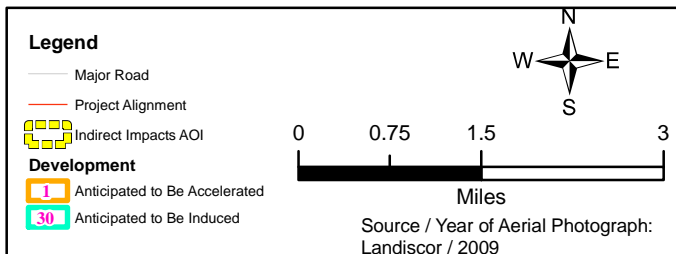
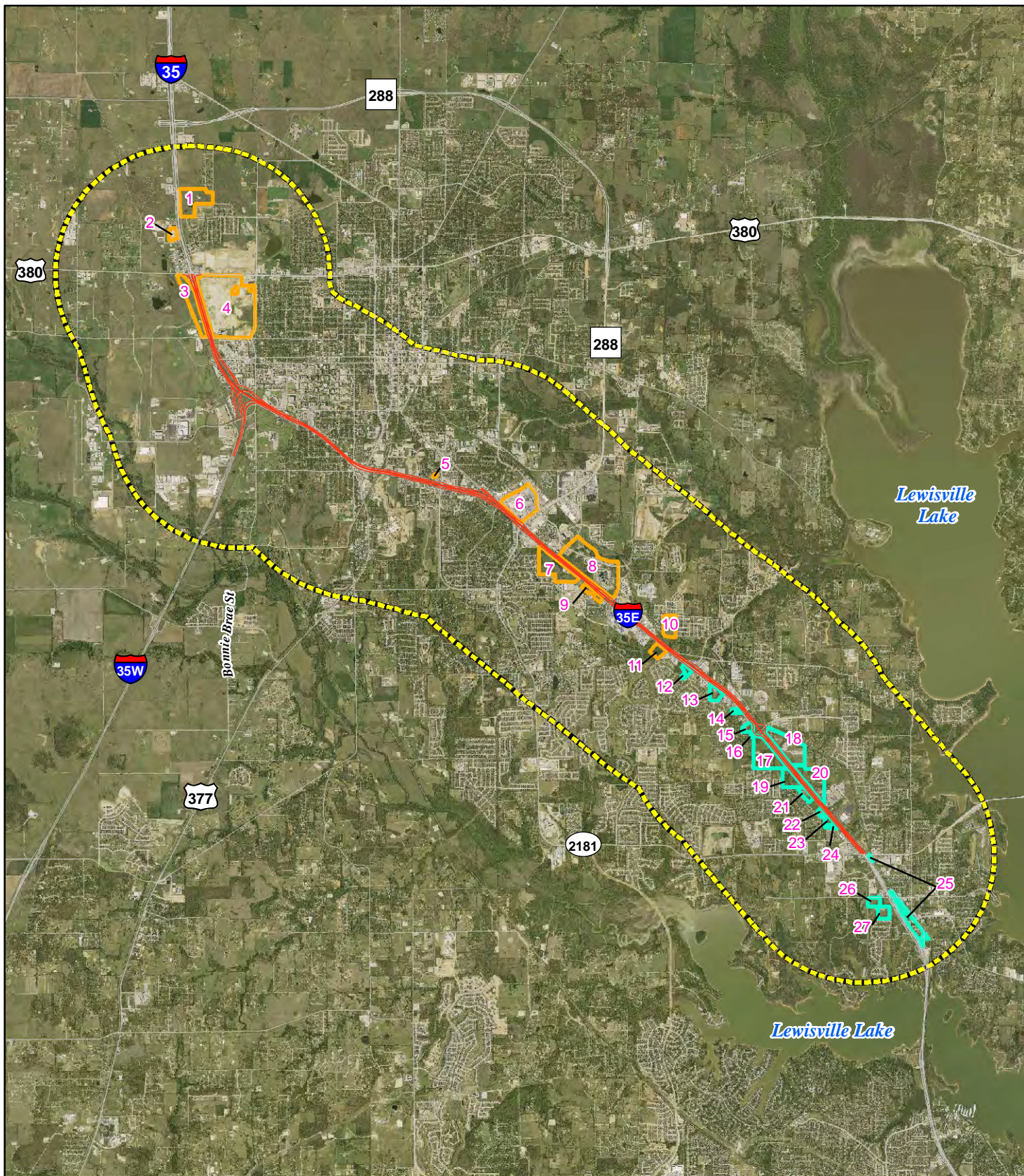




**Figure D-2**  
**Constrained Areas for Development**  
**within the Indirect Impacts AOI**

IH 35E from FM 2181 to US 380  
 Denton County, Texas





**Figure D-3**

**Potential Project-Influenced Land Use Change within the Indirect Impacts AOI**

IH 35E from FM 2181 To US 380  
Denton County, Texas



**Indirect Impacts Questionnaire**  
IH 35E North Section from FM 2181 to U.S. 380

**NAME:**

**CITY:**

**CONTACT INFORMATION:**

Part of the environmental evaluation of the project includes looking at any potential development that might be spurred by the project, as well as looking at the effects of this project in conjunction with the effects of other projects in the area.

**Questions**

1) Briefly discuss each of the following factors and how they affect development in the vicinity of the IH 35E. How would you weight each of the following factors as to their influence on choice of location for development *in the study area*:

- Economy (growth, strength of regional economy, employment centers nearby, and other economic factors);
- Travel time to places of interest (employment, services, retail, medical, entertainment, education, etc.);
- Infrastructure (transportation network, water, wastewater, electric, etc.);
- Development advantages (low land cost, good availability, natural amenities, etc.);
- Development constraints (high land cost, low availability, terrain, soils, floodplains, regulatory constraints, environmental regulations, and local ordinances); and
- Social considerations (proximity to schools, churches, neighborhoods, and parks).

<u>Factor</u>	<u>Weight (%)</u>	<u>Weight (%)</u>
(1) Economy	_____	_____
(2) Distance	_____	_____
(3) Infrastructure	_____	_____
(4) Development advantages	_____	_____
(5) Development constraints	_____	_____
(6) Social considerations	_____	_____
Total	100%	100%

2) Mark or shade in on the map in **black** any existing or approved development that doesn't show up on the aerial photo. List location, name, type, and estimated acreage of development for recent large developments.

3) Mark or shade in on the map in **blue** any parcel areas that would likely be developed or redeveloped by 2030 with the implementation of the IH 35E improvements.

**Indirect Impacts Questionnaire**  
IH 35E North Section from FM 2181 to U.S. 380

- 4) Mark or shade in on the map in **red** any parcel areas that would likely be developed or redeveloped by 2030 if the proposed improvements to IH 35E **do not occur**.
  
- 5) Discuss whether the **amount, type (commercial, residential, industrial, etc.), location, or timing** of development in the area would be different as a result of the IH 35E improvements.
  
- 6) Identify any developments (and estimated acreage) that are known to be waiting on this IH 35E project to happen before proceeding.
  
- 7) We are also evaluating the cumulative impact of our project added to the effects of other projects in the watersheds upstream of the project. Mark or shade on the map in **black** any existing development parcels that do not show up on the aerial photo. List location, name, type, and estimated acreage of development for recent large developments.
  
- 8) Using an asterisk (\*) mark any parcels with “reasonably foreseeable” developments that are planned in the Cumulative Impacts Resource Study Area (indicated by the purple dashed line) by 2030. List location, name, type, and estimated acreage of development for recent large developments.
  
- 9) If available, please identify the existing or planned water quality protection measures or ordinances. Include geographic boundaries, such as the ETJ/city limit and recharge / contributing zone. Is this information available on the internet, in geographic information systems (GIS), or in hardcopy form?
  
- 10) Please provide dates of the current Capital Improvement Programs, comprehensive plans, and water/wastewater (or other infrastructure) plans? Please provide email links to these documents if available.
  
- 11) Based on land use forecasts and percentages of vacant land available for development and the expected rate of development, what is your current build-out year for your city?

### List of Planning Officials Consulted for the Indirect Impacts Analysis

Meeting Date	Entity Represented	Department/Organization	Attendee Title
January 15, 2009	City of Lake Dallas	Administration	City Manager
January 22, 2009	Town of Shady Shores	Administration	Mayor of Shady Shores
January 30, 2009	City of Corinth	Planning Department	Planning Director
		Planning Department	Senior Planner
		Planning Department	GIS Analyst
January 30, 2009	City of Denton	Planning and Development Division	Director
		Planning and Development Division	Planning Department Manager
		Planning and Development Division	Planning Supervisor
		Planning and Development Division	GIS Analyst
		City of Denton Economic Development	Director of Economic Development
		University of North Texas	Director of External and Government Relations, Office of the President
		University of North Texas	Operations Coordinator
		University of North Texas	Associate Director for Transportation Services
		University of North Texas	Executive Director of Facilities
February 6, 2009	Town of Hickory Creek	Office of Economic Development	Director
		Economic Development Consulting Services, LLC	President