Plano
City of Excellence

CITY OF PLANO
EXPRESSWAY CORRIDOR ENVIRONMENTAL HEALTH MAP

Expressway Corridor Environmental Health Map and Guidelines adopted by Council on October 14, 2019 as part of the Comprehensive Plan.

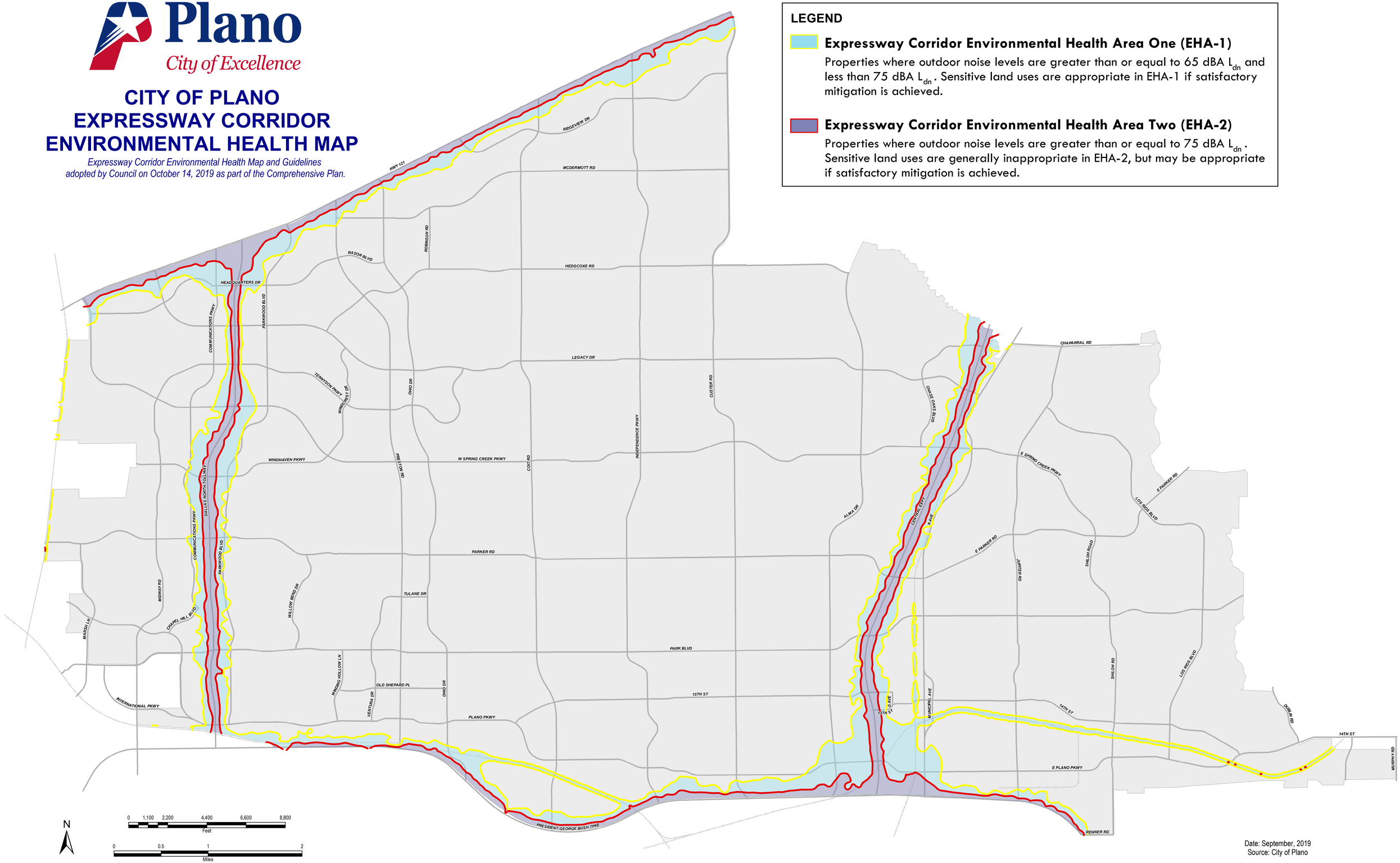
LEGEND

Expressway Corridor Environmental Health Area One (EHA-1)

Properties where outdoor noise levels are greater than or equal to 65 dBA L_{dn} and less than 75 dBA L_{dn}. Sensitive land uses are appropriate in EHA-1 if satisfactory mitigation is achieved.

Expressway Corridor Environmental Health Area Two (EHA-2)

Properties where outdoor noise levels are greater than or equal to 75 dBA L_{dn}. Sensitive land uses are generally inappropriate in EHA-2, but may be appropriate if satisfactory mitigation is achieved.



Date: September, 2019
Source: City of Plano

The Expressway Corridor Environmental Health Map shall not constitute zoning regulations or establish zoning district boundaries.

Plano Tomorrow
EXPRESSWAY CORRIDOR ENVIRONMENTAL HEALTH GUIDELINES

Purpose

These guidelines are adopted in accordance with the Expressway Corridor Environmental Health Study, available at: www.planotomorrow.org. Ordinance number 2019-10-8.

Expressway Corridor Environmental Health Goal

Sensitive land uses within Expressway Corridor Environmental Health Areas should achieve a maximum outdoor noise level of less than 65 dBA L_{dn}.

Sensitive Land Use (SLU) Requirements

Sensitive land uses proposed in Expressway Corridor Environmental Health Areas shall have an EHA Site Analysis or additional site design standards, as per the table below:

Sensitive Land Use	Environmental Health Area	
	EHA-1	EHA-2
RESIDENTIAL AND INSTITUTIONAL DWELLINGS Assisted Living Facility Boarding House Continuing Care Facility Day Care (in-home) Household Care Facility Household Care Institution Independent Living Facility Long-term Care Facility Mid-Rise Residential Mobile Home Park Multifamily Residence Rehabilitation Care Facility Rehabilitation Care Institution Rooming House Single-Family Residence (Attached) Single-Family Residence (Detached) Studio Residence Trailer Park Two-Family Residence	EHA Site Analysis	Inappropriate; except redevelopment of existing SLU may be considered with EHA Site Analysis

Sensitive Land Use	Environmental Health Area	
	EHA-1	EHA-2
DAY CARES AND SCHOOLS Day Care Center Day Care Center (Accessory) Day Care Center (Adult) School, (Private)	Site Design Standards should be consistent with Article 15.1900 for these uses	
PARKS Park Playground		

EHA Site Analysis Requirements

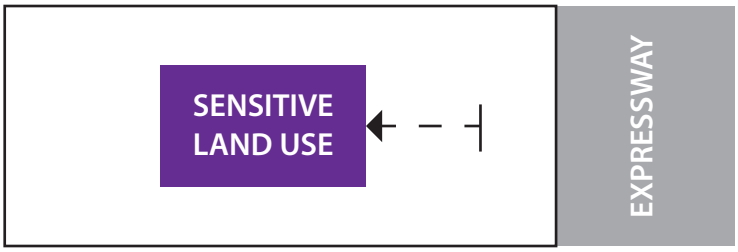
An EHA Site Analysis should meet the following criteria:

1. Be prepared by a recognized expert experienced in the fields of environmental noise and air pollution assessment and architectural acoustics;
2. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and predominant noise sources on the project site;
3. Estimate existing, future, and projected cumulative noise at ground level and for all proposed floors of the building, and compare those noise levels to the adopted standards of the Expressway Corridor Environmental Health Guidelines;
4. Recommend appropriate mitigation options; and
5. Estimate resulting noise exposure after the mitigation measures have been implemented.

Mitigation Methods

Potential mitigation methods include:

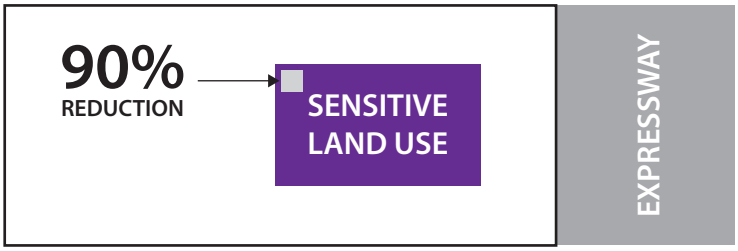
1. Locating the sensitive land use further away from the expressway.



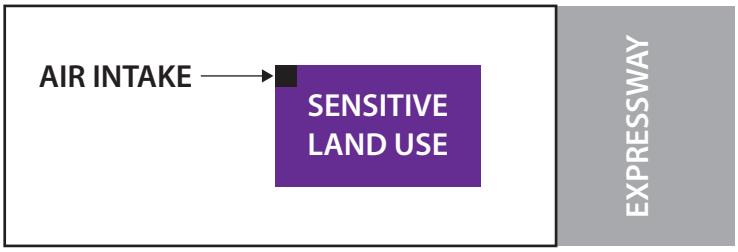
2. Placing buildings or parking structures between the sensitive land use and the expressway to function as a barrier.

3. Adjusting the site design so that bedrooms, balconies, and open space are located further from and facing away from the expressway.

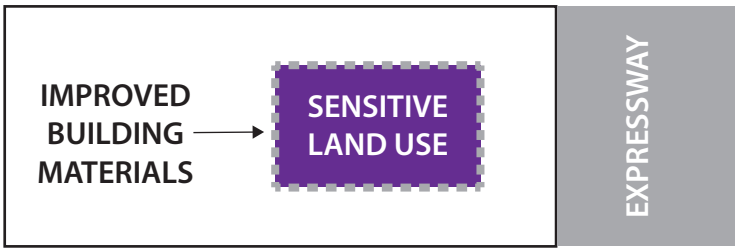
4. Providing indoor air quality filtration systems that reduce at least 90 percent of particulate matter emissions.



5. Locating building air intake vents as far away from the expressway as practical.



6. Enhancing the building design using improved window, door, and wall material and/or treatments, as allowed per other regulations.



A combination of these methods is recommended for the most effective mitigation.

Mitigation methods can be recommended through an EHA Site Analysis.