

An artistic illustration of a busy outdoor cafe scene. In the foreground, several people are seated at tables, engaged in conversation and dining. A woman with blonde hair is prominent in the center. The cafe is shaded by large, light-colored umbrellas. In the background, more people are walking along a path, and there are trees and buildings. The overall atmosphere is vibrant and social.

Thomasson Square

Recipient of
NCTCOG 2009 Sustainable Call for
Projects

City of Mesquite, Texas – Thomasson Square Project

Project Description

- The Thomasson Square Project will revitalize an aging but significant commercial node in Mesquite by introducing an integrated mixture of land uses and enhancing bike and pedestrian connectivity. It will improve circulation, parking, environmental quality, economic value, and community solidarity, creating an area that is physically, socially, and economically sustainable.
- **Location:** Gus Thomasson Corridor, from Karla Drive to Moon Drive, including the intersection with Oates Drive
- **Project Area:** 16.90 ac; **Corridor length (Gus Thomasson):** 1,839 ft
- **Land Use Components:**
 - Retail 134,172 sf
 - Commercial 4,300 sf
 - Office 38,700 sf
 - Multi-Family 137,600 sf

Project Creates:

- 172 residential units
- 315 jobs

Total Funding Request: \$ 3,000,000

City Local Match: \$ 750,000

Total Project Cost: \$ 3,750,000






Public Sponsor: City of Mesquite, Texas
Private Sponsor: Broadway Square Shopping Center;
Mesquite Ace Hardware



North Central Texas Council of Governments
2009 Sustainable Development Call for Projects

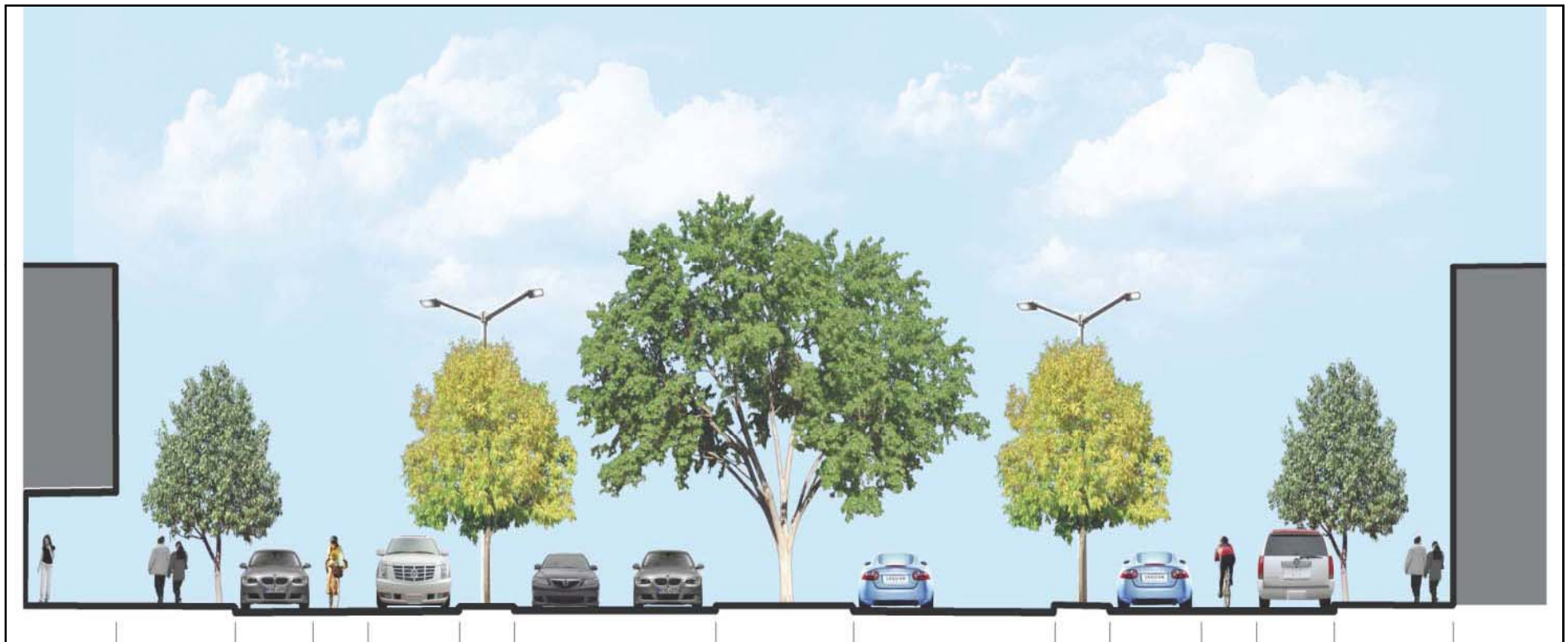
Thomasson Square

Funded Infrastructure Improvements: Site Location

-  Project Boundary
-  NCTCOG funded infrastructure: Gus Thomasson Road
-  NCTCOG funded infrastructure: Intersection of Gus Thomasson Road & Oates Drive



Gus Thomasson: Street Configuration



Enfronting buildings

Sidewalks

Bike Lane

Slow Speed
Local Access Lane

Reduction from 6 to 4 high speed travel lanes

Bike Lane

Slow Speed
Local Access Lane

On-Street Parking

Thomasson Square Private Development Partners



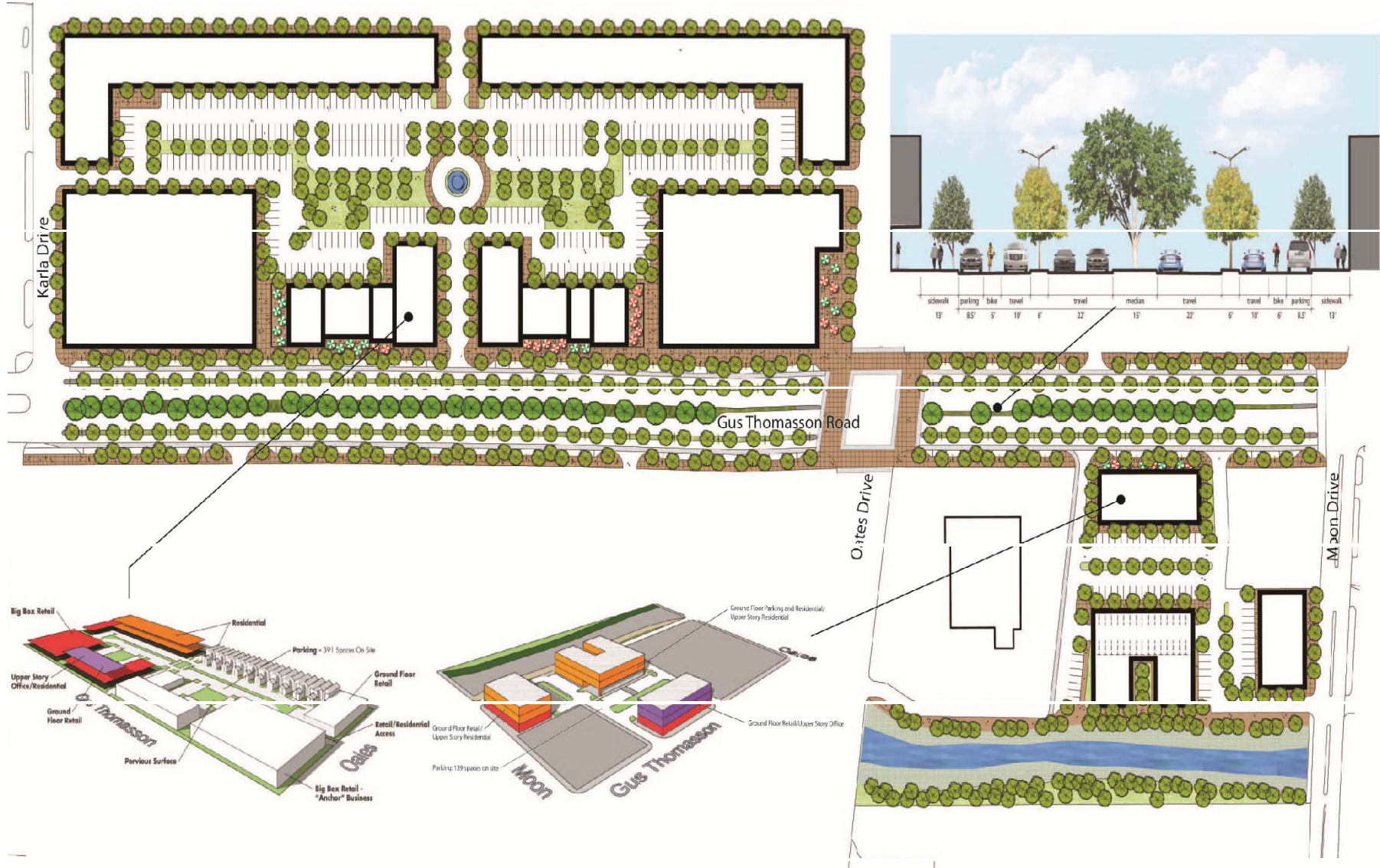
Thomasson Square Site Map: Area Context
NCTCOG 2009 Sustainable Development Call for Projects
10.02.09



0 500 1,000 2,000 Feet



Building Footprints, Roadways, & Sidewalks– Thomasson Square Project



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