

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
<i>Impact on Distribution of New Growth (2000 - 2030) by Community Type</i>					
Growth Distribution as % of New Growth					
Share of New Households					
Core Communities	16.10%	32.70%	36.20%	29.30%	32.20%
Inner Tier Communities	11.70%	21.80%	26.10%	20.30%	22.90%
Outer Tier Communities	24.20%	19.00%	17.50%	14.20%	12.30%
Separate Communities	11.60%	8.20%	7.70%	19.40%	7.60%
Other Communities & Unincorp.	36.40%	18.40%	12.50%	16.90%	25.00%
Share of New Employment					
Core Communities	28.00%	31.00%	31.10%	24.10%	27.30%
Inner Tier Communities	25.00%	27.80%	30.30%	24.30%	27.70%
Outer Tier Communities	17.40%	19.40%	20.00%	16.20%	14.70%
Separate Communities	9.50%	7.30%	6.90%	21.30%	6.70%
Other Communities & Unincorp.	20.10%	14.40%	11.80%	14.00%	23.60%
Growth Distribution as Amount of New Growth					
Share of New Households (thousands)					
Core Communities	247.94	503.58	557.48	451.22	495.88
Inner Tier Communities	180.18	335.72	401.94	312.62	352.66
Outer Tier Communities	372.68	292.60	269.50	218.68	189.42
Separate Communities	178.64	126.28	118.58	298.76	117.04
Other Communities & Unincorp.	560.56	283.36	192.50	260.26	385.00
Share of New Employment (thousands)					
Core Communities	660.8	731.6	734.0	568.8	644.3
Inner Tier Communities	590.0	656.1	715.1	573.5	653.7
Outer Tier Communities	410.6	457.8	472.0	382.3	346.9
Separate Communities	224.2	172.3	162.8	502.7	158.1
Other Communities & Unincorp.	474.4	339.8	278.5	330.4	557.0

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Percentage of 2030 within 1/4 mile of a Rail Station					
Households	1.6%	3.9%	2.4%	2.3%	2.2%
Household Population	1.4%	3.8%	2.3%	2.2%	2.1%
Employment	7.3%	7.8%	6.1%	5.9%	5.8%
Change (compared to BAU) in Percentage of 2030 within 1/4 mile of a Rail Station					
Households		150.0%	51.6%	47.0%	39.7%
Household Population		178.0%	65.7%	61.0%	53.3%
Employment		7.0%	-16.6%	-18.8%	-19.7%
<i>Developed Land Analysis</i>					
Amount of vacant/agricultural land developed (acres)	1,789,013.9	833,218.9	945,545.0	785,949.1	758,865.7
Percentage of vacant/agricultural land developed	25.9%	12.0%	13.7%	11.4%	11.0%
Percentage of total area in developed land (urban uses)	37.4%	25.7%	27.1%	25.1%	24.8%
Persons per acre of urban land (all developed uses)	3.1	4.5	4.3	4.6	4.7
Added pop. per acre of newly-dev. urban land (all developed uses) (2001 was 4.3 p/ac.)	2.3	5.0	4.4	5.3	5.5
<i>Key Natural Asset & Water Indicators</i>					
Natural Asset Indicators (from 'Initial Findings')					
1. Share of households located inside the current urban area	65.10%	76.10%	80.60%	74.60%	76.00%
2. Share of employment located inside the current urban area	73.80%	77.60%	79.80%	79.80%	75.30%

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Change from BAU: Households located inside the current urban area		11.00%	4.50%	-6.00%	1.40%
Change from BAU: Employment located inside the current urban area		3.80%	2.20%	0.00%	-4.50%
Change from BAU: Households located inside the current urban area		+++ Improves significantly	+ Improves slightly	- Worsens slightly	0 Stays the same
Change from BAU: Employment located inside the current urban area		+ Improves slightly	0 Stays the same	0 Stays the same	- Worsens slightly
Water Indicators (from 'Initial Findings')					
Percentage of Future Growth in the Watersheds of Water Supply Lakes					
1. Share of households	50.40%	29.50%	25.50%	25.90%	26.60%
2. Share of employment	35.00%	30.10%	27.90%	26.90%	27.30%
Change from BAU: households		-20.90%	-4.00%	0.40%	0.70%
Change from BAU: employment		-4.90%	-2.20%	-1.00%	0.40%
Percentage of Future Growth in the Watersheds of the Trinity River					
3. Share of households	34.50%	62.20%	69.90%	56.90%	62.20%
4. Share of employment	56.20%	62.70%	67.70%	58.60%	62.50%
Change from BAU: households		27.70%	7.70%	-13.00%	5.30%
Change from BAU: employment		6.50%	5.00%	-9.10%	3.90%
Refined Natural Asset & Water Indicators					
Water Use		+ Improves	+ Improves	+ Improves	+++ Improves significantly
Waterworks		+ Improves	+++ Improves significantly	+ Improves	+ Improves
Imperviousness & Run-off		+ Improves	+++ Improves significantly	+ Improves	+++ Improves significantly

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Lake Water Quality		+ Improves	+ Improves	+ Improves	+++ Improves significantly
Ag Working Lands		+ Improves	+++ Improves significantly	+ Improves	+ Improves
Habitat Diversity		+ Improves	+ Improves	+ Improves	+++ Improves significantly
Tree Canopy		++ Improves slightly	+ Improves	++ Improves slightly	+++ Improves significantly
Parks & Trails		+++ Improves significantly	+++ Improves significantly	+ Improves	+++ Improves significantly
Parks & Trails Detailed Indicators					
Property values increase due to proximity to parks and trails		0 Stays the same	+++ Improves significantly	+ Improves slightly	+++ Improves significantly
Income from tourism generated by parks		0 Stays the same	+++ Improves significantly	+ Improves slightly	+++ Improves significantly
Direct use value generated by parks and trails		0 Stays the same	+++ Improves significantly	+ + Improves	+++ Improves significantly
Health value generated by parks and trails		0 Stays the same	+++ Improves significantly	+ + Improves	+++ Improves significantly
Community cohesion value generated by parks and trails		0 Stays the same	+++ Improves significantly	+ + Improves	+++ Improves significantly
Stormwater management value generated by parks and trails		+ Improves slightly	+++ Improves significantly	+ Improves slightly	+++ Improves significantly
Air quality improvement value generated by parks and trails		+ Improves slightly	+ + Improves	+ Improves slightly	+ + Improves

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
<i>Key Health Indicators</i>					
1. Access to healthy affordable food	-	0 +	+	+	+
2. Access to affordable physical activity opportunities	-	+	+	+	+
3. Improve air quality	-	+	+	+	+
4. Access to primary care, medical-dental-mental-substance abuse	-	0	0 +	+	0
5. Social connectedness	-	+	+	+	0
6. Educational attainment (SES)	-	0 -	+	+	0
<i>Key Housing Indicators</i>					
Housing Development Intensity		+++	++	+	-
Housing Variety		+/-	-	++	+
Housing Affordability		++	-	0	-
Alignment of Supply and Demand		+	++	++	-
Housing and Neighborhood Condition		+	+/-	0	+/-
<i>Key Transportation Indicators</i>					
2030 Data for All Scenarios (Metropolitan Planning Area)		Number	Number	Number	Number
Average Trip Length (miles)	12.2	10.91	10.55	10.6	10.93
Rail Transit Boardings (thousands)	224,000	267,000	235,000	235,000	227,000
Bus Transit Boardings (thousands)	365,000	436,000	437,000	438,000	418,000
Auto Vehicle Miles Traveled (millions)	241	222	222	215	221
Auto Vehicle Hours Traveled (millions)	6.2	5.6	5.7	5.4	5.5
2030 Data for All Scenarios (Metropolitan Planning Area)		% Change from Business As Usual	% Change from Business As Usual	% Change from Business As Usual	% Change from Business As Usual
Average Trip Length (miles)	12.2	-10.7%	-13.1%	-13.1%	-10.7%
Rail Transit Boardings (thousands)	224,000	19.2%	4.9%	4.9%	1.3%
Bus Transit Boardings (thousands)	365,000	19.5%	19.7%	20.0%	14.5%

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Auto Vehicle Miles Traveled (millions)	241	-7.9%	-7.9%	-10.8%	-8.3%
Auto Vehicle Hours Traveled (millions)	6.2	-9.7%	-8.1%	-12.9%	-11.3%
Transportation System Benefits - Percentage Change from Business As Usual Scenario					
(Based on difference in level of Service 'A,B,C' Roadways Compared to 2030 Forecast)					
Auto Vehicle Hours of Delay		-15.7%	-14.7%	-18.7%	-19.4%
Lane Mile Needs		-6.1%	-8.0%	-7.9%	-6.5%
Roadway Pavement Needs (Square Miles)		-5.8	-7.6	-7.5	-6.2
Financial Needs (\$ Billions)		(\$4.9)	(\$6.9)	(\$6.5)	(\$5.4)
VOC Emissions (Volatile Organic Compounds)		-8.4%	-8.3%	-11.3%	-8.4%
Nox Emissions (Nitrogen Oxides)		-6.6%	-6.5%	-9.2%	-6.3%
CO Emissions (Carbon Monoxide)		-8.4%	-8.6%	-11.6%	-8.2%
CO2 Emissions (Carbon Dioxide)		-7.3%	-7.3%	-10.2%	-6.9%
Trips less than 5 miles	10,868,587	12,509,416	13,513,712	13,412,677	12,686,653
Total Trips	32,745,053	30,280,822	31,218,592	29,975,172	30,183,243
% of Total Trips	33.2%	41.3%	43.3%	44.7%	42.0%
Comparison to BAU					
Average Trip Length (miles)		++ Improves	+++ Improves significantly	+++ Improves significantly	++ Improves
Rail Transit Boardings (thousands)		+++ Improves significantly	+ Improves slightly	+ Improves slightly	0 Stays the same
Bus Transit Boardings (thousands)		+++ Improves significantly	+++ Improves significantly	+++ Improves significantly	++ Improves
Non-Auto Travel (Overall assessment)		Significantly increases non-auto travel, particularly rail	Increases non-auto travel, more by bus than rail	Increases non-auto travel, more by bus than rail	Slightly increases non-auto travel, more by bus than rail
Auto Vehicle Miles Traveled (millions)		++ Improves	++ Improves	+++ Improves significantly	++ Improves

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Auto Vehicle Hours Traveled (millions)		++ Improves	++ Improves	+++ Improves significantly	+++ Improves significantly
Transportation System Benefits - Change from Business As Usual Scenario					
(Based on difference in level of Service 'A,B,C' Roadways Compared to 2030 Forecast)					
Auto Vehicle Hours of Delay		++ Improves	++ Improves	+++ Improves significantly	+++ Improves significantly
Lane Mile Needs		++ Improves	++ Improves	++ Improves	++ Improves
Roadway Pavement Needs (Square Miles)		++ Improves	++ Improves	++ Improves	++ Improves
Financial Needs (\$ Billions)		++ Improves	+++ Improves significantly	+++ Improves significantly	++ Improves
VOC Emissions (Volatile Organic Compounds)		++ Improves	++ Improves	+++ Improves significantly	++ Improves
Nox Emissions (Nitrogen Oxides)		++ Improves	++ Improves	+++ Improves significantly	++ Improves
CO Emissions (Carbon Monoxide)		++ Improves	++ Improves	+++ Improves significantly	++ Improves
CO2 Emissions (Carbon Dioxide)		++ Improves	++ Improves	+++ Improves significantly	++ Improves
% Change in Total Trips		+++ Improves significantly	++ Improves	+++ Improves significantly	+++ Improves significantly
Trips less than 5 miles as a % of Total Trips in Scenario		++ Improves	+++ Improves significantly	+++ Improves significantly	++ Improves

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
<i>Economic Indicators</i>					
Diversity of market opportunities	More grayfields & empty buildings; continued outmigration. Has resulted in current success.	Lets each city be itself; but may make it harder for small cities to compete.	Infill/redevelopment opportunities may be more difficult, so it may be harder to persuade investors to make these choices. Less outmigration and more use of existing buildings & grayfield sites.	Reflects local communities -- their character and the engagement of their own stakeholders. Creates the greatest diversity. Might be less appealing to outside developers.	Appeal to families -- green spaces in and near their neighborhoods. Consistent with current trends of business & technology to go 'green'. Requires a change in perception about this region being supportive of 'green' business.
Development intensity/compatibility	Neighborhoods are not well-integrated (in terms of age, ethnicity, income, other indicators).	Less sprawling.	More intense; challenge to develop adjacent to existing neighborhoods (NIMBY concerns).	More authentic character; Allows new communities to become destinations. Might do a better job of meeting interests of international immigrants.	Supports green business growth, businesses related to agricultural uses; continuation of agriculture in outlying areas. Need for attention to design and site plan details.
Efficient use of investments in infrastructure	Costs for the 'last mile' of new infrastructure, on top of costs for existing, place a drag on the economy. Urban school districts continue to struggle.	More efficient than BAU	Benefit from existing infrastructure; less reliance on transit investment; requires public spending on maintenance, rehab & replacement.		

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Impact on tax base	Tax structure problems create disparities within the region.	Better than BAU			
Impact on investment horizons		More certainty about public investment means more able to get developers look at a longer time horizon.	Attractive to investors with a 'generational' vantage point.	Attractive to millennials and those with an interest in character of place.	Responds to 'life-cycle cost' of energy for a home or business. Need to find the balance between cost and return.
Housing affordability	Outlying neighborhoods might be more affordable (excluding transportation costs).	More of a challenge than under BAU			
Support of redevelopment	Abandoned areas valued at \$0. Harder for central cities to redevelop since they don't have privately-funded EDC's.		Greatest support of all alternatives.	Supports adaptive reuse of existing buildings; adds variety to community fabric.	

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
<i>Development Dynamics</i>					
Core CBD	Residential will grow in CBD but slowly due to lack of services. CBD will remain heavily weighted toward employment. Real estate value will lag behind other areas	CBD Buildings that are less viable as office space will be converted to residential. Services will be in place to make living downtown more viable. New employment growth will expand slowly as the CBD moves toward a better Jobs/housing balance.	CBD Buildings that are less viable as office space will be converted to residential. Services will be in place to make living downtown more viable. New employment growth will expand slowly as the CBD moves toward a better Jobs/housing balance.	CBD Buildings that are less viable as office space will be converted to residential. Services will be in place to make living downtown more viable. New employment growth will expand slowly as the CBD moves toward a better Jobs/housing balance.	CBD Buildings that are less viable as office space will be converted to residential. Services will be in place to make living downtown more viable. New employment growth will expand slowly as the CBD moves toward a better Jobs/housing balance.
Core Outside CBD	NH-16%, NE-28% Outside the CBD, core neighborhoods will continue to densify but less so due to greater growth within Outer Tier Communities. Housing density will increase moderately. Significant growth in employment continues to out pace housing in the area	NH-33%, NE-31% Outside the CBD, core neighborhoods will continue to densify. Housing density will increase, as will employment density. The largest concentration of both households and employment centers will occur near transit stations. IE. Significant focus on mixed-use TOD	NH-33%, NE-31% Outside the CBD, core neighborhoods will continue to densify. Housing density will increase substantially. Significant focus on infill housing. Employment density will increase on a more moderate scale. Development patterns will tend to be more opportunistic. Density around transit nodes will grow but value will be maintained in property not immediately adjacent to transit. Highest density Scenario for this community type. Mixed use non-TOD.	NH-29%, NE-24% Outside the CBD, core neighborhoods will continue to densify but less so due to greater growth within Separate Communities. Housing density will increase substantially but also slightly less here than in other scenarios. Less growth in employment than business as usual	NH-32%, NE-27% Outside the CBD, core neighborhoods will continue to densify. Housing density will increase substantially. Development patterns will tend to be more opportunistic. Density around transit nodes will grow but value will be maintained in property away not immediately adjacent to transit.

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Inner Tier	NH-11%, NE-25% Minimal increase in households. Growth in employment out paces housing in the area. More suburban office buildings.	NH-22%, NE-28% neighborhoods will densify roughly twice as fast as business as usual. Housing density will increase substantially. The largest concentration of both households and employment centers will occur near transit stations. IE. Significant focus on mixed-use TOD	NH-26%, NE-30% Inner Tier neighborhoods will continue to densify 2.5 times faster than BAU. Housing density will increase substantially. Significant focus on infill housing. Employment density will increase on a more moderate scale. Development patterns will tend to be more opportunistic. Density around transit nodes will grow but value will be maintained in property away not immediately adjacent to transit. Highest density Scenario for this community type. Mixed use non-TOD.	NH-20%, NE-24% Lowest density alternative scenario for these communities. Neighborhoods will densify a little less than twice as fast as business as usual. Employment growth will be on par with business as usual but with greater focus on mixed use.	NH-23%, NE-28% Neighborhoods will densify a little more than twice as fast as business as usual. Employment growth will be on par with business as usual but with greater focus on mixed use traditional centers.

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Outer Tier	NH-24%, NE-17% Significant increase in households. Growth in employment lags well behind housing in the area. Auto dependant bedroom communities.	NH-19%, NE-19% Neighborhoods will grow at a lower pace than business as usual. Employment growth will be slightly greater than with business as usual with greater focus on mixed use centers and traditional centers. The largest concentration of both households and employment centers will occur near transit stations. IE. Significant focus on mixed-use TOD	NH-18%, NE-20% Neighborhoods will grow at a lower pace than business as usual. Employment growth will be slightly greater than with business as usual with greater focus on mixed use centers and traditional centers.	NH-14%, NE-16% low density alternative scenario for these communities. Neighborhoods will grow at almost half the pace of business as usual. Employment growth will be on par with business as usual but with greater focus on mixed use centers and traditional centers.	NH-12%, NE-15% lowest density alternative scenario for these communities. Neighborhoods will grow at half the pace of business as usual. Employment growth will be slightly less than with business as usual and with greater focus on mixed use centers and traditional centers.
Separate	NH-12%, NE-8%	NH-8%, NE-7%	NH-8%, NE-7%	NH-19%, NE-21%	NH-8%, NE-7%
Outlying	NH-36%, NE-20%	NH-18%, NE-14%	NH-13%, NE-12%	NH-17%, NE-14%	NH-25%, NE-24% Highest density scenario for this community type.

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
<i>Education Indicators</i>					
Provision of early childhood education near home or caretaker's work	Not intentional part of development pattern.	Child care provided at these centers would provide this accessibility.	Not directly addressed.	Child care provided in community centers would provide this accessibility.	Not directly addressed.
Match between financial resources and services demanded	Mismatch means people in outlying areas use educational services but aren't responsible for their costs.	Not clear.	More development would occur in areas where schools already exist; less mismatch between resources and demands.	Focus on existing communities might strengthen support & funding for schools in local communities.	Design of 'green' schools and campuses might reduce costs of operation and maintenance over the life of the facilities.
Provision of alternative teaching approaches to engage all students	Dependent on choices & resources of individual districts & institutions.	Centers provide a location for learning opportunities in the context of other activities.	Greater emphasis would be needed on remodeling existing facilities and revamping existing systems/approaches.	Centers of communities also provide location for learning opportunities; results would vary depending on individual community/school district choices.	Opportunity for education related to the environment, natural resources and outdoor activity.
Effective use of buildings and facilities to deliver new forms of learning	Dependent on choices & resources of individual districts & institutions.	Centers provide locations for this. Connections between centers would support breaking down geographical boundaries and giving students more choice in the school they attend.	Repurposing of existing buildings could bring education and learning to the workplace and to people who are already in nearby business/commercial areas.	Could be damaging if the institutions that exist in these communities continue in the 'old model' of education. Priorities of distinct communities could create more varied approaches to innovative learning.	Green campuses would provide sites that are conducive to learning.

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
<i>Impacts on Neighborhoods by Type</i>					
Stable Neighborhoods	0	0	+	+	0/+
Abandoned Neighborhoods	-	+	+	+	+
Transitional Neighborhoods	-	+	+	0	-
Neighborhood Centers	-	+	+	+	+
Historic Assets	-	0	0	+	0
<i>Impacts on Community Character</i>					
Land use pattern	Scattered, large outward development	denser in centers, outward movement from centers	Denser overall, greatly reduced outward movement	Denser, diverse, less outward	Denser in some places, more open space
Share of low income population	Continued abandonment cause increase	Decrease in redeveloped areas	Decrease with low income pushed to margins	Continue existing share	Increase away from amenities
Housing diversity	Decrease	Increase with greater demand	Increase at higher density	Decrease as each strive to create image	Increase as previous abandoned areas utilized
Ability to reduce obesity	Continued increase in obesity	Those near centers will have greater ability to walk to work and services	Increase in ability to walk to work and services with increase in densities	Increase in ability to walk to work and services with increase in densities	While ability to utilize open and green spaces to exercise, areas may not be near residential
Automobile VMT	Continue to increase	Remain same as travel to centers continue	Travel remain stable with decrease for some residents	Travel can increase if choice to live in one and work in another community	Has the ability to add to travel time as distances increase
Non-Auto Travel	Remain low	Could increase if public transit used to connect centers	Would increase use of public transit with denser population	Remain low for work to home travel	Increase in recreational use

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Access to jobs	Remain same	Improve with concentrated centers	Improve with concentrated populations	Remain same	Greater dispersion
Crime	Continued increase	Decrease with greater concentration of law enforcement efforts	Decrease with greater concentration of law enforcement efforts	Remain same	Remain same
Education	Remain same	Easier access could raise levels	Easier access could raise levels	Remain same	Remain same
Air quality	Remain same	Would get better with greater use of public transit	Would remain same with growing densities	Remain same	Improve
Energy consumption	Increase	Remain same	Remain same	Remain same	Remain same
Highway lanes/miles	Increase	Remain same	Remain same	Remain same	Remain same
<i>Mixed-Use Development Indicators, by Community Type</i>					
Core					
Mixed-Use Building/Tower	+	+	-/o/+	-/o/+	+
Integrated Multi-Building Structure	+	+	-/o/+	-/o/+	+
Mixed-Use Center	o/+	o/+	o/+	o/+	o/+
Traditional/Historic Center	-/o	o/+	o/+	+	o/+
Inner Tier					
Mixed-Use Building/Tower	+	o/+	+	-/o/+	o/+
Integrated Multi-Building Structure	+	o/+	o/+	-/o	+
Mixed-Use Center	o/+	o/+	o/+	-/o/+	o/+
Traditional/Historic Center	-/o/+	-/o/+	o/+	+	o/+
Outer Tier					
Mixed-Use Building/Tower	o/+	o/+	+	-/o/+	o/+
Integrated Multi-Building Structure	o/+	o/+	+	-/o	o/+
Mixed-Use Center	+	+	o/+	-/o/+	o/+
Traditional/Historic Center	-/o/+	-/o/+	-/o/+	+	o/+
Separate Communities					

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Mixed-Use Building/Tower	-/o/+	o/+	o/+	o/+	o/+
Integrated Multi-Building Structure	-/o	o/+	o	o	o
Mixed-Use Center	+	+	o/+	-/o/+	o/+
Traditional/Historic Center	-/o/+	o/+	-/o/+	+	+
<i>Key Public Places Indicators</i>					
Value Generated	Economic (bottom line)	Economic value; Social/cultural value	Economic value; Social/cultural value; Environmental value; Visual value; (quadruple net value)	Economic value; Visual value	Economic value; Social/cultural value; Environmental value; Visual value; (quadruple net value)
Public System that is Incorporated	Single focused approach that doesn't incorporate all four systems	Typically focused on the transportation systems and centers and lacks a holistic approach that includes other systems	A greater return will be realized by incorporating all four systems into future public place design	Typically focused on architecture and development centers and not other systems	Parks & Open Space System and Surface Water System will be incorporated in this scenario - can include other systems if designed comprehensively
Connectivity & Sustainability	Typically focused on the functionality of one system and not contextually oriented. Solutions are not oriented to sustainability.	Strong focus on connectivity but may create sustainability gaps	Connectivity & sustainability are enhanced as a result of generating quadruple net value	Less focused on connectivity but may generate sustainable solutions	Connectivity is increased within the natural open space & drainage patterns. Development patterns respond to natural systems, thus generating sustainable solutions.

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
<i>Climate Change Indicators</i>					
Greenhouse gas (GHG) emission from transportation	Population growth will overwhelm systemic reductions. Will be a repeat of experience with air quality standards.	Lower VMT and 7.3% lower CO2 emission than BAU. Could create more sprawl & GHG unless development really clusters at these centers.	More clustered development leads to reduction in VMT and 7.3% lower CO2 emission compared to BAU.	Emphasizes development around existing centers, so reduces VMT; 10.2% reduction in CO2 emissions compared to BAU.	Lower VMT and 6.9% reduction in CO2 emission compared to BAU.
Greenhouse gas (GHG) emission from buildings	Same concern.	Higher intensity of development could decrease use of air conditioning, thus reducing energy use and GHG emission.	Higher intensity of development could decrease use of air conditioning, thus reducing energy use and GHG emission. Building on brownfields encouraged.	Higher intensity of development could decrease use of air conditioning, thus reducing energy use and GHG emission. More focus on existing development & historic areas creates the potential for conflict with the use of 'green' materials.	Higher intensity of development could decrease use of air conditioning, thus reducing energy use and GHG emission. Greatest opportunity for 'green' development.
Greenhouse gas (GHG) emission from paving and paved surfaces.		means less energy/GHG contribution to paving.	means less energy/GHG contribution to paving.	means less energy/GHG contribution to paving.	means less energy/GHG contribution to paving.
Overall carbon footprint	Larger than today	Less than BAU.	Less than BAU.	Greatest reduction compared to BAU.	Less than BAU.

Vision North Texas Alternative Scenario Analysis

<i>Indicator</i>	<i>Business As Usual</i>	<i>Connected Centers</i>	<i>Return on Investment</i>	<i>Diverse Distinct Communities</i>	<i>Green Region</i>
Quality of life	Lower quality outdoors, thus more indoor activity.	Better able to meet goal of living where you work. Green spaces interspersed in urban fabric improves quality of life.	Manner in which we 'house' people is critical -- more dense, concentrated areas mean more efficient use of water.	Better able to meet goal of living where you work.	Most consistent with desire to live green.
Urban heat island (UHI)	Increase in UHI due to increased pavement area, increased extent of urban uses, lower emphasis on urban forest.	Less new pavement means smaller increase in urban temperature. More intense development creates more opportunity for shading by urban tree canopy that reduces UHI.	Less new pavement means smaller increase in urban temperature. More development in areas with existing tree canopy creates more opportunity to reduce UHI.	Smallest amount of new pavement means smallest increase in urban temperature. Many smaller urban centers may have less UHI impact than one large one.	Less new pavement means smaller increase in urban temperature. Open space network maximizes the extent of tree canopy in the region.
Extended drought	More low intensity development creates additional demand for outdoor watering and greater challenge during drought.	Relatively more concentrated pattern reduces water consumption and makes region more able to respond to extended droughts.	More concentrated pattern reduces water consumption and makes region more able to respond to extended droughts.	Relatively more concentrated pattern reduces water consumption and makes region more able to respond to extended droughts.	Emphasis on use of natural infrastructure systems may retain more water from rain events.