North Texas Alternative Futures

September 18, 2009
Sheraton Grand Hotel
Irving, Texas
Welcome

Mayor Herbert Gears
City of Irving
What is Vision North Texas?

Fernando Costa FAICP
Assistant City Manager, City of Fort Worth &
Chair, VNT Management Committee
Private, Public & Academic Partnership

Charter & Platinum Sponsors

ULI North Texas

The University of Texas Arlington

Many other public and private sponsors
Emphasis on Regionalism
Research & Real-World Examples

• Method
  - Build on research of partner organizations
  - Learn from analysis & experience in other regions
  - Involve experts from this region

• Results
  - Greenprinting
  - Analysis of subregional areas
  - “Best practices” examples
Inclusive, Bottom-Up Approach

• Advisory Committee
  – Approximately 75 regional leaders

• Participation from:
  – Counties throughout the region
  – Diverse stakeholder interests

• Involvement through:
  – Workshops
  – Web & e-communications
  – Research teams & task forces
North Texas 2050
Alternatives to ‘Business as Usual’

- Connected Centers
- Return on Investment
- Diverse, Distinct Communities
- Green Region
Long-Term Perspective

Ebby Halliday
Founder & Chairman of the Board
Ebby Halliday REALTORS
Business/Investor Perspective

Michael Berry
President
Hillwood Development
Civic/Environmental Perspective

Lois Finkelman
Chair
The National Recreation & Park Assn.
Key Findings

Karen Walz
Vision North Texas Project Manager
North Texas now

- As large as the state of Massachusetts
- Dominant U.S. metro
  - 4th largest population
  - 4th largest employment
  - 5th largest GDP
- 16 counties
- Many communities
  - Over 150 cities
  - 11 cities have over 100,000 population
Growth is expected to continue.

- **Population**
  - 5.31 million people in 2000
  - 9.49 million people in 2030
  - 11.66 million people in 2050

- **Employment**
  - 3.22 million jobs in 2000
  - 5.58 million jobs in 2030
  - 7.17 million jobs in 2050
Characteristics of North Texans will change.

- From 2000 to 2030 in 16 county region:
  - Nearly 400,000 more school aged children though a slightly smaller share of the population
  - Smaller share of people in labor force (ages 20 - 64)
    - 61% in 2006; 57% in 2030
  - More seniors (ages 65 through 84)
    - 7% in 2006; 13% in 2030
  - More diverse
    - Higher %s of Hispanic & Asian residents
  - Larger share of ‘transit-oriented’ households
    - Estimate of 46,429 in 2007; projected 270,676 in 2030
The neighborhoods, jobs, services & amenities that North Texans want and need in 2030 (or 2050) will not be the same as in 2000.

Market demand will not be met by ‘business as usual’.
‘Business as usual’ in 2030
Investments & Infrastructure

- Natural assets – no regional plans exist
- Water – more water demand than the capacity currently expected to be available
  - By 2050, more than double the demand in 2000
- Energy – consumption increases at 5% per year
  - By 2050, demand is 20% over capacity
- Public facilities – plans for individual facilities or systems
  - Mobility 2030 provides for $70.9B in improvements but congestion costs increase by $2.4B
2007 Congestion costs $4.2B
2030 Congestion costs $6.6B
Milestone 2

What are our other choices?

Can we do better than business as usual?
Connected Centers

Give people more choice about how they connect to the places where they live, work and play
Maximize the benefit received from the extensive investment taxpayers and property owners have already made in the region’s existing infrastructure & development pattern.
Create a region with different sorts of communities and centers, built on the traditional character of regional communities but designed to meet the needs of the region’s future markets.
Green Region

Emphasize green development or natural assets as the foundation for future regional growth
Research Results

• Impacts and implications
  – How do these scenarios affect the issues that are important to the region?

• Case studies
  – What do North Texas examples tell us about how these new development patterns would work?

• Action package
  – What are the plans, public policies and action tools that would be needed to achieve these futures?
Impacts & Implications

- Geographic distribution of households and jobs
- Mixed use development opportunities
- Natural assets
- Water and waterworks
- Climate change
- Transportation

- Health
- Neighborhood vitality
- Housing
- Economy
- Development dynamics
- Education
- Community character

Detailed research available at www.visionnorthtexas.org
Transportation

• Compared to Business as Usual (BAU), all alternative scenarios reduce the average trip length by over 10%.

• **Green Region & Diverse, Distinct Communities** reduced hours stuck in traffic by 19%.

• **Diverse, Distinct Communities** shows the maximum air quality benefit, with 11% reduction in VOC & CO emissions.

• **Return on Investment** showed $6.9 billion cost savings to meet infrastructure needs.
Waterworks in Connected Centers

This scenario envisions many human-scale, moderate intensity mixed use centers located throughout the region, similar to projects near DART light rail stations.

+Improves Waterworks compared to Business As Usual

• Many of the mixed use centers would be in current areas with regional water & wastewater services, thus requiring fewer new major trunk lines.

• Where the new centers are outside of current regional water/wastewater service areas, community facilities could provide the required service, thus leaving the lands in-between less desirable for urban expansion since they would lack water/wastewater services.
Nutrition, Physical Activity & Health

• Six indicators developed by Health Research Team
  – Access to affordable healthy foods
  – Access to affordable physical activity opportunities
  – Educational attainment
  – Air quality
  – Social connectedness
  – Access to primary care

• Diverse, Distinct Communities and Green Region have the highest positive effect on the health of North Texans
North Texas Alternative Futures
Regional Case Study

One Montgomery Plaza  Fort Worth, Texas
Marquis Group - Swaback and Partners

A mixed use redevelopment located on W. 7th Street just west of downtown Fort Worth. Originally constructed in 1928 as a major regional retail and mail order warehouse for the retail company Montgomery Wards. In 2001 Montgomery Wards went out of business and closed down the warehouse leaving the property vacant. Redevelopment began in 2004 The 8 story warehouse now contains retail on the bottom floor with residential condos on the top 6 floors. Parking for the residences is integrated into a built in parking garage located inside the original warehouse building. A six story opening was cut out from the center of the building to make way for a brick-paved main driveway for the development.

Key Attributes
- Preserving a significant historic structure.
- Mixed-use development.

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North Texas Alternative Futures
Regional Case Study

**Vitruvian Park  Addison, Texas**

Vitruvian Park is an outer ring mixed-use development. The 115 acre master plan redevelops a region formerly occupied by apartments that had exceeded their useful life. The redevelopment increases the density and provides a mix of uses in a pedestrian friendly district with an abundance of outdoor spaces and other neighborhood community activity centers.

**Density:** 5500 planned units within the overall 99 acres provide 55 units per acre in addition to 300,000 s.f. of office space, retail and many acres of green space and parks.

**Key Attributes**
- Infill development.
- Provides a range of uses with pedestrian-oriented features & public spaces.
- Sustainable design.
- Multiple housing choices within the district.

| Relevance of this Project Type to the Various Community Types and Planning Scenarios |
|-----------------------------------|---------------------------------|-----------------|-----------------|-----------------|
| Community Type | Connected Centers | ROI | Diverse District | Green Region |
| Core | ★★★★ | ★★★★ | ★★★★ | ★★★★ |
| Inner Tier | ★★★★★ | ★★★★★ | ★★★★★ | ★★★★★ |
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North Texas Alternative Futures
Regional Case Study
University Park, Texas

University Park, consistently ranked the “Best Place to Live” by D Magazine, is surprisingly the second most densely populated city in North Texas (6,257 people/sq). This 1920’s designed city contradicts misconceptions about high density with 60+ years excelling in objective-based ranking based on safety, education, property value and ambience. Density is achieved with smaller lots, narrow streets and residential buildings no higher than 35’. The excellent 4½ minute average Emergency Response Time is on streets as narrow as 27’ with parking on both sides. With no pedestrian deaths for decades the grid system of tree and sidewalk lined “yield streets” provides easy walking, biking and vehicular access to its highly ranked 38 acres park system; schools; churches; retail/office locations and SMU. The population is ranked highest in education in the area and has consistently excellent property value. Compact design and infrastructure allows for a relatively low tax rate with excellent city service. University Park is an excellent local resource for those considering higher density options.

| Relevance of this Project Type to the Various Community Types and Planning Scenarios |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|
| Community Type                  | Connected Centers | R.O.T | Dense District | Green Region |
| Core                            | ***              | **** | ****          | ***            |
| Inner Tier                      | ***              | **** | ****          | ***            |
| Outer Tier                      | ***              | **** | ****          | ***            |
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Regional Case Study

Buzz Lofts  Dallas, Texas
Change Chamber Development - T. Howard Assoc. and Kevin Parma

An innovative infill development of 49 moderately priced condominiums located on the fringe of the Dallas CBD in an urban renewal area. Located just three blocks from a Dart light Rail station, each resident has been provided a electric moped and free moped charging station. Many sustainable strategies were implemented in the construction of the project, including: rainwater collection, xeriscaping, bamboo flooring and the use of recycled materials.

Density: 49 units residing on 32,000 square feet equating to 66 units per acre.

Key Attributes
- Infill development.
- Provides a range of housing types, including workforce housing.
- Sustainable design.
- Quality architectural design that is appropriate to the community.
- Creative implementation of energy efficient transportation.

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Regional Choices for North Texas
North Texas Alternative Futures
Regional Case Study

**Downtown T.O.D.  Denton, Texas**

City of Denton - Jacobs

A transit-oriented development (TOD) plan and provided full design services for the intermodal transit center for Downtown Denton. The TOD Master Plan takes advantage of bus and rail passenger service, a developing arts district and publicly held land to create new infill development (residential, retail, and neighborhood office) around the station area. Primary new land uses include mixed use/residential over retail, urban lofts, townhouses, museum, civic/city hall west, and park as central open space feature.

The center is being developed in conjunction with the introduction of passenger rail service by Denton County Transportation Authority (DCTA). DCTA links together with DART and the Fort Worth T to provide affordable transportation throughout the Metroplex. The plan includes a sustainable development program, pedestrian trails and complete streets with pedestrian, bicycle and auto zones that support a healthy street pattern of activities.

**Key Attributes**
- Infill development.
- Mixed-use and transit-oriented development.
- Improvement of transportation infrastructure.
North Texas Alternative Futures
Regional Case Study

Montgomery Farm
Montgomery Farm Company - Sustainable structures of Texas, Mesa

More than 250 acres of permanent private green space have been integrated into the pedestrian-friendly neighborhoods of the 500-acre Montgomery Farm development, creating an oasis of meadows and natural preserves surrounded by neighborhoods, retail, and workplaces. The result is an example of how developers and communities can work together to create a legacy for generations to come and conserve a community’s precious resources. Within the overall master plan are a variety of densities in housing as well as the Waters creek mixed use center. A portion of the plan incorporates a neighborhood to be developed in accordance with the LEED ND criteria. This neighborhood provides an example suburban development that is smart and sustainable.

Key Attributes

- Environmental stewardship
- Development of quality places
- Provides a range of housing choices

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Regional Case Study

Southlake Town Square  Southlake, Texas
Cooper and Stebbins - David M. Schwarz Architects, Inc.

Southlake Town Square creates a new “downtown” that serves the City of Southlake and northeast Tarrant County. Southlake Town Square is designed to be more than an outdoor shopping mall and stands in contrast to “standard” and all too common suburban shopping centers. Buildings are organized around a modified grid framework of streets, and they address the streets to create pedestrian sidewalk promenades between the street and building face. Pedestrian design, public spaces, quality design and construction, and a mix of uses including restaurants, offices, and retail stores has made Southlake Town Square a destination location and community gathering place for events and entertainment. Civic uses include Southlake Town Hall, a library, and a post office along with planned residential Brownstones and a hotel balance the mix of uses. Southlake Town Square creates a strong sense of place and good pedestrian connections, making it far superior to an ordinary retail development.

Key Attributes
- Mixed-use development.
- Pedestrian-oriented open space.

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Action Package

- Action through regional plans and policies
- Sustainable development public policy
- Potential action tools
  - Incentives
  - Examples of best practices
  - Model ordinances and templates
  - Technical assistance
  - Benchmarks for monitoring progress
  - Creation of new institutions or entities
The best future?

- Preferred scenario(s)?
  - Probably not any one of these by itself
  - ‘Hybrid’ built from the best features of several alternatives

- How can we determine now?
  - Unpredictable change will affect our future
  - Policies, guidelines, indicators are also part of the ‘gamebook’ to guide our responses
Your Role Today

• Share your insights and perspectives to help define the best aspects of these scenarios
• Give us feedback on the case studies and action package
• Add new ideas to shape a better than business as usual
Instructions for Discussion Sessions

Karen Walz
Vision North Texas Project Manager
Give us your feedback on these alternative futures

• Schedule on Page 1 of handout
  - Discussions are organized by scenario
  - Two discussion sessions, so you will discuss 2 of the 4 alternatives to Business as Usual
  - Select one scenario for the first round and choose a different scenario for the second round

• Room numbers on Page 3 of handout
  - Chagall is upstairs – elevators are standing by ...
  - Galleria rooms are down the hall

• Ten minutes between sessions
When you enter the scenario room

• Sit at any of the seven tables
  – The discussion will be the same at all tables
• Our objective is to have a range of perspectives & opinions at each table
• Please help us achieve this
  – Sit with people you don’t know
  – Join a table where you’ll add to the diversity of the conversation
During the scenario discussions

• A presenter will summarize scenario highlights for everyone in your room
• Trained facilitators and recorders will work with the group at your table
• You’ll discuss the six questions on Page 2 of the handout:
  – 1 & 2 regarding your scenario
  – 3 & 4 regarding action tools
  – 5 & 6 regarding Guiding Principles and Vision
A few requests

• Everyone has an equal voice
  - Share your expertise and perspective
  - Listen to the ideas of other participants

• Keep an open mind
  - Don’t discount ideas without discussing them
  - Build on others’ ideas in a positive & constructive way

• Seek to reach agreement
After the discussion sessions

• Our ‘Best Futures’ reporters will present highlights of the scenario discussions during our Results Session

• All notes on the flipcharts will be collected, transcribed and reviewed

• You can provide additional comments online

• You can join our research teams

• Your input will help shape North Texas 2050
Discussion Sessions