Southeastern Subregional Workshop
January 27, 2007
Lancaster High School

Participant’s Workbook

Vision North Texas is a private-public partnership designed to increase awareness about the growth expected in North Texas and to involve people and organizations in initiatives that accommodate this growth successfully.
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Vision North Texas is a private-public partnership designed to increase awareness about the growth expected in North Texas and to involve people and organizations in initiatives that accommodate this growth successfully.
Welcome
Thank you for choosing to participate in the first stakeholder workshop of the Vision North Texas regional visioning program to focus on a specific area within our large North Texas region. Your time, perspective and expertise are very important to our region’s choices about its future.

According to forecasts from the North Central Texas Council of Governments (NCTCOG), approximately 9.1 million people will live in the ten central urban counties of our region in 2030. There will be approximately 5.4 million jobs in those counties in 2030. The decisions made by families, property owners, businesses, local governments and other organizations will determine where and how this growth takes place. These choices make a difference to the region because they affect the livability of neighborhoods and the success of downtowns and other business areas. Vision North Texas is the forum for discussion and education about public and private sector choices that accommodate expected growth and promote the future quality of life, economic desirability and long-term sustainability of our region.

Vision North Texas now involves people, businesses, community groups and local governments in the entire 16 county North Texas region. Its impact on the whole region is related to its role in the future of each part of this large region. So the leaders of Vision North Texas have chosen to hold subregional workshops in particular parts of the region. They believe this will be an effective way to relate the interests and goals of particular communities to the issues facing the entire region.

The southeastern part of the region – southern Dallas County, most of Ellis County and all of Kaufman County – is the focus of the first subregional workshop for Vision North Texas. This area is important to the entire region because of its existing character and its role in the region’s future. As a workshop participant, you bring valuable knowledge of the area and its potential. Your insights will help shape the future of this area and the entire North Texas region. Thank you for helping us imagine a future with livable neighborhoods, thriving business areas and vital natural areas that all make North Texas the best place to live in the nation!
About Vision North Texas

Vision North Texas is a private – public partnership designed to increase awareness about the growth expected in North Texas and to involve people and organizations in initiatives that accommodate that growth successfully. Our three Charter Sponsors began this project in late 2004 and continue to provide oversight, direction and leadership for our work. The Charter Sponsors are the Urban Land Institute’s North Texas District Council (ULI), the North Central Texas Council of Governments (NCTCOG) and the University of Texas at Arlington (UTA).

The first phase of Vision North Texas focused on a regional visioning workshop that was held on April 25, 2005 at UTA. This workshop brought together a diverse group of stakeholders from the 10 counties in the central part of the North Texas region. These participants considered alternatives to the pattern of urban growth that is expected in the area and agreed that our region should consider options that provide a better quality of life, sustainability and economic vitality for the people who will live and work here in the future.

Since the workshop results were so positive, the Charter Sponsors decided to continue Vision North Texas. The Phase 2 work plan focuses on education and outreach, public involvement, research into best practices and policy decisions about our region’s future growth.

During 2006, Vision North Texas established a new set of agreements for its continuing operation and invited key regional leaders to become Advisors for the project. There are now 60 advisors, who meet quarterly and are also involved in specific activities. The first Vision North Texas Leadership Summit was held in September 2006; about 100 top leaders from area cities and counties participated in the summit.

Vision North Texas will hold two or three subregional workshops in 2007. These events will include diverse stakeholders and will focus on growth patterns in particular parts of the region. They will help refine recommendations from the 2005 workshop. A new research project for Vision North Texas is a ‘Greenprinting’ effort in conjunction with the Trust for Public Land. Greenprinting is a technique that combines computer mapping with community input to create a visual analysis of priorities for parks and other open space areas. We expect to design a North Texas greenprinting model that can be applied throughout the region as part of Vision North Texas and that will be available to local governments and non-profits for use in evaluating their own open space priorities.
Objectives for the Southeastern Subregional Workshop

This workshop is an opportunity for people who live, work or own property in the southeastern part of the region to join Vision North Texas in an important dialogue about the area’s future growth, character, success and sustainability.

The workshop should help achieve the overall objectives of Vision North Texas:
- Increase public awareness of the growth that’s projected for our region;
- Educate participants about the implications of regional growth;
- Understand the options we have for accommodating that growth; and
- Create a forum for discussion about public and private sector actions that will help our region be sustainable and successful as it continues to grow.

In addition, this subregional workshop should make a strong connection between the interests of people in this area and the interests of the entire region. It should:
- Apply the region’s 10 Principles of Development Excellence to the growth expected in this part of the region;
- Create a forum for discussion of issues that can’t be addressed at the scale of the entire region but that are important to success regionwide;
- Examine the future of this subregion if different regional growth concepts are followed;
- Educate and involve more leaders in Vision North Texas; and
- Provide feedback to the larger regional effort about patterns that are appropriate and desirable in this particular part of the area.

This workshop will also be the first step in the new ‘greenprinting’ initiative for Vision North Texas.

By the end of the day, we expect that you will have a better understanding of the challenges that face our region and that you will have shared your ideas about the best way for our region to manage those challenges. We know you will have met some new people. We believe you will have made a different to our region’s future. And we hope you will have had fun!
### Meeting Agenda
This is the schedule for workshop activities.

<table>
<thead>
<tr>
<th>Start (est.)</th>
<th>Time (Min.)</th>
<th>Activity</th>
<th>Speaker</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:00 AM</td>
<td>0:30</td>
<td>1  Registration</td>
<td>John Walsh, Chair, Urban Land Institute North Texas District Council</td>
<td>Entry Hall</td>
</tr>
<tr>
<td>9:30 AM</td>
<td>0:15</td>
<td>2  Welcome &amp; Introductions</td>
<td>John Walsh, Chair, Urban Land Institute North Texas District Council, Carol Strain Burk, Mayor Pro Tem, City of Lancaster, Fernando Costa AICP, Chair, Vision North Texas Advisory Committee</td>
<td>Auditorium</td>
</tr>
<tr>
<td>9:45 AM</td>
<td>0:30</td>
<td>3  Overview</td>
<td>Karen Walz FAICP, Project Manager, Vision North Texas, Brenda Faber, Consultant, The Trust for Public Land, Mike Sims, Senior Program Manager, North Central Texas Council of Governments (NCTCOG) Transportation Department</td>
<td>Auditorium</td>
</tr>
<tr>
<td>10:15 AM</td>
<td>0:15</td>
<td>4  Break; Go to Work Groups</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10:30 AM</td>
<td>0:40</td>
<td>5  Regional Issues &amp; Goals</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11:10 AM</td>
<td>1:50</td>
<td>6  Visioning Exercise</td>
<td>In Small Groups; includes lunch</td>
<td>See map for assignments</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>1:45</td>
<td>7  Details of Land Conservation &amp; Subregional Form</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2:45 PM</td>
<td>0:15</td>
<td>8  Break; Return to Large Group Session</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3:00 PM</td>
<td>1:05</td>
<td>9  Discussion with All Participants</td>
<td>Rob Franke, Mayor, City of Cedar Hill, Fernando Costa AICP</td>
<td>Auditorium</td>
</tr>
<tr>
<td>4:05 PM</td>
<td>0:15</td>
<td>10 Wrap-up and Next Steps</td>
<td>John Promise, P.E., Director of Environment &amp; Development, NCTCOG</td>
<td>Auditorium</td>
</tr>
<tr>
<td>4:20 PM</td>
<td>0:10</td>
<td>11 Acknowledgements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4:30 PM</td>
<td>12</td>
<td>Adjourn</td>
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Vision North Texas is a private-public partnership designed to increase awareness about the growth expected in North Texas and to involve people and organizations in initiatives that accommodate this growth successfully.
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Overview

Regional Opportunities and Challenges
Vision North Texas is a forum for discussion about accommodating future growth in a way that enhances our region’s economic vitality, quality of life and sustainability. According to the official 2030 forecasts from the North Central Texas Council of Governments (NCTCOG), the population of the ten counties in the center of our region will grow from approximately 5.1 million in 2000 to 9.1 million in 2030. Current trends suggest that only one-third of this future growth might occur within the existing Dallas-Fort Worth urbanized area, while the other two-thirds might occur in currently rural areas on the fringes of the Metroplex.

Where will these people live? Where will they work? If so much of the new growth occurs on the fringes of current urban communities, what impact will this pattern have on the quality of life and the vitality of today’s neighborhoods? What will happen to our important natural areas? Will we be able to attract and keep companies that provide good jobs for area residents? What pattern of growth and development will make our region extremely successful, livable and sustainable? These are the challenges we will consider in Vision North Texas.

The North Texas Region
North Texas is a large and varied region. It covers almost 12,800 square miles of land area – as much land as the state of Vermont. It includes sixteen counties (Collin, Dallas, Denton, Ellis, Erath, Hood, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant and Wise) and 225 cities.

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Regional Growth Trends & Projections

The North Texas is one of the major urban centers in the United States. In 2000, it was the ninth-most populous region in the nation and was the fastest-growing of the large regions. It has experienced significant growth in the past 40 years. On average, 86,000 new residents were added each year during this time – the equivalent of adding a new Carrollton each year.

The region is expected to continue growing at a rapid rate. By 2030, approximately 9.1 million people are expected to live in the North Texas region. This means that these 10 counties will have as many residents in 2030 as both Colorado and Oregon had in 2000.

Dallas and Tarrant counties are at the center of this region. The region’s central cities of Dallas and Fort Worth are located in these counties. These two counties had the most residents in 1960 and continue to have the largest number of residents in 2000.

But other counties have grown faster than the two central counties. By 2000, significant numbers of people lived in Collin, Denton, Ellis and other counties in the region. Current projections continue this trend, with outlying counties capturing an even larger share of the region’s growth. Under current projections, Dallas County’s share of the region’s population would decline from 51% in 1960 to 31% in 2030.
Implications of Growth

The growth projected for the region means new opportunities for business development, new jobs for residents and for this region to become a national or international leader in many fields. It also creates challenges for the natural resources and urban areas within the region. Some of the key issues are highlighted in the sections below.

Traffic Congestion

If regional growth continues as it is currently forecasted, traffic congestion will affect an increasing share of the North Texas region. From 1995 to 1999, vehicle miles traveled increased 18.4 percent, nearly twice the growth in population. During the same period, signal and congestion delay time increased 37 percent.

The map below shows the central portion of the region and the areas with moderate and severe peak period traffic congestion in 2000.¹

¹ These maps cover the Metropolitan Planning Area (MPA) used for the region’s transportation planning, not the entire 16-county Vision North Texas study area.
The Regional Transportation Commission (RTC) sets priorities for transportation funding in North Texas through its mobility plans. *Mobility 2025* is the RTC’s plan for transportation projects through 2025. It includes approximately $45 billion on transportation improvements that include light and commuter rail lines and facilities, HOV lanes, tollways, intelligent transportation systems, highways, pedestrian and bicycle routes and other improvements.

As the map below clearly shows, even this very significant investment in transportation improvements will not solve the congestion problems of the region. With the funded *Mobility 2025* improvements and the pattern of development currently forecast by the region, congestion is still projected to increase. This plan found that congestion will cost the region $8.2 billion in travel delays in 2025. The remaining transportation forecast in *Mobility 2025* would require an additional $3.14 billion in transportation improvements.
Air Quality
The region’s growth and projected traffic patterns contribute to significant impacts on the quality of the region’s air. Air quality is a public health concern, particularly for children, the elderly and other residents with health problems.

Currently, the urbanized part of the region violates the federal health standards for ground level ozone. This ‘non-attainment area’ includes nine counties within the North Texas region. The region has until 2010 to meet the federal standards for ozone or it may face sanctions such as loss of federal transportation funds. The Dallas Fort Worth State Implementation Plan (SIP) defines the steps the region must take to meet established air quality standards.

Water Supply
By 2060, the 16 counties included in the North Texas region area will need almost 2 billion gallons of water per day to meet the needs of its residents and businesses. The resources that are currently available to the region’s water providers cannot meet this need, resulting in a shortfall under current projections.

In November 2006, the Texas Water Development Board (TWDB) adopted a plan to meet the state’s water needs. This plan addresses each of 16 regions throughout the state and includes specific recommendations for each of these regions. Most of the North Texas region is included in the TWDB’s Region C, though some of these counties are in Region G and one (Hunt County) is in Region D. This plan identifies a number of potential strategies intended to meet future needs for water. These include:

- Construction of one or more new reservoirs in the region or in east Texas;
- Purchase of developed water from Oklahoma or other Texas sources;
- Expanded local programs to increase water conservation; and
- Increased water reuse.

Water Quality
The quality of water in the region’s streams, rivers and lakes is also a concern. Each of the major rivers in our region has sections that do not meet the State’s designated water quality standards. As the region has been developed with urban uses, the amount of impervious cover in the area has increased as streets, driveways and buildings have replaced agricultural fields and open spaces. Increased impervious cover results in higher levels of runoff during storms. This increased level of storm water runoff can cause higher flood levels in the Trinity and other rivers, additional flooding of nearby areas, stream bank erosion and pollution of the water in streams and lakes.
New federal requirements related to non-point source pollution of waterways require new permits for development projects. The North Central Texas Council of Governments has worked with local public agencies and the private sector to develop the iSWM program to address these requirements. iSWM provides a series of ‘best practices’ manuals and a set of regulations to be used by local governments to reduce water quality impacts of stormwater.

**Vegetation and Tree Cover**

Recent research has demonstrated the role trees and vegetation play in moderating the microclimates within urban areas. The buildings, pavement and other hard surfaces in urban areas cause the temperatures in the city to increase, creating an “urban heat island” that can make cities 5 to 9 degrees warmer than surrounding rural areas. Trees provide shade and transpiration (the release of water vapor into the air), both of which help to offset the heat island effect and reduce energy demands related to air conditioning. For example, one simulation found that planting 500,000 trees in the Tucson area would lower the heat island effect by 3 degrees and would lower overall cooling costs by up to 25%.

Urban trees also contribute to air quality improvement because trees produce oxygen and store carbon dioxide. One acre of trees absorbs enough carbon dioxide per year to match that emitted by driving a car 26,000 miles.
Other benefits provided by the urban forest have additional economic value. A study of the Houston Regional Forest, completed in 2005, found:

- The replacement cost of the region’s 663 million trees is valued at over $205 billion.
- Trees store $721 million worth of carbon.
- Trees generate $456 million of environmental benefits annually.
- Trees save $131 million in residential energy costs and avoided power plant emissions each year.
- Houston’s trees remove over 60,000 tons of air pollution each year.

**Beginning the Regional Dialogue: the Center of Development Excellence**

To prepare for anticipated growth, the North Central Texas Council of Governments’ Strategic Plan for 1999-2003 called for the creation of the Center of Development Excellence. The Center is a comprehensive effort to bring together public- and private-sector experts in the environmental, transportation, development, and information analysis fields to address the regional issues and infrastructure concerns of the future.

In December 2001, NCTCOG’s Executive Board appointed local government and private sector stakeholders to the Development Excellence Steering Committee – a committee charged with advising NCTCOG regarding development issues. As its first assignment, the committee drafted a mission statement and “10 Principles of Development Excellence” to guide the initiative. The “10 Principles” were approved by the NCTCOG Executive Board in June 2002. They address many of the issues that will impact the region including, but not limited to, transportation, air quality, water supply, and the environment.

The Center of Development Excellence is supported by the North Central Texas of Governments, a voluntary association of local governments established in 1966. By state statute, the purpose of a council of governments is “to make studies and plans to guide the unified, far-reaching development of a region, eliminate duplication, and promote economy and efficiency in the coordinated development of a region.” NCTCOG works to strengthen both the individual and collective power of local governments and to help them recognize regional opportunities and make joint decisions.

![The mission of the Center of Development Excellence is to promote quality growth in North Central Texas that enhances the built environment, reduces vehicle miles of travel, uses water & energy resources effectively & efficiently, and helps advance environmental stewardship in order to ensure continued economic vitality and provide the highest attainable quality of life for all residents.](image-url)
Alternative Growth Scenarios for the Region

During Phase 1 of Vision North Texas, a total of nineteen scenarios were evaluated to examine desired futures for the Dallas – Fort Worth Metroplex. These scenarios included:

- The NCTCOG 2030 Forecast
- The scenarios developed by the 15 discussion groups at the Vision North Texas regional visioning workshop
- Two additional scenarios developed by NCTCOG’s Transportation Department prior to the regional visioning workshop
- A final scenario that combined the ideas from several workshop groups.

Of these, four scenarios were modeled by the North Central Texas Council of Governments’ Department of Transportation. These scenarios are described below; their effect on the distribution of people and jobs among community types is presented as well.²

**NCTCOG 2030 Forecast**

The first scenario is, in many ways, the base case for comparison of all other scenarios. The NCTCOG’s official 2030 Forecast was developed by the Research and Information Services Department of NCTCOG. It was prepared through a standard process of forecasting and modeling based on past trends and policies reflected in the comprehensive plans of the region’s cities.

This scenario is the region’s currently- approved distribution of jobs and households. Transportation modeling of this scenario demonstrated that traffic congestion would significantly increase if growth follows this development pattern. The impacts of this scenario on the region’s quality of life prompted regional leaders to create Vision North Texas as a way to identify alternatives that can be more successful.

**Workshop Group Scenarios**

A diverse group of stakeholders gathered at UT Arlington for the initial Vision North Texas workshop in April 2005. Participants worked in small groups to describe their desired vision for the region’s future growth. Each of the 15 small groups created alternative development scenarios which accommodate the same amount of growth but use different geographic patterns to do so.

**NCTCOG Rail & Infill Scenarios³**

NCTCOG’s Transportation staff created two alternative scenarios while Vision North Texas was underway. Their policy direction is similar to some of the workshop scenarios.

The “Rail Scenario” sought to redistribute growth to more effectively use the region’s rail system. Population and employment growth (2010 – 2030) were redistributed from agricultural and high

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² This section of the report is excerpted from the “Vision North Texas Phase 1 Report”.
³ The NCTCOG Rail & Infill Scenarios affected growth only within the Metropolitan Planning Area (MPA). Due to this geographic boundary, some outlying areas within the 10-county region maintained current 2030 Forecast demographics. Additionally, the Rail & Infill Scenarios redistributed growth occurring between 2010 and 2030, assuming that the distribution of growth occurring between 2000 and 2010 remained unchanged from the official 2030 Forecast. The Polycentric Scenario includes all of the 10 counties and allocated growth occurring between 2000 and 2030.
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growth suburban areas to central business districts and rail station areas. Growth in existing single-family neighborhoods, airports and undevelopable lands was unchanged from the 2030 forecast. At the Vision North Texas Workshop, Groups 1, 10, 12 and 17 created scenarios similar to this Rail Scenario.

The “Infill Scenario” redistributed growth (2010 – 2030) to increase development in already-developed areas. Growth was moved from agricultural and high growth suburban areas to central business districts, infill areas and freeway & tollway frontages. Existing neighborhoods, airports and undevelopable lands retained current 2030 projections. The scenarios developed by Workshop Groups 4 & 19 are similar to this Infill Scenario.

Polycentric Scenario
A final scenario was developed after the Vision North Texas Workshop in April 2005. It combines features of several workshop scenarios to create a hybrid that differs from the official forecast and from the Rail and Infill scenarios. This scenario also emphasizes development in the Dallas and Fort Worth central business districts and near transit stations. In addition, it focuses growth around centers such as the downtowns of smaller outlying communities. As a result, it distributes new growth more widely across the region but at higher intensities. It combines concepts from Workshop Groups 5, 6 and 11.

Overall Distribution
The 19 scenarios produce a wide variation in the number of people and jobs in individual counties. The table below lists each county and then shows which scenario resulted in the highest and lowest share of the region’s population and employment. The table shows the percentage of regional growth in each county as well as the percentage of the 2030 total population and employment that would be located there.

<table>
<thead>
<tr>
<th>County</th>
<th>Highest Scenario</th>
<th>%</th>
<th>Lowest Scenario</th>
<th>%</th>
<th>Highest Scenario</th>
<th>%</th>
<th>Lowest Scenario</th>
<th>%</th>
<th>Change 2030</th>
<th>Change 2030</th>
<th>Change 2030</th>
<th>Change 2030</th>
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<tr>
<td>Collin</td>
<td>Group 17</td>
<td>23.7%</td>
<td>16.0%</td>
<td>Group 8</td>
<td>6.5%</td>
<td>8.2%</td>
<td>Group 1</td>
<td>18.0%</td>
<td>11.7%</td>
<td>Group 11</td>
<td>7.2%</td>
<td>6.8%</td>
</tr>
<tr>
<td>Dallas</td>
<td>Group 11</td>
<td>45.5%</td>
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<td>COG 2030</td>
<td>14.7%</td>
<td>31.1%</td>
<td>Group 6</td>
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<td>52.6%</td>
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<td>19.9%</td>
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<td>Denton</td>
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<td>13.9%</td>
<td>Group 10</td>
<td>6.0%</td>
<td>7.4%</td>
<td>Group 2</td>
<td>22.5%</td>
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<td>Group 6</td>
<td>7.2%</td>
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<tr>
<td>Ellis</td>
<td>Group 7</td>
<td>8.7%</td>
<td>5.0%</td>
<td>Group 20</td>
<td>3.1%</td>
<td>2.5%</td>
<td>Group 7</td>
<td>9.5%</td>
<td>4.9%</td>
<td>Group 17</td>
<td>2.3%</td>
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<td>Johnson</td>
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<td>9.8%</td>
<td>5.6%</td>
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<td>1.8%</td>
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<td>8.0%</td>
<td>4.2%</td>
<td>Group 7</td>
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<td>Kaufman</td>
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<td>4.5%</td>
<td>2.4%</td>
<td>Group 11</td>
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<td>0.6%</td>
</tr>
<tr>
<td>Parker</td>
<td>Group 10</td>
<td>7.6%</td>
<td>4.3%</td>
<td>Group 11</td>
<td>0.0%</td>
<td>0.9%</td>
<td>Group 4</td>
<td>6.3%</td>
<td>3.2%</td>
<td>Group 11</td>
<td>0.0%</td>
<td>0.3%</td>
</tr>
<tr>
<td>Rockwall</td>
<td>Group 4</td>
<td>4.1%</td>
<td>2.3%</td>
<td>Group 11</td>
<td>0.0%</td>
<td>0.4%</td>
<td>COG Infill</td>
<td>2.3%</td>
<td>1.3%</td>
<td>Group 11</td>
<td>0.0%</td>
<td>0.3%</td>
</tr>
<tr>
<td>Tarrant</td>
<td>Group 8</td>
<td>31.0%</td>
<td>25.7%</td>
<td>Group 19</td>
<td>17.5%</td>
<td>23.7%</td>
<td>Group 10</td>
<td>34.4%</td>
<td>30.3%</td>
<td>Group 7</td>
<td>20.4%</td>
<td>24.5%</td>
</tr>
<tr>
<td>Wise</td>
<td>Group 4</td>
<td>6.0%</td>
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<td>COG Rail, COG Infill, Groups 2, 6, 11</td>
<td>0.0%</td>
<td>0.5%</td>
<td>Group 5</td>
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<td>1.8%</td>
<td>COG Rail, COG Infill, Groups 2, 6, 11</td>
<td>0.0%</td>
<td>0.4%</td>
</tr>
</tbody>
</table>

Dallas County’s share of future growth ranges from just under 15% to almost 45%. All workshop groups envision a larger share of growth in this central county than under the 2030 Forecast. Tarrant County’s share of future households ranges from about 18% to almost 31%. Notable variations also occur for Johnson and Kaufman counties, where the shares of household growth
range from 0% to almost 10%. Group 11 placed the greatest emphasis on development in Dallas County; it located no new households in Kaufman, Parker or Rockwall counties. Under this scenario, almost 45% of the region’s residents in 2030 would live in Dallas County.

The geographic distribution of new employment does not vary quite as widely, but there are also important differences in these patterns. Dallas County, where 55% of the region’s jobs were located in 2000, continues to be the largest employment center under all scenarios. But Dallas County’s share of regional employment growth is less than 55% in all cases, so its share of employment declines over time. These scenarios locate 40% to 52% of 2030 jobs in Dallas County.

Tarrant County had the second highest number of jobs in 2000 (27% of the total). Group 10’s scenario would give Tarrant County a 30% share of the region’s jobs in 2030. The lowest allocation of jobs to this county (by group 7) would mean a decline to a 24% share. Collin, Denton and Ellis counties all increase their share of regional employment under all 19 scenarios.
Southeastern Subregional Opportunities and Challenges

Subregional Area

The area of focus for this workshop is generally in the southeastern part of the North Texas region. It includes southern Dallas County, most of Ellis County and all of Kaufman County. It includes approximately 1,900 square miles of territory. The map below shows the location of the study area for this workshop relative to the sixteen county North Central Texas region. The map on the following page shows the study area for this workshop in more detail.

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Vision North Texas
Southeastern Subregional Study Area

Subregional Population

In 1960, this subregional study area had approximately 550,000 residents. By 2005, its population had grown to 1.3 million and jobs located in this area totaled 505,000. The NCTCOG 2030 Forecast projects that this subregional area will have 2 million residents by 2030. In addition, 950,000 jobs are expected to be located here in 2030.
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**Rail Recommendations plus Rail Corridors Identified for Further Evaluation**

The following map features the Regional Transportation Council approved, financially constrained passenger rail recommendations for *Mobility 2030* (black lines) as well as rail corridors identified for further evaluation (green lines). The financially constrained recommendations include a variety of rail technologies and service assumptions as well as some corridors dependent on a regional transit initiative or another new source of funding. The corridors identified for further evaluation represent transportation needs above and beyond those of the financially constrained recommendations.

*Rail Corridors Identified For Further Evaluation (1)*

Legend

- 2030 Rail Recommendations
- Rail Corridors Identified For Further Evaluation
- Existing Rail Corridors
- Highways

Corridor specific design and operation characteristics for the Intercity Passenger, Regional Passenger and Freight Rail Systems will be determined through capacity evaluation and ongoing project development. Refined rail forecasts are necessary to determine technoeconomic alignment in Future Rail corridors.

All existing railroad rights-of-way should be monitored for potential future transportation corridors. New facility locations represent transportation needs and do not reflect specific alignments. Institutional structure being reviewed for the region.

The need for additional rail capacity in the Dallas CBD, Fort Worth CBD, DFW International Airport, and other inter-modal centers will be monitored. A grade separation is needed for the Dallas CBD second alignment.

(1) Represents additional transportation needs above and beyond those of the financially constrained recommendations.
Transportation Assets in the Dallas NAFTA Impact Zone

The NAFTA agreement has strengthened southern Dallas County’s role in the shipment and distribution of goods. The map below shows some of the key transportation assets in the area.
Workshop Activities
The central segment of the Southeastern Subregional workshop is a series of activities conducted in small groups of 8 to 10 diverse stakeholders. This section of the workbook explains these activities and provides reference materials for stakeholders to use during this session.

The Importance of Regional Visioning
Regional job growth is fueling the regional economy and in turn, the demand for housing, schools, commercial buildings and infrastructure. The North Central Texas area will continue to be one of the most dynamic and prosperous regions in the country.

A look at the region and its development patterns reveals that many of our region’s land, natural and fiscal resources are not being used efficiently. At the same time that our economy is booming, regional quality of life measures—such as the amount of time spent traversing congested roads and freeways, as well as the waning quality of our air and diminishing water supplies have given public sector leaders and agencies cause to rethink our current development trends.

According to regional forecasts, the North Central Texas region will grow rapidly over the next 25 to 30 years. Where will these new 4.1 million people live and where will their 2.3 million jobs be? The pattern of this growth will impact transportation systems, land development, and natural resources greatly.

See if you can do better. The resource materials for this exercise include the current forecasts of regional growth. They describe the traffic congestion and other implications of that forecasted growth pattern. Your group should imagine a future growth pattern that does a better job of enhancing our region’s economic vitality, quality of life and neighborhood sustainability. Regional job growth is fueling the regional economy and in turn, the demand for housing, schools, commercial buildings and infrastructure. The North Central Texas area will continue to be one of the most dynamic and prosperous regions in the country.

Potential Issues of Regional Significance
The issues listed below may be important to the future of individual North Texas communities. They may affect the region’s quality of life, economic vitality and sustainability. For these reasons, they are suggested as a starting point for discussions at Vision North Texas workshops. Topics are listed in alphabetical order.

Housing Supply & Affordability
- Keeping the region’s cost of living affordable compared to other major metropolitan areas
- Having a variety of quality housing available in the region that is affordable to the region’s residents
- Having workforce housing (housing that is affordable to the people employed by local businesses) available near major employment centers
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### Air quality
- Meeting federal requirements for air quality
- Having air that is safe for children and other sensitive individuals to breathe

### Community character
- Supporting individual communities’ efforts to create or retain unique identities
- Enhancing reinvestment and revitalization in existing neighborhoods that retains the neighborhoods’ character
- Creating new neighborhoods that will have a sense of character and identity
- Incorporating the cultures of new residents into the character of a community
- Creating communities, neighborhoods and business areas that are beautiful and distinctive, so they will maintain their appeal over time
- Providing model design guidelines or requirements for use by local governments

### Cultural assets
- Identifying key cultural assets that are of regional, national or international importance
- Having a regional system that supports identified cultural assets
- Creating or supporting community- and neighborhood-scale cultural assets
- Providing regional support for preservation of historic sites and landmarks

### Economic competitiveness
- Ensuring that North Texas is a successful competitor for the location of global business headquarters
- Supporting the growth of start-up companies in this region
- Maintaining the vitality of the region’s current major industries
- Expanding the region’s role in key sectors of the future global economy
- Supporting business and educational resources that attract knowledge-based industries and creative people
- Providing enough workers, with appropriate skills, to meet the employment needs of area businesses

### Education
- Having schools that meet federal and state standards for quality
- Increasing the role of school districts in providing lifelong learning to community residents
- Assisting school districts in responding to the needs of changing student populations
- Increasing collaboration among school districts, colleges and universities and local governments to support community livability
- Designing education facilities that enhance the livability of their surrounding neighborhoods
- Having colleges and universities that are global leaders in research, teaching and creativity.
Energy consumption

- Having an adequate supply of energy to meet the needs of anticipated future residents and businesses
- Making energy available to users throughout the region
- Using energy as efficiently as possible in homes, businesses and construction
- Increasing the role of renewable energy sources in the region’s energy consumption
- Supporting the growth of businesses in the region that provide energy from renewable sources

Fiscal issues

- Understanding the fiscal costs and benefits of decisions that shape the region’s urban development pattern
- Addressing fiscal disparities among the region’s communities
- Implementing policies and funding mechanisms that cause the users of public infrastructure to pay the costs of this infrastructure
- Creating systems for regional support for public investments of regional significance and facilities that provide critical regional services (such as hospitals)
- Addressing the fiscal impacts of competition among the region’s cities in attracting businesses

Global access

- Maintaining or enhancing the region’s air transportation system and its connections to the world
- Strengthening the region’s systems for the shipment of goods worldwide
- Building the region’s personal and business connections for worldwide marketing of the region
- Ensuring that the region’s telecommunications systems give it global access to information

Health

- Designing neighborhoods and business areas to support healthy lifestyles
- Ensuring that the region offers state-of-the-art health care facilities to its residents
- Meeting the basic wellness and emergency health care needs of all the region’s residents
- Designing health care facilities that enhance the livability of their surrounding neighborhoods

Investments in regional public infrastructure

- Making investments in public infrastructure (water, sewer, transportation or other major facilities) based on its value to the region
- Making regional investments that extend the life of existing public infrastructure
- Making regional investments that support coordinated infrastructure extension to new urban developments
- Making regional investments that support redevelopment within existing urban areas
- Identifying policies for infrastructure planning and funding that support regional urban form objectives

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Natural resources

- Retaining areas of critical habitat for threatened and endangered species
- Making areas of grassland and woodland available to area residents for outdoor activities and environmental education
- Reducing erosion along streams and in areas of steep slopes
- Protecting and enhancing the region’s urban forests
- Extracting natural resources (such as oil shale) in a way that is compatible with nearby urban uses

Regional open space

- Having a system of regional natural open spaces that are accessible to the public
- Having a network of trails that connects open spaces throughout the region
- Identifying natural open spaces that are close to neighborhoods in all parts of the region

Regional urban form or development pattern

- Defining areas for future urban growth within the region
- Creating urban communities with a balance of jobs and housing
- Creating walkable neighborhoods with a mix of uses and development intensities
- Supporting higher development intensities in areas that meet certain defined regional criteria
- Defining areas within the region that should remain rural or in agricultural use
- Creating neighborhoods, business areas and major facilities that can adapt to changing market conditions over the long term
- Providing models and tools for local governments’ use in managing growth and development
- Creating neighborhoods that are livable for people at all stages in their lives
- Managing urban growth in areas outside incorporated cities
- Creating activity centers with a mix of uses in locations throughout the region
- Supporting higher intensity development near transit stations
- Supporting regional development patterns that make better use of existing infrastructure
- Supporting regional development patterns that minimize conflicts between land uses

Traffic congestion

- Keeping traffic congestion at current levels as the region continues to grow
- Reducing traffic congestion below current levels

Transportation choice

- Providing public transportation options to people throughout the region
- Having regional routes for bicycle and other types of non-motorized travel
- Ensuring that transportation system users pay the costs related to their travel choices
Water for people and business

- Providing water that meets federal water quality standards
- Having an adequate supply of water to meet the needs of future residents and businesses
- Making water available to users throughout the region
- Using available water as efficiently as possible

Water in lakes, streams and rivers

- Having enough water in lakes, streams and rivers to support recreational uses
- Having enough water to sustain existing natural habitats and ecosystems
- Meeting federal standards for water quality in lakes, rivers and streams
- Retaining floodplain areas as part of the region’s ‘green infrastructure’
- Using ‘waterfronts’ as key community design features

Ten Principles of Development Excellence

These 10 Principles of Development Excellence were adopted by the NCTCOG Executive Board as a guide to cities, counties, school districts, other public agencies, and the private sector as they plan and create future development and redevelopment in the region. Each principle is illustrated by plans or projects in the North Texas region that received Celebrating Leadership In Development Excellence (CLIDE) awards in 2003 or 2005.

1 Development Options – Provide a variety and balance of development options and land use types in communities throughout the region

Description: Providing a variety and balance of development options would expand options and facilitate appropriate land uses in appropriate locations. This variety would accommodate mixed-use developments, various intensities of development, a range of housing types, and pedestrian-oriented environments in addition to well designed single land use and automobile-oriented developments where appropriate.

CLIDE Award Examples: Ft. Worth Urban Village Program

2 Efficient Growth – Foster redevelopment and infill of areas with existing infrastructure and promote the orderly and efficient provision of new infrastructure

Description: Investing in and redeveloping areas with existing services including roads, water and sewer lines, emergency services, and schools ensure efficient use of public resources. Similarly, well-planned expansion of services reduces the financial strain on communities to provide and maintain infrastructure and services.


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Pedestrian Design – Create more neighborhoods with pedestrian-oriented features, streetscapes, and public spaces

**Description:** Sidewalks, trails, benches, street trees, parks, and a connective network of streets enhance the environment for pedestrians and encourage walking and bicycling. In addition, front porches on houses in neighborhoods and detailed architectural designs, the presence of windows and doors, and a buffer of parked cars between the sidewalk and street in retail areas create a safe and comfortable atmosphere for walking. Providing features and amenities to promote walking and bicycling creates an alternative to automobile transportation, reducing traffic congestion and air pollution.

**CLIDE Award Examples:** Southlake Town Square, Addison Circle, Trinity River Vision, Fort Worth Urban Village Program, Legacy Town Center, Mills Branch Initiative

Housing Choice – Sustain and facilitate a range of housing opportunities and choices for residents of multiple age groups and economic levels

**Description:** Quality housing and well-designed neighborhoods should be available to all residents. Neighborhoods that offer a range of housing options including multifamily units of various types for rental and purchase, accessory units, and single-family detached homes allow residents to maintain social and civic connections as their housing needs change over time. Investment in existing neighborhoods should be encouraged in addition to planning for and developing new ones.

**CLIDE Award Examples:** The Block, Addison Circle, Mills Branch Initiative

Activity Centers – Create mixed use and transit-oriented developments that serve as centers of neighborhood and community activity

**Description:** Creating complete and integrated communities containing housing, shops, work places, schools, parks, and civic facilities promotes walking and biking instead of car transportation. Locating mixed use neighborhood and community centers close to transit can further reduce automobile usage and also provides independence of movement for the young and elderly. In addition to the transportation benefits, well-planned mixed-use activity centers are successful, vibrant places for people to live, work, play, shop, and interact.

**CLIDE Award Examples:** Plano Transit Village, Addison Circle, Southlake Town Square
6 **Environmental Stewardship** – Protect sensitive environmental areas, preserve natural stream corridors, and create developments that minimize impact on natural features

**Description:** Protecting wetlands, floodplains, some mature woodlands, and other sensitive natural areas provides benefits such as maintaining water quality and preserving wildlife habitat. These protected areas can be integrated into the fabric of development as natural open areas and green infrastructure, which are increasingly valued by residents. Incorporating innovative storm water management techniques into developments can reduce downstream flooding, water pollution, and streambank erosion.

**CLIDE Award Examples:** Trinity River Vision, DFW Airport

7 **Quality Places** – Strengthen community identity through use of compatible, quality architectural and landscape designs and preservation of significant historic structures

**Description:** Detailed architectural, site, and landscape designs and quality materials can help to achieve a “sense of place” and a distinct identity for developments and communities. Developments that go beyond meeting basic requirements and create a unique community or neighborhood identity are likely to remain commercially successful over time. The preservation, rehabilitation, and reuse of significant historic buildings provides a link to the community’s past and contributes to civic pride.

**CLIDE Award Examples:** Southlake Town Square, DFW Airport, Addison Circle, Plano Transit Village, Legacy Town Center

8 **Transportation Efficiency** – Develop land uses, building sites, and transportation infrastructure that enhance the efficient movement of people, goods, and services

**Description:** Land use patterns and the transportation system are interdependent. Scattered low-density, single land use development relies almost entirely on automobile transportation, which contributes to the growing problems of congestion and air pollution. Mixed use and higher intensity development supports a wider range of transportation options, including transit, bicycle, and pedestrian facilities, in addition to roads and highways. Insuring capacity on arterials and service roads through good planning and design of adjacent land uses is also important.

**CLIDE Award Examples:** Plano Transit Village, Addison Circle
Resource Efficiency – Provide functional, adaptable, and sustainable building and site designs that use water, energy, and material resources effectively and efficiently

Description: Efficient buildings designs help to conserve water resources, reduce energy use, and decrease air pollution (from generation of electricity). Using recycled materials in building construction and recycling waste building materials can extend the life of landfills. Using native and adapted plants reduces the amount of water used for landscaping.

CLIDE Award Examples: Frisco Green Building Program, DFW Airport

Implementation – Adopt comprehensive plans and ordinances that support Development Excellence and involve citizens and stakeholders in all aspects of the planning process

Description: Local policies, ordinances, and codes are often obstacles to creating neighborhoods and communities in accordance with the Principles of Development Excellence. Comprehensive plans, zoning ordinances, subdivision requirements, development codes, street standards, drainage requirements, floodplain regulations, and parking requirements should be reviewed and revised if necessary to permit Development Excellence opportunities. Citizens and stakeholders should be involved in the process of evaluating and revising plans and ordinances to achieve their support and to inform them of the benefits of Development Excellence.

CLIDE Award Examples: Urban Village Program, Trinity River Vision, Mills Branch Initiative, Frisco Downtown Architectural Design

Greenprinting: Setting Land Conservation Priorities

What Is Greenprinting?

Greenprinting is a tool that can help communities make informed decisions about land conservation priorities. Most communities have limited resources, so determining the highest priority lands to protect is important. Based on Geographic Information System (GIS) modeling, Greenprinting provides a systematic approach for identifying currently unprotected areas that offer the highest conservation benefits based on locally identified priorities. Using Greenprinting, communities can protect their most cherished landscapes — the drinking water supply, wilderness habitat, productive farmland, or the best opportunity for new parks.

How Does The Greenprinting Model Work?

Greenprinting relies on GIS software that many local governments already own and operate. This makes it easy for communities to partner with The Trust for Public Land to develop a greenprint without incurring new software and training expenses. The easy-to-use nature of the

4 This section provided by The Trust for Public Land.
Greenprinting model also fosters collaboration among stakeholders and provides a more objective way to consider diverse interests and community values. There are five steps to using the model:

1. **Determining what land protection issues are important.** The Greenprinting process begins by convening community leaders and stakeholders to share and identify conservation issues and goals. Then, datasets that reflect what is known about these issues are gathered and incorporated into the model. Data can range from basic natural resource and real property information, to demographic information that shows residents’ access to natural resources and public lands.

2. **Ranking a community’s land protection goals.** Once data has been collected, stakeholders rank their goals. Issues such as water quality protection, trail connections, endangered species habitat, recreational facilities and shoreline access are prioritized in terms of their relative importance.

3. **Running the model.** The priorities established by the stakeholders translate into weighting of criteria for the model. For example, if water quality protection is determined to be the most important goal for the community then the model weighs the data to develop scenarios that would best protect water quality — high scores will be given to parcels with certain soil types, topography and land uses that offer better protection opportunities.

4. **Using the model to shape program goals.** The Greenprinting model is flexible. New information or changing circumstances can easily be used to update and re-run the model. An alternative ranking of goals will produce a new land protection scenario. If connectivity to existing public lands and trails is made the most important priority instead of water quality, for example, then new priorities for land protection will result when the model is run again. Multiple scenarios can be run to better understand how resources interact, how specific neighborhood and community needs can be met, or how new information about water quality, growth management, zoning regulations or property sales can affect a land protection strategy.

5. **Maps and model outputs.** The model generates maps and reports that can provide insights for formulating protection and acquisition strategies. Model results can also be made available online via TPL’s Internet Mapping Service (IMS). This service provides interactive Internet access to a robust suite of mapping capabilities and can be designed for broad use in a community or for a select group of stakeholders.

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Regional Issues
The first segment of work in the discussion groups focuses on regional issues and priorities. The group should spend about 40 minutes on this discussion. It has two objectives:

- Provide this group’s perspective and insights into issues that shape the future of the entire North Texas region and
- Begin to relate these regional issues to the subregion that is the focus of this workshop.

Discussion Questions
Priorities for the Entire North Texas Region

Review the list of ‘Potential Issues of Regional Significance’ that begins on page 20 of this workbook. Based on this list, and any other issues your group may add, consider the questions below:

1. What are the top two issues our entire North Texas region must address to meet the needs of over 9 million residents in 2030?

Role of the Southeastern Subregion

2. What are the top two issues this subregion must address so it is a desirable place to live and work in 2030?
3. What existing regional trends create the greatest opportunities or potential for a sustainable future for this subregion?
4. What existing regional trends pose the biggest challenges for a sustainable regional future for this subregion?
5. What are the most important contributions our subregion’s communities make to the future of the whole region? What are our ‘distinctive competencies’ or unique niches?
6. What is the most notable natural feature of this subregion?

Principles of Development Excellence

The Principles of Development Excellence (beginning on page 24) are the starting point for your discussion of regional growth. Review those principles and discuss them with your colleagues.

7. How well do the Principles of Development Excellence describe our group’s concept of the region’s desired future?
8. How well do the Principles of Development Excellence describe our group’s concept of the desired future for our Southeastern Subregion?

Your group can add, modify or change these Principles (or substitute other guiding principles for growth) if there is group agreement on this.
Visioning Exercise
The visioning exercise allows each discussion group to create its own preferred pattern for future regional growth and development. This activity is planned for one hour and 45 minutes.

‘Rules’ for the Visioning Exercise
Today is our opportunity to bring together 200 diverse participants from the public and private sectors, civic and faith-based leaders, elected officials and neighborhood leaders, developers and environmentalists, business leaders and academics, for one day, to take a bird’s-eye view of our region and our local resources and begin the process of visioning our future.

Everyone has an equal voice - This is an exercise in collective decision-making with participants coming from very diverse professional backgrounds and life experiences. Acknowledge that every participant has a valid perspective from which you can learn. No one should dominate the discussion.

Think big - Remember that this is a regional exercise with a tight time line (3 hours). Visioning is intended to be broad. Don’t get bogged down with localized details. This is not a parcel-by-parcel exercise.

Keep an open mind - Don’t discount any ideas without discussing and evaluating them, objectively. Build upon each other’s ideas in a positive and constructive way.

Don’t be timid - Be bold. Welcome controversy rather than avoiding it. These are complicated issues and successful regional planning processes come from fruitful ideas generated from opposing viewpoints.

Examine alternatives - Resolving issues based on opposing ideas can be done by developing alternatives to them and evaluating the results.

Practice the art of compromise - Accept the idea that making decisions means making trade-offs.

Visioning Tools and Resources
Each group will have a large base map, flip charts, erasable crayons, colored markers, and a box of Legos® to use in creating its preferred scenario for the future. In addition, display maps and other reference reports are available as resources during group discussions.

Map Layout and Lego®s
The base map is approximately 5’ by 7’ in size and shows the entire Southeastern Subregion. It is covered by a grid sized so each square is the same size as a Lego® block. Each side of a grid cell represents a length of ½ mile (or 2,640 feet). As a result, each grid cell represents 160 acres or 0.25 square miles.
Two different types of growth will be considered for this exercise:
Households (residential) – orange
Jobs (non-residential) – blue

One orange Lego® represents 625 households
One blue Lego® represents 1,000 jobs

The location & intensity of future households and jobs will be visually depicted by placing Lego®s on the map grid. Added intensity of growth will be represented vertically by stacking the Lego®s within each grid cell to depict the number of households and jobs anticipated.

### Intensity Ranges on Base Map

<table>
<thead>
<tr>
<th>Households (Residential): Orange Shading (households per square mile; households per acre in brackets)</th>
<th>Jobs (Non-residential): Purple Shading (jobs per square mile; jobs per acre in brackets)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Range</strong></td>
<td><strong>Low End</strong></td>
</tr>
<tr>
<td>Range A (Low)</td>
<td>0</td>
</tr>
<tr>
<td>Range D (Moderate to High)</td>
<td>7,500 [12]</td>
</tr>
<tr>
<td>Range E (High)</td>
<td>10,000 [16]</td>
</tr>
</tbody>
</table>

### Intensity Ranges per Lego

Each grid cell on the map represents ¼ square mile. So 4 cells represent one square mile.
Each Lego® covers one cell, or ¼ square mile.

### Households: Orange Lego®s

Each orange Lego® represents 625 households. This is the same intensity as the ranges shaded on the map (i.e., 625 households in ¼ square mile equals an intensity of 2,500 households per square mile).

### Jobs: Blue Lego®s

Each blue Lego® represents 1,000 jobs. This is the same intensity as the ranges shaded on the map (i.e., 1,000 households in ¼ square mile equals an intensity of 4,000 jobs per square mile).

### Relationship between Households and Jobs

Each blue Lego® represents the number of jobs needed by the people in the number of households represented by one orange Lego®. So an area with equal numbers of orange and blue Lego®s represents a community with a balance between jobs and housing.
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Range A • Households (residential)
0 - 2,500 • Units per Square Mile
0 - 4 • Units per Acre or less

Low Density Residential
Building Type: Large-lot dwellings with minimal commercial. Typical of some single-family suburban or rural developments.

Approximate Examples:
Deer Creek Addition, Parker Co.
Magnolia Street, Arlington
Lake Worth area, Lake Worth
Maroney Farms, Richardson
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Range A • Jobs (non-residential)
0 - 4,000 • Jobs per Square Mile
0 - 6 • Jobs per Acre

Low Density Non-Residential
Building Type: Single-use office/light industrial buildings and warehouses. One- to two-stories. Local-serving retail and/or institutional uses.

Approximate Examples:
Preston Hollow, Dallas
Range B • Households (residential)
2,500 - 5,000 • Units per Square Mile
4 - 8 • Units per Acre

Low to Moderate Density Residential
Building Type: Mix of single- and two-family developments, one- and two-story. Supporting retail- minimum commercial.

Approximate Examples:
Creek Townhomes, Richardson
Lake Highlands, Dallas
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Range B • Jobs (non-residential)
4,000 - 11,500 • Jobs per Square Mile
6 - 18 • Jobs per Acre

**Low to Moderate Density Non-Residential**
Building Type: Small-scale neighborhood retail centers; small office complexes. Light industrial and/or institutional uses. One- to two-story average.

**Approximate Examples:**
Denton Crossing, Denton
Mockingbird Station, Dallas

**Mixed-Uses**
Possibly adjacent to multi-family.

2 stacked LEGOs®
Range C • Households (residential)  
5,000 - 7,500 • Units per Square Mile  
8 - 12 • Units per Acre

Moderate Density Residential  
Building Type: Single-family, garden apartments; town-homes. Street level commercial/retail with offices or residences above. Two- to three- story average.

Approximate Examples:
Marine Creek, Fort Worth  
River Park, Fort Worth  
Waterford Villa Townhomes, Richardson

3 stacked LEGOs®

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**Range C • Jobs (non-residential)**

11,500 - 19,000 • Jobs per Square Mile
18 - 30 • Jobs per Acre

**Moderate Density Non-Residential**

Building Type: Medium-scale neighborhood retail centers and/or office complexes. Light industrial and/or institutional uses. Two- to three- story average.

**Approximate Examples:**

Hall Office Park, Frisco

**Mixed-Uses**

Street level commercial/retail with offices or residences above.

3 stacked LEGO®

Approximate Examples:

Hall Office Park, Frisco
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Range D • Households (residential)
7,500 - 10,000 • Units per Square Mile
12 - 16 • Units per Acre

Moderate to High Density Residential
Building Type: Town-homes, garden apartments, some small-lot single-family. Supporting commercial zones. Street level commercial/retail with offices or residences above. Three- to four-stories average.

Approximate Examples:
Clearwater Creek Apartments, Richardson
Sundance Square, Fort Worth
Addison Circle, Addison
Range D • Jobs (non-residential)
19,000 - 26,500 • Jobs per Square Mile
30 - 41 • Jobs per Acre

Moderate to High Density Non-Residential
Building Type: High-rise buildings highly intermixed. Sub-regional retail, commercial and/or institutional.

Approximate Examples:
Baylor Medical Center, Dallas
Galatyn Park Urban Center, Richardson

Mixed-Uses
Numerous buildings with office or residential over commercial. Six stories and above.

4 stacked LEGOs®
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Range E • Non-Residential (Jobs)
26,500 - 34,000 • Units per Square Mile
41 - 53 • Jobs per Acre or More

High Density Non-Residential
Building Type: High-rise buildings- commercial, office and residential. Highly-intermixed.

Examples:
Dallas
Fort Worth

Mixed-uses
Numerous buildings with office or residential over commercial.

5 stacked LEGO®

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Visioning Exercise Tasks

Task 1: Agree on growth principles for the subregion.

After your discussion of regional issues, your group should discuss the key ideas behind your concept for desired future growth in the Southeastern Subregion.

1. Use the flipcharts to list key ideas or to highlight the Development Excellence Principles that are most important to your concept of the subregion’s desired future.
2. Agree on a ‘theme’ or ‘headline’ that captures the major ideas of your vision.
3. Record this final ‘headline’ on your flip chart. One of your group members will present this headline to all workshop participants in the afternoon.

Task 2: Agree on approach to key regional features & areas.

In this part of the discussion, you will begin using your group’s desired principles to map out your preferred pattern or form for future growth. Refer to the base map on the table and the display maps posted near your work area. Use the colored markers to locate key features on the map and note specific ideas or recommendations on the flip charts.

4. Review the natural resource areas shown on the maps – these include floodplain and public park or open space areas. Also consider the areas that are currently in agricultural use or are vacant.
5. Discuss the values your group believes result from these natural areas and any other areas that you believe are important. Where you can, use the green marker to identify areas on the map that you believe should retain their natural character. Also mark general areas where you believe continued agricultural use or open space are desirable.
6. Now consider the other key locations noted on the maps and in the workbook: airports, downtown areas, major employers, universities, hospitals, other institutions, other major retail, business or entertainment centers, transit stations and so forth.
7. Based on your group’s ‘headline’ and concept for the subregion’s future, decide which of these key locations should be emphasized as you create a preferred development pattern. Use colored markers to show areas for emphasis on the map and note key concepts on the flip chart.

Task 3: Agree on allocation of employment.

This is the point where your group will begin to place Lego®s on the map. You need group agreement to place Lego®s on the map, but you can always move them again if the group decides to do so. For this task, you will use the blue Lego®s that represent jobs.

8. Apply your preferred growth principles (from task 1) and your approach to key areas (from task 2) as you locate Lego®s on the map.
9. Note any key concepts related to your Lego® placement on the flip chart.
10. You may choose to place all the job Lego®s before you begin placing the housing Lego®s, or you may choose to place the job Lego®s in key employment locations first and then begin identifying housing areas.
**Task 4: Agree on allocation of housing.**

Your group will place orange Lego®s (representing households) on the map after you have placed some (or all) of your blue Lego®s. You need group agreement to place Lego®s on the map, but you can always move them again if the group decides to do so.

11. Apply your preferred growth principles (from task 1) and your approach to key areas (from task 2) as you locate housing Lego®s on the map.
12. Note any key concepts related to your Lego® placement on the flip chart.

**Task 5: Continue until all growth is shown on the map.**

For this exercise, we are considering four different possible growth levels for the Southeastern Subregion. These possible growth levels reflect the highest and lowest growth levels the previous 19 regional scenarios allocated to this subregion, as shown in the diagram below.

<table>
<thead>
<tr>
<th>Low Jobs</th>
<th>Low Population</th>
<th>High Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth Level 1</td>
<td>(low population &amp; low jobs)</td>
<td>Growth Level 2</td>
</tr>
<tr>
<td>High Jobs</td>
<td>Growth Level 1</td>
<td>(low population &amp; high jobs)</td>
</tr>
<tr>
<td></td>
<td>Growth Level 1</td>
<td>(high population &amp; high jobs)</td>
</tr>
</tbody>
</table>

Your group will be given a set of Lego®s that represents one of these four growth levels. We ask you to use the Lego®s to describe the pattern or form that will be best for the subregion if this is the level of growth that occurs between now and 2030.

13. Your group’s task is to allocate all the growth represented in your set of Lego®s. So you should continue until you have used all the Lego®s.
14. If you use all your Lego®s before you have finished showing your anticipated growth pattern, you may decide to move the Lego®s to reflect the growth areas and types that are most important to achieving your desired future pattern.
15. Again, note any key concepts related to your Lego® placement on the flip chart.

**Task 6: Refine the resulting subregional growth pattern.**

16. Your group may choose to ‘fine tune’ your preferred growth pattern after you have allocated all the Lego®s.
17. The group may decide to move the Lego®s after they have been placed.
18. The intent is not to discuss details down to a parcel-by-parcel level, but rather to show the overall pattern of growth and development that your group believes best reflects its growth principles and, as a result, will be most desirable for this subregion.
Details of Land Conservation & Subregional Form

The final segment of small group discussion focuses on the details that will make this part of our region successful in the future. It builds on your group’s initial discussion of regional goals and the preferred pattern of future development you created on your map.

Land Conservation Priorities (45 minutes)
Review your group’s responses to the questions about regional issues and the way you mapped natural resources and distributed Legos. Based on these discussions, develop a set of land conservation goals by completing the sentence below. Develop one statement for each resource your group would like to protect:

Land Conservation Priority: We need to protect land in our subregional study area in order to _____________.

Your responses should begin with verbs, followed by the landscape characteristic, feature or resource you wish to protect. Be as specific as possible, since your work will be used to define the data we map and evaluate with the greenprinting model.

To illustrate this approach, a chart from another region’s greenprinting initiative is shown here. This listing of land conservation priorities was developed by stakeholders in the Armand Bayou area near Houston, Texas. It lists the characteristics these stakeholders identified for greenprinting analysis and shows the level of detail you should provide in your priorities for this part of the North Texas region.

<table>
<thead>
<tr>
<th>Armand Bayou Greenprinting Project Selected Priority Statements</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Expand the chain of lakes in the watershed</td>
</tr>
<tr>
<td>• Protect sensitive habitat</td>
</tr>
<tr>
<td>• Reduce flood damage in repetitive high flood loss areas</td>
</tr>
<tr>
<td>• Provide equity in the location of neighborhood parks</td>
</tr>
<tr>
<td>• Improve important trail connections</td>
</tr>
<tr>
<td>• Address impacts of flooding in high flood loss areas</td>
</tr>
<tr>
<td>• Provide public access to natural areas</td>
</tr>
<tr>
<td>• Preserve coastal tallgrass prairies</td>
</tr>
<tr>
<td>• Identify water quality protection areas</td>
</tr>
<tr>
<td>• Protect endangered species</td>
</tr>
</tbody>
</table>

Land Conservation Goals (15 minutes)
After your group has agreed on its list of priorities for land conservation issues, review the list. Identify the overarching goals your group has for land conservation. Agree on four to six overall goals. Then organize your priority statements so each is included under one of your goals.

The table on the next page shows the set of goals developed in the Armand Bayou greenprinting process. The top items (like “protect habitat”) are the overall goals and the bulleted items underneath (like “coastal tallgrass prairies”) provide the detail about priorities related to this goal.
Subregional Form (45 minutes)
Some details of desirable community design address site-specific details or design factors that cannot be expressed easily at the subregional level. In this part of the small group session, your group will discuss these aspects of subregional form and design. Use the flip charts to record group agreement on these topics:

- Consider the areas where you placed the highest intensities of future development (those with the tallest stacks of Legos). List the key design features you believe are most important so this development creates desirable places to live and work.
- If your group chose to add intensity to areas with existing development, indicate the approaches that should be used to make this new development compatible with the existing community.
- Consider the areas where you anticipate relatively low intensity development (clusters of grid cells with one lego on each). List the key design features that should be used in these areas to support sustainability and a sense of community.
- Define the design characteristics that are most important to ensure that future major transportation facilities are compatible with adjacent business centers, neighborhoods and natural areas.
- Indicate the design features that are most important so your preferred alternative will attract new businesses and increase job opportunities for area residents.

Armand Bayou Greenprinting Goals & Criteria

- **Protect Habitat**
  - Coastal Tallgrass Prairies
  - Coastal Flatwoods
  - Unchannelized Stream Segments
  - Sensitive and Endangered Species Hotspots
  - Natural Areas Along Channelized Streams
- **Improve Water Quality**
  - Nutrient Impairment
  - Chlorophyll-A Impairment
  - Low Dissolved Oxygen
  - Pathogens
- **Reduce Flood Damages**
  - Floodplain
  - Floodway
  - Repetitive High Flood Loss Areas
  - Existing and Proposed Detention Basins
- **Provide Public Access & Recreation**
  - Neighborhood and Mini - Park Equity Analysis
  - Water Access
  - Strategic Trails Locations
  - Expanding the Chain of Lakes in the Watershed
- **Protect Water Quality**
  - Water Quality Protection Areas
  - Water Quality Protection Areas

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**Reporting in the Large Group Session**

When all participants assemble in the auditorium, each group will present the results of its work. Before returning to the auditorium, each group should select one group member who will report on its work. We will ask for reports in this order:

- First, all groups will be asked to share their top four to six land conservation goals.
- Next, staff from The Trust for Public Land will work with the large group to identify areas of agreement among groups. We will also use a keypad polling technique to gain feedback from all the individual participants.
- After this discussion of land conservation goals, groups will report on their top priorities for subregional form. Keypad polling will again be used to obtain participant feedback on the ideas developed by the small groups.
Speakers

Carol Strain Burk
Mayor Pro Tem, City of Lancaster

A proud fifth generation resident of Lancaster, Carol Strain-Burk is a graduate of the University of North Texas, a transportation consultant for Destination Management Companies, and has served as Information and Customer Service Director to the State Fair of Texas for the past 31 years.

Since being elected to the Lancaster City Council in 1999, Strain-Burk has worked to create a positive image for the city and strived to be visionary toward Lancaster's development, and to be a good steward for now and the future. In this capacity, she has initiated numerous projects including a tree preservation ordinance, educational programs including “Growing with Grace” and Lancaster’s first-ever Green Conference, and the acquisition of 189 acres for the Bear Creek Nature Park, set to open this Spring. She is also a supporter of traditional development and the city’s streetscape program.

Fernando Costa AICP
Vision North Texas Advisory Committee Chair
And Planning Director, City of Fort Worth

Fernando Costa has served as planning director for the City of Fort Worth since 1998. Before moving to Texas, he worked as a planner in Georgia for 22 years, including eleven years with a regional planning commission and eleven years as planning director for the City of Atlanta.

Fernando is involved in a variety of professional and community activities. He chairs the Advisory and Management Committees for Vision North Texas, a public/private partnership that promotes sustainable development throughout the Dallas-Fort Worth metropolitan area. He also chairs the Planning Accreditation Board, which accredits city and regional planning schools in the United States and Canada. He serves as president-elect of the Rotary Club of Fort Worth and as immediate past president of the 13-county Tarrant Area Food Bank.

Brenda Faber
Consultant, The Trust for Public Land

Brenda Faber is a contractor to the Trust for Public Land. She owns and manages Fore Site Consulting, Inc., a private consulting firm located in Loveland, CO. Fore Site Consulting specializes in land planning decision tools for sustainable development and resource management.

Ms Faber has over 15 years experience in the development and application of GIS decision software. Among her notable projects are: TPL Greenprint Model and GIS Services; Community

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Viz (a GIS-based Decision Support System); and the Consortium for International Earth Science Information Network. She holds an M.S. in Electrical Engineering and a B.S. in Mathematics.

**Rob Franke**  
**Mayor, City of Cedar Hill**

Rob Franke is the Mayor of Cedar Hill, Texas. He has served the city in various roles for over 18 years. He is in his fourth term as Mayor and has also served on the City Council. This includes two years as a council member, one year as Mayor Pro Tem and currently he is in his ninth year as Mayor. His community service in Cedar Hill includes service to the Northwood University Board of Governors, the Cedar Hill Chamber of Commerce Board of Directors, Best Southwest Board of Directors, President and founding member of the Cedar Hill Soccer Association and various special committees. In the Dallas/Fort Worth Metroplex, Mr. Franke has been a member of the Dallas Council on Alcohol and Drug Abuse and the Dallas Mobility Coalition. Currently, he serves on TEX 21 (a regional transportation committee) and is regional director for Region 13 of the Texas Municipal League, having served as president from 2004-2005.

Professionally, Rob has a degree in Chemical Engineering from Kansas State University and is a Registered Professional Engineer in Texas and Kansas. Rob is a partner in his own company, R&B Associates, Inc. performing civil, environmental engineering and consulting services.

**Mike Sims**  
**Senior Program Manager, Transportation Department, North Central Texas Council of Governments**

Mike Sims is a Senior Program Manager with the North Central Texas Council of Governments, the Metropolitan Planning Organization for the Dallas-Fort Worth area. The Metropolitan Planning Organization serves the region by developing transportation plans and programs that address the transportation needs of the rapidly growing metropolitan area. Mr. Sims has worked for the North Central Texas Council of Governments for 13 years where he is responsible for the overall activities of the Goods Movement, Sustainable Development, Aviation, and Demographic programs of the Metropolitan Planning Organization.

Projects under his management have received awards from AASTHO, ESRI, U.S. E.P.A., the Federal Highway Administration, the Greater Dallas Planning Council, the Texas Council of Engineering Companies, and others. Mr. Sims received his Bachelors in Public Affairs from Indiana University and his Masters in Economics from the University of Texas at Arlington. He is also a member of the American Institute of Certified Planners.
John M. Walsh, III
Chair, Urban Land Institute North Texas District Council
President, TIG Real Estate Services, Inc.

Dallas native John M. Walsh, III is the President and founder of TIG Real Estate Services, Inc. Prior to starting TIG, he spent 17 years with Trammell Crow Company in various leasing, development and senior management roles. He is a leader and active participant in the 34,000-member Urban Land Institute and currently presides as Chair of the North Texas District Council of ULI. He has acted as a Product Council Chair at ULI, served as a volunteer member of numerous ULI Advisory Services Panels and has participated as a Speaker for ULI at both the national and local level. John has served as Chairman, Director and Trustee of numerous local business and charitable organizations.

He has also served on working committees and boards for the City of Carrollton, the City of University Park, Highland Park Independent School District and the City of Farmers Branch. He is a member of the Texas State Bar with a Law Degree from Texas Tech University School of Law and earned his undergraduate degree from University of Texas, Arlington.

Karen Walz FAICP
Project Manager, Vision North Texas
And Principal, Strategic Community Solutions

Karen S. Walz, FAICP, is the Principal in Strategic Community Solutions, a professional consulting firm that provides clients with creative, practical products that help build successful and sustainable communities. She has 30 years of experience in professional analysis, community involvement and policy recommendation expertise and has worked with communities across the nation.

Karen is the immediate Past President of the Greater Dallas Planning Council, a civic group that is a forum and an advocate for quality growth in the Dallas region. She was President of the Texas Chapter of the American Planning Association from 2001 to 2003, is an Honorary Member of the Texas Society of Architects and an Honorary Member of AIA Dallas, and was inducted as a Fellow of the American Institute of Certified Planners in April 2006. Karen received a Bachelor of Science degree in Environmental Earth Sciences from Stanford University and a Master of City and Regional Planning from the John F. Kennedy School of Government at Harvard University.
Acknowledgments

This workshop would not have been possible without the insight, direction, support and other contributions provided by the following individuals and organizations.

Workshop Working Group

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<td>Scott Miller</td>
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<td>Townscape, Inc.</td>
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Southeastern Subregional Workshop Volunteers

By serving as facilitators and recorders for the workshop groups, these individuals are contributing their time and expertise to make the Vision North Texas Southeastern Subregional Workshop a success.

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<td>Gary Martin</td>
<td>BGO Architects</td>
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<td>Rich Morgan</td>
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<td>Renae Ollie</td>
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<td>Barry Shelton</td>
<td>City of McKinney</td>
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</tbody>
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Lynette Taff  
Pat Taylor  
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Jerry Tikalsky  
Dallas Area Rapid Transit  
Rod Tyler  
City of Cedar Hill  
Robert Whelan  
UTA School of Urban and Public Affairs  
Dennis Wilson  
Townscape, Inc.

Vision North Texas Advisory Committee

These North Texas leaders currently serve as Vision North Texas Advisors. Asterisks note members of the Vision North Texas Management Committee.

Terri Adkisson  
Dallas Area Rapid Transit  
Board of Directors

Bill Bancroft  
Conbrio

Judy B. Bell  
City of Crandall

Brian J. L. Berry  
University of Texas at Dallas

Bonnie Bowman  
League of Women Voters, Arlington

George Campbell  
City of Denton

Rene Castilla  
Dallas County Community College District

Mayor Robert Cluck  
City of Arlington

Stephanie Colovas  
Real Estate Advisor

Fernando Costa*  
City of Fort Worth

Peter Coughlin  
South Side on Lamar

Melissa Dailey  
Downtown Fort Worth, Inc.

Mayor Bob Day  
City of Garland

Bruce Davis  
Fort Worth National Bank

Jyl De Haven  
Arbiter Group

Betsy del Monte  
AIA Dallas

Mike Eastland*  
NCTCOG

Councilmember Sal Espino  
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Ruben E. Esquivel  
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Donald Gatzke*  
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Glen Hahn  
Greater Fort Worth Real Estate Council

Nancy Hardie  
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Karl A. Komatsu  
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Commissioner Cynthia White  
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Ron Whitehead  
Town of Addison

Jeff Williams  
River Legacy Foundation

Libby Willis  
Riverside Alliance

Jerry Wimpee  
Rockwall County

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VNT Public Partners

These are the cities and counties that are sponsors and participants in Vision North Texas as of January 24, 2007.

**Cities**
- Town of Addison
- City of Allen
- City of Arlington
- City of Azle
- City of Benbrook
- City of Burleson
- City of Carrollton
- City of Cedar Hill
- City of Cleburne
- City of Dallas
- City of Denton
- City of DeSoto
- City of Farmers Branch
- City of Forest Hill
- City of Fort Worth
- City of Frisco
- City of Garland
- City of Grand Prairie
- City of Greenville
- City of Hurst
- City of Irving
- City of Lancaster
- City of Lewisville
- City of Little Elm
- City of McKinney
- City of Mesquite
- City of Plano
- City of Red Oak
- City of Richardson
- City of Rowlett
- City of Royse City
- City of Southlake
- City of The Colony
- City of Waxahachie
- City of Weatherford

**Counties**
- Dallas County
- Ellis County
- Rockwall County
- Tarrant County
**VNT Private Sponsors**

These are the private companies and non-profit organizations that are sponsors of Vision North Texas as of January 24, 2007.

Special thanks go to our Workshop Hosts, Lancaster High School and Lancaster Independent School District!

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<tr>
<th>Charter Sponsors</th>
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<td><img src="image" alt="ULI North Texas" /></td>
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<td>Urban Land Institute, North Texas District Council</td>
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<td><img src="image" alt="North Central Texas Council of Governments" /></td>
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<td><a href="image">A Perot Company</a></td>
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Vision North Texas is a private-public partnership designed to increase awareness about the growth expected in North Texas and to involve people and organizations in initiatives that accommodate this growth successfully.
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More information on Vision North Texas can be found at
www.visionnorthtexas.org

Vision North Texas

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