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 this stakeholder workshop for Vision North Texas! 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 focus of the fourth subregional workshop for Vision North Texas is generally in the northwestern part of the North Texas region. It includes all of Wise County, and western Denton, portions of northern Parker, and northern and eastern Tarrant Counties. This area is important to the entire region because of its existing character, rapid growth during the past few decades and 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 with a second phase that began in late 2005 and concluded in late 2007. It was directed by a 12-member Management Committee representing the private, public and academic sectors that continue to partner for Vision North Texas. The second phase of Vision North Texas focused on four initiatives:

1. **Education & Outreach.** Educate regional residents, business leaders, elected & appointed officials to raise awareness about the growth anticipated in the region and the choices for accommodating it in a way that is successful and sustainable.
2. **Involvement.** Involve more people in this discussion of the choices available to our region and the application of the Ten Principles of Development Excellence.
3. **Research into Development Excellence Best Practices.** Research the implications of these choices and the tools we can use to achieve a desired choice; make available and celebrate the best practices for development excellence in the region.
4. **Policy Decision.** Decide whether to create a preferred regional scenario and, if so, what level of detail it should have and what role it should play.

Beginning in 2006, Vision North Texas invited key regional leaders to become Advisors for the project. There are now approximately 70 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 conducted two subregional workshops in 2007. These events included diverse stakeholders and focused on growth patterns in particular parts of the region. They have helped to 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 hope 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.

**Phase 3 Initiatives**

Support from Vision North Texas participants and stakeholders led the Advisory Committee to support a third phase of this initiative. The advisors and the Management Committee have approved an ambitious work plan for 2008 and 2009 that will create **North Texas 2050**, a new regional policy developed and endorsed by diverse stakeholders and leaders throughout the 16 county North Texas region.

This shared policy direction will build on the alternative development scenarios and public input generated in the partnership’s first two phases, creating a shared vision for the region’s future and developing the action steps needed to achieve that vision. It is intended to guide decisions by individuals, community organizations, businesses and public agencies regarding future land use patterns for this growing region. It will address the issues that have the largest impact on the region’s sustainability, its future economic vitality, quality of life and environmental health. People of all backgrounds, and from all parts of North Texas, will help create this regional policy.

**North Texas 2050** will provide a vision and preferred pattern of growth for the entire 16-county region. It will change the region’s future, giving decision-makers new ways to contribute to the vitality of North Texas. For the first time, a regional infrastructure framework will provide a coordinated and comprehensive approach to investment in transportation, water and wastewater facilities, open space networks, and other systems that support the region. **North Texas 2050** will detail the tools and techniques that are needed to achieve the vision and support sustainable growth. Vision North Texas will continue to provide assistance to local governments and regional stakeholders during the development of **North Texas 2050**. Case studies of “best practices”; efforts to promote green building and
Vision North Texas is following this six-step process to create North Texas 2050.

1. **Mobilizing Resources.** Secure professional expertise, financial and other material resources, and support from stakeholders. Complete partnership agreements between VNT and other groups that will provide necessary resources.

2. **Examining Regional Choices.** Research issues facing North Texas through 2050 and the implications of regional, national and global trends for our region’s future. Engage the region’s people and organizations in this discussion of choices. Define and analyze alternative scenarios for future use of land and other limited resources.

3. **Creating A Regional Vision Statement.** Draft and discuss the statement of vision and goals, preferred development scenarios, regional infrastructure framework, and guiding principles for growth.

4. **Detailing an Action Package.** Produce the package of tools to allocate limited resources and incentives so they support the preferred, sustainable regional future.

5. **Approving North Texas 2050.** Consider and debate the drafts of the Regional Vision Statement and the Action Package. Conclude with the adoption or endorsement of North Texas 2050 by the Vision North Texas Advisory Committee, Management Committee and Charter Sponsors (North Central Texas Council of Governments, Urban Land Institute North Texas District Council and the University of Texas at Arlington).

6. **Implementing Results.** Solicit the adoption or endorsement of North Texas 2050 by public agencies, private sector organizations, and entities such as the Regional Transportation Council and regional Water Planning Groups. Create a structure for continuing collaboration to shape North Texas’ future.

Vision North Texas seeks to complete North Texas 2050 by the end of 2009.
Objectives for the Northwestern Subregional Workshop

This workshop is one part of Vision North Texas’ second step in creating *North Texas 2050* – “Examining Regional Choices”. It provides an opportunity for people who live, work or own property in the Northwestern 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 region-wide;
- 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.

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>Time</th>
<th>Item</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:00 AM</td>
<td>Registration &amp; Continental Breakfast</td>
<td>Central Hallway</td>
</tr>
<tr>
<td>9:30 AM</td>
<td>Opening Session</td>
<td>Auditorium</td>
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<tr>
<td></td>
<td>• Welcome</td>
<td></td>
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<tr>
<td></td>
<td>o Fernando Costa FAICP, Chair, Vision North Texas Advisory Committee</td>
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<tr>
<td></td>
<td>o Karen G. Rue, Ed.D, Northwest ISD</td>
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<td></td>
<td>o Danny Scarth, Councilmember, City of Fort Worth</td>
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<td>o Steve Stamos, Executive Committee, Urban Land Institute</td>
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<td>North Texas District Council</td>
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<td></td>
<td>• Overview of Vision North Texas and Workshop Activities</td>
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<td></td>
<td>o Karen Walz FAICP, Vision North Texas Project Manager</td>
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<td></td>
<td>• Focused Topic Presentations</td>
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<td></td>
<td>o Sustainability</td>
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<td></td>
<td>▪ John Promise, P.E., Director of Environment &amp; Development, North Central Texas Council of Governments</td>
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<td>o Community Design and Economic Growth</td>
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<td>▪ Karen Walz FAICP, Vision North Texas Project Manager</td>
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<td>• Workshop Instructions</td>
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<td></td>
<td>o Karen Walz</td>
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<tr>
<td>10:35 AM</td>
<td>Break; Go to Work Groups</td>
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<tr>
<td>10:50 AM</td>
<td>Small Group Session (includes lunch)</td>
<td>See map for assignments</td>
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<td></td>
<td>• Regional Issues &amp; Goals</td>
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<td>• Visioning Exercise</td>
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<td>• Focused Issue Discussion</td>
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<tr>
<td>2:00 PM</td>
<td>Break; Return to Auditorium</td>
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<tr>
<td>2:15 PM</td>
<td>Results Session</td>
<td>Auditorium</td>
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<td>• Reports from Small Groups</td>
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<td>• Keypad Polling</td>
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<td>• Wrap-up and Next Steps</td>
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<td>o Fernando Costa</td>
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<td>• Acknowledgements</td>
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<td>o John Promise</td>
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<td>3:30 PM</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.
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 – a larger area than the state of Massachusetts. It includes sixteen counties (Collin, Dallas, Denton, Ellis, Erath, Hood, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant and Wise) and 225 cities.
Regional Growth Trends & Projections

The North Texas is one the major urban centers in the United States. In 2007, it was the fourth-most populous region in the nation and was the fastest-growing region in the nation. 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 and Denton counties. 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 national and international leadership 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.

Barnett Shale

Barnett Shale formations in the Fort Worth Basin extend across the western portion of the North Central Council of Governments region. The Barnett Shale extends under and across 5,538 square miles within the NCTCOG region. In fact, 10 out of the 16 counties in the region contain natural gas deposits. In the past 5 years cities, counties, special districts, as well as private landowners have begun leasing their mineral rights to drilling companies. The Barnett Shale in North Texas is estimated to hold 26 trillion cubic feet of natural gas. The life of a natural gas well can be from 20 to 25 years. The maps on the following pages show the extent of the shale and the stages of exploration within the subregion.

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1 City of Fort Worth
2 City of Fort Worth

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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 2007.³

³ 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.

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The Regional Transportation Commission (RTC) sets priorities for transportation funding in North Texas through its mobility plans. *Mobility 2030* is the RTC’s plan for transportation projects through 2030. It includes approximately $71 billion of 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 2030* 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 $6.6 billion in travel delays in 2030. The remaining transportation demand forecast in *Mobility 2030* 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 (Collin, Dallas, Denton, Ellis, Johnson, Kaufman, Parker, Rockwall, and Tarrant 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 will need almost 2 billion gallons of water per day to meet the needs of their 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%. 

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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.
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 2005 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.4

**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 Scenarios**5

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.

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4 This section of the report is excerpted from the “Vision North Texas Phase 1 Report”.

5 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.
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 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>Change 2030</th>
<th>Lowest Scenario</th>
<th>%</th>
<th>Change 2030</th>
<th>Highest Scenario</th>
<th>%</th>
<th>Change 2030</th>
<th>Lowest Scenario</th>
<th>%</th>
<th>Change 2030</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collin</td>
<td>Group 17</td>
<td>23.7%</td>
<td>16.0% Group 8</td>
<td>6.3%</td>
<td>8.2% Group 1</td>
<td>18.9%</td>
<td>11.7% Group 11</td>
<td>7.2%</td>
<td>6.8%</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Dallas</td>
<td>Group 11</td>
<td>45.5%</td>
<td>44.7% COG 2030</td>
<td>14.7%</td>
<td>31.1% Group 6</td>
<td>48.9%</td>
<td>52.6% Group 4</td>
<td>19.9%</td>
<td>40.5%</td>
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<td>Denton</td>
<td>Group 2</td>
<td>20.6%</td>
<td>11.9% Group 10</td>
<td>6.0%</td>
<td>7.4% Group 2</td>
<td>22.5%</td>
<td>12.2% Group 6</td>
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<td>Ellis</td>
<td>Group 7</td>
<td>8.7%</td>
<td>5.0% Group 20</td>
<td>3.1%</td>
<td>2.5% Group 7</td>
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<td>4.9% Group 17</td>
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<td>Johnson</td>
<td>Group 4</td>
<td>9.8%</td>
<td>5.6% Group 7</td>
<td>1.8%</td>
<td>2.1% Group 4</td>
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<td>Kaufman</td>
<td>Group 7</td>
<td>9.7%</td>
<td>5.0% Group 11</td>
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<td>0.7% Group 7</td>
<td>4.5%</td>
<td>2.4% Group 11</td>
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<td>Parker</td>
<td>Group 10</td>
<td>7.6%</td>
<td>4.3% Group 11</td>
<td>0.0%</td>
<td>0.9% Group 4</td>
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<td>Rockwall</td>
<td>Group 4</td>
<td>4.1%</td>
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<td>0.4% COG Infill</td>
<td>2.3%</td>
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<td>Tarrant</td>
<td>Group 8</td>
<td>31.0%</td>
<td>29.7% Group 19</td>
<td>17.5%</td>
<td>23.7% Group 10</td>
<td>34.4%</td>
<td>30.3% Group 7</td>
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<tr>
<td>Wise</td>
<td>Group 4</td>
<td>6.0%</td>
<td>3.2% COG Rail, COG Infill, Groups 2, 6, 11</td>
<td>0.0%</td>
<td>0.5% Group 5</td>
<td>7.4%</td>
<td>1.8% COG Rail, COG Infill, Groups 2, 6, 11, 16</td>
<td>0.0%</td>
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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.

**Sustainable Sites & Buildings**

**Regional Codes Coordination ... Heading For Green**

Throughout its more than 40-year history, the North Central Texas Council of Governments has played a number of important roles in promoting resource efficiency in North Central Texas. Since 1967, NCTCOG’s Regional Codes Coordinating Committee has shown leadership in promoting energy efficiency through adoption of regional codes. The agency has encouraged region-wide planning for sustainable use of resources such as water, land, and energy through the Center of Development Excellence and Vision North Texas.

Recognizing a growing demand among local governments for assistance in coordinating programs that promote development practices which support wise use of both energy and water, NCTCOG is expanding its regional support in the area of Green Sites and Buildings. Working together with partners such as the U.S. Green Building Council, NCTCOG will build upon existing regional programs that support resource efficiency, to identify areas in which additional initiatives are needed, and to increase regional capacity to address these important issues.

**Texas Smartscape**

SmartScape® utilizes xeriscape principles, but goes beyond the basics by providing design, care and plant search tools that are “Smart” for North Central Texas. The purpose of SmartScape® is to educate citizens on the ecological, economic and aesthetic benefits of using landscaping plants, shrubs, grasses and trees that are native or adapted to our regional climate and local conditions.

The ultimate goal is to conserve local water supplies and improve storm water runoff quality by reducing the amount of water needed to maintain landscapes while decreasing the amounts of pesticide, fertilizer and herbicides used in landscaping practices.
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iSWM ... Integrated Storm Water Management

New development and redevelopment that is designed, constructed, maintained, and regulated effectively is a very positive thing for a community that can significantly improve the quality of life from an economic, aesthetic, social, and recreational perspective. There are real impacts of growth, however, on the environment and, in particular, the natural drainage systems and water resources in our region. Urbanization changes not only the physical, but also the chemical and biological conditions of our waterways. As such, an integrated Storm Water Management (iSWM) approach should be considered in order to minimize the adverse impacts of urbanization.

Wise County Conservation and Development Strategies

Over the past few years, the Wise County Citizen’s Long Range Planning Committee has examined the development trends moving outward from Fort Worth.\(^6\) They have also considered the unique natural assets of Wise County. The result of this analysis is a vision for economic growth in Wise County that would be based on land conservation and recreation.

The committee’s research identified key natural assets in Wise County (and adjoining areas) that are notable and valuable to North Texas:

- The region’s largest underground water aquifer;
- Significant stormwater retention area that reduces flooding in the urban areas downstream;
- The LBJ National Grasslands, with over 20,000 acres of important natural habitat; and
- Emerging tourist activities based on agriculture, natural assets and recreation.

Decisions on future growth and development in this area have the potential to support and enhance the existing urban parts of the region as well as the quality of life for Wise County itself. In its summary report, “Conservation and Recreation in North Central Texas”, the committee describes three possible strategies (shown on page 22) for economic growth based on land conservation and tourism.

These concepts propose a different pattern for the future that does not continue the outward expansion of traditional suburban development common to this and other metropolitan regions. They suggest opportunities for economic development that could support preservation of existing community character and conservation of natural assets. This approach to economic growth may be more sustainable over the long term as well.

\(^6\) Information in this section from the Wise County Citizen’s Long-Range Planning Committee.
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Different preservation initiatives could accomplish more with fewer resources than are required for government-controlled parks. A park of 5,000 acres would be equivalent to a riverfront trail system on land 51 miles long and 800 feet wide. Providing incentives in order to conserve sections of private land along rivers could help mitigate flooding and prevent downstream contamination. For recreation, an expansion of the regional trails could go from Lake Bridgeport to Eagle Mountain Lake and on to the Grasslands. The map distances shown are:

- A to B = 13 miles
- B to C = 24 miles
- B to D = 14 miles
- Total = 51 miles

Another option would be to implement a program to buy land or encourage tax-reducing conservation easements adjacent to the Grasslands to bridge the gaps of land vulnerable to development. These actions help to protect the watersheds, extend wildlife corridors, and increase recreational possibilities. Similar ideas can be employed in the Trail Strategy mentioned above if private landowners refrain from participating, thus risking fragmentation of the trail system. A public-private group could take the following actions, focusing on key parcels:

- E – Connect parcels by overcoming major physical obstacles (e.g., with pedestrian bridges or wildlife crossings)
- F – Create a town-to-Grasslands connection for Alvord and Decatur
- G – Protect secondary waterways from contaminants and erosion
- H – Protect the dividing line between the two watersheds

A third strategy would go beyond simply protecting existing natural resources by implementing projects that increase people’s awareness of the overall importance of these regional amenities. By increasing their visibility and thus adding more value to them, more business and eco-tourism dollars will likely flood into the County to support additional initiatives. For example, a public-private initiative could reclaim the quarries and link them to the Grasslands and the Lake (1), thus adding to the other major attractions.
Northwestern Subregional Opportunities and Challenges

Subregional Area

The area of focus for this workshop is generally in the northwestern part of the North Texas region. It includes all of Wise County, and western Denton, portions of northern Parker, and northern and eastern Tarrant Counties. It includes approximately 2,469 square miles of territory. The map below shows the location of the study area for this workshop relative to the entire North Central Texas region. The map on the following page shows the study area for this workshop in more detail.

[Map showing the study area for the workshop]

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Subregional Population

In 1960, this subregional study area had approximately 547,377 residents. By 2005, its population had grown to about 1,527,908 and jobs located in this area numbered about 830,876. The NCTCOG 2030 Forecast projects that this subregional area will have about 2.7 million residents by 2030. In addition, 1,313,661 jobs are expected to be located here in 2030.

Historical Subregional Population by County

The following graph shows the four counties in the Northwestern Subregional Workshop study area. The growth indicated spans a period of 40 years from 1960 to 2000.

Land Use

Land use refers to how land is currently used and how it should be used in the future. Population and economic trends are guiding factors that help predict future needs for various land uses. In understanding our region’s land use we are able to put into perspective our region’s development history and how it may continue to develop.

The map on the following page shows the study area for the Northwestern Subregional workshop. It shows the land use data available for 2005 of the Northwestern Subregion as well as for the areas surrounding, where data is available. The map indicates intensities of developed land and the location of agricultural or vacant lands as well.

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Transportation Proposals in the Subregion

Trans-Texas Corridor-35

The Trans-Texas Corridor is envisioned as a major transportation facility for the State of Texas. It is intended to include highways as well as truck routes, rail lies and other major infrastructure. The specific design and location of these improvements have not been decided. The map below shows the general locations of the potential routes.

Legend
- Regional Recommended Alignment
- Potential TTC-35 Recommended Corridor Alternatives
- TxDOT TTC-35 Potential Connection Zones
- Highways
- Texas Counties
- MPA Boundary

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.

![Map showing rail corridors identified for further evaluation](image)

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 technology and 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.

*January 18, 2007*

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**Workshop Activities**

The central segment of the Northwestern 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 transportations 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.

**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.

**Air quality**

- Meeting federal requirements for air quality
- Having air that is safe for children and other sensitive individuals to breathe

**Climate change**

- Reducing the region’s emissions of greenhouse gases
- Calculating and monitoring the ‘carbon footprint’ of the people, businesses and governments in the region
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- Considering greenhouse gas emissions in making investment, development and capital improvement choices
- Encouraging or increasing areas and activities that serve as ‘carbon sinks’ within the area
- Planning to adapt to changes that are expected to occur even with reductions in greenhouse gas emissions

**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
- Ensure that local communities have the tools to compete by having access to federal, state and local incentives.

**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
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- 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

**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
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- Having workforce housing (housing that is affordable to the people employed by local businesses) available near major employment centers

**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

**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
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- 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 for 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.

**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,
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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

**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.

**CLIDE Award Examples:** Plano Transit Village, The Block, State Thomas District, Trinity River Vision, Ft. Worth Urban Village Program, Addison Circle, Legacy Town Center, The Tower

**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

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

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 provide 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

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**

As part of the effort to plan for growth in the region, Vision North Texas (VNT) and The Trust for Public Land (TPL) began working together in 2007 to help residents and officials reach common ground on their open space priorities through an innovative approach known as Greenprinting. During that year, the first phase of work for the project was completed. Since then a report describing the greenprint project, accomplishments in 2007 and project results has been produced.
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Greenprinting is a process developed by The Trust for Public Land (TPL) and used in regions nationwide. Essentially, it combines data, computer modeling and stakeholder dialogue to accomplish three things: identify the natural assets valued by our region; establish priorities for conservation of these areas; and evaluate the tools that can be used to retain these regional assets. Vision North Texas has contracted with TPL for an initial phase of this process.7

This “Greenprinting” initiative is important because the balance of urban development to more natural areas is an important factor to setting an overall quality of life. Open space, parks, natural areas and agricultural resources are all key components to consider when setting goals for the future.8

Greenprinting is a tool that can help communities make these 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.9

The maps below are examples of Greenprint analyses performed for Kings County, Washington by the Trust for Public Land.
The Vision North Texas Greenprint Project

Each Greenprint model developed by the Trust for Public Land is tailored to meet the needs of the local stakeholders. The Vision North Texas Greenprint project has been designed to:

- Reflect open space resources and priorities unique to north Texas communities;
- Result in a common knowledge base of regional resources and assets;
- Offer a unique blend of science and preference;
- Enable stakeholders and community members identify broad conservation goals;
- Use local experts and scientists to design models using best available regional data;
- Be conducted as part of Vision North Texas’ overall initiative to create a vision for the future growth of the region;
- Create an analytical tool that complements other regional, state and federal planning projects affecting North Texas (such as transportation planning and ‘Eco-logical’ projects);
- Provide an on-going decision support tool, maintained by NCTCOG, to support North Texas cities, counties, property owners and non-profit organizations; and
- Assist with open space acquisition and protection planning at the regional and local level.

Greenprint Results to Date

The first stakeholder input for the VNT Greenprint Project was received as part of the Southeastern Subregional Workshop held in Lancaster in January 2007. Participants identified initial goals for land conservation in the region and noted key land areas on their visioning maps. The following themes reflect the land conservation and open space goals identified and summarized across all ten workshop groups. They serve as the starting point for creation of the fundamental structure for the greenprint modeling process:

- Provide Connectivity via Trails
- Create New Opportunities for Recreation Access and Parks
- Protect Habitat
- Preserve Sense of Place and Cultural Assets
- Minimize Flooding Impacts
- Protect Water Quality and Water Supply
- Improve Air Quality

After that workshop, a Regional Ecosystem Task Force of stakeholders from the entire North Texas region was convened to further refine these goals. A Technical Advisory Team was also formed to provide advice on data and related technical issues that affect model design.

By the end of January 2008, a set of greenprint goals had been completed. For each goal, a specific listing of the criteria that will measure achievement was also completed. These goals and criteria are shown below. They form the basis for assembly of data and design of the computer model. These goals are listed on the following pages. Information collected to date for the greenprint model is shown on the maps that follow. Each maps presents information related to a specific Vision North Texas greenprint goal.

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**Goal A**: Provide trail connections that people can use for recreation and travel between desired destinations.

**Criteria**
- Areas that link natural and community destinations
  - Will be determined based on:
    - Destinations (significant natural and cultural locations that need to be connected)
    - Opportunities (locations that make these physical connections)
    - Desirable features (trail experience)
    - Impediments (to connection)

**Goal B**: Foster new opportunities for recreation, access and parks.

**Criteria**
- Areas that provide equitable distribution of parks
  - Will be determined based on:
    - Gaps in regional park system service areas
    - Highest park need - population density, # kids, low income, public health
- Adaptive reuse opportunities – mined areas, gravel pits, brownfields
- Canoe and kayak access
  - Will be determined based on:
    - Gaps in current access
    - Suitable locations for new canoe/kayak locations (*appropriate water depths, landcover, parking requirements, road access, impacts to sensitive areas, etc*)
- Boating access
  - Will be determined based on:
    - Gaps in current access
    - Suitable locations for new boating locations
- Off road access
  - Will be determined based on:
    - Gaps in current access
    - Suitable locations for new off road access locations
- Birding zones
- Large, unfragmented open space areas

**Goal C**: Protect and enhance existing ecosystems.

**Criteria**
- Escarpment
- Native prairies
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- Forest communities
  - Includes Crosstimbers [“mainly post oak (Quercus stellata) and blackjack oak (Quercus marilandica) forests interspersed with patches of open prairie”], bottomland hardwoods, etc
- Sensitive habitats and endangered species
- Natural and ecological corridors
- Areas of habitat diversity
- Tree canopy
- Wetlands
- Large, unfragmented open space areas

**Goal D: Restore vital ecosystems.**

**Criteria**
- Broken connections in natural and ecological corridors
- Former prairie grass areas
- Forest communities that require restoration

**Goal E: Preserve the assets that define “character of place” for the region and its communities.**

**Criteria**
- Farming, agricultural areas
- Significant water courses
- Scenic vistas and environmental viewsheds
- Buffers between developed areas
- Tree canopy
- Historic (old) trees
- Archeological sites and assets
- Community gardens
- Historic districts and sites

**Goal F: Protect water quality and promote natural storm water management.**

**Criteria**
- Natural retention areas
- Native prairies
- Tree canopy
- Natural buffer zones along stream corridors and water features
- Headwaters
- Reservoirs and water supply areas
- Groundwater recharge areas
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**Northwestern Subregional Workshop**
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- Wetlands

**Goal G: Sustain the region’s watersheds, waterways and water resources.**

**Criteria**
- Sensitive slopes and runoff areas
- Impaired streams and waterbodies
- Point and non-point sources
- Repetitive high flood loss areas

**Goal H: Use natural and land assets to improve public health.**

**Criteria**
- Areas that support air quality
  - May include the following (to be refined through discussion with technical advisors):
    - Tree canopy
    - Native prairies
    - Large, unfragmented open space areas
    - Highway ROW for tree plantings
    - Areas with ozone level exceedances
    - Heat island areas
- Areas that achieve public health objectives (such as reducing obesity)
  - May include the following (to be refined through discussions with technical advisors)
    - NCTCOG Mobility Plan information
    - Walkability (proximity of trails, paths, etc. to residential areas)
    - Compact development patterns

**Greenprinting Next Steps**

During 2008 and 2009, additional resources will be sought to complete the Greenprint model for the entire North Texas region. Once resources are secured and the model is complete, it should form the basis for the natural area and open space analysis and policies of *North Texas 2050*. The model will be used to test stakeholder priorities throughout the region. It will contribute to creation of an integrated ‘regional infrastructure framework’ that will be part of *North Texas 2050*. 
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Provide trail connections that people can use for recreation and travel between desired destinations.
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Preserve the assets that define "character of place" for the region

- Historical Marker
- Archeology Project Area
- Cemetery
- Historical Region
- Archeology Project Line
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Protect water quality and promote natural storm water management

- Wetland
- Major Aquifer
- Trinity
- Minor Aquifer
- Woodbine

Source: TVDDB, FEMA, NLCD.
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Sustain the region's watersheds, waterways, and water resources.
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Use natural and land assets to improve public health
- Tree Canopy
- Agricultural Land

Northwestern Subregional Workshop
Vision North Texas

Source: NLCD, 2011.
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 29 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 Northwestern Subregion

2. What existing regional trends create the greatest opportunities or potential for a sustainable future for this subregion?
3. 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?

Principles of Development Excellence

The Principles of Development Excellence (beginning on page 33) are the starting point for your discussion of regional growth. Review those principles and discuss them with your colleagues.

4. How well do the Principles of Development Excellence describe our group’s concept of the region’s desired future?
5. How well do the Principles of Development Excellence describe our group’s concept of the desired future for our Northwestern 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 30 minutes.

‘Rules’ for the Visioning Exercise

Today is our opportunity to bring together diverse participants from the public and private sectors, civic and faith-based leaders, elected officials and neighborhood leaders, developers and environmentalists, business leaders and academicians, 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. 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 Legos®

The base map is approximately 5’ by 7’ in size and shows the entire Northwestern 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>Range</td>
<td>Low End</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.

<table>
<thead>
<tr>
<th>Households: Orange Lego®s</th>
<th>Jobs: Blue Lego®s</th>
</tr>
</thead>
<tbody>
<tr>
<td>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).</td>
<td>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).</td>
</tr>
</tbody>
</table>

### 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 • 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
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**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

2 stacked LEGO®️
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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
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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 LEGOs®
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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 LEGO®
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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 LEGOs®
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 Northwestern 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. 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 Northwestern 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>Growth Level</th>
<th>Low Population (Orange Lego®s)</th>
<th>High Population (Orange Lego®s)</th>
</tr>
</thead>
</table>
| **Low Jobs** (Blue Lego®s) | Growth Level 1 960 Lego®s  
(472 orange & 852 blue) | Growth Level 2 1,356 Lego®s  
(868 orange & 488 blue) |
| **High Jobs** (Blue Lego®s) | Growth Level 3 1,324 Lego®s  
(472 orange & 852 blue) | Growth Level 4 1,720 Lego®s  
(868 orange & 852 blue) |

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.

**Discussion Questions – Focused Topics**

The discussion of focused topics builds on the Visioning Exercise. It enables the groups to move beyond the broad regional form concepts illustrated by the notations marked on the maps and the placement of Lego®s. In this part of the workshop, your group should discuss the topics of sustainability and community form that were presented during the Opening Session. Consider the issues below, and answer the questions noted below in red. Use the flip charts to record group agreement on these topics. Your group has one hour for this discussion.

**Greenprinting**

Review the eight greenprinting goals that begin on page 39 of this workbook. Are these goals appropriate for North Texas as it identifies land and natural resources that are important to the region and that should be considered for preservation or enhancement? Does your group have revisions or modifications to propose to this list? (Note that you need not comment on the detailed criteria that follow each goal.)

**Sustainable Sites & Buildings**

Sustainability means that our communities use resources today in a way that leaves resources for future generations to enjoy as well. As individual sites within the region are developed, revitalized or retained as natural areas, decisions are made that will impact the resource use by people who will live or work at that site. Regional action can help property owners and local communities make more sustainable choices by:

- Creating an on-line location where information about sustainable design techniques and materials can be shared.
- Analyzing examples of sustainable development “best practices” in the region and reporting on how effective they are in achieving sustainability goals.
- Providing templates or models that can be used by individual communities or property owners as examples of sustainable design.
- Establishing systems of incentives or financial support that would be available to help make individual buildings and sites more sustainable.
- Considering sustainability as a criterion in making regional investments or in designing capital projects that serve the region.
- Creating a regional ‘gamebook’ or plan for action to make the region more sustainable by setting targets for the region to achieve.

There may be other activities that could also be considered at a regional level to help individual sites and buildings to be more sustainable.

Based on the information you have today, what are the top two or three steps your group thinks the region should take in the next 12 months to make North Texas more sustainable?
**Sustainable Economic Development**

One way to ensure that a community’s economy is sustainable is to base economic growth on assets and features that make the community unique and distinctive. The concepts proposed for Wise County illustrate some ways to grow and retain important assets. Other ideas for economic development focus on a major facility that does not exist anywhere else in the region (or the state). Consider the natural assets, community character, major facilities and other features that make this area distinctive. What economic development could be pursued that would benefit from these subregional assets? How can that development create a sustainable economy for North Texas?

**Community Form & Design**

Some aspects of desirable community design address site-specific details or design factors that cannot be expressed easily at the subregional level. These include factors such as a pedestrian orientation, a site plan that builds in natural drainage, building design features that are compatible with nearby historic structures, or a mix of certain uses at a key location. Consider the subregional development pattern reflected by your group’s headline and map and note the places where you have chosen to add the most new development intensity. What two or three design details are most important so those areas are desirable places to live and work?
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Speakers

Fernando Costa, FAICP
Vision North Texas Advisory Committee Chair
And Assistant City Manager, City of Fort Worth

Fernando Costa served as planning director for the City of Fort Worth from 1998 through 2008 and has been appointed Assistant City Manager this year. 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 of the Rotary Club of Fort Worth and as immediate past president of the 13-county Tarrant Area Food Bank.

John Promise, P. E.
Director of Environment and Development, North Central Texas Council of Governments

John Promise serves as the Director of Environment & Development for the North Central Texas Council of Governments, an association of more than 200 local governments in the 16-county Dallas-Fort Worth region. He earned a B.S. in Civil Engineering from Northeastern University in Boston, Massachusetts and an M.S. in Governmental Administration from The George Washington University in Washington, D.C. He is a Registered Professional Engineer in Texas, and is active in many civic and professional associations.

By state statute, the purpose of a council of governments is to make studies and plans to guide the unified, far-reaching development of the region, eliminate duplication, and promote economy and efficiency in the coordinated development of a region. The Environment & Development Department, which John leads, has two primary and interrelated responsibilities. One is to help the region be recognized as a Center of Development Excellence. The other is to promote Sustainable Environmental Excellence through leading-edge programs such as SEE Less Trash and SEE Safe Clean and Green. Among the programs managed by John and his staff are the region’s Trinity River Common Vision project, its innovative iSWM program for stormwater management, and initiatives to support green building codes.
Karen G. Rue, Ed.D.
Northwest ISD Superintendent of Schools

Dr. Karen Rue joined Northwest ISD in July 2005, as the Superintendent of Schools.

Under her leadership, the district continues to make gains in all aspects of the educational process. A $224 million bond was passed in October of 2005. In May 2008, a $260 million bond was overwhelming passed by the voters of the district. Samuel Beck Elementary School was named a 2006 Blue Ribbon Lighthouse School and recently named the Department of Education National Blue Ribbon School nominee. Medlin Middle School and Gene Pike Middle School were recognized for their academic achievements by the National Center for Educational Accountability, and Northwest High School was recognized by Newsweek magazine as one of the top 1,200 high schools in the nation. Dr. Rue serves on the executive committee for the Texas School Coalition and Texas Association of Suburban/Mid-urban Schools, Chair of the Fast Growth Schools Coalition, a Director of the 35W Coalition and on the Board of the Northwest Communities Partnership. Dr. Rue is a member of the Texas Association of School Administrators and serves on the Legislative Committee. She represents the District in the Northwest Metroport Chamber, Northwest Communities Partnership, Fort Worth Chamber of Commerce, South Wise County Chamber of Commerce and Northeast Leadership Forum. She is also on the University of North Texas Advisory Committee and Communities in Schools of North Texas.

Dr. Karen Rue has a passion for education and is dedicated to making Northwest one of the best Districts in the state.

Danny Scarth
Councilmember, City of Fort Worth

Councilmember Danny Scarth was first elected to the Fort Worth City Council in May of 2006. He most recently won re-election to a second term on May 12, 2007.

District 4 includes East and Northeast Fort Worth; stretching from Eastchase Parkway and I-30 to North Tarrant Parkway and I-35W. It is a diverse district and its many neighborhoods share a rich heritage. The district includes some of the most wooded areas of Fort Worth, historic neighborhoods and areas of rapid residential and commercial growth.

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.
Mr. Scarth grew up in East Fort Worth. He has been married to his wife Lucretia for 22 years. They have two sons. Mr. Scarth graduated from Trinity Valley School in 1979 and received a bachelor’s degree from Texas Christian University in 1983. Mr. Scarth is the Executive Director of Hope Media, a video production and media services organization.

In 1979, Mr. Scarth injured his neck playing football as a freshman at Trinity University in San Antonio, Texas. Despite his injury, he graduated from TCU in just eight semesters.

Mr. Scarth has served on the City of Fort Worth Facilities Master Plan Committee as well as the City of Fort Worth Gas Drilling Task Force.

His current board and committee service includes: Score A Goal in the Classroom, treasurer; Turning Point, executive director; Expanco, board member; Fort Worth Housing Finance Corporation, vice-president; Legislative and Intergovernmental Affairs Committee, chairman; Central City Revitalization and Economic Development Committee, committee member; North Tarrant Parkway Tax Increment Financing District Board (TIF No. 7), chairman; Trinity River Vision Tax Increment Financing District Board (TIF No. 9), chairman; Woodhaven Tax Increment Financing District Board (TIF No. 13), chairman.

Mr. and Mrs. Scarth are active in the Woodhaven Neighborhood Association where they have served in various capacities. Mr. Scarth and his family are also active members of Pantego Bible Church in East Fort Worth.

Steve Stamos
Executive Committee Member, Urban Land Institute North Texas District Council

Steve Stamos has 31 years of experience in construction, engineering and real estate development. Prior experience includes 11 years as a Project Engineer and Construction Manager for the 12,000 acre Las Colinas Development and 6 years as a Senior Development Coordinator and Vice President of Land Development for the 11,000 acre Hillwood Alliance Development. He currently is the Development Manager for Fairfield Residential, one of the largest multifamily developers in the nation, and handles projects in Texas, Georgia, Kansas and Alabama.

Steve is a Full Member with Urban Land Institute and has actively served on the Sponsorship Committee, a Technical Advisory Committee and is a founding member of Urban Plan. Additionally, he has served 8 years as a Planning and Zoning Commissioner and is also a member of The Real Estate Council. Steve is a resident of Trophy Club where he resides with his wife, son, daughter, 2 dogs and a horse.
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 over 30 years of experience in professional analysis, community involvement and policy recommendation expertise and has worked with communities across the nation.

Karen is a 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, AIA Dallas and AIA Fort Worth, 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**

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
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<tbody>
<tr>
<td>Bill Bancroft</td>
<td>ConBrio</td>
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<tr>
<td>Paul Cauduro</td>
<td>Home Builders Association of Greater Dallas</td>
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<td>Chris Copple</td>
<td>Town of Prosper</td>
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<td>Jerry Frank</td>
<td>Wise County Long Range Planning</td>
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<td>David Gaspers</td>
<td>City of Fort Worth</td>
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<td>Joel Hancock</td>
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<td>Wade Hardin</td>
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<td>Shawn Heiser</td>
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<td>John Letteleir</td>
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<td>Anita Russelmann</td>
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<td>Leo Valencia</td>
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<td>Karen Walz</td>
<td>Strategic Community Solutions</td>
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<td>Robert Whelan</td>
<td>University of Texas at Arlington</td>
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<td>Ellen Yost</td>
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<td>Elizabeth Zecckine</td>
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**Northwestern Subregional Workshop Volunteers**

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

<table>
<thead>
<tr>
<th>Name</th>
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<td>Desalegn Adane</td>
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<td>Terri Adkisson</td>
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<td>Richard Luedke</td>
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<td>Amanda Popken</td>
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<td>Nathan Reddin</td>
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<td>Richard Schell</td>
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<td>Kate Scott-Ward</td>
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<td>Havan Surat</td>
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<td>Janet Tharp</td>
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<td>Ed Werth</td>
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<td>Susan Erline White</td>
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These North Texas leaders currently serve as Vision North Texas Advisors. Asterisks note members of the Vision North Texas Management Committee.

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Maguire Partner (ULI)

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**Niels Brown**  
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**Ron Whitehead**  
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Riverside Alliance  

Jerry Wimpee  
Riverside Alliance  

Matthew Young  
ULI Young Leaders

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Special thanks to our Workshop Hosts

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INDEPENDENT SCHOOL DISTRICT

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More information on Vision North Texas can be found at www.visionnorthtexas.org

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