



Vision North Texas

Understanding Our Options for Growth

ASCE – Dallas Section
December 12, 2011

Why are these so important?



- This is our world. Our actions today affect future generations.

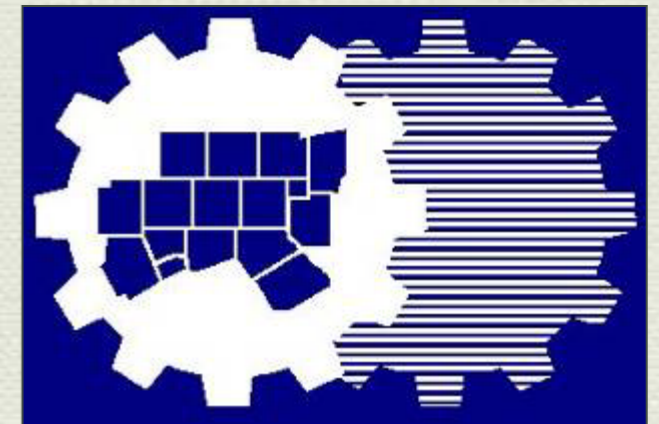
- Water resources worldwide are in jeopardy. Without water we cannot survive.

Air pollution levels are affected by many things: vehicle emissions, manufacturing processes, the weather, natural disasters, etc...

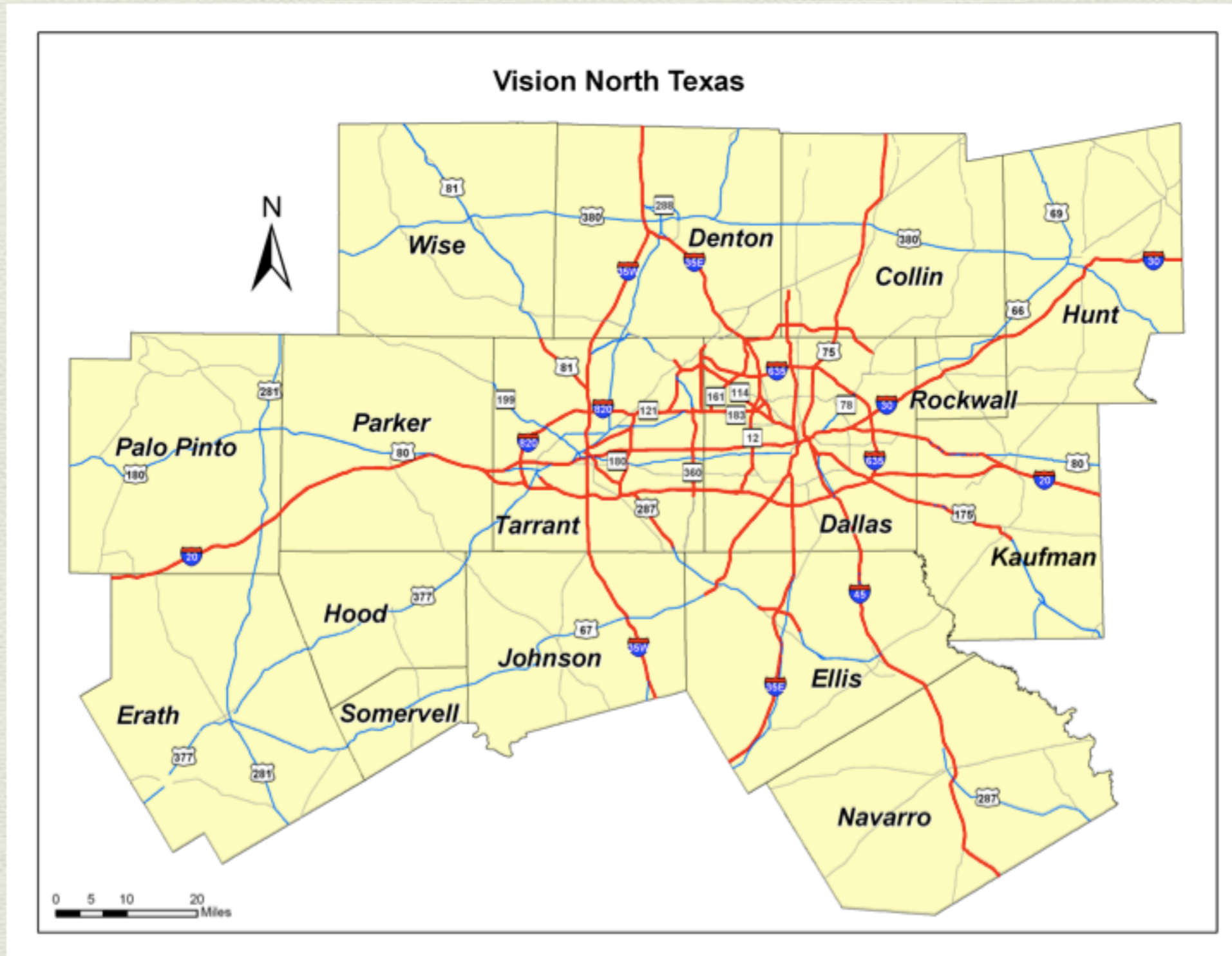
Vision North Texas

VNT is a private-public-academic **partnership** with three objectives:

- Increase **awareness** about expected growth,
- Serve as a forum for **discussion** among all stakeholders about critical issues, and
- Build support for **initiatives** that might create a successful and sustainable future for North Texas.



Vision North Texas 16 County Region



Basic NCTCOG Facts

- ◆ 230 Member Governments, including 16 Counties, numerous cities, school districts and special districts
- ◆ Geographically, the 2nd largest MPA in the nation
- ◆ Larger than 34 states, with a population of 6.6 million residents
- ◆ Larger than 9 states in land area

Four Questions

- ◆ How did we get here?
- ◆ Where are we headed under 'business as usual'?
- ◆ How can we do better?
- ◆ What does this mean to me?

How Did We Get Here?

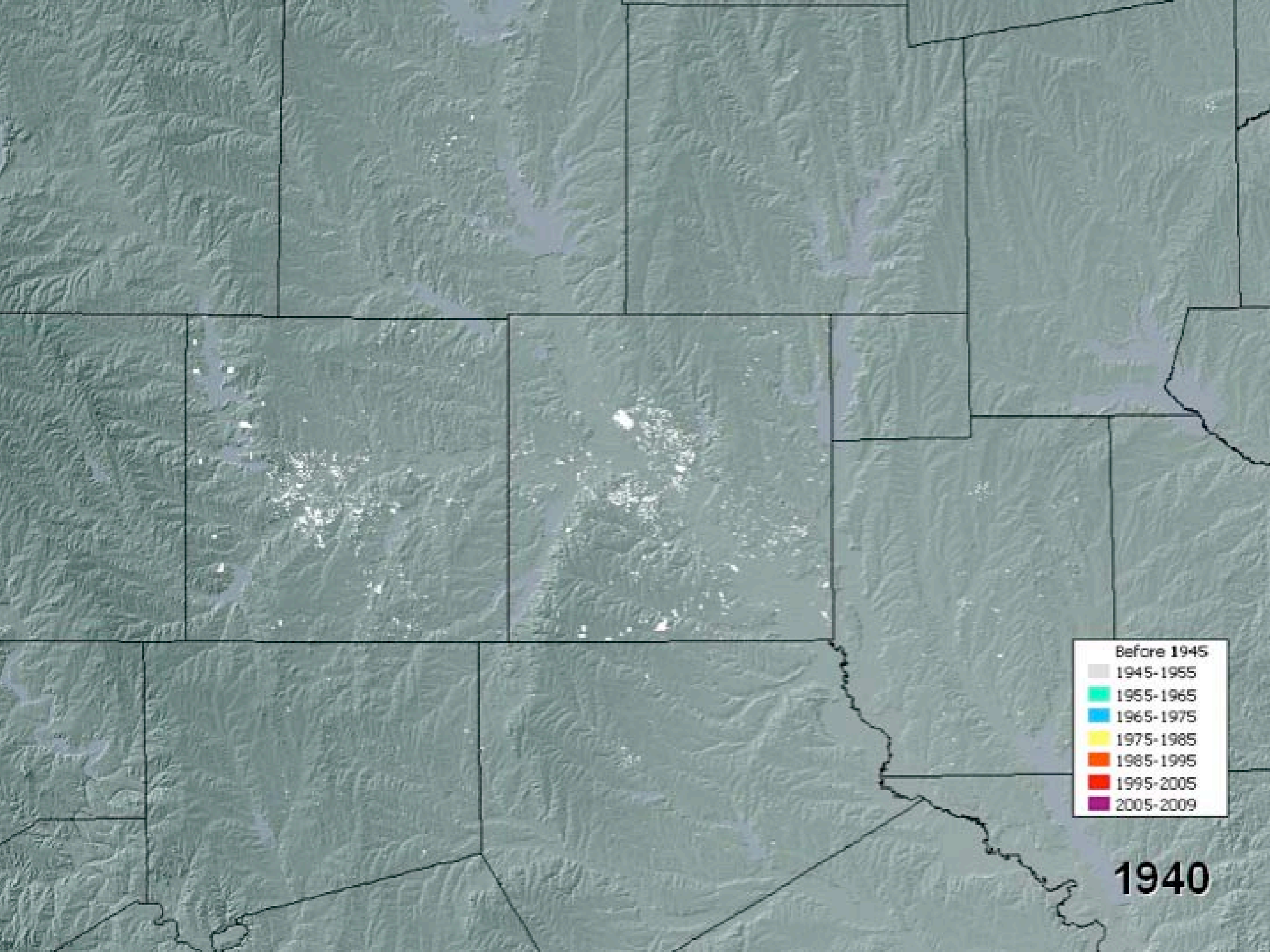


1936

How Did We Get Here?

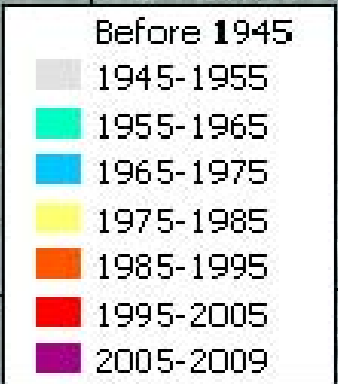
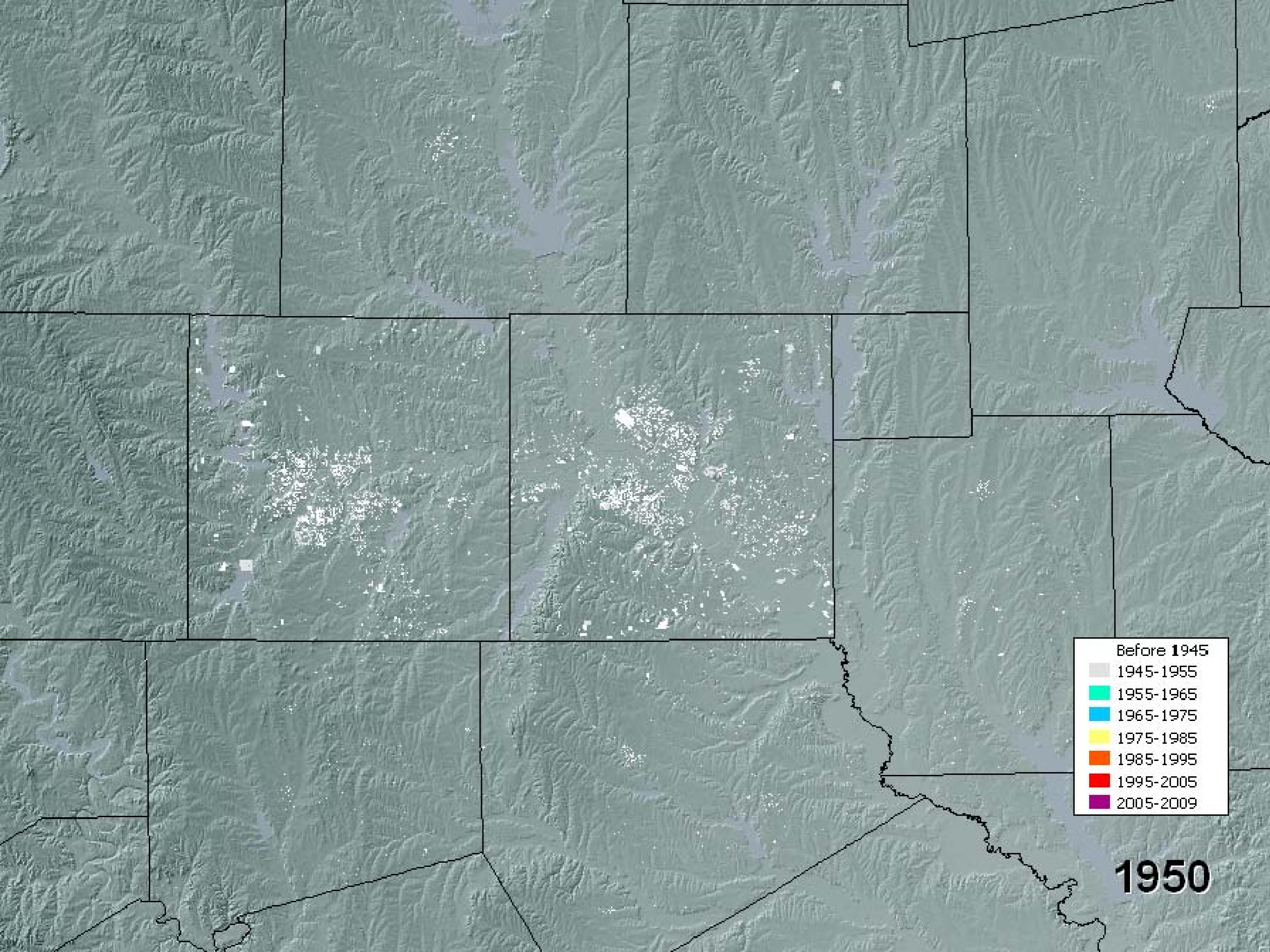


2005

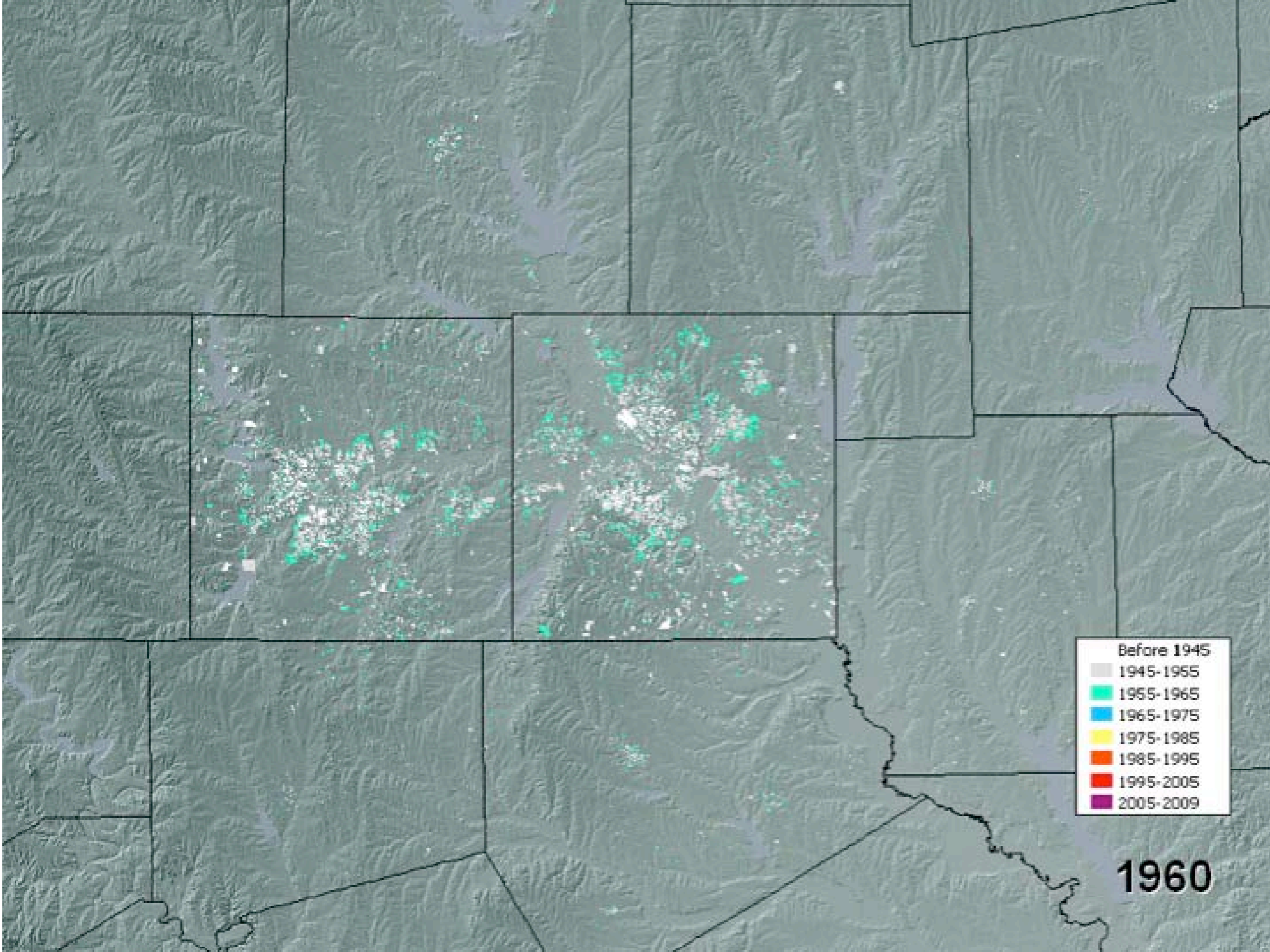


- Before 1945
- 1945-1955
- 1955-1965
- 1965-1975
- 1975-1985
- 1985-1995
- 1995-2005
- 2005-2009

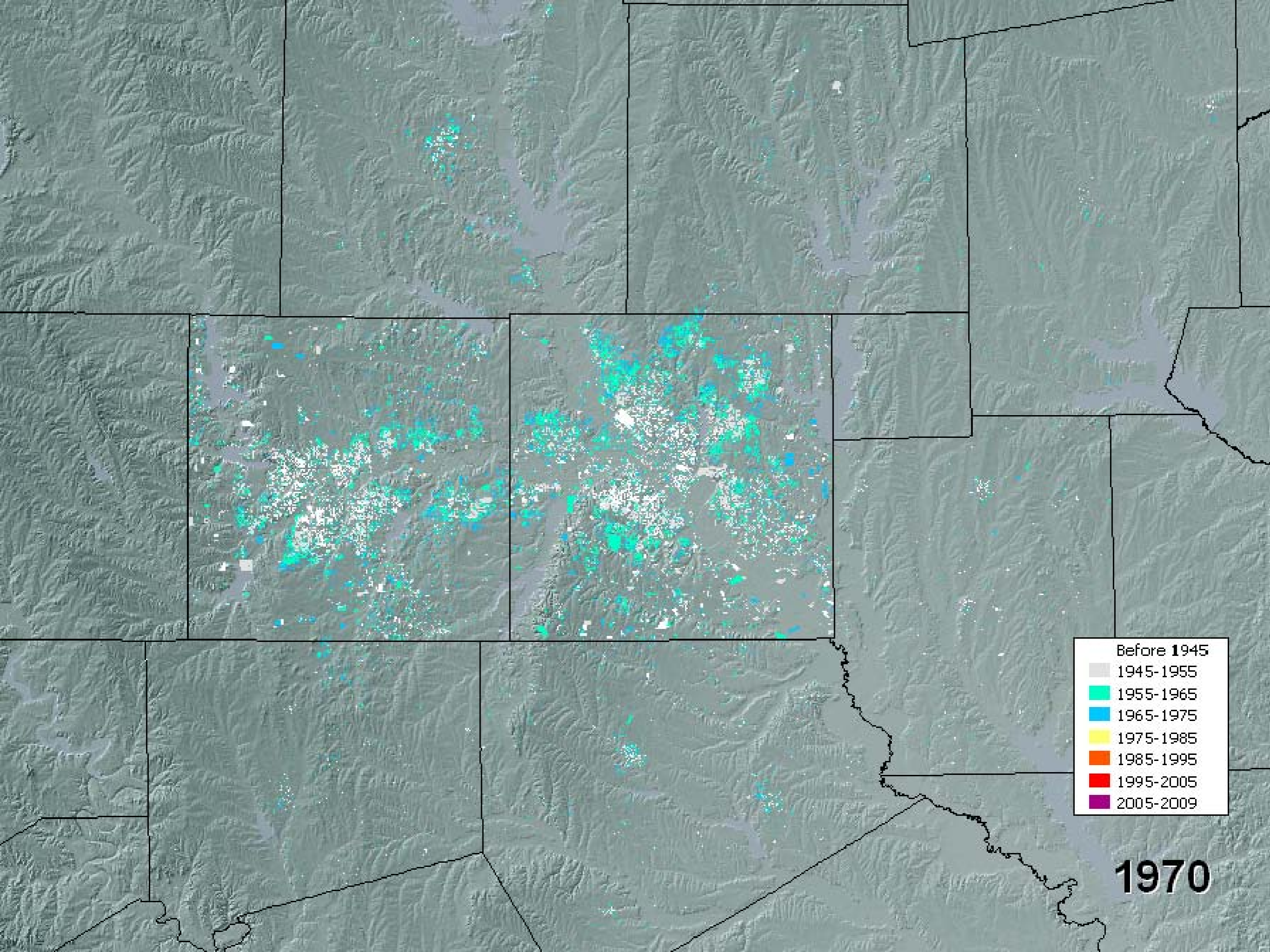
1940



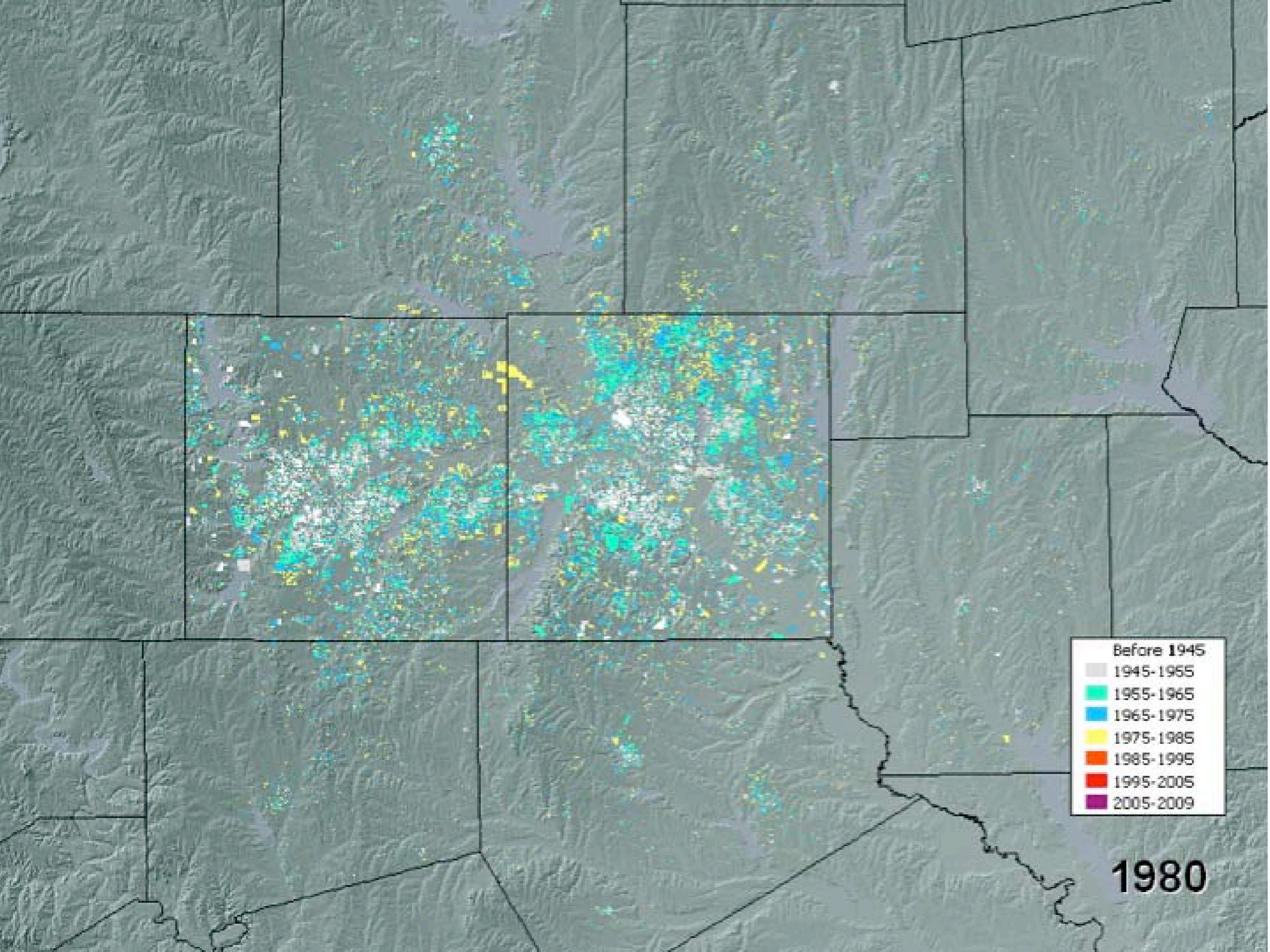
1950

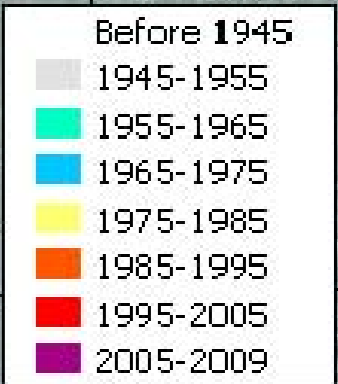
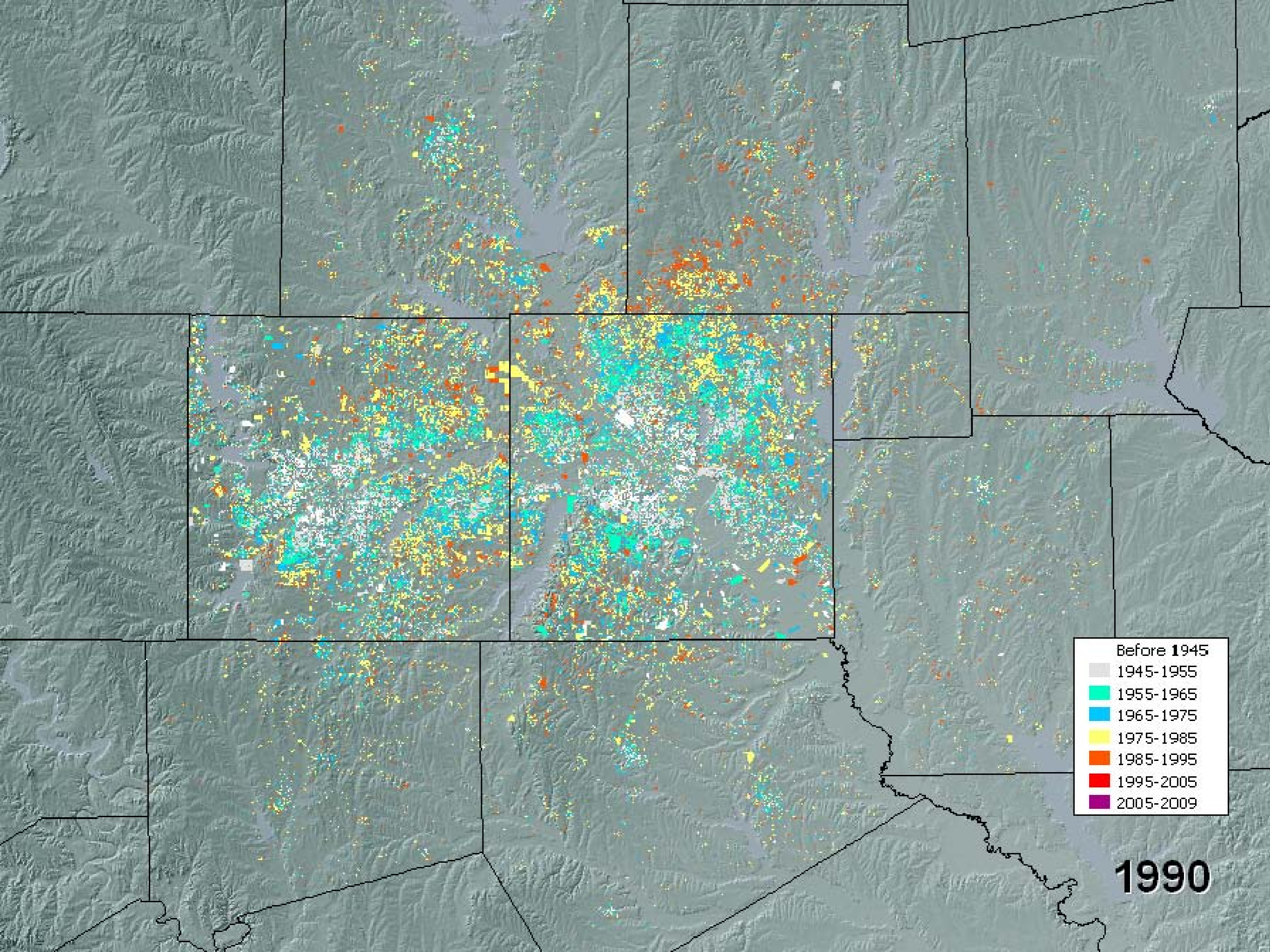


1960

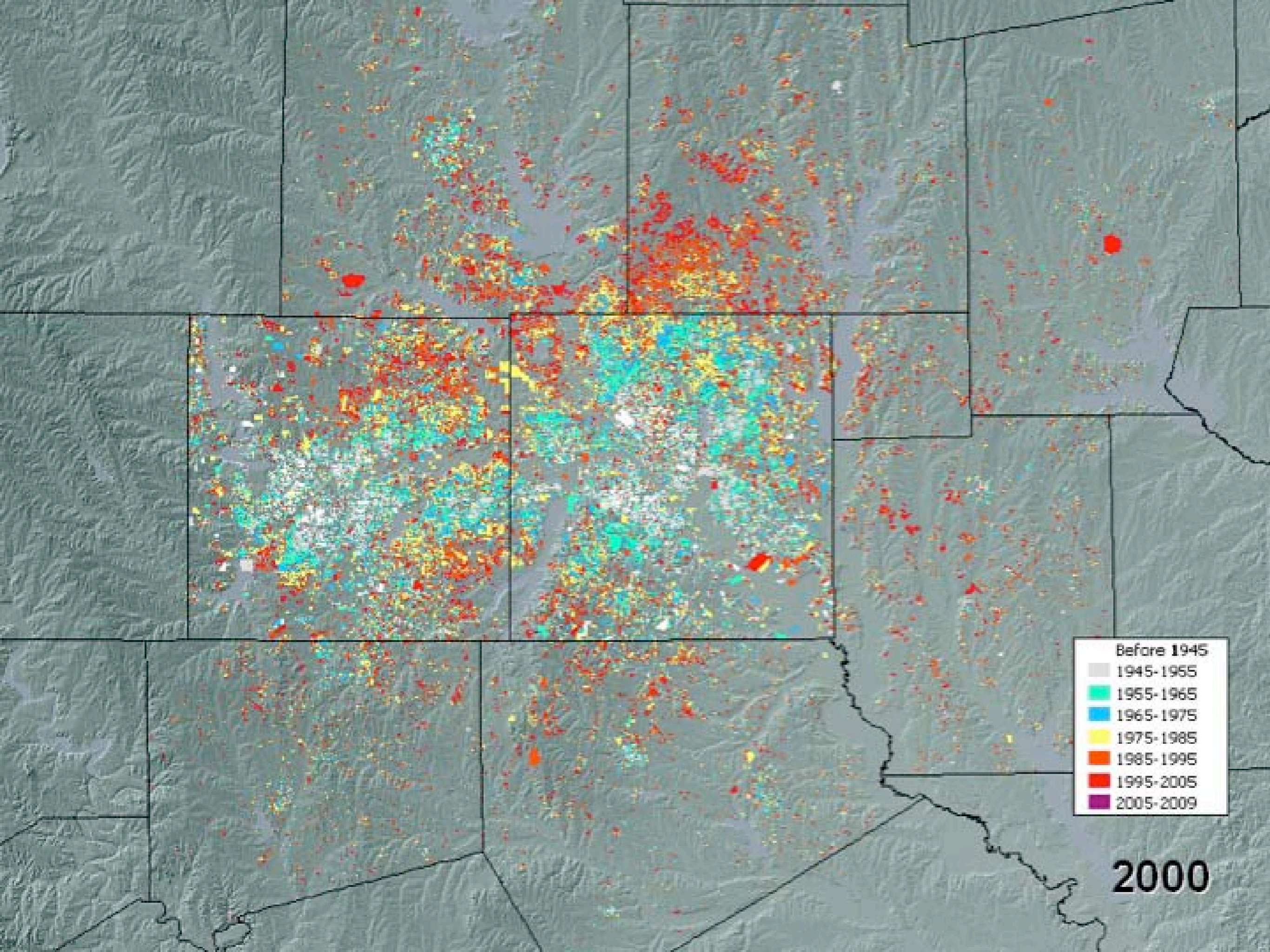


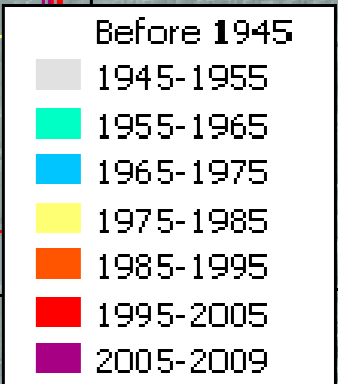
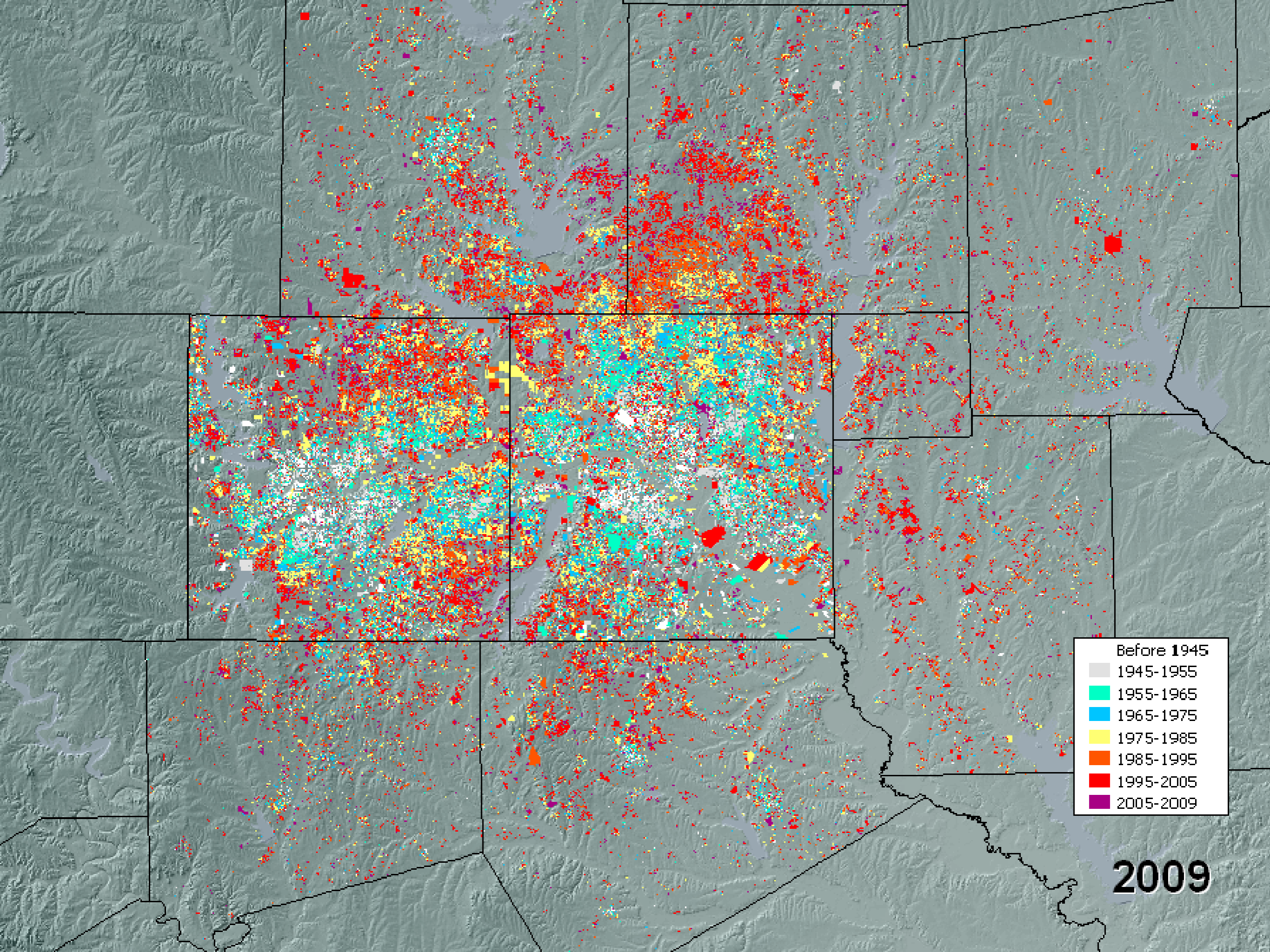
1970





1990



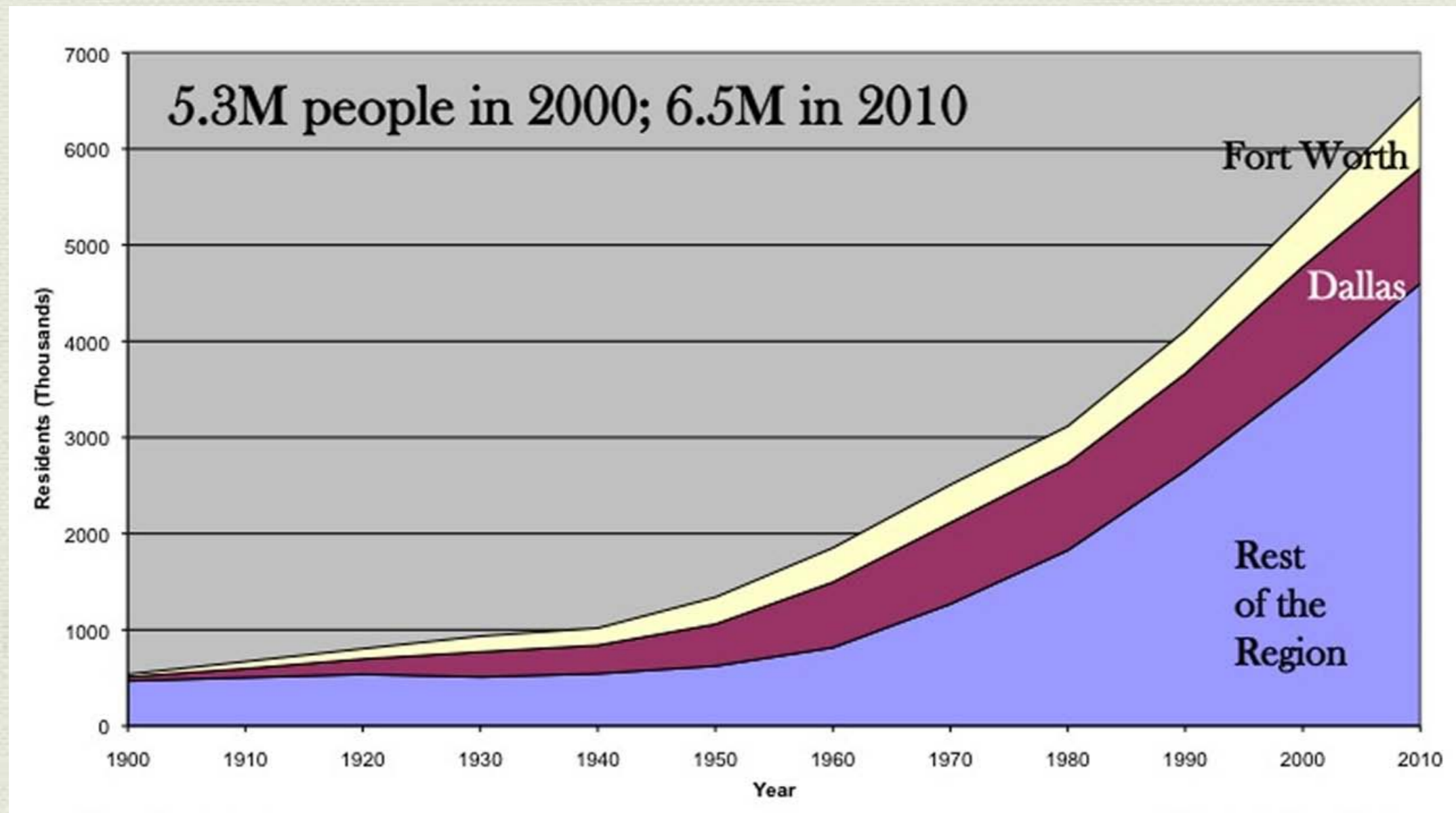


2009

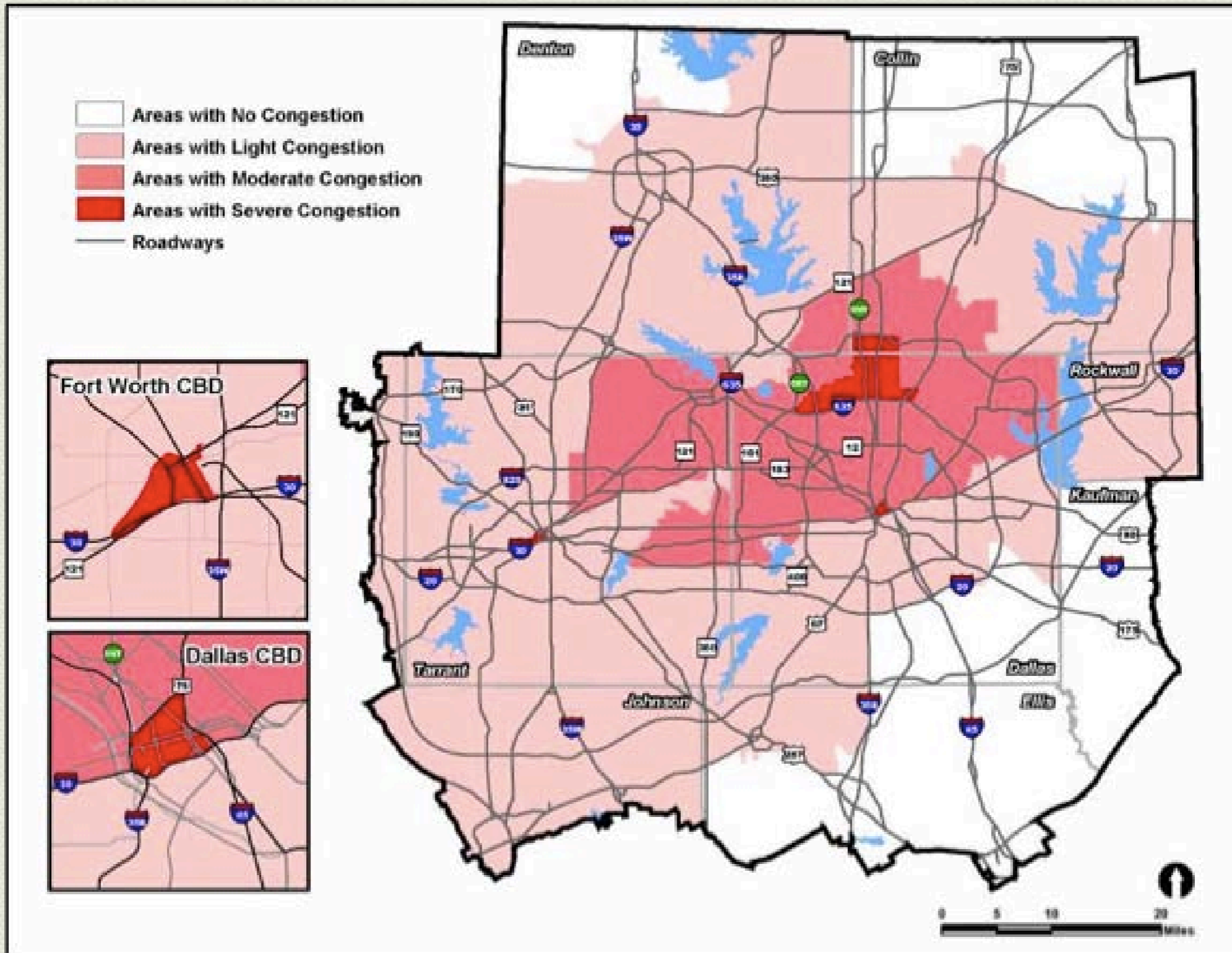
Metroplex Growth Trends

	Share of Regional Population				
Community Type	1900	1950	1980	2000	2010
Dallas	7.90%	32.50%	29.00%	22.40%	18.30%
Fort Worth	5.00%	20.80%	12.40%	10.10%	11.30%
Remainder	87.10%	46.70%	58.60%	67.50%	70.40%

North Texas Population



\$4.2B Congestion Costs (2007)



Where Are We Headed?



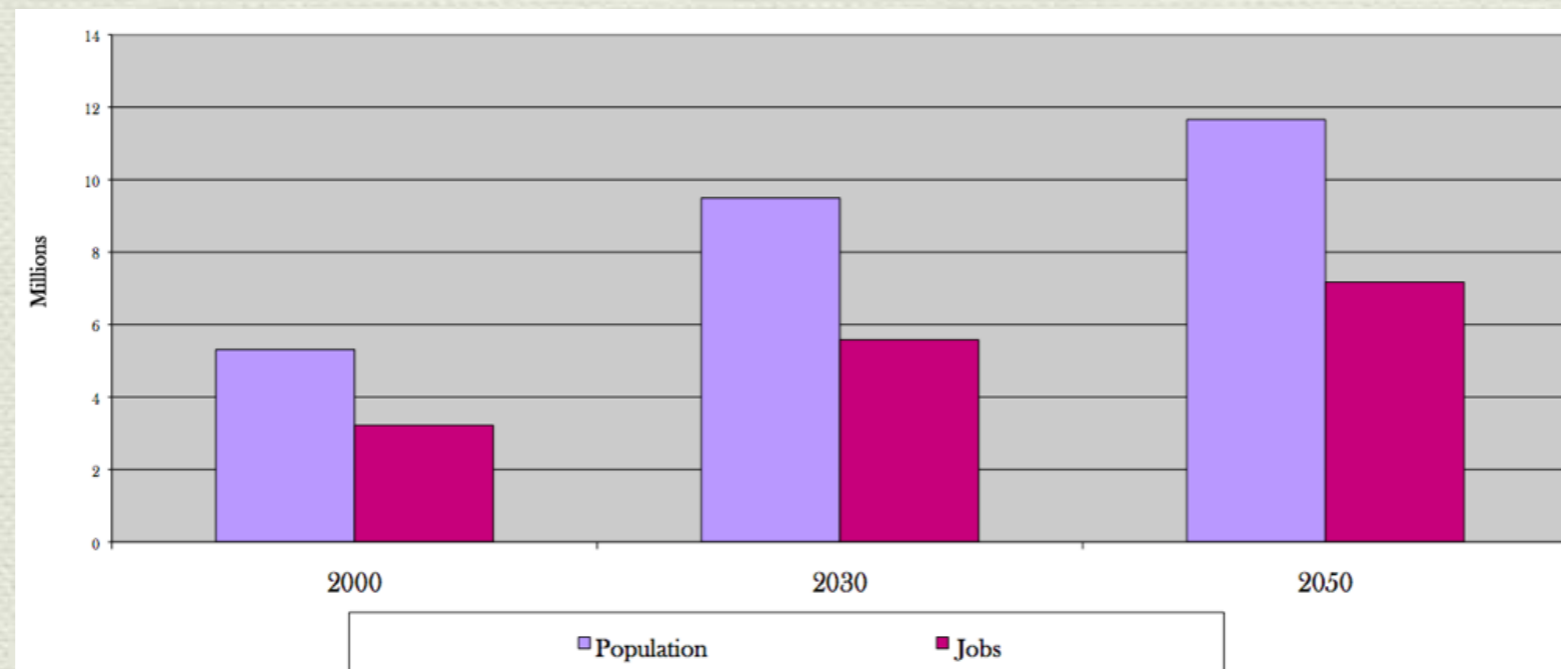
Regional Growth

Population

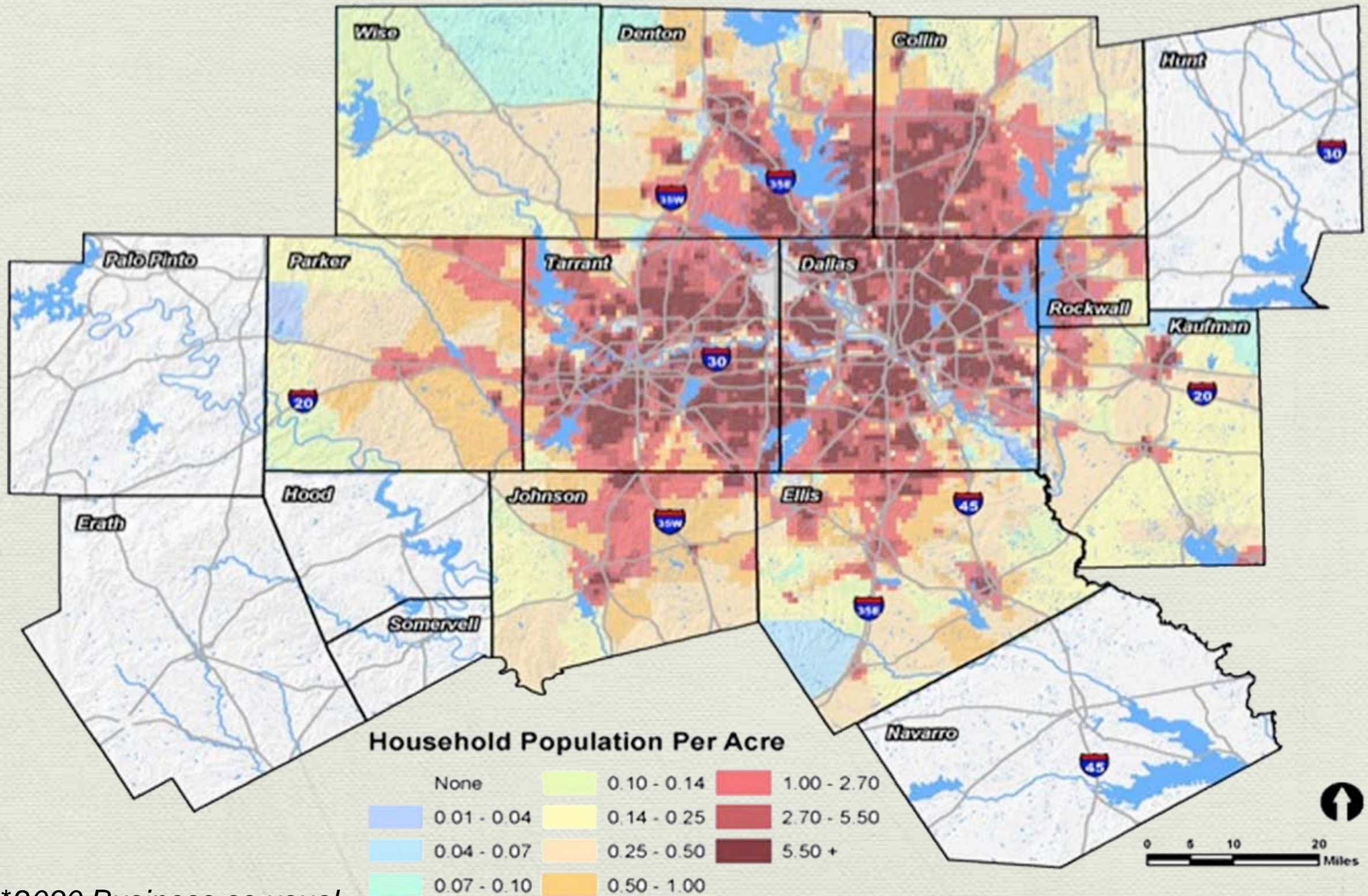
5.3 million people in 2000
9.5 million people in 2030
11.7 million people in 2050

Employment

3.2 million jobs in 2000
5.6 million jobs in 2030
7.2 million jobs in 2050



Households/Acre*



*2030 Business as usual

Business As Usual

By 2030

- One third of the region's households will live **outside** current urban areas in lower-density communities.
- 900,000 acres of **agricultural** land will have been converted to other uses.
- The amount of **impervious surface** will double.

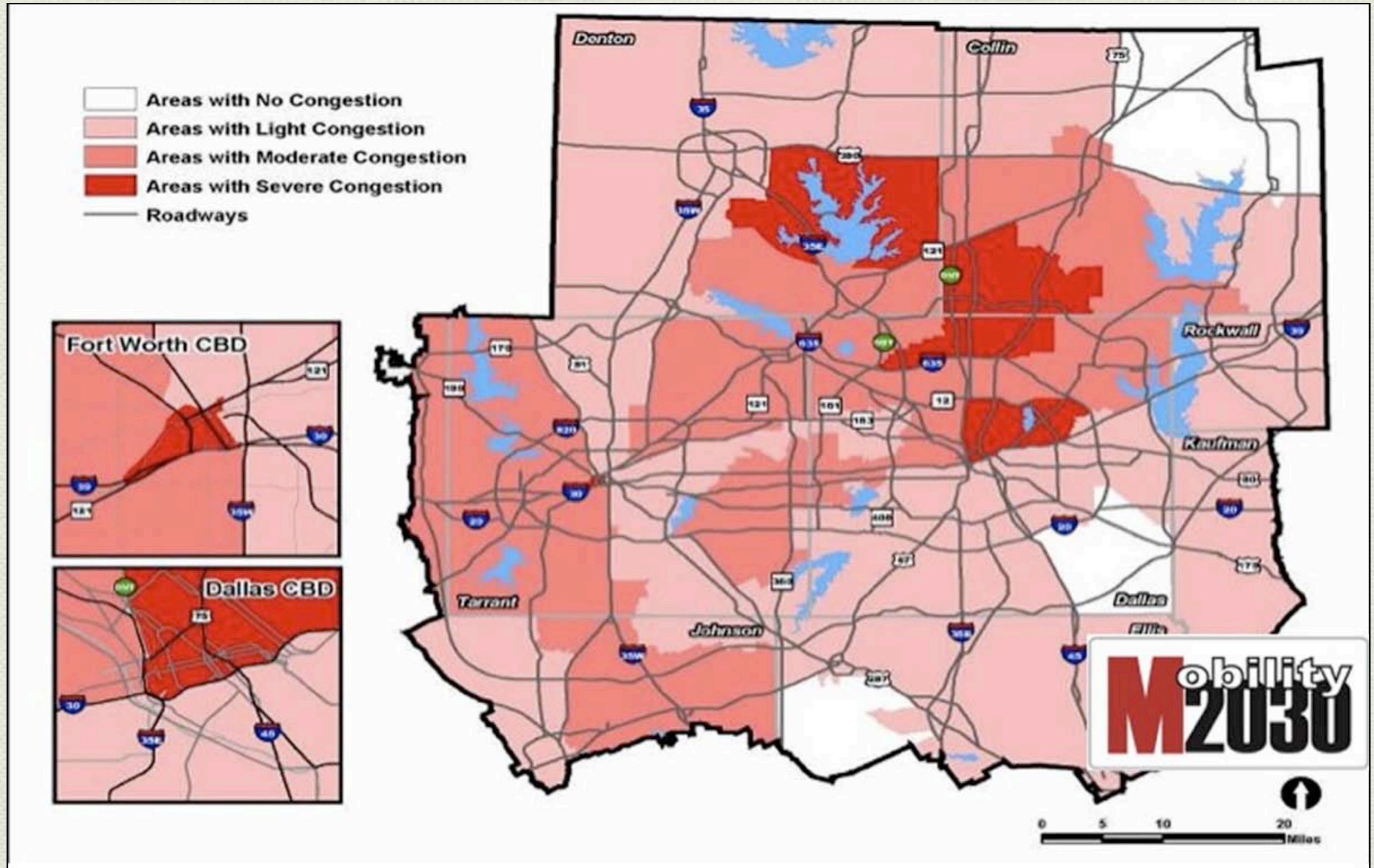
Business As Usual

- We will have spent \$71 billion on transportation improvements, but **traffic congestion** will still increase.
- Over half the new households will live in water supply lake watersheds.

By 2050

- Existing **water** supplies and **electricity** production capacities can't meet demands.

\$0.00 Congestion Costs (2030)



Demographics (2000-2030)

- **School aged children** are a slightly smaller share of the population
- Smaller share of people in **labor force** (ages 20 - 64)
- More **seniors** (ages 65 through 84)
- More **diverse**
- Larger share of **'transit-oriented'** households

What did we find out?

- ◆ The neighborhoods, jobs, services & amenities that North Texans want and need in 2030 (or 2050) will not be the same as in 2000 (or earlier).
- ◆ Market demand will not be met by 'business as usual'.

What Do Our Clients Want?

- Clean and Safe
- Places for recreation and exercise
- Efficient thoroughfares
- Interconnectivity
- Efficient mobility
- Healthy Food Choices



How Can We Do Better?

◆ Complete Streets

◆ Walk-able

◆ Bike-able

◆ Public Spaces

◆ parks

◆ open space

◆ Transportation options



◆ Access to a variety of health care options

◆ Access to nutritious Food

◆ Social Programs

◆ Education

◆ Recreation

Healthy Environment

◆ Housing Options

◆ for all life stages

◆ for all lifestyles

◆ Healthy Schools

◆ Safe routes to school

◆ Quality nutrition

◆ Physical activity

◆ Healthy workplace

◆ Wellness programs

◆ Flexible schedules

◆ Car-pool programs

◆ Bus/Rail card
program
participation



*-Don Gatzke, Dean of Architecture
University of Texas at Arlington*

“Business as Usual isn’t
just unsustainable.
Business as Usual is dead!”

How can we go forward?



Vision North Texas



The North Texas Region has come together to develop a vision for North Texas. After five years of cooperative effort between private and public agencies, a report entitled “***Vision North Texas – Understanding Our Options for Growth – North Texas 2050***”, was produced.

Regional Vision Workshop



Diverse stakeholders from 10 county region

How can we accommodate the growth that's coming by 2030?

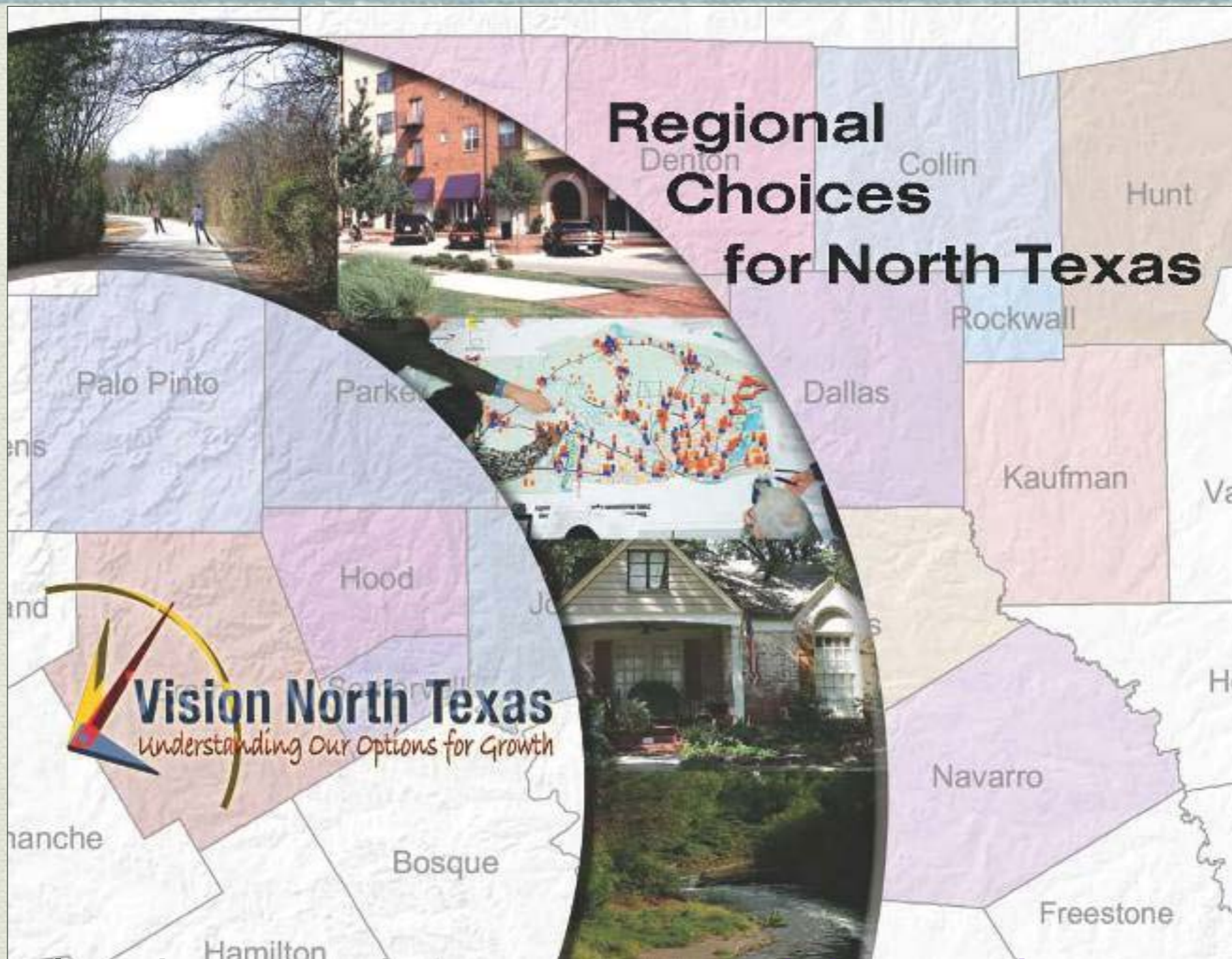
Result: 83% supported a 'preferred growth scenario'; strong interest in continuing the project



Awareness & Dialogue



Milestone 1



Download or purchase at www.visionnorthtexas.org.

Milestone 2



 **Vision North Texas**
Understanding Our Options for Growth

**North Texas Alternative Futures
Executive Summary**

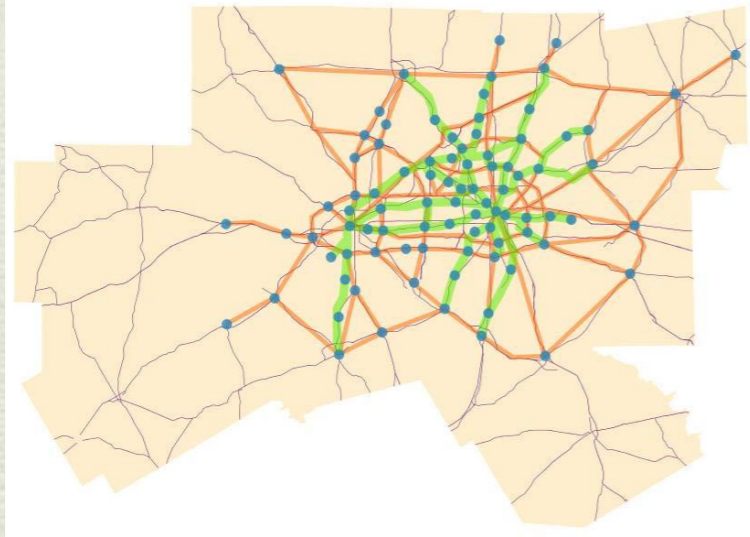
*... building a future that is better than
business as usual*

September 18, 2009
Sheraton Grand Hotel
Irving, Texas

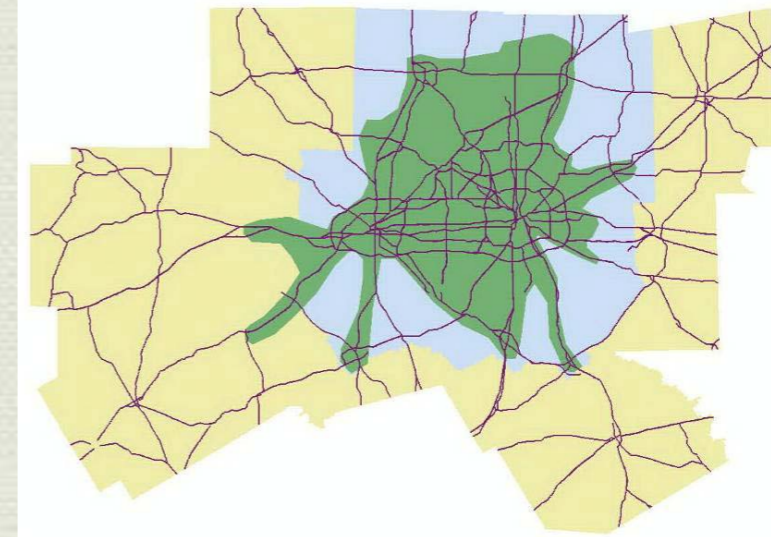
Download or purchase at www.visionnorthtexas.org.

Alternatives to Business As Usual

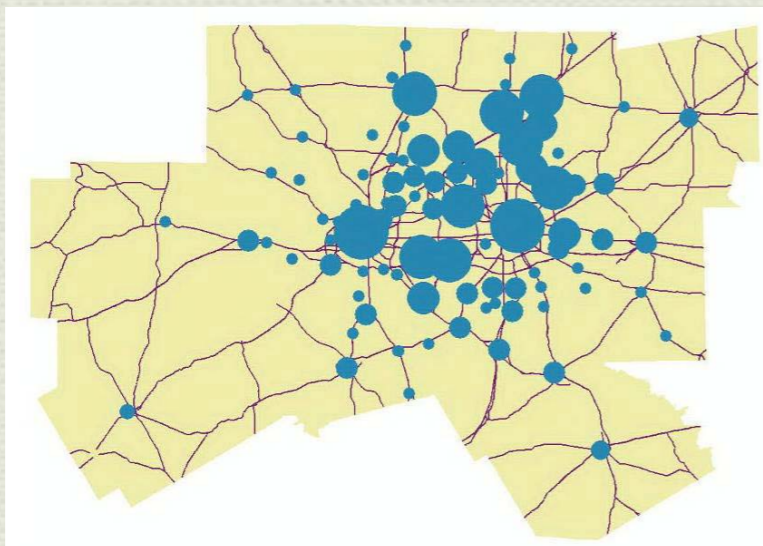
Connected Centers



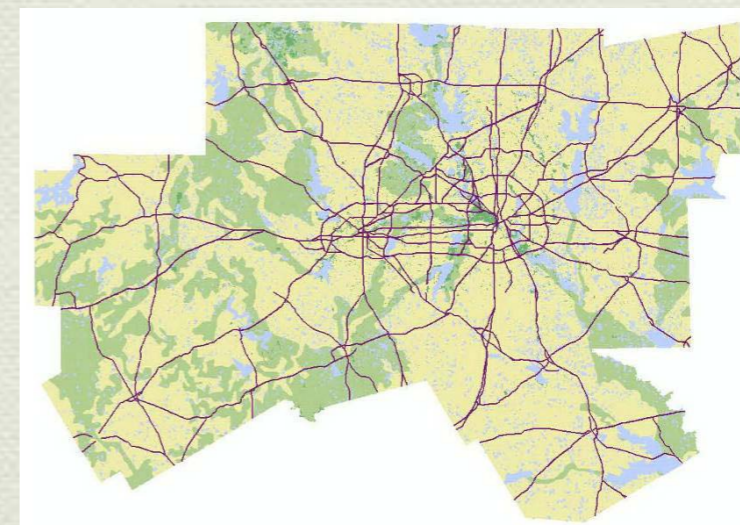
Return on Investment



Diverse, Distinct Communities

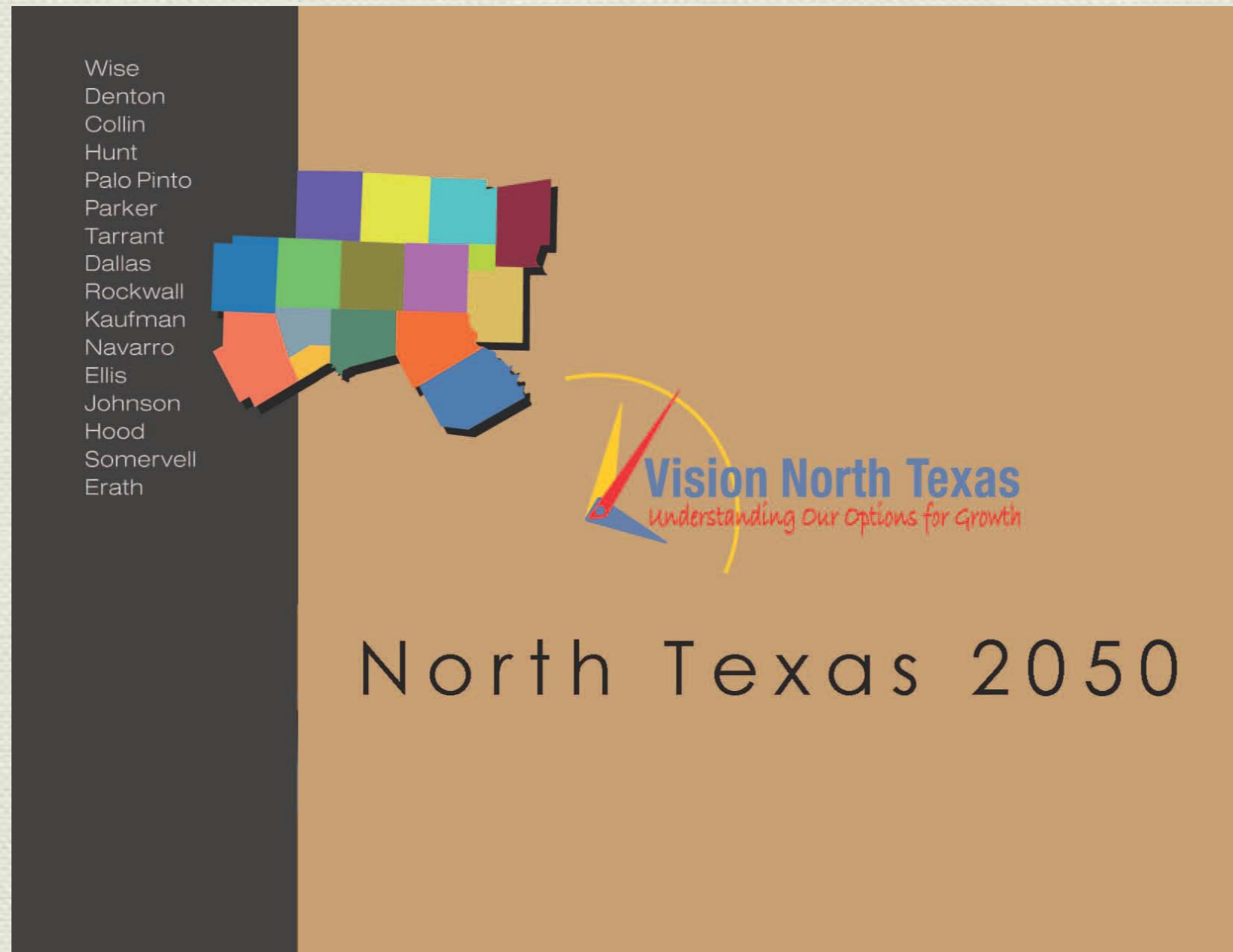


Green Region



North Texas 2050

Regional Gamebook



Download or purchase at www.visionnorthtexas.org

How is *North Texas 2050* different?

- We now have a ‘gamebook’ for a future that is better than business as usual --- and it:
 - Includes policies to attract sustainable economic development
 - **Provides information so infrastructure investments can be more coordinated & effective**
 - Gives tools to all decision-makers that can help them make choices that are *better than business as usual*
 - Brings together leaders from many areas for better coordination on important issues

A Vision for North Texas

North Texas is recognized worldwide as a region that sustains its economic success and vitality because it contains many distinctive and highly desirable communities, supports innovative people and businesses and nurtures its varied natural assets.

- It contains diverse neighborhoods, mixed use centers and communities that appeal to people of all income levels and at all stages of their lives.
 - It is a preferred location for the employees and businesses that comprise the broad-based and innovative local economy.
- It offers residents and businesses access to resources and opportunities that lead to their long-term success.
- It protects, manages and enhances critical natural areas and uses energy and natural resources responsibly.
- It supports resilient and effective responses to change through collaboration and cooperation within the region.



Guiding Principles

1. **Development Diversity** – Meet the needs of changing markets by providing a mix of development options and land use types in communities throughout the region.
2. **Efficient Growth** – Promote reinvestment and redevelopment in areas with existing infrastructure, ensure that new infrastructure supports orderly and sustainable growth, and provide coordinated regional systems of natural and built infrastructure.
3. **Pedestrian Design** – Create and connect pedestrian- (and bicyclist) oriented neighborhoods, centers and places throughout the region.



4. **Housing Choice** – Sustain and facilitate a range of housing opportunities and choices that meet the needs of residents of all economic levels and at all stages of life.
5. **Activity Centers** – Create mixed use developments that are centers of neighborhoods and community activities and serve as hubs of non-automobile transportation systems.
6. **Environmental Stewardship** – Protect, retain or enhance the region's important natural assets (including its air, water, land and forests) and integrate these natural features and systems into the character of the region's communities and the experiences of its residents.

Guiding Principles

7. Quality Places – Strengthen the identities of the region’s diverse communities through preservation of significant historic structures and natural assets, creation of new landmarks and gathering spaces, use of compatible architectural and landscape design, and support for the activities and institutions that make each community unique.

8. Efficient Mobility Options – Invest in transportation systems, facilities and operations that provide multi-modal choices for the efficient and sustainable movement of people, goods, and services.

9. Resource Efficiency – Design buildings, sites, communities and regional systems to use water, energy, and renewable resources responsibly, effectively and efficiently, and to retain non-renewable resources for the use of future generations.

10. Educational Opportunity – Provide opportunities for all North Texans to have access to the schools, people and technology they need for success in learning throughout their lives.



11. Healthy Communities – Identity and support functional, sustainable infrastructure and institutions that offer North Texans access to affordable, nutritious foods, opportunities for physical activity, and access to wellness and primary care services.

12. Implementation – Achieve the region’s vision by adoption of compatible comprehensive plans and ordinances for cities and consistent investment plans for regional systems; involve citizens and stakeholders in all aspects of these planning processes.

Preferred Future

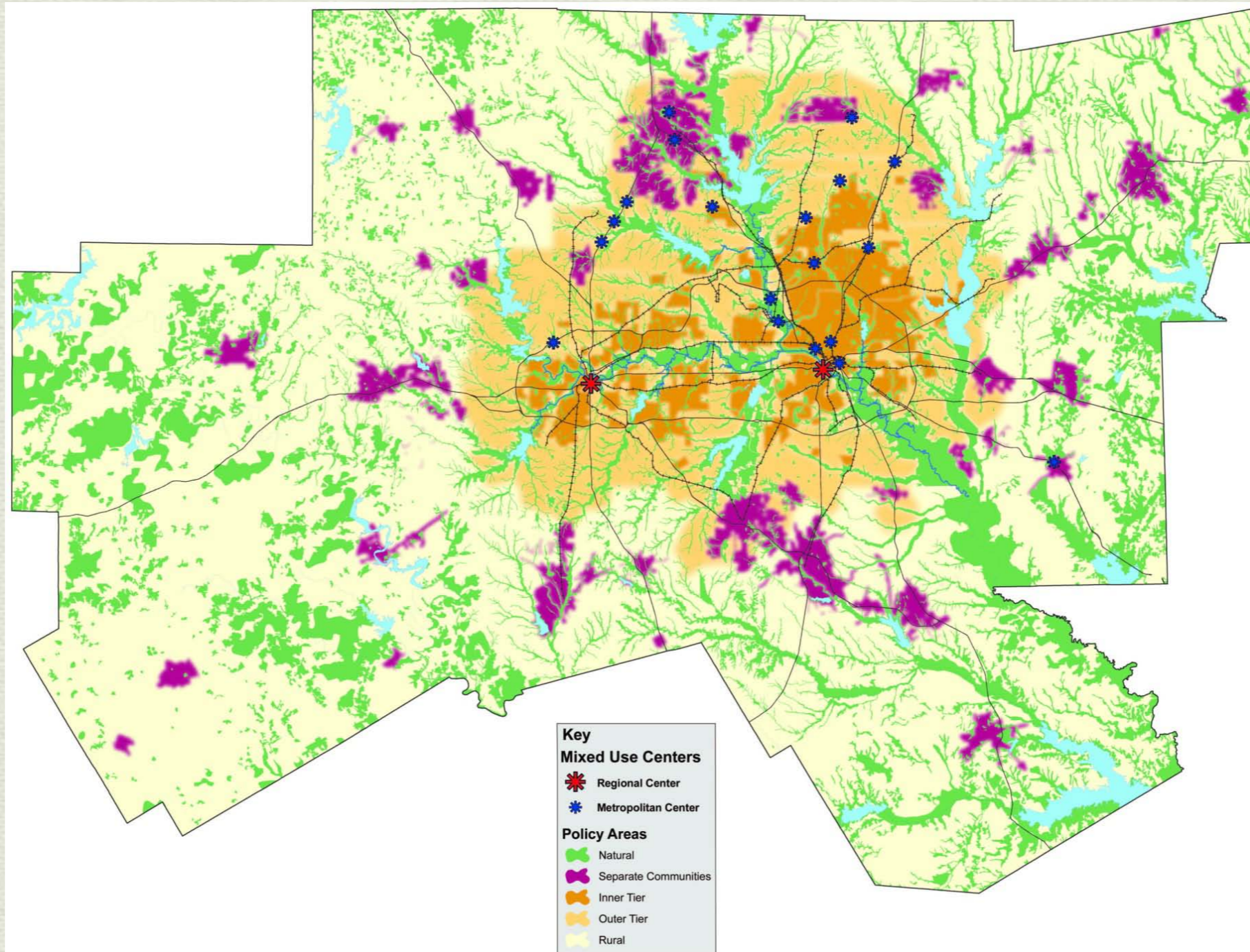
- Accommodates anticipated growth
- Offers opportunities to all parts of North Texas
- Increases choice for future North Texans
- Described with
 - Recommendations for Policy Areas & Centers
 - Preferred Future Diagram
 - Recommendations for Investment Areas

Policy Areas & Centers

- Natural Areas
- Rural Areas
- Separate Community Areas
- Outer Tier Areas
- Inner Tier Areas
- Employment Centers
- Mixed Use Centers



Preferred Future Diagram



Investment Areas

- Regional Ecosystem
- Community Character
- Economy
- Housing
- Mobility
- Climate Resilience
- Education
- Health



Action Package

- Incentives
- Best Practices
- Model Ordinances and Templates
- Technical Assistance
- Benchmarks and Indicators
- New Institutions or Entities
- Regional Coordination and Collaboration
- Communication

Top 20

Create structure for implementation

1. Organization – *North Texas 2050* Action Team
2. Resources
3. Inter-jurisdictional coordination
4. Benchmarks

Alignment of Existing Regional Plans/Policies

5. RTC Regional Mobility Plan
6. Water Plan for Regions C, D and G
7. Trinity Common Vision

Create/Expand Specific Regional Coalitions

8. North Texas Regional Sustainability Forum
9. Expand economic development collaboration
10. Form Healthy Communities Municipal Coalition
11. Include housing initiatives with regional efforts
12. Create forum for regional educational vision

Top 20

Refine the 2050 Preferred Future

13. Use continuing stakeholder input to refine growth vision
14. Complete Regional Ecosystem Framework
15. Begin regional action for the urban forest
16. Prioritize public investments in outer tier areas
17. Fund needed mobility investments
18. Focus on integrated action in Mixed Use Centers
19. Communications about *North Texas 2050*
20. Progress report at 2011 Regional Summit

What does this mean to me?



How does *North Texas 2050* help me?

- Research and information you can use in making your business & investment decisions
- Recommendations so North Texas is successful in attracting the people and jobs of the future
- Concepts that help all parts of the region succeed by offering different choices to households and businesses
- Opportunities for you to help shape the future

#1: Attract the economy of the future

- Industry sectors with greatest growth potential
- Employees who can live anywhere want
- Businesses that build on diversity
- Services & resources that adapt as conditions change
- Buildings that work even when business models change



#2: Build for the new markets



- Meet the needs of a changing market
 - Demographics
 - Economy & jobs
- Focus on market areas with pent-up demand
- Build local support for these projects & features
 - For example ... more parking or bike, ped & ZipCar?

#3: Create Places of Lasting Value

- Distinctive character
- Diverse choices for all people at all life stages
- Adaptable to meet changing needs
- Closer-in locations reduce vehicle miles traveled
- The 'greenest' building may be one that already exists



North Texas Alternative Futures Regional Case Study

5th Street Crossing Garland, Texas

City of Garland, High Street Residential - JHP



A transit oriented infill development in Downtown Garland next to a DART Light Rail Station. Developed as a public/private partnership between the City of Garland and High Street Residential, a wholly owned subsidiary of Trammell Crow Company. The project features 175,000 square feet of residential and ground level retail space. The project includes a total of 189 residential units. The project is scheduled to be completed in 2009.



Key Attributes

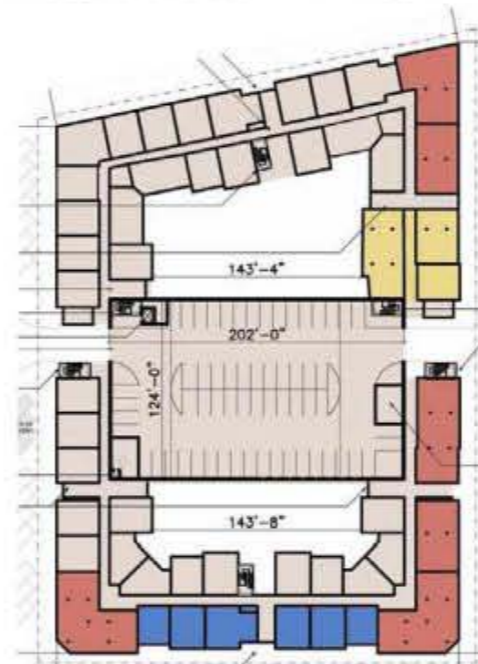
- Strengthens community identity
- Infill development
- Transit oriented development
- Pedestrian-oriented



Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse District	Green Region
Core	●●●●	●●●●	●●●●	●
Inner Tier	●●●●	●●●●	●●●●	●
Outer Tier	●●●	●●●	●●●	●
Separate	●●	●●	●●	●

- somewhat relevant
- relevant
- very relevant
- most relevant

- Residential
- Flex Retail
- Incubator
- Leasing



North Texas Alternative Futures Regional Case Study

Mockingbird Station Dallas, Texas

UC Urban - RTKL, Selzer & Associates, Envirodesign

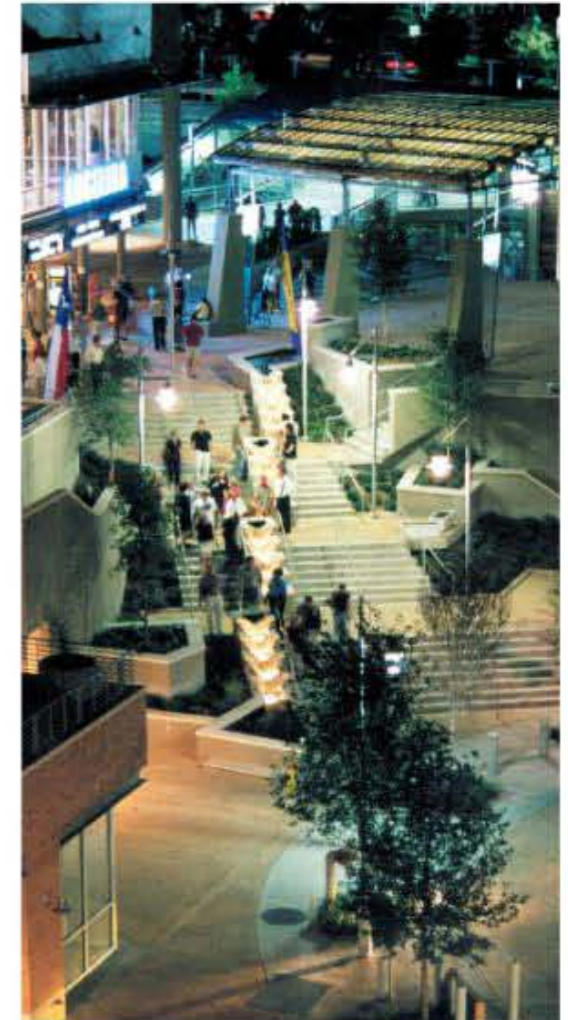


Mockingbird Station, located just east of North Central Expressway at Greenville Avenue and Mockingbird Lane, is allowing people to realize the full potential of this light rail station through recent retail and residential developments immediately adjacent to the station.

Located next to the rail station, the former Western Electric Building, constructed in 1947, has been transformed into a commercial, residential and entertainment complex consisting of 250 loft apartments, a movie theater, restaurants and boutiques. The development is connected to the existing station by a bridge that crosses the Dallas Area Rapid Transit (DART) rail line. Also nearby is the Phoenix at Midtown apartment complex. Consisting of 449 units, the apartments are located within walking distance of the station as well as the retail and commercial areas along Mockingbird Lane and Greenville Avenue.

Key Attributes

- Mixed-use and transit-oriented development.
- Pedestrian-oriented open space.



Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse Distinct	Green Region
Core	●●●●	●●●●	●●●	●●
Inner Tier	●●●●	●●●●	●●●	●●
Outer Tier	●●●	●●●	●●	●●
Separate	●●	●●	●●	●

- somewhat relevant
- relevant
- very relevant
- most relevant

North Texas Alternative Futures Regional Case Study

One Montgomery Plaza Fort Worth, Texas

Marquis Group - Swaback and Partners

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



Key Attributes

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

Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse Distinct	Green Region
Core	●●●●	●●●●	●●●	●●
Inner Tier	●	●	●	●
Outer Tier				
Separate				

- somewhat relevant
- relevant

- very relevant
- most relevant



North Texas Alternative Futures Regional Case Study

Buzz Lofts Dallas, Texas

Change Chamber Development - T. Howard Assoc. and Kevin Parma



An innovative infill development of 49 moderately priced condominiums located on the fringe of the Dallas CBD in an urban renewal area. Located just three blocks from a DART light Rail station, each resident has been provided a electric moped and free moped charging station. Many sustainable strategies were implemented in the construction of the project, including: rainwater collection, xeriscaping, bamboo flooring and the use of recycled materials. Density: 49 units residing on 32,000 square feet equating to 66 units per acre.



Key Attributes

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



Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse Distinct	Green Region
Core	●●●●	●●●●	●●●	●●
Inner Tier	●●●	●●●	●●	●●
Outer Tier	●●	●●	●●	●●
Separate				

- somewhat relevant
- relevant
- very relevant
- most relevant



North Texas Alternative Futures Regional Case Study

Vitruvian Park Addison, Texas

UDR - RTKL



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

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

Key Attributes

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



Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse District	Green Region
Core	●	●●	●●	●●
Inner Tier	●	●●●●	●●●●	●●
Outer Tier	●	●●●	●●●	●●
Separate				

- somewhat relevant
- relevant
- very relevant
- most relevant

North Texas Alternative Futures Regional Case Study

Montgomery Farm

Montgomery Farm Company - Sustainable structures of Texas, Mesa



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

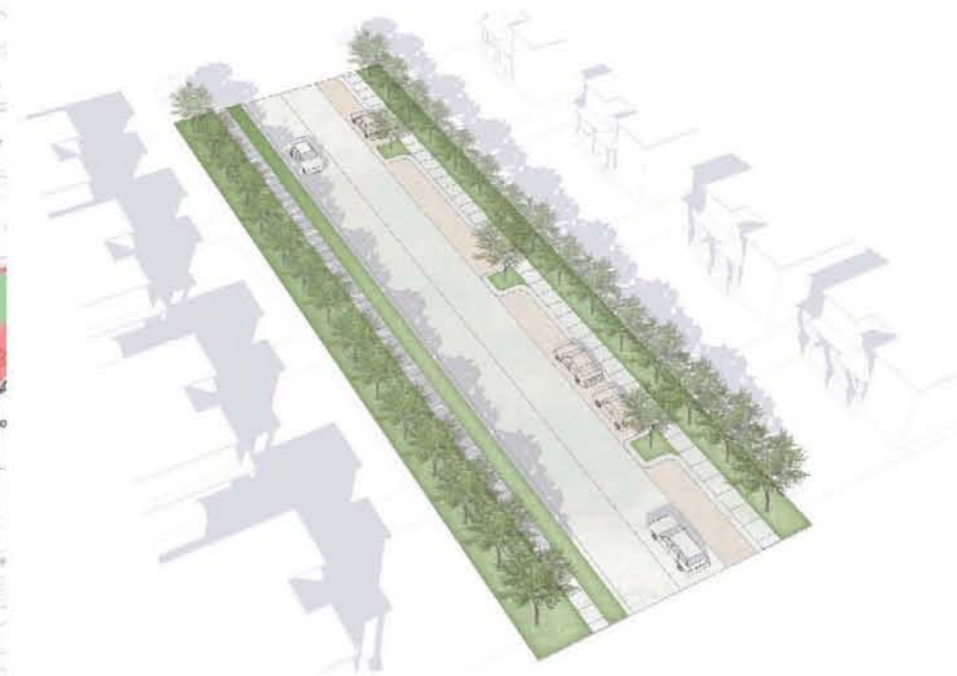


Key Attributes

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

Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse Distinct	Green Region
Core				●
Inner Tier			●	●●
Outer Tier	●●	●●	●●●	●●●●
Separate	●●	●●	●●●	●●●●

- somewhat relevant
- relevant
- very relevant
- most relevant

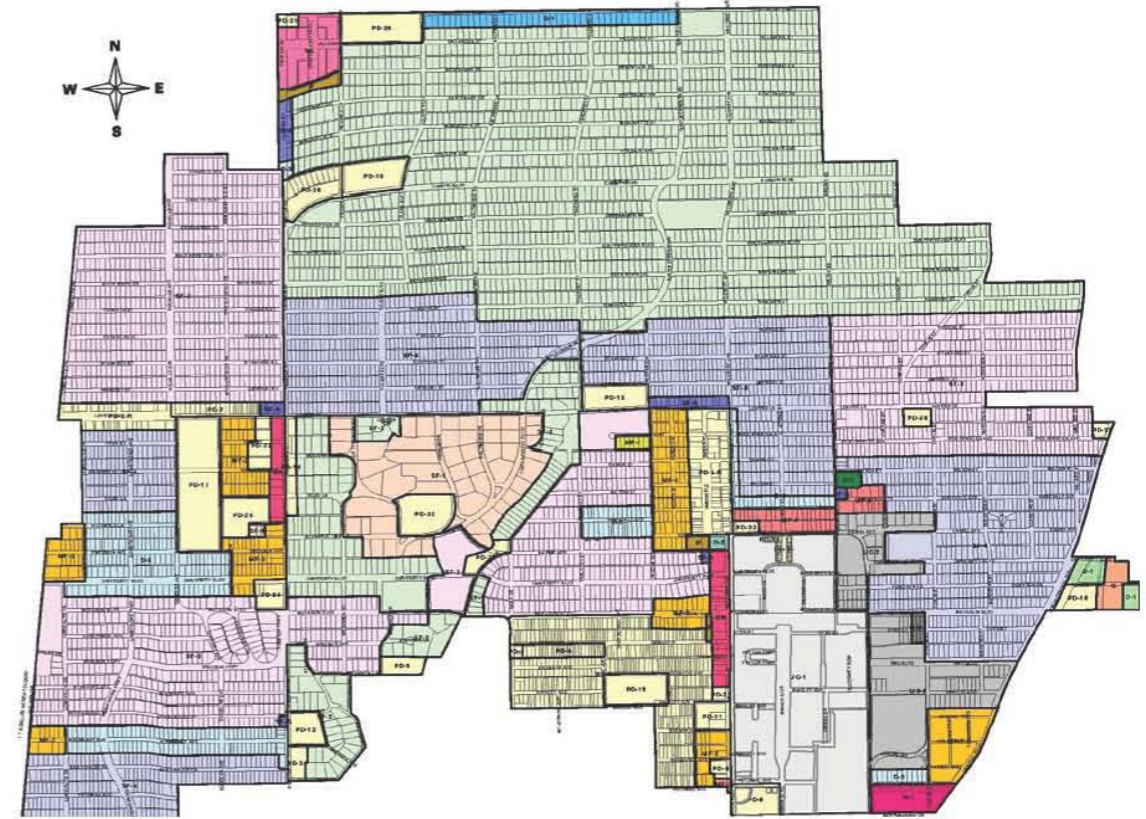


North Texas Alternative Futures Regional Case Study

University Park, Texas



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



Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse Distinct	Green Region
Core	●●●	●●●●●	●●●●●	●●
Inner Tier	●●●	●●●●●	●●●●●	●●
Outer Tier	●●●	●●●●●	●●●●●	●●●
Separate	●●●	●●	●●●	●●●

- somewhat relevant
- relevant
- very relevant
- most relevant

North Texas Alternative Futures Regional Case Study



Southlake Town Square Southlake, Texas

Cooper and Stebbins - David M. Schwarz Architects, Inc.

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

Key Attributes

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



Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse Distinct	Green Region
Core				
Inner Tier	●	●	●●●	●
Outer Tier	●●	●●	●●●●	●
Separate	●●	●●	●●●●	●

- somewhat relevant
- relevant
- very relevant
- most relevant



#4: Maximize Returns on Infrastructure Investment

- Invest based on life cycle costs and benefits
- Coordinate investment across systems
- Use green infrastructure assets
- Use limited capital funds to create your desired community



#5: Invest in Open Spaces

- Open space adds long-term value to adjacent real estate
- Natural areas provide infrastructure benefits but with lower operating costs
- Trail systems play an important role in the health of residents
- Nearby access to nature helps children learn



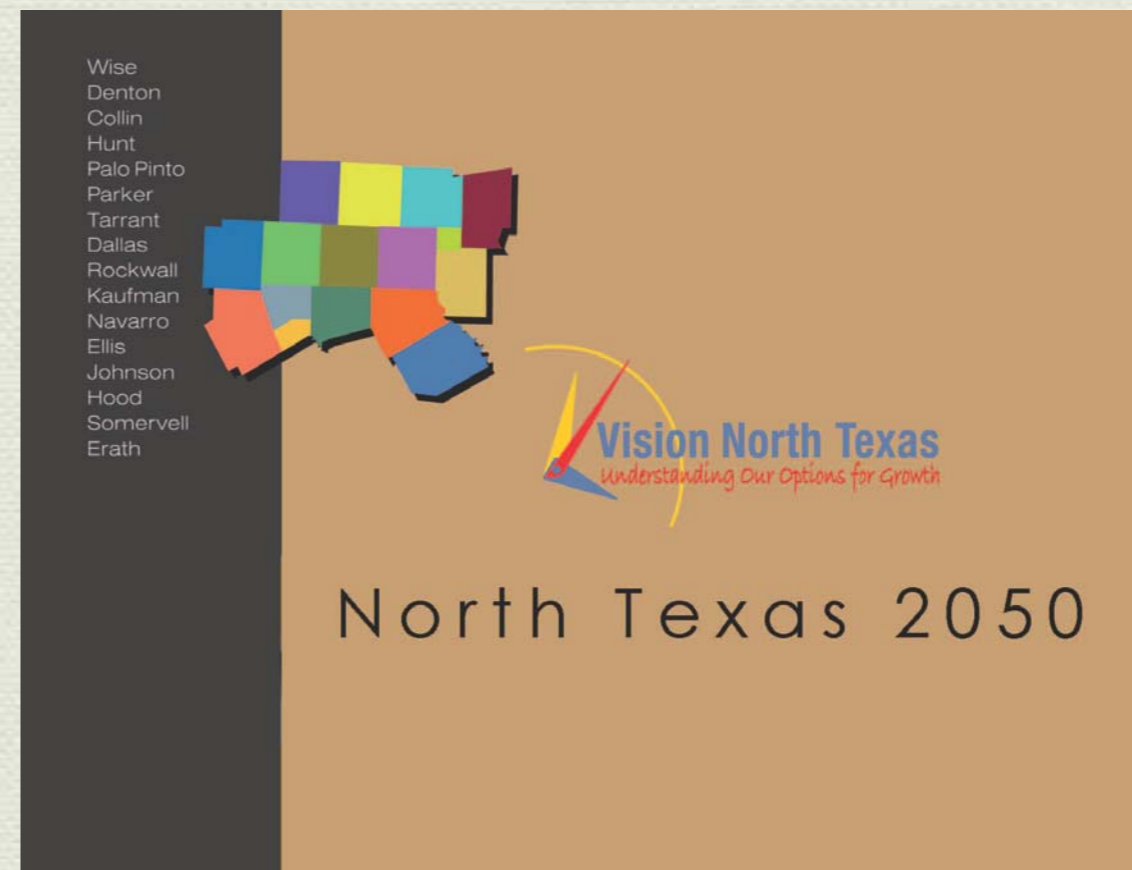
#6: Enhance Local Sustainability

- Include economy, environment & equity
- Implement *NT2050* recommendations in your city & civic activities
- Review/revise development practices, regulations, incentives & programs to enhance long-term sustainability



#7: Align Your Plans with *North Texas 2050*

- Consider the **NT2050** guiding principles & recommendations in your planning
- Provide feedback to refine the **NT2050** preferred future



#8: Collaborate

- Solutions are multi--
 - Disciplinary
 - Jurisdictional
 - Sectoral
 - Generational
- Coordination, collaboration, support are essential
- Work with surrounding communities, all sectors (Public & Private)
- Use *NT2050* to guide positions on regional issues

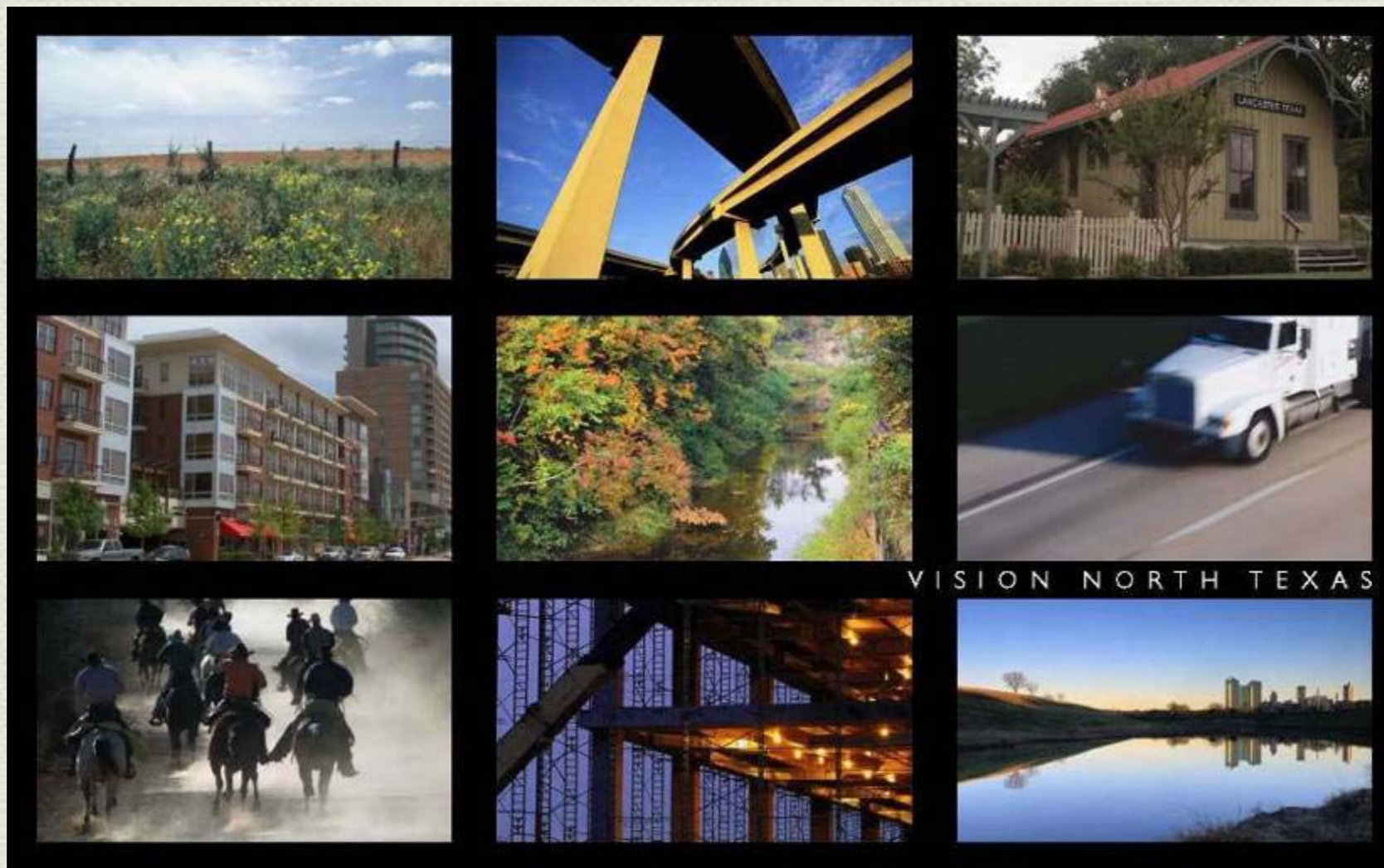


How You Can Help



- ✧ Provide an opportunity for your organization and staff to learn about Vision North Texas and North Texas 2050
- ✧ Provide feedback to refine the NT2050 preferred future.

Together, we can create a future that is better than “Business as usual”



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Thank You