North Texas Alternative Futures Results of June 12th Alternative Futures Workshop
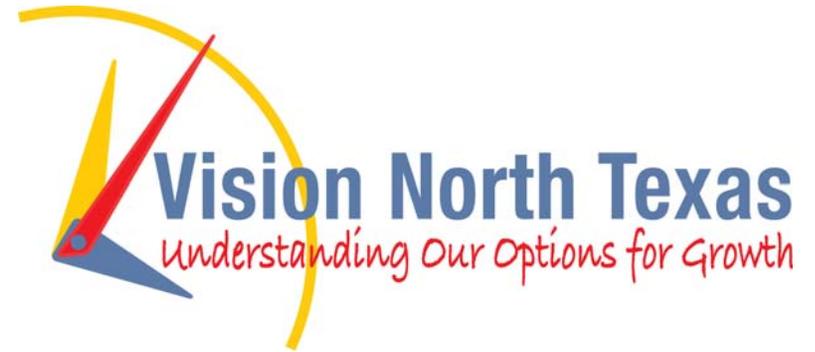
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Introduction

This alternative futures workshop was held on June 12, 2009. It was designed to present and discuss the initial findings of the Vision North Texas analysis of alternative futures for the North Texas region. Approximately 170 people attended the workshop as discussion leaders, recorders or participants. The "Initial Findings" report contains the background information that was the focus of the session.

The agenda, shown in the table to the right, included presentations to the full group about Vision North Texas and the initial findings. Participants then chose a discussion group of interest to them from among 16 discussion group topics. Each discussion group was led by an individual with expertise in the area who has participated in the analysis of these alternative futures; a volunteer recorded the comments of the group. After the first discussion session, participants chose another discussion topic during the second round of discussions.

Following the two rounds of small group discussions, all workshop participants heard reports summarizing the discussions at each of the sixteen discussion tables. Finally, electronic polling was used to secure individual feedback from all participants.

Workshop Agenda			
Time (approx.)	Item #	Item Name	Speaker
9:00 AM	1	Welcome	Fort Worth Council Member Danny Scarth, VNT Management Committee Member
9:05 AM	2	Vision North Texas Overview	Fernando Costa FAICP, Fort Worth Assistant City Manager and VNT Management Committee Chair
9:15 AM	3	*North Texas 2050* Creation: Guiding Principles	Mike Eastland NCTCOG Executive Director and VNT Management Committee Member
9:25 AM	4	*North Texas 2050* Creation: Initial Findings	Karen Walz FAICP, VNT Project Manager
9:45 AM	5	Introduction to Discussions	Karen Walz
9:50 AM	6	Discussion #1	Table group discussions
10:15 AM	7	Go to Second Topic Table	
10:20 AM	8	Discussion #2	Table group discussions
10:45 AM	9	Discussion of Results	All participants
11:05 AM	10	Keypad Polling	All participants
11:25 AM	11	Wrap Up and Next Steps	Dallas Council Member Ron Natinsky, VNT Management Committee Member
11:30 AM	12	Adjourn	

This "Results Report" contains the notes from the reporters at each of the sixteen discussion tables. In most cases, the notes from the first discussion round are shown first, followed by the notes from the second round. Following these notes, the highlights of the group reports are shown. Several note takers recorded these presentations; each note taker's comments are presented separately.

Discussion Group #1: Nutrition, Physical Activity & Health

Discussion Leader: Doug Fabio
Recorder: Kathleen Darling

Round 1 Discussion

1) Which Scenarios have the greatest impact on nutrition or access to affordable healthy foods? Diverse Distinct Communities or Green Region
   a) Need more community gardens, mini-farmer's markets, access to full service grocery stores.
   b) Show people how to grow their own food: Churches, backyards
   c) Requires thinking about land development in a new way. Don't just build on empty land, make it more attractive to re-use empty buildings.
2) What are the most desirable results related to nutrition
   a) Farmers markets – increase the number and make them closer. They will become expected rather than a novelty. Reduce time from farm to table. Less transportation needed, fresher produce, better for air quality.
   b) Use backyards for gardens and then you can control the chemicals used.
3) What are the biggest drawbacks related to nutrition?
   a) Big stores you need to drive to, lack of full-service groceries in inner cities.
   b) Availability of basic foods in condos or rental complexes
   c) Education is key to get people to eat fruits and vegetables vs. fast food
   d) Need private and public partnerships

Round 2 Discussion

1) Which Scenarios have the greatest impact on access to affordable physical activity? **Connected Centers + Green Region or Diverse Distinct Community + Green Region**

   a) Greatest ROI is where we can walk to things and where we connect parks, schools and bikeways. Boomers and younger people are demanding this. Ex. City of Longview, Arlington's trails
   b) Risk: Cities won't do this unless someone champions it. Local government makes deliberate decisions on where to grow.
   c) Need education with city execs and planners.
   d) Concerns: Water above and below ground, air quality. Safety in remote or secluded areas (i.e. White Rock Lake)
2) What are the most desirable results related to physical activity?
   a) Places where you don't need to drive to have safe access to biking, jogging, walking.
   b) More sidewalks in neighborhoods to make it safer to bike and walk.
   c) Communities need to work together to network these places when there are overlapping jurisdictions.
3) What are the biggest drawbacks related to physical activity?
   a) Good bike lanes. Safe, affordable places to go.
   b) Desire to be physically active. Community awareness
   c) Sense of community whether it is in or outside

Both Rounds

4) What groups need to be involved?
   a) Public and private partnerships: Community leaders and planners, State and county leaders, school districts, health professionals
   b) All need to be working toward the same goal

Vision North Texas
Understanding Our Options for Growth

Discussion Group #2: Nutrition, Physical Activity & Health

Discussion Leader: Lou Brewer and Jan Parker
Recorder: Myung-Ji (M.J.) Bang

Round 1 Discussion

Introduction
- Short description of six different indicators
- Explain five different alternatives

Discussion
Overall:
1. Connected Centers (CC) → increase accessibility.
2. Diverse, Distinct Communities (DDC)→ Better for seniors/ Comfortable.
3. Affordable healthy food.
4. Combine "CC" and "DDC" will increase accessibility/Proximity to good nutrition as well as when and how often people get healthy food.
5. Affordable healthy food – locate grocery stores in close distance/ Community Garden were briefly mentioned as one way to provide affordable healthy food.
6. Return On Investment (ROI) – Reinvesting existing community (Community Garden, Transform strip malls into farmers market).

Questions 1 Which of the community scenarios (BAU, CC, ROI, DDC, or GR) do you see as having the greatest impact on nutrition or the access to affordable healthy foods?
- CC/ DDC/ ROI
  Combine all those three alternatives will work great
  Walkability of the city is an important element

Question 2 Which of the community scenarios (BAU, CC, ROI, DDC, or GR) do you see as having the greatest impact on access to affordable physical activity opportunities?

- CC/ ROI
  Walkability and accessibility to the place to exercise is important elements. Connecting community to existing or future trail network is necessary.
- DDC
  Walkable access in the community is important for senior.
  Library, trail by walking – Place to walk and the access to walkable pedestrian.
  A lot of communities do not have access to place to go nor destination to walk to.

Question 3 For each of the models/scenarios selected in 1 what are the most desirable results related to nutrition and physical activity?
- Proximity to nutrition/ the market offers healthy food/ culturally affordable food.
- Focus on grid pattern to decrease traffic trying to influence on market.
- Encourage markets to have affordable healthy food.
- Create sense of community

Question 4 What are the biggest negative outcomes?
- Fast-food
- Menus in Restaurants
- Neighborhood does not have access to eat healthy food or have no access to eat close to them.

Question 5 Who need to be involved so North Texas 2050 will be supported on the issue of health?
- Health food: Safety related groups/ Developers/ Salvation Army/ Schools/ Public Health Department/ Insurance group/ Meals on Meals/ Angel food.

Question 6 Is Green Region alternative important?
- Not related

- Food activity & physical activity are more important
- It is important: River Legacy Park provide place to exercise/ when people practice healthy, they eat healthier.
- Having everything in center is good (CC & ROI)

Round 2 Discussion

Participants background – Transportation/ Natural Assets

Introduction

- Short description of six different indicators
- Explain five different alternatives

Discussion

Questions 1 Which of the community scenarios (BAU, CC, ROI, DDC, or GR) do you see as having the greatest impact on nutrition or the access to affordable healthy foods?

- ROI – Wee need structure first.
- CC – Get the food to the center but provide ways to get the food is important. Infrastructure, transportation, walkable pedestrian, connectivity to the center, accessibility.
- Transportation options – Bike, Trail, and Rail.
- Only one model would not bring all.

Question 2 Which of the community scenarios (BAU, CC, ROI, DDC, or GR) do you see as having the greatest impact on access to affordable physical activity opportunities?

- CC – Transit environment will encourage physical activities.
- DDC – Encourage people to stay in one place. CC is better option.
- ROI – Affordable housing is an issue of Mixed-use development in downtown.
- Accessibility to transit and parks are important.
- Providing opportunities to walk and get food.

- GR – providing place to exercise/ creating community that provide activity opportunities.
- Safe efficient environment.
- CC & DDC → Combination of two alternatives seems a good alternative.
- Proving healthy environment in daily life is the most important fact to live in Texas in the future.
- Green Region alternative should be incorporated with other alternatives.

Question 3 For each of the models/scenarios selected in 1 what are the most desirable results related to nutrition and physical activity?

- Options for nutrition near the residential area.
- Ability to get/access to the place.
- Long range transportation solution allow people to get to the trail, parks, and place to exercise.
- Pedestrian.
- For example, Southlake – it wasn't planned in regard of healthy environment. But it's planned for mixed land use/ close proximity/ Walkability, the elements to encourage people to get there.
- Convenient – easy to find.
- Accessibility/ connectivity/ land use – all need to be concerned.
- Land use → Sidewalks/ Identify destination such as, community center, library. etc.)

Question 4 Who need to be involved so North Texas 2050 will be supported on the issue of health?

- Policy makers/ Developers/ City council/ Planning & Zoning/ Local groups (Senior center, Bike clubs, Physical activity groups, School groups).

Public input – City council wants to know if there is demand for the plan.

Discussion Group #3: Housing for the Region's Future

Discussion Leader: Timothy Bray
Recorder: Bob Whelan

Round 1 Discussion

- Measures
  - Variety measure is a good one – there are other niches besides single-family detached
  - NTHC held a major summit for Housing Police – We have planes in other areas
  - Retention of Value Investment – measure that is missing here
  - Single family detached is primary investment for many families
    - Our council member say he hears that every day in his community
  - For retirees, retaining value may not be as important as keeping tax loads low
- Tim: Everybody think, these are good ideas, but people are afraid of experimentation in the housing area – low income housing tax credits – Mayor, Summit had statement of principle
- Variety – In housing, there's a spectrum – There has to be variety – some people want to be near transportation, others nears schools – Variety is important in attracting people to the area
- National Agenda – moving to a more integrated approach – HUD, DoT – would like to see this as a regional level – connect housing with transportation
  - Austin: by they law, rent it from a trust
  - The American Dream is embedded
- Value Retention
  - Impact of housing on sewage

Round 2 Discussion

- Ft. Worth is ahead of Dallas in downtown living – Dallas has almost (?) 10,000 people living downtown
  - Measure? Policy tools?
- We should more mixed-use development – Ft. Worth city policy?
- Developers wanting to use more incentives – HUD's – have theses plans tied in with the specific connection plans of the city – Problems with this in Harris County
- Fuel Crisis – they could afford to commute – last year, we saw an exodus back to the city – for fuel price – other economic related conditions
- Developers want to use tax credit strategies – they want 100% tax credit, but they don't sell it to the city council that way
  - Develop as apartment complex that gives incentive for mixed income
    - 100% give you all low-income people in the building
    - How does they city identify itself as a community?
- Properties that are turning over into rental properties – that aren't owner-occupied
  - Arlington has some polices that are successful in this regard
    - Requires inspection of rental houses on a regular basis
    - There will be an outcry for red estate community
- In our community, we are developing a low use plan – many seniors – single family bonuses

- o We need to attract younger people
- o Older residents don't want to see chance
- o Need to proved affordable housing for young people
- Families reverting back to communal (multi-generational) housing
- Dallas – Turnover in housing – neighborhoods aren't stable – School population turns over 3 or 4 times in a year
  - o Do we want to continue FHA policies?
  - o NCTHA – we can't get lenders to offer programs for affordable housing
  - o Allen: has been approached with senior housing
    - ▪ Doesn't fit within our code

- o TCDHCA
- o Seniors want to age in place
- o Elderly people want sense of community – that they had when they were young, when everybody knew everybody
- Tim
  - o Policy tools need to be specific concrete
  - o TDHCA – regulations could let us encouraging mixed use communities

Discussion Group #4: Housing for the Region's Future

Discussion Leader: Albert Martin
Recorder: Richard Schell

Round 1 Discussion

1. One of the main issues of housing is what to do with aging housing stock. Many suburbs have housing built in the 1950's and 1960's that is now 50 years old. How do you rebuild these areas with more sustainable housing types?

2. Supply and demand is the biggest influence on future housing types. Is the way we work changing demand? Most housing has two workers and if they move close to one's workplace, the other one will still have to commute. More people working at home may allow the couple to move closer to the workplace of the one working outside of the home. As transportation costs (gasoline prices) go up, people aren't going to want to move so far out. There will be more demand for housing closer in.

3. It is important to have comprehensive plans that designate areas for future TOD's and mixed-use so that when the demand arises, there is a place for developers to build.

4. As the population ages, the older people are going to want safe places to live with smaller or no yards to keep up and no stairs to climb.

5. An issue with alternative scenario 3 (build infill using existing infrastructure) is that the infrastructure is designed with lower capacity and it would have to be rebuilt to handle higher densities. There may not be sufficient ROW.

6. The group liked a combination of scenarios, mainly 2 and 4 (Diverse, distinct and connected centers).

Round 2 Discussion

1. School districts are a major factor in determining where people want to live. People aren't going to move back to the inner city if the schools are not good.

2. A diverse housing set needs to be built. The group liked a combination of scenarios 3, 4, &5 and using incentives, such as density bonuses for building green. Another main point was that there should be a mixture of incomes, races, ages, etc. in the same environment.

One suggestion was incorporating quadplexes that look like large homes into neighborhoods instead of separating single-family and multi-family.

3. Cities are the biggest obstacles to diverse housing. The zoning ordinances and comprehensive plans need to allow for mixed-housing types and there should be incentives to include affordable housing. Many ordinances have minimum floor areas in residential zoning districts that prevent mixing smaller homes with larger ones. Let the market decide what people want.

4. There needs to be a regional housing strategy, with players including the NCTCOG and the North Texas Housing Coalition. The group

thought that there are probably other players that should be involved, but they couldn't think of them at the moment, so we moved on.

5. The group agreed that there should be affordable housing in mixed-use communities accessible to workplaces and good schools. There is no transportation to, or affordable housing near, many of the successful commercial developments in the suburbs. There needs to be incentives to make that happen.

6. As discussed in Group 1, Group 2 also brought up the issue of aging housing stock and how do you rebuild large areas instead of one house at a time, but nobody had any suggestions.

Discussion Group #5: Transportation System

Discussion Leader: Karla Weaver
Recorder: Chad McKeown

Round 1 Discussion

- Diverse, distinct seems to show better congestion levels, why is that?
- Was roadway transit network modified for modeling?
- Multi-modal transport network will have the greatest impact
- DDC creates best congestion levels overall, but also has unusual zones of high congestion in the south
- Has the model analyzed different demographic groups and their needs for different type of development
- Do any scenarios encourage less car use?
- Connected centers would be hard to achieve
- Return on investment seems like the most realistic, possible scenario due to existing infrastructure and funding.
- Competitive land prices at urban fringe and incentives used by outer suburbs encourage sprawl
- Development in cities with existing infrastructure isn't happening for some reason

- Why is brownfield/infill development any costlier than new sprawl development?
- Cost of gas and commuting did not become an issue until gas became $4/gallon- future rises in gas prices would have a similar effect in slowing sprawl
- Drawbacks
  - o BAU: Cost
  - o Diverse: Confusing Concept
  - o ROI: Getting developers to change mindset, but less expensive overall
  - o Green Region: Cities lose developable tax base, no authority for counties to zone
  - o Connected Centers:
- Which scenario seems to have most potential to have a better growth pattern than business as usual:
  - o ROI and Connected Centers
  - o Both have similar results
  - o Outer areas want rail but do not have density

o Only putting rail where congestion now exists is more expensive than planning for it well in advance, for example on SH-114 Corridor.

Round 2 Discussion

- How many people use bicycles: under best scenario?
- If we double numbers of bikers, would it have an impact?
- Is biking more for recreation or for commuting?
- Does analysis include mobility 2030 plan?
- What is most notable:
  o What is the difference between connected centers and diverse/ distinct?
  o What is main connection between communities in diverse/distinct?
  o Why is congestion worse for south in diverse/distinct?
  o Surprised how effective diverse/ distinct is
  o Is there any strategy to encourage communities to use bus transit?
  o How many people take dart every day?
  o Discouraged by recent legislature inaction on rail
  o Consider who will use transit system in the future, not just current users, but others that would want to.
  o Need to focus more on roads due to legislature's inaction

Discussion Group #6: Transportation System

Discussion Leader: Dan Lamers
Recorder: Jerry Tikalsky
Q=Question A=Answer C=Comment

Round 1 Discussion

Q. Rail North Texas remain?
A. Yes
C. Need public and legislators to support
C. Need more education
C. Against taxes that don't see benefit of transit

- Drawbacks:
  o Reliance on rail
  o Need multi-modal solution in addition to rail
  o Because of funding, it will be harder to connect centers; local investment on diverse/distinct and ROI seems more realistic and likely
  o There is more public interest in planning and visioning than ever before
  o Must have financing and funding to support developers.
  o Have not done well with affordable housing in areas targeted for denser development in ROI
  o Everyday it is more difficult to drive long distances: cost of sprawl will catch up with cheap land.
  o Need to give policymakers authority not to build roads into Greenfield areas which encourages sprawl
  o Transportation can be used as a growth management tool.

Vote
2- Diverse/Distinct
3- ROI/Connected Centers

Action tools:
Education and taxes on new growth

C. Need more grassroots support
C. Some people resigned to congestion
C. No money for building
C. Don't understand that congestion will get much worse

Q. Scenarios population distributed on what pattern?
A. Example Business as usual has most growth outside MPO area
C. Roadway pavement needs

Q. Should land use or transportation come first?
A. Need to invest in inner tier.
C. Force infill
C. Need high impact fees

Q. What about developing in outer tier?
A. Don't provide services.
C. Trying to build a better future
C. Like connected centers
C. Combination of CC/ ROI/ DDC
C. Don't live far away, but work in your community
C. Less reliance on major freeways.
C. Can't have signal every few blocks
C. Need good bus services
C. People don't mind longer commute- want reliability and movement
C. Southeast area has good grid and less congestion
C. Is the DDC the best for our transportation needs?

Round 2 Discussion

C. Transportation follows development
C. Opposite...transportation comes first
C. Possible to direct both
C. Balance growth spatially
C. Need to spend on transportation
C. Japan and Zurich have much better transit

Q. Give employment preference to people
that live in the area. IE. Bermuda
C. Enterprise zone? Doesn't work. Tradesmen based in one place work all
over the region.
C. More complete communities, live, job, transit
C. Transportation both responds to growth and directs growth

Q. What needs to change from today?
C. Transportation has not been able to keep up with growth
C. What choices do we want to make? Do we want 10-12 lane highways?
C. Diverse Distinct needs good local transportation
C. Dart Successful, but who do we elect as the leadership.
C. Transportation very expensive.

Q. Direct development to where you have capacity?
A. Airport good example
A. Business follows infrastructure. Build infrastructure to where we want
growth.
C. Depends on how region grows
C. View that local dollars should benefit local area, not the region
C. Southlake did not want a freeway
C. Many battles over priority
C. Marketing is everything

VOTE
1 Green Region
3 Connected Centers
3 Diverse Distinct Communities
1 Return on Investment

Discussion Group #7: Natural Assets

Discussion Leader: Jack Tidwell
Recorder Bonnie Bowman

Round 1 Discussion

- Not separate but integral to health, economic and sustainable development.
- Along streambeds- erosion repair.
- Industrial remediation.
- Pollution and the effects on wildlife, children, and people.
- Collaboration; every city has different procedures and policies
- Interconnection with other issues, e.g. Transportation
- Trail systems- conflict of interest/priority
- Interconnection of places within cities and between them
- Climate change must be included in final scenarios, must mitigate and plan for
- Making common citizens more aware of assets
  - o Work with schools, scouts, and other organizations
- Extend education of natural resources to outlying areas
- Preserving and looking outside current codes to encourage more sustainability
- More use of civic groups to spread the word
- Need to help people understand the definition of natural assets.
- Whole mindset that needs to be changed.

Strategies
- Citizen education
- Watershed is critical
- Regional planning authority
  - o Problem is parochialization
- Regulation can only do so much- must create vision
- Cities can do more with drought resilient plants and getting pushback

- Who do we need to have conversation with? ISDs?
- Create comfort with nature.

Round 2 Discussion

- Farmland- food production can be connected to green preservation
- Agricultural use and transportation of food
- Local growth of food
  - o More attention to home yards for food
- Hold on to core values of what is important
- Preserve watershed
- Must used plain, common English to reach farmers and regular citizens
- Protect and restoring floodplains
- Educate people for water conservation and preservation
- Quality of life tied to green open spaces
- All need to go into conservation
- (Conflict on how to include golf courses)

Strategies
- Connectivity of Greenways
- Cities have to think connected and drop parochialism
- Drop the "protect what's ours"
- Reliance on investment to restore what has been lost and enhance and restore in rebuilding the infill
- Development Excellence
  - o Environmental Stewardship
- Incorporate watersheds
- Sustainability is being used more
- Social and environment and economics tied into sustainability

- Education is emphasis
- Needs regulation
- Public value associated with a dollar value
- Would pay more if got the green improvements
- Need to talk to
  o ISDs

Discussion Group #8: Natural Assets

Discussion Leader: Brett Johnson
Recorder: Bill Bancroft

Round 1 Discussion

- Regional goals are most important
- Scaleable- connectivity in contrast to travel connections
- Protect ecosystems, shocked to see commute average at 12 miles- if protect ecosystems- water quality
- EPA- when idea of character of place- big urban parks- acres
- DC and Chicago designed for greenspace in the middle- need to id critical areas in DFW to have the same
- Natural Heritage helps to create a sense of place
- TCEQ likes ecosystems
  o Revitalization in the city- take advantage of existing infrastructure.
- We have grasslands- things we see there will come a direction- lots of open space in metroplex
- We need to ID the natural resource areas so we can id greenspace and make decisions. Cooperate with cities to create bike paths and really work together in a common goal.
- Trail connections, protection of ecosystems, restore ecosystems, protect assets.
- What are our natural assets?
  o Grasslands
  o Open space
- Action Items
  o Which one works best?

o State
o Planning councils
o Cities
o Developers
o Homeowner associations
o Property owners

o Likes the idea of providing subsides
o Policies need to change about HOAs
o Purchase permanent easements
o Develop around greenprint
o Need education on ecological services

Round 2 Discussion

- What's the most important regional goal?
  o All goals, but mainly #1
  o Connections are important
  o Protect green spaces and connect locations is important
- Want to maintain habitats
- Preserve- the need to protect areas
- Need to encourage pathways and sidewalks
- Connections important in Downtown Dallas
- We have reforested downtown
- Sustain regions watersheds
- Take care of streams
- Growth is currently not sustainable
- Greenprinting is really important
- Action Tools
  o Which are best for getting away from biz as usual
  o If we focus less on building transportation further out, then we can focus on dense areas.
  o Manage green space in already dense area

- o   Transportation is key
- o   More and more important that green space is collected
- If you identify green space, how do you protect it?

Discussion Group #9: Water Resource Management

Discussion Leader: Sam Brush
Recorder: Scott Lansford

Introduction

- Protecting watersheds: our patterns of development affect our water supplies/qualities/preservation
- Watersheds drain to water supplies and the Trinity river
  - o   Under Business As Usual, people move out and develop in remote locations (sprawl) altering/affecting our watersheds.
  - o   The development adds to impervious surface which degrades water quality from runoff and containments
  - o   Affects streams and groundwater.
  - o   What are the alternative scenarios?

Round 1 Discussion

- Climate change
  - o   Temperature increase by 2 degrees if precipitation remains constant, there will be less water due to increased evaporation necessitating higher volume of water needed without any population growth.
  - o   Have not implemented anything into long range plan, but will consider this when finalizing plan of action.
- 2060 plan by Freese and Nichols
  - o   25% of water will come from conservation efforts and reuse.

- o   We look at it as an asset rather than a problem, that's how it ends up being protected
- Most elected officials don't see parks as a basic service
- If you don't protect green space then you will end up like Arlington.

- o   New water sources need too much time and effort to develop.
- o   There is a cushion provided of 5% of projected needs.
- Has there been consideration for nuclear power plants?
  - o   The F & N plan takes into consideration electric, steam and all other uses for water.
  - o   Because not all water will go to nuclear, there is not a large emphasis on that source for power
- Exchange programs:
  - o   Similar to cap and trade but with water from different Texas or Oklahoma areas to give excess water to region.
  - o   Lake Tawakoni?
  - o   There have been discussions with Region C plan (16 regions in Texas) water development board.
  - o   Representatives from different regions are talking about this possibility and encourage public participation.
  - o   www.regioncwater.org
- Water use is 50% outdoor use.
  - o   Different grasses/landscapes/vegetations require different amounts of water use.
  - o   Conservation efforts should include education/public outreach to inform users about outdoor use: "10-6" no water rule, for example.
  - o   This might bring about diseases in grasses
  - o   Are there agricultural people involved in this discussion?

- Build into city ordinances the type of grasses that can be used in new developments
  - o Demonstrate different landscape designs/parameters.
  - o Education has not turned corner about conservation
  - o McKinney: contract to change grass type from St. Augustine to Zoyzia hybrid
  - o City commitment to persuade future development and retro-fit existing landscapes under city control
- Storm water:
  - o Recycle for commercial use?
  - o Problem lies in the permitting from cities to re-use water.
  - o Integrated storm water management: how do we treat the water?
  - o Storm water harvesting: barrels?
- Are we facing groundwater contamination from Barnett Shale?
  - o Most of the discussion has revolved around volume, not quality, from the Shale.
  - o Because groundwater is not a major use in Dallas, gas production is not a concern for quality
  - o It is for volume.
  - o Need to look toward surface instead of relying on groundwater sources.
  - o If watersheds are contaminated by new developments, even far from "drinking water sources", the entire locality suffers.
- Coordinate different pricing for water at different volumes for use?
  - o Base price plus "consumption tax"
  - o Increase the price of water to create a luxury to the commodity?
  - o Creates hardships for fixed income families.

Round 2 Discussion

- What areas use most of the water?
  - o Residential, business, nuclear, etc?
  - o Modest to low income families use less water.
  - o Demand comes from landscape (residential).
- What type of land development will be best practice to mitigate the increased demand?
  - o Industrial cities create high demand of water
  - o Dallas: 300 gallons/capita/day: this statics is skewed because of the fact that businesses use most of the water.
  - o Could tie this water consumption to GIS mapping to display high levels of consumption.
  - o State goal: 140 gallons/capita
- Mitigation Ideas
  - o Buffalo grass
  - o Trees, grasses and deep root systems help with water consumption.
  - o Texas smart-scape program promoting the use of smart, conservative landscape design
  - o Tax abatement to encourage smart use of water
  - o conservation efforts are far better than creating a new source
  - o Trickle down conservation efforts from Dallas to surrounding communities
  - o Geoff Sherman:
    - ▪ Inexpensive public project
    - ▪ $10,000 rain barrels
    - ▪ Costs very little, educational effort and stored tons of rainwater
- Colorado:

- o rain barrel lawsuit where people are being sued because they are taking away rain water that can be used by other people
- o In Texas, surface water belongs to the state
- o could be an issue
- o hopefully will become a non-issue
- Mixed used with concrete surface?
  - o Are these developments good for water?
  - o How are we collecting it?
  - o Does go to streams (runoff), but collects oil and other contaminates

- Dallas applied for more water use from sources because more non-porous surfaces added, creating higher volume of runoff and more water in source.
- Public education and actively shared information is best use of tax money for water issues;
  - o fined for overuse
  - o conservation seems to be big issue over quality
  - o inexpensive rain barrel
- Easy Action Items:
  - o Education on reprogramming sprinkler
  - o how to use least amount of water

Discussion Group #10: Water Resource Management

Discussion Leader: Keith Kennedy
Recorder: Steve Mundt

Round 1 Discussion

- Quality
  - o Regulator issues
  - o Aquifer control
  - o Greenspace utilization
- People move into urbanized areas to preserve watershed
- Must find new tools to achieve new results
- People must be educated per their demographic to change behavior
- Some people will adjust/adapt to water use changed when water gets too expensive
- Incentives to use less water
- Many tools good for <u>new</u> development – must find way to retro-fit
- Elected officials can mandate change through audiences

- HOAs require maintenance of landscaping regardless of conservation
- Bathe together or less

Round 2 Discussion

- Plan to access ability of open space to support & enhance water quality – how much open space per capita?
- Take care of water cycle
- Stream water management
- Open space to filter storm water
- Agricultural uses impact on water quality
  - o Not close to impact on urban development
- Aquifer recharge
- Public policy to achieve specific goals – City of McKinney
- Dry well for water storage

Discussion Group #11: Policies Affecting Sustainable Development

Discussion Leader: Betsy del Monte
Recorder: Dana Burghdoff

Round 1 Discussion

Single Most Important Policy Issue

o   Perception that you need big streets with lots of capacity, street width.
o   Think long term and not short term, e.g. what happens to creeks, water ways, and trees.
o   Reduce storm water infrastructure by using natural swales, trees. How to apply value to existing natural areas that already perform storm water management function?
o   Need regional drainage system with a tax/levy (utility); level the playing field across cities.
o   Need to agree on regional goals related to transportation, water quality, air quality, etc. to reduce competition.
o   Need better integrated product delivery for building construction.
o   Different city officials have specific duties that can conflict (transit, water, engineering, planning)
o   Concern about lack of local control over special utility districts - need to change state law.
o   Renewable energy policies- difficulty in putting solar, wind turbines due to local aesthetic prohibitions.
o   Concern about small lot, small house, low quality single family subdivision proliferation that doesn't sustain values
o   Provide mix of housing types by right in single neighborhood and provide for mix of incomes.
o   Build green structures to begin with, which is much less expensive than adding alternative energy source later.

Round 2 Discussion

Single Most Important Policy Issue

o   Traditional Euclidean zoning is too focused on use; use form-based or similar codes.
o   Educate local officials with data on why sustainable development is important.
o   Educate inspectors and staff on the ground; keep pressure on staff and council colleagues to expedite project implementation; "Trickle down education"
o   Look at parking ratios; have a penalty for surface parking; promote landscaping, pervious parking, shared parking.
o   Paid parking can actually increase revenue to business because there is greater turnover.
o   Educate constituents in small communities about sustainable development, transit.
o   Educate fire departments, engineers. Different departments, disciplines don't talk to each other.
o   Overlapping jurisdictions and requirements, e.g. water has federal, regional, local regs.
o   No silver bullet, need to give people choices.
o   Reliance on frontage roads on freeways hurts communities by funneling traffic into an already congested corridor and bypassing traditional downtowns/centers.
o   Use tax foreclosed properties for land banking to support sustainable development.

Discussion Group #12: Mixed Use Developments & Centers in North Texas

Discussion Leader: Taner Ozdil
Recorder: Petrine Abrahams

Round 1 Discussion

• Which mixed-use typologies - physical configurations are preferred/ best?
  o The number of mixed-use developments will conceivably double by 2050.
  o Desirable typologies are needed for a sustainable region
  o Needs will be met by making the region more walkable in order to change development patterns in the region
  o Size and density will impact how the region evolves.
  o Viability is essential - There is a market for walkable communities but this is not universally true. (Example: Mockingbird Station)
  o More businesses are needed to meet essential, everyday needs such as a dry cleaner, a pharmacy, etc. Not just entertainment. Communities should be self-contained and resident supported.
• If not all developments can be on a rail line then we need buses and other modes of transportation to connect them.
  o There is still room for more growth for along existing transportation networks.
  o Increasing density along those networks is cheaper than adding new rail
  o Land use and transportation go hand in hand.
  o Have to have density/ intensity - have to concentrate on TOD's to increase both.
• How can local government help direct growth and work with developers?
  o Local communities need opportunity for input about their needs/desires
  o How much more density would be absorbed in Dallas with high density?

  o Certain mixed-use types may or may not support increased walkability
  o Residents at Southlake can't sustain it alone. It draws visitors from the region.
     Current population at Southlake: 26,000.
  o Airport has 18,000 acres of undeveloped land. How can that land be included in the regional mix without residential?
Part Two of Group One Discussion
• How do you see mixed use developments impacting the 5 scenarios?
• Under Green Region there would be better clustering and density
• How many mixed use centers would there be per each scenario?

Round 2 Discussion

• Is Mixed Use important for the region and why?
  o Not an end convergence of markets for today and tomorrow. Have to be *patient* as some developments, such as Southlake, will take another thirty years to be completed. It will eventually accommodate more walking. Only Phase I is completed.
  o The bottom line still has to be kept in mind.
  o A *Life-style Center* is not 'mixed use'. Civic components such as religious centers, hotels, hospitals, and commercial are needed.
  o Cities aren't providing enough tax incentives. Developers need incentives.
  o Zoning in Dallas does not encourage mixed use. It is almost impossible.
  o Attitudes will change but slowly.
  o Have to gain better understanding of typologies.
  o Developers need to create mixed-use neighborhoods, not just destinations.
  o Have to tie neighborhoods to the larger urban fabric.
  o Building and strengthening connections is imperative.

Part Two of Group Two Discussion
• How do mixed-use typologies fit into the 5 scenarios?
  o Need confluence of components: transportation, markets, and economics
  o The impact of the Bush Turnpike and Hwy. 121 was not fully appreciated when they opened up, extending connections that go 20 miles beyond Southlake. Location was key.
  o Have to have sustainable development over time. Unrealistic to expect too much too soon.
  o Very few developments in the region are truly mixed-use. Their placement requires careful consideration.
  o Have to setup a regional framework for development. Is sustainability driven by demographics?
    • Vision and Holistic planning

  o Community resistance to multi-family dwellings is a problem. Prejudice will have to be overcome to get beyond that thinking that excludes the economically disadvantaged.
  o Demographics are shifting. How do we adapt?
  o Have to change attitudes regarding mixed use.
  o Beyond new developments we need to combine the old with the new and enhance existing infrastructure. Have to integrate work, play, religion, and schools.
  o Connected centers can benefit from mixed-use development
  o Improved air quality, and reduced urban, heat-island effect are some of the benefits.
  o Zoning, changes in community attitudes, and patience will be required over time.
  o Mixed-use can improve development patterns in all scenarios.

Discussion Group #13: Design Choices for Public Places – Creating Value

Discussion Leader: Dennis Jerke
Recorder: Hans-Michael Ruthe

Discussion, Rounds 1 & 2

1. What do you think is the most notable about this information (introductory points about the idea of Quadruple Value in Public Space)?
   a. Typically the goal is the "Triple Net Bottom Line," but here we see it should be the "Quadruple Net." North Central Texas is mostly lacking in observable physical impact.
   b. It is expensive, however, to achieve this quadruple impact from a developer's point of view. There has to be a clear financial incentive. On the other hand, though, a situation like the Cowboys stadium parking lots is just not sustainable.
   c. Focus is rightly the image of the community. Idiosyncrasy on an architectural/physical design level is what is needed around here.
   d. Most of the information (in Mr. Jerke's introduction) seems to involve relationships between entities like developers and communities. This is good because it is a quality of life issue as well as a bottom-line issue.
   e. We need to PROVE that there are capital projects that are sustainable. Though they may be more expensive, they have a longer life span.
   f. Scenario: Coppell has a lot of power lines but also likes aesthetically pleasing cityscape. Petitioned TXU for right to develop under and around lines and were denied because of liability. They are slowing our beautification down.
   g. How can we (developers and cities) share the risk/cost? Convince developers to preserve the civic culture a little while using the bad stuff to leverage the good stuff.

2. Do you think there is only one scenario (out of the 4 possible alternative future scenarios) that defines the most sustainable approach to future growth or is it a combination of these?
   a. I think 2 and 3, because connected centers mean people are going to want to travel. Somebody in Wylie, for instance, may want to go to the Ft Worth Zoo. With more transportation options, you can achieve a higher rate of investment.
   b. 4 should be the main option. But you have to have strong connections to have diverse communities. More connections allow for more diversity. 2 goes hand-in-hand with 4 as well.
   c. In addition, number 5 is very important because it seems to be part of connectivity and uniqueness. If we do not take care of the "green cities" issue now we will really miss an opportunity. It is a matter of stewardship, of maintaining our growth, not to mention wisdom. People know areas of North Texas for their natural grasslands and the natural prairie scene.
   d. From the City of Coppell's perspective, 4 and 3 combined would be great.
   e. Cedar Hill likes 4 but regionally we need 5 to succeed. 4 is important because it preserves a community. When you start a new development it's hard to distinguish, but at the same time you have to have your connections.
   f. Dallas once had a trolley system, and now you got to look at those old plans to understand where the new things are coming from. Ironic, really.
   g. 4 and 2 are good, but how many communities have to give up "who they are" to become a functional part of the whole? Maybe not that much, couldn't Southlake Towne Center connect better to the rest of the Metroplex?
3. Does "sustainability" only apply to environmental issues or does it include economic and social issues as well?
   NOTE: For this question, both groups and all members of the groups agreed that "sustainability" should be applied to every relevant area in consideration, not uniquely to environmental issues at hand.

   a. Elected officials want to cultivate community pride; in order to do so they should apply the principles behind "sustainability" to all the areas of civic life.
   b. All of the above are pertinent to the idea of a sustainable community. It is not just about "going green" but where the money we have is being spent and whether it is being spent properly.
   c. Bad example of misapplication of "sustainability:" if every building in your community is LEED certified but each is 50 miles from the other, how is that sustainable? The parking lots for the new Cowboys stadium are all impervious surfaces, very much aggravating the situation in that area. Not sustainable at all, despite how well-designed the building may be.
4. Do you think future public spaces in this region should be evaluated for quadruple net value and maximizing the place's potential?
   a. Starting with regional guidelines you start with prescription. A lot of public spaces are ball fields, something that is necessary but cannot be defined on a regional level.
   b. And what about municipalities that play the system for their own advantage? We all would suffer.
   c. However, this way would help us to not "reinvent the wheel" every time.
   d. We need a better "wheel," though. A dynamic guide that directs and is consistently reinvented and innovative. Any guideline should also distinguish between local needs and regional needs.
   e. This is necessary. Otherwise you'll get competing interests in the construction of public spaces.
   f. Most communities would not like regulation but would rather have funds as an incentive.
   g. It all depends on whether they are guidelines or mandates, then it would be good for small communities because they could have a leg up.

5. Is there a special interest group or individual that should be a part
    of the 2050 plan that we have not here included?
    a. The Texas Land Bank
    b. Private lending Banks
    c. State level elected officials and civil servants.
    d. There needs to be a visible connection between the
        money and the public needs.

6. Should the North Texas 2050
    Guiding Principles address any additional issues beyond the 16
    we've identified in this session on pg 2?
    NOTE: None of the participants in either session had opportunity
    to respond to this question.

Discussion Group #14: Design Choices for Traditional Centers & Edge Cities

Discussion Leader: Rick Leisner
Recorder: Alexis Massaro

Round 1 Discussion

General Comments

1. Argyle has multiple city centers
2. Seagoville has one main center and 4 sub-districts, also has form based
    code
3. Centers not based on population but function
4. McKinney has fantastic downtown, but people in town still have to drive.
5. A parking garage is business as usual.
6. Transit options are very important for communities. Should support all
    options.
7. Certain design concepts that apply to all are important.
8. Key in cities is to reduce vehicle trips.
9. Shrink the opportunity to park and people will change driving pattern.
10. Concentrate flexibility of use and parking.
11. Portland has great parking plan.
12. Stakeholders need to understand parking theories.
13. Hierarchy of open spaces is needed.
14. Transit is site specific but needs integration.

Comments by Individual Participants

1. Multi-use – allow vertically integrated multi-use and horizontally
    integrated in smaller centers, creates flex in market

2. Shared parking is key. Most cities are driven by parking.
    Centers/Downtowns are always perceived as not having enough
    parking. Structures and shared lots – central plans.
3. Small max @ 3, Medium max @ 4, Large max @ 5 – issue is really
    site specific. Hard to provide blanket standards.
4. Residential is very site and market specific, promote a range.
5. Existing open space – program redevelop – to create focal point.
    New space hierarchy of spaces woven into urban fabric.
6. Integrate multi-modal options, example Denton, heavy rail
    commuter integrates with modern street car to connect
    downtown/commuter rail/UNT
7. Mixed use development should occur at all sizes (low, med, high)
8. Parking garages only at a high level, garages should be optional or
    follow land use built out at medium level, let land use determine
    the need.
9. High 5 stories, Medium 2-4 stories, Low 2-3 stories
10. Higher the better, high = 40-50%, medium 25-50%, low = 15-40%
11. High 4 blocks, medium 2-4 blocks, low 1-2 blocks
12. High all options, medium all options, low light rail/shuttle bus
13. Access to walkers/bikers/old-young-disables
14. High = 9, medium = 7-9, low = 5-7 (need institutional downtown)
15. High/medium/low is realistic
16. In response to question #2 – Connected Centers
17. In response to question #5 – Land use planning/Financial
    incentives/Business Improvement Districts
18. In response to question #8 – NA

19. In Midlothian, we need to encourage more residential/lofts to create a more vibrant, self-sustaining retail/office area.
20. Mixed use vertical zoning
21. Aggregated at grade parking
22. Moderate density, 3 floors max
23. 50% residential single family detached, town homes 2 plex
24. Green space clustered housing
25. Trails, sidewalks, pedestrian friendly
26. Parking needs to be limited to encourage better land use; move transit opportunities; bonuses for higher densities i.e. Portland
27. More varied zoning within enters to allow a "true" mixed use zoning restrictions now are too limited. This would include light commercial; hotel; restaurants; housing; religious; home ownership.
28. Re-densify existing "low zoning" and "inefficient" land uses.
29. Tax incentives for developers and residents to live in higher density areas.
30. Edge cities need a reinforcement of a core sense of place with an understandable growth pattern and transit tie-in.
31. Question #2 – Scenario 2 & 4 are the most important
32. Question #3 – Tools- regional zoning concepts, flex use
33. Question #8 – Tax incentives for residents and developers for higher density.
34. Structured parking and street parking with individual co owned small lots is preferred.
35. 4 city blocks green space is preferred.

36. Needs to be an analysis of how each of these areas (traditional centers and edge cities) is developed.
37. Mixed use is already somewhat inherent, so it is more how to continue or change it. There should be some low level (2-3 floors) of residential, office and retail mixes with some structured parking if possible, but this creates an opportunity for better density and interaction.
38. Green space is important because it helps bring people together and it is one thing most people want in a traditional center otherwise they move to an area where they can have a yard to play in.
39. Infrastructure is important obviously, but using bus, LRT or street car are difficult to make successful in many traditional centers. Car and pedestrian is most important with a look at the viability of other alternatives.
40. Land use and urbanism will depend on size of center. There needs to be planning for the following; small center – 30,000 people or less with fewer land use types until the next level is attained. Medium – 30,000 – 75,000. High – 75,000 or greater.
41. a. High – mxd, structured, 5+, 40%, 1-2 blocks, streetcar, yes, high
    b. Medium – mxd, structured & surface, 3-4, 40%, 1-2 blocks, LRT, yes, medium
    c. Low – mxd, structured & surface, 2-3, 25%, 1 block, shuttle, yes, medium

Session #1 - Design Choices for Traditional Centers & Edge City

	Small (Village)	Medium (Community)	Large (Regional)
Mixed Use	Economic Balance	Local High Density	Regional Living, Multi- Family
Parking	Low visibility Garage centralized (Walking community)	Surface Utility Short Term Park and Go	Multiple garages located by destination Parking for alt trans

High Density	Economic Balance Residential/Retail 3-4 floors	Single Family Minimal Resd/Office 2-3 floors	High Density Multi-Family 5-6 floors
Public Green	High	Medium	Low
Transit	Park and Walk Transit Destination	---	Region Destination
Pedestrian	High	Medium	Low

Round 2 Discussion

General Comments

1. Lakeside is in the process of redoing zoning to be more form based.
2. Gas wells should be considered in planning process.
3. Holistic communities are a key.
4. Complete streets are needed as well as 24/7 activity in downtowns.
5. Improve business environment would be mixed-use.
6. Overcome perception of parking problem.
7. Infrastructure is not the issue in newer cities.

Comments by Individual Participants

1. Mixed use - limit land area located within urban F.W. growth path. Looking to maximize existing resources – without losing town flavor – 2 key regional transit paths – road/highways
2. Consolidate parking – good idea could work
3. Density - needs to be properly studied for best use – avoid developer shock before make business feasible
4. Need to work in gas wells
5. Inter-nodal transit system, bus (not a Korean stuff bus)
6. Pedestrian orientation – security cameras –
7. Land use – maximize infrastructure use/reuse geothermal in construction cisterns
8. The City of Joshua would fit a low density city center. I agree with all initial findings on selected indicators but the public green space seems low. Although this may be reflected of the lower density residential development, and the assumption that there is more public green space in these areas which may not always be the case.
9. Regarding the alternative scenario that presents the most desirable results, my opinion is that the connected centers offers the most desirable as well as practical results. This is demonstrated by the similarity to the return on investment scenario.
10. Most important action tools for implementation would be; future land use plan, regional cooperation agreements, transportation plan, mixed use development code.
11. The additional issue that needs to be addressed is public education at the grassroots level – not just city officials, business people, etc.
12. Stephenville – mxd, lofts, 2 floors, 1 block, transit system, yes, use plan, low
13. Design Choices – selected indicators, City of Greenville – probably medium urbanism similar to Pilot Point. The indicators listed match fairly well. Don't have much high density in town center area and Greenville has some 3 floor areas. Our public green space is probably more than 1 block. Might be good to consider amount of low income/tax deferred housing.
14. Action Tools – definitely transportation plan. Need to be able to connect outer edge cities to the central DFW area. High speed rail? Something other than automobiles.

15. Indicators – parking aggregation, only garages in high urbanism don't think garages realistic in medium traditional centers
16. Indicators should also include;
    - street grid,
    - block size & length,
    - housing type/mix – not just amount.
17. Action Tools – regional housing plan – regional housing authority that interfaces with Regional Transportation Plan and Regional Transportation Council/MPO investment decisions.
18. Question #2, Desirable results – Green Regions, sustainable natural park sets, wilderness scenarios.
19. Question #5, carbon footprint, exchange units for natural-human resources.
20. Question #8, community currencies, time dollar, coop
21. Trinity Uptown Project comparison /needs: very high density (700 acres, 10,000 units). We have desire for each structure to be mixed use. We rezoned entire area mixed with median densities. Form based code – Trinity Uptown Design Standards and Guidelines
22. Surface parking kills an area. Must aggregate especially for public use. For example universities, park space, juror needs.

23. Mixed use sounds great but the first floor of every building, cannot support that much retail without a large number of density we require 6 story mininums.
24. Need green space or you will not get families and diversity
25. To minimize parking you must provide all alternatives
26. Must have strong pedestrian zone in high density area because that area is the community's backyard.
27. Different uses in same space creates high traffic and safety
28. We need high density. We can no longer sustain low density, public infrastructure too low and low density has short shelf-life before deterioration.
29. We need to make central city construction and cost of living lower and tax outside growth to create disincentive to sprawl.
30. The desirable results go directly to long-term sustainability.
31. Low – Trophy Club – Only include mxd in less than 4 story heights and along border of town; surface lots, 2 floors, 15%, 2 city blocks, shuttle only with connection to rail if offered, yes, 5-7, medium.
32. Question #2 – Connected Centers or Return on Investment
33. Question #5 - Mixed use development codes

Discussion Group #15: Smart Design Choices for Inner Tier Communities & Neighborhoods

Discussion Leader: David Williamson
Recorder: Robert Voelker

Two Projects

- City Walk at Akard
  - o MXD, affordable
  - o Range of housing types
  - o Close to Transit
- Buzz Lofts
  - o New construction
  - o 49 condo's – "relatively inexpensive", workforce $130-200K
  - o Cedar

  - o 3 blocks from light rail, electric moped
  - o Sustainable
  - o Infill/vacant lots

Round 1 Discussion

- Return of investment – uses existing infrastructure
- Oversee communities – mixed income/culture
- Protecting Green Region by doing redev vs. new - sustainable design at Buzz Lofts
- Connected Centers – Both prospects near transit
- Do we really want to pay for move development on Fringe?

o   Against ROI

Round 2 Discussion

- Mixed income/diversity allows for less cross-migration
- How do you keep affordable when you do dense inner city development?
- Providing Services (grocery, cleaning, drug store) is an issue
- Density is green vs. gobbling up land, ruse buildings vs. new

Discussion Group #16: Smart Design Choices for Outer Tier Communities & Neighborhoods

Discussion Leader: David Rodriguez
Recorder: Ard Anjomani

Overview

In both discussion sessions the Discussion Leader, David Rodriguez, presented two ongoing development cases as a sample of "best practices" that can be emulated by the outer tier communities. The first case is an urban retail & mixed use development, Vitruvian Park, in Addison, Texas (an inner tier city). This case represents redevelopment of several 1970's vintage garden apartment complexes into 5,500 units of mixed use with a density of 55 units per acre. The second example is Montgomery Farm in Allen, Texas which is a LEED Certified development with a density of 7.2 units per acre, and including a 72 acre area preserved as open space (a gift from the Williams family as one of the state's earliest private land trusts – dedicated to the preservation and protection of open spaces in North Texas). These two development samples instigated a vibrant discussion that continued till the end of the each session.

Round 1 Discussion

These two examples raised the point that it seems good development occurs with master planned developments. A city with many developers does, of course, needs good developers with good plans, but a city has to have its own high quality Master Plan and the related regulations such as Zoning, Subdivision and Urban Design ordinances. Then, the master developer becomes the City— the City as Master Developer. Cities in their development planning need to acquire public input; therefore, they are bound to what public wants and prefers. Because of this crucial input, for a city to become a good master planner, the public has to be informed of good practices, so that it to understands why some development types are preferable to others and why those are more beneficial to the individual residents and property owners of the city as well as to the community as a whole. Public Education then becomes a must. VNT could become a conduit for getting everyone educated through its wide range of activities while in the process of going through its own development.

Another point raised was that, in some cities, the development community is encountering major hardships in going through the development process and collecting all the necessary approvals for their developments. This is perhaps most true in the outer tier cities. There is a resistance for developers to work with cities whose regulations and policies delve too much into details (from my notes, but not very clear). Different departments in cities can have different requirements that sometimes conflict with each other. City departments need to be coordinated. In summary, it requires effective city involvement for these high level developments, like those presented in the case studies, to happen.

Round 2 Discussion

The discussions started with the important point that the Vitruvian Park Development needed a partnership between City and Developer. The question for so many cities is how to find such developers or development proposals. Cities need to have their ducks in a row in order to look for and attract such developments. They must be involved in all related aspects, including land banking, appropriate land use planning and zoning, streamlining the processes, keeping the vision alive, and actively seeking out and effectively managing partnerships. There is a lot that outer suburbs can learn from the experience of the inner tier and principal (central) cities. VNT could facilitate these learning communications and interaction between these varied types of cities.

Comments from Individuals

Antoinette Bacchus

Very concerned that 0% of people from Arts and culture groups were represented.

Barbara Becker

Heads of tables ended up doing all the talking and so feedback was very limited. Appeared to be an information giving session which is too bad because still don't have a feel for how participants felt about the topic. Hope you get good written comments. Heard people say they had a hard time hearing what was said by facilitators and the facilitators did 80% of the talking.

Frank Bliss

Wrap-up from Table 16 was insightful – more case study analysis would be good to make the dialogue and ultimate plan more constructive.

Debora Browning

This forum was well organized and gave the participants an opportunity to openly show ideas on the various action tools. I look forward to hearing about the results this September.

Francois de Kock

1. For the green scenario, let us think about "ecological services" – these components and processes of the natural environment that are not accounted for in economic terms, until the capacity of nature to perform its services free of change, has been lost. E.g. Floodplains have been compromised so that huge investments have to be made to maintain effective river/creek functioning and the protection of investments (adjacent buildings and infrastructure). In addition, water quality is compromised by inappropriate land use practices.

2. Developers shape and form the physical and visual quality of our communities. Having such a huge responsibility, how are they prepared through education, training & certification to ensure good quality, sustainable and innovative planning and design?

Paul Lehner

Public Places
Public/private partnerships are critical particularly in high density areas. Exciting sustainable public places always have healthy interplay of public and private developments—connected by efficient transportation.

Aaron Duncan

Look at demographics of the anticipated growth to 2050 if we can understand the end user, we can anticipate their needs and plan accordingly.

Peggy Glenn-Summitt

Think about where you live now. If you were 75 and no longer able to drive a car, could you still live there? Where could you live? We are all living longer, so it's essential for planning to anticipate the missions of older adults who will be aging in North Texas, most of whom will be on a fixed income, many below the federal poverty level.

Jasen Haskins

Having only those who sat at certain tables answer the questions on those topics in inherently flawed as most people likely sat at the tables that discussed issues important to them --- statistically unreliable. However, overall a very good work session and use of time.

Scott Hounsel

Table 10 – legal issues surrounding water quality & water delivery in Upper Trinity Watersheds. Lack of regional controls create sprawl. Have CCN's been reviewed – where are the CCN holders in these watersheds?

Private suppliers are not desirable, small cities may not be much better. Worst case population growth should be incorporated into CCN registration & CCN changes OR limit capacity unless water quality controls are implemented.

Martin Krueger

- The TXDOT urban thoroughfares committee has made changes to the way TXDOT is doing business. They have now added a new line to their project development process that promotes partnerships with local communities to plan land uses & transportation systems together.
- Encouraging communities with freeways to move away from TXDOT's 'frontage road' model for commercial development would reduce traffic congestion in the corridors & promote stronger retail & commercial development in neighborhood centers. It also reduces miles traveled & environmental impacts.

Peggy Lundy

Good forum. Suggested future record table discussion: Trade (DFW area is one of the largest and busiest trade centers in the US and is growing)

Lissa Magel

- Align city zoning/planning requirements to make uniform, favorable regional code for residential photovoltaic and small wind
- Align city codes across region to promote use of grey water for residential landscaping and watering
- More light rail with improved connections east and west
- Stop building more highways!

Renae' Ollie

Very good table discussions

Mark Washburn

Great discussion and dialogue at tables and enjoyed Karen's and Mike's presentation. I loved the turning point response survey—very cool (Key pad polling). What can I do to get on board with VNT as well as our city,

Benbrook??? I am willing to stay in VNT.
Coach mike, just put me in and give me a game book!

Troy Wynne

In the feedback session, you asked people to answer only about the discussion in which they participated. Then you asked them how important those topics were. Anyone who chose to participate considered the topic they chose to be of high priority. To get a fair assessment of the importance of each issue, let everyone vote on the importance question but only allow participants to vote on the recommendations

Wrap-Up Comments

The notes below were taken during the reports made by each discussion table. Several people took notes; thus, the topics are repeated.

Note Taker #1

1. Nutrition and health
   a. Public/ private partnerships
   b. Access to fresh, healthy foods from markets and community gardens
2. Nutrition and health
   a. Feel that diverse distinct communities and connected centers provide best nutrition
   b. Combination of diverse distinct communities and connected centers are best for physical activity
3. Housing
   a. These scenarios need to be concrete and specific so city planners and managers can easily implement
4. Housing
   a. Need a combo of all scenarios except business as usual
   b. Need more incentives
5. Transportation
   a. Combo of scenarios needed
   b. Rail would be best alternative
   c. Gas prices will lead to more rail
   d. Need alternative modes to get to rail
   e. Incentives for infill
   f. Dis-incentives for sprawl
6. Transportation
   a. Less reliance on freeways
   b. More diverse system that is uniform across the region
   c. Green mindset with developing
   d. Can't build out of congestion
   e. Need to be more efficient
7. Natural Assets
   a. Educate consumers
   b. Focused on food
   c. Education about watersheds
   d. Build symmetry within watersheds
8. Water Resources
   a. Focused more on water supply than water quality
   b. Need to see how much water will be impacted by climate change
   c. Promote water conservation across all scenarios
   d. Pinpoint water use quotas
   e. Regulatory initiatives will take care of water quality
   f. Water conservation is our priority
   g. Raise cost of water to increase its value
   h. Use greenprinting to find green areas and natural buffers
9. Policy sustainable development
   a. Education- policy leaders need to feel safe about changing from business as usual
   b. Educate people about future population
   c. Policy can compensate natural systems
   d. Lots of coordination between municipalities
10. Mixed use
    a. No one size fits all scenario
    b. People are cautious about placement and layout
    c. Relate to green infrastructure
11. Design for public places creating value
    a. Create regional guidelines to create value in public places
    b. Scenarios need to be the bases or foundation for other scenarios
    c. Economic and social sustainability play a role as well
12. Table 14
    a. Paring mixed use and form based codes are key
13. Table 15
    a. Inner city and core developments need more services
    b. Sprawled development is not paying their fair share

c. Need to do something like make all rural roads toll roads
14. Table 16
    a. Emphasis on smart growth
    b. Taxes a city to develop smart growth
    c. Collaborate with neighboring municipalities.

Note Taker #2

1. Table 1
    a. Need for Public/Private alignment of partnerships
2. Table 2
    a. Thinks that DDD and CC are best scenarios
3. Table 3
    a. Policy tools need to be specific and concrete
    b. Revise tools to be more useable and functional
4. Table 4
    a. Need Combo of all scenarios
    b. Obstacles- Lack of incentives in city zoning
5. Table 5
    a. Combo of all scenarios so that rail is important, alternate modes of travel is available, and there are incentives for alternate forms of development
6. Table 6
    a. Combo of alternative scenarios that encourage more diverse transportation options that are efficient and reduces current travel behavior
7. Table 7
    a. Emphasize Natural Assets and local grown foods
    b. Importance of education for watersheds
    c. Building connection among watersheds
8. Table 8
    a. Build connections between natural assets and transportation
    b. Need to use tools, greenprinting, to identify green spaces
9. Table 9
    a. Water supply focus
    b. Incorporate water demand impacts caused by climate change into scenarios

c. Private/public education of supply and conservation across all scenarios
    d. Identify techniques how to wisely use water
10. Table 10
    a. Focus on conservation as a priority
        i. Education
    b. Raise the cost of water to build appreciation and worth
    c. Assess natural assets to protect water supply
11. Table 11
    a. Educate policy leaders in new choices, staff also
    b. Generate policy encouraging change
    c. Coordinate between cities
12. Table 12
    a. Connected nodes
13. Table 13
    a. Create regional guidelines for public spaces
    b. Quadruple net value
    c. Visual aspects
    d. Green region needs to be best for all
    e. Sustainability is broad
14. Table 14
    a. High, med, low size centers
    b. 5 case studies underway
    c. Form based code
15. Table 15
    a. Discourage sprawl through policy and toll roads
16. Table 16
    a. Smart growth
        i. Ex. Montgomery Field
        ii. Ex. Addison Circle
    b. Incentives should be offered by cities for smart growth development
    c. Partnering with other cities to make this happen

Note Taker #3

- Nutrition/Health
    o Public/Private Partnerships

- ▪ Design/Build
- o Access healthy foods
- o Access Farmers
- o Best scenarios
  - ▪ Distinct/Diverse
- Housing
  - o Specific scenarios – Can be Positive
  - o TITCA
  - o Combinations of all 4 scenarios
    - ▪ Schools
    - ▪ Housing
- Transportation
  - o Combination of all four scenarios
  - o Emphasis on rail
  - o Cost of fuel
  - o Incentives for infill development
  - o Less Relations on major regional facilities
  - o Combination
    - ▪ Infill – Diverse or distinct
    - ▪ Way
      - • More efficient VNT
- Entertainment
  - o Down to home production
    - ▪ Improved living = of watersheds
  - o Maintaining Communities
    - ▪ Functionality of community spaces
    - ▪ Improvement of community printing
- Water Management
  - o Water supply & conservation priority
  - o Water demands
  - o Climate change
  - o Enhanced public education about water

- o Alternative scenarios
- o Best water
- Water Conservation
  - o Raising cost of water as a tool
- Policies Development
  - o Education to policy leaders
  - o Source of urgency about consultants
  - o How do we change things?
    - ▪ Policy accounting, normal systems
      - • Comparison
- Mixed Use Development
  - o No one size fits all
  - o Mixed use
- Decision
  - o Regional for design
  - o Quad. Value
- Design Choices Traditional cities
  - o Citizens out to participants
- Mixed use Development
- Design Inner City
  - o Lacking services
  - o City
  - o Urban sprawl development
  - o Build Toll
- Smart, Addison Circle
  - o Tributary forks
- Cities need to participate – financial
  - o Cotton Belt
  - o Addison

Note Taker #4

- Table 1
  - Need public/private alignment partnerships
  - Safer access to fresh health foods
- Table 2 – Nutrition
  - Distinct, Diverse
  - Connected Centers
  - Phys'd Act
    - Combination – connected center and distinct
- Table 3 – Housing
  - Concrete, specific things to implement on staff level
- Table 4
  - Agreed with measures and indicators
  - Need combinations
  - Obstacles – each at incentives
- Table 5
  - Combination of alternatives – all interest in rail
  - Education on rail & cost of gas
  - Alternative modes
  - Incentives for infill development
- Table 6
  - Strong desire to have less reliance on major facilities
  - Combination of all
- Table 7
  - Closer to home production
  - Developments relocate to watersheds
  - Connectivity among watersheds
- Table 8
  - Maintaining connections for alternative transportation
  - Recognize economic measures of spaces

- Table 9
  - Water supply/water conservation rather than water quality
  - Climate change
  - Priority enhance public education
  - Targeted way for each scenario to win
- Table 10
  - Focus to conservation
    - Education about the regional cost of water
    - Encouraging incentives
- Table 11
  - Education – Policy leaders given into staff, community understand consequences
  - Generate policy – what determines
  - How natural systems for city
    - Coordinate, no compete
- Table 12 – Mixed
  - No one size fits all
  - Favorable mix use + growth scenarios
  - Mix use clusters to transportation modes
- Table 13
  - High, medium, and low size centers + distribute to all
  - Parking, HUD base on codes – key for mixed use
- Table 15
  - Lacking services infill
    - Disincentives development in urban sprawl – not paying fair share to get back into inner city
- Table 16
  - Smart growth
  - Purchase aging units & retail – developer partnership Addison