

Phase 1 Summary

June 2005



Highlights

- The Dallas—Fort Worth Metroplex will add 4.1 million residents by 2030.
- Participants support change from 'business as usual' for regional development.
- More intense, mixed use development near transit reduces costs to residents and the region.

Inside this issue:

Terwilliger Brings National Development Viewpoint	2
Goal: Regional Dialogue	2
The Future in Legos®	2
Poticha Advocates Transit to Build a Sustainable Region	3
New Directions for the Region	3
Changing Growth Patterns Save Time and Money	4
Building on Phase 1 Success	4

April Event Supports Regional Vision and Action

On April 25, 2005, an invited group of business, civic and political leaders gathered at the University of Texas at Arlington to consider where millions of new Metroplex residents will live, work and play. The day's results were creative, inspiring and sometimes surprising.

Vision North Texas asked fifteen teams of diverse participants from the 10-county Metroplex to agree on the principles that should guide regional growth. Next, these principles were applied as the teams located the anticipated new jobs and housing throughout the region. Finally, the implications of different growth patterns were considered and priorities for action were identified.

It was clear to Vision North Texas participants that continuing 'business as usual' would lead to a region with high traffic congestion and a declining quality of life. They supported change to make the region's future more successful and sustainable. And they concluded that action—by cities, developers, civic groups and others—really can make a difference.



Participants consider the development pattern currently forecast by NCTCOG.

The project's main goal is increased awareness of the growth expected here and the choices that will accommodate that growth most effectively. These choices affect Metroplex residents' daily lives and area businesses' operations. Extensive regional dialogue is needed to build understanding of and support for new regional choices and emerging opportunities. Vision North Texas begins this process.

Partnership Key to Vision North Texas Success

Vision North Texas is a unique new public-private partnership for the Metroplex region. The Urban Land Institute's North Texas District Council and the North Central Texas Council of Governments formed this partnership in 2004. The University of Texas at Arlington hosted the April 25th event.

Additional sponsors provided resources to support this event. Major sponsors include Champion Partners, Thompson & Knight LLP, Bank of America, JPMorgan Chase, Schmidt & Stacy

and Turner Collie & Braden. The American Planning Association and the American Institute of Architects provided funding and volunteers.

Experts from many cities, counties, development and consulting firms volunteered their time to facilitate group discussions and provide other assistance.

Partnership and collaboration made the first Vision North Texas event successful. They will be essential to effective regional action.

Terwilliger Brings National Development Viewpoint



J. Ron Terwilliger, Chairman & CEO, Trammell Crow Residential.

The Vision North Texas event began with kick-off speaker J. Ron Terwilliger. Based in Atlanta GA, Terwilliger is Chairman and CEO of Trammell Crow Residential. He has been a leader of the Urban Land Institute's national Smart Growth initiatives.

Terwilliger encouraged participants to think beyond past trends in housing and job location. He noted the changing characteristics of the U.S. population and the need to provide hous-

ing that is desirable and affordable to diverse households. He also emphasized the interest nationwide in mixed use communities where higher development intensities mean residents can walk to jobs, shopping and entertainment.

Since private sector action helps implements a region's vision, partnerships between public and private interests are essential to create realistic visions for the future. Terwilliger urged participants to use this regional dialogue to further smart, successful growth.

Goal:Regional Dialogue

Vision North Texas is intended to raise awareness about growth expected in the 10-county Metroplex region during the next 25 years. It creates a forum for regional dialogue about options to accommodate this growth that are successful & sustainable.

It is the first initiative to engage interested public and private stakeholders from this region in a discussion of all the complex issues shaping our future. It should help property owners, elected officials and community residents to make choices that support the region's continuing vitality.

83% of respondents agreed that setting regional investment priorities based on a preferred growth scenario was 'essential' or 'important' in the next year.



Fort Worth Mayor Mike Moncrief uses Legos® to reflect future mixed use downtown development.



Participants from Burleson, Fort Worth, Fate and Waxahachie work with planning directors from Denton and Mesquite to locate new regional employment centers.

The Future in Legos®

How can a small team create a development pattern that accommodates 4.1 million new residents and 2.3 million new jobs—and complete the project in under three hours? By using a 6' by 7' map of the region, colored markers and about 1,200 Lego®!

Each orange Lego® represented approximately 2,500 households and each blue Lego® represented the jobs filled by residents of those households. Beginning with detailed base maps, 15 diverse teams agreed on desired regional development principles. Then they placed Legos® on the map to show the pattern of new jobs and housing that reflects these principles. The result — 15 intriguing visions of the future Metroplex.

Poticha Advocates Transit to Build a Sustainable Region

Keynote speaker Shelley Poticha is the President and CEO of Reconnecting America, a non-profit organization working to integrate transportation systems and the communities they serve. Her presentation provides clear evidence of the economic value of transit-oriented development (TOD) to successful metropolitan areas.

Poticha reported the results of a national study of almost 4,000 transit stations in 42 U.S. regions. It revealed that 14 million people live within 1/2 mile of these stations. By 2025, de-

mand for development in these areas will more than double. Notably, the Dallas—Fort Worth area ranks ninth in the nation with households demanding almost 265,000 TOD homes by 2025.

TOD has benefits beyond transportation, Poticha noted. It creates affordable neighborhoods by providing access to jobs and reducing transportation costs. It is a key factor in site selection for 'new economy' companies that are creating the jobs of the 21st century. Poticha urged public and private sector action to grow the Metroplex marketplace for transit-oriented projects.



Shelley Poticha and ULI District Council Chair John Walsh.



Denton County Commissioner Cynthia White proposes a new regional growth pattern to business and civic leaders from Fort Worth, Dallas, Frisco and Rockwall.

New Directions for the Region

Vision North Texas participant teams devised unique approaches to regional growth. Groups planned rail lines to Denton, Weatherford and Midlothian. Green building and regional open space/trail networks were advocated, as were mixed income housing, new employment centers and more intense mixed use development.

In the afternoon, an innovative keypad polling technique provided feedback on regional priorities. The two top issues were minimizing traffic congestion and supporting the revitalization of existing downtowns and neighborhoods.



Dallas League of Women Voters leader Mary Vogelson worked with Lewisville, Southlake and Allen community leaders.



"Efficient Transportation Drives Development Design Principles" for one group of Vision North Texas participants.

50% of respondents thought the scenarios developed at the event were a good reflection of realistic choices for this region. 40% thought regional choices should include even more dramatic change from the current forecast.



A collaboration led by the Urban Land Institute's North Texas District Council (ULI), the North Central Texas Council of Governments (NCTCOG) and the University of Texas at Arlington (UTA).

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NCTCOG's Infill and Rail Scenarios would reduce the hours of traffic delay in 2030 by up to 28% and require as much as \$9.5 billion less in transportation funding, when compared to NCTCOG forecasts.

Changing Growth Patterns Save Time and Money

When it comes to population, the Dallas-Fort Worth Metroplex is the ninth largest region in the U.S.—and projections show that even more people are headed this way.

By 2030, the Metroplex is expected to have more residents than New Jersey does now. Job growth will be equally strong, with more jobs here in 2030 than in Michigan today.

Along with growth comes increasing demand for housing, transportation and other public services. The North Central Texas Council of Governments (NCTCOG) projects that moderate or severe traffic congestion will affect almost all parts of the region in 2025, even after spending \$45 billion for regional transportation improvements. Air quality also suffers.

As part of Vision North Texas' review of alternatives to our region's development trends, NCTCOG released new modeling results that could have a dramatic impact on the region.

NCTCOG found that alternative scenarios with development focused on rail or infill areas could significantly reduce travel delay, cost and the miles of new highway lanes needed to meet regional demands. Scenarios proposed by Vision North Texas participants may offer even more savings in cost and congestion.

The Challenge for the Metroplex			
	2000	Added	2030
Residents	5.1 million	4.1 million	9.2 million
Households	1.9 million	1.5 million	3.4 million
Jobs	3.1 million	2.3 million	5.4 million



Central Dallas Association President Alice Murray reports her group's conclusions.

Building on Phase 1 Success

The Vision North Texas event in April 2005 marks a notable beginning for a new regional collaboration and dialogue. Participants felt it was extremely valuable for their communities and the whole region.

Regional success requires action to build on this important event. Initial steps are already underway to follow up on the concepts created at the event.

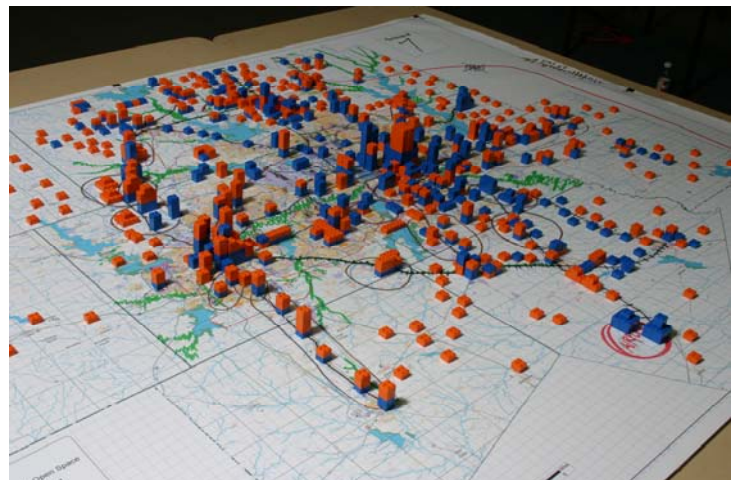
A second phase for Vision North Texas is expected to begin this summer and continue through the end of 2006.

All 15 scenarios developed by Vision North Texas participants are under study now to identify key concepts and strategies. Selected scenarios will be evaluated in detail to determine how well they perform on important regional measures such as traffic congestion, air and water quality, support for existing neighborhoods, housing affordability and balance of jobs and housing. These results should be reported in early summer.

Phase 2 will educate regional stakeholders, involve more people in the discussion of regional choices and research the implica-

tions of these choices. Presentations will be made to diverse groups throughout the region. Subregional visioning workshops may be held. Research will examine the fiscal costs and benefits of different regional choices.

Support and funding from individuals, public agencies, businesses and community groups are needed to carry out Vision North Texas Phase 2. Go to www.visionnorthtexas.org to join in!



One group's regional development concept focused on "Emerging New Growth Centers through Transit Oriented Development."