

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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- ◆ Nineteen scenarios were analyzed. They varied widely in the location of jobs and housing by county.
- ◆ Three scenarios — Infill, Rail and Polycentric— were modeled and their transportation impacts compared to the NCTCOG 2030 Forecast.
- ◆ Vehicle hours of delay in 2030 were reduced as much as 33%.
- ◆ The region would need \$15.6 billion less in transportation funding to meet the needs of the same level of growth.

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.

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 on transportation improvements. Air quality also suffers.

Many of the scenarios developed by Vision North Texas participants were similar to the Rail and In-

fill Scenarios created by NCTCOG's Transportation staff. A new Polycentric Scenario reflects the concepts of other workshop participants. It supports a variety of centers throughout the entire region.

These three scenarios offer important advantages compared to the 2030 Forecast. They emphasize development around transit stations and existing downtowns. They improve the jobs:housing balance of the region's counties. They locate less growth in open space/agricultural areas and more near bikeways. The Phase 1 Report provides the detailed analysis.

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.

Phase 2 Builds on Initial 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. A second phase of Vision North Texas focuses on four major new initiatives.

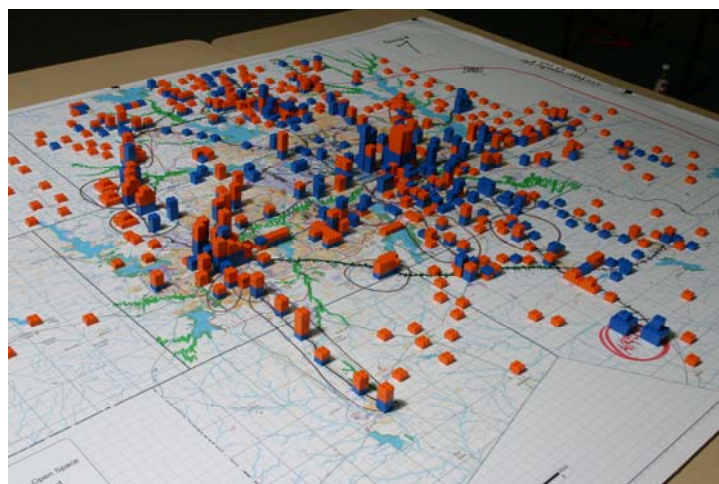
Education & Outreach: Educate regional residents, business leaders, elected & appointed officials to raise awareness about the growth anticipated in the region and the choices for accommodating it in a way that is successful and sustainable.

Involvement: Involve more people in this discussion of the choices available to our region and the application of the Ten Principles of Development Excellence.

Research into Development Excellence Best Practices: Research the implications of these choices and the tools we can use to achieve a desired choice; make available and celebrate the best practices for development excellence in the region.

Policy Decisions: Decide whether to create a preferred regional scenario and, if so, what level of detail it should have and what role it should play.

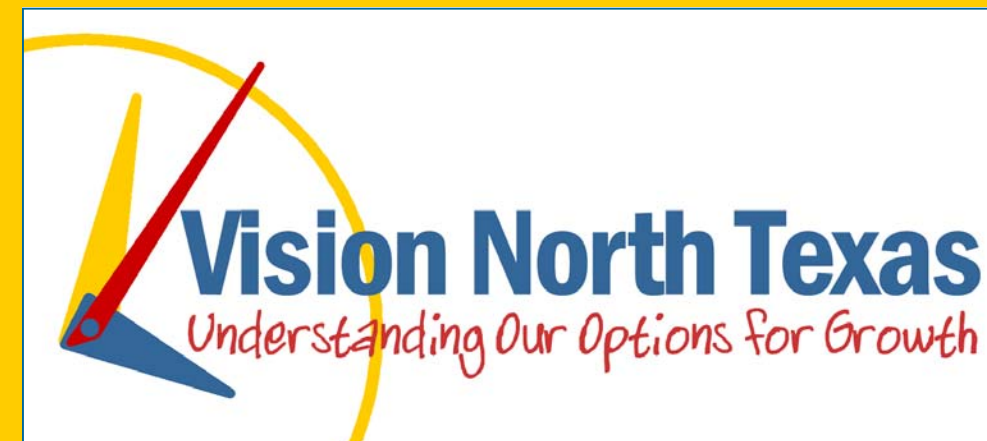
NCTCOG and ULI North Texas have executed a partnership agreement covering Vision North Texas Phase 2; it also won a Community Action Grant in ULI's national competition. But additional support and funding from individuals, public agencies, businesses and community groups are needed to carry out Phase 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."

Phase 1 Report Highlights

December 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.
- Changes in development patterns could save the region billions of dollars in transportation funding — over \$15 billion in one scenario based on ideas from this workshop.

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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



Participants consider the development pattern currently forecast by NCTCOG.

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.

Vision North Texas Wins Awards

Vision North Texas has been recognized for its innovation, creativity and impact.

- The Texas Chapter, American Planning Association recognized it with a "Long Range Planning Award" in October 2005.

- The Greater Dallas Planning Council gave it a "Dream/Study Award" in December 2005.

- The Fort Worth Chapter, American Institute of Architects honored it with the "President's Award" in January 2006.

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, the North Central Texas Council of Governments and the University of Texas at Arlington were charter sponsors for Phase 1.

Additional sponsors provided resources to support this event. Major sponsors include Cham-

pion 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.

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.

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.



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

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.

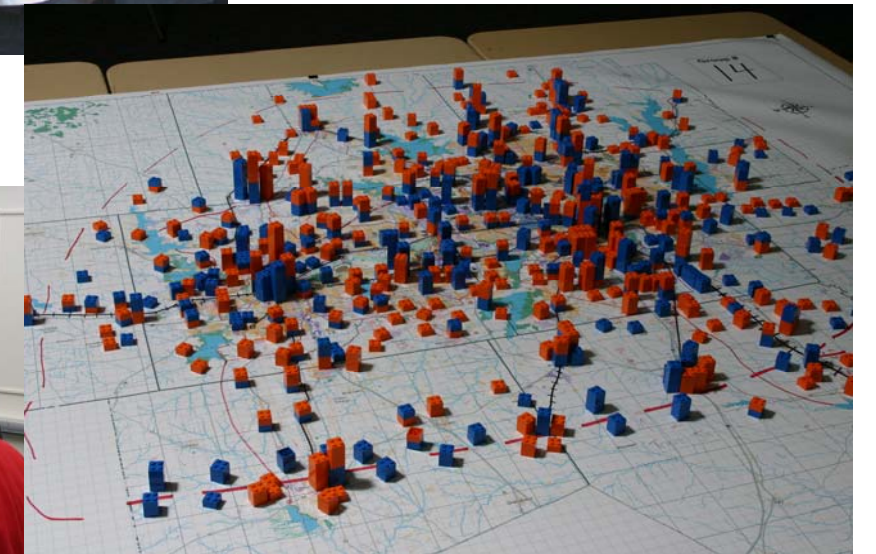


Denton County Commissioner Cynthia White proposes a new regional growth pattern to business and civic leaders from Fort Worth, Dallas, Frisco and Rockwall.

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.



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



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

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.