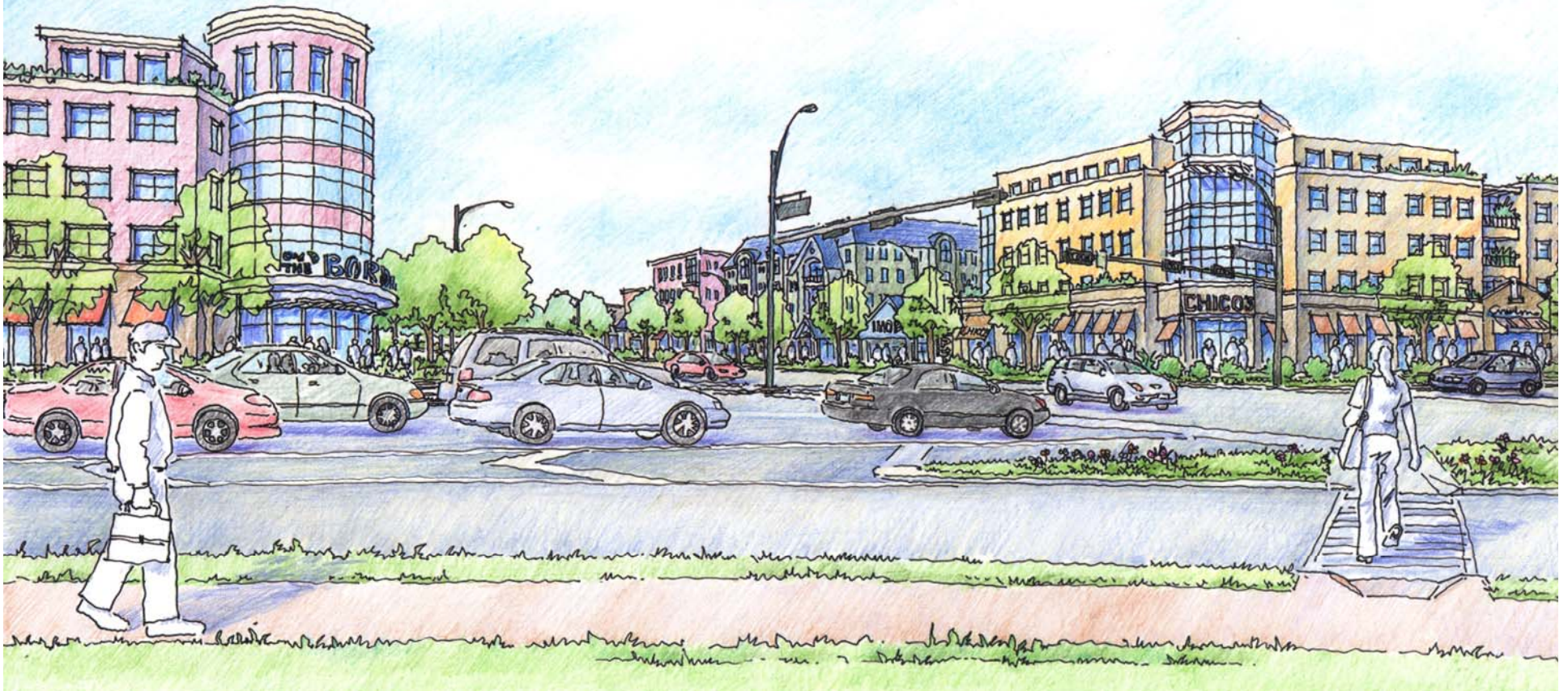


Tyler 21



Planning and Zoning Commission Interim Informational Presentation

April 9, 2007

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ARCHITECTURE
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TYLER 21

AGENDA

A community-based plan

Community trends

Key themes of the plan

Land use and zoning issues

A Community-Based Plan

- Public opinion survey
- Interviews and focus groups
- Community visioning retreat
- Neighborhood open houses
- Vision display sites
- Working Group discussions
- Informational presentations
- Steering Committee discussions and oversight

Vision

- Commitment to community ... Robust business environment ... Beautiful public places
 - Sense of place and community in every part of the city
 - Excellence in design for public places
 - Safe, interconnected neighborhoods
 - Superb transportation system
 - Flourishing economy
 - Vibrant downtown
 - Efficient, forward-thinking, and fiscally-responsible city government
 - Strong public-private and regional partnerships

Principles to Guide the Plan

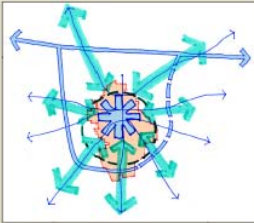
principles

CONNECT PEOPLE TO ONE ANOTHER AND IN COMMUNITY:

- Preserve and protect Tyler's values of friendliness, family, faith and community connections, which will be the foundation for the success of Tyler 21.

PROMOTE BALANCED GROWTH

- Promote growth and redevelopment in downtown and all sectors of the city.
- Revitalize North Tyler.
- Enhance links to I-20 and Loop 49.



Balanced growth will bring development to all parts of the city, including downtown and North Tyler.

PROVIDE NEIGHBORHOODS THAT ARE ATTRACTIVE CENTERS OF COMMUNITY:

- Provide appealing, safe, affordable and stable places to live for people with a wide range of incomes.
- Provide a variety of housing types for families, singles, older persons and other kinds of households.
- Enhance and create neighborhoods containing walkable centers with a mix of housing and shopping to serve residents.

PROTECT AND ENHANCE OPEN SPACES, PARKS AND TREES IN A CONNECTED NETWORK FOR RECREATION AND A HEALTHY ENVIRONMENT:

- Create a network of greenways, parks and open spaces linking city and county destinations, such as the lakes and the state park.
- Encourage development of new neighborhood parks.
- Encourage the planting of trees along streets and in public and private places.



Trees and other streetscape improvements can transform major streets.



A connected network of trails and parks will link the city, the lakes and the state park.

principles

PROVIDE TRANSPORTATION OPTIONS:

- Provide continuous bicycle and pedestrian routes and trails that connect city destinations.
- Adopt land use strategies that create higher-density, mixed-use clusters of "transit-ready" development that can support expansion of the public transportation system.
- Preserve potential new transportation corridors and work with regional partners to support efficient transportation throughout East Texas.

REINVIGORATE THE CITY CENTER TO BE THE DOWNTOWN OF EAST TEXAS:

- Develop a major downtown neighborhood of new and rehabilitated housing to provide the foundation for shopping, restaurants, culture, arts and entertainment in the evenings and on the weekend.
- Create a concentration of cultural and entertainment venues downtown.
- Program events throughout the year to attract visitors from around the region.



Downtown cultural activities, restaurants and entertainment will bring vitality in the evening and on weekends.



Tyler is beginning to expand its housing, restaurant and retail options.



principles

PRESERVE, ENHANCE AND COMMUNICATE TYLER'S HISTORIC HERITAGE:

- Conserve unique character through preservation of historic buildings throughout the city.
- Ensure that new development, while expressing its own time, is respectful of historic character.
- Create heritage trails and historic markers to identify diverse aspects of Tyler's history, such as African-American heritage, the rose industry, the oil and gas industry, and the railroad industry.



Preserving Tyler's historic heritage will be one key to keeping its unique character.

CULTIVATE AN ENVIRONMENT FRIENDLY TO BUSINESS AND TYLER'S MEDICAL AND EDUCATIONAL INSTITUTIONS:

- Sustain policies that allow businesses to flourish.
- Continue to foster the city's role as the retail hub of a broad region.
- Maintain support for the medical centers, colleges and the university.



Tyler will continue to be friendly to large and small businesses.



MAINTAIN EXCELLENT MUNICIPAL FACILITIES AND SERVICES:

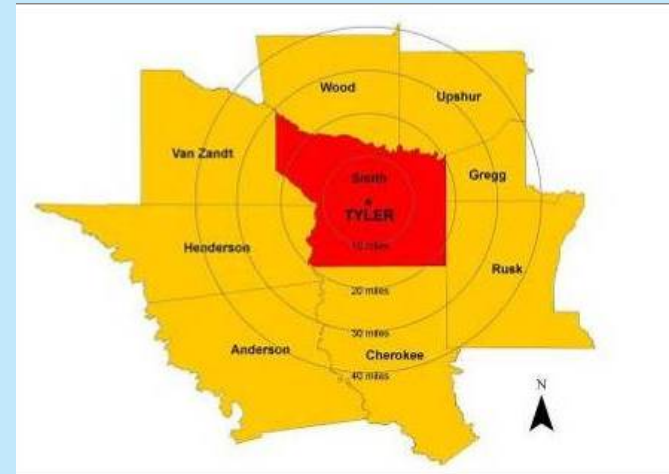
- Continue city government's focus on meeting the highest standards of responsiveness, service and efficiency.
- Provide excellent value for taxpayer dollars.

MAINTAIN AND ENHANCE OUR STRONG COMMUNITY AND REGIONAL PARTNERSHIPS:

- Building on a tradition of philanthropy and public-private partnerships, bring together the public, private, and nonprofit sectors to realize the Tyler 21 Next Generation vision.
- Expand participation throughout the Tyler community.
- Continue to reach out and enhance partnerships with school districts, neighboring

Community Issues and Trends

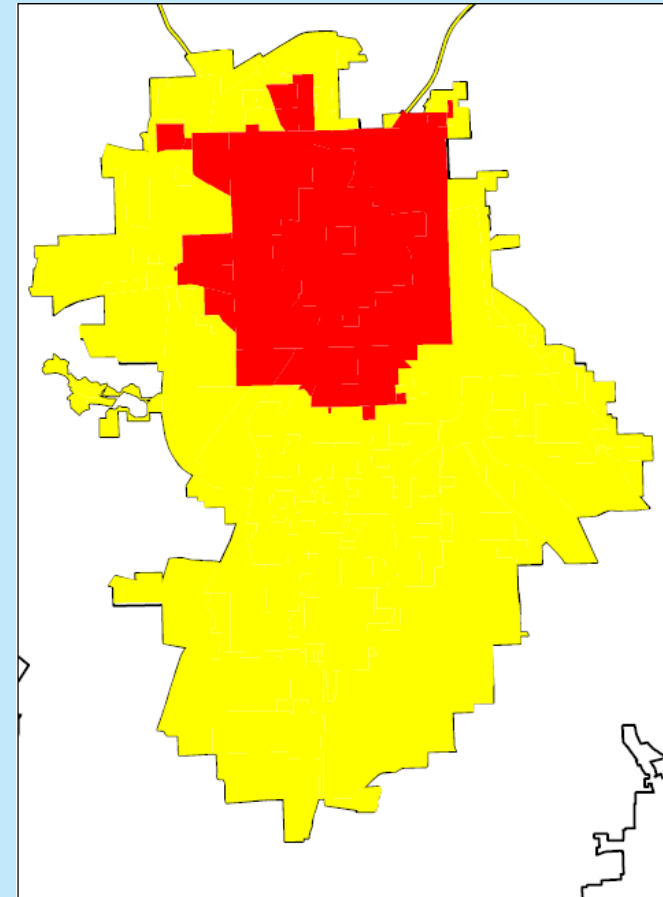
- Growing population
- City population grew
 - 1% per year from 1990 – 2000
 - 4% per year 2000-2005
- Recent high population growth fueled by Mexican immigration:
 - From 2005 – moderating growth
 - Growth was inside Loop 323
- Multi-county region's population comparable in size to top 75 MSAs (Metropolitan Statistical Areas)
- Job growth
- Low unemployment rate
- Diversified economic base



The Tyler region includes 9 counties.

Land Use Trends

- Development frontier to south and, to lesser degree, west
- New housing development:
 - City – expensive; single family
 - County - isolated land uses; leapfrog development; greater affordability
- No provision for parks in newer development areas
- Fragmented open space system

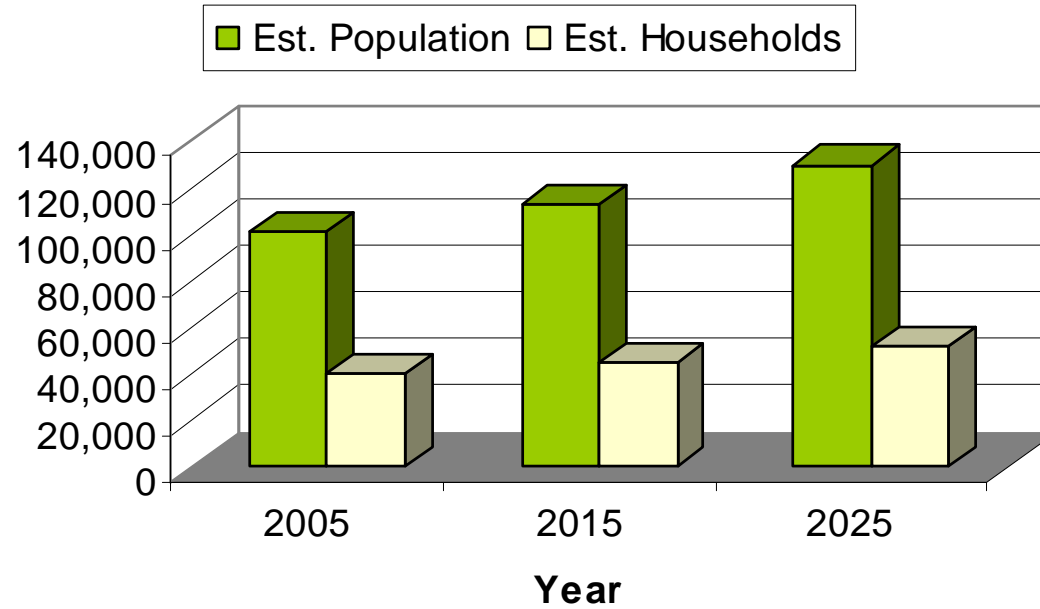


Tyler in 1950 and 2006.

Tyler Household Growth

City of Tyler Population and Household Estimates 2005, 2015, 2025

Source: PASA Demographics, US Census.



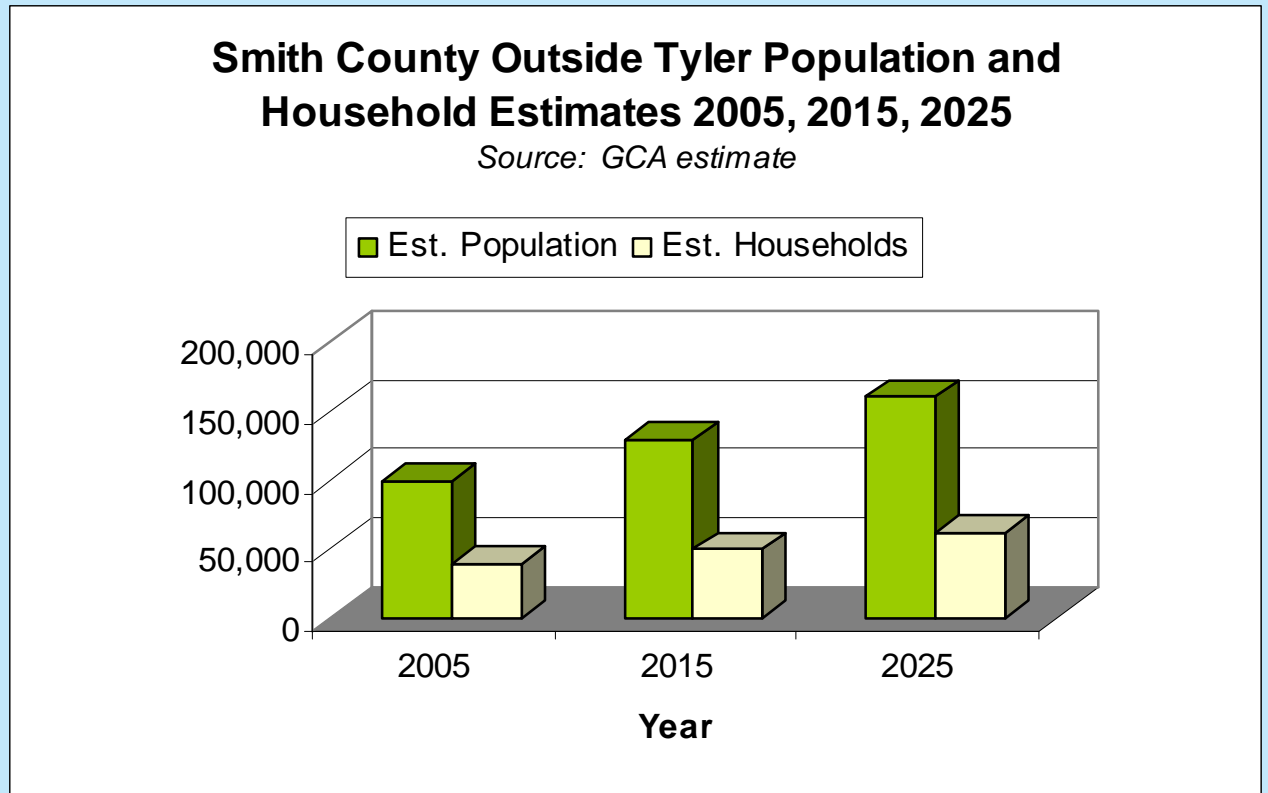
2005-2025

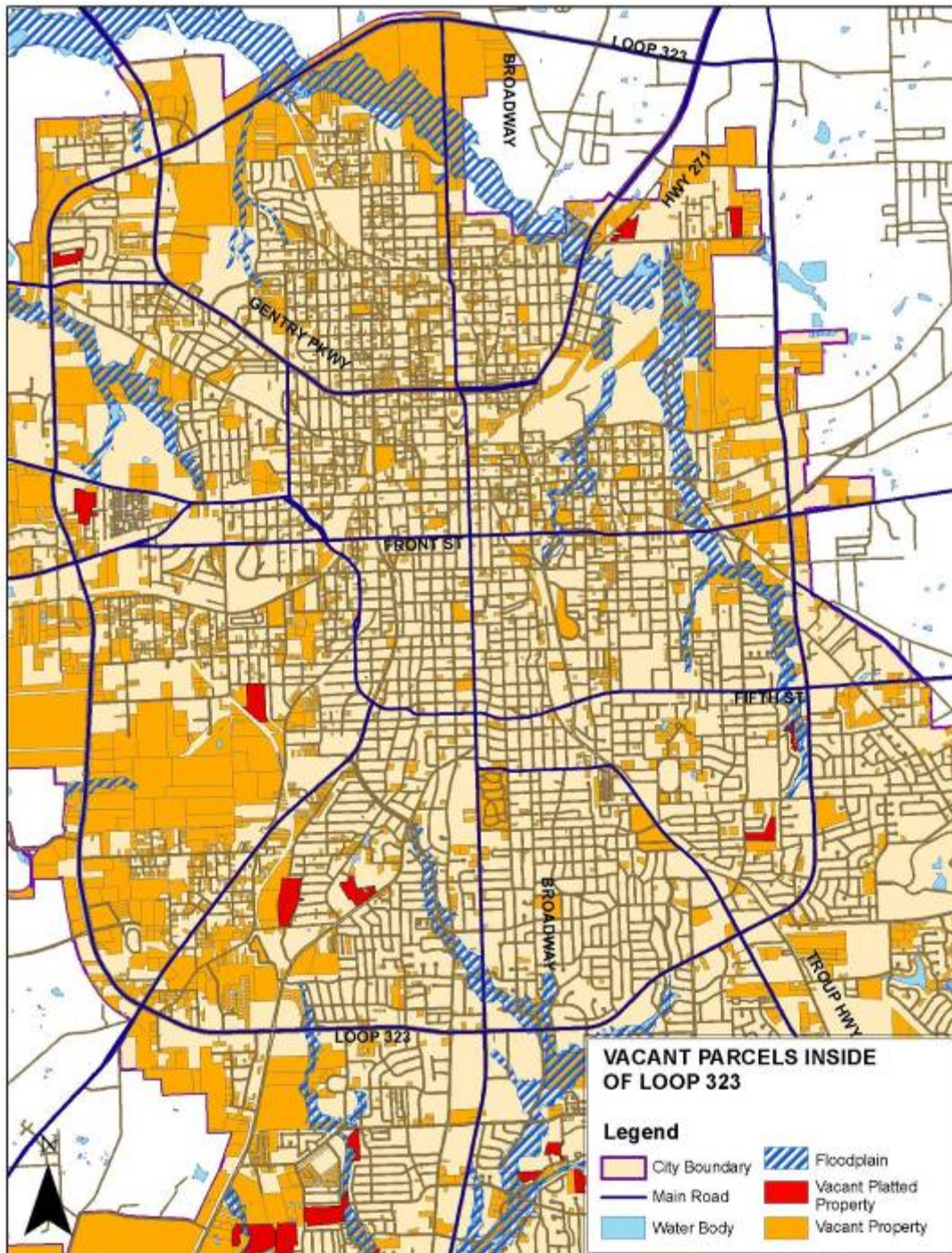
- Household growth + 11,388
- Annexations not included

Estimated Smith County Growth Net of Tyler

2005-2025:

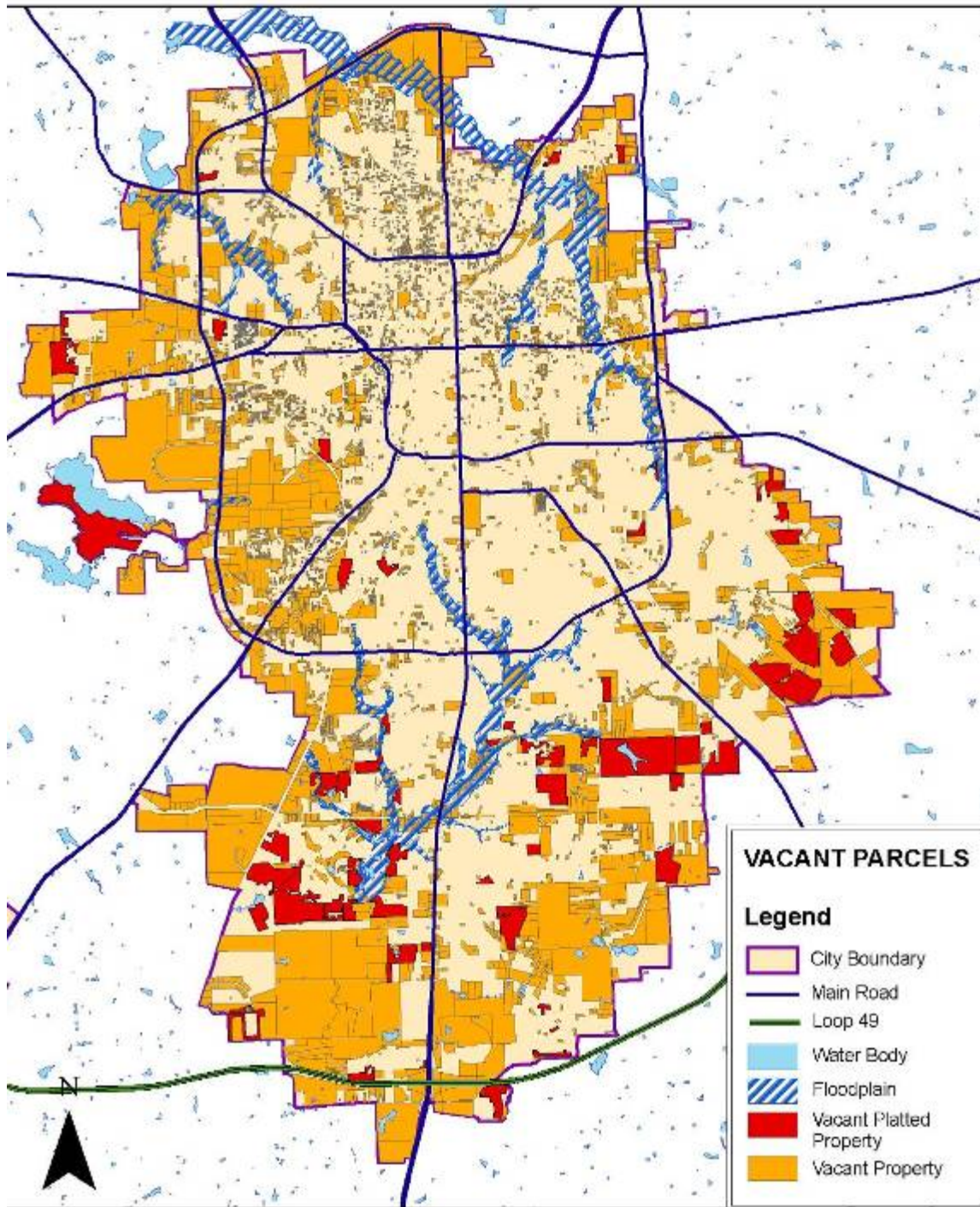
- Population growth +60,005
- Household growth + 22,659
- Annexations not included
- Total Tyler MSA household growth 2005-2025: +34,047





Undeveloped vacant land inside Loop 323

- estimated 3,915 acres



Undeveloped vacant land within Tyler city limits:

- estimated 11,365 acres

Key Themes of the Plan

- *Protect Tyler's heritage* – its historic buildings and its landscape
- *Improve Tyler's "public realm"* by planting trees , creating livable streets, providing parks and open space
- *Shape growth* inside Loop 323 and in all directions
- *New urban housing is the key* for revitalization areas
- *Tyler can have a "destination downtown"*
- *Effective transportation means balancing access and mobility* – it's more than moving cars as fast as possible
- *Achieve Tyler 21 goals through partnerships*

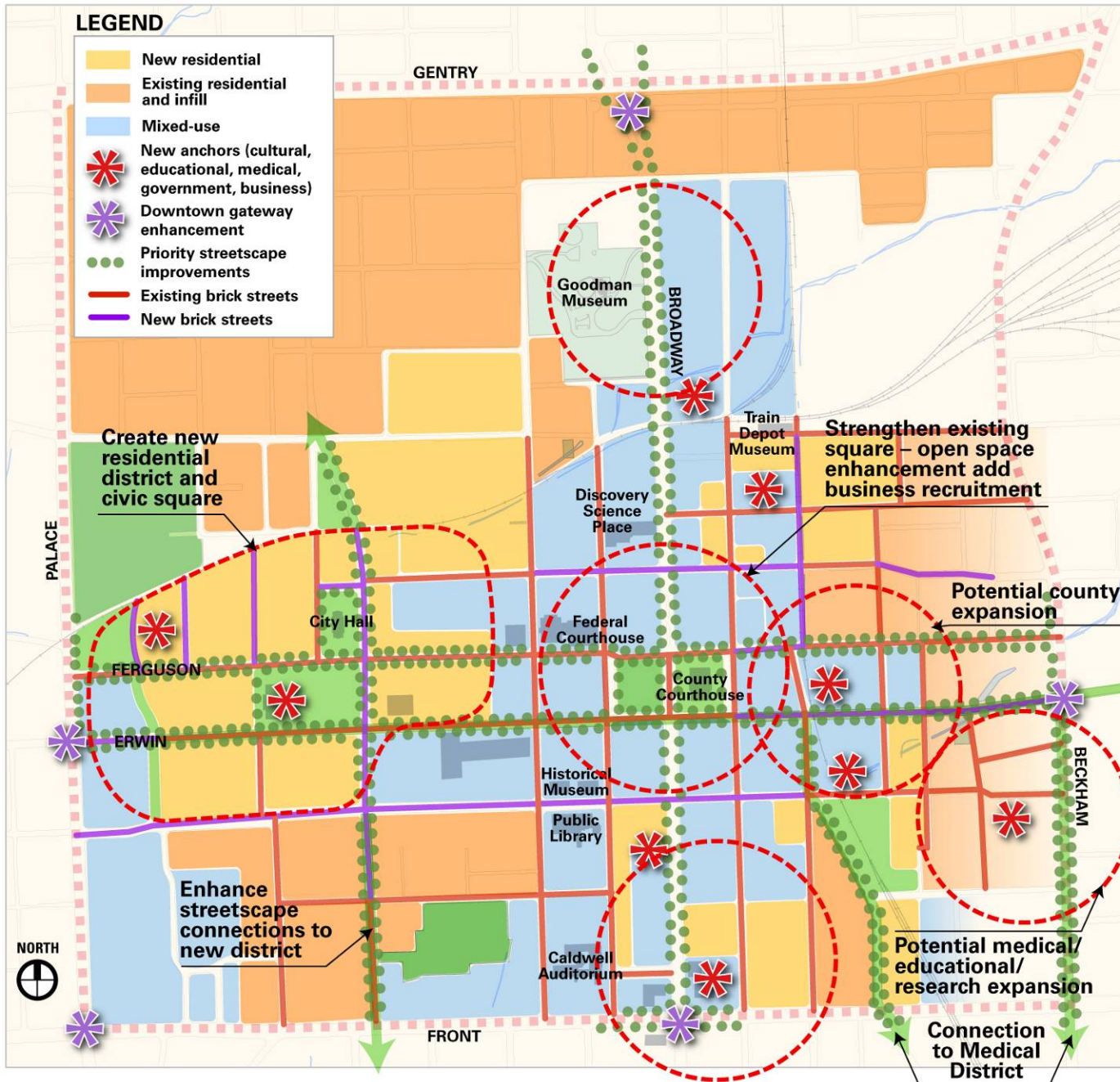
Draft plan elements completed

- Two area plans:
 - Downtown
 - North End
- Five citywide elements:
 - Historic Preservation
 - Parks, Open Space, Recreation, Lakes
 - Housing and Neighborhoods
 - Transportation and Circulation
 - Public Facilities and Services

Downtown Plan

- Housing is the key to reviving downtown
- Favorable market for downtown housing
- Public investment in streetscape, public spaces and a walkable environment
- New anchors
- Safe, attractive, walking and biking connections to the Medical District
- Mixed use zoning – Arts, Culture and Business Innovation District
- Public-private partnerships

TWO-SQUARE DOWNTOWN



Future Mixed Use Downtown



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Next Steps

- Zoning and Urban Design Approaches
- Future Land Use Plan
- Implementation and Action Plan
- New Unified Development Code

North End Revitalization

Linked to downtown success

- New development and amenities
 - More households
 - Mixed-use centers
 - Nature preserves and greenways
- Neighborhood improvements
 - Code enforcement
 - Public investment in amenities
 - Historic preservation
 - Credit counseling for first time homebuyer assistance

Neighborhood Commercial Area (MLK & Bois D'Arc)



Historic Preservation

- Community-driven regulation:
 - Neighborhood Conservation Districts based on property owner petitions
- Guidance on historically appropriate renovation and additions
- Additional historic designations



Mc Kinney House, South College Avenue

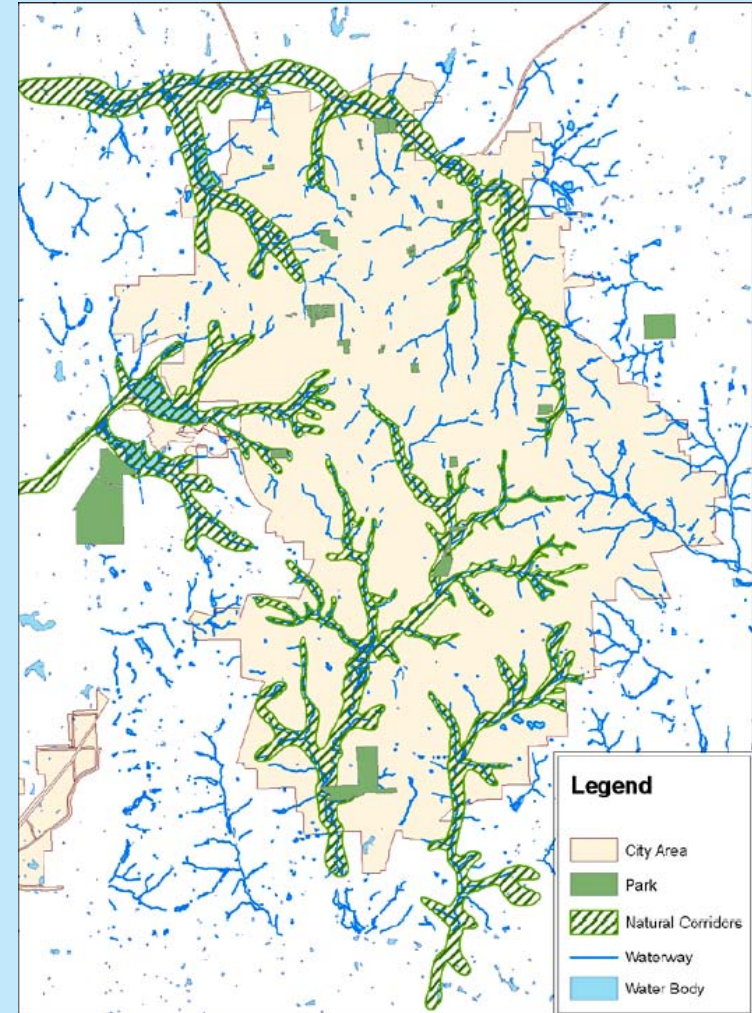


Woldert House, Woldert Street

TYLER HISTORIC LANDMARKS		
PROPERTY	LOCATION	YEAR BUILT
Oakwood Cemetery	400 North Palace Avenue	1846
Patterson House	1311 West Oakwood Street	c. 1854
Goodman-LeGrand House	624 North Broadway Avenue	1859
Ramsour House	504 East Charmwood Street	c. 1862
Morrell-Pinkerton House	415 East Charmwood Street	1863
Bonner-Whitaker-McClendon House	806 West Houston Street	1878
Smith County Jail	309 East Erwin Street	1881
McCord-Blackwell House	1320 North Bois d'Arc Avenue	c. 1884
Woldert-Spence-Heaton Manor	611 West Woldert Street	c. 1884
Hanson-Cooper House	412 East Charmwood Street	1885
B.W. Rowland-Liebreich Building	100-104 West Erwin Street	1888
Bonner House	625 South Vine Avenue	1888
Mathis-Albertson House	823 South Palace Avenue	1888
Marvin United Methodist Church	300 West Erwin Street	1890
Smith-Butler House	419 West Houston Street	1890
Bethlehem First Baptist Church	1121 West Lollar Street	1891
Saint James Christian Methodist Episcopal Church	408 North Border Avenue	1891
Roy G. Robertson Farmhouse	204 Lindsey Lane	1894
Lindsey House	416 East Charmwood Street	1895
Fitzgerald House	815 South Broadway Avenue	1898
Virginia and R.K. Bonner House	826 South Robertson Street	1902
Ramey-Grainger House	605 South Broadway Avenue	1903

Parks, Open Space, Recreation, Lakes

- Use stream corridors as park and open space networks to structure development
- Emphasize connections, including tree-lined streets
- Work towards “walk-to” park access for every resident
- Preserve remaining public land at the lakes for public, nature-based recreation



Housing and Neighborhoods

- Credit counseling to promote home-ownership
- Protect and enhance existing established and stable neighborhoods
- Concentrate commercial development in compact, mixed-use centers
- Enhance the public realm
- Establish design standards that promote walkability
- Promote connectivity rather than isolated developments
- Create district plans to guide development

Future Loop and Broadway: Compact Development at Important Intersections



Mixed-Use Centers: Low-Rise and Mid-Rise



Mixed Use Centers



Integrating Transportation and Land Use

- Unbalanced transportation system:
 - Some arterials with excess capacity, others congested
 - Poor conditions for pedestrians and bicyclists in most areas
- South Broadway congestion mitigation study – short term solutions for moderate improvements

Transportation and Circulation

- Improve traffic signal operations, access management, appearance and function of congested roads
- Include pedestrian and bicycle planning in transportation projects
- Work towards a long-term Boulevards and Parkways Plan for major roads
- Work towards “transit-ready” densities that could support enhanced public transportation in the future

Future Access Management through Site Design Improvements



Internal access street



Public Facilities and Services

- Become the countywide service provider for drinking water, waste water and solid waste
- Expand facilities and services to support existing growth
- Use public facility investments to anchor mixed-use centers and village commercial centers
- Preserve natural drainage where feasible and otherwise manage drainage as an amenity



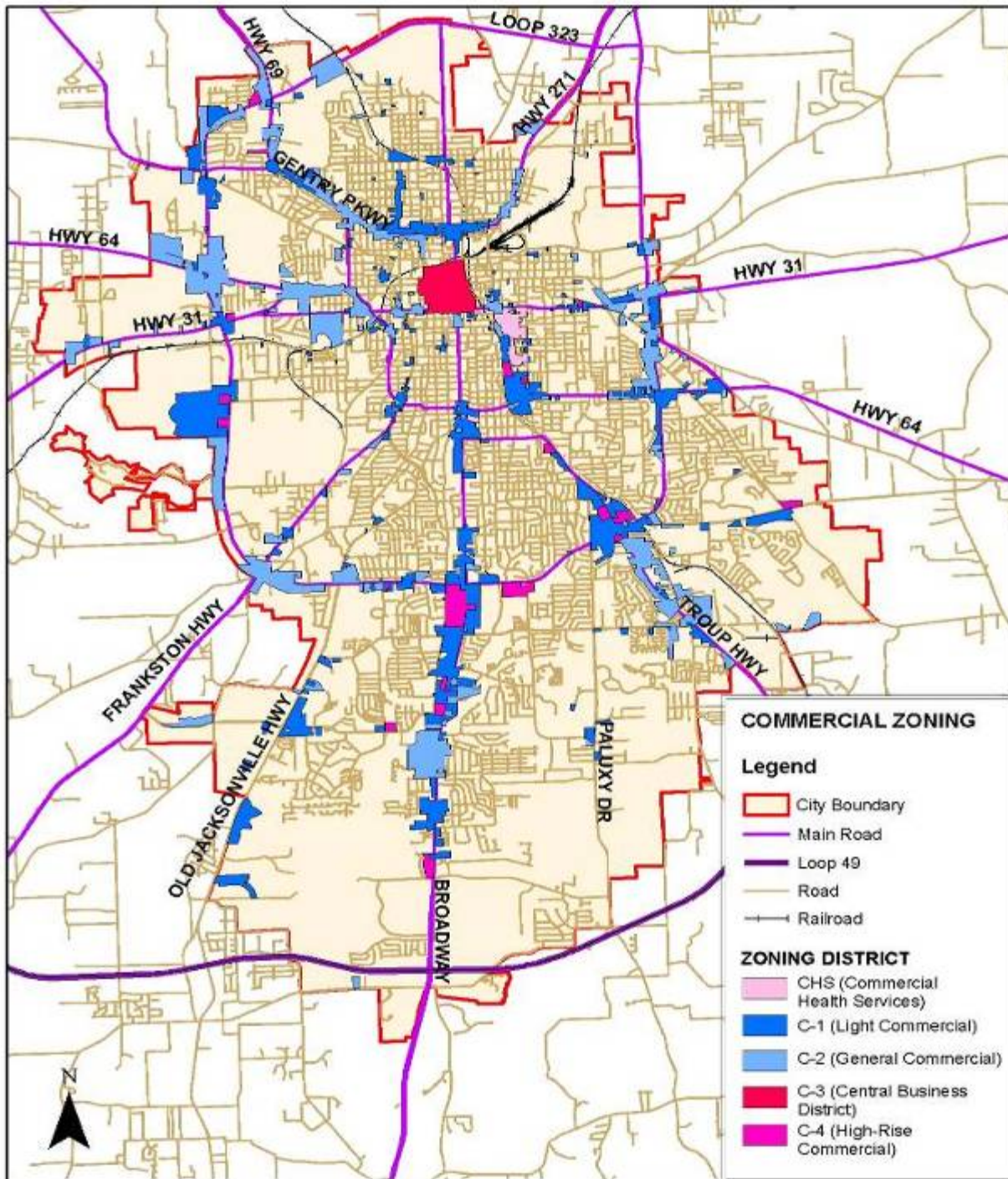
Public Facilities and Services

- Prepare a public library master plan
- Prepare a master plan for the combined Rose Garden, Rose Center and Harvey Convention Center site
- Make city facilities and operations a model of resource efficiency
- Meet city government space needs by enhancing current facilities

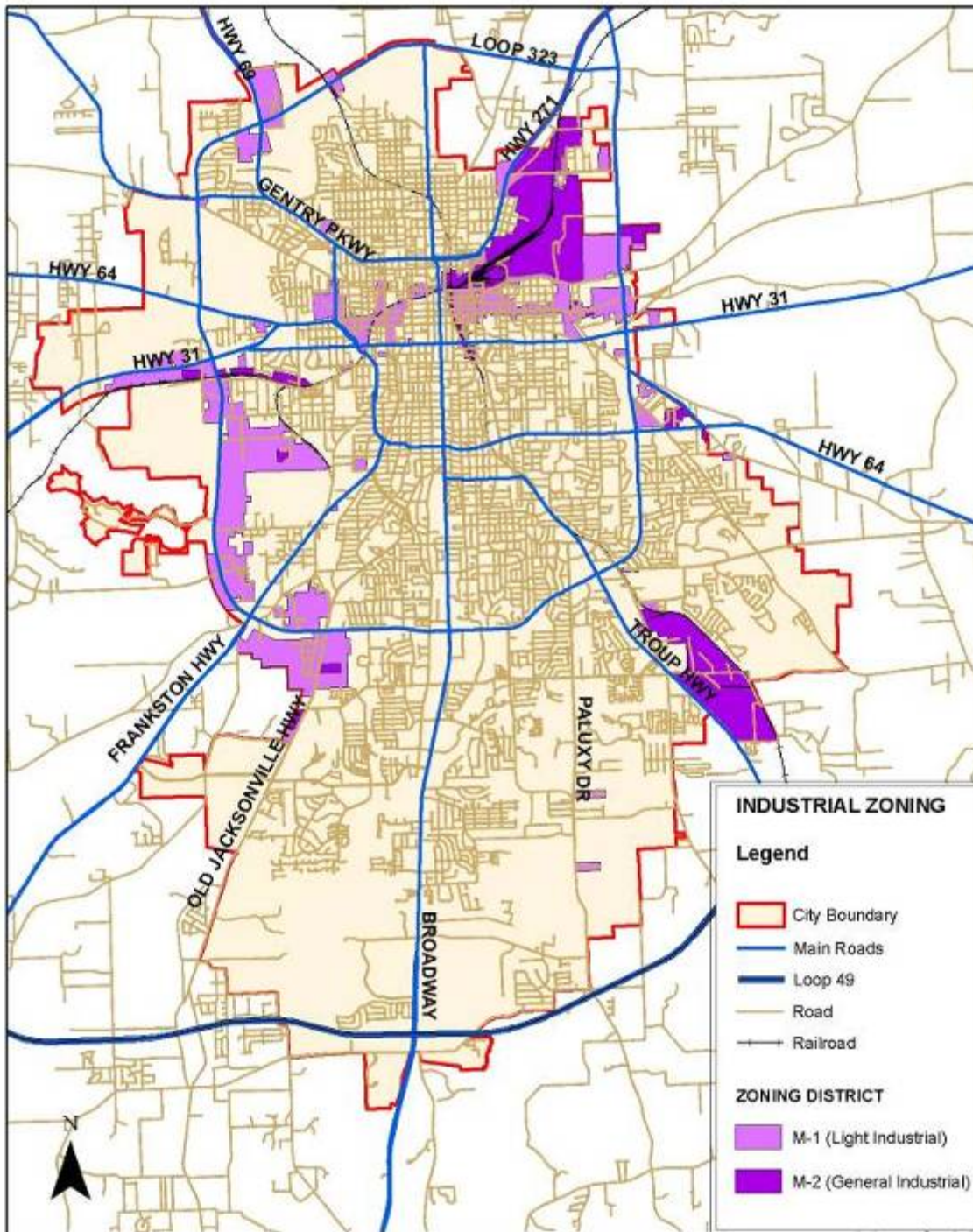


Shaping Growth: Inside the Loop and in All Directions

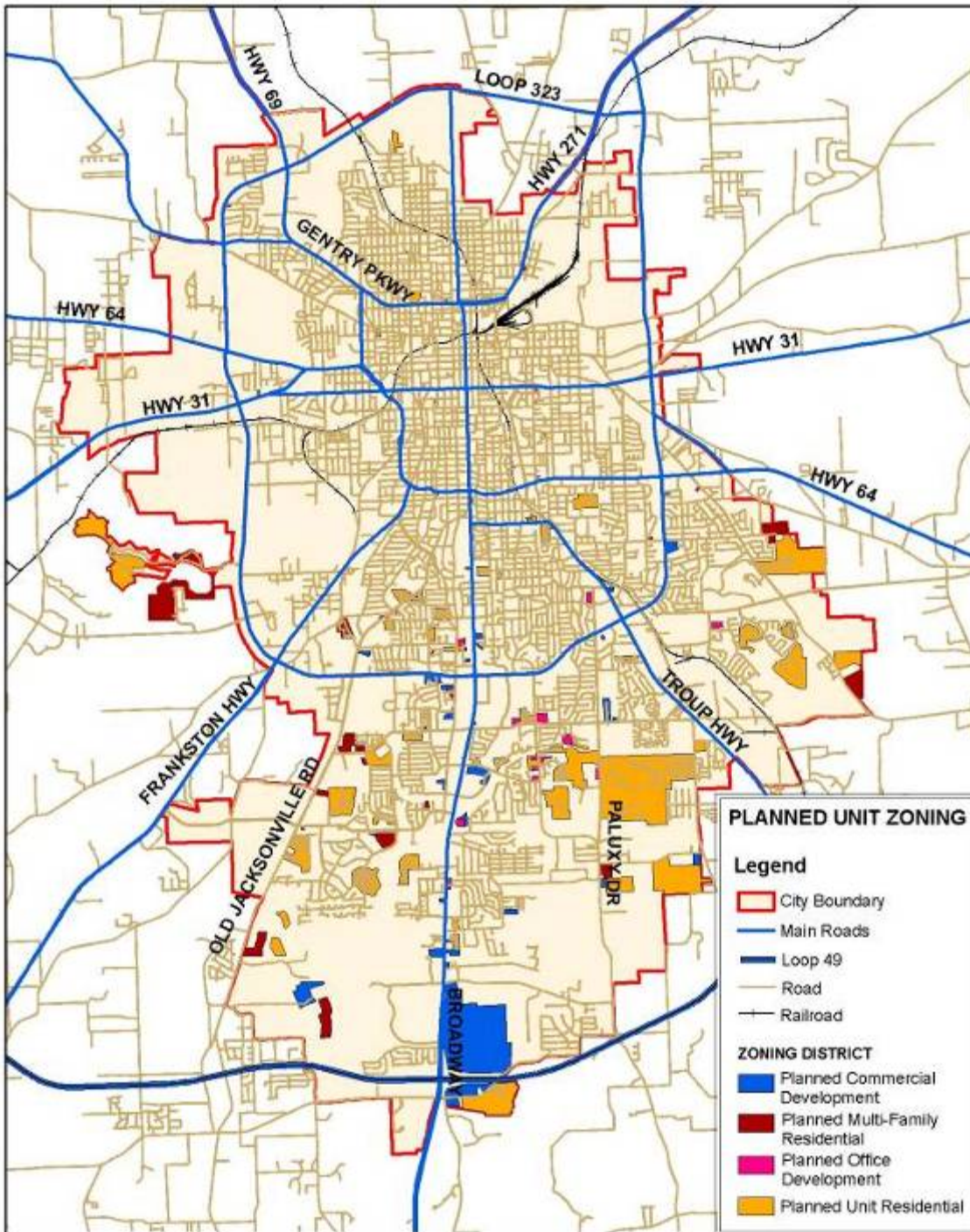
- Future land use plan
 - Growth management and growth directions
 - ETJ choices
- The right mix:
 - Regulation
 - Incentives
 - Planning leadership



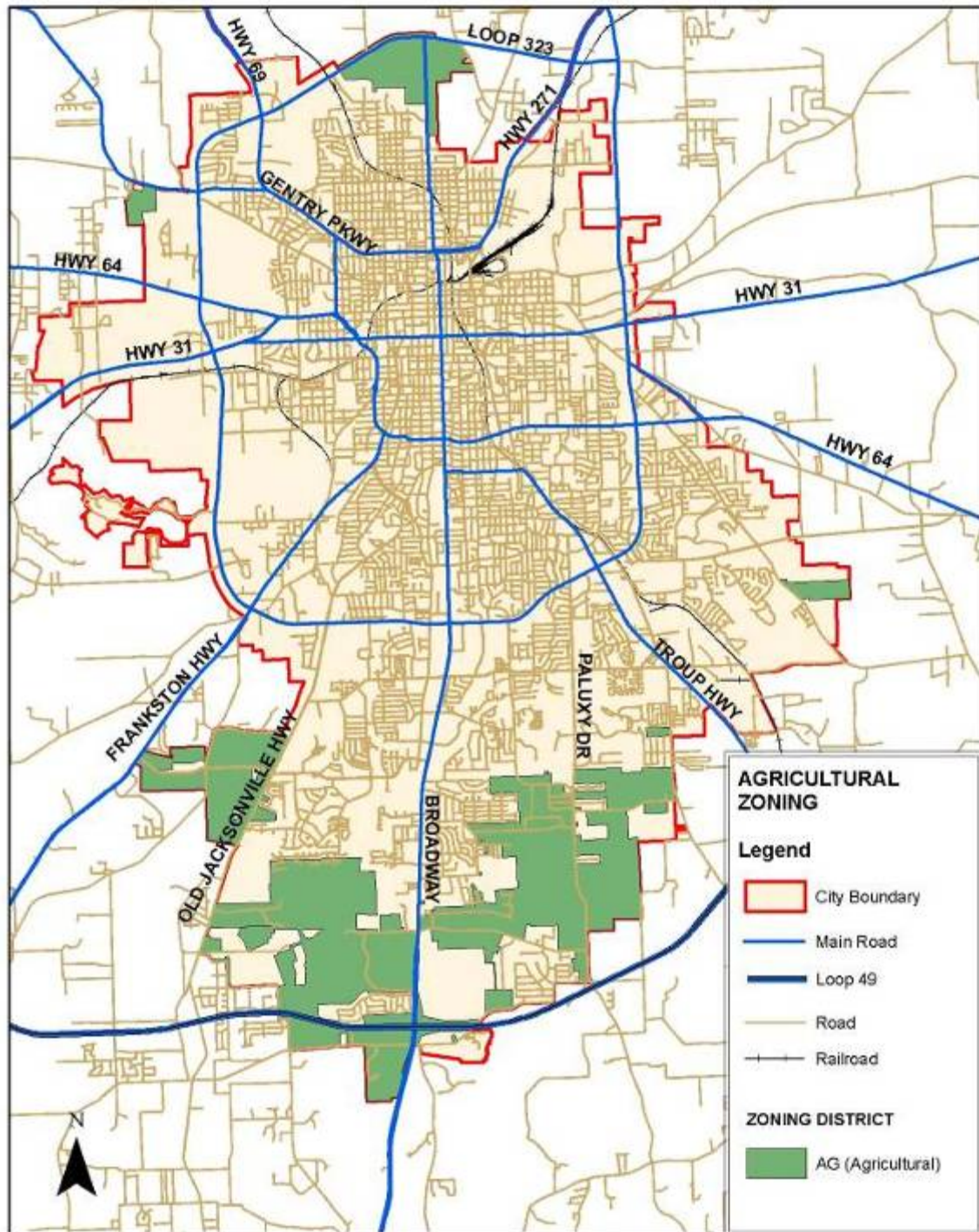
- Current commercial overzoning
 - Continuous corridors



- Current industrial overzoning:
 - Gentry and Loop
 - Downtown
 - SW Loop



- Current planned unit development zones
- Reflect actual PUD land use areas
 - Scattered locations
 - No size thresholds
 - No design standards
 - Many are too small for meaningful planned development



- Current agricultural zoning
 - One farm left in Tyler
 - “Agricultural” areas are land banks

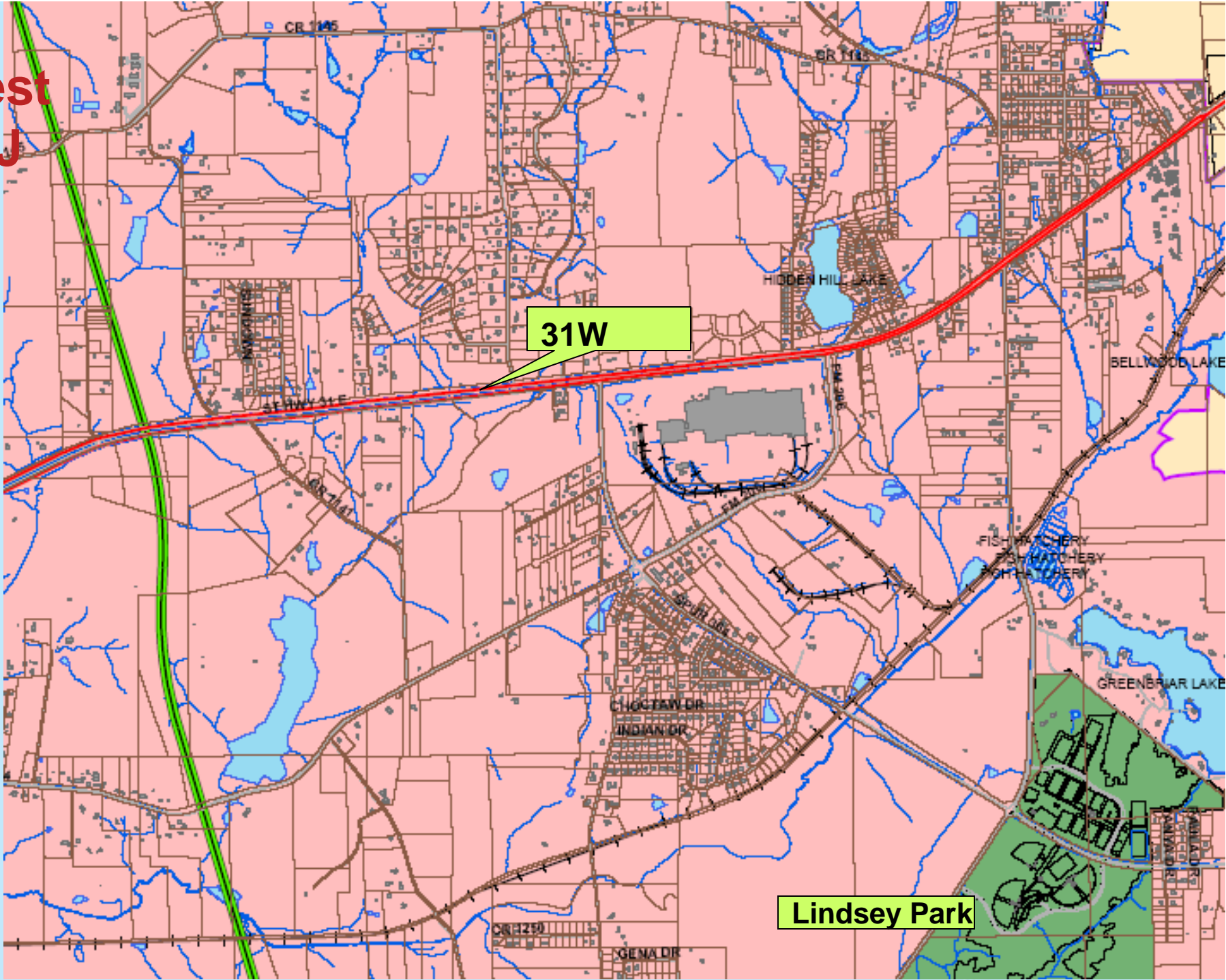
Land Use in the County

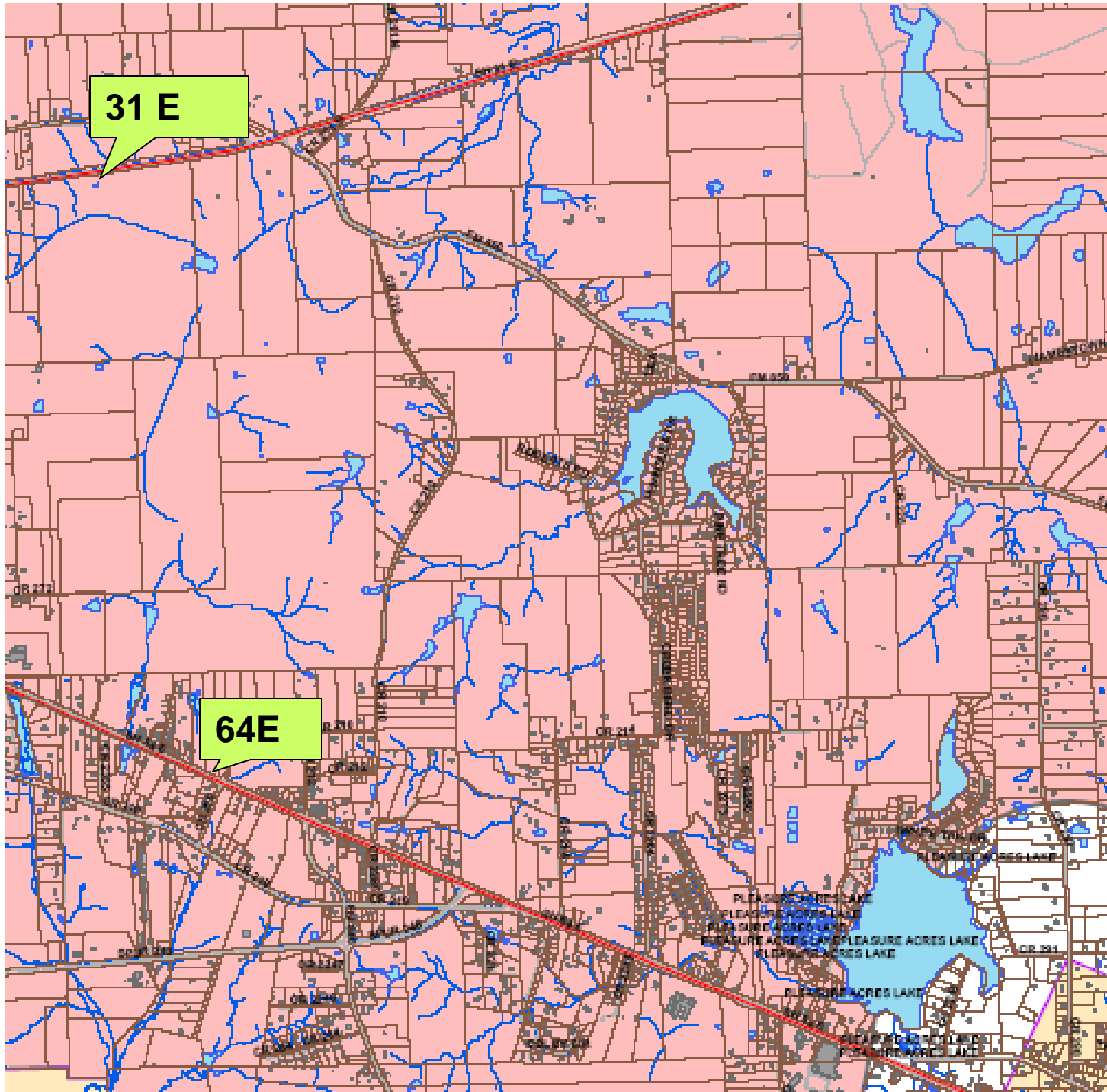
- Leap frog development: isolated subdivisions surrounded by undeveloped land
- Small lot subdivisions where sewer is available
- Large lot subdivisions where septic systems are used
- No provision for parks or schools
- No provision for small retail/commercial centers to cluster convenience retail

**West
ETJ**

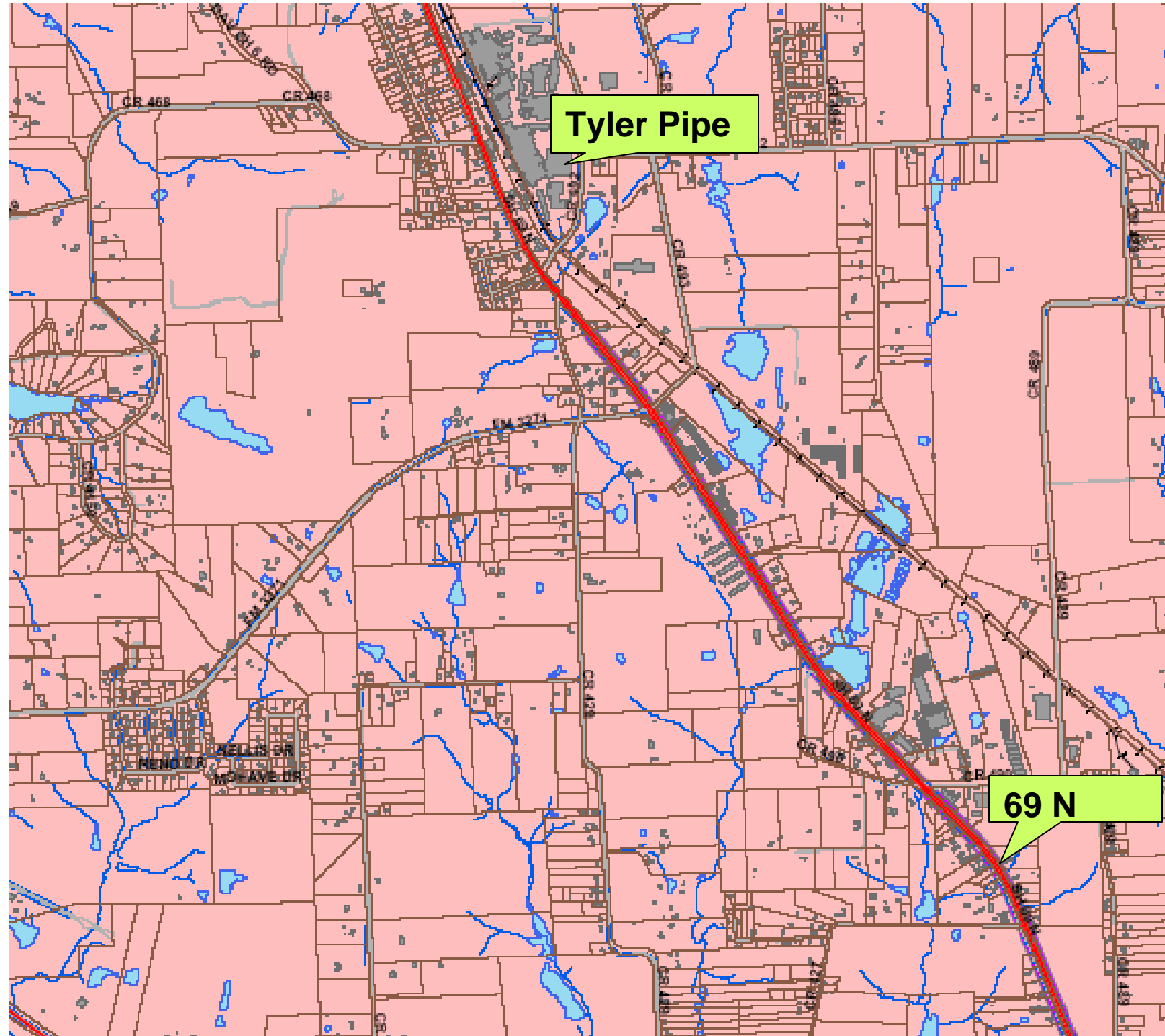
31W

Lindsey Park





East ETJ



Tyler Pipe

69 N

North ETJ

Preliminary: Future Land Use Inside of Loop 323

- Many areas remain as at present:
 - Residential
 - Some industrial
 - Some commercial
- Greenways and nature preserves in major creek corridors
- New parks
- Downtown mixed use district
- Mixed use and commercial clusters at major Loop 323 intersections

Preliminary: Future Land Use Outside of Loop 323 and within city limits

- Greenways, parks, nature areas in creek corridors
- New parks for South Tyler
- Mixed use at major intersections
- Neighborhood commercial in clusters at intersections
- Mid-rise residential along Old Jacksonville Hwy
- Lower density/village residential in remaining South Tyler

Does keeping some land in farms and ranches in the ETJ matter ?

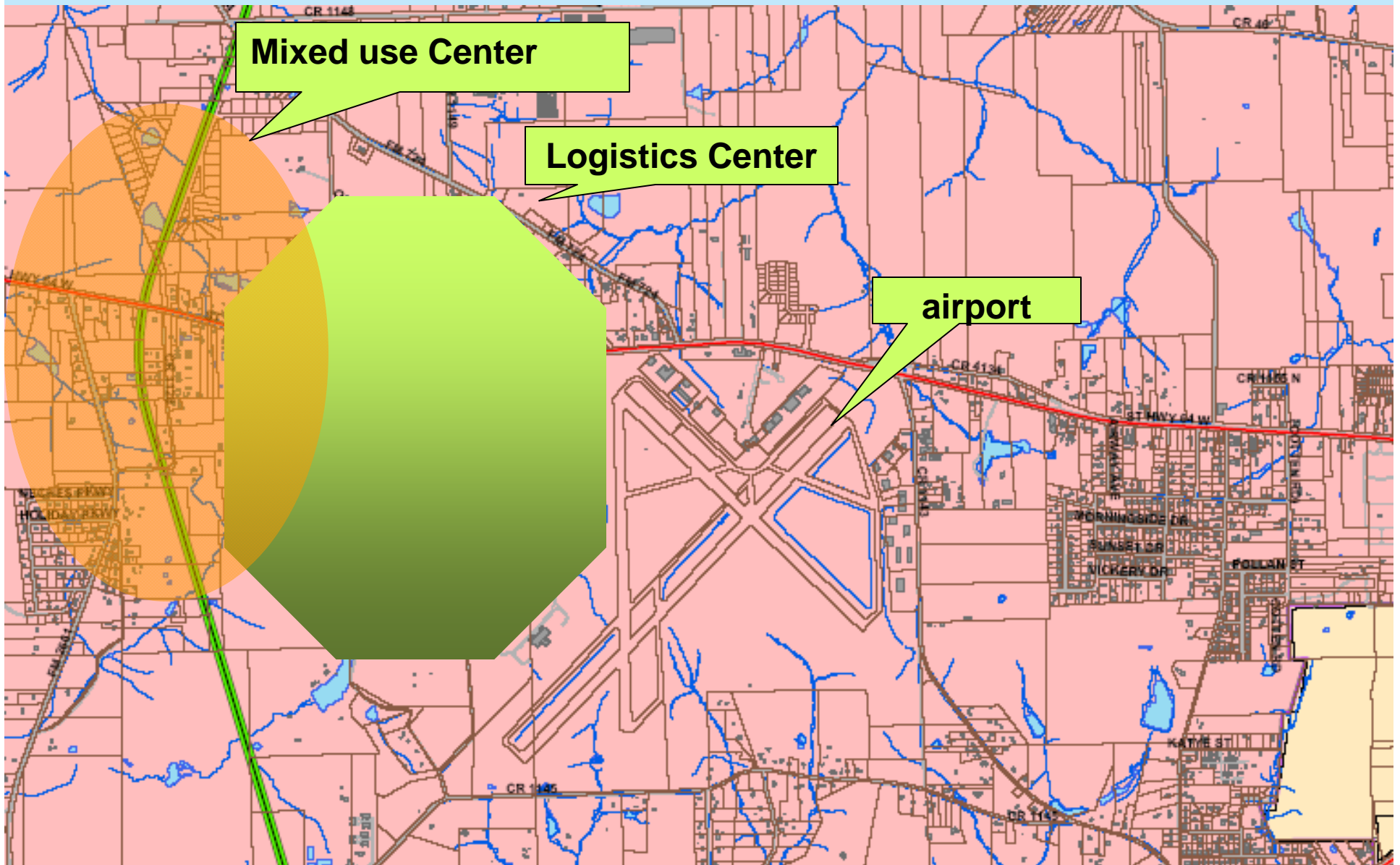


- If it does....
 - Partner with others
 - Identify prime areas
 - Work with landowners to encourage easements

Preliminary: Future ETJ Land Use

- **Mixed use at Loop 49 intersections**
- **Logistics center between airport and Loop 49 mixed use**
- **Highway commercial cluster at I-20 intersections plus light industry Village commercial**
- **Village residential**
- **Rural residential**
- **Greenways and nature corridors along major streams**
- **Parks associated with streams or lakes**

Example: Mixed Use Center at Loop 49 and 64W, plus logistics center west of airport



Village Commercial Centers to Serve Surrounding Residential Areas



- Small centers of convenience retail and civic uses

Village Residential Development for South Tyler and the ETJ



Design Makes the Difference





Village Residential Concept

- traditional village character
- 222 units
- 9 acres shared open space
- high quality pedestrian amenities
- development consistent with comp plan goals

Conventional Subdivision Concept

- conventional development
- 177 units
- 1/8 acre shared open space
- sidewalks

Village Residential: Many Versions



How Regulation Can Shape Development

- Conform with future land use plan – fewer rezonings
- Enhance clarity about what is desired
- Design guidelines for nonresidential development
- Better use of planned districts, overlays and similar tools
- Need to balance requirements with simplicity and ease of permitting process

Incentives

Three types of development incentives

- Tax abatement for a set term of years:
 - Tyler's taxes are already low
- Density bonuses – additional development capacity in return for public benefits:
 - Many Tyler areas are not built to capacity as is
- Public investment and facilitation of development:
 - Infrastructure and civic facilities (utilities, streetscape, parking garages, parks):
 - Tyler is beginning to be more strategic with investments
 - Permit streamlining: most permits easily obtained in Tyler – possible benefit for complex projects that meet city goals and standards

Planning Leadership

District Development Guidance Plans

- Inside city limits for detailed planning
- Outside city limits:
 - Leadership plan with county, MPO, landowners, others
 - Look for grant funding
 - Start first with “green infrastructure”
 - Regional trails plan is good first step

