

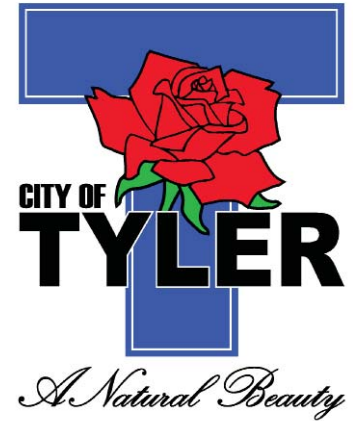
planning report

# University of Texas at Tyler Area Development Plan

City of Tyler, Texas

Adopted October 27, 2010

## UT Tyler Area Development Plan



Adopted October 27, 2010



Prepared by:

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## Acknowledgement

City of Tyler elected and appointed officials, staff members, and key stakeholders from the UT Tyler ADP's study area provided knowledge, assistance and insight throughout the process of developing this plan. The contributions of the following are appreciated and helped to make this ADP possible:

### Mayor and City Council

**Barbara Bass**  
Mayor

**Sam Mezayek**  
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Councilmember District 6- South

### City of Tyler Staff

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We also would like to acknowledge the following City departments for their participation and support in this planning process:

**Engineering**  
**GIS**  
**Neighborhood Services**  
**Planning and Zoning**  
**Police**  
**Traffic Engineering**  
**Tyler Transit**

### Stakeholders

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**UT Tyler Administration**  
**UT Tyler Students**

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## Introduction

In October 2009, the City of Tyler engaged the planning, architectural and engineering firm of Freese and Nichols, Inc. (FNI) to produce an Area Development Plan (ADP). The ADP focuses on the relationships between UT Tyler, the City of Tyler and the surrounding neighborhoods.

This ADP is designed to complement the goals of UT Tyler, preserve and enhance the surrounding neighborhoods and provide opportunities for existing and new development of commercial and residential uses. It is a working document and can assist the City of Tyler in prioritizing implementation items and future City projects.

## Purpose

This ADP provides a process to make informed decisions, manage growth in an orderly fashion, and guide development of the physical environment. The planning process included UT Tyler administration and students, the City of Tyler, local residents and business owners. The purpose is to build consensus and provide the vision for the study area's growth and development. The planning team assessed the impacts of UT Tyler's growth on land uses and circulation while considering the campus's future needs and identity within the community. Implementation of this plan will ensure the City of Tyler can continue to provide services in a planned and organized fashion and help to make the community's visions a reality.

The ADP focuses on three key areas:

**Land Use/ Zoning-** The ADP provides assessment of current and proposed land uses and zoning, as well as assessment of existing neighborhoods. Recommendations were made on existing neighborhoods, land uses and campus expansion.

**Transportation/ Pedestrian Connections-** The ADP provides assessment of existing and proposed roadways. In addition, the ADP looks holistically at multi-modal transportation routes and arrival points, pedestrian crossings and streetscape.

**Environmental/ Aesthetic Enhancements-** The ADP focuses on creating a district image, which includes streetscapes, signage, architecture, landscape and site elements, to create a sense of place.

Additionally, public and stakeholder involvement is a key component for the success of any plan. Throughout the project, public meetings were held to identify issues and build consensus. Stakeholder meetings, questionnaires and a student focus group meeting provided critical ADP issues and formed the basis for recommendations.

## Background

The UT Tyler ADP is in response to the Tyler 21 Comprehensive Plan. The Tyler 21 outlines principles for development, circulation needs and quality of life issues facing Tyler citizens. The UT Tyler ADP is intended to take the Tyler 21 a step further and study in more detail, the 3,231-acre area surrounding the UT Tyler campus. The City of Tyler has invested in Capital Improvement Projects along Old Omen Road. Recent City and UT Tyler activities made it apparent the both entities had plans for the area, and each recognized the need to collaborate to ensure a successful vision. After initial communication, it was clear the both sides had similar needs and should capitalize on a working relationship and a community partnership.

UT Tyler was originally the Tyler State College in 1971. In 1975 it was changed to Texas Eastern University during which time the main campus was constructed. In 1979, the University became a part of The University of Texas System. Today, the 210-acre campus has an enrollment of nearly 6,200 students with a 1:16 faculty-to-student ratio and approximately 800 students live on campus. UT Tyler is a public university with five colleges offering 90 undergraduate and graduate degrees, including a Ph.D. in nursing. In recent years, UT Tyler has moved from being a commuter campus to functioning as a full university setting. The school athletically participates in the American Southwest Conference offering sports in baseball, basketball, softball, track, cross country, volleyball, tennis, soccer and golf.

The campus is essentially land locked by development. According to the University, it plans to expand its enrollment to over 7,000 students by 2015. The University has expanded its student housing with the addition of University Pines Housing and Patriot Village Apartments on campus. The school has recently expanded its campus to include the Graduate Nursing and Ornelas Activity Center at the corner of University Boulevard and Old Omen Road.

The area surrounding UT Tyler is primarily single-family residential and multi-family developments. Homes in the area include a mix of established neighborhoods ranging from the 1950s through more recent subdivisions including The Woods and Charleston Park. The area has seen the addition of several multi-family complexes, including an age-restricted-style living complex targeted at retirees. The area offers limited retail and service businesses, especially within close proximity to the UT Tyler campus.

The City of Tyler and UT Tyler desire the same elements and actions for the area. As UT Tyler grows, the city recognizes the need to ensure the study area has available lands to meet UT Tyler's expansion plans and make sure those opportunities exist. UT Tyler is a key component in spawning new development and redevelopment and plays a role as a community leader. This plan is intended to position the area for appropriate and well-planned development that supports the University's vision and needs, as well as creates new opportunities for area citizens.

## The Planning Process

The planning process was kicked off in October 2009 and spanned a one year period conducted in four phases: Visioning, Data Gathering, Analysis and Recommendation phases.

### *Visioning Phase*

The Visioning Phase defined “Who, What, When, Where, and How.” During this phase, team members were introduced, goals were defined, schedules were outlined, a working plan was produced, and issue identification began. The UT Tyler ADP began with a client kick-off meeting conducted by the FNI team. This meeting introduced the primary project team members from FNI to City leadership, City staff, and the UT Tyler administration. The kick-off meeting defined expectations, set goals, and outlined the ADP process. The kick-off meeting established key points of contact, specific stakeholder groups, project timelines and milestones, client and consultant tasks, and the review process.

### *Data Gathering*

During the Data Gathering, the planning team compiled data through meetings, surveys, interviews, ordinances, plans, city maps, and conducted multiple site visits to organize essential baseline information. Information critical to a successful plan is often dispersed throughout many resources. Committees, stakeholder groups and individuals have bits and pieces of data, but rarely does anyone or any group possess all the data. Data gathering enables the planning team to locate and collect this information and share it with all decision makers. Once organized, this data forms the knowledge base from which the analysis and recommendations were developed.

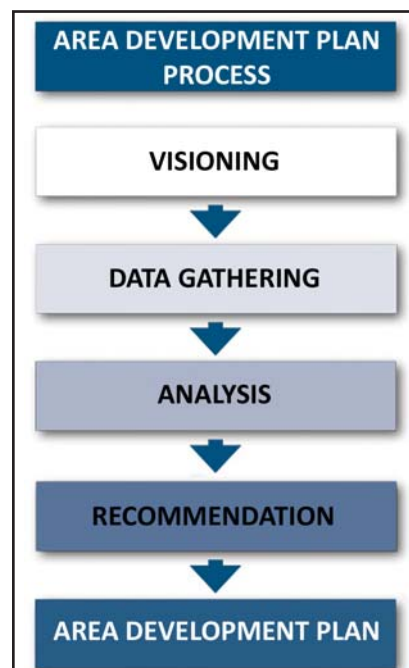
The planning process engaged major stakeholders to build consensus on opportunities and constraints for the ADP. This phase included a stakeholder meeting in which the ADP project and process was introduced to participants. The meeting included mapping exercises to identify key elements and surveys to gain insight on the area’s critical issues. In addition, this phase included a student focus group meeting in which students discussed key issues regarding the ADP. Students provided information through surveys and open discussion on topics such as housing, transportation, land use needs and student habits.

### *Analysis Phase*

During the Analysis Phase, the planning team gave thorough consideration to existing conditions and data gathered from the previous phases. Issues were summarized and potential recommendations were explored during design charrettes, conceptual planning and analysis mapping exercises. The team initiated a process of exploration that involved decision makers and staff to form preliminary solutions. The preliminary recommendation were then presented back the City and UT Tyler administration for review during a Preliminary Findings and Recommendation Meeting. The team received feedback regarding critical ADP issues and further refined the preliminary recommendations based on meeting comments.

### *Recommendation Phase*

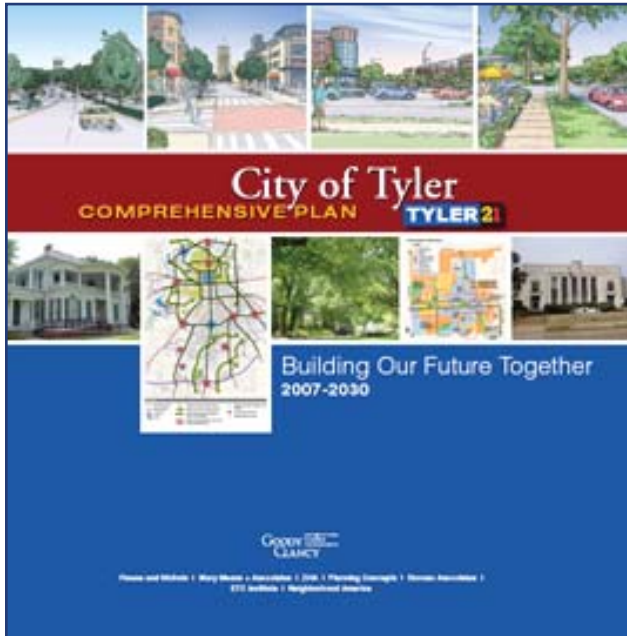
The information developed and refined during the Analysis Phase was then blended into solutions. A preliminary ADP draft of recommendations was presented at a second stakeholder meeting involving the City, University and major stakeholders for review and comment. Upon further collaboration, the team developed an implementation guide that prioritized specific action items. This final UT Tyler ADP was presented for Tyler City Council adoption on October 27, 2010.



## Existing Planning Documents

The following are existing studies and documents that currently address the ADP study area. These additional planning document should be used in coordination with this ADP.

For more information about these plans and documents, please contact the Planning and Zoning Department 903-531-1175 or visit the City website at [www.cityoftyler.org](http://www.cityoftyler.org).



Source: City of Tyler web site

### Tyler 21 Comprehensive Plan

Tyler 21 Comprehensive Plan is the City of Tyler's official guide for making decisions about growth and development. The preparation of the plan was in response to Tyler's growth. Tyler 21 was developed by the people of Tyler through the public involvement process, which included public opinion surveys, community visioning retreats, neighborhood open houses, downtown workshops and town hall meetings. The plan was adopted on November 14, 2007 and creates a framework for future actions and a road map for the City's continued growth.

This ADP is a response to implementing several of the Tyler 21 action items. Tyler 21 recommendations, concepts and guidelines that relate directly to this ADP report and were considered during this project include:

### Chapter 1: The Tyler 21 Vision Principles

- Connect People to One Another and in Community
- Promote Balanced Growth
  - Promote growth and redevelopment in downtown and all sectors of the City.
- 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 people 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 Space, Parks and Trees in a Connected Network for Recreation and a Healthy Environment
  - Encourage development of new neighborhood parks.
- 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, Enhance and Communicate Tyler's Historic Heritage
  - 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.
- Cultivate an Environment Friendly to Business and Tyler's Medical and Educational Institutions
  - Maintain support for the medical centers, colleges, and the university.
- 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.

**Chapter 6: Historic Preservation**

- Maintain the integrity and character of Tyler’s historic neighborhoods.
  - Create and pass an ordinance to permit establishment of neighborhood conservation districts to protect neighborhood character in existing historic districts and other older parts of the City.
  - Work to create the first neighborhood conservation district.
  - Develop design guidelines—based on the Secretary of the Interior’s Standards—that specifically address property features/qualities that are important to Tyler’s history and character.
- Identify additional properties and groups of properties important to Tyler’s history for designation and protection.

It should be noted that no national, state or Tyler historic landmarks were identified in the UT Tyler study area.

**Chapter 7: Parks, Open Space, Recreation and Lakes**

- Preserve open space corridors in Tyler for wildlife habitat, nature-based recreation, an attractive public realm, and a healthy environment.
  - Enhance the “urban forest” by creating green corridors along streets and drainage ways throughout the City.
- Provide a balanced park and open space system that allows for access and enjoyment by all citizens of Tyler.
  - Pursue a long-term goal of a park within walking distance of every Tyler residence.
  - Provide opportunities for both passive and active use of parks and recreation areas.
- Provide recreation programs and opportunities for children, youth, adults and senior citizens throughout the city.
  - Continue to monitor and upgrade recreational elements and facilities at existing parks to ensure compliance with current safety standards and current recreational trends.
  - Explore the potential for joint park and recreation development, maintenance and programming with T.I.S.D. and other school districts, as appropriate.
  - Continue to monitor use of City facilities by private groups and their contribution to upkeep of these facilities.
  - Partner with private interests for the promotion

of a new Tyler First Tee program at Woldert Park.

- Be a good steward of parks and public spaces.
  - Landscape small public spaces throughout the city and seek funding support through an “adopt a spot” program.

**Chapter 8: Housing, Neighborhoods and Community Identity**

- Enhance Tyler’s public realm with trees, attractive streetscapes, and public gathering places.
  - Establish a context-sensitive design standard for streetscapes as part of the area and district plans and, working with TxDOT on improvements for urban arterials that are state roads.
- Promote building, street and residential subdivision design that is focused on people rather than vehicles.
  - Preserve and enhance the walkable character of older neighborhoods.
- Promote creation of new neighborhoods rather than isolated subdivisions and/or apartment complexes.
  - Allow apartment complexes to be connected to surrounding areas.

**Chapter 9: Business and Economy**

- Establish Tyler’s identity as a regional market leader for retail, medical services and higher education.

**Chapter 10: Transportation and Circulation**

Short Term Projects (2005-2014):

- Shiloh Road from Hays Avenue to Old Omen Road: widen to a 4-lane arterial with center turning lane
- Shiloh Road from New Copeland Road to TX 110: widen to a 4-lane arterial with center turning lane
- Old Omen Road/New Omen Road from Shiloh Road to Grande Boulevard: widen to 4 lanes to Shiloh and then extend as a 4-lane divided minor arterial
- Improve travel connectivity in Tyler with new road extensions and new roads, as needed.
  - Ensure coordination with TxDOT and neighboring communities on the Master Street Plan.
- Continue to improve traffic safety.
- Improve the appearance and function of arterial roads throughout Tyler.
  - Explore a long-term Boulevard and Parkway Plan for major and minor arterials.
- Encourage efficient travel, alternatives to transportation by car, and creation of livable streets.



- Include pedestrian and bicycle modes in planning for all road improvement or construction projects as appropriate to road classification and surrounding existing and future land uses.

### **Chapter 12: Future Land Use and Annexation Guide** **Principles To Guide Future Land Use**

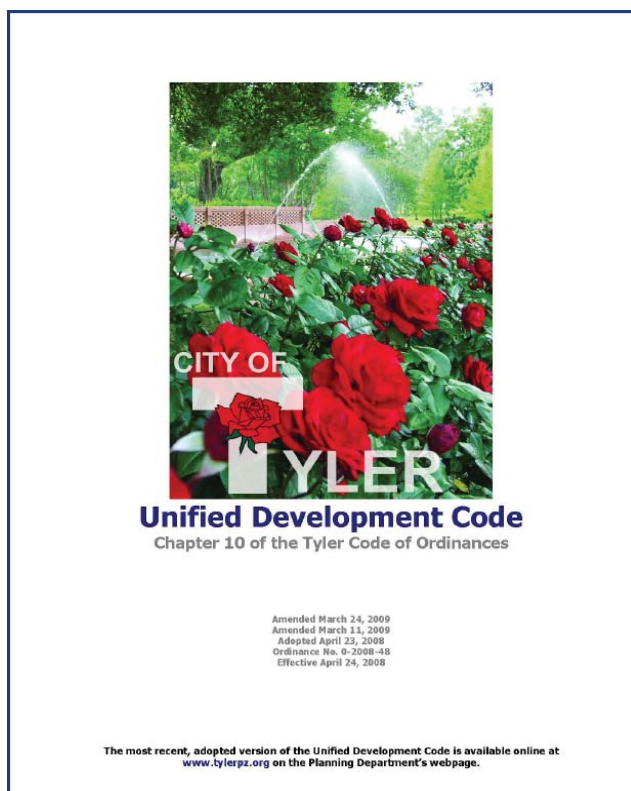
- Preserve existing single-family neighborhoods.
- Promote development patterns and connected developments for walkable environments and alternative transportation.
- Promote mixed-use development clusters at important intersections to include residential, commercial, employment, park and civic areas in close proximity.
- Promote high-density, mixed-use centers in key locations and opportunity areas that could serve as future transit hubs.
- Promote infill development on vacant lots, especially in the North End and West Tyler, in order to take advantage of existing infrastructure and services and attract new commercial investment to serve a larger population.
- Promote diverse housing types in new development.
- Encourage the location of single-family and duplex uses on local and collector streets and multi-family uses on collector and arterial streets with connections to local streets.

### **Chapter 13 Implementation Plan**

#### **Urban Design**

- Focus on creating human-scaled environments.
- Focus on streets as three-dimensional, shared spaces.
- Create walkable environments.

## Unified Development Code

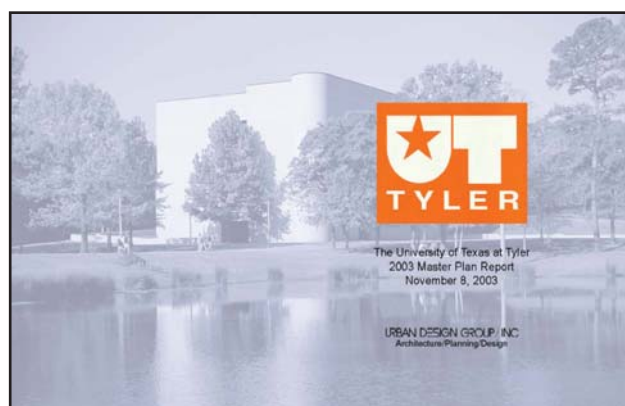


Source: City of Tyler website

This UDC is one of the first major outcomes of the Tyler 21 plan. It captures many ideas and community feedback of the Tyler 21 plan recommendations. The FNI planning team researched, assessed and complied with the standards set forth in the UDC. Future action plans recommended in this ADP document should consult and adhere to the UDC standards. The UDC outlines specifics for:

- Zoning Districts
- Use Regulations
- Subdivision Design and Improvements
- Streets and Thoroughfares
- Development Standards
- Environmental Regulations
- Development Approval Procedures
- Permits
- Administration and Enforcement
- Historical Preservation

## UT Tyler Master Plan



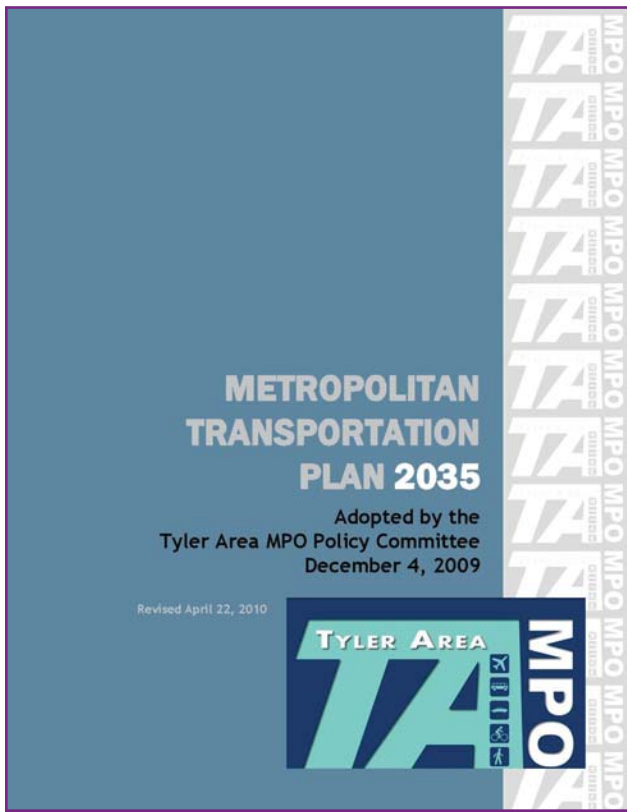
Source: The University of Texas at Tyler 2003 Master Plan

The UT Tyler Master Plan was completed in November 2003 by Urban Design Group/Inc. The Master Plan outlines specific objectives for UT Tyler, explains the history of the campus, identifies significant issues, and provides guidelines for campus uses, landscape and architecture. The ADP takes the Master Plan into account and parallels several of the guiding principles and promotes many of the UT Tyler Master Plan objectives. Below is a list of actions items and themes consistent with the UT Tyler Master Plan and promoted in this ADP:

- *“The character of the campus depends heavily on the perception of forest land.*
- *Create “full college experience”*
- *“Effectively control the circulation in and around the campus to make it a place where students want to be”*
- *“If the University is to attract students from a broader area, then it must be able to accommodate them”*
- *“Create a campus environment of which students, alumni and faculty can be proud.”*
- *“Connect with the community. Build features that will not only appeal to students and faculty but also to the greater community of Tyler.”*
- *“Increase meaningful community service and promote economic development of Tyler”*
- *“Increase enrollment”*
- *“Increase freshmen and sophomores with a higher percentage living on or near campus. Increasing and enhancing the quality of pedestrian traffic will help the campus retain its scale and quality of life.”*

(Pages 19-21, 26 The University of Texas at Tyler 2003 Master Plan Report, Urban Design Group/Inc)



*Metropolitan Transportation Plan 2035*

Source: *City of Tyler website*

The Tyler Area Metropolitan Planning Organization is responsible for transportation planning within the Tyler metropolitan area. The Metropolitan Transportation Plan 2035 provides guidelines for transportation needs of the community for a 25-year period. The plan looks holistically at vehicular improvement projects, bike routes, pedestrian circulation, trails and bus routes. The plan prioritizes roadway improvement projects by types and an implementation timeline. Specific for this ADP project, the plan provides a comprehensive system of trail corridors for Tyler and Smith Counties. The MPO intended for the trail plan to be a partnership with private land owners to facilitate the connectivity, funding, design and construction of the trail network. The plan identifies the general locations, ideal cross sections for the proposed trail and key trail head facilities. The Regional Trail Plan has identified several elements associated within the limits of this ADP.

# public/ stakeholder involvement

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## Introduction

Public and stakeholder involvement are critical components in completing an ADP. It is crucial to gather an understanding of local citizens, students, UT Tyler staff, businesses and community organizations. During the planning process, the planning team led meetings with a range of participants from City staff and college officials, to neighborhood citizens and students to ensure a diverse view on topics for the study area. The public's and stakeholder's input in the UT Tyler ADP was an integral part in the planning process and helped to build consensus among stakeholders and form a basis for planning recommendations.

## Meetings

The public and stakeholder process included a variety of meetings with a broad spectrum of discussion items including land uses, zoning, neighborhood characteristics, transportation, pedestrian circulation, environmental issues and aesthetics. The minutes from each meeting can be found in the appendix section of this report. The following summarizes each meeting:

### Kickoff Meeting

Date: October 30, 2009

Time: 10:00-11:30 am

Location: UT Tyler, Administration Building

Attendance: 18



*Kickoff meeting participants*

During this kickoff meeting, appointed City of Tyler leaders, City of Tyler staff, UT Tyler administrators and the planning team met to discuss critical ADP items. The planning team outlined the purpose of the project, project scope, established expectations and setup the project communication structure. Key leaders from UT Tyler discussed critical issues surrounding the campus, campus culture, its students, described relationships with surrounding land uses, potential plans for UT Tyler and provided their vision for the ADP. City of Tyler staff members outlined current and planned projects, City services and other area opportunities.

### Stakeholder Meeting

Date: December 14, 2009

Time: 10:30 am-12:00 pm

Location: Texas Department of Transportation (TxDOT), Tyler Office

Attendance: 10



*Source: Texas Department of Transportation*

During this stakeholder meeting, appointed City of Tyler leaders, City of Tyler staff, TxDOT engineers and the planning team met to discuss critical ADP items in regards to transportation. The planning team presented the study boundary and provided an outline of the projects purpose and scope. Lines of communication were established between the project team and TxDOT. Key items discussed at this meeting included TxDOT's plans for roadway expansions, safety, funding and pedestrian crossings. In addition, TxDOT explained signage options and right-of-way use possibilities.

**Stakeholder Meeting**

Date: February 3, 2010

Time: 6:00-8:00 pm

Location: Clarkston Elementary School

Attendance: 48

*Stakeholder meeting participants*

During this stakeholder meeting, appointed City of Tyler leaders, City of Tyler staff, the planning team and major stakeholders met to discuss critical visioning elements. The purpose of the meeting was to introduce the project's purpose and scope to the stakeholders. In addition, this meeting included a break-out session in order to receive feedback on opportunities and constraints associated with land uses, transportation, pedestrian circulation, aesthetic enhancements and neighborhoods. The stakeholders were divided into groups of four to eight people. Each group completed surveys and identified areas for improvements on study area maps. At the end of the breakout session, individual groups presented their findings back to all meeting participants. Results of the survey and the breakout session findings can be found in the appendix section.

**Student Focus Group Meeting**

Date: April 13, 2010

Time: 2:00-3:00 pm

Location: UT Tyler, University Center Ballroom

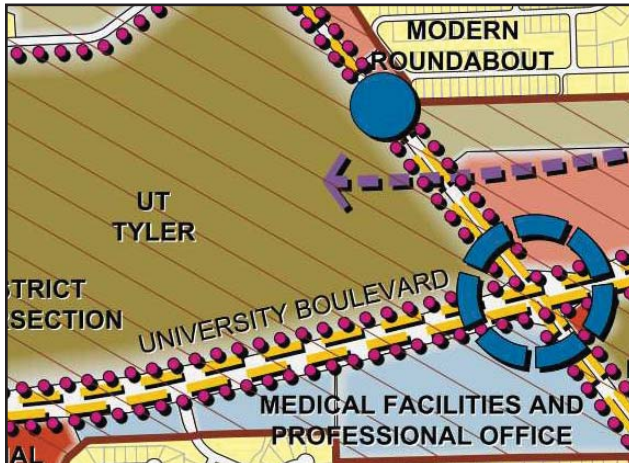
Attendance: 15

*Student focus group*

The student focus group meeting was held to gain insight on student perspective, needs and vision for the study area. This meeting included a representative of the City of Tyler, a member of the planning team and 13 students representing the UT Tyler student body. The students were presented an overview of the study area and the purpose of the ADP study. In addition, the students were shown examples of land use, transportation and aesthetic issues as they may pertain to the area. Afterwards, the focus group participated in an 18-question survey. Finally, the group participated in an open discussion on such topics as student needs, issue identification, desirable land uses, transportation options, community aesthetics and creation of a district. Student survey results and planning team observations of the focus group's open discussion may be found in the appendix section.

**Preliminary Findings and Recommendations Meeting**

Date: May 12, 2010  
 Time: 5:00-7:00 pm  
 Location: UT Tyler, Administration Building  
 Attendance: 15

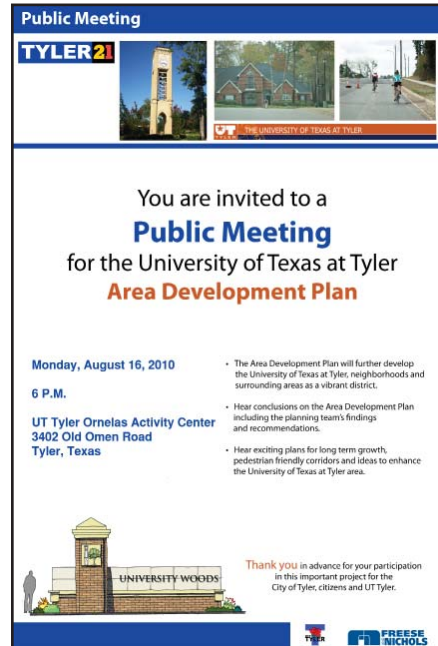


Example of preliminary analysis

The preliminary findings and recommendations meeting was held to provide an opportunity for the consultant to present their initial findings and recommendations for the UT Tyler ADP. The meeting included the planning team, UT Tyler administration and representatives from the City of Tyler. The planning team presented three planning categories of the project's progress. The first was "What We Heard," which included a summary of key topics and issues expressed during the previous kick-off meeting, stakeholder meetings, student meeting and interviews. Second was "What We Observed," which included the planning team's own observations and analysis in regard to the University, land uses, transportation, aesthetics and neighborhoods. Finally, the planning team presented "What We Recommend," which included a preliminary master plan, district elements, district boundary, land use and transportation recommendations. To conclude the meeting, participants discussed the recommendations, and the planning team made appropriate revisions to begin final recommendations.

**Findings and Recommendations Meeting**

Date: August 16, 2010  
 Time: 10:30 am-12:00 pm  
 Location: UT Tyler, Administration Building  
 Attendance: 17



Public meeting poster distributed for the UT Tyler ADP Meeting

Prior to the public recommendation and findings meeting, the planning team presented the project's scope and recommendations to the UT Tyler administration, faculty and City representatives. The planning team kicked-off the meeting with an ADP presentation. The presentation first outlined the project's scope and review of previous area development plan meeting. Following, existing conditions and analysis were presented. The area development plan recommendation were then shown which included a master plan and UT Tyler District images and graphics. Following the presentation, the planning team fielded questions and comments from the UT Tyler administration.



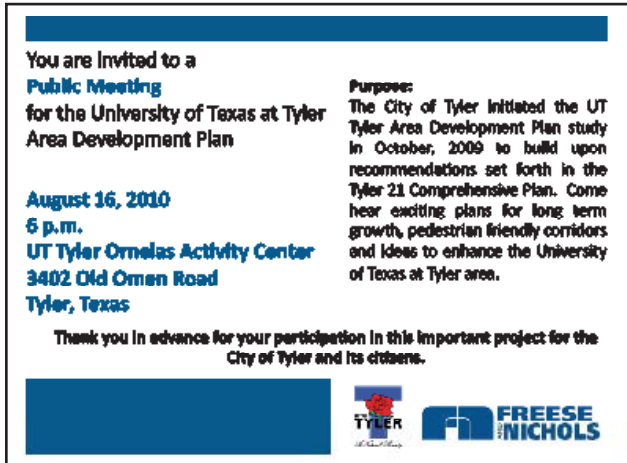
**Findings and Recommendations Meeting**

Date: August 16, 2010

Time: 6:00-7:30 pm

Location: Ornelas Activity Center

Attendance: 150



Public meeting notice mailed to UT Tyler stakeholders and citizens.

The findings and recommendations meeting was held to provide an opportunities for the planning team to present their findings and recommendations for the UT Tyler ADP. The meeting included the planning team, UT Tyler administration, representatives from the City of Tyler, local stakeholders and citizens.

The meeting was kicked-off by Mayor Barbara Bass. The planning team then presented the project scope and background. Following, three categories of the project's progress were explained. The first was "*What We Heard*," which included a summary of key topics and issues expressed during the previous kick-off meeting, stakeholder meetings, student meeting and interviews. Second was "*What We Observed*," which included the planning team's own observations and analysis in regard to the University, land uses, transportation, aesthetics and neighborhoods. Finally, the planning team presented "*What We Recommend*," which included the ADP master plan, district elements, district boundary, land use and transportation recommendations. To conclude the meeting, participants asked questions and provided comments to the planning team and city representatives.

**Planning and Zoning Commission**

Date: October 5, 2010

The Area Development Plan was presented to Tyler's Planning and Zoning Commission for approval and recommendation to City Council. The plan received unanimous approval.

**City Council Meeting**

Date: October 27, 2010

The Area Development Plan was presented to Tyler's City Council for adoption. The plan received unanimous approval and was adopted by the City of Tyler.



## Stakeholder Issue Identification

At the conclusion of the public and stakeholder involvement process, numerous opportunities and constraints had presented themselves. The planning team utilized these items along with their own findings and analyses to form recommendations and implementation strategies. The following is an outline describing major themes and issues identified by the ADP stakeholders:

### Land Use/ Zoning

- Tyler 21 Plan and the UDC established opportunities for two mixed-use zoning districts.
- Public parks are desired.
- More restaurants are desired.
- More retail is desired and may include bookstores, grocery, drug stores, coffee shops, fitness center and student services.
- Boutique-style retail is desired.
- Redevelopment opportunities exist for a shopping center at 5th Street and Loop 323.
- Homes along Old Omen Road are located in area needed for potential roadway widening.
- The study area lacks service and retail land uses within walking distance of campus and most existing neighborhoods.
- Community desires entertainment options, which might include bowling, cinemas, small concert venues and restaurants with outdoor seating and performance areas.
- The future Tyler Museum of Art could provide an additional destination point.
- The success of the future developments will need to consider the entire study area for demographics, not just the students living on campus.

### Community

- The surrounding community currently utilizes the UT Tyler campus for recreational opportunities. UT Tyler encourages this type of activity on their campus to foster a relationship with Tyler residents.

### Neighborhoods

- UT Tyler would like to see more student housing around campus.
- As surrounding neighborhoods age, the student population is beginning to move more and more into the single-family neighborhoods.
- The Tyler 21 Plan and the UDC established opportunity for Neighborhood Conservation Districts.

- The Woods Additions oppose high-density developments on the south side of University Boulevard.

### Campus Identity

- Over the last few years, UT Tyler has shifted from a commuter campus to a full university.
- Potential exists to create a “*university intersection*” at University Boulevard and Old Omen Road.
- UT Tyler would like to maintain its “*park like*” atmosphere.
- The UT Tyler campus is not visible from Highway 64.
- The area lacks a university district feel.
- UT Tyler is often perceived as a resort on the south part of town and needs better signage at Loop 323.

### Safety

- The area would benefit from additional crosswalks.
- Students are using the new crosswalk at Old Omen Road.
- Student housing would benefit from increased security fences.
- Most crimes at student housing is caused by visitors, not actual students.

### Future Development

- Future development around UT Tyler will need to meet the growing needs of additional students living on or near campus.
- Future developments will need to meet the needs of a growing foreign student base with convenient access to services without the use of a vehicle.
- Desire for more activities within walking distance of UT Tyler campus which could include entertainment, food, shopping and services.
- Potential for a mixed-use center at northeast intersection of University Boulevard and Old Omen Road.

### Aesthetics

- Concern exists from UT Tyler regarding the number of utility poles along the campus’ edges.
- Design guidelines are desired by stakeholders.
- Street signs and lighting are desired within the future district.
- Utility poles are unsightly; stakeholders would prefer buried utilities.
- Currently no uniform building guidelines exist for retail areas.
- Stakeholders suggested a cultural district, park district, college style district and mixed use style districts.

**Campus Expansion**

- UT Tyler owns several northeast and southeast parcels at the intersection of University Boulevard and Old Omen Road.
- UT Tyler officials envision the campus growing towards the southeast.
- Future campus expansion will need to be seen as contiguous with main campus.

**Transportation and Pedestrian Circulation**

- More crosswalks are needed to promote pedestrian access.
- There is limited pedestrian connectivity south from campus across University Boulevard.
- Current transportation projects include road enhancements with bike lanes and sidewalks on Old Omen Road south of University Boulevard. These projects should be completed in 2010. There are no improvements plans for Old Omen Road north of University Boulevard.
- The City has transportation plans to widen, resurface and realign portions of Shiloh Road.
- The Cowen Center is a draw for the area, causing large numbers of people to park along Old Omen Road. The area could benefit from sidewalks on both sides of Old Omen Road. Potential conflicts between bike lanes and parking on Old Omen Road needs to be addressed.
- There are several bus stops along Old Omen Road.
- Students desire to increase public transportation use.
- Potential exists to link UT Tyler campus with Tyler Junior College.
- There are limited and disconnected sidewalks throughout the study area.
- There are limited denoted bike lanes in area.
- Stakeholders desire wide sidewalks for multi-use type trails.
- Old Omen Road needs sidewalks north of University Boulevard.
- Lazy Creek and University Boulevard intersection has pedestrian conflicts and traffic congestion.
- Calloway and Lazy Creek intersection has traffic congestion.
- There are safety concerns at Calloway and Old Troop Highway.
- There are limited sidewalks around the perimeter of UT Tyler campus.
- New users will require additional bus stops.

**Retirement Community**

- Similar needs exists between college students and retirement-age citizens with similar interest in activities, services, entertainment, education and community events.
- There is an active community of retirees in the ADP study area with organizations such as the Tyler Area Senior Citizens Association.
- Opportunities and desires exist to promote the area south of University Boulevard as a retirement community. UT Tyler is interested in relationships such as offering senior classes or mentorship programs with current students.
- Active adult retirement communities, senior housing and assisted living facilities all hold potential in the area.

# existing conditions

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## Introduction

Many critical issues and needs were discovered through a thorough study of the area's existing conditions. The planning team noted many recurring themes, issues and statements. This section captures the existing conditions of the study area including the study boundary, UT Tyler future land use, zoning, demographics and growth, neighborhood descriptions, transportation and pedestrian connections and environmental and aesthetic enhancements.

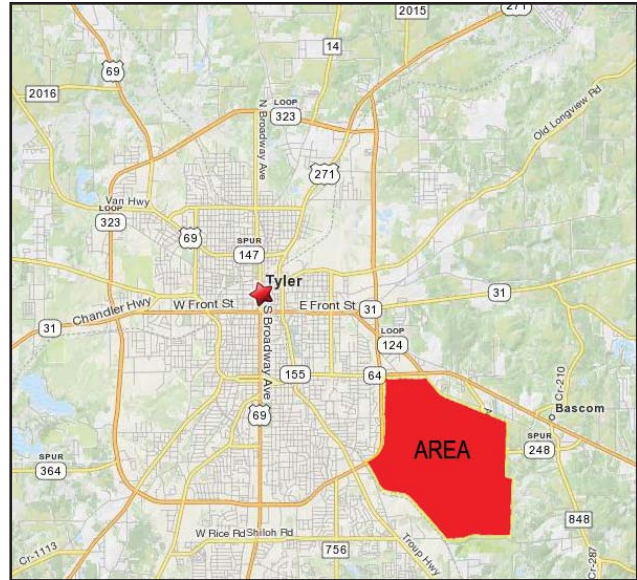
Information contained within this section was gathered from site visits, interviews, public meetings, GIS data, aerial photos, 2005 Tyler Master Street Plan, 2009 Regional Trail Plan, City of Tyler's website, UT Tyler's website, Tyler 21 Comprehensive Plan and other general research.



## Study Area

The UT Tyler ADP is located in southeast Tyler about three miles from downtown. The study area is approximately 2,875 acres, with 356 acres being located outside City limits but within the City’s extra territorial jurisdiction. The site is bisected by two major roadways, Old Omen Road from north to south and University Boulevard from east to west. Located in the center of the area is the 210-acre UT Tyler campus with approximately 6,150 students, 800 of whom live on campus. The study area is located in City Council Districts 4 and 5.

The study area is bounded by Loop 323 on the west, East 5th Street to the north, parcels and County Road 2209 to the east, County Road 2120 to the south and Old Troup Highway and railroad tracks to the southwest.



Source: Mapquest



**Fast Facts**

Total Area: 2,875 acres (4.5 square miles)

2,519 acres within city limits

356 acres within city ETJ

City Council Districts 4 and 5



## University of Texas at Tyler

UT Tyler was originally the Tyler State College in 1971. In 1975 it was changed to Texas Eastern University during which time the main campus was constructed. In 1979, the University became a part of The University of Texas System. Today, the 210-acre campus has an enrollment of nearly 6,200 students with a 1:16 faculty to student ratio. Approximately 800 students live on campus. UT Tyler is a public university with five colleges offering 90 undergraduate and graduate degrees, including a Ph.D. in nursing. In recent years, UT Tyler has moved from being a commuter campus to functioning as a full university setting. The school athletically participates in the American Southwest Conference offering sports in baseball, basketball, softball, track, cross country, volleyball, tennis, soccer and golf.

The main UT Tyler campus is essentially land-locked by development and in its own words has a very hard boundary. It is bound by University Boulevard to the south, Patriot Avenue to the west, Varsity Drive to the north and Old Omen Road to the east. The school's University Service Center is located along Varsity Drive to the north of the main campus. Also, the UT Tyler Graduate Nursing and Ornelas Activity Center is located southeast of the main campus along Old Omen Road. UT Tyler owns the parcel behind the UT Tyler Graduate Nursing and Ornelas Activity Center and parcels on the northeast corner of University Boulevard and Old Omen Road.

### UT Tyler Expansion

According to the UT Tyler 2003 Master Plan Report, over 7,000 students are projected as the 2015 enrollment. Also, in recent years, the University has expanded its student housing with the addition of University Pines Housing and Patriot Village Apartments on campus. According to information obtained during the kick-off meetings, UT Tyler envisions themselves growing towards the southeast due to surrounding established neighborhoods to the north, west and northeast.



Source: UT Tyler website



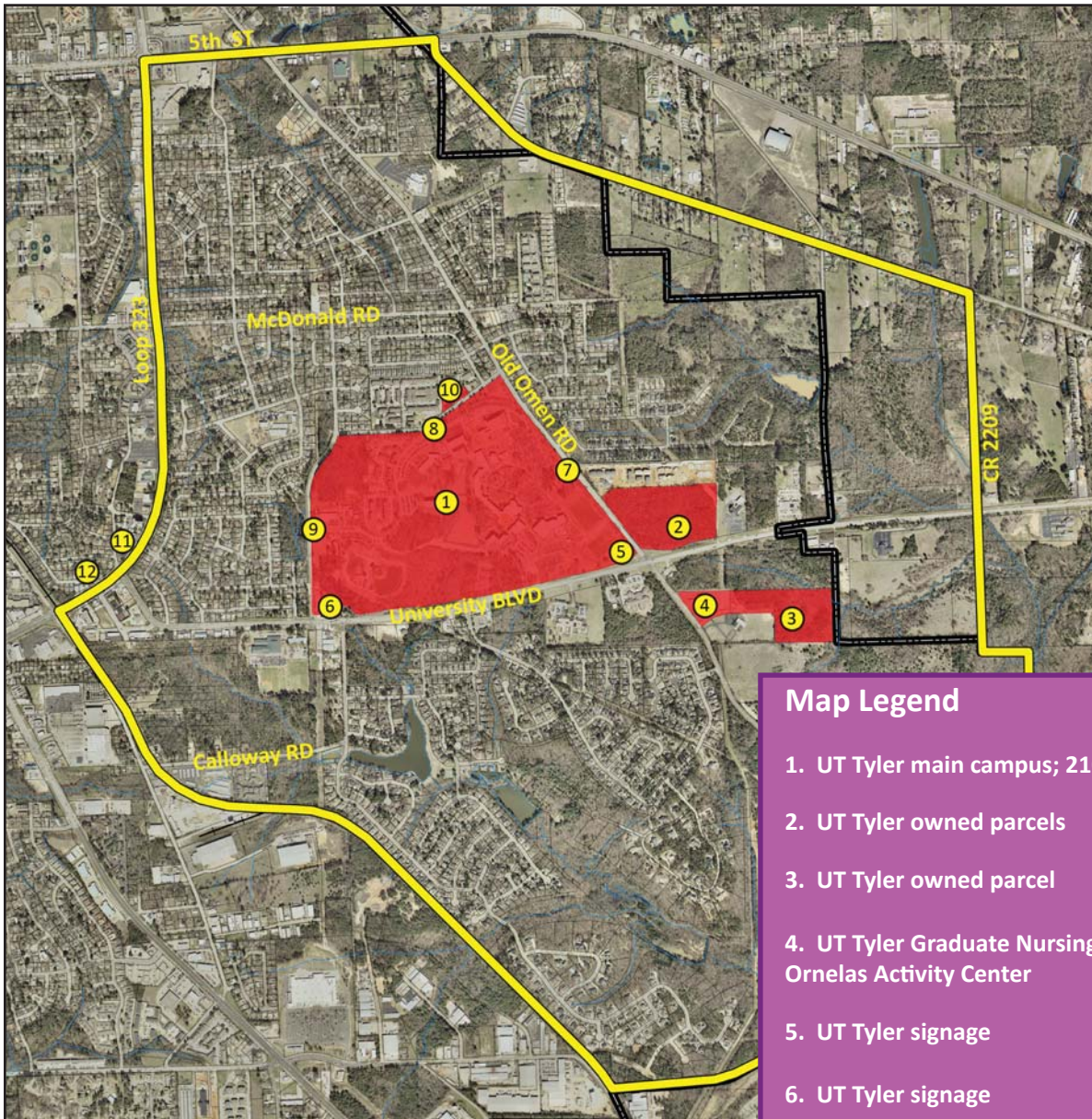
Source: UT Tyler website



UT Tyler main entrance



University of Texas at Tyler  
 UT Tyler Area Map



Map Legend

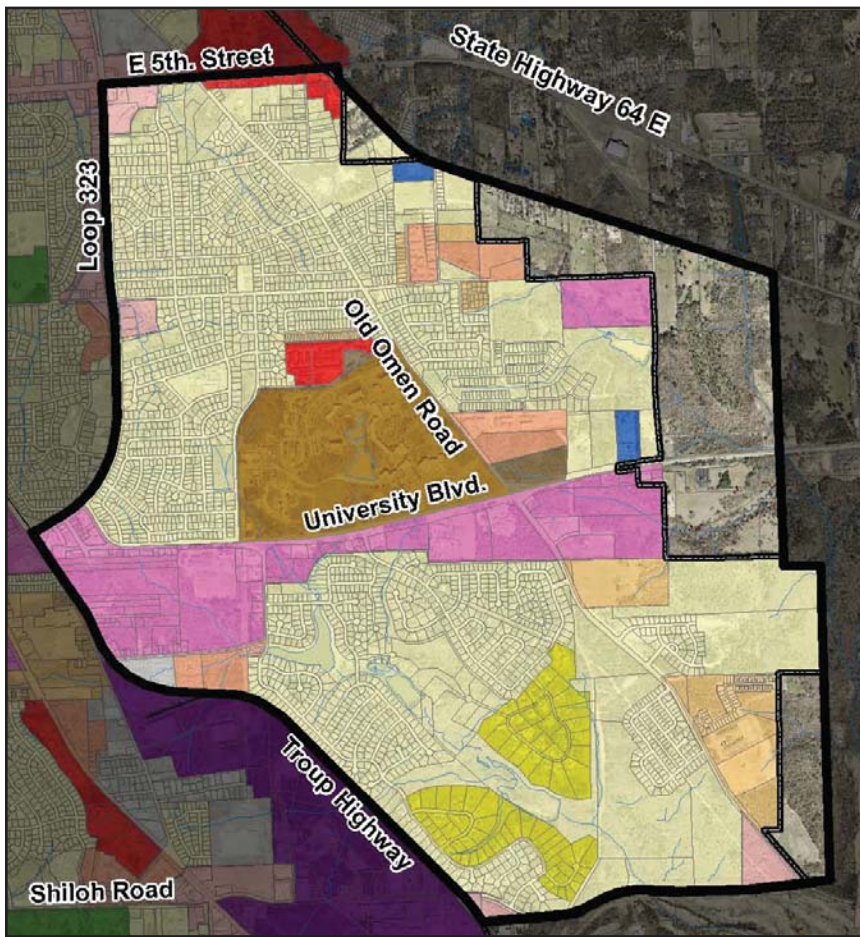
- 1. UT Tyler main campus; 210 acres
- 2. UT Tyler owned parcels
- 3. UT Tyler owned parcel
- 4. UT Tyler Graduate Nursing and Ornelas Activity Center
- 5. UT Tyler signage
- 6. UT Tyler signage
- 7. UT Tyler main entrance and signage
- 8. UT Tyler entrance and signage
- 9. UT Tyler entrance and signage
- 10. University Service Center
- 11. Existing UT Tyler road sign
- 12. Existing UT Tyler road sign



Example of UT Tyler road sign



### Future Land Use



UT Tyler Land Use	Acres	Percent
Outside City Limits	358.2 ac.	12.5%
General Commercial	34.7 ac.	1.2%
Industrial/Manufacturing	0.1 ac.	0.0%
Institutional	215.3 ac.	7.5%
Light Industrial/Warehouse	9.7 ac.	0.3%
Mixed-Use Center	307.0 ac.	10.7%
Multifamily	78.7 ac.	2.7%
Neighborhood Commercial	44.9 ac.	1.6%
Office	13.9 ac.	0.5%
School-Public	16.1 ac.	0.6%
Single-Family Low Density	126.8 ac.	4.4%
Single-Family Medium/Low Density	1553.1 ac.	54.0%
Townhouse/Garden Apartment	116.7 ac.	4.1%
<b>Land Use Total</b>	<b>2875.2 ac.</b>	<b>100.0%</b>

## Study Area Demographics and Growth

### City of Tyler Population Projections

Information for the City of Tyler Population Projections is found in Chapter 3 of the Tyler 21 Comprehensive Plan. Tyler had seen rapid growth between 2000-2005, fueled by an immigration flow from Mexico. However, new population projections estimate a return to average growth rates of 1.1% per year through 2015. Tyler should reach an estimated city population of 112,722 by 2015. It is estimated that the growth rate will increase to 1.5% between 2015-2025.

These growth rates will result in an additional 1,424 persons per year. With these new persons, it is estimated that Tyler will increase by 462 new households per year, with 138 of those being single-person households.

### Study Area Growth

Tyler 21 Comprehensive Plan has projected the City of Tyler to experience population and household growth, and interviews and planning team observations have confirmed this projection. New homes and developments were observed in the study area such as the Chapel Woods neighborhood and Charleston Park. In addition, several new multi-family housing projects were seen such as Summerwood Apartments, Cambridge at Tyler and The Reserve Apartments. Also, new retail or commercial businesses have been observed. The City of Tyler has invested in infrastructure improvements along Old Omen Road, south of University Boulevard, with additional lanes, medians and sidewalks. Overall, the study area has seen new growth, thus leading the planning team to assume population projections were correct.



Summerwood Apartments on Old Omen Road



Old Omen Road enhancements

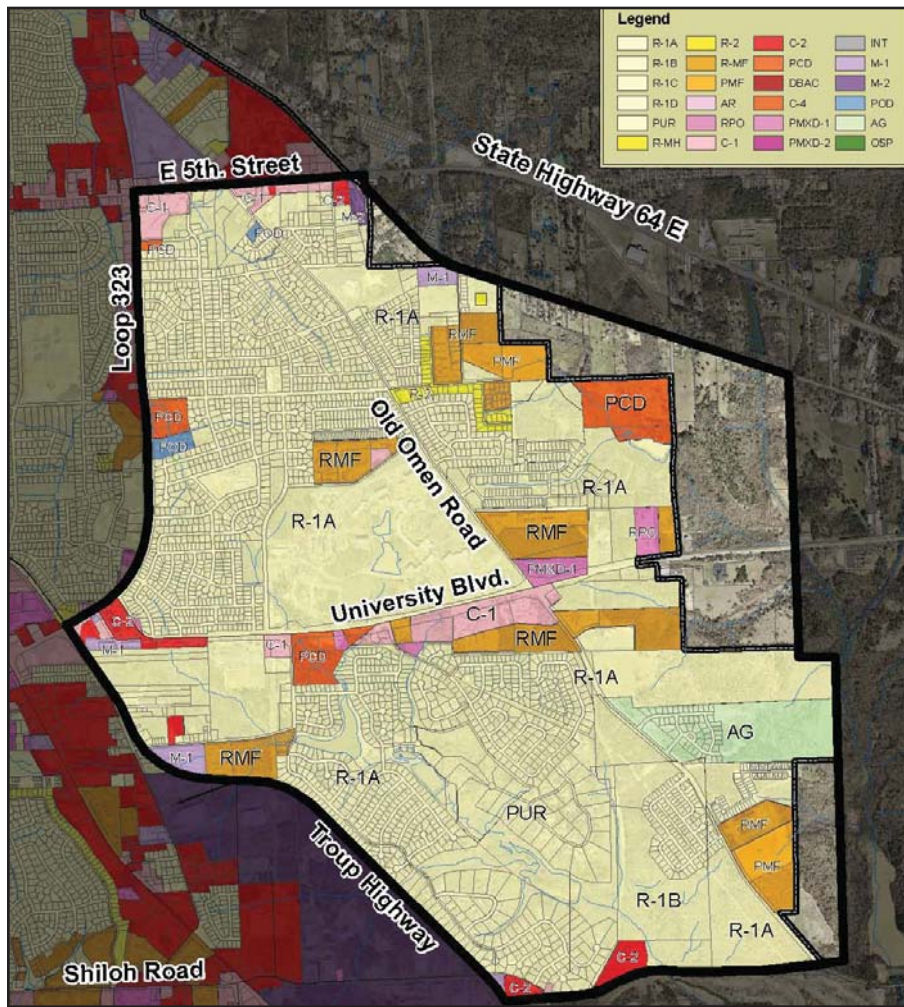
CITY OF TYLER POPULATION AND HOUSEHOLD PROJECTIONS, 2005-2025			
	2005	2015	2025
<b>TOTAL CITY POPULATION*</b>	101,160	122,722	129,630
<b>Annual population growth rate</b>	—	1.2%	1.5%
<b>Total city households</b>	40,464	45,089	51,852
<b>Average household size**</b>	2.5	2.5	2.5
<b>New single-person households</b>	—	1,388	2,029
<b>Total single-person households**</b>	12,139	13,527	15,556
<b>New other households</b>	—	3,237	4,734
<b>Total other households</b>	28,325	31,562	36,296
<b>New total households</b>	—	4,625	6,763

\* 2005 and 2015 population estimate provided by PASA Demographics.  
 \*\* Percentage of household types and average persons per household based on 2000 Census. Assumptions include: 1) 2.5 persons per household and 2) 30% of households are single-person households.

Source: Tyler 21 Comprehensive Plan

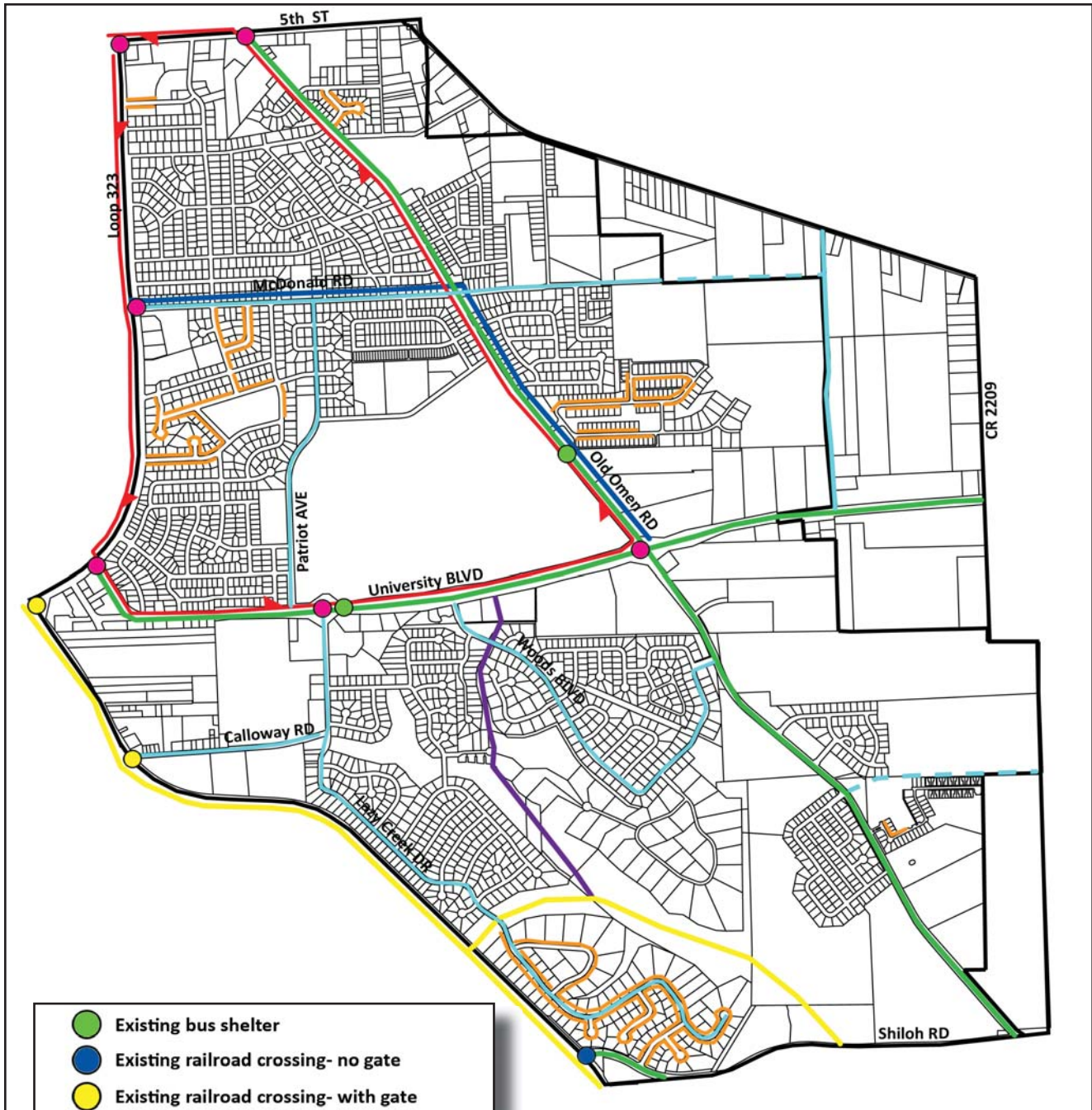


Existing Zoning



UT Tyler Zoning	Acres	Percent
Agricultural	76.7 ac.	3.1%
Light Commercial	69.6 ac.	2.8%
General Commercial	35.3 ac.	1.4%
Light Industrial	21.2 ac.	0.8%
General Industrial	3.9 ac.	0.2%
Planned Commercial District	64.4 ac.	2.6%
Planned Multifamily	48.4 ac.	1.9%
Planned Mixed Use-1	10.3 ac.	0.4%
POD	7.1 ac.	0.3%
Planned Unit Residential	281.7 ac.	11.3%
R-1A Single Family Residential	1509.2 ac.	60.3%
R-1B Single Family Residential	183.7 ac.	7.3%
R-1D Single Family-Detached and Attached	9.1 ac.	0.4%
R-2 Two-Family (Duplex)	17.8 ac.	0.7%
R-MF Multi-Family Residential	152.5 ac.	6.1%
Restricted Professional Office	11.5 ac.	0.5%
<b>Zoning Total</b>	<b>2502.2 ac.</b>	<b>100.0%</b>

## Transportation/ Pedestrian Connections UT Tyler Existing Transportation Map



- Existing bus shelter
- Existing railroad crossing- no gate
- Existing railroad crossing- with gate
- Existing intersection with traffic light signal
- Existing sidewalks
- City bus route
- Existing 60' collector with bike lane
- Existing minor arterial with bike lane
- Proposed 60' collector with bike lane
- Proposed Tyler 21 secondary trail route
- Proposed Tyler 21 primary trail route
- Proposed MTP hike and bike trail route

*Note: Existing collector and minor arterial roadways descriptions per 2005 Tyler Master Street Plan; sidewalks, intersections and railroad descriptions per aerial interpretations; bus route per Tyler 21 Comprehensive Plan; and trails per 2009 Regional Trail Plan.*



## Transportation/ Pedestrian Connections

The University is located in the southeastern quadrant of Tyler, approximately one mile outside of Loop 323, and is surrounded by residential development. Access to the campus is less than direct by automobile. Local transit service is provided at the end of a one-way loop. Sidewalks are provided within the campus but not beyond. The University lies along a designated bicycle route.

### Auto

Motorized access to the University from Loop 323 is provided indirectly via University Boulevard, through a commercial development and along McDonald Road and then along Old Omen Road through a residential development. Old Omen Road runs northwest to southeast across the eastern side of the City.

### Transit

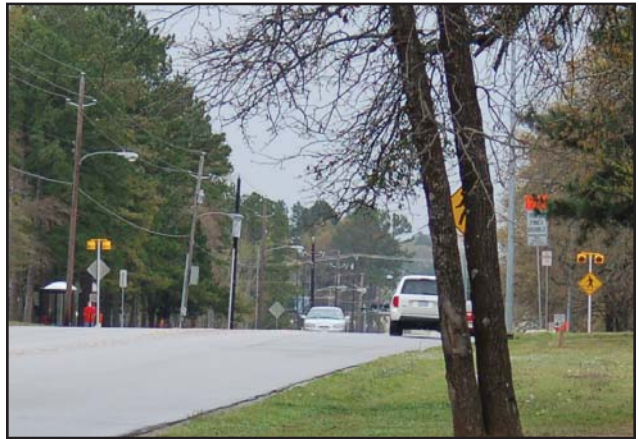
Tyler Transit provides service to the UT Tyler campus. The Green Route runs east along University Boulevard, north on Old Omen Road with a stop across the street from the main entry of the UT Tyler campus, and then west along Fifth Street heading back towards the center city. Service on the route runs every 60 to 80 minutes from 6:00 a.m. to 8:15 p.m. Monday through Friday and every 60 to 80 minutes on Saturday from 9:00 a.m. to 6:00 p.m.

### Bicycle and Pedestrian

An extensive sidewalk network exists on campus. However, there are no sidewalks connecting the campus to the surrounding residential and commercial development. The Bicycle and Pedestrian element of Tyler 21 proposes a hike and bike trail along McDonald Road to Old Omen Road and along Old Omen Road from McDonald to University Boulevard.



*View south on Old Omen Road at intersection of McDonald Road*



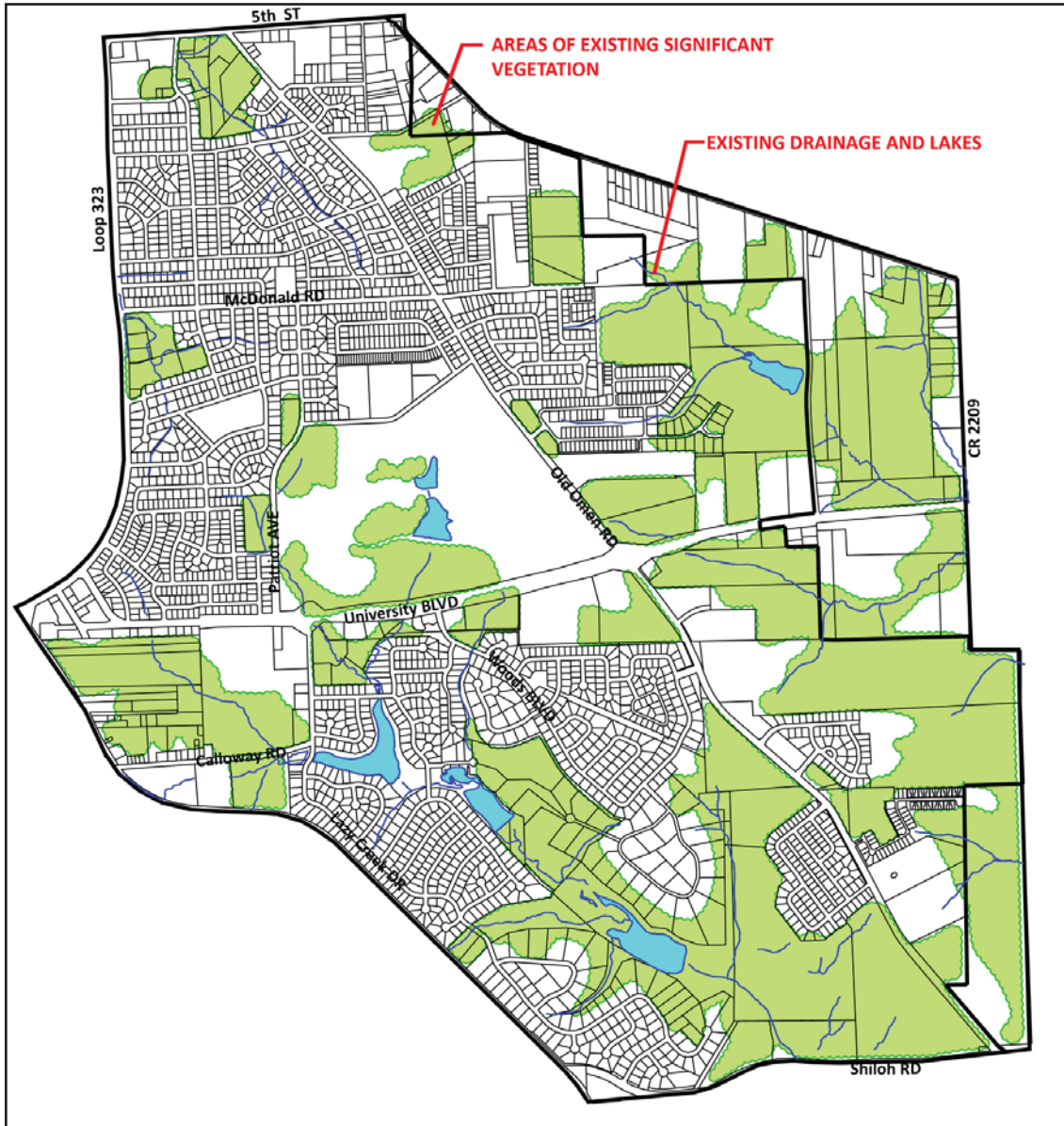
*View south on Old Omen Road from UT Tyler campus*



*View south on Old Omen Road from University Boulevard*

## Environmental/Aesthetic Enhancements

### UT Tyler Existing Park, Vegetation and Drainage Map



#### Parks

The UT Tyler ADP study boundary does not contain any state or city parks. The nearest city park is Golden Road Park located at the intersection of Golden Road and McDonald Road. Golden Road Park is approximately one quarter mile from the intersection of McDonald Road and Loop 323 along the western edge of the study boundary. Many residents of the area use the UT Tyler campus for passive recreation because UT Tyler contains a park like atmosphere with landscaping, trails and lakes.

#### Existing Vegetation

The study area contains significant undeveloped areas with dense tree vegetation. Approximately 1,000 acres of the 2,875 acres or 34.8 percent of the total study area contain this dense vegetation.

#### Drainage and Lakes

UT Tyler contains two lakes used for drainage collection and to create visual interest. Also, there is a lake located just north of University Boulevard along CR 272. Finally, The Woods Subdivision contains a series of lakes located in the subdivisions's central greenbelt.



**Key Streetscapes**

**University Boulevard** is a five-lane, undivided roadway with limited sidewalks, no bike lanes, limited landscaping and no architectural lighting or signage.

**Old Omen Road** south of University Boulevard is a newly constructed roadway with bike lanes, sidewalks and four travel lanes divided by a landscaped median.

**Old Omen Road** north of University Boulevard is primarily a residential roadway. It contains two lanes in some sections and four lanes closer to major roadway intersections. It has no sidewalks, no bike lanes, limited landscaping and no architectural lighting or signage.

**McDonald Road** is a residential collector with a two travel lanes and a bike route, but no striped bike lanes due to on street parking. The roadway contains no significant landscaping, architectural lighting or signage.

**CR 272** is a two-lane country road with no shoulders, no sidewalks, no landscaping, limited lighting and no architectural features.

**Residential roadways** are typical for subdivisions. Most in the area do not contain sidewalks or landscaping.

**UT Tyler**

The UT Tyler campus contains a park-like atmosphere with landscaping, signage, lighting, benches, site furnishings, trees, lakes, sidewalks, trails and a uniform building architectural style.

**Landscaping**

As a whole, the area does not contain landscape standards. However, newer subdivisions do contain significant landscaping at major entrances. Single-family homes contain typical residential landscaping.

**Architecture**

The ADP study area does not contain a single style of architecture or continuity between sites. UT Tyler’s buildings have an identifiable architectural style. The area’s commercial centers are typical strip center buildings, generally single story with storefront facades. The area does not contain an architectural design guideline. The study area does not use any district signage or area themes. The Woods Subdivisions has the most significant branding which includes street poles, lighting, entry signage and similar building materials.



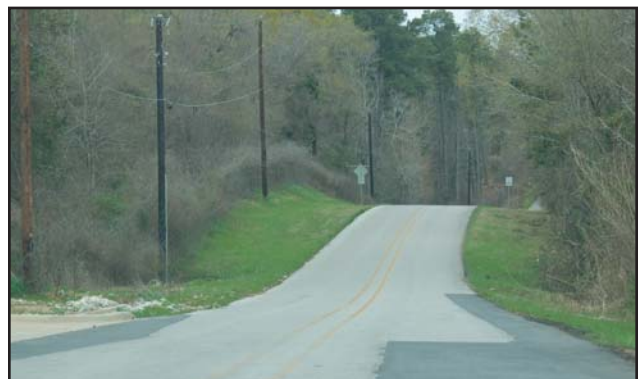
*The Woods subdivision entry signage*



*University Boulevard streetscape with views*



*Typical study area commercial buildings*



*View north along CR 272*



## Existing Neighborhoods

### Subdivisions

The UT Tyler ADP consist of approximately 16 subdivisions that make up a majority of the study area. Houses have a wide variety of construction dates ranging from the 1950s to the 2000s. The area does have some very recent development in the East Meadows, Charleston Park and in the neighborhoods south of University Boulevard. The subdivisions consist primarily of single-family homes with some duplex products. Lot sizes are typical for Tyler's older and newer subdivision product types.

The opinion of the planning team, based on site observations, is that the majority of the homes are in an average or above-average condition. Few vacant lots were observed. It should be noted that the area does not contain historical housing registered with Tyler, the state or national status.

The older subdivisions in the study area had limited entry monumentation or significant continuity in architectural features and design. However, several subdivision found in the ADP do have significant branding images and architectural design typical of a master planned community. It should be noted that the Woods and Charleston Park subdivisions are significantly different from surrounding neighborhoods in terms of product types, home sizes and architectural features.

### Subdivisions that meet conservation district requirements:

- Rolling Hills Addition
- Wynnewood Heights
- Robinwood
- Tanglewood Addition
- Meadowbrook Heights
- Melba Park
- Sampson Village
- Eastwood

### Subdivisions that do not meet conservation district requirements:

- Patriot Place
- University Place
- University Park
- Charleston Park
- East Meadows
- Chapel Woods East
- Chapel Woods
- The Woods

### Apartments

The UT Tyler ADP consists of seven apartment complexes located within the study boundary. The apartments include Haverhill Place, Deerwood, Varsity Place, Cedar Trails, Cambridge at Tyler, The Reserve and Summerwood Apartments. Among all the apartment sites, the study area contains 1,396 units. Based on the US Census Bureau 2006-2008 American Community Surveys, the average Tyler household is 2.67 persons. With this, we can assume the study boundary's apartments serve about 3,727 people.

*Note: Subdivision descriptions and boundaries are approximate and were derived from the Smith County Appraisal District's website.*



*The Cambridge at Tyler across from UT Tyler's main entrance*

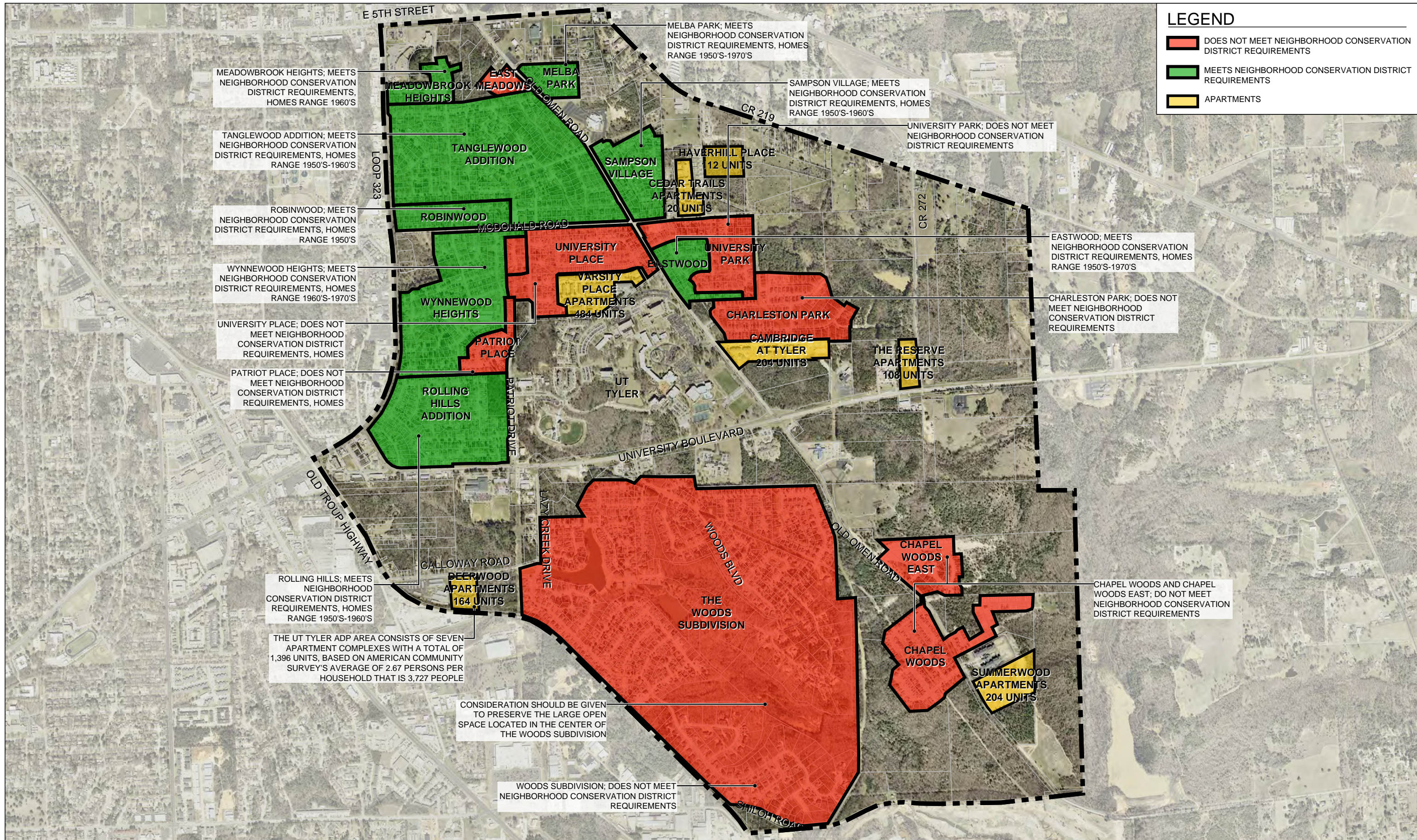


*Typical single-family home in The Woods subdivision*



*Typical single-family home in older subdivisions*





**LEGEND**

- DOES NOT MEET NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS
- MEETS NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS
- APARTMENTS

MEADOWBROOK HEIGHTS; MEETS NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES RANGE 1960'S

TANGLEWOOD ADDITION; MEETS NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES RANGE 1950'S-1960'S

ROBINWOOD; MEETS NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES RANGE 1950'S

WYNNWOOD HEIGHTS; MEETS NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES RANGE 1960'S-1970'S

UNIVERSITY PLACE; DOES NOT MEET NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES

PATRIOT PLACE; DOES NOT MEET NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES

ROLLING HILLS; MEETS NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES RANGE 1950'S-1960'S

THE UT TYLER ADP AREA CONSISTS OF SEVEN APARTMENT COMPLEXES WITH A TOTAL OF 1,396 UNITS, BASED ON AMERICAN COMMUNITY SURVEY'S AVERAGE OF 2.67 PERSONS PER HOUSEHOLD THAT IS 3,727 PEOPLE

CONSIDERATION SHOULD BE GIVEN TO PRESERVE THE LARGE OPEN SPACE LOCATED IN THE CENTER OF THE WOODS SUBDIVISION

WOODS SUBDIVISION; DOES NOT MEET NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS

MELBA PARK; MEETS NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES RANGE 1950'S-1970'S

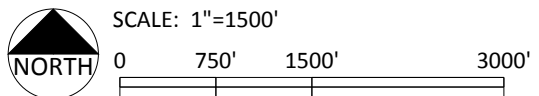
SAMPSON VILLAGE; MEETS NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES RANGE 1950'S-1960'S

UNIVERSITY PARK; DOES NOT MEET NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS

EASTWOOD; MEETS NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS, HOMES RANGE 1950'S-1970'S

CHARLESTON PARK; DOES NOT MEET NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS

CHAPEL WOODS AND CHAPEL WOODS EAST; DO NOT MEET NEIGHBORHOOD CONSERVATION DISTRICT REQUIREMENTS



**EXISTING NEIGHBORHOODS**  
UT TYLER AREA DEVELOPMENT PLAN







## Introduction

During the Analysis Phase, the planning team made general observations and analyses resulting in several recommendations for the UT Tyler ADP. The following observations, analyses and associated maps helped the planning team gain an accurate understanding of the study area's critical issues.

The UT Tyler area lacks retail, restaurant and entertainment options that would serve the University's population as well as area residents. The area has seen recent growth in multi-family projects and some single-family homes. UT Tyler's enrollment is growing and the area needs to be positioned to better accommodate future students in order to create the full college experience. As UT Tyler's enrollment increases, so will its needs to expand beyond its current boundary. So identifying appropriate institutional lands to house UT Tyler's expansion is important.

As campus size and enrollment increase, so should the area's developments. Large tracts of undeveloped lands hold potential to house institutional uses or create a mixed-use center. These new mixed-use developments could provide student housing, retail and restaurant uses geared towards a walkable community. Area commercial centers should be denser concentrations near major intersections. The study area offers quality single-family housing and neighborhoods that should be protected while capitalizing on a potential retirement community.

The UT Tyler area is good, with the potential to be great. Pedestrian and vehicular circulation would benefit from updates to roadways, traffic routes and by providing additional pedestrian options. In order to recognize the assets of the area and to help it reach its full potential, district elements should be incorporated to unify the University and its surroundings.

## Land Use

The City of Tyler Future Land Use Plan and categories are intended to guide decision makers and developers with an understanding of preferred locations for types of development. Land use locations should coincide with population trends, economic growth, infrastructure plans, transportation plans and environmental features. The land use categories' logical placements, arrangements and proximity to one another should help to promote the Tyler 21 land use principles. These principles include: *Preserve, Promote and Locate*, as found on page 400 of the Tyler 21 document.

### General Observations

- Undeveloped lands are located on the southwest corner of the intersection of Old Omen Road and E. 5th Street.
- A new hotel is being constructed at the intersection of McDonald Road and Loop 323. The area is designated as neighborhood commercial on the Future Land Use Plan.



New hotel at Loop 323 and McDonald Road

- Limited existing commercial uses are located within a 1/4 mile radius from the campus edge.
- Limited existing commercial uses are located within a 1/2 mile radius from the campus edge.
- A large primarily undeveloped area exists south of University Boulevard and east of the existing Grace Community School.
- The future Tyler Museum of Art has purchased several parcels at the intersection of University Boulevard and Lazy Creek Drive.
- The center of The Woods subdivision is a large, undeveloped area.
- The northeastern portion of the study area has a large, undeveloped tracts of land. The area is

located primary in the ETJ, south of CR 219, north of University Boulevard and west of CR 2209

- The southeastern portions of the study boundary have large areas of undeveloped lands. The areas are located south of University Boulevard and east of Old Omen Road.



Future Tyler Museum of Art site

- The southeastern portions of the study boundary have a large area of undeveloped land. The area is located south and west Old Omen Road and east of The Woods subdivision.

### General Analysis

- Businesses at the intersection of University Boulevard and Loop 323 are appropriate for their location.
- An existing mini-storage business at Calloway Road and Old Troup Highway is appropriate due to surrounding land uses.
- Undeveloped lands on Calloway Road, east of existing Deerwood Apartments and west of The Woods could buffer single-family homes from existing multifamily.
- The East Texas Medical Facility and Hospice of East Texas are unlikely to redevelop in the near future.

### Institutional Observations

- The UT Tyler campus is the only area with an Institutional category on the Future Land Use Plan.
- Hospital and private schools are described in Tyler 21 as Institutional, however the Grace Community School, Hospice of East Texas and the East Texas Medical Center are included under Mixed Use on the Future Land Use Plan.
- UT Tyler is land locked by development and the Future Land Use Plan does not allow for campus expansion.

### Institutional Analysis

- The land use map could benefit by including UT Tyler's expansion plans in greater detail in order to ensure and preserve the associated uses for UT Tyler.
- Institutional categories would benefit to include all of UT Tyler's area and parcels.
- Stakeholders could consider the southeast intersection of University Boulevard and Old Omen Road as institutional uses to allow campus expansion opportunities due to available lands, existing UT Tyler owned parcels and existing UT Tyler uses.

### Residential Uses Observations

- Single-Family Medium and Low Density make up a majority of the study area.
- The student population is beginning to encroach on single-family neighborhoods.
- Single-Family Low Density is located in The Woods subdivision.



*Single-Family Medium to Low Density*

- Townhomes and garden homes are planned and being constructed along the southeast portion of the study area. Also, four additional small areas are scattered north of the UT Tyler campus.
- Multi-family housing makes up less than three percent of the study area. Multi-family sites in the study area serve not only UT Tyler but also Tyler Junior College students.
- The study area has several newly-completed multi-family projects.

### Residential Uses Analysis

- Consideration could be given to preserve Single-Family Medium and Low Density neighborhoods.



*Newly constructed homes along Old Omen Road*

These areas could be within walking distance to mixed-use centers, neighborhood commercial areas and or parks.

- Additional student housing options would be needed to prevent additional conflicts between college students and the surrounding neighborhoods.
- Consideration could be given to preserve The Woods subdivision neighborhoods and their character.
- Townhomes and garden home types of medium-density uses could serve as a buffer between single-family projects and denser housing, commercial and retail uses. Currently, these uses are not in close proximity to convenient services and retail.
- The study area would benefit from additional student housing options if UT Tyler continues to grow and meet the population predictions identified in the UT Tyler Master Plan. Any additional multi-family projects could be within walking distance of the UT Tyler campus and potentially associated with mixed-use developments.
- Due to concerns from area single-family residents and to preserve existing neighborhoods, new



*Undeveloped lands and platted neighborhoods*



- multi-family sites would cause conflicts if located at subdivision entrances along University Boulevard.
- Additional screening for multi-family and high-density sites would benefit area single-family developments.
- The area has great potential for a retirement community in the southeast portion of the study area. Retirement age communities and college students often share the same needs and entertainment desires.
- Single-family homes, which front Old Omen Road north of University Boulevard, have parking issues. Expansion of Old Omen Road will cause conflicts with existing parcels and homes. Currently, residents must back out of driveways onto Old Omen Road. Additional direct frontage of single-family uses along major roadways should to be restricted.
- The area holds potential for infill projects in current platted, but undeveloped, single-family lots.

#### Retail/Office/Commercial/Industrial Observations



Typical commercial uses along University Boulevard

- Retail in the study area is found as neighborhood retail land uses. Most of the available retail areas are not within walking distance of the campus.
- The study area lacks restaurant uses within walking distance from most of the neighborhoods, the UT Tyler campus and multi-family sites.
- The study area lacks retail uses within walking distance from most of the neighborhoods, the UT Tyler campus and multi-family sites.
- Most retail in the area is not specific to college students' needs.
- The study area lacks entertainment-style options for residents and college students.
- Commercial land uses are located along East 5th Street on the north side of the study area.

- Only two areas are designated as office uses within the study area.
- No industrial uses are designated within the study area. However, just south of the study is a large industrial and manufacturing area.
- The area on the Future Land Use Plan just north of the University is currently commercial categories. This area currently has multi-family residential developments.

#### Retail/Office/Commercial/Industrial Analysis

- The retail center at Loop 323 and East 5th Street is ideal for redevelopment. Available space could serve both the UT Tyler study area as well as Tyler Junior College. These areas would not benefit as being vertically integrated mixed-use.
- The location of commercial land uses located along East 5th Street are appropriate in offering regional and local retail, office, entertainment and service uses.
- All future office uses would benefit being concentrated in mixed-use areas.
- Industrial uses could be discouraged in the study area and concentrated within industrial area to the south.
- Commercial uses would benefit from being concentrated at centers or major intersections and not linear in form.
- The study area could consider the benefits of limiting its commercial uses to be near the University.
- The commercial area designated on the Future Land Use Plan at the intersection of Old Omen Road and Shiloh Road does not support concentrating commercial uses near the University. In addition, this site may be more appropriate as residential uses due to topography issues.

#### Public/Semi-Public Uses Observations

- No future land use categories are designated as public uses. However, the study area does contain Clarkston Elementary School.

#### Mixed-Uses Observations

- Mixed-use land use categories make up just over 10 percent of the study area on the Future Land Use Plan. All of the mixed-use area is located along the southern side of University Boulevard. These areas currently include banks, small retail, private schools, hospice, a medical center and undeveloped lands.
- The mixed-use designation between Lazy Creek Drive and Old Omen Road has shallow parcel

depths, significant topography, sits below road level, contains existing commercial land uses and is located at the entrance of The Woods subdivision.

- A large tract of land has been designated as mixed use on the Future Land Use Plan just north of the Charleston Park subdivision.
- The southeast corner of the intersection of University Boulevard and Old Omen Road is designated as mixed use.

### **Mixed-Uses Analysis**

- Future mixed-use land uses should encourage vertical integration of building uses.
- The mixed-use area on the Future Land Use Plan are currently not pedestrian-oriented environments.
- The two parcels on the northeast corner of University Boulevard and Old Omen road hold potential for mixed-use developments. This potential site should consider student housing, retail and its architectural relationship to UT Tyler to form a campus environment.
- Mixed-use land uses would be appropriate along Old Omen Road to support the campus edge.
- The intersection of University Boulevard and Loop 323 holds potential for mixed-use development to frame the entry towards the University.
- The large tract of land just north of the Charleston Park subdivision would benefit from connecting to other future mixed-use centers and roadways or could be removed as mixed-use.
- Mixed-use at the southeast corner of the intersection of University Boulevard and Old Omen Road is primarily University uses and holds potential for institutional expansions.

### **ETJ Observations**

- Approximately 356 acres of the study area is located outside the city limits. These areas are primarily large tract single-family areas or areas of undeveloped lands.
- Areas outside the city limits have several large areas with heavy tree coverage.

### **ETJ Analysis**











- The ETJ lands hold great potential for large developments or campus expansion due to not having to consolidate numerous smaller lots.
- Areas with heavy tree coverage could be considered as amenities to future campus areas or large tract developments and should be incorporated into site designs.

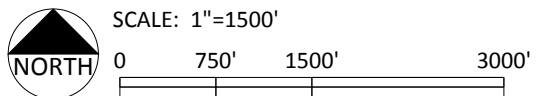
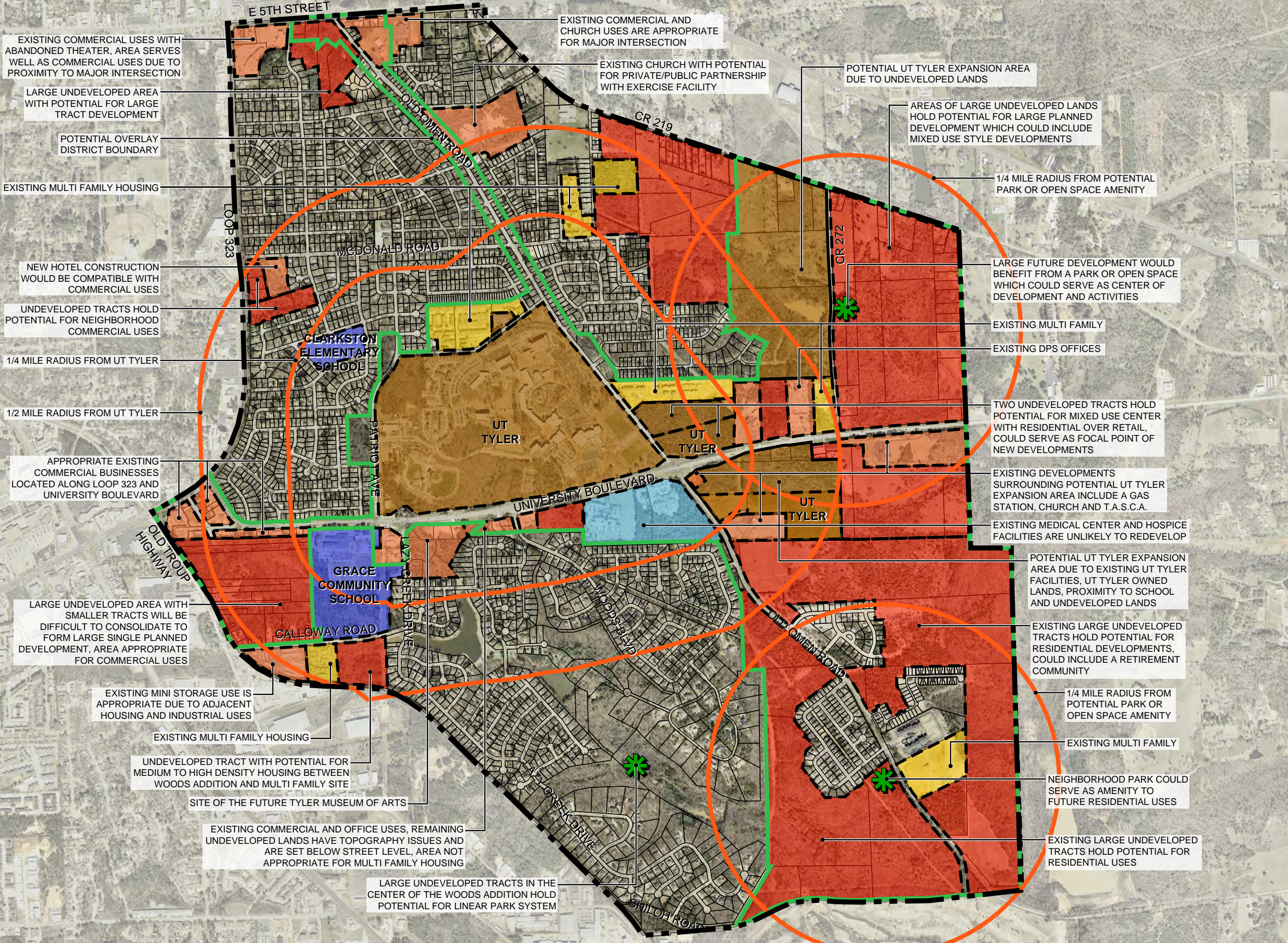


*Large undeveloped areas along CR 272*



**LEGEND**

-  UT Tyler
-  Potential UT Tyler expansion
-  New development or redevelopment
-  Area of existing non residential use
-  Medical
-  Existing multi family
-  Existing school
-  1/4 mile radius from University or park
-  Potential district boundary
-  Potential park location



**LAND USE  
OBSERVATIONS AND ANALYSIS  
UT TYLER AREA DEVELOPMENT PLAN**



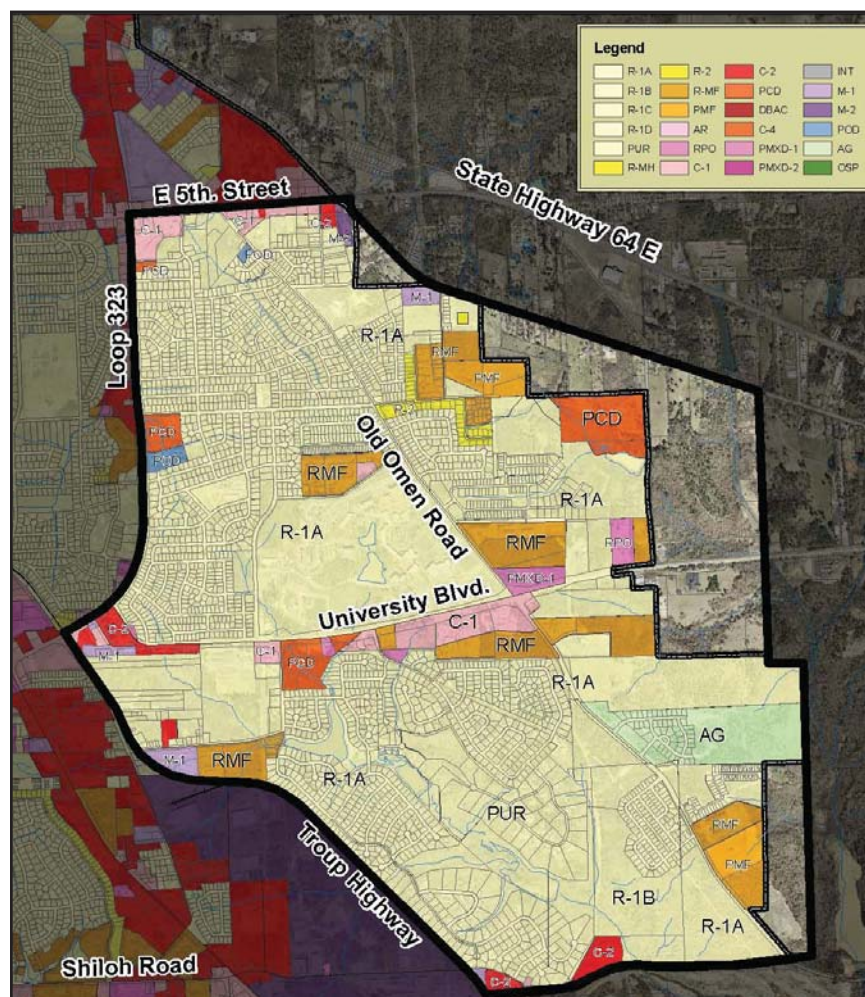
## Zoning

The zoning map for the UT Tyler area should generally match or be compatible with the Future Land Use Plan. Zoning categories should support patterns of development that provide connectivity, appropriate transitions in developments and compatible adjacent use densities. Zoning should designate lands for target developments associated with UT Tyler, as well as position UT Tyler for expansion.

## Observations

- The City of Tyler has a long record of not rezoning property without an owner's consent.
- No areas are designated Institutional zoning. In addition, no current zoning categories allow college or university uses.
- R-1A Single Family Residential zoning district makes up 60 percent of the study area.
- R-1A and R-1B make up a large portion of the study area. These districts allow single-family homes only.

- R-MF Multi Family Residential makes up 6.1 percent of the study areas.
- Commercial and mixed-use zoning districts make up less than five percent of the study area.
- R-MF Multi Family Residential is designated at the entrance of The Woods subdivision.
- R-MF Multi Family Residential is designated in the lands behind Hospice of East Texas and north of The Woods subdivision.
- R-MF Multi Family Residential is designated at the existing UT Tyler owned parcels on the southeast corner of University Boulevard and Old Omen Road.
- The study areas zoning does not allow for additional attached single family housing.
- Planned Office Development is located along Old Omen Road adjacent to new housing developments.
- The zoning map has designated a large Planned Commercial District south of CR 219 in the northeast portion of the study area.
- Mixed use zoning makes up less than one percent of the study area.



- Current study area zoning districts do not provide district style regulations associated with increased design standards.

## Analysis

- Future single-family infill projects could consider R-1A and R-1B areas first or rezone to these districts.
- R-MF Multi Family Residential is not appropriate at the entrance of The Woods subdivision.
- R-MF Multi Family Residential is not appropriate behind Hospice of East Texas and north of The Woods subdivision.
- The large Planned Commercial District south of CR 219 in the northeast portion of the study area appears disconnected.
- The area would benefit from rezoning parcels to better match the Future Land Use Plan's intent.
- Future zoning and rezoning efforts would benefit by considering the UT Tyler image, protecting existing neighborhoods, providing student housing and providing housing diversity and opportunities for infill projects.

## Transportation/ Pedestrian Connections

### Transportation Observations

- No traffic signal is provided at the intersection of Patriot Avenue and University Boulevard. A traffic signal is provided at the intersection of University Boulevard and Lazy Creek Drive, approximately 400 feet east of Patriot Avenue.
- Lazy Creek Drive and Calloway Road are used as a cut through by students and residents to avoid traffic congestion at University Boulevard and Loop 323.



Disconnected Lazy Creek Drive intersection

- Grace Community School just built a new drive to connect to Lazy Creek Drive.
- Intersection of Lazy Creek Drive and University Boulevard has traffic congestion.
- Cowen Center events cause traffic parking and congestion issues along Old Omen Road.
- Old Omen Road north of University Boulevard is designated on the Master Street Plan as a divided roadway but currently is not divided.
- University Boulevard narrows to a two-lane road about 1/4 mile past Old Omen Road to the east.
- The University has five entrances.
- CR 272 is currently a two-lane road without shoulders.
- McDonald Road is proposed to extend to CR 272. With this extension, a grid is created connecting the campus with undeveloped lands to the east.
- McDonald Road serves as a collector roadway with a bike route. Currently, McDonald Road allows on-street parking.
- The University Boulevard right-of-way is wide along the southern portions of the campus.
- The Green Bus Route stops on Old Omen Road across the street from the main entry of the UT



Typical University Boulevard section with no access management

Tyler campus, requiring campus residents to cross Old Omen to get to and from the bus.

- The bus service to the University is at the end of a loop, which is accommodating if destinations are to points in the service area not on the looped route, but requires transfers to get to points on the looped section of the route.
- Service on the route runs every 60 to 80 minutes from 6:00 a.m. to 8:15 p.m. Monday through Friday and every 60 to 80 minutes on Saturday from 9:00 a.m. to 6:00 p.m., which can require careful planning to catch the bus and not waste time making a trip by bus to and from the university.
- Bus shelters are provided across the campus's main entrance at the intersection of University Boulevard and Lazy Creek Drive.
- A non-gated crossing is provided at Shiloh Road and the rail line.

### Transportation Analysis

- This close proximity of the traffic signal at Lazy Creek Drive and Patriot Avenue would generally preclude a traffic signal from being installed at Patriot Avenue.
- Turning left from Patriot Avenue onto University Boulevard is difficult to navigate due to traffic congestion and a signal light.
- Consider realignment of Patriot Avenue or Lazy Creek Drive at University Boulevard.
- University Boulevard would benefit from access management such as shared drives and medians.
- Old Omen Road north of the University's main entrance has a residential characteristic. This roadway would better function as a more pedestrian-friendly environment.
- Old Omen Road south of University Boulevard has a collector road characteristic.





*Bus shelter and signalized crossing along Old Omen Road*

- The University's main entrance experience along Old Omen Road could be extended towards University Boulevard with a modern roundabout. The modern roundabout could function to differentiate north and south Old Omen Road and to provide an entry feature.
- The newly constructed Old Omen Road south of University Boulevard functions well in providing vehicular circulation along side pedestrian circulation options. The roadway's median properly serves the surrounding neighborhoods in providing access management.
- Campus access appears to be properly served.
- The intersections of University Boulevard and Old Omen Road, University Boulevard and Loop 323, University Boulevard and Lazy Creek Drive, Old Omen Road and Shiloh Road, Old Omen Road and McDonald Road, Old Omen Road and E.. 5th Street will be critical in creating a district image and future circulation.
- CR 272 will need improvements to meet surrounding development opportunities.
- Local roadways and connections function effectively for ADP residential uses.
- Consider rerouting the Green Route service along Patriot Avenue and Varsity Lane. This would place users closer to University buildings and reduce pedestrians crossing major roadways.

### **Pedestrian Observations**

- The campus' edges have limited sidewalks and trails.
- The study area has limited safe pedestrian transportation options.
- The 2009 Regional Trail Plan has identified Primary, Secondary and hike and bike trails, all of which have

not been implemented in the study area.

- The proposed trails through The Woods subdivision appears to cross single-family owned lots.
- Grace Community School stated most of their students are dropped off in the mornings and little to no children walk to school.
- Old Omen Road north of University Boulevard has limited dedicated sidewalks or bike lanes.
- Old Omen Road south of University Boulevard has dedicated sidewalks and bike lanes.
- McDonald Road is designated as a hike and bike trail and currently has a bike route signage but no sidewalks.
- Patriot Drive has no sidewalks or dedicated bike lanes.
- Major signalized pedestrian crossings are provided at the University's main entrance, the intersection of University Boulevard and Old Omen Road and at the intersection of University Boulevard and Lazy Creek Drive.
- There are no sidewalks or trails connecting the campus to the surrounding residential and commercial developments. With the campus setback as it is from the surrounding roadway network, the walking distance from the buildings on campus to the adjacent developments, except for the multifamily housing immediately across Old Omen Road, are at or beyond the one-quarter mile walking distance.
- The Bicycle and Pedestrian element of Tyler 21 proposes a hike and bike trail along McDonald Road to Old Omen Road and along Old Omen Road from McDonald to University Boulevard. But the nearest retail opportunities to the campus are over one-half mile from the nearest residence area on campus.



*North Old Omen Road has limited sidewalks*



### *Pedestrian Analysis*

- Current roadways adjacent to mixed-use designations on the Future Land Use Plan do not provide pedestrian environments typical of mixed-use sites.
- The UT Tyler campus contains an effective pedestrian sidewalk and trail system.
- The study area has limited safe pedestrian routes connecting UT Tyler with Tyler Junior College.
- All of the Regional Trail locations are appropriate for the study area and its uses.
- University Boulevard lacks efficient sidewalks and bike lanes.
- The areas could serve as a walkable environment connecting the campus with the existing and future developments.
- Safe pedestrian routes could be provided near the campus in order to encourage students to walk to retail services.
- Additional retail and other bicycle and pedestrian destinations could be built within one-half mile of campus.
- Any new development in the large undeveloped tracts to the east could have a strong pedestrian connection to the University. There is potential to dedicate a trail at the rear of the parcels that are located on the north side of University Boulevard and east of Old Omen Road.
- Any new mixed-use centers would benefit by having a strong pedestrian connection to the University.

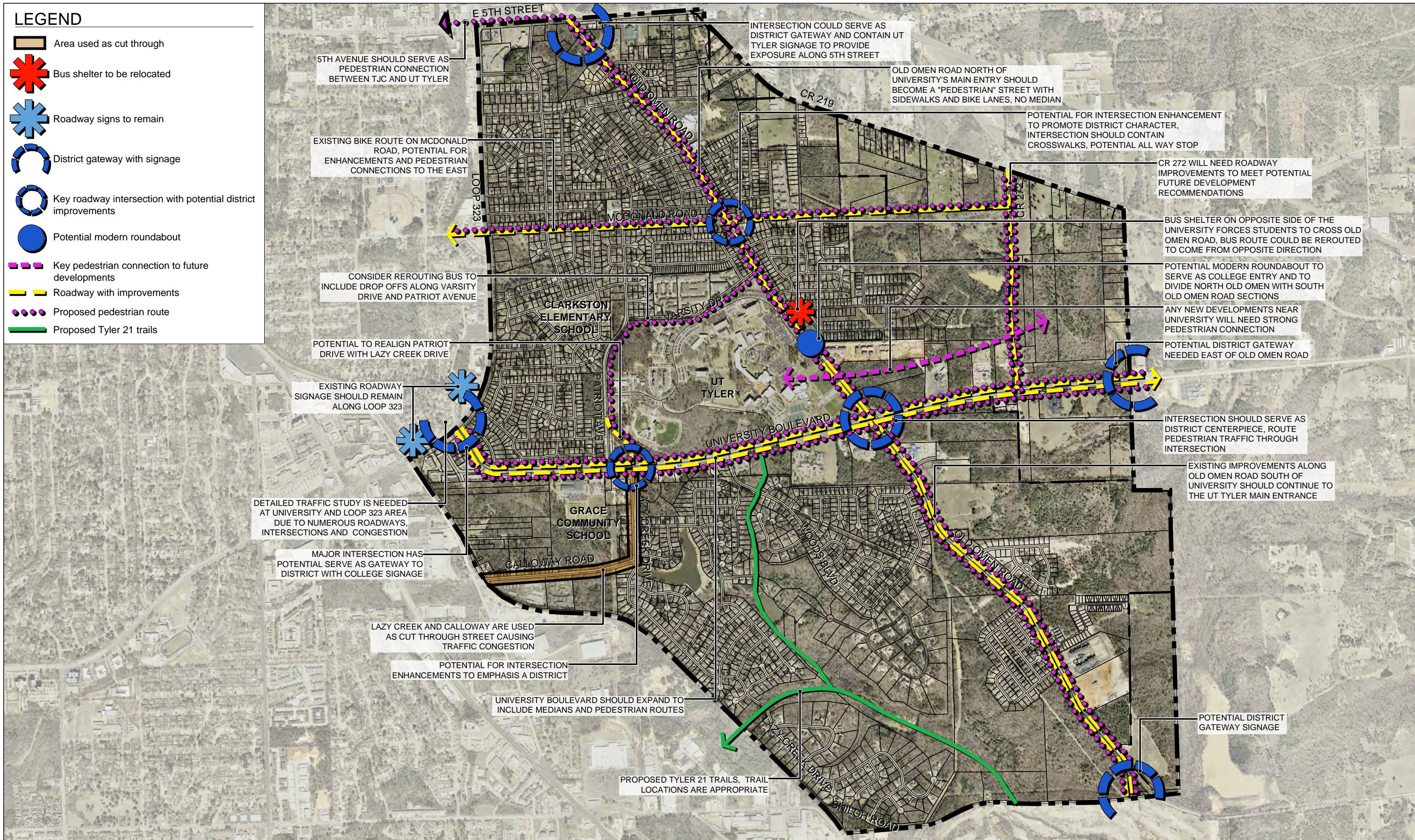


*University Boulevard and Old Omen Road intersection serves as major pedestrian crossing*



**LEGEND**

-  Area used as cut through
-  Bus shelter to be relocated
-  Roadway signs to remain
-  District gateway with signage
-  Key roadway intersection with potential district improvements
-  Potential modern roundabout
-  Key pedestrian connection to future developments
-  Roadway with improvements
-  Proposed pedestrian route
-  Proposed Tyler 21 trails



5TH AVENUE SHOULD SERVE AS PEDESTRIAN CONNECTION BETWEEN TJC AND UT TYLER

INTERSECTION COULD SERVE AS DISTRICT GATEWAY AND CONTAIN UT TYLER SIGNAGE TO PROVIDE EXPOSURE ALONG 5TH STREET

OLD OMEN ROAD NORTH OF UNIVERSITY'S MAIN ENTRY SHOULD BECOME A "PEDESTRIAN" STREET WITH SIDEWALKS AND BIKE LANES, NO MEDIAN

POTENTIAL FOR INTERSECTION ENHANCEMENT TO PROMOTE DISTRICT CHARACTER, INTERSECTION SHOULD CONTAIN CROSSWALKS, POTENTIAL ALL WAY STOP

CR 272 WILL NEED ROADWAY IMPROVEMENTS TO MEET POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

BUS SHELTER ON OPPOSITE SIDE OF THE UNIVERSITY FORCES STUDENTS TO CROSS OLD OMEN ROAD, BUS ROUTE COULD BE REROUTED TO COME FROM OPPOSITE DIRECTION

POTENTIAL MODERN ROUNDABOUT TO SERVE AS COLLEGE ENTRY AND TO DIVIDE NORTH OLD OMEN WITH SOUTH OLD OMEN ROAD SECTIONS

ANY NEW DEVELOPMENTS NEAR UNIVERSITY WILL NEED STRONG PEDESTRIAN CONNECTION

POTENTIAL DISTRICT GATEWAY NEEDED EAST OF OLD OMEN ROAD

INTERSECTION SHOULD SERVE AS DISTRICT CENTERPIECE, ROUTE PEDESTRIAN TRAFFIC THROUGH INTERSECTION

EXISTING IMPROVEMENTS ALONG OLD OMEN ROAD SOUTH OF UNIVERSITY SHOULD CONTINUE TO THE UT TYLER MAIN ENTRANCE

POTENTIAL DISTRICT GATEWAY SIGNAGE

EXISTING BIKE ROUTE ON MCDONALD ROAD, POTENTIAL FOR ENHANCEMENTS AND PEDESTRIAN CONNECTIONS TO THE EAST

CONSIDER REROUTING BUS TO INCLUDE DROP OFFS ALONG VARSITY DRIVE AND PATRIOT AVENUE

POTENTIAL TO REALIGN PATRIOT DRIVE WITH LAZY CREEK DRIVE

EXISTING ROADWAY SIGNAGE SHOULD REMAIN ALONG LOOP 323

DETAILED TRAFFIC STUDY IS NEEDED AT UNIVERSITY AND LOOP 323 AREA DUE TO NUMEROUS ROADWAYS, INTERSECTIONS AND CONGESTION

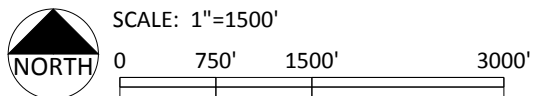
MAJOR INTERSECTION HAS POTENTIAL SERVE AS GATEWAY TO DISTRICT WITH COLLEGE SIGNAGE

LAZY CREEK AND CALLOWAY ARE USED AS CUT THROUGH STREET CAUSING TRAFFIC CONGESTION

POTENTIAL FOR INTERSECTION ENHANCEMENTS TO EMPHASIS A DISTRICT

UNIVERSITY BOULEVARD SHOULD EXPAND TO INCLUDE MEDIANS AND PEDESTRIAN ROUTES

PROPOSED TYLER 21 TRAILS, TRAIL LOCATIONS ARE APPROPRIATE



**TRANSPORTATION OBSERVATIONS AND ANALYSIS**  
**UT TYLER AREA DEVELOPMENT PLAN**



## Environmental/ Aesthetic Enhancements

### Parks Observations and Analysis

- The UT Tyler campus serves as a park amenity to surrounding residents and student population.
- The area lacks neighborhood parks within walking distance of neighborhoods.
- Future developments could include community open space and parks.
- The study area is adjacent to Golden Road Park. This park offers a wide variety of passive and active recreation opportunities.



*The UT Tyler campus offers a park like atmosphere*

### Existing Vegetation Observations and Analysis

- The study boundary contains significant areas of dense tree coverage. Future developments would benefit by considering tree coverage.
- Potential exists to increase tree preservation requirements in the ADP area.
- Open space elements exist throughout the study area and is one of the greatest assets to the UT Tyler ADP. Consider including open space as an element for the district.



*The study area offers dense tree coverage and an open space feel*

### Drainage Observations and Analysis

- No drainage issues were recorded or observed in the study area. In addition, the City has not logged any complaints regarding drainage.
- UT Tyler has unique lakes that serve as an amenity.
- Any future roadway improvements to Patriot Drive or Lazy Creek Drive will need to consider the drainage and flood area.
- The center of The Woods subdivision has unique water features that offer potential amenities.
- Charleston Park subdivision has a lake along CR 272 that could serve as an open space connection to the adjacent future developments to the east.

### Streetscape Observations and Analysis

- No unifying street elements existing within the ADP study area.
- University Boulevard is a key streetscape in terms of creating a district. Views from University Boulevard offer an open feel with heavy vegetation. The street scene does not relate to the UT Tyler campus.
- A future ADP district would benefit from incorporating a unifying streetscape in order to create continuity.
- Old Omen Road, south of University Boulevard, is an effective street system in terms of pedestrian and traffic movement and as an aesthetic element.
- No other streets offer a unique pedestrian experience.



*Example showing lack of unifying streetscape elements*

### Landscape Observations and Analysis

- Outside of the UT Tyler campus, the area does not provide a significant landscaped appearance. This should not be confused with open space.
- The area does not contain continuity in landscape enhancements.
- Individual homes contain typical landscape designs.

### Architecture Observations and Analysis

- The Woods and Charleston Park subdivisions have a unique architectural styles associated with their own developments.
- The UT Tyler campus has an institutional style of architecture that is typical for the 1970s and 1980s. The forms and style relate to creating a concept of education and that the look of the buildings themselves support an institutional idealism. The campus's architecture is defined by large massing of buildings with recessed windows, recessed entrances and flat roofs. Angled brick detailing is found in windows, and often long ribbon windows are used. Materials and textures are used at a minimum and interest is created by large forms and shadow lines.
- The architectural style and forms of the UT Tyler campus will be difficult to translate into residential and commercial applications.

### District Observations and Analysis

- Future district thematics could focus on the University and the open space elements of the area.
- The area lacks uniforming signage.
- Current commercial developments in the ADP study area have developed over time as individual sites with little-to-no visual or physical relationship.
- The ADP study area lacks design guidelines that support the UT Tyler image. No commercial developments in the study area have significant architectural design. Future developments could relate to the campus and help to define a unique district experience.
- Future developments in the study area would benefit by using increased architecture and landscape standards.
- Future district boundaries could consider greater emphasis on the University's image, capturing future commercial developments and ensuring the streetscapes support the University's image as well as provide pedestrian options.
- Future district boundaries would not benefit by placing significant emphasis on the relationship of the University and surrounding neighborhoods.

- The Tyler Museum of Arts has completed design of a new museum building and landscape. Their newly designed building is a unique architecture element within the ADP area and Tyler. As the planned project is completed, it will possess a significant architectural character and provide an additional cultural landmark.



UT Tyler architecture



UT Tyler architecture



Future Tyler Museum of Arts building.



## Existing Neighborhoods

### Observations and Analysis



Typical home in Charleston Park

- No historic registered homes exist in the ADP study area.
- The area has single family lots platted but not constructed.
- The Woods subdivision has strong individual thematics and identity. The entry features and homes do not directly relate to the UT Tyler campus.
- The Charleston Park subdivision has strong individual thematics and identity. The entry features and homes do not directly relate to the UT Tyler campus. Charleston Park has additional home sites available.
- Other neighborhoods and subdivisions have individual single-family home characteristics and do not directly relate to the UT Tyler campus in terms of architectural features and style. This is due to the campus edges and lack of homes fronting the school boundary. However, there is an open space or park-like feel existing in the area as a whole. Future district elements could consider the park-like or open space relationships between the campus and surrounding neighborhoods.
- Some of the study area's neighborhoods do not relate to one another. The exiting ADP subdivisions offer a wide variety of home sizes, materials, forms and architectural styles. It will be difficult to create a district with a unified neighborhood theme.
- The area has an unique opportunity to expand upon a retirement age community or area due to existing developments along south Old Omen Road.

## UT Tyler

### Observations and Analysis



UT Tyler main campus signage

- UT Tyler is land-locked and has a growing enrollment.
- UT Tyler has limited TxDOT signage outside of its campus boundary directing vehicular traffic to the campus.
- UT Tyler lacks identity in the community.
- The campus is difficult to find for first time visitors to the area.
- The campus edges are defined and most of the adjacent land uses do not support the campus. The campus edges do not reflect a college atmosphere.
- The campus offers a unique park-like setting that visually connects to the surrounding open space of the study area.
- As the enrollment increases, additional student housing will be needed near campus.
- The UT Tyler ADP study area lacks a university feel or a college town environment.
- The buildings on the UT Tyler main campus are set back from the campus edges. There are not strong visual architectural relationships between campus architecture and the surrounding neighborhoods. The open space at the edges of the UT Tyler campus act as a visual buffer from surrounding neighborhoods. Future district thematics could capitalize on open space or a park-like feel and provide less emphasis on surrounding neighborhoods.
- The area would benefit by designating future expansion areas.
- UT Tyler would benefit by having additional signage outside its current boundary associated with a district.
- Consider an open space theme for the area.

# recommendations

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## Introduction

The following are the planning team’s recommendation for the UT Tyler ADP. These recommendations are based upon public and stakeholder input obtained during ADP meetings, existing conditions, planning team analyses, site visits, existing planning documents and planned projects. The recommendations are to be used as a reference and foundation from which ordinance and implementation actions should be derived.

## Summary of Recommendations

### Land Use

- Provide UT Tyler expansion areas.
- Embrace mixed-use developments in appropriate areas.
- Encourage appropriate commercial development and redevelopment opportunities that do not compete with mixed-use areas.
- Provide new student housing opportunities.
- Protect established neighborhoods from commercial and University encroachments.
- Create additional housing developments in the UT Tyler area.
- Take advantage of opportunities to expand and promote a retirement community near UT Tyler.

### Zoning

- Work with property owners to rezone parcels and support future zoning actions that promote the ADP recommendations and master plan.
- Create an overlay zone.

### Transportation/ Pedestrian Connections

- Improve vehicular traffic, pedestrian circulation and the UT Tyler image through University Boulevard enhancements.
- Improve vehicular traffic, pedestrian circulation and the UT Tyler image through Old Omen Road enhancements.
- Realign Patriot Avenue or Lazy Creek Drive.
- Ensure future roadways meet the needs of the UT Tyler area.
- Improve pedestrian circulation around UT Tyler.
- Provide better bus service to UT Tyler.

### Environmental/ Aesthetic Enhancements

- Provide additional parks associated with new developments in the UT Tyler area.
- Preserve existing open space and vegetation.
- UT Tyler should take a lead role in advocating and implementing the ADP recommendations.
- Create the University Woods District.
- Provide an identifiable district brand that increases UT Tyler’s image and incorporates future developments.
- Create district design guidelines as part of overlay zone.

## Vision

The vision for the UT Tyler ADP is to create a distinctive Tyler destination with UT Tyler and a park-like setting as the heart of a new **University Woods District**. The area will create better land use opportunities to support UT Tyler and provide retail, restaurant and entertainment options near the campus. While new businesses will be attracted to the area, existing single-family neighborhoods will be protected. These new businesses will be concentrated in mixed-use developments targeted at creating pedestrian-friendly environments within walking distance of the campus. New housing opportunities will reinforce a retirement community along Old Omen Road. New student housing will be located among retail and office uses. Area residents and students will be able to work, shop, play and live near the University, while experiencing new businesses centered around open space amenities with a college town atmosphere.

Future transportation enhancements will provide improvements to relieve traffic congestion during peak hours while providing a unique street scene that brands the University Woods District. New roadway improvements will incorporate traffic management elements and pedestrian circulation options, better connecting all parts of the study area. UT Tyler will have a more identifiable image in the community with district and directional signage. The campus will continue to provide area residents recreational opportunities.

The new University Woods District will have an identifiable image through the application of an overlay zoning district. The overlay zoning district will provide streetscapes with similar site furnishings, lighting and banner signs while creating a sense of place. New landscape and open space standards will ensure a positive and open space image is maintained in the district. New developments will have similar architectural guidelines in order to create continuity and to relate to the University through forms, materials and site furnishings. The University Woods District and area will create a high-quality, pedestrian-friendly destination that will benefit residents and the University. New development opportunities are planned in an orderly fashion and provide UT Tyler appropriate areas for campus expansion.



*Mixed-use style developments with student housing*



*Roadway enhancements with pedestrian circulation options*



*Preserve open space, create a park-like atmosphere and provide unique outdoor experiences*



## Land Use

Future decisions in land use developments surrounding UT Tyler should refer to this Land Use section for guidance. The City has recognized the economic value and importance of UT Tyler as an integral part of southeast Tyler. These land use recommendations help to encourage patterns of development that support UT Tyler’s needs, provide appropriate expansion areas and create opportunities for new housing and mixed use developments. The land use recommendations are heavily dependant upon developer initiatives. In any case, the City should strive to create public/private partnership when applicable and provide development incentives to encourage the correct developments of the University Woods District. The following recommendations identify the highest and best use for the UT Tyler area. While updates to the Future Land Use Plan may not be necessary to implement the projects, cohesiveness should be considered with future updates to the Future Land Use Plan and Tyler 21.

## Recommendations

### Provide UT Tyler expansion areas.

UT Tyler has a growing enrollment and future development plans outside its current main campus. In addition, UT Tyler is land-locked by residential developments to the north and west and should not be allowed to encroach existing residential areas. As the University continues to grow, appropriate areas need to be preserved for the University that will benefit the school as well as the surrounding community.

- Provide institutional land uses on the southeast corner of University Boulevard and Old Omen Road. This is a logical location for campus opportunities due to the UT Tyler Nursing Center and existing UT Tyler-owned properties.
- Provide institutional land uses on the west side of CR 272, south of CR 219. This is a logical location due to existing UT Tyler plans and available lands.
- Support UT Tyler’s desire to purchase lands recommended at expansion areas as needed.
- Encourage UT Tyler to include these lands in future Master Plan updates.
- Minimize UT Tyler encroachment in other areas of the ADP study boundary or into residential neighborhoods.

### Embrace mixed use developments in appropriate areas.

The UT Tyler area and the proposed University Woods

District should be guided towards a goal of high-density, mixed-use developments in designated areas. The mixed-use centers should provide student housing, retail, entertainment, office and restaurant uses. In order to ensure the long-term viability of the mixed use center, it should create critical mass with student housing. The new mixed-use centers should be dense concentrations of development that provide open space amenities to support the University Woods District’s themes. The mixed-use centers should be near the school and provide pedestrian-friendly sites that promote connectivity and walkability.



*Consider vertically integrated mixed use with student housing*

- Revisit the mixed-use designations on the Future Land Use Plan.
- Concentrate mixed-use sites to develop in the large undeveloped lands of the study boundary.
- Support a mixed-use catalyst project. Create and designate a mixed-use center on the northeast corner of University Boulevard and Old Omen Road. The City should work with UT Tyler and developers to make this project a priority for the area. The City should consider development incentives to aid in the project’s development. This mixed-use center should have a strong architectural and visual connection to UT Tyler and may serve to frame north Old Omen Road as a gateway to the campus.
- Support and designate a mixed-use site south of University Boulevard and east of Old Omen Road, adjacent to recommended campus expansion areas.
- Support and designate a large mixed-use site on the northeastern portions of the study boundary. The site should develop as a master planned site. This mixed-use area should include buildings oriented around a large open space element. The



Mixed use building orientations should use existing open space elements to create unique outdoor spaces and event spaces

development should include outdoor plazas and dining areas, event space, parking garages and parks. The site should have a strong pedestrian connection to the University and include significant student housing options.

- Do not include the area south of University Boulevard between Old Omen Road and Lazy Creek Drive as mixed use.
- Support and designate a mixed-use center at the intersection of University Boulevard and Loop 323. This development should serve as a gateway to the University Woods District.
- Ensure future mixed-use development has vertically integrated uses such as residential over retail.
- Mixed-use sites should generally have their buildings located at the sidewalk or street, and the buildings should serve to define a pedestrian street scene. Parking should generally be located in garages or behind buildings.
- Market the mixed-use sites with land owners to area developers.
- Provide development incentives to mixed-use developers.

**Encourage appropriate commercial development and redevelopment opportunities that do not compete with mixed-use areas.**

The study area should continue development and redevelop commercial uses in existing commercial sites. New commercial lands should be associated with mixed-use sites.

- Do not support commercial development at the intersection of Old Omen Road and Shiloh Road. This site has topography issues and will compete with future mixed-use sites.

- Maintain and support the development of the existing commercial tract at Loop 323 and McDonald Road. Allow the designated lands to develop, but do not expand the area as commercial uses towards the existing neighborhoods.
- Designate the south side of the intersection of University Boulevard and Lazy Creek Drive as commercial. This area is currently designated as mixed use and contains future plans for the Tyler Museum of Arts and a day care facility.
- Maintain the commercial land use designations and support commercial uses along the south side of E. 5th Street.



Consider facade enhancements to existing commercial developments

- Consider redevelopment of the commercial center at E. 5th Street and Loop 323. This could include redevelopment of the abandoned theater. The redevelopment efforts should target increasing lease space, increasing occupancy and architectural updates. In addition, the redevelopment may include a private/public partnership.
- Support retail and office uses on the south side of University Boulevard between Old Omen Road and Lazy Creek Drive. This area is currently designated as mixed use but contains established businesses that do not support a pedestrian environment. Allow the area to develop as it has, as office, medical and retail. This site has significant natural constraints.
- Do not expand the area’s commercial land uses that are not associated with mixed-use developments.

**Provide new student housing opportunities.**

UT Tyler is growing. It has identified and is well on its way to surpassing enrollment projections.

- Concentrate new student housing projects within walking distance of the University.

- Concentrate new student housing projects as part of horizontally and vertically integrated mixed use developments.
- Do not promote new single-use, multi-family sites along south Old Omen Road or in other vacant areas of the study boundary.

**Protect established neighborhoods from commercial and University encroachments.**

The study boundary has well-established and unique neighborhoods. The planning team believes these neighborhoods will serve Tyler for decades to come with no redevelopment needs. The City should continue to recognize the importance of these neighborhoods and discourage student populations from moving in. In addition, the City should not support redevelopment of the existing neighborhoods into non residential uses.

- Maintain existing residential land use designations on the Future Land Use Plan.
- Provide and support additional student housing options in mixed-use sites.
- Concentrate and support new non-residential developments in areas of undeveloped lands.
- Provide strong code enforcement. Often the fact college students live in the neighborhoods is not an issue, but rather property owner responsibilities such as appearance, parking, litter and/or home maintenance.



*Create opportunities for quality infill housing projects*

**Create additional housing developments in the UT Tyler area.**

The study boundary has significant areas of undeveloped lands appropriate for residential uses. In additional, the area contains planned lots and contains lots that are platted but have not been developed.

- Support and promote future single family phases of the Charleston Park subdivision.

- Promote single-family infill projects. Housing density will support non-residential developments.
- Support and promote new low-to-medium density housing in the undeveloped areas south of CR 219 and along McDonald Road as designated on the Master Plan Recommendations Map. The area is currently designated as multi-family but new multi family sites are recommended to develop as mixed use.
- Promote and support low-to-medium density housing in the undeveloped lands south and east of south Old Omen Road.
- Encourage medium density products in the undeveloped lands east of the existing Deerwood Apartments. The area should serve as a buffer between existing housing densities.
- Encourage medium density housing in the undeveloped lands on the southwest corner of Old Omen Road and E. 5th Street.
- Target and work with housing developers to create quality infill projects and new neighborhoods in areas previously described.










**Take advantage of opportunities to expand and promote a retirement community near UT Tyler.**

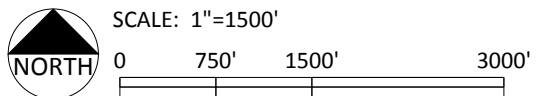
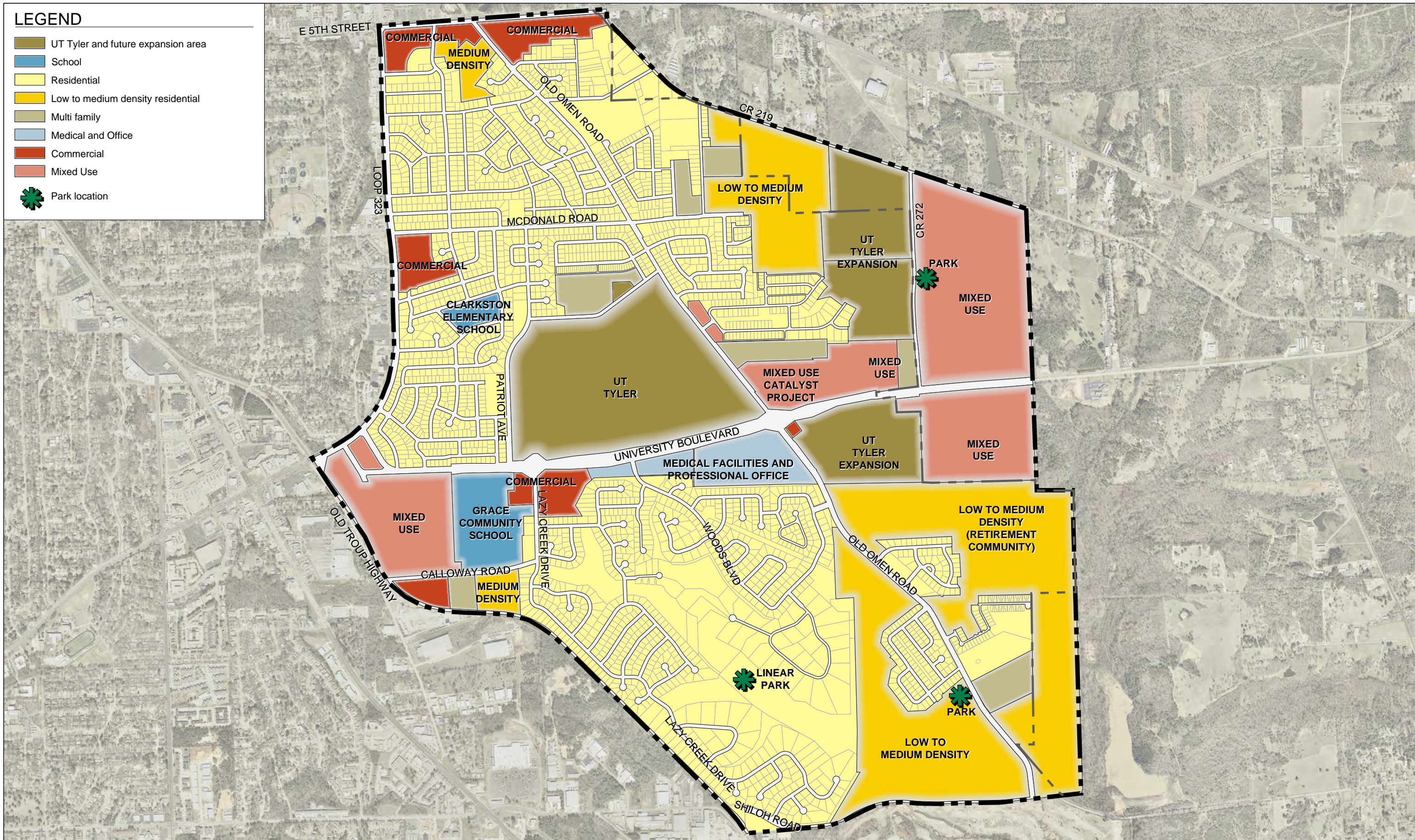
The City and study area have a unique opportunity to create a retirement community in southeast Tyler. Retirement communities already exist in the study area. Adding to the retirement community would help to provide housing diversity for the UT Tyler ADP. Often, as residents reach retirement ages, they wish to downsize housing or have additional amenities and services. In addition, retirement-age citizens often share the same desires as college students. Retirees often seek continuing education opportunities and evening entertainment. The UT Tyler campus would also provide amenities through passive recreation, Cowen Center events and college sporting events.

- Create a retirement community on the southeast side of the study boundary, along the north side of Old Omen Road, adjacent to existing retirement neighborhoods.
- Work with the owners of Chapel Woods East to explore an age-restricted community in the underdeveloped subdivision.
- Market the area as a retirement community to age-restricted developers and potential residents.



**LEGEND**

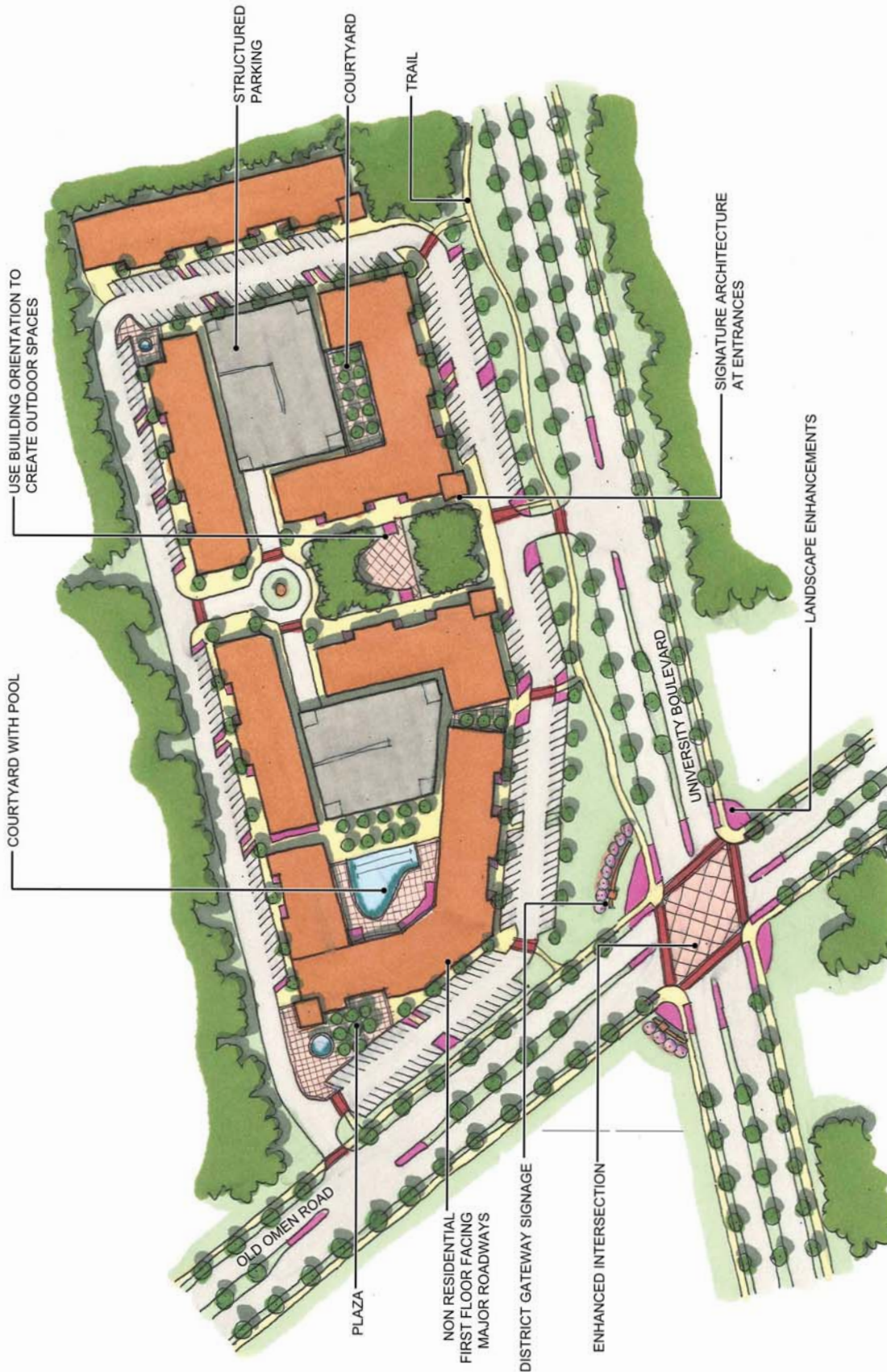
-  UT Tyler and future expansion area
-  School
-  Residential
-  Low to medium density residential
-  Multi family
-  Medical and Office
-  Commercial
-  Mixed Use
-  Park location



**MASTER PLAN  
RECOMMENDATIONS  
UT TYLER AREA DEVELOPMENT PLAN**



Mixed Use Catalyst Project Example



## Zoning

Zoning for the UT Tyler ADP should help implement the land use recommendations. The City will need to work with land owners and developers to ensure the area's vision is captured through appropriate district uses. Some of the current zoning districts, that promote segregated uses, will not support the community's vision of a mixed-use, pedestrian-oriented area. The best strategies for creating the vision and ensuring the best use of the land is rezoning and implementing an overlay zone.

### Recommendations

#### **Work with property owners to rezone parcels and support future zoning actions that promote the ADP recommendations and master plan.**

- Annex portions of the study boundary that are located in the City's ETJ.
- Do not provide City services to portions of the study boundary that are located in the City's ETJ without an annexation agreement.
- As new properties are annexed, zone them as recommended on the New Zoning Recommendations Map.
- Support and maintain existing residential zoning districts on the zoning map.
- Support and maintain existing non residential zoning districts on the zoning map that have not been recommended for rezoning considerations.
- Work with land owners and developers to rezone properties as recommended on the New Zoning Recommendations Map.
  - Rezone areas as Institutional to ensure UT Tyler expansion opportunities.
  - Rezone the lands between The Woods subdivision, Hospice and the East Texas Medical Center as commercial districts.
  - Rezone areas as PMXD-1 or PMXD-2 to indicate lands for mixed-use centers.
  - Rezone two areas as R-1D to encourage attached single-family products.
  - Rezone two areas as R-1A or R-1B to encourage single family homes instead of multi-family products.
- Support the creation of Neighborhood Conservation Districts in eligible neighborhoods. The planning team recognizes the future district boundary recommendations do not include a majority of established subdivisions, but neighborhoods should organize if they feel it necessary to protect

their identity and preserve their neighborhood's characteristics.

#### **Create an Overlay Zone.**

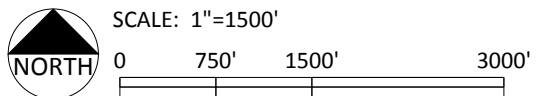
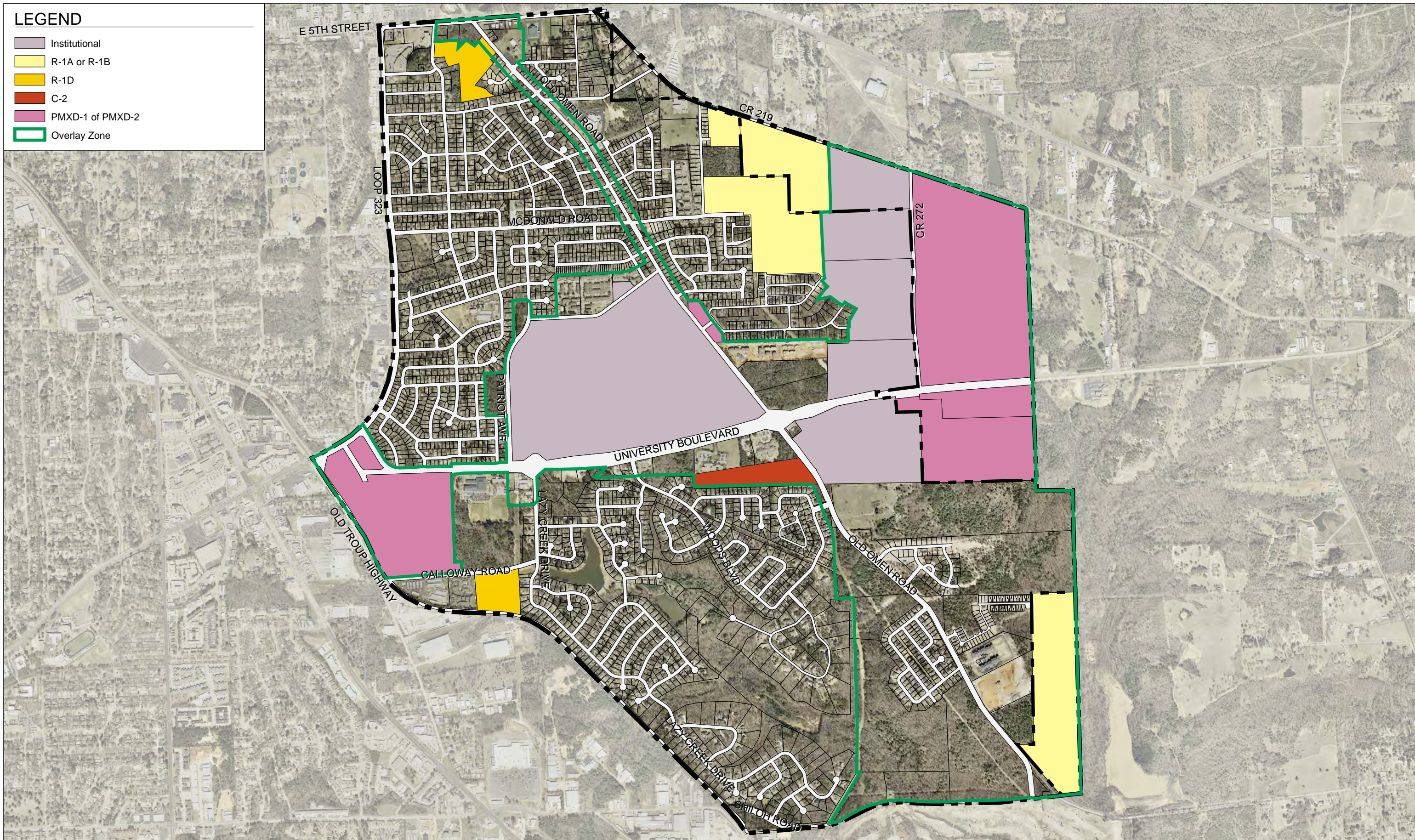
In order to create future district style improvements, an overlay zone is recommended to regulate its implementation.

- Draft a University Woods Overlay Zoning District. The overlay zone should incorporate recommendations found in the Environmental/Aesthetics Enhancements section of this document.
- Adopt the University Woods Overlay Zoning District.
- As new properties are annexed, include them within the overlay zoning boundary as shown on the New Zoning Recommendations Map.



**LEGEND**

- Institutional
- R-1A or R-1B
- R-1D
- C-2
- PMXD-1 of PMXD-2
- Overlay Zone



**NEW ZONING  
RECOMMENDATIONS**  
UT TYLER AREA DEVELOPMENT PLAN



## Transportation/ Pedestrian Connections

Transportation recommendations are targeted at providing more efficient roadways and better pedestrian options. The roadway improvements will provide traffic congestion relief while supporting UT Tyler’s identity. Several development recommendations have identified the need for a walkable environment with retail and restaurants provided near campus. New pedestrian options will link those new uses with area residents and UT Tyler.

The following recommendations offer transportation and pedestrian enhancements for the UT Tyler area. While updates to the Master Street Plan and Tyler 21 may not be necessary to implement the projects, cohesiveness should be considered with future updates to those documents.

### Recommendations

#### **Improve vehicular traffic, pedestrian circulation and the UT Tyler image through University Boulevard enhancements.**

University Boulevard is a key roadway in providing safe vehicular traffic to and from UT Tyler. As a result, the roadway also sets the tone for the UT Tyler area and has the opportunity to better serve UT Tyler’s interests. As the area implements the ADP vision of mixed-use centers, University Boulevard should also provide pedestrian circulation options.

- Maintain two eastbound lanes and two westbound lanes.
- Construct medians and turn lanes from Loop 323 past the proposed mixed-use center to the east.
- Provide continuous sidewalks from Loop 323 past the proposed mixed-use center to the east. Sidewalks should be located on the north and south sides of the street section.
- Provide continuous dedicated bike lanes from Loop 323 past the proposed mixed-use center to the east. Bike lanes should be located on the north and south sides of the street section.
- Provide district street lights on new roadways as well as banner signs as recommended in the Environmental/ Aesthetics section of this report.
- Continue the proposed roadway section past the mixed-use center to the east.
- Encourage shared access by limiting driveways as part of the overlay zone district.
- No new right-of-way purchase is proposed.

#### **Improve vehicular traffic, pedestrian circulation and the UT Tyler image through Old Omen Road enhancements.**

Old Omen Road is a key roadway in providing safe vehicular traffic to and from UT Tyler. As a result, the roadway also sets the tone to UT Tyler’s main campus entrance. Parts of the roadway should be considered as an extension of UT Tyler’s entrance and provide a sense of arrival. Old Omen Road should provide pedestrian circulation options and serve to meet Tyler 21 recommendations.

- Continue the south Old Omen Road improvements from University Boulevard to a new, modern roundabout. Provide district street lights in new roadway along with banner signs as recommended in the Environmental/ Aesthetics section of this report
- Construct a new modern roundabout. The modern roundabout should serve to separate roadway characteristics from north Old Omen Road and south Old Omen Road. The modern roundabout should work to enhance the UT Tyler image and help to extend its arrival sequence towards University Boulevard. See modern roundabout alternatives on following pages.
- Realign the University’s main entrance along with businesses and community entrances to function with the modern roundabout.
- Improve Old Omen Road north of the modern roundabout. This section should have a residential and pedestrian characteristic.
  - Provide continuous sidewalks from E. 5th Street to University Boulevard. Sidewalks should be located along both sides of the roadway.
  - Provide continuous bike lanes from E. 5th Street to University Boulevard and should be located along both sides of the roadway.
  - Provide district street lights in new roadway along with banner signs as recommended in the Environmental/ Aesthetics section of this report.

**Realign Patriot Avenue or Lazy Creek Drive.**

Intersection spacing, traffic safety and congestion are major issues near University and the intersection of these roadways. Three alternatives have been proposed by the planning team to improve safety and circulation. Each has opportunities and constraints. Please see alternative scenarios on pages that follow.

- Alternative 1: Realign Patriot Avenue with Lazy Creek Drive.
- Alternative 2: Realign Patriot Avenue with Lazy Creek Drive.
- Alternative 3: Realign Lazy Creek Drive with Patriot Avenue.

In either case, this new or realigned intersection should serve as an enhanced UT Tyler entrance. Patriot Avenue should form the western boundary of the campus.

**Ensure future roadways meet the needs of the UT Tyler Area.**

As the area continues to develop and expand, make sure future roadways meet the needs of existing developments. These roadway improvements are critical in providing service and access to area developments.

- Improve CR 272. This should be implemented as the large tract to the east is developed. Future enhancements to CR 272 should have a mixed-use style roadway that:
  - Contains continuous sidewalks on each side of the roadway from CR 219 to University Boulevard.
  - Contains dedicated bike lanes on each side of the roadway from CR 219 to University Boulevard.
  - Considers using medians for beautification and access management.
  - Requires shared access and shared drives.
- Extend McDonald Road to CR 272 as indicated on the City’s Master Streets Plan.

**Improve pedestrian circulation around UT Tyler.**

- Maintain the trail locations as indicated by the MPO.
- Maintain the bike route designation along McDonald Road.
- Provide continuous sidewalks along the campus side of Patriot Drive.
- Provide continuous sidewalks along the campus side of Varsity Lane.
- Provide continuous sidewalks along one side of McDonald Road from Loop 323 to CR 272.
- Use E. 5th Street and Old Omen Road to connect UT Tyler with Tyler Junior College. Encourage shared

access drives along E. 5th Street, and provide a continuous sidewalk from Old Omen Road to Tyler Junior College.

- Maintain pedestrian crossings at the intersection of University Boulevard and Old Omen Road and intersection of Lazy Creek Drive and University Boulevard.
- Provide pedestrian crosswalks at the intersection of Old Omen Road and McDonald Road and at the intersection of Old Omen Road and E. 5th Street.
- Provide future pedestrian crosswalks at intersection of CR 272 and McDonald Road.
- Provide a pedestrian trail from UT Tyler to future mixed-use center developments to the east of campus. The trail should be located at the rear of the parcels that are located on the north side of University Boulevard and east of Old Omen Road. Work with property owners to implement trail.







**Provide better bus service to UT Tyler.**

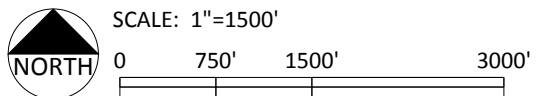
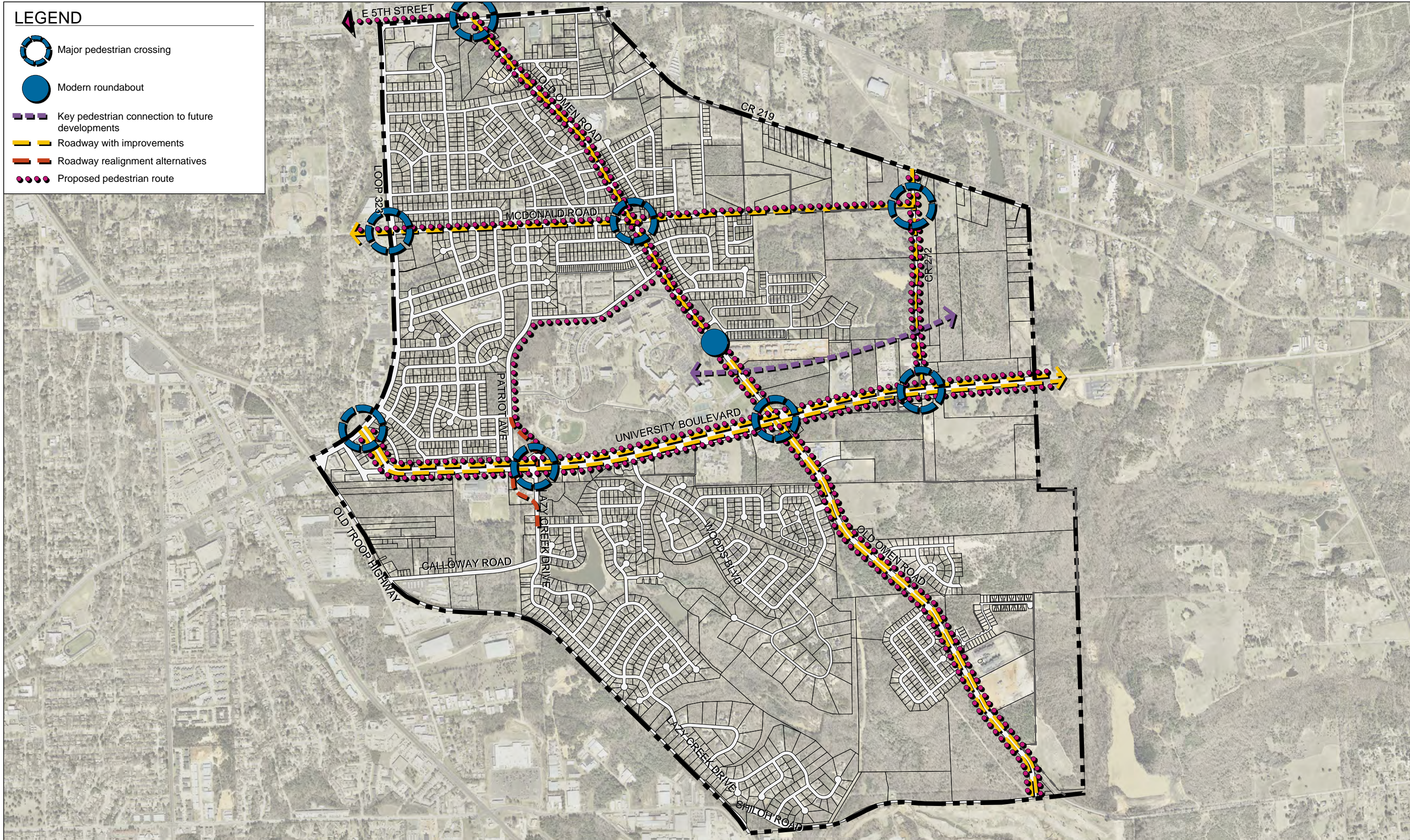
The bus service to and from UT Tyler can improve dramatically with several adjustments. These recommendations will increase pedestrian safety, increase the number of users and provide users with better bus service.

- Increase bus service times the UT Tyler area. Currently most buses run every 60-80 minutes, this time should be decreased.
- Reroute the Green Route to service Patriot Avenue and Varsity Lane.
- Provide bus shelters along Patriot Avenue and Varsity Lane if service is rerouted.
- Relocate the bus shelter along Old Omen Road if the Green Route is rerouted.



**LEGEND**

-  Major pedestrian crossing
-  Modern roundabout
-  Key pedestrian connection to future developments
-  Roadway with improvements
-  Roadway realignment alternatives
-  Proposed pedestrian route



**TRANSPORTATION  
RECOMMENDATIONS**  
UT TYLER AREA DEVELOPMENT PLAN



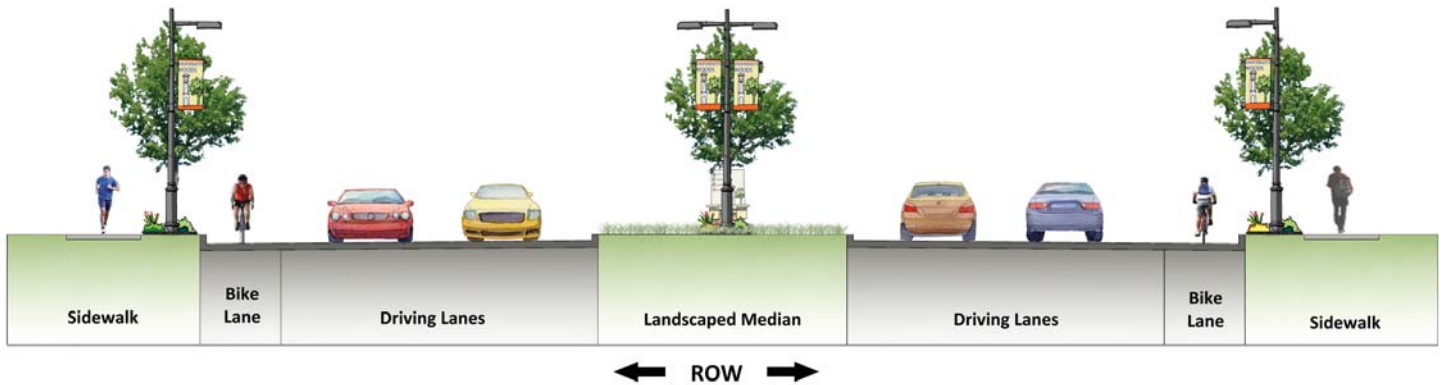
Proposed University Boulevard Improvements



After



Before





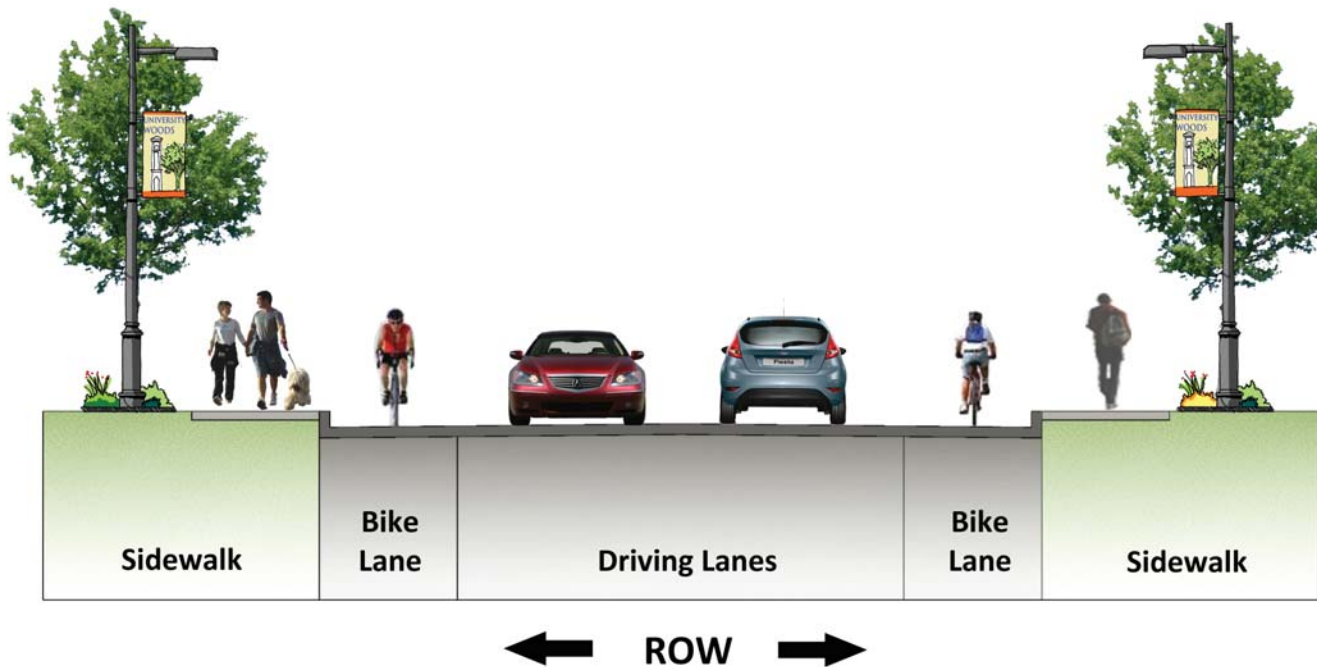
Proposed Old Omen Road Improvements North of Modern Roundabout



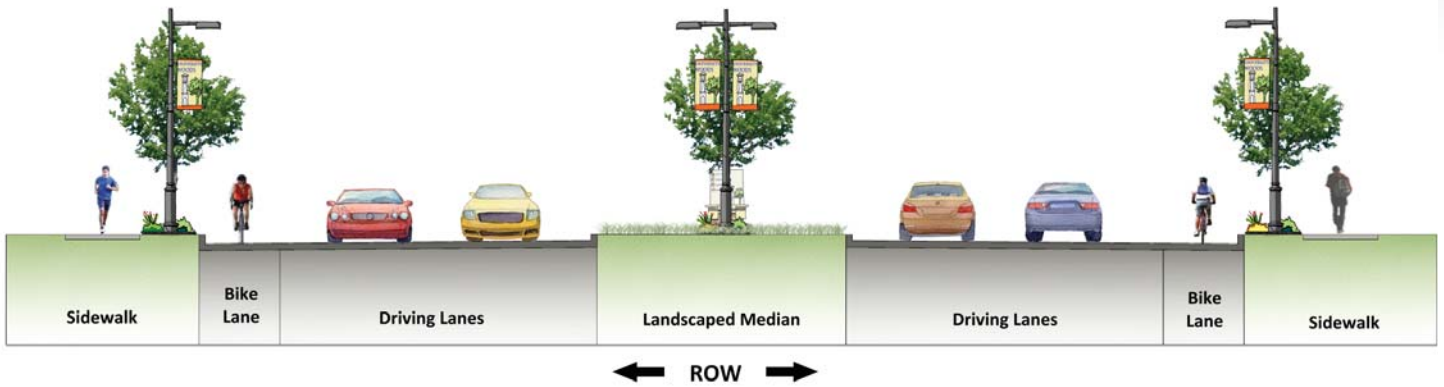
Before



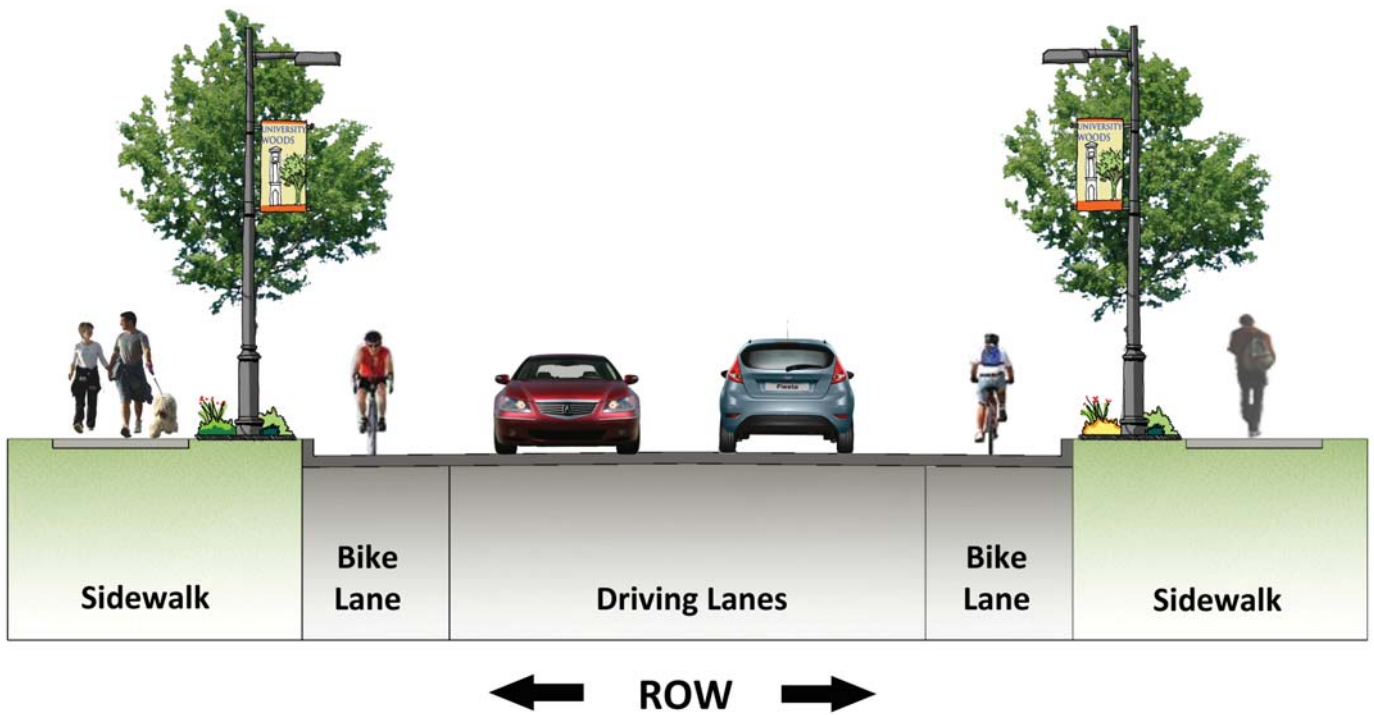
After



*Proposed Old Omen Road Improvements South of Modern Roundabout*

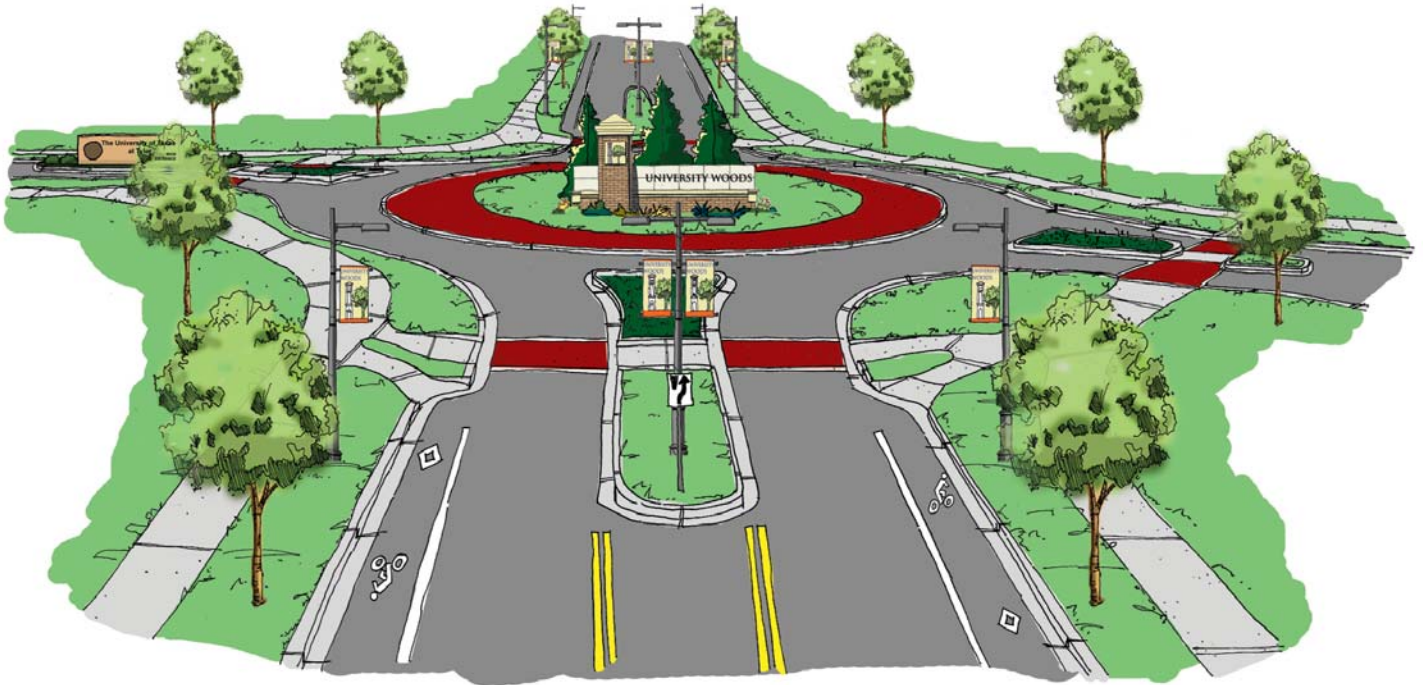


*Proposed CR 272 Improvements*





Conceptual Modern Roundabout





**Modern Roundabout Alternative 1- At Hanover Place**

**Opportunities**

- Provides transition between four-lane, higher volume university activities section and lower volume, two-lane residential section.
- Facilitates left turns into and exit from UT Tyler campus, slowing speeds on Old Omen Road.
- Uses existing roadway four-lane/ two-lane transition location for introduction of roundabout.

**Constraints**

- Pushes main entry away from primary traffic flow on campus. Coming from University Boulevard, drive past significant amount of campus before entry.
- Incorporates residential subdivision entry driveway with UT Tyler main entry driveway within roundabout.
- Roadway linkage between Old Omen Road and Campus Drive is short, particularly exiting the roundabout, potentially contributing to backups into the roundabout and resulting in gridlock.



**Modern Roundabout Alternative 2- At Existing UT Tyler Entry**

**Opportunities**

- Provides transition between four-lane, higher volume university activities section and lower volume, two-lane residential section.
- Facilitates left turns into and exit from UT Tyler campus, slowing speeds on Old Omen Road.
- Places roundabout at existing main entry roadway to campus.

**Constraints**

- Three-legged roundabout complicates the exit from the driveway of the multi-family housing.
- Roadway linkage between Old Omen Road and Campus Drive is short, particularly exiting the roundabout, potentially contributing to backups into the roundabout and resulting in gridlock.
- Northbound exit leg may want to retain dedicated right turn lane.





**Modern Roundabout Alternative 3- At Apartment Entry**

**Opportunities**

- Provides transition between four-lane, higher volume university activities section and lower volume, two-lane residential section.
- Facilitates left turns into and exit from UT Tyler campus, slowing speeds on Old Oman Road.
- Places roundabout at intersection of campus main entry and campus apartments, functionally tying the apartments to the campus and visually setting off the roadway uses to the north as serving different land uses.
- Provides for sufficiently long exit roadway segment from roundabout to a reconfigured Campus Drive, optional channeling of right-turn exit from UT Tyler into dedicated, southbound lane.

**Constraints**

- Requires reconfiguration of existing main entry to campus and changes to circulation of Campus Drive.
- Northbound exit leg may want to retain dedicated right turn lane.
- May involve tree removal.

*Patriot Avenue/ Lazy Creek Drive Realignment Alternative 1- Shift Patriot Drive*



**Opportunities**

- Create four-legged intersection providing dedicated signal phases for left turns into and out of UT Tyler.
- Keeping the roadway development on UT Tyler property allows UT Tyler to control the timing of the project.
- Adds fourth leg to an existing T-intersection with traffic signal.

**Constraints**

- Existing Patriot Drive should be terminated just north of University Boulevard intersection, or have southbound be right-turn only at intersection.
- Would construct roadway through natural setting and densely forested area of campus, interfering with peripheral trails and clearing trees.



*Patriot Avenue/ Lazy Creek Drive Realignment Alternative 2- Shift Patriot Drive*



**Opportunities**

- Create four-legged intersection providing dedicated signal phases for left turns into and out of UT Tyler.
- Keeping the roadway development on UT Tyler property allows UT Tyler to control the timing of the project.
- Adds fourth leg to an existing T-intersection with traffic signal, minimizing cost for traffic signal.
- Would pass along the edge of the natural area, minimizing clearing of trees.

**Constraints**

- Existing Patriot Drive should be terminated just north of University Boulevard intersection, or have southbound be right-turn only at intersection.
- Would require crossing creek, and would clear trees along the edge of the forested area.
- Would bring a roadway along the formerly peaceful side of the University Health Clinic, and close to the corner of the building.

*Patriot Avenue/ Lazy Creek Drive Realignment Alternative 3- Shift Lazy Creek Drive*



**Opportunities**

- Creates a four-legged intersection providing dedicated signal phases for left turns into and out of UT Tyler.
- Minimizes disruption to UT Tyler campus.

**Constraints**

- Would require relocation of existing signal.
- Would require purchase of private property for new roadway.
- May create resentment from community that public had to make changes to accommodate UT Tyler, when alternatives to put new road on UT Tyler property were available.



### Environmental/ Aesthetic Enhancements

The UT Tyler area has a unique situation and should work to create a district image surrounding the University. In order to encourage new development, the area should capitalize on the University’s image and existing open space to create the University Woods District. The new district will provide architecture and design standards to brand the district’s image. New signage and streetscape improvements will define visitors’ perspectives and showcase pedestrian-friendly environments. Future parks associated with new developments will help to reinforce the open space theme. The area should focus on new developments and improved streetscapes to define the new district.

#### Park Recommendations

##### Provide additional parks associated with new developments in the UT Tyler area.

While many of the existing neighborhoods are not within walking distance of neighborhood parks, the areas possess an open space feel. Much of this is associated with the UT Tyler campus. Because areas residents have access to Golden Road Park and the UT Tyler campus for recreational opportunities, minimal new parks are proposed, but are essential in defining the new district.



Example of linear park

- Create a linear park in the center of The Woods subdivision. This park should be coordinated with the future Tyler 21 Secondary and Primary trail routes.
- Create a neighborhood park to serve future residential developments along south Old Omen Road.
- Create a park/ open space/ event space within the proposed mixed-use center along CR 272. This

park space should visually relate to the pond within Charleston Park and serve as the center of activity within the future mixed use center.

- Coordinate ADP park recommendation with future Tyler Parks Master Plan.

#### Existing Vegetation Recommendations

##### Preserve existing open space and vegetation.

While the ADP provides opportunities for new housing and businesses, consideration should be given to maintain an open space feel as part of the district’s character. The City should work with new developments to incorporate open space and existing vegetation into site designs.

- Provide a maximum lot coverage percentage for mixed-use sites as part of the overlay district.
- Encourage and support new developments to concentrate areas of tree preservation into larger, usable spaces.
- Encourage and allow shared parking.
- Encourage new developments to mass buildings.
- Encourage the use of multi-story buildings in mixed-use areas.



Preserve and promote existing open space into site amenities and usable areas

#### UT Tyler Recommendations

##### UT Tyler should take a lead role in advocating and implementing the ADP recommendations.

While many of the ADP recommendations are streetscape improvements and involve new development, UT Tyler should take a leading role in implementing many of the projects. UT Tyler has much to gain from improvements to the area and should be an active member of partnerships with the City, citizens and developers.

- Ensure future updates to the UT Tyler Master Plan include ADP recommendations.
- UT Tyler should partner with a developer to create the catalyst mixed-use development at the corner of University Boulevard and Old Omen Road.
- Work with the City to implement the modern roundabout. This could require moving UT Tyler’s main entrance. UT Tyler will need to consider new campus circulation near the proposed new entrance.
- UT Tyler should work with the City to design, fund and implement the district’s primary and secondary signage.
- UT Tyler should continue to work with the City and future developers to champion the University Woods District.
- UT Tyler should purchase lands indicated as Institutional Uses in order to preserve future campus expansion lands.

- Encourage future developments within the boundary to incorporate University Woods into the developments name, i.e.. University Woods Center (mixed-use development) or The Enclaves at University Woods (housing development).

**Provide an identifiable district brand that increases UT Tyler’s image and incorporates future developments.**

When visitors come the district, it should be memorable and make a great first impression. The new district should strive to provide a brand that unifies the area and creates a sense of place. All the recommended improvements should be similar as to form continuity throughout the district.

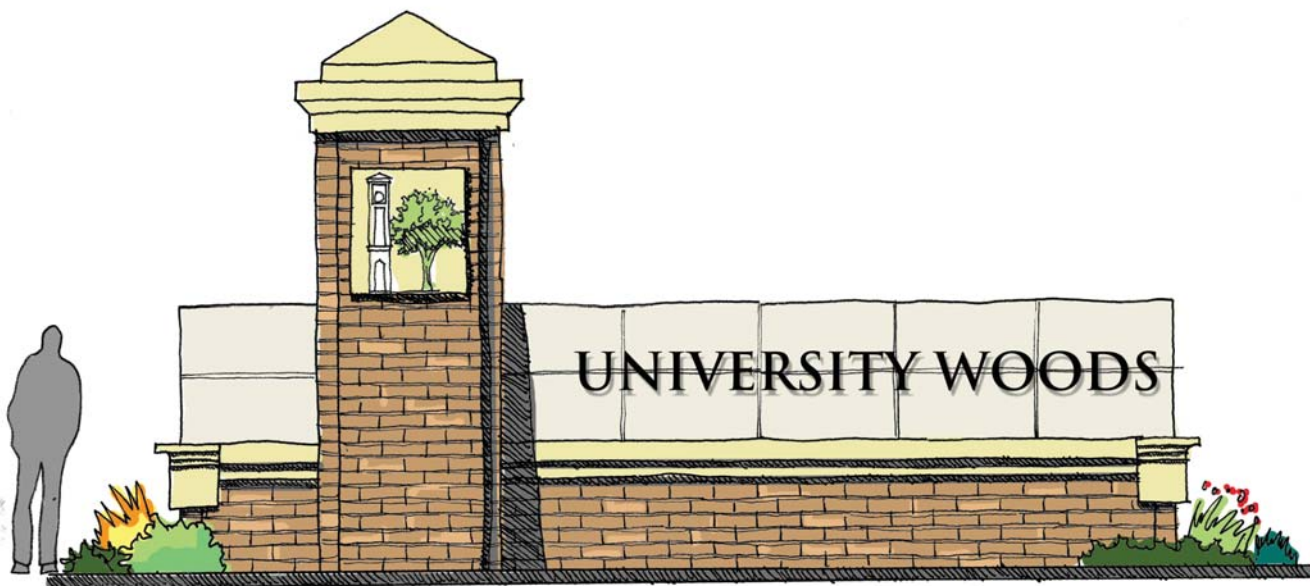
- Provide district gateway/monument signage:
  - At the intersection of Loop 323 and University Boulevard.
  - At the intersection of University Boulevard and Old Omen Road.
  - At the intersection of E.. 5th Street and Old Omen Road.
  - Along University Boulevard at the eastern portions of the district, east of CR 272.
- Provide district secondary/directional/marker signage:
  - Near the intersection of Lazy Creek Drive along University Boulevard.
  - Near the intersection of McDonald Road along Old Omen Road.
  - Near the intersection of McDonald Road along CR 272.

**District Recommendations**

**Create the University Woods District.**

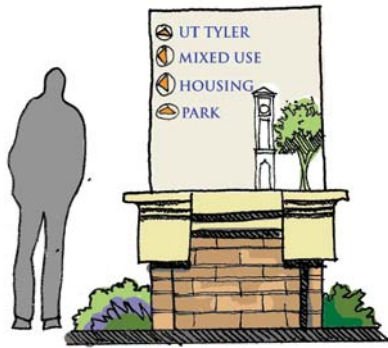
Merge the images of the UT Tyler campus with the surrounding existing open space to form the University Woods District. In order to enforce the recommended design standards, an additional regulatory district is needed.

- Implement a zoning overlay district and boundary.
- Name the new district University Woods District.
- Utilize new design standards.



*Conceptual district gateway or monument sign*





Conceptual district secondary or directional sign



Conceptual district marker



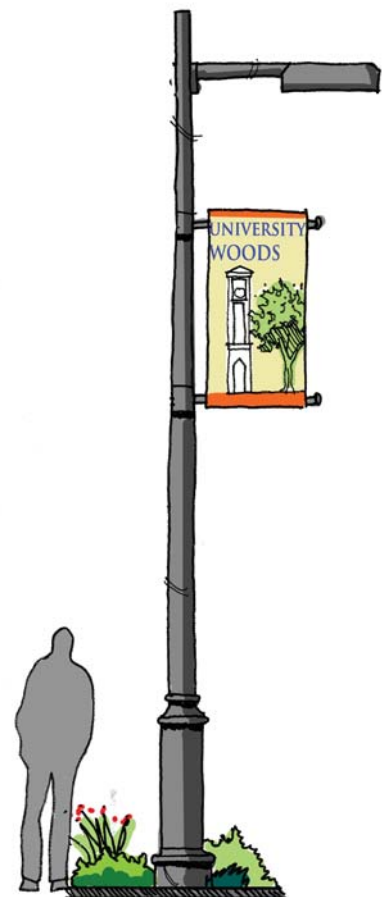
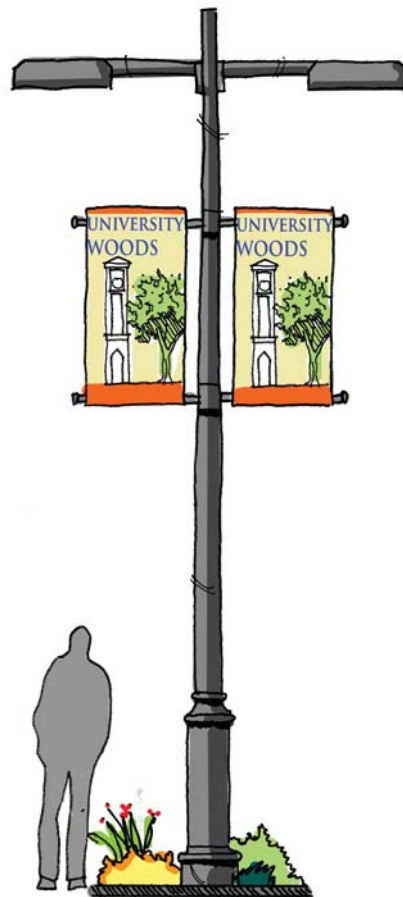
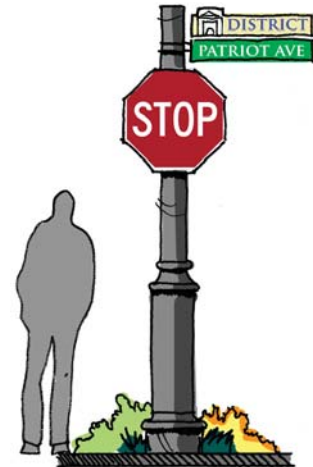
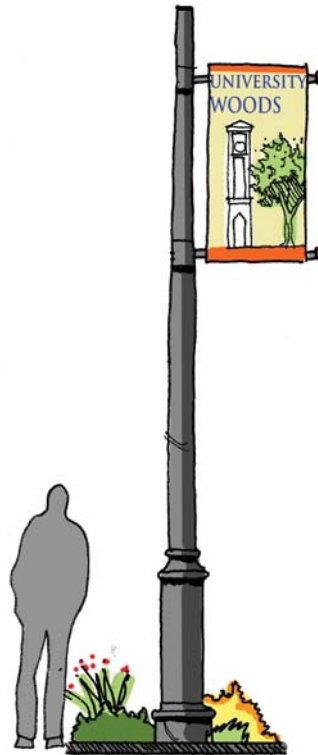
Conceptual fence column

- Near the intersection of CR 272 and University along both roadways.
- Along Old Omen Road near the southern portions of the district.
- Provide new architectural street light poles and banner poles with future improvements along Old Omen Road, University Boulevard and CR 272.
- Provide banner signs on recommended street light poles and banner poles.
- Consider new banner signage, banner poles/street lights along Patriot Avenue and Varsity Drive. This will help to reinforce the existing campus routes and further promote the campus's identity.
- Consider adding district signage on top of existing street lights and street signs. This is recommended at all the intersections along University Boulevard and Old Omen Road.
- Provide similar site furnishings within streetscapes and new developments. As part of an overlay zone, regulate new developments and recommended streetscape improvements to provide similar lighting, waste receptacles, benches, bike racks, tree grates, bollards, tables, water fountains, and planters. Site furnishing styles should be as found on the UT Tyler campus and/or complement the district's architectural style.

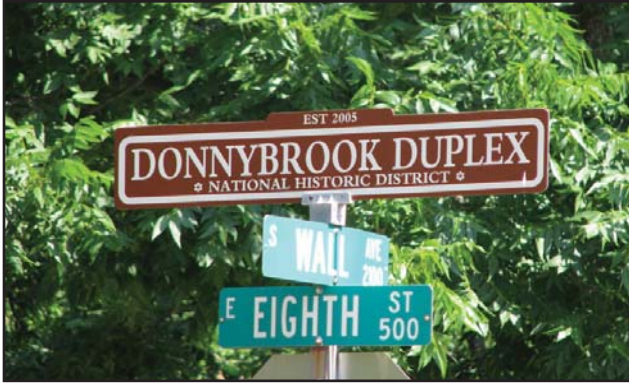


Examples of site furnishings that provide continuity. Photos courtesy of Victor Stanley, Inc.

Conceptual District Architectural Lighting, Street Poles and Banner Signs







Example of district signage on street poles

**Create district design guidelines as part of overlay zone.**

In order to regulate the district’s design intent, specific design guidelines should be developed as part of the overlay zone. These recommended design guidelines should define aesthetic enhancements, site design, signage and architectural character. The guidelines should consider types of uses and have regulations for mixed use, residential and commercial areas within the district. As part of the University Woods District, special consideration should be given to protect the campus’s park-like setting and open space. The design guidelines are recommended to create a framework for consistent, attractive and desirable developments for the district.

- Develop architecture guidelines for the University Woods District. These guidelines should apply to all new development and redevelopment regardless of use or parcel size and should be used in conjunction with existing Tyler ordinances. The following are recommended components to be included as part of the architecture guidelines:
  - Architectural character should be considered modern.
  - Define allowable uses: mixed-use sites should have a required mix of uses with emphasis on providing residential density associated with student housing. It is recommended that allowable uses exclude industrial or manufacturing.
  - Define building minimum and maximum heights, especially for mixed use areas.
  - New residential single-family homes should be consistent with materials, roof designs and styles found in the existing neighborhoods. Consider minimum masonry requirements for front and side facades.
  - Mixed-use buildings and new commercial areas should incorporate a distinct building form. It

is recommended that all buildings be designed with a distinguishable base (first floor), middle (upper facade) and top (roof element). This will create an interesting architecture style and help to create a unified character throughout the study area. Multi-store buildings should be designed with the first floor at a pedestrian scale.



Example of building forms

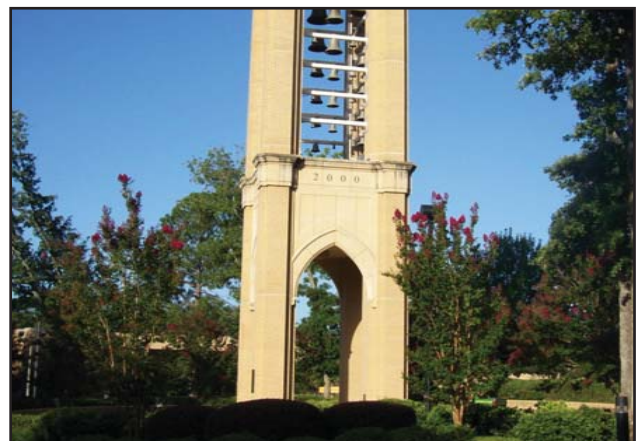
- Standards should be developed for building facades to incorporate certain design elements in order to promote a community character and pedestrian scale. These design elements should include architectural features such as cornices, piers, columns, rustication and/or belt courses. In addition, variations in wall planes such as the use of canopies, lighting fixtures, balconies and awnings are also recommended.
- Horizontal building articulation requirements should be developed based on building facades greater than forty feet in length. Articulation



Example of store front facades and pedestrian scale

requirements should be based on a minimum required number of facade breaks at a minimum horizontal depth per breaks. For example, the City could require a recess or offset of three feet for every 40 feet of wall length.

- Vertical building articulation requirements should be developed based on building facades greater than forty feet in length. Articulation requirements should be based on a minimum width per facades width and a minimum height per percent of the facades total height.
- Building entrances should be easily identifiable and relate to both human scale and the scale of the buildings they serve. In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a principal building should have its main entrance from a public sidewalk or plaza. Each non-residential use with exterior, street-oriented exposure should have an individual public entry. Entries should be accented by architectural elements such as columns, overhangs, changes in roof design, awnings or balconies.
- Roofs should be designed as individual design elements and be utilized to block equipment and satellite dishes. Rooftops shall be viewed as a part of the site plan and should help to create an interesting skyline
- Material standards should be developed that borrow materials found on then UT Tyler campus. This should include the use of similar brick and cast stone. Limitations should be placed on the use of stucco or Exterior Insulation Finishing System (EFIS). While UT Tyler’s buildings primarily use a single exterior material, it is recommended that no single masonry material make up the entire facade treatment. Standards should be developed that require a change in materials and the use of accent materials in order to maintain high architectural quality. Side and rear facades should be finished in a similar color, texture and material as the building’s front facade.
- First floor requirements should be developed for mixed use areas. The requirements should promote a minimum non residential use on the first floor adjacent to major roadways. In addition, require a percent of the non-residential uses have storefront applications.



*Borrow district-style material, texture and forms from the UT Tyler campus*



- Develop landscape and open space guidelines for the University Woods District. These guidelines are critical in conveying and preserving the University Woods District image. The following are recommended components to be included as part of the landscape and open space guidelines:
  - Require street trees along major roadways and within mixed-use streets.
  - Increase the landscape requirements for commercial and mixed-use developments.
  - Increased landscaping should be used along major roadways, at major intersections and at site entrances.
  - The plant materials for these areas should include not only large trees and shrubs, but also seasonal color, small trees and specimen plants. Trees near buildings and pedestrian walkways should be pruned up to nine feet in height to ensure safe clearance.
  - Landscape beds and planters should be provided at building entrances and outdoor seating areas. Planter styles and planting designs should emphasize the site's architectural characteristics. The planting design for developments should include a variety of plant material in addition to the required trees. The use of seasonal plants is encouraged to add color and variety to the landscape.
  - Increase the open space requirements for commercial and mixed-use sites that have developments larger than five acres. Develop these guidelines to encourage open space to be developed as a linear system or as an amenity to the site. These spaces should be public.
- Develop public space standards that require plazas, small parks or courtyards for mixed-use sites.
- Develop site design guidelines for the University Woods District. The following are recommended components to be included as part of the site design guidelines:
  - Develop minimum and maximum setbacks and build-to lines for mixed-use sites. Emphasis should be given to create a unique streetscene with building placements.
  - Develop a maximum lot coverage for mixed-use sites.
  - Develop parking restrictions for parking in front of buildings. Encourage parking in garages and behind buildings.
  - Encourage shared parking.
  - Consider parking space caps for mixed-use areas.
  - Consider requirements for cross access easements to encourage shared drives, browser lanes and connectivity.
  - Require sidewalks within all new developments.
  - Consider providing examples and encouraging unique building orientations, the use of view corridors and walkable block lengths.



*Use a variety of plant materials to enhance new developments, roadways and district intersections*



*Much like the UT Tyler campus, new developments should orient buildings to incorporate open space*




- Develop sign guidelines for the University Woods District. Signage establishes identity for buildings, businesses and developments. As one of the most visible elements in a streetscape or corridor, signs have a significant influence on the visual environment and upon a visitor’s perception of a district. The following are recommended components to be included as part of the sign guidelines:
  - Signage design, color and materials should be consistent and complement the architectural character of the accompanying structure, development or business.
  - Signs should have limited text and sizes.
  - Billboard signs should be restricted.
  - Pole signs should be restricted.
  - Temporary signage should be restricted.
  - Businesses should be restricted to one attached sign and one monument sign.
  - The use of multi-tenant signs should be encouraged for commercial centers or large developments.
  - The number and location of freestanding monument signs should be restricted.
  - Special feature signage should include banner signs on light poles, directory and way-finding signs. Way-finding signs are aimed at providing guidance to specific locations or features of an area. Way-finding signs may be used to direct vehicular traffic to a final destination within a district or large tract development. They may also be used to direct pedestrians or bicyclists along a trail corridor. These types of way-finding signs may be pole mounted, part of a monument sign, attached to traffic signal poles or attached to light poles.
  - Monument sign heights should be restricted to six to nine feet in height.
- Work with existing businesses to encourage voluntary district enhancements.

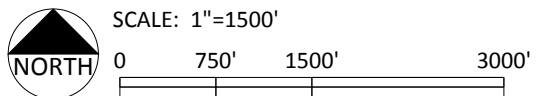
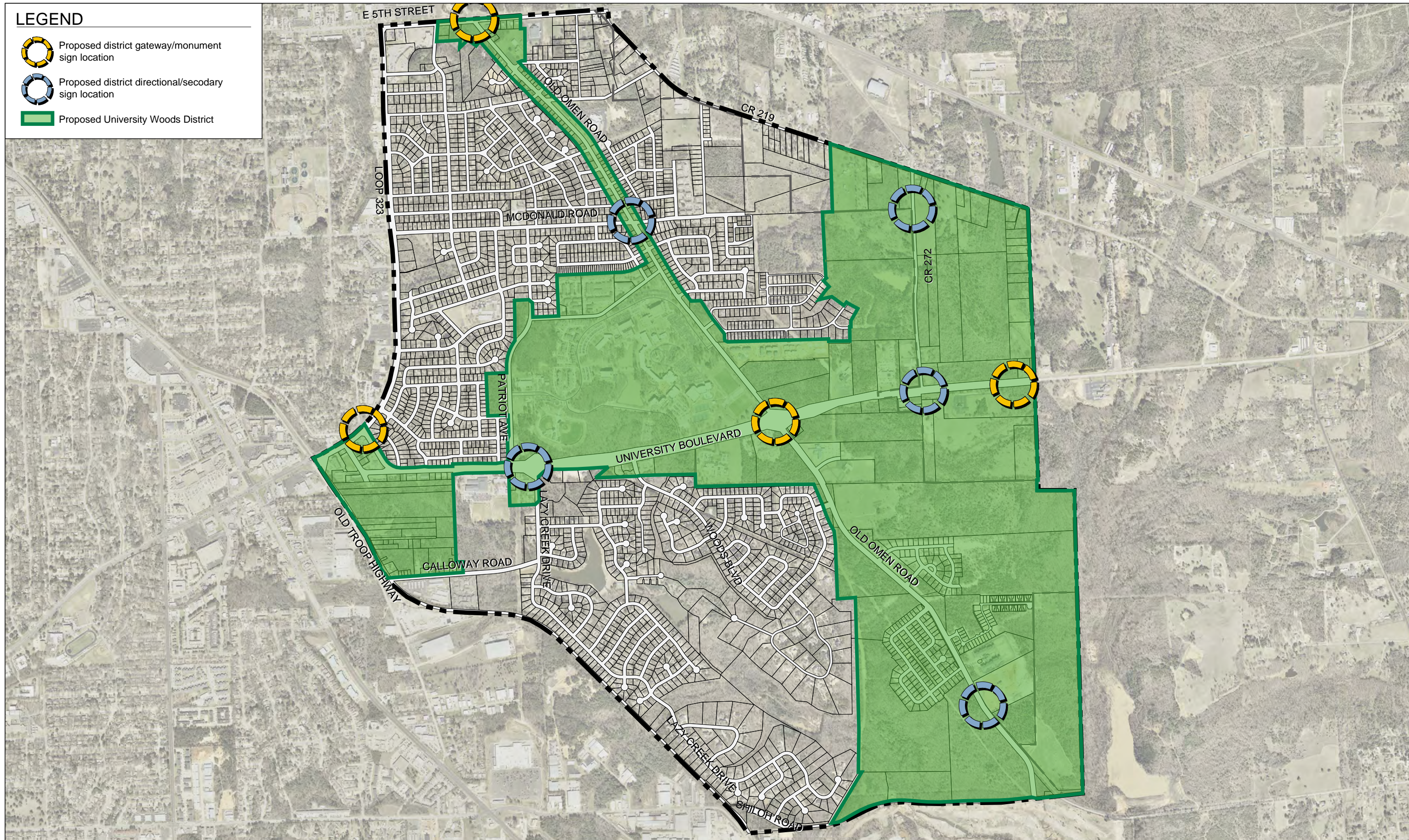


*Examples of appropriate signage*



**LEGEND**

-  Proposed district gateway/monument sign location
-  Proposed district directional/secondary sign location
-  Proposed University Woods District



**DISTRICT  
RECOMMENDATIONS**  
UT TYLER AREA DEVELOPMENT PLAN



## Implementation Strategies

A “multi-tool” approach is recommended in which multiple strategies are employed in order to collectively work to achieve the desired results for the ADP. Different strategies may be appropriate within a given location and, therefore, each possible strategy should be understood and examined in order to determine where it may be most appropriately used. Legislative actions, such as rezoning or creating an overlay district are only some components to the overall picture of what the College, City and developers should do. Financial incentives, specifically those appropriated by Chapter 380 of the Texas Local Government Code, should be utilized by the City in order to create incentives to attract desired development.

### Owner Volunteer or Developer Agreements

The City could take the approach of asking current owners to voluntarily meet any new requirements within the study area. If presented with the vision and potential for increased property values, many owners may autonomously consider actions proposed by this plan.

In terms of public infrastructure projects associated with new development, the current practice in most cities is for the developer to be responsible for a portion of associated roadway improvements. Often for perimeter arterial roads, that includes the outside curb and gutter but not the median curb and gutter. Recent rough proportionality laws have complicated the situation, in that each project should be studied to show that the exaction being required on a perimeter street is “roughly proportional” to the demand being created by the development having to pay the exaction. This is the limit as to the amount that the City could require a developer to pay for, and in many cases will reduce developer participation. In theory, if a development contributed only enough traffic to use up 10 percent of an arterial’s capacity, then the City could only charge the development that contribution toward the cost of the facility, rather than the typical 33 percent to 50 percent currently being charged. On the other hand, if a development contributed enough traffic to consume 75 percent of an arterial’s capacity, then the City could charge the development that contribution toward the cost of the facility. Of course, developments that use and benefit from a perimeter street but have no frontage on that particular street contribute nothing toward the street improvements.

### Impact Fees

Consideration could be given to establishing an impact fee program to serve as an additional funding source for transportation improvements. A growing number of local jurisdictions and state governments throughout the United States are establishing impact fee programs as a method of financing needed transportation and other infrastructure improvements. Impact fees are prevalent in the states of Florida and California, with state-enabling legislation for local implementation enacted in Arizona, Colorado, Georgia, Illinois, Maryland, New Jersey, New Hampshire, North Carolina, Oregon, Pennsylvania, Texas, Utah and Washington. This trend results from the increasing cost of maintaining existing infrastructure and the difficulty of local governments having to provide needed improvements due to the lack of adequate funding.

An impact fee is an exaction imposed by a local government on a new development to generate revenue for funding transportation improvements needed to accommodate demands created by development. Impact fees, as distinguished from a general-purpose tax, are levied to allow the local government to build public infrastructure made necessary by new development or renovation that results in new impacts. Impact fees cannot be used to pay for correcting past deficiencies in existing facilities nor can impact fees be used to support operation and maintenance of existing facilities. Impact fees have been used to provide capital funding for infrastructure improvements such as streets, water supply systems, wastewater collection and treatment systems, drainage and recreational facilities. Impact fee legislation in Texas allows for developers to construct improvements and/or dedicate land for rights-of-way in lieu of paying impact fees.

Roadway impact fees provide a means of sharing the cost of transportation improvements necessitated by new development within defined service areas. Generally, a service area is delineated and transportation improvement needs within the area are identified based on projected future growth. Level-of-Service “C” or “D” is typically used as the standard for identifying needed improvements. Once an impact fee capital improvement plan (CIP) is developed, the cost of necessitated improvements is then assessed to new development. Individual impact fees are based on the demand placed on the system by a specific development. In residential areas, the roadway impact fee is often based on a cost per dwelling unit, and in commercial, office or industrial areas on a per square foot basis.



A number of factors are included in the development of the impact fee CIP including: projected growth from a documented land use assumptions report, the City Thoroughfare Plan, input from an Capital Improvements Advisory Committee appointed by the city at the outset of study, city staff input, and other city capital improvements programs. Roadway impact fees are assessed at platting and collected at the building permit stage.

Impact fees can only be used to pay for the construction of capital improvements or facility expansions, and are limited to:

- Construction contract price;
- Surveying and engineering fees;
- Land acquisition costs (including purchase of land, court costs, attorney fees and expert witness fees); and
- Costs associated with having qualified professionals prepare or update the entity’s CIP.

Interest charges and other finance costs associated with capital improvements or facility expansions identified in the CIP may be included if the fee is applied toward the principal and interest on bonds, notes or other obligations.

Advantages of an impact fee program include:

- A systematic and structured approach to assessment of fees with new development knowing up-front an exact fee to be imposed;
- Provides a “level playing field” where all new development is assessed based on traffic characteristics of specific development applications;
- Provides an additional source of revenue to finance a portion of future transportation and other infrastructure improvements;
- Existing revenue sources can be devoted to maintaining existing service levels and funding improvements to correct existing deficiencies;
- The cost of infrastructure improvements is paid in part by those who directly benefit from new facilities;
- Impact fees introduce the cost of necessary public infrastructure improvements into the private development decision-making process, thereby imposing a degree of market discipline on resource allocation decisions; and
- Establishes “rough proportionality” and fairness of exaction based on demands placed by new development on the roadway system.

The procedures for establishing, administering and adopting impact fees are specified in Chapter 395 of the Texas Local Government Code.

**Economic Development Corporations**

Economic Development Corporations, or EDCs, are often utilized in communities as a means of concentrating resources towards economic development and creating new jobs. The advantages to EDCs are that they may exist as a public entity (directly associated with municipal government) or may exist as a non-profit organization. EDCs may be created to promote and attract economic development for the city as a whole, or they may be created to specifically address issues within a particular neighborhood or area within the community. EDCs often receive funding from both public and private sources, such as funding by 4B sales tax revenues, and essentially act as an ambassador for the area that they serve. Advocacy and proactive outreach are important functions of EDCs in their attempt to explain and reach out to potential development and provide reasons and offer incentives for choosing to locate within the identified area.

Tyler has already established the Tyler Economic Development Council, Inc (TEDC). The organization contains a Board of Directors with 33 voting members and eight Ex-Officio members. It is recommended that members of the TEDC use this document as a guide in promoting and attracting development within the study area. The identified land use strategies, as well as identified zones, may help to indicate the types of development that may be appropriate. This document may also be used to market the corridor by showing the commitment the City has made towards the construction and attraction of quality development. Finally, the TEDC may play a crucial role in the attraction of a catalyst project to the corridor, a recommended strategy for the ADP.

**City Funds**

The City itself may take an active role in attracting quality development and implementing the recommendations contained in this plan through direct funding. Examples may include the issuance of bonds for infrastructure improvements and landscape enhancements. City funds may also be used towards the purchase of property, especially in redevelopment locations. The City may then use purchased property as an incentive to developers by offering the property to developers at a discounted rate in exchange for meeting certain

development criteria. The City may also ultimately decide to provide financing options for development by providing direct financing, waiving development fees or working to obtain low interest rate loans for developers. Many of these techniques are explained in the financing tools to follow, specifically Chapter 380 Incentives.

**Tax Increment Reinvestment Zones**

Tax Increment Reinvestment Zones (TIRZs), also known as Tax Increment Financing Districts (TIFs), are specifically designated districts that exist for a limited period of time. It is a way to fund public improvements and to stimulate new private investment without affecting the taxpayers. Any increase in ad valorem tax revenue (land and buildings) caused by new private investment and higher land values in the district is paid into a special TIF Fund used to finance public projects in the TIRZ. They originated in California during the early 1950s but the majority of TIFs have been established since the 1980s. They were established in Texas in 1981 and are governed by Chapter 311 of Texas Tax Code.

A TIRZ is:

- Created and the boundary established by the City
- Governed by the City Council
- Managed by the City Council with the advice of a Board of Directors
- Each Board member is a representative from a participating taxing jurisdiction
- The Board is only a recommending body
- All Board actions must be approved by the City Council
- Supported by existing City Staff

What is the TIF creation process?

- Boundary is determined
- A Project Plan is developed of all the private and public investment needed
- A Financing Plan is developed projecting TIRZ revenues and bonding capacity
- There needs to be an independent feasibility analysis and market study
- It requires a public hearing and ordinance creating the TIF District
- Once the district is created, contracts or interlocal agreements must be negotiated with the other taxing jurisdictions
- The Council appoints the TIF board

What are the benefits of a TIRZ?

- Only pays for public improvements
- Developer pays normal taxes
- Personal property, business inventory are not part of the increment and continue to go to taxing jurisdictions
- New growth (increment) pays own way
- Other taxing jurisdictions can partner in the project up to 100 percent, but not school districts. As much as 50 percent of a project can be financed by other jurisdictions
- The TIRZ creates spin-off growth in surrounding areas, which adds additional income
- New development can improve other areas by utilizing “creative” boundaries

What are the disadvantages of a TIRZ?

- Only pays for public improvements
- Takes two years to start seeing income due to construction time frames and tax assessment/collection process
- “Gap” financing needed, usually by the City
- The funding dries up when debt paid off

**Public Improvement (Assessment) District**

Public Improvement Districts (PIDs) are a mechanism to finance new public improvements and enhance public services in a designated area in order to stimulate new private investment and enhance the viability of existing businesses. It is a defined assessment area providing specific types of public improvements or maintenance. The Texas Legislature authorized creation of special districts in 1977, but it was such ambiguous legislation that few special districts were created. Chapter 372 of Local Government Code Public Improvement District Assessment Act was amended in September 1987, and the comprehensive changes specifically allowed PIDs in a wide variety of situations.

- To fund project expenses, a PID collects special assessments on property within the district
- Assessments are over and above normal tax assessments of a jurisdiction
- Property owners in the area sign petitions to create a district
- Geographic subdivision of city, but still part of the city.
- Advisory board appointed by city
- Must include affected property owners



- Recommends to city council.

PIDs can fund:

- Water, waste water, health and sanitation, or drainage improvements
- Street and sidewalk improvements
- Mass transit improvements
- Library improvements
- Parking improvements
- Park, recreation and cultural improvements
- Landscaping and other aesthetic improvements
- Art installation
- Creation of pedestrian malls
- Supplemental safety, sanitation and security services
- Supplemental advertising and business recruitment and development
- Maintenance of the public improvements within a district
- Payment of expenses incurred in the establishment, administration and operation of the district

What is the PID creation process?

- Boundary is determined
- A Project Plan is developed of all the private and public investment needed
- A Financing Plan is developed projecting PID assessments, revenues and bonding capacity
- There needs to be an independent feasibility analysis and market study
- A petition needs to be signed by the owners
- More than 50 percent of the assessed value and more than 50 percent of the property owners, or
- More than 50 percent of the surface area
- It requires a public hearing and ordinance creating the PID District
- The Council appoints the board

PID (Assessment) benefits

- Does not need new development to finance
- Assessments start immediately
- Wide variety of things can be paid for
- Property owners within district have control of collected funds/operations
- City can control abuses in PIDs unlike MUDs and homeowner associations
- PID can be used on top of TIRZ
- Assessments included in annual tax statements
- Revenue collection is simpler
- Single family pays out-of-mortgage escrow
- Interest penalties and liens can be adopted
- No problems of HOA in collecting assessment delinquencies.

- PID assessments are flexible (not MUDs)
- Debt payment/assessment can be longterm
- Or liens that are paid at time of sale

PID (Assessment) disadvantages

- Can only pay for public improvements
- Requires petition
- Has a problem with homestead exemption on existing homesteads
- Revenue Bonds may have to be issued by City if assessments are not deemed credit worthy by public debt markets. Could become a more expensive form of borrowing.

**Chapter 380 Grants/Loans**

Chapter 380 of the Local Government Code gives legislative authority to Texas cities to provide grants or loan of city funds or services to promote economic development. Whether a city provides these incentives is completely discretionary. To establish a loan or grant, or to offer discounted or free city services, the city must meet the requirements contained in the Constitution and applicable statutes, and must comply with the city charter and make sure that any other local provisions do not limit the city's ability to provide the grant or loan.

380 Agreements can be used to fund initial infrastructure requirements for a development or to provide incentives such as:

- Fee reductions to help get the project built
- Infrastructure assistance specific to a particular project
- Tax rebates to get it leased
- The 380 Agreement should include a recapture provision so if business does not fulfill its promises, the city will have right to seek reimbursement of incentives along with tangible means for measurement
- Chapter 380 does not provide any express authorization for the city to finance economic development program through issuance of debt or bonds. Look to the city charter for guidance.
- A city may issue bonds to fund an economic development program if two conditions are met:
  - Bonds must be in an amount and to extent allowed by city charter
  - A majority of qualified taxpaying voters must approve issuance of bonds

What are benefits/disadvantages?

- Straightforward developer agreement
- Money comes from either sales tax or ad valorem

- tax revenues or bond financing
- Can be set up to be related to performance
- No real partners

**State and Federal Grants and Funding**

The State of Texas, as well as the Federal government offer a variety of grants and funding options that may be explored by the City in their efforts to implement this plan and enhance the visual integrity of the ADP. One program, the State Transportation Enhancement Program, or STEP, offers funding to projects that go above and beyond typical transportation planning. Funding may be offered to transportation related projects that enhance the local character and that integrate roadways into the surrounding community and environment. The STEP program encourages the incorporation of pedestrian and bicycle trails, environmental impact mitigation, historic preservation and control and removal of outdoor advertising, among others, as components of its program.

Examples of other State-funding options that may be pursued include the Safe Routes to School program offered by TxDOT, which provides funding for pedestrian pathways, especially near or around school areas, as well as various grants offered by Texas Parks and Wildlife Department. Tyler may be particularly interested in exploring grant funding from Texas Parks and Wildlife as a means of enhancing the City’s trail system. Funding opportunities are typically granted when a parks and trails master plan has been adopted and when projects have the opportunity to both enhance quality of life and protect green and open space.

**Sponsor-Based Funding**

Several cities have begun to use sponsor-based funding for public improvements. These allow for increased community ownership, support and buy-in for many projects. Fundraising or donations by community organizations or citizen-sponsored improvements could include public art programs, park amenities, landscape enhancements, trails or gateway signage. Such sponsor-based funding could be marketed towards a promotion campaign for the new district. Additionally, sponsor based funding projects create opportunities for community participation by engaging and encouraging businesses and citizens to take an active role in the beautification of the City. Engaging the public through participation and involvement can make lasting

impressions and may ultimately create more of an interest in community involvement.

**Catalyst Project**

A catalyst project is recommended as an opportunity to begin attracting and re-defining the study area. Often a single business will spawn new development. Catalyst projects could include the active pursuit of a site down style restaurant. It is believed that a large or initial project would help to attract additional development with in the ADP.



### Significant ADP Action Items

Implementation is key to the successful development of any planning exercise. In order to successfully realize the vision set forth in this plan, deliberate actions must be taking including realizing not everything can be done at once and prioritizing recommendations. Strategies should be implemented incrementally over time or as funding is available.

The following guide provides additional actions to implement the ADP. The guide is a matrix divided into ‘action items’ located in the first column. The second column identifies the ‘key recommendation(s)’ by the targeted action item. The third column titled ‘who’ identifies those individuals or organizations who should take the lead in implementing a particular ADP action item. Next, the matrix provides a ‘target timeline’ in which the action item should be implemented by the identified partners. Finally, this guide contains ‘potential resource(s)’ to be pursued for implementing the recommendation.

While the action item guide provides specific direction, not all recommendations and partners are contained within. The recommendation section of this document contains detailed explanations and recommendations for ongoing methodology, philosophical approaches and support items. When making informed decisions regarding the future direction or actions within the ADP boundary, the entire ADP report and vision should be considered as a whole.

## SIGNIFICANT ADP ACTION ITEMS

ACTION ITEM	KEY RECOMMENDATION(S)	WHO	TARGET TIMELINE	POTENTIAL RESOURCE(S)
<p>Revise <b>Future Land Use Plan</b> to incorporate ADP recommendations.</p>	<ul style="list-style-type: none"> <li>• Provide UT Tyler expansion areas.</li> <li>• Embrace mixed use developments in appropriate areas.</li> <li>• Encourage appropriate commercial development and redevelopment opportunities that do not compete with mixed-use areas.</li> <li>• Provide new student housing opportunities.</li> <li>• Protect established neighborhoods from commercial and University encroachments.</li> <li>• Create additional housing developments in the UT Tyler area.</li> <li>• Take advantage of opportunities to expand and promote a retirement community near UT Tyler.</li> </ul>	<p>City</p>	<p>2011</p>	<p>General funding</p>
<p>Develop and adopt an <b>overlay zone</b> district that regulates ADP recommendations and creates design guidelines.</p>	<ul style="list-style-type: none"> <li>• Embrace mixed use developments in appropriate areas.</li> <li>• Provide new student housing opportunities.</li> <li>• Create an Overlay Zone.</li> <li>• Preserve existing open space and vegetation.</li> <li>• Create district design guidelines as part of overlay zone.</li> </ul>	<p>City</p>	<p>2012</p>	<p>General funding</p>
<p>Create development <b>incentive strategies and marketing materials</b> which support recommended projects.</p>	<ul style="list-style-type: none"> <li>• Embrace mixed use developments in appropriate areas.</li> <li>• Encourage appropriate commercial development and redevelopment opportunities that do not compete with mixed-use areas.</li> <li>• Provide new student housing opportunities.</li> <li>• Create additional housing developments in the UT Tyler area.</li> <li>• Take advantage of opportunities to expand and promote a retirement community near UT Tyler.</li> </ul>	<p>City, EDC, property owners, developers</p>	<p>2012</p>	<p>General funding, EDC funding, UT Tyler funding, private funding</p>



## SIGNIFICANT ADP ACTION ITEMS

ACTION ITEM	KEY RECOMMENDATION(S)	WHO	TARGET TIMELINE	POTENTIAL RESOURCE(S)
Update the <b>zoning map</b> to incorporate ADP recommendations.	<ul style="list-style-type: none"> <li>• Create additional housing developments in the UT Tyler area.</li> <li>• Take advantage of opportunities to expand and promote a retirement community near UT Tyler.</li> <li>• Work with property owners to rezone parcels and support future zoning actions that promote the ADP recommendations and master plan.</li> </ul>	City	2011	General funding
Prepare CIP project database sheets for <b>transportation and pedestrian circulation</b> recommendations and enter into the City’s project prioritization ranking system.	<ul style="list-style-type: none"> <li>• University Boulevard improvements.</li> <li>• Old Omen Road improvements.</li> <li>• Old Omen Road roundabout</li> <li>• Patriot Avenue and Lazy Creek Drive realignment.</li> <li>• CR 272 improvements.</li> <li>• McDonald Road extension.</li> </ul>	City, UT Tyler	2011-2012	1/2 cent sales tax funding, developer agreements, assessment districts, UT Tyler funding, grants
Prepare CIP project database sheets for <b>sidewalk enhancements</b> and enter into the City’s project prioritization ranking system.	<ul style="list-style-type: none"> <li>• CR 272 sidewalks.</li> <li>• McDonald Road sidewalks.</li> <li>• Patriot Drive sidewalks.</li> <li>• Varsity Lane sidewalks.</li> <li>• Along E. Fifth Street and Old Omen Road to connect UT Tyler and TJC.</li> </ul>	City, UT Tyler	2011-2012	1/2 cent sales tax funding, developer agreements, assessment districts, UT Tyler funding, grants
Prepare CIP project database sheets for <b>crosswalks and aesthetic enhancements</b> and enter into the City’s project prioritization ranking system.	<ul style="list-style-type: none"> <li>• Intersection of Old Omen Road and McDonald Road.</li> <li>• Intersection of Old Omen Road and E. Fifth Street</li> <li>• Intersection of CR 272 and McDonald Road.</li> </ul>	City, UT Tyler	2011-2012	1/2 cent sales tax funding, developer agreements, assessment districts, UT Tyler funding, grants
Prepare CIP project database sheets for a <b>pedestrian trail</b> and enter into the City’s project prioritization ranking system.	<ul style="list-style-type: none"> <li>• Link UT Tyler to a future mixed-use center developments to the east of campus.</li> </ul>	City, UT Tyler	2011-2012	1/2 cent sales tax funding, developer agreements, assessment districts, UT Tyler funding, grants

## SIGNIFICANT ADP ACTION ITEMS

ACTION ITEM	KEY RECOMMENDATION(S)	WHO	TARGET TIMELINE	POTENTIAL RESOURCE(S)
Revise <b>bus service maps</b> and routing.	<ul style="list-style-type: none"> <li>• Provide better bus service to UT Tyler area.</li> </ul>	City	2012	General funding, grants
Provide new <b>bus shelters</b> along Patriot Avenue and Varsity Drive.	<ul style="list-style-type: none"> <li>• Provide better bus service to UT Tyler area.</li> </ul>	City	2012	General funding, grants
Update the <b>parks master plan</b> to include ADP park recommendations for large tract developments.	<ul style="list-style-type: none"> <li>• Provide additional parks associated with new developments in the UT Tyler area.</li> </ul>	City	2011	General funding
Prepare CIP project database sheets for <b>district gateway/monument signage</b> and enter into the City's project prioritization ranking system.	<ul style="list-style-type: none"> <li>• Intersection of Loop 323 and University Boulevard.</li> <li>• Intersection of University Boulevard and Old Omen Road.</li> <li>• Intersection of E. 5th Street and Old Omen Road</li> <li>• Along University Boulevard at the eastern portions of the district east of CR 272</li> </ul>	City, UT Tyler	2011-2012	1/2 cent sales tax funding, developer agreements, assessment districts, UT Tyler funding
Prepare CIP project database sheets for <b>district secondary/directional/marker signage</b> near the intersection of Lazy Creek Drive along University Boulevard and enter into the City's project prioritization ranking system.	<ul style="list-style-type: none"> <li>• Near the intersection of Lazy Creek Drive along University Boulevard.</li> <li>• Near the intersection of McDonald Road along Old Omen Road.</li> <li>• Near the intersection of McDonald Road along CR 272.</li> </ul>	City, UT Tyler	2011-2012	1/2 cent sales tax funding, developer agreements, assessment districts, UT Tyler funding
Prepare CIP project database sheets for <b>architectural street light poles and banner poles</b> and enter into the City's project prioritization ranking system.	<ul style="list-style-type: none"> <li>• Old Omen Road enhancements.</li> <li>• University Boulevard enhancements.</li> <li>• CR 272 enhancements.</li> </ul>	City, UT Tyler	2011-2012	1/2 cent sales tax funding, developer agreements, assessment districts, UT Tyler funding
Prepare CIP project database sheets for <b>banner signs on recommended street light poles and banner poles</b> and enter into the City's project prioritization ranking system.	<ul style="list-style-type: none"> <li>• Old Omen Road enhancements.</li> <li>• Old Omen Road enhancements.</li> <li>• University Boulevard enhancements.</li> <li>• CR 272 enhancements.</li> <li>• Patriot Avenue enhancements.</li> <li>• Varsity Drive enhancements.</li> </ul>	City, UT Tyler	2011-2012	1/2 cent sales tax funding, developer agreements, assessment districts, UT Tyler funding




### SIGNIFICANT ADP ACTION ITEMS

ACTION ITEM	KEY RECOMMENDATION(S)	WHO	TARGET TIMELINE	POTENTIAL RESOURCE(S)
<p>Prepare CIP project database sheets for <b>district signage on top of existing street lights and street signs</b> and enter into the City’s project prioritization ranking system.</p>	<ul style="list-style-type: none"> <li>• Provide an identifiable district brand that increases UT Tyler’s image and incorporates future developments.</li> </ul>	<p>City, UT Tyler</p>	<p>2011-2012</p>	<p>1/2 cent sales tax funding, developer agreements, assessment districts, UT Tyler funding</p>





Meeting Minutes, October 30, 2009

<p style="font-size: 24px; margin: 0;"><b>MEETING MINUTES</b></p>	 <p style="font-size: 24px; margin: 0;"><b>FREESE AND NICHOLS</b></p>	<p style="font-size: 12px; margin: 0;">Innovative approaches Practical results Outstanding service</p>
<p style="font-size: 10px; margin: 0;">4055 International Plaza, Suite 200 • Fort Worth, Texas 76109 • 817-735-7300 • fax 817-735-7491 • www.freese.com</p>		
<p><b>PROJECT:</b></p> <p><b>NAME OF MEETING:</b></p> <p><b>RECORDED BY:</b></p> <p><b>DATE:</b></p> <p><b>LOCATION:</b></p> <p><b>ATTENDEES:</b></p>	<p>UT-Tyler ADP</p> <p>Kick-Off Meeting</p> <p>Cody Richardson</p> <p>10-30-09</p> <p>UT-Tyler Campus</p> <p>Wendy Shabay, Freese and Nichols (FNI)</p> <p>Alfred Vidaurri, FNI</p> <p>Cody Richardson, FNI</p> <p>Trish Hatley, FNI</p> <p>Clay Evers, FNI</p> <p>Barbara Bass, Mayor of Tyler</p> <p>Mark McDaniel, City of Tyler</p> <p>Gary Swindle, City of Tyler Police Department</p> <p>Carter Delleney, City of Tyler</p> <p>Davis Dickson, City of Tyler</p> <p>Barbara Holly, City of Tyler</p> <p>Heather Nick, City of Tyler</p> <p>Tony Filippini, City of Tyler</p> <p>L. Scott Wall, City of Tyler</p> <p>Gregg Lassen, UT Tyler</p> <p>Chip Clark, UT Tyler</p> <p>Beverley Golden, UT Tyler</p> <p>Mike Medders, UT Tyler Police Department</p>	
<p><i>The following reflects our understanding of the items discussed during the subject meeting. If you do not notify us within five working days, we will assume that you are in agreement with our understanding.</i></p>		
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>PRESENTER</b>
1	Team introductions by Mark McDaniel, Gregg Lassen, and Trish Hatley	
2	PowerPoint show. Wendy explains history of FNI, purpose of project, project scope, study area, methodology, schedule, and expectations.	Wendy Shabay
3	Project communication is setup: Mark McDaniel will be primary contact for City of Tyler, with Barbara Holly. Wendy Shabay will be primary contact for FNI. Gregg Lassen and Chip Clark will be contacts for UT-Tyler. FNI will provide monthly status reports.	Wendy Shabay, Mark McDaniel
4	<p>Question from Wendy Shabay: Who should be included in public involvement from UT-Tyler area?</p> <p>Answer from Gregg Lassen: First, would like UT-Tyler to be more inclusive than less. Should involve student organizations and student government. Chief Medders has list and should send to FNI.</p>	Wendy Shabay, Gregg Lassen

Meeting Minutes, October 30, 2009 (continued)

ITEM	DESCRIPTION	PRESENTER
5	<p>Gregg Lassen presents views and issues of UT-Tyler surrounding area development plan:</p> <ol style="list-style-type: none"> <li>1. Not that long ago, UT-Tyler was a commuter campus and now becoming more of a university with surrounding residential projects of Cambridge and Varsity Place.</li> <li>2. Surrounding land uses include Hospice, ETM Behavior Unit, and Grace Community School. Grace Community School uses the UT-Tyler tennis courts and run on campus and UT-Tyler uses the track at Grace Community.</li> </ol>	Gregg Lassen
6	<p>Mark McDaniel: Bike Lanes along Old Omen road where purposely extended from University Blvd. to retirement area to help support "University Retirement Community".</p> <p>Gregg Lassen: UT-Tyler would love to share the vision of a retirement community.</p>	Mark McDaniel Gregg Lassen
7	<p>Gregg Lassen presents views and issues of UT-Tyler surrounding area development plan:</p> <ol style="list-style-type: none"> <li>1. 209 acre UT-Tyler has very hard boundary and in own perspective that the campus can only grow towards the Southeast. Bound by established neighborhoods to the North, West and Northeast.</li> <li>2. Could see University expanding to Southeast and making "university intersection" at University Blvd and Old Omen Road.</li> <li>3. Parking is a problem on campus because everyone gets a ticket. Perspective that there isn't enough parking but students are too eager to drive to classes rather than walk.</li> <li>4. Wants to maintain park like atmosphere on campus.</li> <li>5. Wants to open up campus and encourage use of campus by Tyler community but will remain to serve and protect UT Tyler community.</li> <li>6. Can't support debt with new dorms, wants to encourage student housing surrounding the campus</li> <li>7. Others have talked about developing the Northwest wooded area on campus with new housing.</li> <li>8. Surrounding neighborhoods are aging and students are beginning to take over.</li> <li>9. Desires more activity in walking distance of the campus so students don't have to drive.</li> <li>10. Would like more crosswalks and has seen impact of new crosswalk on Old Omen Road.</li> <li>11. Could envision Northeast intersection of University Blvd. and Old Omen Road develop as a mixed use center.</li> <li>12. Campus is not visible, need signage at Hwy 64 and monument signs. Could create university district feel.</li> <li>13. Mr. Lassen expressed concern about Texas Junior College not being part of area study.</li> <li>14. Concerned about the number of utility poles at campus edge.</li> </ol>	Gregg Lassen
8	<ol style="list-style-type: none"> <li>1. Current projects include the road enhancements with bike lanes and sidewalks to Old Omen Road south of University Blvd, should be completed next year.</li> <li>2. City has plans to widen, resurface and realign portions of Shiloh Road. Will have bike lanes and sidewalks.</li> </ol>	Carter Dellaney



Meeting Minutes, October 30, 2009 (continued)


ITEM	DESCRIPTION	PRESENTER
9	Cowen Center is large draw for the area and a large number of people park along Old Omen Road. Could benefit from sidewalks on both sides of Old Omen Road. Concerns about bike lanes and parking on Old Omen Road needs to be addressed.	Chip Clark
10	<p>David Dickson: Bus route map on city website. Vision would be to integrate bike and trails with transpiration system. Currently several stops along Old Omen Road. Students desire to use the transit system more.</p> <p>Alfred Vidaurri: How do student with no car get to the store?</p> <p>Gregg Lassen: Often, students with no car call a taxi. International students usually do not have a car and if university wants to push for more international students, then services will need to be within walking distance of school.</p>	David Dickson Alfred Vidaurri Gregg Lassen
11	<ol style="list-style-type: none"> <li>1. Has had a major problem with offsite housing and student apartments and crimes.</li> <li>2. Cambridge Apartments are spending \$8,000 to 10,000 a month on security.</li> <li>3. Most aren't UT Tyler students but their parties attract problem makers.</li> <li>4. Need a sorority and fraternity housing area.</li> </ol> <p>Gregg Lassen: UT-Tyler has 4 fraternities and 2 sororities. Would like to build Greek housing on campus with security gate.</p>	Gary Swindle Gregg Lassen
12	<ol style="list-style-type: none"> <li>1. Very interested in how to identify Greek housing.</li> <li>2. Future land use with mixed use area is great idea.</li> <li>3. T21 also looked at walkability</li> <li>4. T21 has two new mixed use districts (high and low intensity mixed use)</li> <li>5. City now has overlay conservation district for neighborhoods to preserve character.</li> </ol>	Barbara Holly
13	<p>Wendy Shabay presents Area Study Survey with three questions:</p> <ol style="list-style-type: none"> <li>1. What are the issues surrounding UT-Tyler? We have already discussed in detail.</li> <li>2. What are the biggest needs surrounding UT-Tyler?</li> </ol> <p>Answers from group include:</p> <ul style="list-style-type: none"> <li>• UT is seen as a resort on the South part of town and need more visibility on loop and other visual reminders for the community.</li> <li>• Need something for students to be able to walk to. Entertainment, food, shopping and services.</li> <li>• Keep identity of existing neighborhoods</li> <li>• Need a contiguous campus in future, make UT-Tyler intersection at University Blvd. and Old Omen Road.</li> </ul> <ol style="list-style-type: none"> <li>3. If this Area Development Plan could address one item, what would that be?</li> </ol> <ul style="list-style-type: none"> <li>• Identity at loop, 5<sup>th</sup> and University gateway</li> <li>• Mixed Use corner</li> <li>• Walkability</li> <li>• Promote Retirement Living Community, "Best Place to Retire"</li> <li>• Senior education destination</li> </ul>	Wendy Shabay

Meeting Minutes, October 30, 2009 (continued)

ACTION ITEMS			
WHAT	WHO	WHEN	STATUS
1. Provide names of organizations/stakeholders who should participate in upcoming data gathering meeting. May include surrounding businesses, neighborhoods, students, student organizations, staff, and faculty.	City of Tyler, UT-Tyler	ASAP	
2. Prepare meeting minutes	FNI	ASAP	Complete
3. Provide meeting attendance sheet	FNI	ASAP	Complete



Meeting Minutes, December 14, 2009

<p style="font-size: 24px; margin: 0;"><b>MEETING MINUTES</b></p>	 <p style="font-size: 18px; margin: 0;"><b>FREESE AND NICHOLS</b></p>	<p style="font-size: 10px; margin: 0;">Innovative approaches Practical results Outstanding service</p>
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<p><b>PROJECT:</b> Area Development Plan  <b>NAME OF MEETING:</b> Texas Department of Transportation  <b>RECORDED BY:</b> Cody Richardson  <b>DATE:</b> 12-14-09  <b>LOCATION:</b> Texas Department of Transportation, Tyler Office  <b>ATTENDEES:</b> Wendy Shabay, Freese and Nichols (FNI)                  Kevin St. Jacques, FNI                  Cody Richardson, FNI                  Clay Evers, FNI                  Mark McDaniel, City of Tyler                  Barbara Holly, City of Tyler                  Tony Filippini, City of Tyler                  Randy Hopmann, Texas Department of Transportation                  Jeffrey Harmon, Texas Department of Transportation                  Glenn H. Green, Texas Department of Transportation</p>		
<p><i>The following reflects our understanding of the items discussed during the subject meeting. If you do not notify us within five working days, we will assume that you are in agreement with our understanding.</i></p>		
<b>ITEM</b>	<b>DESCRIPTION</b>	<b>PRESENTER</b>
1	Team introductions	Wendy Shabay Glenn H. Green
2	Background explanation for two Area Development Plans	Mark McDaniel
3	Outline project of Area Development Plans: <ul style="list-style-type: none"> <li>• Purpose of the project</li> <li>• Project scope</li> <li>• Land Use and Zoning</li> <li>• Transportation and Pedestrian Connections (this is where we need input from TxDOT)</li> <li>• Environmental/ Aesthetic Enhancements</li> <li>• Outline of study area boundaries</li> <li>• We will need TxDOT input on plans for roadway expansions, plans for area around colleges, landscape guidelines, constraints or limitations, and signage/gateway standards</li> </ul>	Wendy Shabay
4	Question (Randy Hopmann): How where the study area boundaries determined? Answer (Mark McDaniel): By working with the colleges and looking to create opportunity to build cohesive neighborhoods. We wanted to hear from area residents about the neighborhood and college. This is also an opportunity for colleges to share their expansion plans.	Mark McDaniel Randy Hopmann
5	There are no roadway expansion plans for the two areas. University Boulevard does taper down to four lanes east of Old Omen Road all the way to Highway 64.	Glenn H. Green

Meeting Minutes, December 14, 2009 (continued)

ITEM	DESCRIPTION	PRESENTER
6	Always looking at safety as number one priority. Nothing is planned for these areas.	Randy Hopmann
7	Question (Barbara Holly): Can we apply for Safe Routes to School funding for higher education facilities? Answer (Randy Hopmann): Not sure.	Barbara Holly Randy Hopmann
8	Restrictions: TxDOT does not pay for maintenance and operation cost of landscape material. Occasionally have funding for landscaping in Tyler but usually associated with air quality issues. TxDOT is concerned with landscape in regards to safety and maintenance. TxDOT will require sight distance safety. Irrigation systems (water) can damage roadways. Would like no trees in medians and low growing landscape material.	Randy Hopmann
9	Question (Wendy Shabay): What about elements outside of medians? Answer (Randy Hopmann): Goes back to policies. TxDOT can install pedestrian elements such as architectural lighting. However, City will be required to take over maintenance and operation cost.	Wendy Shabay Randy Hopmann
10	Question (Wendy Shabay): Right now, are there any funded projects in the study areas? Answer (Randy Hopmann): Only Gentry Parkway section. Question (Wendy Shabay): What about signage? Answer (Randy Hopmann): We can do the typical green signs with white letters now. But TxDOT doesn't like to "bread crumb" the signs all the way down the road every quarter mile. Question (Wendy Shabay): What about Gateway signage, monument signs? Answer (Randy Hopmann): We do not participate in cost of these types of signs. But may allow in right of way, often utilities will dictate location of monument signs. TxDOT's first preference is to have monument signs outside of right of way.	Wendy Shabay Randy Hopmann
11	Question (Wendy Shabay): As UT Tyler expands and if mixed use center is across from campus on the south side, then can we put in crosswalks similar to the one found on Old Omen Road? Answer (Randy Hopmann): Major pedestrian movement needs to be at major intersections. TxDOT can help with signal timing.	Wendy Shabay Randy Hopmann
12	Question (Randy Hopmann): Are there plans to link UT Tyler area to Texas Junior College? Answer (Mark McDaniel): We should look at potential connection.	Randy Hopmann Mark McDaniel
13	Question (Randy Hopmann): We have no funding on the radar for these areas, where will the funding come from? Answer (Wendy Shabay): In terms of the studies, we will create implementation matrix with identified funding options. Statement (Randy Hopmann): Colleges should be included in funding for area.	Randy Hopmann Wendy Shabay
14	Question (Randy Hopmann): What about public transportation routes for the area? Answer (Barbara Holly): The City is currently in process of doing a route study and will include the college students.	Barbara Holly Randy Hopmann



Meeting Minutes, December 14, 2009 (continued)

ACTION ITEMS			
WHAT	WHO	WHEN	STATUS
1. Send Area Development Plan maps to Texas Department of Transportation	FNI		
2. Prepare meeting minutes	FNI		
3. Provide meeting attendance sheet	FNI		
4. Send plans for Gentry Parkway for examples of landscape standards.	TxDOT		

Meeting Minutes, February 3, 2010

MEETING MINUTES



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**PROJECT:** UT-Tyler Area Development Plan  
**NAME OF MEETING:** Stakeholder Meeting  
**RECORDED BY:** Cody Richardson  
**DATE:** 2-3-10  
**LOCATION:** Clarkston Elementary School- Cafeteria  
**ATTENDEES:** (48 Total)  
 City of Tyler Elected Officials and Staff  
 University of Texas at Tyler Administration and Staff  
 Freese and Nichols Planning Team Members  
 UT-Tyler Area Development Plan Stakeholders

*The following reflects our understanding of the items discussed during the subject meeting. If you do not notify us within five working days, we will assume that you are in agreement with our understanding.*

ITEM	DESCRIPTION	PRESENTER
1	Meeting kick off by City Councilmember Mark Whatley	Mark Whatley
2	Team Introductions, PowerPoint show: Explains how this Area Development Plan is a response to Tyler 21 Comprehensive Plan.	Trish Hatley
3	PowerPoint show: Explains purpose of project, project scope, study area, baseline analysis and project scope. Wendy also provides examples of issues and solutions associated with Land Uses, Transportation, Pedestrian Circulation, Aesthetic Enhancements and Neighborhoods for areas around college campuses.	Wendy Shabay
4	Breakout Sessions: Wendy explains purpose of meeting breakout session which is to have smaller groups talk about study area at individual tables. Groups are to discuss land use, transportation and aesthetic enhancements. Groups have been given a three part survey to be completed and study area maps on which they can identify opportunities and constraints.	Wendy Shabay
5	Survey responses to Land Use: 1. What opportunities are there for new restaurants, retail, parks and service businesses in the study area? <ul style="list-style-type: none"> <li>No chain restaurants in shopping center at 5<sup>th</sup> and Loop 323, fix intersection of University and Lazy Creek, sidewalks around UT and adjoining neighborhoods, no commercial development on south Old Omen, trail like path by the University, bike lanes on Old Omen.</li> <li>Public parks, restaurants, golf</li> <li>Redevelop and clean up area at 5<sup>th</sup> and Loop 323, retail at University east of Old Omen, potential event center at "old Wal-Mart"</li> <li>More restaurants, park for families and students with sports, swimming, bike and trails (Spur and Old Omen), fitness center, cinema to reopen or build new</li> <li>Grocery, sports shops, native plant outlet, bike rentals, boutique style shops, cater to student population</li> <li>UT Tyler employees and students would like more restaurants</li> <li>More restaurants and retail, too hard to get to Broadway, Cultural Area</li> <li>Design guidelines</li> </ul>	Stakeholders



Meeting Minutes, February 3, 2010 (continued)

ITEM	DESCRIPTION	PRESENTER
	<ul style="list-style-type: none"> <li>• Limited opportunities for more due to lack of resident and student population, wants Barnes and Noble, Starbucks, Dave and Busters.</li> <li>• Cater to transit student population, boutique style businesses, how will this compete with South Broadway?</li> <li>• Good area, grocery, book stores, coffee shops, drug store, native plant outlet, stores, sports shops, movie theater, ethnic type restaurants, branch library, strip mall</li> </ul>	
6	<p>Survey responses to Land Use: 2. Are there current land uses that hinder the vitality or need improvement?</p> <ul style="list-style-type: none"> <li>• Lack of parks/walkways /bike paths, street signs equal district pride</li> <li>• The 5<sup>th</sup> and Loop shopping center, widen part of Old Omen across from UT Tyler</li> <li>• Revitalizing neighborhood areas, amphitheater</li> <li>• Walkways, make area around campus more pedestrian friendly</li> <li>• Neighborhood just west of campus, apartments just north of campus</li> <li>• No, well developed mixed use area with good road network</li> <li>• Entry area off Loop 323 widen, landscape, signage, walkways, update commercial usage appearance, buried utilities</li> </ul>	Stakeholders
7	<p>Survey responses to Land Use: 3. What new land uses will capture and maintain a student base?</p> <ul style="list-style-type: none"> <li>• Hike and bike that connects TJC and UT Tyler, bridge across Old Omen for apartments, parking lot at Patriot and Varsity.</li> <li>• Land for a cinema or use the closed one, coffee shops, book store, bowling alley</li> <li>• Retail opportunities and restaurants</li> <li>• Uniform building restrictions for commercial areas, park</li> <li>• Redevelopment of surrounding area within walking distance from campus to create relatively dense boutique style commercial district.</li> <li>• Trail systems, bike paths, green spaces, outdoor performance area, sidewalks, crosswalks</li> </ul>	Stakeholders
8	<p>Survey responses to Transportation and Pedestrian Circulation: 1. Do the current roadways adequately serve vehicles? Pedestrians? Bicyclists?</p> <ul style="list-style-type: none"> <li>• Bike lanes fronting residential areas, 4 lanes</li> <li>• Sidewalks on Old Omen and Spur past Old Omen</li> <li>• No, Lazy Creek/University/Patriot corner is a nightmare; Old Omen during Cowen Center Events is a parking lot and congestion problem.</li> <li>• No, not for the pedestrians or bicyclists. There is a need for this to be addressed. There are a lot of families with children who would benefit from this.</li> <li>• No, Old Omen is the worst, can't widen because it bottle necks, Calloway is a major access</li> <li>• Calloway to Lazy Creek is problem</li> <li>• Sidewalks around all of UT Tyler</li> <li>• Need sidewalks along east and south side of campus, need sidewalks all along south side of University, elevated sidewalks across University in Old Omen area</li> <li>• No, all roads are travel-through roads and not "destination" roads. For pedestrians and bicyclists there is virtually none.</li> <li>• Slow traffic down through school areas, add lights at Old Omen and Loop</li> </ul>	Stakeholders

Meeting Minutes, February 3, 2010 (continued)

ITEM	DESCRIPTION	PRESENTER
9	<p>Survey responses to Transportation and Pedestrian Circulation: 2. What are the opportunities for transportation and pedestrian circulation improvements?</p> <ul style="list-style-type: none"> <li>• Old Omen and Spur</li> <li>• Shuttles around campus so remote parking and apartment lots keep cars off main campus, Smart traffic lights at Old Omen and Varsity</li> <li>• Making more streets with sidewalks for walking and cycling, Old Troop Highway and Callaway Road is a traffic congestion problem</li> <li>• Old Omen needs to be extended all the way out</li> <li>• There needs to be either multiple centers of development or continuous development to make transportation viable.</li> <li>• Add bus stop, shuttle bus, extend hour of city bus service, trails</li> </ul>	Stakeholders
10	<p>Survey responses to Transportation and Pedestrian Circulation: 3. How do we create a more pedestrian friendly environment?</p> <ul style="list-style-type: none"> <li>• Overpass for Cambridge and Reserve apartments to UT Tyler</li> <li>• Double wide sidewalks on UT Tyler immediate area and neighborhoods.</li> <li>• Lower the speed limits and build more sidewalks in the various streets to enhance walking and cycling, Greenbelt areas, Secure areas</li> <li>• Consider an overpass for students living across Old Omen</li> <li>• Widen Old Omen to 4 lanes from University Boulevard north, add sidewalk both sides, end on street parking on Old Omen</li> <li>• Much denser boutique-style commercial development.</li> <li>• Sidewalks, greenbelts, trails, park and ride, bike racks, rentals, lighting and security</li> </ul>	Stakeholders
11	<p>Survey responses to Aesthetic Enhancements and Neighborhoods: 1. What are ideas to create a district?</p> <ul style="list-style-type: none"> <li>• Create a district with an old downtown or loft district aesthetic. Visually appealing urban center. Shopping with grocery center like Brookshires at Bergfeild standards with student residences and apartments at a higher quality.</li> <li>• Entertainment district or cultural district (Tyler Art Museum)</li> <li>• Distinctive street signs (like those in Azalea District)</li> <li>• Cultural District, Dogwood Area District, Redbud Area District, provide resources for plantings</li> <li>• Improve Spur 248 so that it's like Grande with restaurants at the corner (entrance), add medians, add center turn lanes or bike paths to Old Omen.</li> </ul>	Stakeholders
12	<p>Survey responses to Aesthetic Enhancements and Neighborhoods: 2. How would you protect established neighborhoods?</p> <ul style="list-style-type: none"> <li>• Address parking concerns in neighborhoods, upgrade multi-family and student housing</li> <li>• Work with the neighborhood members to protect.</li> <li>• Building apartments</li> <li>• Protect the Woods and Charleston Park additions, any area past Cowan Center is subject to elimination</li> <li>• Proper zoning, design guidelines for new buildings, divert traffic away from residential</li> </ul>	Stakeholders




Meeting Minutes, February 3, 2010 (continued)

ITEM	DESCRIPTION	PRESENTER
	streets, wide greenbelt around established neighborhoods <ul style="list-style-type: none"> <li>• Condos, apartments, code and regulations, rezone areas</li> </ul>	
13	Breakout groups presented their findings. Below list general comments about opportunities and constraints recorded by Freese and Nichols: <ul style="list-style-type: none"> <li>• Pedestrian bridge across University</li> <li>• Visual aesthetics to identify UT Tyler area, need uniform aesthetics</li> <li>• Create urban college district feel</li> <li>• Use mixed use type developments</li> <li>• Need city park</li> <li>• Woods addition objects to high density development on south side of University Boulevard</li> <li>• Sidewalks are needed in the area</li> <li>• Cultural focal point for the districts tied to proposed Tyler Museum of Art</li> <li>• Need restaurants, coffee shop, fitness center, bank, drug store, book store</li> <li>• Use University Boulevard as gateway</li> <li>• Old Omen intersections need improvements</li> <li>• Campus can serve as destination park</li> <li>• Better utilization of some existing land uses</li> <li>• Divert traffic around neighborhoods</li> <li>• Traffic problem at Varsity and Old Omen Road</li> <li>• Use wider sidewalks to accommodate multiple user types</li> <li>• Distinctive signage</li> <li>• Street parking is an issue</li> <li>• Redevelop shopping center at 5<sup>th</sup> and Loop 323</li> <li>• More retail in study area</li> <li>• Retail will need to serve entire study area because 800 campus residents can't support all retail</li> <li>• Traffic congestion problem at Calloway and Old Troop Highway</li> <li>• Encourage boutique style businesses and inexpensive retail</li> <li>• Retirement district along south Old Omen Road</li> <li>• Future TMA may serve as destination</li> <li>• Consider shuttle and transit around area</li> <li>• Add bus stop shelters</li> <li>• Use unique signage and lighting to define district</li> <li>• Buried utilities</li> <li>• Need outdoor entertainment options</li> <li>• Need music entertainment options</li> <li>• Redevelop areas with dense retail, restaurants, housing and entertainment</li> </ul>	Stakeholders
14	Meeting is concluded with overview of project schedule. The area development plan is to be presented for approval by City Council in July, 2010.	Wendy Shabay

Meeting Minutes, April 13, 2010

# MEETING MINUTES



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**PROJECT:** UT Tyler Area Development Plan  
**NAME OF MEETING:** Student Focus Group Meeting  
**RECORDED BY:** Cody Richardson  
**DATE:** 04-13-10  
**LOCATION:** UT Tyler Campus  
**ATTENDEES:** (15 Total)  
 Cody Richardson, Freese and Nichols  
 Barbara Holly, City of Tyler  
 UT Tyler Students (13)

The following reflects our understanding of the items discussed during the subject meeting. If you do not notify us within five working days, we will assume that you are in agreement with our understanding.

ITEM	DESCRIPTION	PRESENTER																																				
1	Meeting kick off by Cody Richardson, introduction of students to group by individual student, introduction of Barbara Holly	Multiple																																				
2	PowerPoint show: Cody explains the background of the project, project study area, purpose of the project and project scope.	Cody Richardson																																				
3	<p>PowerPoint Show-Student Survey: Cody Richardson conducted a student survey for the UT Tyler study area. Students were shown a series of slides totaling 13 questions and asked to response on answer sheets they were provided.</p> <p><b>Survey Results:</b></p> <p><b>Question #1</b> How do you typically commute to campus?</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 15%;">Walk</th> <th style="width: 15%;">Bike</th> <th style="width: 15%;">Car</th> <th style="width: 15%;">Bus</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Responses</td> <td style="text-align: center;">7</td> <td style="text-align: center;">1</td> <td style="text-align: center;">5</td> <td style="text-align: center;">0</td> <td style="text-align: right;">total 13</td> </tr> <tr> <td style="text-align: center;">Percent</td> <td style="text-align: center;">54%</td> <td style="text-align: center;">8%</td> <td style="text-align: center;">38%</td> <td style="text-align: center;">0%</td> <td style="text-align: right;">100%</td> </tr> </tbody> </table> <p><b>Question #2</b> How far do you travel to reach the UT Tyler Campus?</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 15%;">5 minutes</th> <th style="width: 15%;">10 minutes</th> <th style="width: 15%;">15 minutes</th> <th style="width: 15%;">20 minutes</th> <th style="width: 10%;">Over 20 minutes</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Responses</td> <td style="text-align: center;">10</td> <td style="text-align: center;">1</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">Percent</td> <td style="text-align: center;">77%</td> <td style="text-align: center;">8%</td> <td style="text-align: center;">8%</td> <td style="text-align: center;">0%</td> <td style="text-align: center;">8%</td> </tr> </tbody> </table>		Walk	Bike	Car	Bus		Responses	7	1	5	0	total 13	Percent	54%	8%	38%	0%	100%		5 minutes	10 minutes	15 minutes	20 minutes	Over 20 minutes	Responses	10	1	1	0	1	Percent	77%	8%	8%	0%	8%	Cody Richardson, student participation
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Meeting Minutes, April 13, 2010 (continued)

ITEM	DESCRIPTION	PRESENTER																												
	<p><b>Question #3</b> How far would you be willing to walk from the UT Tyler campus to reach a restaurant or store?</p> <table border="1" data-bbox="467 604 1105 716"> <thead> <tr> <th></th> <th>5 minutes</th> <th>10 minutes</th> <th>15 minutes</th> <th>20 minutes</th> <th>Over 20 minutes</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>total</td> </tr> <tr> <td>Responses</td> <td>3</td> <td>2</td> <td>5</td> <td>3</td> <td>0</td> <td>13</td> </tr> <tr> <td>Percent</td> <td>23%</td> <td>15%</td> <td>38%</td> <td>23%</td> <td>0%</td> <td>100%</td> </tr> </tbody> </table>		5 minutes	10 minutes	15 minutes	20 minutes	Over 20 minutes			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	total	Responses	3	2	5	3	0	13	Percent	23%	15%	38%	23%	0%	100%	
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Responses	3	2	5	3	0	13																								
Percent	23%	15%	38%	23%	0%	100%																								
	<p><b>Question #4</b> How far would you prefer to live from the UT Tyler campus?</p> <table border="1" data-bbox="467 890 1105 1045"> <thead> <tr> <th></th> <th>Less than 1/2 mile</th> <th>1/2 mile - 1 mile</th> <th>1 - 5 miles</th> <th>5-10 mile</th> <th>Over 10 miles</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>total</td> </tr> <tr> <td>Responses</td> <td>3</td> <td>6</td> <td>3</td> <td>0</td> <td>1</td> <td>13</td> </tr> <tr> <td>Percent</td> <td>23%</td> <td>46%</td> <td>23%</td> <td>0%</td> <td>8%</td> <td>100%</td> </tr> </tbody> </table>		Less than 1/2 mile	1/2 mile - 1 mile	1 - 5 miles	5-10 mile	Over 10 miles			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	total	Responses	3	6	3	0	1	13	Percent	23%	46%	23%	0%	8%	100%	
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	<table border="1" data-bbox="467 1136 1105 1213"> <thead> <tr> <th>Questions 5-13</th> <th>Strongly Agree</th> <th>Agree</th> <th>Neutral</th> <th>Disagree</th> <th>Strongly Disagree</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>total</td> </tr> <tr> <td>Responses</td> <td>5</td> <td>5</td> <td>1</td> <td>2</td> <td>0</td> <td>13</td> </tr> <tr> <td>Percent</td> <td>38%</td> <td>38%</td> <td>8%</td> <td>15%</td> <td>0%</td> <td>100%</td> </tr> </tbody> </table> <p><b>Question #5</b> I have a positive general impression of the UT Tyler study area.</p>	Questions 5-13	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	total	Responses	5	5	1	2	0	13	Percent	38%	38%	8%	15%	0%	100%	
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Responses	5	5	1	2	0	13																								
Percent	38%	38%	8%	15%	0%	100%																								
	<p><b>Question #6</b> The UT Tyler area provides desirable student housing options.</p> <table border="1" data-bbox="467 1478 1105 1570"> <thead> <tr> <th></th> <th>Strongly Agree</th> <th>Agree</th> <th>Neutral</th> <th>Disagree</th> <th>Strongly Disagree</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>total</td> </tr> <tr> <td>Responses</td> <td>0</td> <td>2</td> <td>5</td> <td>4</td> <td>2</td> <td>13</td> </tr> <tr> <td>Percent</td> <td>0%</td> <td>15%</td> <td>38%</td> <td>31%</td> <td>15%</td> <td>100%</td> </tr> </tbody> </table>		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	total	Responses	0	2	5	4	2	13	Percent	0%	15%	38%	31%	15%	100%	
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Responses	0	2	5	4	2	13																								
Percent	0%	15%	38%	31%	15%	100%																								
	<p><b>Question #7</b> The UT Tyler area is attractive and offers an appealing first impression?</p> <table border="1" data-bbox="467 1646 1105 1738"> <thead> <tr> <th></th> <th>Strongly Agree</th> <th>Agree</th> <th>Neutral</th> <th>Disagree</th> <th>Strongly Disagree</th> <th></th> </tr> </thead> <tbody> <tr> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>total</td> </tr> <tr> <td>Responses</td> <td>4</td> <td>7</td> <td>0</td> <td>2</td> <td>0</td> <td>13</td> </tr> <tr> <td>Percent</td> <td>31%</td> <td>54%</td> <td>0%</td> <td>15%</td> <td>0%</td> <td>100%</td> </tr> </tbody> </table>		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	total	Responses	4	7	0	2	0	13	Percent	31%	54%	0%	15%	0%	100%	
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree																									
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Responses	4	7	0	2	0	13																								
Percent	31%	54%	0%	15%	0%	100%																								

Meeting Minutes, April 13, 2010 (continued)

ITEM	DESCRIPTION						PRESENTER
<b>Question #8</b>	The UT Tyler area offers exterior gathering spaces that are attractive and provide a relaxing place to meet, study or socialize.						total
Responses	1	3	5	3	1	13	13
Percent	8%	23%	38%	23%	8%	100%	100%
<b>Question #9</b>	The edges of campus should remain open and undeveloped.						total
Responses	3	4	2	1	3	13	13
Percent	23%	31%	15%	8%	23%	100%	100%
<b>Question #10</b>	The UT Tyler area has limited conflicts between vehicular and pedestrian movements.						total
Responses	1	2	5	2	3	13	13
Percent	8%	15%	38%	15%	23%	100%	100%
<b>Question #11</b>	The UT Tyler area needs more restaurant, retail and services for students.						total
Responses	10	2	1	0	0	13	13
Percent	77%	15%	8%	0%	0%	100%	100%
<b>Question #12</b>	The UT Tyler area needs more student housing options.						total
Responses	6	7	0	0	0	13	13
Percent	46%	54%	0%	0%	0%	100%	100%
<b>Question #13</b>	The UT Tyler area offers entertainment options for students.						total
Responses	0	0	1	6	6	13	13
Percent	0%	0%	8%	46%	46%	100%	100%



Meeting Minutes, April 13, 2010 (continued)

ITEM	DESCRIPTION	PRESENTER																												
	<p><b>Question #14</b></p> <p>Visitors can easily find the UT Tyler campus.</p> <table border="0"> <tr> <td>Responses</td> <td>0</td> <td>5</td> <td>3</td> <td>1</td> <td>4</td> <td>total 13</td> </tr> <tr> <td>Percent</td> <td>0%</td> <td>38%</td> <td>23%</td> <td>8%</td> <td>31%</td> <td>100%</td> </tr> </table> <p><b>Question #15</b></p> <p>The UT Tyler area provides safe pedestrian circulation options such as sidewalks and bike routes.</p> <table border="0"> <tr> <td>Responses</td> <td>0</td> <td>2</td> <td>4</td> <td>4</td> <td>3</td> <td>total 13</td> </tr> <tr> <td>Percent</td> <td>0%</td> <td>15%</td> <td>31%</td> <td>31%</td> <td>23%</td> <td>100%</td> </tr> </table>	Responses	0	5	3	1	4	total 13	Percent	0%	38%	23%	8%	31%	100%	Responses	0	2	4	4	3	total 13	Percent	0%	15%	31%	31%	23%	100%	
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Percent	0%	15%	31%	31%	23%	100%																								
4	<p><b>Student Survey Results;</b>  <b>Question 16: What is the greatest feature about the UT Tyler study area?</b></p> <p><b>Responses:</b></p> <ul style="list-style-type: none"> <li>• Beautiful nature</li> <li>• It is very peaceful</li> <li>• Campus</li> <li>• It's aesthetically pleasing</li> <li>• Nature, I love the trees and the freshness of it.</li> <li>• It's visual appeal</li> <li>• It's quite and you can focus</li> <li>• There are good things, like Wal Mart but that's about it.</li> <li>• The Herrington Patriot Center.</li> <li>• The campus itself is beautiful</li> <li>• The campus itself is scenic and attractive.</li> <li>• The outdoors and the pool</li> <li>• Room for improvement. It's a nice area visually and can be improved</li> </ul>	Students																												
5	<p><b>Student Survey Results;</b>  <b>Question 17: What is the biggest issue facing the UT Tyler study area?</b></p> <p><b>Responses:</b></p> <ul style="list-style-type: none"> <li>• Not enough recreational/entertainment options</li> <li>• Wireless internet, needs to be more shopping and restaurants.</li> <li>• The wireless is terrible, there are not enough study areas</li> <li>• Lack of entertainment, retail, and food.</li> <li>• Not a place where students can hang out off campus.</li> <li>• The campus/town isn't growing with student population</li> <li>• The internet access is limited</li> <li>• The wireless network is terrible.</li> <li>• Lack of activities and entertainment for students</li> </ul>	Students																												

Meeting Minutes, April 13, 2010 (continued)

	<ul style="list-style-type: none"> <li>Lack of sidewalks is a problem but more sidewalks on campus, along University would be a mistake. Many students run and bike on campus and prefer grass.</li> <li>It's interaction with the City of Tyler</li> <li>Developing buildings and less activity</li> <li>It's not student friendly, it's doesn't encourage students to move here</li> </ul>	
6	<p><b>Student Survey Results;</b>  <b>Question 18: When you come back as alumni in 10 years, what would you like the UT Tyler area to look like?</b></p> <p><b>Responses:</b></p> <ul style="list-style-type: none"> <li>More things for students to do and a better public transportation system.</li> <li>More developed but not too much</li> <li>More student friendly</li> <li>More social gathering spots such as bars, clubs, and similar places.</li> <li>I wish the nature would develop more an there would be places to hang out and be active.</li> <li>For the campus to still have its natural appeal but better suited for the students.</li> <li>Eventful and a place I can be proud to say I went to school.</li> <li>More variety in buildings and locations for students to go.</li> <li>Good restaurants close to campus, places close to campus for students to get away from the actual school</li> <li>UT Tyler melded with the City.</li> <li>A little more developed in area between campus and City.</li> <li>More student activities, more off a Green campus.</li> <li>It's like to see more involvement between the community and the school. The school seems isolated and there isn't much for students to do, especially if they don't have a car.</li> </ul>	Students
7	<p>The final exercise of the focus group meeting was to have a general open discussion to gain knowledge of the student's perspectives in regards to lands uses, concerns, needs, aesthetics, transportation, how they use the area, district themes and future developments. The following are general planning team observations based on the student's open discussions:</p> <ul style="list-style-type: none"> <li>Students like the park like atmosphere of campus</li> <li>Students desire a place to study off campus with wireless internet</li> <li>A large number of the students and their classmates commute to campus.</li> <li>Members of the surrounding apartments with to have bike routes and sidewalks to school.</li> <li>Students desire more restaurants, both sit down and fast options. Also would like to see the restaurants with entertainment options such as live music. All within walking distance of the school.</li> <li>Students desire more entertainment options such as hang out places, bars and clubs.</li> <li>Students desire more retail with UT Tyler merchandise.</li> <li>Students desire more of a "college" feel around the campus.</li> <li>Students use the campus and area to exercise, run and ride bikes.</li> <li>Students admit to driving to parts of campus and even to adjacent businesses and housing.</li> <li>Students expressed need for more housing options near campus.</li> </ul>	Multiple



Meeting Minutes, April 13, 2010 (continued)

	<ul style="list-style-type: none"> <li>• Students would like to see development of UT Tyler identify in the community with signage, lighting and similar thematics.</li> <li>• Students don't see a direct relationship with the Campus and surrounding neighborhoods. They don't think the neighborhoods would help to convey a district.</li> <li>• Students expressed the importance of crosswalks along major roadways.</li> <li>• Students desired for the surrounding area to help support school pride.</li> <li>• Students desire activities for all hours of the day.</li> <li>• Students expressed interest in a shuttle system for students on campus that need to reach businesses that a not close to campus, such as Wal Mart.</li> </ul>	
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**HEADQUARTERS**

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