

Area Development Plan
CITY OF TYLER, TEXAS
August 16, 2010

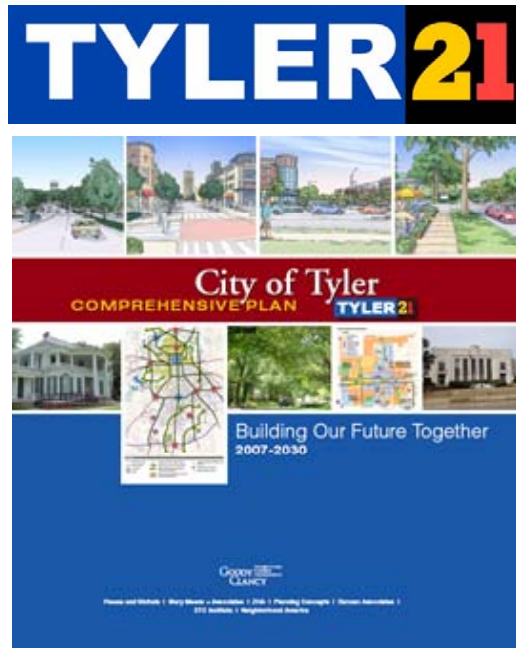
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Meeting Agenda

1. Project Outline
2. What We Heard / Existing Conditions
3. What We Observed
4. What We Recommend

Comprehensive Plan

- Response to Tyler 21
- UT Tyler is a significant area
- Growing enrollment
- Potential expansion



How This Study Relates

- **Connect People** To One Another
- Promote **Balanced Growth**
- Protect And Enhance **Open Space, Parks and Trees** In a Connected Network For Recreation And A Healthy Environment
- Provide **Transportation Options**
- Preserve, Enhance And Communicate **Tyler's Historic Heritage**
- Cultivate An Environment Friendly to **Business And Tyler's Medical And Educational Institutions**
- Maintain And Enhance Our **Strong Community** And **Regional Partnerships**



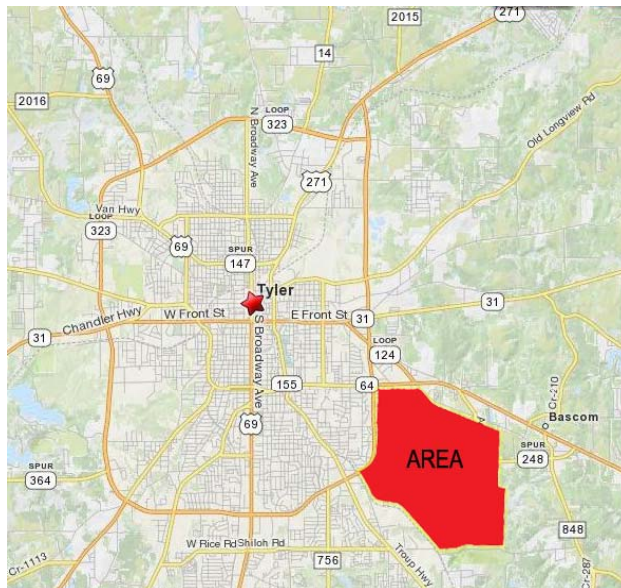
Purpose of Project

- Focus on **Specific Area** of Tyler 21 Comprehensive Plan
- Create UT Tyler **Area Development Plan**
- Look at **Opportunities** in land use, transportation and aesthetics; **Vision**
- Look how the **City** and the **University** can **Work Together**



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Project Review



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Project Review



2,875 Total Acres
(356 Acres in ETJ)

4.5 Total Square Miles

UTT

6,200 Students

800 Students on
campus

What We Heard



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10-30-09

12-14-09

2-3-10

4-13-10

8-16-10

Public Meeting

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What We Heard **Key Points from UT Tyler**

- Land-locked
- Surrounding community uses campus
- Desire park like atmosphere
- Desire student housing projects
- Activities within walking distance
- Opportunity for mixed-use
- Desire UT Tyler identity/ district
- University district
- No multi-family at entrance to the Woods Subdivision
- More apartments to discourage students from live in neighborhoods
- Rezone areas to protect neighborhoods
- Area is not student friendly
- Desire college feel around campus

What We Heard **Key Points from Community**

- Retirement community
- Desire restaurants and retail within walking distance
- Desire book store or coffee shop or similar business with link to UT Tyler
- Would prefer design standards
- Need student housing options
- Support mixed use style development
- Lazy Creek intersection is problem
- Congestion problems with events
- Desire sidewalks around campus and to new Extend Old Omen Road improvements to campus entrance
- Do not see a relationship with surrounding neighborhoods
- District standards

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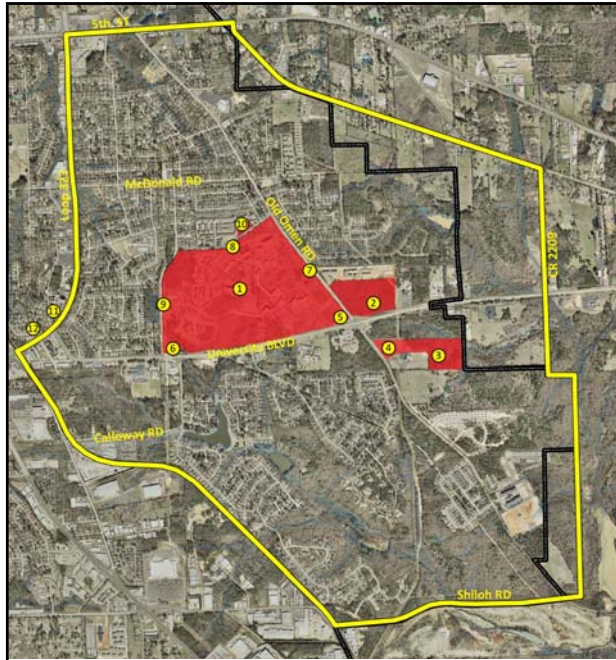
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Existing Conditions



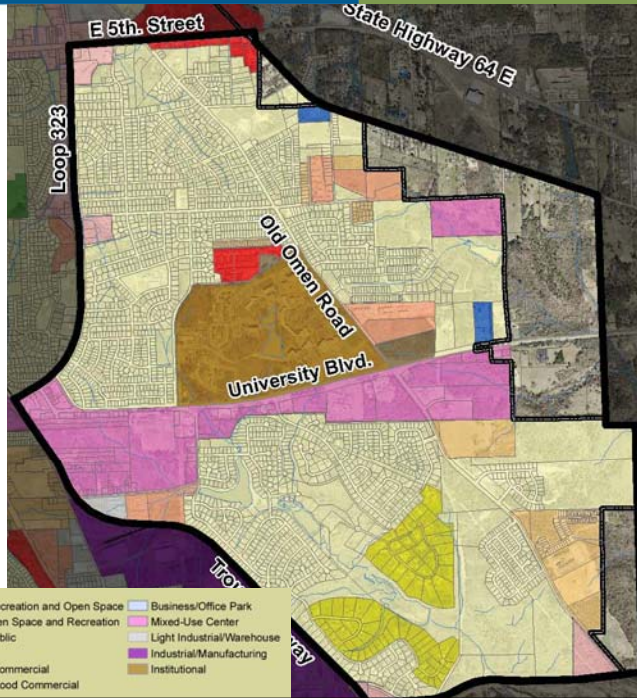
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1. Main campus; 210 AC.
2. UTT parcels
3. UTT parcel
4. Graduate Nursing and Ornelas Activity Center
5. UTT signage
6. UTT signage
7. Main entrance
8. UTT entrance and signage
9. UTT entrance and signage
10. University Service Center
11. Existing UTT road sign
12. Existing UTT road sign

City of Tyler Adopted Land Use Map



- | | | |
|--|-----------------------------------|----------------------------|
| Single-Family Low Density | Private Recreation and Open Space | Business/Office Park |
| Single-Family Medium/Low Density | Public Open Space and Recreation | Mixed-Use Center |
| Single-Family and Single-Family Attached | School-Public | Light Industrial/Warehouse |
| Townhouse/Garden Apartment | Office | Industrial/Manufacturing |
| Multifamily | General Commercial | Institutional |
| High-Density Mixed Use | Neighborhood Commercial | |

Existing Zoning

Residential:

R-1A
R-1B
R-2
R-MF
P-MF
PUR-Planned Unit

Commercial:

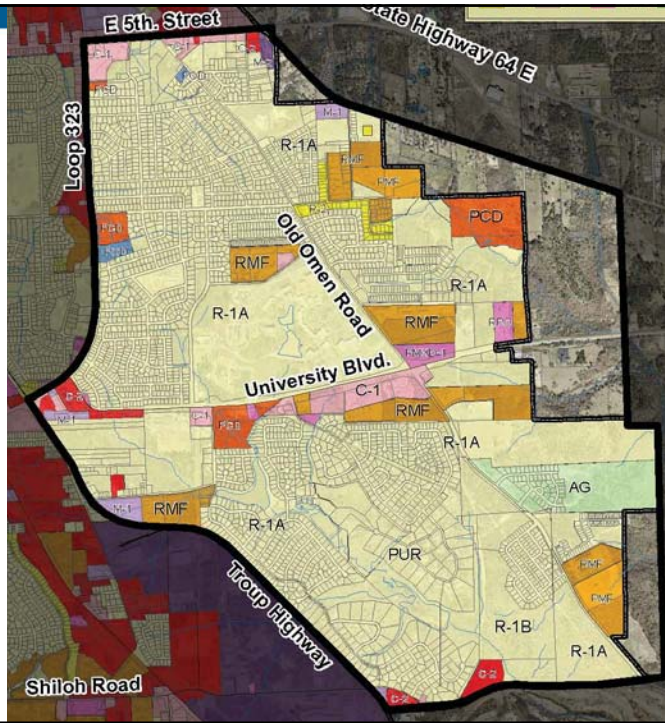
C-1
C-2
PMXD-1
PCD

Industrial:

M-1

Other:

AG
INT-Institutional
RPO-Restricted
Professional
Office



Transportation

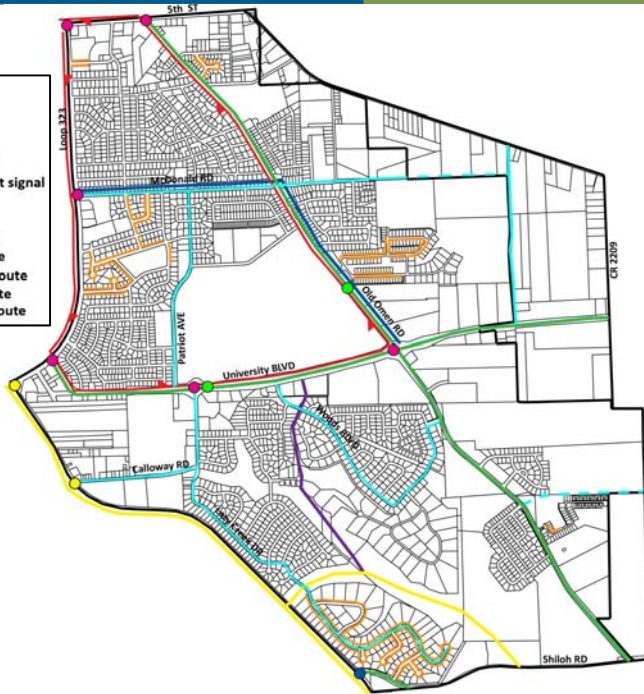
- Existing bus shelter
- Existing railroad crossing- no gate
- Existing railroad crossing- with gate
- Existing intersection with traffic light signal
- Existing sidewalks
- City Bus Route
- Existing 60' collector with bike lane
- Existing minor arterial with bike lane
- Proposed Tyler 21 Secondary Trail Route
- Proposed Tyler 21 Primary Trail Route
- Proposed MTP Hike and Bike Trail Route

Tyler Master Street Plan

Aerial interpretations

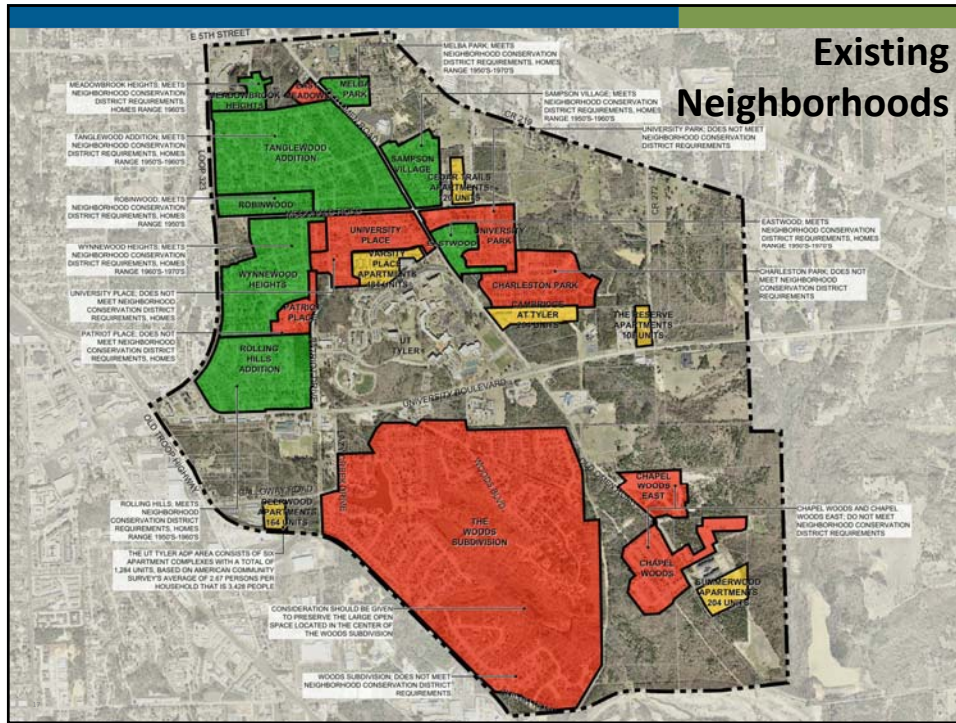
Tyler 21

2009 Regional Trail Plan

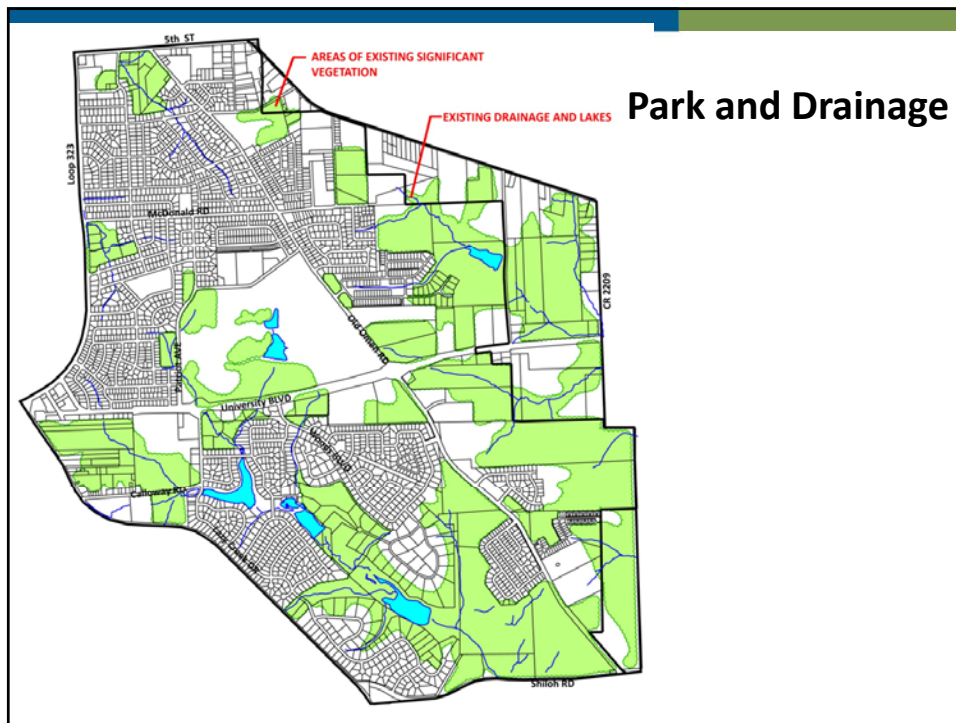


Existing

Neighborhoods



Park and Drainage



What We Observed



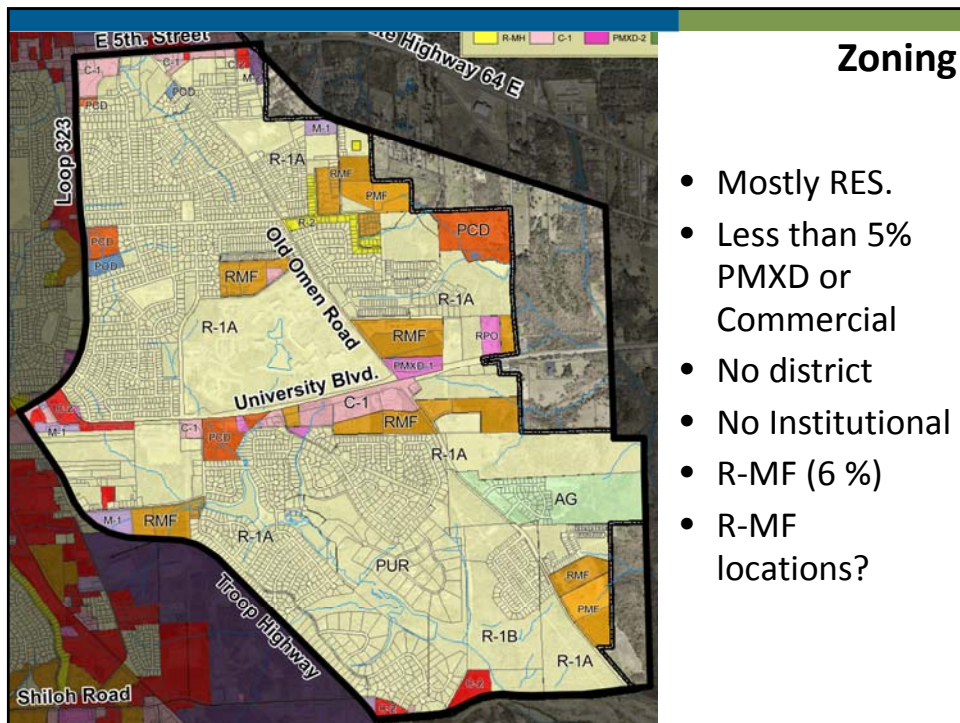
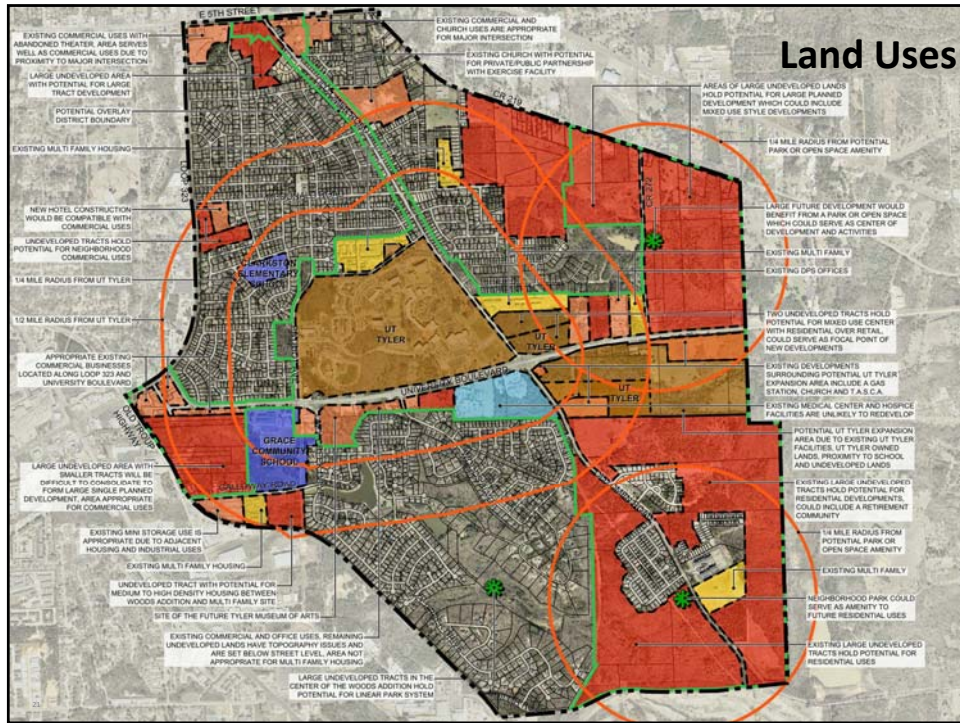
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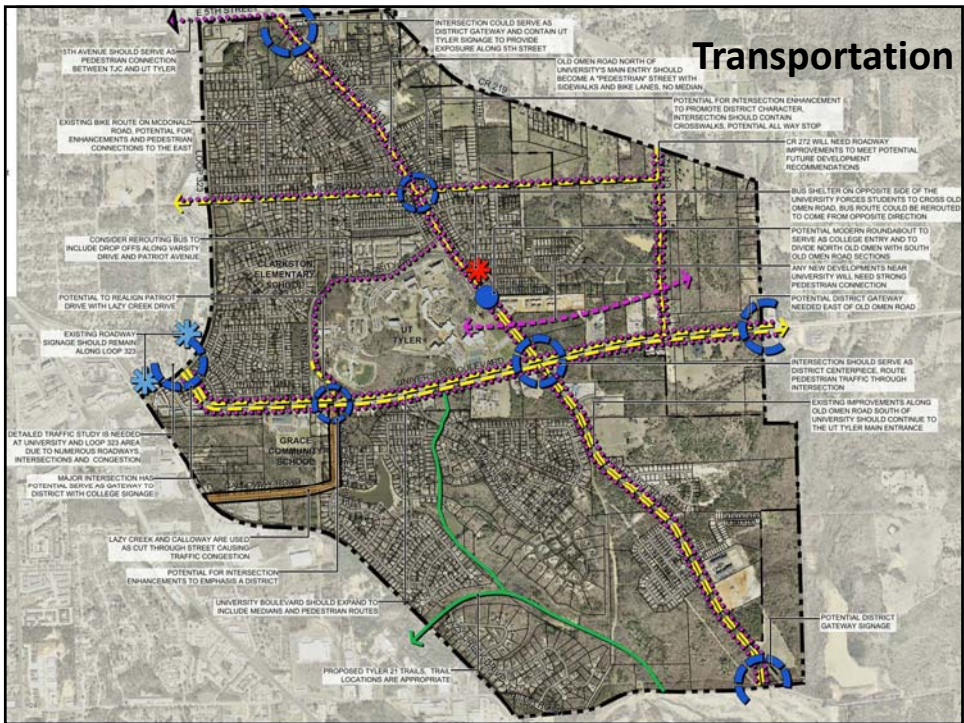
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Parks and Vegetation



Environmental/ Aesthetics



Streetscape and Landscape

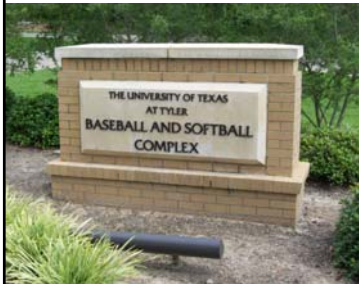


Environmental/ Aesthetics



Architecture and District

Environmental/ Aesthetics



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Architecture and District

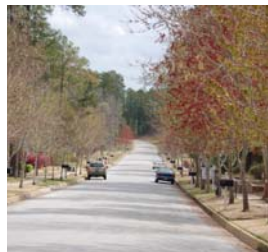
Environmental/ Aesthetics



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Existing Neighborhoods



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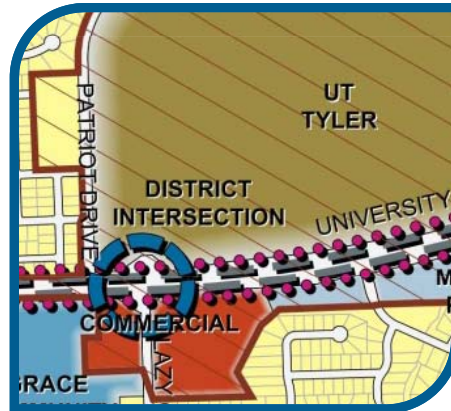
UT Tyler



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What We Recommend



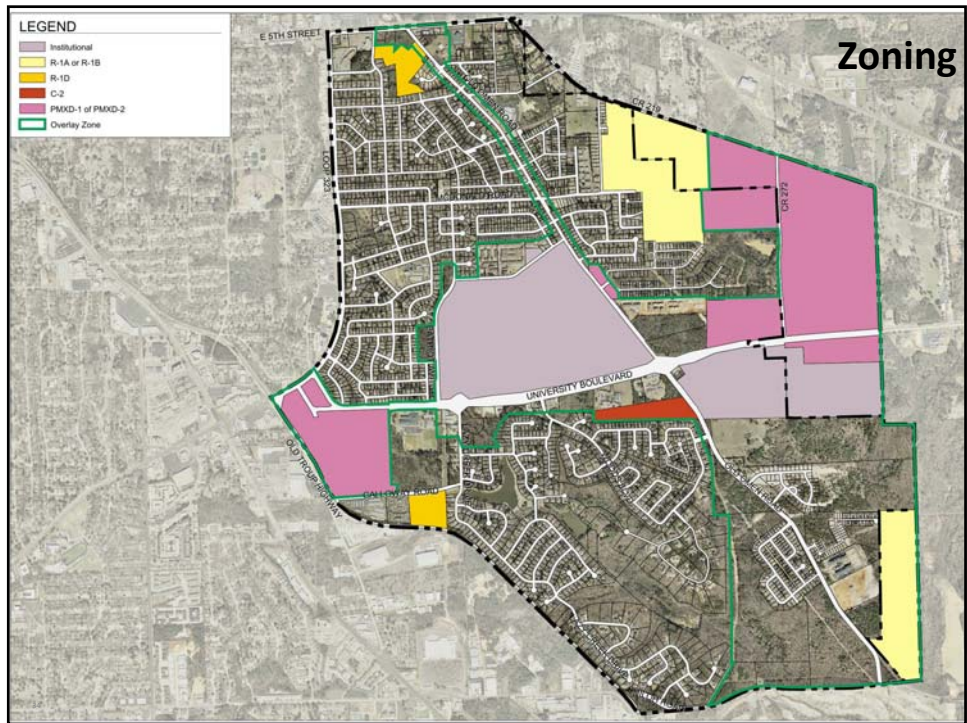
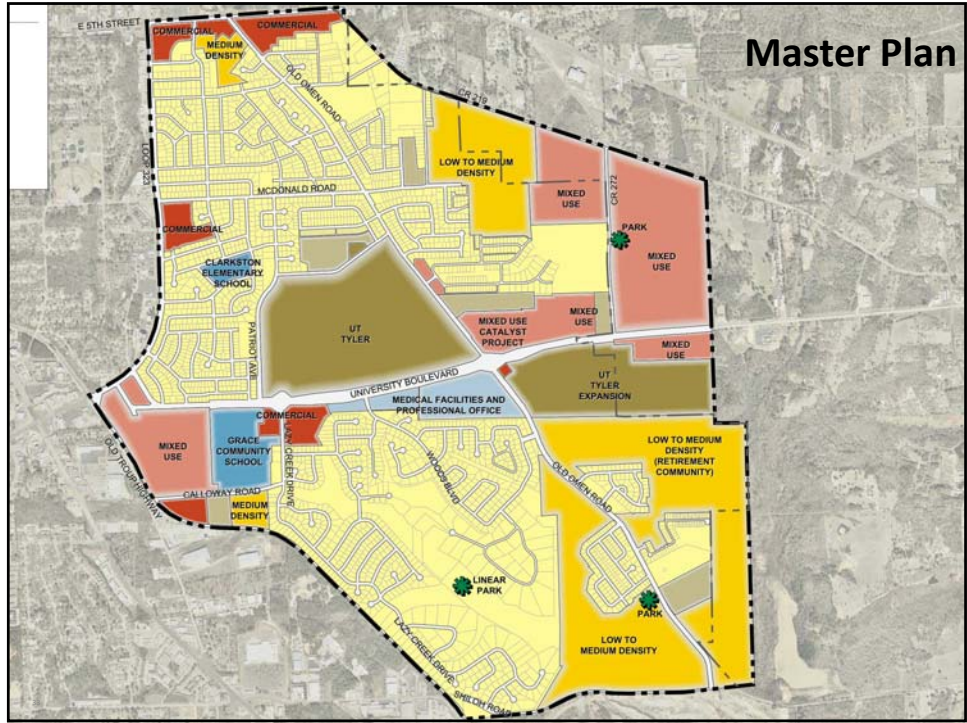
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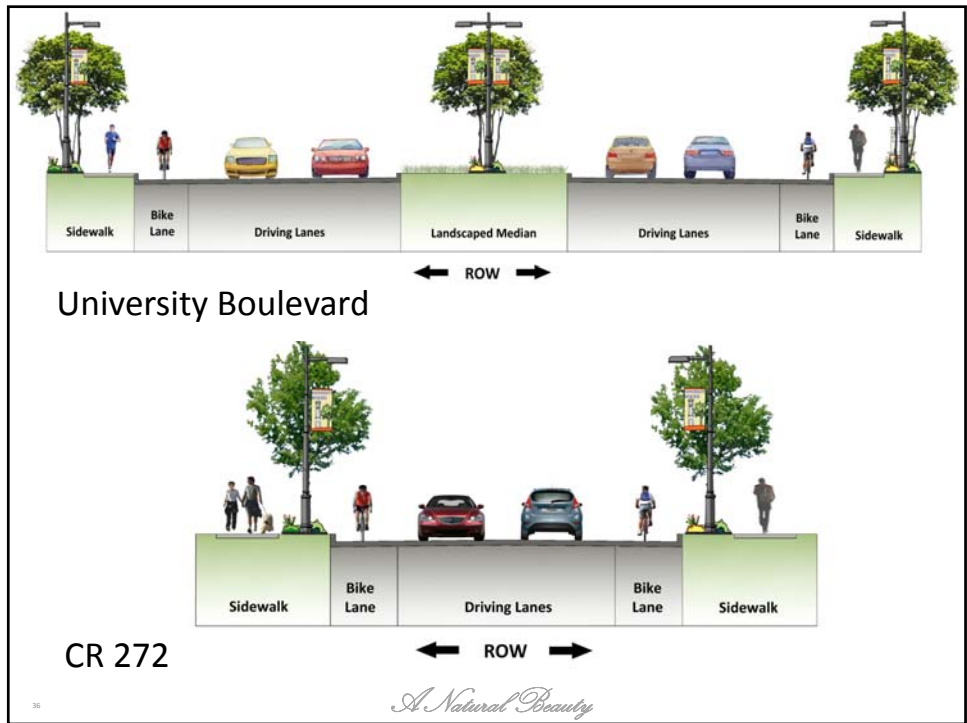
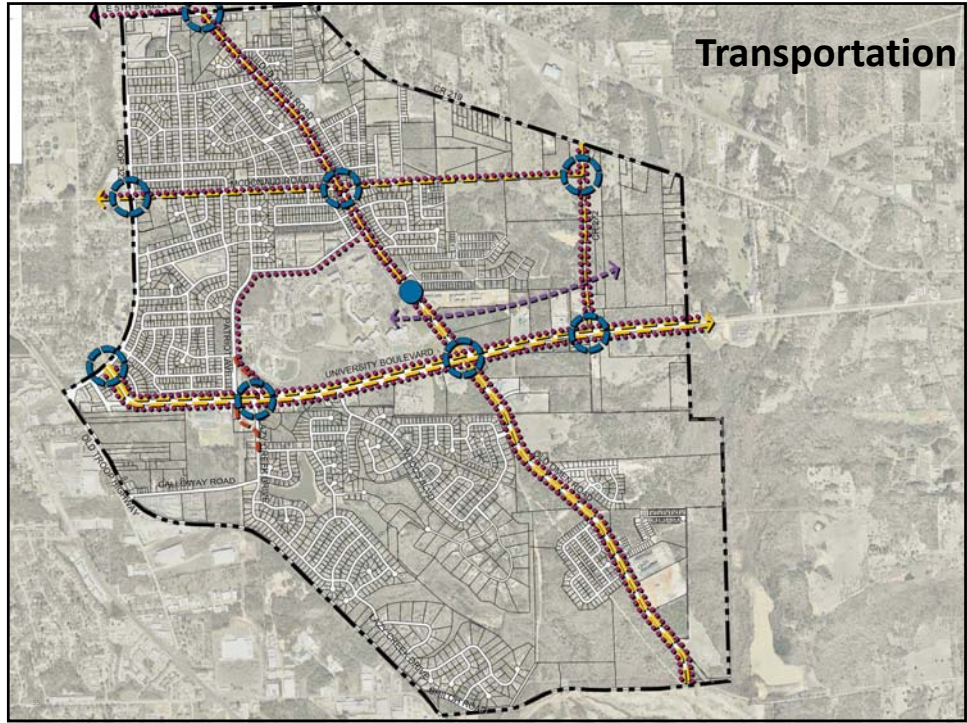


Vision

- University Woods District
- Retail, restaurants, mixed-use
- Residential options for academic society – students to retirees
- Student housing variety
- Transportation enhancements
- Pedestrian friendly
- Park-like atmosphere
- Protection of neighborhoods

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University Boulevard

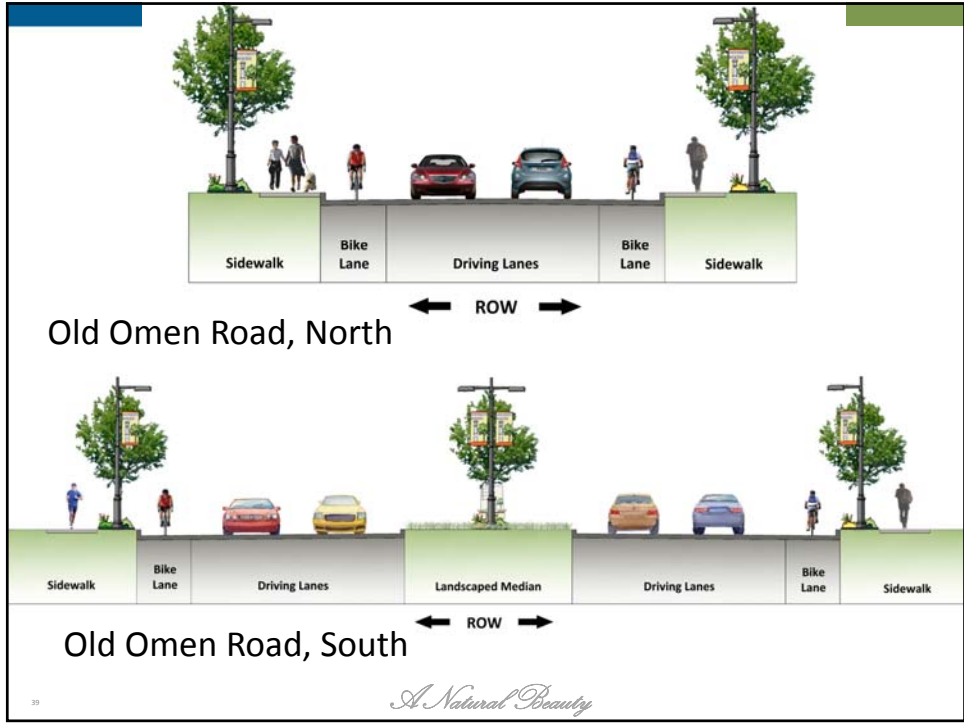


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University Boulevard



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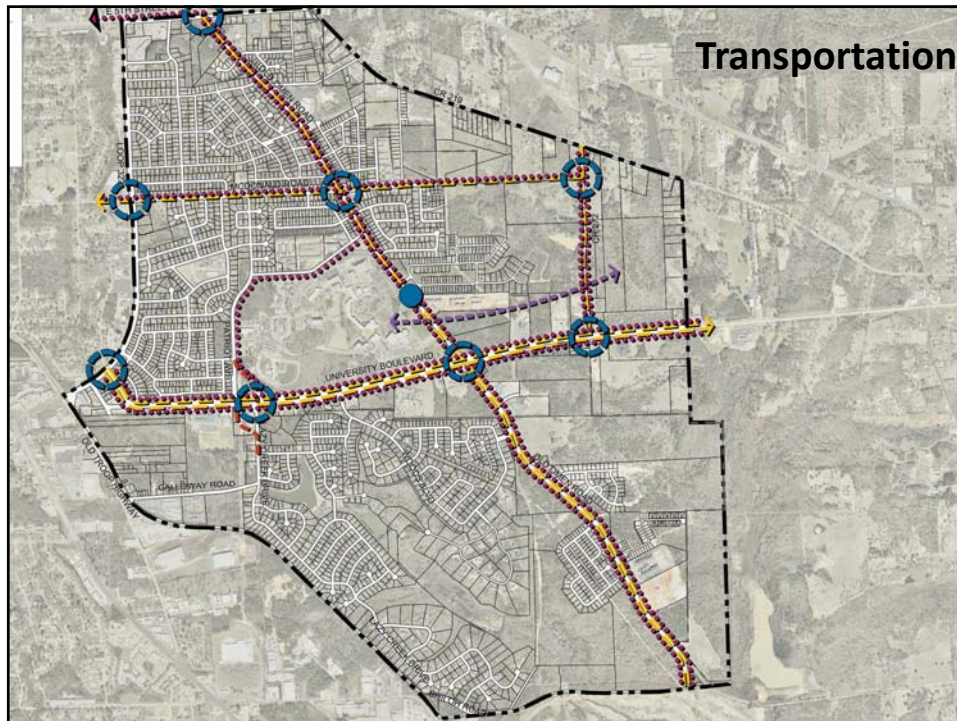


Old Omen Road



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Old Omen Road, North to UT Tyler entrance



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Modern Roundabout

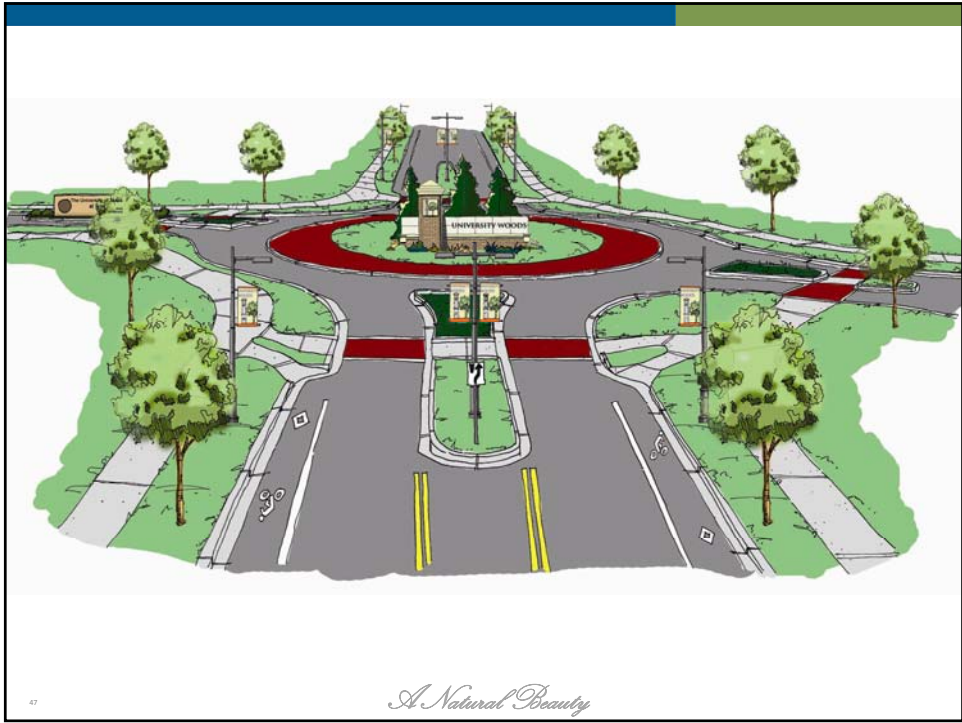


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Verbal Beauty

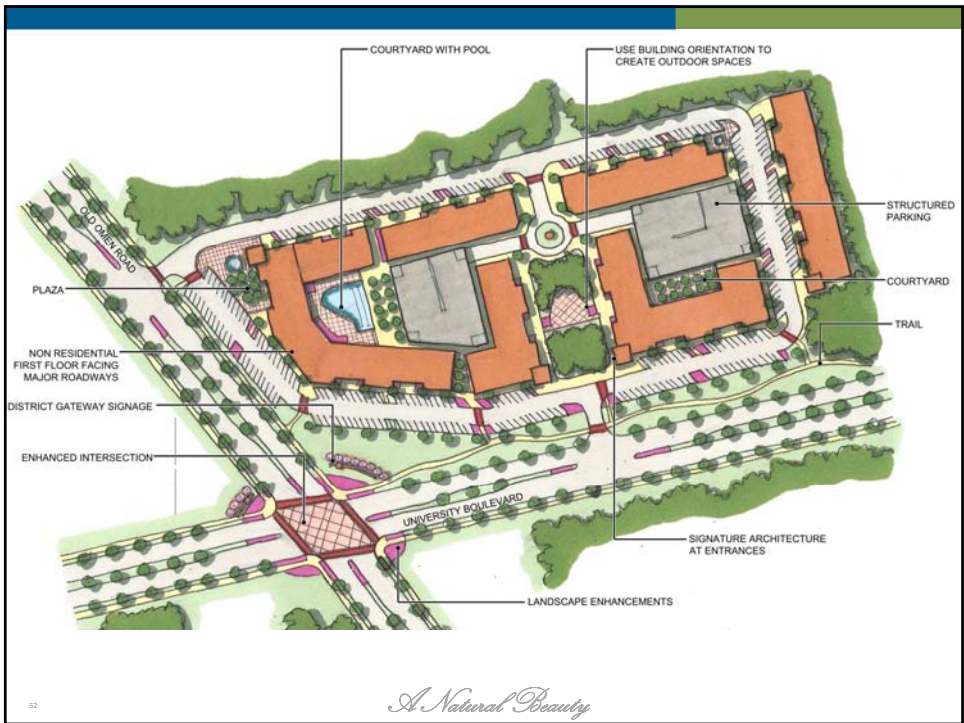




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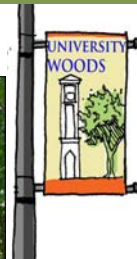
Environmental/ Aesthetic Enhancements

- Provide additional pocket parks
- Preserve/promote open space as amenity
- UT Tyler serve as recreation center



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Create University Woods District



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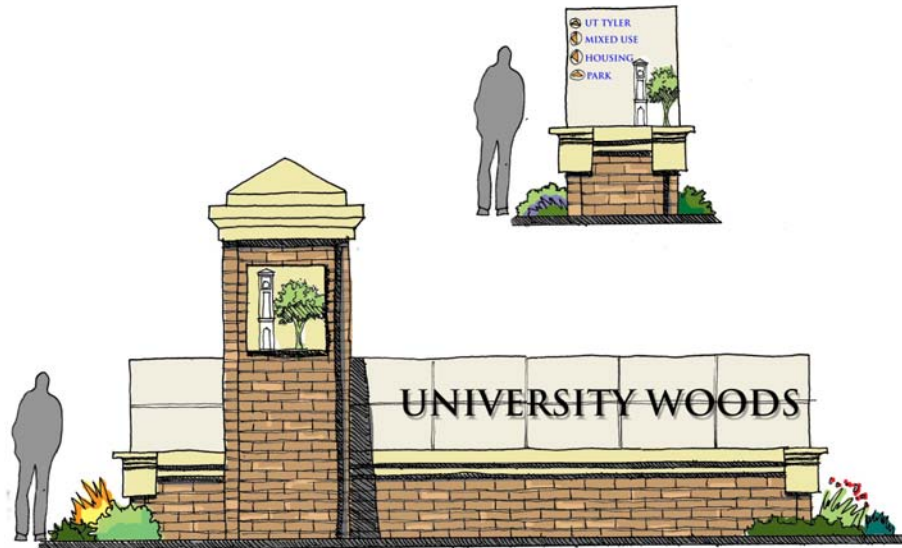
Identifiable District Brand



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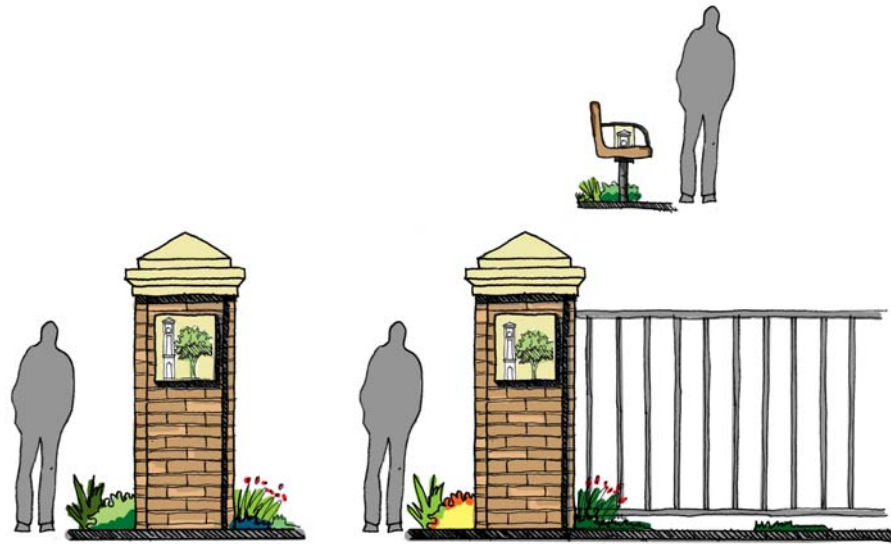
Identifiable District Brand



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Identifiable District Brand

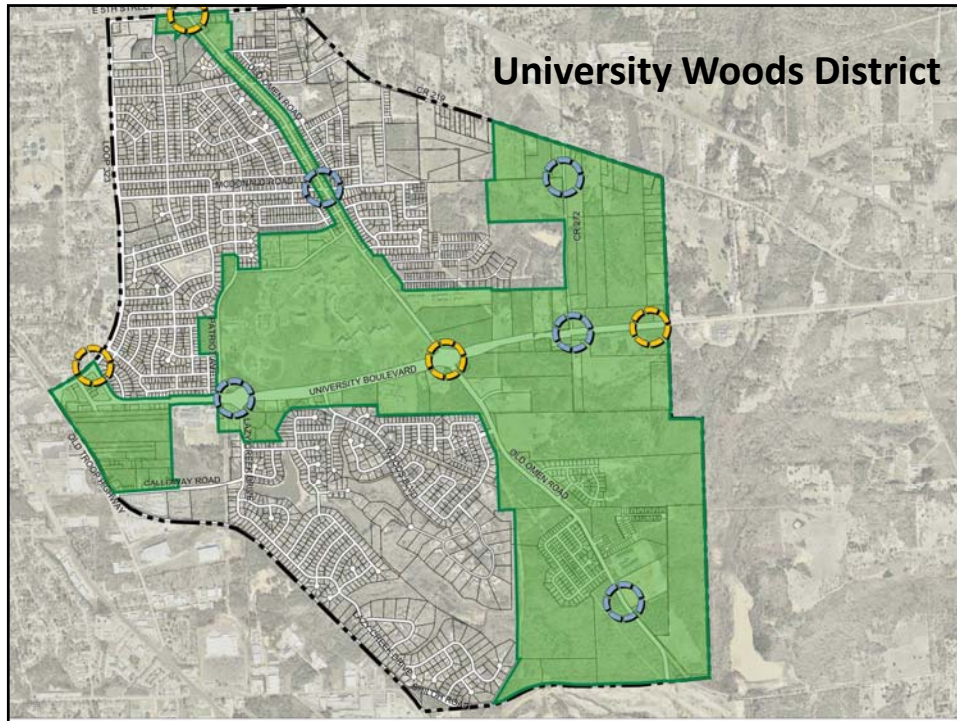


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Identifiable District Brand



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Create design guidelines

- Architecture
- Heights
- Materials
- Forms
- Facade requirements
- Articulations
- Pedestrian Scale
- Landscape standards



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Create design guidelines



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Summary of Recommendation

Land Use

- Provide UT Tyler expansion areas.
- Embrace mixed-use developments in appropriate areas.
- Encourage commercial development and redevelopment opportunities .
- Provide new student housing opportunities.
- Protect established neighborhoods from commercial and University encroachments.
- Create additional housing developments.
- Expand and promote a retirement community near UT Tyler.

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Summary of Recommendation

Zoning

- Support future zoning actions that promote the ADP recommendations and master plan.
- Create an overlay zone.

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Summary of Recommendation

Transportation/ Pedestrian Connections

- Improve University Boulevard enhancements.
- Improve 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.

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Summary of Recommendation

Environmental/ Aesthetic Enhancements

- Provide additional parks associated with new developments.
- Preserve existing open space and vegetation.
- Create the University Woods District.
- Provide an identifiable district brand.
- Create district design guidelines as part of overlay zone.
- UT Tyler, City of Tyler, stakeholders and neighborhoods should take collective responsibility for implementation.

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Next Step



Next Step

- Report
- City Council
- Implementation Plan
- Community Effort
 - UT Tyler
 - City of Tyler
 - Developers
 - Businesses
 - Residents

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TYLER
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FREESE AND NICHOLS

The University of Texas at Tyler

COMMENTS OR QUESTIONS

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University Boulevard

