



Strange Bedfellows

Building Smart Growth Partnerships
Among Diverse Groups

New Partners for Smart Growth February 4 – 6, 2010 Seattle, Washington

Strange Bedfellows ?





The New Federal Partnership for Sustainable Communities



The New Federal Partnership for Sustainable Communities

- \$100 million to Regionally integrated planning



The New Federal Partnership for Sustainable Communities

- \$100 million to Regionally integrated planning
- \$40 million to local communities as Challenge Grants



The New Federal Partnership for Sustainable Communities

- \$100 million to Regionally integrated planning
- \$40 million to local communities as Challenge Grants
- \$10 million for Research and Program Evaluation

Sam Black

President, Washington Smart Growth Alliance

Senior Counsel, Squire, Sanders & Dempsey L.L.P.

Member Organizations:

Chesapeake Bay Foundation

Enterprise Community Partners

Greater Washington Board of Trade

Business Transportation Action Coalition, past Chair

Metropolitan Washington Builders Council

ULI for Workforce Housing Terwilliger Center

ULI Washington



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WASHINGTON SMART GROWTH ALLIANCE



MITHUN

Karen Walz FAICP

Project Manager, Vision North Texas

President, Strategic Community Solutions

Member Organizations:

APA Texas Board of Directors

Fellow, American Institute of Certified Planners

Greater Dallas Planning Council, past President

The Dallas Assembly

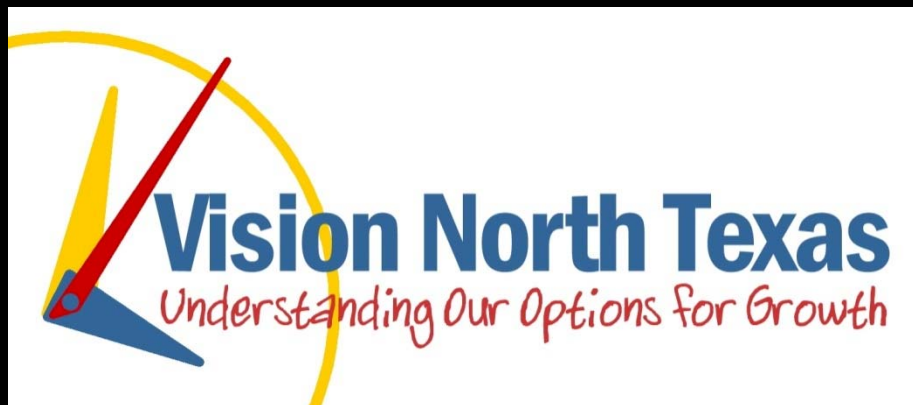
Dallas Institute of Humanities and Culture

Envision Central Texas

Urban Land Institute



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Patrick Callahan

Chairman, Quality Growth Alliance

Founder & CEO, Urban Renaissance Group L.L.C.

Member Organizations:

Downtown Seattle Association, Past Chair

Seattle Downtown Transportation Alliance

Urban Land Institute, Seattle Council, Past Chair

ULI Seattle Reality Check, Co-Chair



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**Quality
Growth
Alliance**

A Framework for Sound Action



William Kreager FAIA

Principal, Mithun

Member Organizations:

American Institute of Architects, Housing PIA, past Chair
Urban Land Institute, Seattle Council Exec. Com.
National Association of Home Builders
Quality Growth Alliance, Committee Chair



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**Quality
Growth
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A Framework for Sound Action





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Vision North Texas



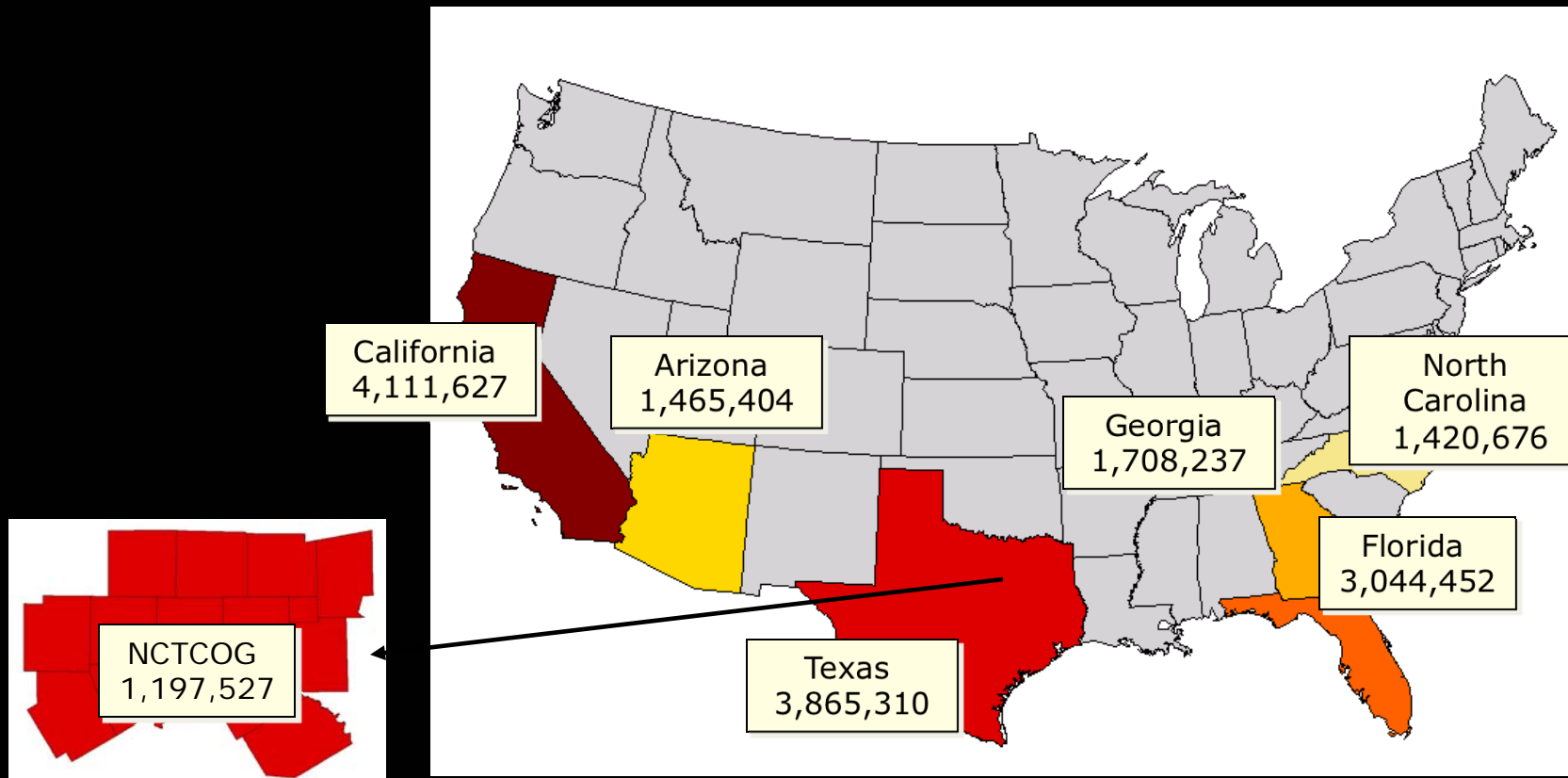
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New Partners for Smart Growth
February 4, 2010

We're big and getting bigger .

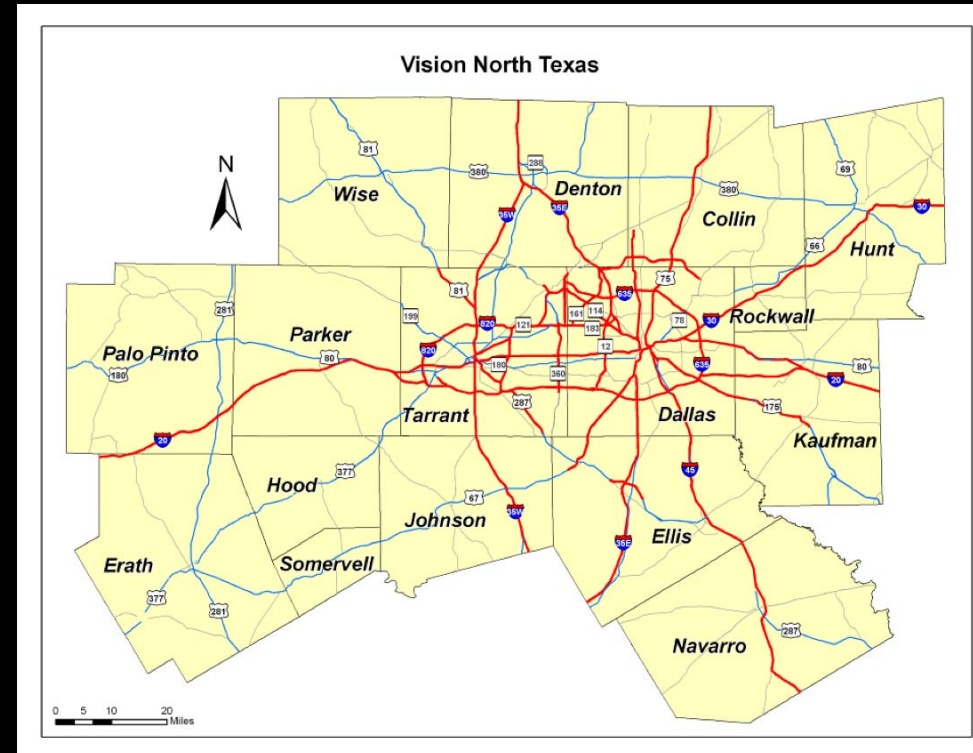
Only six states added more residents during the 1990's than the 16-county NCTCOG region.

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North Texas today

- Region as large as the state of Massachusetts
- Dominant U.S. metro
 - 4th largest population
 - 4th largest employment
 - 5th largest GDP
- 16 counties
- Many communities
 - Over 150 cities
 - 11 cities have over 100,000 population

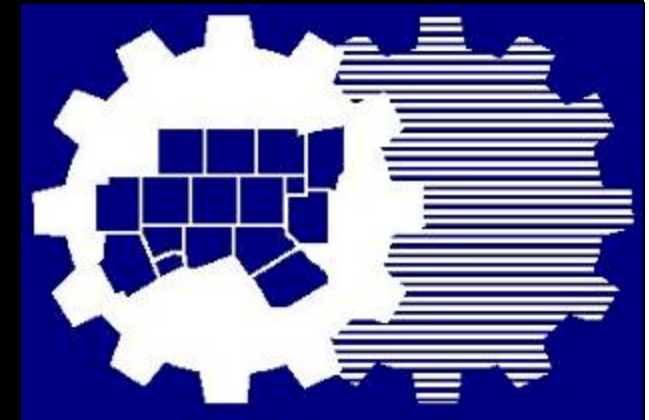


Growth is expected to continue.

- Population
 - 5.31 million people in 2000
 - 9.49 million people in 2030
 - 11.66 million people in 2050
- Employment
 - 3.22 million jobs in 2000
 - 5.58 million jobs in 2030
 - 7.17 million jobs in 2050
- So how do we accommodate the next 6 million people successfully and sustainably?

The Vision North Texas partnership

- Private-public-academic partnership
 - ULI, NCTCOG, UTA are Charter sponsors
- Begun in late 2004
- Workshop at UTA in 2005; four sub-regional workshops
- Objectives
 - Increase awareness about expected growth
 - Serve as a forum for dialogue among all stakeholders about critical issues
 - Build support for initiatives that create a successful & sustainable future for North Texas



The neighborhoods, jobs, services & amenities that North Texans want and need in 2030 (or 2050) will not be the same as in 2000.

‘Business as usual’
will not meet future market demand.

This partnership is creating a future that is
better than business as usual.

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COG: Transportation

- Compared to **Business as Usual** (BAU), all alternative scenarios reduce the average trip length by over 10%.
- **Green Region & Diverse, Distinct Communities** reduced hours stuck in traffic by 19%.
- **Diverse, Distinct Communities** shows the maximum air quality benefit, with 11% reduction in VOC & CO emissions.
- **Return on Investment** showed \$6.9 billion cost savings to meet infrastructure needs

COG: Greenprinting

Goals are:

- Provide Connectivity via Trails
- Create New Opportunities for Recreation Access and Parks
- Protect Habitat
- Preserve Sense of Place and Cultural Assets
- Minimize Flooding Impacts
- Protect Water Quality and Water Supply
- Improve Air Quality



North Texas Alternative Futures Regional Case Study

Mockingbird Station Dallas, Texas

UC Urban - RTKL, Selzer & Associates, Envirodesign

Mockingbird Station, located just east of North Central Expressway at Greenville Avenue and Mockingbird Lane, is allowing people to realize the full potential of this light rail station through recent retail and residential developments immediately adjacent to the station.

Located next to the rail station, the former Western Electric Building, constructed in 1947, has been transformed into a commercial, residential and entertainment complex consisting of 250 loft apartments, a movie theater, restaurants and boutiques. The development is connected to the existing station by a bridge that crosses the Dallas Area Rapid Transit (DART) rail line. Also nearby is the Phoenix at Midtown apartment complex. Consisting of 449 units, the apartments are located within walking distance of the station as well as the retail and commercial areas along Mockingbird Lane and Greenville Avenue.

Key Attributes

- Mixed-use and transit-oriented development.
- Pedestrian-oriented open space.

Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse District	Green Region
Core	●●●●	●●●●	●●●	●●
Inner Tier	●●●●	●●●●	●●●	●●
Outer Tier	●●●	●●●	●●	●●
Separate	●●	●●	●●	●

- somewhat relevant
- relevant
- very relevant
- most relevant

ULI: Best Practices



North Texas Alternative Futures Regional Case Study

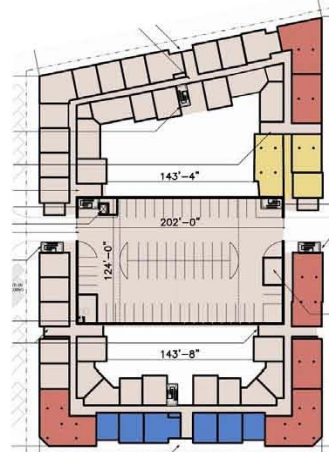
5th Street Crossing Garland, Texas

City of Garland, High Street Residential - JHP.

A transit oriented infill development in Downtown Garland next to a DART Light Rail Station. Developed as a public/private partnership between the City of Garland and High Street Residential, a wholly owned subsidiary of Trammell Crow Company. The project features 175,000 square feet of residential and ground level retail space. The project includes a total of 189 residential units. The project is scheduled to be completed in 2009.

Key Attributes

- Strengthens community identity
- Infill development
- Transit oriented development
- Pedestrian-oriented



Relevance of this Project Type to the Various Community Types and Planning Scenarios				
Community Type	Connected Centers	R.O.I.	Diverse Distinct	Green Region
Core	●●●●	●●●●	●●●●	●
Inner Tier	●●●●	●●●●	●●●●	●
Outer Tier	●●●	●●●	●●●	●
Separate	●●	●●	●●	●

- somewhat relevant
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UTA: Education

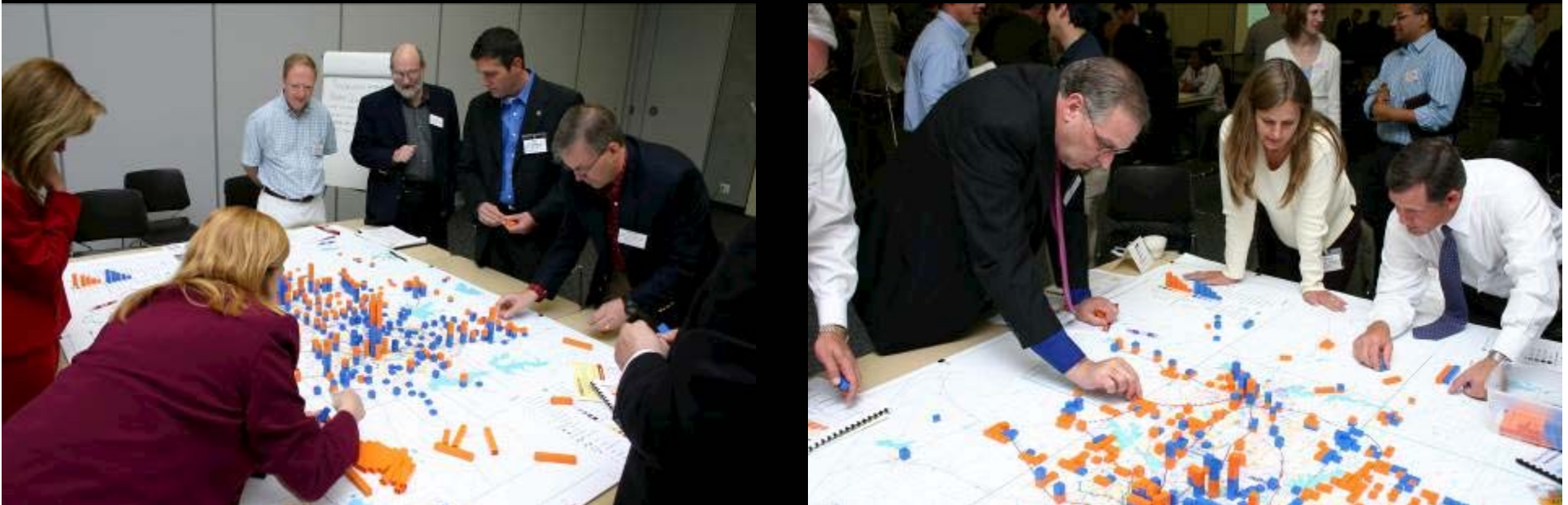
- Schools of Education leading the effort
 - Involvement by pre-K, school districts, colleges & universities, business groups
- New Guiding Principle
 - *Provide opportunities for all North Texans to have access to the schools, people and technology they need for success in learning throughout their lives.*
- Action on education linked to regional development pattern

North Texas 2050

- Addresses all 16 counties, through year 2050
- Key components
 - Vision
 - Preferred future - what kind of a region do we want?
 - Physical development pattern
 - Regional infrastructure framework
 - Action Package
 - Tools to achieve the vision
 - For use by all decision-makers
- **Bottom line: gives us all a 'gamebook' for a future that will attract and keep people and businesses**

Business as Usual” will not be successful or sustainable

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North Texas 2050 – a vision and action program reflecting a new regional consensus – may help us achieve both.

www.visionnorthtexas.org
www.developmentexcellence.com



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