



North Central Texas Council of Governments

Coordinated Land Use and Transportation Planning Task Force

Hybrid Meeting | 01/19/2023



2023 Task Force Meeting Schedule

January 19

April 20

July 20

October 19

www.NCTCOG.org/LUTTF

Today's Meeting

Local Updates

CLIDE Awards

2022 Review: Walkable, TOD, and Mixed-Use

Frisco Rail District

Richardson Main Street Project

Mansfield Downtown

Regional Growth of Walkable Places

Announcements

A blue-tinted photograph of a city street scene. In the foreground, two women are walking towards the left. The background shows a street with buildings, trees, and other pedestrians. A sign for 'PATRIZIO' is visible on a building to the right. The overall scene is a typical urban environment.

Local Updates



CLIDE

Celebrating Leadership In Development Excellence
Awards 2023

Applications accepted February 1– March 1, 2023

www.developmentexcellence.com



The Celebrating Leadership in Development Excellence (CLIDE) Awards honor development and planning projects that exemplify the region's Principles of Development Excellence which outline a vision for sustainable, livable communities in North Texas. The North Central Texas Council of Governments (NCTCOG) is looking for projects and programs in North Texas that exemplify these principles.

Applications accepted February 1– March 1, 2023

www.developmentexcellence.com

Categories for Submittal

New Development

Recognizes developments that are constructed on previously undeveloped sites and successfully exemplify many of the Principles of Development Excellence.

Redevelopment

Recognizes those developments that reuse and/or rebuild existing structures and successfully exemplify many of the Principles of Development Excellence.

Special Development

Recognizes projects that exemplify only a limited number (one or two) of the Principles of Development Excellence, but which are outstanding in their promotion of those selected principles. Projects that exemplify the Environmental Stewardship principle may be highlighted here. Examples include but are not limited to a sustainable infrastructure project, an energy conservation initiative, an open space or trail project, or a stormwater best management practice (BMP) such as low-impact development (LID).

Raising Public Awareness

Recognizes an organization and/or individual for educating the public or raising awareness of development excellence. Examples include but are not limited to a media outlet in the North Central Texas region for a story or series or an organization or local government for a public education campaign.

Public Policy and Planning

Recognizes a local government or private/public partnership for implementing a program or policy that facilitates and promotes various aspects of the Principles of Development Excellence. Examples include but are not limited to adopted policies, programs, ordinances, and guidelines (mixed use, open space, natural features protection, public space, historic preservation, design standards, or incentives) that can include a public/private initiative as well as comprehensive, neighborhood, area, or strategic plans.







Multi-Modal Land Use in North Texas: Looking Back at 2022 & Looking Forward to 2023

Coordinated Land Use and Transportation Planning Task Force





John Lettelleir, FAICP: Director of Development Services
January 19th, 2023

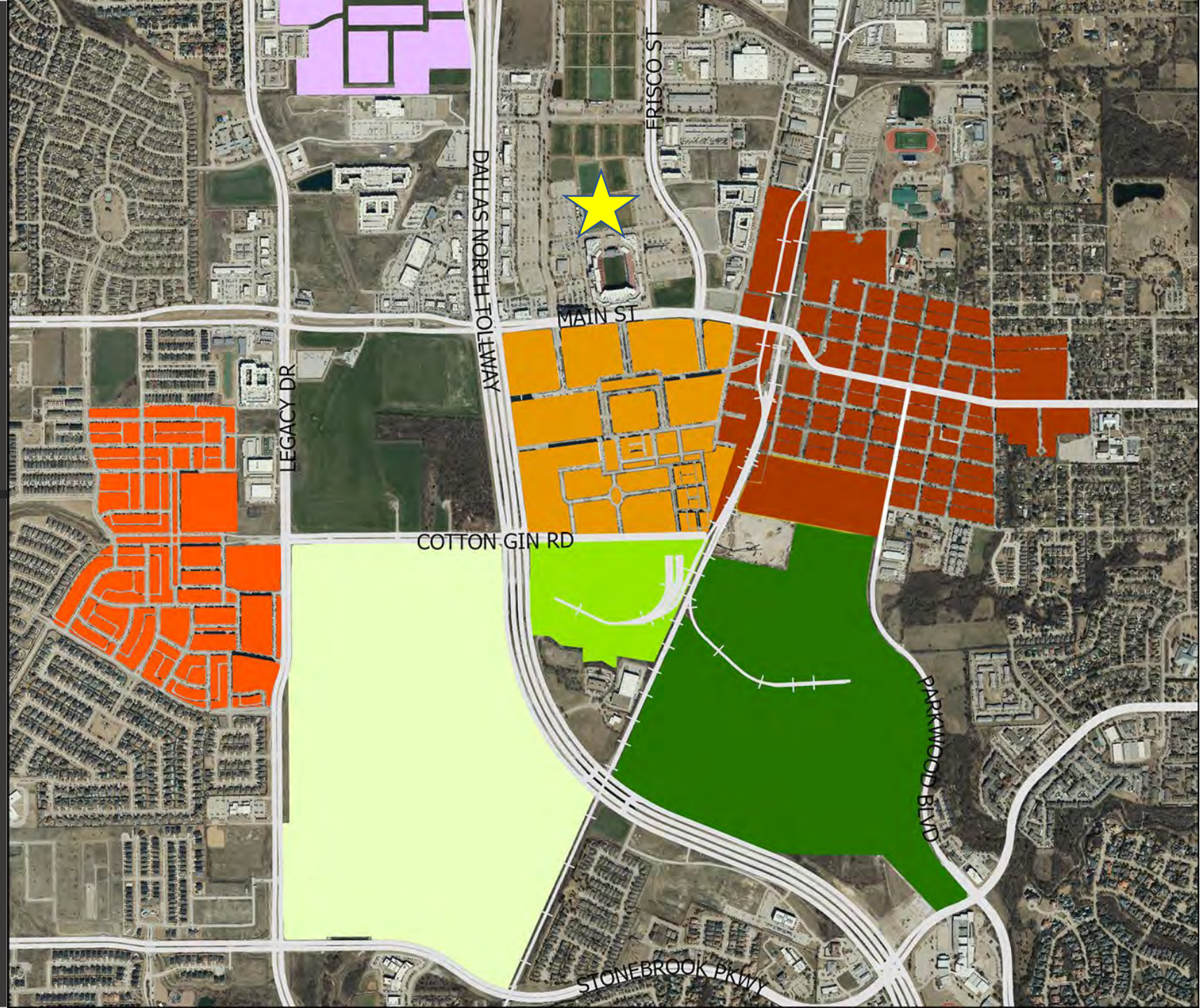


Center City

-  Railhead
-  Canals at Grand Park
-  Frisco Square
-  Rail District

Public Partnerships

-  Grand Park
-  Library/Rail Museum
-  Former Exide
-  Toyota Stadium



Public Investment

- Main Street

Widen sidewalks by removing on street parking.

- 4th St Plaza

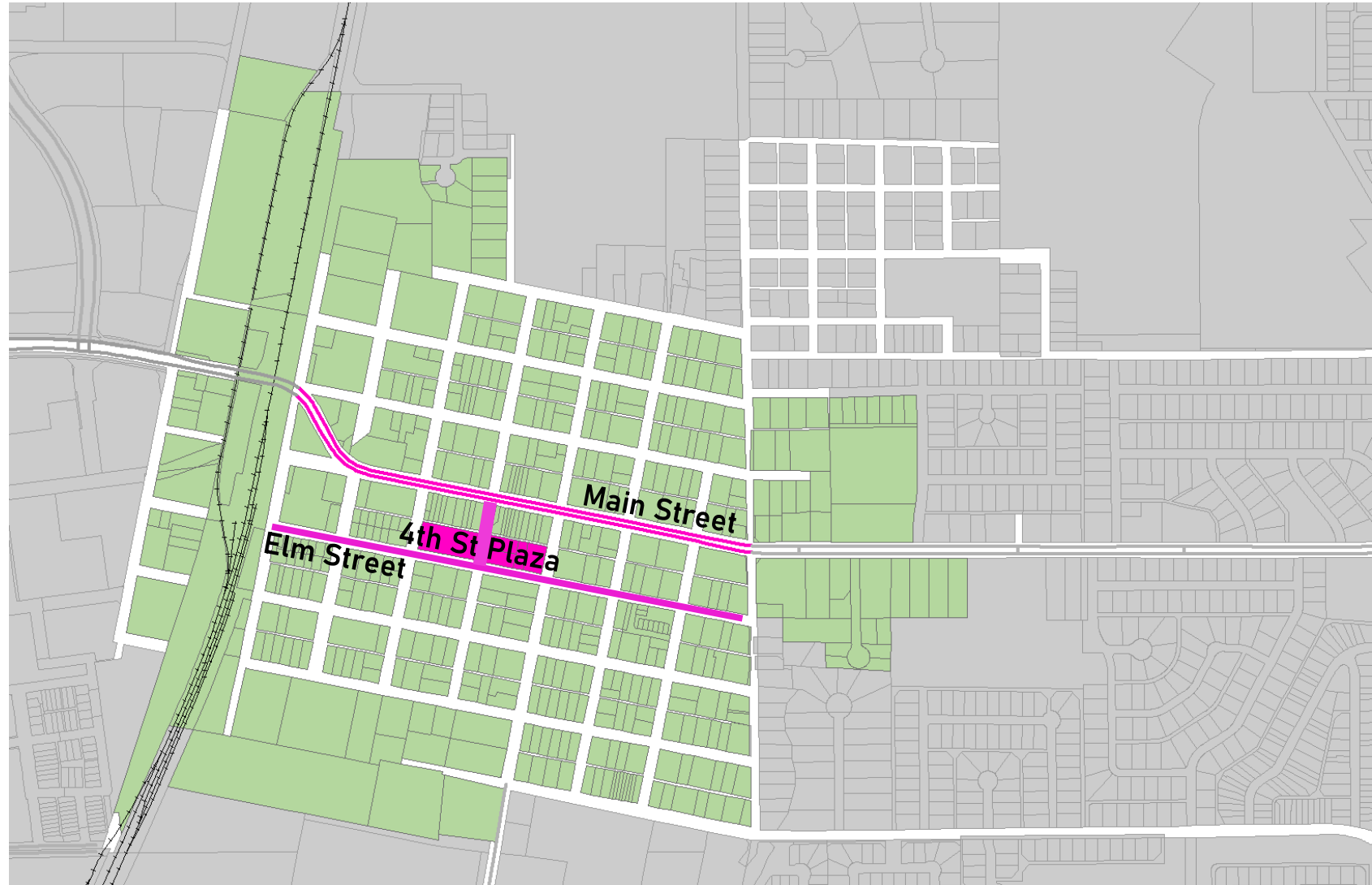
Create central gathering, open space, with option for parking garage.

- Elm Street

Install sidewalks, street trees, and add on street parking.

Investment challenges with small lot sizes.

Rail District



1. **Rollertown Beerworks**

Partnership includes construction costs covered by EDC up to \$12 million. Rollertown would lease the property and repay a portion (\$10M) within 23-years.

2. **Ritchey Gin**

Roughly \$3.5 million was approved for a grant agreement towards a parking garage. Off-hours parking would be available to the public.

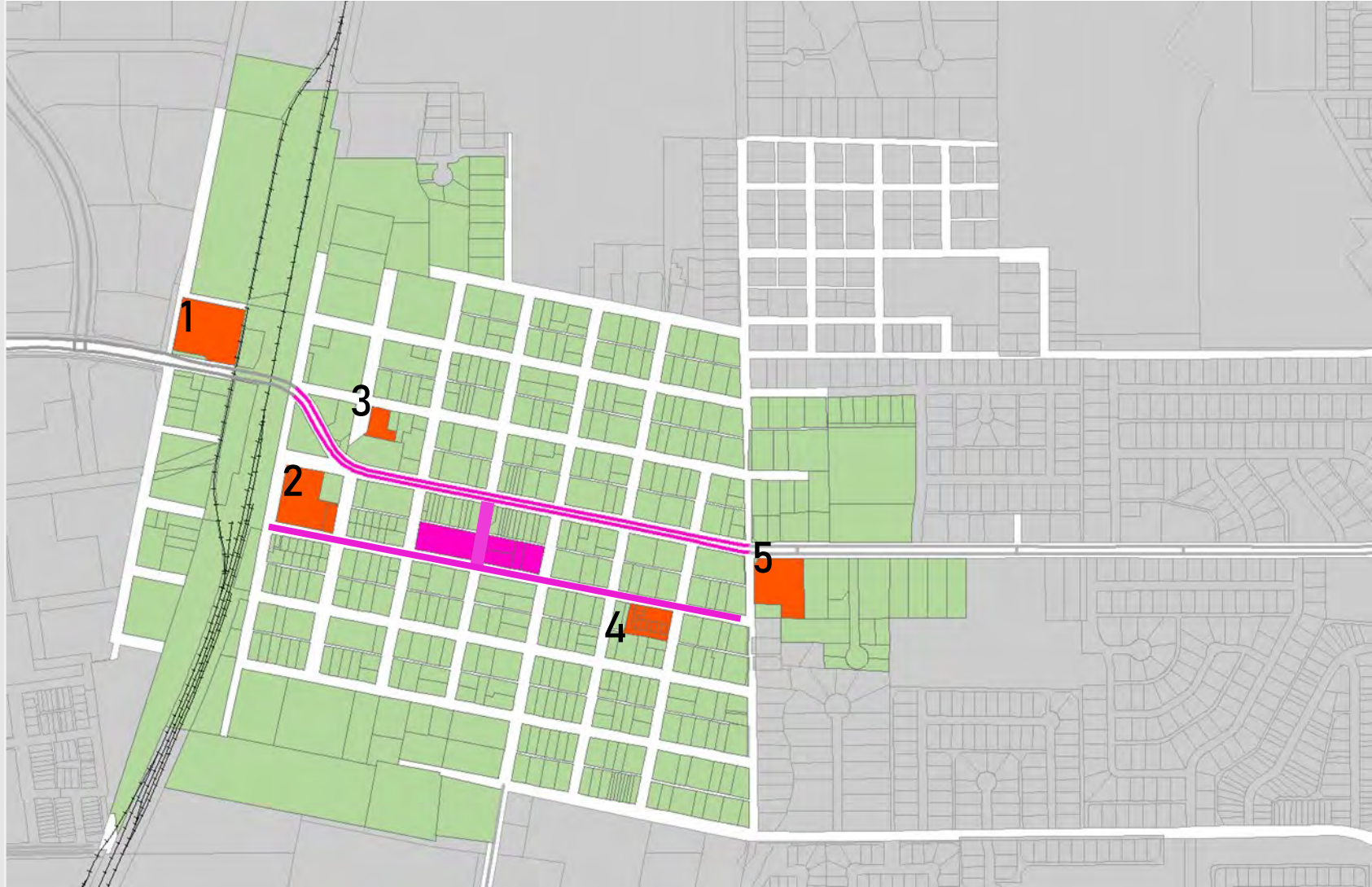
3. **Nack Theater** - private

4. **Towers at the Rail** - private

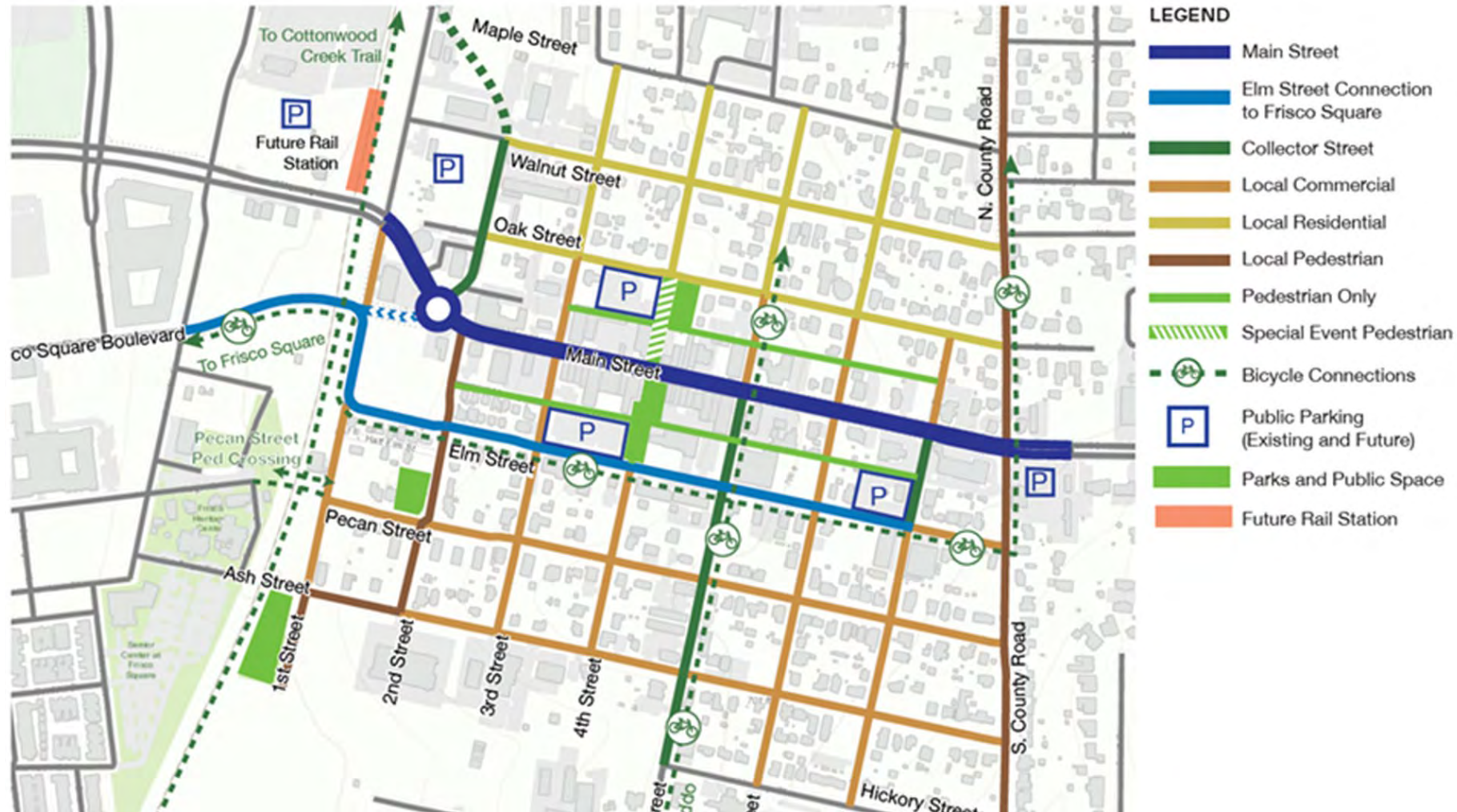
5. **Patios at the Rail**

Parking agreement allows for public access during off-hours. City contributed \$1.5M to parking garage and waived impact fees.

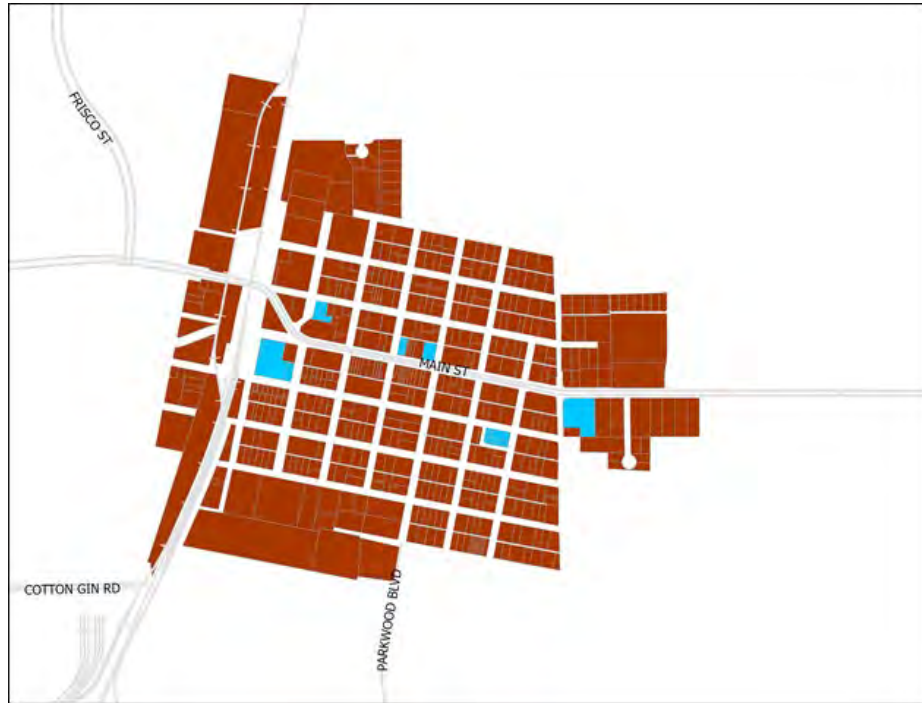
Rail District – Public/Private Partnerships



Connectivity



Nack Development



Towers at the Rail



Nack Theatre



Patios at the Rail

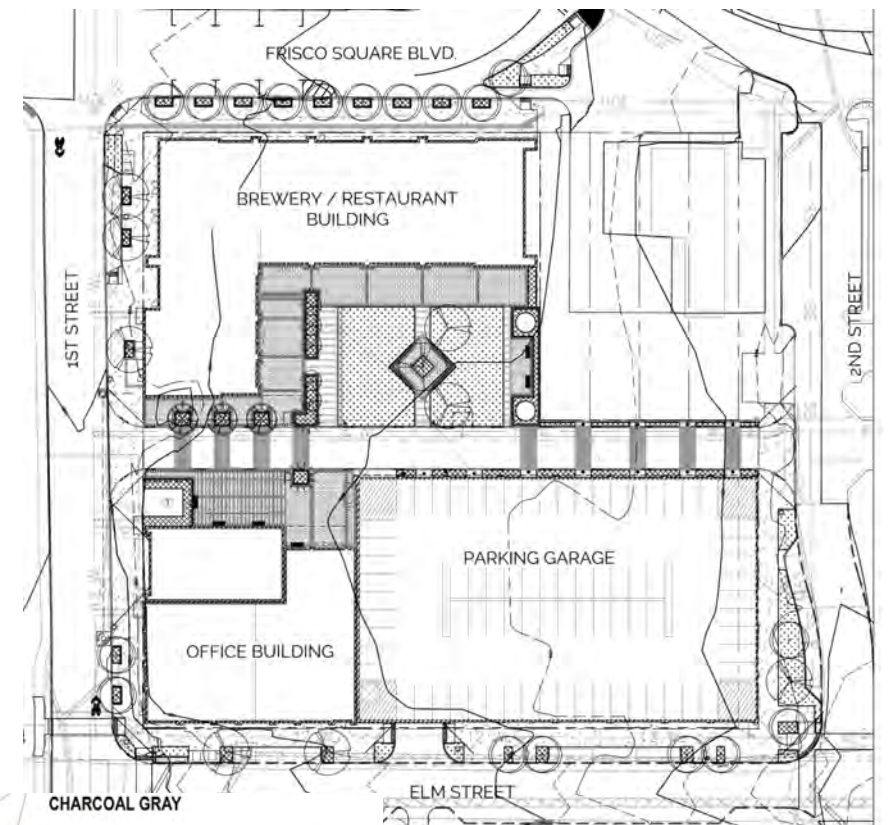


Ritchey Gin



Ritchey Gin

SOUTH ELEVATION



The Patios

- Retail
- Restaurants
- Office Space
- Event Center
- 2 Rooftop Patios
- Rooftop Park
- Parking Garage

Before



PHOTO CREDIT: DONNY CHURCHMAN PRESIDENT AND CEO, NACK DEVELOPMENT

The Tower

- Retail
- Office Space
- Restaurants
- Luxury
Brownstones
- Open Park & Green
Space



PHOTO CREDIT: DONNY CHURCHMAN PRESIDENT AND CEO, NACK DEVELOPMENT

Nack Theater

- 200 Seat Capacity





Events

- The Frisco Rail District Merchants Association presents the 11th Annual Frisco StrEATS Gourmet Food Truck & Music Festival!
- Frisco StrEATS is Texas' longest-running food truck festival.





Richardson's Main Street Project

NCTCOG Land Use/Transportation
Task Force

January 19, 2023

City of Richardson
Development Services



Main Street - 1960



Greenville Avenue

Main Street

Planning Efforts

- 2009 Comprehensive Plan
 - Downtown designated as area for further study
- Main Street/Central Expressway Vision Study
 - “Rethink the traffic flow on Main Street to make it more pedestrian and bike friendly while still providing the capacity for vehicular traffic.”
- Main Street/Central Expressway Form Based Code
 - New cross section provides wider sidewalks and median

Project Details

- September 2019 to June 2022
- Approximately \$15M price tag
- Bond Project
- Components
 - Roadway replacement and intersection realignment
 - Pedestrian enhancements
 - Trees and infrastructure
 - Two Corner open spaces

Roadway Replacement

- Main Street from Interurban Street to Abrams Road
- Realignment of the intersection of Main Street and Greenville Avenue for better visibility and traffic flow
- Continuous median
- Installation of a new pedestrian crossing with signal at Main Street and McKinney Street (no vehicular turning movements allowed)
- New turn lanes
- Signal replacements

Main Street – Before



Main Street – After



Pedestrian Enhancements

- Wider sidewalks
- Lighting fixtures
- Street trees
- Trash receptacles
- Bike racks
- Benches
- Picnic tables
- Pedestrian crossing signal at Main Street and McKinney Street



Plans call for 16 double-headed and 25 single-headed pedestrian lights to be spaced evenly down Main Street. They provide a functional styling to blend with a broad range of architecture.



There will be 32 benches (26 backless and six with backs) placed evenly in clusters along Main Street. They are 6 feet long and made of extruded aluminum slats with a sleek grey metallic texture.



The eight cast aluminum, loop bike racks are both functional and sculptural. They will be placed in clusters along Main Street.

www.cor.net/mainstreet



Colored to match the bike racks, the 11 modernistic trash bins will be placed in convenient locations on the sidewalks along Main Street.



The 93 trees to be planted along the sidewalks and in the medians of Main Street include bald cypress, live oak, Mexican sycamore and red maple. Thirty-eight of the trees will be planted in underground boxes covered by cast aluminum grates that are not only decorative, but ADA compliant.



Streetscape – Before



Streetscape – After



Trees and Infrastructure

- Ninety-three (93) trees planted
 - Along both sides of Main Street
 - Construction of a tree-lined median
 - Fountain Plaza and Rising Star Park
 - Mix of bald cypress, live oak, Mexican sycamore, and red maple
 - Matured off site prior to planting
- Removal of overhead electrical lines and installation of underground utilities along Greenville Avenue by Oncor
- Texas Street open drainage channel enclosed

Main Street – Before



Main Street – After



Texas Channel – Before



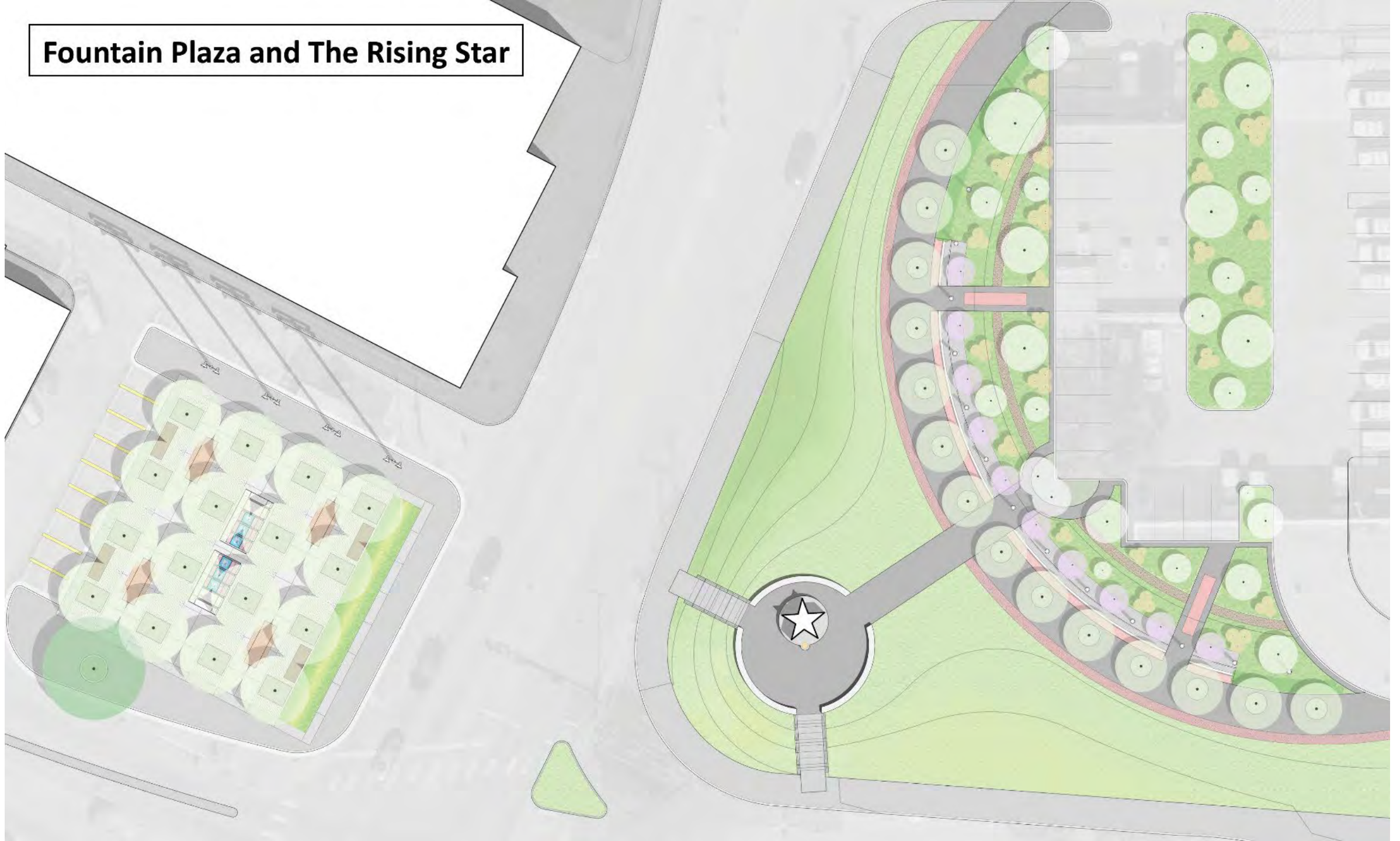
Texas Channel – After



Two Corners – Fountain Plaza and Rising Star

- Fountain Plaza
 - Northwest corner
 - Created from surplus land purchased by the City for the realignment of the intersection
 - Landscaped with a grove of Bald Cypress trees
 - Central fountain
- Rising Star
 - Northeast corner
 - Part of the City's rebuilt Public Safety Complex
 - Anchored by Rising Star public art

Fountain Plaza and The Rising Star



Fountain Plaza – Before



Fountain Plaza – After



The Rising Star – Before



The Rising Star – After





Questions?

- Keith Krum
Planning Projects Manager
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Richardson's Main Street Project

NCTCOG Land Use/Transportation
Task Force

January 19, 2023

City of Richardson
Development Services





Mansfield Economic Development

Jason Moore
Executive Director
January 19, 2023



Downtown Mansfield

01

Downtown TOD potential

02

Smith Street 4-acre TOD

03

The Backyard

Downtown TOD Potential



Mansfield Line Regional Rail

Transit Corridor
ID #
7

Project Description:

The Mansfield Line is a commuter rail line that expands regional transit into emerging markets, connecting communities such as Forest Hill, Kennedale, Mansfield, and Midlothian to downtown Fort Worth.

31 Miles Length
2045 Estimated Open Year
\$1.7 B Estimated Capital Cost



Project Status:

The Mansfield Line has been included in Mobility 2045. The project will continue through the development process as the estimated open year draws nearer.

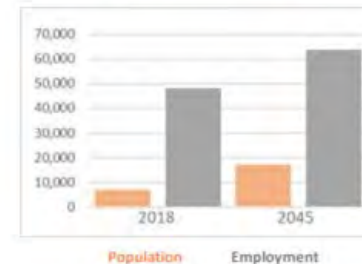
43 min Travel Time
(For Entire Corridor)
20 min / 60 min Headways
(Peak/ Off Peak Hours)
3,000 Estimated Ridership
(Riders/ Weekday)

Accessibility

Mode of Access



Accessible Population and Employment



Estimated Air Quality Emission Benefits

Nitrogen Oxide (NOx): **9.83** (pounds/day)

Volatile Organic Compound (VOC): **5.2** (pounds/day)

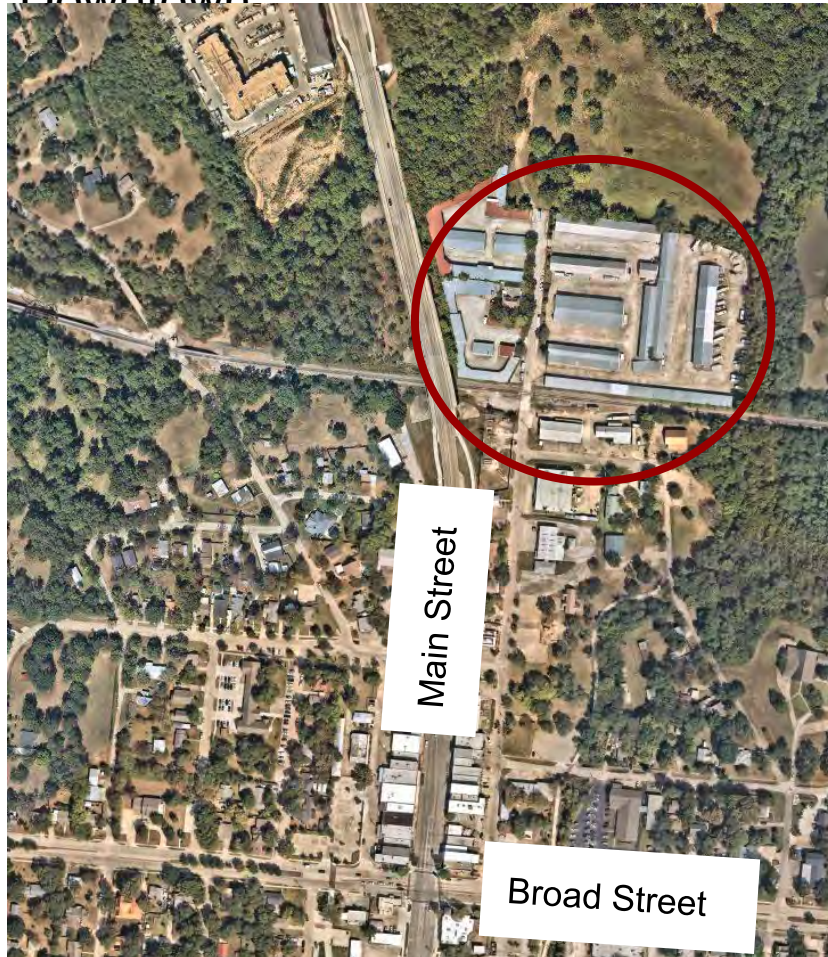
Regional Partners:

To Be Determined

Disclaimer: All data provided is based on NCTCOG 2045 projections, except as noted.

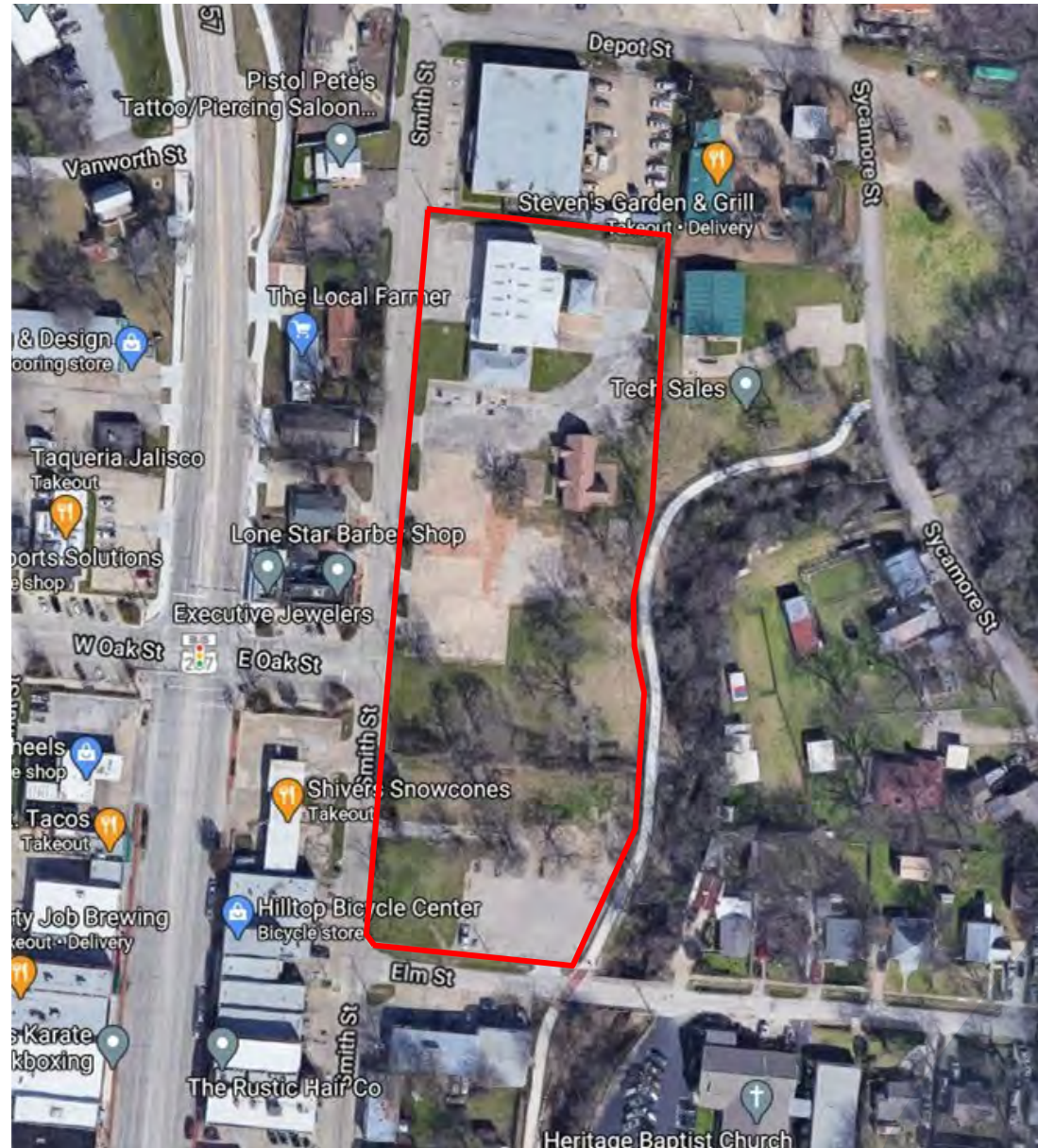
Downtown TOD Potential

Potential Transit Stop - Historic Downtown



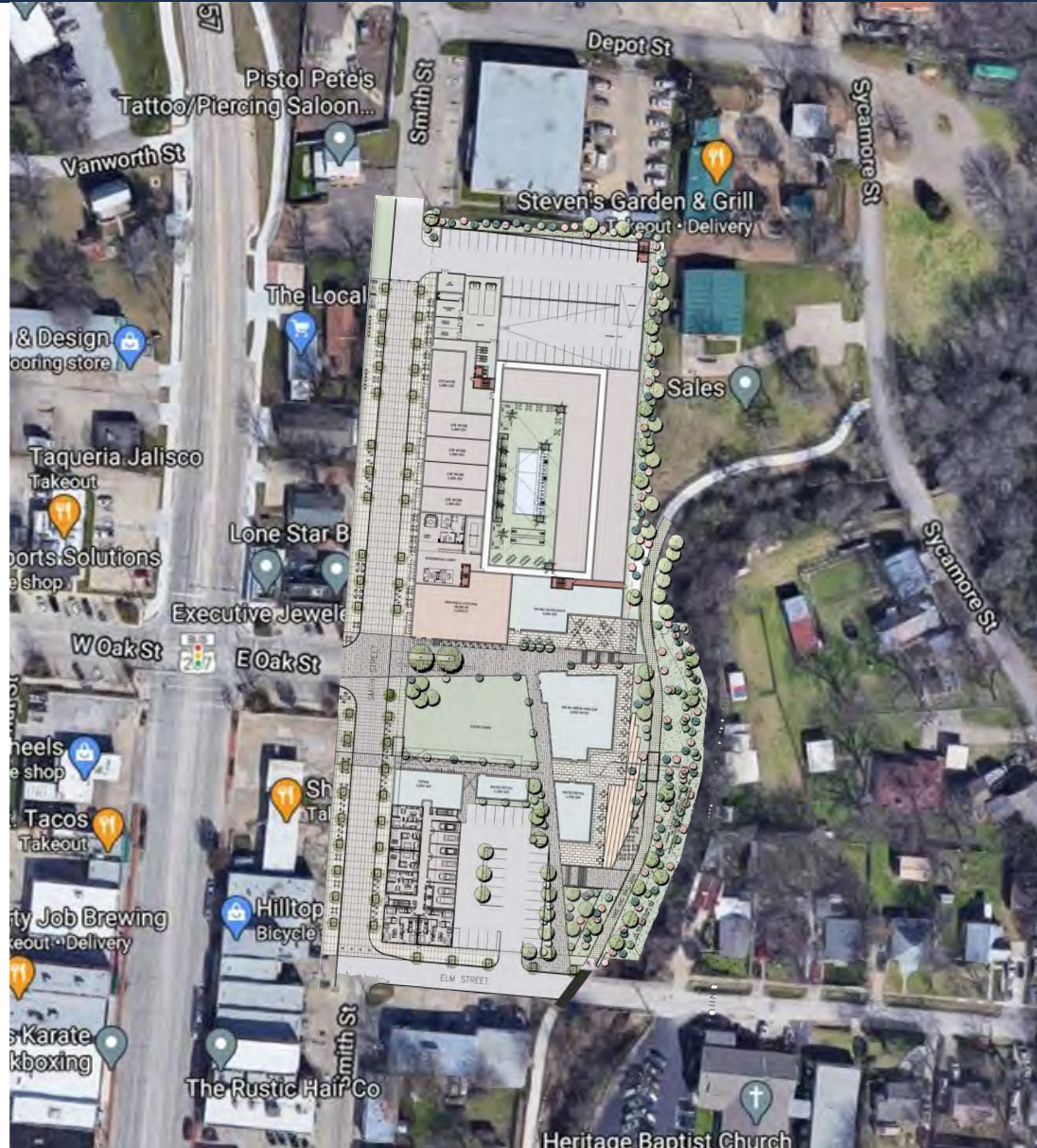
Rendering of the "Grapevine Main" project. (Credit: Architexas)

Smith Street 4-acre TOD



Smith Street 4-acre TOD

Start with a plan
- fit analysis



Smith Street 4-acre TOD



Smith Street 4-acre TOD



DOWNTOWN DEVELOPMENT

Smith Street 4-acre TOD

DOW



Smith Street 4-acre TOD



DOWNTOWN DEVELOPMENT

Smith Street 4-acre TOD



DOWNTOWN DEVELOPMENT

Smith Street 4-acre TOD

Direct Economic Impact

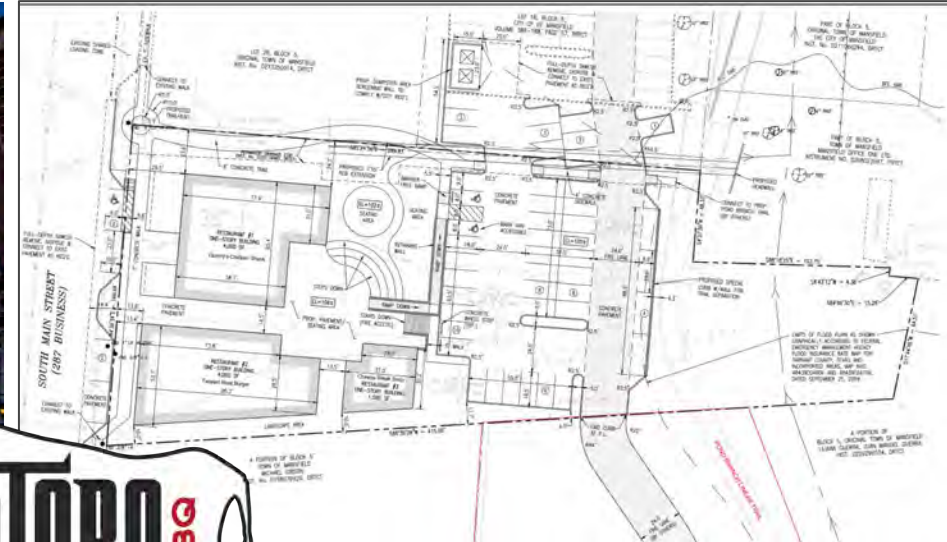
Revenue Summary (2021 – 2037)

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of Mansfield	\$5,901,489	\$5,294,490	\$606,999
Tarrant County	\$1,795,523	\$1,346,642	\$448,881
Tarrant County Hospital	\$1,722,083	\$0	\$1,722,083
Tarrant County College	\$998,817	\$0	\$998,817
Mansfield ISD	\$11,098,480	\$0	\$11,098,480
MEDC/MPFDC	\$606,999	\$0	\$606,999
Total	\$22,123,391	\$6,641,133	\$15,482,258

The Backyard

DOWNTOWN DEVELOPMENT



Questions?

Poll Question

Which best describes the status of any walkable places, TOD, or mixed-use projects in your community?

- Planned, not funded
- Planned and funded
- Currently under construction
- Currently under design
- No status/projects



<https://www.menti.com/al3o49fxvdw7>

Please share project names/type in the chat

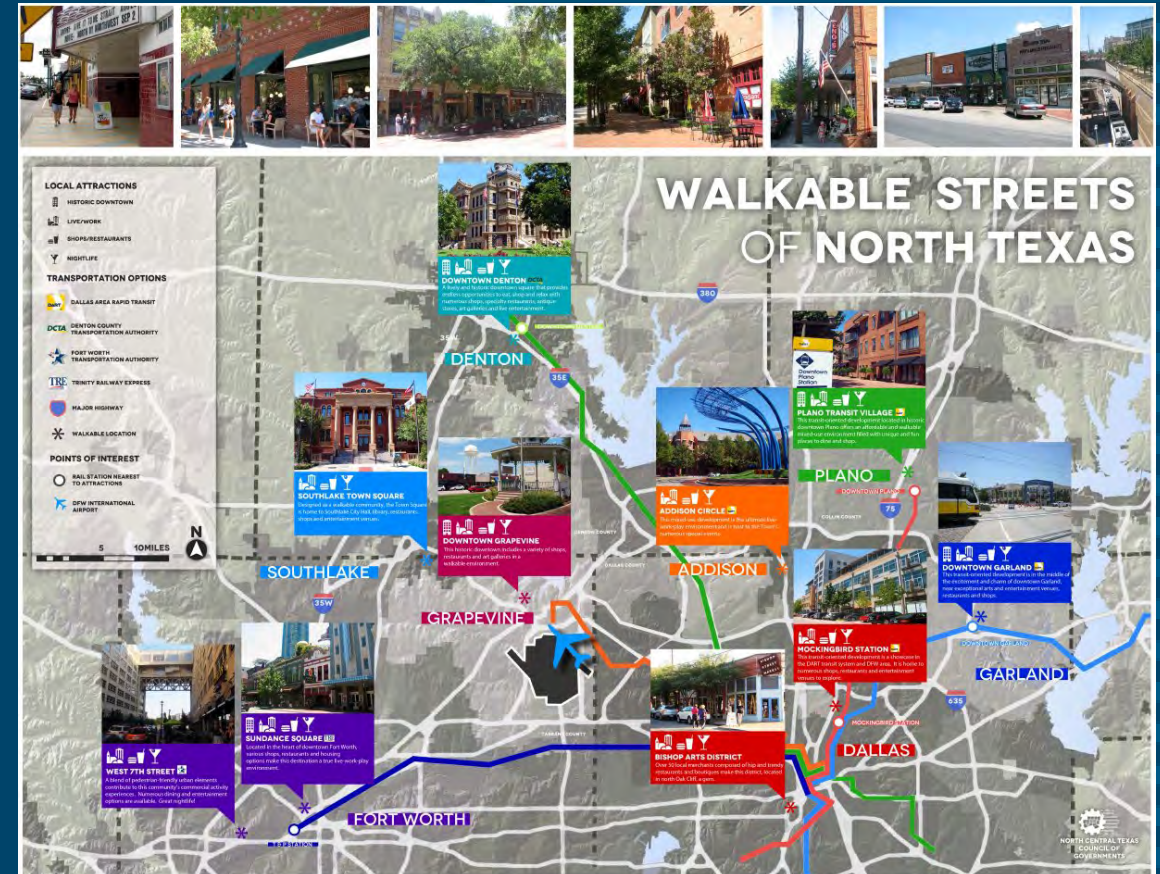




Regional Growth of Walkable Places

Walkable Places – NCTCOG Support

- Walkable Places Brochure (~2013)
- 2019 [WalkUP Wake-Up Call Report with George Washington University](#)
- 2021 [TOD Inventory](#) – walkable development projects at rail stations and design guide
- Sustainable Development Funding Program





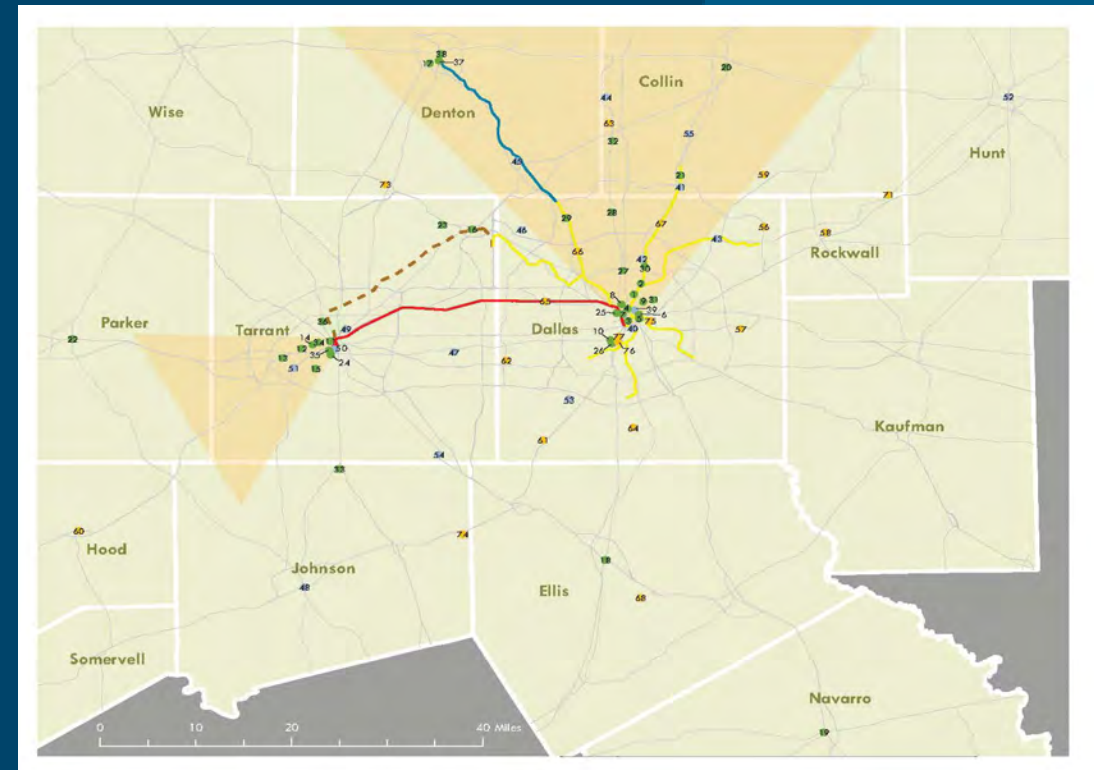
WALKUP Wake-Up Report (2019)

Mapped 77 places based on:

- Walk Score
- Intersection density
- TIF/PID boundaries
- Thresholds (1.4 million SQFT office
- OR - 340,000 SQFT retail)
- Staff review and stakeholder
interviews

[WalkUP Wake-up Report online](#)

Form/Function Matrix: Metropolitan Land Use Options		
	REGIONALLY SIGNIFICANT	LOCAL SERVING
 WALKABLE URBAN	WALKUP (Walkable Urban Place) ~1% <i>Metro Area Acreage</i>	NEIGHBORHOOD 1-3% <i>Metro Area Acreage</i>
 DRIVABLE SUB-URBAN	EDGE CITY 3-6% <i>Metro Area Acreage</i>	SUB-DIVISION 85-95% <i>Metro Area Acreage</i>



DFW Walkable Places - Economic Benefits

WalkUP Wake-Up Report Findings:

Walkable places perform as economic drivers by concentrating:

- Jobs/employment
- Civic centers
- Higher-education institutions
- Restaurants/retail
- Entertainment centers

38 established WalkUPs have the highest density of land use in Dallas-Fort Worth region.

“Dallas-Fort Worth has only started capturing the environmental, social, and economic benefits of walkable urbanism.” – D Magazine



DFW Walkable Places - Economic Benefits

38 WalkUPs in DFW generated ~\$49.7 billion annually in gross regional product (GRP)

- 12% of regional GRP

More than 10 percent of total jobs in metro areas were in established WalkUps

For-sale housing adjacent to walkable places had 71 percent price per sq ft premium over the average house in DFW



Importance of DFW Walkable Places

- Important to the regional transportation system
- Provides fiscal and health benefits to cities and residents
- Key part of growth/urban development in the region
- WalkUP Wake-Up: Growing demand for walkable places in the region due to:

Increased 1-2 person households

Increased traffic congestion

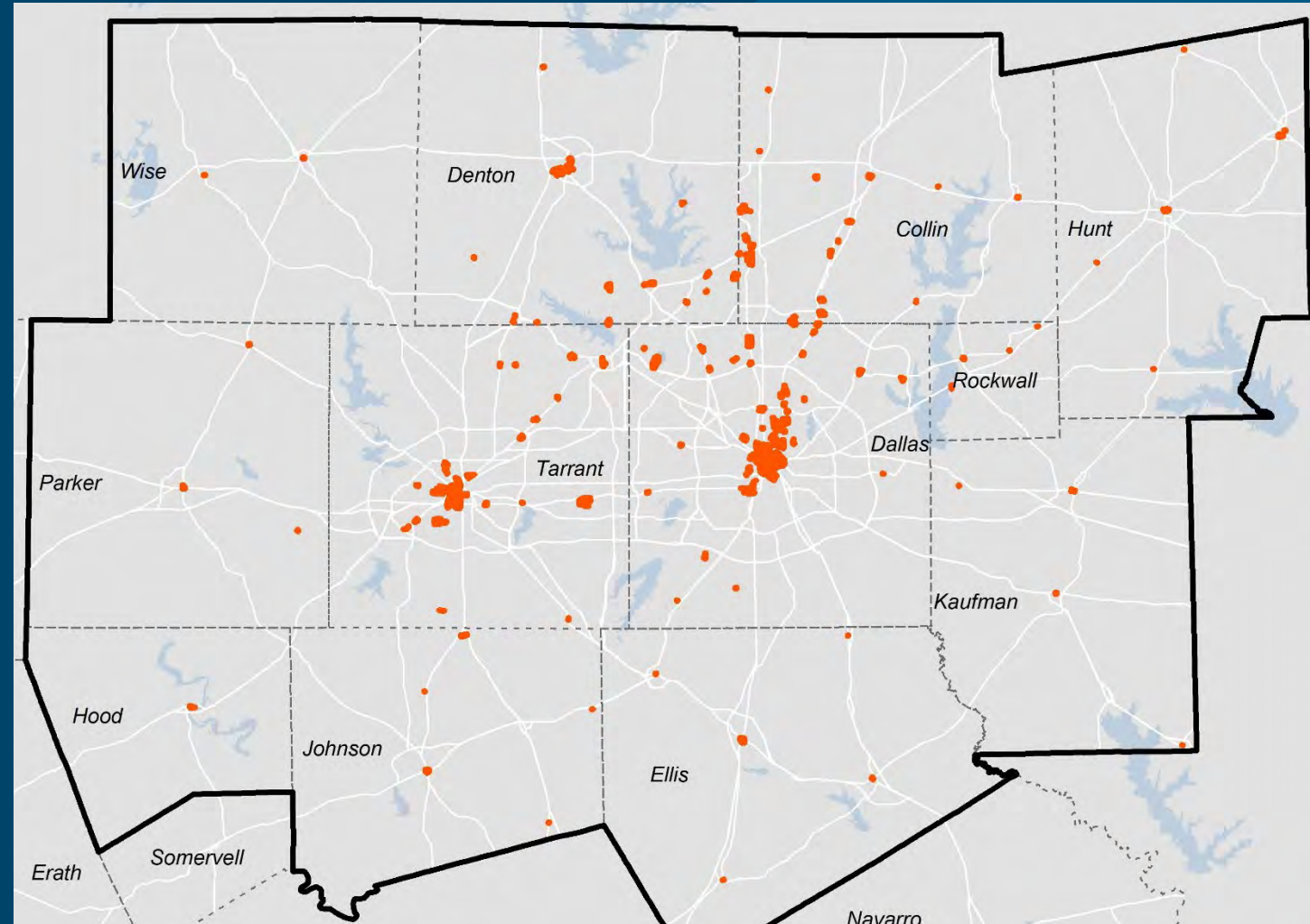
Increased appreciation of benefits associated with walkable urban areas

Increased household transportation costs



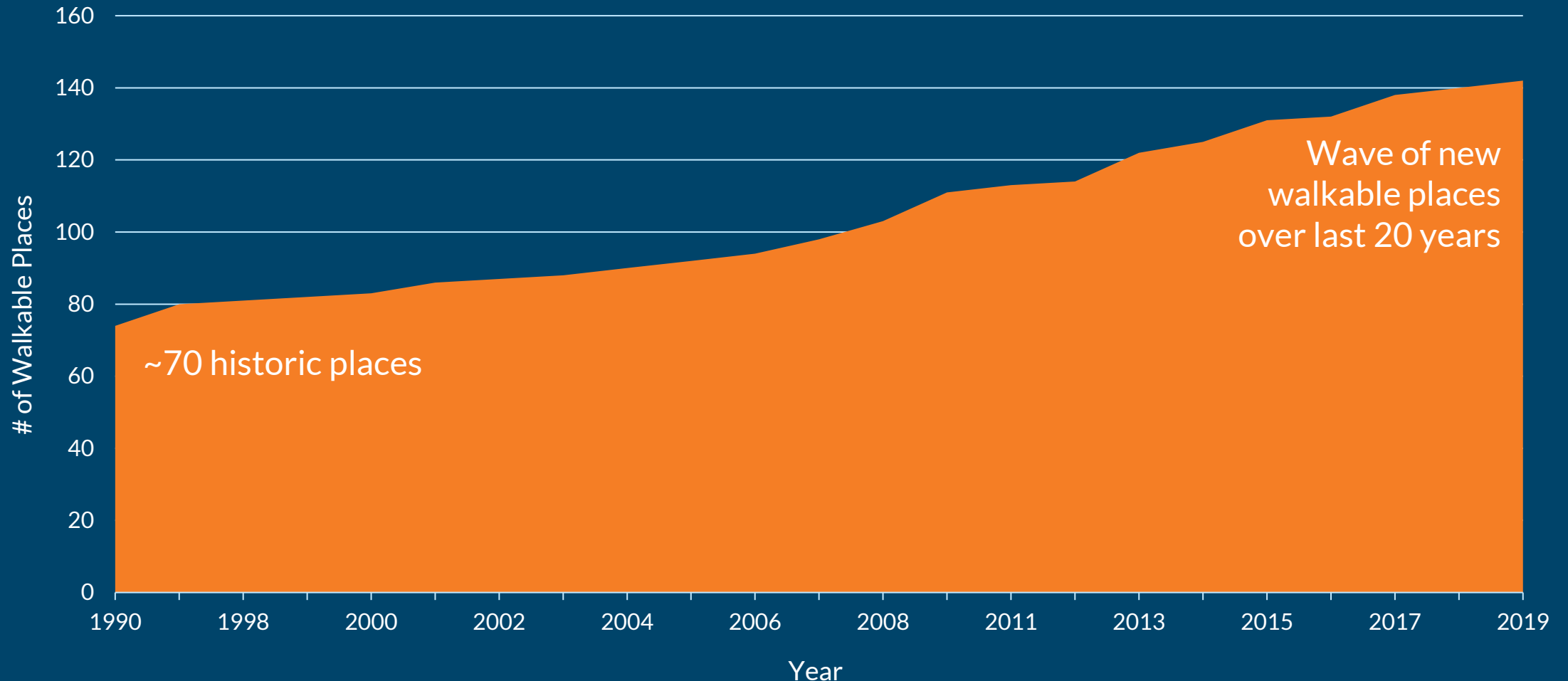
NCTCOG Walkable Places Inventory (2022)

- Built on WalkUP Wake-Up inventory
- Focus on building form, mix of uses, transportation context
- 143 places identified
- Added many historic main street and downtowns, new places
- NCTCOG asking for city staff feedback:
<https://arcg.is/1W8WCu0>



Recent Growth - Walkable Places

NCTCOG Estimate: Year of place establishment



Regional Growth – Walkable Places

NCTCOG Analysis

3.19 places established per year
(average growth rate) from 1995
to 2021

2012-2013 had the highest
growth with 10 walkable places
established



Regional Growth Continues: NCTCOG 2045 Demographic Forecast

Regional population growth

7.5 million residents in 2023

Over 11 million residents projected in 2045

Total increase from 2030 to 2045 projections:

Households are projected to increase by 816,727

Household population to increase by 2,382,940

Total employment to increase (by industry category):

- Goods – 299,304
- Retail – 112,603
- Service – 1,222,763



Sustainable Development Call for Projects

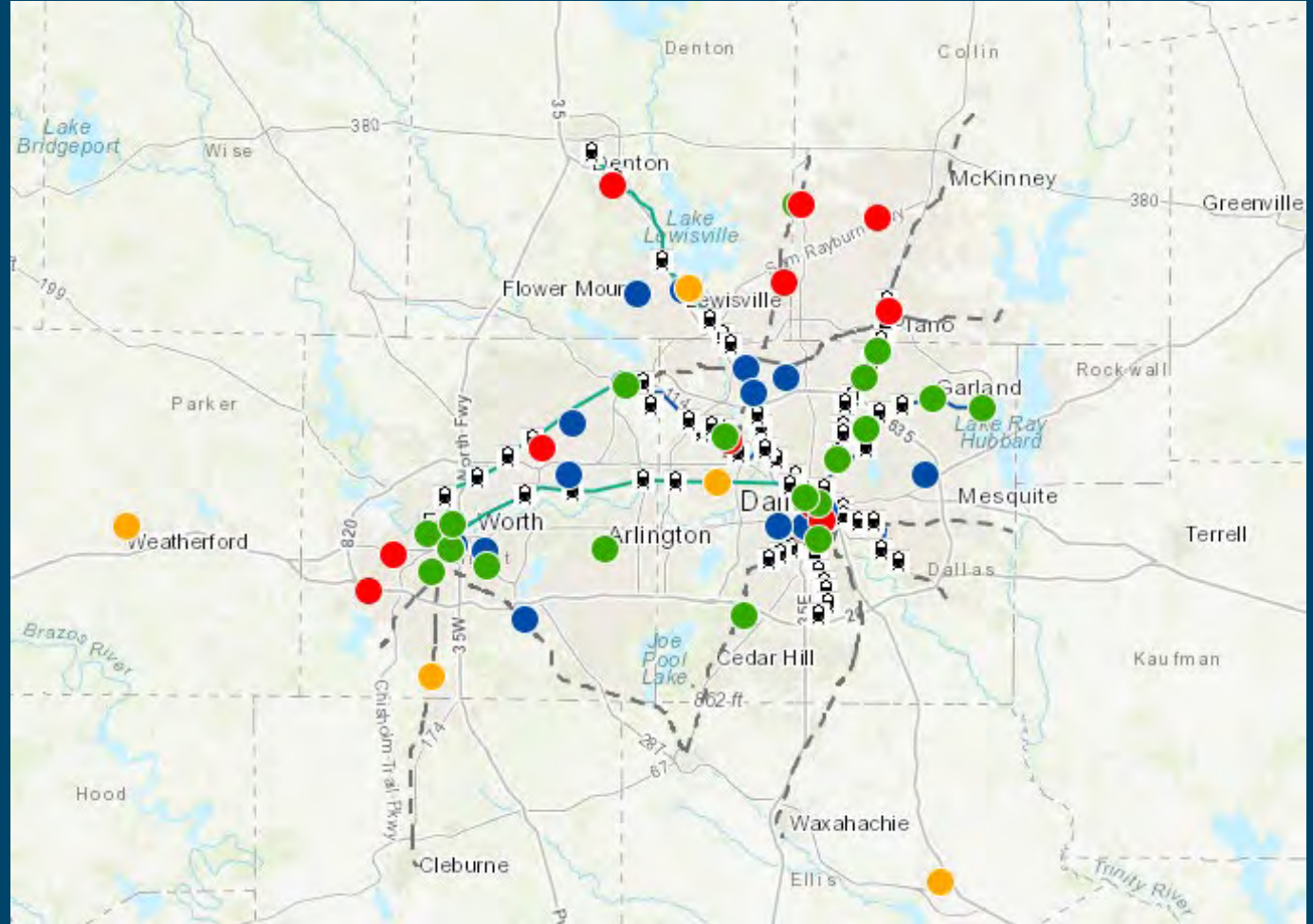
Funding cycles in 2001, 2006, 2010, and 2018

~\$130 million of RTC/RTR funds allocated to projects all over the region

- Local match of ~ \$32.6 million

Projects focus on constructing or improving bicycle/pedestrian infrastructure that supports mixed-use development

13 infrastructure projects have finished construction/closed out in the last 5 years



Funding Program Projects Interactive Map: <https://www.nctcog.org/sdcfp>



Fort Worth South Main

Project components: pedestrian amenities, roadway retrofit for multimodal transportation, traffic signals

Funding: \$2.9 million RTC Local and \$735k in local match

Land value: \$6 million in 2013 to ~\$25 million in 2019

Improvements provide better nonmotorized connectivity to local restaurants and retail within the district



June 2012



February 2020



Mesquite Thomasson Square

Project components: Pedestrian amenities, bike lane, traffic signalization, intersection improvements

Funding: \$2.9 million in RTR funds and \$749k in local match

Land value: \$829k in 2010 to \$7.3 million in 2022

Improvements provide better nonmotorized connectivity to Vanston Park, Gus Thomasson Corridor developments, restaurants/retail



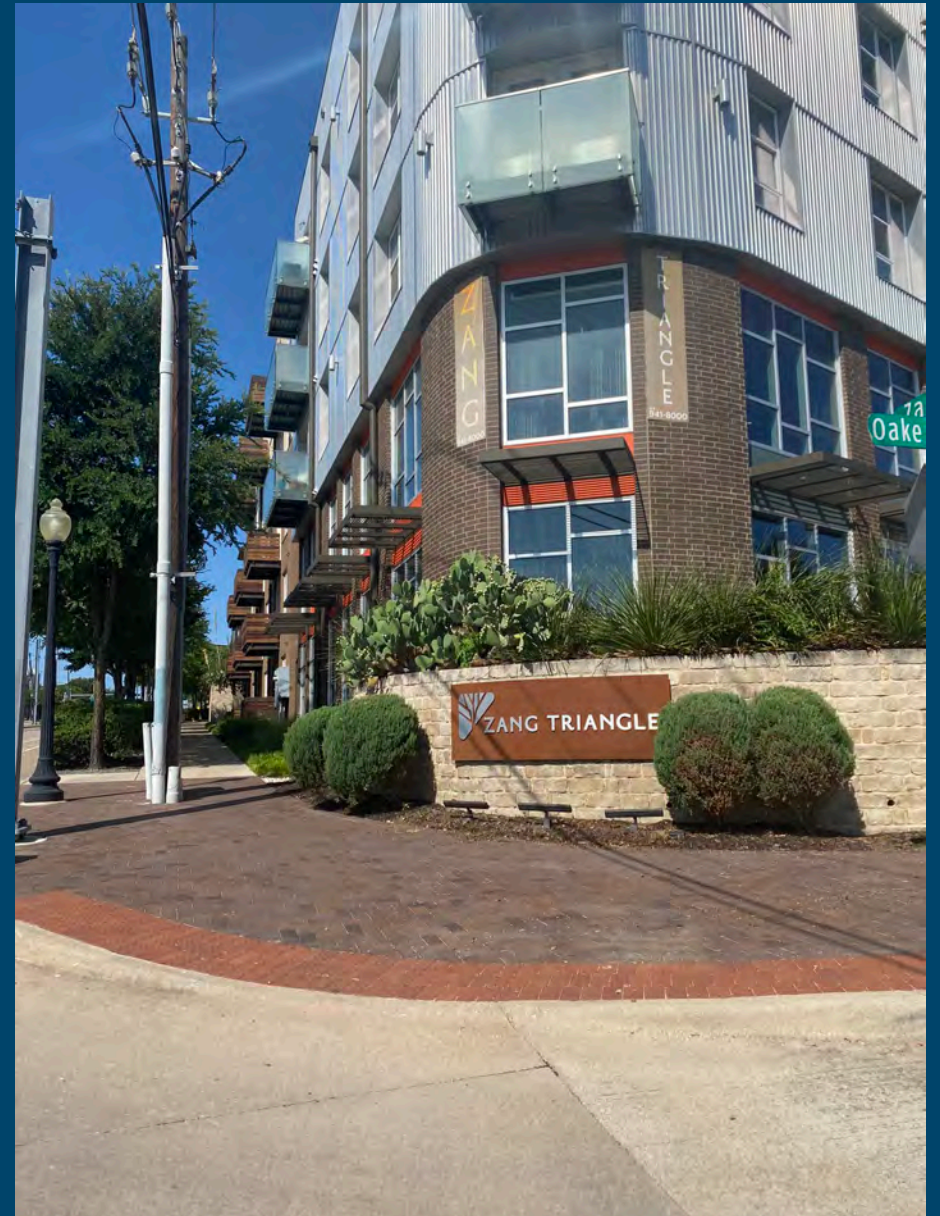
Dallas Zang Triangle

Project components: Pedestrian amenities including sidewalks, crosswalk improvements, and lighting

Funding: \$1.75 million in RTR funds and \$437k in local match

Land value: \$23 million in 2013 to \$37.5 million in 2022

Improvements provide better nonmotorized connectivity to nearby transit stations, Lake Cliff Park, Oak Cliff Founders Park, retail/restaurants, and other services



Conclusion

Potential challenges as more walkable places develop:

- Housing affordability
- Gentrification
- Mixed-use and density public perceptions
- Evaluating project performance

However, meeting the demand for walkable places will:

- Continue to grow regional economy
- Generate greater tax revenue
- Increase employment opportunities
- Provide opportunities to residents who want or need to live in areas with multi-modal transportation options



NCTCOG Next Steps – DFW Walkable Places

- Regional mixed-use development study
- Continue to review:
 - Economic, social, and health benefits
 - Implementation challenges
 - Best practices
- Encourage walkable places-supportive zoning
- Support walkable places infrastructure





Announcements

Parking Management Survey

What are your city's parking related challenges?
Zoning requirements? Demand on main street? How to
manage parking with tools and technology?

What resources can NCTCOG provide?

Let us know by **2/10/2023**

[Parking Survey Link](#)



Federal Grant Opportunities

List of anticipated dates for upcoming funding opportunities within the Infrastructure Investment and Jobs Act (IIJA)/Bipartisan Infrastructure Law (BIL) and the Inflation Reduction Act (IRA)

<https://www.transportation.gov/bipartisan-infrastructure-law/key-notice-funding-opportunity>

Date	Grant
Winter 2023	Charging and Fueling Infrastructure
April 2023	Safe Streets and Roads for All Grant Program
Spring 2023	Multimodal Project Discretionary Grant Opportunity (Mega, INFRA, and Rural)
Late Spring 2023	Reconnecting Communities Program and Neighborhood Access and Equity Grant Program



Focus North Texas

FEBRUARY 3, 2023 - GREAT WOLF LODGE, GRAPEVINE, TX

A regional training and continuing education event
for city planning-related topics

<https://www.focusnorthtexas.com/>



After Today's LUTTF

Log AICP CM Credits



Coordinated Land Use and
Transportation Task Force – Multi-
modal Land Use in North Texas

2023 Feedback Survey

<https://forms.office.com/r/0pw6x6a0uj>



Access Meeting Recording and Slides

www.NCTCOG.org/LUTTF

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